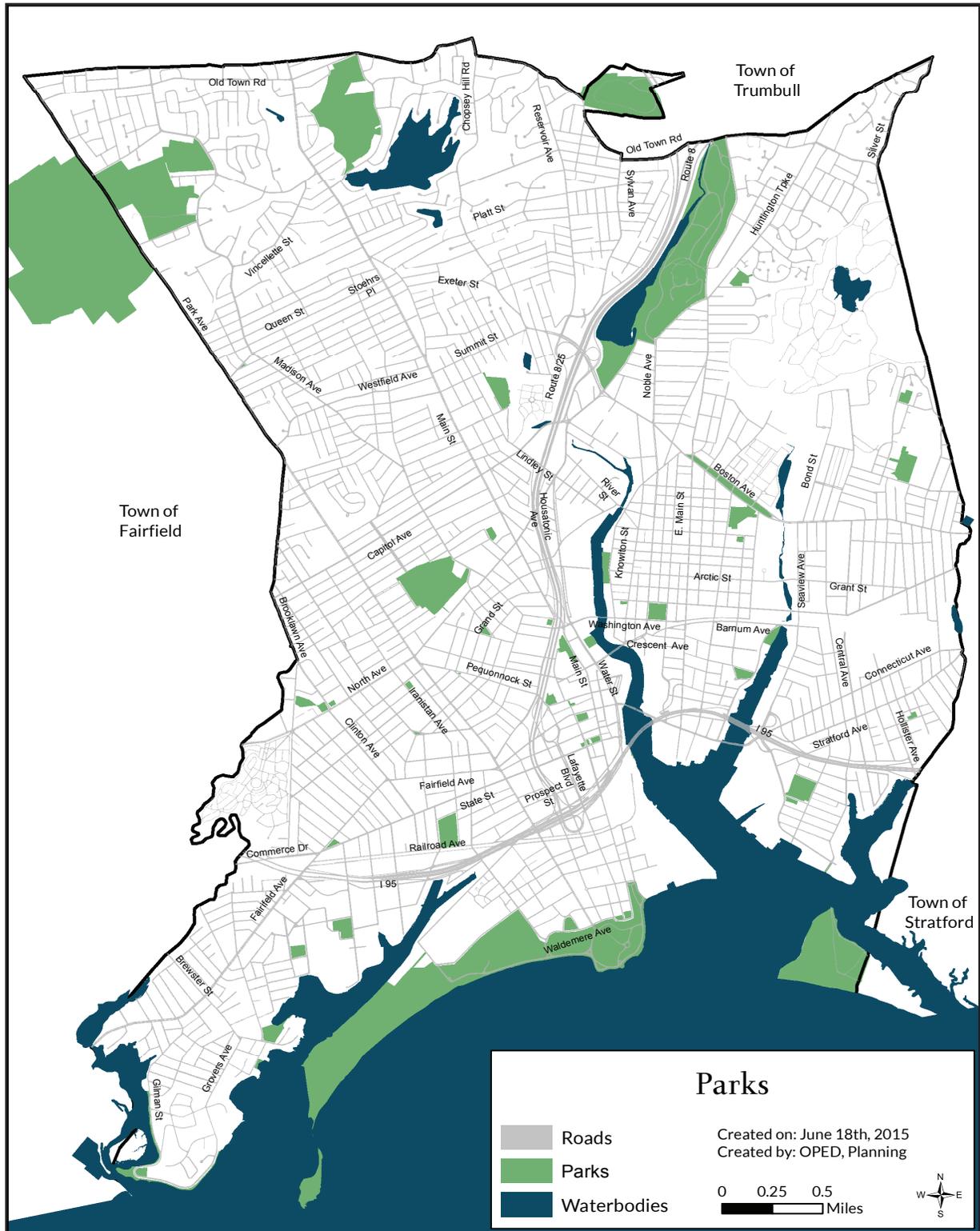


Chapter 1: Introduction

1.1 Overview

Bridgeport is the most populous city in Connecticut, and is reinventing itself as a green destination to support its moniker as the Park City. The BGreen

2020 Plan (2010), along with the City's Master Plan of Conservation and Development (2008), outlined many ways for Bridgeport to increase access to parks



Map 1 - Overview of Bridgeport

Source: Office of Planning and Economic Development

and the waterfront, become more environmentally sustainable through land use and zoning, and attract eco-businesses. It is through these “green lenses” that the city is continuing to grow and improve as a place to live and do business. In fact, Bridgeport has achieved national recognition for its efforts to be green in every sense.

Many opportunities exist to support these transitions. Vacant industrial buildings, many located along watercourses, are being repurposed for housing or selectively demolished for open space. The goal is for Bridgeport to be a destination for residents, businesses, and tourists. A place that is clean, green, safe and affordable.

Five areas of focus are accomplishing this:

1. Downtown Revitalization
2. Eco-Industrial Park
3. Waterfront Recapture
4. Neighborhood Revitalization
5. East Bridgeport Development Corridor

1. Downtown Revitalization

Downtown Revitalization was recognized as the first step in the city’s re-emergence two decades ago. Those early efforts created the HarborYard Sports Complex, a new bus station and streetscape improvements, and spurred several building renovations which started the wave of new market rate residential units downtown. That energy continues with the recently completed 333 State Street and the Landmark building at 930 Main Street, which added over 26,500 square feet



Source: Bridgeport Master Plan of Conservation and Development; Stantec

of commercial space and 95 residential units. Projects just kicking off the construction phase include the Jayson-Newfield buildings at 1184-86 Main and The Security Building at 1103-1135 Main Street, which will create 174 residential units and over 13,000 sf of commercial space by the end of 2016.

The Security Building will create

174
residential units

13,000
sf of commercial space

2. Eco-Industrial Park

Second, a focus on environmentally friendly technology and businesses, many of them located in close proximity to each other in the West End/West Side and South End neighborhoods, drives the concept of an Eco-Industrial Park. The Park is currently home to a fuel cell park and Sea Green Organics, a company that grows and converts seaweed and kelp into fertilizer. The City is working with additional businesses that will create a thermal loop to harness steam energy from the West Side Waste Treatment Plant to provide energy for nearby businesses, and install an anaerobic digester that will treat waste prior to its entry to the Waste Treatment Plant.

3. Waterfront Recapture

Industry traditionally located along waterways due to their use of the water for cooling or materials transport. Modernized technology does not use as much water, making the former industrial buildings obsolete. The third development approach is repurposing these buildings for residential units, or selectively demolishing them to allow for public access to the twenty-four miles of waterfront in Bridgeport. These efforts are particularly noted along Knowlton Street on the East Side where former industrial buildings have been converted into artist studios and selective demolition occurred to install a park and fishing area to cap contaminated land.

4. Neighborhood Revitalization

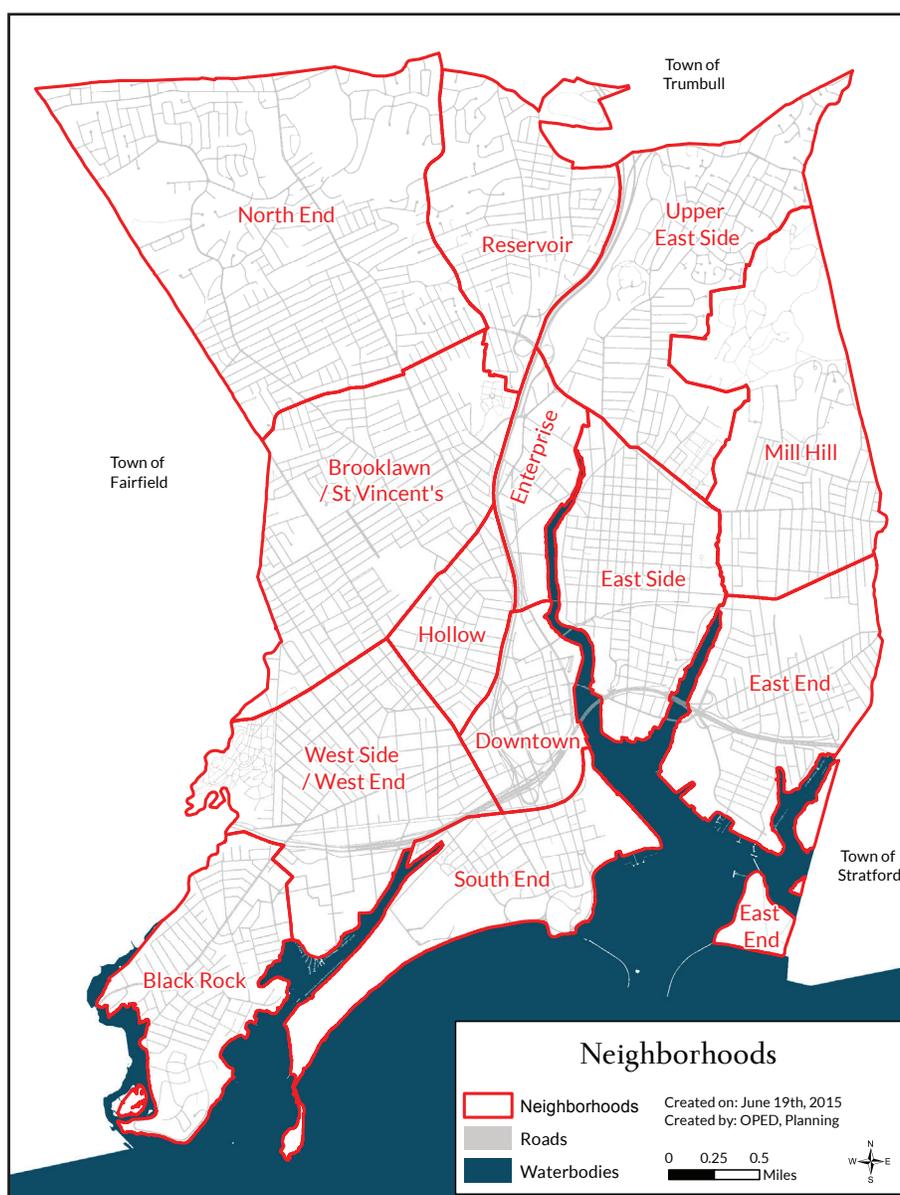
Bridgeport has thirteen distinct neighborhoods, each with its own character and needs. Stakeholder driven organizations are encouraged and supported, with many receiving city staff support to create neighborhood specific revitalization plans. The fourth development focus is to coordinate efforts of all City departments within each neighborhood to make sufficient impact that creates lasting change.

5. East Bridgeport Development Corridor

Lastly, infrastructure improvements along the East Bridgeport Development Corridor, Seaview Avenue, will serve to physically improve the linkages between manufacturing, education and medical uses. These physical improvements will lead to greater collabora-

tion between and amongst the uses, providing opportunities for increased health and wealth for residents of the eastern side of Bridgeport.

As Connecticut's most populous city, Bridgeport has become a destination for residents, businesses and tourists, and continues to grow and emerge as a regional and state leader. Look around Bridgeport and you will find many great reasons to stop by, and stay. This Briefing Book is intended to provide information on Bridgeport's population, housing, neighborhoods and economic development processes and initiatives. It is expected that the information found within this Briefing Book will be utilized by developers, within neighborhood redevelopment plans, and by those looking for general information about Bridgeport.



Map 2 - Neighborhoods

Source: Office of Planning and Economic Development