

# APPENDIX



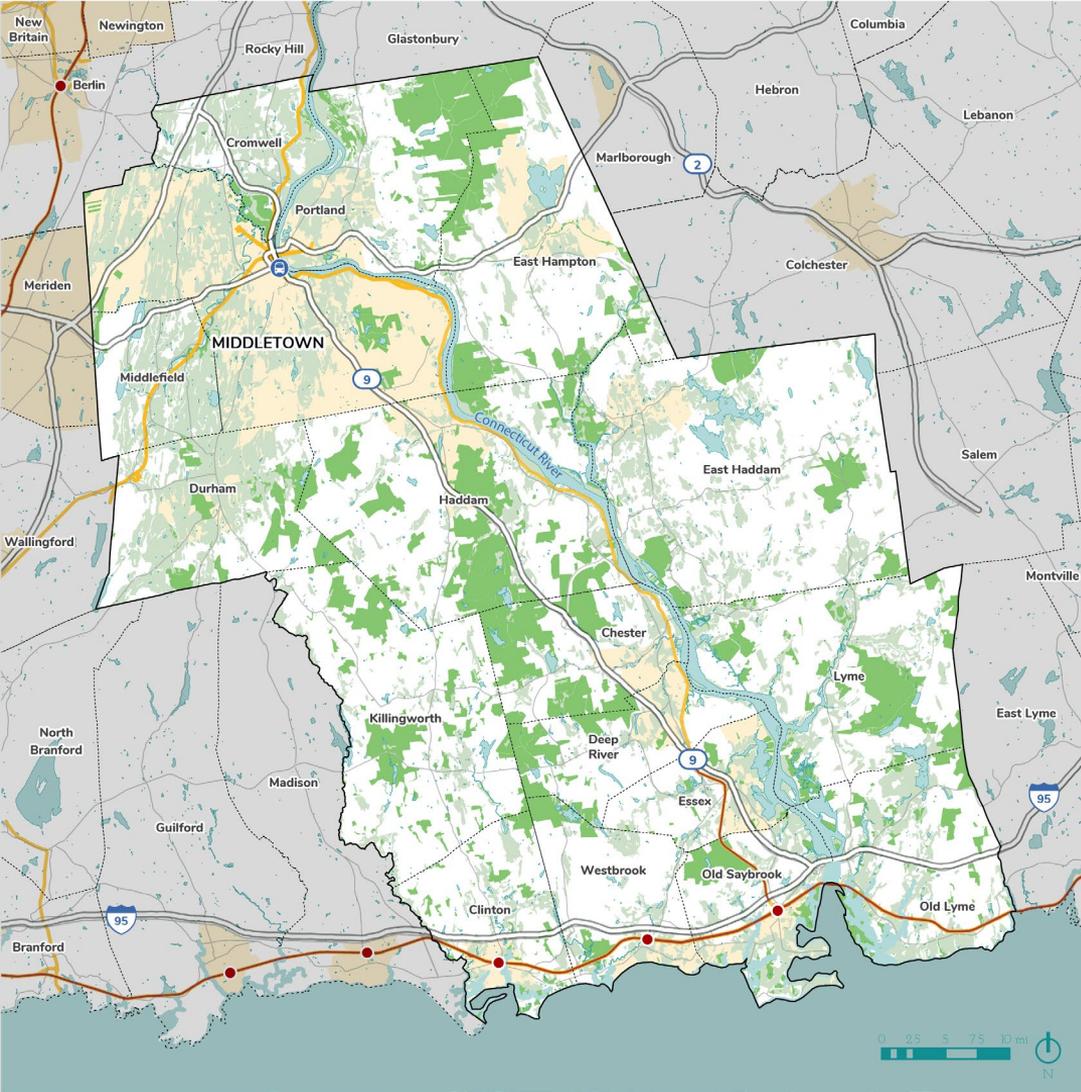
# RIVERCOG REGION

Source: Interface Studio.

- Study Area
- Regional Boundaries
- Passenger Rail
- Freight Rail
- Places and Major Cities
- Parks and Open Space

Long Island Sound



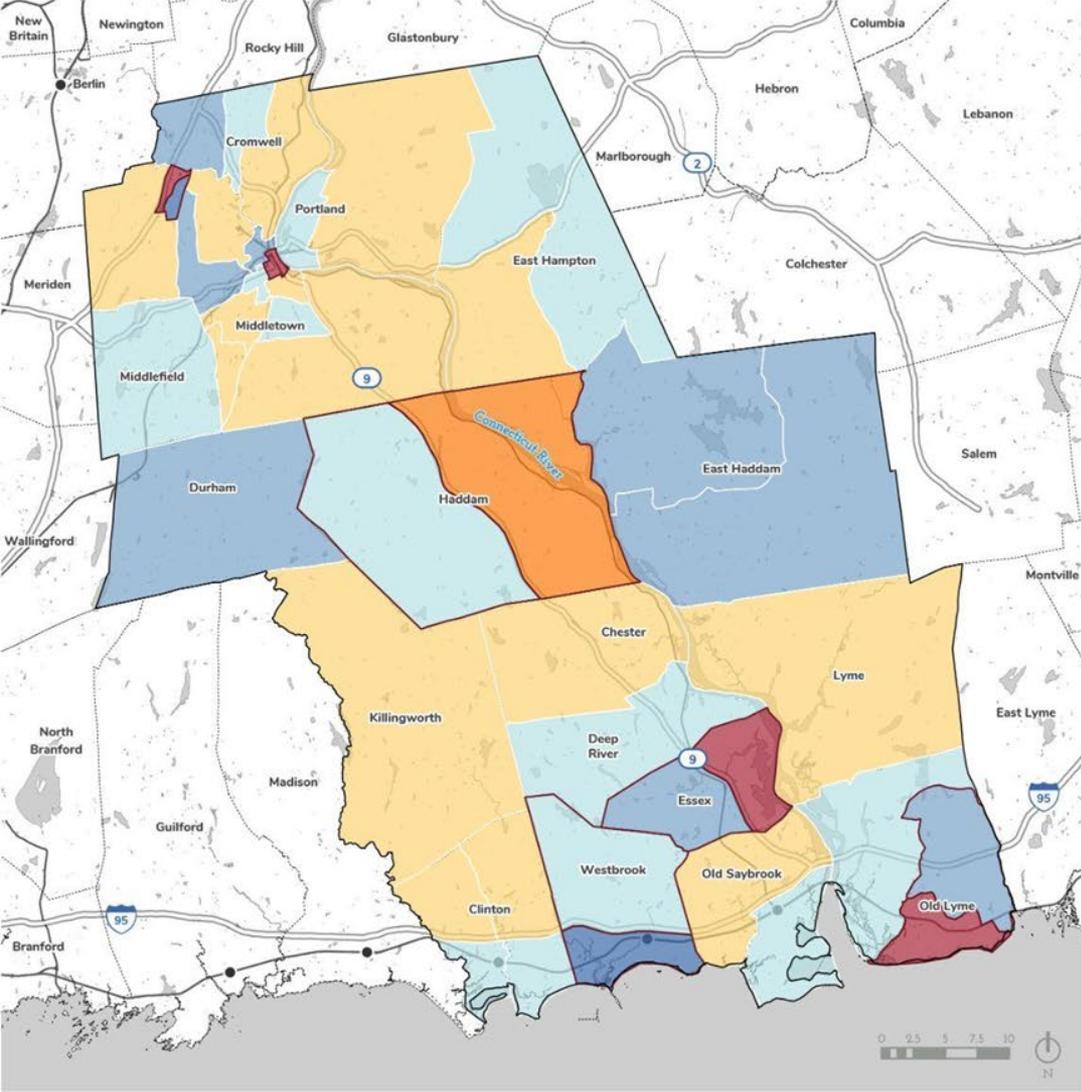


# RIVERCOG STUDY AREA

Source: Interface Studio.

-  Study Area
-  Town Boundaries
-  Passenger Rail
-  Freight Rail
-  Middletown Transit Terminal
-  Water body
-  Open Space
-  Farmland Soils





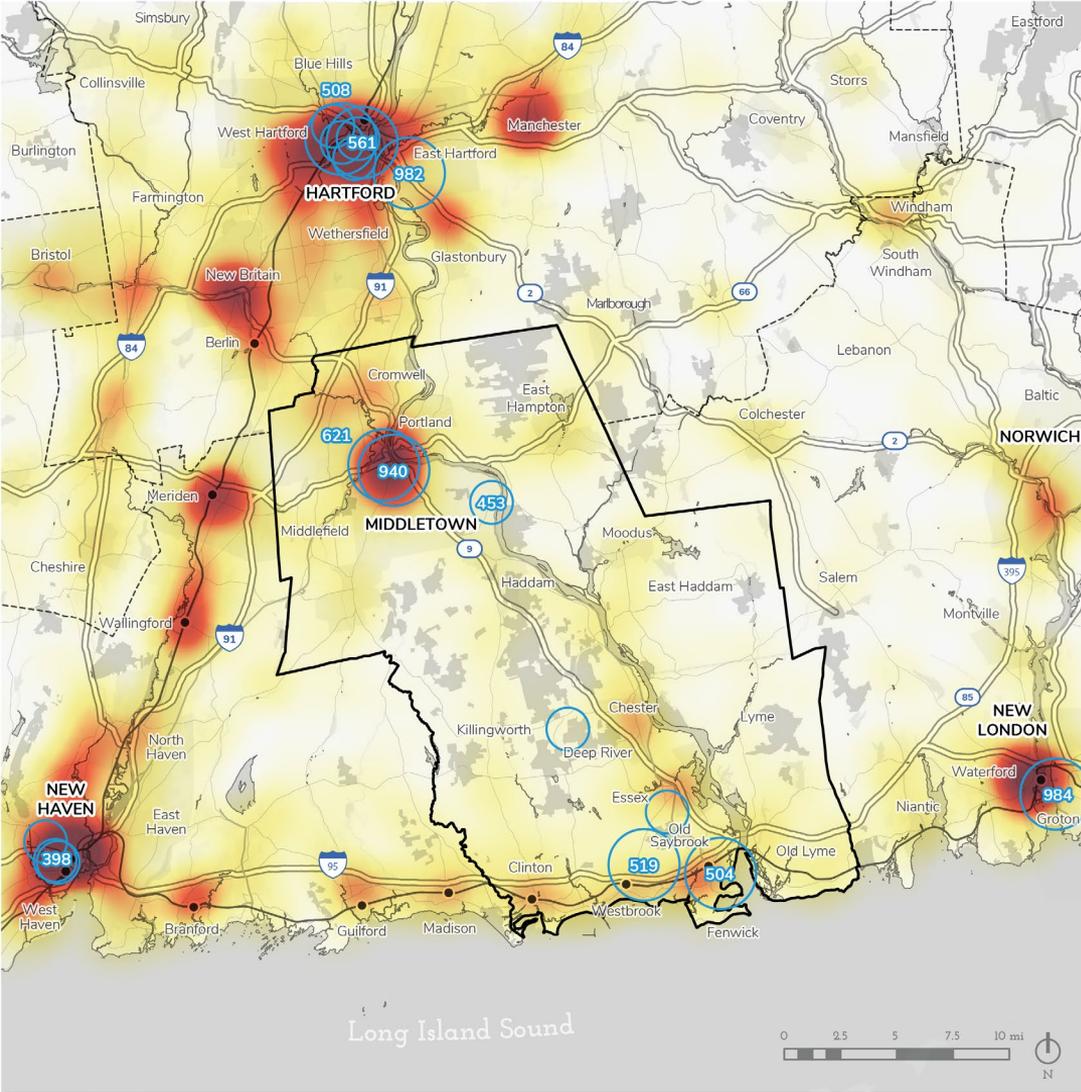
# PERCENT CHANGE IN HOUSEHOLDS

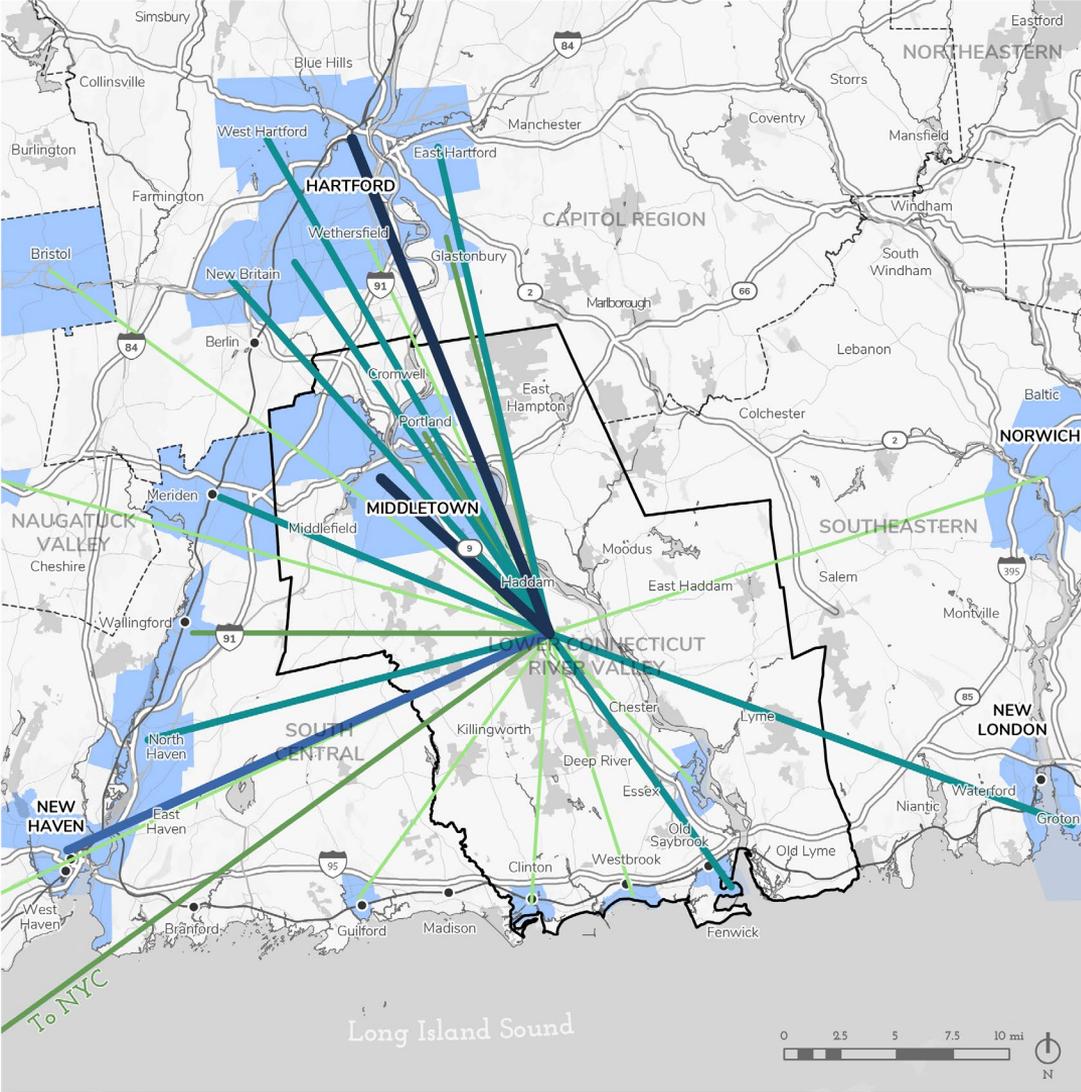
Source: U.S. Census 5-year ACS 2013-2020, Interface Studio.

 Study Area

-  Over 20%
-  10% to 20%
-  10% to 0%
-  0% to -10%
-  -10% to -20%
-  Under -20%

 U.S. Census Tracts changed between 2013 and 2020





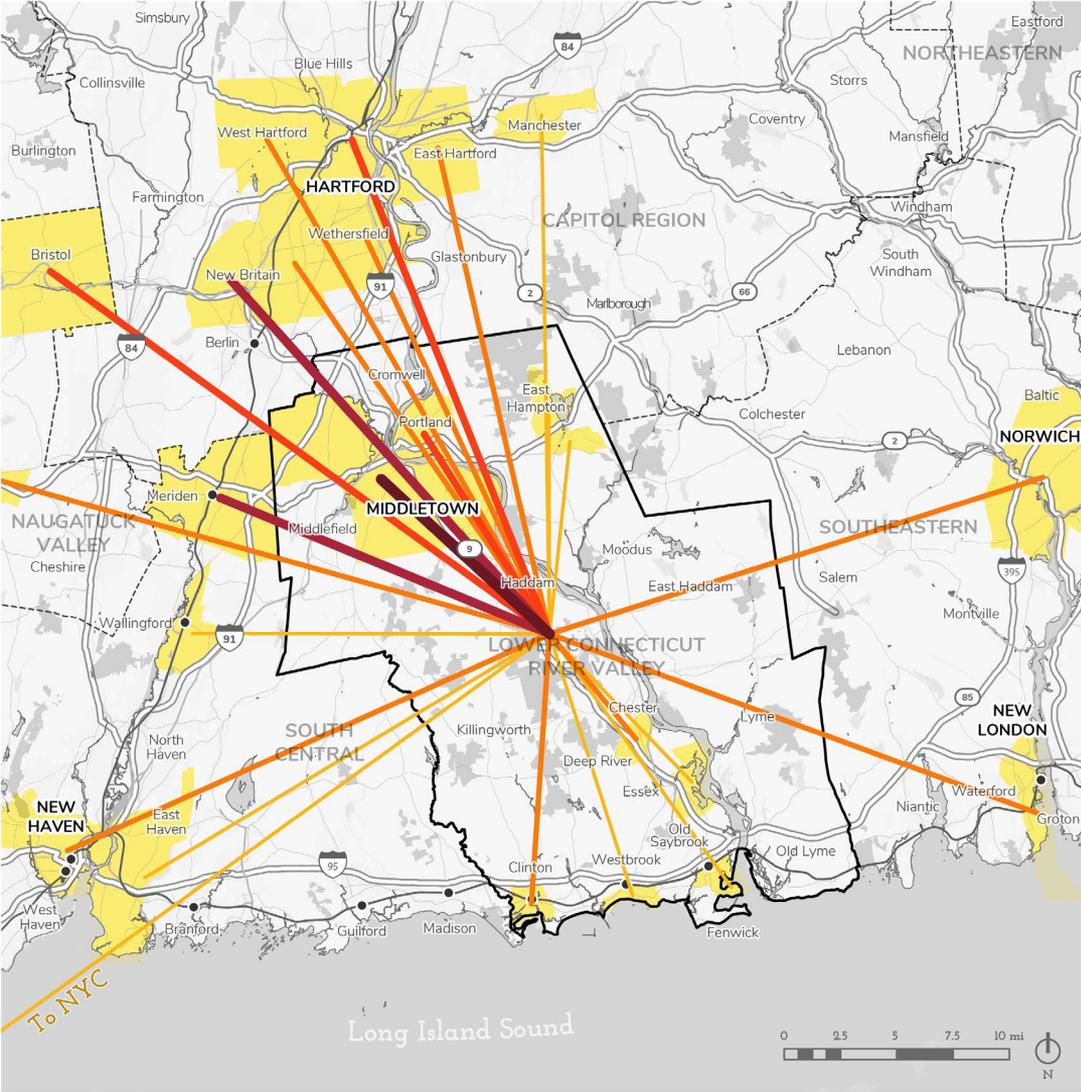
# WHERE RIVERCOG RESIDENTS WORK

Source: LEHD Inflow-Outflow Analysis, 2019



**79,272**  
RiverCOG residents  
commute to work

Top Ten Places	Count	Share
Middletown, CT	7,413	9.4%
Hartford, CT	6,080	7.7%
New Haven, CT	3,454	4.4%
East Hartford, CT	2,253	2.8%
Meriden, CT	1,932	2.4%
New Britain, CT	1,396	1.8%
Newington, CT	1,291	1.6%
Old Saybrook, CT	1,154	1.5%
West Hartford, CT	1,121	1.4%
Groton, CT	1,078	1.4%



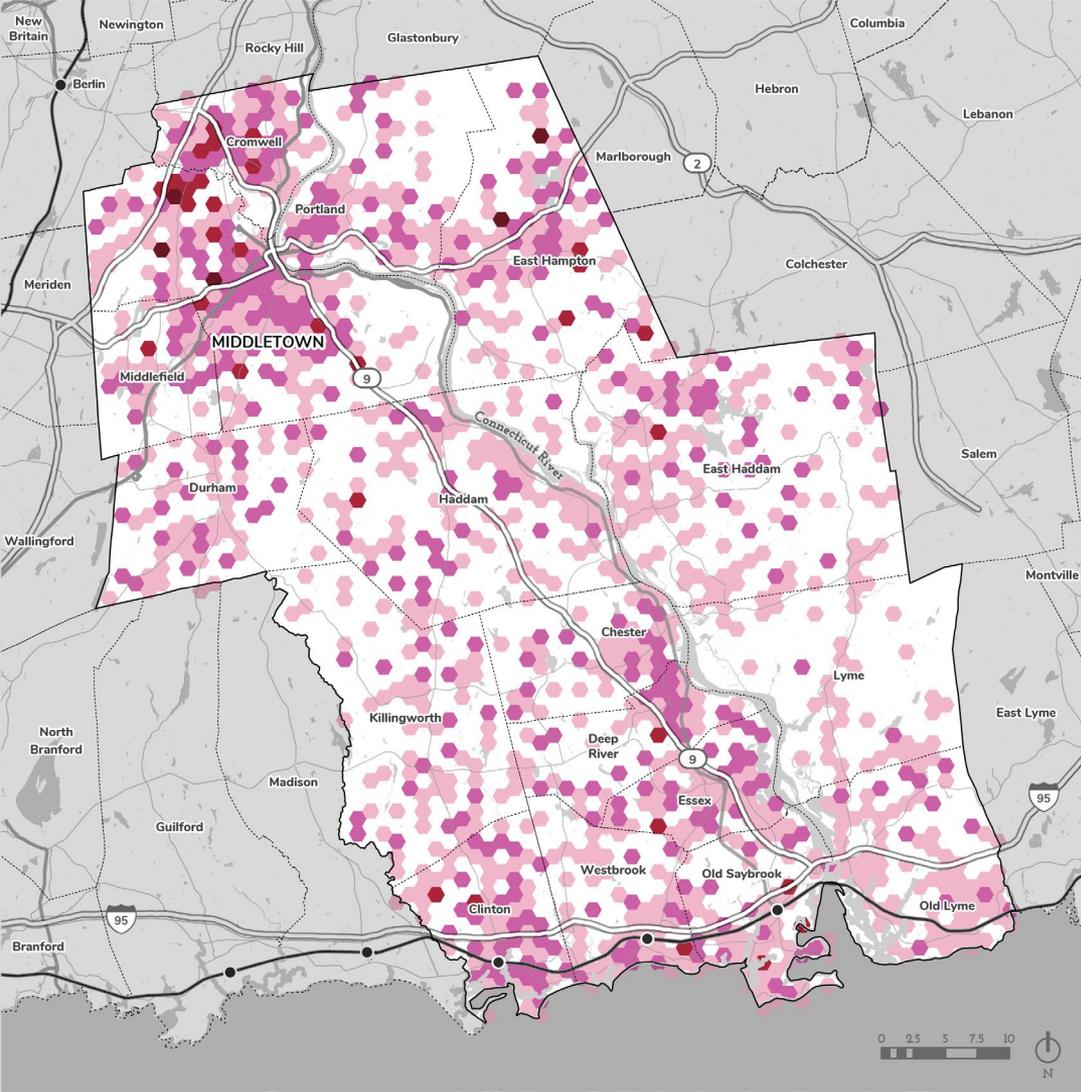
# WHERE RIVERCOG WORKERS LIVE

Source: LEHD Inflow-Outflow Analysis, 2019

- Study Area
- 367 - 515 Workers
- 516 - 750 Workers
- 751 - 1,075 Workers
- 1,076 - 2,200 Workers
- 2,201 - 5,854 Workers
- Top 25 Places

**62,119**  
RiverCOG workers  
commutes to home

Top Ten Places	Count	Share
Middletown, CT	5,854	9.4%
Meriden, CT	2,200	3.5%
New Britain, CT	1,513	2.4%
Hartford, CT	1,075	1.7%
Bristol, CT	901	1.5%
Portland, CT	807	1.3%
East Hartford, CT	750	1.2%
New Haven, CT	709	1.1%
Newington, CT	686	1.1%
West Hartford, CT	673	1.1%

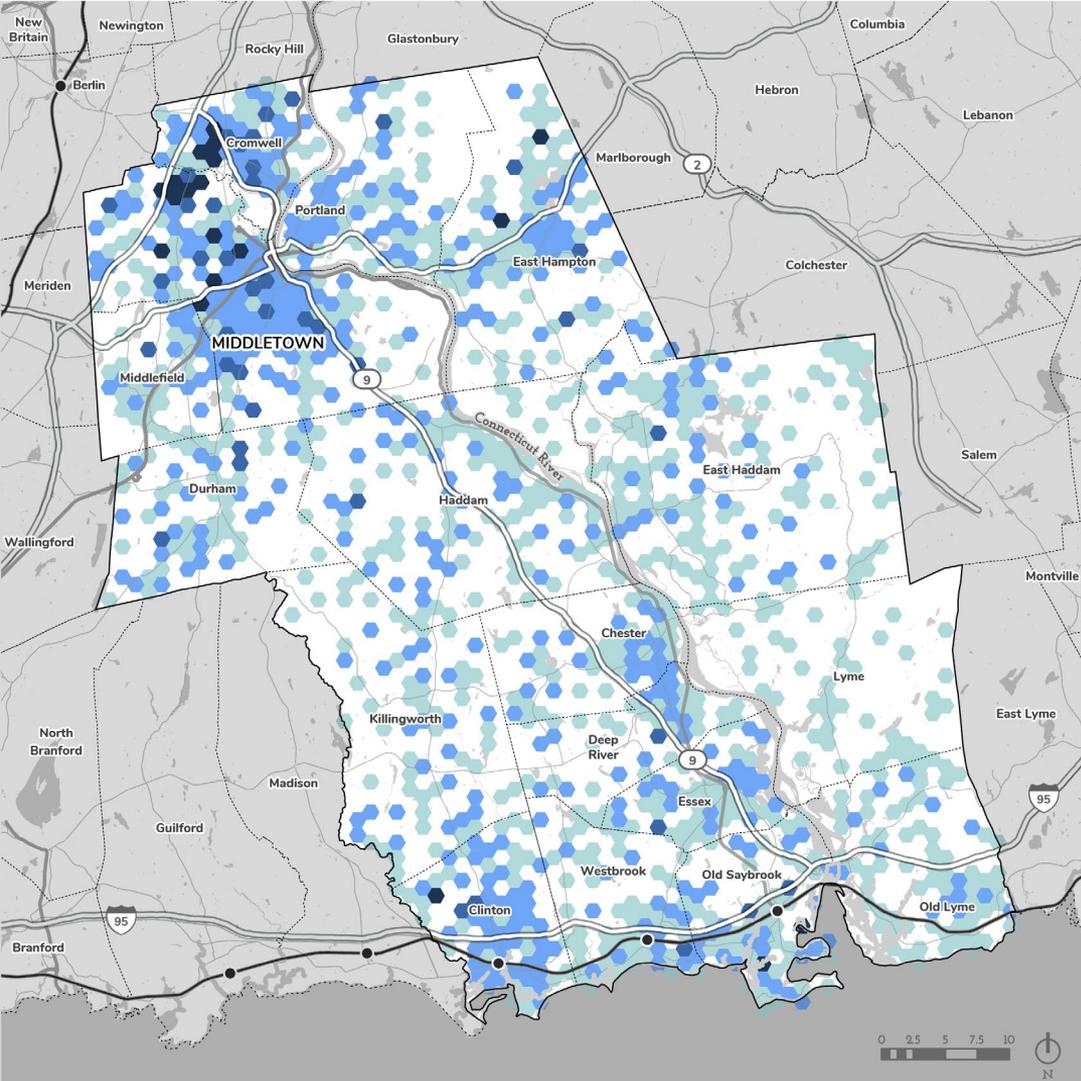


# WHERE MANUFACTURING EMPLOYEES IN RIVERCOG LIVE

Source: LEHD Area Work Profile by NAICS Industry Sector, 2019

Study Area

- 1 - 5 Employees
- 5 - 25 Employees
- 25 - 50 Employees
- 50 - 97 Employees



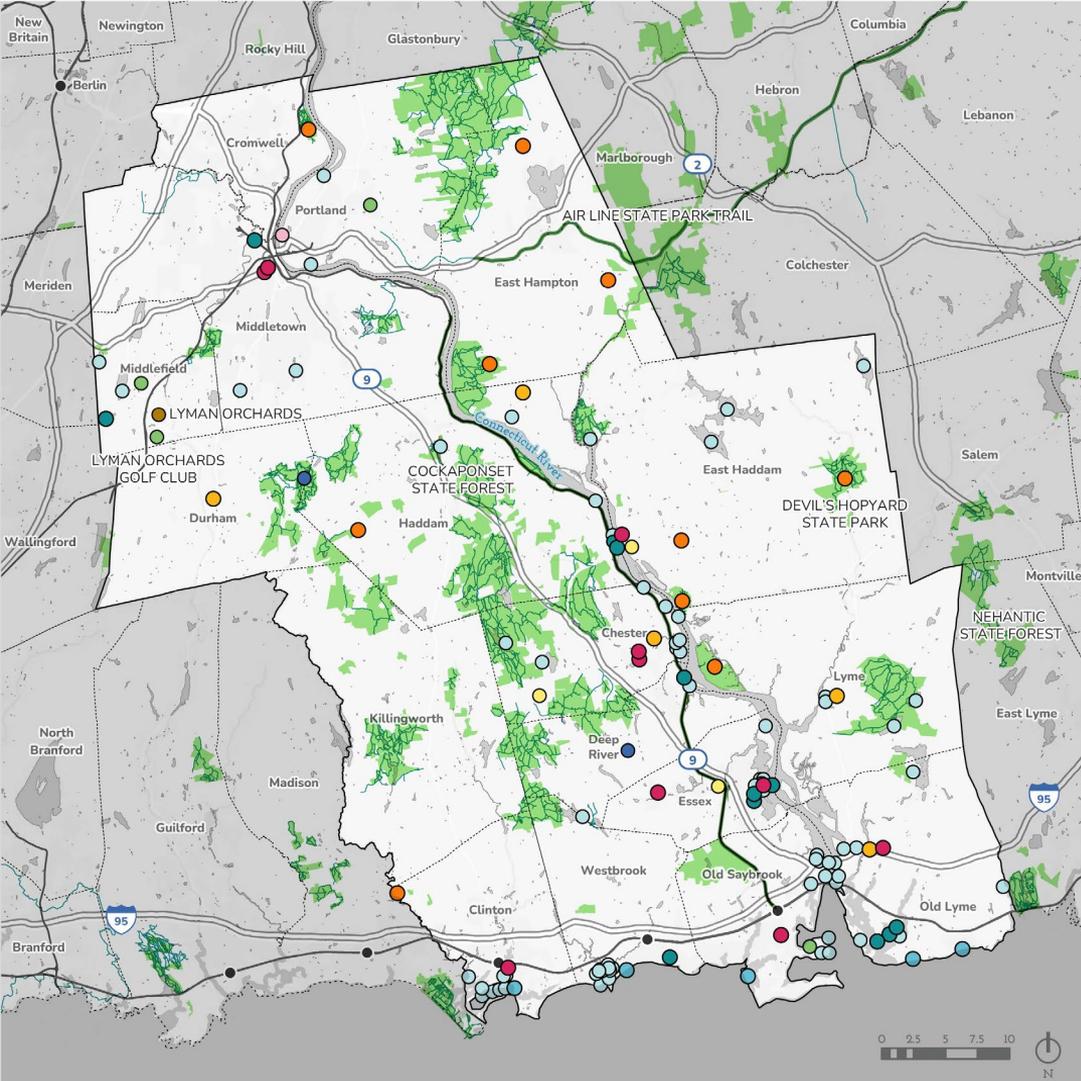
# WHERE HEALTHCARE EMPLOYEES IN RIVERCOG LIVE

Source: LEHD Area Work Profile by NAICS Industry Sector, 2019

Study Area

- 1 - 5 Employees
- 5 - 25 Employees
- 25 - 50 Employees
- 50 - 152 Employees



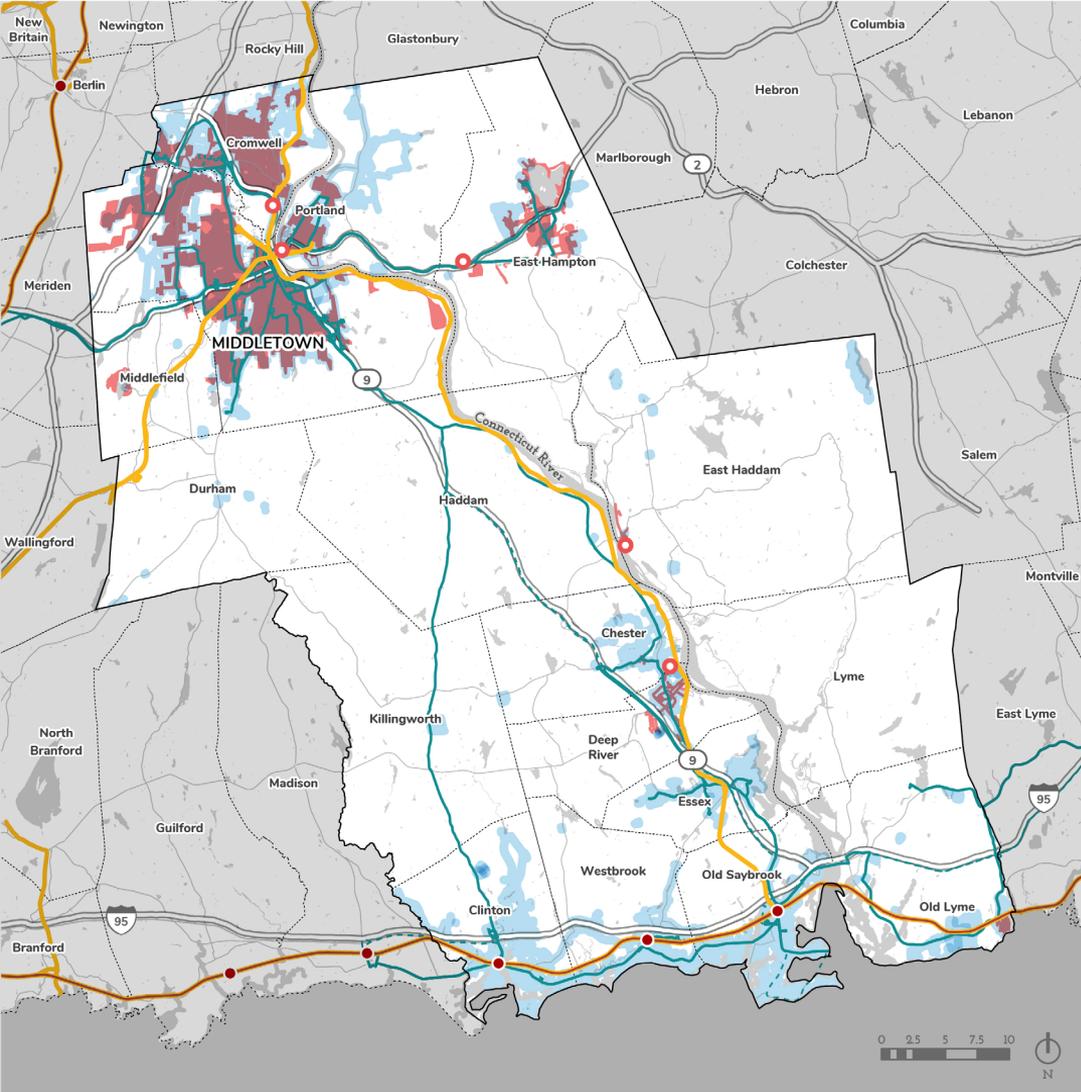


# RECREATIONAL DESTINATIONS, EVENTS & AMENITIES

Source: RiverCOG, CT Department of Energy and Environmental Protection (DEEP).

- Study Area
- State Parks, Forests, and Scenic Reserves
- State Park Trails
- DEEP Trails
- Permanent Fair Grounds & Festival Sites
- Campgrounds
- Agrotourism
- Scenic Routes
- Golf Course
- Water-Related Activities
- Public Beaches
- Marinas & Boat Launches
- Swimming
- Theaters & Museums



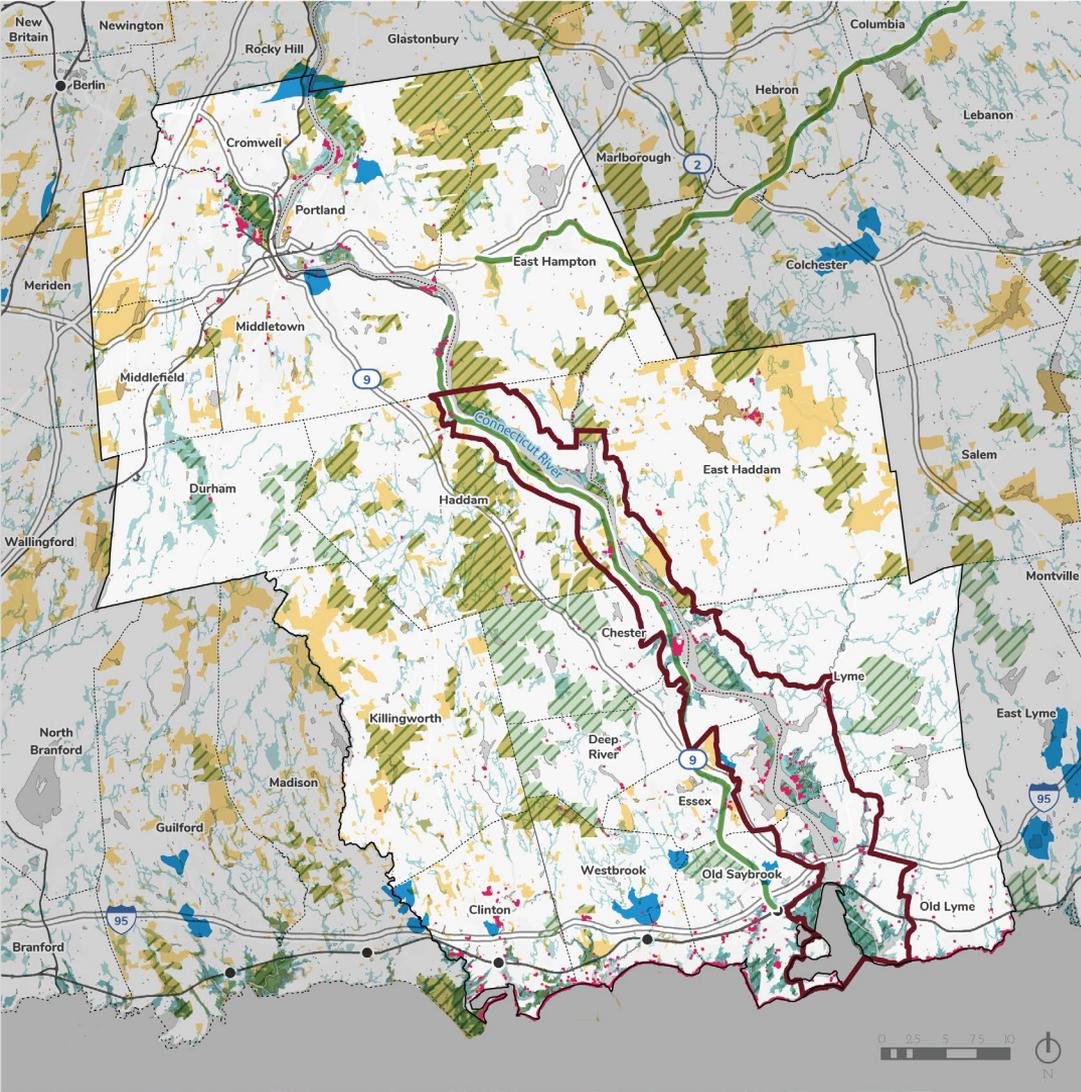


# ECONOMIC INFRASTRUCTURE

Source: RiverCOG

-  Study Area
-  Passenger Rail
-  Freight Rail
  
- Estuary Transit District**
-  Existing Shuttle Service
-  Potential Shuttle Service
  
- Utilities Service Areas**
-  Served by Public Water
-  Served by Sewer
-  Served by Sewer & Public Water
-  Sewer Treatment Plants



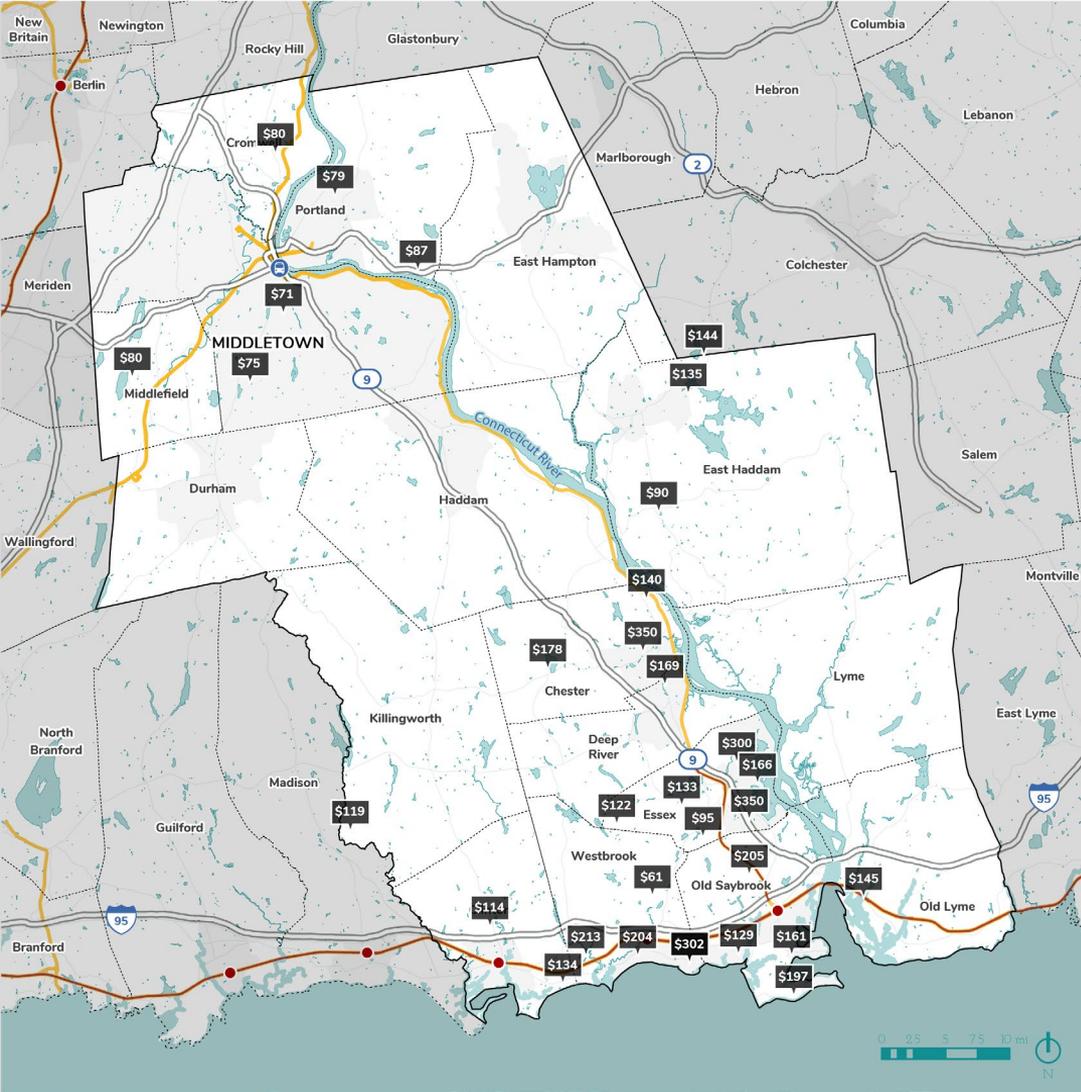


# ENVIRONMENTAL CONSTRAINTS

Source: Source: RiverCOG, CT Department of Energy and Environmental Protection (DEEP) National Parks Service (NPS).

-  Study Area
-  Acquirer Protected Area
-  Protected Open Space
-  State Parks, Forests, and other DEEP Property
-  State Park Trails
-  Wetlands
-  Flood Hazard Area
-  Gateway Conservation Area

**These environmental constraints have a regulatory impact on development.**



# AIRBNB PRESENCE

Source: Airbnb.

-  Study Area
-  Town Boundaries
-  Passenger Rail
-  Freight Rail
-  Airbnb accomodation (per night)



# Available Developable Land Calculations

## AVAILABLE LAND AREA RiverCOG Area

AVAILABLE VACANT PARCELS	Acreage	% total acreage
Developable	1,485	54%
Non-developable	588	21%
Potentially developable (pending further site study)	668	24%
<b>TOTAL</b>	<b>2,741</b>	<b>100%</b>

UNDERUTILIZED PARCELS	Acreage	Parcel count
	2,727	191

## Northern Subarea

AVAILABLE VACANT PARCELS	Acreage	Parcel count
Developable	692	124
Non-developable	198	21
Potentially developable	222	42
<b>TOTAL</b>	<b>1,112</b>	<b>187</b>

UNDERUTILIZED PARCELS	Acreage	Parcel count
	1,512	112

## Interior Subarea

AVAILABLE VACANT PARCELS	Acreage	Parcel count
Developable	364	78
Non-developable	315	20
Potentially developable	95	14
<b>TOTAL</b>	<b>773</b>	<b>112</b>

UNDERUTILIZED PARCELS	Acreage	Parcel count
	79	10

## Shoreline Subarea

AVAILABLE VACANT PARCELS	Acreage	Parcel count
Developable	430	137
Non-developable	75	53
Potentially developable	351	253
<b>TOTAL</b>	<b>855</b>	<b>443</b>

UNDERUTILIZED PARCELS	Acreage	Parcel count
	1,136	69