A Qualitative Analysis of Ideal Residential Areas:
Connecticut & Rhode Island

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Introduction

Important Categories

- Economic Conditions - measures of the financial conditions of households; generally beneficial to live in affluent areas (education, local economy, crime rates)
  - Income
  - Net Worth
  - Disposable Income
- Quality of Life - measures ability to do *enjoyable* things, comfort/happiness; mainly we want to have lots of options for recreational activities
  - Proximity to amusement/water parks
  - Proximity to public parks/recreational facilities
  - Proximity to urban centers

Regions of Interest

New England Region is ideal for us

- Weather - snowy, much cooler than Florida
- We've all vacationed to the region and like the area

Connecticut and Rhode Island

- Location - close to New York for travel, but far enough from high levels of urbanization
- Eastern Moose native to region
- Internationally recognized amusement parks

Economic Conditions

- Indicators
  - Income
  - Net Worth
  - Disposable Income
- Using just one economic indicator, does not give a holistic representation of financial conditions
- By combining all three indicators will allow us to create a more accurate representation of the economic conditions

Desired Results

- Better financial conditions can result in:
    - Better education
    - Better Healthcare
    - Better community upkeep
- These factors are affected by financial conditions - more money returned to community means improvements
- It makes it a more desirable place to life
- Therefore, we want middle to upper class as our top choices

Old distributions

Break Down of Income Ranges:

Poverty Level: Under $25k

Low to Middle Income: $25k to $50k

Median Income: $50k to $100k

Middle to Upper Income: $100k to $150k

Upper Income: Over $150k

Break Down of Income Ranges:

Low Net Worth: Under $50k

Low to Middle Net Work: $50k to $150k

Median Net Worth: $150k to $350k

Upper to Middle Net Worth: $350k to $650k

Upper Net Worth: above $650k

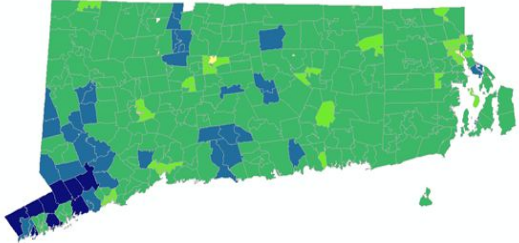Break Down of Income Ranges:

Poverty Disposable Income: $0 to $7500

Low to Middle Disposable Income: $7500 to $20k

Median Disposable Income: $20k to $50k
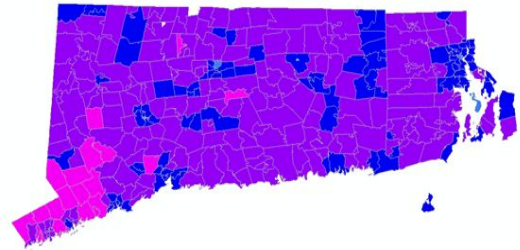
Upper to Middle Disposable Income: $50k to $85k

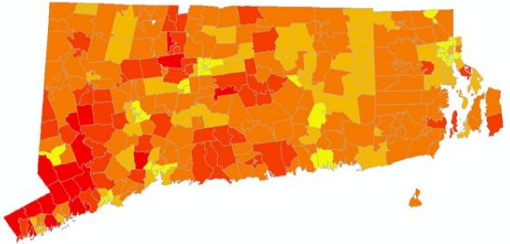Upper Disposable Income: above $85k

Old Distributions Represented on GIS

Income- change to new distribution

Break Down of Income Ranges:

Poverty Level: Under $25k
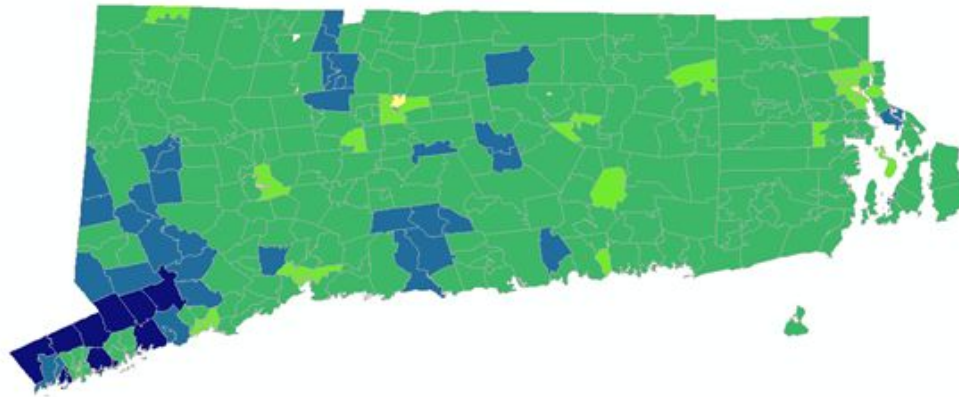
Low to Middle Income: $25k to $50k

Median Income: $50k to $100k

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Household Income Range	Millions of Households	Comments
Less than $15,000	14.1	Federal poverty level
$15,000 - $24,999	12.1	
$25,000 - $34,999	11.9	Low income
$35,000 - $49,999	16.3	Middle class
$50,000 - $74,999	21.5	Median
$75,000 - $99,999	15.5	Middle class
$100,000 - $149,999	17.8	Upper middle class and high income
$150,000 - $199,999	8.3	High income
$200,000+	8.8	Obama, Trump high income
TOTAL	126.3	

Income Distributions

Household Income Zip Code

MEDIAN HOUSEHOLD INCOME

- $0.00 - $25,000.00
- $25,000.01 - $50,000.00
- $50,000.01 - $100,000.00
- $100,000.01 - $150,000.00
- $150,000.01 - $200,000.00
- No data
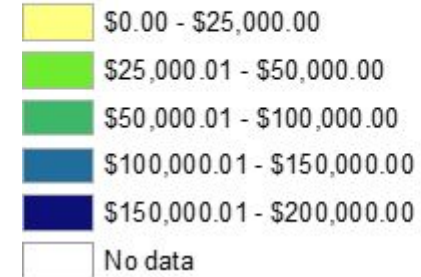
Net Worth

Break Down of Income Ranges:

Low Net Worth: Under $20k

Low to Middle Net Work: $20k to $70k

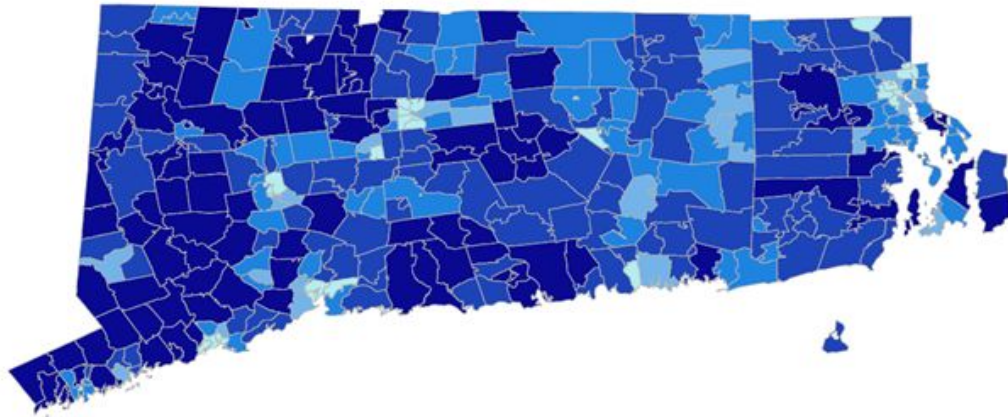Median Net Worth: $70k to $160k

Upper to Middle Net Worth: $160k to $300k

Upper Net Worth: above $1,000,000

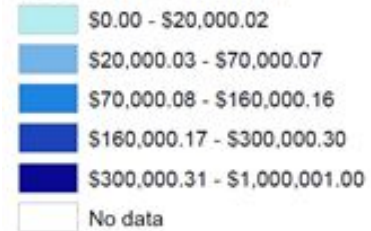# Net Worth Distributions

Legend

Household Net Worth by Zip Code

MEDIAN NET WORTH

- $0.00 - $20,000.02
- $20,000.03 - $70,000.07
- $70,000.08 - $160,000.16
- $160,000.17 - $300,000.30
- $300,000.31 - $1,000,001.00
- No data

Disposable Income

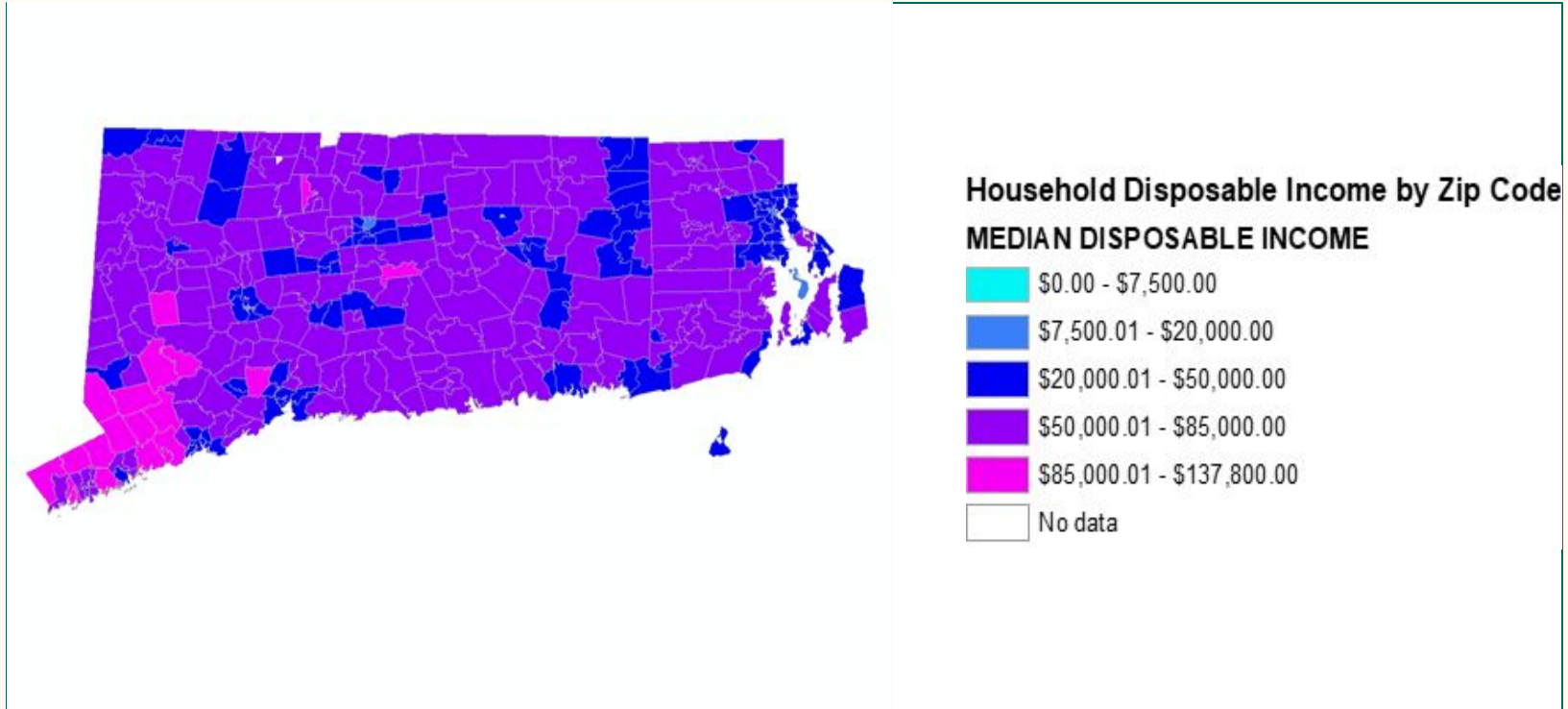Break Down of Income Ranges:

Poverty Disposable Income: $0 to $7500

Low to Middle Disposable Income: $7500 to $20k

Median Disposable Income: $20k to $50k

Upper to Middle Disposable Income: $50k to $85k

Upper Disposable Income: above $85k

Disposable Income Distributions

Household Disposable Income by Zip Code

MEDIAN DISPOSABLE INCOME

- $0.00 - $7,500.00
- $7,500.01 - $20,000.00
- $20,000.01 - $50,000.00
- $50,000.01 - $85,000.00
- $85,000.01 - $137,800.00
- No data

Quality of Life

- Indicators
  - Proximity to Amusement Parks & Water Parks
  - Proximity to Parks & Recreational Facilities
  - Proximity to Urban Centers
- Quality of Life indicators were chosen based off the ability to have easily accessible entertainment venues and locations
- Amusement Parks, Parks, and Urban Centers were selected as they offered high quality entertainment options
- Areas within a close proximity of these locations were deemed desirable for a high quality of life

Amusement Parks & Water Parks

Amusement Parks and Water Parks offer themed entertainment paired with thrilling attractions for unique experiences. They can also bring economic benefits through tourism and raised land values.

Parks in the region are ranked based off the overall quality of the park. Such parameters considered while scaling these attractions include:

- Quality of Attractions
- Park staff
- Landscaping
- Cleanliness
- Range of Attractions
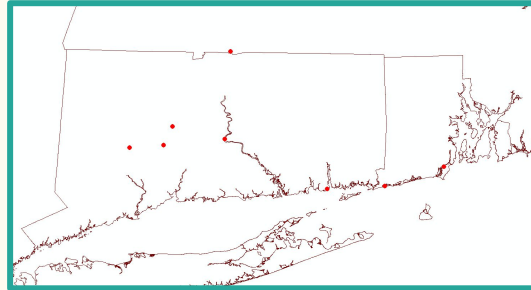
An example of a poorly scaled amusement park

An example of a highly scaled amusement park

History of Excellence

New England has a renowned history for the quality of both their amusement parks and individual attractions. Amongst the largest and most decorated of these parks includes Lake Compounce and Six Flags New England. Shared between these two parks are Golden Ticket Awards in seven different categories and spanning multiple years.
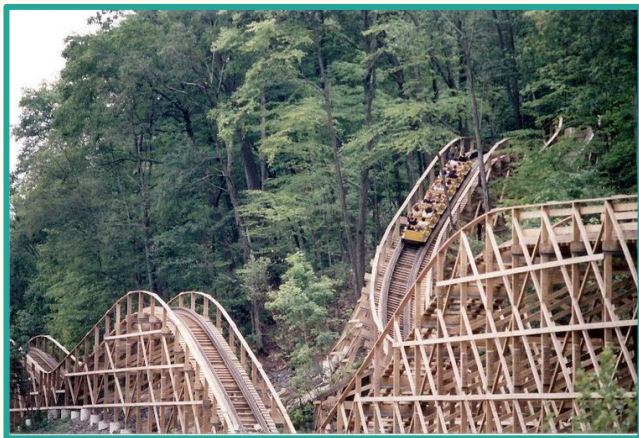
Lake Compounce's *Boulder Dash* has been ranked by Golden Ticket as a top 5 wooden roller coaster for 17 years. It held the number one ranking from 2013-2016.

Six Flags New England's *Superman: The Ride* is the tallest and fastest roller coaster in the region and as been a top 3 ranked steel roller coaster since the ride's opening. It won number one from 2006-2009.

Public Parks & Recreational Facilities

The Eastern Moose is native to the region and can be found in various nature preserves in Connecticut and Rhode Island.

Parks and Recreational Facilities are often seen as positive entities for a community. There are a plethora of benefits associated with such parks, amongst these are the following:

- Parks can create safer neighborhoods
- Parks help facilitate community engagement
- Parks and wooded areas are beneficial to the environment
- Parks can have educational components to help children learn
- Parks provide a location for exercise and activities associated with health lives
- Parks promote tourism
- Parks can connect people with artistic and cultural heritage of a region

Natural Beauty

Connecticut and Rhode Island have long offered an escape from the hectic lives of citizens in Boston and New York City. The state's public parks are famous for their incredible natural beauty and gather numerous visitors in the fall as the leaves change in color. Each park offers different experiences for different tastes such as recreational activities, fishing, camping, hiking trails, and much more.
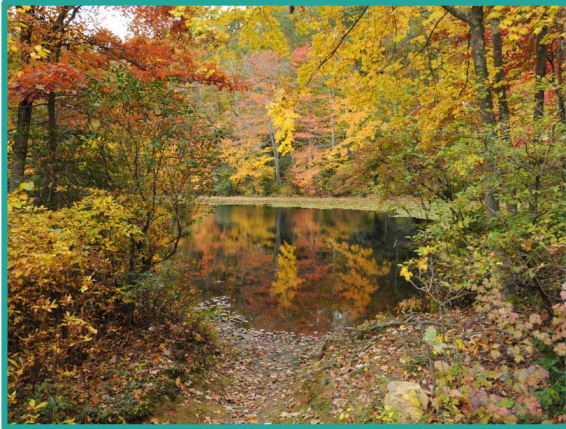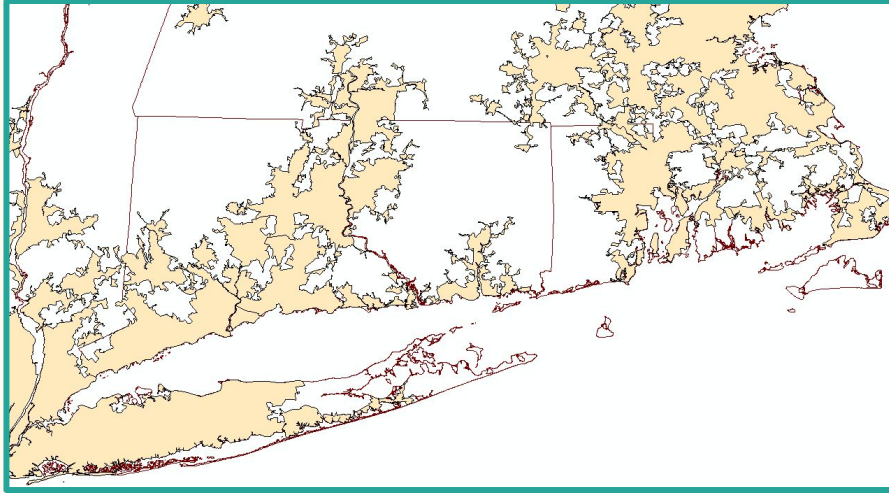

Cockaponset State Forest is renowned for the famous changing of the seasons. The forest offers picturesque landscapes throughout the year and especially in the autumn.

Pachaug State Forest, the largest park in the region, surrounds the Pachaug River and offers many trails and activities.

Proximity to Urban Center

Urban Centers are preferable to rural areas based off preference. Whereas some may prefer a rural landscape, our team elected to focus on Urban Centers due to the following:

- Often more employment opportunities
- Availability of goods through retail spaces
- Decreased likelihood of being attacked by Moose
- Larger populations of people
- Faster paced life
- Shorter walking distances
- Air conditioning
- Entertainment and culinary options

World Famous Urban Centers

As Connecticut and Rhode Island are located halfway between the two huge cities of Boston and New York City, it is only natural that these states include some of the boundaries of these two metropolitan areas as well as some unique to the states.

Providence, Rhode Island is the largest city in the two states. The city, rich in history, is amongst the oldest colonial cities in the country.

Hartford, Connecticut, along with it's adjacent cities of Stamford and New Haven, are considered the northern boundaries of the New York City Metropolitan Area. Thus, this area offers an incredible diversity in available activities and destinations.

Methodology

Step 1

- Dark purple regions are ideal
  - White to black for low to high income
  - White to red for low to high disposable income
  - White to blue for low to high net worth
- We noticed how attractive the southwestern region is
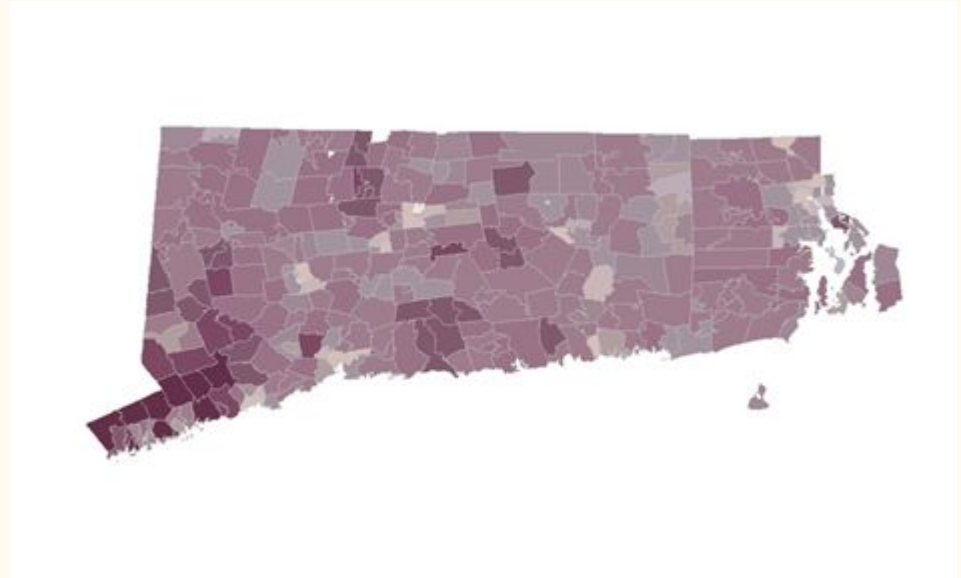
Step 2

- Cities with a population greater than 50,000 were selected as "Urban"
- Nature parks were selected only within/intersecting the states
- Theme parks were entered manually with GPS coordinates and a ranking field was added to the attribute table
- Again, the southwest had proximity to urban areas and some of the best theme parks
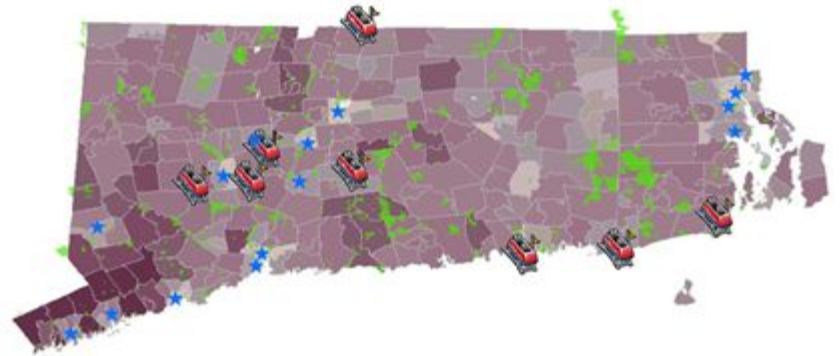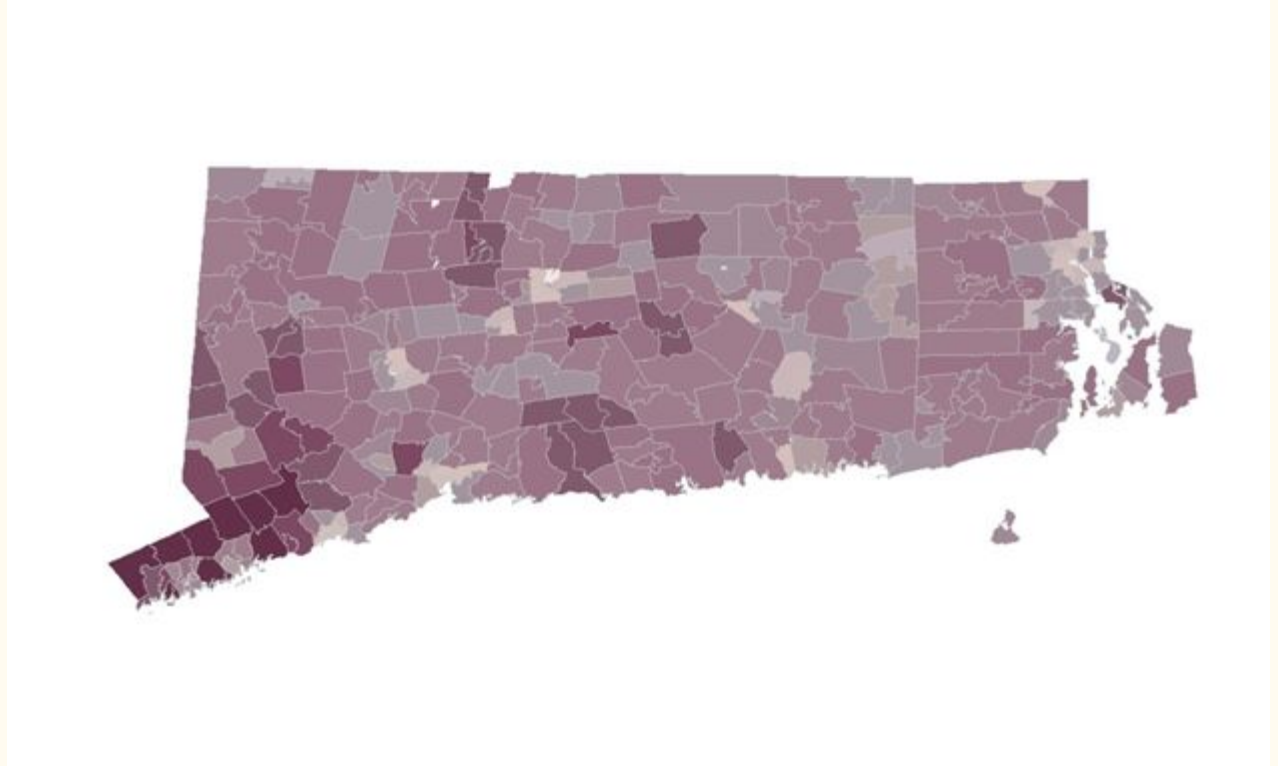
Step 3

- Buffer distances revealed final ideal locations
- Most areas in the southwest, with a few in the cluster in central Connecticut
- Rhode Island had no counties of interest
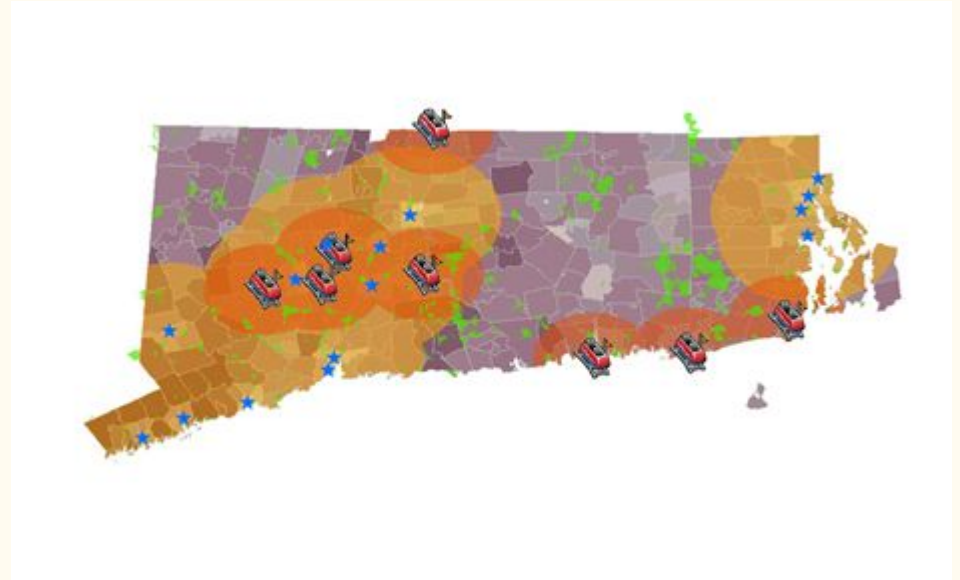
Results

Top Counties

1. South Glastonbury
2. Roxbury
3. Sandy Hook
4. Woodbridge
5. Newtown

Results

Alternatives

- Easton, Weston, and Wilton - all within the southwest region of economically prosperous counties
- West Simsbury - closest to the two best parks, but outside of the city buffer

Discussion

What did we notice?

- Even though we didn't want to be in an urban center, proximity to New York is really what decided the best counties for us
- Rhode Island is not very prosperous

Issues we encountered…

- Excel to Table (GPS coordinates for theme parks)
- Buffer zones for parks
- Altering the brackets for distribution

Sources

1. https://www.thebalance.com/definition-of-middle-class-income-4126870
2. http://www.ct.gov/deep/cwp/view.asp?A=2723&Q=326044
3. http://goldenticketawards.com/top-50-steel-coasters/
4. http://goldenticketawards.com/top-50-wooden-coasters/
5. http://worldpopulationreview.com/states/connecticut-population/cities/
6. http://www.rihssports.com/MISCELLANEOUS/INFO%20ON%20CITIES%20AND%20TOWNS.htm
7.

Thanks Have a Nice Day