

RESERVOIR AVENUE NEIGHBORHOOD REVITALIZATION ZONE PLAN



Prepared for
City of Bridgeport, CT

Prepared by
BFJ Planning

FINAL DRAFT
February 20, 2014



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City of Bridgeport
Connecticut

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February 20, 2014



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“Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it’s the only thing that ever has.”

- Margaret Mead

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1.0 INTRODUCTION

1.1 BACKGROUND AND HISTORY

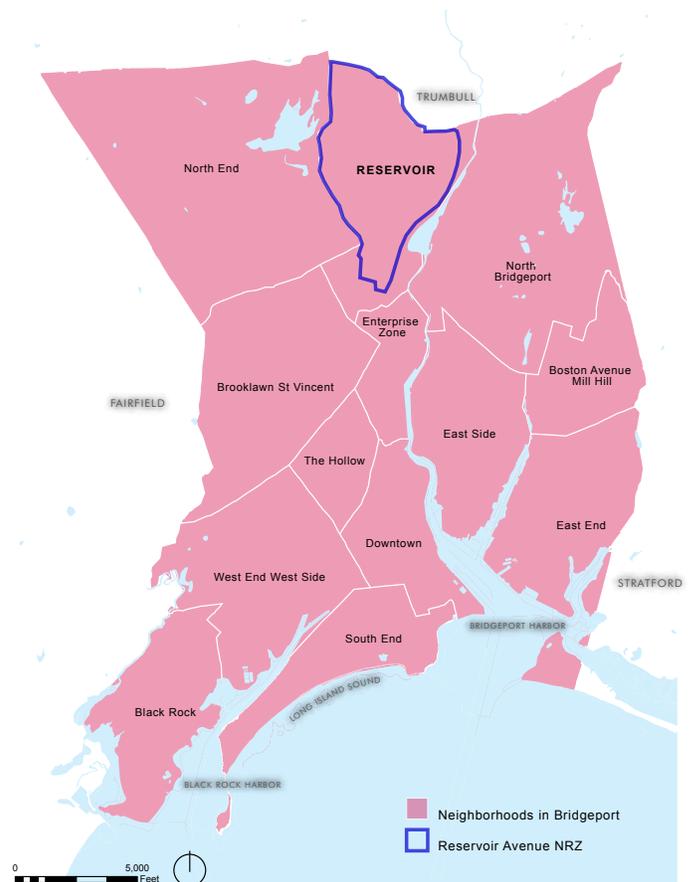
In 1995, An Act Establishing a Neighborhood Revitalization Zone (NRZ) Process (P.A. 95-340) was passed by the Connecticut General Assembly and signed into law by Governor Rowland. This law — the first of its kind in the nation — established a collaborative process for communities to work with all levels of government to revitalize neighborhoods. NRZs represent a new kind of partnership and cooperation between local communities and government which shifts the leadership of the planning process to the neighborhood level.

In the City of Bridgeport, an NRZ is established by a resolution of the City Council. The City then works in partnership with the neighborhood to develop a neighborhood revitalization plan. As shown in Figures 1 and 2, the Reservoir Avenue NRZ is bounded by Old Town Road to the north, Seltsam Road to the east, the Park Cemetery to the south and Chopsey Hill Road to the west. Within these boundaries is a committed community of homeowners, resident leaders and community organizations who, working with the City of Bridgeport and its consultants, BFJ Planning, have put together this plan outlining their vision for the future of their neighborhood. Through the planning process, the Reservoir Avenue NRZ has begun to organize and build the capacity of its residents who have created this plan and who will work with the City, the Bridgeport Housing Authority and other stakeholders and community organizations to implement its recommendations. This plan will serve as the blueprint for how the NRZ can and will address the challenges it currently faces and become a safe, healthy and beautiful neighborhood.

The Reservoir Avenue NRZ planning process began in June 2013 with a kick-off workshop at the Wilbur Cross School. Over the course of the summer and through the fall, stakeholders were invited to attend numerous workshops and meetings to discuss neighborhood assets and challenges and start to imagine a vision for the future. Through this process a group of community leaders emerged who took on a lead role in the planning process and were formally elected as the NRZ’s Planning Committee.

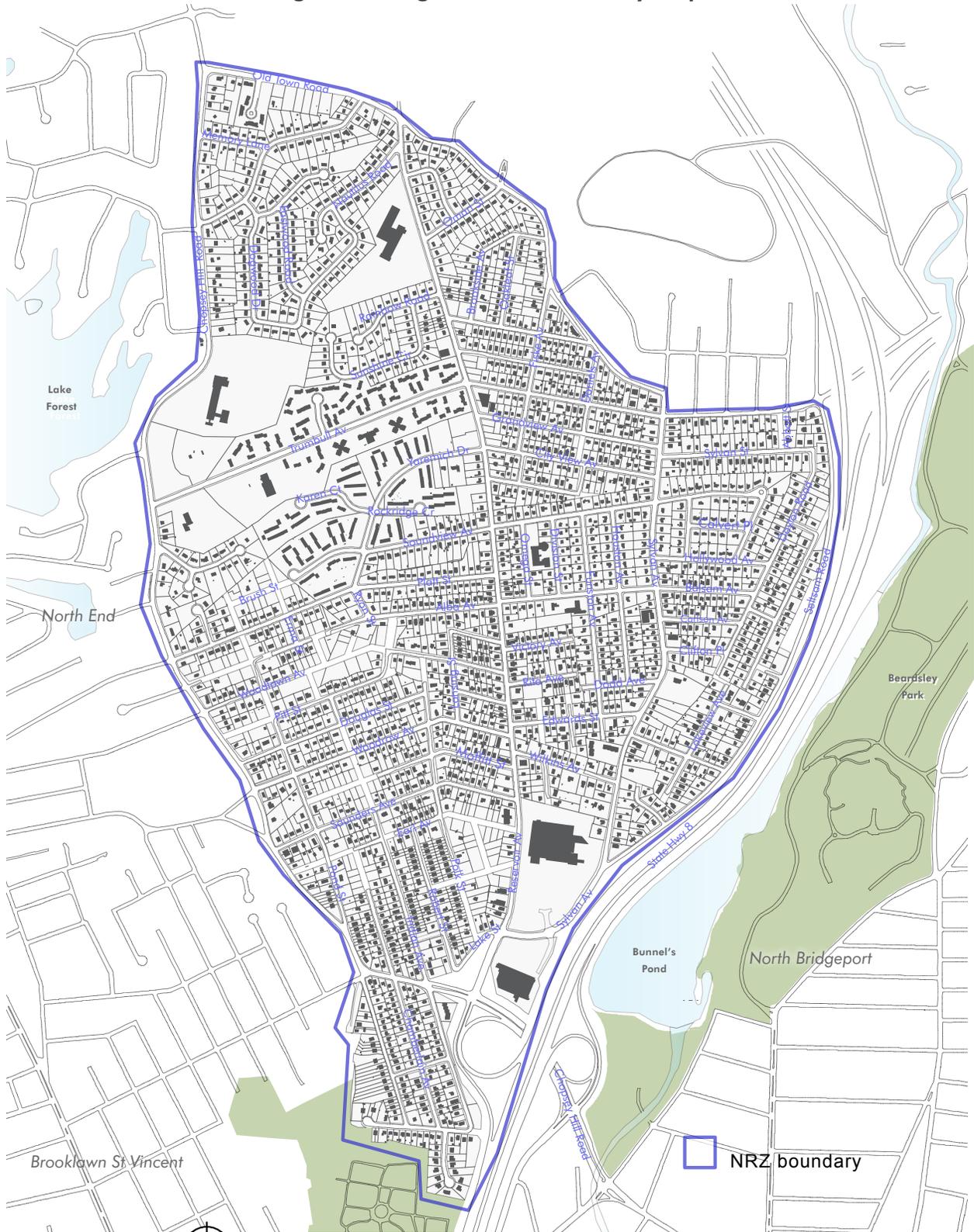
The Planning Committee along with other involved residents and organizations worked closely with the City and its consultants to develop this Reservoir Avenue NRZ Plan. The Plan lays out a comprehensive strategy for community revitalization that addresses the inter-related program/service needs and physical improvements necessary for achieving the community’s vision for its future.

Figure 1: Reservoir Avenue Neighborhood



Source: City of Bridgeport

Figure 2: Neighborhood Boundary Map



Source: City of Bridgeport GIS

1.2 PLANNING PROCESS/COMMUNITY PARTICIPATION

Through the plan development process the Reservoir Avenue NRZ has evolved from a zone designated on a map into a community of committed residents, business owners, stakeholders and community organizations. Following the adoption of this plan, the NRZ will be responsible for continuing to organize the Reservoir community to work with the City of Bridgeport and other public, private and non-profit partners to implement this plan and revitalize the neighborhood.

How did the Reservoir Avenue neighborhood achieve this important milestone?

Between the launch of the NRZ in June 2013 through the adoption of the NRZ Plan in 2014, the City of Bridgeport organized a series of public meetings and community workshops, reached out to and met with community stakeholders and organized a Planning Committee who were formally elected by the community to work in partnership with the City to prepare this NRZ Plan. This process, described below, was key to beginning to build neighborhood capacity, encourage emergent community leaders and prepare the neighborhood for the work ahead which is necessary to implement this plan.

Public Meetings and Workshops

The NRZ was launched with a kickoff meeting at the Wilbur Cross Elementary School on June 19, 2013. The purpose of the meeting was to introduce the idea of preparing a neighborhood plan to the public and to begin to gather community support for and involvement in the process. At the kickoff meeting residents discussed their vision for the future of the neighborhood and began to identify strengths and challenges. A week later on June 26th the City hosted a bus tour of the NRZ and invited residents and stakeholders to tour the neighborhood and look together at needs and opportunities in the NRZ. Following the bus tour, the City and its consultants began to organize some of these initial observations, as shown on Figure 3, identifying issues including the need for more lighting, new sidewalks, street repairs, property maintenance and addressing loitering and safety. Key assets including Bridgeport Family Health center, Police Community Services, Reservoir Community Farm, neighborhood schools and the high rate of homeownership in the neighborhood were also identified.

The City then hosted a planning workshop on July 24th to review and refine the previous visioning work in order to determine more concrete goals for the neighborhood and specific changes that residents would like to see. This workshop concluded with participants discussing and voting on the most important changes that needed to occur in the neighborhood. Among the highest ranked issues were to improve



Community Kick-Off Meeting- June 19, 2013



Community Kick-Off Meeting- June 19, 2013

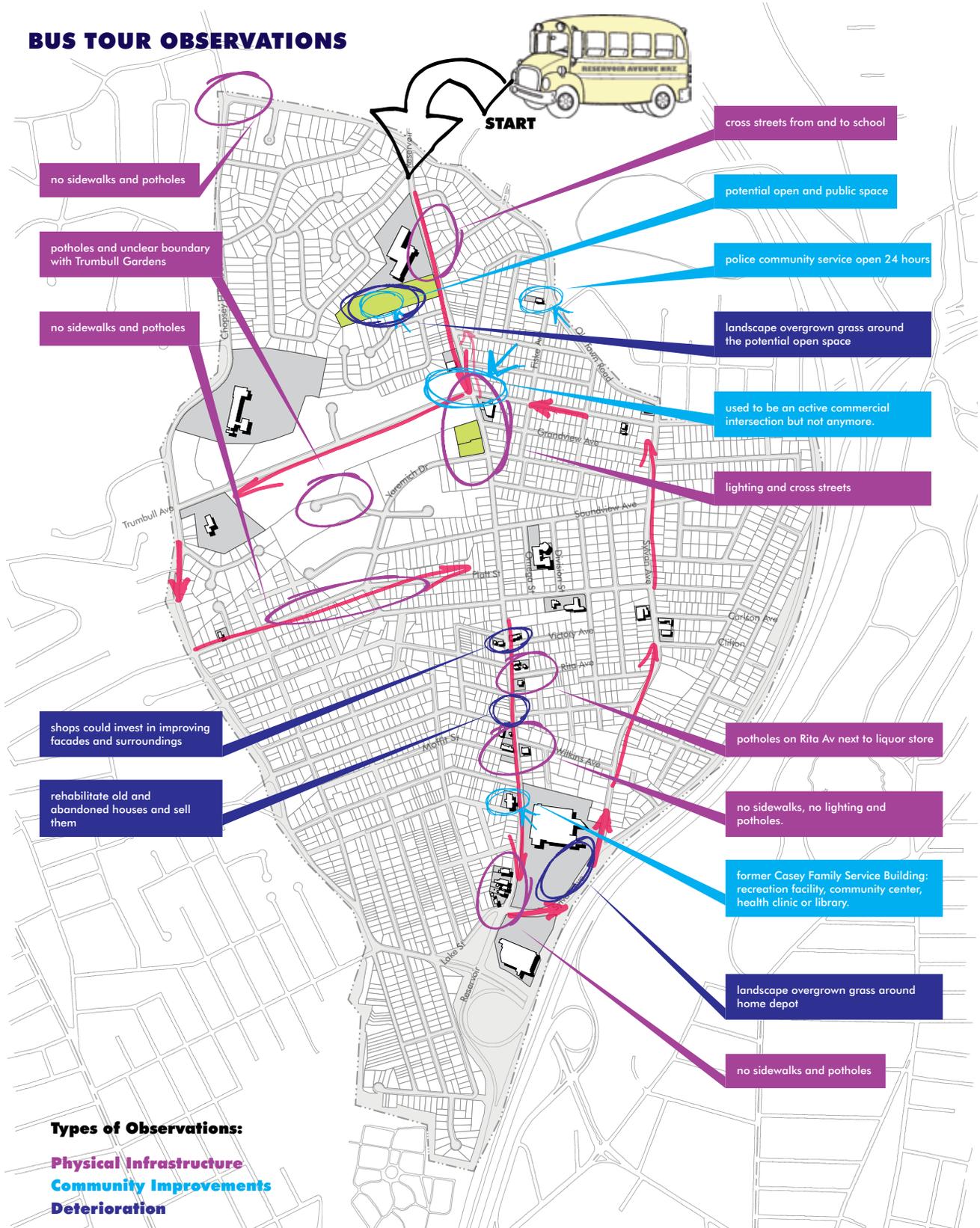


Bus Tour- June 26, 2013



Trumbull Gardens Resident Council Meeting- September 19, 2013

Figure 3: Bus Tour Map



safety, provide programs and services in the community- particularly after school activities for young people- and the need to repair and improve physical infrastructure including sidewalks, lighting and roadways.

At the conclusion of the workshop there was an open discussion of one of the neighborhood's biggest challenges- the Trumbull Gardens public housing development. Workshop participants discussed crime and related safety issues in and around Trumbull Gardens and the need to improve both the quality of the housing on the site and the programs offered to residents. An important issue raised during this discussion was the need to involve Trumbull Gardens residents in the NRZ planning process. It was noted that Trumbull Gardens residents had not been active participants in the NRZ workshops to date and that a concerted effort should be made to reach out to the Trumbull Gardens community and engage residents in the conversation about the NRZ.

Responding to this concern, a special meeting with the Trumbull Gardens Resident Council was held on September 19th. At the meeting residents discussed many issues and concerns and expressed a feeling of being isolated from the rest of the Reservoir Avenue neighborhood. The discussion centered largely on two topics: safety and property maintenance. Safety is a significant concern for Trumbull Gardens residents. Residents feel unsafe being outside within the complex. There was universal agreement that the introduction of foot patrols paid for by the Housing Authority with City of Bridgeport police officers on the site in the summer of 2013 had a significant positive impact on residents' feelings of safety at Trumbull Gardens. Many residents stated that they would only venture outside their apartments when the patrolmen were present. As part of the discussion of safety issues, residents asked that police officers continue to patrol the site on foot and that surveillance cameras be installed in lobbies and elevators. With regard to property maintenance, residents noted that the buildings on the property are in poor condition with broken elevators, loose stairs, poor lighting and trash throughout the complex.

It was noted that the Bridgeport Housing Authority recognizes the significant safety and maintenance concerns on the Trumbull Gardens site. In the long term the Housing Authority intends to redevelop the property into a modern, mixed-income community that better serves residents' needs. In the interim, however, short-medium term solutions to pressing safety and property maintenance issues must be addressed.



Public workshop- July 24, 2013



Public workshop- July 24, 2013



Community Planning Workshop- October 19, 2013



Community Planning Workshop- October 19, 2013

Community Planning Workshop

The City hosted a full day community planning workshop on Saturday, October 19th at the Wilbur Cross Elementary School. The workshop was a tremendous success with approximately 80 residents, business owners, community organizations and stakeholders in attendance. The workshop began with a welcome by the City's Deputy Director for Planning and Economic Development, Ginnie-Rae Clay, and a song by children from the Hallen Elementary School, which is located in the Reservoir Avenue neighborhood. Three work sessions were held over the course of the day as well as a children's workshop, where over 50 children worked on their vision for the future of their neighborhood.

The adult sessions addressed key topics that had emerged in the previously described meetings held over the course of the summer and early fall, as detailed below. The outcome of these discussions informed the development of the vision for the future of the neighborhood and the specific projects and programs that are outlined in this NRZ Plan.

- Session 1: A Safe, Healthy Neighborhood

During this session participants broke out into groups to discuss one of the following three topics- neighborhood safety, programs & services, and neighborhood character & property maintenance. Following the group discussions each table reported their findings back to the larger group.

- Session 2: How is Your Neighborhood Looking?

This session focused on discussing ideas for improving the way that the Reservoir Avenue corridor looks and functions. Participants broke into smaller groups to discuss design and infrastructure at three specific locations along the Reservoir Avenue Corridor- Trumbull Avenue, Woodlawn Avenue and Sylvan Avenue. Topics covered included streetscape improvements such as sidewalks, lighting, bus shelters, street furniture and landscaping, improvements to storefronts and parking areas and ways to create and activate public spaces in the neighborhood.

- Session 3: Trumbull Avenue

The final session of the day focused on Trumbull Avenue. The session began with a presentation by the Bridgeport Housing Authority on best practices in public housing design and a conversation on what good public and mixed-income housing design can and should look like. This presentation was followed by a discussion of needs and concerns with regard to Trumbull Avenue, how Trumbull Avenue can become more connected to the Reservoir Avenue neighborhood and ideas for short and longer term solutions for the Trumbull Gardens property.



Community Planning Workshop-
October 19, 2013



Community Planning Workshop-
October 19, 2013



Community Planning Workshop-
October 19, 2013



Community Planning Workshop-
October 19, 2013

While the adults were in the first two sessions, the children participated in their own visioning session on what a happy, healthy neighborhood should be like. They heard a children's book about how we plan for a neighborhood and created a mural illustrating their vision for the future of the Reservoir Avenue community. The children presented their mural to the adults at the end of the second work session.

The participation of the singers from the Hallen Elementary School at the start of the workshop and the presentation of the children's artwork in the early afternoon had a significant positive effect on the tone of the entire day. It helped all of us stay focused on the positive future that we want to achieve and helped move the conversation forward from what is wrong about the neighborhood to how we can build on our assets to create a better future for our children.

As a follow up to the Community Planning Workshop the NRZ hosted a final public workshop on the NRZ Plan on December 12th. The purpose of this final workshop was to review the findings from the October 19th Community Planning workshop and discuss specific projects and implementation strategies to achieve the NRZ's vision for its future. At this workshop residents discussed specific projects that should be undertaken to address the major neighborhood issues identified through the planning process- enhancing public safety, improving and coordinating programs and services available to neighborhood residents and improving the way the Reservoir Avenue corridor looks and functions.

Stakeholder Meetings

As part of the planning process the City and its consultants met with numerous neighborhood stakeholders to better understand neighborhood challenges and opportunities. These meetings were an important first step in identifying the community partners who will be critical to the implementation of this NRZ Plan and understanding the work they do and the obstacles they face. These meetings included conversations with the following organizations and individuals:

- Bridgeport Housing Authority
 - Sharon Ebert and Sharon Lee, Development Office
 - Kate Kelly and Craig Davis, Resident Services
- Bridgeport Police Community Services, Captain Roderick Porter
- Trumbull Gardens Resident Council, Karen Bracey
- Wilbur Cross School, Principal Meekins
- Hallen School, Principal Santacapita
- Park City Magnet School, Principal Callahan
- Lighthouse, Tammy Pappa



*Community Planning Workshop:
Children's Workshop- October 19, 2013*



*Community Planning Workshop: Children's
Workshop- October 19, 2013*



*Community Planning Workshop: Children's
Workshop- October 19, 2013*

What we found through conversations with these stakeholders was that there are already a lot of people doing a lot of great work in the Reservoir Avenue neighborhood. However, there is a lack of coordination between different programs and services in the neighborhood as well as misconceptions about what is being offered, by who, where and why. These meetings were an important first step in recognizing the good work that is already going on in the neighborhood and beginning the discussion of ways that community partners can work together to leverage existing resources.

The Planning Committee

The Planning Committee is comprised of a group of community leaders elected by their peers to lead the development of the Neighborhood Revitalization Zone Plan. This group of leaders emerged through the planning process and is comprised of individuals who are committed to the revitalization of the Reservoir Avenue neighborhood. The Planning Committee has been instrumental in the creation of this NRZ Plan and has worked closely with the City and its consultants to create a plan document that provides a road map for the revitalization of the neighborhood.

The Planning Committee was formally elected on September 11, 2013 and includes the following members:

- Audrey Barr, Chairperson
- Linda Christie, Vice Chairperson
- Traevon Bohannon, Secretary
- Richard Barr
- Deborah Dennis
- Steven Ferreira
- Joyce Hooks
- Ann Rogers
- Kimora Rogers
- Julia Samuel

One of the first official acts of the Planning Committee was to adopt by-laws that will govern the NRZ. These by-laws define the mission and membership of the Planning Committee. Following the adoption of this NRZ Plan by the Bridgeport City Council, the Planning Committee will be dissolved and an Implementation Committee will be elected to carry out the revitalization projects outlined in Section 4 of this Plan. According to the NRZ bylaws, the Implementation Committee will become a 501(c)(3) tax exempt organization to be created to carry out the NRZ Plan.



1.3 THE NRZ'S VISION: ADDRESSING CHALLENGES AND PLANNING FOR THE FUTURE

The Reservoir Avenue Neighborhood Revitalization Zone (NRZ) is a strong residential community of committed neighbors and stakeholders who have contributed substantial time and energy to the development of this NRZ Plan. Through the planning process they have identified neighborhood strengths and challenges and created an actionable strategic plan for community revitalization that outlines clear, achievable projects that the NRZ, the City of Bridgeport and their public, private and non-profit partners must work together to implement.

The vision for the future of the NRZ builds on the neighborhood's strengths, including its committed residents and community organizations, existing programs and service providers and well established residential neighborhood to address pressing challenges identified by the community. These challenges include neighborhood safety, access to programs and services and the neighborhood's physical infrastructure.

Neighborhood safety: There is a high level of crime in the community and many residents do not feel safe walking outside in the neighborhood, particularly on Reservoir and Trumbull Avenues.

Access to programs and services: While there are many institutions in the neighborhood that are providing important community services including schools, churches and after school programs, there is a lack of coordination between service providers and there are gaps between the services that people need and the programs that are offered.

Physical infrastructure: Many homes and storefronts in the neighborhood are in need of improvement; sidewalks are lacking or in poor condition in many key locations, particularly along Reservoir & Seltsam Avenues. The neighborhood lacks open space/parkland and there are no bus shelters or trash cans along the neighborhood's bus route.

The vision for the future of the NRZ is to improve safety, to provide residents with access to the programs and services they need to foster their well being and to make the neighborhood an attractive, pedestrian friendly community with well maintained sidewalks, lighting, landscaping and buildings. This vision is captured in the following vision statement, which will serve as the mission of the NRZ in its work to revitalize the community:

"The Reservoir Avenue NRZ is a healthy and attractive residential neighborhood with well maintained housing where residents can safely walk to good schools and neighborhood shopping and can easily access the programs and services that they need."



Community Planning Workshop- October 19, 2013, Children's Workshop Visioning

2.0 THE RESERVOIR AVENUE NRZ TODAY

2.1 STUDY AREA BOUNDARY

The Reservoir Avenue neighborhood is comprised of 2,570 parcels, covering approximately 1.1 square miles. The neighborhood is located in the northern portion of the City of Bridgeport and is bounded by Old Town Road to the north, Seltsam Road to the east, the Park Cemetery to the south and Chopsey Hill Road to the west. Surrounding neighborhoods include the North End, Brooklawn/St. Vincent, Enterprise Zone and North Bridgeport. The Reservoir Avenue NRZ boundary includes Census Tracts 728 and 729.

2.2 LAND USE

The majority of land in the Reservoir Avenue neighborhood is residential- 63 percent of land area is composed of single family homes, six percent is 2-4 family residences and nine percent is multifamily housing (see Table 1 and Figure 4). Commercial land uses are concentrated along the Reservoir Avenue corridor and account for five percent of the neighborhood’s land area. There is virtually no open space within the community with the exception of playgrounds at the neighborhood schools and underutilized playing fields on the Trumbull Gardens property.

According to the 2007-2011 American Community Survey, of the total 3,640 housing units in the neighborhood, 95 percent are occupied. The neighborhood’s homeownership rate is 69.9 percent; 41 percent of owner-occupied homes are valued between \$200k and \$299k, as shown in Chart 1.

Table 1: Land Use

Non-Residential Uses

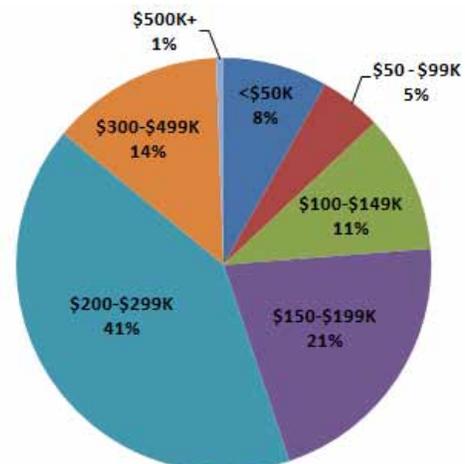
Land Use	Acres	%
1 family	342.1	63%
2-4 Family	33.4	6%
5+ family	51.5	9%
Commercial	25.5	5%
Heavy Industrial	0.2	0%
Institutional	36.0	7%
Light Industrial	0.2	0%
Mixed use	0.8	0%
Open Space	1.4	0%
Parks and Recreation	4.1	1%
Utilities	13.1	2%
Vacant	36.3	7%
Grand Total	543.6	100%

Source: City of Bridgeport

Residential Uses

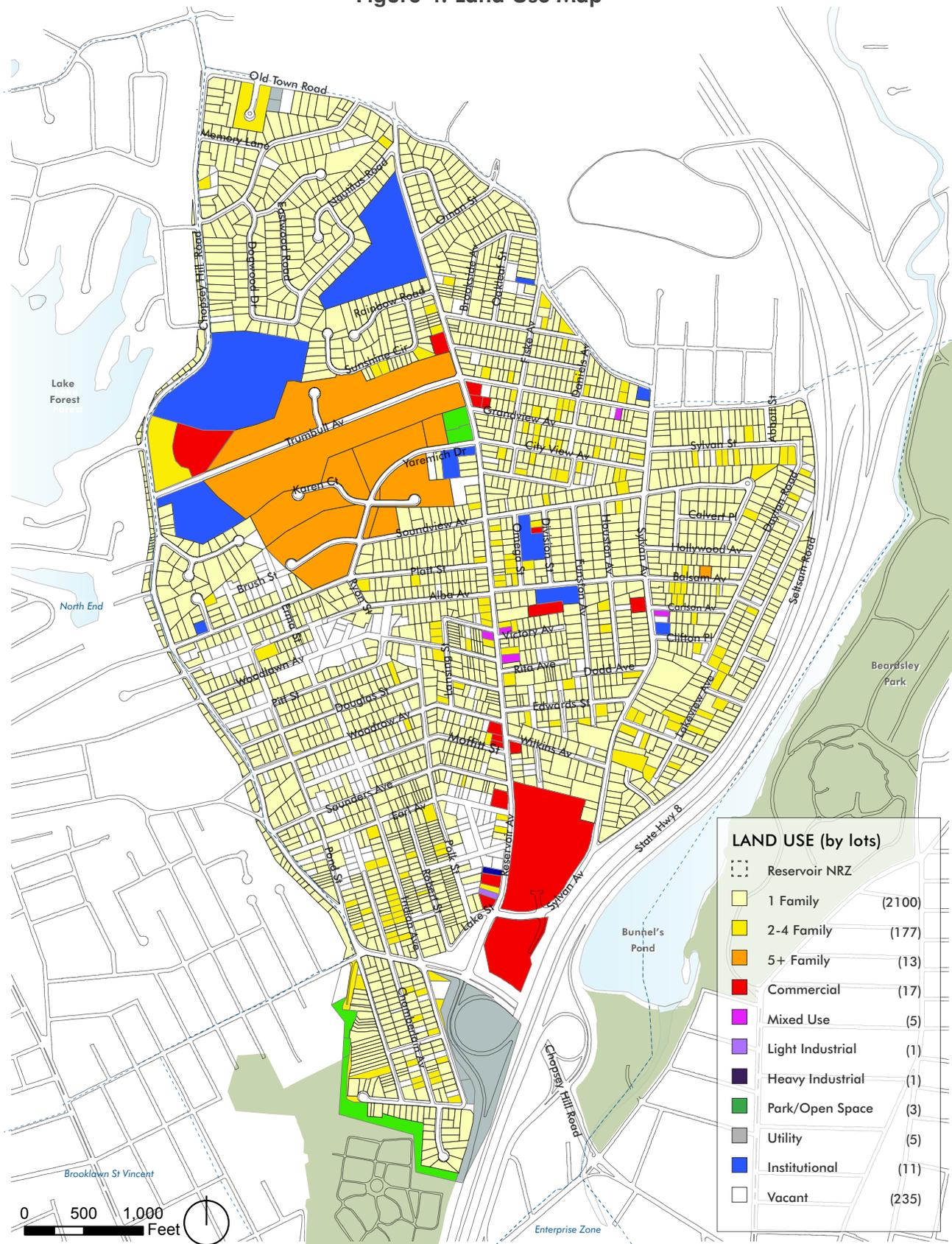
The neighborhood’s single family homes are typically 2 to 2.5 story detached residences on parcels 1/4 acre or smaller. Multifamily housing is generally concentrated in the area of Trumbull Avenue and Yaremich Drive and includes the privately-owned Stone Ridge coops on Karen Court and Trumbull Gardens on Trumbull Avenue. Other multifamily buildings are scattered within single family neighborhoods. Trumbull Gardens on Trumbull Avenue is the most densely developed housing in the Reservoir neighborhood. Owned and operated by the Bridgeport Housing Authority it contains a total of 402 units within 55 garden apartment buildings and two 8-story high-rise buildings.

Chart 1: Housing Value of Owner-Occupied Units



Source: American Community Survey, 2007-2011

Figure 4: Land Use Map



Source: City of Bridgeport

Residential Uses



Single-family homes



Multi-family homes



Trumbull Gardens



Commercial Uses

Non-residential uses are shown in Figure 5. Reservoir Avenue is the NRZ's commercial corridor. Commercial, institutional and office uses are located along Reservoir with a major commercial shopping center at the neighborhood's southern gateway at the intersection of Reservoir and Sylvan Avenues (see Figure 4). This commercial area includes the 55,000 square foot Food Bazaar and a 140,000 square foot Home Depot, Sunnyside Motel and some light industrial uses.

North of this shopping center commercial uses are scattered throughout the corridor and mainly include convenience stores, delis, small food establishments and liquor stores. Most of these stores have limited or no off-street parking. Other notable commercial uses on Reservoir Avenue include a car dealership and a vacant 15,000 square foot office building, formerly occupied by Casey Family Services.

Institutions

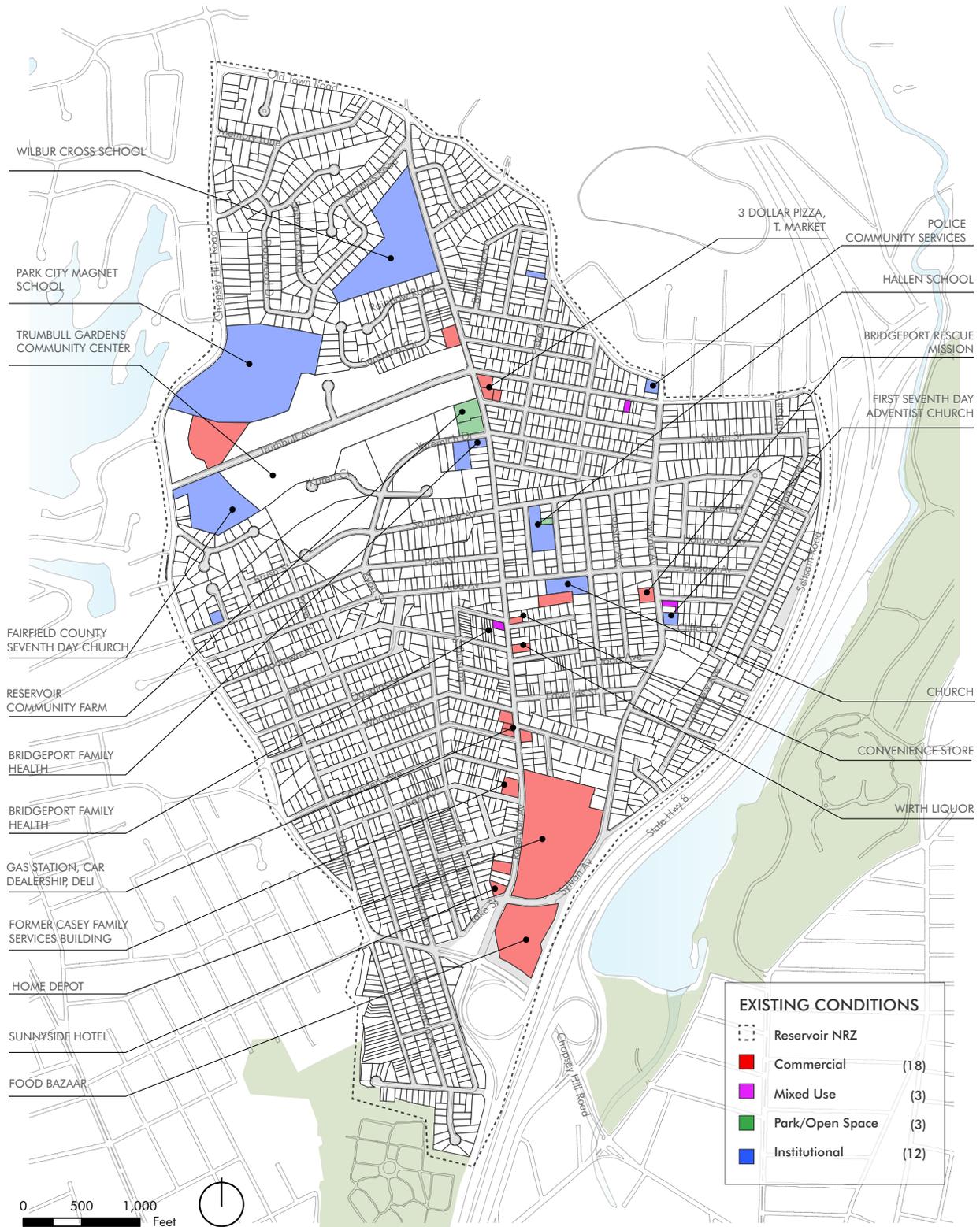
The Reservoir neighborhood has a number of institutional uses including schools, churches and community organizations. As shown on Figure 4 there are three public schools within the NRZ boundary; two neighborhood schools- Wilbur Cross School (Pre K- 8th grade) and the Hallen School (Pre K- 6th grade)- and one magnet school, which draws students from across Bridgeport- Park City Magnet School (K-8th grade). There is also a private school, the Fairfield County Seventh Day Adventist School. The Hallen and Park City Magnet Schools offer after school programming through the City of Bridgeport's Lighthouse program. Wilbur Cross students are eligible to attend Lighthouse at the Hallen School.

There are several churches in the neighborhood including Fairfield County Seventh Day Adventist Church, Pentecostal Church, Life Changing Ministries, Iglesia Adventista Del Septimo Dia, Our Lady of Good Counsel and Mt. Sinai Baptist Church. The Bridgeport Police Department's Office of Community Services has a Community Services station within the NRZ at the intersection of Sylvan Avenue and Old Town Road. Police Community Services oversees a variety of programs including neighborhood block watches, Police Explorers, the senior citizens silver crime patrol and the D.A.R.E. drug prevention program. There is family health clinic located in the heart of the neighborhood at the intersection of Reservoir Avenue and Yaremich Drive and there is a community center located on the Trumbull Gardens property, which provides recreation programs through the Bridgeport Housing Authority. Other community organizations in the neighborhood include the North End Neighborhood Council and North End Progressive Seniors, as well as Bayview, a little known meeting place for educators.

Parks and Open Space

As previously mentioned, there is a lack of open space in the Reservoir neighborhood. The three public schools each have a small playground and there is a playground area and playing fields on the Trumbull Gardens property, but there are no parks or public open spaces within the NRZ. The school playgrounds are hardscapes with playground equipment and the playground and fields at Trumbull Gardens are not well maintained and are generally considered unsafe by residents. There are no parks or green open space areas within the neighborhood. While the City's Beardsley Park is located just east of the Reservoir NRZ, it is effectively cut off from the neighborhood by the multilane Route 8/25 roadway. The one active green space in the neighborhood is the Reservoir Community Farm, a 1.5 acre working urban farm located at the corner of Reservoir Avenue and Yaremich Drive. Opened in 2013 by the Green Village Initiative (GVI) with the support of the City of Bridgeport, the farm is staffed by college and high school interns under the direction of GVI and provides fresh produce to Bridgeport Public Schools cafeterias. The farm also offers plots to residents, has a Saturday farm stand and offers \$5 harvest boxes to the community.

Figure 5: Non-Residential Uses



Source: City of Bridgeport GIS

Commercial Uses

Commercial area at Reservoir and Sylvan Avenues/Gateway to Reservoir NRZ



Home Depot



Food Bazar



Sunnyside Hotel

Neighborhood commercial along Reservoir Avenue



Three Dollar Pizza/T Market



Convenience Store



Wirth Liquor



Deli



Car dealership



Former Casey Family Services Building

Institutional Uses and Open Space



Wilbur Cross School



Hallen School



Park City Magnet School



Police Community Services



Reservoir Community Farm



Sylvan Recovery Center



Bridgeport Family Health



Our Lady of Good Counsel Church



Iglesia Adventista Del Septimo Dia

2.3 ZONING

Introduction

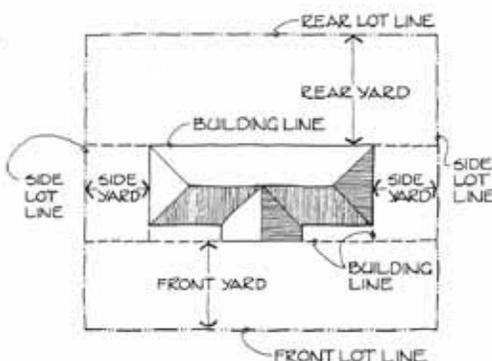
Zoning regulates the use and size of buildings within the city as well as the location of buildings on a lot. It tells property owners what kinds of uses are allowed on a property, how wide and tall buildings can be and how far back a building must be set from the street and adjacent properties, as shown on Figure 6. Zoning also describes requirements for parking, landscaping and signage and can sometimes address related issues of building and site design.

In Bridgeport's Zoning Code, there are two different types of uses that are described for each zone: permitted uses and special permit uses. Permitted uses are those uses that are allowed as-of-right in the zone. Special permit uses are uses that are allowed as long as certain standards that are described in the code are met.

The City's Zoning Map shows the different zoning districts within Bridgeport and where they are located (see Figure 7). The City of Bridgeport is divided into six basic zoning categories:

- Residential
- Office-retail
- Mixed-use
- Downtown
- Industrial
- Zoological park

Figure 6: Zoning Illustration



Source: Michael Davidson & Fay Dolnick, *Glossary of Planning and Development Terms*, American Planning Association, 1999

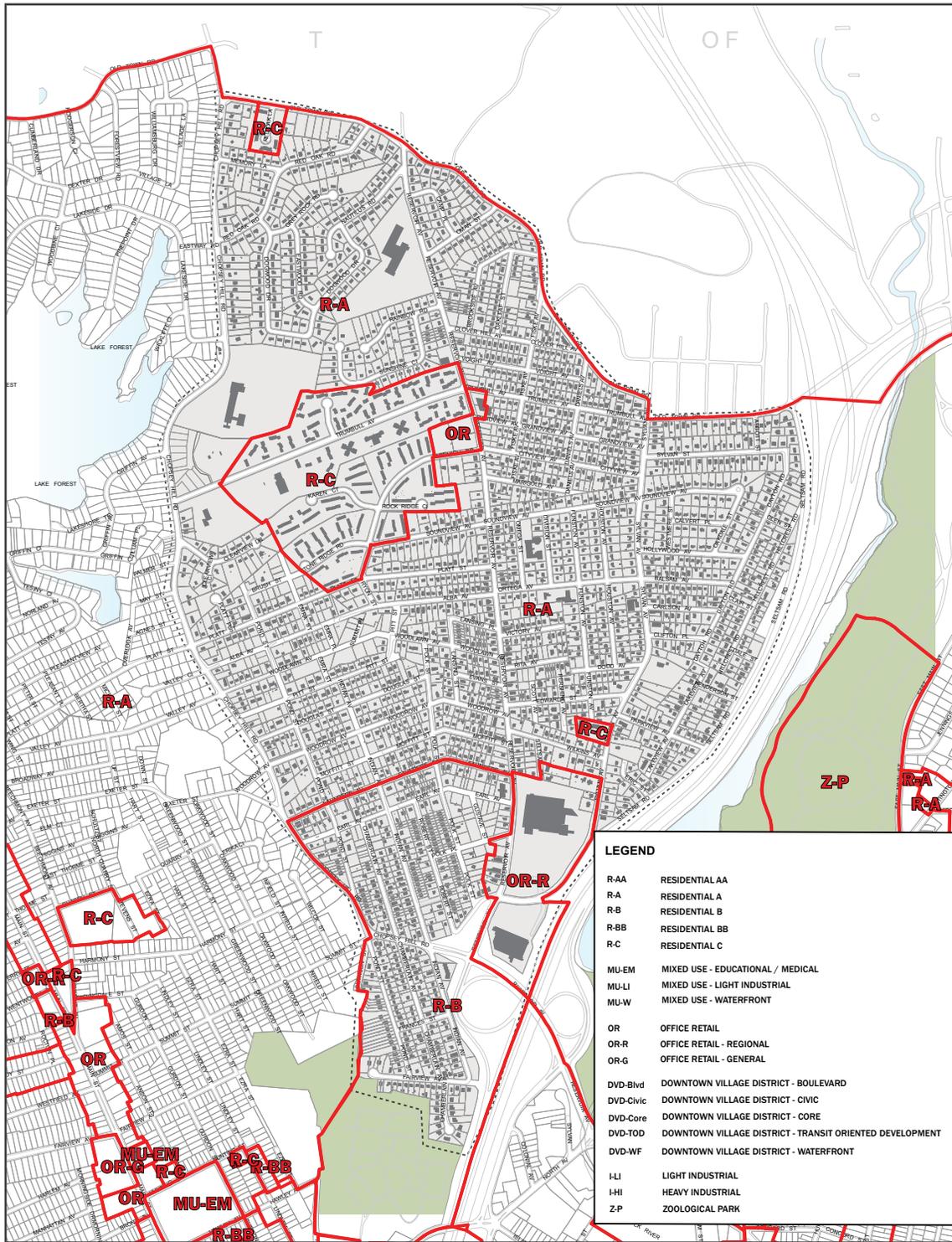
The City's zoning districts each fall within one of these categories and are differentiated by the density of development that they allow. For example, Bridgeport has five residential zoning categories: Residential AA, Residential A, Residential BB, Residential B, and Residential C. The difference between these zones is the density of development that they allow. Residential A allows single family housing, Residential B allows one and two-family dwellings and Residential C allows one, two and three family dwellings as well as multifamily housing.

Reservoir Avenue Neighborhood Zoning

There are five different zoning districts mapped in the Reservoir Avenue neighborhood, as shown on Table 2. The majority of the NRZ is zoned Residential A, which permits low density, single family homes. The southern portion of the neighborhood south of Saunders Avenue is zoned Residential B, which permits one and two family homes. The Trumbull Gardens property and two other smaller parcels- one at Funston and Sylvan Avenues and the other at Old Town Road and Red Oak Lane- are zoned R-C, which permits high density multifamily residences.

There is limited commercial zoning within the NRZ. The parcels at the northwestern corner of Reservoir Avenue and Yaremich Drive, which include the Reservoir Community Farm, and the commercial property at the corner of Reservoir and Trumbull Avenue, which include T-Market and Three Dollar Pizza, are zoned Office Retail (OR). This zone permits office and retail uses as well as community centers, daycares and parks/open space. The other commercially zoned area in the NRZ is the regional commercial center at the southern boundary of the study area, which is zoned Office Retail-Regional (OR-R) and includes Home Depot, Food Bazaar, Sunnyside Motel and some light industrial and residential uses between Sylvan Avenue and Polk Street. This zone permits regional scale office, retail uses and wholesale trade, as well as community facilities, daycares and parks/open space.

Figure 7: Zoning Map



Source: City of Bridgeport

Table 2: Existing Reservoir Avenue NRZ Zoning ¹

Zoning District	Allowed Uses	Special Permit Uses	Minimum Lot Area & Frontage	Maximum Building Coverage	Maximum Building Height
Residential A (R-A)	Single family dwellings Park/open space	- Community facility - Church - School	- 9,000 sf with at least 60 feet of frontage - 7,500 sf with at least 75 feet of frontage	40%, not to exceed 3,000 sf	35 feet
Residential B (R-B)	1 & 2-family dwellings Park/open space	- Office - Retail - Community facility - Daycare center - Church - School	- 9,000 sf with at least 60 feet of frontage - 7,500 sf with at least 75 feet of frontage	45%, not to exceed 4,500 sf	35 feet
Residential C (R-C)	1, 2 & 3-family dwellings Park/open space	- Multifamily dwellings - Entertainment, Restaurant - Mixed use - Office - Retail	- 9,000 sf with at least 60 feet of frontage	60%, not to exceed 5,400 sf	4 stories or 45 feet
Office Retail (O-R)	- Office (0-5,000 sf) - Office (5,000-10,000 sf) - Retail (up to 10,000 sf) - School - Community facility - Daycare center - Park/ open space	- Office (10,000-20,000 sf) - Commercial parking - Entertainment, restaurant - Retail (10,001 sf and above) - Church - Social Service provider	- 5,000 sf with at least 35 feet of frontage	65%	35 feet
Office Retail-Regional (OR-R)	- Office (0-5,000 sf) - Office (5,000-10,000 sf) - Office (10,000-20,000 sf) - Outdoor recreation, commercial - Retail (up to 10,000 sf) - Wholesale trade - Community facility - Daycare	- Commercial parking - Entertainment, restaurant -Retail (10,001 sf and above) - Automotive sales & service - Short term lodging - Vehicle repair - Medical Center	- 10,000 sf with at least 60 feet of frontage	50%	45 feet

¹Please note that the list of permitted and special permit uses shown in Table 2 is meant to provide a general understanding of allowed uses and is not exhaustive. For a complete list of uses, please see the City of Bridgeport Zoning Code.

2.4 TRANSPORTATION

The Reservoir Avenue neighborhood has excellent access to regional roadways including the Merritt Parkway (Route 15), located just north of the neighborhood and Route 8/25, which borders the NRZ to the east and provides access to I-95. Within the neighborhood Reservoir Avenue, is the primary collector from the east-west local roads. Reservoir Avenue has 2 lanes across it's 1.5 mile stretch in the neighborhood. Trumbull Avenue is a prominent east-west connector road.

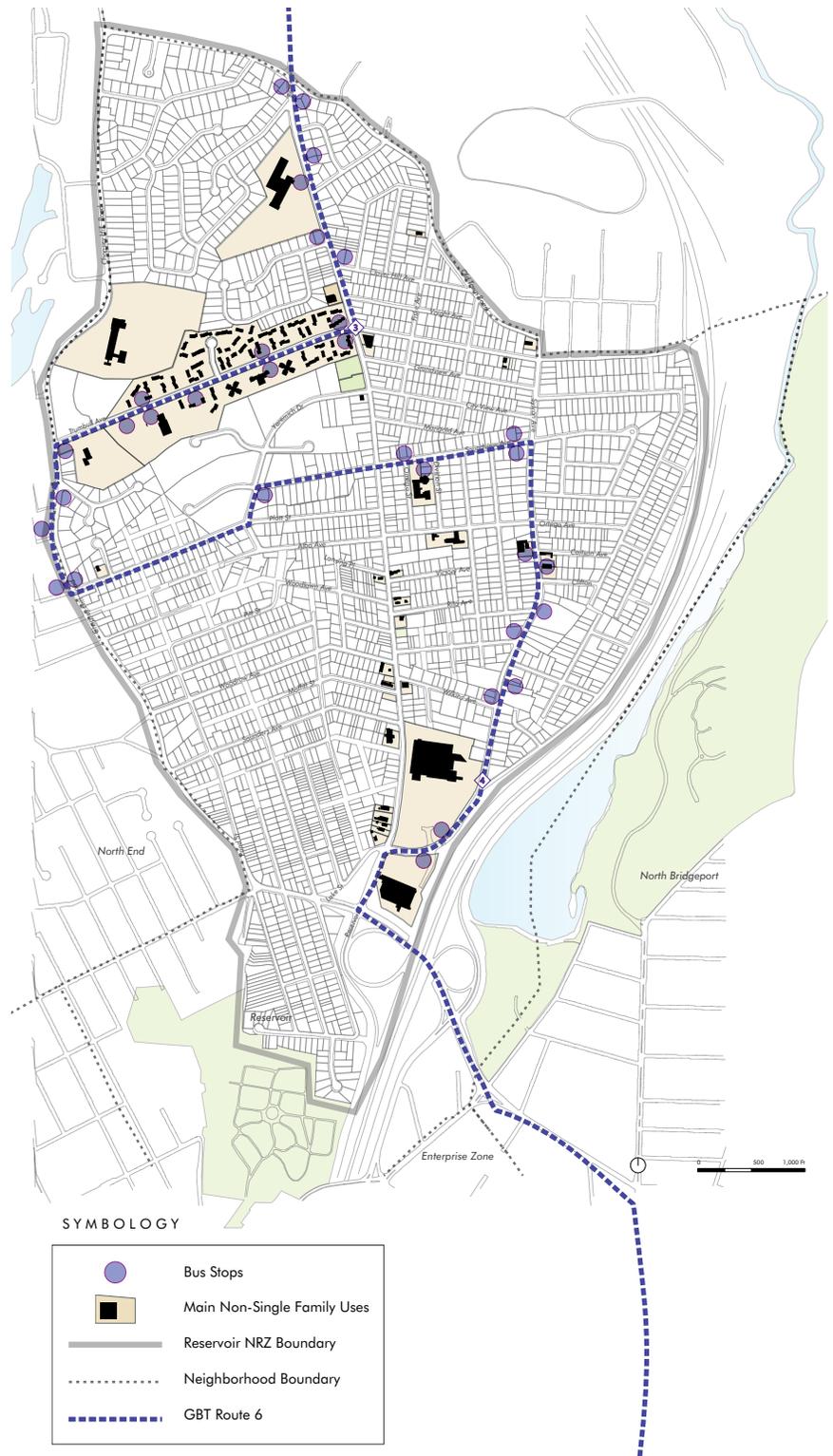
Traffic volumes along Reservoir Avenue are highest near Sylvan Avenue, where average annual daily traffic (AADT) is approximately 21,000 vehicles. Traffic volumes taper along the corridor to the north, where the AADT is approximately 8,500 vehicles at Soundview Avenue and 3,800 vehicles at Old Town Road. The roadway network within the residential neighborhood primarily consists of local roads, which have relatively low traffic volumes.

As shown on Figure 8, Greater Bridgeport Transit (GBT) provides bus service through the neighborhood along Route #6, which runs between the Westfield Trumbull Mall and the bus station in Downtown Bridgeport. Bus service on Route #6 runs every half hour Monday through Saturday from 5am to 10pm and once per hour from 8:30am to 7:30pm on Sundays. There are no bus shelters or trash receptacles provided at bus stops within the NRZ. Sidewalks in the vicinity of the bus stops are intermittent and/or in disrepair.



Bus stop on Reservoir Avenue

Figure 8: Transportation Network



Source: Greater Bridgeport Transit & City of Bridgeport

2.5 DEMOGRAPHICS & SOCIOECONOMICS

Population and Age

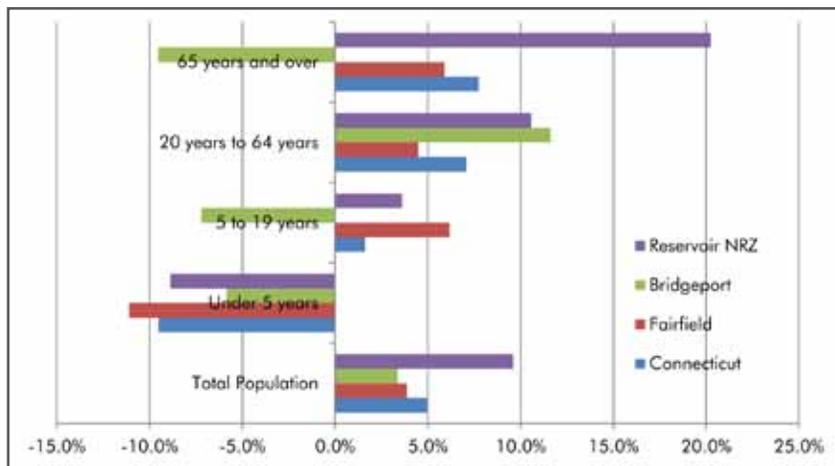
The population in the Reservoir Avenue neighborhood increased by 9.6% between 2000 and 2010 from 9,181 to 10,063. This is roughly twice as fast as the rate of population growth in the State of Connecticut and almost three times as fast as the growth rate in Bridgeport as a whole (see Chart 2).

The neighborhood's very young population (under 5) has declined in the past decade by 8.9 percent, consistent with demographic trends in the region and the state. The population between the ages of 5 and 19 has increased by 3.6 percent despite a 7.2 percent decline in that same age group in Bridgeport as a whole. The adult population has also grown with working-age adults (age 20 to 64) growing by 10.6 percent. The senior population (65 and older) in the neighborhood has increased by more than 150 residents or 20.2 percent, while the city's overall senior population has declined by 9.5 percent. This increase reflects the aging in place of the neighborhood's residents. In 2000 it had almost an equal number of residents between the ages of 55 and 64.

Race/Ethnicity

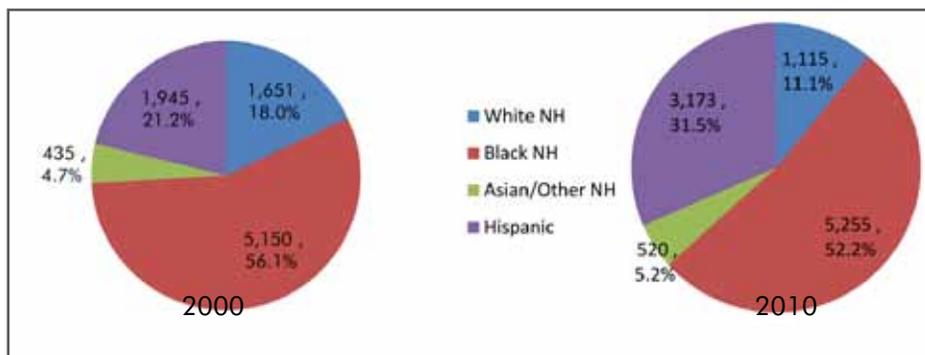
Over the past ten years the Reservoir neighborhood's population has become more diverse. The Hispanic and Asian populations have grown while the White and Black non-Hispanic populations have decreased (see Chart 3). This reflects a notable increase in the number of immigrants living in the Reservoir neighborhood. Between 2000 and 2010 the number of residents born outside the US increased from 1,249 to 2,014 or 63.1 percent.

Chart 2: Change in Population by Age, 2000-2010



Source: Census 2000 SF3 and 2006-2010 American Community Survey

Chart 3: Population by Race/Ethnicity, 2000 and 2010



Source: Census 2000 SF3 and 2006-2010 American Community Survey

Educational Attainment

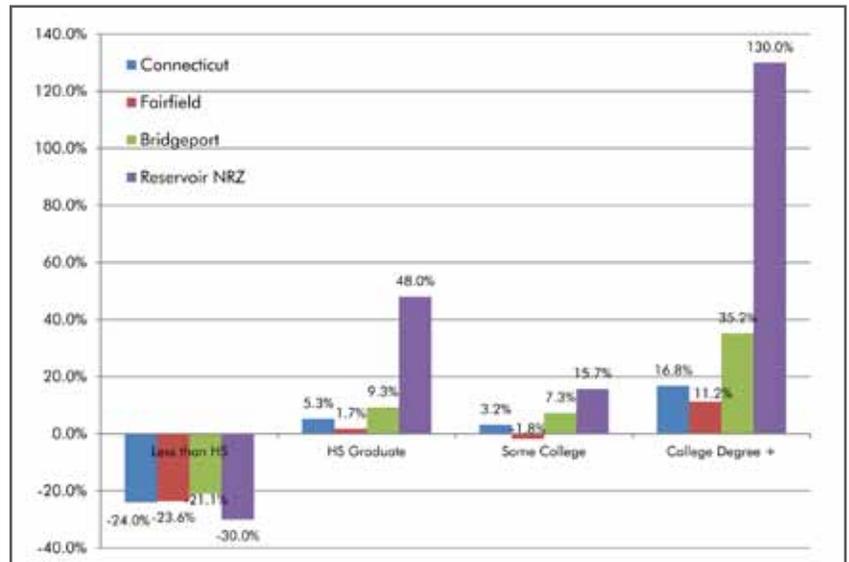
Educational attainment in the Reservoir neighborhood has notably increased over the past ten years. Between 2000 and 2010 the number of neighborhood residents with a high school diploma or more increased from 1,996 to 2,955. The number of residents with a college degree or more increased from 601 in 2000 to 1,382 in 2010. As shown in Chart 4, gains in educational attainment in the Reservoir neighborhood are significant. Neighborhood residents with less than a high school diploma declined by 30 percent, compared to 21.1 percent in Bridgeport as a whole, 23.6 percent in Fairfield County and 24 percent in the State of Connecticut.

School Enrollment

Between 2000 and 2010 there has been a 25.5 percent increase in nursery/preschool students and a 143.6 percent increase in Kindergarten students in the Reservoir neighborhood. Elementary school enrollment increased by 7.3 percent, while high school enrollment declined by 16.5 percent.

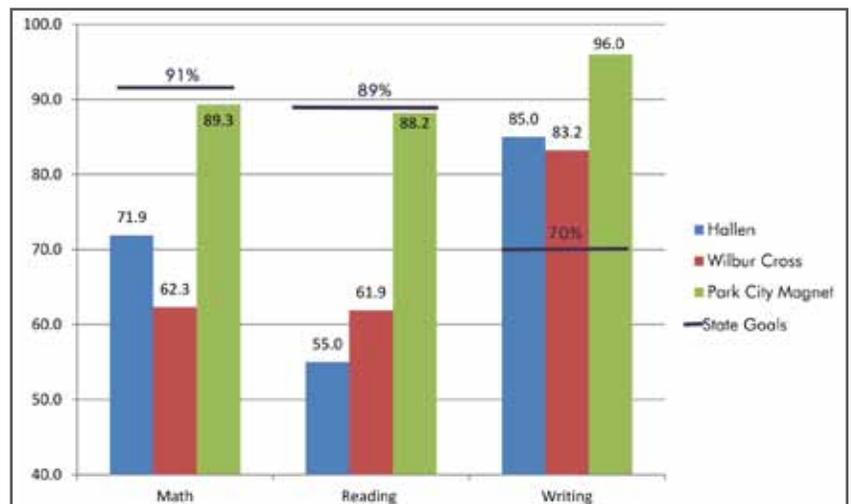
The neighborhood’s three schools (Wilbur Cross, Hallen and Park City Magnet) are identified by the State as being “In Need of Improvement,” based on 2011 CMT scores. However, achievement has notably improved over the past ten years. As of 2010, 100 percent of classes in each neighborhood school are being taught by highly qualified teachers. As shown on Chart 5, all three schools exceed the State goal of 70 percent of students having basic or better writing skills. Park City Magnet School nearly meets State proficiency levels for Math and Reading as well. The Wilbur Cross and Hallen Schools notably lag Park City Magnet in Math and Reading.

Chart 4: Change in Educational Attainment, 2000-2010



Source: Census 2000 SF3 and 2006-2010 American Community Survey

Chart 5: NRZ Schools’ Proficiency Level by Subject



Source: CT State Department of Education School Report Cards

Employment, Income & Poverty

Between 2000 and 2010 the unemployment rate in the Reservoir neighborhood increased from 5.9 percent to 16.9 percent. This notable increase in unemployment is not unique to the NRZ and reflects the impacts of the Great Recession that began in 2008 and its aftermath. In 2010 the unemployment rate in the City of Bridgeport as a whole was 12.4 percent; Fairfield County's unemployment rate was 7.6 percent. Despite a high unemployment rate, average household income in the Reservoir neighborhood increased by 2.6 percent between 2000 and 2010 from \$56,785 to \$58,256. Income in the NRZ is slightly higher than Bridgeport's average income of \$52,147, as reported in 2010. People living in poverty within the NRZ increased by 20.7 percent between 2000 and 2010 from 1,015 to 1,225.

Household Type

The Reservoir Avenue NRZ has a high percentage of family households compared to the State, region and city, as shown in Table 3. 81.2 percent of neighborhood households are family households, compared to 63.6 percent in Bridgeport as a whole, 69.4 percent in Fairfield County and 66.3 percent in Connecticut. 30.4 percent of neighborhood households are female-headed households; of those households two-thirds include children under the age of 18. This is greater than Bridgeport, Fairfield County and Connecticut at 24.2 percent, 12.3 percent and 12.9 percent respectively. Seniors living alone account for 7.8 percent of the neighborhood's population.

Table 3: Households by Type (2010)

As Percent of Total Households				
	CT	Fairfield County	City of Bridgeport	Reservoir Ave NRZ
Family households (families)	66.3%	69.4%	63.6%	81.2%
With own children under 18 years	30.0%	33.8%	32.2%	41.5%
Female householder, no husband present	12.9%	12.3%	24.2%	30.4%
With own children under 18 years	7.1%	6.5%	14.2%	20.5%
Non-family households	33.7%	30.6%	36.4%	18.8%
Householder living alone	27.3%	24.9%	29.0%	16.3%
65 years and over	10.6%	10.0%	9.7%	7.8%

Source: 2006-2010 American Community Survey

Housing Characteristics

The number of housing units in the Reservoir NRZ increased by 568 between 2000 and 2010 to 3,674 units, according to the US Census. Only 101 housing units in the NRZ (2.7 percent) are vacant; this is an extremely low vacancy rate. Of the 3,573 occupied units, 69.6 percent were owner-occupied in 2010—a rate almost unchanged from 2000.

Only 3.3 percent of housing units in the NRZ are considered overcrowded (having more than 1 person per room) and 90.3 percent of households have access to at least one vehicle. 24.4 percent of the neighborhood's housing stock was built before 1950; 25.5 percent was built between 1950 and 1959; 27.1 percent was built between 1960 and 1979; and 23.1 percent was built in 1980 or later. Median housing cost of owned housing with a mortgage in the NRZ is \$2,022 per month. This is similar to the city as a whole (\$2,027 per month) and the State of Connecticut (\$2,082), but lower than the Fairfield County median (\$2,759). The median cost for rental housing in the NRZ is \$2,746 per month. Given the relatively high cost of neighborhood housing and low incomes, affordability is an issue for the 56.7 percent of owners and 64.5 percent of renters who pay more than 35 percent of their incomes on mortgages or rent.

2.6 NEIGHBORHOOD ASSETS

Through the community planning process discussed in Section 1.2, the NRZ identified existing neighborhood assets that will serve as the building blocks for neighborhood revitalization:

- Emergent community leaders
- Residents and business owners
- Established residential neighborhood/homeowners
- Institutions, community organizations and service providers

Leveraging these assets and building the capacity of the neighborhood to create positive change will be central to the success of the NRZ. Community leaders will literally lead the way to revitalization, taking ownership of this NRZ Plan and moving it forward by implementing revitalization projects. These leaders include the residents and business owners who have contributed to the development of this NRZ Plan who will work in partnership with the community organizations and City agencies.

Another closely related asset is the NRZ’s homeowners. Nearly 70 percent of the neighborhood’s housing stock is owner-occupied. These homeowners are a tremendous and largely untapped resource. Their quality-of-life and financial interests are directly tied to the success of the revitalization efforts in the neighborhood. Organizing and engaging these homeowners and supporting their efforts to maintain and upgrade their properties presents a significant opportunity to build the capacity of the Reservoir NRZ.

A final community asset identified in this Plan is the NRZ’s institutions, community organizations and service providers (see Table 4). Partnerships between residents, the local schools, organizations such as the Community Farm and Bridgeport Family Health and agencies including the City’s Police Department, the Bridgeport Housing Authority, the City’s Recreation Department and the Greater Bridgeport Transit Authority will be one of the most important assets the NRZ can bring to bear in working for revitalization. These groups who are already actively working in the neighborhood will be essential partners in planning for revitalization.

Table 4: Institutions & Community Organizations

Neighborhood Schools	
	Wilbur Cross School
	Hallen School
	Park City Magnet School
	Fairfield County Seventh Day Adventist School
After School Programs	
	Lighthouse
	Trumbull Gardens Community Center
	Police Athletic League
Police Community Services	
	Block watches
	Police Explorers
	Senior citizen crime patrols
Bridgeport Housing Authority	
	Development Office
	Resident Services
	Trumbull Gardens Resident Council
Reservoir Community Farm	
	Food for Bridgeport school cafeterias
	Resident plots
	Farm stand
	Harvest boxes
Bridgeport Family Health	
	Primary healthcare
Churches	
	Fairfield County Seventh Day Adventist Church
	Pentecostal Church
	Life Changing Ministries
	Iglesia Adventista Del Septimo Dia
	Our Lady of Good Counsel
	Mt. Sinai Baptist Church
Other Organizations	
	North End Neighborhood Council
	North End Progressive Seniors
	Sylvan Recovery Center
	Bayview (Sylvan Avenue)

2.7 NEIGHBORHOOD CHALLENGES

A. Neighborhood Safety

Safety was identified as a primary concern by residents and stakeholders at all of the public meetings and workshops that were conducted as part of the development of this Plan. There is a high level of crime in the community and residents report that they do not feel safe walking outside in the neighborhood, particularly on Reservoir and Trumbull Avenues. Crime is especially acute within the Trumbull Gardens site, with both residents and the Police Department reporting a high level of violent and drug-related crime within the boundaries of the Housing Authority property. Break-ins were reported as a concern throughout the neighborhood.

In discussing neighborhood safety issues within the NRZ, residents noted physical design as a significant contributing factor. There was general agreement that improving lighting throughout the neighborhood, particularly along Reservoir Avenue and on the Trumbull Gardens property, would help to improve safety and that security cameras should be installed at high crime locations. It was noted that the design of Trumbull Gardens contributes to safety issues within the site that affect both Trumbull Gardens and the neighborhood as a whole. Trumbull Gardens is situated along Trumbull Avenue between Reservoir Avenue and Chopsey Hill Road; this portion of Trumbull Avenue is a half mile straightaway with no crossroads. People frequently speed along the avenue in cars and on ATVs. Steep topography on the western side of the site constrains visibility and contributes to criminal activity. The property is isolated from the neighborhood and a fence separates the site from adjacent homes on Karen Court. The fence at Karen Court is often torn down by those seeking access to and from the site; there are no dedicated roads or pathways that provide access to the center of the Trumbull Gardens property.

B. Programmatic and Service Needs

The Reservoir Avenue NRZ is largely a stable neighborhood of low to moderate income homeowners and renters. Community services including schools, churches and after school programs play an important role in providing many residents with the support that they need to be successful in raising their families. While there are many institutions in the neighborhood that are providing important community services, there is generally a lack of coordination among program providers and existing providers note difficulties in obtaining participation in available programs. At the public meetings and workshops that were held as part of the development of this NRZ Plan, participants cited a variety of program needs including parenting classes, financial management classes, education in healthy eating/grocery shopping, computer training classes, job training and health care services. There are many opportunities to establish partnerships with existing service providers both within the neighborhood and the greater City of Bridgeport to provide these types of programs such as the Bridgeport Family Health Center, Reservoir Community Farm, the new Fairchild Wheeler Multimagnet High School and the Bridgeport Parent Center.

Addressing program and service needs will be essential to enhancing the health and wellbeing of the community. This will require building upon and coordinating the resources that already exist within the community and expanding those resources to tackle unmet needs. For example, the need for after school activities was repeatedly expressed as a primary neighborhood concern at many public meetings. Many residents expressed frustration with the lack of after school programming at the Wilbur Cross School, which serves many of the neighborhood's neediest children. In looking further into this issue, it became clear that while there is a need for after school activities at Wilbur Cross, there are many disconnects that have resulted in a loss of much needed programming, as highlighted below.

Case Example: Lighthouse After School Program & Wilbur Cross School

The City’s Lighthouse program, which had run an after school program at Wilbur Cross is no longer doing so. Wilbur Cross students who wish to participate in Lighthouse are now bussed to the Hallen School. According to the principal of Wilbur Cross, the absence of the Lighthouse program at Wilbur Cross makes it difficult to provide any after school programming at Wilbur Cross, including school sponsored programming. In addition to the after school program itself, Lighthouse had provided the necessary resources (security, custodian, etc.) to keep the school building open after school hours. As a result, there is currently no after school programming being provided at Wilbur Cross.

At the same time, according to the director of Lighthouse, the reason that Lighthouse no longer operates on site at Wilbur Cross is due to a lack of participation in the program. In order for Lighthouse to run on-site programming, at least 75 students must be registered to participate. Only 40 students from Wilbur Cross were registered when the program was withdrawn from the school. Currently 30 Wilbur Cross students are bussed to the Hallen School’s Lighthouse after school program. Reasons cited for lack of participation in the Wilbur Cross program included program cost, publicity and student/family interest.

Given the clear need for after school activities for young people in the neighborhood, enhanced coordination between Wilbur Cross and Lighthouse in providing after school programming could have a substantial positive impact on the community.

C. Physical Infrastructure

Vacancies and Property Maintenance

A major challenge in the Reservoir neighborhood is the physical appearance and condition of poorly maintained residential and commercial properties and overgrown landscaping. The Reservoir neighborhood contains many vacant buildings and lots (see Figure 9). Although in some cases these vacancies are properties for lease or sale, many vacancies are abandoned properties or properties in foreclosure. Enduring vacancies are highly detrimental to the neighborhood, impacting community character and negatively affecting property values.

Some vacant properties in the neighborhood have been identified as blighted by the City of Bridgeport. The City’s Office of Neighborhood Revitalization provides resources to help communities address blighted properties. In cases where identified properties are a continual nuisance, the City can intervene to acquire the rights to properties, knock down buildings and clear lots.



Vacant/Abandoned Properties

Underutilized Properties

Within the Reservoir neighborhood, and particularly along the Reservoir Avenue corridor, there are many underutilized properties. While these properties are held by private owners, they present important redevelopment opportunities that could support the revitalization goals of this plan. These sites include the T-Market/Three Dollar Pizza property at the corner of Trumbull and Reservoir Avenues, undeveloped land adjacent to the Wilbur Cross School and the vacant former Casey Services building on Reservoir near Saunders Avenue.



Underutilized parcels at Reservoir and Trumbull Avenues



Undeveloped land adjacent to Wilbur Cross School (some steep slopes)



Former Casey Family Services Office Building

Street Maintenance and Streetscapes

Another important physical challenge in the Reservoir NRZ is the condition of neighborhood roadways and sidewalks. Many neighborhood roadways are not well maintained and residents note that when roads are repaired the repair work is inadequate and poor roadway conditions quickly return. Further, sidewalks along Reservoir Avenue, which runs through the center of the NRZ, are in poor condition in many places and are lacking altogether in others. Along Reservoir Avenue there are few street trees, landscaping is overgrown and interferes with sidewalks in many places, there are no trash cans and the pedestrian experience is generally considered to be unpleasant (see Figure 10).

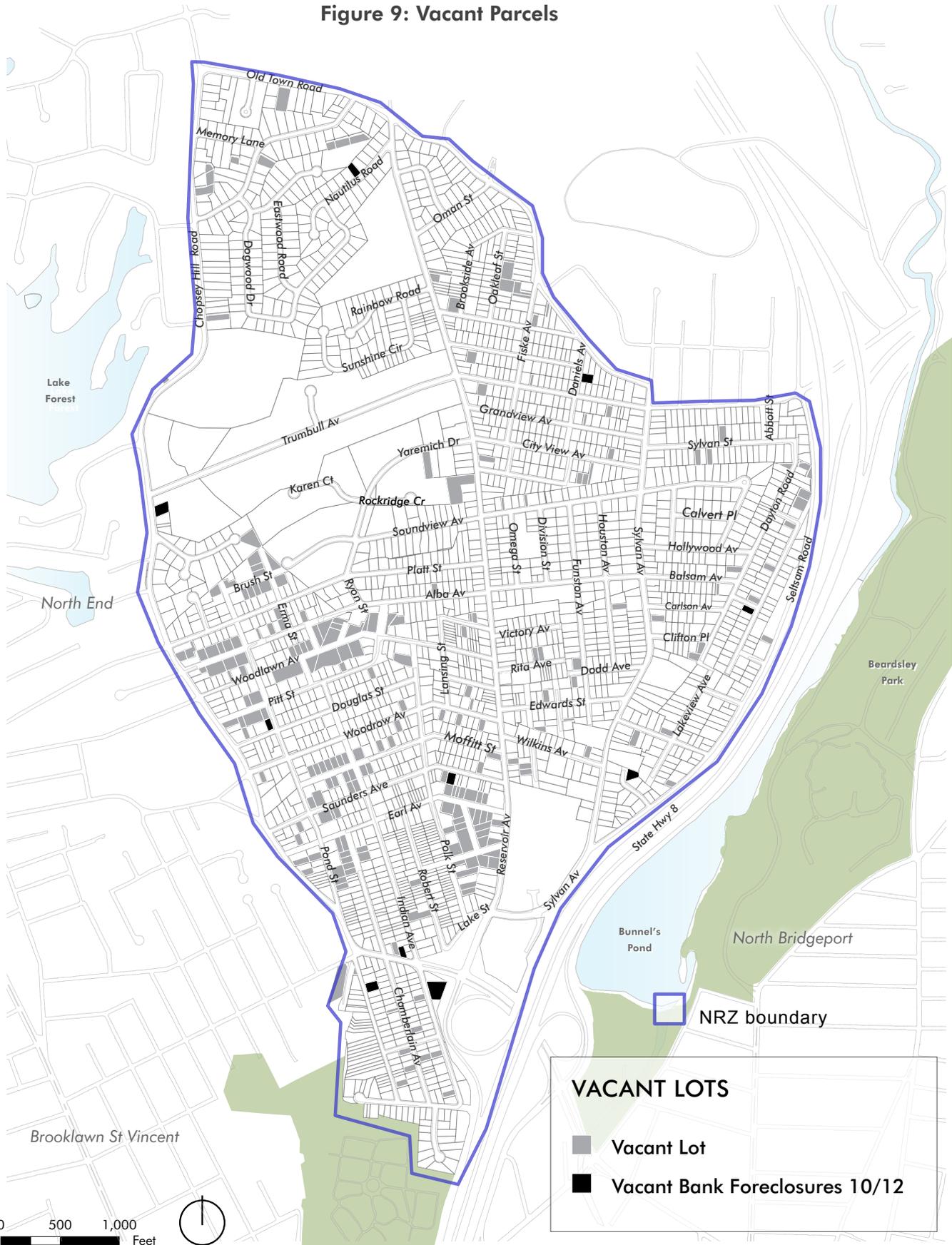


Areas along Reservoir Avenue with no sidewalks



Overgrown landscaping/sidewalk in disrepair

Figure 9: Vacant Parcels

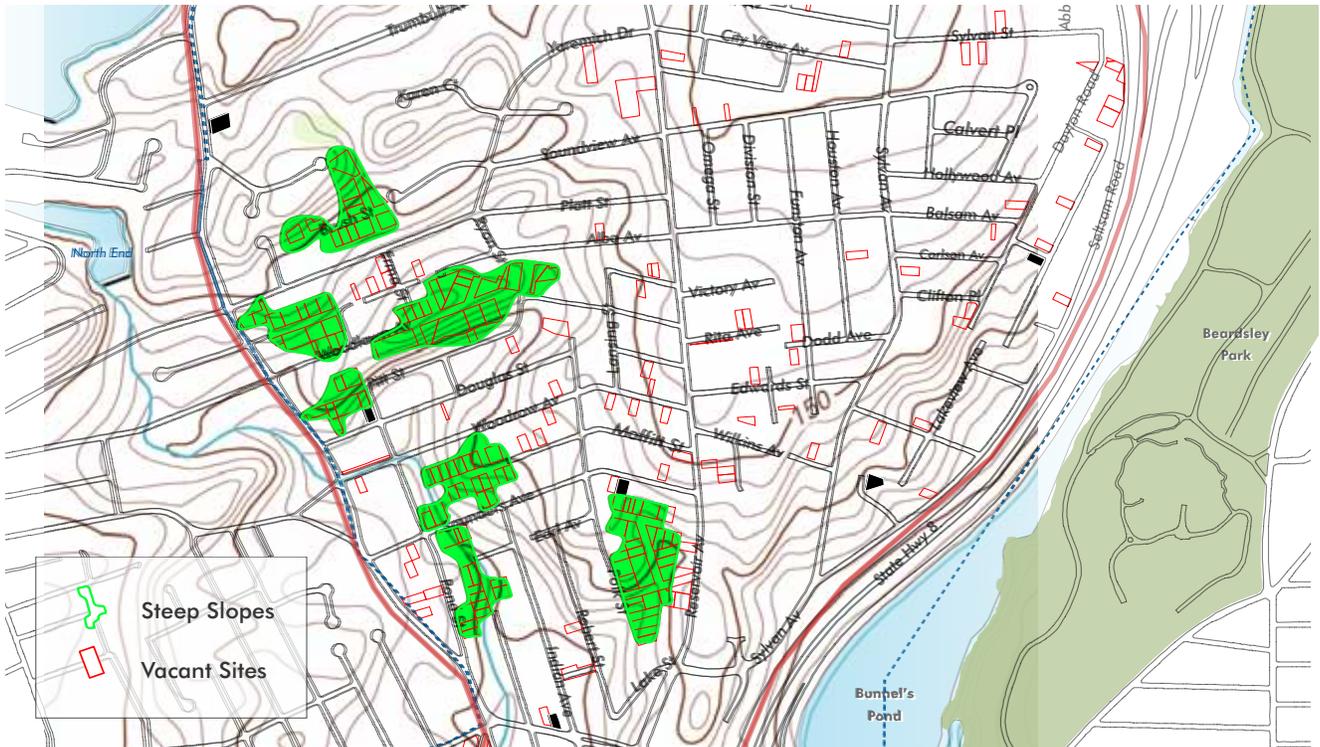


Open Space

As has been previously noted, there is a lack of open space within the NRZ. The Reservoir Community Farm is the neighborhood’s most significant open space asset. There are small playgrounds that exist at the neighborhood schools and there are several underutilized and generally unsafe open spaces at Trumbull Gardens, which could potentially be enhanced to provide safe and attractive neighborhood parkland/open space. In addition, it has been suggested that the vacant parcel adjacent to the Wilbur Cross School could potentially be developed as a park/public open space.

Other less obvious open space assets in the neighborhood are the clusters of vacant property in the southwestern portion of the NRZ, shown in Figure 11. These properties are unbuildable due to environmental constraints including steep slopes and wetlands and include 83 vacant privately owned parcels as well as nine parcels owned by the Bridgeport Housing Authority. This land represents a significant opportunity to explore the creation of a greenway in the neighborhood, which could become a valuable open space resource for the NRZ.

Figure 11: Unbuildable/Environmentally Sensitive Properties



Source: City of Bridgeport GIS and USGS



Vacant parcel adjacent to Wilbur Cross School



Recreation facilities at Trumbull Gardens



Playground at Hallen School

3.0 Community Vision for the Future

The community's vision for the Reservoir Avenue NRZ became clear through the plan development process as residents and neighborhood stakeholders worked hard to identify neighborhood challenges and community strengths from which to build a stronger future. The vision for the NRZ is to improve safety, provide residents with access to the programs and services that they need to foster their well being and to make the neighborhood an attractive, pedestrian friendly community with well maintained homes, businesses and streetscapes. This vision addresses the neighborhood's core challenges- neighborhood safety, access to programs and services, and physical infrastructure- and provides a framework for projects to be undertaken by the NRZ to revitalize the neighborhood.

3.1 A SAFE AND HEALTHY NEIGHBORHOOD

One of the central themes that arose throughout the community planning process was neighborhood safety and the health and welfare of residents. A safe and healthy neighborhood is one where residents can comfortably walk to good schools and neighborhood shopping and can easily access healthy food and the programs and services they need to support stable family life. Making improvements that provide residents and businesses with the feeling of safety in the neighborhood is the top priority of this NRZ Plan. Revitalization hinges on the neighborhood's ability to become a place where people feel safe to live and work and where they have access to the programs and services that they need to live successful lives. This section discusses crime reduction strategies and community programs and services that will support revitalization of the Reservoir Avenue neighborhood as a safe and healthy community.

A. Crime Reduction Strategies

Improve Police-Community Relations

An important strategy for improving neighborhood safety is to improve the relationship between the City's Police Department and neighborhood residents. While the community has a close working relationship with the officers at Police Community Services on Sylvan Avenue, it has a more tenuous relationship with the City's police patrol officers. Residents have expressed frustration with the police's responsiveness to their calls and both the police and the community note that there is a lack of cooperation between officers and residents. Creating a strong trusting relationship between police officers and residents is essential to improving neighborhood safety. Residents must feel confident that the police will respond to their concerns; at the same time, resident cooperation is essential to the police if they are to address neighborhood crime.

In order to build the trust necessary to achieve these goals, the Police Department should assign a consistent group of officers to patrol the NRZ. These officers should be accessible and visible to residents and should participate in community meetings that address safety issues within the NRZ. In addition, residents feel strongly that an increased police presence, both in patrol cars and with walking patrols, is needed not only to reduce crime, but also to improve residents' feelings of safety in the neighborhood. Locations of particular concern that were noted include Karen Court, Soundview Avenue and the intersection of Trumbull and Reservoir Avenues.

Implement Block Watches

Another important component of the strategy to improve safety is to implement a targeted block watch program within the NRZ. The Bridgeport Police Block Watch Program is a neighborhood-based crime prevention program designed to reduce crime and fear of crime in residential neighborhoods. This program provides assistance in starting block watches as well as instruction in crime watch techniques and protocols. The NRZ should work with Police Community Services to determine block watch locations and initiate targeted block watches to reduce neighborhood crime.

Safety Infrastructure Improvements: Lighting, Fencing, Overgrown Landscaping and Cameras

Real or perceived, crime affects resident's quality of life. The popular "broken windows theory" first proposed by James Wilson and George Kelling in 1982 is based on the idea that areas appearing to be neglected and lacking community cohesion are magnets for undesirable behavior. Poorly maintained areas send a message that no one cares and that crime will be tolerated.

Places in the Reservoir Avenue neighborhood that have been cited by the community as being unsafe or generally suffer from poor lighting, overgrown landscaping, maintenance issues and poorly defined ownership. An important strategy for improving safety is to address these conditions with physical improvements to the neighborhood's infrastructure, as follows:

- Install appropriately scaled lighting in dark, crime-prone areas, including but not limited to:
 - Karen Court
 - Sunshine Circle
 - Trumbull Gardens at Park City Magnet property line
 - Yaremich Drive at Soundview Avenue,
 - Rockridge Circle and Reservoir Avenue
 - Grandview Avenue at Reservoir
- Install security cameras in high crime locations identified above and vulnerable areas such as gas stations
- Install fencing or other trespassing control measures at Karen Court, Stone Ridge and Sunshine Circle

Further, a police substation should be created at Trumbull Gardens to establish a firm police presence on the site to improve safety both on the property and in the neighborhood. At the October 19th community workshop the Bridgeport Housing Authority expressed support for this idea and made a verbal commitment to provide space on the Trumbull Gardens site for a substation.

B. Program and Service Coordination

Ensuring that residents have access to the types of programs and services that they need to live happy, healthy lives is key to enhancing quality of life in the NRZ. While there is a high percentage of homeownership in the neighborhood, affordability is a significant issue for both owners and renters. Approximately 57 percent of homeowners and 65 percent of renters spend more than 35 percent of their incomes on housing. Housing that costs more than 30 percent of income is generally considered to be unaffordable, leaving insufficient funds for other household expenses including food, clothing, and childcare. This is especially acute for households headed by single parents as well as families living in poverty. In 2010 30 percent of NRZ households were headed by single females and 1,225 neighborhood residents were reported as living in poverty. For residents living at the edge of their incomes programs and services are critical. Programs provided by the City, schools, churches and community organizations provide an essential support system to both families and individuals.

As outlined in Section 2.6, there are numerous organizations and institutions in the neighborhood that are providing important services to the community, however, there is generally a lack of coordination between them. Residents report difficulties in obtaining the services they need and finding information about existing programs. As discussed in Section 2.6, this is especially true for after school programming; there are a variety of after school programs available within the NRZ and citywide, but there is a lack of communication between service providers and between providers and residents. Further some gaps exist between available programs and program needs. For example, throughout the plan development process residents discussed the need for a neighborhood Parent Center that could provide parenting classes, information on shopping for healthy food,

cooking classes, help with household financial management and related services to support young parents. Finally, there is a strong need for education and job training programs to assist adults in accessing employment and to prepare young people for jobs that provide a living wage.

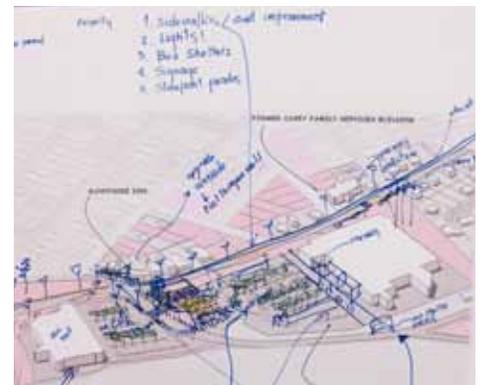
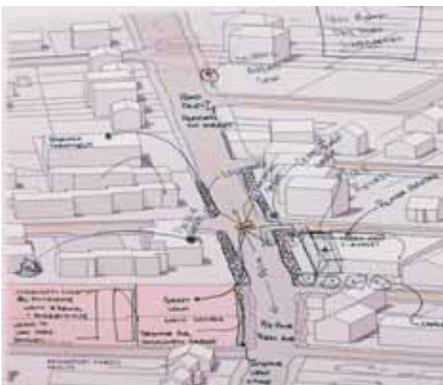
In order to address these needs, the NRZ should work with neighborhood organizations to better coordinate existing programs and services and leverage existing funding to improve service delivery and effectiveness. At the same time, the NRZ should work with organizations and stakeholders to address unmet needs with new programs that capitalize on existing resources. Areas of focus for this work should include after school programming, supportive educational programs for families and job training, as follows:

- Coordinate existing after school programs and identify/address additional after school program needs
- Develop supportive educational programs for families around topics such as baby care and parenting, healthy eating and financial management
- Develop strategies for connecting residents with existing job training programs and develop new job training programs to meet educational and technical needs

3.2 A BEAUTIFUL NEIGHBORHOOD

Throughout the planning process residents expressed a vision for a safer, more attractive neighborhood and called for physical improvements along Reservoir Avenue and within the residential neighborhood. Improving the look and function of the Reservoir Avenue corridor in particular was identified as an important neighborhood priority by the NRZ. As explained by architect David Lee at the October 19th community workshop, Reservoir Avenue is the neighborhood’s “living room;” it is the place where people get their first impression of the NRZ. As Mr. Lee explained, if you go into someone’s house and the living room is tossed and turned, you make an assumption about the entire house and you will probably assume that if you went upstairs the beds would be unmade. The same is true for a neighborhood. When its main roadway is uncared for and unattractive it gives a poor impression of the entire neighborhood, which has a negative impact on the neighborhood’s image of itself as well as property values.

At the October 19th workshop participants discussed physical improvements that should be made to the Reservoir Avenue corridor and worked on design ideas for three intersections along the avenue- Trumbull Avenue, Woodlawn Avenue and Sylvan Avenue. Ideas discussed included improvements to sidewalks, crosswalks, lighting, landscaping, parking areas and storefronts as explained in the following section.



A. Streetscape Improvements

Sidewalks, landscaping, lighting and building facades, often referred to as “streetscape elements,” all contribute to the character of Reservoir Avenue. Improving the functionality and design of Reservoir Avenue will have a positive impact on the way the neighborhood sees itself and the way it is viewed by others. The NRZ should pursue the following streetscape improvements along Reservoir Avenue, as shown on Figure 12.

- Improve existing sidewalks and add new sidewalks to provide a continuous pedestrian corridor along Reservoir Avenue and Seltsam Road
- Add new crosswalks in appropriate locations
- Install pedestrian-scale lighting
- Prune overgrown landscaping
- Add street trees and new landscaped areas
- Add bus shelters and trash cans at bus stops

Sidewalks and Crosswalks

Sidewalks help define community character and are essential components of pedestrian friendly streets. Sidewalks most provide safety, comfort and accessibility.

- Build new and repair existing sidewalks all along Reservoir Avenue
- Create a new pedestrian walkway along Seltsam Road (see Figure 13)
- Incorporate landscape elements along sidewalks including decorative paving and street trees
- Incorporate ramps for wheelchair and stroller access
- Re-stripe crosswalks where faded and add new crosswalks at appropriate locations to improve pedestrian safety
- Extend curbs where appropriate to shorten crossing distances and provide pedestrian refuge areas
- Curb cuts for driveways should be well defined



SIDEWALKS AND CROSSWALKS

Figure 13: Proposed Seltam Road Walkway



Perspective and bird's eye view



BEFORE



AFTER



Pedestrian scale lighting

Sidewalks, walkways and roadways must be well lit for pedestrian and vehicular safety. Attractive pedestrian scale lighting should be used to enhance streetscape character.

- Design a cohesive pedestrian scale lighting plan for Reservoir Avenue and Seltsam Road
- Ensure building entryways and driveways are well lit
- Increase street lighting around commercial and institutional frontages along Reservoir Avenue



PEDESTRIAN SCALE LIGHTING

Bus shelters with trash receptacles

Bus stops should provide shelter and seating. Trash receptacles at bus shelters can help keep areas clean and attractive.

- Enhance existing bus stops with shelters that include seating
- Trash receptacles should be conveniently located near bus stops
- Bus stops must be well lit



BENCH/TRASH CAN



BUS SHELTER

Landscaping

Landscaping between sidewalks and streets can create an attractive buffer between pedestrians and the roadway.

- Use low shrubs to maintain visibility at intersections
- Prune and maintain overgrown grass on private property
- Use planters to define primary building entrances, define public spaces, and enhance aesthetics



LANDSCAPED PARKING AREA



PLANTINGS/LANDSCAPE

Parking

- Parking lots should be defined, have visually reinforced edges and include landscaped areas
- Parking should be located to the rear and/or side of commercial buildings
- Opportunities for sharing parking between different uses should be explored to improve efficiency of parking areas



BALANCE BETWEEN CARS AND PEDESTRIANS

Storefronts

- Upgrade building facades with paint, lighting and attractive signage
- Main entrances should be attractive, well lit and inviting
- Front facades should include windows that bring light into retail spaces and allow internal activity to be visible from the street



STOREFRONT SIGNAGE AND LANDSCAPING



ATTRACTIVE AWNINGS

Gateways and Public/Open Spaces

Gateways and public/open spaces play an important role in creating a sense of place within a neighborhood. Gateways create a sense of arrival and provide residents and visitors with a first impression of a neighborhood. Public/open spaces provide important opportunities for recreation, neighborhood events and casual interactions among residents that contribute to the quality of life in a neighborhood.

Gateways

- Introduce a gateway element (signage, public art, etc.) at Reservoir and Sylvan Avenues to create a sense of arrival into the NRZ

Open Space

- Create new public/open spaces within the neighborhood
- Improve existing school playgrounds at Wilbur Cross and Hallen Schools
- Explore opportunities to create a greenway along environmentally sensitive lots in the southwestern portion of the neighborhood (as discussed in Section 2.7).



NEIGHBORHOOD GATEWAY



PLACE MAKING



PLAYGROUND/OPEN SPACE



ACTIVATE PUBLIC SPACE

Case Examples: How streetscape improvements could be applied to enhance Reservoir Avenue

The intersection of Reservoir Avenue and Yarmich Drive lacks adequate sidewalks and crosswalks. The Reservoir Community Farm is located at this intersection. As shown in the example below sidewalks and crosswalks could significantly improve pedestrian safety and comfort in this area.

Before



Sidewalk and pedestrian safety improvements (Watkinsville, Georgia)

After



Reservoir Avenue at Yarmich Drive

Along the southern portion of Reservoir Avenue, there are no sidewalks. Simple improvements that use existing landscape elements and curbs can enhance accessibility and safety for pedestrians.

Before



Pedestrian improvements including new landscaping and sidewalk (Watkinsville, Georgia)

After



Reservoir at Sylvan Avenue

There are no shelters at bus stops along Reservoir Avenue. Bus shelters provide protection from the weather and a place for seniors and children to sit while waiting for the bus.

Before



Pedestrian improvements and bus shelter (Hillsboro, Oregon)

After



Reservoir at Wilbur Cross School

C. Zoning and Design Guidelines

As discussed in Section 2.3, the majority of the NRZ is zoned Residential A (R-A), which permits low density, single family homes. Consistent with this zoning the predominant character of the neighborhood is low density single family. This character is one of the neighborhood's greatest assets and should be preserved. There has been recent pressure to rezone parcels within the residential neighborhood for higher density development, which is out of character with the residential neighborhood. The NRZ feels strongly that the existing Residential A zoning should be maintained and rezoning for higher density should not be allowed.

There are two commercially zoned areas within the NRZ. There is an Office Retail (O-R) zone on Reservoir Avenue at the intersections of Trumbull Avenue and Yaremich Drive and there is an Office-Retail Regional zone at the southern end of Reservoir Avenue, which includes Home Depot and Food Bazaar. All other properties along Reservoir Avenue, including those that contain commercial uses, are zoned Residential A. These non residential uses are classified as "non-conforming," meaning that although they exist, they are technically not allowed in the zone.

Nonconformity in the R-A zone is an important issue for the neighborhood as it contributes to the poor condition of certain properties. In order for a property owner of a nonconforming use to undertake significant building upgrades that owner may need to first obtain approval from the City's Zoning Board of Appeals. In addition, a more significant obstacle might be difficulty in obtaining bank financing, which can be problematic for properties that do not conform with zoning. The NRZ and the City should work together to determine the best way to address this issue. One recommendation is to explore the opportunity to create an overlay district for existing commercial areas along Reservoir that are zoned R-A.

An overlay district could allow for commercial and mixed use development, could provide incentives to encourage redevelopment of poorly maintained commercial properties and could provide design guidelines to for improving the overall look, feel and character of Reservoir Avenue. The objective of the design guidelines would be to provide guidance for streetscape and building improvements along the corridor to encourage more cohesive and pedestrian friendly design.

Design Guidelines

Design guidelines may be used on their own or as a supplement to an overlay district to help guide architectural style, building form, site design, access and parking configurations, lighting, signage, landscaping and other design concepts that the City would like to encourage. Such guidelines would promote development that:

- Is high quality and visually appealing from adjacent streets and the surrounding neighborhood with an emphasis on building placement and orientation as well as site landscape,
- Has an appropriate mix of uses defined in the overlay district,
- Has open spaces, parking areas, pedestrian walks, signs, lighting, landscaping and utilities that are well related to the site and arranged to achieve a safe, efficient and contextually sensitive development,
- Shows high inter-connectivity between proposed uses and adjacent areas, and
- Incorporates safety infrastructure including pedestrian scale lighting, appropriate landscaping, ground floor activity that provides eyes on the street, etc.

D. Activity Clusters

Through the planning process three activity clusters along Reservoir Avenue were identified as locations for illustrating the redevelopment concepts discussed above (see Figure 14). These locations were chosen because they present promising opportunities for redevelopment in support of the design and safety goals of this NRZ Plan. At the October community planning workshop residents discussed these areas in detail and developed ideas for improving the look, feel and function of these locations.

The illustrations provided in Figures 15, 16 and 17 summarize the community's comments and express a conceptual vision for how good urban design and careful and sensitive site planning could potentially enhance these properties and the surrounding streetscape. Although redeveloping private property would go a long way to improve urban design along Reservoir Avenue, it is important to consider that these improvements will require partnerships with private property owners. Aside from Trumbull Gardens, many of the properties are privately owned and rebuilding relies on the voluntary actions of private owners. The previously discussed zoning recommendations could encourage such redevelopment of private property in partnership with the NRZ and the City of Bridgeport.

Reservoir Avenue at Trumbull Avenue

This intersection, while presenting many challenges, has the potential to become a prominent activity center for the community. The intersection is in the middle of the Reservoir Avenue corridor and it is located near Trumbull Gardens, Reservoir Community Farm, Bridgeport Family Health and the Wilbur Cross School, all of which generate pedestrian activity. This location was formerly an active retail area. A strip shopping center was located on the site of the community farm. At community meetings residents expressed an interest in new neighborhood commercial development in this area. There is currently an underutilized commercial building located at the northeast corner of Reservoir and Trumbull Avenues. The parcel behind this building is vacant. The building and adjacent parking lot are poorly maintained. Residents have described the area as unsafe with a lot of inappropriate activities occurring in the parking area.

This block could become an important neighborhood center with improved streetscapes, site design and uses that connect with existing assets including the community farm, health center and school. Figure 15 shows what the block could look like with a contextually sensitive storefront at the street line. This would make for a more pleasant and attractive environment for pedestrians. Parking could be moved to the rear of the building. Offices or residential apartments on the second floor could provide a passive measure of security by creating more "eyes on the street."

Reservoir Avenue at Woodlawn Avenue

On Reservoir between Rita Avenue and Lansing Place, there are three neighborhood scale retail buildings that contain a local restaurant, a small market and a liquor store. Along this retail cluster centered on Woodlawn Avenue sidewalks are in disrepair, there are no crosswalks and street lighting does not illuminate the entire sidewalk or the store entrances. A conceptual design of how this area could be improved with storefront and streetscape upgrades is shown in Figure 16. The conceptual design illustrates ground floor retail with upper floor residential and parking in the rear of the building.

Figure 14: Activity Clusters Map

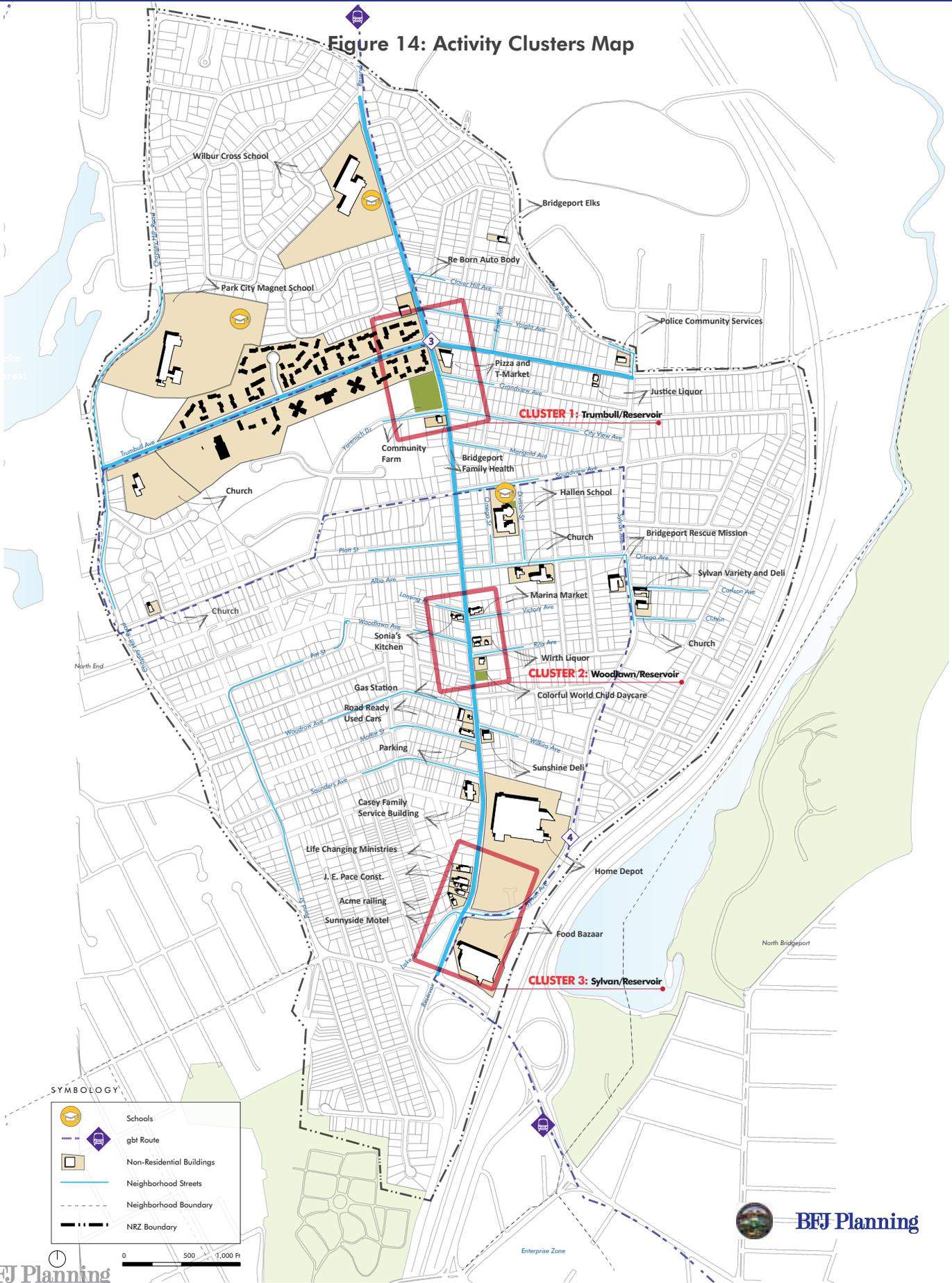
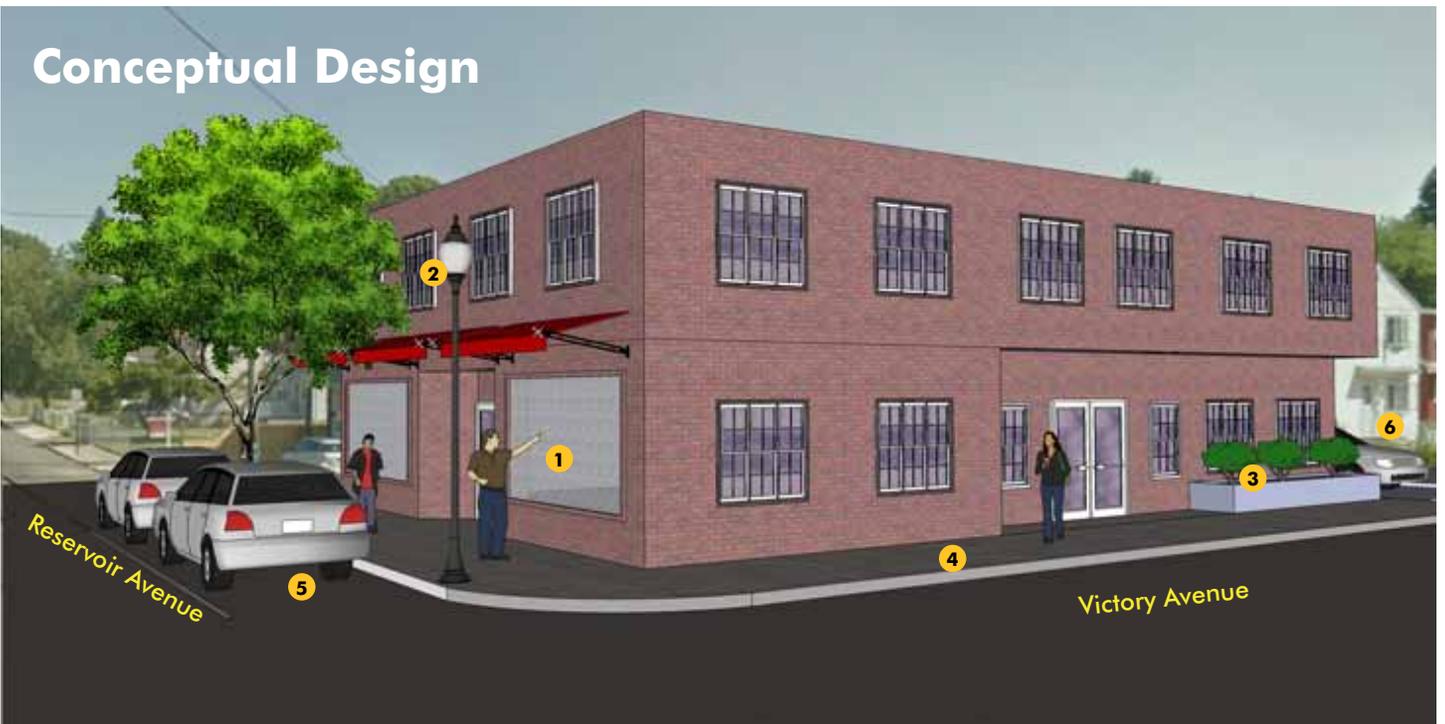


Figure 15: Reservoir Avenue at Trumbull Avenue



- 1 Bike lane
- 2 Community area/Pocket park
- 3 Street crossings
- 4 Pedestrian scale lighting
- 5 On street parking
- 6 Landscape areas
- 7 Sidewalk improvement

Figure 16: Reservoir Avenue at Woodlawn Avenue



- 1 Open storefronts and shop signage
- 2 Fully illuminated areas around retail
- 3 Plantings
- 4 Sidewalks Improvement
- 5 On street parking
- 6 Parking in the rear

Sylvan Avenue and Reservoir Avenue

This intersection is the gateway to the neighborhood for drivers approaching from Chopsey Hill Road and Route 25. This area is characterized by the presence of the Sunnyside Inn Motel and two big box retail stores, Home Depot and Food Bazaar. While these two retail stores are located across the street from one another there is no pedestrian connection between them. Next to the Sunnyside Motel there are a number of light industrial uses, including small construction and warehouse buildings. The former Casey Family Service building is just north of this area. This site is currently vacant.

At the community meetings residents expressed a strong interest in upgrading the visual quality of this intersection, which is the gateway to the neighborhood. Figure 17 provides a conceptual design of potential improvements to this area, which could include:

- Landscaping and gateway treatments such as signage or sculpture, which could enhance the entrance to the neighborhood,
- Sidewalks, lighting and crosswalks along Reservoir Avenue and connecting to Home Depot and Food Bazaar, and
- Redevelopment of the Sunnyside Motel site with a building that relates to Reservoir Avenue with parking in the rear.

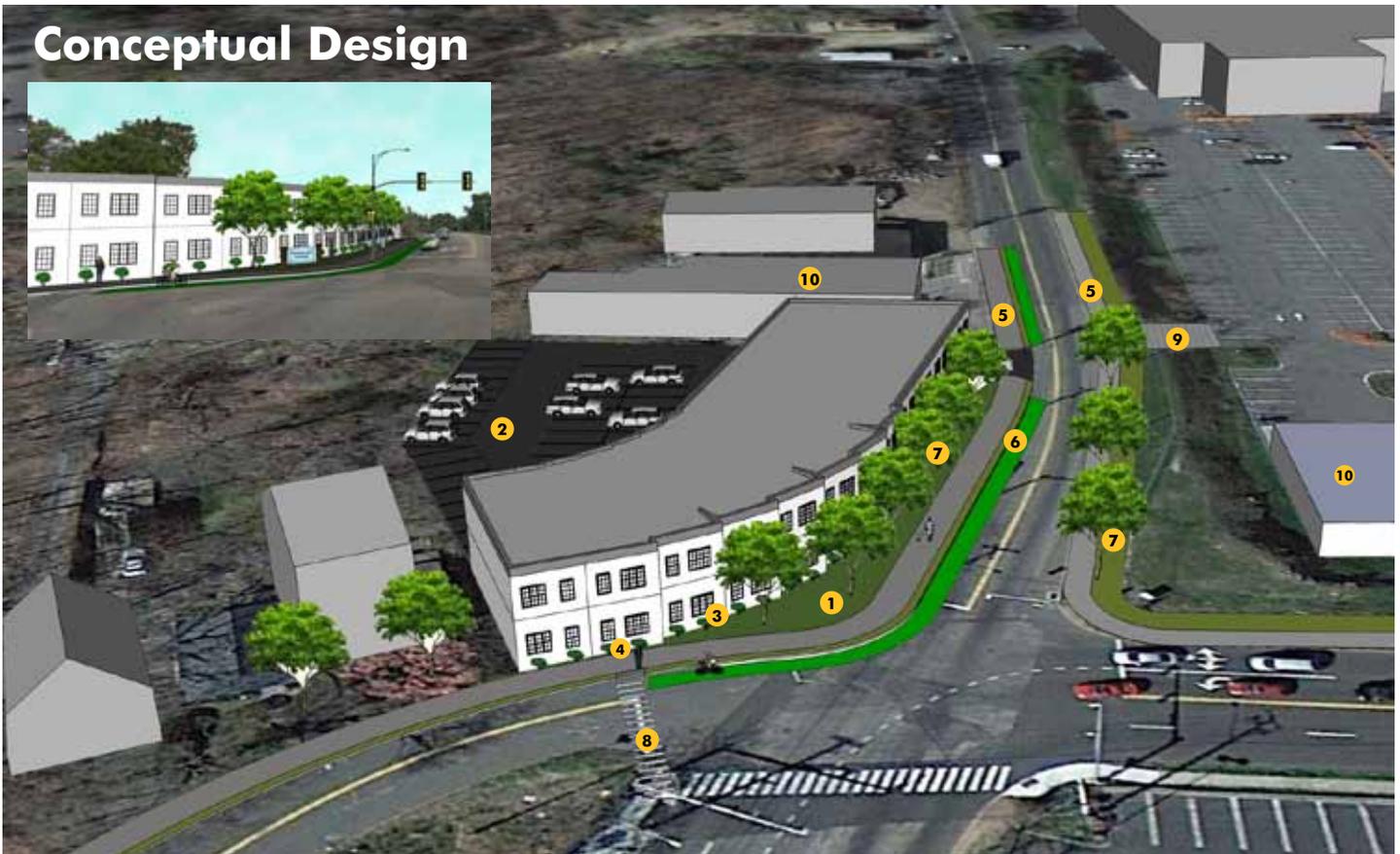
Figure 17: Reservoir Avenue at Sylvan Avenue

Existing



- 1 Gateway signage
- 2 Rear parking
- 3 Building on street line
- 4 Street lighting
- 5 Continuous sidewalks
- 6 Bike lane
- 7 Landscaping and street trees
- 8 Crosswalk
- 9 Pedestrian pathway/access
- 10 New retail opportunity

Conceptual Design



3.3 TRUMBULL AVENUE AND TRUMBULL GARDENS

Trumbull Gardens is a Bridgeport Housing Authority (BHA) owned public housing complex located on Trumbull Avenue between Reservoir Avenue and Chopsey Hill Road. Trumbull Gardens is made up of two 8-story high-rise towers (building 10 and 11) and fifty-five two story townhouses. The towers and the townhouses have 64 and 274 units respectively representing 338 total units. This represents 20 percent of the BHA's total family housing units. There are several community facilities on the site including a multipurpose center, basketball courts, tennis courts, and a baseball field.

Improving the Trumbull Gardens property is key to improving neighborhood safety and quality of life for residents within the complex as well as those living within the greater Reservoir Avenue neighborhood. The buildings themselves are in need of repair. Trumbull Avenue has the general perception as being uncared for, unattractive and unsafe and is avoided by outside residents despite the fact that there are several community facilities on the site. The development is a super block that does not relate to the neighborhood street grid and the site is essentially cut off from the larger community. Both the high rise and townhouse buildings sit at odd angles and do not relate to the street. Residents do not have street addresses and public and private spaces within the complex are not differentiated.

Reimagining Trumbull Gardens

One of Trumbull Gardens main challenges is its lack defined private spaces. As its names suggests, Trumbull Gardens' site design is similar to a large garden within a superblock with scattered buildings and facilities connected by walkways. These walkways are isolated within the complex and there are no connections between the site's pedestrian infrastructure and streets outside of the Trumbull Gardens property. Consequently, inside the complex some roads, open areas and dead-ends are dark and isolated creating opportunities for criminal activities. Natural surveillance is poor and contributes to a diminished sense of ownership of public spaces.

The Bridgeport Housing Authority acknowledges that the buildings' state of disrepair and the living conditions within the development make redevelopment of the property the most effective way to improve the site. The two towers are currently slated for demolition and the Housing Authority intends to eventually demolish all existing buildings on the property and redevelop the site with mixed income housing. This redevelopment will occur in partnership with existing Trumbull Gardens residents who will be relocated during construction and will then have the option to return to the revitalized site upon completion. As was discussed during at several community meetings, as the Trumbull Gardens site is redeveloped emphasis should be placed on reconnecting the property to the Reservoir neighborhood by reintroducing a street grid on the site that connects to neighborhood streets. New housing should relate to the street and each residence should have an address. These elements are crucial in creating new mixed income development that is integrated into the community.

In the meantime, the BHA recognizes that maintenance and repairs to existing buildings are necessary and that improving safety on the site is a priority. In the summer of 2013 the BHA paid the City of Bridgeport's Police Department to provide two officers to patrol the site on foot daily. Residents reported that these walking patrols had a significant positive impact on how safe they felt walking outside within Trumbull Gardens. At the Trumbull Gardens Resident Council meeting that was held in September 2013, several residents reported that they would only go outside when the walking patrolmen were on the site. The BHA was an active participant in the development of this NRZ Plan and supports the idea of a new police substation on the Trumbull Gardens property. The BHA has verbally agreed to provide space for the substation on its property and to coordinate with the Police Department to implement this project.

4.0 How We Achieve Our Vision for the Future

4.1 IMPLEMENTING THE PLAN

This section provides recommendations for achieving the vision for the future of the Reservoir Avenue NRZ that is described in this Plan. These recommendations fall into four categories: 1) community/organizational capacity building, 2) short-term capital investments, 3) program development and implementation, and 4) long range, large-scale capital projects.

Revitalizing the Reservoir Avenue NRZ will require many coordinated actions over an extended period of time. Some projects such as putting trash receptacles at bus stops on Reservoir Avenue will be “quick wins” that can be achieved right away. Other projects, such as creating a program that improves safety and enhances the relationship between the neighborhood and the City’s police patrol officers will be more complex and will require a substantial investment in relationship building and program development. As became apparent throughout the public engagement process that led to the development of this Plan, there is a core group of residents and business owners who are enthusiastic about and committed to doing this work. Developing the organizational capacity of these individuals to champion this NRZ Plan and implement its recommendations is essential to the success of the NRZ. The election of the NRZ Planning Committee is the first step in this process. This committee has worked closely with the City and its consultants to develop this NRZ Plan. The next step is for the NRZ to elect an Implementation Committee that can evolve into an organization with the capacity to establish the partnerships, create the programs and obtain the funding necessary to realize the Plan’s vision.

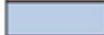
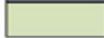
The City of Bridgeport has established a Citywide NRZ leadership program to train community leaders and provide them with the support necessary to begin plan implementation. Working together with other NRZ’s in the City of Bridgeport as part of the leadership program, the Reservoir Avenue NRZ will have a voice in how scarce resources are allocated within the City’s neighborhoods to implement capital improvement projects. Through this program the Reservoir Avenue NRZ will have input into where the City’s capital improvement funds are spent and will be able to direct some of those funds to the Reservoir neighborhood. At the same time, the NRZ will need to pursue additional funding sources and develop creative public-private partnerships with City departments, the Bridgeport Housing Authority, community organizations, non-profits and the private sector to develop the community programs described in this Plan and undertake larger scale projects. Training community leaders and building organizational capacity will allow the NRZ to achieve both these objectives.

An important part of this capacity building will be to create subcommittees of the NRZ who will be responsible for implementing different aspects of the plan. As will be discussed in Section 4.2, the projects outlined in the NRZ’s implementation plan fall into three general categories: Community Capacity Building & Programming, Safety, and Physical Infrastructure. Projects under these categories will be assigned to subcommittees, as determined by the NRZ. Appropriate subcommittees to address these projects might include a safety subcommittee, a programming subcommittee, an open space subcommittee, and a physical infrastructure subcommittee.

4.2 RECOMMENDATIONS: PROJECTS AND PROGRAMS

This section describes recommended projects and programs to be undertaken by the NRZ in coordination with the City of Bridgeport, the Bridgeport Housing Authority, community organizations, non-profits and private sector partners to achieve the objectives of this Plan. These actions are categorized by how many years they are expected to take to complete. These projects can be initiated at any time. It will be up to the NRZ to determine which projects it will undertake first; many different projects can potentially be undertaken by the NRZ at the same time, depending upon the resources of its members and partners.

Table 5: Projects and Programs

-  = Community Capacity Building and Programming
-  = Safety
-  = Physical Infrastructure

	Project	How Long Will It Take to Do This?	Who is Responsible?
1	<p>Community Leader Training/ Organizational Capacity Building Build capacity of emerging community leaders to organize the community and establish the NRZ as an organization.</p> <ul style="list-style-type: none"> ▪ NRZ to participate in Citywide NRZ Leadership Program ▪ Designate a program coordinator for NRZ 	1-2 years	<ul style="list-style-type: none"> ▪ NRZ ▪ City of Bridgeport Office of Neighborhood Revitalization
2	<p>Neighborhood Event Programming Build capacity and develop the neighborhood’s identity with frequent, recurring events, including but not limited to:</p> <ul style="list-style-type: none"> ▪ NRZ should create a neighborhood beautification committee ▪ NRZ should partner with the City and community organizations to sponsor neighborhood clean-up events ▪ NRZ should partner with the Reservoir Community Farm to develop events related to community farming and healthy food ▪ NRZ should partner with neighborhood schools and local artists to develop an annual public art event 	1-2 years	<ul style="list-style-type: none"> ▪ NRZ with community partners
3	<p>Police-Community Relations Program Develop a program that improves communication and creates partnerships between neighborhood residents and police patrol officers.</p> <ul style="list-style-type: none"> ▪ Consistent patrol officers should be assigned to neighborhood ▪ Increase police presence in neighborhood with patrol cars and walking patrols. Locations to consider should include Karen Court, Soundview Avenue and the intersection of Trumbull and Reservoir Avenues ▪ Police patrol officers and Police Community Services officers should participate in community meetings ▪ Create information flier to be distributed to residents that provides phone numbers for reporting complaints to police (Bconnected, anonymous tip line, patrol officers cell numbers, etc.) 	1-2 years	<ul style="list-style-type: none"> ▪ Police Department, Patrol Division ▪ Police Community Services ▪ Bridgeport Housing Authority ▪ NRZ/neighborhood residents ▪ Trumbull Gardens Resident Council
4	<p>Block Watches Establish and coordinate block watches in collaboration with Police Community Services.</p> <ul style="list-style-type: none"> ▪ Determine block watch locations ▪ Organize/engage community to coordinate with Police Community Services 	1-2 years	<ul style="list-style-type: none"> ▪ NRZ ▪ Police Community Services

5	<p>Safety Infrastructure Improvements: Lighting, Fencing, Overgrown Landscaping & Cameras</p> <ul style="list-style-type: none"> ▪ Install appropriately scaled lighting in dark, crime-prone areas, including: <ul style="list-style-type: none"> - Karen Court - Sunshine Circle - Trumbull Gardens at Park City Magnet property line - Yaremich Drive at Soundview Avenue, Rockridge Circle and Reservoir Avenue - Grandview Avenue at Reservoir ▪ Install security cameras in high crime locations identified above and vulnerable areas such as gas stations ▪ Install fencing or other trespassing control measures at Karen Court, Stone Ridge and Sunshine Circle 	1-2 years	<ul style="list-style-type: none"> ▪ NRZ ▪ Bridgeport Police Department ▪ Bridgeport Housing Authority ▪ Trumbull Gardens Resident Council
6	<p>Police Substation at Trumbull Gardens Establish a police substation at Trumbull Gardens.</p>	1-2 years	<ul style="list-style-type: none"> ▪ NRZ ▪ Police Department ▪ Bridgeport Housing Authority ▪ Trumbull Gardens Resident Council
7	<p>Bus Stop Improvements Install garbage cans and bus shelters and upgrade sidewalks at all bus stops in the Reservoir Avenue neighborhood.</p>	1-2 years	<ul style="list-style-type: none"> ▪ NRZ ▪ Business owners ▪ City of Bridgeport ▪ Greater Bridgeport Transit
8	<p>Public Space at Community Farm Work with Community Farm to create public space for passive recreation (eg. benches, tables) and neighborhood events.</p>	1-2 years	<ul style="list-style-type: none"> ▪ NRZ ▪ Reservoir Community Farm
9	<p>Residential Property Improvement Program Investigate existence of local programs that help homeowners access available national, state and local programs that provide assistance for property improvement in the form of grants, loans and tax incentives.</p>	1-2 years	<ul style="list-style-type: none"> ▪ NRZ ▪ City of Bridgeport
10	<p>Coordinate After School Programming Create a program that coordinates existing after school programs and identifies additional after school program needs in collaboration with the local elementary schools (Wilbur Cross, Hallen & Park City Magnet), existing after school program providers (Lighthouse, Bridgeport Department of Recreation and Bridgeport Housing Authority) and other community organizations. After school programming should include academic programs, computer training, sports/physical education programs and programs targeted gender specific programming.</p>	2-3 years	<ul style="list-style-type: none"> ▪ NRZ ▪ Wilbur Cross, Hallen & Park City Magnet Schools ▪ Lighthouse ▪ Bridgeport Department of Recreation ▪ Bridgeport Housing Authority ▪ Police Athletic League ▪ JROTC ▪ YMCA

<p>11</p>	<p>Education and Job Training Expand residents’ access to education and job training</p> <ul style="list-style-type: none"> ▪ Develop supportive educational programs for families around topics such as baby care and parenting, healthy eating and financial management ▪ Investigate local job training programs that prepare neighborhood residents for jobs in the City of Bridgeport and the region and develop strategies for connecting residents to existing programs. ▪ Develop new job training programs, as necessary, to meet neighborhood residents’ needs and explore creative partnerships with the private sector to fund such programs. 	<p>2-3 years</p>	<ul style="list-style-type: none"> ▪ NRZ ▪ Bridgeport Public Schools ▪ CT Works ▪ Private sector partners ▪ Bridgeport Parent Center ▪ Reservoir Community Farm ▪ Bridgeport Family Health
<p>12</p>	<p>Improve Transportation Access</p> <ul style="list-style-type: none"> ▪ Improve frequency of bus service, particularly on weekends ▪ Implement new shuttle service that provides access to shopping 	<p>2-3 years</p>	<ul style="list-style-type: none"> ▪ NRZ ▪ City of Bridgeport ▪ Greater Bridgeport Transit ▪ Business community
<p>13</p>	<p>Blighted Property Improvement Program Investigate existence of programs that actively address vacant and blighted properties in the neighborhood.</p>	<p>2-3 years</p>	<ul style="list-style-type: none"> ▪ NRZ ▪ City of Bridgeport Office of Neighborhood Revitalization
<p>14</p>	<p>Reservoir Avenue Streetscape Improvement Program Develop a coordinated streetscape improvement program that addresses sidewalks, street trees, lighting, landscaping and street furniture (benches, trash cans, etc.).</p> <ul style="list-style-type: none"> ▪ <u>Sidewalks</u>: Repair existing sidewalks and add new sidewalks to make sidewalks continuous along Reservoir Avenue from Wilbur Cross School to Chopsey Hill Road; also add sidewalks along Sylvan Avenue to Reservoir Avenue. ▪ <u>Street Trees</u>: Plant street trees at appropriate locations along Reservoir Avenue. Species used should be wind resistant, salt tolerant and should not interfere with power lines or heave pavement. ▪ <u>Pedestrian-Scale Lighting</u>: Install pedestrian-scale lighting along Reservoir and Sylvan Avenues. ▪ <u>Crosswalks</u>: Consider new crosswalks at the intersections of Reservoir Avenue and Trumbull Avenue and Reservoir Avenue and Sylvan Avenue and other appropriate locations. ▪ <u>Street furniture</u>: Add landscaped areas, garbage cans and benches at appropriate locations along Reservoir and Sylvan Avenues. 	<p>2-3 years</p>	<ul style="list-style-type: none"> ▪ NRZ ▪ City of Bridgeport Office of Planning and Economic Development ▪ City of Bridgeport Office of Neighborhood Revitalization ▪ City of Bridgeport Department of Public Works ▪ City of Bridgeport Tree Warden

15	<p>Reservoir Avenue Overlay Zoning District</p> <p>Create an overlay district along the Reservoir Avenue corridor to allow for and possibly incentivize commercial and mixed use development (the corridor is currently zoned for residential). This would bring existing commercial buildings into compliance as to use and would encourage improvement of those properties. Design guidelines should be implemented as part of the overlay district as discussed in this Plan.</p>	3-5 years	<ul style="list-style-type: none"> ▪ NRZ ▪ City of Bridgeport Office of Planning and Economic Development
16	<p>Commercial Façade Improvement Program</p> <p>Investigate existence of façade improvement programs that could assist commercial property owners in upgrading their properties consistent with the overlay district described in 15 above.</p>	3-5 years	<ul style="list-style-type: none"> ▪ NRZ ▪ City of Bridgeport Office of Planning and Economic Development ▪ City of Bridgeport Office of Neighborhood Revitalization ▪ Property Owners
17	<p>Improve School Playgrounds</p> <p>Improve school playgrounds to provide more open space area and updated equipment.</p>	3-5 years	<ul style="list-style-type: none"> ▪ NRZ ▪ Bridgeport Public Schools ▪ City of Bridgeport Department of Parks and Recreation
18	<p>Create New Neighborhood Park</p> <p>Create a new neighborhood park on the vacant parcel of land adjacent to the Wilbur Cross School. This parkland could include passive recreation areas as well as a playground with a splash pad.</p>	3-5 years	<ul style="list-style-type: none"> ▪ NRZ ▪ City of Bridgeport Parks Department
19	<p>Create a Community Center</p> <p>Create an inclusive community center that is welcoming to all residents. The center should serve a variety of ages and purposes, serving as a learning center, youth center and senior center as well as a general community gathering place. The center could host a variety of community programs and services including a parent center, daycare, after school programs, job training, computer lab, financial management classes, ESL classes, tutoring, etc.</p>	5+ years	<ul style="list-style-type: none"> ▪ NRZ with the City of Bridgeport and other public and private partners - Lighthouse - Bridgeport Housing Authority - YMCA - Others
20	<p>Redevelop Trumbull Gardens</p> <p>Work with the Bridgeport Housing Authority and Trumbull Gardens residents to redevelop the Trumbull Gardens property as a mixed income community that is integrated into the surrounding neighborhood.</p>	7+ years	<ul style="list-style-type: none"> ▪ Bridgeport Housing Authority ▪ Trumbull Gardens Resident Council ▪ City of Bridgeport Office of Planning and Economic Development ▪ NRZ

4.3 FUNDING STRATEGIES

Implementation of the projects described in Section 4.2 will require creative, collaborative partnerships between the City, the NRZ, the Bridgeport Housing Authority, neighborhood schools, community organizations and other public and private partners. Obtaining funding from a variety of sources will be essential to building neighborhood capacity, creating new programs and upgrading the physical infrastructure of the neighborhood. This section provides an overview of a variety of potential funding opportunities for the NRZ to explore with various partners including the City of Bridgeport, as appropriate.

Government Funding Programs

Community Development Block Grant, US Department of Housing and Urban Development

The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG program is one of the longest continuously run programs at HUD. The CDBG program provides annual grants on a formula basis to 1209 general units of local government and States.

HUD Community Challenge Planning Grants, US Department of Housing and Urban Development

Awards \$40 million in Community Challenge Planning Grants to foster reform and reduce barriers to achieving affordable, economically vital, and sustainable communities. Such efforts may include amending or replacing local master plans, zoning codes, and building codes on a jurisdiction wide basis or in a specific neighborhood to promote mixed-use development, affordable housing, the reuse of older buildings and structures for new purposes. HUD's Community Challenge Planning Grant Program also supports the development of affordable housing through the development and adoption of inclusionary zoning ordinances and acquisition of land for affordable housing projects.

WIC Coupon Program for Fresh Produce, US Department of Agriculture

This program provides coupons to WIC families redeemable at farmers' markets for state grown produce. This provides fresh produce to disadvantaged populations while increasing farmers' sale

National Recreational Trails Program, Department of Energy and Environmental Protection

Funds can be used for construction of new trails, maintenance and restoration of existing trails, purchase or lease of equipment, acquisition of trail easements, and developing trail access for people with disabilities.

Affordable Housing Program (AHP), Connecticut Department of Economic and Community Development

The Affordable Housing Program (AHP) is DECD's primary housing production program and is frequently referred to as the "flexible" housing program. The program provides quality, affordable housing for Connecticut residents, promotes and supports homeownership and mixed income developments, and assists in the revitalization of urban and rural centers.

HOME Investment Partnerships Program, Connecticut Department of Economic and Community Development

HOME is the largest federally-funded program administered by the DECD and is designed to create affordable housing for low and moderate-income households.

Housing Trust Fund Program, Connecticut Department of Economic and Community Development

The Housing Trust Fund Program is administered by the DECD and is designed to create affordable housing for low and moderate-income households. The program encourages the creation of homeownership housing for low and moderate income families, promotes the rehabilitation, preservation and production of rental housing and the development of housing which aids the revitalization of communities.

Small Business Express Program (EXP), Connecticut Department of Economic and Community Development

Provides loans and grants to small business to spur job creation and growth. Assistance focuses on access to capital and incentive loan and grant funds to create jobs

Infrastructure Community Action program, CT Department of Social Services

Funds are provided to United Way/Infoline and the Community Action network to provide a coordinated statewide social service system that will use existing resources, identify barriers and gaps in services, and track client outcomes to create a more efficient system of connecting people to the services they need.

Urban Action Grant Program, State of Connecticut Department of Economic and Community Development

The Urban Action grant program is open to state-designated distressed municipalities, public investment communities, or urban centers under the state's Plan of Conservation and Development (C&D). Towns can use Urban Action Grants for:

- Economic development projects such as building or rehabilitating commercial, industrial, or mixed-use structures and constructing, reconstructing, or repairing roads access ways, and other site improvements;
- Urban transit;
- Recreation and solid waste disposal projects;
- Social service-related projects, including day care centers, elderly centers, domestic violence and emergency homeless shelters, multi purpose human resource centers, and food distribution facilities;
- Housing projects;
- Pilot historic preservation and redevelopment programs that leverage private funds; and
- Other projects involving economic and community development, transportation, environmental protection, public safety, and social service programs.

Safe Routes to School Grant Program, Connecticut Department of Transportation

Since its inception in February 2006, the Connecticut Department of Transportation's (ConnDOT) Safe Routes to School (SRTS) Program has awarded approximately \$1.6 million in federal funding for promotion, training and infrastructure projects. Approximately \$1.3 million of this amount went to fund infrastructure projects, such as installing pedestrian signals, creating dedicated bicycle lanes and filling in gaps in discontinuous sidewalk networks.

Foundations

Pathways Out of Poverty, Charles Stewart Mott Foundation

The Intermediary Support for Organizing Communities program provides seed grants and technical assistance to emerging community-based organizations serving low-income neighborhoods. This grant will enable the Community Training and Assistance Center to provide grants and technical assistance to community organizations in the northeast region. The grantee has been an intermediary in the program since 1985, and is one of five intermediary organizations receiving grants as part of the 2013 Intermediary Support for Organizing Communities program.

Competitive Grant Program, Fairfield County Community Foundation

The Fairfield County Community Foundation provides grants, counseling, and leadership training to local non-profit organizations. In the 2012 Fiscal Year, the Foundation awarded over \$2 million in competitive grants. Projects must fall within one of the Foundation's six priority areas: Arts and Culture, Economic Opportunity, Education and Youth Development, Environment, and Health and Human Services. Registered non-profit organizations that are up to date on their reporting requirements can submit a letter of inquiry to the Foundation's program staff for consideration.

Community Grant, PeopleForBikes

Grants of up to \$10,000 to USA non-profit organizations and public/governmental entities that focus on bicycling, active transportation, and community development. Letters of Interest for this grant program are due by January 31, 2014. Funding is intended to support bicycle infrastructure projects and targeted advocacy initiatives that make it easier and safer for people of all ages and abilities to ride.

Community Grants, Children's Fund of Connecticut, The Inner-City Foundation for Charity and Education

Located in Bridgeport and serves communities in Fairfield County.

Private Companies

Community Impact Grants Program, The Home Depot Foundation

Grants up to \$5,000 are awarded to non-profit organizations in the form of Home Depot Gift Cards for the purchase of materials and services. In addition, Home Depot donates skilled labor through the Team Depot Program and has partnered with the National Gardening Association to award grants to schools and communities invested in children's gardening programs.

Walgreens Charitable Contributions, Walgreens

Contributions are given to non-profit organizations with projects focused on improving health and providing health education.


Community Relations Donation, Food Bazaar

Organizations can apply for donations to fund community events up to once a year.

Restaurant Community Grants, Darden Foundation (Darden Restaurants owns Red Lobster)

Each restaurant in the Darden family donates \$1,000 a year to a non-profit organization that align with one of the Foundation's three initiatives: improving access to education, preserving the environment, and providing hunger relief.

Corporate Giving Program, Webster Bank

The Corporate Giving Program aims to support initiatives that target low to moderate income communities. Webster bank provides support to registered non-profit organizations on projects that focus on one of three priority areas: financial literacy and education, health and human services, and cultural and performing arts.