
Subject: FW: [External]Fwd: Electric charging stations

From: Jared Lewis <kleeblattst@gmail.com>

Date: Thursday, April 1, 2021

Subject: Electric charging stations

To: swagk <swagk@aol.com>

Hi Steve,

My name is Jared Lewis. I was listening to your presentation to the P&Z Commission. I was also listening in as Stephen Lewis presented the same information to the EDC (my wife Mindy is on that committee). I'm not sure you are the person to direct my comment towards, but you seemed like a good starting point. Your presentation really caught my attention.

I think the town should be 100% behind this plan. In fact, I was a bit disheartened to hear one member of the EDC using language like "regular vehicles" when referring to gas powered engines. That language, while possibly understandable, shows a lack of foresight. They are envisioning a few EVs on the road looking to charge while their drivers go shopping. I envision something much different. If we continue to think of EVs as a niche market rather than the future of the entire car market, then we will miss the bus.

With that in mind, I am curious if there are plans regarding incentivizing the considerable commercial truck users in our town to electrify their fleets. Because of our proximity to 84 and 91, we as a town have attracted a large number of transportation and warehouse companies operating with loud and polluting diesel trucks. Yet when I look online, I find news releases and videos from manufacturers showing off their EV trucks. This is likely outside the scope of the current plans, but wouldn't it be great to be at the forefront of that evolution!

In that same vein, what about the garbage truck and school bus fleets? I know these are operated by private companies, but are there ways the town could help to incentivize their transitions?

I hope I am not wrong, but I think we are on the cusp of a sea change. Yes, it will take years. But why wait for others to take the lead?

Regards,

Jared Lewis



Geissler's Plaza – Mixed-Use Redevelopment

Proposed 60,740 Sq. Ft. Commercial Space and
125-Unit Multi-Family Development

April 13, 2021

Geissler's Plaza – Mixed-Use Redevelopment

Tonight's Presentation

- Introduction
- Changing Landscape of Retail
- Demographics & Housing
- School District Enrollments
- Municipal Fiscal Impacts
- One-Time Development Fees
- Economic Impact
- Property Value Impact

Zone Change Review and Municipal Fiscal Impact Analysis

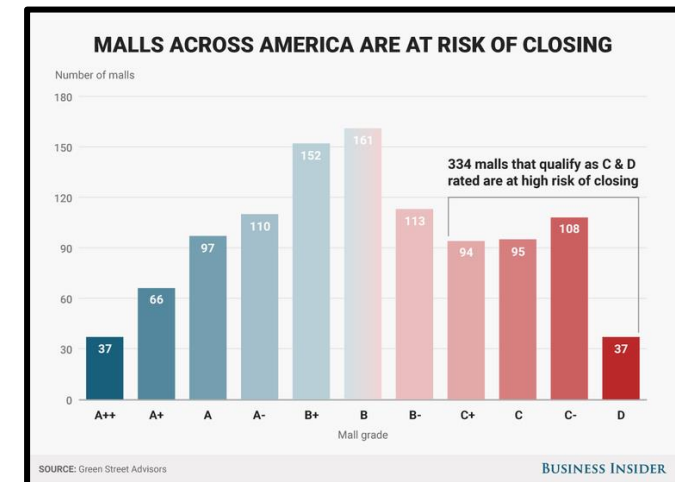
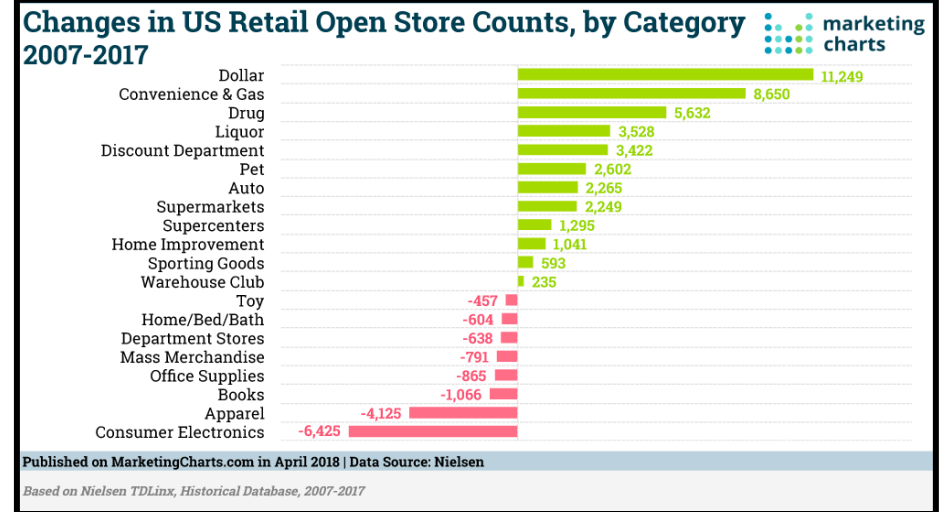
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The Changing Landscape of Retail

Retail Development

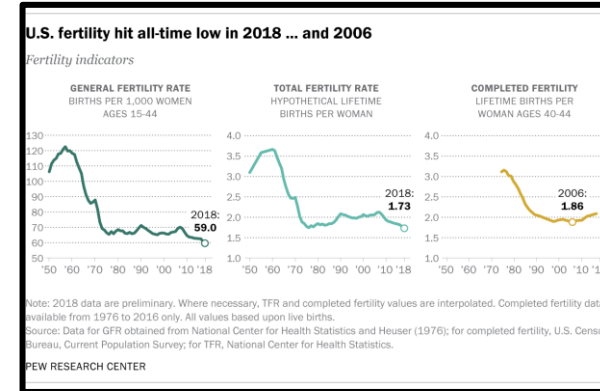
- The retail apocalypse is real—but nuanced.
- Bricks-and-mortar retail will persist—if it can innovate.
- The planning challenge is not to resist change, but to embrace and manage change.
- Adaptation is the foundation to resilience and those who innovate, adapt, and shape-shift into new hybrid forms and functions can and will prosper.
- Geissler’s Plaza is adaptable and can be re-positioned to compete and prosper.
- The owners of Geissler’s Plaza is seeking to innovate—to create hybrid use (mixed use site of retail and residences).



Demographics and Housing

South Windsor is Aging...

- This, in part, explains the turnover in South Windsor’s housing—the driver of school enrollments.
- This all, in part, explains declining fertility rates—as a society, we are having fewer children.
- South Windsor’s housing stock is:
 - **81%** single-family (72.8% detached)
 - **86%** owner-occupied (U.S. = 65.8% CT = 66.9%)
 - **71.3%** three-bedrooms or more
 - Existing housing stock = **0.47** enrollments/unit
- South Windsor’s existing housing stock is designed for families with children.
 - Designed to serve demographics/generations of the past.



Fertility Rates & Replacement

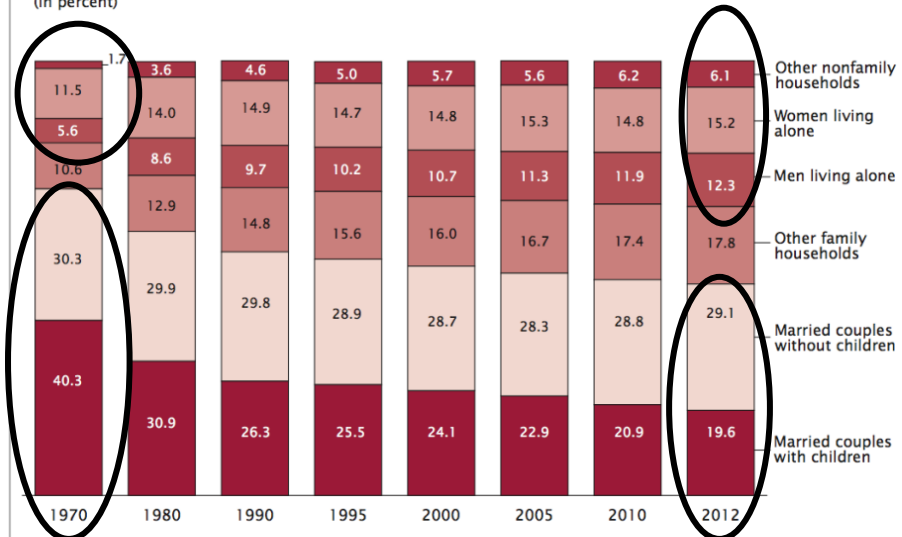
	Fertility Rate	Deaths	Births	Replacement Rate
Above Replacement	2.4	100	120	+5 Births = Growth
Replacement	2.3	100	115	Stable
Replacement	2.2	100	110	Stable
Replacement – USA	2.1	100	105	Stable
Below Replacement	2.0	100	100	Decline
United States	1.73	100	82	-18 Births = Decline
Connecticut	1.57	100	73	-27 Births = Decline

Number of Bedrooms

	Median Age			Bedrooms	South Windsor	
	USA	CT	South Windsor		Estimate	Percent
2017	37.8	40.8	42.3	Total housing units	10,346	100%
2010	37.2	40.0	42.0	No bedroom	82	0.8%
2000	35.3	37.4	39.0	1 bedroom	791	7.6%
				2 bedrooms	2,098	20.3%
				3 bedrooms	4,238	41.0%
				4 bedrooms	1,456	23.7%
				5 or more bedrooms	681	6.6%

Demographics and Housing

Figure 1.
Households by Type, 1970 to 2012: CPS
(In percent)



Source: U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplement, selected years, 1970 to 2012.

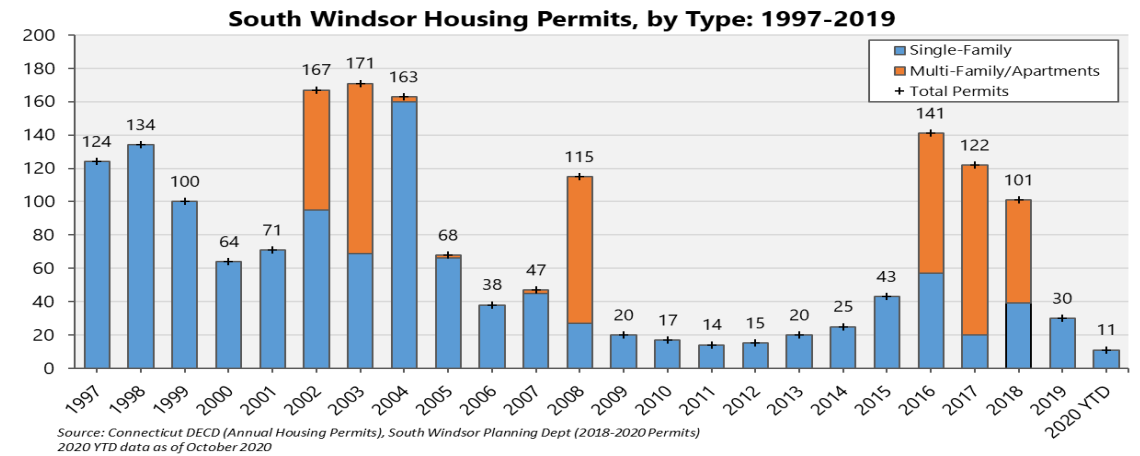
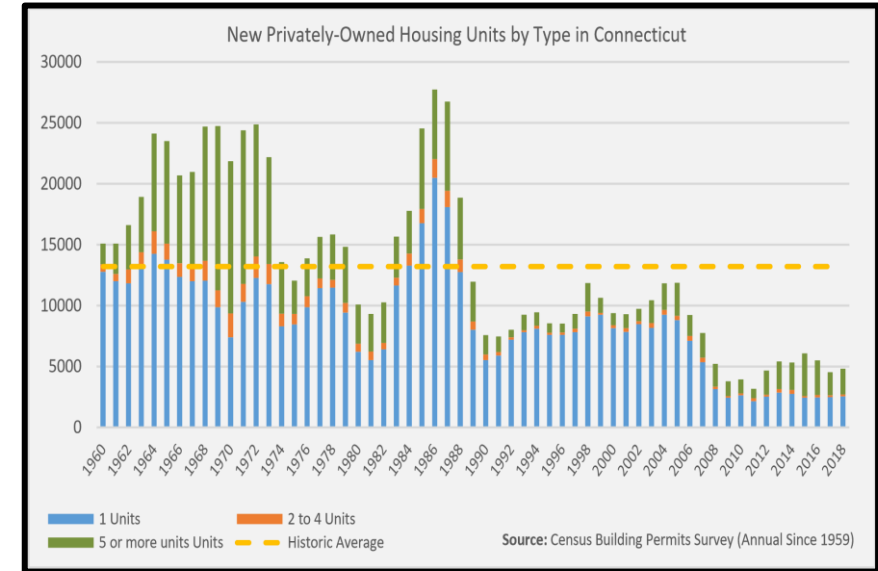
Units Added	Permits	Total Units	1-Unit	2-Units	3 & 4 Units	5 Units or More	Demo	Net Gain	S.W. Enrollment	Gain & Loss
		2018	---	---	---	---	---	47		
+559		2017	---	---	---	---	---	102	4,226	-935 (-1.67)
		2016	57	6	0	78	10	131	4,150	
		2015	43	0	0	0	2	41	4,114	
		2014	25	0	0	0	0	25	4,170	
		2013	20	0	0	0	2	18	4,243	
		2012	15	0	0	0	0	15	4,275	
		2011	14	0	0	0	1	13	4,363	
		2010	17	0	0	0	2	15	4,570	
		2009	20	0	0	0	0	20	4,661	
		2008	115	0	0	88	4	111	4,793	
		2007	47	2	0	0	2	45	4,936	
		2006	38	0	0	0	1	37	---	
		2005	68	2	0	0	0	68	5,161	
		2004	163	0	3	0	20	143	---	
		2003	171	0	0	102	15	156	---	
		2002	167	0	0	72	1	166	---	
		2001	71	0	0	0	12	59	5,008	
		2000	64	0	0	0	1	63	4,895	



School District Enrollments

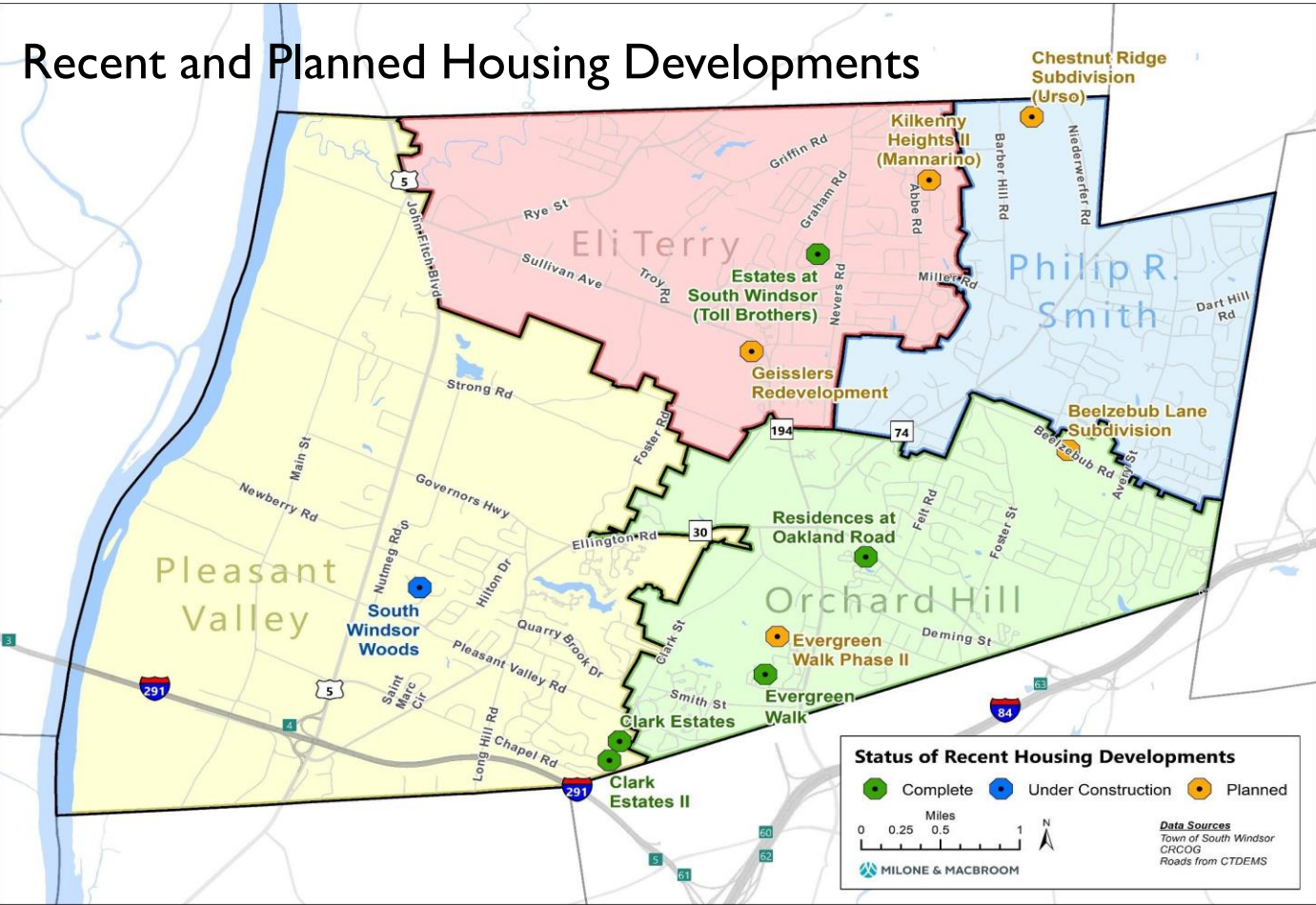
Connecticut and South Windsor Enrollments

- Statewide, enrollments have declining for over a decade.
 - 2008 statewide enrollments were 574,848
 - 2021 enrollments were 513,079, a loss of **61,769** enrollments.
- South Windsor's school district:
 - Enrollments peaked in 2005 at 5,161 compared to 4,554 in 2020, a loss of **607 (-11.8%)**.
 - Lowest enrollments in 2015, 4,114.
 - Enrollments have increased since 2015.



School District Enrollments

Recent and Planned Housing Developments



Enrollment from Recently Completed and Under Construction Housing Developments: October 2020

New Development Name	Status	Type	Occupied Units	K-12 Students per Unit
Clark Estates	Complete	Single-family	18	1.06
Clark Estates II	Complete	Single-family	22	0.86
Evergreen Walk	Complete	Apartments	200	0.18
Residences at Oakland Road	Complete	Apartments	78	0.17
Estates at South Windsor	Complete	Single-family	44	1.02
South Windsor Woods	Under Construction	Condominiums	105	0.62
All New Developments	-		467	0.42

Source: South Windsor Public Schools Enrollment Projections, (2020)

School District Enrollments

Table 6. 125 Housing Units – School Enrollment Projections

Housing Units	Units	Multiplier (1)	PSAC (2)	N-T-D (3)	NTD-E	NTD -Enrollment
Studio (14%)	17	0.04	0.68	50%	0.34	1
One-Bedroom (53%)	66	0.04	2.64	50%	1.32	2
Two-Bedroom (34%)	42	0.25	10.50	50%	5.25	6
Totals	125	[0.112]	13.82 (14)	50%	6.97	9

Notes:

- 1) Multipliers: Derived from the Rutgers University, Center for Urban Policy Research “Residential Demographic Multipliers – Connecticut.”
- 2) PSAC stands for Public School Age Children. It is another way of saying enrollments.
- 3) N-T-D stands for New-To-District: represents the percent of student enrollments who are projected to be new to the South Windsor School District—most enrollments from new residential development are associated with students already enrolled in the District. This consideration is derived from the South Windsor Public Schools Enrollment Projections reports by Milone & MacBroom (2018, 2019, and 2020) that have shown New-to-District enrollments fluctuate between 13% to 30% of enrollments. Therefore, our utilization of 50% new-to-district enrollments is conservative. This is an important consideration for calculating the actual fiscal impact of new residential development.

Table 10. 125 Housing Units – School Enrollment Projections

BOE Expenditures	Per Pupil	Total PSE	Total Cost	N-T-D	N-T-D Cost
Total Expenditures	\$16,557	14	\$231,794	9	\$149,011
Local-Share Expenditures	\$14,950	14	\$209,300	9	\$134,550
Allocated Expenditures	\$9,718	14	\$136,052	9	\$87,462

Calculation Notes:

- **Total Expenditures** is the BOE budget divided by the total enrollment. BOE Operating budget 2020-21 = \$75,399,351 / October 1, 2020 enrollment of 4,554 = \$16,557 per pupil.
- **Local-Share Expenditure** is the per pupil expenditures less non-local tax revenues (federal, state, and other revenue sources). South Windsor’s total 2020-21 budget is \$124,347,922. However, \$12,083,630 or 9.71% of the budget comes from intergovernmental sources, not property tax revenue. Therefore, to calculate the fiscal cost of education related to property taxes, the Local-Share Expenditures for education cost per pupil are reduced to 90.29% of the Total Expenditures (\$16,557) or \$14,950 per pupil. Please note, an additional 1.5% of revenues come from local fees and 0.70% of revenues come from investment income. To be conservative, this additional 2.3% of non-property tax revenue is not included in this calculation. If it were included the, the Local-Share Expenditure would equal \$14,569 per pupil.
- **Allocated Expenditures** is based on a general analysis of the BOE budget that isolated approximately 35% of the budget that is unlikely to be impacted by changes in enrollment. For example, district office expenditures, school administrative offices, utilities, building operations and maintenance, prorated staffing, etc. Therefore, the Local-Share Expenditure is reduced by 35% to provide for the Allocated Expenditure.
- **N-T-D (New-To-District)** represents the portion or percent of student enrollments who are anticipated to be new to the South Windsor School District. As discussed above, we estimate 50% new-to-district enrollments. However, due to rounding up, the 9 new-to-district enrollments equal 64% or more than double the findings of the recent studies by the South Windsor School District for new-to-district enrollments from newly constructed multi-family residential developments.

Municipal Fiscal Impact

Summary of Findings

Revenues: Real Property Taxes & User Fees

Real Property Taxes (125 Multi-Family Residential Units)	=	\$500,777
Real Property Taxes (60,740 Sq. Ft. Commercial Buildings)	=	\$182,960
Personal Property Taxes (156 Motor Vehicles at \$318/vehicle/year)		\$49,638
Sewer User Fees Residential (\$415.00/unit/year)		\$51,875
Sewer User Fees Commercial (\$415/unit/year)	=	\$2,490
Estimated Projection – Total Revenues	=	\$787,743

Expenditures: School Enrollment Projections & Cost

Enrollment Expenditures (9 Allocated NTD Enrollments @ \$9,718/Year)	=	-\$87,462
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Expenditures: Municipal Government

General Government Services – Residential (21% of taxes paid)	=	-\$115,587
General Government Services – Commercial (27% of taxes paid)	=	-\$49,399
Estimated Projection – Total Expenditures	=	-\$252,448

Fiscal Impact Summary

Total Revenue (Property Taxes & Fees)	=	\$787,743
Total Expenditures – (Education & General Government)	=	-\$252,295
Estimated Positive Fiscal Impact/Year	=	\$535,295

One-Time Development Fees

Land Use Permitting Fees	=	\$7,675
Building Permitting Fees	=	\$506,037
Sewer Connection Fees	=	\$215,790
Estimated One-Time Development Fees	=	\$729,502

Economic Impacts

- Approximately:
 - 101 Construction Jobs
 - 20 Permanent Jobs
 - \$4,294,000 Discretionary Spending (consumer spending) per year
 - \$515,250 local consumer spending per year

Property Value Impact

Academic and Industry Research

- Concerns of negative property value impacts created by new development is common in the land use process—especially with multi-family and affordable housing development adjacent and proximate to existing residential properties.
- The *abundance of academic research* has shown that such claims are not substantiated.
 - MIT Center for Real Estate (2005): “high-density mixed-income rental developments in single-family neighborhoods *does not* affect the value of surrounding homes” and that the “fear of potential asset-value loss among suburban homeowners is misplaced.”
 - Harvard’s Joint Center for Housing Studies (2003): *apartments posed no threat to surrounding single-family house values.*
 - University of Utah (2021): “apartments...have not reduced single-family home values” and “single-family homes located within 1/2 mile of a newly constructed apartment building experienced higher overall price appreciation than those homes farther away.”
 - Another study “shows an increase in single-family home values for those located near denser development” (Eskic, 2021: 2).
 - NAHB (2001): single-family residential property values within 300 feet of multi-family rental housing increased by 2.9%.
 - Virginia Tech University: multi-family rentals that were well-designed, attractive, and well-landscaped, increased the value of proximate single-family residential housing (Eskic, 2021).
 - The unbiased academic research is clear in its findings, “apartments posed no threat to surrounding single-family house values (Hoffman, 2003) and “the fear of potential asset-value loss among suburban homeowners is misplaced” (Pollakowski, 2005).



THANK YOU!

Professional Experience: Dr. Donald Poland, AICP

Dr. Poland is a geographer, planner, and community strategist whose work focuses on assisting communities to compete for wealth and investment through strategic market, land use, and planning interventions that build community confidence, foster pride in place, create governance capacity, and grow market demand. With twenty-four years experience the public, private, non-profit, and academic sectors, Dr. Poland offers a unique perspective and approach to addressing the social, economic, and governance challenges of creating and maintaining resilient, vibrant, and prosperous communities.

Education

- Doctor of Philosophy (PhD), Geography. *Cities and Urbanization*. University College London (UCL). 2016
- Master of Science (MS), Geography/planning. CCSU 1999
- Bachelor of Arts (BA), Geography & Psychology. CCSU 1995

Selected Achievements

- Consultancy work spans 14 states and 100+ communities.
- Extensive work on post-Katrina planning, land use, and redevelopment strategies in St. Bernard Parish, Louisiana.
- Accepted as an expert witness in land use planning, neighborhood redevelopment, and community development in the US District Court, Eastern District of Louisiana.
- Prepped an economic investment strategy for the City of Oswego, NY that was instrumental the City receiving a \$10 million Downtown Revitalization Grant.

