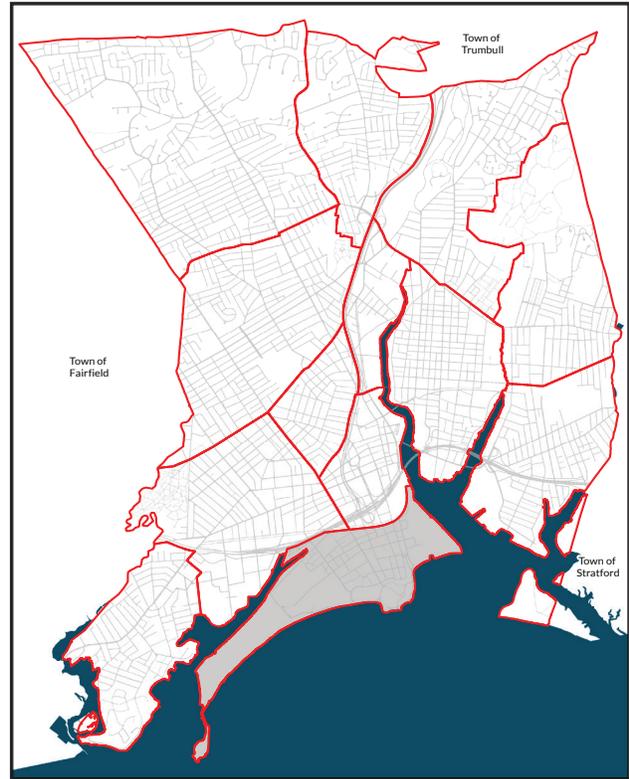


4.12 South End Neighborhood Profile

This neighborhood is located in the south central portion of Bridgeport. It is surrounded by Burr Creek, Long Island Sound, Bridgeport Harbor, Downtown and West Side/West End. Interstate 95 and the railroad tracks run through the neighborhood. Commercial areas exist along Park Avenue and State Streets.

The South End is composed of census tracts 704 and 705; Bridgeport City Council district 131; Connecticut Senatorial District 23 and Connecticut Assembly District 130. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

This neighborhood is known for Seaside Park, the longest stretch of municipal park within the state, and University of Bridgeport. Residential uses are typically multi-family, with pockets of single-family cottages or brownstones thrown into the mix. Several large apartment and condominium complexes are found throughout the South End. The South End is also home to several industrial uses along Cedar Creek. This neighborhood is a focus of coastal resiliency efforts due to its location and propensity for flooding.



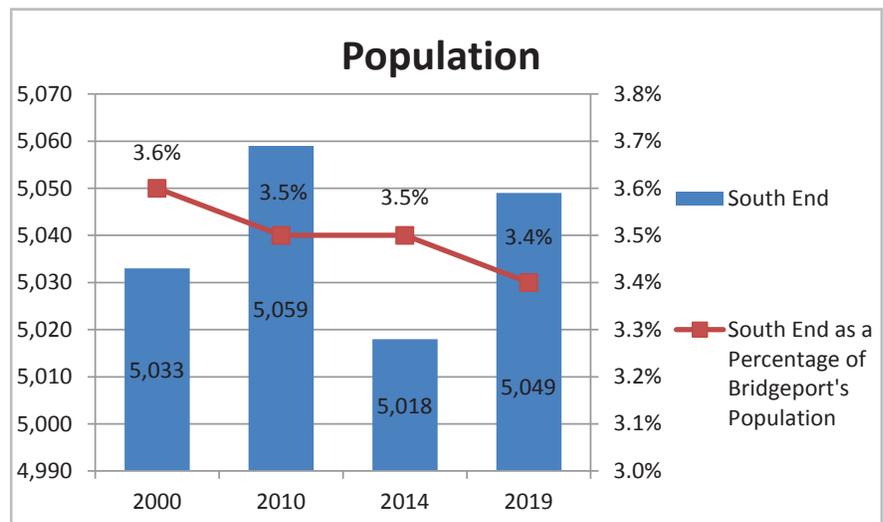
Map 46- South End

Source: Office of Planning and Economic Development

4.12.A Demographics

Population in the South End remained steady between 2000 and 2010, and is expected to continue that trend through 2019. Residents of the South End are young, with 32% being aged 15-24 years. The University of Bridgeport's presence in the South End contributes to this neighborhood having the largest concentration of this age group in the city.

Figure 22a



Source: U.S. Census Bureau Decennial 2010

Racial makeup of the south end is split between white alone and black alone, 30% and 32% respectively. Those also reporting Hispanic Origin make up nearly 31% of the population. It is important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

Population Density:

4,951
Persons per square mile in SOUTH END

9,014
Persons per square mile in BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

Hispanic Origin:

31.3%
of SOUTH END population

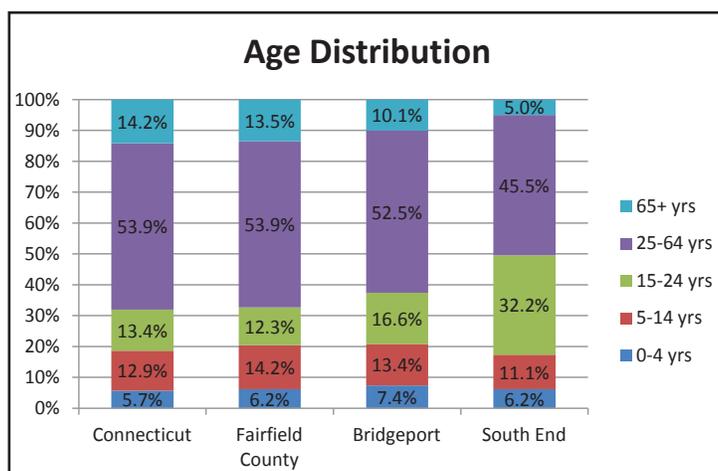
38.2%
of BRIDGEPORT population

16.9%
of FAIRFIELD COUNTY population

13.4%
of CONNECTICUT population

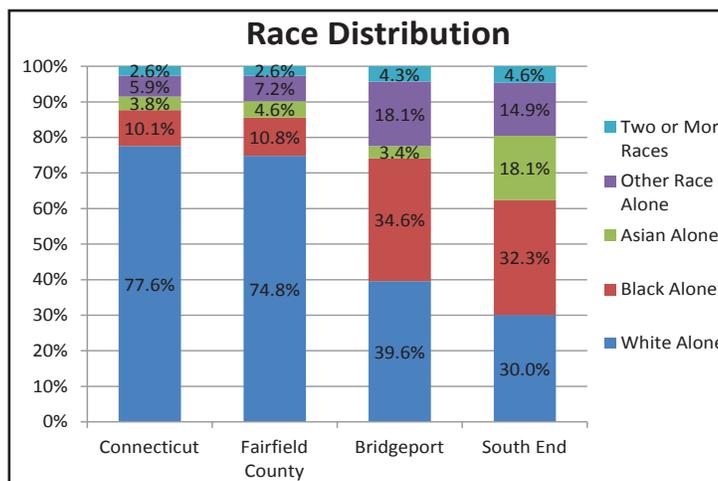
Source: U.S. Census Bureau Decennial 2010

Figure 22b



Source: U.S. Census Bureau Decennial 2010

Figure 22c

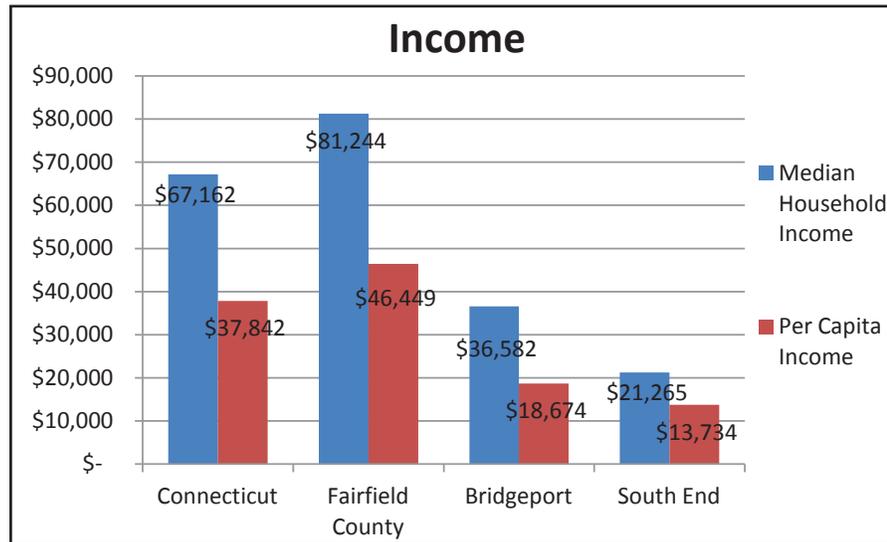


Source: U.S. Census Bureau Decennial 2010

Figure 22d

Educational Attainment (Adults over 25 years of age)						
	Bridgeport			South End		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	31.8%	45.0%	22.5%
High School or GED	31.3%	31.3%	32.7%	19.4%	22.4%	21.4%
Some college, no degree	14.9%	16.8%	19.2%	29.8%	10.0%	18.1%
Associate's Degree	4.2%	4.7%	6.1%	2.8%	3.5%	5.7%
Bachelor's Degree	7.6%	7.7%	10.1%	12.0%	8.1%	14.5%
Master's/Professional Degree	4.0%	4.5%	5.8%	4.1%	11.1%	8.0%
Total Population	104,675	84,458	88,981	3,580	1,968	1,893

Source: American Community Survey 2008-2012

Figure 22e

Source: U.S. Census Bureau Decennial 2010

4.12.B Housing

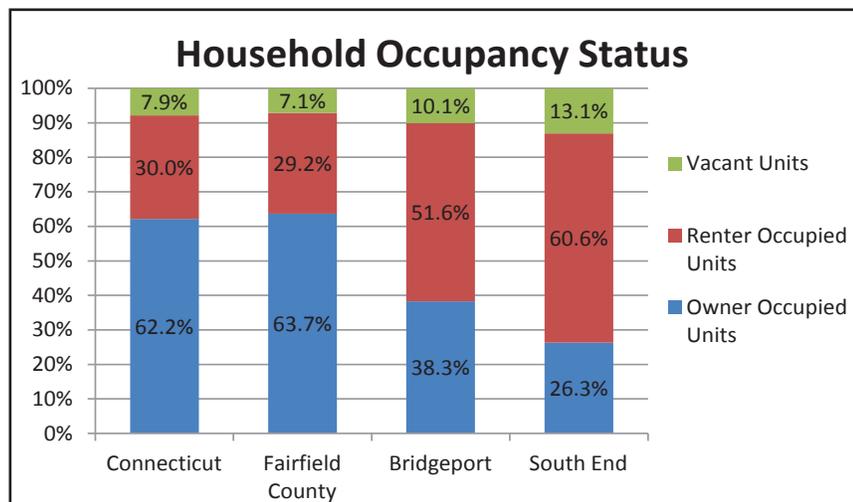
Figure 22f

	Households	Average Household Size
South End	1,408	2.57
Bridgeport	50,824	2.72
Fairfield County	332,968	2.68
Connecticut	1,360,184	2.52

Source: U.S. Census Bureau Decennial 2010

Housing units in the south End were predominantly built prior to 1939, with only 35% being built later than 1940. This neighborhood has the largest percentage of older housing stock of any neighborhood in Bridgeport. A majority of the housing units, 57%, are found in structures with 3-19 units. Sixty-one percent of the units are renter occupied. These figures are partially due to the apartment and condominium buildings, but also due to University of Bridgeport dormitories and students living off campus. Due to the size of Seaside Park, the South End population density of 4,951 persons per square mile is one of the lowest in the city.

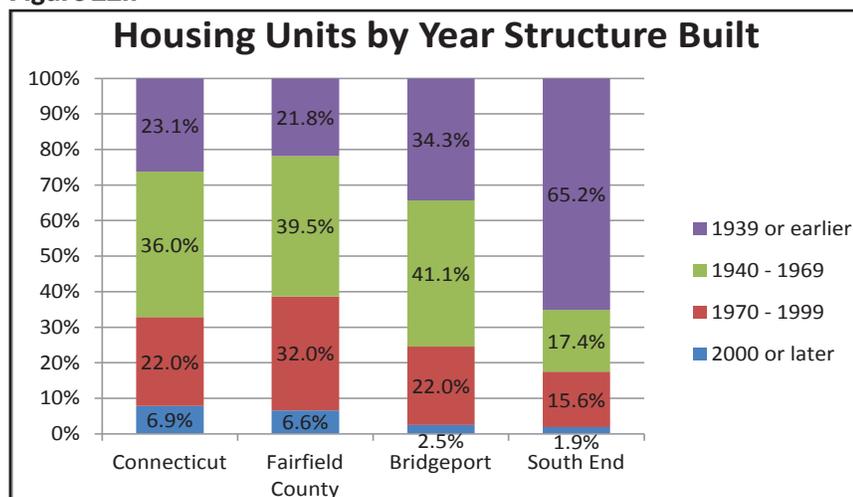
Figure 22g



Source: U.S. Census Bureau Decennial 2010

Median year built: 1940

Figure 22h



Source: American Community Survey 2008-2012

2014 Median Home Value:

\$111,818

for SOUTH END homes

\$184,633

for BRIDGEPORT homes

\$398,703

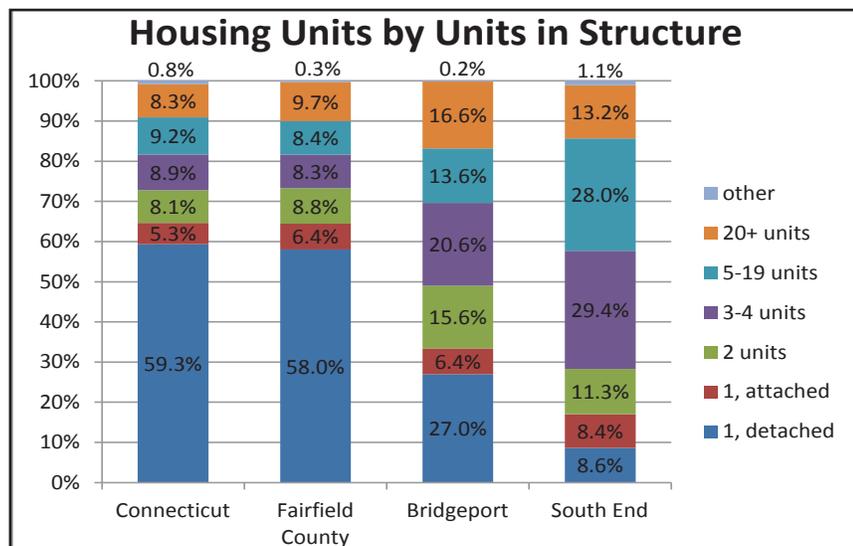
for FAIRFIELD COUNTY homes

\$247,842

for CONNECTICUT homes

Source: U.S. Census Bureau Decennial 2010

Figure 22i



Source: American Community Survey 2008-2012

4.12.C Employment

The majority of businesses located in the South End, 23%, are classified by Dun and Bradstreet as Other (except Public Administration) and Administrative & Support & Waste Management & Remediation Services. The industrial uses along Cedar Creek make Manufacturing the top category for jobs, at 42%, while

Public Administration is at 12% due to the existence of several schools and a university in the neighborhood. Over 1,400 jobs are found in the South End. The largest employers are University of Bridgeport, Santa Energy Corporation and PSEG Power Connecticut LLC.

The top five categories of types of businesses physically located within the South End neighborhood are the following:

Figure 22j

Business Categories	Upper East Side	Bridgeport
Administrative & Support & Waste Mgmt & Remediation Services	11.9%	12.2%
Other Services (except Public Administration)	10.8%	10.2%
Professional, Scientific & Tech Services	9.3%	9.2%
Retail Trade	8.8%	9.6%
Educational Services	6.7%	1.7%

Source: Dun & Bradstreet 2014

The top five categories for all jobs within the South End are the following:

Figure 22k

Employee Categories	Upper East Side	Bridgeport
Manufacturing	41.8%	4.7%
Public Administration	12.0%	10.0%
Educational Services	11.8%	4.0%
Other Services (except Public Administration)	6.5%	3.4%
Administrative & Support & Waste Mgmt & Remediation Services	5.5%	51.4%

Source: Dun & Bradstreet 2014

4.12.D Community Assets



Map 47- South End Community Assets

Source: City of Bridgeport, BEGIS 2014

Schools

Bridgeport Hope School is a private school with grades K-8. The school, located at 283 Lafayette Street, offers a character-based curriculum.

Brideport International Academy is a private school at 174 Waldemere Ave providing studies for students in grades 9-12.

The University of Bridgeport, located at 380 University Avenue, offers programs for undergraduate, graduate, part-time and full-time students. www.bridgeport.edu

Open Space/Parks

Seaside Park/Barnum Field - located along Long Island

Sound; 370 acres offering bathrooms; 2 playgrounds; 1 swimming area; 1 fishing area; picnic areas; waterfront; 2 eateries; bicycling/greenway; 1 volleyball; 1 soccer field; 1 baseball field; and 1 skate park. Statues dedicated to the history of the city can be found throughout the park.

Places of Worship

A few of the places of worship located in the South End neighborhood include, but are not limited to, Walters Memorial AME Zion Church and Cathedral of Praise Church of God.

4.12.E Development Activities/Plans

Activities

Many development projects are occurring in the South End neighborhood. The University of Bridgeport is undertaking a capital improvements project to demolish buildings and construct new dormitories. A dense mixed-use waterfront development is planned at the former Remington Shaver site on lower Main Street. The Eco-Technology Park, straddling both the West Side/West End and South End, was recently formed to include such new businesses as the mattress recycling facility, fuel cell at UB, anaerobic digester for food waste, clean fueling station, green building supplies wholesale facility, and other efforts. Refer to Chapter 3, Economic Development Initiatives for further information on several of these initiatives.

Redevelopment Plans

The South End Neighborhood Revitalization Zone (NRZ) created a strategic plan in 2010, which is currently being updated. Issues being discussed include capitalizing on the waterfront and historic characteristics of the neighborhood, mitigating risks associated with natural hazards, increase overall density through sensitive development practices, propose zoning amendments, and develop urban beautification projects.

4.12.F Zoning/Historic Districts

Zoning designations in the South End are dominated by Residential-A (1 family) and Industrial-Heavy, followed by Mixed Use-Educational Medical (MU-EM) and Residential-C (multi-family).

Residential-A comprises one-third of the South End zoning. This is due to the fact Seaside Park is zoned R-A. The R-C zoning encompasses the large parcel that the Marina Village public housing complex sits upon, as well as Seaside Village and several adjacent densely populated blocks. Industrial-Heavy covers the uses along Cedar Creek where Sikorsky Aircraft operates, as well as along Bridgeport Harbor where two power plants operate. Lastly, the presence of UB drives the Mixed Use-Educational Medical zone.

A new zone, Neighborhood Central Village District (NCVD), was recently designated on several blocks in the South End. This new designation promotes walkable, medium-density and mixed-use development.

Four historic districts exist within the South End: Seaside Village, Barnum-Palliser, Marina Park and Cottage Development. The national Seaside Village historic district, located west of Iranistan and north of Atlantic Street, is a post-WWI housing development. Cottage Development, a national register district, includes a cluster of single-family cottages on Cottage Street. The national district Barnum-Palliser is located north of Atlantic Street between Myrtle and Park Avenues, while national district Marina Park includes many of the large stately structures that UB uses for offices along the western side of Park Avenue. Historic District Commission #1 oversees all exterior structural improvements within each of these districts.

4.12.G Transportation

Bus Routes

Several bus routes end at Seaside Park or travel through the South End neighborhood.

- Route 1 travels through the South End via Broad Street, Park Avenue and State Street, connecting to the Dock Shopping Center in Stratford.
- Route 9 travels State Street and Iranistan Avenue to end the route at Seaside Park. The route also connects to Hawley Lane Mall.

4.12.H Miscellaneous

The Greater Bridgeport Symphony is based at 446 University Avenue, on the University of Bridgeport campus. The symphony holds its performances at The Klein.