

4.6 East Side Neighborhood Profile

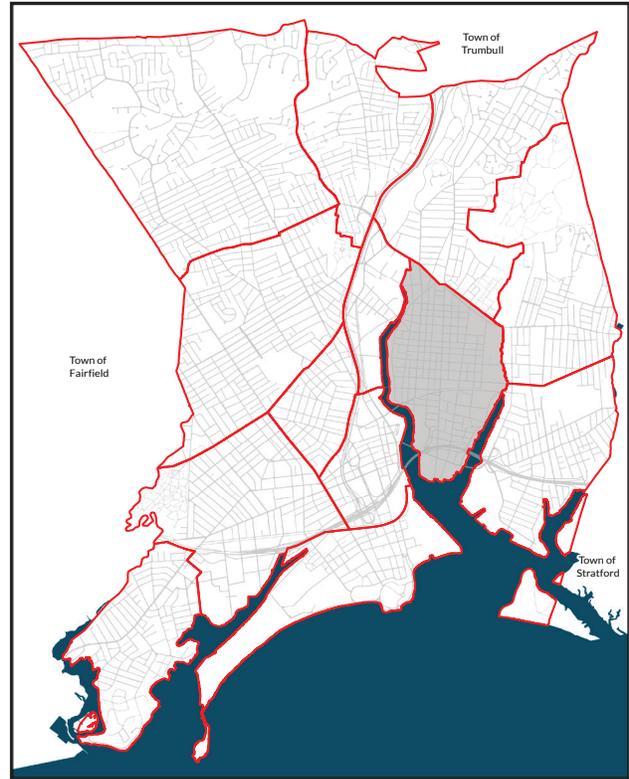
The East Side neighborhood is located in the eastern central portion of Bridgeport. It is surrounded by the Upper East Side and Mill Hill neighborhoods to the north and east, the Yellow Mill Channel to the east, Bridgeport Harbor to the south, and Pequonnock River to the west. Boston Avenue (Route 1) serves as the northern division between the Upper East Side and East Side neighborhoods. Boston Avenue and East Main Street are the commercial corridors for the East Side, while an industrial corridor exists along Knowlton Street and Barnum Avenue. The railroad tracks bisect the East Side in half, and Interstate 95 further bisects the Lower East Side.

Census tracts 735, 736, 738, 739 and 740 comprise the East Side. This neighborhood falls within the boundaries of Bridgeport Council District 137, Connecticut Senatorial District 23, and Connecticut Assembly Districts 124, 128 and 130. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

The East Side neighborhood is dominated by two- to four-family housing above the railroad tracks. South of the railroad tracks, in the Lower East Side, the residential types include condominiums.

Several large vacant and/or underutilized parcels are found throughout the East Side, providing redevelopment potential. The most notable is a 50 acre site at the very southern tip of the neighborhood, Steelpointe, upon which redevelopment has begun. The former Remington Arms factory sits along Barnum Avenue and is being redeveloped for the Barnum Train Station.

Washington Square Park is a prominent feature in the East Side neighborhood, as are the public elementary schools of Luis Munoz Marin and the campus of Waltersville and Barnum.



Map 34- East Side

Source: Office of Planning and Economic Development

4.6.A Demographics

Population
Density:

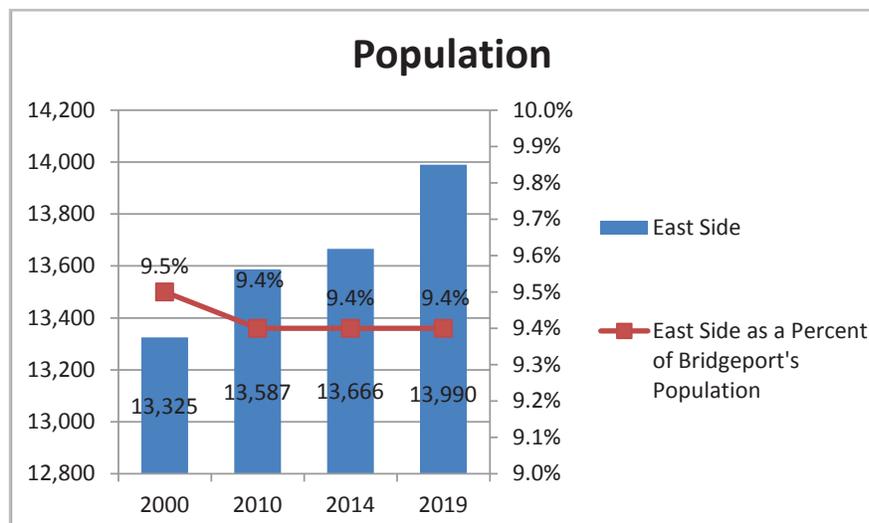
12,565
Persons per
square mile in
EAST SIDE

9,014
Persons per
square mile in
BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

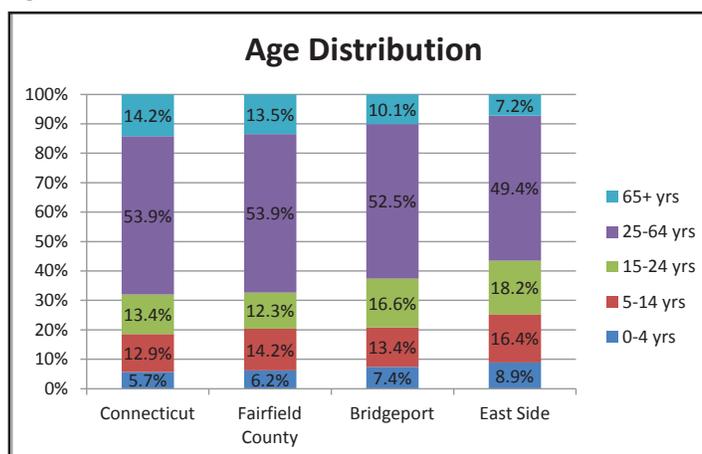
Population for the East Side increased by 2% between 2000 and 2010, and is expected to increase through 2019. Bridgeport's age distribution has 62.6% of the population aged 25 and above, while only 56.6% of the East Side population is above 25 years of age. The third highest population density in Bridgeport is found within the East Side, at 12,565. This is nearly 40% higher than the population density of Bridgeport at 9,014.

Figure 16a



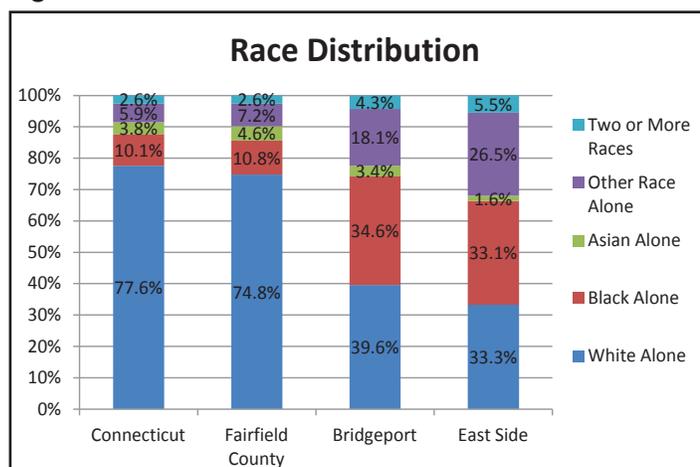
Source: U.S. Census Bureau Decennial 2010

Figure 16b



Source: U.S. Census Bureau Decennial 2010

Figure 16c



Source: U.S. Census Bureau Decennial 2010

The racial makeup of the East Side is fairly diverse. One third of the population reports as black alone and one third of the population reports as white alone. Over

Hispanic Origin:

62.9%

of EAST SIDE population

38.2%

of BRIDGEPORT population

16.9%

of FAIRFIELD COUNTY population

13.4%

of CONNECTICUT population

Source: U.S. Census Bureau Decennial 2010

26% of the East Side reports as another race alone. The East Side has the highest percentage of Hispanic residents of all Bridgeport neighborhoods, at nearly 63%. It is important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

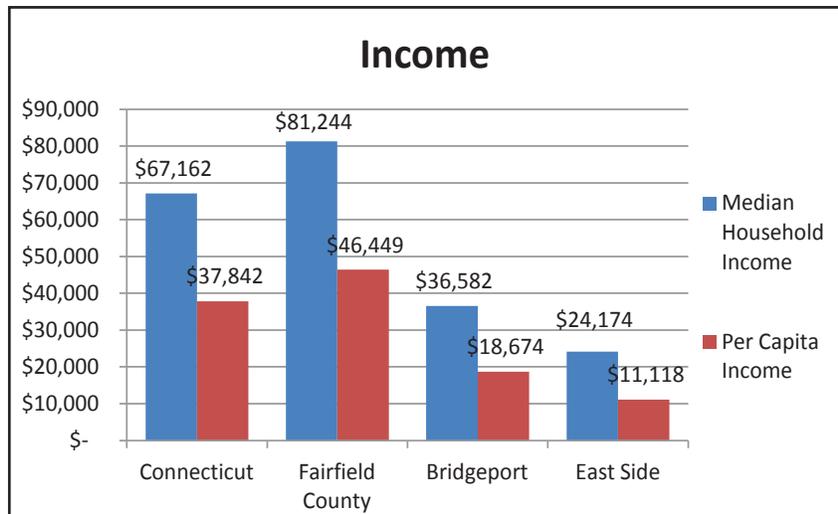
Figure 16d

Educational Attainment (Adults over 25 years of age)						
	Bridgeport			East Side		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	54.9%	53.6%	38.6%
High School or GED	31.3%	31.3%	32.7%	26.1%	28.0%	34.0%
Some college, no degree	14.9%	16.8%	19.2%	10.3%	13.2%	18.9%
Associate's Degree	4.2%	4.7%	6.1%	3.4%	1.7%	3.6%
Bachelor's Degree	7.6%	7.7%	10.1%	4.7%	2.5%	3.8%
Master's/Professional Degree	4.0%	4.5%	5.8%	1.1%	0.8%	1.2%
Total Population	104,675	84,458	88,981	10,843	6,598	7,017

Source: American Community Survey 2008-2012

Educational attainment for those persons over 25 years of age improved in the East Side between 1990 and 2010. Those obtaining a high school degree or

GED increased from 26% to 34%, while those obtaining some college education increased from 10% to nearly 19%.

Figure 16e

Source: U.S. Census Bureau Decennial 2010

4.6.B Housing

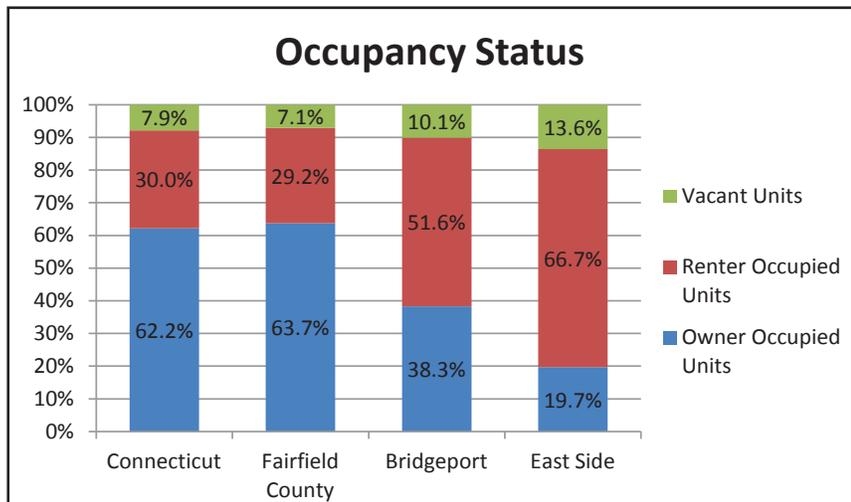
Figure 16f

	Households	Average Household Size
East Side	4,240	3.03
Bridgeport	50,824	2.72
Fairfield County	332,968	2.68
Connecticut	1,360,184	2.52

Source: U.S. Census Bureau Decennial 2010

Over 66% of all housing units in the East Side are rental units. This is expected with only 20% of the housing units being single-family.

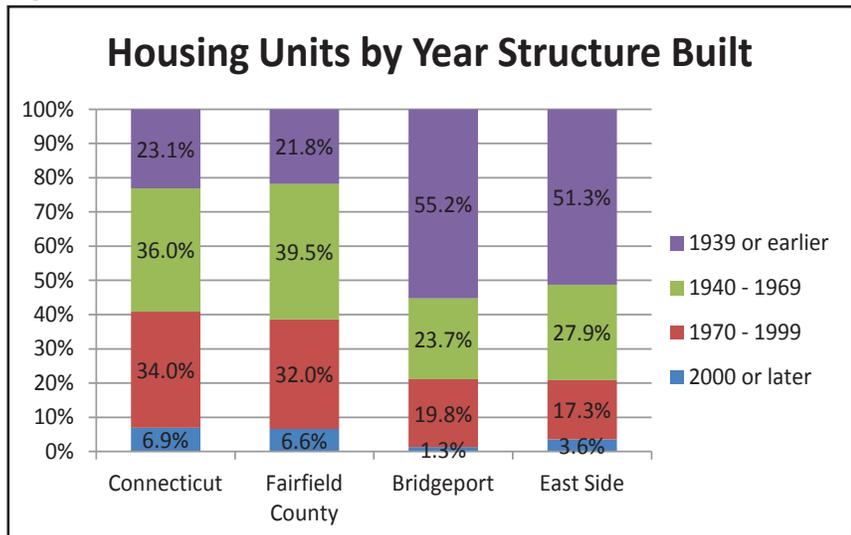
Figure 16g



Source: U.S. Census Bureau Decennial 2010

**Median year
built: 1940**

Figure 16h



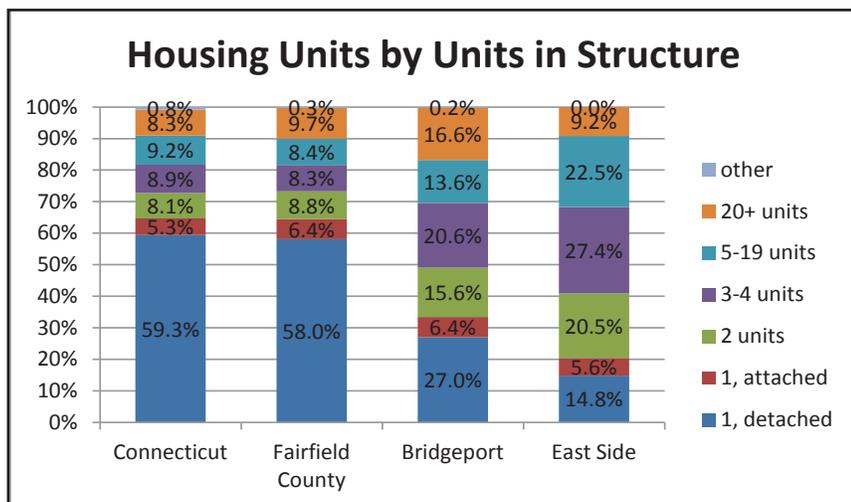
Source: American Community Survey 2008-2012

2014 Median
Home Value:
\$170,000
for EAST SIDE
homes

\$184,633
for BRIDGEPORT
homes

\$398,703
for FAIRFIELD
COUNTY homes

Figure 16i



Source: American Community Survey 2008-2012

\$247,842
for CONNECTICUT
homes

Source: U.S. Census Bureau Decennial 2010

4.6.C Employment

Over one quarter, 28%, of all businesses in the East Side fall into the categories of Other Services (except Public Administration) and Retail Trade. In contrast, a majority of the jobs within the East Side are in Public Administration, 27%. These numbers indicate that there are many small retailers and miscellaneous businesses, and several schools, in the neighborhood.

Over 3,600 jobs exist within the East Side. Major employers include the City of Bridgeport Board of Education, Optimus Health Care and Hall Neighborhood House.

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

Figure 16j

Business Categories	East Side	Bridgeport
Other Services (except Public Administration)	15.1%	10.2%
Retail Trade	12.6%	9.6%
Construction	10.8%	12.4%
Administrative & Support & Waste Mgmt & Remediation Services	9.1%	12.2%
Professional, Scientific & Tech Services	5.8%	9.2%

Source: Dun & Bradstreet 2014

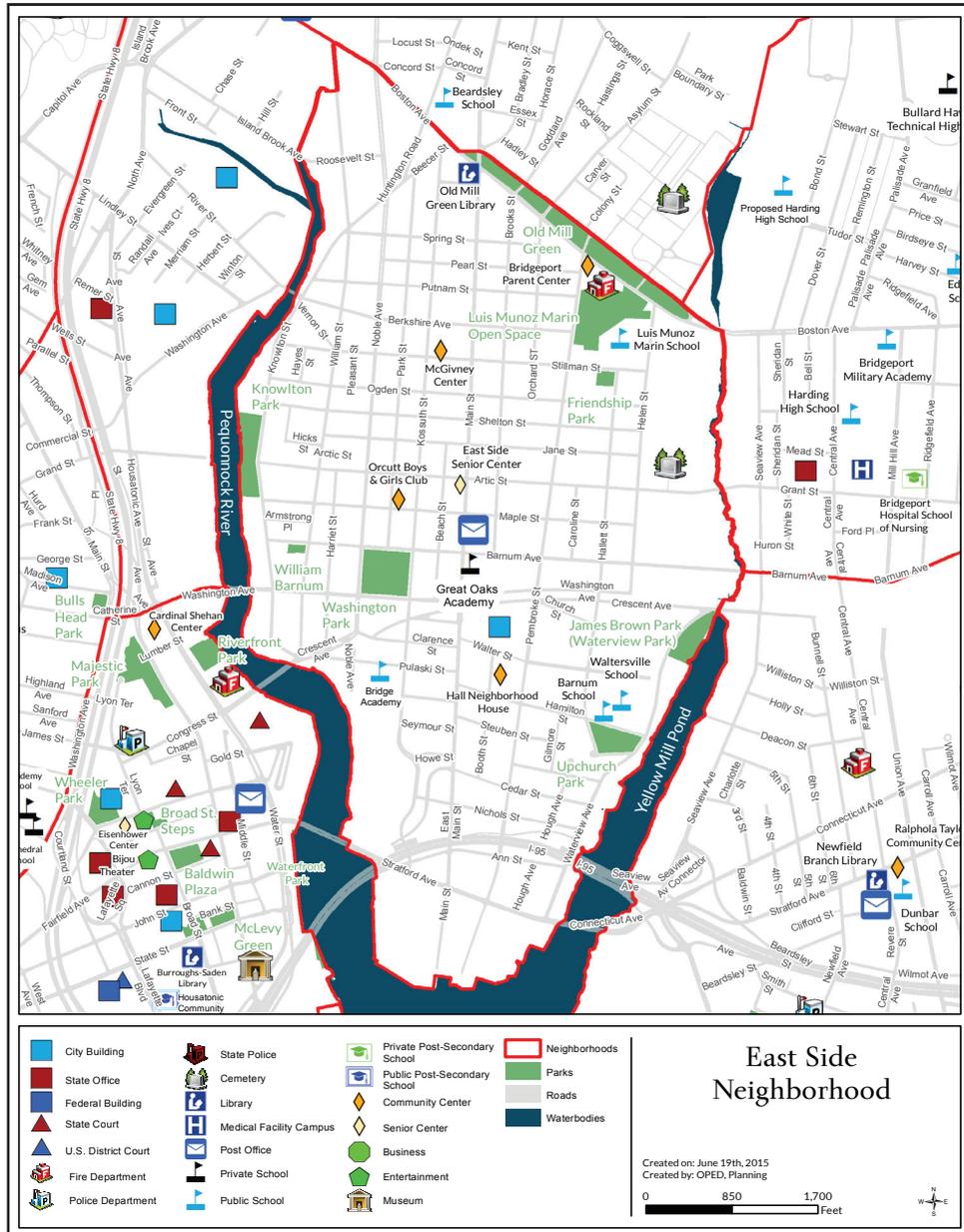
The top five categories for all jobs within the East Side are the following:

Figure 16k

Employee Categories	East Side	Bridgeport
Public Administration	27.2%	10.0%
Educational Services	10.6%	4.0%
Health Care & Social Assistance	10.6%	4.9%
Retail Trade	9.6%	4.5%
Other Services (except Public Administration)	7.8%	3.4%

Source: Dun & Bradstreet 2014

4.6.D Community Assets



Map 35- East Side Community Assets

Source: City of Bridgeport, BEGIS 2014

Schools

Luis Munoz Marin School, 479 Helen Street, is a public school with grades PreK-8, and a 2013/2014 enrollment of 915 students. The Lighthouse Program, an after school program, is offered at this school. This school offers a school-based health center, which provides medical, dental, mental health counseling, outreach and parent aide services. www.bridgeportedu.com

Barnum School, 495 Waterview Avenue, is a public school with grades PreK-8 and a student enrollment of 629 for the 2013/2014 academic year. www.bridgeportedu.com

Waltersville School, 150 Hallett Street, is a public school with grades PreK-8, and a 2013/2014 student population of 515. www.bridgeportedu.com

Barnum and Waltersville Schools are adjoining on the same campus, and share certain common resources. Some of the resources that are available on the campus include the Lighthouse Program, an after school program, and a health center, which provides medical, dental, mental health counseling, outreach and parent aide services. Additionally, a Family Resource Center is located on site to provide a variety of resources to parents and students.

The Bridge Academy, 160 Pulaski Street, is a public interdistrict charter school for grades 7-12.

Great Oaks Academy charter school opened in September, 2014 at 510 Barnum Avenue. The school opened with only 6th graders, and will expand by one grade each year thereafter.

Public Safety

Fire Engine #10 and Ladder #10 are housed at 950 Boston Avenue.

Library

Old Mill Green Library, 1677-81 East Main Street, holds over 46,000 titles in its collection.

Senior & Community Centers

The McGivney Community Center is located at 338 Stillman Street. It offers after-school programs and a summer camp program.

The Orcutt Boys & Girls Club is located at 102 Park Street. They provide of recreational and after school programs.

The East Side Senior Center is located at 1057 East Main Street, and offers a variety of activities.

Hall Neighborhood House, 52 George E. Pipkin's Way, provides a variety of programs for youth which include Arts Academy, life skills, mentoring, college prep and recreation and wellness. The Ella Jackson Senior Center is also located at this facility. www.hnhonline.org

Bridgeport Parent Center, 900 Boston Avenue, offers parent support and educational enrichment.

Open Space/Parks

Several parks and green spaces are found within the East Side neighborhood.

- Friendship Park is a proposed park on Hallett St that will include a playground.
- James Brown Park, formerly Waterview Park, is a 2 acre passive park along Waterview Avenue near Crescent Street offering picnic areas along the waterfront.
- Knowlton Park is a new park along the Pequonock River that offers picnic and fishing opportunities.
- Luis Munoz Marin Open Space surrounds Luis Munoz Marin School.
- Old Mill Green is a passive green median that runs along the center of a lengthy portion of Boston Avenue.
- Upchurch Park is a 2 acre park along Hallett and Goodwin Streets that has 1 baseball field and 1 hard court sport.
- Washington Park, located at East Washington and Noble Avenues, is over 4 acres of greenspace with a bandstand, playground, splash pad, picnic area and 2 hard court sports.
- William Barnum Pocket Park, at Barnum Avenue and William Street has one hard court sport area.

Post Office

The Noble Station post office is located at 934 East Main Street.

City/State/Federal Offices

City of Bridgeport Health & Social Services Department, 752 East Main Street, is a City agency that offers a variety of programming for the community.

Places of Worship

Several houses of worship are located within the East Side neighborhood, including, but not limited to, Holy Rosary Church, St. Luke's/St. Paul's Episcopal Church, and St. Charles Borromeo.

4.6.E Development Activities/Plans

Activities

Several development activities are in various stages in the East Side neighborhood. Steelpointe Harbor is a 50-acre redevelopment effort at the southern tip of

the neighborhood, with Phase I currently underway. A second train station, Barnum Train Station, will be developed on Barnum Avenue at the edge of the East Side and East End, while housing development is being planned for the former PT Barnum site on the other side of the railroad tracks from the new train station location. Refer to Chapter 3, Economic Development Initiatives for further information on several of these initiatives.

Redevelopment Plans

The East Side Neighborhood Revitalization Zone (NRZ) created a strategic plan in 2010 which addressed such issues as maintaining the history and character of the neighborhood, removing blight, encouraging adaptive reuse of underutilized buildings, reclaim right of way to Pequonnock River, and support Transit Oriented Development around Barnum Train Station.

4.6.F Zoning/Historic Districts

Zoning in the East Side neighborhood is predominantly Residential-C (multi-family housing), covering 43% of the land area. The next sizeable zoning designations are Industrial-Light (I-L) and Office Retail (OR). The light industrial zone is found along Barnum Avenue and Helen Street, while the office retail zone is the entire length of East Main Street and Boston Avenue.

A small percentage of residential area within the East Side neighborhood is zoned Residential-A (single-family), of which the bulk of that is composed of parks.

Two national historic districts are found in the East Side: East Bridgeport/Pembroke City, and East Main Street. Historic District Commission #1 oversees all exterior structural improvements within these districts.

4.6.G Transportation

Bus Routes

Several bus routes travel through or along the edge of the East Side neighborhood.

- Route 1 traverses this neighborhood on Barnum and Washington Avenues, connecting Stratford with the University of Bridgeport.
- Route 6 connects the Westfield Trumbull Mall with the bus station via Noble and Washington Avenues in the East Side.
- Route 9 travels East Main Street to connect Hawley Lane Mall and Seaside Park.
- Route 10 connects the towns of Stratford and Fairfield via Stratford Avenue.
- Route 13 connects Success Park and the Bridgeport bus station via Stratford Avenue.
- Route 15 travels Arctic and Kossuth Streets and East Washington Avenue to connect the Derby train station to the Bridgeport bus station.
- Route 17 travels along Route 1 at the northern edge of this neighborhood, connecting Success Park to the Bridgeport bus station.
- Route 23 travels Helen, Arctic and Kossuth Streets and East Washington Avenue to connect the Derby train station with the Bridgeport bus station.
- Coastal Link travels along Stratford Avenue to connect the towns of Milford and Norwalk.

4.6.H Miscellaneous

St. Augustine's Cemetary is located on Grant Street.