

Parker Senior Center and RTD Site Subarea Plan Executive Summary

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Purpose

As the Town of Parker and its senior population grows, the needs for affordable senior housing, an updated Senior Center facility, improved connectivity, and effective use of land have become increasingly important. The *Parker Senior Center and RTD Site Subarea Plan* acts as a guiding document to ensure these redevelopment enhancements honor Parker’s legacy of a “hometown feel”.

Physical Summary



Potential Mixed-Use Space on Senior Center and RTD Sites



Potential Commercial Space along Parkglenn Way

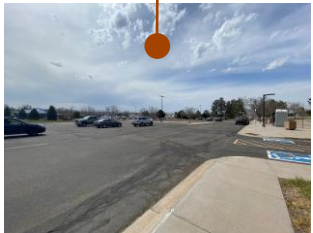


Potential Passive Park Space Across from Senior Center

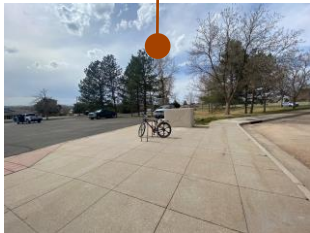


Lack of Roadway Connectivity Near O’Brien Park

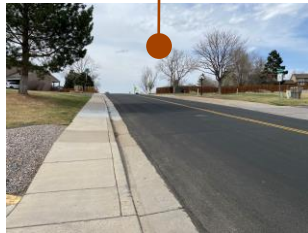
Underutilized Parking Lot at RTD Site



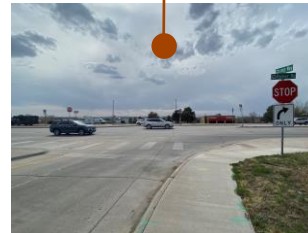
Lack of Multimodal Amenities at Transit Stop



Narrow Sidewalks and Wide Streets along Longs Way



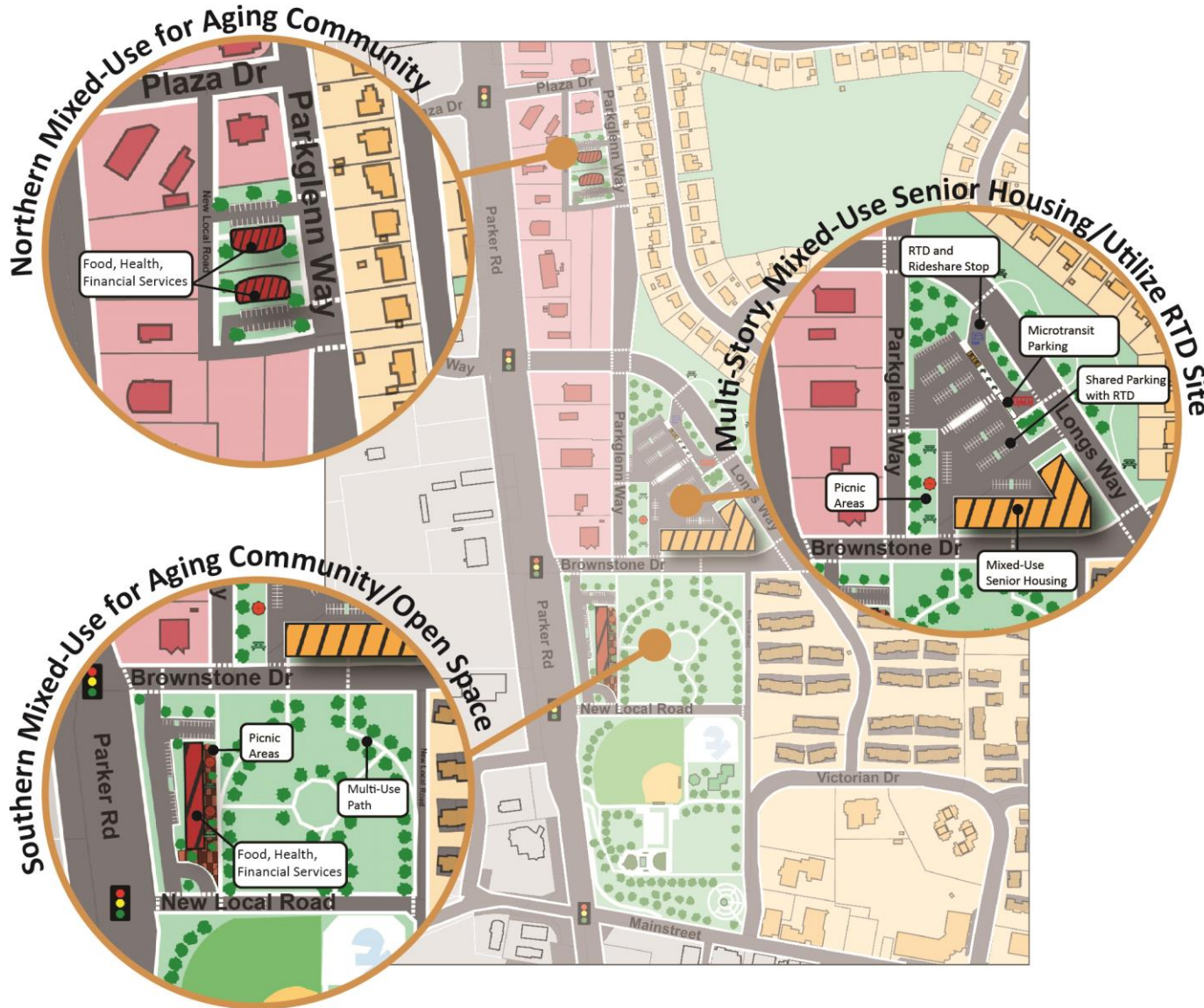
No Access Across Parker Road at Longs Way



Demographic Summary

1. Population projections indicate that Parker could see a rise in population from 62,442 to 89,331 just in the next 13 years (by 2035).
2. Parker and Douglas County have a significant and growing senior population, with Parker seeing a 49% increase in the 55+ population from 2014 to 2019.
3. Parker seniors (65+) have a median household income of \$61,250 compared to Parker’s overall median household income of \$110,934.
4. 45% of Parker households receiving SNAP benefits include a person over 60 years old.
5. 58% of Parker householders 65 years and older are paying more than 35% of their income for rent.
6. 4% of Parker’s population uses public transportation, walking, biking, taxiing, or ridesharing as their commuting method.

Recommendations



Recommendation	Steps	Implementation Needs
1. Expand Area's Vehicular Connectivity	1a. Extend Parkglenn Way and Brownstone Drive.	\$\$
	1b. Create new road to interact with Parker Road.	\$\$
2. Expand Area's Bike and Pedestrian Connectivity	2a. Create safe crossings across Parker Road.	\$
	2b. Use protected bike lanes as protection for sidewalks for pedestrians.	\$\$
3. Utilize Park and Open Space	3a. Create Pocket Parks.	\$\$
	3b. Implement Infrastructure for Outside Events.	\$
	3c. Develop the 5-Acre Open Space.	\$\$\$
4. Extend Mixed-Use Commercial to Support an Aging Community	4a. Construct Two Commercial Properties at Plaza Drive and Parkglenn Way.	\$\$\$
	4b. Construct a Mixed-Use Property Adjacent to the Open Space.	\$\$\$
5. Build a Mixed-Use, Multi-Story Senior Housing Building	Build a Multi-story Senior Housing Building.	\$\$\$
6. Utilize the RTD Site for more Amenities	Utilize the RTD Site for more Amenities.	\$\$