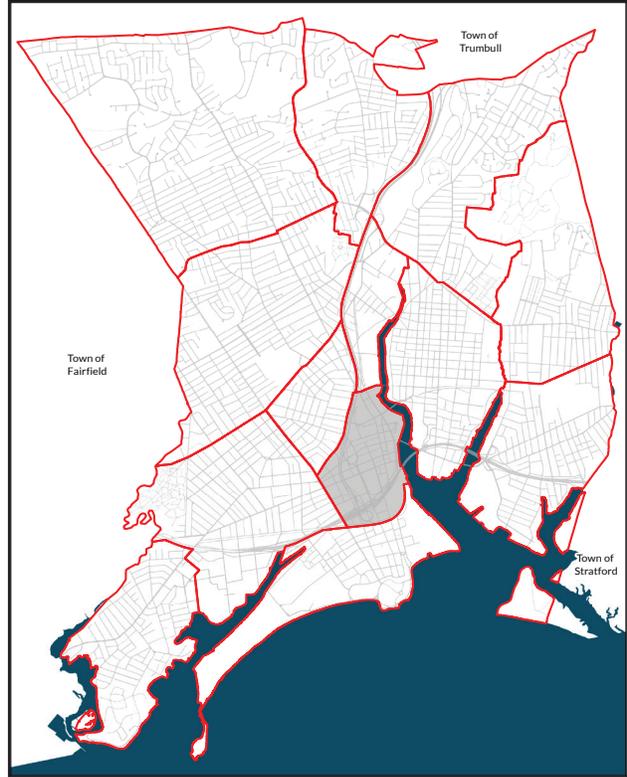


# 4.4 Downtown Neighborhood Profile

The Downtown neighborhood is located in the south central area of Bridgeport, at the head of Bridgeport Harbor. It is bounded by the Enterprise neighborhood to the north; Route 8/25 on the west; South End neighborhood and Bridgeport Harbor to the south, and the Pequonnock River to the east. Downtown serves as the heart of the city, hosting the Inter-Modal Transit Center as well as four courthouses, City Hall and the Margaret E. Morton Government Center, People’s United Bank Financial headquarters, and a host of additional office and retail.

Downtown falls within census tract 706, Bridgeport Council District 131, Connecticut Senatorial District 23 and Connecticut Assembly Districts 124 and 130. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

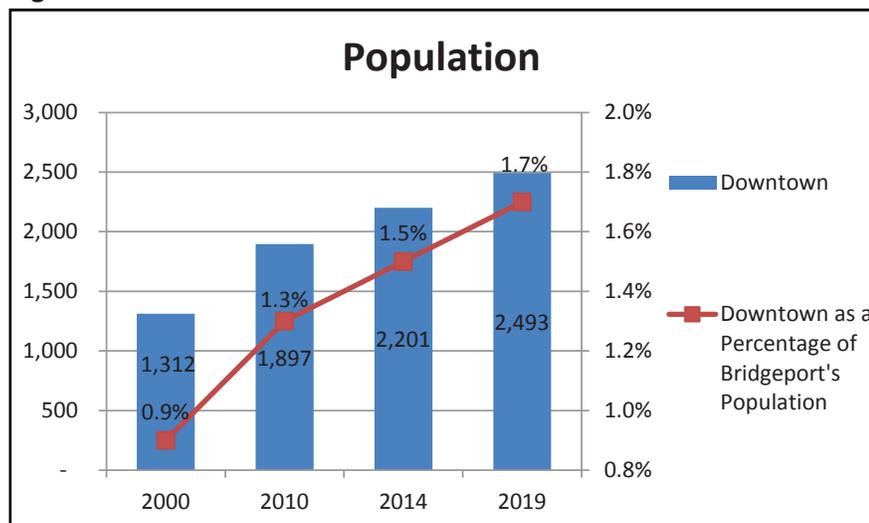


Map 30- Downtown

Source: Office of Planning and Economic Development

## 4.4.A Demographics

Figure 14a



Source: U.S. Census Bureau Decennial 2010

Population Density:

**3,569**

Persons per square mile in DOWNTOWN

**9,014**

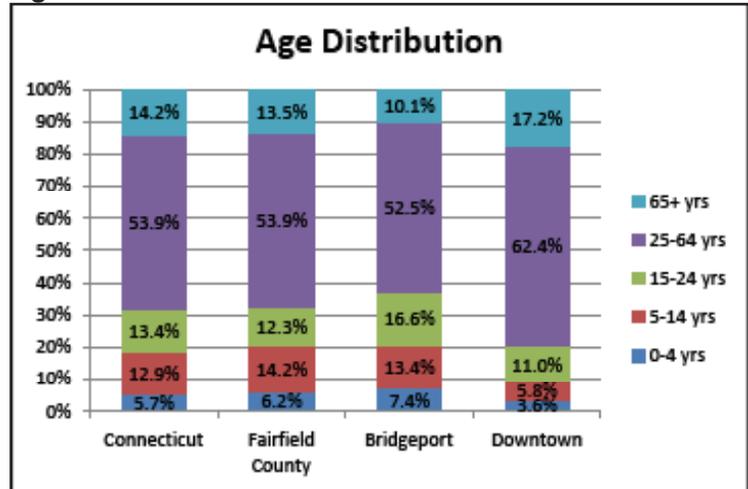
Persons per square mile in BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

The population of Downtown increased by 44% between 2000 and 2010. U.S. Census projections through 2019 indicate a relatively steady population increase for the neighborhood.

The population has been increasing in Downtown consistently over the past twenty years due to redevelopment of formerly vacant office buildings into residential towers. As a result, these statistics do not accurately reflect the current population, as over 200 residential units were introduced since the 2010 Census. That being said, the 2010 Census figures indicate substantially fewer children downtown as compared to Bridgeport (20% versus 37%), and significantly more individuals between the ages of 25 and 64 years (62% versus 53%). A factor in this age distribution would be the type of residential units being brought onto the market Downtown. Many of the units are

Figure 14b



Source: U.S. Census Bureau Decennial 2010

### Hispanic Origin:

**37.3%**  
of DOWNTOWN population

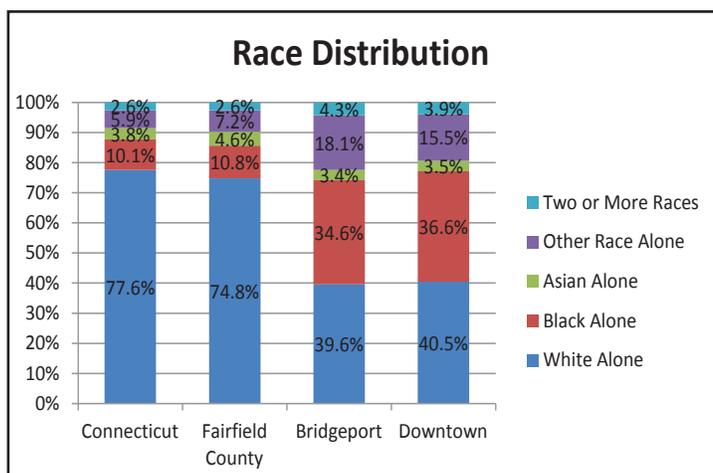
**38.2%**  
of BRIDGEPORT population

**16.9%**  
of FAIRFIELD COUNTY population

**13.4%**  
of CONNECTICUT population

Source: U.S. Census Bureau Decennial 2010

Figure 14c



Source: U.S. Census Bureau Decennial 2010

one-bedroom or studio units, and marketed to young professionals and retirees. This brings the average household size Downtown to 1.52 persons, compared to Bridgeport's average household size of 2.72 persons. Downtown has the second lowest population density of any neighborhood, with 3,569 persons per square mile.

The racial makeup of Downtown is nearly the same as Bridgeport, with 41% reporting as white alone, and 37% reporting as black alone. Those also reporting Hispanic Origin make up 37% of the population. It is

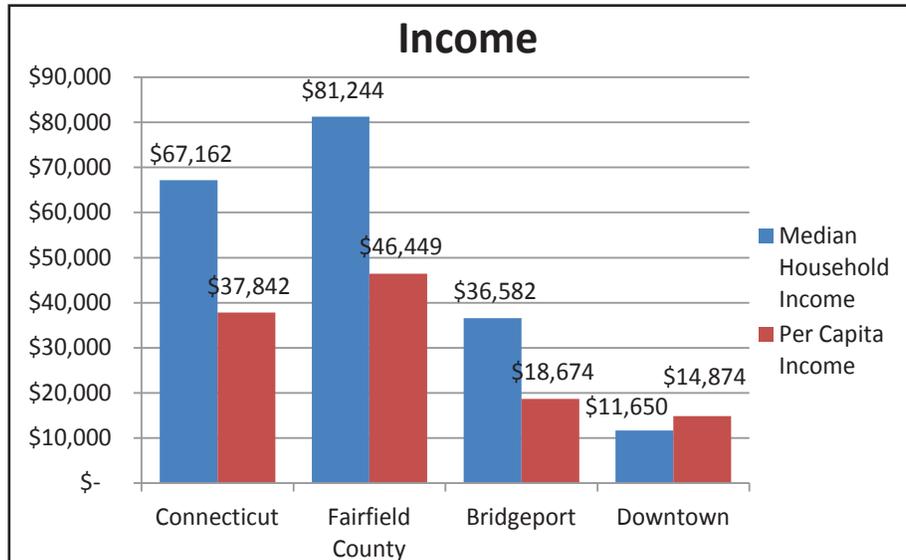
important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

**Figure 14d**

Educational Attainment (Adults over 25 years of age)						
	Bridgeport			Downtown		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	54.1%	47.1%	32.7%
High School or GED	31.3%	31.3%	32.7%	24.2%	27.7%	40.3%
Some college, no degree	14.9%	16.8%	19.2%	11.2%	17.8%	8.0%
Associate's Degree	4.2%	4.7%	6.1%	4.5%	3.2%	5.6%
Bachelor's Degree	7.6%	7.7%	10.1%	3.4%	2.2%	9.5%
Master's/Professional Degree	4.0%	4.5%	5.8%	2.6%	1.7%	4.0%
Total Population	104,675	84,458	88,981	2,003	1,312	1,482

Source: American Community Survey 2008-2012

**Figure 14e**



Source: U.S. Census Bureau Decennial 2010

## 4.4.B Housing

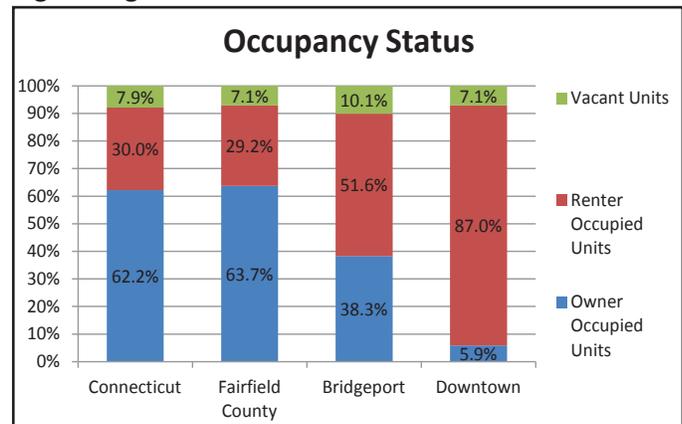
Eighty-seven percent of residents Downtown rent, the highest of any neighborhood in the City. Nearly 75% of the residential units Downtown are found within structures housing twenty or more units.

**Figure 14f**

	Households	Average Household Size
<b>Downtown</b>	1,064	1.52
<b>Bridgeport</b>	50,824	2.72
<b>Fairfield County</b>	332,968	2.68
<b>Connecticut</b>	1,360,184	2.52

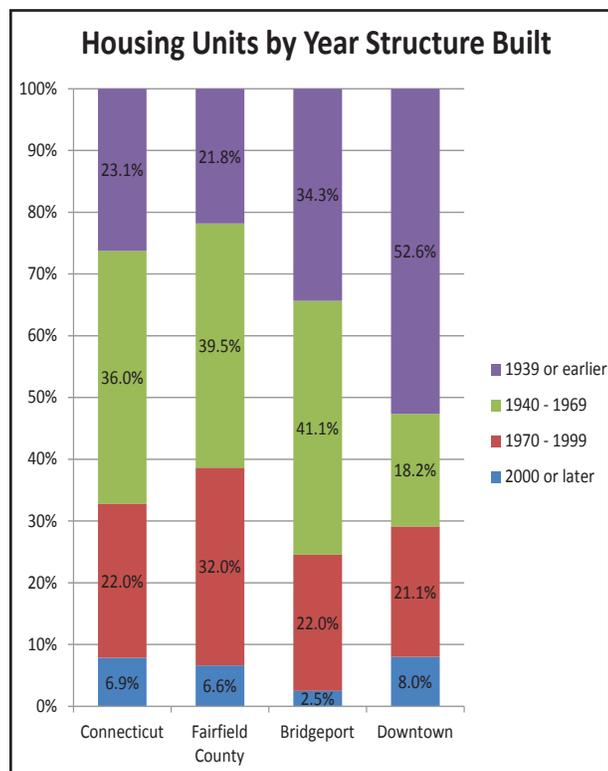
Source: U.S. Census Bureau Decennial 2010

**Figure 14g**



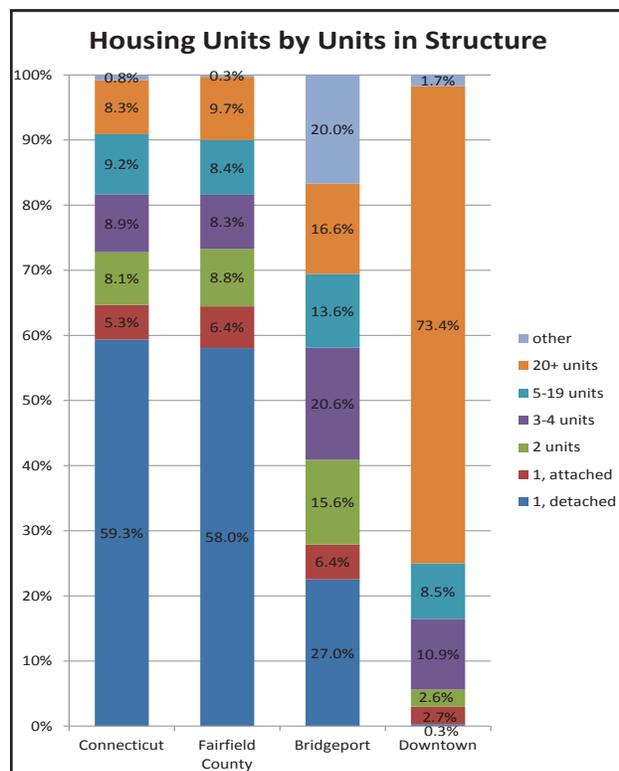
Source: U.S. Census Bureau Decennial 2010

**Figure 14h**



Source: American Community Survey 2008-2012

**Figure 14i**



Source: American Community Survey 2008-2012

**2014 Median Home Value:**

<b>Median year built: 1940</b>	<b>\$195,000</b> for DOWNTOWN homes	<b>\$398,703</b> for FAIRFIELD COUNTY homes
	<b>\$184,633</b> for BRIDGEPORT homes	<b>\$247,842</b> for CONNECTICUT homes

Source: U.S. Census Bureau Decennial 2010

## 4.4.C Employment

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

**Figure 14j**

Business Categories	Downtown	Bridgeport
Professional, Scientific & Tech Services	22.1%	9.2%
Public Administration	9.8%	1.3%
Health Care & Social Assistance	7.5%	4.9%
Other Services (except Public Administration)	7.4%	10.2%
Administrative & Support & Waste Mgmt & Remediation Services	5.6%	12.2%

Source: Dun & Bradstreet 2014

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

**Figure 14k**

Employee Categories	Downtown	Bridgeport
Public Administration	43.6%	10.0%
Finance & Insurance	15.3%	2.5%
Health Care & Social Assistance	7.4%	4.9%
Professional, Scientific & Tech Services	7.4%	3.0%
Administrative & Support & Waste Mgmt & Remediation Services	4.1%	51.4%

Source: Dun & Bradstreet 2014

Downtown has over 9,900 jobs, according to the U.S. Census. Several large employers located Downtown include City of Bridgeport; People's United Bank; Housatonic Community College; Connecticut Post/Hearst Media Services; Child & Family Guidance Cen-

ter; Pullman & Comley; Fletcher-Thompson; Cohen & Wolf; D-Addario Industries; Trefz Corporation; Koskoff, Koskoff & Bieder; Bridgeport Holiday Inn & Conference Center; Career Resources; The Workplace; Zeldes, Needle & Cooper; and Kolmar Americas.

## 4.4.D Community Assets

### Schools

Roosevelt School, 680 Park Avenue, is a public school with a student enrollment of 568 students in grades PreK-8 for the 2013/2014 academic year. The Light-house 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. This school was demolished for new construction, and will open for the 2015/2016 school year. All students were educated at the 160 Iranistan Avenue facility during construction. Additionally, a Family Resource Center is located on site to provide a variety of resources to parents and students. [www.bridgeportedu.com](http://www.bridgeportedu.com)

Housatonic Community College, 900 Lafayette Boulevard, is the fastest growing community college in the state. [www.hcc.commnet.edu](http://www.hcc.commnet.edu)

### Public Safety

Fire Department Headquarters is located at 30 Congress Street. Also housed here are Engine #1, Rescue #5 and Ladder #5.

Bridgeport Police Headquarters/Central Precinct is

located at 300 Congress Street, and a Police Post is located in the Read's Artspace building on John Street at Broad Street.

Connecticut State Police Barracks "Troop G" is located at 149 Prospect Street.

### Library

The Burroughs-Saden Library, 925 Broad Street, is the main library in the Bridgeport library system. It currently holds over 345,000 titles in the collection.

### Senior & Community Centers

The Cardinal Shehan Center, 1494 Main Street, offers art, recreation, computer workshops, a summer day camp, after-school and Saturday programs, financial programs and other activities for youth throughout the year. [www.shehancenter.org](http://www.shehancenter.org)

The Eisenhower Center, 307 Golden Hill Street, is a senior center which offers daily programs for seniors.

South End Community Center, 650 Park Ave, is located on the Roosevelt School campus.



Map 31- Downtown Community Assets

Source: City of Bridgeport, BEGIS 2014

**Open Space/Parks**

A number of park and open spaces exist within this neighborhood.

Passive parks, parks offering quiet space to sit or walk, within the central business district include the Annex Park in front of the Margaret Morton Government Center, Baldwin Plaza on Fairfield Avenue, Broad Street Steps, Majestic Park on Main Street, Wa-

terfront Park on Water Street, and Wheeler Park on Golden Hill Street.

McLevy Green, on State Street, is a passive park that hosts events such as festivals and concerts. It is also the location of Bridgeport's WWII memorial. Riverfront Park on Housatonic Avenue has baseball diamonds.

**Post Office**

Bridgeport's Main Post Office is located at 120 Middle Street.

**City/State/Federal Offices**

Municipal:

- Bridgeport City Hall is located at 45 Lyon Terrace. Among the departments located in this building are Tax Assessor, Tax Collector, City and Town Clerks, Civil Service, Zoning, Building, Engineering and Board of Education.
- Margaret E. Morton Government Center, formerly City Hall Annex, 999 Broad Street, houses the Mayor's Office, City Attorney, Office of Planning & Economic Development, Connecticut Probate Court, Registrar of Voters and Office of Vital Records.
- Eisenhower Center, 307 Golden Hill Street, hosts the Department on Aging and Veteran's Affairs offices, as well as the senior center

Connecticut:

The State of Connecticut has various offices and courts located in downtown Bridgeport which serve the region:

- Connecticut Superior Court House is located at 1061 Main Street
- Connecticut Superior Court, Geographical Area No. 2, is located at 172 Golden Hill Street
- Division of Criminal Justice - Juvenile Matters & Detention Center, 60 Housatonic Avenue
- Department of Labor, 2 Lafayette Square
- Bureau of Rehabilitation Services, 1057 Broad St
- Department of Children & Families, 100 Fairfield Avenue
- Department of Mental Health & Addiction Services, 97 Middle Street
- Connecticut Workers' Compensation Commission, 350 Fairfield Avenue
- Fairfield Judicial District Probation & Support Enforcement, 1 Lafayette Circle
- Connecticut Commission on Human Rights & Opportunities
- Connecticut Probate Court is located at 999 Broad Street
- 

Federal:

- The United States District Court House & Office Bldg is located at 915 Lafayette Boulevard.

**Places of Worship**

Several places of worship are located in the downtown area, including Messiah Baptist Church, Golden Hill United Methodist Church and First Baptist Church.

## 4.4.E Development Activities/Plans

**Activities**

Many redevelopment projects are occurring Downtown, with residential being a major component. Refer to Chapter 3, Economic Development Initiatives for information on several of these projects.

Recently completed projects include The Gateway at 570, an affordable residential property; 333 State, a mixed use high-rise; and Landmark, a mixed use development in historic properties.

Mixed-use projects which have not reached construction phase include McLevy Square, a four-building redevelopment facing the square; The Security Building at 1103 Main Street, which will rehabilitate and adaptively re-use three historic buildings; Jayson-Newfield Development at 1184 Main Street, that will redevelop three historic buildings; the Preservation Block at 1154 Main with five historic buildings; and Barnum Square, a large development site across from HarborYard Sports Complex.

## 4.4.F Zoning/Historic Districts

Downtown zoning is comprised of eleven different zones, with DVD-TOD (Downtown Village District-Transit Oriented Development) being the largest covering 35% of the neighborhood. DVD-BLVD (Downtown Village District-Boulevard) and DVD-CORE (Downtown Village District-Core) cover an additional 27% of the acreage. All of the DVD zones recognize and promote dense and walkable development of varying degrees.

A new zone, Neighborhood Central Village District (NCVD), was recently designated on several blocks along the western edge of Downtown. This new designation promotes walkable, medium-density and mixed-use development. The NCVD zone provides a smooth transition between the high density promoted in the DVD zones on one side and the residential zones on the other.

Four national register historic districts are located downtown. Division Street historic district is located along Liberty Street and includes housing built prior to World War I. The Golden Hill, Downtown North and Downtown South historic districts all include structures built prior to, during and after both world wars. Historic District Commission #1 oversees all exterior structural improvements within each of these districts.

The Downtown Cabaret Theater, 263 Golden Hill Street, offers performances for adults and children in a bring-your-own-food and drink atmosphere.

The HarborYard Sports Complex, 500-600 Main Street, includes the stadium, arena and parking garage. The Bridgeport Bluefish, Bridgeport Sound Tigers, and Fairfield University Stags call HarborYard home. [www.bridgeportbluefish.com](http://www.bridgeportbluefish.com) [www.soundtigers.com](http://www.soundtigers.com)

Bijou Theater, 275 Fairfield Avenue, opened in 2011 to host movies, concerts, live theater and events. This theater was originally built in 1909 to host an opera/movie house and 2 story ball room. Today the ballroom, upstairs, is an architectural office.

## 4.4.G Transportation

### **Bus Routes**

Local bus service is provided by Greater Bridgeport Transit, whose bus station is located at 710 Water Street as part of the Inter-Modal Transit Center. Nearly all of their routes come through the downtown bus station, which acts as a terminus. [www.gogbt.com](http://www.gogbt.com)

### **Train**

Train service is provided by Metro-North and Amtrak at the station at 525 Water Street. <http://www.mta.info/mnr> and [www.amtrak.com](http://www.amtrak.com)

### **Ferry**

The Bridgeport & Port Jefferson Ferry is located at 330 Water Street. [www.88844ferry.com](http://www.88844ferry.com)

## 4.4.H Miscellaneous

The Barnum Museum, 820 Main Street, is dedicated to telling of the life and times of Phineas T. Barnum, legendary circus owner and former Bridgeport Mayor. [www.barnum-museum.org](http://www.barnum-museum.org)