

Town of Parker Facts and Stats



June 2006

Population and Demographics

Parker's Population and Growth

As the Denver metro area grows, the Parker area attracts developers, planners and new residents who want a country lifestyle with modern amenities. Over the past 25 years, Parker has transformed from the rural equestrian capital of Colorado to an exciting town with beautiful open spaces and well-planned residential and commercial developments.

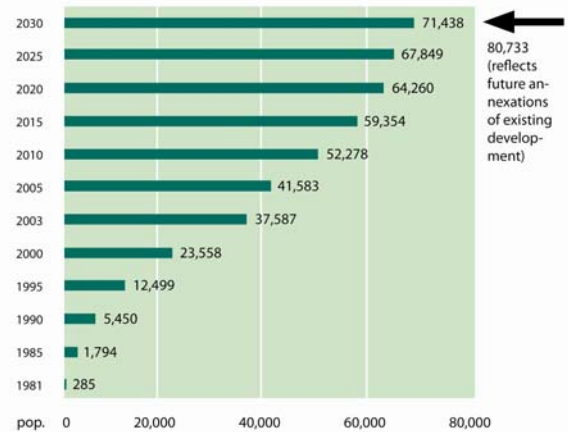
At incorporation in 1981, Parker encompassed one square mile. Currently, **Parker is 18.8 square miles** in size. Parker is located 20 miles southeast of Denver and is 5900 feet above sea level.

A forecast for Parker **future residential growth** was developed based on recent trends and shifts. Between 1994 and 2003, Parker maintained an average of **18 percent of county growth per year**. Based on the assumption that Parker will continue to capture this same percentage, the Town is expected to grow from a population of approximately **41,600 in 2005 to 71,500 in 2030**.

Year	Population
1981 (at incorporation)	285
2005* (current)	41,600
2010 (five year projection)	52,200
2015 (ten year projection)	59,350
2030 (25 year projection)	71,500

* As of 2005, there were over 70,000 people in the greater Parker area.

Figure 1K: Parker Population History and Projections, 1981-2030
Source: US Census, Douglas County, Economic & Planning Systems



Unincorporated vs. Incorporated Parker

It is important to note the difference between the incorporated and unincorporated populations. There is a 1 to .75 ratio between the incorporated population and adjacent and surrounding 80134 and 80138 zip code areas. When we reach our projected **build out population, Parker's incorporated population will be around 85,000**, but the **Parker area total population will approach 150,000**.

Douglas County Growth

Between 1990 and 2000, **Douglas County grew 191 percent**, which places it as the fastest growing county in the United States. **Parker, during this same decade, was the fastest growing municipality in the county at 332.3 percent** with Castle Rock in second at 132.2 percent.

Who Lives in Parker Today?

Residents of Parker are generally more likely to be married (**75 percent**) than residents of the state as a whole and Parker has a higher percentage of residents with college degrees (**48 percent**) and some college education (**83 percent**) compared to the region and the state of Colorado.

Parker residents can generally be described as middle to upper middle class with a **median household income of \$82,961 per year**, higher than the Denver Metropolitan area. The **average household size is 3.01**.

Current Infrastructure

Parker's History

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 the area currently known as the Town of Parker.

Parker's Amenities

Healthcare

Parker has the benefit of **two new hospitals** located in our area. These state-of-the-art health facilities are Parker Adventist Hospital and Sky Ridge Medical Center. Their addition to our community greatly expands the nearby services available.

Water

Currently, the Rueter-Hess Reservoir is being constructed. This reservoir will serve Parker's ongoing water needs and solve its long-term water shortage problem. It will be located about three miles southwest of downtown Parker on Newlin Gulch, which is a tributary drainage of Cherry Creek. The dam will rise 120 feet and the reservoir will **encompass 385 acres, which is about one-third the size of Colorado's largest reservoir**, the Cherry Creek Reservoir.

Roadways and Travel

Parker is located in northeast Douglas County approximately five miles east of **I-25** and Lincoln Avenue, and the **E-470 Expressway** runs through the northern area of town. The commute to the Meridian, Inverness and Denver Tech Center business parks is 15 to 20 minutes via the E-470 Expressway.

Today, the **E-470 Expressway carries 46,000 cars per day** and in 2010 is **projected to carry 77,000**. **Parker Road (south of E-470) carries 45,000 cars per day** and will carry **95,000 cars in 2010**. **Parker Road (north of E-470) currently carries 35,000 cars per day** and is expected to carry **65,000 per day in 2010**.

Airports

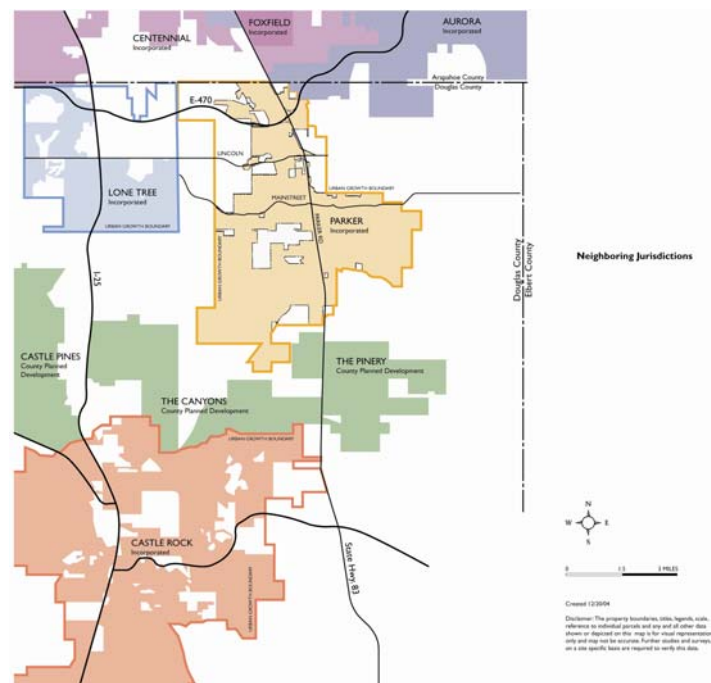
Denver International Airport is northeast of Parker by approximately 30 miles. Via the E-470 expressway, the commute is about 30 minutes. Located 10 minutes northwest of Parker, **Centennial Airport** is the second busiest general aviation facility in the country, handling corporate and charter air traffic.

Local Attractions

The **Parker downtown area** is home to quaint pedestrian walkways, locally-owned businesses, a newly expanded community park, a revolutionary water park and beautiful preserved open space. It is located centrally within the Town, close to Town Hall, area neighborhoods and main thoroughfares. This area also acts as a own "gathering place" for residents and visitors alike.

Equestrian facilities still abound. Blue-ribbon schools, an active youth imitative, an extensive parks and recreation program, a nationally-recognized family recreation center, a soon-to-be-built revolutionary Field House facility, year-round cultural and arts activities and eight area golf courses add to the quality life in Parker.

Shoppers delight in the variety provided at centers like **Crown Point, Stroh Ranch, the Prime Factory Outlets and the Parker Valley Center**.



Town Budget and Finances

Parker's Fiscal Well-Being

The Town of Parker enters the 2006 budget period in **sound financial condition**. The 2006 budget projects estimated **total revenues for all funds of \$57.2 million** and total expenditures of \$58.3 million. The 2005 projected ending fund balances for all funds were revised to include **an increase of \$9.4 million** from what was originally estimated.

Additionally, the Town of Parker has been awarded the **Certificate of Achievement for Excellence in Financial Reporting** for its Comprehensive Annual Financial Report (CAFR) by the Government Finance Officers Association of the United States. Parker has received this **award for the past 17 consecutive years**. The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting and its attainment represents a significant accomplishment by a government and its management.

Sales Tax Collection

Self-Collection Leads to Revenue Increase

The Town of Parker works with nearby Castle Rock to collect its own sales tax. This allows the Town to collect sales tax in Parker more quickly and more efficiently. Since the inception of the self-collection process, there has been a **20 percent increase in revenue**. From 2004 to 2005, there was a 7 percent increase in revenue and we are on track for similar growth in 2006. It is important to note that the **majority of sales tax revenue comes from food and general merchandise purchases**.

The total sales tax rate in Parker is **8.1 percent**. It goes to the following entities:

Town of Parker	3.0 percent	<i>Paid to the Town of Parker</i>
State of Colorado	2.9 percent	<i>Paid to the State of Colorado</i>
Douglas County	1.0 percent	<i>Paid to the State of Colorado</i>
RTD/SCFD/FD	1.2 percent	<i>Paid to the State of Colorado</i>
Total	8.1 percent	



The Town's 3 percent sales tax is divided into two portions: 2.5 percent goes to fund general operations of the Town, such as Police and Street Maintenance. The other 0.5 percent is dedicated to Parks, Recreation and Open Space needs. Sales tax is the main source of revenue to support Town operations. Sales tax collection for the coming year is projected to be approximately **\$21.3 million or 74 percent of the total taxes**. We projected an **increase of approximately 5 percent in 2006** due to additional retail and an expanded consumer base.

Building Activity in Parker

Commercial and Residential Building Permits

In 2005, **1110 residential and 672 commercial permits** were issued with a **total valuation of \$297,592,080**. Based on the amount of growth we have so far experienced, we project the **building permit revenue for 2006 to be \$1.4 million**.

Parker currently boasts approximately **2.2 million square feet of retail space**.

The Town of Parker government is one of the largest employers in Parker and currently employs approximately **350 full and part-time employees**.