

SECTION III. COMMUNITY LIVABILITY

Introduction

This section of the plan describes Windsor Locks historically and culturally, explores past trends in population size, demographics and housing within the community, and helps the reader to understand current sentiment. The community will use this information to better plan for, create or sustain neighborhoods in the future that are safe, convenient to services and resources, affordable to many different people with diverse income levels, attractive in character and connected by varying means of travel. Livable neighborhoods will meet the needs of the current population and will welcome new people of all ages to make Windsor Locks their home.

The demographic data in this section will assist and serve as the foundation of all subsequent sections of the Plan.

Community Description

The Town of Windsor Locks, incorporated in 1854, is in north-central Connecticut, approximately halfway between Hartford, Connecticut and the City of Springfield, Massachusetts. The Town is the home both the Bradley International Airport, serving the greater Hartford, CT / Springfield, MA metropolitan area, and Amtrak's New Haven – Hartford – Springfield Line rail service. Windsor Locks is located on the west bank of the Connecticut River.

The Town contains 9.2 square miles of land area (approximately 5,888 acres of land). It has a population density of approximately 1392 persons per square mile. The topography within Town is primarily flat to gentle topography, typical of Connecticut River Valley towns.

The terrain in Windsor Locks ranges in elevation from approximately 20 feet above sea level in the eastern edge of Town, adjacent to the Connecticut River, to 180 feet above sea level in the western portion of Town. The landscape of the Town contains several streams generally running west to east toward the Connecticut River.



Have you heard about AARP's Livability Index? The Livability Index assesses seven broad categories of community livability: housing, neighborhood, transportation, environment, health, engagement, and opportunity. Metric values and policy points within each category are combined to create the category score. Those category scores are then averaged to create a location's total livability score. The score, as a guide, can be used as a conversation starter with local decision makers.

<https://livabilityindex.aarp.org/how-are-livability-scores-determined>

People

Windsor Locks was originally named Pine Meadow as part of the Windsor Settlement. Early settlers were English, followed by Irish, French, Italian and Polish immigrants. Each wave of these residents were a strong contributor to the formation of the community. The town continues to embrace a diverse population with changing and varied ancestries.

The Town has a rich industrial and transportation history, producing wool, paper and electric tinsels among other products alongside the Connecticut River. The canal and “Locks” were constructed in the late 1800’s in order to ease travel and trade, allowing boats to avoid the river’s nearby rapids.

The people of Windsor Locks can further define their community in the riverside train tracks, resilience through flood and hurricane events, development of a military airfield and the eventual airport. The community is proud of the World Championship of Windsor Locks’ 1965 Little League team and they continue to celebrate the inauguration of Ella Tambussi Grasso, born in Windsor Locks in 1919 to Italian immigrants, who later became the first female governor in the United States.



Historic Train Station, Main Street, now in restoration and seeking an adaptive reuse.



The Windsor Locks Middle School History Club created Heritage Day, to celebrate the community and to activate the underutilized Middle School grounds as a “Town Green”, given the proximity of the space to downtown. For more information: <http://www.wlheritageday.com/>

Projected population in East Windsor, Ellington, Enfield and 4 more

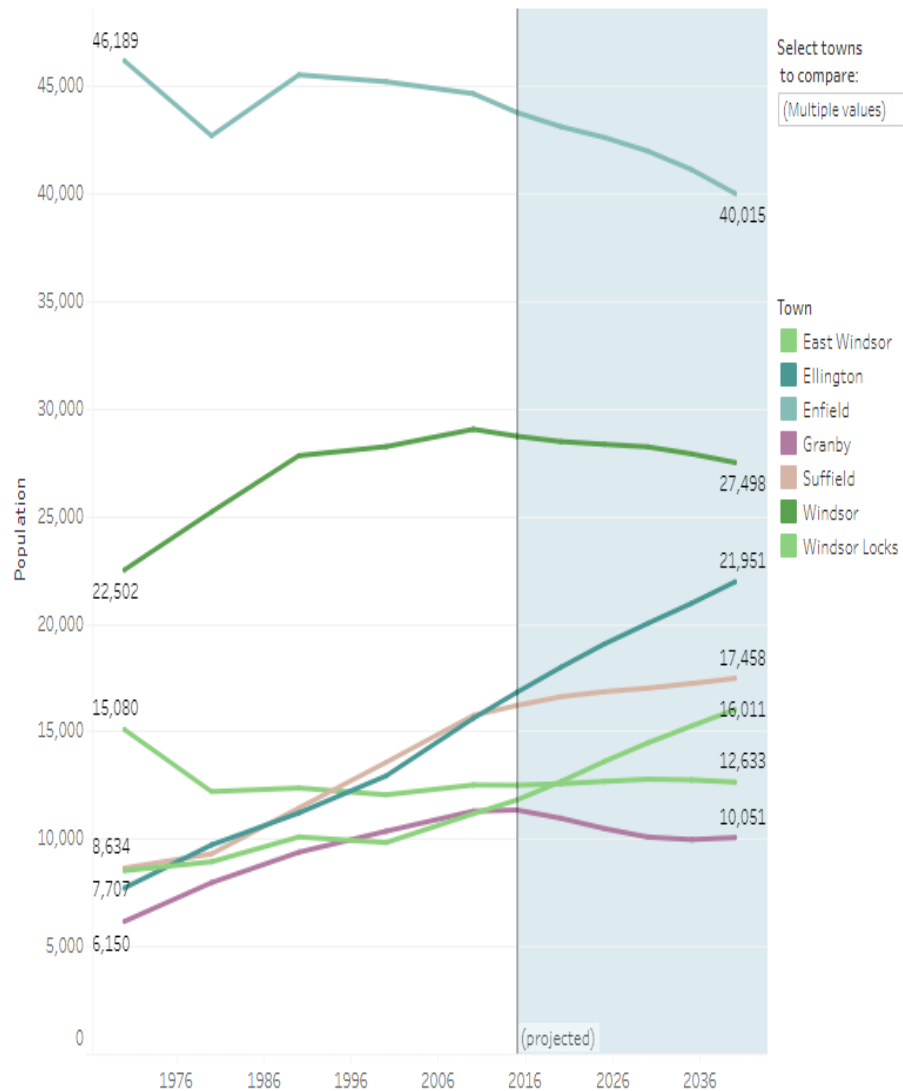


Table 1 - Connecticut State Data Center – Tableau Public

Population Profile

Population data gathering is important in preparing for the future needs of a community. Decision makers should reflect on this data when creating policies and investing public dollars to provide resources to sustain and support a livable and desirable town for current and future residents.

In the early 1970's the Windsor Locks population exceeded 15,000 people, followed by a sharp dip in the 70's and 80's likely due to downtown renewal, demolition and typically smaller family size. Population projections for Windsor Locks, in the past, have estimated increases of up to 20,100 by the year 2000. However, such growth never materialized.

As of the 2010 U.S. Census, the Town had a population of 12,498. Largely a built-up, mature town, Windsor Locks has had relatively stable population growth during the past two decades. With little developable land remaining for new housing, the projected increase in population is not substantial. This increase would be more likely to occur in areas of housing infill or in the town's bookends, near the airport and downtown. Family composition, births, deaths and other factors all play a role in projecting population. This will be further explored in later paragraphs.

Table 1 (left) shows population projections to year 2036 (12,633 people) relative to other nearby towns.

Table 2 (below) describes the population, by decade, in percent changes. A significant amount of few single family homes were constructed between 2000 and 2010 which may have influenced this increase. One community in particular was off of North Street in the neighborhoods known as Windsor Locks Farms, Northwind Estates and Windgate Mews. Not noted in the table below, according to the Partnership for Strong Communities, in 2005 the population estimate was 12,511. The population dropped slightly from 2005 to 12,498 in 2010. In 2015, the estimate was 12,531. This equates to an estimated minor increase of .26% from 2010 to 2015.

Table 2: Population Growth, Windsor Locks, Connecticut

Year	Population	Ten Year Increases	
1950	5,221	-	-
1960	11,411	6,190	118.5%
1970	15,080	3,669	32.2%
1980	12,190	-2,890	-19.2%
1990	12,358	168	1.4%
2000	12,043	-315	-2.5%
2010	12,498	+455	3.8%

Population Health and Wellbeing

This paragraph briefly touches on the Town's Community Health Profile of 2013, prepared for the North Central Health District for Windsor Locks as a member town. Community Health is not wholly determined by someone's genetics. Health conditions can be influenced by social, political, economic and environmental determinants. While this does not imply a direct cause and effect relationship, a strong correlation indicates an association between certain health outcomes and a specific community, warranting further exploration by the town. The data and recommendations derived from it can help town hall departments prioritize spending, policy changes and programming.

For example, Windsor Locks is slightly above the district average for the North Central Health District towns in measures such as perinatal care, cancer outcomes, cardiovascular outcomes and childhood illness outcomes among others, however the town scores lower than some peer communities in respiratory disease and mental health categories. The town should then explore best practices in community design and programs that would support the outcomes where Windsor Locks residents score low. Actionable policies, with these lower scoring categories in mind, should be

developed and carried out when we plan for our education, environment, air quality and economic security, for example. The Health Index data should be reviewed by current and future local leaders, who can work with nearby community health organizations and the public to create and implement specific goals and objectives which will optimize the health of all residents.

Goals and Policy Objectives:

Goal: To maintain and improve health outcomes for the residents of Windsor Locks.

Objectives:

1. Brainstorm a list of potential departments and partners to include in the health outcome improvement effort.
2. Create a committee of staff, residents, local leaders and health professionals to review the most recent Windsor Locks Health Index prepared for North Central Health District.
3. Develop a list of evidence-based, short-term and long-term tasks which are known to improve the specific low scoring health outcomes.
4. Develop a strategy for implementation using a multi-disciplinary and intergenerational approach, building on existing programming.
5. Consider the goals and objectives throughout this Plan that might satisfy #3 above, calling them out as priority.
6. Provide a means of tracking and assessing improvements in health outcomes and work closely with the North Central Health District to do so.

Resources: Windsor Locks Community Health Index, Connecticut Association of the Directors of Health 2013



Age and Population

Connecticut is aging. Windsor Locks is aging. The proportion of those over age 50 continues to rise. Local decision makers should embrace policies which will support aging in place.

Data gathered by a partnership of the Connecticut Data Collaborative and CT Legislative Commission on Aging shows the following projections for percentage of population 65 years of age or older for the Town of Windsor Locks:

2010 - 16.7%	2020 – 20.1%
2015 - 17.9%	2025 – 23.3%

The largest age group in 2000, the 35 to 45 age group, will be the largest (age 55 plus) in 2020. This trend will continue into later decades. See Table 3 (right) for population projections by age group for Windsor Locks. The baby boomer population moves through the population profile. The “echo” of the baby boom is also evident in the group age 35 to 54. The number of infants and school age children is projected to rise only minimally, which is further explored in later chapters.

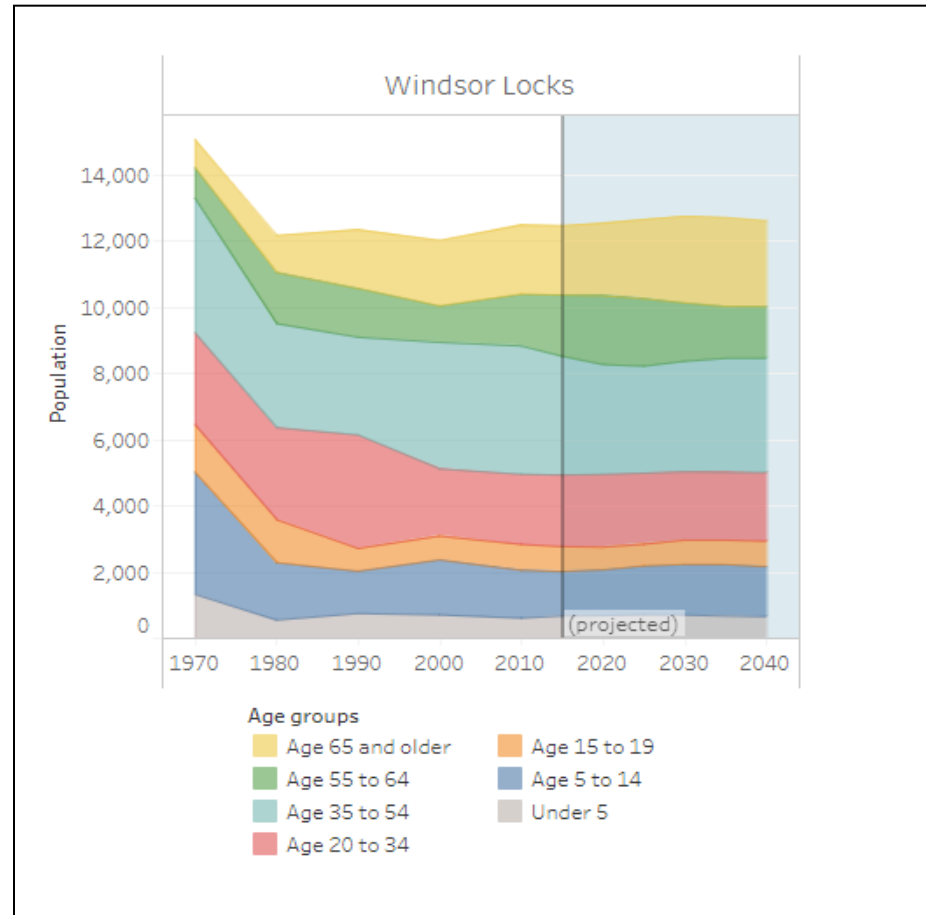


Table 3 - Connecticut State Data Center – Tableau Public

These projections are an important planning tool. In lifespan planning, the community accommodates the needs and basic desires of all ages, using an intergenerational approach to policy making and public spending. This can be accomplished by creating regulations, constructing public infrastructure and providing programming which supports a variety of people rather than for specific ages or groups of people. Examples of such supportive neighborhood components are: multi-modal transportation, walkability, inclusive design, accessory apartments, proximity to green space, food resources and mixed-use development.

Homes and Neighborhoods

Number of Housing Units

Windsor Locks housing stock is a mix of single-family and multi-family dwelling units primarily consisting of single-family housing. According to the **2013 American Community Survey**, 81% of the town's 5,521 housing units were single-family housing units.

Windsor Locks has experienced years of significant expansion in the number of housing units during the 60's and 80's, followed by decades of rather limited growth. The limited amount of available residential land for new residential development is one factor in the limited rate of new housing units. The decade between 2000 and 2010 showed a gain of 328 new units equating to 6.4%, much of this occurring in the early or mid-2000's prior to an economic downturn.

Total Housing Units in Windsor Locks 1960 - 2010

Year of US Census Data	Total Number of Housing Units	% Change in Housing Units from Previous Decade
1960	3100	-
1970	4229	36.4%
1980	4232	0.1%
1990	4929	16.5%
2000	5101	3.5%
2010	5429	6.4%

Single Family Home – Northwind Estates Subdivision
with Conservation Easement



The number of new housing units in the 38 Capitol Region Council of Government towns also had a modest growth rate between 2000 and 2015. The overall growth rate of the region was a positive growth of 7.12%. Hartford saw the greatest number of **units constructed**, and Andover, the least. The range of **growth rates** varied significantly across the

region with Ellington having the largest rate of growth of 23% and New Britain and Enfield at only 2% growth. It is useful to compare the rate of housing unit growth with towns in the nearby Area of Influence.

Housing Unit Growth of Area Towns 2000 – 2015

Town	New Housing Units 2000-2015	Rate of Growth
Enfield	403	2%
Windsor Locks	194	4%
East Windsor	335	8%
Windsor	771	7%
Suffield	124	3%
East Granby	295	16%

Ross Way – Multifamily Development (ages 55+) detached units



The growth rate of housing by year since the 2010 Census, based on the Windsor Locks Building Department Building Permit data, is shown in the Table below. This data differs somewhat from the survey estimates, and was gathered using available information within the department. Ongoing participation in the Census Bureau's Local Update of Census Addresses (LUCA) is recommended in order to provide the most accurate housing data for the community.

New Windsor Locks Units 2010 – 2015

Year	New Housing Units	Total Housing Units
2010	16	5429
2011	5	5434
2012	9	5443
2013	21	5464
2014	5	5469
2015	14	5483

Chapman Chase
Flexible Residential detached units



Montgomery Mill Redevelopment Underway

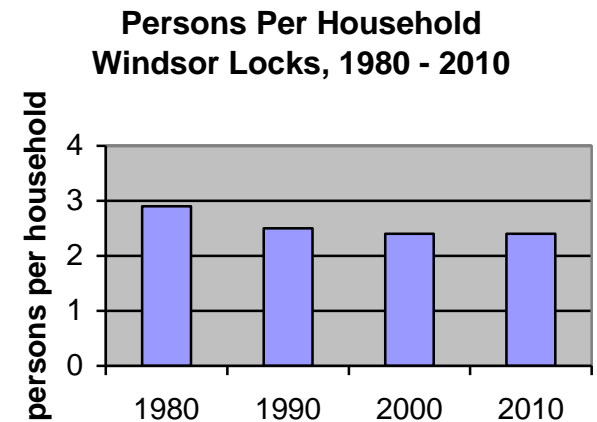
As shown on the above chart, the Town experienced a small increase in housing units since 2010. This growth averages out to approximately 11 housing units per year. This rate of new construction, if continued through the remainder of the decade, would result in a total housing unit inventory of approximately 5,538 by the year 2020. However, when you consider newer developments such as: Stonebrook Assisted Living apartments on Old County Road, Woodridge Condominiums on Oakridge Drive and Transit Oriented Development mixed use efforts such as the Montgomery Mill redevelopment (currently under construction) the community can expect that growth rate to rise and the estimated total to be closer to 5800 units within the next decade.



Household Size

As noted in the 2007 Plan, the continuing decrease in the average household size has been a significant national trend since the post World War II period. Windsor Locks average number of persons per household dropped from 2.93 in 1980 to 2.43 in 2000, representing a 17% decrease in household size over the 20-year period. The 2010 census reported the current household size to be essentially maintained at 2.4 persons per household.

The drop in the average size of households over recent decades is a national and state demographic trend and is attributed to many factors including lower birth rates, high divorce rates, later marriages, increased longevity and a generally higher number of single person households. This is a significant factor for forecasting future populations and maintaining the town's housing inventory.



Neighborhoods: Established and Desired

All built developments, small and large, make an impact on their surroundings. This is particularly true of residential neighborhoods. The location, quality and design of new homes is as important as the quantity in regard to the overall impact to the community now and the many generations to come. These places are where we choose to live, work, play or raise families. In engaging with each other and with outside professionals Windsor Locks has invested a great deal of time and resources in understanding housing need, appropriate scale, visual preferences and desired development patterns. With very little vacant land available for development or preservation, the town going forward will focus on preservation, redevelopment and seeking opportunities for infill which will not only maintain but enhance the charm of its already established neighborhoods.

In housing, the community desires:

High Quality	Appropriate Scale
Attractive and Varied Design	Safety and Security
Energy Efficiency	Low Impact Design
Universal Design (see p.12)	Affordable to Varied Income Levels

Woodridge Condominiums, Oakridge Drive



Our neighborhoods and our homes should be connected physically and functionally to “life”.

Life can mean...

- other people
- food resources
- healthcare
- transportation
- formal, quality education
- opportunities for personal growth
- experiencing nature
- jobs
- worship
- community participation
- culture, delight and fun

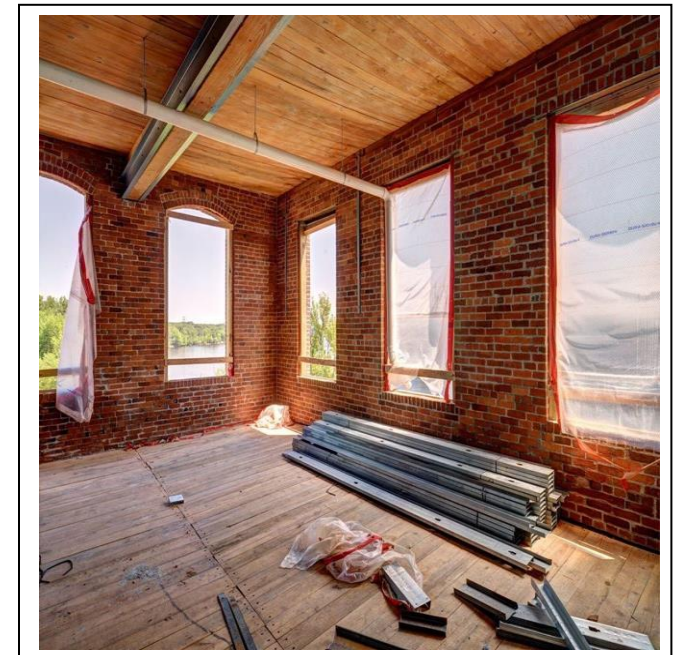
Universal Design

Universal design is the design of an environment, whether it be a home, intersection, plaza or another type of space, so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, needs or abilities. By considering the community's people and their diverse needs throughout the design process, which reflects the lifespan planning approach (1 month old to 100 years old), environments that meet the needs of all can be achieved. In this way, sustainable communities and universal design are linked. When incorporated from the early stage of planning for our neighborhoods, we not only become a more desirable and welcoming community, but we reduce the need for costly and wasteful retrofits in the future.

How affordable are our homes?

The cost to rent or purchase a house is becoming increasingly less affordable to millions of Americans and each year existing affordable housing units are lost as they are transitioned to for-profit housing. Each municipality is called, through Federal and State of Connecticut legislation, to preserve affordable units and find creative solutions to the affordability crisis. In Windsor Locks, according to the State of Connecticut 2014 Affordable Housing Appeals List, 9% of homes are considered affordable. Single family homes dominate the housing stock (81%).

The community has a better than average supply of units for a variety of the municipality's workforce, such as teachers, nurses, electricians, firefighters and town employees. Still, the same report shows concern over the narrow offerings that would typically appeal to retired persons, baby boomers and young professionals or millennials. Much of this information can be found in the 2015 *Partnership for Strong Communities Town Profile*, see Addendums. It is recommended that Windsor Locks analyze the current multi-family development regulations and continue to implement Inclusionary Housing Study recommendations, such as inclusionary zoning, deed restrictions, accessory dwelling structures/ in-law suites and infill development, with the goal of maintaining affordable rates for at least 10% of the community's homes.



Montgomery Mill – 160 mixed income apartments
www.facebook.com/MoMillApts

Density

Windsor Locks boasts a variety of housing stock, from apartments and condominiums to large single-family homes. Lot sizes range from under 5000 square feet to over 10 acres, while the majority of lots are between .25 acres and .5 acres.

Current zoning and subdivision regulations require new residential developments to have lot sizes that exceed lot sizes in many of the community's existing neighborhoods. Over time this has provided for some very attractive newer homes in spacious neighborhoods, an important offering. However, the regulations for single-family lots as they exist sometimes restrict infill opportunities and customary improvements to long standing properties built prior to regulation changes within Residential A, AA and B zones.



Chicago, IL, 9 units per acre – Visualizing Density,
Julie Campoli

Annual Potential Market for New Housing Units Higher-Density Housing Units DOWNTOWN WINDSOR LOCKS *Town of Windsor Locks, Hartford County, Connecticut*

HOUSING TYPE	NUMBER OF HOUSEHOLDS	PERCENT OF TOTAL
Multi-Family For-Rent (lofts/apartments, leaseholder)	340	50.4%
Multi-Family For-Sale (lofts/apartments, condo/co-op ownership)	155	23.0%
Single-Family Attached For-Sale (townhouses/ live-work, fee-simple, condominium ownership)	180	26.6%
Total	675	100.0%

SOURCE: Zimmerman/Volk Associates, Inc., 2012.

There are only few vacant lands for future residential development. The town should consider whether or not a carefully drafted regulation could provide more flexibility for already established properties while maintaining the desirability of neighborhoods, incentivizing upgrades and environmental improvements. Additionally, the town should explore opportunities to utilize, and build on, its existing “Multi Family Special Development”, “Flexible Residential”, “Adaptive Reuse”, “Airport Interchange Overlay Zone” and “Main Street Overlay Zone” regulations. These can strengthen design and architectural requirements, incentivize green infrastructure and storm water improvements and provide growth opportunities in new, appropriate locations throughout the town.

Potential market for new housing in the downtown (left) including the Montgomery Mill reuse, table by Zimmerman/Volk Associates, Inc. 2012

The paragraphs to follow will explore existing and future housing and densities within various neighborhoods in town.

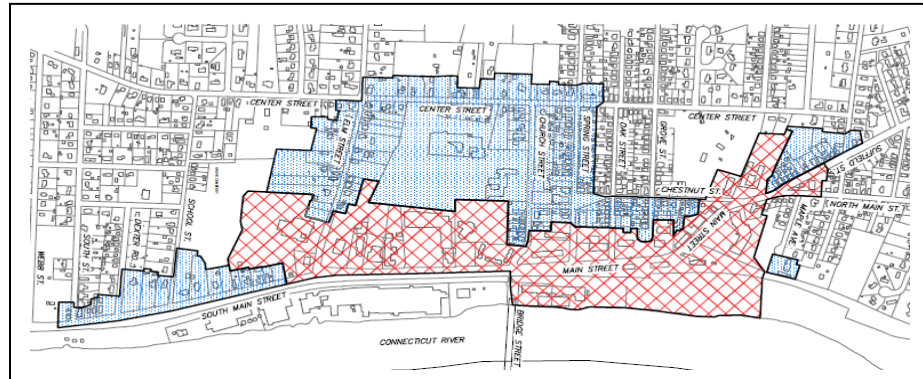
Main Street / Transit Oriented Development (TOD) Area

Currently this area within the Business Downtown Redevelopment District (BDRD) permits **adaptive reuse** of existing buildings at higher densities. The long vacant Montgomery Mill is the best example of this, where **160 residential units** are under construction in a previous industrial space, and where intense industrial uses are no longer desired. Additionally, the Main Street Overlay Zone (MSOZ, red) hints at the beginning of a Form Based Code, focusing on where buildings are located and enhancing the public realm rather than focusing on uses and restrictive setbacks. This area currently appears largely suburban.

In the MSOZ zone **15 units / acre** are permitted for new construction. While this density may be appropriate for areas within the overlay zone, it could be considered low for the core area or for properties with frontage on Main Street. Developers and consultants have encouraged the community to consider increasing the permitted

density to **40 units per acre** in the Main Street Overlay Zone, which can be typical in a transit oriented development center. The community should weigh the possible positives and negatives of an increase, while considering

appropriateness of scale, increased project feasibility and economic development, growth in the grand list, foot traffic downtown, proximity to multi-modal transit center, added vibrancy, having new and attractive living options for young professionals, the local workforce and retired residents as well as the need for increased community policing, infrastructure, maintenance or other services.



impact commercial uses as a transition to single family neighborhoods.

Mixed-Use Example, Blue Back Square, West Hartford CT
(varies between 15 and 21 units per acre)

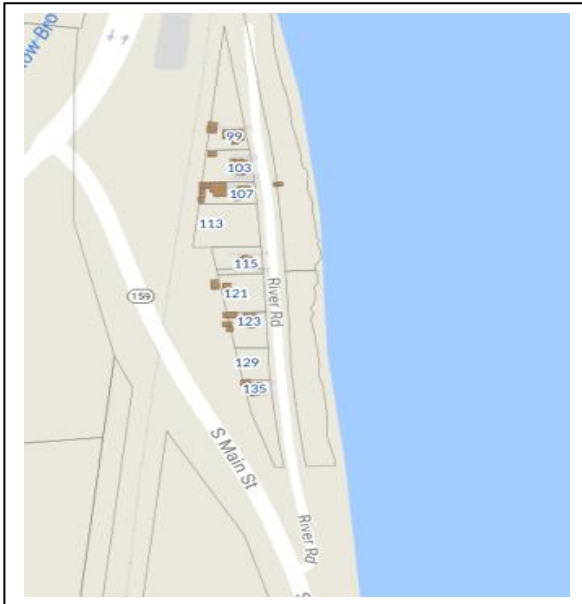


Mill Village Transition Area (left, blue)

This area is developed with single family and multifamily uses and allows for conversion to higher densities or low

South Main Street at Highway 91

Properties near the corner of Webb Street and South Main Street are currently zoned industrial, though are used commercially and residentially. This is also a gateway area from the highway and entering from the Town of Windsor in need of better wayfinding and general improvement due to blight. This area may be a good candidate for a mixed-use rezone with **infill/increased density to 4 to 7 units per acre** and master plan due to the peculiar mix of current zones and the available developable land behind properties on Webb Street. There is potential for greenway and pedestrian connections from South Main Street to Bel Aire Park. Any new residential development must enhance, rather than negatively impact, Dibble Hollow Brook.



River Road Residential and River Access

Twelve properties on River Road are zoned industrial, yet all are either vacant or developed with single or multifamily uses. Two of these properties are on the east side of the road, owned by the State of Connecticut DEEP and the Town of Windsor Locks. A survey was conducted of property owners and residents in 2017 to see what uses the participants wanted on this road. Overwhelmingly the responses supported a zone change from industrial to residential. Some participants were open to using the vacant land for park space and access to the river. Participants did not support the addition of boutique shops, active recreation areas or other commercial uses. It should be noted that any substantial improvements to these properties must comply with flood zone regulations. It is recommended that a residential zone be applied to these properties, removing the non-conformity (residential in an industrial zone) and **maintaining the single family / duplex development pattern that exists**, adding only passive public recreation on the river side.

Zoning patterns on the southern portion of South Center Street near where it intersects with Oakridge Drive are varied. The Oakridge Condominiums lie on a Business 2 property, an auto related use is in a residential zone, and other properties are in the Business 1 zone. In some cases these are legal non-conforming uses. The commercial uses are typically one story suburban style. With both established and new condominium neighborhoods at the end of Oakridge Drive, the adjacent Waterworks Brook preservation area, a mix of uses and the need for some sprucing up, this entry way at South Center Street could become an attractive gateway. The area might benefit from an overall zone change and master plan. The area transitions from single family neighborhoods to multifamily, and could become a charming village area, embracing low impact supportive commercial or office, inclusion of a parklet, new pedestrian connections and mixed use 2 story development to include a small amount of **additional infill housing at 4 to 7 units per acre.**

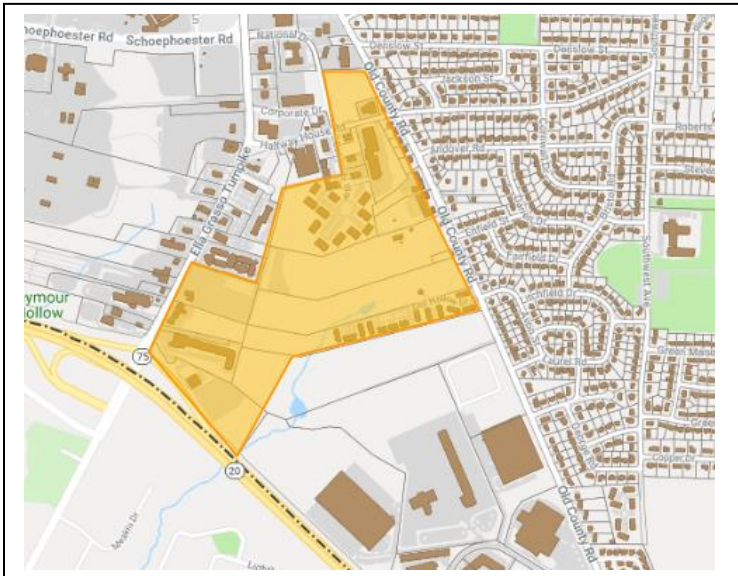


There are a number of legal non-conforming industrial uses within residential neighborhoods on North Street, particularly on the north side of the road. These uses include trucking, paving, power cleaning of large commercial equipment and warehouse. A creative solution is needed to reduce impacts of this mix of uses on residential neighborhoods. The community is supportive of the residential uses and is comfortable with the current density (**3-5 units per acre**), both single family lots and planned communities with more flexible design, so no change is being recommended at this time related to residential densities.

Central Windsor Locks, Spring Street and Elm Street (Rt. 140) Corridors

The central area of Windsor Locks boasts desirable established residential neighborhoods and delightful historic homes. Typically, this area is developed with patterns of single family homes, some more densely laid out than others.

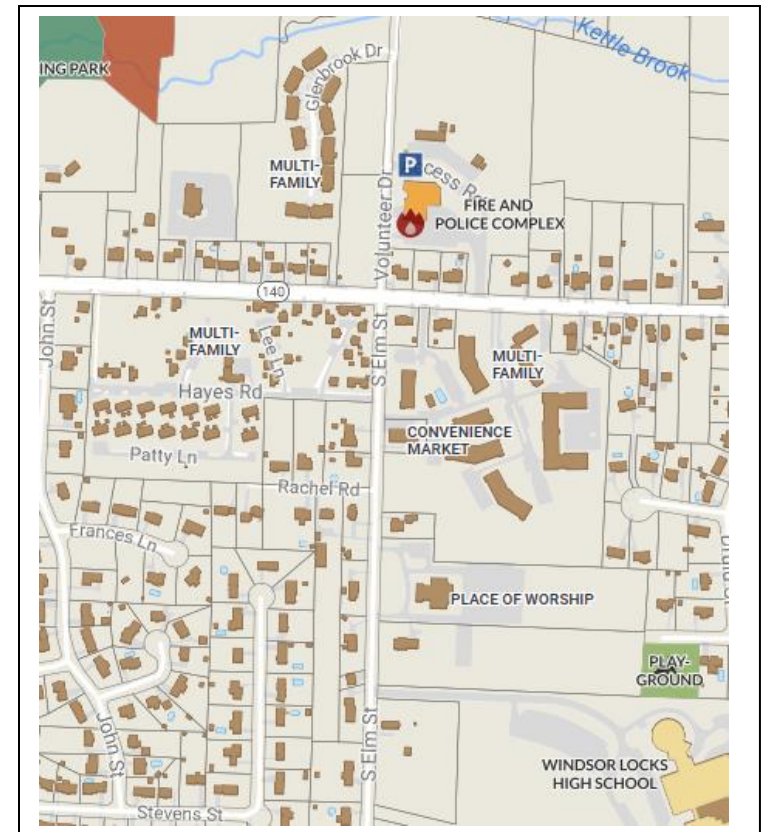
Within these corridors and side streets are multifamily “activity nodes” in proximity to intersections, public transportation, convenience stores, schools, parks and/or places of worship. A number of the multifamily properties, apartments, efficiency units and historic homes have the need for (possibly costly) restoration. It is recommended that the town review these nodes of activity and older neighborhoods and develop a strategy, in addition to enforcement of blight regulations, which promotes property upkeep and/or redevelopment. This will allow the multifamily density (**between 3 to 15 units per acre**) to remain incorporated within the single-family residential neighborhoods. Such a strategy, with proper regulations and design criteria, will support a quality diverse housing stock that is attractive, safe and convenient.



Ella Grasso Turnpike (south), Halfway House Road and Old County Road (west side)

The properties within this highlighted area contain a mixture of commercial and industrial zones and residential uses. While it is possible for an area to thrive with a mix of uses, the pattern of zoning should be analyzed. Several of the properties are ripe for development and lend themselves to an increased density, mixed-use zoning to include multi-family residential of between **5 to 15 units per acre**, commercial shops, office and personal service uses. According to property owner interviews and workshop input, trucks

and heavy industrial uses are no longer desired in this area. The



community is supportive of a zone change which instead would foster a mixed-use, walkable/bicycle friendly transitional area which considers preservation of contiguous farm land and natural resources, between the airport, industrial areas and the single-family home neighborhoods. At the rear of the Ella Grasso Turnpike and Old County Road properties is Strawberry Meadow Brook, a tributary connected to the Farmington River. Preservation of this resource and the surrounding greenway should be prioritized within any development proposal.

In addition to the above specific neighborhood recommendations, below find the Plan's goals and objectives related to Windsor Locks homes and neighborhoods.

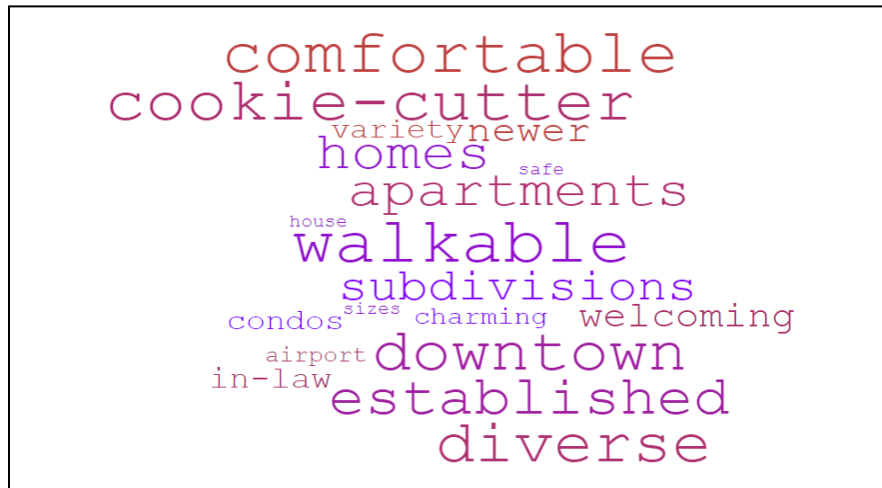
Goals and Policy Objectives:

Goal: To maintain and create beautiful, safe, clean, vibrant and welcoming neighborhoods for Windsor Locks residents of all ages, abilities and income levels.

Objectives:

1. Further analyze the current zoning and density of residential neighborhoods, especially those called out in the body of this section of the Plan. Consider amending zones as appropriate in order to allow growth and maintain current residential character where it already exists. Consider writing a consolidated regulation that incorporates the multiple avenues for approval of residential development, infill and redevelopment opportunities including "pocket neighborhoods".
2. Inventory vacant lands to be considered for development and preservation.
3. Review and consider implementation of recommendations made in the following studies as they relate to housing, density, form based code and future development:
 - a. Incentive Housing Zone Study prepared by Milone and Macbroom (2015).
 - b. Main Street Study (2008) prepared by Ferrero and Hixon
 - c. Transit Oriented Development Study (2011-2013) prepared by Fuss & O'Neil
 - d. Zimmerman / Volk Associates, Inc. (2012)
4. Incorporate low impact development, lifespan planning (accessory dwelling units, "granny flats"), affordability and inclusive design standards into residential regulations as appropriate.
5. Review and revise this section of the plan as required from time to time per Connecticut General Statutes Section 8 – 30g.
6. Conduct neighborhood visual preference survey, incorporate design guidelines for residential development community wide utilizing survey outcomes.

Community Workshop Word Cloud Answers
 "What do you think of when you hear 'Windsor Locks Housing'?"



QR Reader Post Card distributed during the Incentive Housing Zone Study. Participants called in or went online.

A QR Reader Post Card for the Windsor Locks Housing Survey. It features a circular logo with the letters "WL" on the left. To the right of the logo, the text reads: **WE WANT YOUR INPUT ON HOUSING IN WINDSOR LOCKS!**. Below this, a paragraph states: "The Town of Windsor Locks Planning and Zoning Commission is considering ways to encourage the supply of moderately-priced workforce housing within the Town. By taking this survey, you can provide valuable input and insight to help guide the Commission's discussions and decisions. Call 860 627 1447 for more information." To the right of the text is a QR code. At the bottom, the URL <https://www.surveymonkey.com/r/WindsorLocksHousing> is provided.

Implementation Resources:

Partnership for Strong Communities <http://www.pschohousing.org/news/2018-housing-data-profiles>
 CERC Profiles <http://profiles.ctdata.org/profiles/>
 Town of Simsbury Workforce Housing Overlay Zone www.simsbury-ct.gov
 Department of Housing <http://www.ct.gov/doh/site/default.asp>
 Model Land Use Regulations <http://greenregionct.org/sustainable-land-use-model-regulations-3/>
 Green Region CT <http://greenregionct.org/affordable-housing/>
 Regional POCD <http://greenregionct.org/regional-plan-of-conservation-and-development-update-housing/>
 State of the Nation's Housing <http://greenregionct.org/state-of-the-nations-housing-2013/>
 Camoin Case Studies <https://www.camoinassociates.com/pocket-neighborhood-case-studies>
 Pocket Neighborhoods <https://rosschapin.com/projects/pocket-neighborhoods/>

This section is consistent with the State Plan of Conservation and Development and CGS Section 23 as it includes discussion of and recommendations for:

- Affordable housing
- Compact mixed use development patterns
- Desired land uses
- Desired density
- Preservation and expansion of housing opportunity and design choice
- Multi-family development opportunity
- Development around transit nodes
- Lifespan Planning

Plan of Conservation and Development Workshop – Housing Table Feedback

Residents at the “Housing Table” were asked to discuss current and desired housing options in Windsor Locks. Here is the summary of free flow thoughts that were generated by the participants:

- comfortable
- welcoming
- safe
- charming variety of diverse homes
- established neighborhoods
- varying house sizes, architecture, color are preferred, no more cookie cutter subdivisions
- need more (and newer) apartments/condos downtown and near the airport (both with housing above stores), downtown bed and breakfast
- need for “granny flats/in-law apartments”
- WL neighborhoods are walkable, close to highway, regional shopping
- home occupations – people are working from home more and more, starting their own businesses from home, working from home should be permitted as long as the uses are: computer, office, arts/music lessons, tutoring, anything that does not require lots of parking, have lots of visitors, make too much noise or look bad.
- Why live in WL? – low taxes, location, small town feeling still with lots going on nearby

Addendum 2

PSC Housing Profile, see attached.