



The Black Rock Neighborhood Revitalization Zone (BR NRZ) encourages development that promotes economic vitality, while preserving and enhancing the commercial and residential character of Black Rock.

There are many developments in progress – both private and public – summaries of each are below. As these projects progress, we'll provide more information (as well as in NRZ Board Meetings).

Private Developments

Three significant apartment complexes are proposed or in development in Black Rock. National trends of historic, double-digit increases in rent growth, and an under-supply of housing surely contribute to this activity.

As significantly, developers are also capitalizing on Black Rock's vibrant community, restaurant and entertainment offerings, a beautiful shoreline, a very high walkability score and easy access to transportation options to offer new and compelling residential opportunities.



Canfield Park apartments at 306 Canfield Avenue

SCOPE

Under construction: 300 units consisting of (1) 6-story apartment building and 1(5)-story apartment building. Amenities include a resort-style pool, rooftop deck with grill stations and bar, a golf turf and simulator, music room, kombucha bar, yoga studio, a rock-climbing wall, and more.

STATUS

Listings for the 5-story building are currently on the market and is expected to be ready for tenants March 2022. See <https://canfield-park.com/> for more information



3115 Fairfield Ave

SCOPE

Proposed mixed used a five-story apartment complex consisting of 52 units and 52 off-street parking spots.

NRZ POSITION

The BR NRZ Land Use and Design Committee embarked on in-depth study and deliberation of the proposal, including meeting with the developers and the architect, meeting with neighborhood residents and creating representative graphics to contextualize the impact of the building scale.

The committee determined that the scale of the building as designed is not in scale per the Commercial Village Overlay District regulations, presents concerns of parking congestion and would be detrimental to the

commercial and residential character of Black Rock. The Board of the BR NRZ voted unanimously to submit a letter of opposition to the Planning & Zoning commission to this proposal as currently designed.

STATUS

The developer's application is scheduled to be reviewed at the January 31st meeting of the Planning & Zoning commission.



Ellsworth at 547 Ellsworth Avenue

SCOPE

This proposed residential apartment complex will consist of 123 units and 135 off-street parking spots.

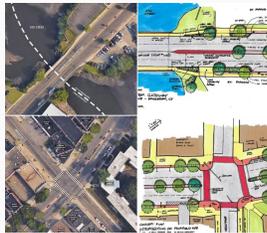
STATUS

Developer has submitted an application to the Planning & Zoning commission for review. This project does not appear to require any variances and a review is to be scheduled.

NEXT STEPS

BR NRZ Land Use & Design Committee is seeking to review the detailed project plans with specific interest with any environmental impact; most especially due to the potential loss of trees on this acreage.

Public Works Developments



Brewster/Fairfield intersection & Ash Creek Gateway

SCOPE

Initially approved in 2012, this long delayed project was funded with \$500k grant for improvements to the streetscape on Fairfield Avenue. Plans were created to improve the two areas: the Ash Creek Bridge gateway entering Black Rock from the Fairfield line, and the intersection of Fairfield Ave. and Brewster Street.

STATUS

The project moved to the CT DOT for final review in 2021. There is no timeline for the process. The project is shovel ready when the state approval is finalized. Note: Fairfield Avenue (Route 130) is state highway.

For more information

see <https://blackrocknrz.org/projects/fairfield-ave-gateway/>



Ash Creek Bridge

SCOPE

Since 2012, the Office of Planning and Economic Development (OPED) has been working to develop and implement plans to build a pedestrian footbridge connecting Fox Street to the Fairfield Metro train station. This plan includes improvements to Fox Street's streetscape with new trees, sidewalks and a design that will help to slow traffic. Target date for project

completion was 2021.

STATUS

The city is in permitting and land use acquisition phase. Construction is forecast to commence 2023.

Fairfield Ave (Paving and safety)

SCOPE

This past summer, CT DOT re-paved and upgraded the traffic lights of Fairfield Avenue through Black Rock. Completion of this project delivered both a smoother ride and more visually pleasing road. Safety issues previously brought to the state's attention continue to be of concern.

STATUS

MetroCOG, which represents the municipalities of the greater Bridgeport area, applied to CT DOT last summer for a traffic study of the Fairfield Ave corridor, including the Brewster St arterial north of Fairfield Ave. MetroCOG coordinated the application with The City of Bridgeport's Planning Department with letters of support from the BR NRZ and State Rep. Steve Stafstrom. If approved, this traffic study would become the underpinning for planning and funding for improvements to address vehicular and bicycle/pedestrian safety, and congestion. The decision was supposed to be made in the fall of 2021, so announcement is pending.

Get Involved

NRZ welcomes all who want to be involved supporting or leading our committees. If you would like more information, contact blackrock.nrz.bpt@gmail.com.

Share Your Updates With the NRZ Community

If you have updates you would like incorporated into future newsletters please send them to valrossi@msn.com and greg@simonpartnerships.com

Next Issue

Update on Black Rock Small Business and the American Rescue Plan Act (ARPA). This past fall, a number of Black Rock's small businesses applied for grants from ARPA. We'll share who was successful in procuring grant money for storefront and business improvement.



