

*APPENDIX A1*

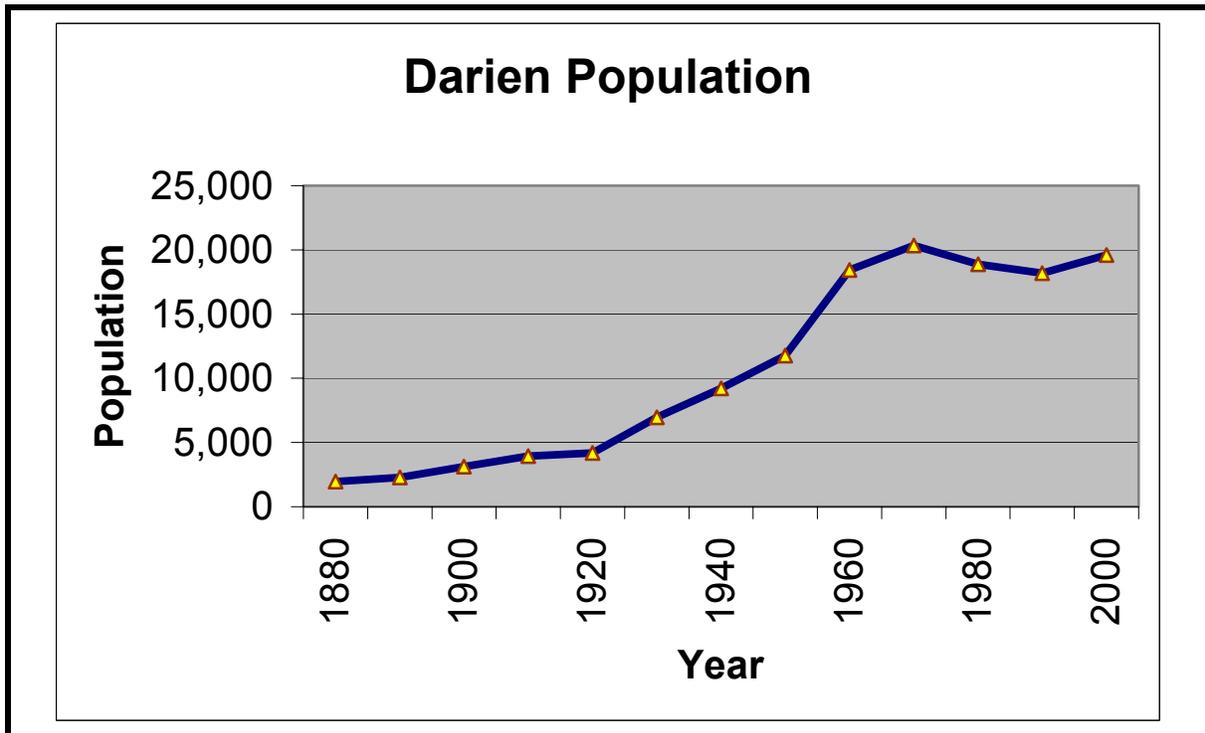
*DEMOGRAPHICS*



### Population Change

The population of a community changes in one of two ways—1) a change in the net number of births over deaths, and 2) a net change of in-migration over out-migration. Although Darien is nearly "built-out", "teardowns" and new subdivisions still account for added housing units (see also Page A6-14). As the number of housing units gradually increases throughout Town, net in-migration becomes more likely, as more dwelling units become available.

**EXHIBIT 1-1  
DARIEN POPULATION, 1880-2000**



Exhibits 1-1 and 1-2 show the changes in Darien's population between the years 1880 and 2000. The general population loss from 1970-1990 may be attributed to smaller household sizes rather than a reduction in the number of dwelling units or any other factor. The number of persons per housing unit declined from 1970-1980 and 1980-1990. From 1990-2000, the number of persons per housing unit increased from 2.85 to 3.00.

Exhibit 1-3 sets forth the general population change in the Southwestern Regional Planning Agency (SWRPA) communities from 1960-2000.

**EXHIBIT 1-2  
 DARIEN POPULATION CHANGE 1880-2000**

<u>YEAR</u>	<u>POPULATION</u>	<u>POPULATION CHANGE BY:</u>	
		<u>NUMBER</u>	<u>PERCENTAGE</u>
1880	1,949	-	-
1890	2,276	327	16.8%
1900	3,116	840	36.9%
1910	3,946	830	26.6%
1920	4,184	238	6.0%
1930	6,951	2,767	66.1%
1940	9,222	2,271	32.7%
1950	11,767	2,545	27.6%
1960	18,437	6,670	56.7%
1970	20,336	1,899	10.3%
1980*	18,892	-1,444	-7.1%
1990	18,196	-696	-3.7%
2000	19,607	1,411	7.7%

*\*Note: Change in Census Bureau procedures, e.g. students and military personnel counted as residing at their school or base rather than at their home.*

*Source: U.S. Census of Population*

**EXHIBIT 1-3  
 POPULATION CHANGE IN  
 SWRPA COMMUNITIES 1960-2000**

<u>COMMUNITY</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
<b>Darien</b>	18,437	20,336	18,892	18,196	19,607
<b>Greenwich</b>	53,793	59,755	59,578	58,441	61,101
<b>New Canaan</b>	13,466	17,451	17,931	17,864	19,395
<b>Norwalk</b>	67,775	79,288	77,767	78,331	82,951
<b>Stamford</b>	92,713	108,798	102,453	108,056	117,083
<b>Weston</b>	4,039	7,417	8,284	8,648	10,037
<b>Westport</b>	20,955	27,318	25,290	24,410	25,749
<b>Wilton</b>	8,026	13,572	15,351	15,989	17,633
<b>Southwestern Region</b>	279,204	333,935	325,546	329,935	353,556

*Source: US Census Bureau, US Census of Population and Housing, 1960, 1970, 1980, 1990, 2000. See note in Exhibit I-2.*

**Population by Age**

The age distribution data set forth in Exhibit 1-4 illustrates the changes in population composition. This chart reflects the age distribution of the population, may be used to assist the community in determining what types of facilities and programs need to be provided for its residents.

The increase in the population of 75+ year-olds is due to increased life expectancy as well as other factors. One other factor may be the construction of Sterling Glen of Darien, an assisted living facility. Built in 1998, this facility has 86 private residential units. To a lesser extent, certain other housing developments built in the 1980s, such as Clock Hill Homes and Old Town Hall Homes provide housing for those in the 75+ age cohort. Clock Hill Homes is a moderate income development with a mix of seniors and non-seniors. Old Town Hall Homes is a 30-unit Town-owned development restricted to age 62 and above.

**EXHIBIT 1-4  
 POPULATION BY AGE  
 1980-2000**

<u>AGE</u>	<u>1980</u>	<u>% OF TOTAL</u>	<u>1990</u>	<u>% OF TOTAL</u>	<u>2000</u>	<u>% OF TOTAL</u>
0-4	844	4.5%	1,413	7.8%	2,028	10.3%
5-9	1,303	6.9%	1,209	6.6%	2,059	10.5%
10-14	1,928	10.2%	1,099	6.0%	1,578	8.0%
15-19	1,855	9.8%	1,090	6.0%	931	4.7%
20-24	996	5.3%	921	5.1%	349	1.8%
25-29	785	4.2%	991	5.4%	489	2.5%
30-34	1,161	6.1%	1,393	7.7%	1,251	6.4%
35-39	1,563	8.3%	1,538	8.5%	1,891	9.6%
40-44	1,381	7.3%	1,547	8.5%	1,897	9.7%
45-49	1,316	7.0%	1,544	8.5%	1,553	7.9%
50-54	1,417	7.5%	1,121	6.2%	1,280	6.5%
55-59	1,287	6.8%	981	5.4%	1,145	5.8%
60-64	1,010	5.3%	987	5.4%	720	3.7%
65-69	728	3.9%	805	4.4%	603	3.1%
70-74	539	2.9%	615	3.4%	628	3.2%
75+	779	4.1%	942	5.2%	1,205	6.1%
<b>TOTAL</b>	<b>18,892</b>	<b>100.0%</b>	<b>18,196</b>	<b>100.0%</b>	<b>19,607</b>	<b>100.0%</b>

Source: SWRPA Data Memo #4, June 1983 and #91-21, July, 1991, 2000 US Census.

**Population by Census Tract**

The Town's five Census Bureau-defined census tracts are shown in Exhibit 1-5. (Census Tract is defined in the Glossary of Terms and Abbreviations). Exhibit 1-6 sets forth the populations within these five census tracts and compares the changes among the last three Census counts. The only growth area between 1980 and 1990 is a minor increase in tract 302, which may be attributed to the development of condominiums in this area during the mid to late 1980's. Each of the five census tracts increased in population by at least five percent from 1990-2000. The largest increase was in tract 301. Exhibit 1-5 shows the changes in household size between 1970 and 2000. Note the decrease in size in census tract 302 from 1980-1990, which may also be attributed to the amount of multi-family housing/condominium development in this area between those years (Villager Pond, Sedgwick Village, Pine Brook and Old Town Hall Homes) and the smaller household population generally attributed with condominiums.

**EXHIBIT 1-5  
 POPULATION PER OCCUPIED HOUSING UNIT**

<b>CENSUS TRACT</b>	<b>1970</b>	<b>1980</b>	<b>1970-1980 % CHANGE</b>	<b>1990</b>	<b>1980-1990 % CHANGE</b>	<b>2000</b>	<b>1990-2000 % CHANGE</b>
<b>301</b>	3.45	3.21	-7.0%	3.04	-5.3%	3.43	12.8%
<b>302</b>	3.24	3.14	-3.1%	2.87	-8.6%	3.06	6.6%
<b>303</b>	3.32	2.92	-12.0%	2.79	-4.5%	2.94	5.4%
<b>304</b>	3.29	3.00	-8.8%	2.71	-9.7%	2.67	-1.5%
<b>305</b>	3.42	2.98	-12.9%	2.85	-4.4%	2.99	4.9%
<b>TOTAL</b>	3.35	3.04	-9.3%	2.85	-6.3%	3.00	5.3%

Source: South Western Region Planning Agency, 1990 U.S. Census Data, 2000 US Census.

As shown in Exhibit 1-7, Census Tract 301 is generally the R-2 (2 acre minimum lot size) Zoning District. Thus, the dwelling units in this area are generally larger than those in other Zoning Districts in Town, and those units can accommodate more people per unit.

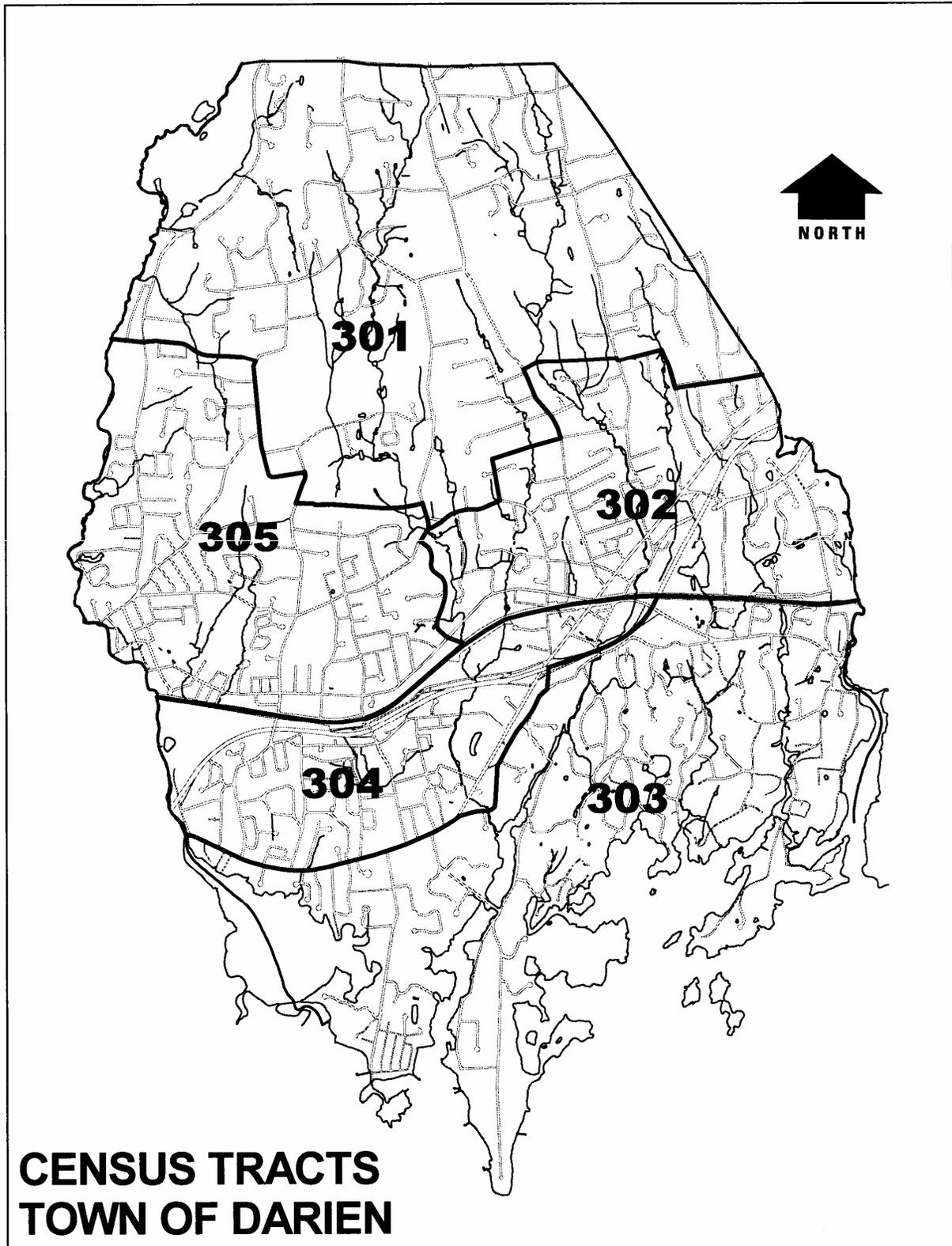
While Darien has limited land left for new residential development (except for the “Club-owned” properties—the three Country Clubs, the Ox Ridge Hunt Club, and the Middlesex Swim Club), and there are no current proposals for major changes in zoning policies, over 86 percent of the Town's housing stock has three bedrooms or more and over 37 percent have four or more bedrooms. Consequently, there is capacity within the existing residential units in Darien to accommodate additional population growth in terms of family or household size. For example, consider that this community's population was 18,437 in 1960 with a total of 5,263 housing units at that time compared to the 1990 population of 18,196 residing in 6,657 units. The highest population counted in the Census was 20,336 in 1970.

**EXHIBIT 1-6  
 POPULATION BY CENSUS TRACTS**

<b>CENSUS TRACT</b>	<b>1970</b>	<b>1980</b>	<b>1970-1980 % CHANGE</b>	<b>1990</b>	<b>1980-1990 % CHANGE</b>	<b>2000</b>	<b>1990-2000 % CHANGE</b>
<b>301</b>	2,992	3,094	3.40%	2,983	-3.60%	3,451	15.69%
<b>302</b>	3,239	2,992	-7.60%	2,994	0.10%	3,378	12.83%
<b>303</b>	4,278	3,962	-7.40%	3,859	-2.60%	4,057	5.13%
<b>304</b>	3,785	3,315	-12.40%	3,177	-4.20%	3,392	6.77%
<b>305</b>	6,042	5,190	-14.10%	5,022	-3.20%	5,329	6.11%
<b>Subtotal</b>	<b>20,336</b>	<b>18,553</b>	<b>-8.80%</b>	<b>18,035</b>	<b>-2.80%</b>	<b>19,607</b>	<b>8.72%</b>
Group Quarters	0	121	----	161	33.10%	178	10.56%
<b>TOTAL</b>	<b>20,336</b>	<b>18,674</b>	<b>-8.20%</b>	<b>18,196</b>	<b>-2.60%</b>	<b>19,785</b>	<b>8.73%</b>

Source: South Western Region Planning Agency, 1990 U.S. Census Data, 2000 US Census

**EXHIBIT 1-7  
DARIEN CENSUS TRACTS (2000)**



**Population Density**

Darien continues to be the third most densely populated community within the SWRPA area, behind only the Cities of Norwalk and Stamford. Exhibit 1-8 shows a population density comparison of Darien with the other communities in the South Western Region between the years 1980 and 2000. The Exhibit is contrary to the perception of some that Darien is a low-density community. As discussed in both the Housing and Land Use Chapters, the Town has a mix of single-family residential zoning districts ranging in size from 1/5-acre minimum lot size to 2-acre minimum lot size, and a range of higher-density zoning districts which allow condominiums and apartments.

**EXHIBIT 1-8  
 POPULATION DENSITY  
 DARIEN AND SWRPA PLANNING REGION  
 1980 TO 2000**

	TOTAL AREA (SQUARE MILES)	PERSONS PER SQUARE MILE:		
		1980	1990	2000
Darien	12.85	1470.2	1415.9	1525.9
Greenwich	47.86	1244.8	1221.2	1277.5
New Canaan	22.12	810.6	807.4	876.5
Norwalk	22.80	3410.8	3435.8	3637.3
Stamford	37.71	2716.9	2865.4	3101.9
Weston	19.79	418.6	436.9	506.9
Westport	20.00	1264.5	1220.3	1286.7
<u>Wilton</u>	<u>26.95</u>	<u>569.6</u>	<u>593.5</u>	<u>654.3</u>
<b>TOTAL</b>	<b>210.08</b>	<b>1500.0</b>	<b>1570.5</b>	<b>1682.6</b>
<b>SWRPA AREA</b>				

Source: U.S. Census of Population and SWRPA.

The number of births from 1991-2004 is listed in Exhibit 1-9. Births have generally been around 300 per year since 1993. When performing long-range planning, the Darien Board of Education has found that the number of births in Darien correlates well with the expected number of schoolchildren expected by grade. Over the past few years, the Board has found that they can predict the number of schoolchildren to within 5%, based upon birth data received.

**EXHIBIT 1-9  
DARIEN BIRTHS BY YEAR  
1991-2005**

<b>YEAR</b>	<b>TOTAL</b>
1991	282
1992	259
1993	305
1994	309
1995	333
1996	316
1997	322
1998	319
1999	295
2000	313
2001	299
2002	283
2003	277
2004	300
2005	271

*Note: Includes births to Darien residents, not necessarily births that occur in Darien.*  
Source: Darien Town Clerk

The number of housing units and type of housing units constructed has had a significant effect on the Town's population. This may be the result of changes in Zoning Regulations. For example, in the 1980s, changes in the Zoning Regulations allowed the construction of condominiums, and over 150 condominium units were subsequently built. As of the year 2000, there were 792 occupied rental units in Darien. With the construction of Avalon Hollow in 2003-2004, 189 new rental units were constructed, together with other rental units constructed throughout the community, increasing the number of rental units available by over 25%. The increase in one bedroom units are likely attributable to condominium construction. The occupancy of these units has increased the overall Darien population. The adjacent vacant Duhaime property on Hollow Tree Ridge Road has been zoned for multi-family housing, which may result in 15-22 apartments being constructed on that 3.7+/- acre property.

**EXHIBIT 1-10  
 NUMBER OF BEDROOMS  
 PER OCCUPIED HOUSING UNIT  
 1990, 2000**

	1990	%	2000	%
<b>Owner-occupied housing units</b>	<b>5,491</b>		<b>5,800</b>	
No bedroom	0	0.0%	0	0.0%
1 bedroom	21	0.4%	95	1.6%
2 bedrooms	375	6.8%	402	6.9%
3 bedrooms	1,808	32.9%	1,757	30.3%
4 bedrooms	2,208	40.2%	2,341	40.4%
5 or more bedrooms	1,079	19.7%	1,205	20.8%
<b>Renter-occupied housing units</b>	<b>913</b>		<b>792</b>	
No bedroom	14	1.5%	40	5.1%
1 bedroom	158	17.3%	187	23.6%
2 bedrooms	248	27.2%	206	26.0%
3 bedrooms	286	31.3%	159	20.1%
4 bedrooms	166	18.2%	166	21.0%
5 or more bedrooms	41	4.5%	34	4.3%

*NOTE: 2000 Figures do not include Avalon Hollow's 189 units, which include 77 1-bedroom units; 80 2-bedroom units; and 32 3-bedroom units. Also not included are 10 rental apartments on Grove Street constructed in 2004-2005.*

*Source: 1990 & 2000 US Census*

### **Population Projections**

In the past, the State of Connecticut Office of Policy and Management (OPM) prepared population projections. The last projections were done in 1995. Although it is acknowledged by that agency that the projections are in need of updating, that agency has no plans to update them. OPM's 1995 projections are not shown here for two reasons—1) because they do not reflect any information from the 2000 Census (which is generally considered to be the most reliable source of population information) and 2) because they are outdated by over 10 years. As noted earlier, the Darien Board of Education projects the number of schoolchildren. However, the Board of Education does not project the other age cohorts of the Town. Their projections are shown in Exhibit 1-11. This Exhibit shows the need for the construction of a new Darien High School to accommodate the increase in students from 814 in 2000-2001 to 1,336 in 2014-2015. One caveat is that as the projections go further into the future, they are generally considered to be less reliable, as there is a greater possibility for interim change and for the emergence of new or differing trends.

Because of the lack of vacant land in the community (refer to the Existing Land Use Chapter for further details), it is likely that the population will not change significantly in the future. However, for a variety of reasons as noted throughout this document, Darien has the capacity to continue to grow, and there will continue to be development pressure upon it. It is expected that the population will continue to climb very slowly. As noted in the 1995 Town Plan, Darien has the capacity to grow without adding any new housing units, as many of the existing houses due to their size, have the ability to accommodate large families. This is reflected in Exhibit 1-10. In 1990 over 86% of the Town's housing stock had three bedrooms or more, and over 37 percent had four or more bedrooms. Again in 2000, over 86% had three or more bedrooms. However, the number of housing units that had four bedrooms or more had increased to over 56%. Nearly all new single-family house construction from 1990-2000 was for residences of 4 bedrooms or more.

The Board of Education prepares an enrollment report annually. This report estimates the number of school children by grade. Exhibit 1-11, which is from the October 1, 2005 report, shows that the projected peak of elementary school students (K-5) is projected to be in 2006-2007; the peak of middle school students (grades 6-8) will be in 2009-2010, and the peak of high school students (grades 9-12) will be in 2014-2015. The Board of Education is expected to continue to monitor and estimate the number of school children. This information is used for planning purposes for bus routing, classroom size estimates, and to assist in determining when and where school expansions may be needed.

**EXHIBIT 1-11  
 DARIEN ENROLLMENT 1990-2005  
 AND  
 PROJECTED ENROLLMENT 2006-2016**

<b>SCHOOL YEAR</b>	<b>BIRTH YEAR</b>	<b>BIRTHS</b>	<b>K-5</b>	<b>6-8</b>	<b>9-12</b>	<b>TOTAL</b>
1990-91	1985	262	1,388	555	733	2,686
1991-92	1986	216	1,454	577	677	2,717
1992-93	1987	224	1,518	584	666	2,768
1993-94	1988	251	1,577	625	676	2,878
1994-95	1989	248	1,644	622	676	2,957
1995-96	1990	293	1,765	633	704	3,125
1996-97	1991	314	1,863	642	747	3,269
1997-98	1992	299	1,861	684	751	3,327
1998-99	1993	346	2,006	718	749	3,512
1999-00	1994	355	2,079	790	769	3,676
2000-01	1995	374	2,158	805	814	3,799
2001-02	1996	354	2,149	878	873	3,927
2002-03	1997	365	2,216	955	911	4,116
2003-04	1998	365	2,303	982	958	4,284
2004-05	1999	334	2,331	1,065	951	4,378
2005-06	2000	351	2,310	1,054	1,091	4,455
	<b>BIRTH</b>					
<b>PROJECTED</b>	<b>YEAR</b>	<b>BIRTHS</b>	<b>K-5</b>	<b>6-8</b>	<b>9-12</b>	<b>TOTAL</b>
2006-07	2001	337	2,330	1,080	1,125	4,576
2007-08	2002	299	2,271	1,095	1,208	4,614
2008-09	2003	303	2,222	1,105	1,271	4,637
2009-10	2004	319	2,178	1,148	1,236	4,601
2010-11	2005	309	2,152	1,126	1,292	4,611
2011-12	2006	300	2,091	1,139	1,298	4,567
2012-13	2007	300	2,051	1,116	1,319	4,527
2013-14	2008	300	2,051	1,078	1,332	4,500
2014-15	2009	300	2,046	1,021	1,336	4,442
2015-16	2010	300	2,025	1,002	1,328	4,395

*\*Note that the number of births in this Exhibit does not correspond to Exhibit 1-9. The source of Exhibit 1-11 birth numbers is the State of Connecticut, and the source of the birth numbers in Exhibit 1-9 is the Darien Town Clerk. Births reflect children born in the birth year, five years previous who may have moved to Darien and are eligible to go to school in Darien. This number typically is higher than that in Exhibit 1-9, usually by 10-15%.*

*Source: Darien Board of Education, and State of Connecticut.*