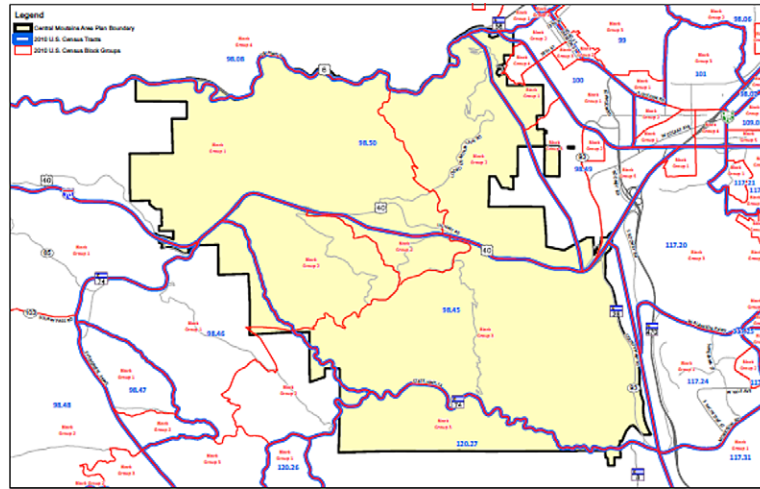


CENTRAL MOUNTAINS AREA PLAN



The Central Mountains Plan area includes the communities of Mount Vernon, Lookout Mountain, Idledale Genesee, and a portion west Golden. The previous Central Mountains Community Plan was adopted in 1994. At that time, Census Tract 98.10 demographics were used to construct that Plan’s Community Profile, which showed that the 1990 Central Mountains area had a population of 8,830 people. (For 1980, Census Tract 98.10 population was 5,971.)

The current Central Mountain Area Plan (CMAP) contains about 63 square miles. For the 2013 Central Mountains Plan Update, the Central Mountains boundary area expanded in places, especially to the south of State Highway 74 and along the western edge of the Plan between the Evergreen Plan area and CMAP boundary line. The CMAP boundaries are a little hard to distinguish on a map, and, for the most part, they do not align with the associated census tracts boundary lines, except along the northern Plan area, which shares the boundary with area located to the south of US Highway 6. For this reason, the CMAP should be considered a good and reasonable demographic estimate and should not be considered actual numbers.

CMAPs boundary area is located in the western mountainous area of Jefferson County, and to the south of Highway 6; to the west of the western edge of the City of Golden and Colorado Highway 26 ; to the north of the Indian Hills Area Plan’s northern boundary line; and sharing the western boundary line with the Evergreen Community Plan area.

Most of the 2013 Central Mountain Plan area resides within the following two census tracts (CT). All of Census Tract 98.45, the area between US 40 and Colorado Highway 74 is within the Central Mountains Plan area, and most of Census Tract 98.50, located between US Hwy 6 and US Highway 40. This demographic profile will also use the data from Block Group 3 of CT 120.27, to the south of Colorado Highway 74, and Block Groups 1 of CT 98.49, which is unincorporated Jeffco area located to the south of US Highway 6 and east of W. 6th Avenue. Census Tract 98.46, Block Group 1, Blocks 1001, 1002, and 1,003 data were also used for the population and housing estimates.

The 2013 Central Mountains Demographic Profile was constructed by using Census Tract and Block Group level data from the 2010 Decennial Census Summary File I and II, and from the 2007-2011 American Community Survey (ACS) 5-Year Estimates.

Central Mountains Area At a Glance

Total Land (acres)	40,500 acres
Total Land (miles)	63 sq. mi.
Total Population	8,770
Male	4,659
Female	4,111
Total Housing Units	3,809
Occupied Housing Units	3,546 or about 93.1% occupied
School Enrollment	population 3 years and over enrolled in
Educational Attainment	% high school graduate or higher for population 25 years and over: 82.2%
Median Age	46.1 years
Median Household Income	\$77,091
Poverty	5.4% individuals below poverty level
Veterans Status	Civilian population 18 years and over: 10.4%

Sources: 2010 American Fact Finder, *US Census Community Facts for 2013

Population

For 2013, the Central Mountains Plan area is most closely aligned with Census Tracts 98.45, 98.50, 98.49 (Block Group 1), 120.27 (Block Group 3), and 98.46 (Block Group 1, Blocks 1001, 1002, 1003). For 2000, Census Tracts 98.44 and 98.45 were used for these tables. At the time of the 1990 Census, the area was defined by Census Tract 98.10, which included a large area that today is either within the City of Golden or within the Central Plains Area Plan.

For 2010, the US Census reported that the Central Mountains Plan Area had a total population of 8,770 people. This seems to reflect a relatively stable population growth pattern for the area.

Total Population	Central Mountains Area
1980	5,971
1990	8,830
2000	11,601
2010	8,770

Sources: 1990, 2000 and 2010 US Census Data File 1; 2000 Central Mountains Community Profile

Central Mountains Area Plan Total Population as of 4/1/2010

For the Central Mountains Area Plan area, the total population as of 4/1/2010 was 8,770 people.

Census Tract	98.45	98.50	98.46 (BG 1, Blocks 1001, 1002, and 1003) totals for Blocks 1, 2, and 3	98.49 BG 1	120.27 BG 3	Total
Total Population per Block Group	4,010	2,553	192	868	1,147	8,770
Male population	2,043	1,284	101	670	561	4,659
Female population	1,967	1,269	91	198	586	4,111
Population under 18	752	499	57	48	168	1,524
Population 18 years and over	3,258	2,054	135	820	979	7,246
Total population in owner occupied housing units	3,676	2,259	173	22	792	6,922
Population in renter occupied housing units	334	286	19	629	209	1,477

Source: 2010 US Census Summary File 1

Housing

As of April 1, 2010, the Central Mountains Plan area had a total of 3,809 housing units. Out of the 3,809 housing units, 1,648 (43%) were considered inside an urbanized area and 2,157 (57%) were considered in a rural setting.

Census Tract	98.45	98.50	98.46 (BG 1, Blocks 1001, 1002, and 1003)	98.49 BG 1	120.27 BG 3	Total
Total housing units	1,840	1,129	75 total housing for Blocks 1, 2, & 3	274	491	3,809
Occupied (Households)	1,724	1,046	67 total occupied	263	446	3,546
Owner occupied Housing units	1,578	922	61 total owner occupied	12	333	2,906
Vacant housing units	116	83	8	11	45	267
Vacant housing units for sale	24	16	4	0	7	51
Housing units Inside urbanized area	925	352	0	274	97	1,648
Housing units inside Rural area	915	777	71	0	394	2,157
Renter occupied housing units	146	124	6	251	113	640

Source: 2010 US Census Summary File 1

Households

The Central Mountains Plan area is a relatively stable area in terms of population and growth. Out of the 3,566 households, 2,469 were considered family households and 2,905 or about 82% were owner occupied.

Census Tract	98.45	98.50	98.46 (BG 1, Blocks 1001, 1002, and 1003)	98.49 BG 1	120.27 BG 3	Total
Occupied housing units	1,724	1,046	67 total for Blocks 1, 2 and 3	263	446	3,546
Owner occupied	1,578	922	60	12	333	2,905
Family households (families)	1,208	715	56	6	240	2,469
Families with related children under 18 years	439	280	29	6	107	878
Owner-occupied Householder 65 years and over	294	167	12	1	35	509
Husband-wife family	1,140	665	52	5	222	2,084
Male householder (living alone)	193 (156)	105 (80)	48 (24)	1 (1)	44 (37)	391 (278)
Female householder (living alone)	177 (146)	102 (79)	18 (2)	5 (5)	49 (35)	351 (267)
Renter-occupied housing units	146	124	6	251	113	640

Household Size

The Central Mountains average household size increased from 2.41 in 2000 to 2.52 in 2010. The average family size in the Central Mountain Plan area for 2010 was close to 3 persons per household.

Census Tract	98.45	98.50	98.46 (BG 1, Blocks 1001, 1002, and 1003)	98.49 BG 1	120.27 BG 3	Total
Average household size	2.33	2.43	3.23	2.48	2.24	2.52
Average family size	2.68	2.78	3.25	2.82	2.72	2.97
Avg. hhld size Owner Occupied	2.33	2.45	3.23	1.83	2.38	2.42
Avg. hhld size Renter occupied	2.29	2.31	2.08	2.51	1.85	2.24

Source: 2010 US Census Summary File 1

Race

The US Census reported that in 2010, 96.5% of the Central Mountains' population (8,463 people) was not of Hispanic or Latino origin. 307 of the people living in the Central Mountains Plan area were Hispanic or Latino or about 3.5% of the total population.

Census Tract	98.45	98.50	98.46 (BG 1, Blocks 1001, 1002, and 1003)	98.49 BG 1	120.27 BG 3	Total
Total	4,010	2,553	192	868	1,147	8,770
White alone	3,836	2,426	176	662	1,107	8,207
Black	13	3	5	16	2	39
American Indian	21	9	0	2	7	39
Asian	63	46	2	122	10	243
Some other race	20	23	2	22	9	76
Two or more races	57	46	7	44	12	166

Source: 2010 US Census Summary File 1

Hispanic or Latino Origin

Census Tract	98.45	98.50	98.46 (BG 1, Blocks 1001, 1002, and 1003)	98.49 BG 1	120.27 BG 3	Total
Total	4,010	2,553	192	868	1,147	8,770
Not Hispanic or Latino	3,880	2,471	187	815	1,110	8,463
Hispanic or Latino	130	82	5	53	37	307

Source: 2010 US Census Summary File 1

Age

Jefferson County has an older population compared to many of the other counties in the State. For 2010, the median age of the typical Central Mountains area resident was at 49.9 years. For the County, the median age of the typical citizen was 43.3 years, and for the State, 36.9 years.

Approximately 83% of the total Central Mountains population was 18 years of age or older (7,246 people). The total population was evenly distributed with the average age of males and females at almost 50 years old.

The 2010 US Census reported that about 15% of the total Central Mountains population were 65 years of age or older. The percentage of senior citizens in the Central Mountains area will continue to grow well into the future as area residents choose to age in place within the Central Mountains community.

Census Tract	98.45	98.50	98.46 (BG 1, Blocks 1001, 1002, and 1003)	98.49 BG 1	120.27 BG 3	Total
Total population	4,010	2,553	192 total for BG 1, 2, & 3	868	1,147	8,770
Male	2,043	1,284	101	670	561	4,659
Female	1,967	1,269	91	198	586	4,111
Under 18	752	499	56	48	168	1,524
18 and over	3,258	2,054	68	820	979	7,246
20 – 24	77	74	4	284	42	481
25 – 34	206	148	0	86	88	528
35 – 49	801	546	48	36	239	1,670
50 – 64	1,451	830	57	14	336	2,688
65 and over	669	413	21	2	253	1,358
Median age	51.3	49.5	48.6 avg.	20.0	50.6	49.9
Male	51.7	50.0	48.2 avg.	19.8	50.1	49.7
Female	50.9	48.8	50.1 avg.	21.4	50.9	50.3

Source: 2010 US Census Summary File 1

Education

The following demographic information is only available of a Census Tract level. Census Tracts 98.45 and 98.50 contains about 75% of the total population in the Central Mountains area, therefore the following tables will be estimated by using a ratio equivalent to 100% of the population in Census Tract 98.45 and 98.50, 16% of Census Tract 98.49, and about 48% of Census Tract 120.27.

The Central Mountains area is a well educated area with about 22% of the total population over 3 years enrolled in school. Over 97% of the population 25 years and older have the equivalent of a high school degree. Out of the 6,350 people over 25 years, about 30.9% achieved a bachelor's degree or higher. Out of the 30.9% of the people with bachelor degrees, 27.5% went on to graduate or professional school.

School Enrollment for Central Mountains Plan Area

Census Tracts	98.45	98.50	98.49 (16%)	120.27 (48%)	Total
Total Population	4,010	2,553	868	1147	8,770
Population 3 years and over enrolled in school	909	508	325	175	1917
Nursery school, preschool	56	58	15	15	144
Kindergarten	625	336	132	136	1229
Elementary school (grades 1-8)	330	159	56	77	622
High school (grades 9-12)	222	124	70	60	476
College or graduate school	140	87	105	16	348
Graduate professional school	88	27	40	12	167

Educational Attainment

Census Tracts	98.45	98.50	98.49 (16%)	120.27 (48%)	Average
Population 25 years and over	3057	1817	555	921	6350
Less than 9th grade	0	0	0	1.1%	0
9th to 12th grade, no diploma	1%	1.1%	4%	2.6%	2.2%
High school graduate (includes equivalency)	7.9%	9.7%	19.2%	17%	13.5%
Some college, no degree	10.6%	29.1%	20.3%	14.3%	18.6%
Associate's degree	4.2%	3.4%	5.8%	15%	7.1%
Bachelor's degree	40.1	23.7	30.2	29.5%	30.9%
Graduate school or professional degree	36.3%	33.1%	20.5%	20.4%	27.5%

Overall Educational Attainment

Percent high school graduate or higher	97.8%
Percent bachelor's degree or higher	30.9%

Source: 2007-2011 American Community Survey 5-Year Estimate

Income and Poverty

Income

Owner Occupied Household Income	Estimate				
	Census Tracts	98.45	98.50	98.49 (16%)	120.27 (48%)
Total number of households	1695	961	400	548	3604
Less than \$10,000	4%	0.0%	8.2%	5.8%	4.5%
\$10,000 to \$25,000	2.4%	3%	17.7%	7.0%	7.5%
\$25,000 to \$34,999	3.5%	4.4%	6.9%	4.9%	4.9%
\$35,000 to \$49,999	6.1%	9.3%	11%	3.8%	7.5%
\$50,000 to \$74,000	7.3%	11%	15.9%	16.2%	12.6%
\$75,000 to \$99,999	8.5%	13.1%	11.8%	22.3%	13.9%
\$100,000 to 149,000	24.2%	15.1%	12.9%	24.5%	19.2%
\$150,000 to \$199,999	15%	15.5%	8.1%	8.5%	11.8%
\$200,000 and over	29%	28.7%	7.6%	6.9%	18.1%
Median household income in the past 12 months in 2011 inflation adjusted dollars	\$140,230	\$126,442	\$57,188	\$80,563	\$101,105
Per Capita income in the past 12 months in 2011 inflation adjusted dollars	\$81,346	\$77,238	\$38,742	\$44,873	\$60,550

Source: 2007-2011 American Community Survey 5-Year Estimate

(In 2011 inflation-adjusted dollars)

Median household and Per capita income

Indicators	Central Mountains		Jefferson County		Colorado	
	2000	2010	2000	2010	2000	2010
Median Household Income	\$89,747	\$101,105	\$57,339	\$67,827	\$47,203	\$57,685
Per capita Income	\$54,456	\$60,550	\$28,066	\$35,587	\$24,049	\$30,816

Source: 2007 – 2011 American Community Survey 5-Year Estimate

Percentage of people below the poverty level by Census Tract

Census Tracts	Estimate				
	98.45	98.50	98.49 (16%)	120.27 (48%)	Average
Past 12 months is below the poverty level for all families	3.0%	5.4%	5.2%	8.5%	9.3%
All people	4.1%	2.1%	14.2%	4.1%	6.1%
Under 18 years	1.5%	0	8.2%	4.8%	3.6%
18 years and over	4.7%	2.6%	15.6%	4.8%	6.9%
18 to 64 years	4.3%	3.4%	15.6%	5.4%	7.1%
65 years and over	6.4%	0	16.1%	2.0%	6.1%
People in families	2.5%	0	4.0%	0	1.6%

Source: 2007 – 2011 American Community Survey 5-Year Estimate

Labor Force, Employment and Unemployment

Employment Status	Central Mountains	Jefferson County	Colorado
Population 16 and over	7,069	428,245	3,888,310
In labor force	5,363 or 75.8%	302,967 or 70.7%	2,710,732 or 69.7%
Employed	4,380 or 62% of the labor force population	65.5%	63.7%
Unemployed	178 or 4.9%	4.8%	5.2%
Not in labor force	24.1% of the population over 16 years	29.3%	30.3%
Females 16 and over	3,497	217,637	1,950,133
In labor force	1,924 or 55% of the females 16 years and over	142,777 or 65.6%	1,23,404 or 63.8%
Employed	1,860 or 53.2%	133,112 or 61.2%	1,149,512 or 58.9%

Source: 2007 – 2011 American Community Survey 5-Year Estimate

Commuting to Work

For the 4,380 employed workers 16 years and over, the 2007 – 2011 American Community Survey 5 year Survey estimated that there were about 3,161 workers (72%) that drove alone to work. 338 or 7.72% carpooled, 85 took public transportation, 50 walked, and about 175 workers or 4% found other means of transportation. 550 people or 13% of the Central Mountains' employed labor force worked from home. It took the average worker about 30 minutes to travel to work.

Source: 2007 – 2011 American Community Survey 5-Year Estimate