

## **X. APPENDIX B – Profile of the Town of West Hartford**

The Town of West Hartford is located in central Connecticut adjacent to and west of the City of Hartford, the state capital. The towns of Bloomfield, Newington, Farmington, and Avon also border the Town. West Hartford is approximately 100 miles southwest of Boston and approximately 100 miles northeast of New York City. The Town, a residential suburb in the Hartford metropolitan area, encompasses 22.2 square miles and has a population of 63,268. West Hartford was settled as an agricultural community in the early 1700s and was incorporated as a town in 1854. In 1919, West Hartford became the first town in Connecticut to adopt the Council-Manager form of government. The legislative function is performed by a nine member Town Council that is elected biennially.

West Hartford has access to the two major highways in central Connecticut: Interstate Routes 91 and 84, the latter of which has exits in the Town. The Town is also served by U.S. Routes 6 and 44 and State Routes 4, 173, 185 and 218. Amtrak provides passenger rail service for the area. Bradley International Airport is 20 minutes north of the center of West Hartford. Public transportation is provided by the CT Department of Transportation. The two largest public utilities are Connecticut Light and Power (CL&P) and Connecticut Natural Gas.

West Hartford is comprised primarily of property with single-family owner occupied, mid to upper price range dwellings. The Town has 11 public elementary schools; three middle schools (grades 6 through 8); and two public high schools. It also has five parochial elementary schools, one parochial high school, and six private schools and is also home to the University of Hartford, University of St. Joseph's, the University of Connecticut's Greater Hartford Campus and the American School for the Deaf.

There are three branch post offices and a public library system with 246,000 volumes. Additionally the Town has 46 public parks and squares, one playhouse and 24 churches and synagogues. West Hartford has 217 miles of streets, 300 miles of sidewalks, and is almost fully sewered.

Major West Hartford employers include manufacturers such as Triumph Engine Controls, Legrand U.S. and Colt. The Center business district has a wide variety professional service offices, including Blum Shapiro, a regional account firm. In addition on our border are institutions such as CIGNA, Metlife, University of Connecticut Hospital, and the newly established Jackson Laboratory for Genetic Medicine. Both UConn and the Jackson Labs are in the Town of Farmington who has also express interest in this RFQ.

The Town is currently is seeing major development interest and activity across all real estate sectors and in all corners of town. Office and retail occupancies are high and several ground up developments have been approved and are under construction. The most active sector is multi-family housing where more than 800 housing units are in various stages of planning or construction as more and more young professionals and

empty nesters seek homes in close proximity to West Hartford Center, the region's premier retail and restaurant destination. Development success is just one of many factors that has led to national recognition.

In addition, the University of Connecticut will be vacating its Greater Hartford Campus in 2017. The campus consists of 5 buildings on 58 acres of land, presenting a unique development opportunity for the town.

(Please see the attached list of awards and rankings that highlight West Hartford's standing as an attractive community as well a *CERC Town Profile* that includes demographic and economic statistics.)

### **Municipal Assets**

The Town of West Hartford owns 35 linear miles of fiber optic cable; this is a combination of 288, 144, 96, 48 and 24 count fiber, respectively. The fiber optic network is currently in full use by public safety (police/fire), public schools, public libraries and all other municipal offices (~40 sites total). It is hub and spoke topology, not suitable for residential use without a significant build out and use of disparate data centers/ISPs for failover and redundancy.

### **Existing Fiber Network Infrastructure**

- 80-100% of residents have access to high speed, cable broadband internet service per the 2010 US Census.
- The Town has 218 miles of roadways and alleys.
- There are more than 10,000 utility poles in West Hartford. Connecticut Light & Power owns 49%, AT&T owns 49% and the Town owns 2% which are decorative street light only poles with no other utilities attached
- Please see the attached network map.

## West Hartford's Recent Accolades

*Family Circle Magazine 2013* Ranked among the top ten Best Town for Families (nationally).

*Hartford Magazine 2013* Best overall ranking (by far) in the Greater Hartford area. Best for families; Best schools; Best for Seniors; fastest growing.

*Washington Post's 2013* Top Challenging High Schools in the Nation: Conard & Hall High Schools; two of only three in Connecticut

*U.S. News & World Report* ranked both Conard and Hall High Schools in the top 10 public high schools in Connecticut, and bestowed the gold medal distinction for ranking in the top 500 of schools nationwide

*Hartford Magazine's "2013 Best of Hartford"* edition readers rated the West Hartford Public Library as #1 library in the Greater Hartford area

Top 10 "Best Cities in the Nation for the Next Decade" (*Kiplinger's Personal Finance Magazine*). Kiplinger's focused on places that specialized in out-of-the-box thinking. It became clear that West Hartford had three elements of the 'innovation factor:' smart people, great ideas and collaboration.

Top 10 "Great Cities for Raising Families" (*Kiplinger's Personal Finance Magazine*). West Hartford was selected because of its low crime, top-ranked schools (public and private), proximity to major cities, a range of parks and historic sites and its up-and-coming downtown.

One of the Coolest Suburbs Worth a Visit (*TravelandLeisure.com*). The online magazine call the West Hartford Reservoir "West Hartford's version of Central Park, and also noted the town's vacation-worthy hot spots with cutting-edge restaurant, great shopping, and plenty of parking.

One of the top 100 Best Places to Live in the Nation (*CNNMoney.com*)

Conard and Hall High Schools ranked tops in *Newsweek's* America's Best High Schools

*Connecticut Magazine* rated West Hartford among the 20 Great Places to Retire in Connecticut. The article states, "This exemplary inner-ring suburb has reinvented itself with a colorful array of shops, restaurants, amusements and even a new 20-acre multipurpose commercial/residential development called Blue Back Square."

Rockledge Golf Club has been the recipient of a four-star rating in *Golf Digest's* Best Places to Play. Rockledge is chosen from among more than 4,000 courses in North America. Rockledge Golf Club was also voted "Best Public Golf Course" in the *Hartford Advocate's* annual "Best of Hartford" readers' poll.

*Money Magazine* ranked West Hartford 76 out of 100 towns in the nation as the best place to live. West Hartford was ranked as the 10th most educated in the U.S. West Hartford was the only town in Connecticut that made the list and one of four in New England.

*Prevention Magazine* and the American Podiatric Medical Association ranked West Hartford second as the best place to walk in the state.

Since 1974, Moody's Investor Services and Standard & Poors, the nation's largest bond rating agencies, assigned their highest ratings, Aaa and AAA, to the Town of West Hartford's general obligation bonds. West Hartford is one of only a few towns in the United States to hold the coveted Aaa/AAA ratings from both agencies. Even fewer have maintained such ratings for nearly 40 years.

# West Hartford, Connecticut

## CERC Town Profile 2013

Town Hall  
50 South Main Street  
West Hartford, CT 06107  
(860) 523-3142

*Belongs to*  
Hartford County  
LMA Hartford  
Capitol Area Economic Dev. Region  
Capitol Region Planning Area



### Demographics

Population (2011)				Race/Ethnicity (2011)									
	Town	County	State		Town	County	State						
2000	63,589	857,183	3,405,565	White	51,747	652,004	2,796,198						
2010	62,898	887,976	3,545,837	Black	3,785	114,542	347,941						
2011	63,066	890,588	3,558,172	Asian Pacific	4,569	37,799	135,435						
2020	63,009	922,085	3,690,997	Native American	38	2,163	8,104						
'11-'20 Growth / Yr	0.0%	0.4%	0.4%	Other/Multi-Race	2,927	84,080	270,494						
				Hispanic (any race)	5,728	132,983	463,407						
Land Area (sq. miles)	22	735	4,845	Poverty Rate (2011)	6.1%	11.0%	9.5%						
Pop./Sq. Mile (2011)	2,869	1,211	734	Educational Attainment (2011)									
Median Age (2011)	42	40	40	Persons Age 25 or Older	Town	%	State	%					
Households (2011)	24,942	348,438	1,360,115	High School Graduate	7,195	16%	678,312	28%					
Med HH Inc. (2011)	\$80,061	\$64,007	\$69,243	Associates Degree	2,704	6%	176,216	7%					
				Bachelors or More	25,772	59%	861,770	36%					
Age Distribution (2011)													
	0-4		5-17		18-24		25-49		50-64		65+		Total
Male	1,661	3%	5,546	9%	2,189	3%	9,651	15%	5,890	9%	4,111	7%	29,048
Female	1,863	3%	5,687	9%	2,513	4%	10,816	17%	6,459	10%	6,680	11%	34,018
County Total	51,037	6%	153,985	17%	78,483	9%	301,147	34%	177,050	20%	128,886	14%	890,588

### Economics

Business Profile (2012)			Top Five Grand List (2012)			Amount	% of
Sector	Units	Employment					Net
Total - All Industries	1,974	27,577	Blue Back Square		\$84,237,150	1.4%	
23 Construction	79	481	West Farms Mall		\$37,805,390	0.6%	
31 Manufacturing	54	2,424	Connecticut Light & Power Co.		\$33,939,300	0.6%	
44 Retail Trade	243	4,131	FW CT Corbins Corner Shopping Center		\$33,489,820	0.6%	
61 Educational Services	42	3,241	Town Center West Associates		\$24,935,000	0.4%	
62 Health Care and Social Assistance	225	4,866	Net Grand List (2012)		\$5,893,896,106		
72 Accommodation and Food Services	140	3,000	Top Five Major Employers (2012)				
Total Government	24	2,897	Town of West Hartford	Hospital at Hebrew Health Care			
			University of Hartford	Goodrich Corp/Chandler Evans			
			Wiremold Products Inc				

### Education

2010-2011 School Year		Town	State	Connecticut Mastery Test Percent Above Goal							
				Grade 4		Grade 6		Grade 8			
				Town	State	Town	State	Town	State		
Total Town School Enrollment		10,315	548,313	Reading	78	63	86	76	82	75	
Most public school students in West Hartford attend West Hartford School District, which has 10,190 students.				Math	82	67	83	72	79	67	
				Writing	78	67	79	65	73	65	
				Average SAT Score							
For more education data see:		Students per Computer	Town	State	Average Class Size		Town		State		
http://sdeportal.ct.gov/Cedar		Elementary:	2.8	4.1	Grade K	19.4	Grade 2	20.4	Reading	544	502
WFB Research and Reports SS		Middle:	1.9	2.7	Grade 5	21.4	Grade 7	20.4	Writing	544	506
PReports.aspx		Secondary:	2.4	2.9	High School	20.2	Math	544	506		

# West Hartford Connecticut



## Government

Government Form: Council-Manager		Annual Debt Service (2011)	\$19,809,000
		As % of Expenditures	9.2%
Total Revenue (2011)	\$231,255,000	Eq. Net Grand List (2009)	\$7,137,413,505
Tax Revenue	\$192,984,000	Per Capita	\$113,174
Non-tax Revenue	\$38,271,000	As % of State Average	75%
Intergovernmental	\$32,117,000	Date of Last Revaluation (2011)	
Per Capita Tax (2011)	\$3,060	Moody's Bond Rating (2011)	Aaa
As % of State Average	121.2%	Actual Mill Rate (2011)	38.38
		Equalized Mill Rate (2011)	27.01
		% of Grand List Com/Ind (2009)	15.6%
Total Expenditures (2011)	\$214,638,000		
Education	\$139,573,000		
Other	\$55,256,000		
Total Indebtness (2011)	\$145,095,000		
As % of Expenditures	67.6%		
Per Capita	\$2,301		
As % of State Average	101.8%		

## Housing/Real Estate

<i>Housing Stock (2012)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	Owner Occupied Dwellings (2011)	18,415	230,923	937,339
Existing Units (total)	25,813	372,697	1,481,396	As % Total Dwellings	71%	62%	63%
% Single Unit	68.6%	60.8%	64.4%	Subsidized Housing (2012)	2,075	52,064	161,379
New Permits Auth. (2012)	39	838	4,669				
As % Existing Units	0.15%	0.22%	0.32%	<i>Distribution of House Sales (2010)</i>	<i>Town</i>	<i>County</i>	<i>State</i>
Demolitions (2012)	2	192	955	Number of Sales			
House Sales (2010)	607	5,480	17,157	Less than \$100,000	11	264	1,114
Median Price	\$329,500	\$225,000	\$246,000	\$100,000-\$199,999	73	1,962	5,005
Built Pre 1950 share (2011)	40.7%	30.1%	30.6%	\$200,000-\$299,999	200	1,666	4,614
				\$300,000-\$399,999	156	780	2,589
				\$400,000 or More	167	808	3,835

## Labor Force

<i>Place of Residence (2012)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Connecticut Commuters (2010)</i>		
Labor Force (Residence)	30,063	460,963	1,879,473	Commuters into Town from:	Town Residents Commuting to:	
Employed	27,997	420,714	1,722,407	West Hartford	4,755	Hartford
Unemployed	2,066	40,250	157,074	Hartford	3,128	West Hartford
Unemployment Rate	6.9%	8.7%	8.4%	New Britain	1,176	Farmington
				Newington	1,068	New Britain
<i>Place of Work (2012)</i>				East Hartford	915	Bloomfield
# of Units	1,974	25,837	111,933	Manchester	826	East Hartford
Total Employment	27,577	490,838	1,628,028	Bloomfield	819	Windsor
2000-'12 AAGR	0.3%	-0.2%	0.2%	Bristol	804	Manchester
Mfg Employment	2,424	53,915	165,206	Farmington	681	Newington
				Windsor	648	

## Other Information

<i>Library (2011)</i>		<i>Families Receiving (2013)</i>		<i>Residential Utilities</i>
Public web computers	47	Temporary Assistance	220	Electric Provider
Circulation per capita	12.9	Population Receiving (2013)		Connecticut Light & Power
		Food Stamps	3602	(800) 286-2000
				Gas Provider
<i>Crime Rate (2011)</i>	<i>Town</i>	<i>State</i>	<i>Distance to Major Cities</i>	CNG Corp
Per 100,000 Residents	2,358	2,234	Hartford	(860) 727-3000
			Boston	Water Provider
			New York City	Municipal Provider
			Providence	local Contact
				Cable Provider
				COMCAST/HARTFORD
				(800) 266-2278



