

# City of Bridgeport, CT



## Comprehensive Economic Development Strategy

### **CEDS**

North Branch Library

May 24<sup>th</sup>, 2007

7:30 PM

# CEDS Report



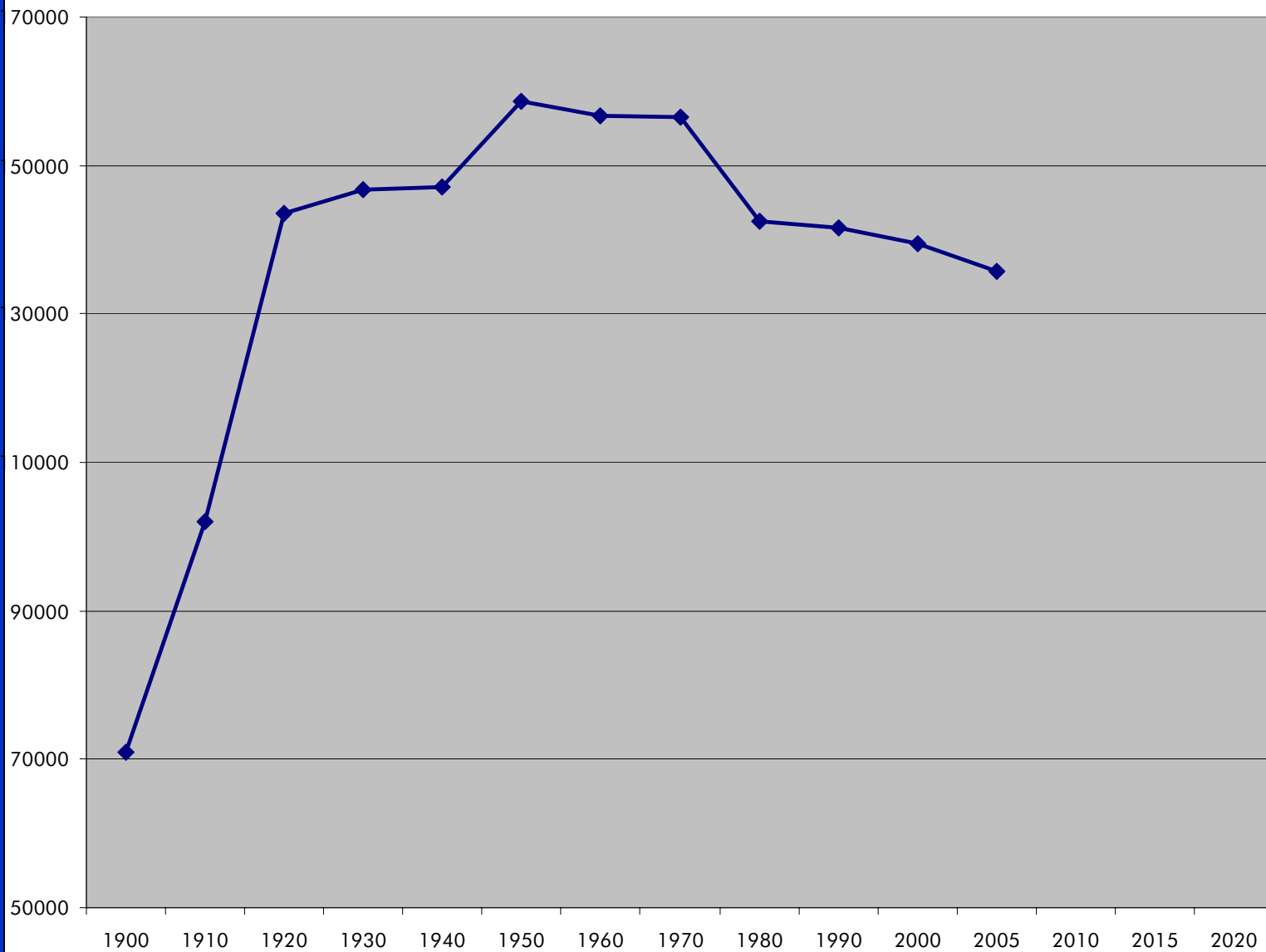
- **Reflects Consensus & Commitments of Strategy Committee**
- **Receives public review & acceptance**
- **Builds upon Recent Significant Studies**
- **Uses State-of-Art Economic Research Tools & Data Resources**
- **Overseen by Recognized Technical Advisors**
- **Approved by EDA**



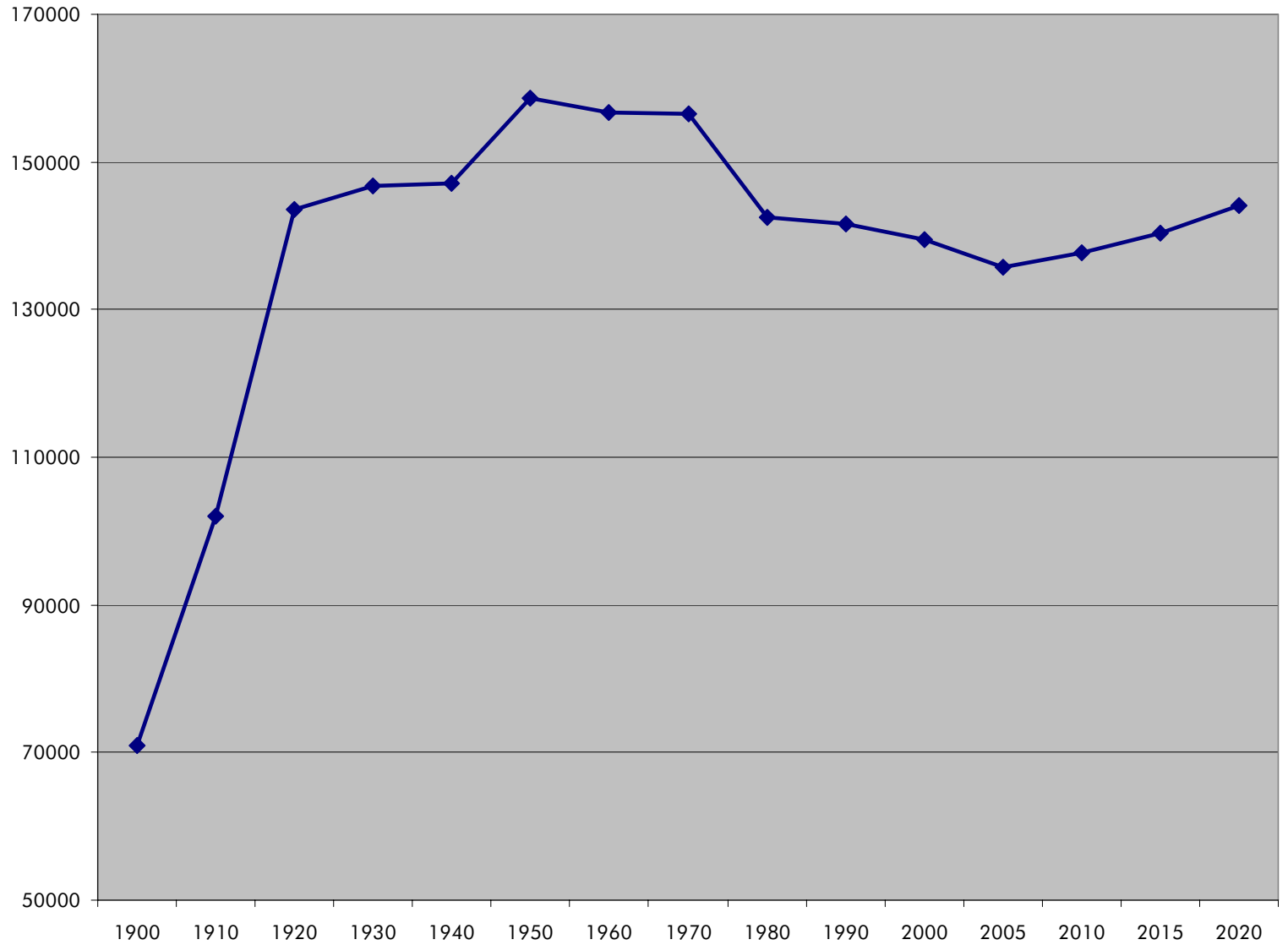
## What was looked at:

- Population
- Households
- Jobs
- Workforce
- Social Indicators
- Land use & Zoning

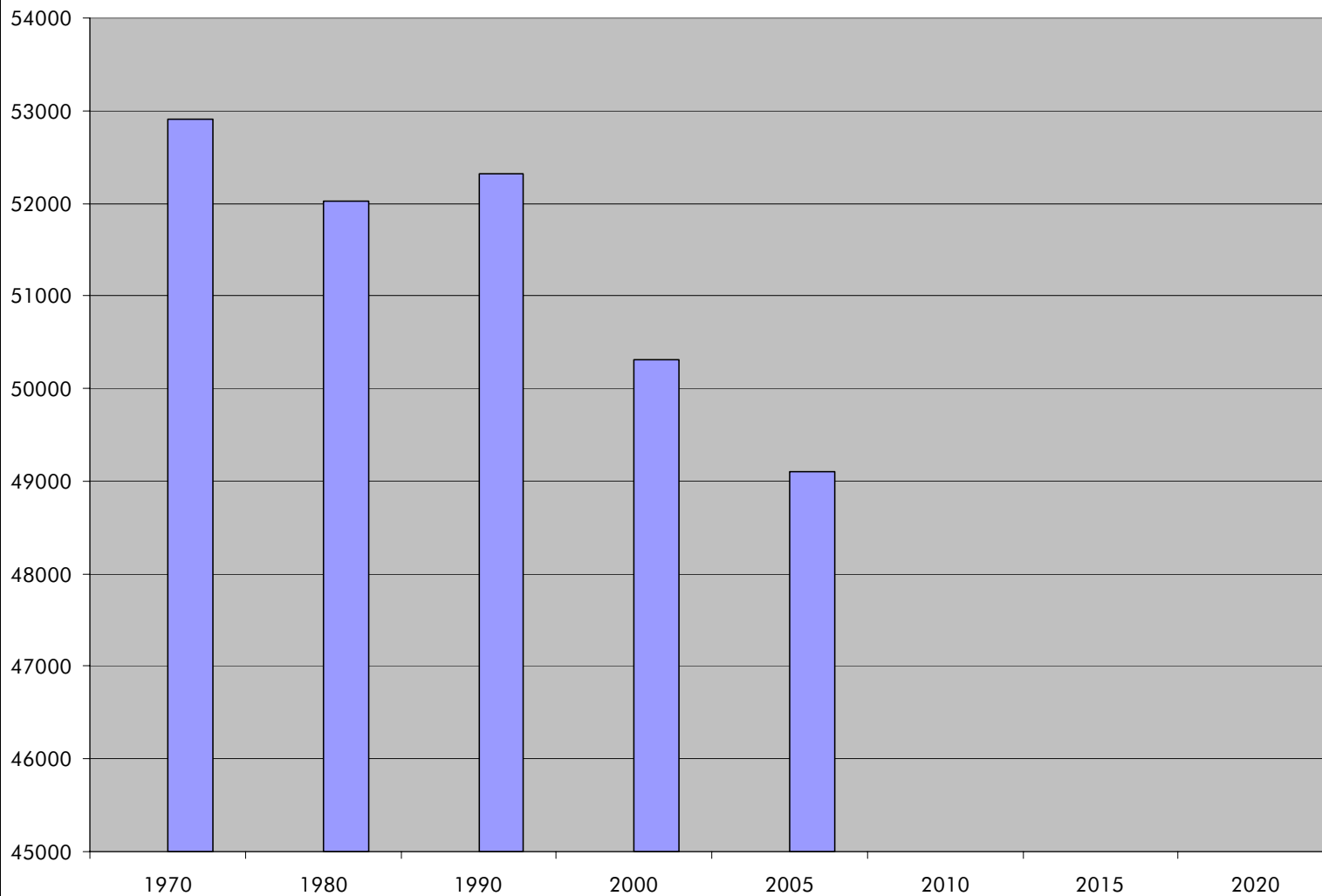
# Bridgeport Population: 1900-2005



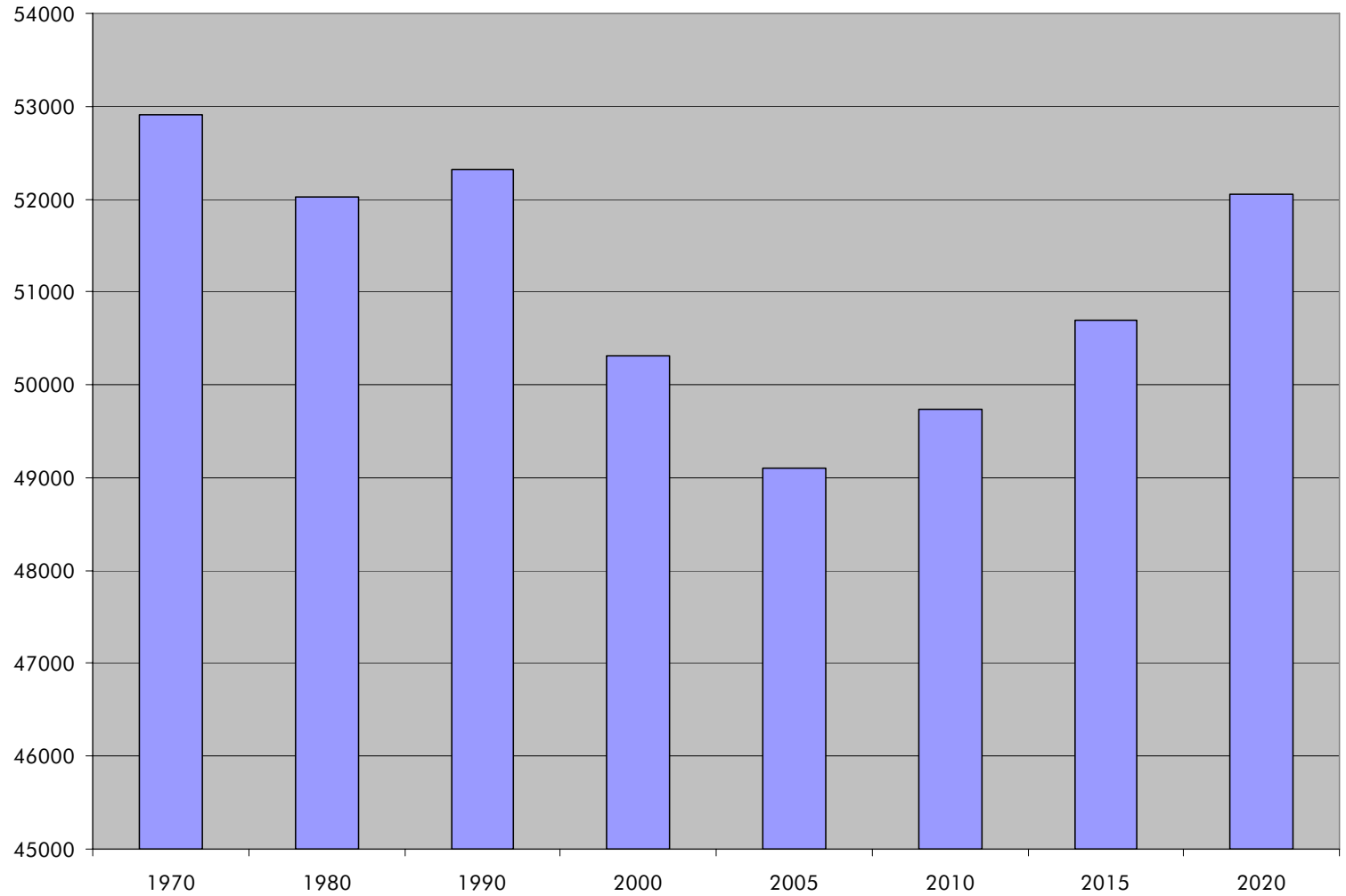
# Bridgeport Population: 1900-2020



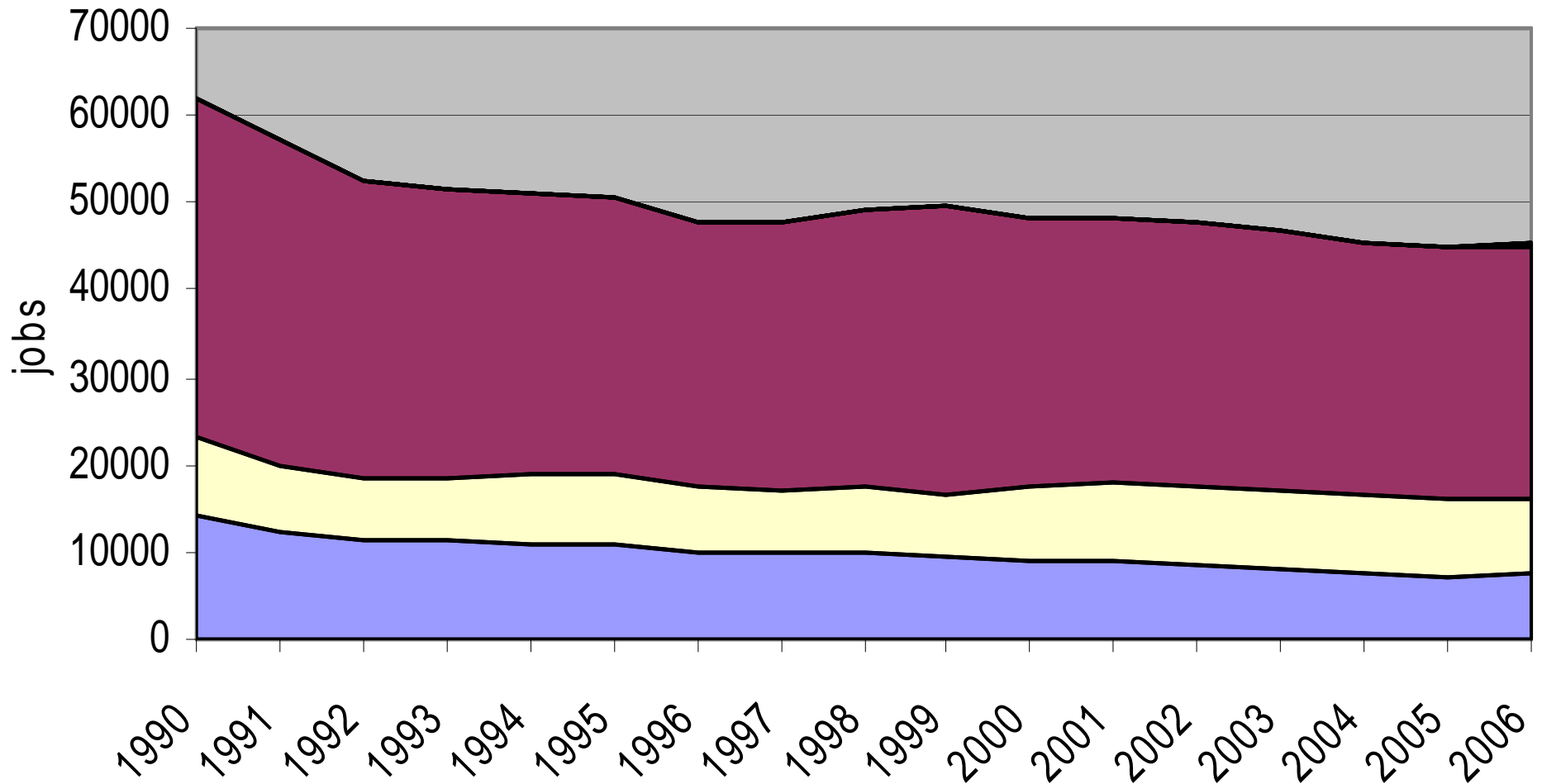
# Bridgeport Households: 1970-2020



# Bridgeport Households: 1970-2020

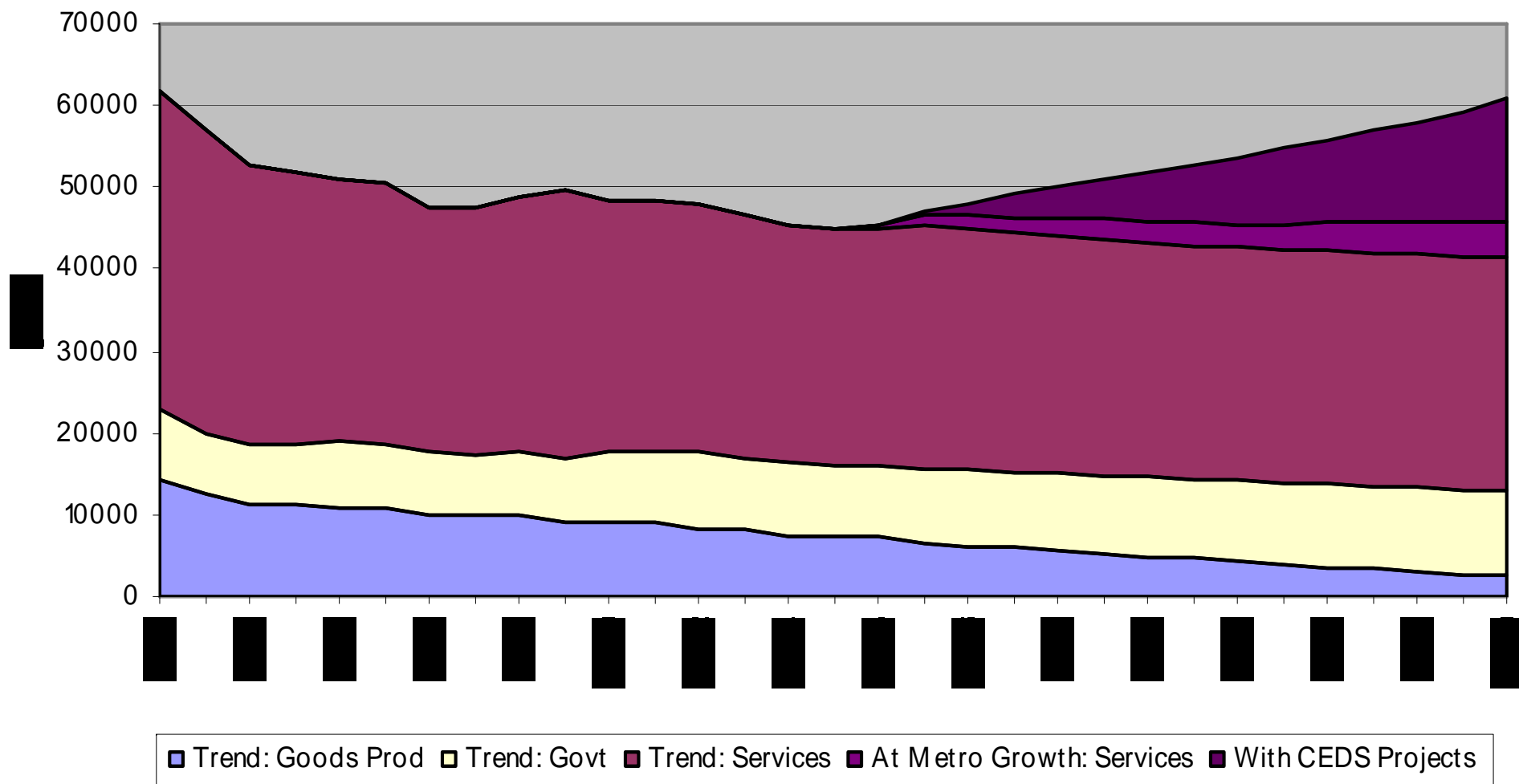


# Employment Trends: 1990-2006



■ Trend: Goods Prod 
 ■ Trend: Govt 
 ■ Trend: Services 
 ■ At Metro Growth: Services 
 ■ With CEDS Projects

# Employment Trends: 1970-2020



# Committee Efforts



- **CEDS Committee Meetings (6)**
- **CEDS Public Meetings (2)**
  - CEDS Workshop, March 25th
  - CEDS Public Review, May 24<sup>th</sup>
- **Rated and Prioritized 98 Projects**

# Future Steps



- **30-Day Public Review**
- **Draft to Final Changes**
- **Submission to EDA:  
June 29th**

# What does it influence?



- **Master Plan**
- **Zoning Ordinance**
- **Federal Funding**
  - EDA
  - CDBG

# Goals & Strategies: 2007-2012



## ***Goal 1: Increase the Tax Base: Make Downtown the Foundation for Growth***

- Preserve Historic Structures by Adaptive Reuse
- Encourage In-fill & High-rise Development in the CBD
- Prepare for & Encourage Class A Office Space
- Build on Existing CBD Business Clusters (Civic, Sports/Recreation, Nightlife, Education, Transportation, Judicial)

# Goal 1: *Increase the Tax Base*



Rank	Project	Average Score	Standard Deviation
1	Pequonnock Site	87.2	17.2
2	Downtown North	82.7	16.3
3	Housatonic Community College Expansion	80.9	23.7
4	Lafayette Square Apartments	79.8	25.9
5	881 Lafayette	74.8	26.1
6	Adaptive Reuse Plans	72.5	24.3
7	Congress Plaza Urban Renewal Sites	67.1	26.0
8	Conty's Site	64.2	32.3
9	Preserve Lafayette Avenue as an Office Corridor	56.2	32.5
10	Physical Streetscapes & Gateway Improvements	50.9	32.4
11	Congress Plaza/Golden Hill Government Center	44.1	25.8
12	Façade Program	41.5	31.1
13	Consolidate Governmental Uses w/ Shared Parking and TOD incentives	40.4	28.0
14	Design Review	40.0	30.5
15	Transfer of Development Rights	33.4	23.7

# Goals & Strategies: 2007-2012



## *Goal 2: Make Better Use of Our Assets: Value our Waterfront, Industrial Heritage and Location*

- Support Working Port
- Complete Intermodal Transportation Network
- Encourage Mixed Use, Residential/Commercial
- Improve Public Access to and Recreational Use of the Waterfront

## Goal 2: *Make Better Use of Our Assets*



Rank	Project	Average Score	Standard Deviation
1	Bridgeport Landing Steel Point	103.3	6.9
2	Derecktor Shipyards	88.0	25.0
3	Intermodal Transportation HUB and Joint Development Opportunities	87.2	17.0
4	60 Main Street (Remington) Site	83.1	15.4
5	BRMC Containers	68.7	31.9
6	Captain's Cove	62.9	10.4
7	Marina Development	60.5	26.7
8	High Speed Ferry	60.2	29.6
9	Pequonnock Riverfront	59.5	31.5
10	Walkway Connecting Ferry Landing to Sports Complex	55.0	31.5
11	Seaside Landfill	52.5	10.9
12	Fish Farming	52.2	34.6

## Goal 2: *Make Better Use of Our Assets*

Rank	Project	Average Score	Standard Deviation
13	Trolley Access	46.2	29.4
14	Add Public Access Requirements to New Waterfront Zoning Regulations	45.6	30.9
15	Public Access Requirements in New Waterfront Developments	43.1	27.6
16	Downtown Waterfront Development Site	42.0	26.1
17	Dredge Channel & Black Rock Harbor	38.9	36.3
18	Pleasure Beach	36.3	28.5
19	Rails to Trails Program along Pequonnock River	32.7	26.3
20	Pequonnock River Boat Houses	29.7	16.8
21	Transfer Ownership of Pleasure Beach to U.S. Fish & Wildlife	23.6	14.5



# Goals & Strategies: 2007-2012



*Goal 3: Strengthen Economic Competitiveness:  
Attract, create & retain jobs for our residents &  
newcomers*

- Invest in Infrastructure
- Capture Regional Growth Industries
- Retain Existing Businesses
- Build Workforce Preparedness through Education and Manpower Training Programs
- Reclaim Brownfields Sites

# Goal 3: *Strengthen Economic Competitiveness*



Rank	Project	Average Score	Standard Deviation
1	West End Industrial Corridor	88.5	18.5
2	Seaview Avenue Industrial Park	85.3	26.0
3	METAL	79.1	24.4
4	Upgrade K-12 School System throughout Bridgeport	78.0	25.3
5	Lake Success Business Park	76.3	28.8
6	Training Programs	76.3	24.1
7	Congress St. Bridge	74.6	25.0
8	Coordinate with WIRED Regional Program	74.0	32.0
9	Remediate and redevelop on a site by site basis.	72.0	29.4
10	ESL/Literacy Training	71.3	21.1
11	Transit Connectivity	70.1	20.0
12	Minority and Small Business	69.3	26.0
13	Support the wiring of Downtown for Hi-Speed Access/WiFi	68.6	34.6
14	Seaview Avenue Transitway	67.9	30.2
15	Higher Education & Model School	67.7	28.4
16	Encourage and Invest in Office Sector	66.4	18.1

# Goal 3: *Strengthen Economic Competitiveness*

Rank	Project	Average Score	Standard Deviation
17	GE Plant	65.7	32.9
18	Adaptive Reuse for Small Business & Creative Incubator Space	65.3	23.7
19	Encourage and Invest in Healthcare	65.0	28.2
20	RemGrit	64.9	21.9
21	Hire a Full-time Brownfields Coordinator	64.0	29.1
22	Bridgeport Brass	63.5	23.1
23	Encourage and Invest in Green Energy Industries	61.6	31.9
24	Railroad Viaduct	60.4	34.8
25	Encourage and Invest in Arts & Entertainment	60.2	23.3
26	Separate Sewer Systems	58.5	31.3
27	Create new business incubators	57.9	22.2
28	Encourage and Invest in Tourism	57.3	23.9
29	Sikorsky Memorial Airport improvements	54.5	31.9
30	Bridge improvements	49.1	31.6
31	Flood Control Projects	47.6	33.3
32	Road improvements	46.3	27.4
33	Attract and promote senior living	46.1	19.1
34	Proposed 2nd train station	42.0	25.6



# Goals & Strategies: 2007-2012



## *Goal 4: Build Stronger Neighborhoods: Make Bridgeport a Better Place to Live and Work*

- Encourage Housing Diversity throughout Bridgeport
- Develop Neighborhood Commerce
- Encourage Community Involvement in Planning Bridgeport's Future
- Enhance Community Services

# Goal 4:

## *Build Stronger Neighborhoods*



Rank	Project	Average Score	Standard Deviation
1	Columbia Towers	79.6	23.1
2	Brewster Street Residential Development	78.8	16.2
3	800 Seaview	76.7	28.8
4	Former Jefferson School	75.3	18.8
5	Downtown Plan	74.7	20.9
6	East Main, State Streets & Stratford Avenue Retail Corridors and Black Rock & Madison Avenue Restaurant Rows	73.3	27.3
7	Hospital improvements and expansions	72.2	29.7
8	Master Plan	72.0	16.7
9	Expand Small Business' Access to Capital Funds	70.6	28.8
10	Reservoir/Yaremich	70.0	21.3
11	Rezone Abandoned Parcels	67.3	23.8
12	Riverbank Landing	66.0	23.7
13	Expand Entertainment and Arts District Venues	63.5	29.1
14	Adaptive Reuse	63.0	27.5

# Goal 4:

## *Build Stronger Neighborhoods*



Rank	Project	Average Score	Standard Deviation
15	Encourage Owner-occupancy	62.8	27.1
16	Soundgate	60.4	23.3
17	Site and Zoning Review	58.9	31.2
18	Neighborhood NRZ Plans	57.3	22.8
19	New Public Facilities/Emergency Operations Center	55.9	25.8
20	Black Rock Bank & Trust	54.4	21.8
21	Implement Housing Options Policy	54.4	27.8
22	Johnson's Creek Residential	52.8	24.7
23	Black Rock Library	51.6	28.5
24	New Health & Social Services Building	51.2	27.4
25	Park Improvements	49.8	18.1
26	Develop Community Indicators and utilize to allocate resources	48.0	27.2
27	Streetscape Improvements	45.1	21.5
28	City/Non-profit Partnerships	38.7	19.5



**Review the Draft CEDS report at  
any of the Branch Libraries beginning  
Tuesday, May 28<sup>th</sup>**

**or**

**Read it online tomorrow!**

**<http://www.bridgeportmasterplan.com>**

**Be heard by EDA--comment by June 23rd!**

**email: [ceds@bridgeportmasterplan.com](mailto:ceds@bridgeportmasterplan.com)**

**or**

**mail: CEDS Comments**

**c/o Urbanomics**

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