

SECTION II. AREA OF INFLUENCE

The Town of Windsor Locks, located in the north central part of the State of Connecticut on the Connecticut River, is a New England gateway. As part of the Greater Hartford region along a major north-south Interstate 91, any decision making regarding the community's wellbeing and future growth or preservation efforts must be done within the context of the Capital Region, State of Connecticut and proximity to the State of Massachusetts as well as the relationship to neighboring towns. Windsor Locks lies within the Knowledge Corridor and is a transportation hub, acting as the connector to other places by train and plane. It is within this context that the community realizes it's value, uniqueness, needs and offerings and can maximize future opportunity. Planning should not occur without consideration of the Windsor Locks "Area of Influence".

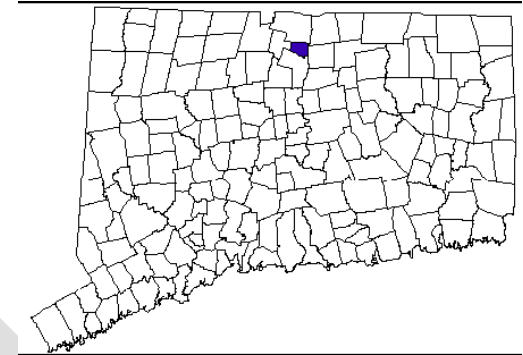
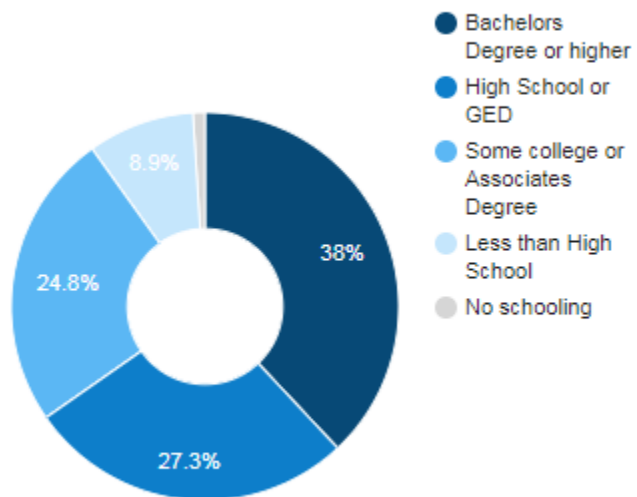


Figure 5: Connecticut Education Attainment Breakdown



HARTFORD REGION

The Hartford Region is a very diverse collection of cities and towns extending from Granby at the northwest corner to Somers in the northeast corner to Hebron in the southeast corner to Farmington at the southwest corner of the Region. The center of the Region is the city of Hartford. The region includes rural communities, suburban towns, fully suburban areas, and the urban city of Hartford. The following data shows some of the summary statistics of the demographic make-up of the region.

EDUCATION Towns within the Capitol Region enjoy proximity to institutions of higher education along highway 91 through central Connecticut and western Massachusetts, what is known as the Knowledge Corridor. In educational attainment, the State of Connecticut, at the time of the 2010 Census, was the fourth highest of all the states, at 37.6%, for the proportion of its population with a college degree. According to the 2017 American Community Survey, this number has now increased slightly to 38%. The Hartford Region had an

even higher percentage of the population with a college degree at 42.8%. Retaining this skilled and educated workforce has been a regional priority and must continue to be.

Population Growth

The overall population in the Capitol Region increased between the years 2000 and 2015 by 5.76%. Each recent Plan of Development included a review of population growth in the Area of Influence as the towns of East Granby, East Windsor, Enfield, Suffield and Windsor, as well as the City of Hartford both impact and are impacted by Windsor Locks. The information included below is taken from the decennial U.S. Census data beginning in 1970. Table 1 "Population Trends: Windsor Locks and Its Area of Influence" is an updated version of that table incorporating the most recent, 2010 year, census data.

Population: Windsor Locks and Its Area of Influence

Town	1970	1980	1990	2000	2010	Increase 1970-2010		Increase 2000 - 2010	
East Granby	3,532	4,102	4,302	4,745	5,055	+1,523	43%	+310	6.5%
East Windsor	8,513	8,925	10,081	9,818	11,024	+2511	30%	+1206	12.3%
Enfield	46,189	42,695	45,532	45,212	44,747	-1445	-3%	-465	-1%
Hartford	158,017	136,739	139,739	124,121	124,817	-33,200	-21%	+696	.6%
Suffield	8,634	9,294	11,427	13,552	15,513	+6,879	80%	+1961	14%
Windsor	22,502	25,204	27,817	28,237	28,962	+6,460	28%	+725	2.6%
Windsor Locks	15,080	12,190	12,358	12,043	12,466	-3,037	-20%	+423	3.5%

*Note: A portion of this growth is attributed to the expansion of the Mac-Dougal-Walker Correctional Institution during the 1990s.

These Windsor Locks statistics reflect natural growth restrictions due to the size of the community. The Town is the smallest in land area, at 9.2 square miles, of all communities in the Area of Influence.

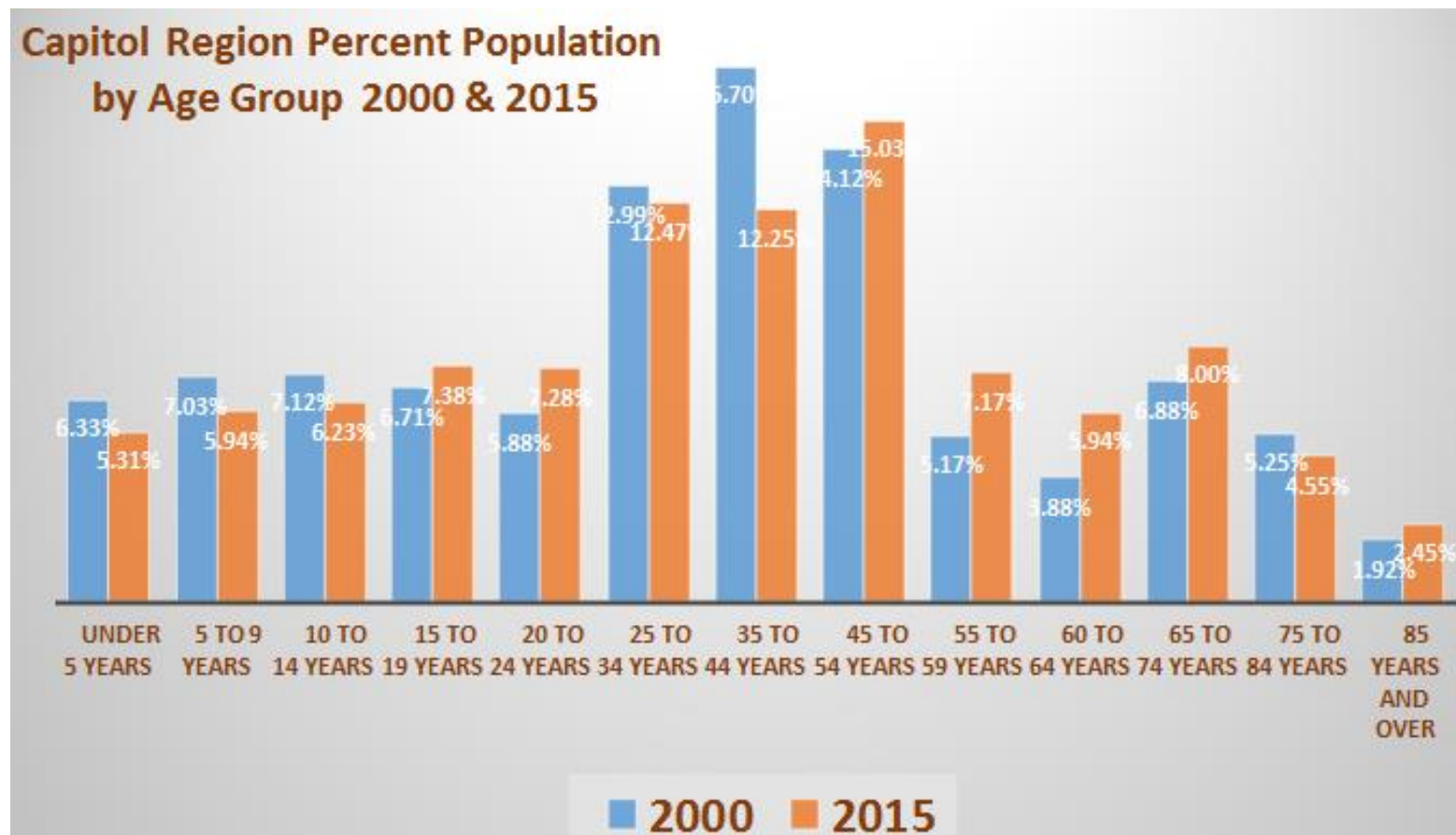
As noted in the previous POCD, during the decade from 1980 to 1990 all communities in the above table had an increase in population. It is important to note that these communities range from the State of Connecticut's urban core, the City of Hartford, to rural bedroom towns. From 2000 to 2010, six of the seven communities saw some form of growth in population. East Windsor and Suffield had healthy increases in population. These towns are somewhat similar in that they have ample supply of developable land, are much more rural in character, and attractive to most consumers seeking new single-family homes in today's housing market. Enfield, Windsor Locks, and to an extent Windsor are either somewhat more

mature, or fully suburban, communities that have not had a tremendous amount of new housing and have populations that are aging. Their demographic patterns reflect Statewide and regional trends of new housing and population growth.

It is possible however, that between 2015 and 2020, these communities might begin to see a shift. Due to the needs of young professionals, and the desire of many millennials and baby boomers to move closer to a village setting or downtown, and policy changes/smart growth principles which reflect this desire/effort, communities may see additional infill development in their town centers, differing from recent years of suburban sprawl. This type of development, in some instances Transit Oriented Development (TOD), will allow for increase in residential units and population while permitting towns to move forward with efforts to conserve land and control sprawl.

Bradley International Airport consumes a large percentage of the Town's land area and had a great influence on the Town. The State-owned airport facility encompasses 1080.5 acres or 19.8% of the Town. The Connecticut Airport Authority is currently preparing a Master Plan of Development. In addition to growth during the past several decades, the airport is planning for moderate growth, new terminals and transportation center, road and signage improvements and is studying opportunity for increased private/quasi-public uses such as customer parking and car rental, on now undeveloped land. The airport property continues to have a powerful influence on Windsor Locks and the area.

AGE The average age of the Hartford area population is increasing. At the time of the 2020 Census we can expect that a large percent of the region's residents will be between the ages of 55 and 65 years. This suggests different evolving impacts on town and regional services as the “baby-boomer” bulge in the population continues to age. This will change the types of services needed. Knowing these age trends can help a region/community plan for needs such as education, workforce, housing, jobs. We can expect the need for increased services in the areas of retirement, adult recreation, healthcare, transportation, accessibility and senior living. Per the CERC data profile prepared with information from the CT Data Collaborative, as of 2016, the percentage of population 45 years and older in Windsor Locks is 48%, higher than Hartford County's 43%.



WORKFORCE There is a concern statewide of the area's skilled workforce now entering retirement years and the growing need of retaining and attracting the younger element of our workforce to meet the needs of area businesses.

MILLENNIALS The State is actively seeking to retain young professionals, often referred to as Generation Y, or Millennials. The presence of this sector of the workforce, the 20-to-30-year old age group, is important to attract new businesses and the State has recognized their inclination to move to other parts of the country. Understanding the needs, interests and characteristics of this demographic can assist the region and municipalities with making our communities more attractive to a needed workforce.

How millennials are often described:

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| *18-35 years old | *have a harder time finding jobs |
| *live with parents longer | *use public transportation |
| *stay single longer | *enjoy living in villages/downtown settings |
| *less likely to live alone | *earn less / need affordable homes |
| *Bachelor's degree or higher | *were impacted by the recession in 2007-2010 |
| *entrepreneurs/innovators | *familiar with digital technologies |

Source: YESct Partnership for Strong Communities

COMMUTE TO WORK In 2007, this Plan acknowledged that jobs, over time, were moving further away. Data still suggests that employees travel quite a bit to get to their place of employment. Windsor Locks residents and those residents in many of the Hartford Region's towns still only experience an average 22 minute commute, due to proximity to various modes of transportation and a variety of employers between Hartford and Springfield. Sources: *US Census 2010, American Community Survey, 3 year trend study, 2013*. The percentage of the region's workforce who worked in their town of residence decreased from 31% in 1990 to 25% in 2000. However, in the next decade, it is anticipated that employees will be increasingly working from home. It will be interesting to see, with the upcoming 2020 Census data, whether these trends continue. While more and more companies are allowing "work from home" scenarios, public transportation improvements and more desirable housing options along the Hartford / Springfield

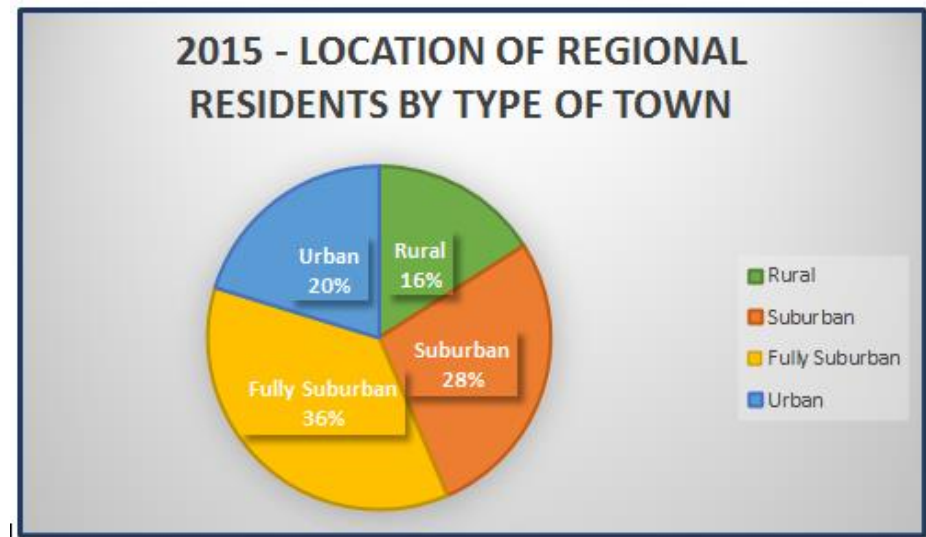
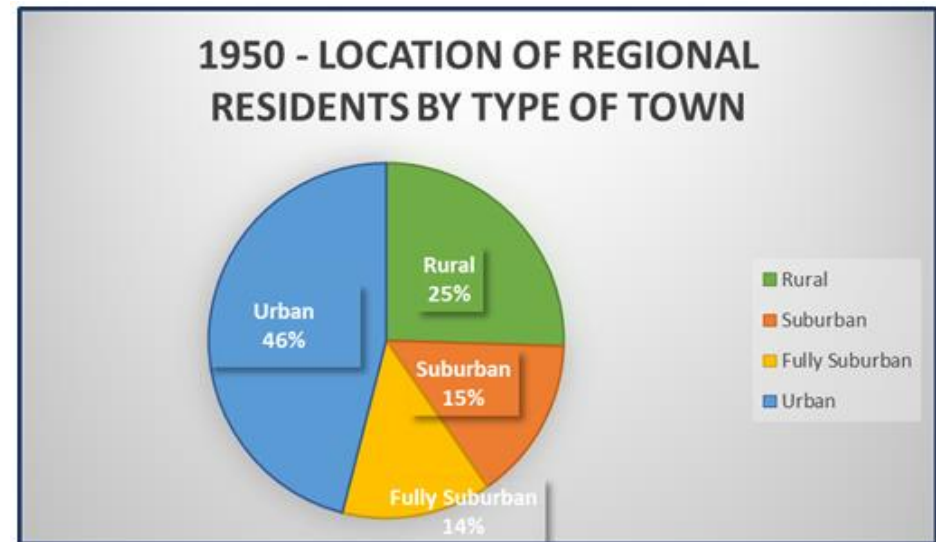
"People, they vote with their feet," said Peter Francese, a demographer who studies New England. "A tiny, tiny percentage of people over the age of 55 ever move," Francese said. "They're rooted to where they are. They've got friends, they've got networks. The people who leave are 75 to 80 percent young people." *Hartford Metro Area Has Country's 10th-Largest Population Loss, Hartford Courant May 2016*

Rail could make it easier to travel farther in less time, continuing the trend of employees working outside their town of residence.

LOCATION Residents of the Capital Region are choosing to live in different locations than in past decades. The share of the region's population living in rural and suburban areas in 1950 was 40%. The share of the region's population residing in fully suburban and urban communities was 60%. In 2015, data shows more of a shift from our urban municipalities (such as Hartford and New Britain) to inner ring suburbs which are denser than suburban communities, known as "fully suburbanized". The majority, 36%, of our residents now live in fully suburban towns. We also see a smaller percentage of our regional population residing in rural communities and more residing in suburban communities.

Planners are particularly interested in these trends as they can help communities anticipate impacts, such as: new development, extended utilities and other infrastructure and increased resources / revenues, for example.

If these trends continue, communities that are fully suburban might expect high demand for housing, a market for infill development. This might also be interpreted to mean that residents find value in denser communities that are not urban, but that have a village character and are proximate to work, transportation, walkable neighborhoods or other life aspects (worship, education, amenities, food resources, other people).



Further Sections of the Plan will continue to discuss in detail, the people (their choices, trends and demographics), the geographic areas, transportation systems, knowledge and industry corridors, housing and employment markets.

To summarize, this plan not only highlights the aspirations and goals of Windsor Locks, it also recognizes the Area of Influence within the State of Connecticut and across State borders, of which the community is an integral part.