Parker Senior Center and RTD Site
Subarea Plan Executive Summary

Author:
Mikhail Kaminer

Client:
Town of Parker, CO
Mary Munekata, AICP, Senior Planner
Bryce Matthews, AICP, Planning Manager
Jeremiah Fettig, AICP, Associate Planner
Weldy Feazell, P3 Director

Master of Urban and Regional Planning
COLLEGE OF ARCHITECTURE AND PLANNING
UNIVERSITY OF COLORADO DENVER
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”.

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.

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
Recommendations

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
   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.

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. | $\$