



1

Community Profile

PINE GROVE TO PARKER: AN HISTORICAL OVERVIEW

In 1858, gold was discovered in Colorado and during the next year, over 100,000 people followed the trails here in search of their fortunes. As the focus changed from gold to land, small towns and settlements sprang up, including our own 'Pine Grove'. Pine Grove traces its beginnings back to 1862 when Alfred Butters built a one-room building in a grove of pine trees about a mile south of the present-day Mainstreet. The cabin became a place to purchase provisions and a refuge for weary travelers. Although it was not a post office as we recognize one today, messages and letters could be left there for other travelers. In 1864, the 'post office' was sold and moved to the 20-Mile House site in present-day Parker. The 20-Mile House was the sixth in a series of mile houses (or way stations) on the Cherokee Trail between Denver City and Pine Grove. The Cherokee Trail followed Cherry Creek into Denver and brought travelers from many southern and eastern states using the Arkansas River route. Later, the Smoky Hill South Trail, a more direct but problematic route, brought in people from the Missouri River area.

In 1882, a railroad, the Denver & New Orleans, began serving the area. The depot was named Parker's, no doubt because James Sample Parker had given a 100-foot right-of-way across his land to the railroad. That same year, the post office was renamed Parker to end confusion over another Pine Grove in the State, and this area began to be called Parker, Colorado.

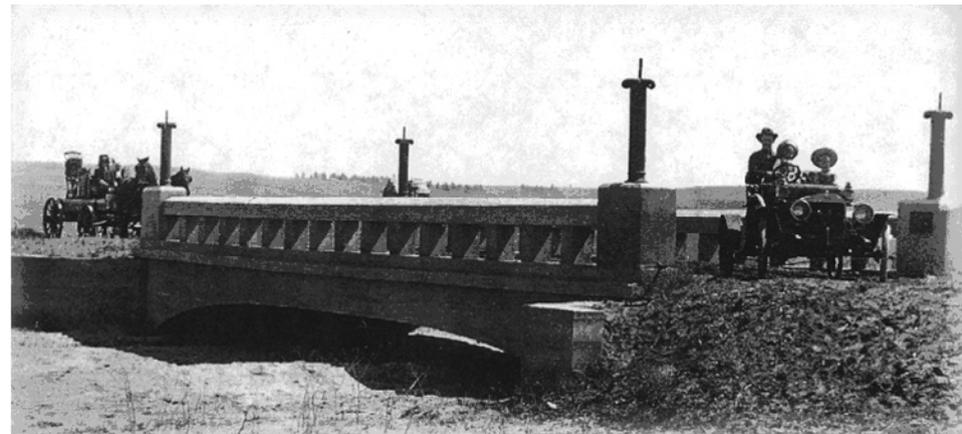


Our goal is to maintain the "hometown feel" that is important to our citizens.



Although the railroad provided some impetus for growth in the town, significant progress really began in 1897 when the Littleton Creamery was built. By the turn of the century, Parker boasted a hotel, post office, two blacksmith shops, railroad depot, section house, water tower and pump house, three mercantile stores, dry goods store, saloon, livery stable, brick works, stockyard, creamery, barber shop, school and some homes. After its initial growth period, the town went into a slump. In 1931, the railroad stopped running and in the 1940s, the population was down to 150.

Parker grew slowly over the subsequent five decades with several ups and downs in its economy. In 1981, the Town incorporated with one square mile of land and a population of 285. During the 1980's the town saw a rapid increase in population that transformed a rural crossroads community to a small town of more than 6,000 people in 1990. The population boom continued to grow from approximately 23,000 people in 2000 to roughly 46,000 in 2012. Today, Parker is no longer among the fastest growing communities in the United States, however, the Town is currently growing, but at a much more modest pace. Although the town is expected to grow by another 11,000 people in the next 25 years, our goal is to still maintain the 'home town feel' that is important to our citizens.



PARKER'S PLACE IN THE REGION

The Town of Parker encompasses 20.8 square miles and is located in northern Douglas County twenty miles southeast of Denver (see Figure 1A). Figure 1B provides a snapshot of Parker's Urban Growth Boundary as compared to neighboring jurisdictions.

Between 2000 and 2010, Douglas County's population grew 62% which placed it among the fastest growing counties in the United States. Parker had a growth rate of 92% during the past decade.

Between 2000 and 2010, Douglas County was the 16th fastest growing county in the nation, and the fastest growing county in the State.

Figure 1A: **Vicinity Map**

Source: Town of Parker

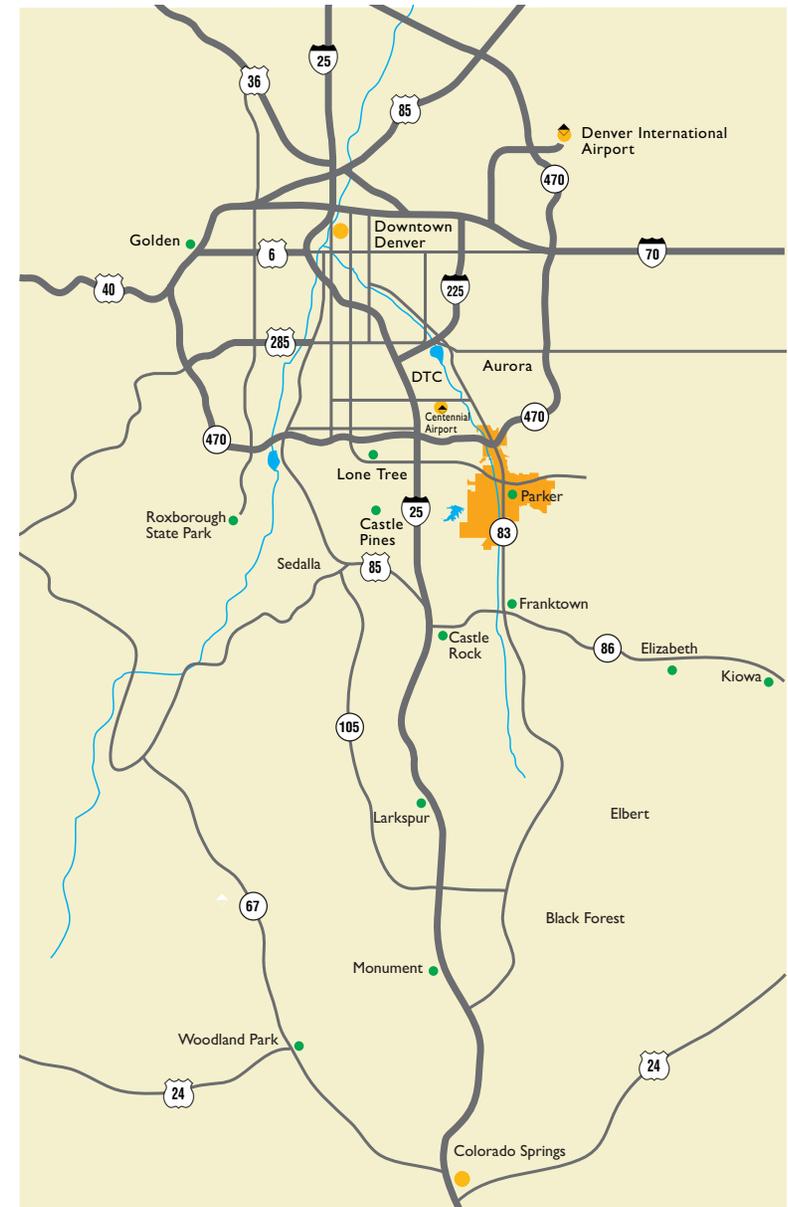
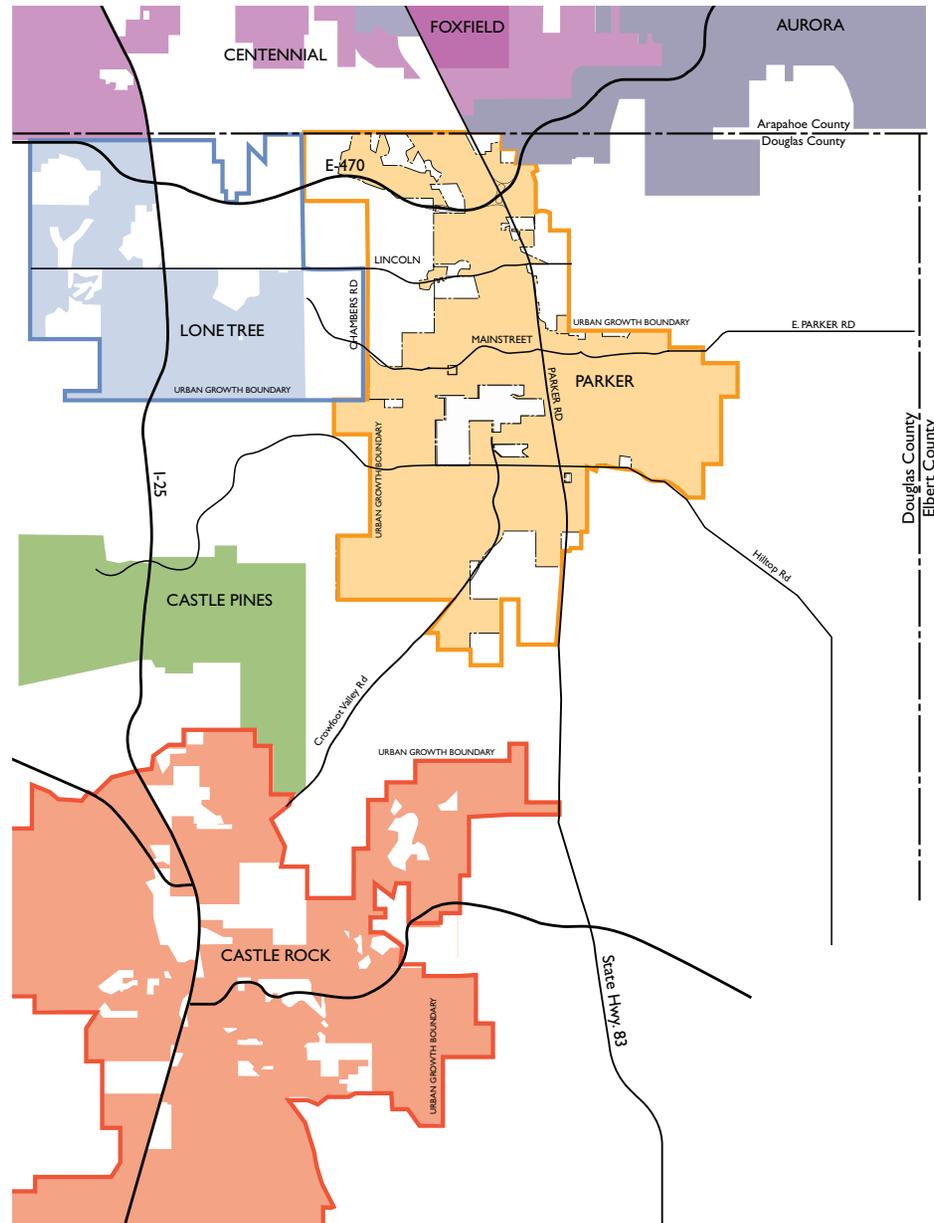
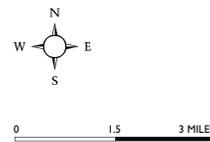


Figure 1B: Parker's Relationship to Neighboring Jurisdictions

Source: Town of Parker



Although our growth has been significant, Parker is still a prime location for individuals looking for a small town setting, separate from the Denver Metro area with easy access to major employment centers such as the Denver Technological Center (DTC). In addition to Parker's close proximity to urban areas and employment centers, our community boasts a clean environment, natural beauty, views to the Rocky Mountains and accessibility to a wide range of recreational amenities including hiking along the Cherry Creek corridor which bisects the Town.



Created 4/20/2012

Disclaimer: The property boundaries, titles, legends, scale, reference to individual parcels and any and all other data shown or depicted on this map is for visual representation only and may not be accurate. Further studies and surveys, on a site specific basis are required to verify this data.



DEMOGRAPHIC AND ECONOMIC PROFILE

Who Lives in Parker Today

Residents of Parker are generally more apt to be married than residents of the State as a whole (62.8%) and more apt to have young families (49.3%) (see Figures 1C and 1D).

Parker has a higher percentage of residents with some college education (83%) compared to the region and the State (see Figure 1E).

Figure 1C: **Marital Status, 2005-2009**

Source: US Census

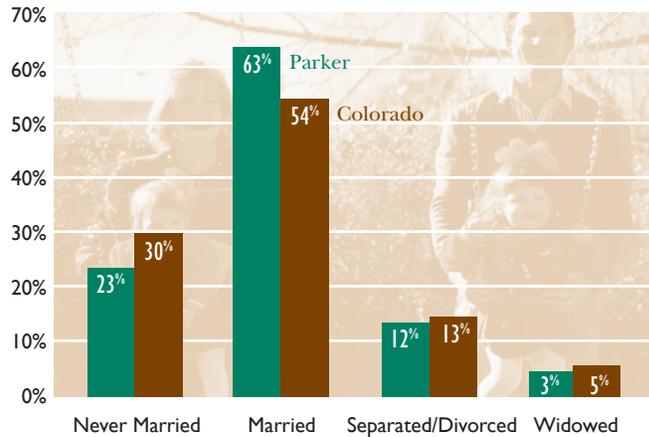


Figure 1D: **Percentage of Households with Persons Younger than 18, 1990-2010**

Source: US Census

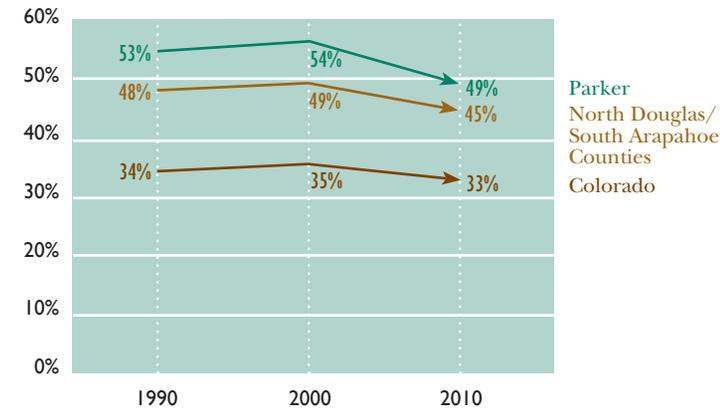
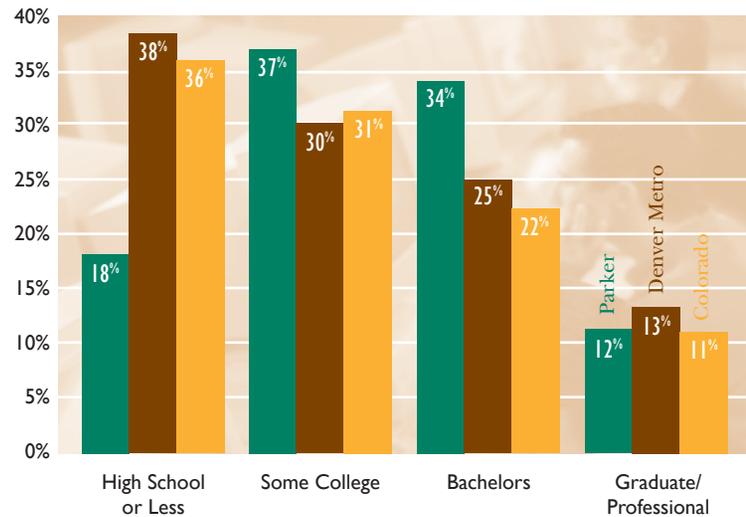


Figure 1E: **Educational Attainment, 2005-2009**

Source: US Census



Parker residents are primarily employed in managerial, professional, sales or technical jobs (see Figure 1F). These types of jobs are generally not found in the Town, requiring many of our residents to commute to the Denver Tech Center or downtown Denver (see Figure 1G).

Parker has a racially homogenous population with 90.1% of the population white. The Hispanic population (which can be of any race) comprises 8.2% of the population in 2010, growing from 5.8% in 2000 (see Figure 1H).



Figure 1F: **Parker Resident Employment by Occupation, 1990 - 2009**

Source: US Census

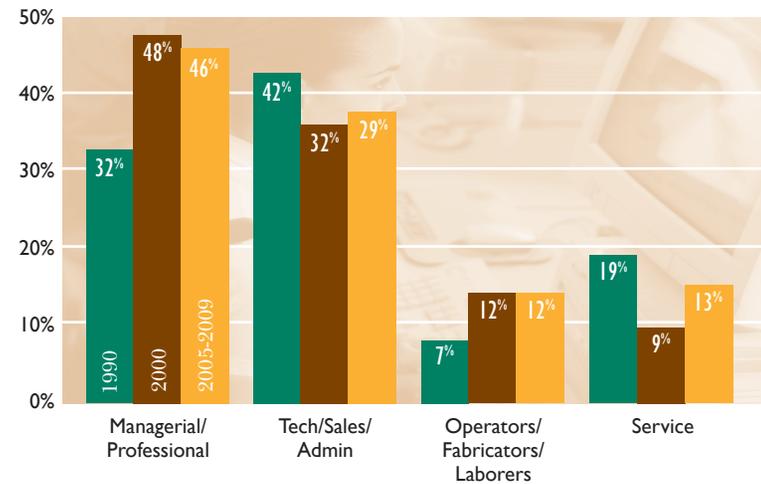
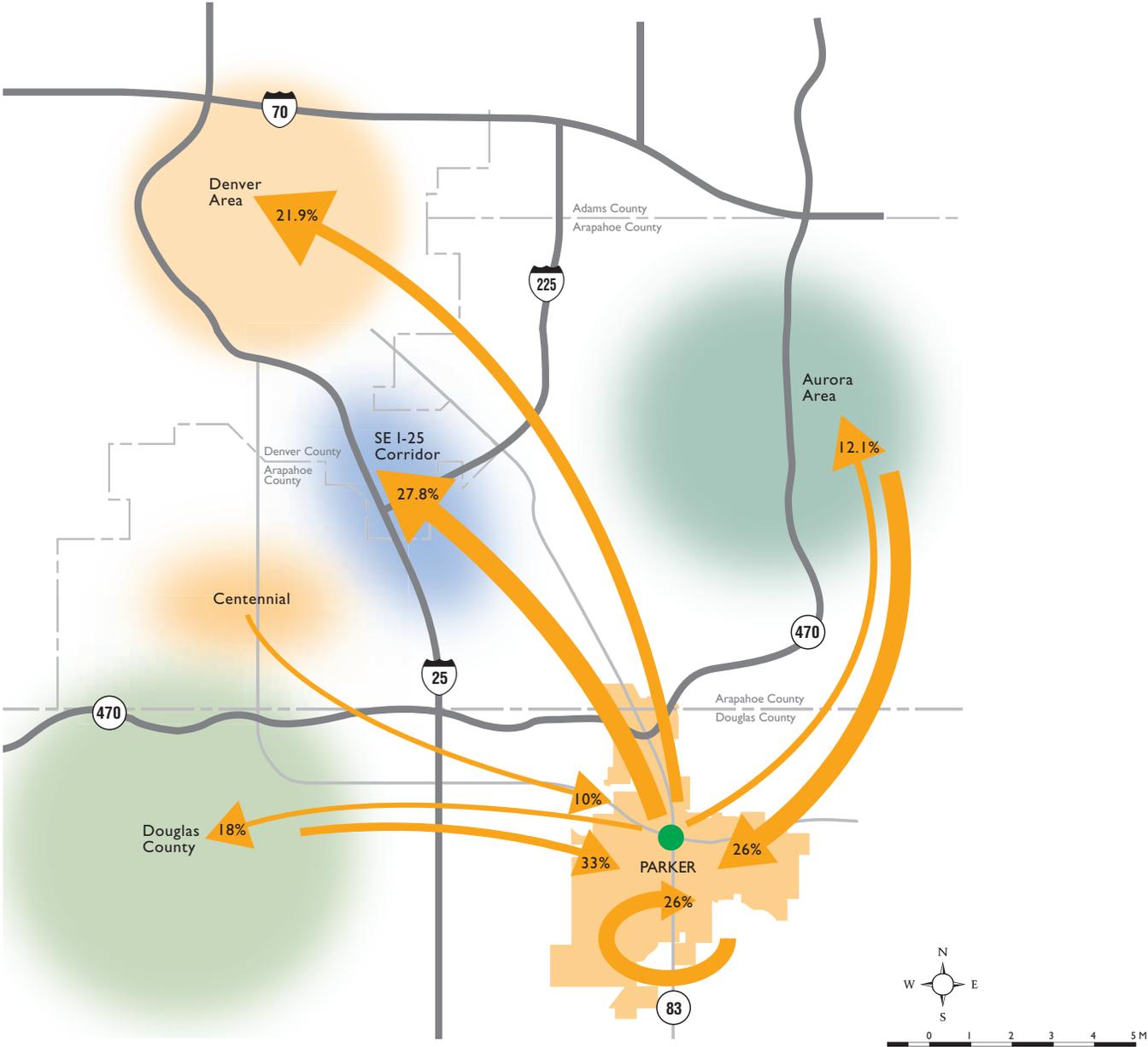


Figure 1G: **Parker Resident Work Travel Patterns, 2011**

Parker residents are primarily employed in managerial, professional, sales or technical jobs.



Parker residents can generally be described as middle to upper middle class with a median household income of \$87,098 per year, higher than the Denver Metropolitan area, but lower than Douglas County (see Figure 1I). However, not all families currently living in Parker make the median income; 3.0% of Parker households are below the poverty level (see Figure 1J).



Figure 1H: **Population by Race and Ethnicity, 2010**

Source: US Census

Place	White	Black	American Indian/ Eskimo/Aleut	Asian/ Pacific Islander	Other	Total	Hispanic*
	Parker	40,797	691	210	1,508	2,091	45,297
% of Total	90.1%	1.5%	0.5%	3.3%	4.7%		8.2%
Douglas Co.	257,598	3,476	1,183	10,908	12,300	285,465	21,392
% of Total	90.2%	1.2%	0.4%	3.9%	4.3%		7.5%
Colorado	4,089,202	201,737	56,010	145,651	536,596	5,029,196	1,038,687
% of Total	81.3%	4.0%	1.1%	2.9%	10.6%		20.7%

* can be of any race

Forecasting Parker's Growth

Forecasting growth is speculative at best. Studying the historical growth pattern is the best way to hypothesize what the future will hold. Based on best available data and an evaluation of historical trends, the following forecasts for population and employment were developed.



Figure 11: Median Family Incomes, 2000 – 2009

Source: US Census

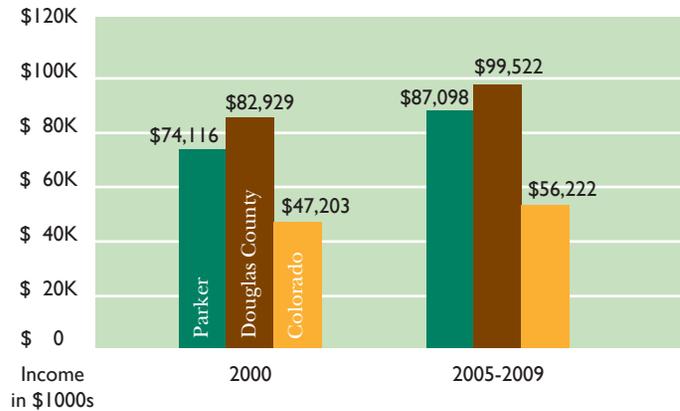


Figure 12: Households by Income Range, 2005-2009

Source: US Census

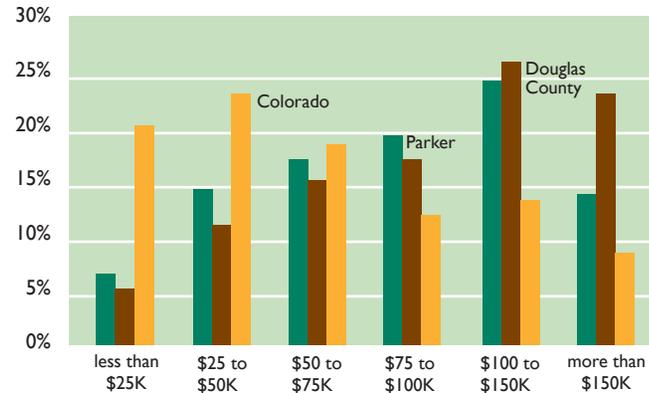
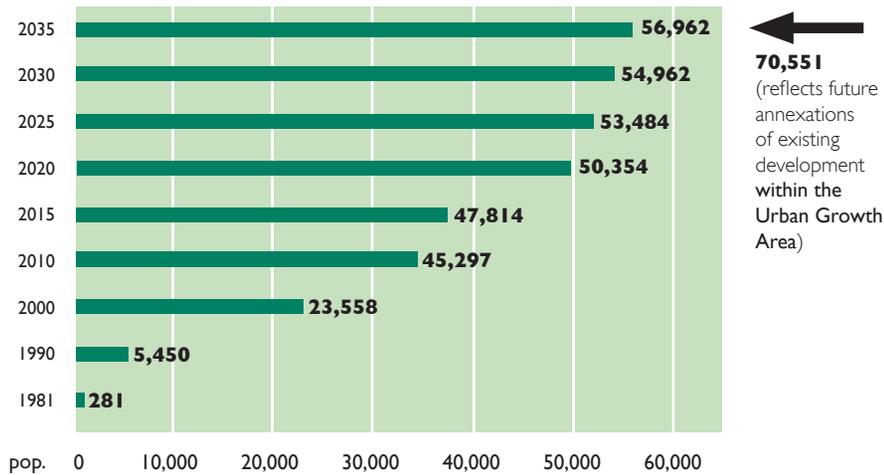


Figure 1K: **Parker Population History and Projections, 1981-2035**

Source: US Census & Town of Parker



Population Forecasts

A forecast for Parker’s future residential growth was developed based on recent trends and shifts. Previous projections for population in Parker assumed significant growth into 2030. The market for new houses and the economy of the country as a whole have changed significantly. New population projections have been developed that reflect Parker as a growing Town but at a slower rate. The new projections do not reflect any prolonged building booms like the Town experienced in the early 2000’s. The Town is expected to grow from a population of approximately 45,500 in 2011 to roughly 57,000 in 2035 (see Figure 1K).

Parker’s percentage of Douglas County’s population is expected to decrease as areas along the I-25 corridor with more room to grow, like Castle Rock and Lone Tree, are projected to have greater proportions of the overall County population in 2035.