

# **Plan of Conservation & Development Update Workshop**

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## **Residential & Economic Development**

**May 17, 2011**

**Town Planning & Zoning Commission – Town Hall Ludlow Room**

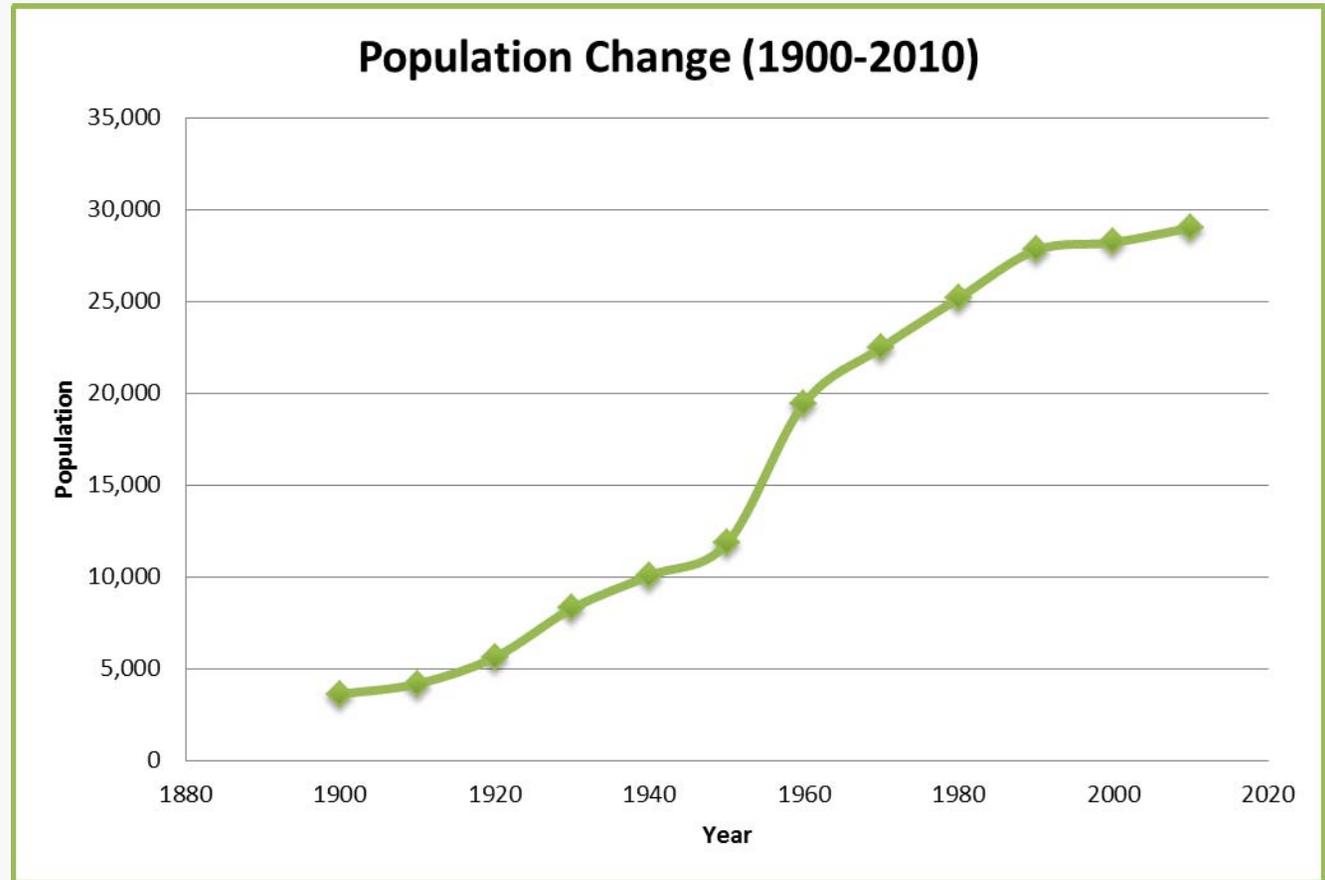


# Population

## Population Change

1900	3,614
1910	4,178
1920	5,620
1930	8,290
1940	10,068
1950	11,833
1960	19,467
1970	22,502
1980	25,204
1990	27,817
2000	28,237
2010	29,044

U.S. Census Bureau, 1900-2010 Census



Source: U.S. Census Bureau, 1900-2010 Census

# Windsor's Current Population: 29,044



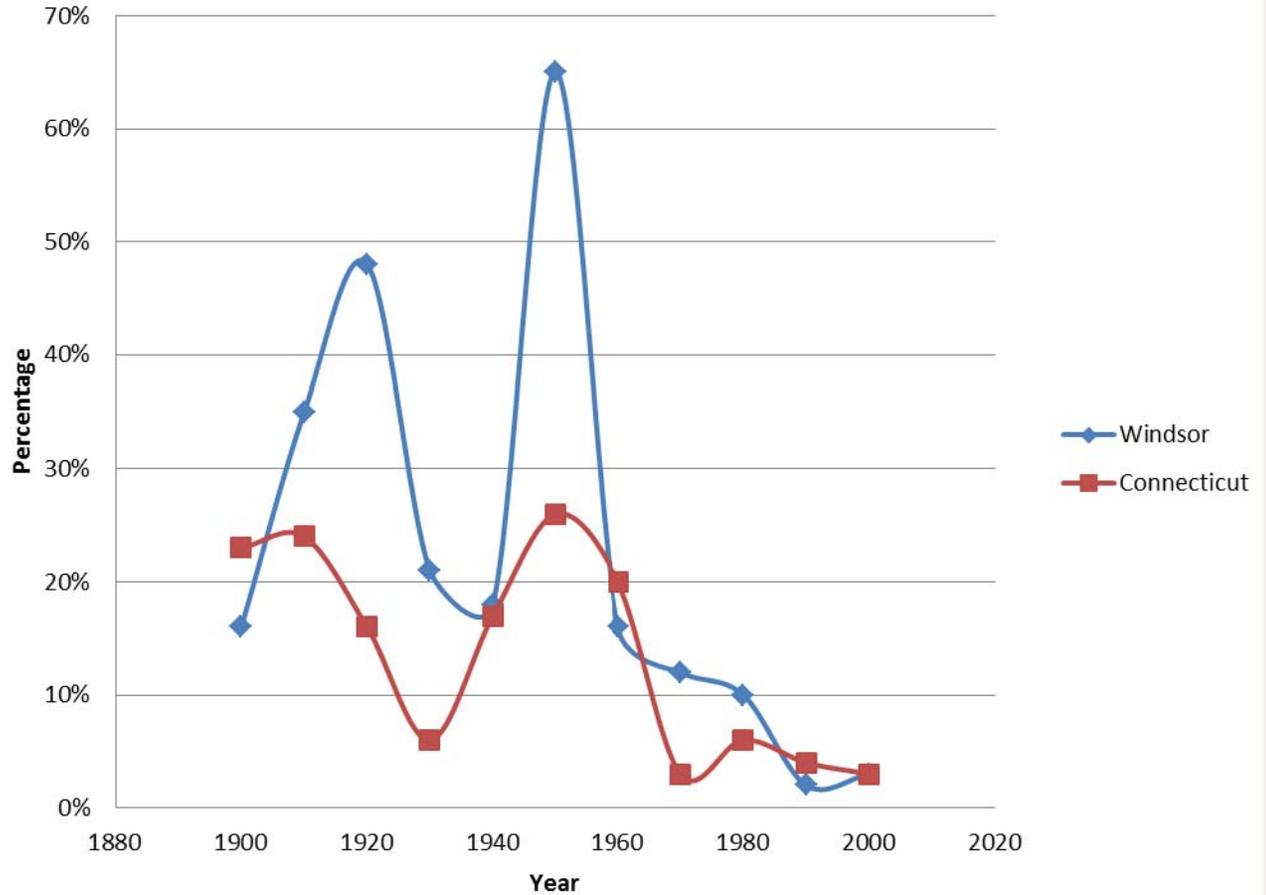
# Population Growth

## Comparative Growth

	Windsor	State
1900	16%	23%
1910	35%	24%
1920	48%	16%
1930	21%	6%
1940	18%	17%
1950	65%	26%
1960	16%	20%
1970	12%	3%
1980	10%	6%
1990	2%	4%
2000	3%	3%

U.S. Census Bureau, 1900-2010 Census

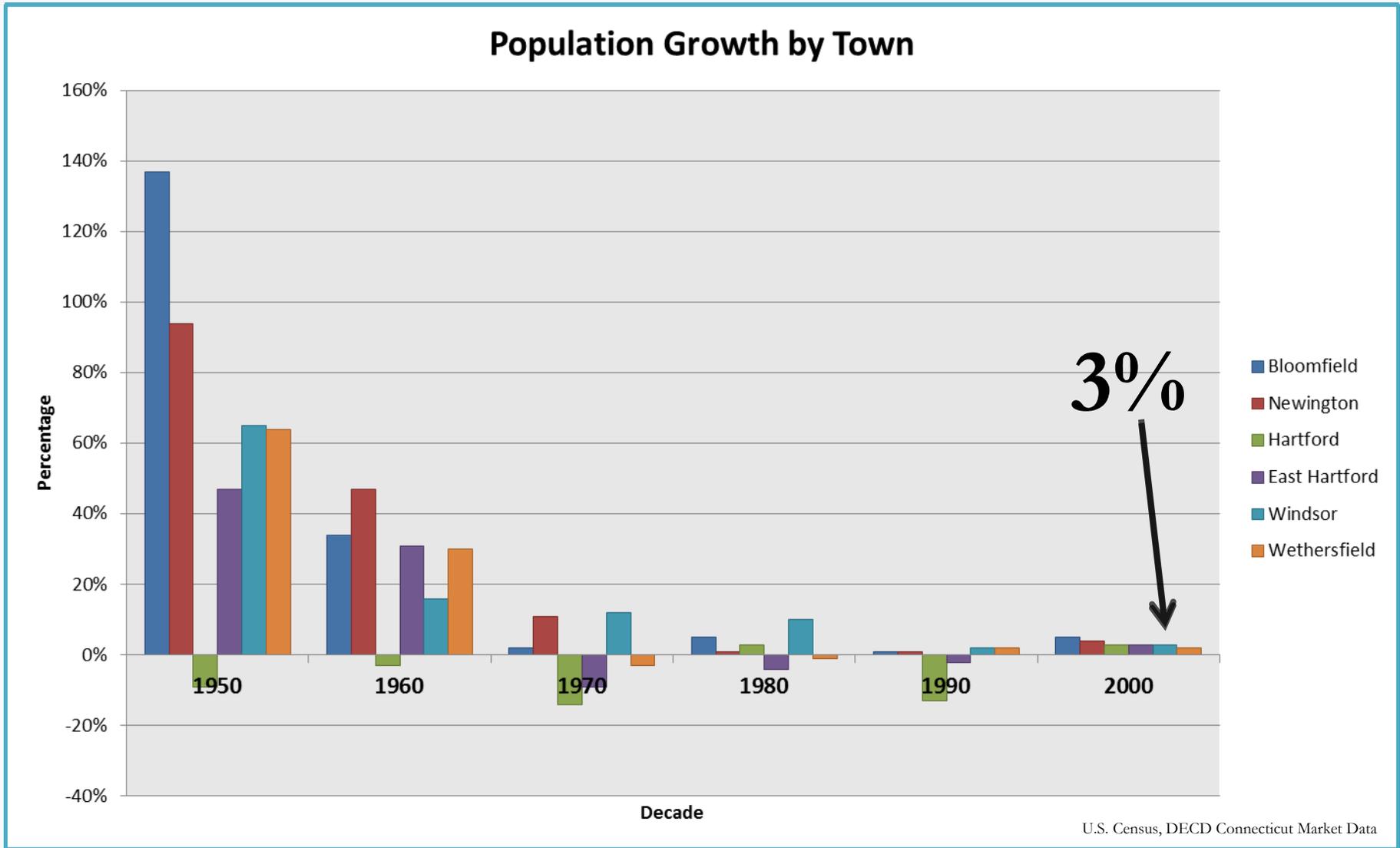
## Population Growth by Percentage (1900-2000)



U.S. Census Bureau; Projections by CT Census Data Center

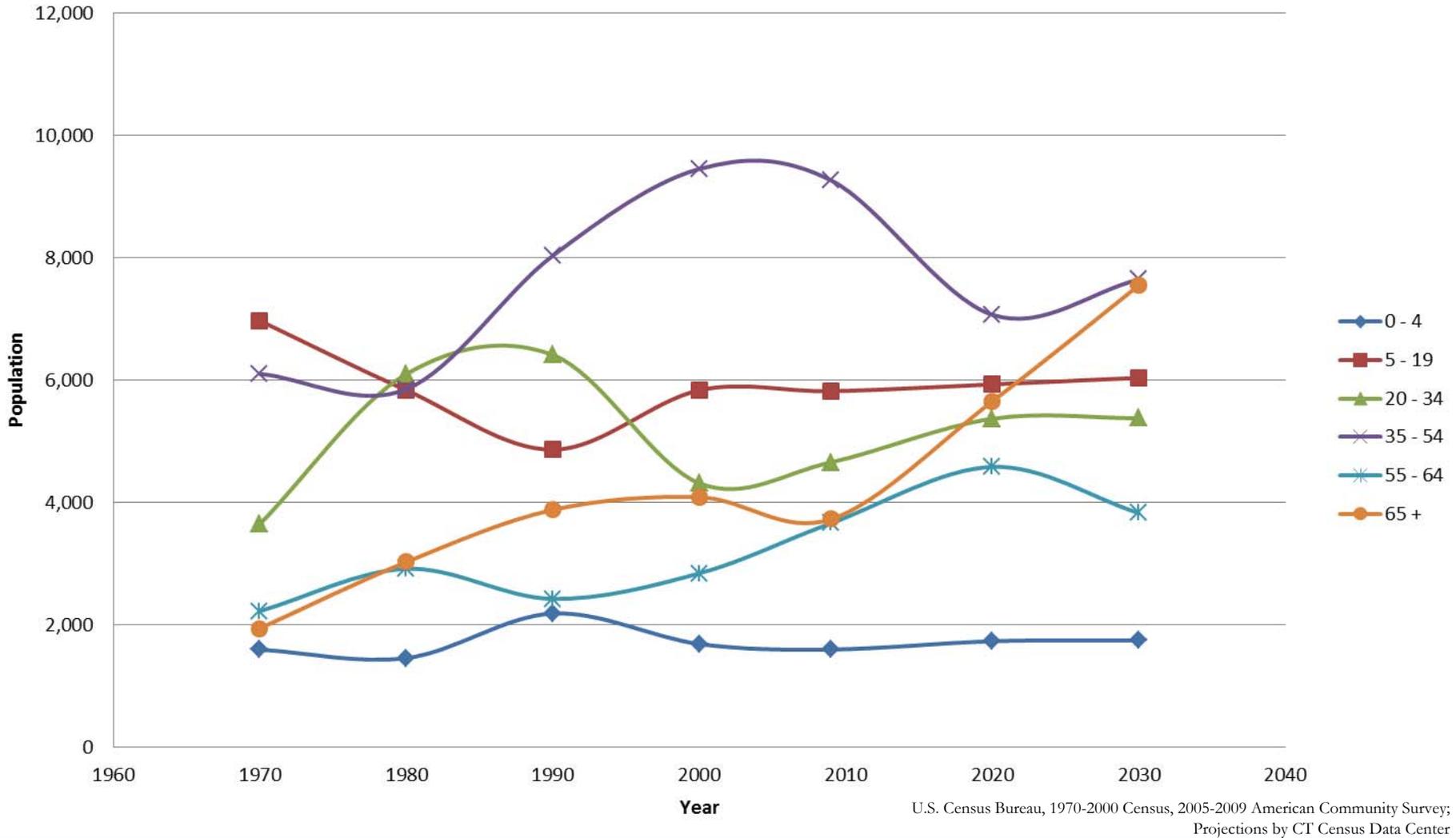


# Population Growth Compared to Other Towns



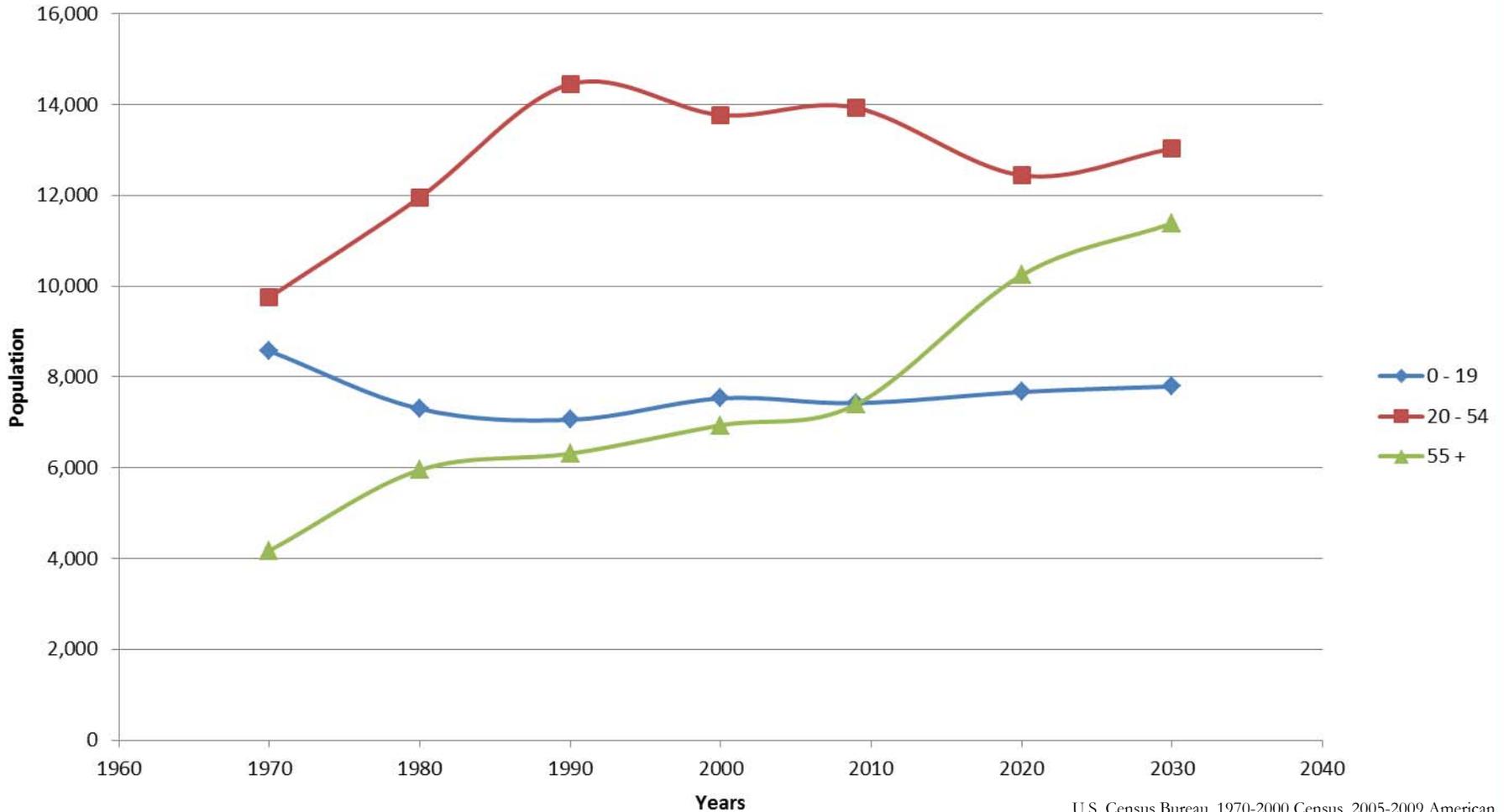
# Age

## Age Composition in Windsor



# Age

## Windsor Actual & Projected Age Cohorts

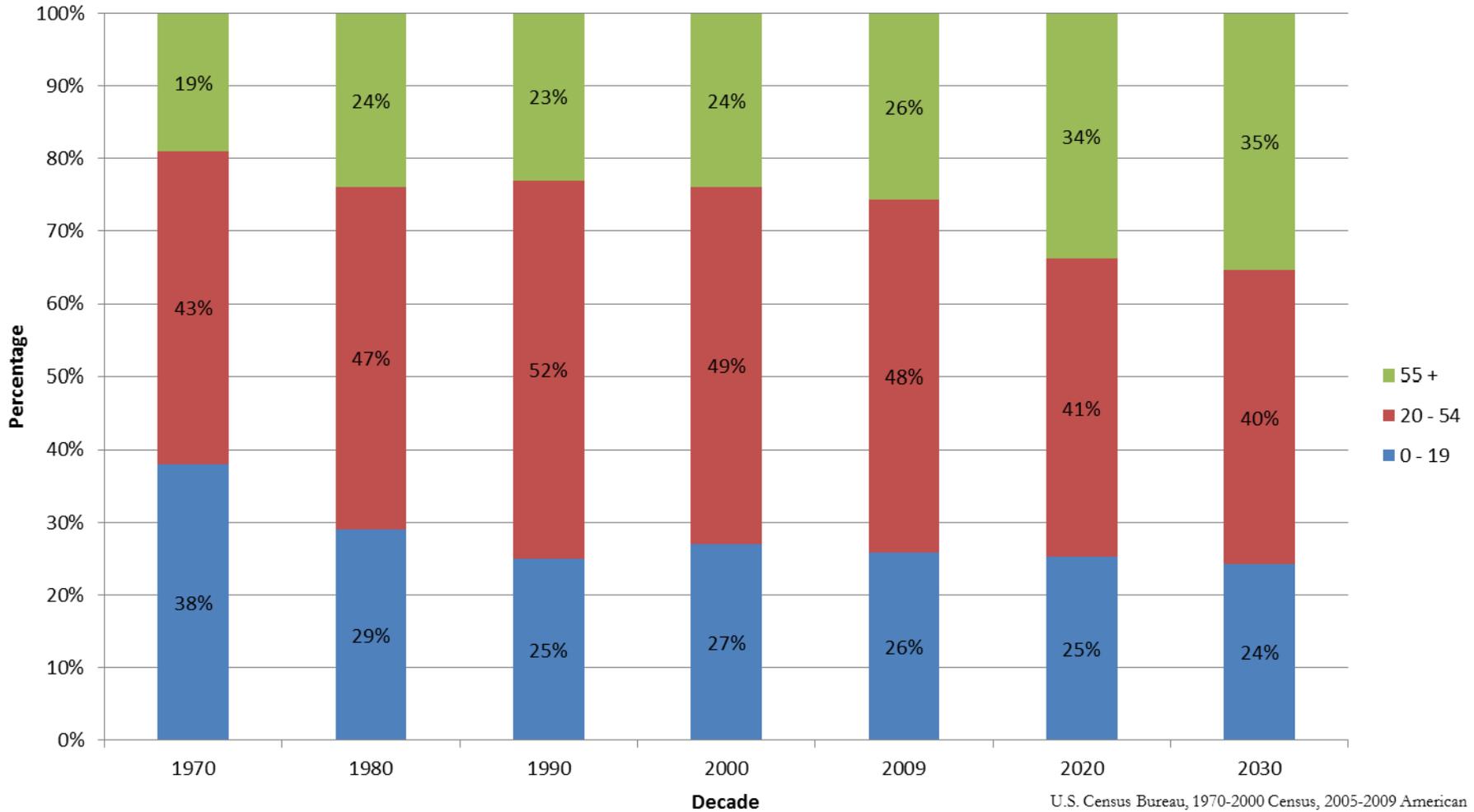


U.S. Census Bureau, 1970-2000 Census, 2005-2009 American Community Survey; Projections by CT Census Data Center



# How is Windsor's Age Changing?

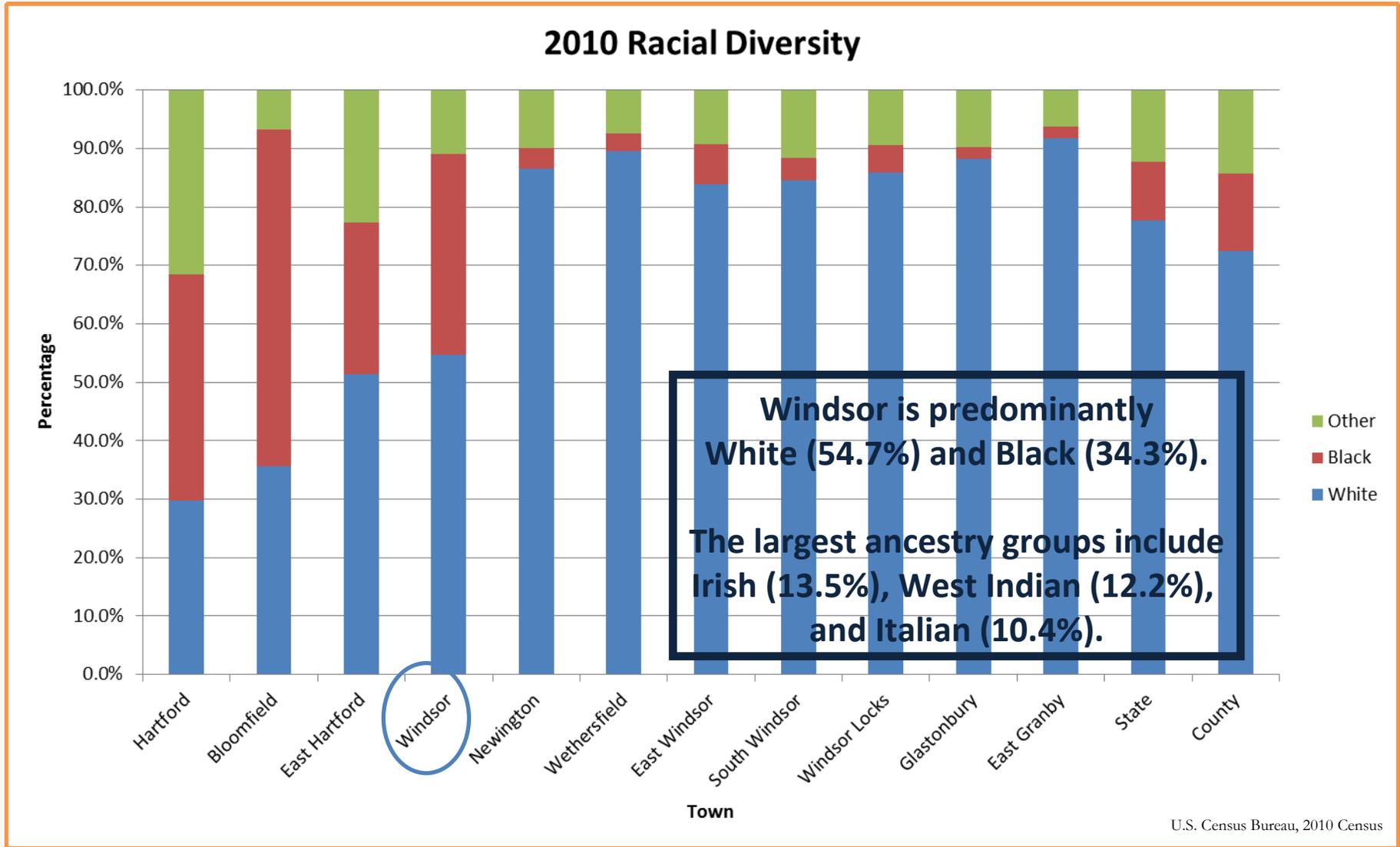
How is Windsor's Age Changing? Windsor's Median Age is 41.3!



U.S. Census Bureau, 1970-2000 Census, 2005-2009 American Community Survey; Projections by CT Census Data Center

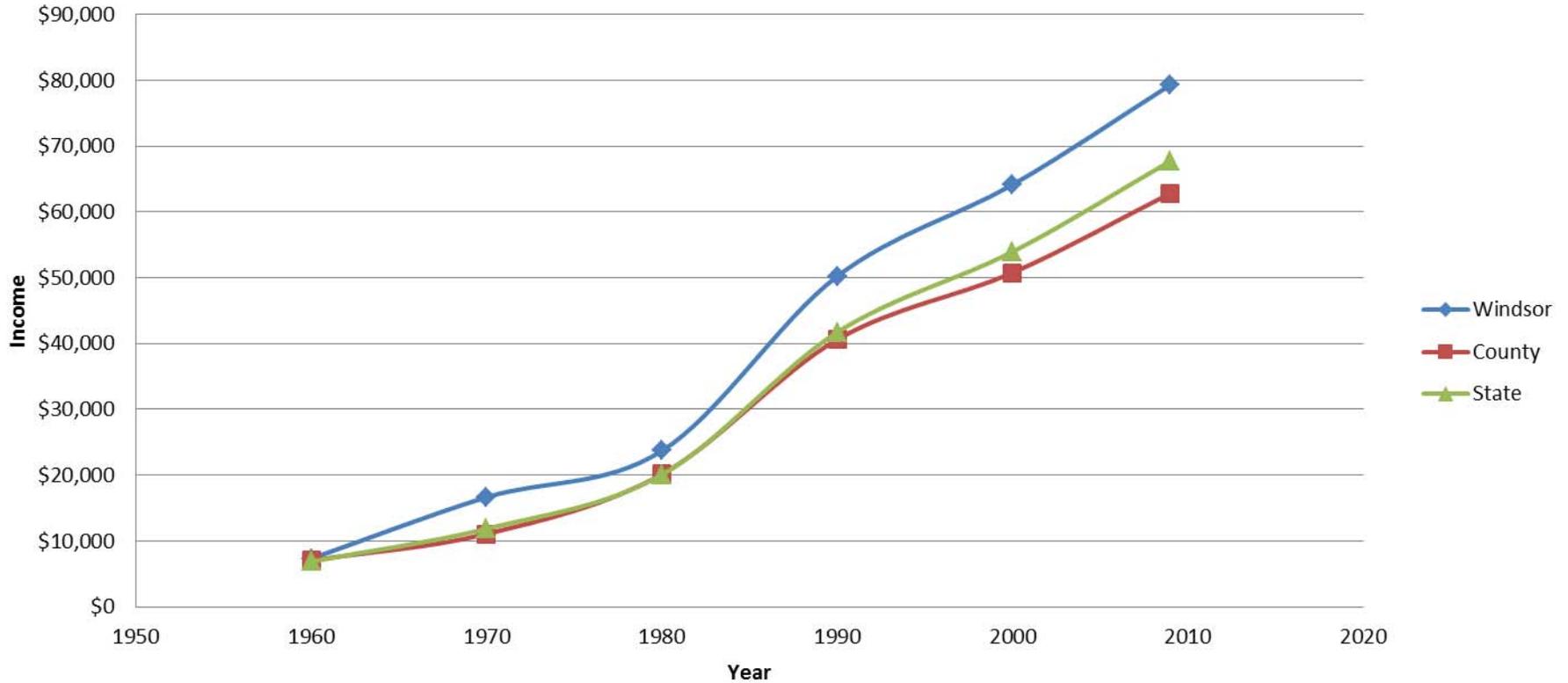


# Racial Diversity



# Income

## Median Household Income

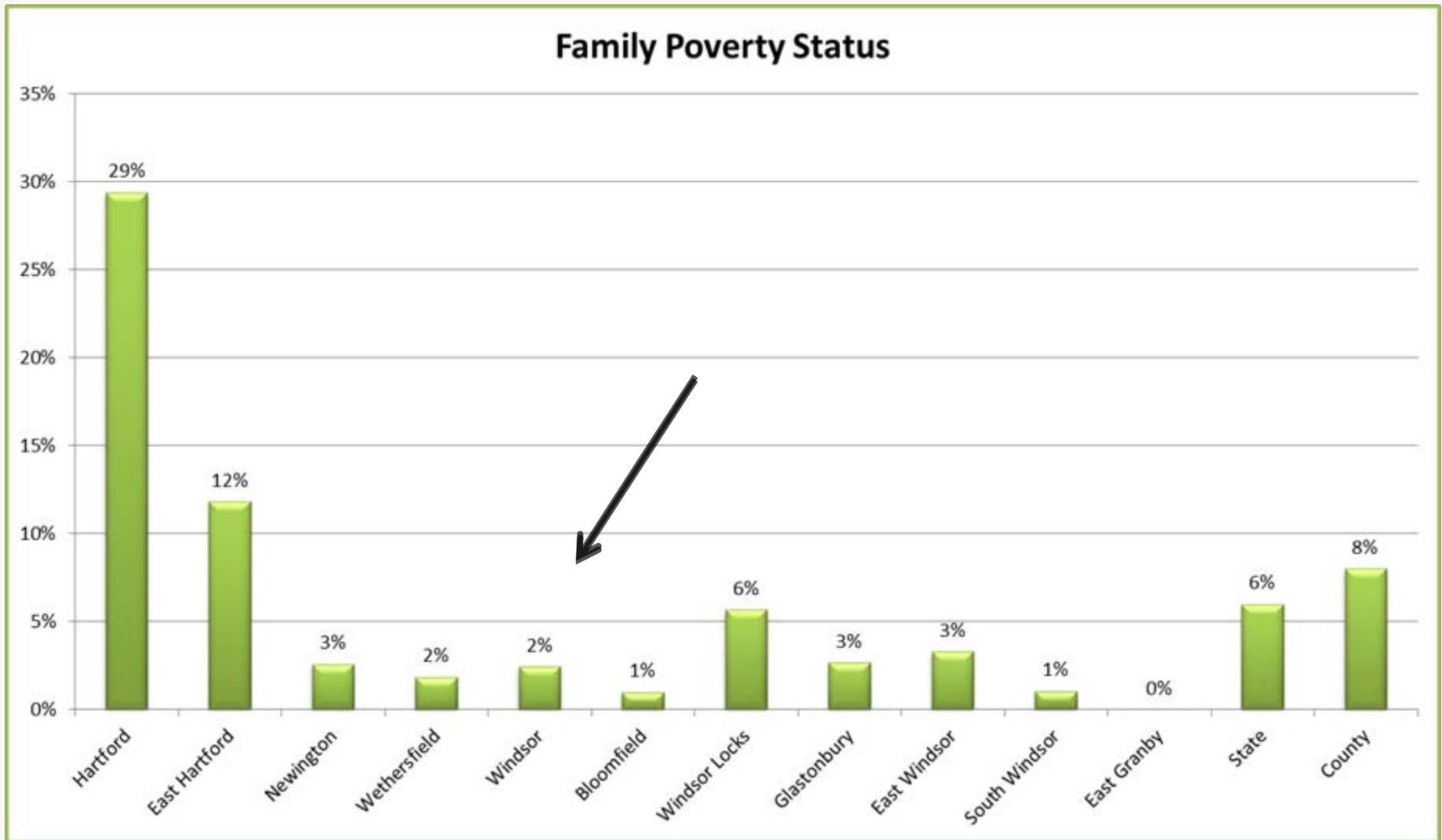


**Windsor's 2009 Median Household Income: \$79,294**

U.S. Census Bureau, 2005-2009 American Community Survey



# Poverty Status

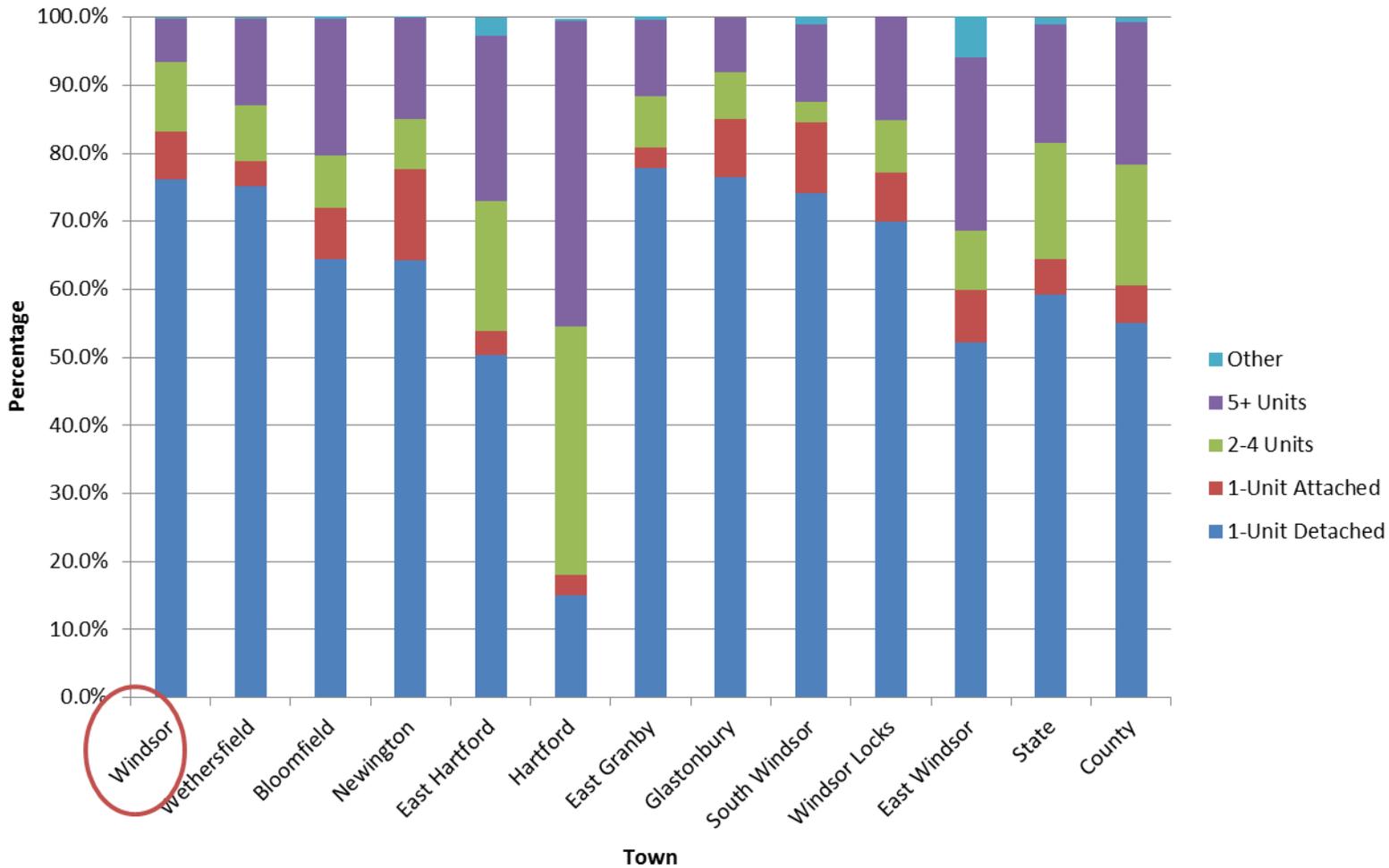


U.S. Census Bureau, 2005-2009 American Community Survey



# Housing Mix

## 2009 Housing Mix



For the purposes of this data, “other” includes mobile home, RV, boat, van, etc.

U.S. Census Bureau,  
2005-2009 American  
Community Survey

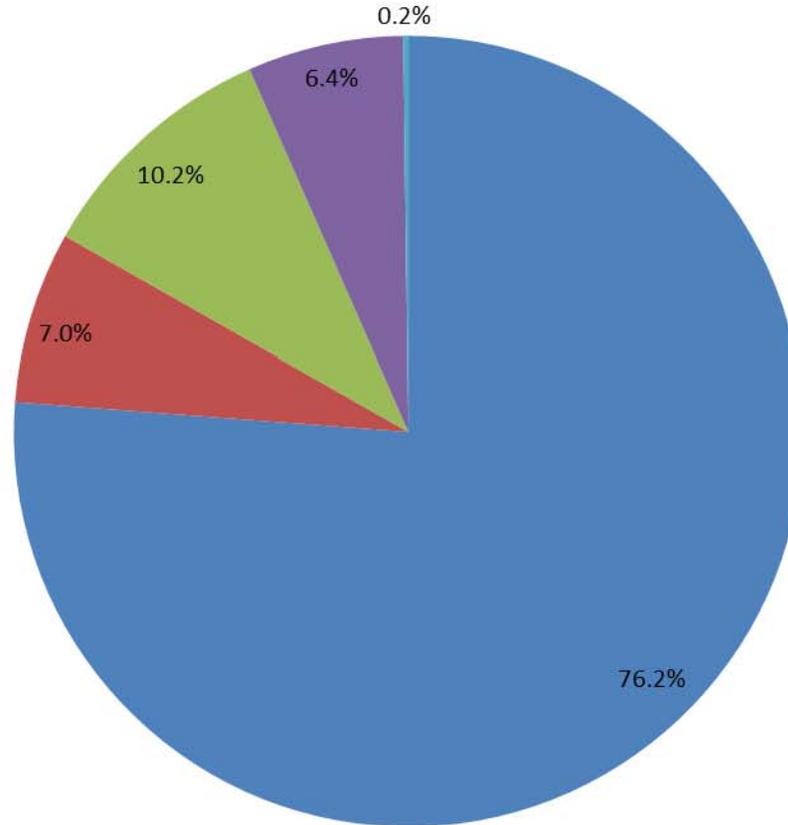


# Housing Mix

## Windsor-Specific Housing Mix

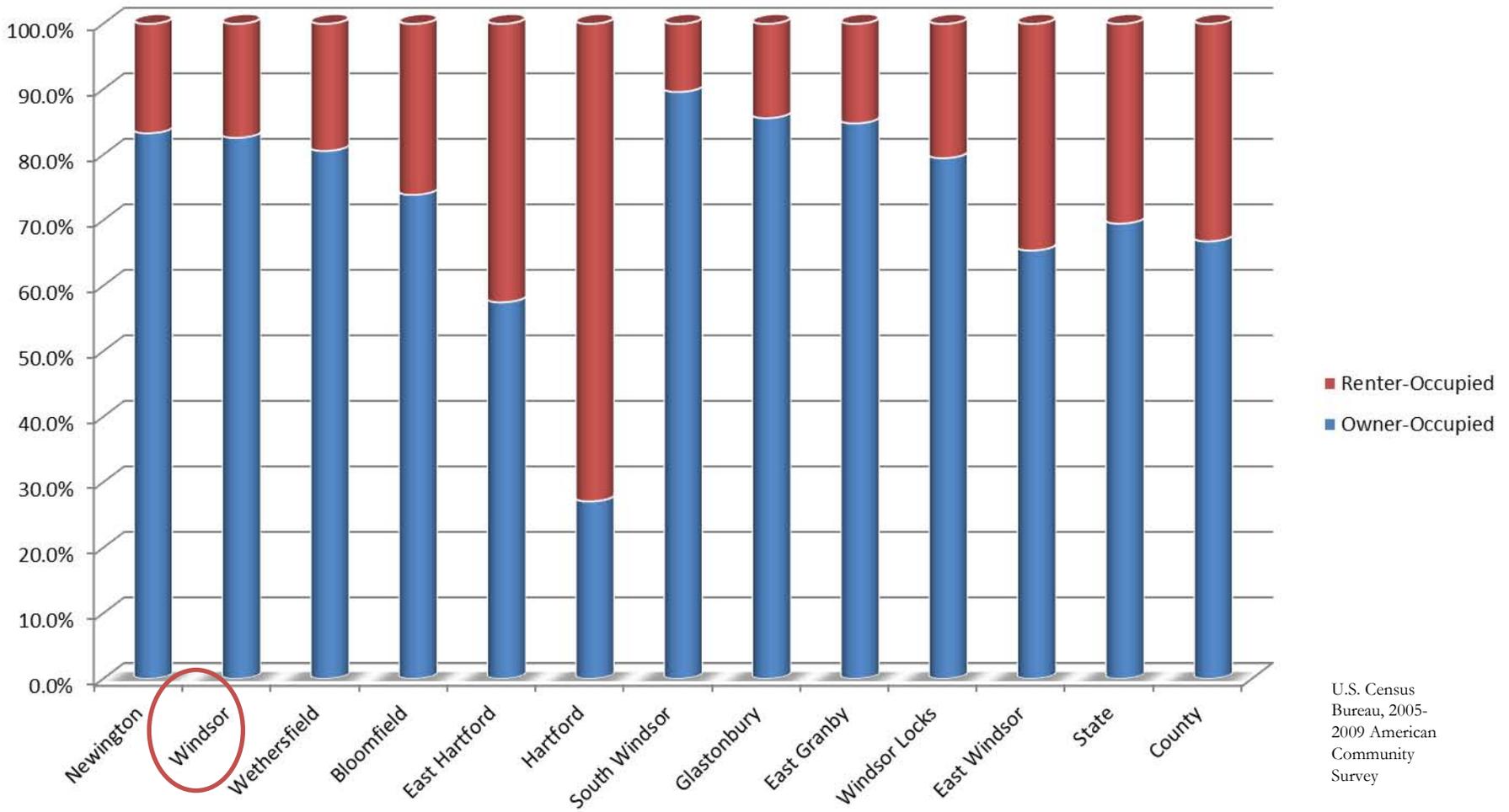
■ 1-Unit Detached ■ 1-Unit Attached ■ 2-4 Units ■ 5+ Units ■ Other

U.S. Census  
Bureau, 2005-  
2009 American  
Community  
Survey



# Do We Own or Do We Rent?

## Housing Tenure (2009)



U.S. Census Bureau, 2005-2009 American Community Survey



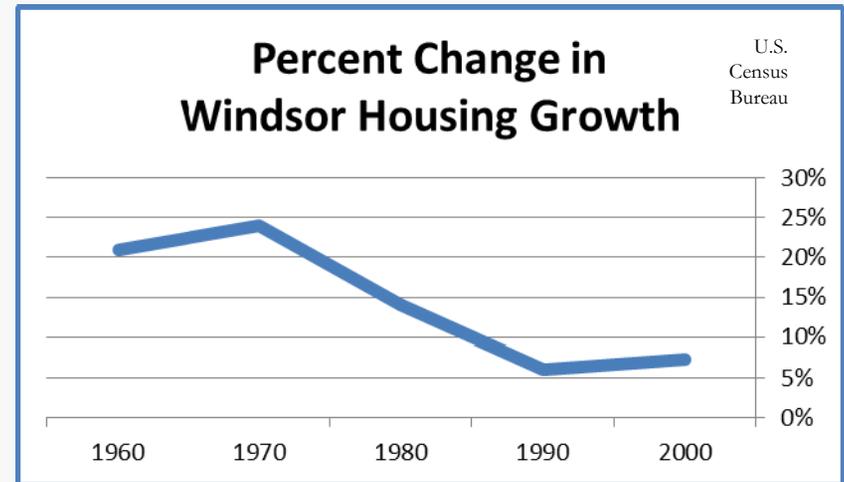
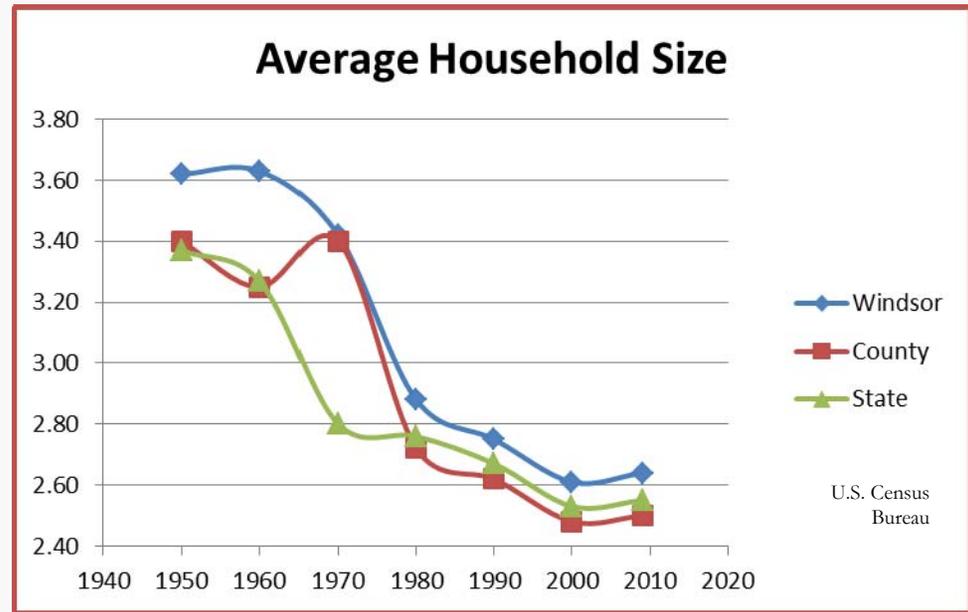
# Housing Growth

## Comparison of Housing Growth

(ranked by 2000s growth)

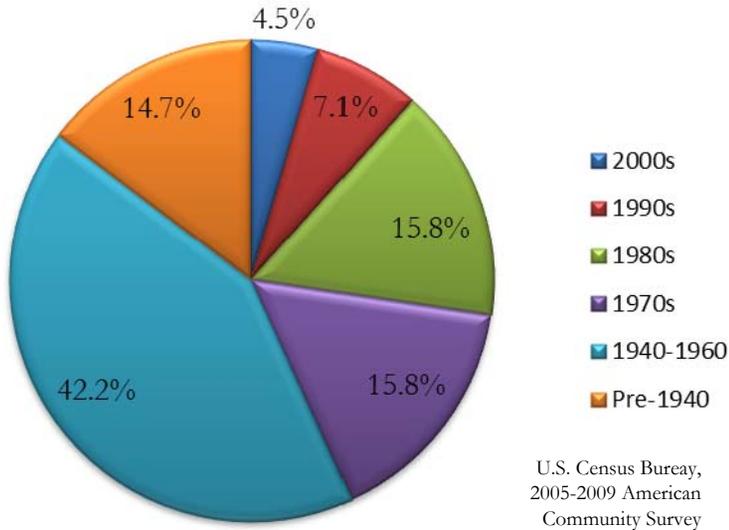
	1970s	1980s	1990s	2000s
<b>Inner Ring Suburbs</b>				
<b>Windsor</b>	<b>2,135</b>	<b>1,440</b>	<b>667</b>	<b>867</b>
Bloomfield	1,132	1,225	457	824
Newington	2,790	1,164	655	747
Wethersfield	9,201	1,133	664	223
East Hartford	1,347	1,064	-1	55
<b>Other Suburbs</b>				
South Windsor	1,594	2,454	1,027	1,172
Glastonbury	2,415	2,349	1,666	1,042
East Windsor	586	879	241	689
Windsor Locks	3	697	172	328
East Granby	452	252	218	249

U.S. Census Bureau



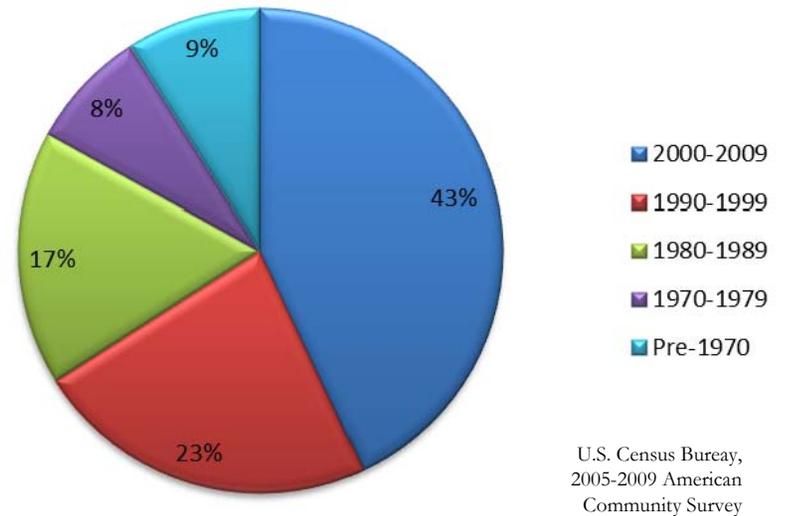
# Housing

## Year Structure Built



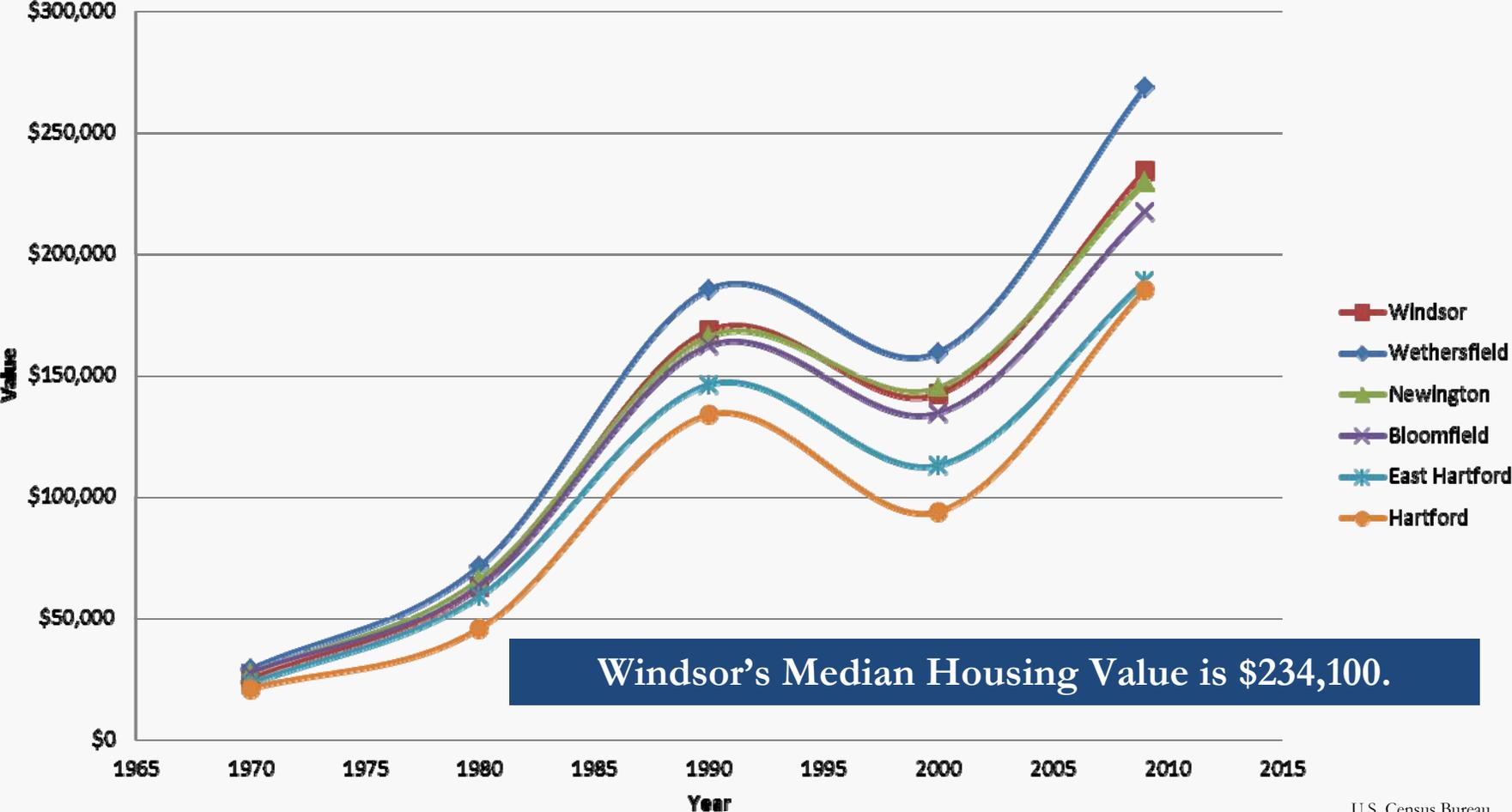
Windsor currently has 11,767 housing units, providing homes for its 29,044 residents!

## Move-In Year



# Median Housing Value

**Median Value of Owner-Occupied Housing Units**

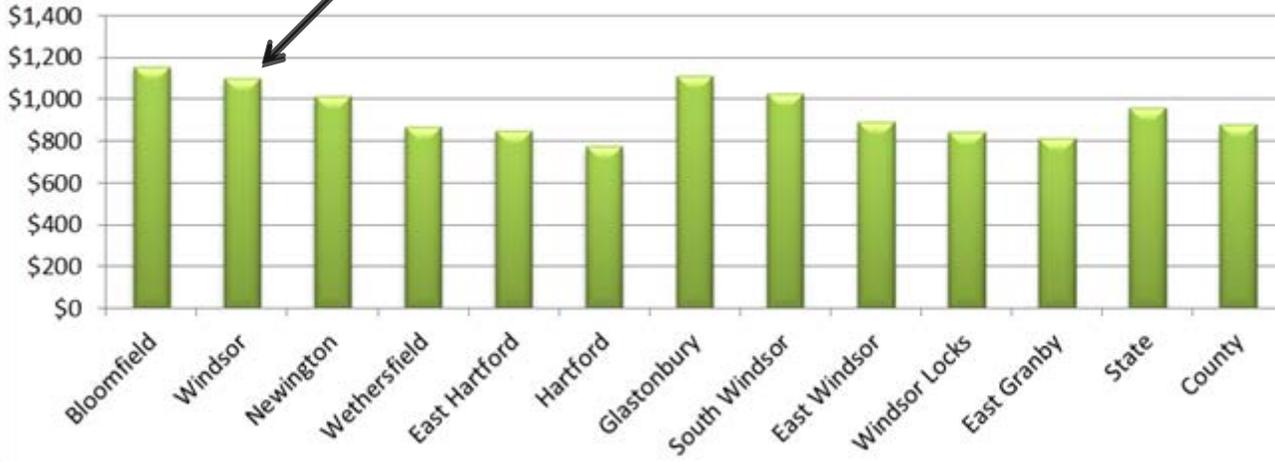


U.S. Census Bureau



# Median Housing Rental & Sales Rates

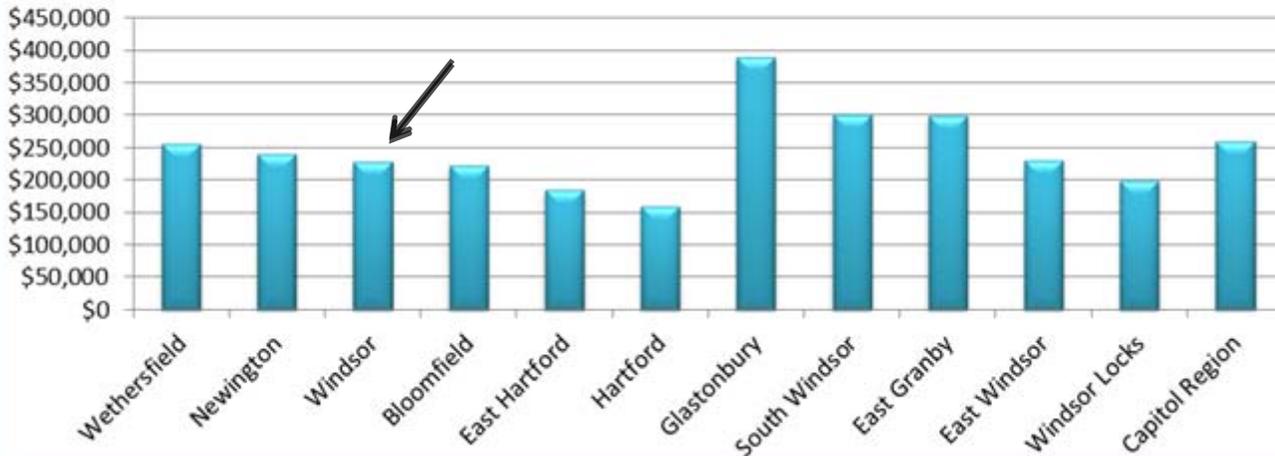
## Median Rental Rates



Windsor's median residential rental rate is \$1,100.

U.S. Census Bureau, 2005-2009 American Community Survey

## Median Housing Sales Price



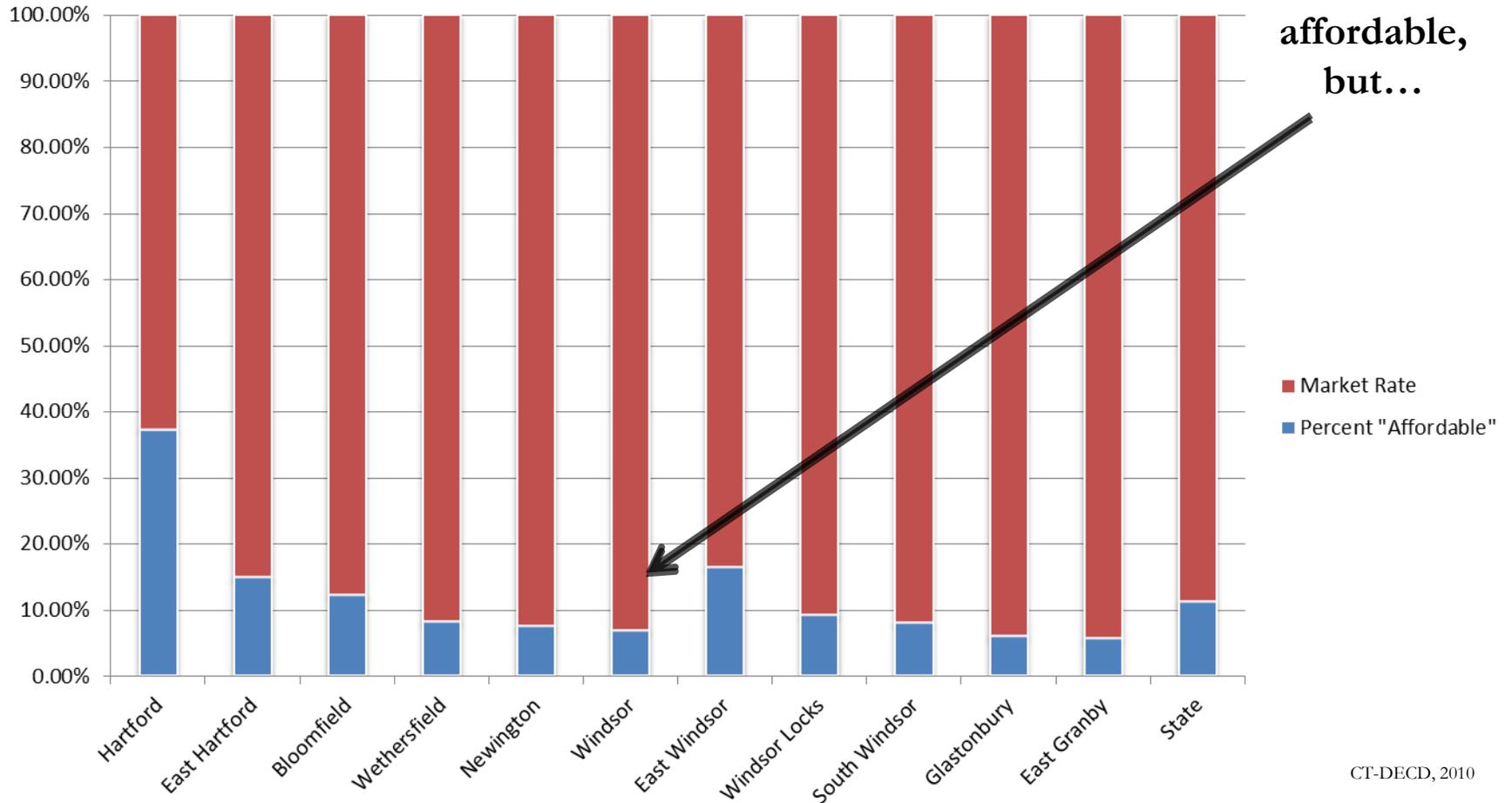
Windsor's median housing sale price is \$228,950.

CRCOG, Capitol Region Home Sales Price Report, 7/05-6/06



# Affordable Housing

Percent of Units Classified as "Affordable Housing"

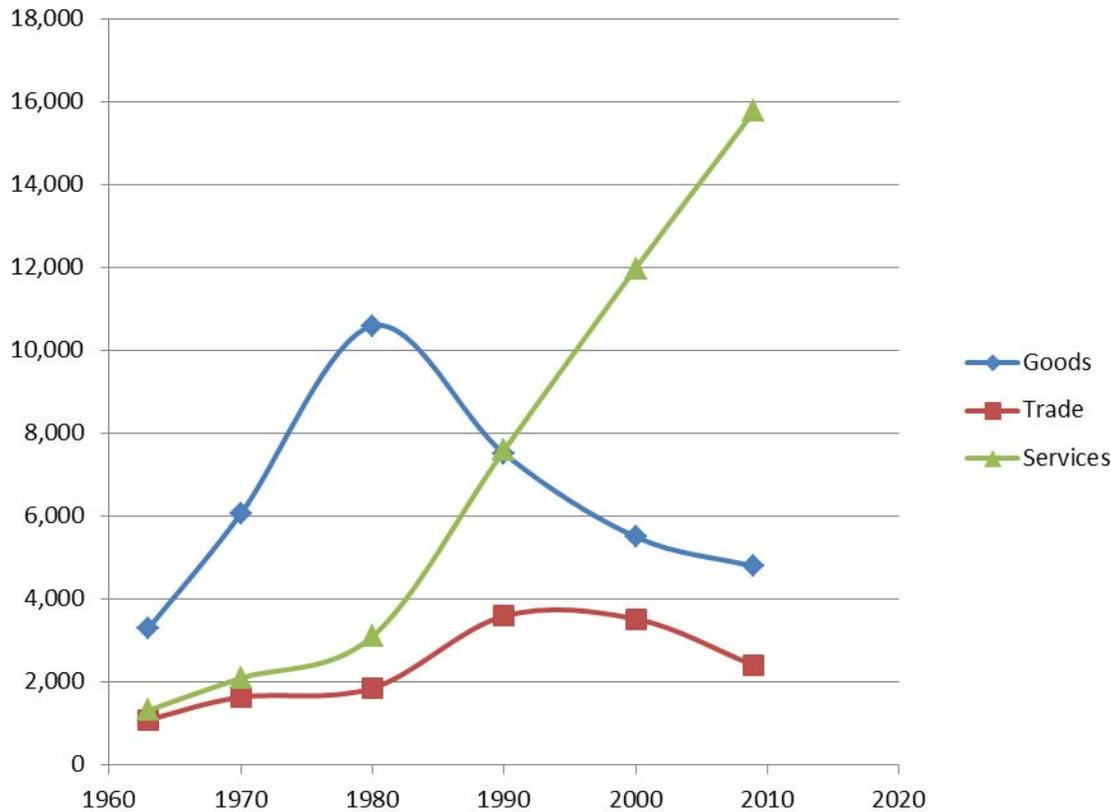


CT-DECD, 2010

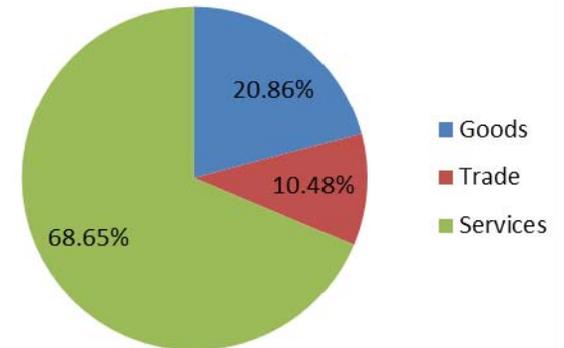


# Employment

## Non-Agricultural Employment



## 2009 Percentage by Major Category



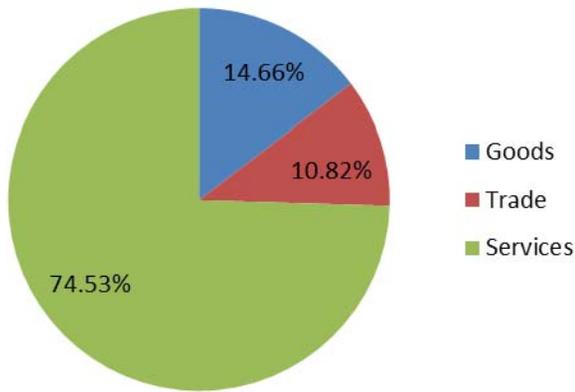
**Windsor's total non-agricultural employment is 22,989 --- up almost 5,500 from the 2000 Census count.**

U.S. Census Bureau



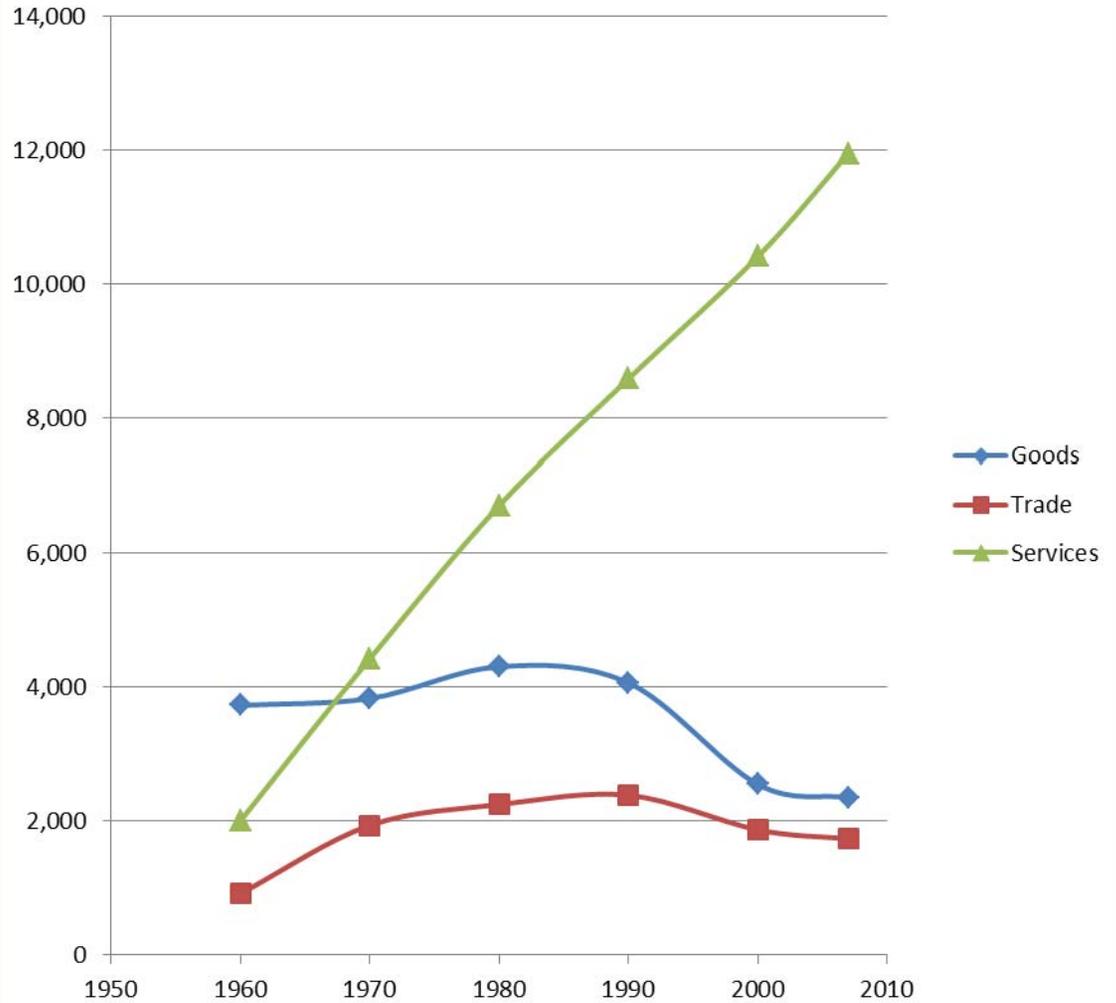
# Employment

## 2007 Percentage by Industry



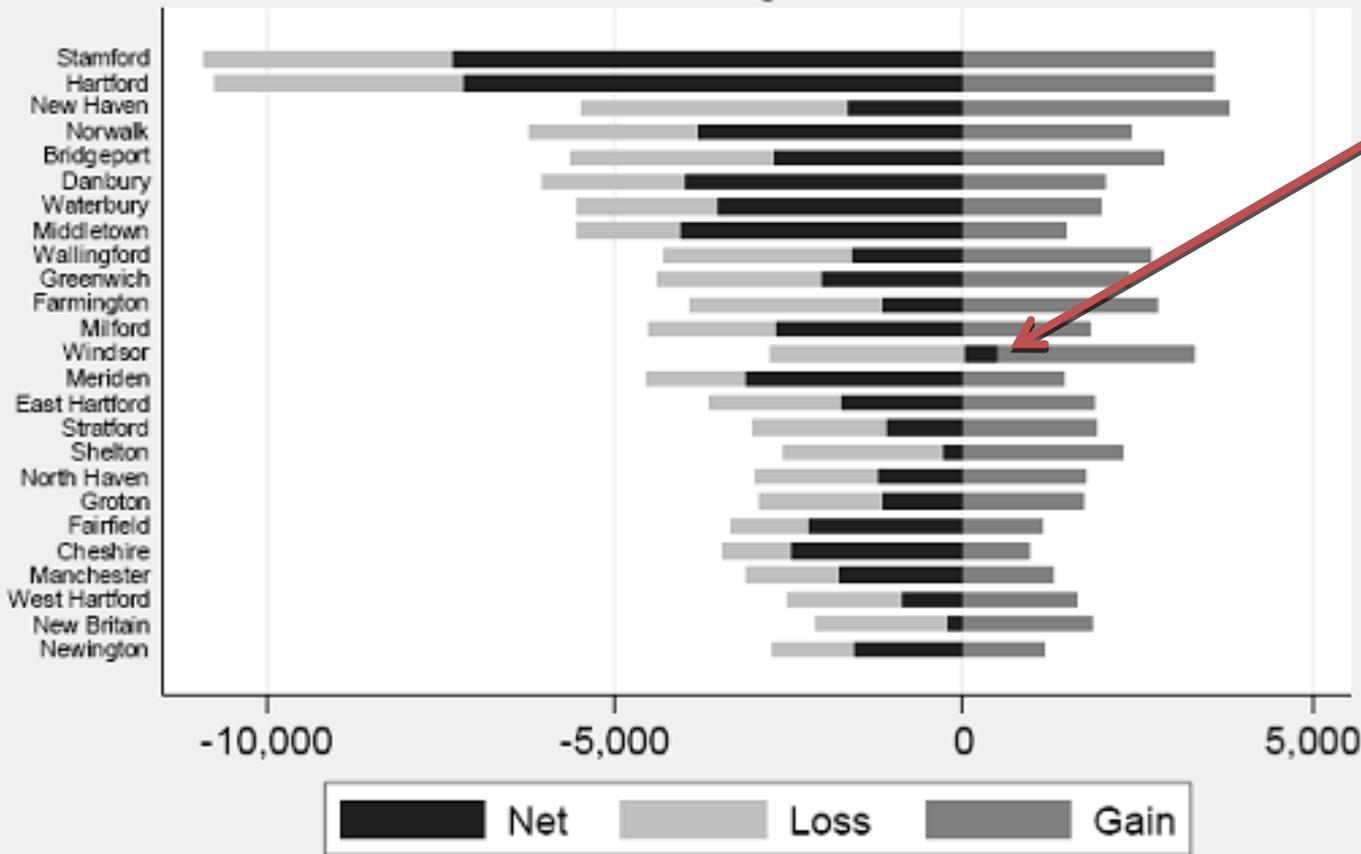
U.S. Census Bureau

## Resident Employment by Industry



# In Fact...

## Labor Market Dynamics in Recession Gross and Net Job Changes 2008-Q1 to 2010-Q1



Source: QCEW/CT DOL

Windsor is the only town of those major employment centers listed to have experienced a **NET JOB GAIN** from Q1 2008 to Q1 2010



# What's Been Happening?

## Walgreens Northeast Distribution Center



800,000 s.f. high-tech distribution facility to serve drugstores in an 8-state region. \$250M facility placed in operation in Jan. '09 and will employ up to 500 people.

## ING Corporate Office Center



475,000 s.f. office center housing the company's largest employee base in North America. \$90M facility completed in Fall '07 employing 2,000 people.



# What's Been Happening?

## Emhart Glass Research and Development Center



60,000 s.f. facility including a 40 metric ton glass furnace for development of glass container fabrication technologies and equipment. \$20M research center opened Spring '08 employing 60 engineers and scientists.

## Hartford Life Campus



450,000 s.f. office center to consolidate existing area operations and provide space for planned growth. \$110M facility opened Fall '08 employing 2,100 people.



# What's Been Happening?

## Travelers Insurance



Completed the purchase and \$20M renovation of 182,000 s.f. former manufacturing plant into a national insurance claim training facility. Company trains more than 8,500 claims agents each year at this site.



# Top 10 Private Sector Employers

1.	Hartford Life	Financial Services	2,200
2.	ING	Insurance & Financial Services	1,800
3.	Alstom	Power Plant Engineering & Service	1,350
4.	Northeast Utilities	Multi-State Electric & Gas Provider	600
5.	Westinghouse	Nuclear Power Plant Engineering	580
6.	Stanadyne	Manufacturer of Precision Machine Products	550
7.	Permasteelisa NA	Curtain Wall Design & Manufacturer	400
8.	CIGNA	Insurance (Data Center)	400
9.	SS&C Technologies	Financial Industry Software	350
10.	Valassis	Direct Mail Advertising	350



# What's in the Pipeline?

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## **Windsor Place – 47 Lot Open Space Subdivision**

101 Kennedy Road

## **Lord's Woods – 60 Conventional Lot Subdivision**

355T Prospect Hill Road



# What's in the Pipeline?

## 109 & 125 Poquonock Avenue – Mixed Use Development



# What's in the Pipeline?

## Great Pond Village – Mixed Use Development

2000 Day Hill Road



4,010 Dwelling Units

640,000 s.f. Commercial Office/Hospitality

85,000 s.f. Retail

128,000 s.f. Institutional



# Vacant Land

- Windsor currently has approximately 1,500 acres of undeveloped industrially-zoned land (including the Great Pond Village acreage).
- Without counting the possible population increase due to Great Pond Village, full development of remaining residential land could result in a population increase of approximately 5,100 people.

