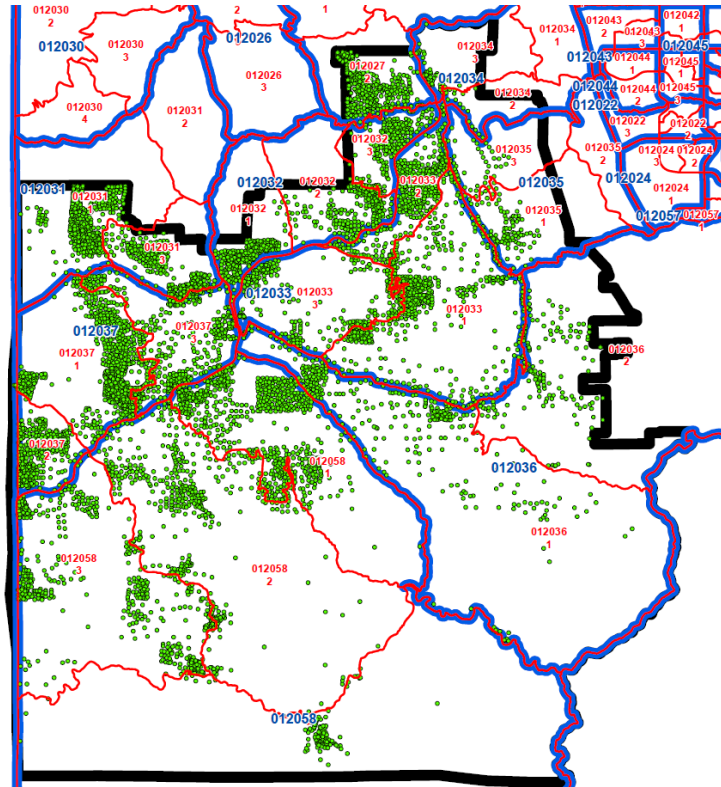


CONIFER / 285 CORRIDOR PLAN AREA Demographic Profile



The Conifer area demographics were estimated by utilizing census tract, census block group, and census block level data that best fit the Conifer area boundary. In many cases interpretations and estimates were needed to accurately define the Conifer Area demographic profile.

The above picture of the Conifer / 285 Corridor Plan Area shows the Conifer Plan area outlined with a heavy black line. The dark blue lines represent the different US Census Tracts that correspond to the Conifer Plan area. There were only two census tracts that were completely within the Conifer Plan area, CT 120.33 and CT 120.37. The thin red lines represent the US Census Tract Block Groups. As you can see, most of the Census Block Groups were bisected by the Conifer Plan area boundary and made it very difficult to determine an accurate population and housing estimate.

Using a Geographic Information System modeling process, staff was able to determine the number of parcels and lots within the Conifer Plan area. By utilizing the data from the County Assessor records, it was possible to determine if there was a residential structure (rooftop) listed on a lot. When a dwelling unit was located, it was given a point on a map as referenced by the green dots and listed in a database. After all of the rooftops were counted, it was possible to determine the total of dwelling units within the Conifer area.

The Conifer/285 Corridor Demographic Profile was constructed by using the most recent Census Tract and Block Group level data available from the 2010 – 2014 US Census American Community Survey and the 2010 Decennial Census Summary File I and II.

2016 CONIFER / 285 CORRIDOR AREA PLAN

AT A GLANCE

Total Land (acres)	Approximately 118,400 acres
Total Land (miles)	185 sq. mi.
Total Population (estimate)	15,391 people
Male	51.2% or 7,933 males
Female	48.8% or 7,458 females
Total Housing Units	6,962
Occupied Housing Units (Households)	6,182, or about 89% occupied
School Enrollment	About 26% of Conifer's total population is enrolled in school
Educational Attainment	98.15% of the total Conifer area population has a high school degree or higher
Median Age	47.8 years
Per capita income	\$53,106
Individuals below poverty level	3.4% individuals below poverty level
Veteran status	There are 2110 veterans living in the Conifer Plan area

Sources: US Census American Fact Finder; and the 2010 – 2014 American Community Survey 5-year estimates.

POPULATION

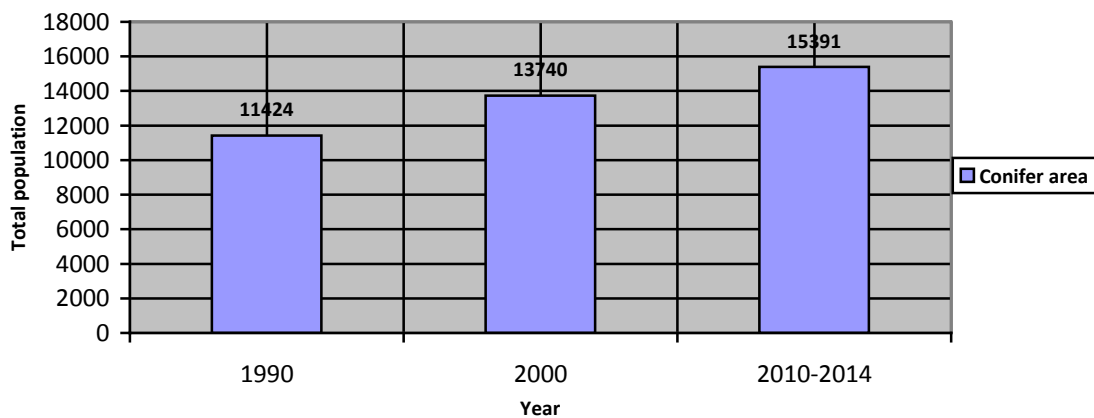
The 2010 – 2014 5-year American Community Survey (ACS) showed that the Conifer area had a total population of 15,391. This is an increase of 1,651 people from the 2000 Census data which showed 13,740 people living within the Conifer Plan area. This shows a steady incremental growth pattern over the past 25 years dating back to 1990.

Almost all of the residential structures found in the Conifer area are single-family detached structures. There were only 12 multi-family structures found in the Conifer Plan area for a total of 22 units. The lack of multi-family housing indicates that there is a market for this type of housing product. Allowing for more multi-family housing would provide for workforce housing and it could benefit the Conifer resident when downsizing and looking for an alternative housing options.

Total Population	Conifer/285 Corridor Area
1990	11,424
2000	13,740
2010 – 2014 ACS	15,391
Change in Pop from 2000 to 2010-2014	1,621

Sources: 2010 – 2014 ACS; US Census Data File 1; 2000 Conifer Community Profile

Conifer Plan Area Population Comparison



Sources: 2010 – 2014 ACS; US Census Data File 1; 2000 Conifer Community Profile

2015/2016 POPULATION ESTIMATE

Total Population estimate per Census Tracts, Block Groups, and Census Block data	15,391 people
Male population	7,933 Males (51.5%)
Female population	7,458 Females (48.5%)
Population under 18	3,246 (20.9%)
Population 18 years and over	12,145 (79%)
Population in owner occupied housing units	13,958 (91%)
Population in renter occupied housing units	1,433 (9%)

Sources: 2010 – 2014 ACS; US Census Data File 1; 2000 Conifer Community Profile

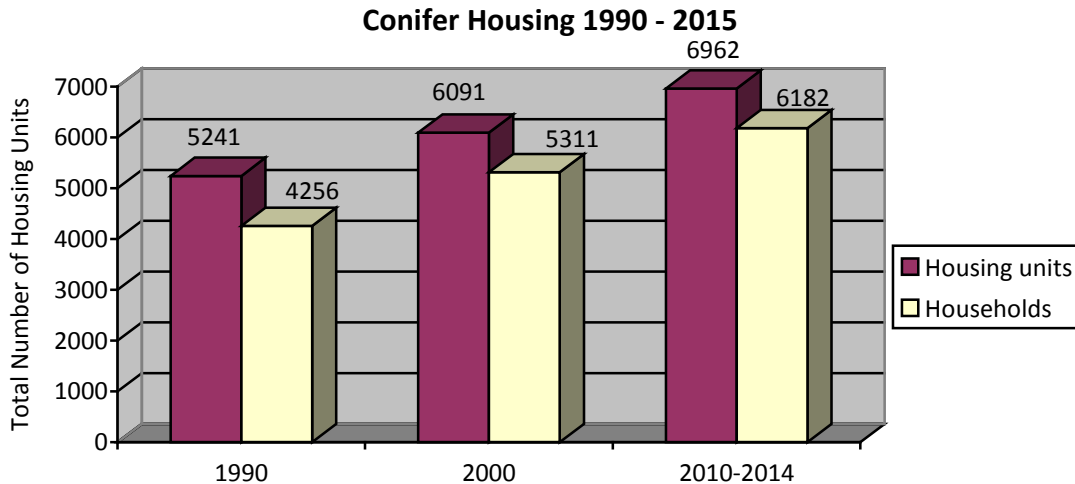
HOUSING

The Conifer area housing stock has continued to expand. In 1990, there were 5,311 total housing units in the Conifer Plan area with 4,256 occupied dwelling units (households). In 2000, the total number of housing units increased by 780 for a total of 6,091 units with 5,241 occupied. For 2015/2016, there are a total of 6,962 dwelling units in the Conifer Plan area, an increase of 871 over 2000, with 6,182 households Conifer Plan area that there were a total.

Conifer / 285 Corridor Area Plan Housing

Total housing units (Rooftops)	6,962 dwelling units
Single Family Residential Housing Units	6,940 dwelling units
Multi Family Residential Housing Units	12 structures with a total of 22 units
Occupied Housing (Households)	6,182 dwelling units
Owner occupied Housing units	5,593 dwelling units (90%+)
Renter occupied housing units	604 dwelling units (9%)
Vacant housing units	780 (5%)

Sources: 2010 – 2014 ACS; US Census Data File 1; 2000 Conifer Community Profile



Sources: 2010 – 2014 ACS; US Census Data File 1; 2000 Conifer Community Profile

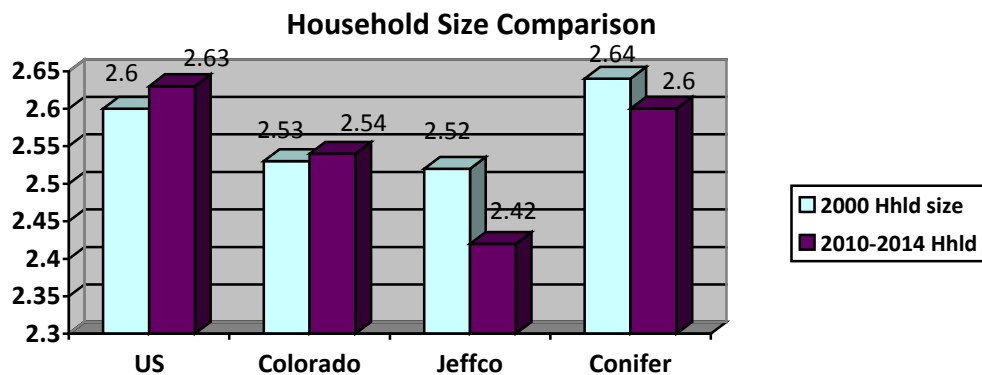
HOUSEHOLDS

The Conifer/285 Corridor Plan area is a relatively stable area in terms of population and growth. 95% of the household population ages 1 year and over lived in the same house for over the past year. About 6.9% lived in a different house 1 year ago. 90.7% of the Conifer community lives in family households with less than 10% living in other household arrangements.

Conifer/285 Corridor Plan Households Table

Family households (families)	91% live in family households
Families with own children under 18 years	About 33.7% of the Conifer households have children under 18 years old
Households with individuals 65 years and over	30.7% of the Conifer households have individuals 65 years or older
1-Person households	5.5% of the people in Conifer live alone
Average household size	The average household size is about 2.6 persons per household
Owner occupied	80.3% of the Conifer households are owner occupied
Renter occupied	About 8.8% are renter occupied
Average family size	The average family size in the Conifer area is 2.99 persons per households
Vacant housing units	11.2% of the Conifer housing stock are considered vacant

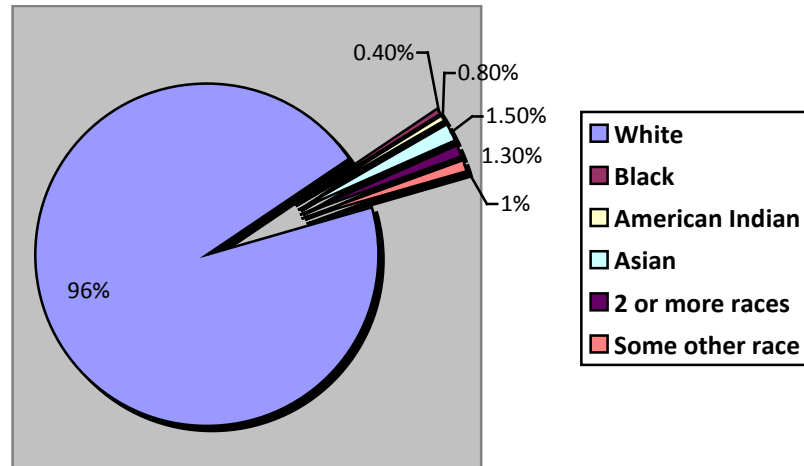
Household Size The Conifer/285 Corridor Plan average household size decreased from 2.64 in 2000 to 2.60 in 2010 - 2014. For all of Jefferson County, the size of the typical family decreased from 2.52 persons-per-households in 2000 to 2.42 in 2010. Smaller families seem to be the trend for Conifer and Jeffco, however in Colorado and the US, the typical household is getting larger.



RACE

For 2010 – 2014 American Community Survey reported about 580 people living in the Conifer Plan area were Hispanic or Latino or about 3.8% of the total population.

Out of the non Hispanic people, about 96% were White alone, 0.33% Black, 0.3% American Indian, and about 1% Asian alone. 1.3% is of two or more races, and 1% of some other race.

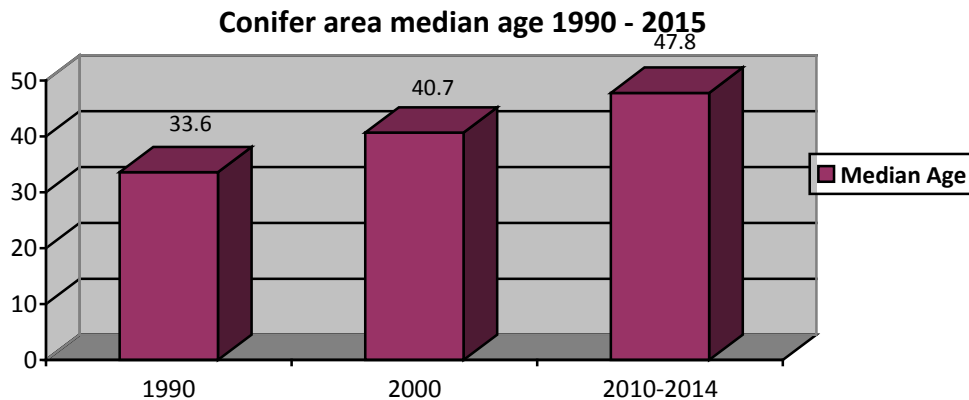


Sources: 2010 – 2014 ACS; US Census Data File 1; 2000 Conifer Community Profile

AGE

Jefferson County has an older population compared to other counties in the State. For 2010 - 2014, the median age of the Conifer area resident was at 47.8 years. The median age of the typical Jeffco citizen was 43.3 years, and for the State, 36.9 years.

For the Conifer area resident, the median age in 1990 was 33.6 years. In 2000 the median age went up to 40.7 years. Today it is trending towards 50 years which could mean that the older Conifer person may need special accommodations, including housing choices, in order to age in place.



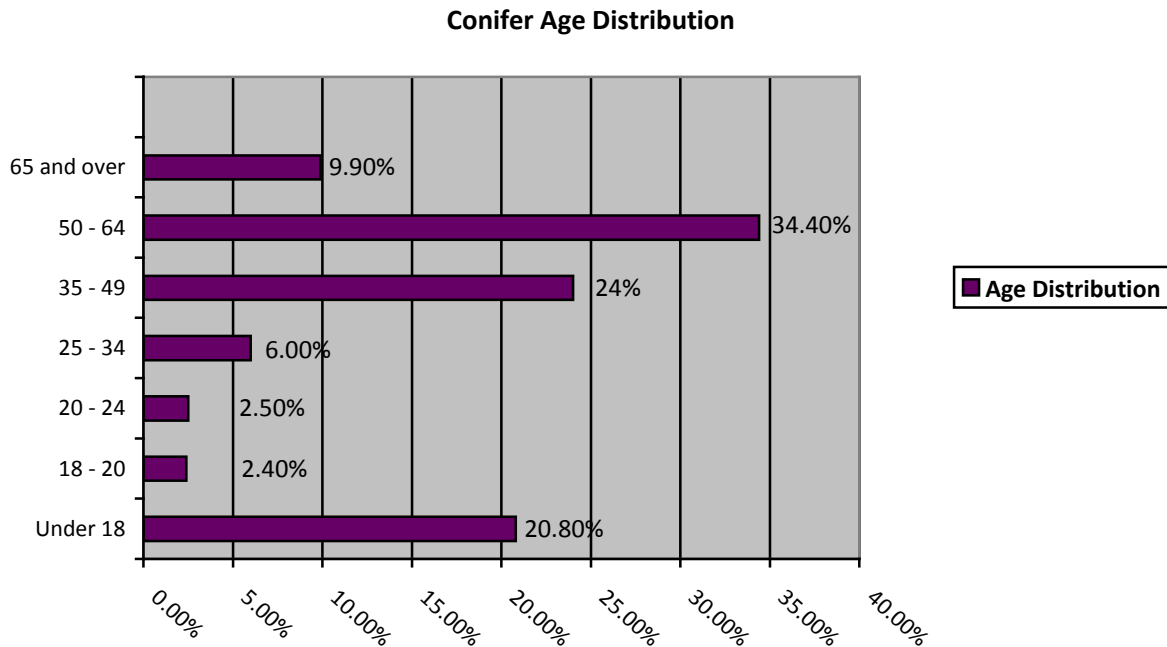
Sources: 2010 – 2014 ACS; US Census Data File 1; 2000 Conifer Community Profile

Conifer Area Population Distribution by Age

Approximately 78.8% of the total Conifer Plan area population was 18 years of age or older or about 12,108 people. About 21% are under 18 years old.

The total population was evenly distributed between males (51.5%) and females (48.5%).

The 2010 – 2014 American Community Survey reported that about 10% of the total Conifer area population were 65 years of age or older. The percentage of senior citizens will continue to grow well into the future as area residents choose to age in place within the Conifer/285 Corridor community.



Sources: 2010 – 2014 ACS; US Census Data File 1; 2000 Conifer Community Profile

EDUCATION

The Conifer Plan area is a well educated area with over 98% of the population over 25 years old receiving a high school degree or higher. About 19.2% of the Conifer residents have some college with 8.4% receiving an Associate Degree. 35.7% have obtained a Bachelor degree, and 19.4 have received a Graduate or Professional Degree. About 2% of the 25 and over Conifer community received a Doctorate degree.

Educational Attainment

Educational Attainment	Estimate
High school degree or higher	98%
Some college, no degree	19.2%

Associate's degree	8.4%
Bachelor's degree	35.7%
Graduate school or professional degree	19.4%
Doctorate	2%

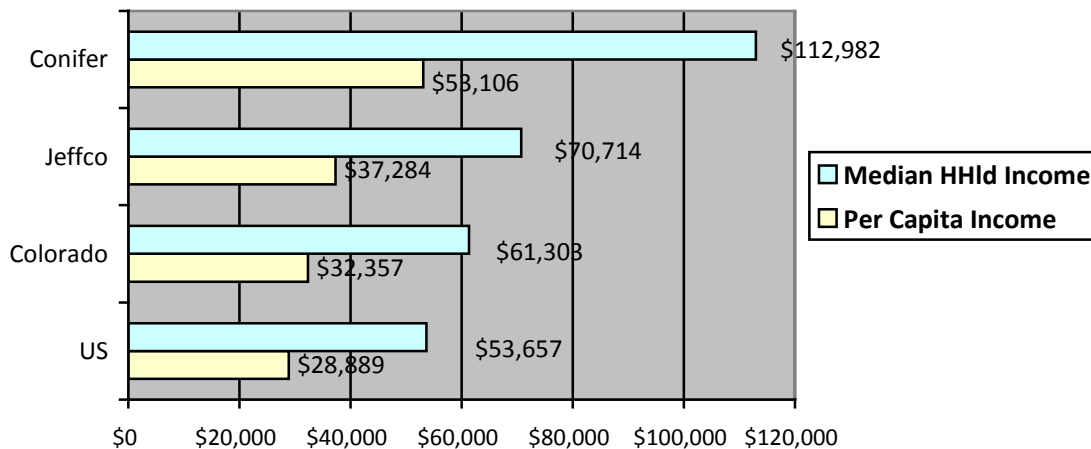
School Enrollment for the Conifer/285 Corridor Plan Area

Enrollment	Estimate
Population 3 years and over enrolled in school	26%
Nursery school, preschool	2%
Kindergarten	1.4%
Elementary school (grades 1-8)	11.5%
High school (grades 9-12)	6.5%
Undergraduate school	3.7%
Graduate school	1.5%
Educational Attainment	Estimate
Percent of Conifer population 25 years or older receiving a high school graduate or higher	98%
Percent bachelor's degree	35.7%

Sources: 2010 – 2014 ACS; US Census Data File 1; 2000 Conifer Community Profile

INCOME AND POVERTY (In 2014 inflation-adjusted dollars)

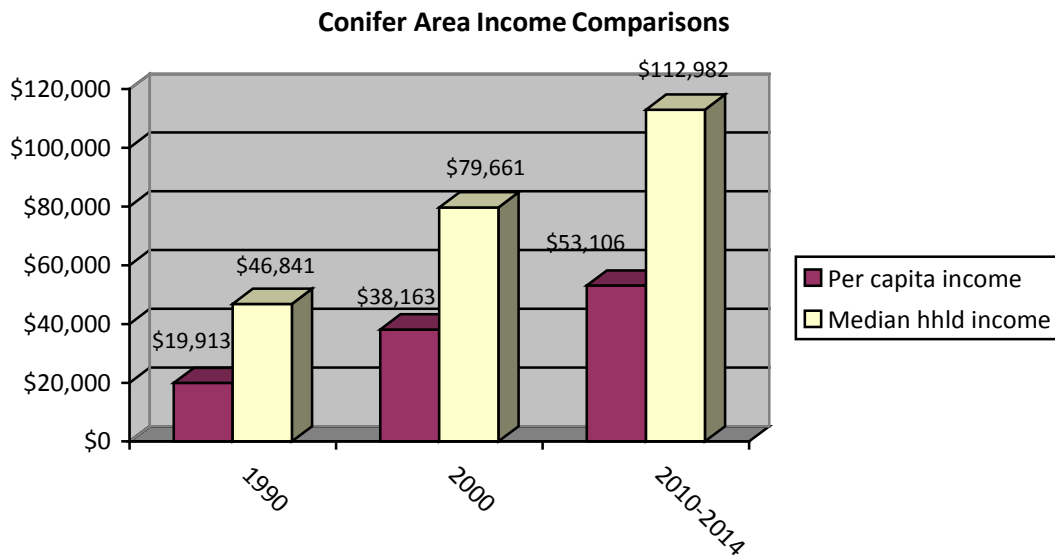
It is probably safe to say that the typical Conifer resident is doing ok in terms of income when compared to other Jeffco communities, Colorado, and the US.



Source: 2010 – 2014 ACS

The 2010-2014 American Community Survey shows that the Conifer/285 Community Plan area contains a wide range of income levels. The areas to the south of US Highway 285, i.e., Census Tract 120.58, have a per capita income of \$46,973 and the median household income of \$92,872. In the northeast part of the Confer Plan area, Census Tract 120.35 area has a per capita income of \$59,254 and the median household income close to \$158,000.

In 1990 the Conifer per capita income was reported at \$19,931 and the median household income was \$46,841. In the year 2000, the per capita income was reported at \$38,163 and the median household income was \$79,661.



Sources: 2010 – 2014 ACS; US Census Data File 1; 2000 Conifer Community Profile

There are about 125 Conifer families living in poverty and 520 individuals that are living below the poverty level.

The median housing value by Census Tract in the Conifer/285 Corridor area ranges in value from \$328,500 in Census Tract 120.53 to \$697,500 in Census Tract 120.34.

2010 – 2014 Income and Poverty Table

Per capita income	\$53,106
Median Household Income	\$112,982
Families in poverty	About 2% of Conifer families live below the poverty level
Individuals below the poverty level	3.36%
Median Housing Value by Census Tract	\$328,500 to \$697,500
Average Monthly Housing Costs by Census Tract	\$2,238
Median Real Estate Tax by Census Tract	\$3,048
Occupied units paying rent median dollars	\$1,338

LABOR FORCE, EMPLOYMENT AND UNEMPLOYMENT

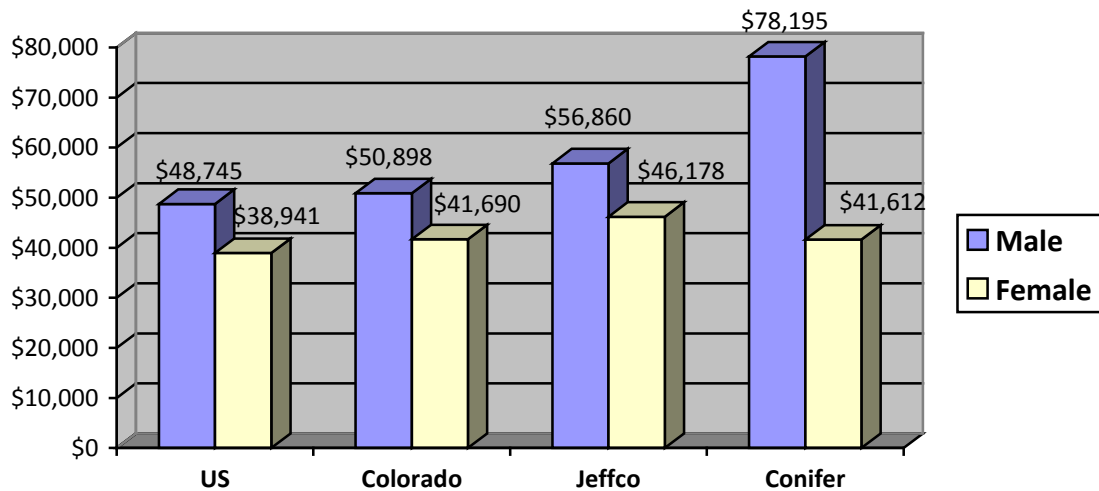
On the bright side, 96.5% of the Conifer residents in the labor force are employed. The Conifer unemployment rate, 3.5%, is fairly low when compared to other Jeffco communities or other places in Colorado and the US.

It also seems that the typical Conifer male worker makes up about 53.25% of the labor force and is well compensated with a median earning in 2014 dollars of \$78,195. This number could be skewed by a few very high wage earners. In contrast, the Conifer female worker contributes 46.72% to the labor force with a median earning of \$41,612.

Employment Status	
Population 16 and over in labor force	About 69% of Conifer residents are in the labor force
Population 16 and over not in labor force	31% of Conifer residents 16 years and older are not in the labor force
Employed	96.25% of the Conifer labor force are employed
Unemployed	3.5% unemployed
Men in labor force	53.25% of the Conifer labor force are male
Median earnings in dollars for men	\$78,195
Female in labor force	46.75% of the Conifer women are in the labor force
Median earnings in dollars for women	\$41,612

Sources: 2010 – 2014 ACS; US Census Data File 1; 2000 Conifer Community Profile

Median Earnings for full time workers



Sources: 2010 – 2014 ACS

Commuting to Work

According to the 2010 – 2014 American Community Survey, about 79% of the typical Conifer resident in the labor force drove to work alone. About 7% of the Conifer workers carpooled and 3.1% used public transportation.

The average travel time to work was dependent on where the Conifer worker lived. In some of the more remote locations, the worker needed to allow for a travel time of somewhere between 60 to 89 minutes. In the more accessible Conifer locations, the travel time was reduced to 30 to 34 minutes. Over 11% of the Conifer workers are working from home and this trend will continue to rise in the foreseeable future.

Commuting to Work

