Redding Community Survey

- Survey ran for 6 weeks between September 19th and Nov 2nd
- **1,034 total respondents!**
  - 11% of the total population
- 890 unique IP addresses
- 18 paper surveys
- 97% of respondents were Redding residents

---

The Town of Redding Planning and Zoning Commissions are updating the Plan of Conservation and Development, or POCD. The State requires that towns update their POCD every ten years, and the last comprehensive update was done in 2008. The Planning Commission has been working on the POCD update with the goal of having the Plan adopted before the end of 2022. The State’s Growth Principles for inclusion in local POCDs include focusing on revitalizing regional centers, expanding housing opportunities, concentrating development around transportation corridors, conserving the natural environment, protecting cultural and historic resources, and integrating planning across all levels of government.

As part of this update, the Board of Selectmen is seeking input from community members to determine community values, generate ideas, and encourage participation in the POCD planning. The Plan will guide Redding’s policies and priorities over the next 10 years. Filling out the survey will assist us greatly as we commence this important undertaking.

Thank you for your participation.

---

Redding Needs You!
Plan of Conservation & Development Survey

The Town of Redding wants your input as it develops a vision for the town and prioritizes future investments for the next decade.

Please take the Questionnaire by visiting:
www.surveymonkey.com/r/Redding_POCD
ABOUT YOU

- Greatest number of respondents in the 45 to 64 age groups
  - Compared to the town population, there was oversampling of those 35 to 44 and 55-74 and under-sampling of those under 34

- Good turnout from families with children under age 18 living at home
The majority of respondents have lived in Redding for over a decade.

Nearly half of respondents moved to Redding from elsewhere in Fairfield County.

“Other” responses were mostly states other than CT or NY.
ABOUT YOU

What area of Redding do you live in/identify with?

- Nearly half of respondents live in or identify with West Redding
- A quarter of respondents live in or identify with Redding Ridge
- Only 12% of respondents live in or identify with Georgetown
Nearly all respondents feel that Georgetown's character is unique, and over 70% feel design guidelines would be important to ensure harmonious development.

The majority of respondents felt that all of these areas have unique character, and support for design guidelines is consistent.
HOUSING

Which type of housing do you currently live in?

- Single-family home, 96.6%
- Duplex or triplex, 0.6%
- Condominium or townhome, 0.9%
- Apartment, 1.1%
- Other, 0.8%

Do you own or rent your current home?

- Own, 95.6%
- Rent, 2.9%
- Other, 1.5%

- 97% of respondents live in single-family homes, compared to 87% of households overall (ACS, 2017)
- 96% of respondents own their home, compared to 82% of households overall (ACS, 2017)
HOUSING

What type of housing do you see yourself living in 10 years from now?

- 57% of respondents see themselves in the same home ten years from now

- More respondents looking to downsize than upsize
  - Those under 45 years old were significantly more likely to see themselves **upsizing**
**HOUSING OPTIONS**

Does Redding have too many, about the right amount, or not enough of the following housing types:

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Too many</th>
<th>About the right amount</th>
<th>Not enough</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable senior housing (age restricted)</td>
<td>5.5%</td>
<td>38.1%</td>
<td>56.4%</td>
</tr>
<tr>
<td>Affordable housing (not age restricted)</td>
<td>5.8%</td>
<td>42.3%</td>
<td>52.0%</td>
</tr>
<tr>
<td>Condominiums or townhouses</td>
<td>7.0%</td>
<td>42.3%</td>
<td>50.7%</td>
</tr>
<tr>
<td>Apartments</td>
<td>6.4%</td>
<td>46.4%</td>
<td>47.2%</td>
</tr>
<tr>
<td>Small, single-family homes</td>
<td>24%</td>
<td>71.4%</td>
<td>26.2%</td>
</tr>
<tr>
<td>Assisted living facilities</td>
<td>5.8%</td>
<td>68.7%</td>
<td>25.5%</td>
</tr>
<tr>
<td>Large, single-family homes</td>
<td>29.1%</td>
<td>68.2%</td>
<td>2.8%</td>
</tr>
</tbody>
</table>

- Respondents indicated that there is not enough affordable housing options (both senior and non-age restricted), followed by condominiums or townhouses and apartments – generally align with “downsizer” housing types

- There is general agreement that Redding has about the right amount of single-family homes
- Majority of respondents are employed full-time
- One-fifth of employed respondents work in Redding
  - May be skewed by sizable number of residents who work from home – nearly 16%!
- Most workers drive alone
- General support for development in Georgetown and around the train station
- General Support for business and grand list growth
- Most respondents agree that this growth should occur within existing commercial zones rather than expanding those zones
  - Limit commercial creep – pursue “highest and best use” in existing commercial/industrial areas
ECONOMY & AMENITIES

Where do you primarily go for...

- Majority of respondents stay in Redding for outdoor recreation and dining
- Very few respondents stay in Redding for medical care and other shopping
QUALITY OF LIFE

Do you see yourself living in Redding 10 years from now?

- About 53% of respondents see themselves living in Redding in ten years – sizable number of “not sure”
  - 47% respondents over age 55 see themselves living in Redding in ten years, compared to 67% of respondents under age 45
- Cost of living most frequently cited as reason for moving out of Redding
  - Other top responses include empty nest and lifestyle opportunities
- State taxes and fiscal climate the most frequent write in responses

Why don't you see yourself living in Redding?

- Cost of living in Redding
- Lifestyle opportunities
- Empty nest (children grown and no longer...
- Other (please specify)
- Lack of adequate housing options in Redding
- Lack of adequate transportation options in...
- Move closer to family
- Commute (move closer to job)
- New job or job relocation

0% 10% 20% 30% 40% 50% 60% 70% 80%
QUALITY OF LIFE

- **74% of respondents feel a sense of community** in Redding
- **85% of respondents rate Redding’s quality of life as “excellent” or “good”**
- Quality of life, open space and natural resources, rural lifestyle, school system were the top reasons for living in Redding
  - Schools the top reason for respondents under age 54
QUALITY OF LIFE

How would you rate the quality of each of the following town facilities or services?

- General satisfaction with most town facilities and services
- Local road maintenance, arts and culture offerings, sidewalk conditions most frequently cited as “needing improvement”
  - Will further test desire for improvements versus willingness to pay for such improvements (see capital expenditure exercise in the workshop results)
RECREATION

Does Redding have too many, about the right amount, or too few of the following:

- Over 56% of respondents think Redding has too few swimming areas
- Nearly half of respondents think that Redding has too few places to bike, skate, or skateboard
- Majority of respondents feel there is the right amount hiking trails, passive open space, athletic fields, and tennis courts
- Desire for more playgrounds and playscapes, and recreational programs for teens and adults
RECREATION

Are there any recreational facilities that Redding is lacking?

587 total write-in responses

- Pool/swimming areas – 225
- Playgrounds – 71
- Gym – 15
- Teen center - 14
- Dog park – 14
- Skate park - 12
- Biking trails - 11
- Turf fields - 6

- Pools/swimming areas by the far the most frequently mentioned recreational facility that Redding is lacking – mentioned by over 200 respondents
- Playgrounds a distant second with just over 70 responses
GEORGETOWN

What kinds of uses would you like to see or see more of in Georgetown?

- Majority of respondents would like to see food related businesses in Georgetown
- Housing, shopping, and personal services were also popular uses
GEORGETOWN

If you selected residential, what type would you prefer?

- 396 respondents, could select more than one option
- 52% would prefer townhouses
- Popular “other” answers included condos and lofts
Most residents use Metro North sparingly
  - Respondents age 35-54 use the train more frequently
  - Over 40% of respondents use the Danbury Branch Line
  - A similar number drive south to the New Haven Line
  - “Other” responses included Fairfield Metro (17), Darien (17), and Katonah (11)
TRANSPORTATION

Do you agree or disagree with the following statements about Redding's transportation system?

<table>
<thead>
<tr>
<th>Statement</th>
<th>In agreement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Redding needs more bike trails or bike lanes</td>
<td>30.8%</td>
</tr>
<tr>
<td>Redding needs more sidewalks</td>
<td>24.4%</td>
</tr>
<tr>
<td>Traffic is a concern in my neighborhood</td>
<td>10.7%</td>
</tr>
<tr>
<td>Traffic is a concern on Route 107/Section of Redding Road</td>
<td>10.1%</td>
</tr>
<tr>
<td>Traffic is a concern on Route 53/Section of Redding Road</td>
<td>7.6%</td>
</tr>
<tr>
<td>Traffic is a concern on Route 58/Black Rock Turnpike</td>
<td>6.4%</td>
</tr>
<tr>
<td>Rail service at the Redding Train Station is adequate (MTA)</td>
<td>3.8%</td>
</tr>
</tbody>
</table>

- Strong support for more bike trails and bike lanes, and sidewalks
- Traffic most concerning on Route 107 Section of Redding Road
- 37% feel that rail services is inadequate
PRIORITIES FOR THE FUTURE

What should be the Town's priorities over the next 10 years?

- Over 75% of respondents identified Georgetown business growth and retention as a high priority
- Over 70% of respondents over 55 said senior housing was a high or medium priority compared to 24% of respondents under 45
- 74% of respondents would like to see public realm improvements in Georgetown (high and medium priority)
- 66% would like to see undeveloped land protected as open space
Open Space, schools, community and rural character were the most cited when asking respondents about Redding’s greatest assets.
Taxes and economic development were the most cited when asking respondents about Redding’s greatest challenges.
### TAKE-AWAYS

- The survey results can assist the Selectmen and Town Commissions with identifying Redding’s strengths, weakness, and opportunities.
- With these results, the Town can better prioritize goals and objectives for the next 10 years.

<table>
<thead>
<tr>
<th><strong>Strengths</strong></th>
<th><strong>Weaknesses</strong></th>
<th><strong>Opportunities</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>- Open space and natural resources</td>
<td>- Lack of housing choice for downsizers</td>
<td>- Wire Mill</td>
</tr>
<tr>
<td>- Schools</td>
<td>- Cost of living</td>
<td>- Train Station</td>
</tr>
<tr>
<td>- Rural character</td>
<td>- Market gaps for shopping, medical care, entertainment, arts, and culture</td>
<td>- Shift in commuting patterns and options</td>
</tr>
<tr>
<td>- Town services</td>
<td>- Lack of swimming areas and public playgrounds</td>
<td>- Appetite to explore:</td>
</tr>
<tr>
<td>- Outdoor recreation</td>
<td></td>
<td>- Housing options</td>
</tr>
<tr>
<td>- Strong sense of community</td>
<td></td>
<td>- Economic development</td>
</tr>
<tr>
<td>- High quality of life</td>
<td></td>
<td>- Preservation of community character and natural resources</td>
</tr>
</tbody>
</table>