



Wallingford Plan of Conservation and Development 2015 Update

Demographics, Housing and Economic Development Steering Sub-Committee

August 19, 2015



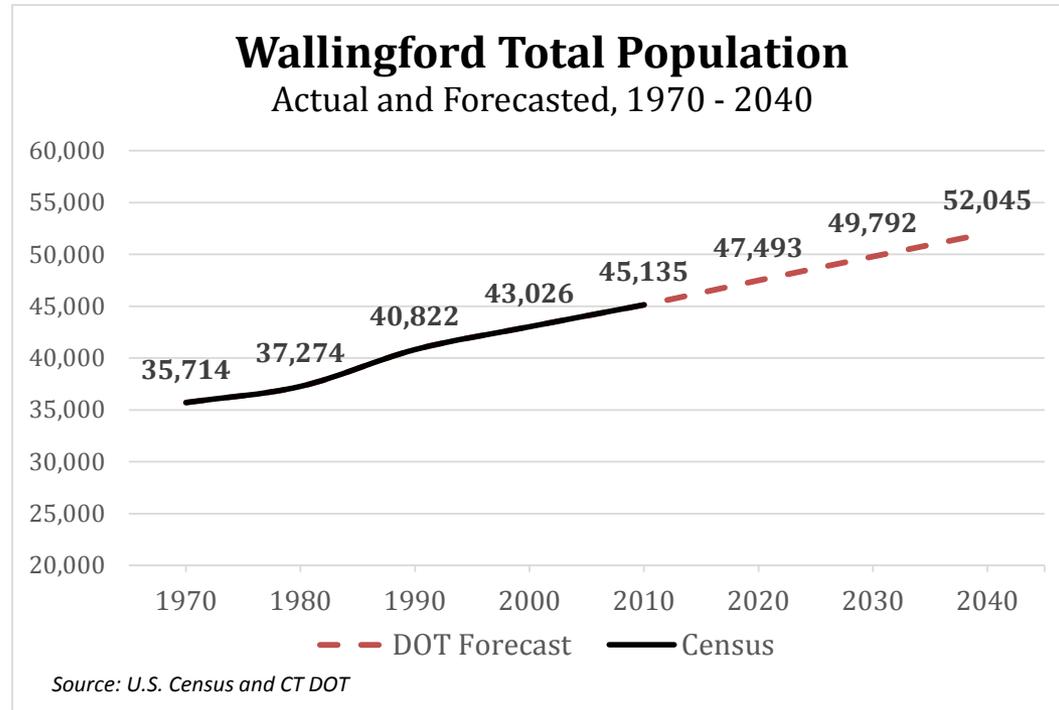
Introduction

- **Demographics**
 - Data Update
 - Focus Group & Community Survey Input
- **Housing**
 - Data Update
 - Focus Group & Community Survey Input
- **Economic Development**
 - Data Update
 - Focus Group & Community Survey Input
- **Previous POCD Goals, Objectives and Recommendations**
- **Discussion – Strategizing for the Future**



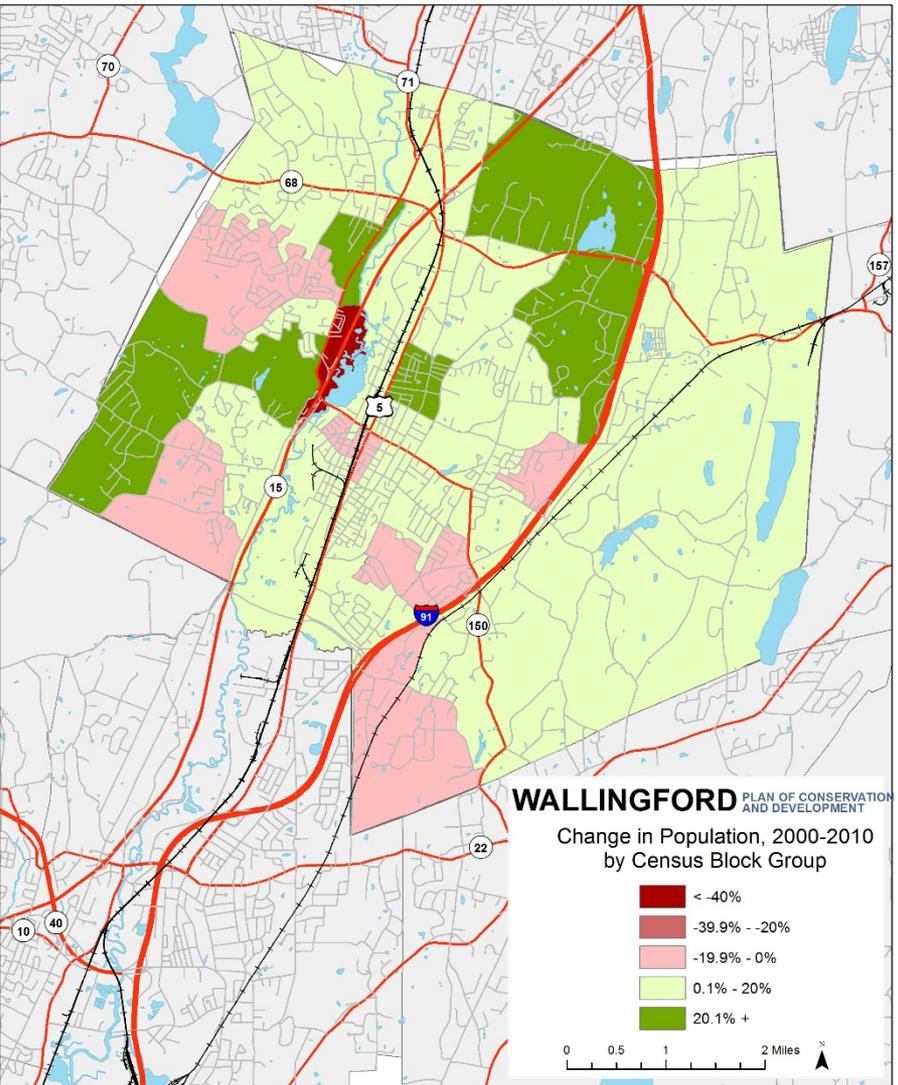
Population Trends

- Total population grew 4.9% from 2000 to 2010
- Projected to continue to increase moderately
- Increase disparately felt across neighborhoods
- Aging population with greatest gains in those age 50+

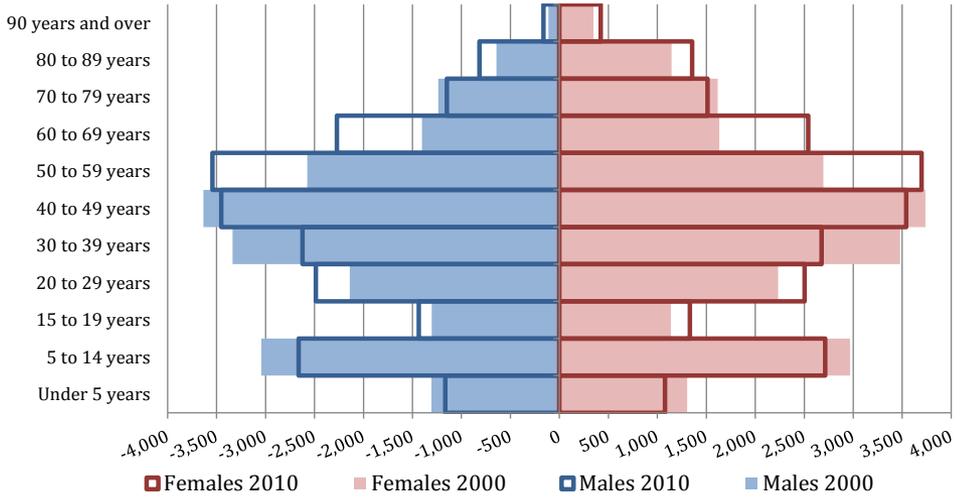




Population Trends

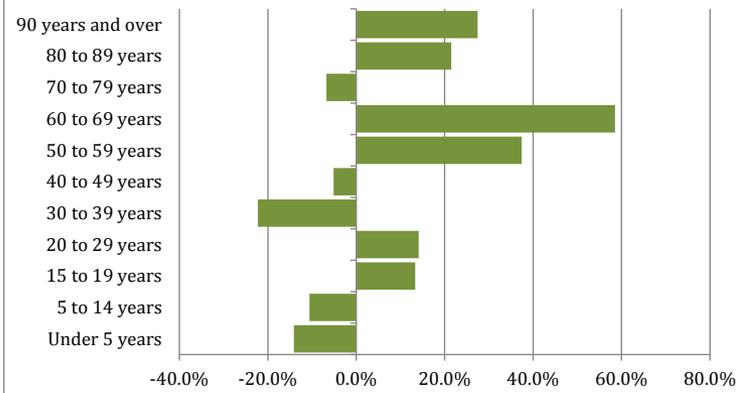


**Wallingford Age by Sex
2000 - 2010**



Source: U.S. Census 2000 & 2010

**Wallingford Population Change
2000 to 2010**



MILONE & MACBROOM for Wallingford, CT | 2015
This map is intended for planning purposes only. Delineations may not be exact.

About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
Streets: ESRI (2011) Parcels: Town of Wallingford (2015)
Demographic Information: US Census Bureau (2010-2013)

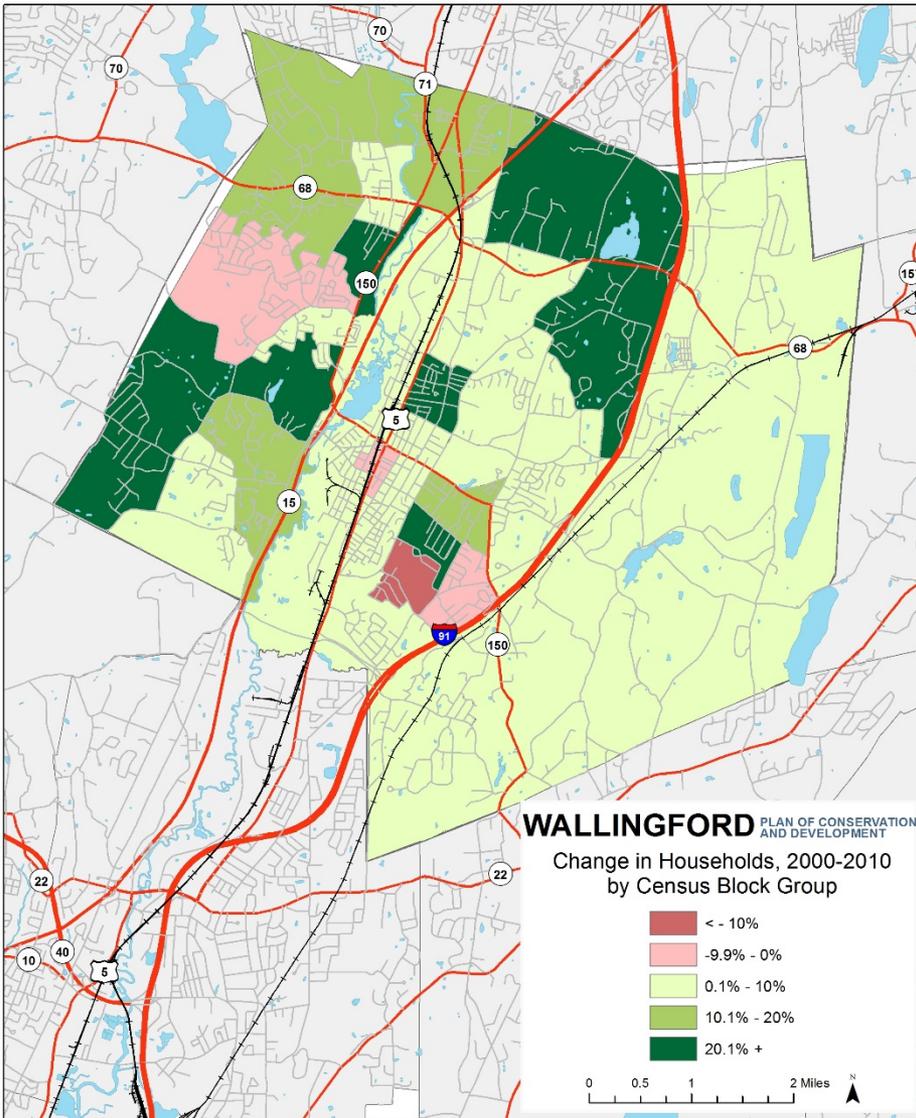


Household Trends

- Increase in total households from 2000 to 2010 outpaced total population growth – 8.0% vs. 4.9%
- Small gain in family households
 - Largely as a result of an increase in single female-headed households with children
- Greatest growth in non-family households
 - Older householders, living alone
 - Smaller household sizes



Household Trends



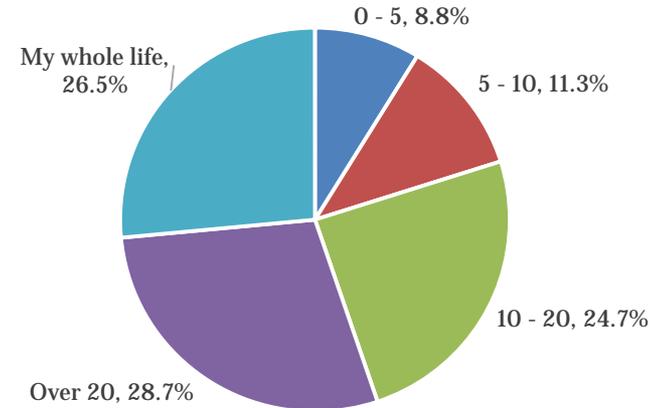
HOUSEHOLDS BY TYPE	2000	2010	Change
Total households	16,697	18,032	8.0%
Family households	11,581	11,923	3.0%
With own children under 18 years	5,393	4,975	-7.8%
Married-couple family	9,569	9,449	-1.3%
With own children under 18 years	4,397	3,805	-13.5%
Female householder, no husband present	1,502	1,775	18.2%
With own children under 18 years	776	865	11.5%
Nonfamily households	5,116	6,109	19.4%
Householder living alone	4,279	5,011	17.1%
Householder 65 years and over	1,717	2,046	19.2%
Average household size	2.52	2.46	-2.4%
Average family size	3.07	3.04	-1.0%



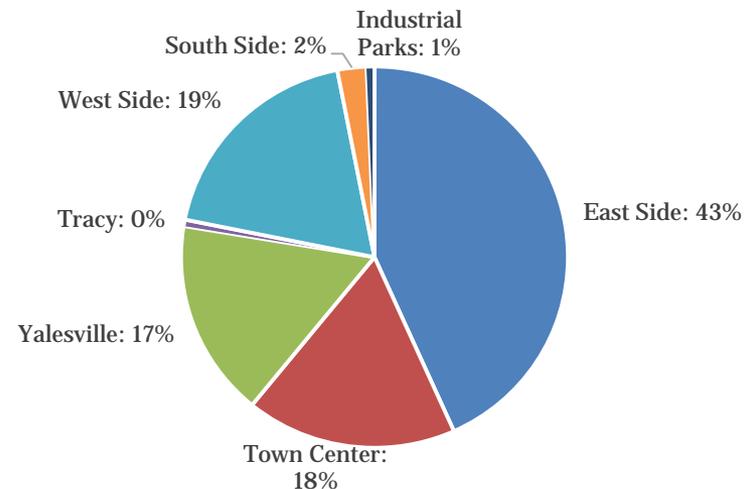
Survey: Population

- Results tabulated from final survey (1,798 responses)
- Presented with recent demographic trends, approximately 2/3rds of respondents said the statistics matched their perception
 - Some disagreement on trend in young families; many see older residents replaced by young families
 - E.g.: “I feel that a younger family oriented community is what is more representative of Wallingford, not an aging single community”

How many years have you lived in Wallingford?



In what area of Wallingford do you live?



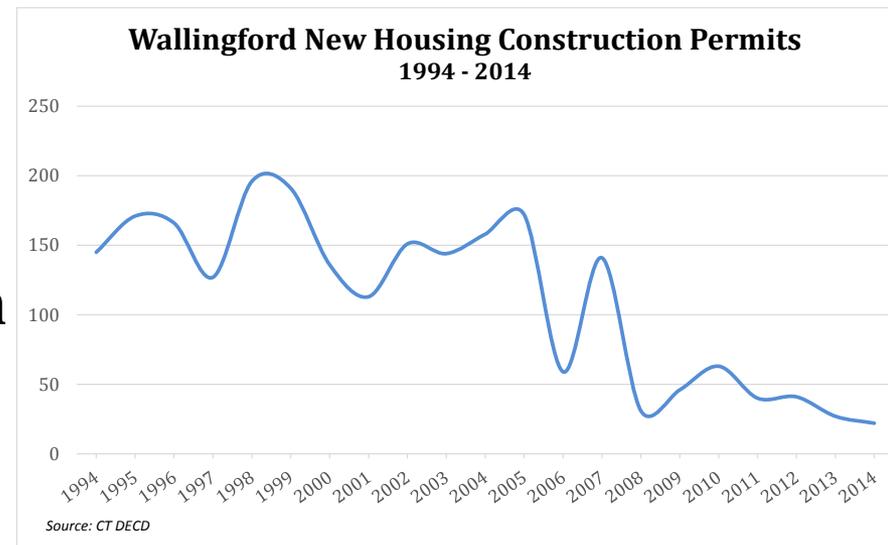


Housing Trends

- 9.5% increase in total housing units from 2000 to 2010 outpaced both household and population growth
- 73% of occupied housing units are single-family
- Permitting activity slacked off in 2008 and has not recovered
- Median single-family housing sales prices slightly higher than New Haven County
- Median condo sales prices higher than County

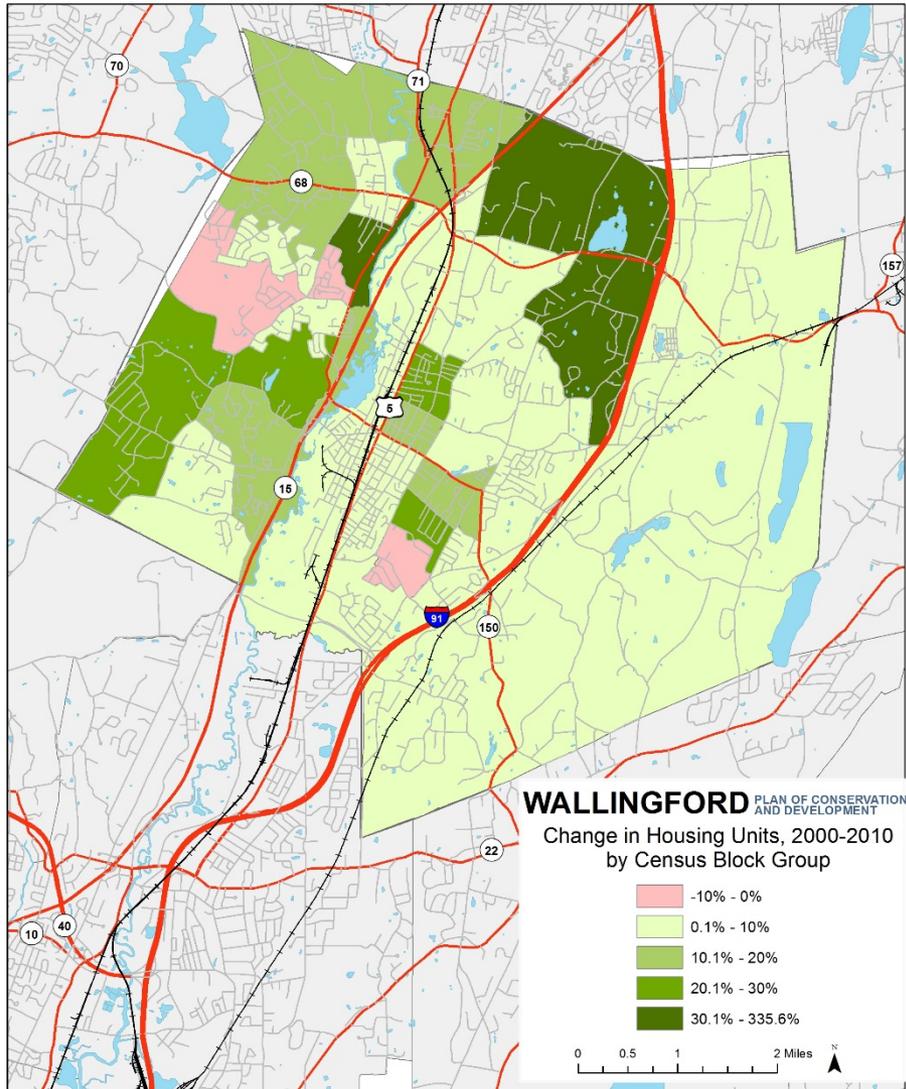
2010 HOUSING TENURE	Number	Percent
Occupied housing units	18,032	100.0%
Owner-occupied housing units	13,140	72.9%
Population in owner-occupied housing units	34,599	78.2%
Average household size of owner-occupied units	2.63	
Renter-occupied housing units	4,892	27.1%
Population in renter-occupied housing units	9,673	21.8%
Average household size of renter-occupied units	1.98	

Source: U.S. Census 2010



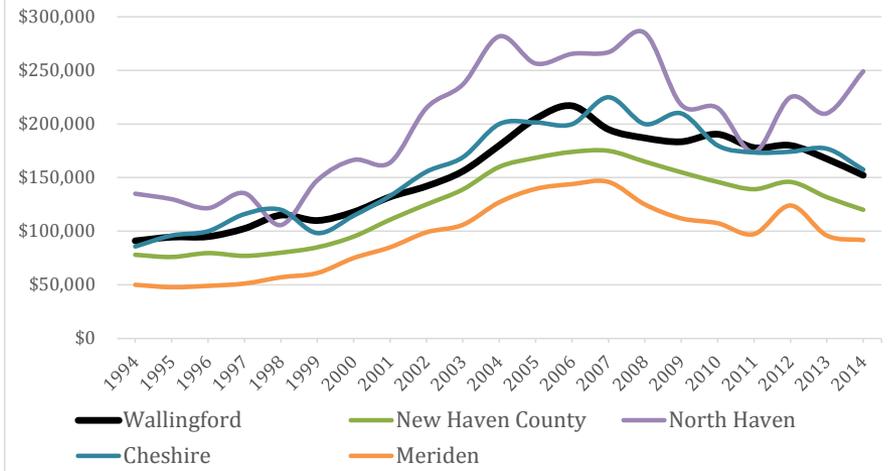


Housing Trends



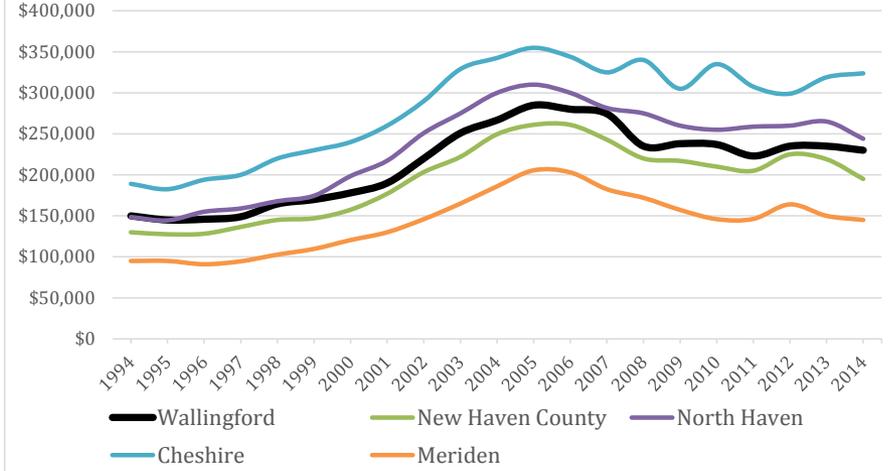
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 Demographic Information: US Census Bureau (2010-2013)

**Condo Median Sales Price
1994 - 2014**



Source: The Warren Group

**Single-Family Home Median Sales Price
1994 - 2014**



Source: The Warren Group



Housing Affordability

New Haven - Meriden, CT HUD Metro Fair Market Rent Area 2015 Income Limits								
	Persons in Family							
	1	2	3	4	5	6	7	8
Median Family Income	\$83,400							
Very Low (50%) Income Limits	\$29,200	\$33,400	\$37,550	\$41,700	\$45,050	\$48,400	\$51,750	\$55,050
Extremely Low (30%) Income Limits	\$17,500	\$20,000	\$22,500	\$25,000	\$28,410	\$32,570	\$36,730	\$40,890
Low (80%) Income Limits	\$46,100	\$52,650	\$59,250	\$65,800	\$71,100	\$76,350	\$81,600	\$86,900

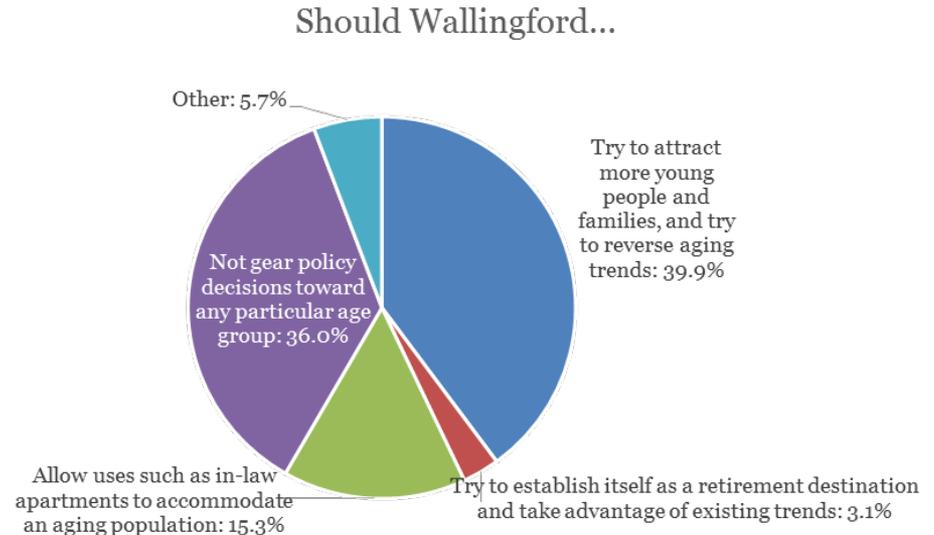
- Income required to afford median sales price single-family home in Wallingford - **\$54,560***
- 4.97% of Wallingford housing units are affordable according to 2014 affordable housing appeals list
- Affordability to a low-income (80% of median) family of 4 means spending no more than \$1,645 per month on rent or mortgage, or a sales price limit of \$286,500

* Assuming 20% down, 4.1% interest, and \$1,000 annual insurance; affordable means paying no more than 30% of gross income on rent or mortgage

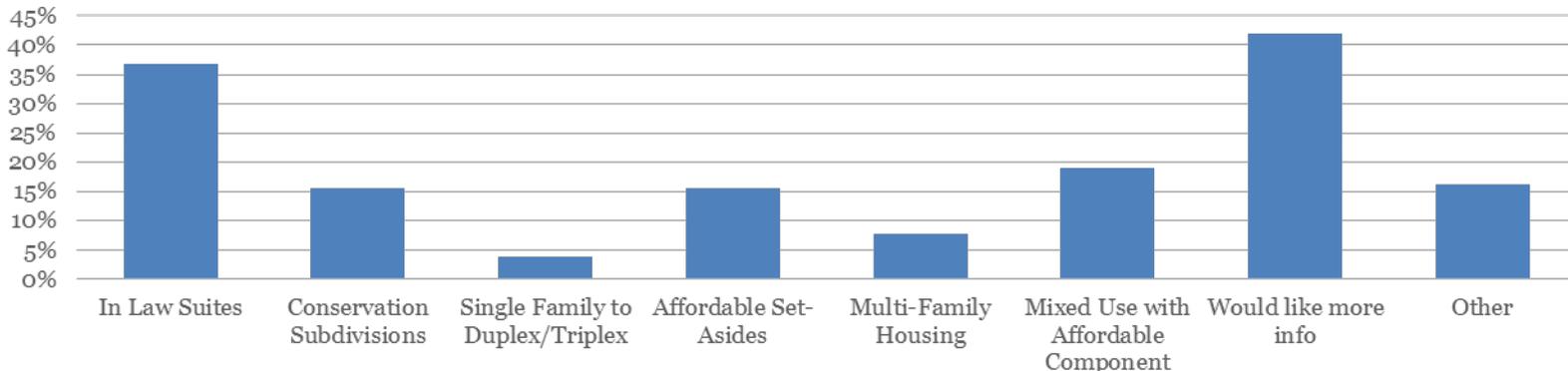


Survey: Housing

- Strongest support for policies to attract young families and/or “balanced” range of ages in Town
- Lack of strong support for affordable housing action; may need more outreach before implementing new measures



Strategies to increase availability of affordable housing

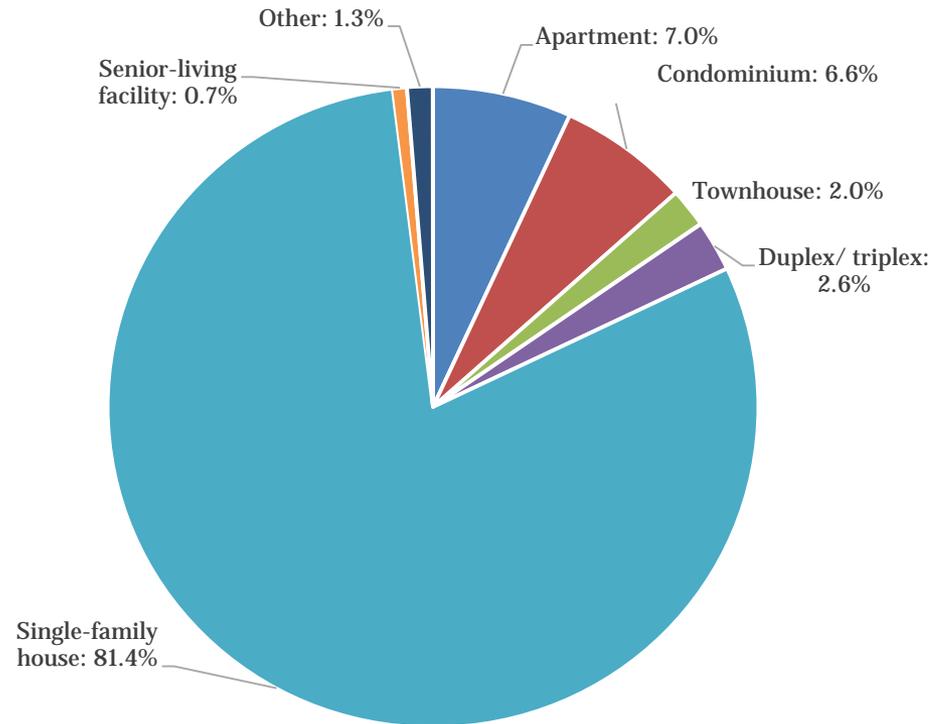




Survey: Housing

- **81% of respondents live in traditional single-family homes**
- **Slightly higher than Census figures, indicating a modest response bias towards homeowners**

What type of housing do you live in?

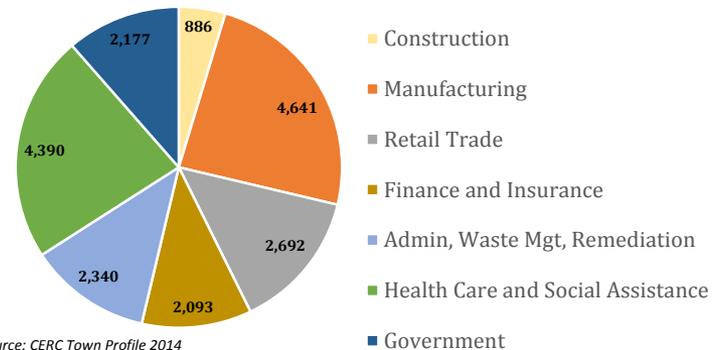




Economic Trends

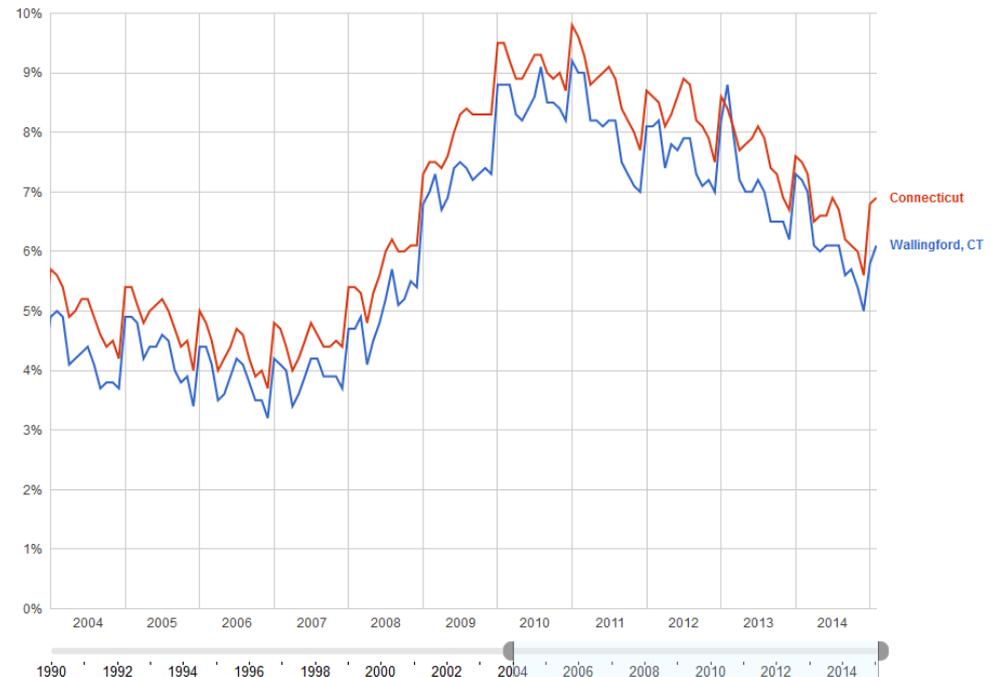
- 6% of New Haven County labor force lives in Wallingford
- 8% of New Haven County jobs located in Wallingford
- 14% of the County's manufacturing jobs located in Wallingford
- Diversity in employment sectors in the community
- Local unemployment generally lower than statewide

Wallingford Top Employment Industries by Number of Jobs, 2013



source: CERC Town Profile 2014

Unemployment rate - Not Seasonally Adjusted ?



Data from U.S. Bureau of Labor Statistics Last updated: Apr 17, 2015

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Economic Trends

Economics

Business Profile (2013)

Sector	Units	Employment
Total - All Industries	1,532	28,057
23 Construction	153	886
31 Manufacturing	106	4,641
44 Retail Trade	144	2,692
52 Finance and Insurance	95	2,093
56 Admin, Waste Mgmt, Remediation	96	2,340
62 Health Care and Social Assistance	134	4,390
Total Government	29	2,177

Top Five Grand List (2013)

	Amount	% of Net
Bristol-Myers Squibb Co	\$94,228,900	2.4%
E R Squibb and Sons Inc	\$64,433,150	1.6%
Wallingford Energy	\$34,907,030	0.9%
Workstage LLC	\$28,206,000	0.7%
Celloo Partnership	\$28,461,040	0.7%
Net Grand List (2013)	\$3,915,103,232	

Major Employers (2014)

Masonicare Health Ctr	Walmart Supercenter
Quest Diagnostics	Cytec Industries Inc
Gaylord Hospital	

\$700,000 of value Source: CERC Town Profile 2014

Labor Force

Place of Residence (2013)

	Town	County	State
Labor Force	25,154	444,016	1,859,934
Employed	23,341	405,962	1,715,398
Unemployed	1,813	38,054	144,536
Unemployment Rate	7.2%	8.6%	7.8%

Place of Work (2013)

Units	1,532	22,940	113,697
Total Employment	28,057	356,898	1,640,223
2000-'13 AAGR	1.1%	-0.2%	0.2%
Mfg Employment	4,641	32,718	163,828

Connecticut Commuters (2011)

Commuters into Town from:		Town Residents Commuting to:	
Wallingford	5,756	Wallingford	5,756
Meriden	3,624	New Haven	2,510
Cheshire	900	Meriden	1,556
Hamden	878	North Haven	1,344
New Haven	779	Hamden	962
Southington	764	Hartford	879
Waterbury	746	Middletown	565
Middletown	728	Cheshire	563
North Haven	659	Waterbury	459

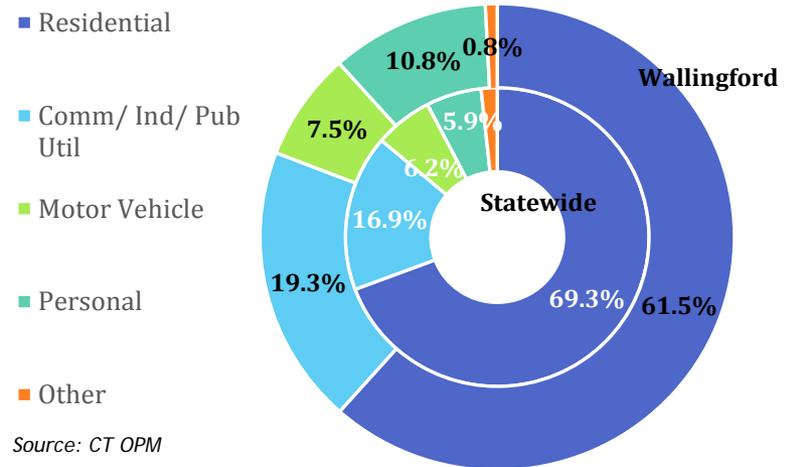
Source: CERC Town Profile 2014



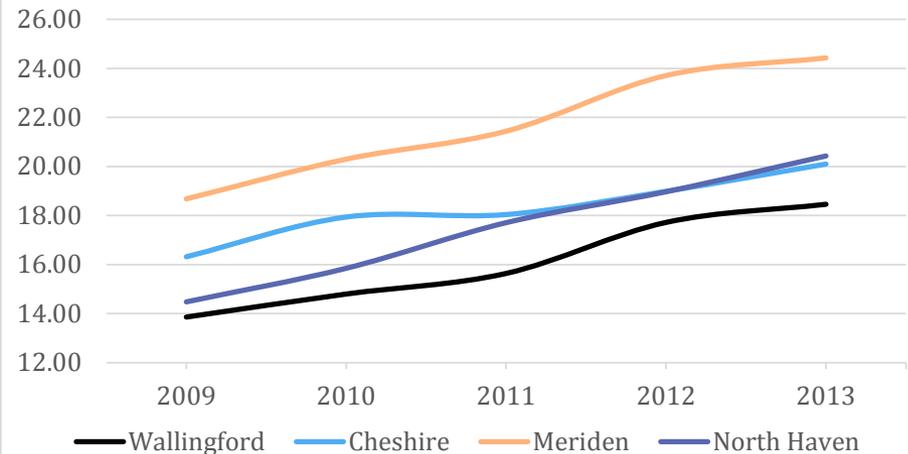
Fiscal Trends and Indicators

- **Moody's Bond Rating: Aaa (12/14)**
 - One of 18 communities in state
- **Debt per capita: \$760 (FY 12-13)**
 - Average across state: \$2,276
 - Median across state: \$1,610

2012 Net Grand List Components

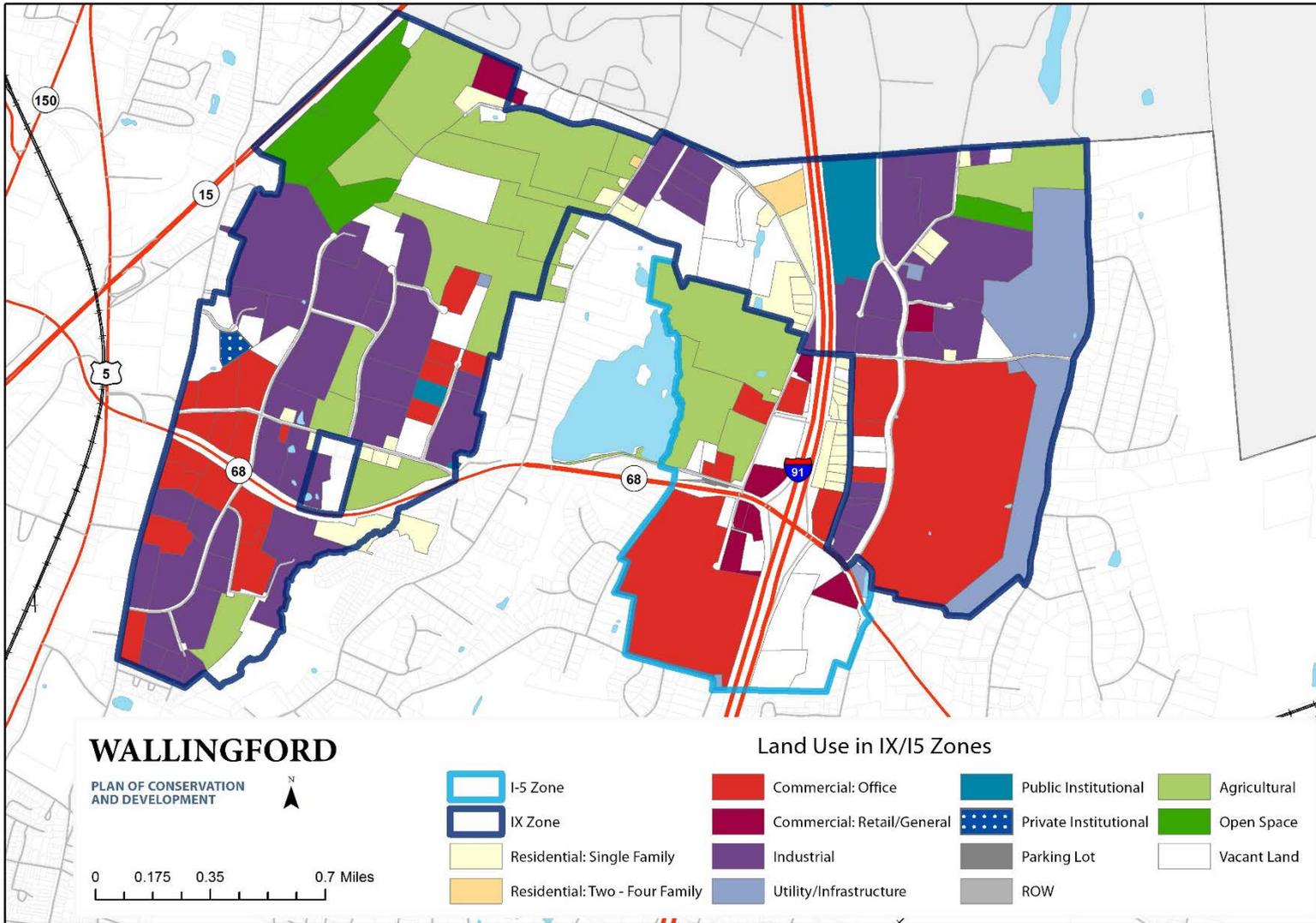


Equalized Mill Rate





Industrial Zones



MILONE & MACBROOM for Wallingford, CT | 2015

This map is intended for planning purposes only. Delineations may not be exact.

About this map: Boundaries, Hydrography: DEEP (2011)
Streets: ESRI (2011) Parcels, Land Use,
and Zoning: Town of Wallingford (2015)



Industrial Zones

[Utility mapping in IX/I-5 zones pending
data from Water/Sewer Division]



Interchange (I-5) Zone

➤ Permitted Uses:

- Research facilities, offices, financial institutions
- Hotels, motels, conference centers
- Institutional uses (not correctional facilities)
- Existing residential
- Governmental, public utility buildings
- Outpatient medical facilities

Require 60,000 sq. ft. or greater building area

- Special Permit required for helipads, high-traffic uses, adaptive re-use (multifamily housing), and excavation/fill
- Maximum allowable Floor Area Ratio (FAR): 0.4 – 0.6 or higher, depending on parcel size, shape, and constraints
- 5 acre minimum parcel size
- Requirement of 60,000 sq. ft. average size of buildings and 30,000 sq. ft. minimum size for any building – unusual policy for industrial zone



Interchange (I-5) Zone

- **Existing uses:**
 - **Automotive sales and service (1)**
 - **Commercial: General (3)**
 - **Commercial: Office (6)**
 - **Commercial: Retail, Sales, and Services (2)**
 - **Residential: Single Family (15)**
 - **Utility/Infrastructure (2)**
 - **Agriculture (3)**
 - **Vacant (13), ranging from 1/3 acre to 25 acres**
 - **Parking (1)**
- **189.9 acres of vacant and agricultural land, or 52% of I-5 zone area**
- **Examples: Liberty Mutual, Fairfield Inn, Homewood Suites, Hilton Garden Inn, Pearson Professional Center, Sensor Switch Inc.**
- **Average attained FAR: 0.125 (or 1:8 ratio of building area to land area)**



Industrial Expansion (IX) Zone

- **Permitted Uses:**
 - Governmental, public utility, and institutional uses (not correctional facilities)
 - Research facilities, offices
 - Printing and publishing, manufacturing, packaging, assembly, dry cleaning
 - Storage and warehousing
 - Hotels, motels, conference centers
 - Agriculture (including greenhouses and livestock operations)
 - Non-residential elder care
- **Special Permit for helipads, high-traffic uses, and excavation/fill**
- **Maximum allowable Floor Area Ratio (FAR): 0.5 – 0.75 or higher, depending on parcel size, shape, and constraints**
- **5 acre minimum parcel size**

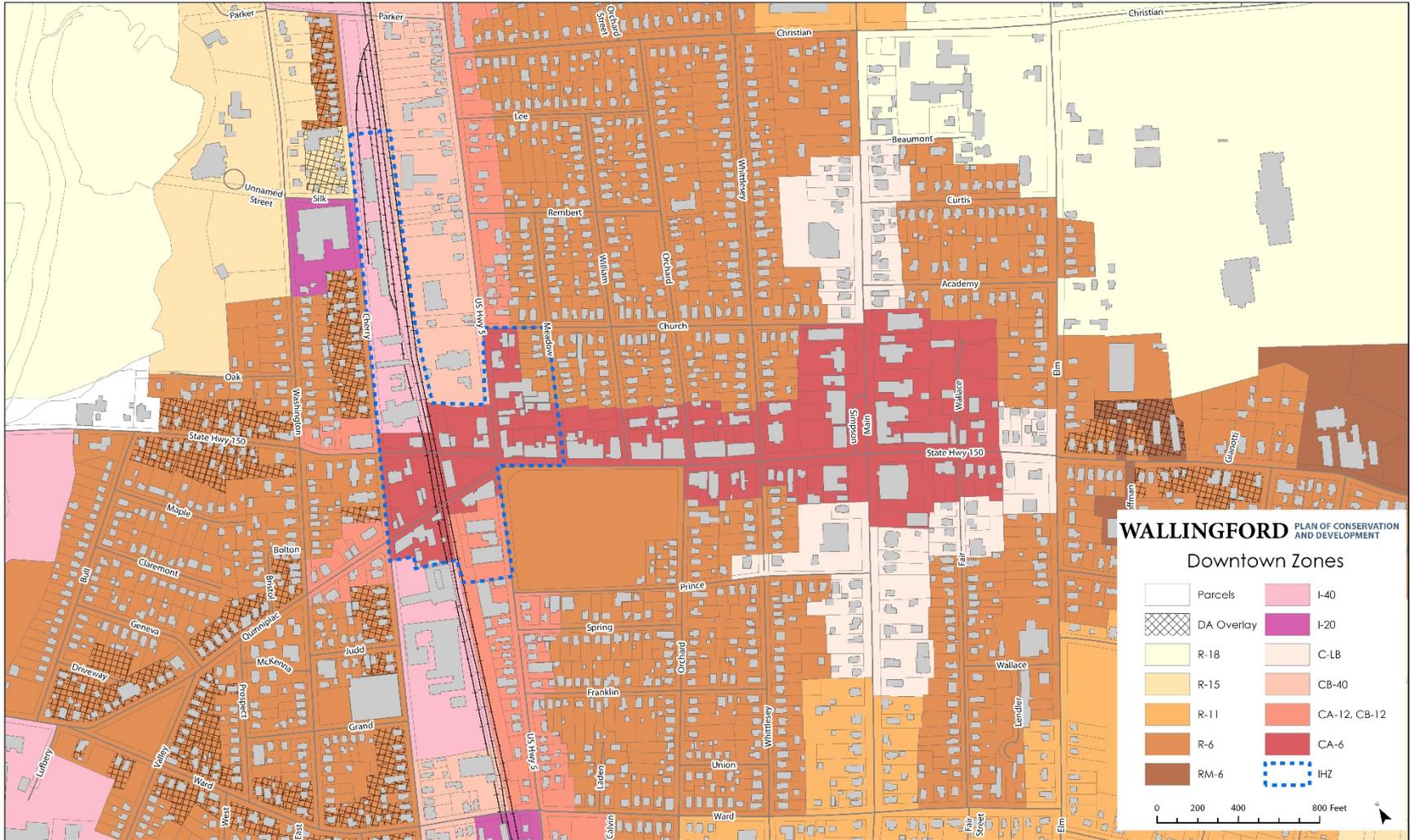


Industrial Expansion (IX) Zone

- Existing uses:
 - Agricultural (13)
 - Commercial: General (1)
 - Commercial: Office (23)
 - Commercial: Retail, Sales & Services (1)
 - Industrial (47)
 - Land Trust (4)
 - Private Institutional (1)
 - Public Institutional (3)
 - Residential: Single Family (23)
 - Residential: Two, Three & Four Family (2)
 - Utility/Infrastructure (5)
 - Vacant Land (21), ranging from 2 acres to 24 acres
- 480.7 acres of vacant and agricultural land, or 29% of IX zone area
- Examples: Bristol-Myers Squibb, Geremia Farms, 3M, American Heart Association, Unholtz-Dickie, Holo-Krome
- Average attained FAR: 0.113 (or ~1:9 ratio of building area to land area)



Downtown Zoning



MILONE & MACBROOM for Wallingford, CT | May 2015

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About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
Streets: ESRI (2011) Parcels, Zoning: Town of Wallingford (2015)



Downtown Circulation



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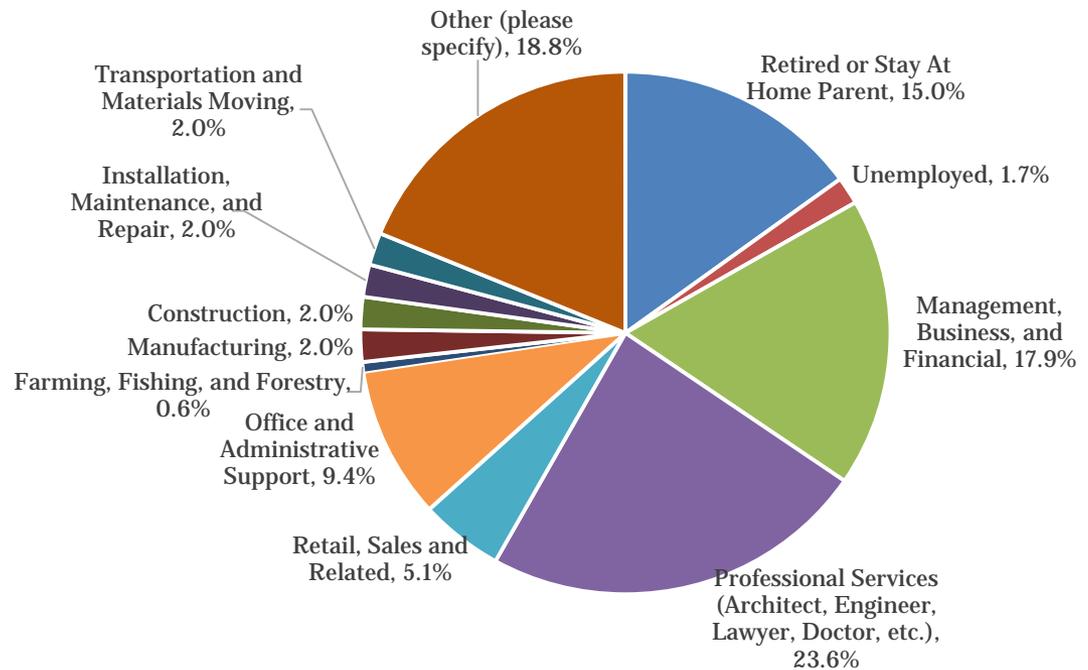
About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
SLOSS Sites: CT DOT (2012)
Streets: ESRI (2011) Parcels: Town of Wallingford (2015)



Survey: Economic Development

- Approximately half of respondents work in management & business, office & administration, or professional services sectors
- Many in “Other” category in education, public safety/social services, or healthcare

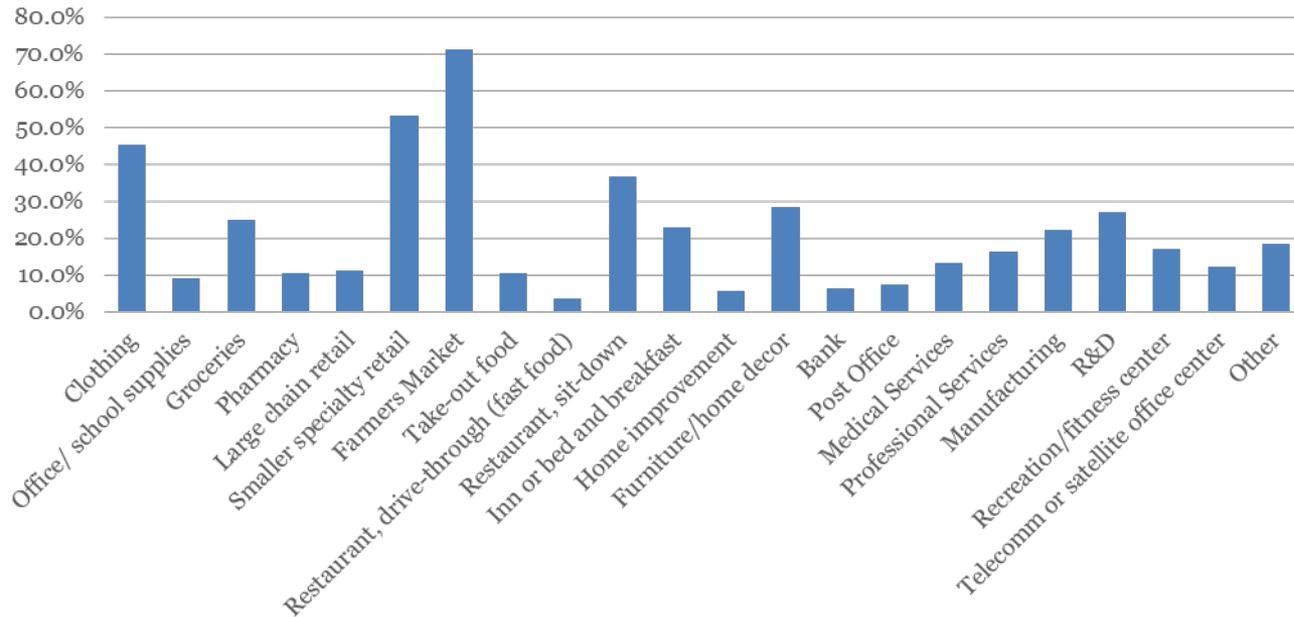
Which of the following best describes your current occupation?





Survey: Economic Development

What kinds of businesses would you like to see in Wallingford?



➤ Specific items:

- Higher-end grocery e.g. Trader Joe's, Whole Foods, natural foods co-op
- Discount retail e.g. Christmas Tree Shops
- Locally owned/mom and pop/non-chain retail
- Book store/cafe



Previous POCD Recommendations

➤ **Housing Priority Recommendations:**

- Promote construction of affordable housing (including rental housing) where appropriate
- Permit the construction of new 2-3 family homes where appropriate

➤ **Housing General Recommendations:**

- Identify areas appropriate for higher-density residential development
- Encourage housing options for empty nesters/seniors such as active senior housing, accessory apartments, congregate housing, and assisted living
- Expand Downtown Overlay Zone to provide additional areas for higher density residential development
- Encourage all future subdivisions in RU-80/RU-120 to be open space subdivisions to protect watersheds and increase habitat space



Previous POCD Recommendations

- **Economic Development Priority Recommendations:**
 - Concentrate Economic Development efforts in downtown and Route 68/I-91 area
 - Rezone Interchange district to permit planned development of office/retail/light industrial
 - Sell excess/underutilized Town properties
 - Encourage commercial reuse of vacant Rt. 5 & downtown buildings
 - Aggressively monitor developments in IX and I-5 zones
 - Establish Downtown Overlay District with regulations for signs, parking, landscaping, setbacks
 - Modify zoning to encourage good business climate downtown
 - Encourage new housing units in downtown
 - Enact recommendations of 2004 Downtown Parking Study



Previous POCD Recommendations

- **Economic Development General Recommendations:**
 - Consider limited retail/restaurant uses in IX/I-5 zones
 - Develop town-wide infrastructure plan with needs assessment and capital funding plan
 - Consider mixed-use development (residential with comm./industrial)
 - Encourage diversity in employment base
 - Recognize the tax benefits of retail development
 - Encourage spreading the costs of required capital improvements between all anticipated new users of those improvements
 - Analyze feasibility of downtown Village District
 - Carefully review business expansion into abutting residential parcels
 - Encourage mixed-use development on Wooding-Caplan w/ parking for PD
 - Assess restricting first floors to retail/restaurant uses in Downtown



General Discussion

- **Specific items to consider:**
 - **Opportunities to promote greater housing diversity? Existing products may not meet current demands for seniors, young workers, smaller families. Introduce greater flexibility in regulations and let the market dictate?**
 - **Examine I-5/I-X zones to determine if well-positioned to encourage potential new developments appropriate to remaining developable land and other goals**
 - **Consider strategies for encouraging reuse of Bristol-Myers facility**