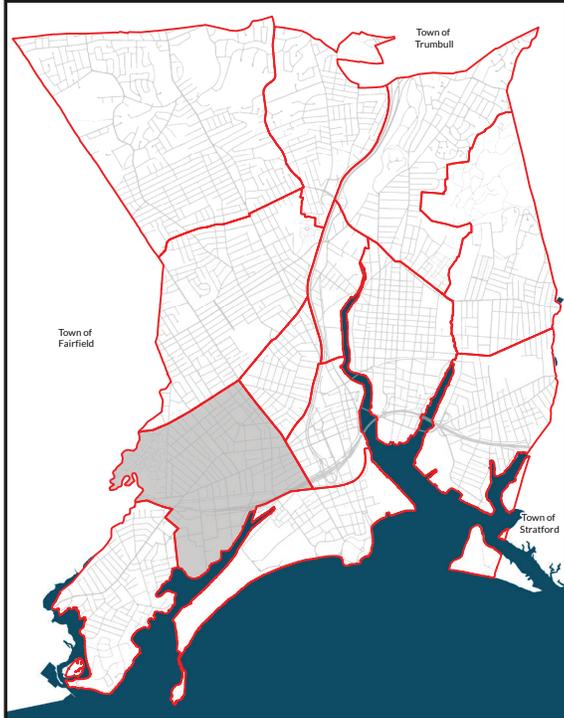


## 4.14 West Side/West End Neighborhood Profile



**Map 50- West Side/ West End** Source: Office of Planning and Economic Development

This large neighborhood has distinct areas. The southern portion, south of State Street, is industrial, with marinas along the waterfront. There are also industrial uses north of State Street along the Mountain Grove and Commerce Street corridors. Vacant industrial buildings and former industrial lots have been slow to redevelop in this neighborhood due to the extent of environmental contamination and the challenges of remediation. Approximately half of the Brownfields on State Street have been transformed into various uses: school, bakery, light industrial uses.

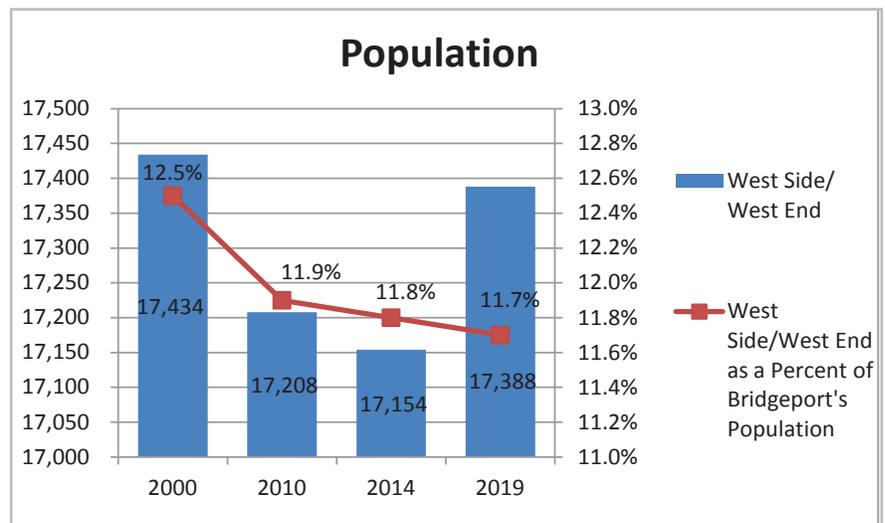
The northern half of the neighborhood is residential, typically with 3-6 family structures. The P.T. Barnum public housing complex occupies a large tract of land on the border of the West Side/West End and Black Rock neighborhood. State Street, Fairfield Avenue and North Avenue (Route 1) are major gateways through this neighborhood, and provide the neighborhood with commercial corridors. Mountain Grove Cemetery is a dominant landscaped feature that is located along the Fairfield border.

The West Side/West End neighborhood is located in the southwestern area of Bridgeport. It is surrounded by the town of Fairfield, Black Rock neighborhood, Burr and Cedar Creeks, and the neighborhoods of South End, Hollow and Brooklawn/St Vincent's. Interstate 95 and the railroad tracks dissect the southern portion of the neighborhood to create a physical boundary between residential and industrial land uses.

Census tracts 703, and 709 through 712 make up this neighborhood, as do Bridgeport City Council districts 130-132, Connecticut Senatorial districts 22 and 23, and Connecticut Assembly districts 128-130. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

### 4.14.A Demographics

**Figure 24a**



Source: U.S. Census Bureau Decennial 2010

Population in the West Side/West End dropped almost imperceptibly between 2000 and 2010. It is the third most populous neighborhood in the city.

The racial makeup is 40% black alone. Those also reporting Hispanic Origin make up 46% of the population, one of the higher neighborhood percentages. It is important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

## Population Density:

**11,841**

Persons per square mile in WEST SIDE/WEST END

**9,014**

Persons per square mile in BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

## Hispanic Origin:

**46.7%**  
of WEST SIDE/  
WEST END  
population

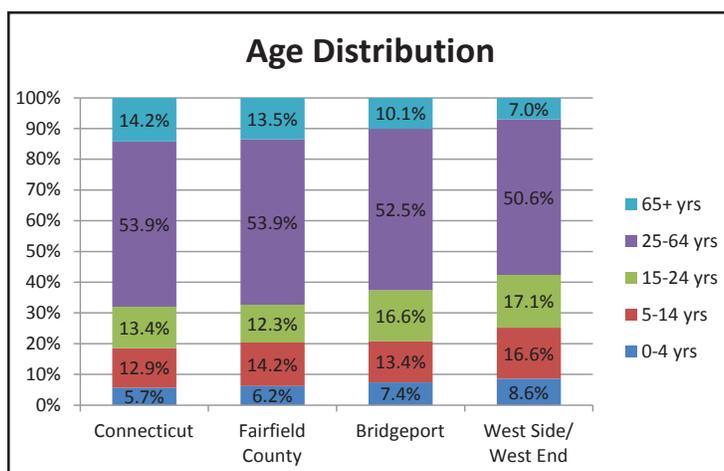
**38.2%**  
of BRIDGEPORT  
population

**16.9%**  
of FAIRFIELD  
COUNTY population

**13.4%**  
of CONNECTICUT  
population

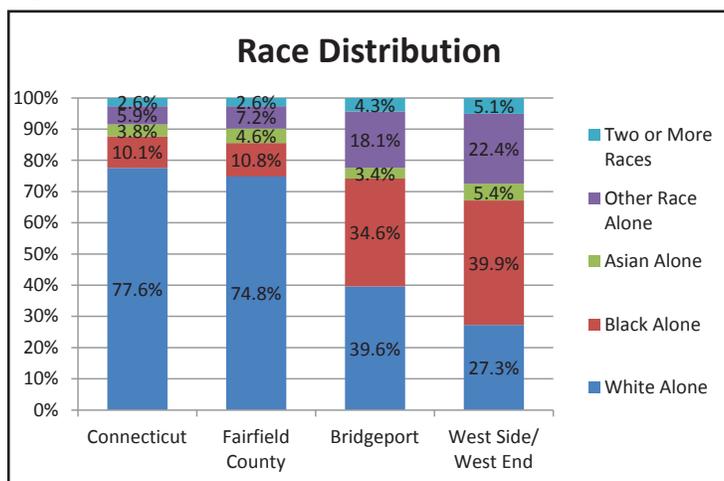
Source: U.S. Census Bureau Decennial 2010

Figure 24b



Source: U.S. Census Bureau Decennial 2010

Figure 24c

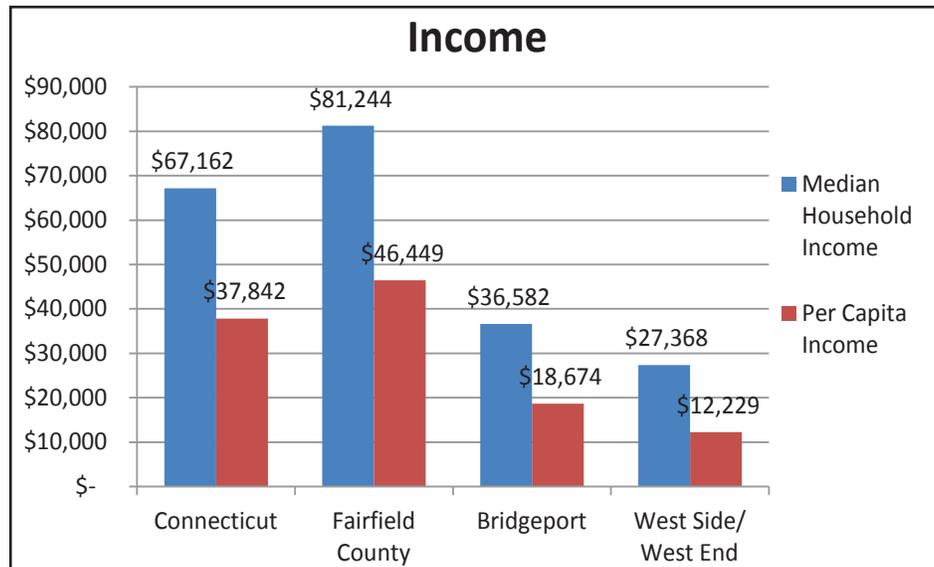


Source: U.S. Census Bureau Decennial 2010

**Figure 24d**

Educational Attainment (Adults over 25 years of age)						
	Bridgeport			West Side/West End		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	46.0%	46.5%	37.0%
High School or GED	31.3%	31.3%	32.7%	31.9%	31.2%	32.5%
Some college, no degree	14.9%	16.8%	19.2%	13.5%	12.4%	17.0%
Associate's Degree	4.2%	4.7%	6.1%	3.4%	3.7%	5.4%
Bachelor's Degree	7.6%	7.7%	10.1%	3.6%	3.6%	6.6%
Master's/Professional Degree	4.0%	4.5%	5.8%	1.8%	2.5%	1.7%
Total Population	104,675	84,458	88,981	11,768	8,863	9,973

Source: American Community Survey 2008-2012

**Figure 24e**

Source: U.S. Census Bureau Decennial 2010

## 4.14.B Housing

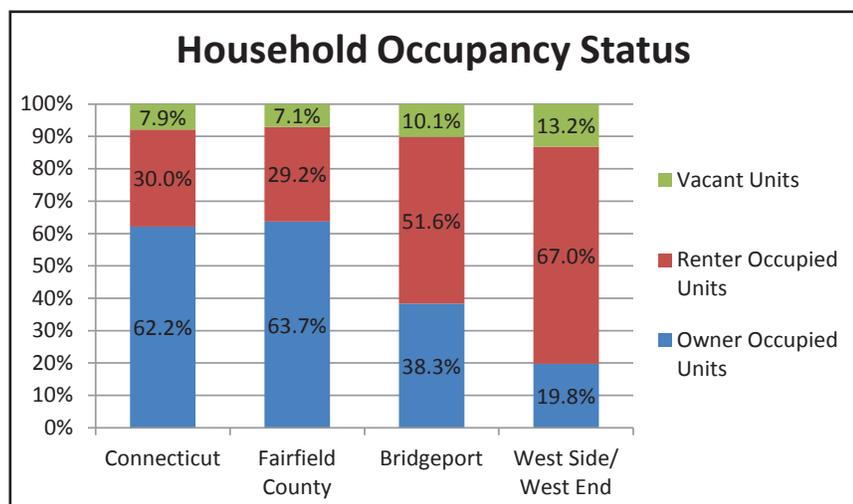
**Figure 24f**

	Households	Average Household Size
<b>West Side/West End</b>	5,375	3.19
<b>Bridgeport</b>	50,824	2.72
<b>Fairfield County</b>	332,968	2.68
<b>Connecticut</b>	1,360,184	2.52

Source: U.S. Census Bureau Decennial 2010

Housing units in the West Side/West End were predominantly built before 1939, and 52% of housing units are found within 2-4 unit structures. This neighborhood is one of the more dense areas of the city, with a population density of 11,841 persons per square mile. In the West Side/West End, 67% of the units are renter-occupied.

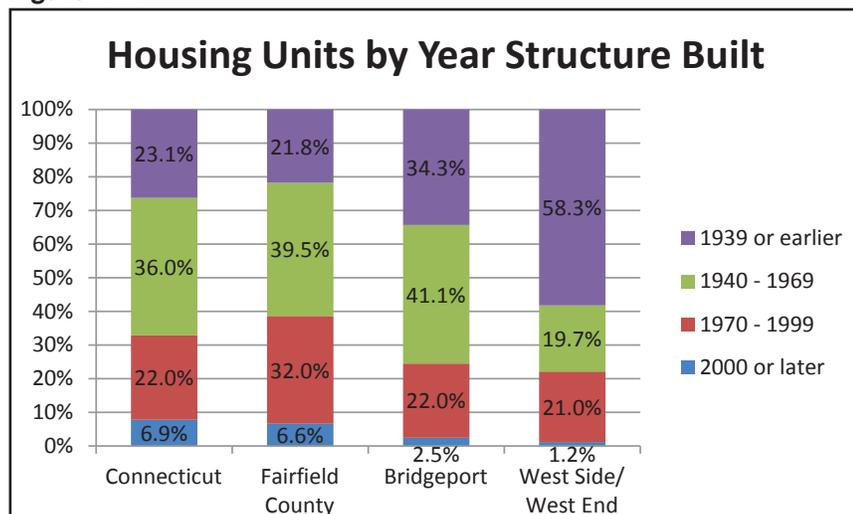
Figure 24g



Source: U.S. Census Bureau Decennial 2010

**Median year built: 1940**

Figure 24h



Source: American Community Survey 2008-2012

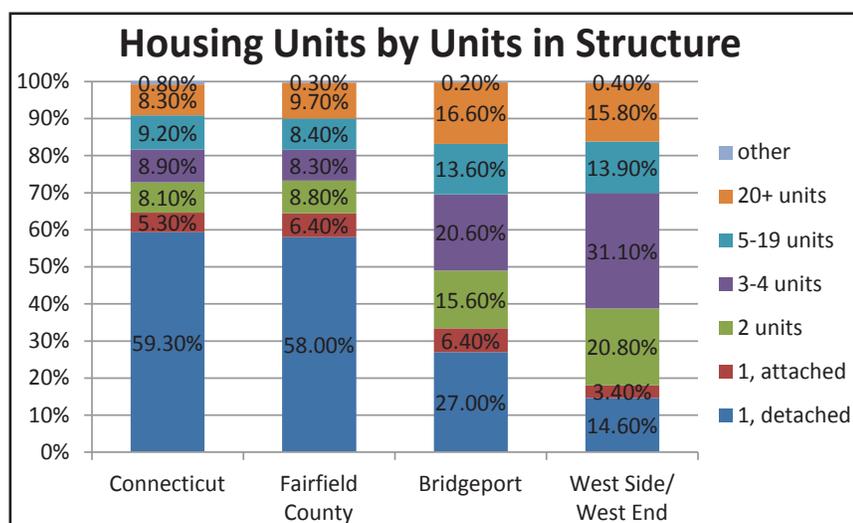
2014 Median Home Value:

**\$183,463**  
for WEST SIDE/  
WEST END homes

**\$184,633**  
for BRIDGEPORT  
homes

**\$398,703**  
for FAIRFIELD  
COUNTY homes

Figure 24i



Source: American Community Survey 2008-2012

**\$247,842**  
for CONNECTICUT  
homes

Source: U.S. Census Bureau Decennial 2010

## 4.14.C Employment

The top two categories of businesses located in the West Side/West End are classified by Dun and Bradstreet as Other Services (except Public Administration) and Educational Services, at 24% of all businesses. The top two jobs categories in the neighborhood are Administrative & Support & Waste Management & Remediation Services, 87%, and Public Administration, 2%. With a large light industrial sector in the

neighborhood and six schools these job categories are expected.

There are 42,600 jobs in the West Side/West End, according to Dun & Bradstreet. The largest employers include FSW, Chaves Bakery, Wheelabrator, Paul H Gessweign & Company, The Center for Family Justice, Astoria Park and Kaufman Fuel Company.

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

**Figure 24j**

<b>Business Categories</b>	<b>West Side/ West End</b>	<b>Bridgeport</b>
Other Services (except Public Administration)	12.3%	10.2%
Educational Services	11.9%	1.7%
Administrative & Support & Waste Mgmt & Remediation Services	11.7%	12.2%
Construction	11.0	12.4%
Retail Trade	9.1%	9.6%

**Source: Dun & Bradstreet 2014**

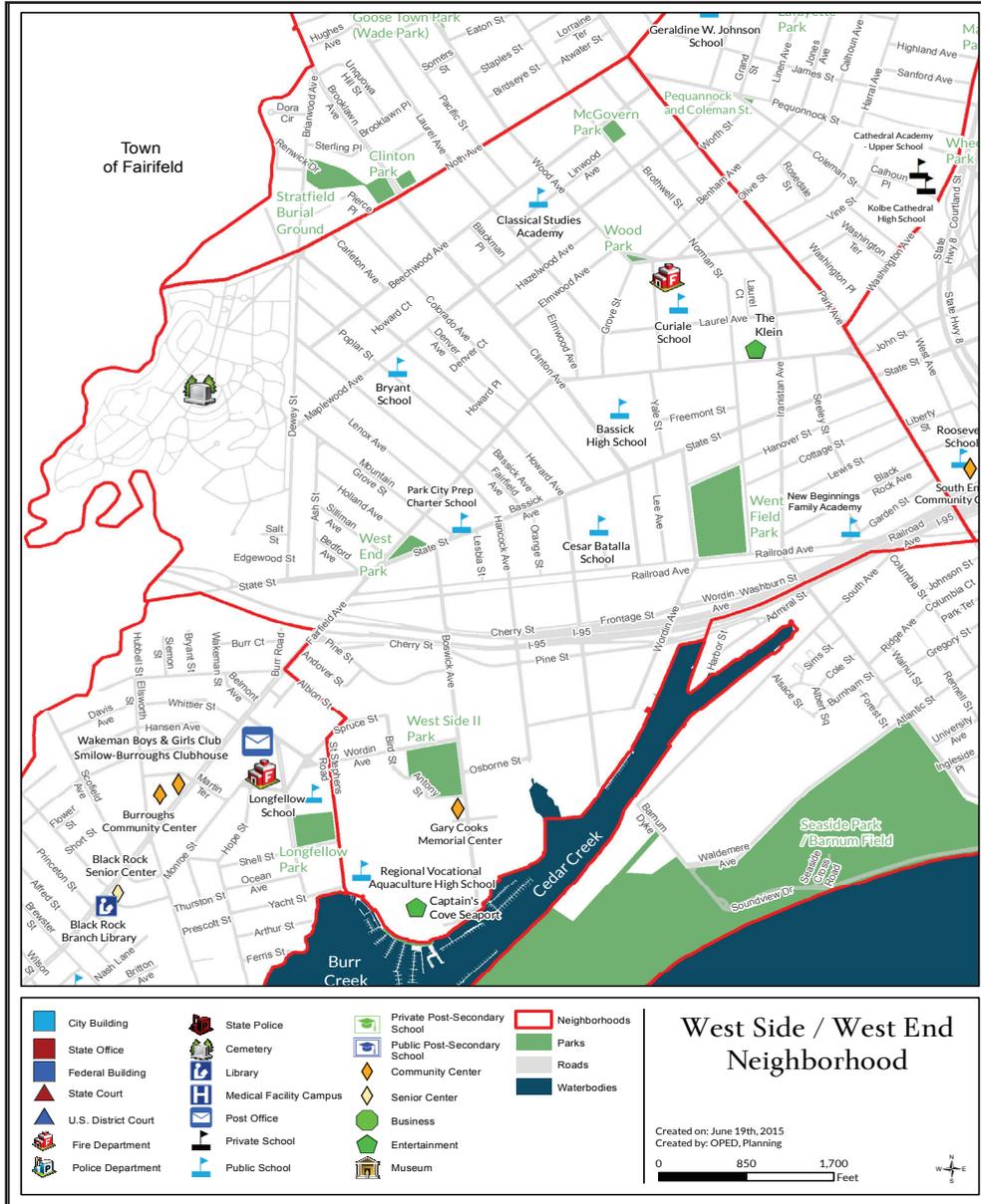
The top six categories for all jobs within the West Side/West End are the following:

**Figure 24k**

<b>Employee Categories</b>	<b>West Side/ West End</b>	<b>Bridgeport</b>
Administrative & Support & Waste Mgmt & Remediation Services	86.9%	51.4%
Public Administration	2.0%	10.0%
Manufacturing	1.6%	4.7%
Educational Services	1.5%	4.0%
Professional, Scientific & Tech Services	1.4%	3.0
Health Care & Social Assistance	1.4%	4.9%

**Source: Dun & Bradstreet 2014**

# 4.14.D Community Assets



**Map 51- West Side/West End Community Assets** Source: City of Bridgeport, BEGIS 2014

## Schools

Bryant School, located at 230 Poplar Street, is a Pre-K-6th grade public school that enrolled 422 students during the 2013/2014 academic year. The Lighthouse Program, an after school program, is offered at this school. [www.bridgeportedu.com](http://www.bridgeportedu.com)

Cesar Batalla School, 606 Howard Avenue, is a pub-

lic school offering Pre-K through 8th grade. During the 2013/2014 school year 1,168 students were enrolled in this facility. 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. Additionally, a Family Re-

source Center is located on site to provide a variety of resources to parents and students. This new school opened in 2008, and accommodated students from the two closed Maplewood and Elias Howe Schools. [www.bridgeportedu.com](http://www.bridgeportedu.com)

Classical Studies Academy, 240 Linwood Avenue, is a public school magnet providing grades K-6 and enrolling 340 students during the 2013/2014 school year.

Curiale School is a public elementary school with grades K-8, located at 300 Laurel Avenue. The school enrolled 747 students for the 2013/2014 academic year. The Lighthouse Program, an after school program, is offered at this school. [www.bridgeportedu.com](http://www.bridgeportedu.com)

Park City Prep Charter School, 1550 State Street, is a public school with grades 5-8 and an enrollment of 360 students. This school is funded entirely by the state, and is not part of the Bridgeport school system. [www.parkcityprep.org](http://www.parkcityprep.org)

New Beginnings Family Academy is a private charter school that opened in September 2014. This school, at 184 Garden Street, provides instruction for students in grades PreK through 8.

Bassick High School, 1181 Fairfield Avenue, enrolled 1,130 students for the 2013/2014 academic year. Through a partnership with University of Connecticut the school provides four academies: arts, business, automotive and astronomy. This school offers a school-based health center, which provides medical, dental, mental health counseling, outreach and parent aide services. [www.bridgeportedu.com](http://www.bridgeportedu.com)

The Regional Vocational Aquaculture School, 60 St. Stephen's Road, is a regional high school with a focus on marine related courses. The school enrolls 100 Bridgeport students and 100 students from surrounding towns.

#### **Public Safety**

A Fire House at 233 Wood Avenue houses Engine #3 and Engine #4.

#### **Senior/Community Center**

The Gary Crooks Memorial Center, 301 Bostwick Avenue, is run by the Bridgeport Housing Authority. It pro-

vides a computer learning lab, child care, and programs and services for public housing residents.

#### **Open Space/Parks**

There are several parks located in the West Side/West End neighborhood:

- West Side II Park-Bostwick Avenue and Osborne Street; this 4 acre park provides 2 playgrounds, 1 pavilion and picnic area, and 2 hard court sports areas.
- Went Field - Wordin and Railroad Avenues; amenities include a restroom; 2 playgrounds; 1 fitness area; 1 soccer field, 4 baseball fields, and 2 hard court sports areas.
- West End Park - Fairfield Avenue and State Street; this area is a passive park.
- McGovern Park - Beechwood Avenue at Norman Street; provides a neighborhood playground.
- Wood Park - Wood Avenue and Benham Avenue; a gazebo graces this passive open space.

#### **Places of Worship**

Many places of worship are found within the West Side/West End, including, but not limited to, Calvary St. George's Episcopal Church, First United Church of Christ, Full Gospel Pentecostal Church, Holy Tabernacle Church of God in Christ, Prince of Peace Assembly of God, Silliman Memorial Baptist Church, West End Tabernacle, CME, Bethel African Methodist Episcopal Church, United Congregational Church, St. John's Episcopal Church and United Church of Christ.

## **4.14.E Development Activities/Plans**

#### **Activities**

Many economic development projects are occurring in the West Side/West End neighborhood, and are in various stages of development. The Cherry Street Lofts project is an adaptive reuse of formerly vacant industrial buildings located between the railroad tracks and Interstate-95. Family Dollar Store opened during 2014 on State Street. The Eco-Technology Park, straddling both the West Side/West End and South End, was recently formed to include such new businesses as the mattress recycling facility, fuel cell at UB, anaerobic digester for food waste, clean fueling station, green building supplies

wholesale facility, and other efforts. Refer to Chapter 3, Economic Development Initiatives for further information on several of these initiatives.

### Redevelopment Plans

The West Side/West End Neighborhood Revitalization Zone (NRZ) created a strategic plan in 2007 which addressed such neighborhood issues as removing blight, maintaining historic districts, create commercial façade improvement programs, strengthen neighborhood gateways and develop youth programs.

## 4.14.F Zoning/Historic Districts

Zoning designations in the West Side/West End neighborhood are predominantly Residential-C (multi-family housing), Industrial-Light (I-L), and Residential-B (2 family housing). Industrially zoned parcels are found south of the railroad tracks, with the exception of P.T. Barnum public housing complex, south of State Street west of Wordin Avenue, and north of Fairfield Avenue southwest of Mountain Grove Street. These industrial parcels range from large lots in the south containing such operations as the RESCO Waste to Energy Plant, to small parcel operations in the north servicing automobiles. The City's newly formed Eco-Technology Park is found within the industrially zoned land south of I-95 in this neighborhood and the South End.

Five historic districts exist within the West Side/West End neighborhood. The local district Lindencroft Park and national district Bassickville are located between State Street and Fairfield Avenues, while the national Railroad Avenue district is located between State and Cherry Streets. A portion of the local Stratfield Historic District extends down from the Brooklawn/St Vincents neighborhood nearly to Fairfield Avenue. Finally, the national Division Street district spans an area south of State Street, east of Iranistan Avenue, and extends across Park Avenue into the Downtown neighborhood. The Stratfield Historic District Commission oversees all exterior structural improvements within that district, while Historic District Commission #1 oversees all exterior structural improvements within the remaining districts.

## 4.14.G Transportation

### Bus Routes

Several bus routes travel through the West Side/West End neighborhood

- Route 4 travels along Park Avenue, connecting the bus station to the Westfield Trumbull Mall.
- Route 5 travels along Fairfield Avenue and State Streets, with loops along Wordin Avenue, St Stephen's Road and Bostwick Avenue. The end points for this route are the Canfield Avenue and Brewster Street intersection and Bridgeport bus station downtown.
- Route 7 connects the Fairfield Train Station with the Bridgeport bus station via State Street and Fairfield Avenue.
- Route 9 travels along Fairfield Avenue for a short distance along the edge of the West Side/West End, connecting Seaside Park to Hawley Lane Mall in Stratford.
- Route 10 connects the town of Fairfield and Stratford train station via Clinton, Maplewood and Wood Avenues.
- Route 17 connects the Bridgeport bus station to Success Park via Park Avenue through this neighborhood.
- Coastal Link travels along Fairfield Avenue to connect the towns of Milford and Norwalk.

## 4.14.H Miscellaneous

Captain's Cove Seaport, 1 Bostwick Avenue, offers an operating marina, restaurant, nightclub, museum and specialty shops. The Lightship Nantucket vessel calls Captain's Cove its homeport. [www.captainscoveseaport.org](http://www.captainscoveseaport.org)

Mountain Grove Cemetery is located at 2675 North Avenue. This beautifully landscaped cemetery was founded by P.T. Barnum and Associates, and is the final resting place for both P.T. Barnum and Charles Stratton (Tom Thumb).

The Klein, 910 Fairfield Avenue, is an auditorium that hosts several events throughout the year, including performances of the Greater Bridgeport Symphony.