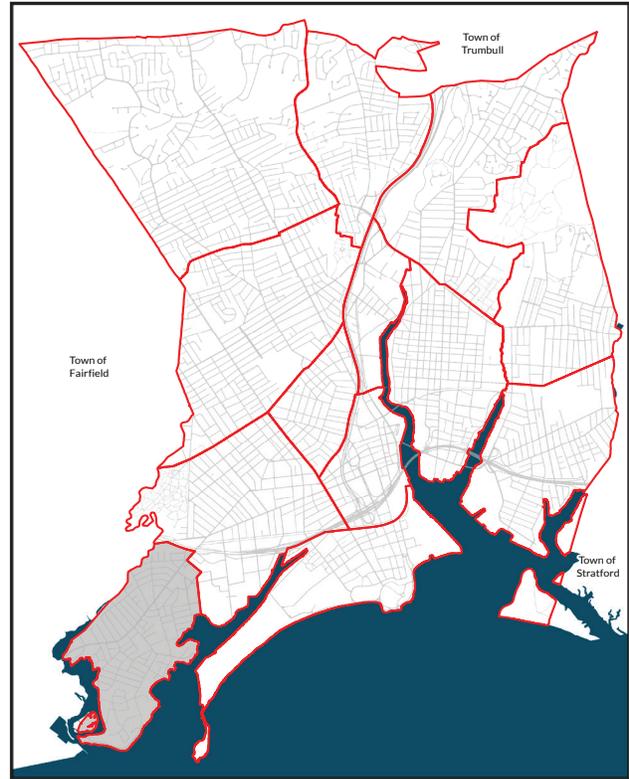


4.2 Black Rock Neighborhood Profile

The Black Rock neighborhood is located in the south-western corner of the city. It is bounded by the town of Fairfield to the west, Long Island Sound to the south, Black Rock Harbor to the east, and the West Side/ West End neighborhood to the north. Fairfield Avenue is the main commercial corridor, and serves as a gateway into the city from the town of Fairfield. Census tracts 701 and 702 make up this neighborhood.

This neighborhood falls within Bridgeport City Council District 130, Connecticut Senatorial District 22 and Connecticut Assembly District 129. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

This neighborhood is seen as the most desirable and affluent neighborhood in Bridgeport due to the large stately homes overlooking Long Island Sound. The varied residential stock includes three historic districts. The population of Black Rock increased by 2% between 2000 and 2010. U.S. Census projections through 2019 indicate a relatively steady population increase for the neighborhood.

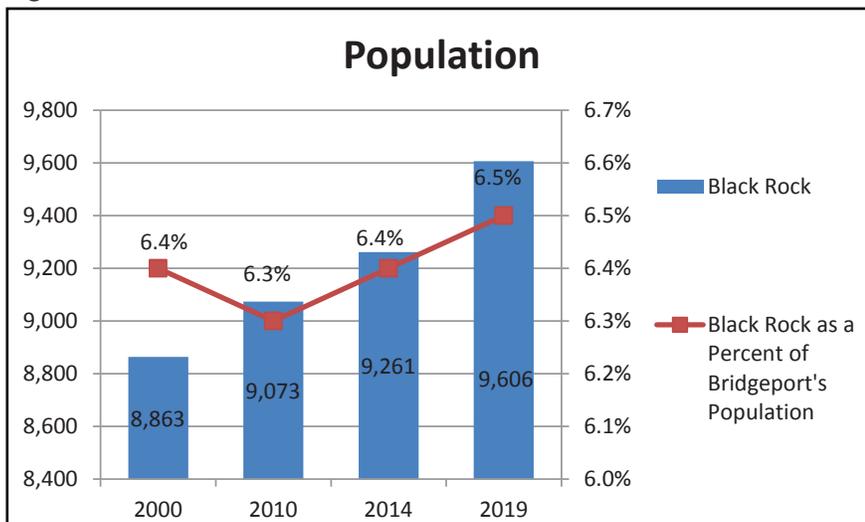


Map 26- Black Rock

Source: Office of Planning and Economic Development

4.2.A Demographics

Figure 12a



Source: U.S. Census Bureau Decennial 2010

Population Density:

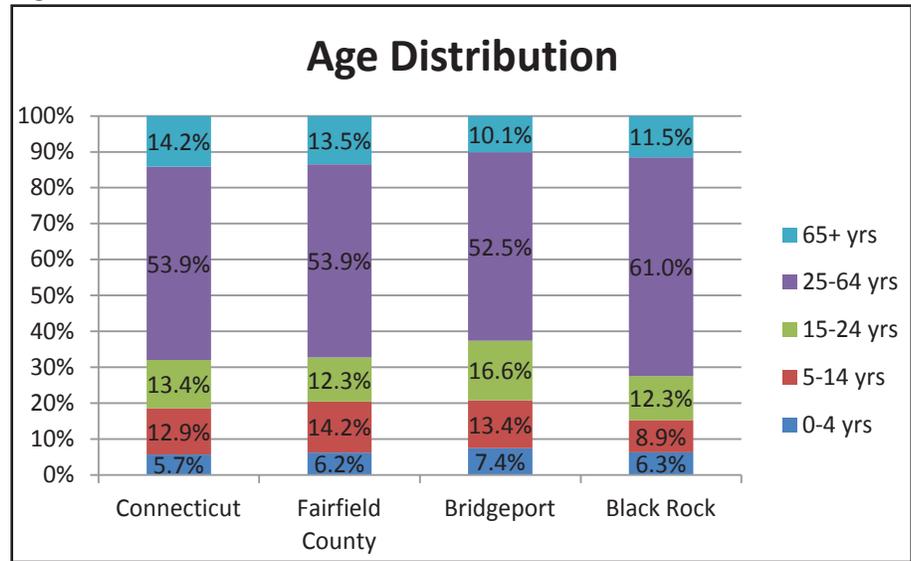
9,309
Persons per square mile in BLACK ROCK

9,014
Persons per square mile in BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

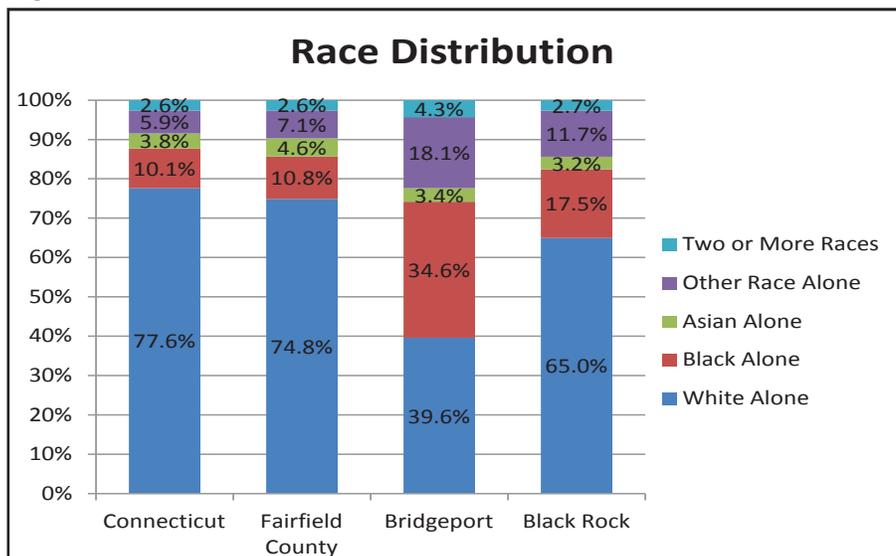
Figure 12b

The population is primarily composed of persons aged 25 and above, with only 15% of the population under 14 years of age. Two factors may be involved with the low percentage of children. One being that higher income earners typically have fewer children, and the other that the neighborhood could be experiencing a phase where it is dominated by empty nesters.



Source: U.S. Census Bureau Decennial 2010

Figure 12c



Source: U.S. Census Bureau Decennial 2010

The racial makeup of Black Rock is predominantly white, at 65%. Those also reporting Hispanic Origin make up 30% of the population. It is important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

Hispanic Origin:

29.5%
of BLACK ROCK
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 12d

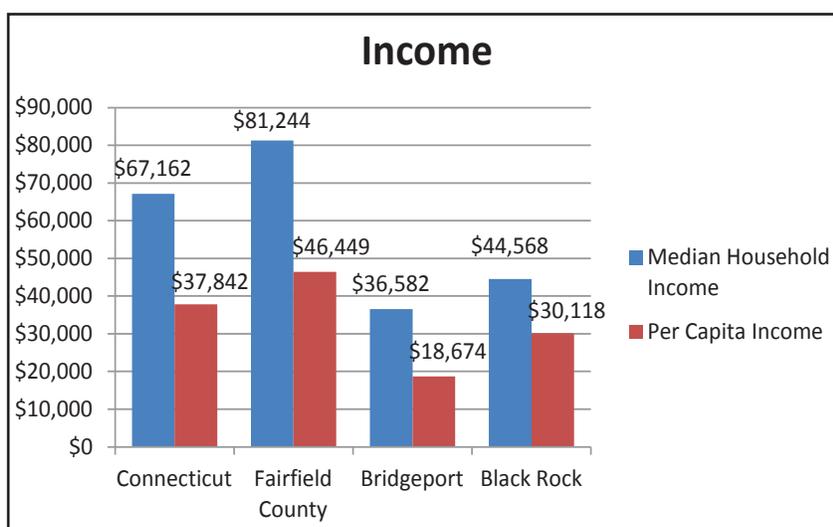
Educational Attainment (Adults over 25 years of age)						
	Bridgeport			Black Rock		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	25.6%	20.4%	15.7%
High School or GED	31.3%	31.3%	32.7%	26.3%	25.8%	21.2%
Some college, no degree	14.9%	16.8%	19.2%	20.5%	18.6%	16.9%
Associate's Degree	4.2%	4.7%	6.1%	5.8%	4.9%	5.5%
Bachelor's Degree	7.6%	7.7%	10.1%	15.5%	21.2%	22.8%
Master's/Professional Degree	4.0%	4.5%	5.8%	6.4%	9.2%	17.8%
Total Population	104,675	84,458	88,981	7,336	6,402	6,326

Source: American Community Survey 2008-2012

Educational attainment for those persons over 25 years of age has improved substantially for residents of Black Rock since 1990. During that time the Black Rock adult population has reduced the number of res-

idents without high school or GED degrees, and increased the number of those with a four-year degree or more.

Figure 12e



Source: U.S. Census Bureau Decennial 2010

4.2.B Housing

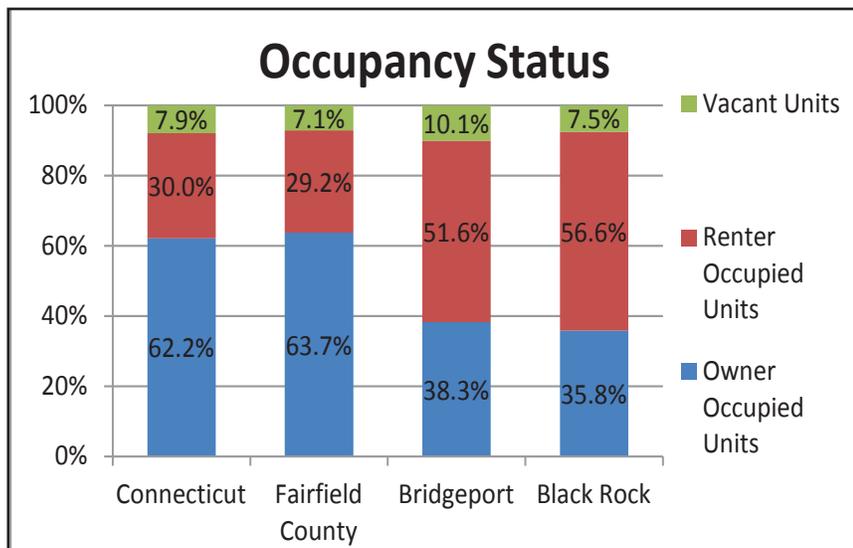
Figure 12f

	Households	Average Household Size
Black Rock	4,201	2.16
Bridgeport	50,824	2.72
Fairfield County	332,968	2.68
Connecticut	1,360,184	2.52

Source: U.S. Census Bureau Decennial 2010

The average household size in Black Rock is 2.16 persons, smaller than that of Bridgeport at 2.72 persons. This is to be expected with fewer children in the neighborhood. Black Rock has a large percentage, 46%, of single-family units and duplexes, as evidenced by the majority of housing units south of Fairfield Avenue. The two historic districts contribute to the median year that housing structures were built in Black Rock as being 1947.

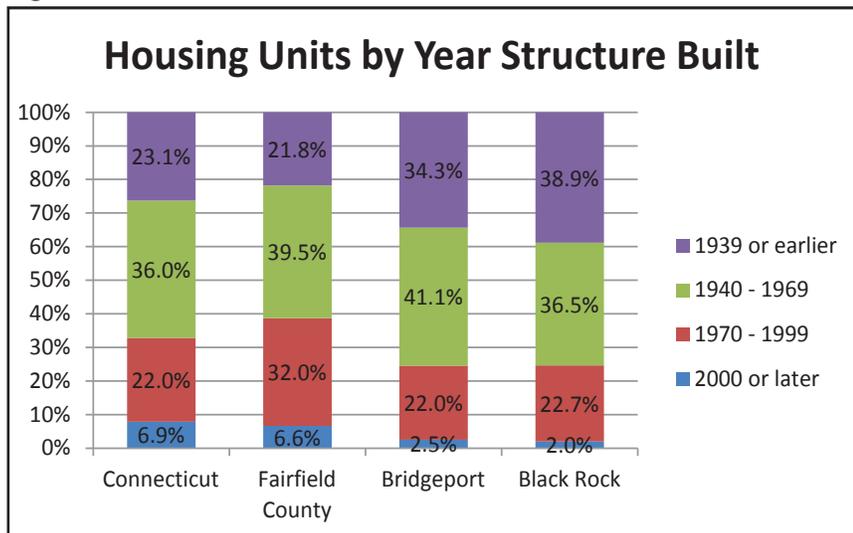
Figure 12g



Source: U.S. Census Bureau Decennial 2010

**Median year
built: 1947**

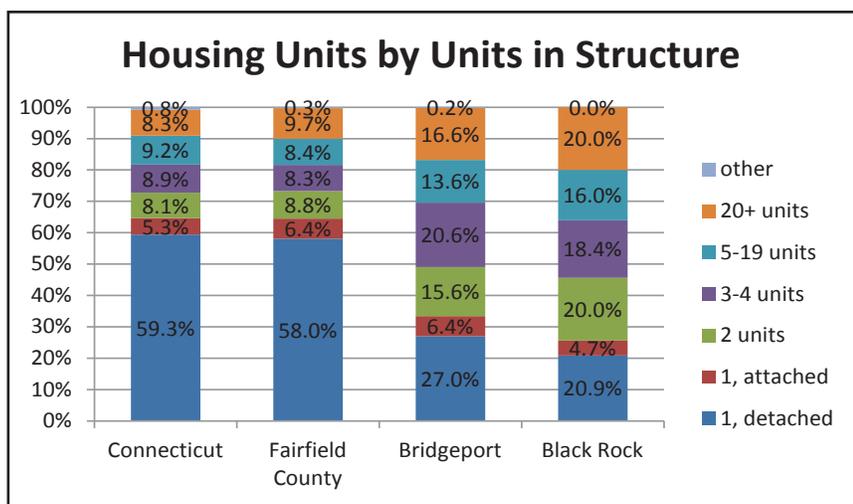
Figure 12h



Source: American Community Survey 2008-2012

2014 Median Home Value:
\$250,873
 for BLACK ROCK homes
\$184,633
 for BRIDGEPORT homes
\$398,703
 for FAIRFIELD COUNTY homes

Figure 12i



Source: American Community Survey 2008-2012

\$247,842
 for CONNECTICUT homes
 Source: U.S. Census Bureau Decennial 2010

4.2.C Employment

The majority of businesses, 26%, in Black Rock fall into the categories of Construction or Administrative & Support & Waste Management & Remediation Services. This latter, catchall category includes back office businesses such as employment or job search agencies, telemarketing or answering services, business service centers, stenographers and collection agencies. Additional types of businesses in this category include security and investigative services, locksmith, exterminator, janitor and landscaper. The final type of businesses include waste collection and dis-

posal, remediation and materials recovery, and septic tank and related services. In Black Rock the dominant business in this category is landscaping businesses, which can be found throughout the neighborhood. As for the 2,100 employees who come into Black Rock to work, the majority work in Retail Trade, with Stop & Shop being a major contributor.

Black Rock has over 2,100 jobs. Three of the largest employers are Goodwill of Western and Northern CT, Identification Products, and Stop & Shop.

The top five categories of types of businesses physically located within the Black Rock neighborhood are the following:

Figure 12j

Business Categories	Black Rock	Bridgeport
Administrative & Support & Waste Mgmt & Remediation Services	15.0%	12.2%
Construction	10.9%	12.4%
Professional, Scientific & Tech Services	9.6%	9.2%
Other Services (except Public Administration)	9.2%	10.2%
Retail Trade	8.2%	9.6%

Source: Dun & Bradstreet 2014

The top five categories for all jobs within Black Rock are the following:

Figure 12k

Employee Categories	Black Rock	Bridgeport
Retail Trade	13.4%	4.5%
Administrative & Support & Waste Mgmt & Remediation Services	11.9%	51.4%
Construction	10.9%	3.5%
Educational Services	8.1%	4.0%
Other Services (except Public Administration)	8.1%	3.4%

Source: Dun & Bradstreet 2014

4.2.D Community Assets



Map 27- Black Rock Community Assets

Source: City of Bridgeport, BEGIS 2014

Schools

Longfellow School, 139 Ocean Terrace, is a public school hosting students in grades PreK-8. The school is currently undergoing major construction, with a larger updated 500 student facility targeted to open in September 2015 on the same site. Due to the construction activities, students have been attending nearby schools.

Black Rock School, 545 Brewster Street, is a pub-

lic school hosting 406 students in grades K-8 for the 2014-2015 school year. Major renovations, expected for completion in September 2015, are underway at the school, but the students are still able to use the facility. The Lighthouse Program, an after school program, is offered at this school.

Public Safety

Fire Engine #7 and Ladder #11 are located at 245 Ocean Terrace.

Library

The Black Rock Library Branch, 2705 Fairfield Avenue, currently holds 47,000 items. The building underwent significant renovations in 2003.

Senior & Community Centers

The Black Rock Senior Center, 2676 Fairfield Avenue, offers a variety of activities.

The Burroughs Community Center, 2470 Fairfield Avenue, provides a variety of adult programs. A number of non-profit organizations have offices within the building, and together with other organizations provide a variety of programs and services in the community center. The website is www.burroughscc.org.

The Wakeman Boys & Girls Club Smilow-Burroughs Clubhouse is located at 2414 Fairfield Avenue, next door to the Burroughs Community Center, and provides a variety of youth programs. The website is www.wakemanclub.org.

Open Space/Parks

There are several parks and open spaces in the Black Rock neighborhood.

- Capozzi Property bird sanctuary – Gilman Street; over 1 acre site next to St. Mary's-By-The-Sea.
- Longfellow Park – Ocean Terrace; this nearly 3 acre park has 1 baseball field and 2 hard courts for sports, and a playground.
- Ellsworth Field – Ellsworth Street; 5 acre park at Burr Creek with a splash pad, 3 baseball fields, 2 hard courts for sports.
- Seabright Park – Seabright Avenue; just under 1 acre beach.
- St. Mary's By-The-Sea – Eames Boulevard; a waterfront promenade of over 7 acres that allows for picnic and fishing.

4.2.E Development Activities/Plans

Activities

There are several economic development projects in various stages of development within the Black Rock neighborhood. Properties being redeveloped include

the former Connecticut Limousine site, as well as re-use of the former Whittier School into housing.

Redevelopment Plans

The Black Rock Neighborhood Revitalization Zone (NRZ) created a plan in 2008 which addressed issues in the categories of environment and open space; arts, culture, and entertainment; zoning, land use, and historic preservation; business and economic development; design review and development standards; circulation, access, transportation, and parking; quality of life; and education.

4.2.F Zoning/Historic Districts

Eighty percent of the land in Black Rock is zoned residential. One quarter of the residentially zoned land is R-AA, the largest residential lot found in the city. Black Rock is the only neighborhood to have this zoning designation, and it is located in the southern point of the neighborhood. Much of the residential zoned land is R-B (2-family) or R-C (multi-family). The eastern half of the neighborhood is more densely populated, driving the need for R-B zoning on the south of Fairfield Avenue, and the R-C zoning on the north side. There are several locations of R-C zoning throughout the neighborhood so as to accommodate several condominium complexes.

Of the remaining zoning in Black Rock, the bulk of it is Office-Retail, which is found along Fairfield Avenue. This zone accommodates office, commercial and retail uses, along with multi-family residential uses.

There are two national register historic districts within the Black Rock neighborhood. Black Rock Garden Historic District is located at Fairfield and Brewster Streets, and is a post-WWII housing development. Black Rock (Harbor) Historic District is a collection of older homes primarily located along Ellsworth Street, Seabright Avenue and Beacon Street. Historic District Commission #1 oversees all exterior structural improvements within each of these districts.

4.2.G Transportation

Bus Routes

Greater Bridgeport Transit operates Route 5 in this neighborhood, with the route end points being the downtown bus station and the Brewster Street/Canfield Avenue intersection. The Milford to Norwalk Costal Link also has stops along Fairfield Avenue.