



TOWN COUNCIL STUDY SESSION AGENDA
June 8, 2026
5:00 PM

I. Study Session Items

1. Parker Senior Center Feasibility Study Final Report - J.R. Clanton/Colton - 45 minutes
2. 2050 Comprehensive Plan - Consultant/Munekata/Bennett - 1 hour

II. Staff Updates

III. Town Council Updates/Items



MEMORANDUM

TO: Honorable Mayor and Members of Town Council
FROM: Mary Colton, Parks and Recreation Director
DATE: June 8, 2026
SUBJECT: Parker Senior Center Feasibility Study Final Report

ITEM OVERVIEW:

The Feasibility Study and Facility Assessment for the Parker Senior Center is complete and the purpose of this Study Session is for the consultant, BerryDunn, to present the study findings, observations, and recommendations directly to Town Council:

- BerryDunn began the study in October 2025
- The study evaluated the current Parker Senior Center facility, operations, service delivery model, community needs, stakeholder input, and potential future alternatives for supporting senior services in Parker.
- No Council action or direction is requested at this time.
- Staff will use Council feedback from the Study Session to evaluate potential next steps and future considerations.

BACKGROUND AND ANALYSIS:

In October, 2025 Council approved Ordinance # 1.664 authorizing a feasibility study for the Parker Senior Center. The Town of Parker engaged BerryDunn to conduct the Feasibility Study and Facility Assessment for the Parker Senior Center. The purpose of the study was to provide an independent evaluation of the current senior center facility, operational structure, community needs, and potential opportunities for supporting senior services into the future.

The study included a review of existing conditions, facility assessments, stakeholder and community engagement, demographic and market analysis, operational benchmarking, and evaluation of potential service delivery and facility alternatives. The consultant also reviewed comparable communities and examined trends affecting senior services and facilities.

At this Study Session, BerryDunn will present the findings of the completed study, including key observations, opportunities, challenges, and recommendations identified through the assessment process. The presentation is intended to provide Town Council with information regarding the current state of senior services and facilities and to support future discussions regarding senior programming, facility planning, and community investment priorities.

This item is being presented for informational and discussion purposes only. No formal action or direction is requested from Town Council at this time.

FINANCIAL AND POLICY IMPACTS:

The purpose of this Study Session is to discuss the consultant's findings. Therefore, there are no direct financial impacts associated with this agenda item beyond the previously approved consultant contract for completion of the study.

The consultant's findings may identify future opportunities, considerations, or alternatives that could have financial, operational, facility, or policy implications. Any future actions requiring Town Council consideration, funding allocations, policy changes, or capital investments would be evaluated internally and presented separately at a future meeting.

RECOMMENDATION:

This is for information only.

REQUESTED DIRECTION:

Receive the presentation from BerryDunn regarding the Town of Parker Feasibility Study and Facility Assessment for the Parker Senior Center and provide feedback and discussion as appropriate.

ATTACHMENT:

None



MEMORANDUM

TO: Honorable Mayor and Members of Town Council

FROM: Heather Bennett, Associate Planner
Mary Munekata, Senior Planner
Bryce Matthews, Assistant Director - Planning

DATE: June 8, 2026

SUBJECT: 2050 Comprehensive Plan

ITEM OVERVIEW:

The Parker 2050 Comprehensive Plan update will replace the current Parker 2035 Master Plan and establish the Town's long-range vision and policy direction through 2050. Staff and the project consultant team will provide Town Council with an update on the project, review key plan components, and seek Council feedback to inform preparation of the Adoption Draft.

BACKGROUND AND ANALYSIS:

The Parker 2050 Comprehensive Plan will update and replace the current Parker 2035 Master Plan, which was adopted in 2012 and most recently updated in 2022. As the Town's primary long-range planning document, the Comprehensive Plan establishes a vision and policy framework for future growth, development, and community priorities through 2050. The Plan will guide future land use decisions and Town initiatives while providing a foundation for more detailed planning efforts, regulations, and implementation strategies.

Staff and the project consultant last provided Council with an update on the Parker 2050 Comprehensive Plan in September 2025. At that time, staff and the project consultant introduced the proposed community values, vision, goals, and strategies organized around five planning elements:

- Land Use;
- Housing;
- Sustainability and Resiliency;
- Transportation; and
- Economic Vitality.

Over the past several months, staff and the project consultant have engaged in extensive coordination with Town departments and internal stakeholders to develop the Comprehensive Plan Public Draft. This collaborative effort has helped refine the draft plan's vision, goals, and strategies while ensuring alignment with departmental planning documents, Town priorities, and feedback received throughout the planning process.

Significant activities during this phase of the Parker 2050 Comprehensive Plan update include:

- Plan Development: Graphic design and layout; plan revisions; Quality of Life chapter development
- Internal Coordination: Meetings with the Technical Advisory Committee and Executive Management Team; Department Leadership Workshops
- Stakeholder Engagement: Presentations to the Downtown Business Alliance, Parker Youth Commission, and Parks, Recreation and Open Space Commission

The current phase of the Parker 2050 Comprehensive Plan update represents a significant milestone with the release of the Public Draft. The Public Draft reflects the vision, goals, and strategies developed through extensive coordination, public engagement, and plan development efforts.

The Public Draft is planned to be posted for public comment on June 9, 2026.

FINANCIAL AND POLICY IMPACTS:

No financial impacts.

The Parker 2050 Comprehensive Plan update will establish the Town's long-range policy direction for future growth, development, and community priorities. Council, Planning Commission, and public feedback on the Public Draft will inform final revisions prior to adoption consideration.

RECOMMENDATION:

Staff requests that the Town Council provide input on the Parker 2050 Comprehensive Plan information provided in the Study Session presentation.

REQUESTED DIRECTION:

Staff and the project consultant request Town Council provide input on the Parker 2050 Comprehensive Plan information provided in the Study Session presentation.

ATTACHMENT:

1. Parker 2050 Presentation

The background of the slide is a soft-focus photograph of a park. In the center-right, there is a white wooden gazebo with a multi-tiered roof. To the left, a brick building is partially visible. The foreground is filled with a variety of flowers, including purple lavender and yellow and red coneflowers. The overall scene is bright and sunny.

PARKER 2050

COMPREHENSIVE PLAN

— *Planning Our Future Together* —

Town Council Study Session

JUNE 8, 2026

Agenda



Session Purpose

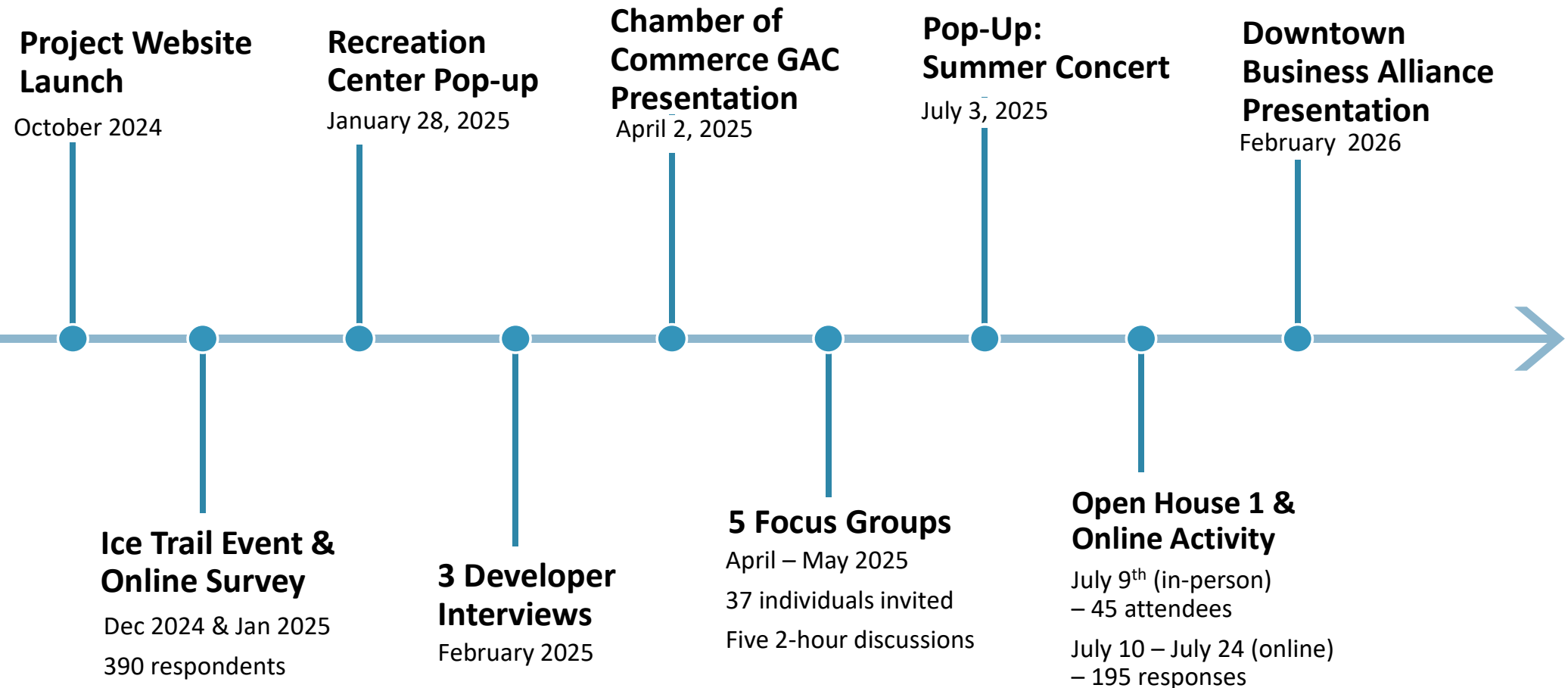
- Share an update since our last session
- Introduce Parker 2050 Public Draft
- Walk through the plan structure, major focus areas and evolution from the 2035 Plan

Anticipated Outcomes

- Shared understanding of the Public Draft
- Clear direction for draft review and feedback
- Next steps for engagement and adoption

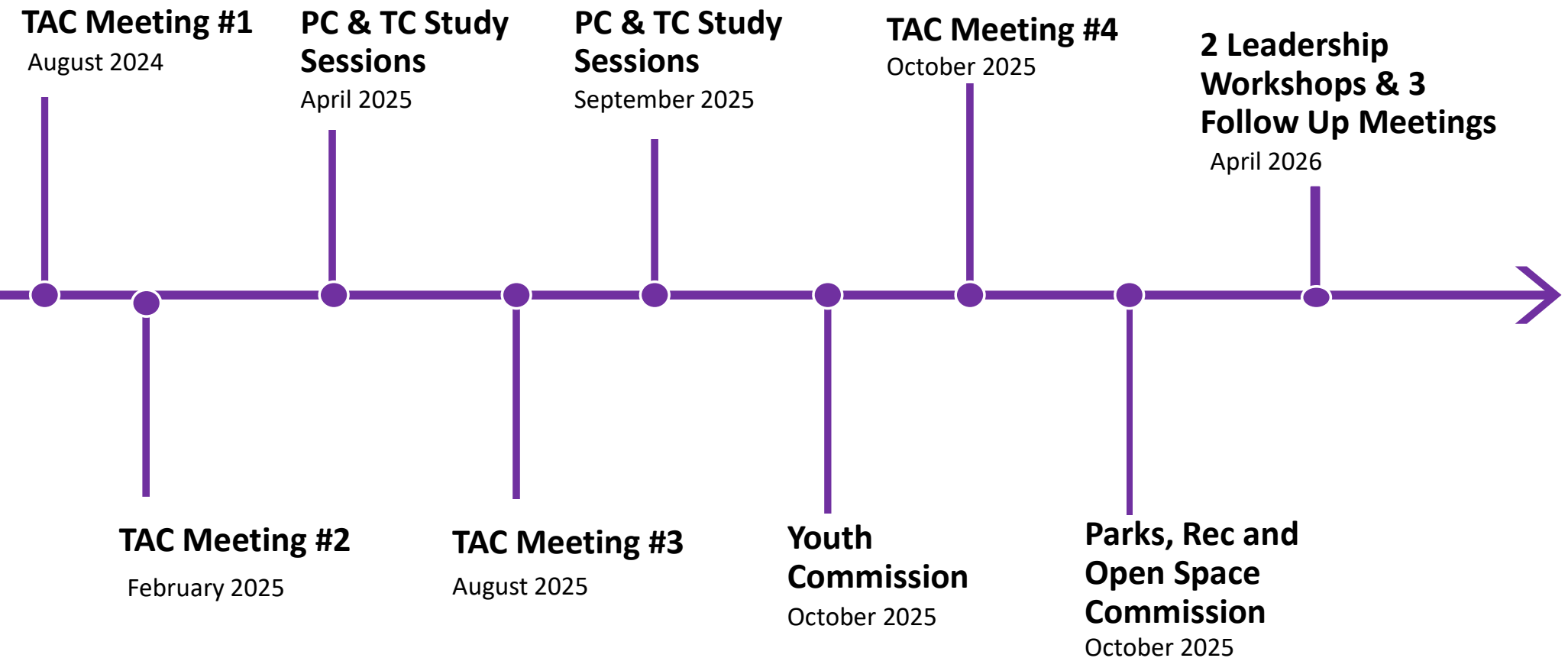
External Engagement

Total Events
So Far: **16**



Internal Engagement

Total Events
So Far: **15**



Leadership Team: Working Towards Plan Alignment



What is *Parker 2050*?

PARKER 2050
COMPREHENSIVE PLAN
— *Planning Our Future Together* —

A Values-based Plan:

- Rooted in community values, data, and best practices
- Overall vision
- Actionable policy direction for the community



What Does *Parker 2050* Do?

PARKER 2050

COMPREHENSIVE PLAN

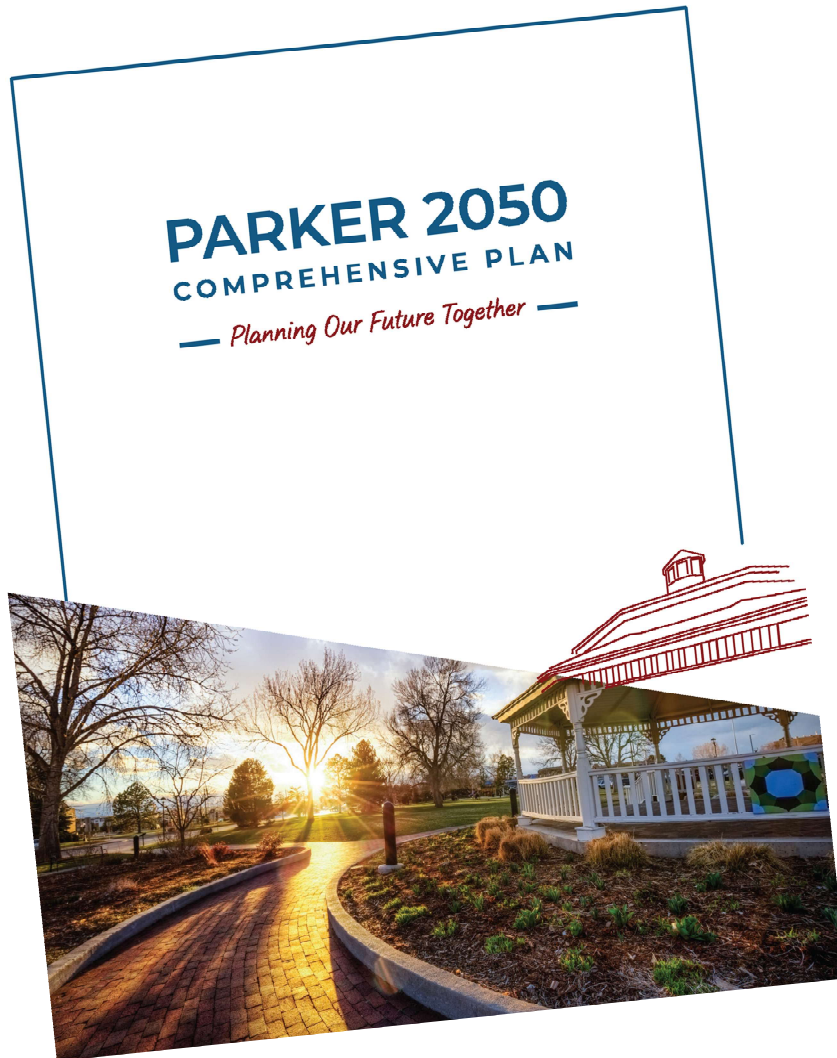
— *Planning Our Future Together* —



Serves as:

- The “through line” – a connection between the daily experience of Parker residents and long-term community direction
- The basis for a more integrated Town of Parker
- Assures orderly growth and creates predictability for residents and the development community
- Provides a common framework for decisions for staff and elected officials
- Reflects community values and priorities
- Strengthens competitiveness for grants and funding
- Serves as a foundation for other plans and initiatives
- Remains flexible over time as a living document

Public Draft Overview



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Consistent Community Values

- Love for and pride in Town character & historic Downtown
- Open space as an integral part of quality of life and identity
- Value placed on cultural offerings and Town events
- Desire for balanced growth

**ECONOMIC
VIBRANCY**

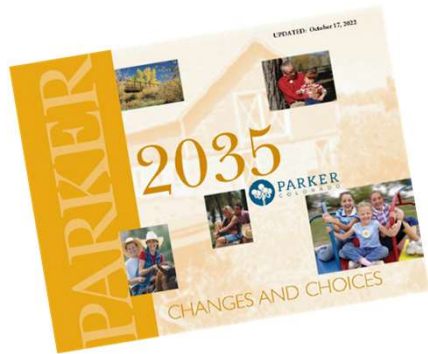
**LIVABLE
NEIGHBORHOODS**

**OPEN SPACE AND
RECREATIONAL
OPPORTUNITIES**

**CONNECTED
COMMUNITY**

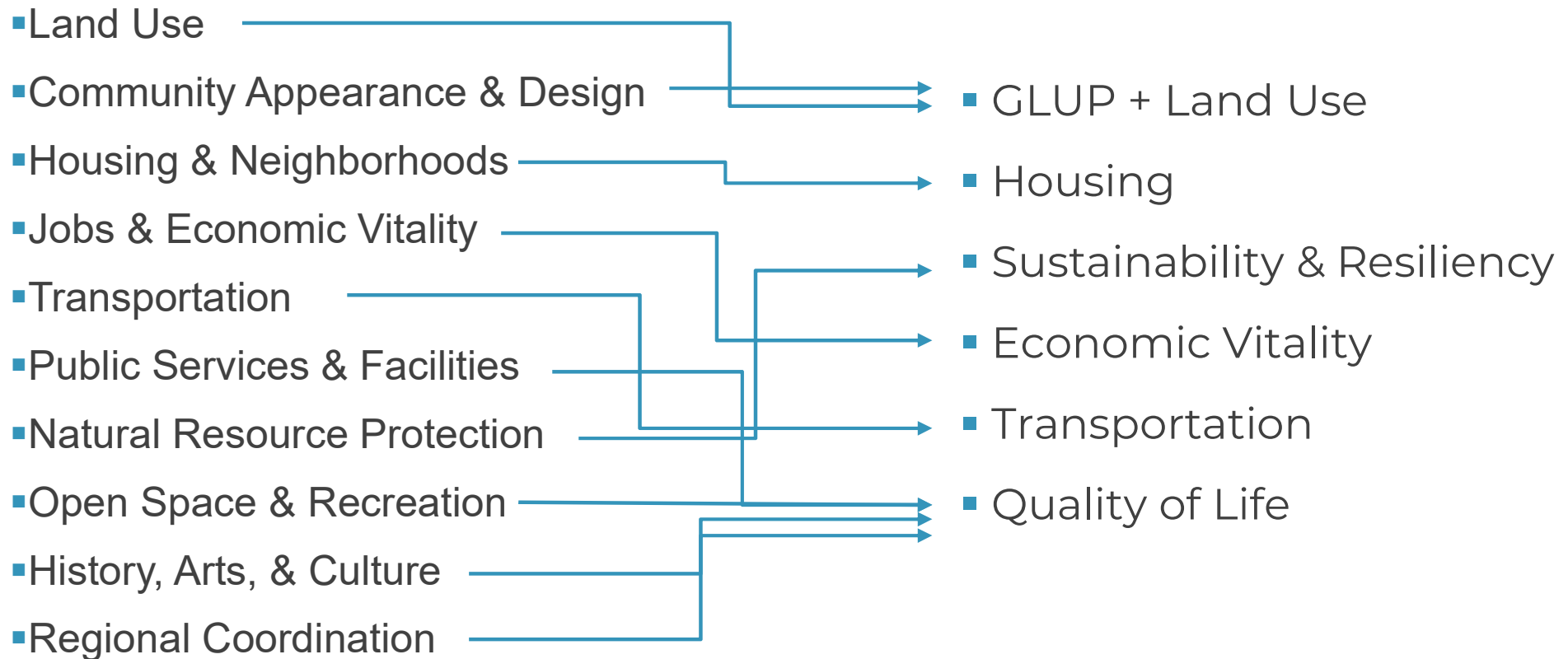
**HISTORY,
CULTURE, AND
SENSE OF PLACE**

What's Changed

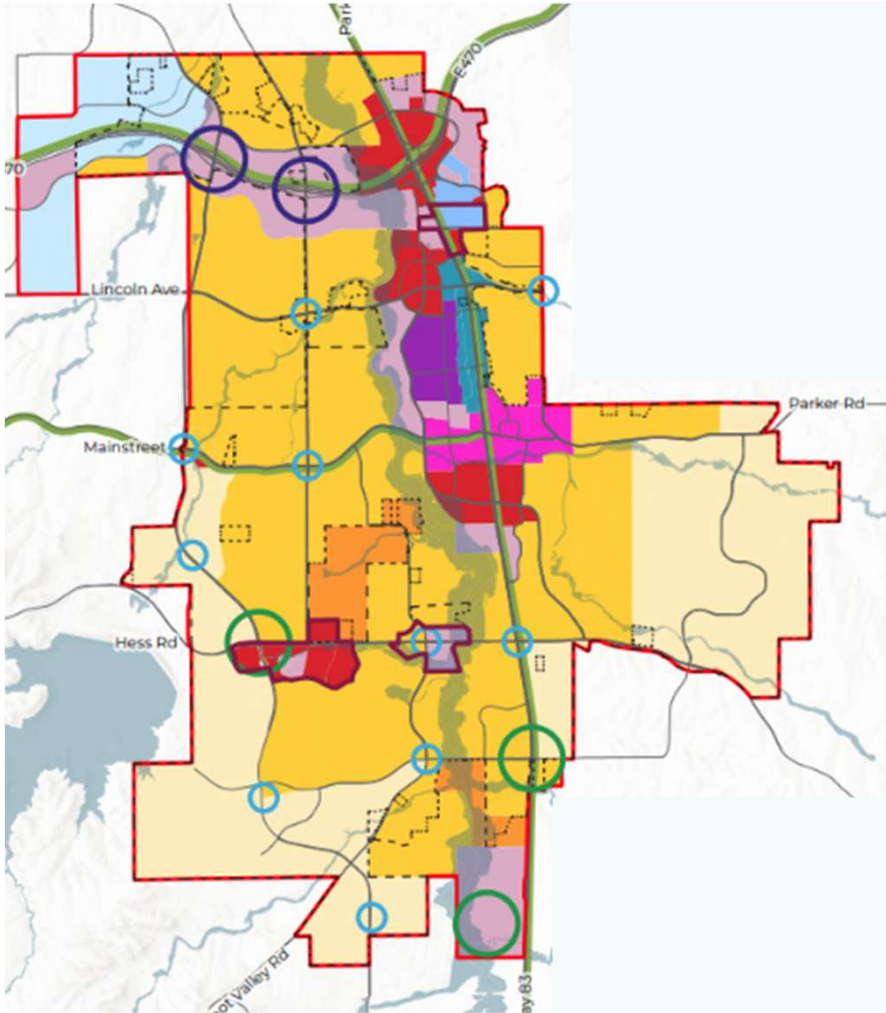


PARKER 2050 COMPREHENSIVE PLAN

— *Planning Our Future Together* —



General Land Use Plan



What is a General Land Use Plan?

A long-range vision that identifies the community's desired pattern of land uses and development to guide future growth.

Changes to the Parker 2050 GLUP:

- Opportunity Areas
- Missing Middle Character Area (Mixed Residential)
- NW Planning Area Boundary Expansion
- Mixed-Use
- Parker Road Corridor
- GLUP cheat sheets

Plan Elements

- **Land Use**
- **Housing**
- **Sustainability & Resiliency**
- **Economic Vitality**
- **Transportation**
- **Quality of Life**

Typical structure of chapters:

- Introduction
- Existing conditions data
- Community input
- Vision statement
- Goals
- Strategies

Land Use

Opportunity

With little remaining undeveloped land, the Town needs to focus on infill and redevelopment opportunities.

Policy

Land Use GOAL 4:

Prioritize infill development of vacant or underutilized parcels along existing corridors and within existing neighborhoods to improve community character, reduce blight, and generate tax revenue.

STRATEGY 4.2:

Promote the development of mixed-use centers along key corridors, supporting density near transit and a mix of uses to reduce dependence on cars and promote the use of public transportation.

Land Use

Intent

Enhance Parker Road as a critical travel corridor and a primary driver of the Town's economy to enhance walkability and safety. Focus on redevelopment, higher density infill, and mixed-use development (prioritizing first floor commercial use).

A focus on infill and redevelopment by elevating Parker Road Corridor to a Character Area and Opportunity Area.

CHARACTER TYPE:

Parker Road Corridor

BLOCK PATTERN



CURVILINEAR



MODIFIED GRID

BUILDING SCALE



1/2 BLOCK TO FULL BLOCK



Housing

Existing Condition

Housing costs continue to rise, pricing out existing and potential residents from Parker.

Policy

Housing Goal 2:

Expand housing type diversity to serve residents across all income levels, life stages, and household types.

STRATEGY 2.1:

Encourage development of missing middle housing types that bridge the gap between single-family homes and large apartment complexes.

Housing

CHARACTER TYPE:

Mixed Residential

Intent

Provide diverse housing options and allow for infill in areas supported by services and amenities.

Incorporating strategies to encourage missing middle housing through a new “Mixed Residential” future land use designation.

BLOCK PATTERN



MODIFIED GRID



GRID

BUILDING SCALE



DUPLEX TO 7-PLEX



Sustainability & Resiliency

Opportunity

Peer communities are focusing long-range planning around sustainability and resiliency, and the community has shown support for sustainable practices.

Policy

Sustainability and Resiliency Goal 2:

Promote effective, efficient and resilient infrastructure to protect residents and property.

STRATEGY 2.5:

Support the Douglas County Hazard Mitigation Plan through local resiliency actions that reduce risk from natural hazards and strengthen community preparedness.

Sustainability & Resiliency

Committed to Water Conservation

Sustainability & Resiliency Goal 1:

Protect Parker's water resources to ensure a safe and sustainable water supply.

- *One Goal*
- *5 Strategies*
- *18 Implementation Opportunities*
- *Partnerships with PWSD, Cherry Creek Basin Water Quality Authority, HOAs, Metro Districts and many others*



Economic Vitality

Opportunity

Many of Parker's commercial areas are aging, creating an opportunity for redevelopment.

Policy

EV GOAL 1:

Protect the Town's long-term fiscal sustainability through a healthy and balanced revenue base that supports high-quality services, infrastructure, and community stability.

STRATEGY 1.2:

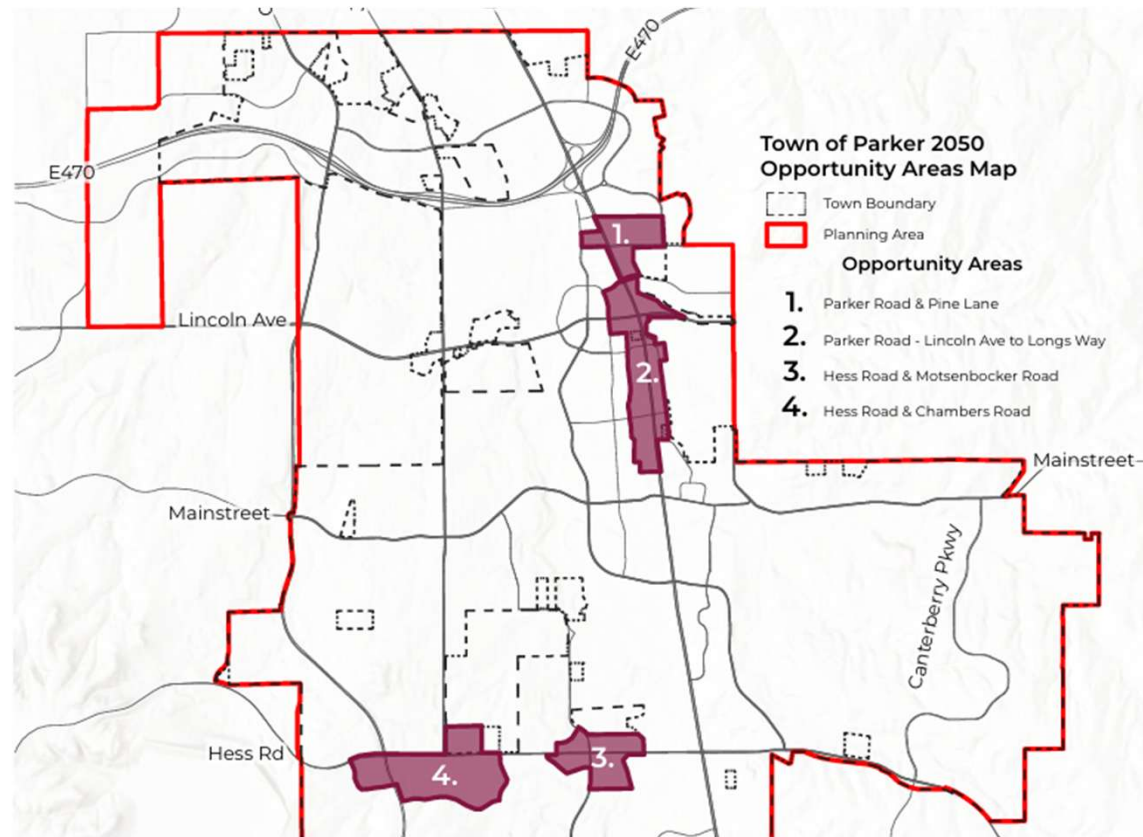
Seek out redevelopment and adaptive reuse opportunities as a means to invigorate underutilized commercial areas.

Economic Vitality

Opportunity Areas

Through the planning process, four areas were identified for their development and/or redevelopment potential. Future tools could be applied to these areas to meet community and economic benefits, such as:

- *Zoning/Code Updates*
- *Grants/Incentive Programs*
- *Urban Renewal Areas*
- *Infrastructure Investment*



Transportation

Existing Condition

Emerging technologies and new forms of transportation require approaches which ensure that Parker continues to develop and maintain a safe and reliable transportation network for residents and visitors.

Policy

Transportation Goal 1:

Build and maintain a safe, connected, and sustainable multimodal transportation network for all users.

STRATEGY 1.2:

Evaluate and enhance the existing transportation network to ensure safe and efficient multimodal (automobiles, transit bicycles, walking, and micro-mobility) travel options.

Transportation

Parker's transportation system will support an array of travel modes including safe and sustainable options for resident connections both within and beyond the Town's boundary.



Quality of Life

Existing Condition

The community highly values Parker's natural and cultural amenities, which contribute to the Town's unique character and play an important role in attracting and retaining residents.

Policy

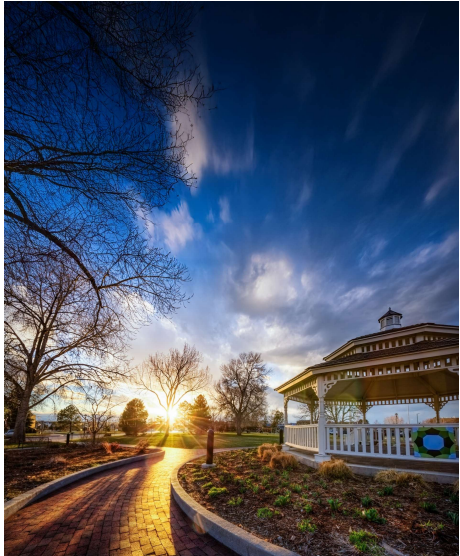
Quality of Life Goal 1: *Deliver high quality amenities and services to Town residents in a manner that is efficient, sustainable, and reliable to maintain the qualities that make Parker a great place to live.*

Quality of Life Goal 2: *Strengthen Parker's identity as a vibrant, cultural and artistic community by expanding opportunities for cultural programming, connection and celebration.*

Quality of Life Goal 3: *Celebrate and foster the parks, trails, open space and recreation system as part of Parker's identity, tourism and high quality of life.*

Quality of Life Goal 4: *Collaborate regionally, particularly when managing growth and coordinating provision of public facilities and services.*

Quality of Life



Parker in Action

Purpose: A framework for guiding progress towards the community's vision.

Tools:

- Interdepartmental Collaboration
- Policies
- Projects & Programs
- Partnerships
- Regulatory Updates
- Future Plans/Studies

IMPLEMENTATION OPPORTUNITIES

NUMBER	GOAL, STRATEGY, & IMPLEMENTATION OPPORTUNITIES	CATEGORY
LAND USE GOAL 1	Support land uses and development patterns that contribute to high quality of life, enhance community character, and allow residents to live, work, and play in Parker.	
LU 1.1	Promote walkable, small-town streetscapes that activate commercial and community spaces.	
1.1.A	Encourage land uses that create a sense of community among those who work, live and play within neighborhoods.	POLICY
1.1.B	Prioritize streetscape improvements adjacent to streets that are comfortable for pedestrians.	PROGRAM
1.1.C	Focus on human-scale, active ground floors, and safe crossings to make walking more interesting and safer.	POLICY
LU 1.2	Integrate the built environment with the natural environment to protect natural landscapes and features, and where appropriate allows buildings to engage with the natural environment	
1.2.A	Use nature-based solutions in site design, like biophilia or the use of low-impact development (LID).	POLICY
1.2.B	Preserve existing vegetation and encourage native landscaping.	POLICY
1.2.C	Incorporate natural features into public spaces.	PROGRAM
1.2.D	Strengthen connections to open space through trails, parks, and open space corridors.	PROGRAM
1.2.E	Use interpretive signage to educate the public on the natural landscapes and features in Parker.	PROGRAM

Strategic Priorities Alignment



Support an Active Community

- **Transportation Strategy 4.4:** Identify opportunities for the trail network to connect residents to daily goods and services.



Foster Community Creativity and Engagement

- **Quality of Life Goal 2:** Strengthen Parker's identity as a vibrant, cultural and artistic community by expanding opportunities for cultural programming, connection, and celebration.



Enhance Economic Vitality

- **Economic Vitality Goal 2:** Foster the environment that supports local businesses and maintain Parker's character and economic resilience.

Strategic Priorities Alignment



Promote a Safe and Healthy Community



Innovate with Collaborative Governance



Develop a Visionary Community through Balanced Growth

- **Quality of Life Goal 3:** Celebrate and foster the parks, trails, open space, and recreation system as a part of Parker's identity, tourism, and high quality of life.
- **Quality of Life Goal 4:** Collaborate regionally, particularly when managing growth and coordinating provision of public facilities and services.
- **Housing Goal 1:** Preserve and enhance the quality and character of existing residential neighborhoods while accommodating thoughtful growth.

How to Review *Parker 2050*

- Does the Plan align with the Town's Strategic Priorities?
- Is the Plan clear, implementable, and internally consistent?
- Does the Plan identify and address gaps and conflicts?
- Does the Plan provide clear and defensible policy direction for Town Council?

Next Steps

- **Public Review Period:**
 - June 9 – July 9, 2026
- **Internal Engagement:**
 - Directors Check-In – Week of July 13, 2026
 - Department Alignment – Week of July 27, 2026
- **External Engagement:**
 - Open House 2 – June 17, 2026
- **Adoption Draft:**
 - August 2026
- **Public Hearings:**
 - Planning Commission – Aug/Sept 2026
 - Town Council – Aug/Sept 2026



Project website: ParkerCO.gov/Parker2050

