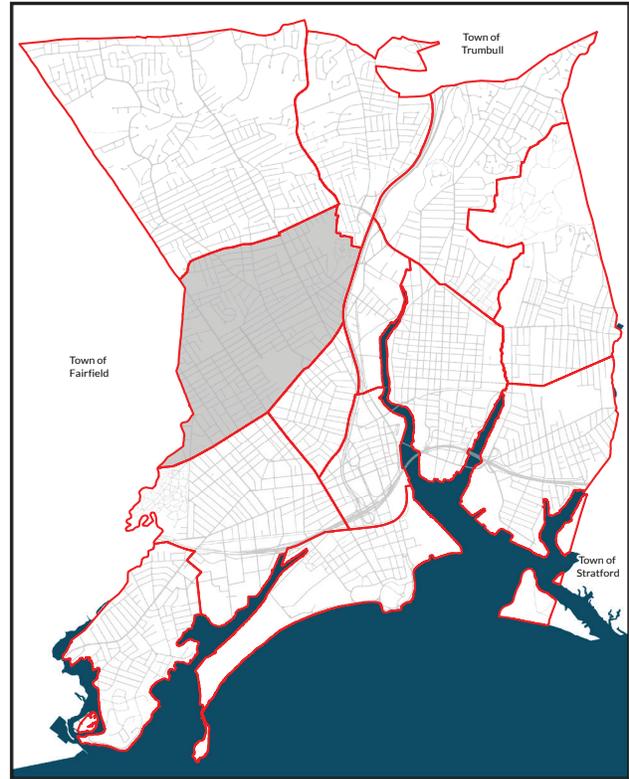


4.3 Brooklawn/ St Vincent's Neighborhood Profile

This neighborhood is located in the mid-western area of Bridgeport. It is bordered by the town of Fairfield to the west, the neighborhoods of West Side/West End and Hollow to the south, Enterprise and Reservoir neighborhoods to the east, and the North End neighborhood on the north. North Avenue, Route 1, is the gateway from the town of Fairfield. Main Street, Madison Avenue and portions of North Avenue provide commercial services to the area. All, or portions of, census tracts 718 through 723 are located within this neighborhood.

The Brooklawn/St Vincent's neighborhood falls within Bridgeport City Council Districts 132, 133 and 136, Connecticut Senatorial Districts 22 and 23, and Connecticut Assembly Districts 126 through 129. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

This neighborhood is known for its Victorian style homes, and as the location of St. Vincent's Medical Center, one of two hospitals in Bridgeport. A portion of the Stratfield Historic District is located within this neighborhood.

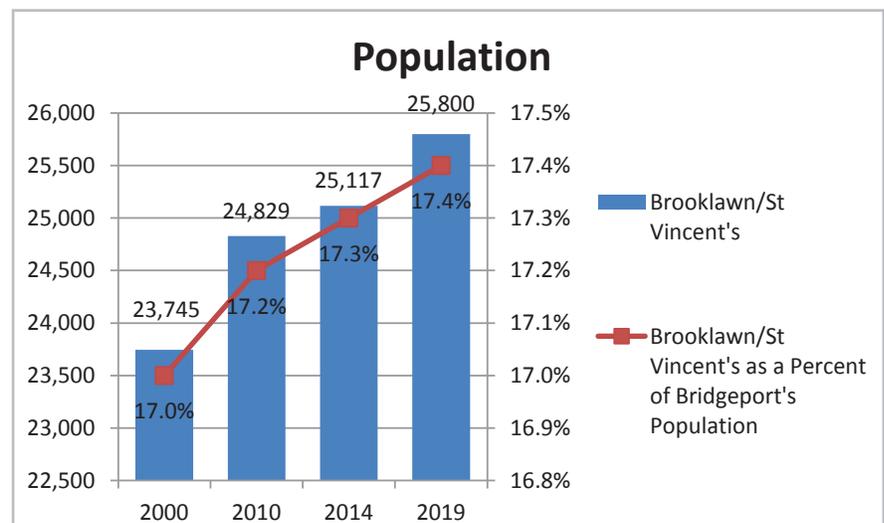


Map 28- Brooklawn/ St Vincent's

Source: Office of Planning and Economic Development

4.3.A Demographics

Figure 13a



Source: U.S. Census Bureau Decennial 2010

The most populous neighborhood, Brooklawn/St Vincent's population has increased by 21% since 2000, which stands in contrast to an increase in the overall Bridgeport population of 3.4% for that same duration.

The age distribution in this neighborhood closely mirrors that of Bridgeport, with 35% being under 24 and 55% being 25-64 years of age. The Brooklawn/St Vincent's neighborhood is the second most dense neighborhood in Bridgeport, at 13,976 persons per square mile. This is 55% higher than the population density of Bridgeport.

The racial makeup of this neighborhood, much like the age distribution, is quite similar to that of Bridgeport overall. Thirty percent report as black alone and forty-four percent report as white alone. Those also reporting Hispanic Origin make up nearly 33% 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.

Population Density:

15,273

Persons per square mile in
BROOKLAWN/
ST VINCENT'S

9,014

Persons per square mile in
BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

Hispanic Origin:

32.8%

of BROOKLAWN/
ST VINCENT'S
population

38.2%

of BRIDGEPORT
population

16.9%

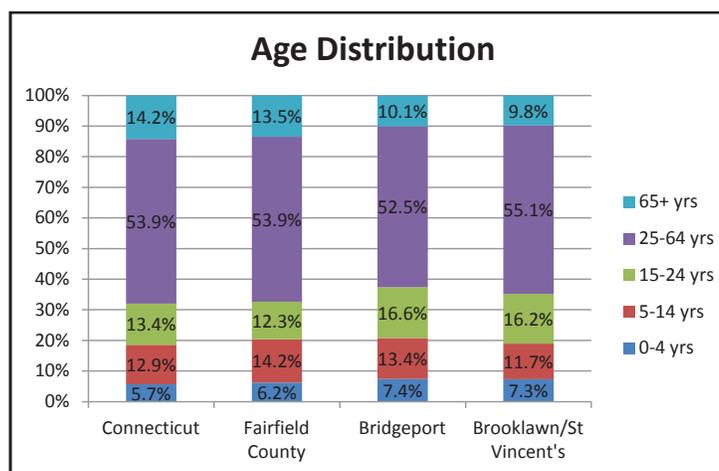
of FAIRFIELD
COUNTY population

13.4%

of CONNECTICUT
population

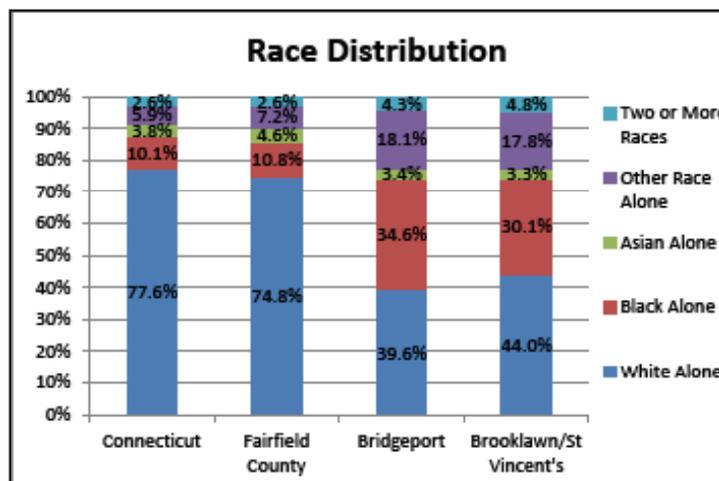
Source: U.S. Census Bureau Decennial 2010

Figure 13b



Source: U.S. Census Bureau Decennial 2010

Figure 13c



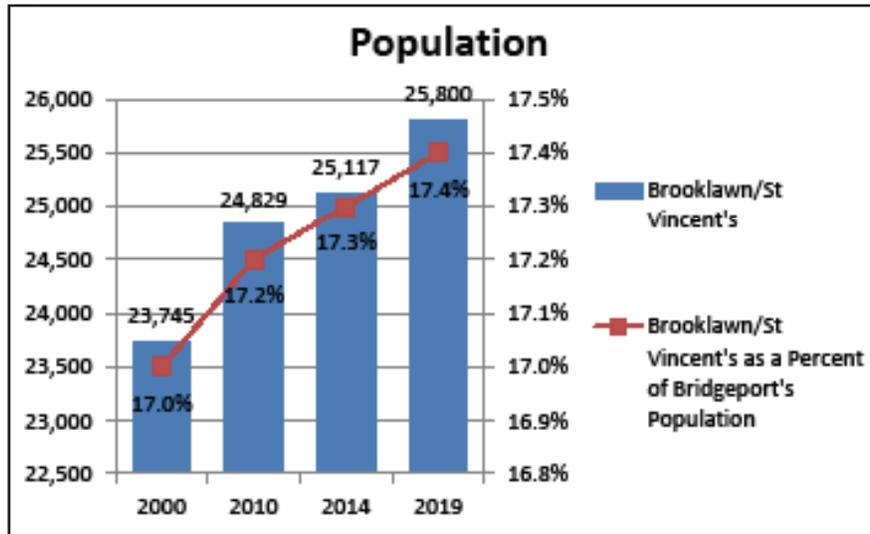
Source: U.S. Census Bureau Decennial 2010

Figure 13d

| Educational Attainment (Adults over 25 years of age) | | | | | | |
|--|------------|--------|--------|------------------------|--------|--------|
| | Bridgeport | | | Brooklawn/St Vincent's | | |
| | 1990 | 2000 | 2010 | 1990 | 2000 | 2010 |
| Less than High School or GED | 37.7% | 35.0% | 26.1% | 30.8% | 28.6% | 25.5% |
| High School or GED | 31.3% | 31.3% | 32.7% | 31.4% | 32.0% | 31.2% |
| Some college, no degree | 14.9% | 16.8% | 19.2% | 15.4% | 19.1% | 19.2% |
| Associate's Degree | 4.2% | 4.7% | 6.1% | 4.7% | 5.2% | 6.2% |
| Bachelor's Degree | 7.6% | 7.7% | 10.1% | 11.5% | 8.4% | 10.8% |
| Master's/Professional Degree | 4.0% | 4.5% | 5.8% | 6.2% | 5.1% | 7.2% |
| Total Population | 104,675 | 84,458 | 88,981 | 18,438 | 16,931 | 15,704 |

Source: American Community Survey 2008-2012

Figure 13e



Source: U.S. Census Bureau Decennial 2010

4.3.B Housing

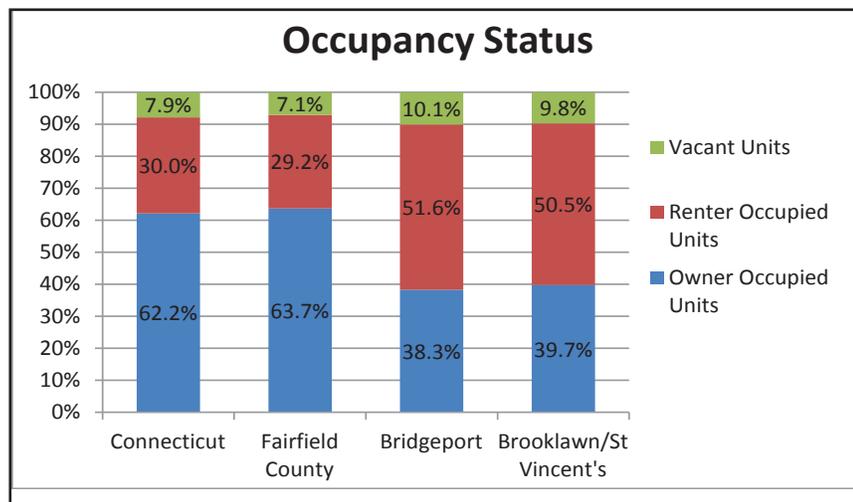
Figure 13f

| | Households | Average Household Size |
|-------------------------------|------------|------------------------|
| Brooklawn/St Vincent's | 8,761 | 2.72 |
| 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 bulk of housing stock was built between 1940 and 1969 (46%), but there is a significant percentage built earlier (32%), to make the median year built 1947. While 27% of the housing units in the Brooklawn/St Vincent's neighborhood are found in single family structures, 50% of the residents are renters. This data supports the land use pattern of single family homes being prevalent in the western portion of the neighborhood and multifamily homes being located along and in between the Main Street and Madison Avenue spines.

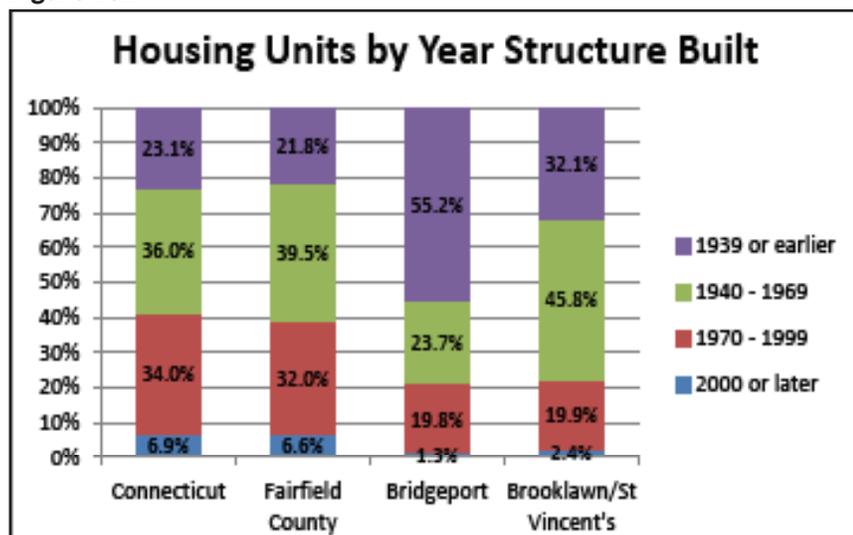
Figure 13g



Source: U.S. Census Bureau Decennial 2010

Median year built: 1947

Figure 13h



Source: American Community Survey 2008-2012

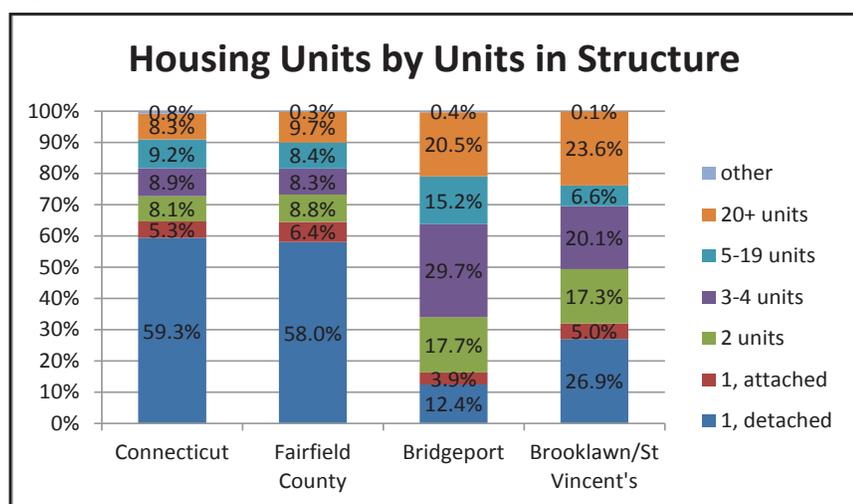
2014 Median Home Value:

\$191,114
for BROOKLAWN/
ST VINCENT'S homes

\$184,633
for BRIDGEPORT
homes

\$398,703
for FAIRFIELD
COUNTY homes

Figure 13i



Source: American Community Survey 2008-2012

\$247,842
for CONNECTICUT
homes

Source: U.S. Census Bureau Decennial 2010

4.3.C Employment

The majority of businesses, 30%, in Brooklawn/St Vincent's are categorized as either Construction or a catchall category titled Administrative & Support & Waste Management & Remediation Services. This latter 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 disposal, remediation and materials re-

covery, and septic tank and related services. As for jobs found within the neighborhood, 40% fall within the Administrative & Support & Waste Management & Remediation Services category. There are over 5,900 jobs in the Brooklawn/St Vincent's neighborhood, according to Dun and Bradstreet in the US Census. Large employers in the neighborhood include St Vincent's Medical Center, with over 1,500 employees; The Watermark at 3030 Park; and the three public schools located within the neighborhood.

The top five categories of types of businesses physically located within the Brooklawn/St Vincent's neighborhood are the following:

Figure 13j

| Business Categories | Brooklawn/St Vincent's | Bridgeport |
|--|-------------------------------|-------------------|
| Construction | 16.6% | 12.4% |
| Administrative & Support & Waste Mgmt & Remediation Services | 13.8% | 12.2% |
| Retail Trade | 10.6% | 9.6% |
| Other Services (except Public Administration) | 8.4% | 10.2% |
| Professional, Scientific & Tech Services | 8.2% | 9.2% |

Source: Dun & Bradstreet 2014

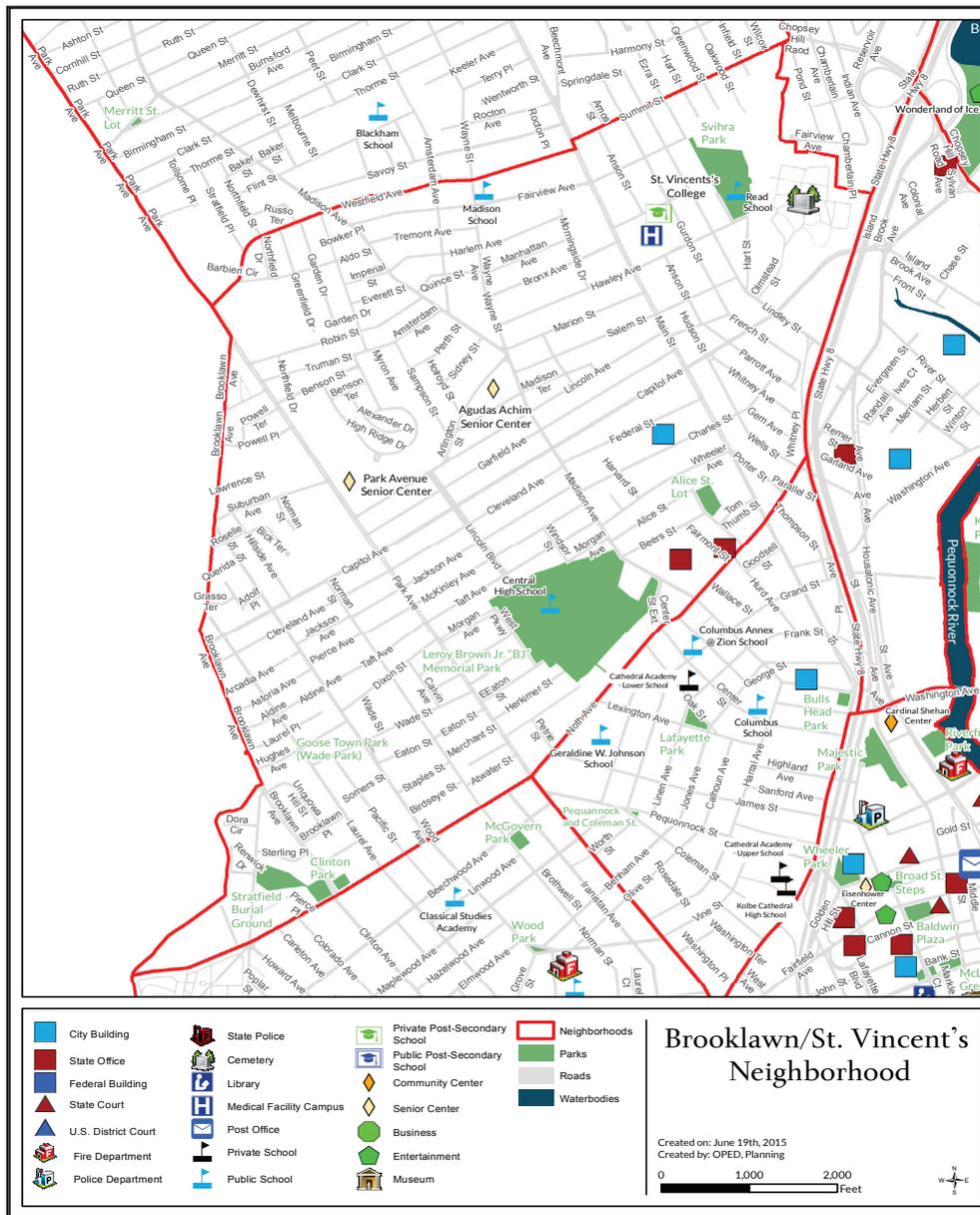
The top five categories for all jobs within Brooklawn/St Vincent's are the following:

Figure 13k

| Employee Categories | Brooklawn/St Vincent's | Bridgeport |
|--|-------------------------------|-------------------|
| Administrative & Support & Waste Mgmt & Remediation Services | 39.1% | 51.4% |
| Educational Services | 10.0% | 4.0% |
| Health Care & Social Assistance | 9.9% | 4.9% |
| Construction | 7.0% | 3.5% |
| Retail Trade | 6.6% | 4.5% |

Source: Dun & Bradstreet 2014

4.3.D Community Assets



Map 29- Brooklawn/St Vincent's Community Assets

Source: City of Bridgeport,

BEGIS 2014

Schools

Central High School, 1 Lincoln Boulevard, enrolled 1,840 students for the 2013/2014 academic year. A college prep magnet is part of the curriculum. This school offers a school-based health center, which provides medical, dental, mental health counseling, outreach and parent aide services. In addition, adult education classes are held at Central High School. www.bridgeportedu.com

Madison School, 376 Wayne Street, provided educa-

tion for 540 students in grades K-6 throughout the 2013-2014 school year. The Lighthouse Program, an after school program, is offered at this school. www.bridgeportedu.com

Read School, 130 Ezra Street, is a public Pre-K-8 school with a 2013/2014 enrollment of 846 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

St. Vincent's College is a medical school associated with St. Vincent's Medical Center which trains students in nursing and allied health fields.

Senior & Community Centers

Two senior centers are located within the Brooklawn/St Vincent's neighborhood. Agudas Achim Senior Center is located at 85 Arlington Street, while the Park Avenue Senior Center is found at 2540 Park Avenue.

Open Space/Parks

There are several parks and open spaces located within the Brooklawn/St Vincent's neighborhood:

- Alice Street Playground – Alice and Sedgewick Streets; a 1 acre playground area
- Clinton Park –Clinton and North Avenues; 1 acre passive green space
- Goose Town Park (Wade Park) – small passive area along Wood Avenue
- Leroy Brown Jr Memorial/Beechwood Park – Madison Avenue and Lincoln Boulevard; over 30 acres of recreational fields and open space behind Central High School provides a football stadium, baseball/softball fields, basketball court, bocce ball court and tennis courts.
- Stratfield Burial Ground and Park – Briarwood Avenue; over 2 acre inactive cemetery that is maintained as a passive park, along with additional open space.
- Svihra Park - Hawley Avenue and Ezra Street; 2 acres of undeveloped land behind Read School with walking trails.

City/State/Federal Offices

The Board of Education Nutrition Center is located at 113 Federal Street. This facility distributes food to each of the city's public schools.

The State Department of Correction manages a state correctional facility and related parole offices at 1106 North Avenue.

Places of Worship

Several places of worship are located within this neighborhood, including but not limited to, Olivet Congregational Church.

4.3.E Zoning/Historic Districts

All but 13% of the land area in Brooklawn/St. Vincent's neighborhood is residentially zoned. Forty-three percent of the land area is zoned Residential-A, single-family. Residential-B, two-family, is found along the western side of Madison Avenue, while Residential-C, multi-family, is located primarily between Lindley Street and Madison Avenue.

A portion of the local Stratfield Historic District is located along Clinton and Laurel Avenues, extending north from the adjacent West Side/West End neighborhood. The Stratfield Historic District Commission oversees all exterior structural improvements within that district.

4.3.F Transportation

Bus Routes

Greater Bridgeport Transit bus routes that traverse this neighborhood include:

- Route 3 – connects the Westfield Trumbull Mall to the bus station downtown, via Madison Avenue.
- Route 8 - connects the Westfield Trumbull Mall to the bus station downtown, via Main Street.
- Route 10 – traverses a portion of Route 1, North Avenue, in this neighborhood, with endpoints in Fairfield and Stratford.
- Route 17 – traverses Route 1, North Avenue, and Park Avenue, with endpoints being the bus station and Success Park.

4.3.G Miscellaneous

St. Vincent's Medical Center, 2800 Main Street, is one of two hospitals in Bridgeport. This medical facility provides a range of care, and offers walk-in clinics throughout the region. A medical school is located on the campus which offers degrees in nursing and radiology, as well as several certificate and online courses. The medical facility and campus have been undergoing extensive renovations and expansion. www.stvincents.org

Park Cemetery is located at 620 Lindley Street.