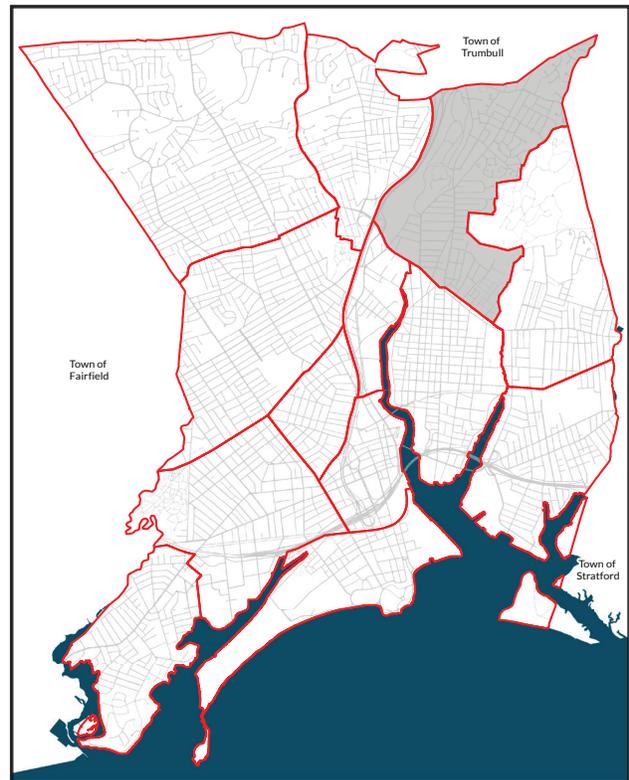


4.13 Upper East Side Neighborhood Profile

The Upper East Side is located in the northeastern corner of Bridgeport. It is bounded by the town of Trumbull and Route 8 to the north, the Route 8/25 connector and Reservoir neighborhood to the west, Enterprise and East Side neighborhoods to the south, and to the east the Mill Hill neighborhood and town of Stratford.

Census tracts 730, 731 and 734 make up this neighborhood, as do Bridgeport City Council districts 136 and 138, Connecticut Senatorial Districts 22 and 23, and Connecticut Assembly Districts 124 and 126. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

This neighborhood has distinct residential areas. The northern portion is entirely single family, while co-ops are found midway through the neighborhood. The southern half is a mixture of multi- and single-family housing. East Main Street, Boston Avenue (Route 1) and Huntington Turnpike are commercial corridors for the neighborhood. The neighborhood is dominated by Beardsley Park on the west, which has Connecticut's Beardsley Zoo within its boundaries. Remington Woods, a large tract of undeveloped land, borders the neighborhood on the east, but is within the Mill Hill neighborhood.

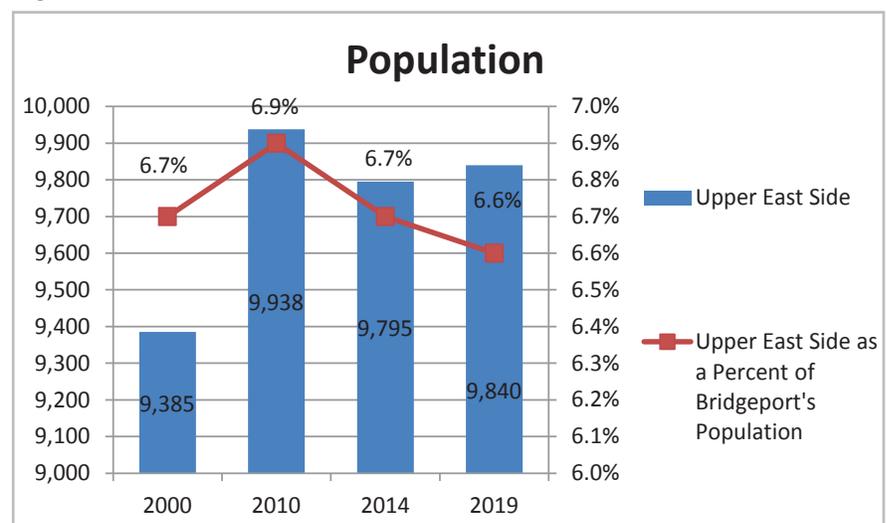


Map 48- Upper East Side Source: Office of Planning and Economic Development

4.13.A Demographics

Population between 2000 and 2010 increased in this neighborhood, and is expected to remain steady through 2019.

Figure 23a



Source: U.S. Census Bureau Decennial 2010

Racial makeup in the Upper East Side is very similar to that of Bridgeport. Forty-two percent of the population reports as white-alone and thirty-five percent as black alone. Those also reporting Hispanic Origin make up 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:

6,248
Persons per square mile in UPPER EAST SIDE

9,014
Persons per square mile in BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

Hispanic Origin:
31.3%
of UPPER EAST SIDE population

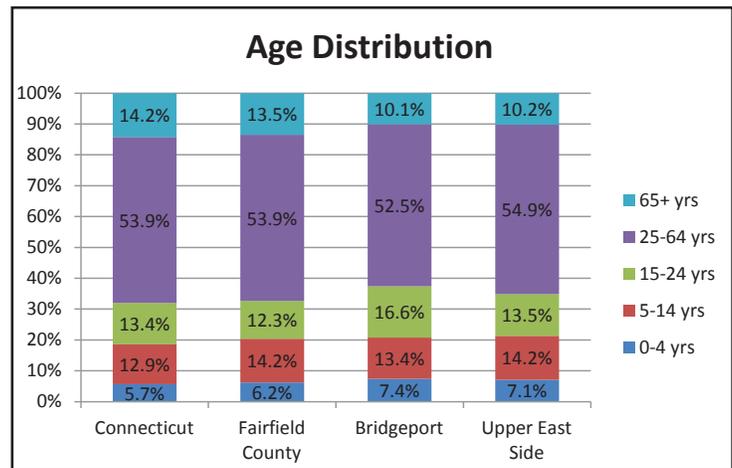
38.2%
of BRIDGEPORT population

16.9%
of FAIRFIELD COUNTY population

13.4%
of CONNECTICUT population

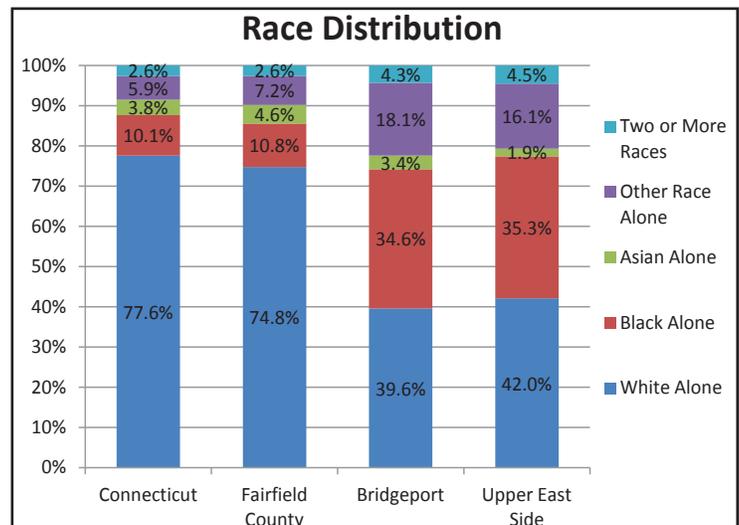
Source: U.S. Census Bureau Decennial 2010

Figure 23b



Source: U.S. Census Bureau Decennial 2010

Figure 23c

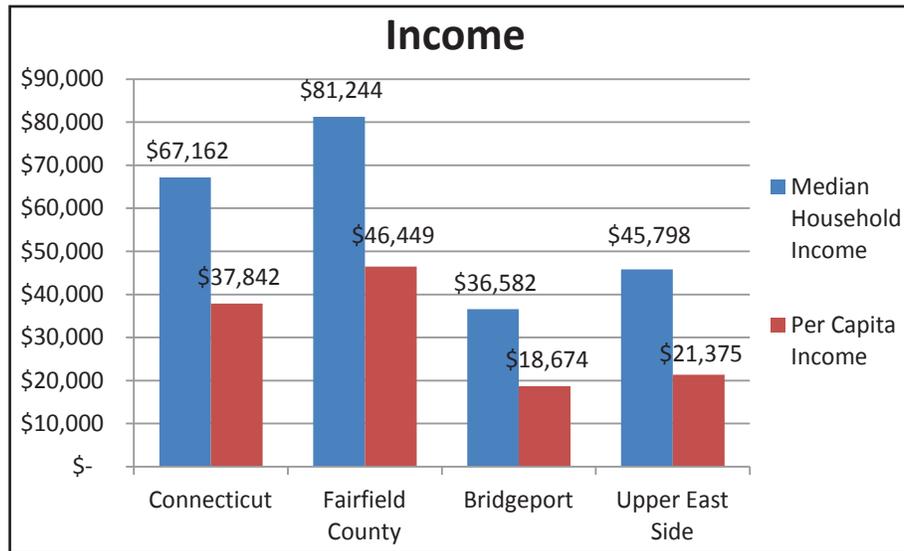


Source: U.S. Census Bureau Decennial 2010

Figure 23d

| Educational Attainment (Adults over 25 years of age) | | | | | | |
|--|------------|--------|--------|-----------------|-------|-------|
| | Bridgeport | | | Upper East Side | | |
| | 1990 | 2000 | 2010 | 1990 | 2000 | 2010 |
| Less than High School or GED | 37.7% | 35.0% | 26.1% | 28.1% | 30.2% | 17.5% |
| High School or GED | 31.3% | 31.3% | 32.7% | 34.4% | 30.2% | 34.9% |
| Some college, no degree | 14.9% | 16.8% | 19.2% | 17.7% | 23.2% | 24.1% |
| Associate's Degree | 4.2% | 4.7% | 6.1% | 4.8% | 5.1% | 6.8% |
| Bachelor's Degree | 7.6% | 7.7% | 10.1% | 9.0% | 5.9% | 12.7% |
| Master's/Professional Degree | 4.0% | 4.5% | 5.8% | 6.0% | 5.4% | 4.1% |
| Total Population | 104,675 | 84,458 | 88,981 | 8,275 | 7,735 | 6,025 |

Source: American Community Survey 2008-2012

Figure 23e

Source: U.S. Census Bureau Decennial 2010

4.13.B Housing

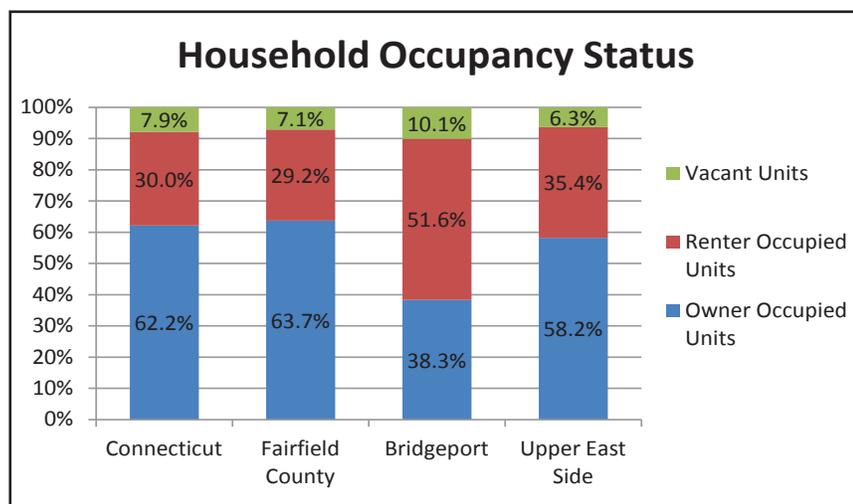
Figure 23f

| | Households | Average Household Size |
|------------------|------------|------------------------|
| Upper East Side | 3,453 | 2.48 |
| Bridgeport | 50,824 | 2.72 |
| Fairfield County | 332,968 | 2.68 |
| Connecticut | 1,360,184 | 2.52 |

Source: U.S. Census Bureau Decennial 2010

Half of the housing units in the Upper East Side were built between 1940 and 1969, with the median year built being 1953. Thirty-nine percent of the housing units are single-family detached units, while 43% are in structures with 1-unit attached up through 4 units, leading to a population density of only 6,248 persons per square mile. Fifty-eight percent of all units are owner-occupied.

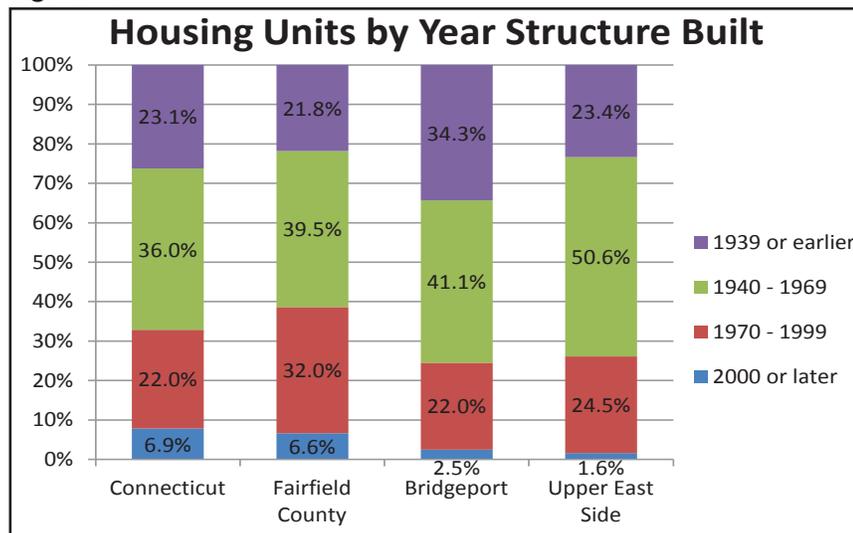
Figure 23g



Source: U.S. Census Bureau Decennial 2010

Median year built: 1953

Figure 23h



Source: American Community Survey 2008-2012

2014 Median Home Value:

\$180,854
for UPPER EAST SIDE homes

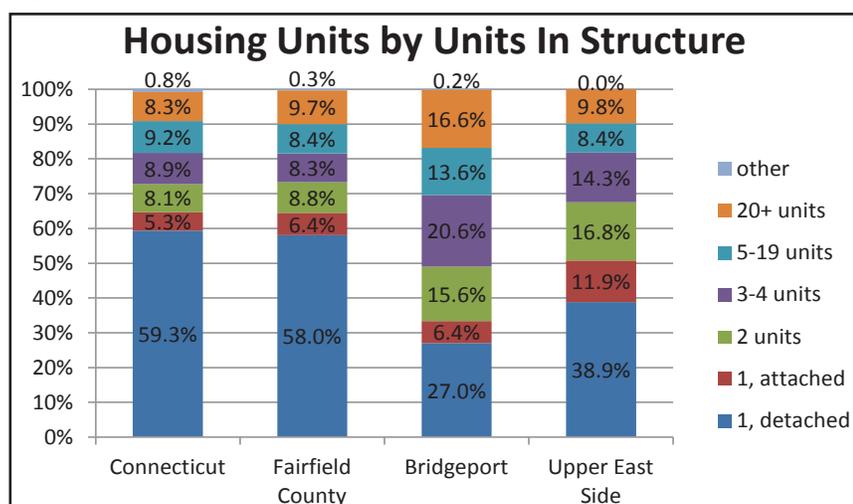
\$184,633
for BRIDGEPORT homes

\$398,703
for FAIRFIELD COUNTY homes

\$247,842
for CONNECTICUT homes

Source: U.S. Census Bureau Decennial 2010

Figure 23i



Source: American Community Survey 2008-2012

4.13.C Employment

The top two categories of businesses located in the Upper East Side are classified by Dun and Bradstreet as Construction or Administrative & Support & Waste Management & Remediation Services, at 27% of all businesses. The top two job categories in the neigh-

borhood are Public Administration, at 17%, and Retail Trade at 16%. The Upper East Side provides over 2,500 jobs. The largest employer in the neighborhood is Connecticut's Beardsley Zoo.

The top five categories of types of businesses physically located within the Upper East Side neighborhood are the following:

Figure 23j

| Business Categories | Upper East Side | Bridgeport |
|--|------------------------|-------------------|
| Administrative & Support & Waste Mgmt & Remediation Services | 14.3% | 12.2% |
| Construction | 12.5% | 12.4% |
| Retail Trade | 11.5% | 9.6% |
| Other Services (except Public Administration) | 10.6% | 10.2% |
| Professional, Scientific & Tech Services | 8.2% | 9.2% |

Source: Dun & Bradstreet 2014

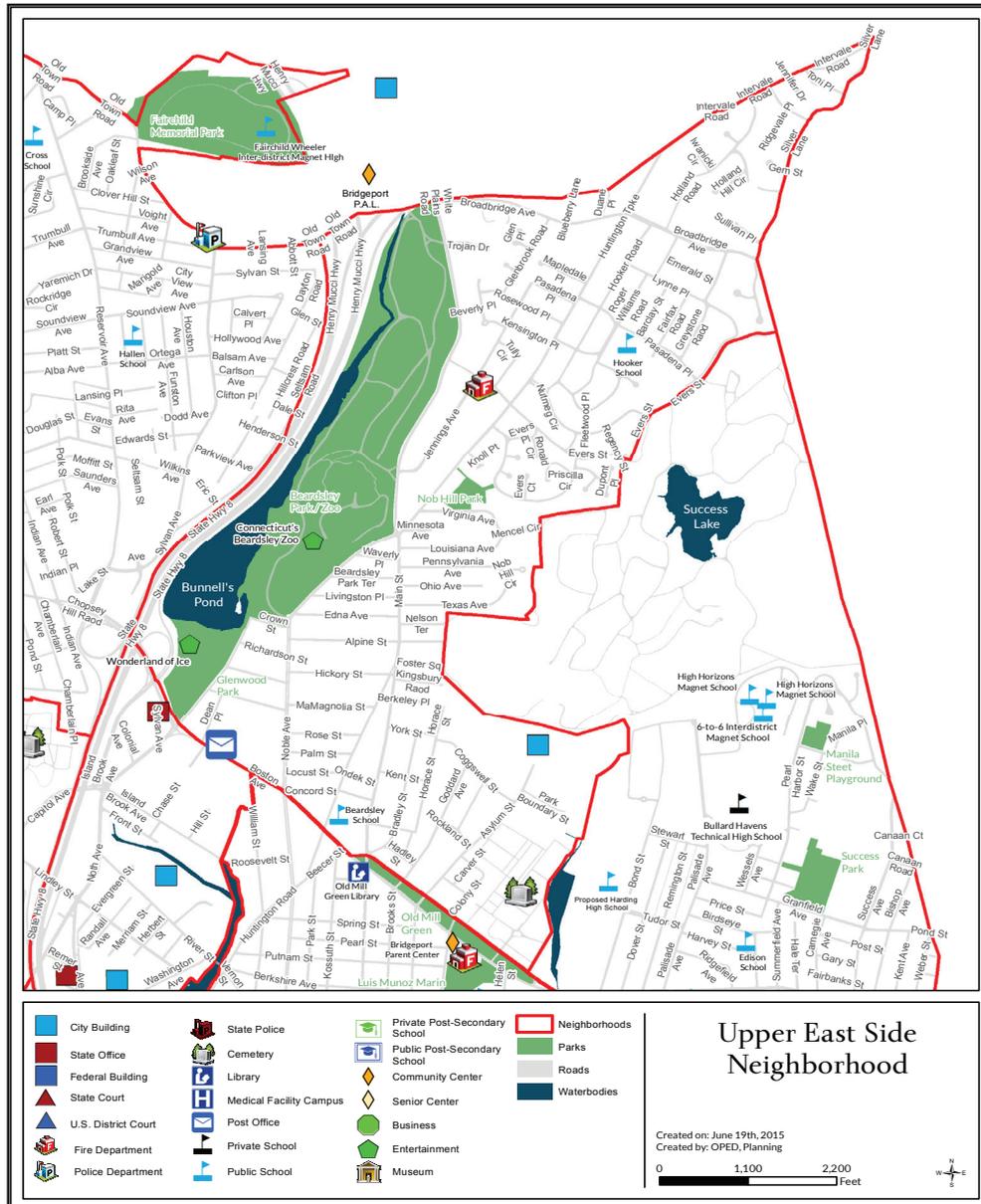
The top five categories for all jobs within the Upper East Side are the following:

Figure 23k

| Employee Categories | Upper East Side | Bridgeport |
|--|------------------------|-------------------|
| Public Administration | 17.6% | 10.0% |
| Retail Trade | 16.5% | 4.5% |
| Manufacturing | 16.2% | 4.7% |
| Administrative & Support & Waste Mgmt & Remediation Services | 9.3% | 51.4% |
| Other Services (except Public Administration) | 7.0% | 3.4% |

Source: Dun & Bradstreet 2014

4.13.D Community Assets



Map 49- Upper East Side Community Assets

Source: City of Bridgeport, BEGIS 2014

Schools

Hooker School, 138 Roger Willams Road, is a public school offering grades K-8 that had a 2013-2014 enrollment of 387 students. The Lighthouse Program, an after school program, is offered at this school. www.bridgeportedu.com

Beardsley School, 500 Huntington Road, is a public school with grades Pre-K-6, and a 2013/2014 student enrollment of 377. The Lighthouse Program, an after school program, is offered at this school. www.bridgeportedu.com

Public Safety

Fire Engine #15 is located at 104 Evers Street.

Senior & Community Centers

Bridgeport P.A.L. is located at 7 Quarry Road in Trumbull, just over the town border from the Upper East Side. They offer programs that include basketball, cheerleading, girls softball and the police junior cadets. The organization annually hosts Christmas Village and Easter Village.

Open Space/Parks

- Beardsley Park - Noble Avenue; 180 acres of land that includes Connecticut's Beardsley Zoo, playground, picnic areas, fishing and waterfront on Bunnell Pond, baseball fields and a bicycle/greenway trail.
- Glenwood Park - Glenwood Avenue; passive park with picnic areas, tennis courts and Wonderland of Ice south of Bunnell's Pond.
- Nob Hill Park - Virginia Avenue; a new park that will have a splash pad and all-inclusive playground.
- Old Mill Green is a passive green median that runs along the center of a lengthy portion of Boston Avenue between the East Side and Upper East Side neighborhoods.

Post Office

Bayview Station post office is located at 115 Boston Avenue.

City/State/Federal Offices

The City Parks and Recreation Department is located on Quarry Road in Trumbull, just over the town border.

The Asylum Street Transfer Station, 475 Asylum Street, is a drop off point for residents to dispose of bulky household waste.

Places of Worship

There are several places of worship in this neighborhood, including but not limited to Faith and Hope Apostolic Ministries, Holy Trinity Ukrainian Orthodox Church and Kingdom Hall of Jehovah's Witnesses.

4.13.E Development Activities/Plans

Redevelopment Plans

The neighborhood is forming a Neighborhood Revitalization Zone (NRZ) and will be creating a strategic plan throughout 2015 and 2016.

4.13.F Zoning/Historic Districts

Nearly sixty percent of the zoning in the Upper East Side neighborhood is Residential-A, single family. This is followed by Residential-B, 2 family, and Industrial-Light as the three largest zoning classifications in the neighborhood. Virginia Avenue is a dividing line for the types of residential zoning in the neighborhood. North of Virginia the only residential zone is Residential-A, while south of Virginia is predominantly Residential-B with a mix of R-BB and R-C, multi-family.

The Lakeview Village Historic District is a national district of post World War I housing. This district is located north of Boston Avenue and west of Lakeview Cemetery.

4.13.G Transportation

Bus Routes

A few bus routes service the Upper East Side neighborhood.

- Route 6 travels along a portion of Boston Avenue to connect Westfield Trumbull Mall with the Bridgeport bus station.
- Route 9 connects Hawley Lane in Stratford with Seaside Park via Penny Avenue, Huntington Turnpike and East Main Street in the Upper East Side.
- Route 17 connects Success Park to the Bridgeport bus station via Boston Avenue.

4.13.H Miscellaneous

Connecticut's Beardsley Zoo, 1875 Noble Avenue, is the only zoo in the state. It focuses on North and South American habitats. A master plan for the zoo calls for future expansion into Beardsley Park, along with the addition of an Asian habitat, an education building, moving exhibits and expanded parking. www.beardsleyzoo.org

Wonderland of Ice, 123 Glenwood Avenue, is a publicly owned ice skating and curling facility.

Lakeview Cemetery is located at 885 Boston Avenue.