

***Cost of Community Service / Total Build Out Analysis  
City of Middletown, CT***

**Presented by William Warner, AICP  
Director of Planning  
Department of Planning, Conservation and Development  
February 16, 1999**

MEETING AGENDA  
OPEN SPACE WORKSHOP  
COMMON COUNCIL AND CONSERVATION COMMISSION

6:00PM FEBRUARY 16, 1999

1. Opening Remarks.....Len Tundermann  
Chairman, Conservation Commission
2. Cost of Community Services.....Chris Modisette  
Executive Director, Southern New England  
Forest Consortium, Inc
3. Connecticut's Open Space Program.....David Sunderland  
Director of Government Relations  
Nature Conservancy
4. Benefits of Open Space.....James Sipperly  
Planning/Environmental Specialist
5. Fiscal Impact Analysis.....William Warner  
Director, Planning, Conservation and  
Development Office
6. Questions and Answers

## COST OF COMMUNITY SERVICES ANALYSIS

Revenue from Residential	\$51,813,000
Revenue from Comm./Industrial	\$33,361,000
Expenditures for Residential	\$68,521,500
Expenditures for Comm/Industrial	\$18,145,000

## CONCLUSION

**For every \$1.00 the City receives from residential it spends \$1.32 (loss of \$.32)**

**For every \$1.00 the City receives from commercial industrial it spends \$.54 (gain of \$.46)**

## TOTAL BUILD OUT ANALYSIS

**Total Land Area - 27,200 acres;**

**Total Undeveloped - 18,424;**

**Non-wet Residential Land available for development - 8,905 acres;**

**Non-wet Commercial/Industrial Land available for development - 1,550 acres;**

## CONCLUSION

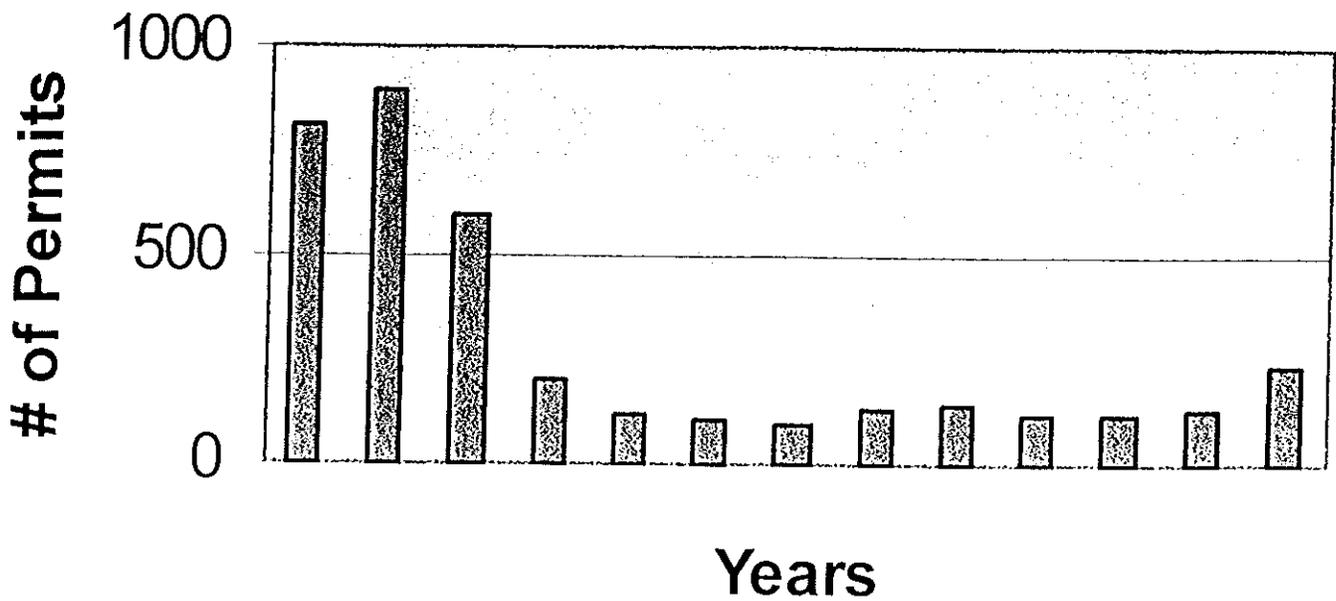
**There is six (6) times as much residential land as commercial industrial land available for development.**

1990 Population – 42,760  
1990 Dwelling Units – 18,102

### Building Permits for new Housing

1986 – 811	1993 - 130
1987 – 887	1994 - 138
1988 – 601	1995 - 124
1989 – 207	1996 - 123
1990 – 114	1997 - 129
1991 – 103	1998 - 244
1992 - 95	

## Building Permits 1986-98



## MIDDLETOWN'S STRONG ECONOMIC FOUNDATION

- 42 square miles - lots of room to grow;
- 28 square miles of undeveloped land - larger than most communities in Connecticut;
- 31% of grand list is commercial and industrial (the 6th highest percentage in the State);
- Only 19 other Connecticut communities have larger equalized grand list;
- Equalized mill rate - 14.7 mills (lowest third in state) compared to statewide average of 17.2 mills;
- Fastest residential growth among communities of its size between 1990-95;
- Median age 31.3 compared to 34.4 statewide average.
- Middlesex County, the second most affluent in the state;
- Approximately 40% of Middletown's adult population is characterized as having high socio economic indices. These people are affluent, well educated, professionals with a high level of disposable income.
- Another 42% of the adult population is classified as having average to above average socio economic status. These people are young, upwardly mobile, with steady incomes.

# Open Space vs. Residential Development

Revenue	Undeveloped	Developed	City Open Space
Year 1	\$ 183.00	\$ 155,520.00	\$ -
Year 2	\$ 183.00	\$ 155,520.00	\$ -
Year 3	\$ 183.00	\$ 155,520.00	\$ -
Year 4	\$ 183.00	\$ 155,520.00	\$ -
Year 5	\$ 183.00	\$ 155,520.00	\$ -
<b>TOTAL</b>	<b>\$ 915.00</b>	<b>\$ 777,600.00</b>	<b>\$ -</b>

*liberal*

Expenditure	Undeveloped	Developed	City Open Space
Year 1	\$ -	\$ 180,000.00	\$ 175,000.00
Year 2	\$ -	\$ 180,000.00	\$ 5,000.00
Year 3	\$ -	\$ 180,000.00	\$ 5,000.00
Year 4	\$ -	\$ 180,000.00	\$ 5,000.00
Year 5	\$ -	\$ 180,000.00	\$ 5,000.00
<b>TOTAL</b>	<b>0</b>	<b>\$ 900,000.00</b>	<b>\$ 195,000.00</b>

*conservative*

\*School costs only

## CONCLUSION

**Avoiding residential development on this parcel will save approximatley \$24,500 per year.**

\*Note: This only accounts for education cost savings.

Assumptions : 60 acres, 40 lots, \$500,000 purchase price (city 35% state 65%), \$200,000 homes  
 2 cars per house, ave value of cars \$10,000, .6 children per house  
 \$7,500 per child, \$5000 open space maintance

## What this all Means

- In financial terms, residential land is a liability to the city. For every \$1.00 in taxes \$1.32 is spent in services;
- Middletown has 14 square miles of residential land available for development, equal to the size of many Connecticut Towns;
- At total build-out Middletown will have a total population of approximately 65,000;
- Based on historic student/population ratios at total buildout there will be 7,181 students;
- Currently the Maximum capacity of all city schools is 6,112 students;
- Cost of public services will continue to rise with more students, more roads, need for more police patrols and in general, MORE SPRAWL;
- City will run out of commercial and industrial land;
- Taxes will rise.

## What Can be done

- Consider rezoning to increase lot sizes and decrease density;
- Continue to discourage, extensions of sewers to unserved areas;
- Promote housing restricted to age 55 and older;
- Pursue on active open space acquisition program in accordance with the Plan of Conservation and Development;
- Take full advantage of State Open Space Programs.

## Land Use Policy

**De-emphasize residential growth, consider rezoning to decrease density, consider purchasing residential land for open space.**

**Actively promote development of available commercial and industrial land.**

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