APPENDIX A

DEMOGRAPHIC PROFILE AND PROJECTIONS

This report, completed by Steven B. Fisher and Phyllis Resnick with the State Demography Office, looks back at demographic changes that occurred over the past decade, and looks forward two decades (2015-2035), and concludes with what the forecasted demographic changes mean for Arvada.

PROFILE FROM 2000 THROUGH 2010

The City of Arvada has shown steady population growth since it was a small town in 1950. Arvada surpassed 100,000 in 2000 with 102,153 residents in the 2000 Census, and 106,433 in 2010.

Surrounding cities and the Denver Metro Area showed a wide range of growth rates during the first decade of the 21st Century. Arvada’s growth rate of 4.2% over the decade compared favorably with that of Westminster, at 5.1% and Jefferson County, at 1.4%. The Denver Metro (DRCOG) grew by 16.4%. Thornton and Broomfield grew in excess of 40% over the decade, at 44.2% and 46.0% respectively. Wheat Ridge lost 8.3%.
Table A-1. Comparative Population Growth

<table>
<thead>
<tr>
<th>City</th>
<th>2000</th>
<th>2010</th>
<th>Decade Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arvada</td>
<td>102,153</td>
<td>106,433</td>
<td>4.2%</td>
</tr>
<tr>
<td>Broomfield</td>
<td>38,272</td>
<td>55,889</td>
<td>46.0%</td>
</tr>
<tr>
<td>Thornton</td>
<td>82,384</td>
<td>118,772</td>
<td>44.2%</td>
</tr>
<tr>
<td>Wheat Ridge</td>
<td>32,913</td>
<td>30,166</td>
<td>-8.3%</td>
</tr>
<tr>
<td>Westminster</td>
<td>100,940</td>
<td>106,114</td>
<td>5.1%</td>
</tr>
<tr>
<td>Jefferson Co</td>
<td>527,056</td>
<td>534,533</td>
<td>1.4%</td>
</tr>
<tr>
<td>Denver Metro</td>
<td>2,457,215</td>
<td>2,860,755</td>
<td>16.4%</td>
</tr>
</tbody>
</table>

THE AGING, CHANGING POPULATION

Within these growth rates, significant changes took place in age, ethnicity, and household composition. As shown in Figure A-2, the age cohort under 18 shrank, as did the age 35-44 group. Age groups from 18-24 and 25-34 remained stable. There was a large increase in the baby boom cohort (45-64) and the retiree cohort (65 and greater.) We can expect much of the population of Arvada to age in place, which indicates an older population in the future.

Arvada Population 2000, 2010

Between 2000 and 2010, households grew from 39,019 to 42,701, a 9% increase. The fact that household numbers outgrew population indicates that household size decreased. In fact, it decreased from 2.60 to 2.48. Household size is the population in households divided by number of households. Population in households excludes group housing, but there are very few group quarters in Arvada.
The composition of those households also changed. As the chart below shows, family households shrank as a percentage, and non-family households grew. A family consists of two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit. A household consists of all people who occupy a housing unit regardless of relationship. A household may consist of a person living alone or multiple unrelated individuals or families living together. Family households shrank from 71.1% to 67.7% of households.

Taking inflation into consideration in 2010, the median income shrank by 4%, from $67,853 to $64,991. The economy endured two bubbles and two recessions during this period, but the percent of population in poverty increased from 5.2% to 7.9%.

Table A-2. Household Data, 2000, 2010

<table>
<thead>
<tr>
<th>Household Data</th>
<th>2000</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households</td>
<td>39,019</td>
<td>42,701</td>
</tr>
<tr>
<td>Family HH</td>
<td>71.1%</td>
<td>67.7%</td>
</tr>
<tr>
<td>NonFamily HH</td>
<td>28.9%</td>
<td>32.26%</td>
</tr>
<tr>
<td>Median HH Income $2010</td>
<td>$67,853</td>
<td>$64,991</td>
</tr>
<tr>
<td>Percent in Poverty</td>
<td>5.2%</td>
<td>7.9%</td>
</tr>
<tr>
<td>Household Size</td>
<td>2.60</td>
<td>2.48</td>
</tr>
</tbody>
</table>

The ethnicity of Arvada changed; growing less white and more Hispanic. Other ethnic groups remained about the same, as the table below shows. The Hispanic population grew from 9.82% to 13.66% of the population, while Non-Hispanic Whites decreased from 85.46% to 81.32% of the population.

Table A-3. Ethnicity, 2000, 2010

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>2000</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic</td>
<td>9.82%</td>
<td>13.66%</td>
</tr>
<tr>
<td>White Non-Hispanic</td>
<td>85.46%</td>
<td>81.32%</td>
</tr>
<tr>
<td>Black Non-Hispanic</td>
<td>0.61%</td>
<td>0.79%</td>
</tr>
<tr>
<td>Native American Non-Hispanic</td>
<td>0.41%</td>
<td>0.41%</td>
</tr>
<tr>
<td>Asian Non-Hispanic</td>
<td>2.13%</td>
<td>2.09%</td>
</tr>
<tr>
<td>Hawaiian Non-Hispanic</td>
<td>0.05%</td>
<td>0.05%</td>
</tr>
<tr>
<td>Other Non-Hispanic</td>
<td>0.09%</td>
<td>0.10%</td>
</tr>
<tr>
<td>Two or More Races Non-Hispanic</td>
<td>1.43%</td>
<td>1.57%</td>
</tr>
</tbody>
</table>
A CLOSER LOOK AT ARVADA DEMOGRAPHICS, 2000 TO 2010

In 2000, Arvada’s population was fairly evenly distributed, with larger populations in the center and northeast. The western portion of the City, around the area of the proposed Jefferson Parkway, was relatively unpopulated, but by 2010, that western portion had grown. The southeastern corner of the City had also grown.

Figure A-3. Total Population, 2000

Figure A-4. Total Population, 2010
Population density remained stable, except in the southeastern part of the City, where density declined.

Figure A-5. Population Per Square Mile, 2000

Figure A-6. Population Per Square Mile, 2010
Median age increased throughout the City, though it decreased on one block group just east of Olde Wadsworth. The central part of Arvada was the oldest part in 2010, and the far western portion also aged.

**Figure A-7. Median Age, 2000**

**Figure A-8. Median Age, 2010**
The proportion of residents over 65 increased in many parts of the City. These residents are increasingly concentrated in the area between the eastern city limit and Simms. The oldest neighborhoods are east of Olde Wadsworth.

Figure A-9. Residents Over 65 Years Old, 2000

Figure A-10. Residents Over 65 Years Old, 2010
The school age population decreased in many parts of Arvada, though it remains high in the southeast corner.

Figure A-11. Residents Under 18 Years Old, 2000

Figure A-12. Residents Under 18 Years Old, 2010
While household size decreased in many parts of Arvada, household size actually increased in the very southeastern corner of the City.

Figure A-13. Residents Per Household, 2000

Figure A-14. Residents Per Household, 2010
The change in ethnicity is perhaps the most pronounced change in Arvada’s demographics. The non-white (primarily Hispanic) population grew to in the east central part of town, to the east of Olde Wadsworth, and along the Adams County line.

Figure A-15. Non-White Population Percentage, 2000

Figure A-16. Non-White Population Percentage, 2010
The number of residents below the poverty line decreased in the western part of the City, but increased in the east and south, particularly the southeast corner and areas on either side of Olde Wadsworth.

Figure A-17. Residents Below Poverty Level, 2000

Figure A-18. Residents Below Poverty Level, 2010
By 2030 the Denver Metro Area (DRCOG) is expected to grow by 33%, according to the DRCOG Long Term Economic and Demographic Report and Jefferson County is expected to grow by 15%. The previous version of the Arvada Comprehensive Plan (2005) projected Arvada to have a population of 136,680 by 2030. This would represent a 28% growth from 2010. For Arvada, actual growth will depend on buildable greenfield land, redevelopment, community attitudes toward growth, and the economy.

PROJECTIONS THROUGH 2035

Arvada has shown steady population growth since it was a small town in 1950, with a current growth rate of 4.2% over the past decade. This population growth rate compares favorably with that of Westminster, at 5.1% and Jefferson County, at 1.4%. In the long run, Arvada's population is expected to grow faster than Jefferson County as a whole, but somewhat slower than the Denver Regional Council of Governments (DRCOG) area. While Jefferson County is a relatively slow-growing portion of the region, Arvada has a lot of growth potential on buildable greenfield land, in areas ideally suited for Transit Oriented Development (TOD), and in re-development and infill areas.

5-Year Population Growth

![5-Year Population Growth Chart]

Overall, Arvada will remain a growing community due to a wide range though limited number of development opportunities. Within the twenty-year forecast period, the Candelas development in northeast Arvada will add households in the short-term, TOD will add households in mid-term, and redevelopment and infill will add households in the long-term. The profile of Arvada will change as residents age, non-family households will grow faster than family households, and the Hispanic population will grow faster than other ethnicities.
The household forecast was produced by applying Jefferson County growth rates to Arvada’s 2010 Census data, which provided a baseline forecast. Households were added to account for the Candelas development, building out over an eight year horizon. According to data found on the Candelas website, about 2,500 households will be built within the next decade, and will include many single family homes. Using Arvada’s average household size of 2.4 people, this would add 6,000 residents. After the Candelas buildout, the forecast projects about 500 residents above the County baseline estimate, and then tapers off as Arvada reaches Comprehensive Plan buildout by 2035.

Following regional and national trends, Arvada's average household size is expected to decrease, as shown in Figure A-21.

Figure A-20. Household growth rates for Arvada, DRCOG, and Jefferson County. Source: Steven B. Fisher, DRCOG, State Demography Office

Figure A-21. Arvada and Jefferson County Household Size. Source: Steven B. Fisher and State Demography Office
The household forecast developed with this method was a near match for recently released estimates from DRCOG, given by Traffic Analysis Zone (TAZ). To refine the numbers to reflect Arvada’s actual size, contractors for the City of Arvada assembled and shared-out TAZ estimates to align with Arvada’s city boundaries. Arvada’s population in this 2035 forecast is a close match to DRCOG’s estimate. The new forecast is also a close match for a population estimate done by EPS in 2005, as well as projections of buildout done in the 2005 Arvada Comprehensive Plan, as seen in Table A-4.

Table A-4. Household and population projections compared with other sources. Sources: Steven B. Fisher, EPS, DRCOG, Comprehensive Plan 2005

<table>
<thead>
<tr>
<th>Year</th>
<th>Arvada Households</th>
<th>Buildout Appendix B Comp Plan 2005</th>
<th>HHd Est. from DRCOG TAZ's</th>
<th>Arvada Population</th>
<th>Pop Est. from DRCOG TAZ's</th>
<th>EPS 2005 Population Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>42,701</td>
<td></td>
<td></td>
<td>106,433</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2015</td>
<td>45,551</td>
<td></td>
<td></td>
<td>111,529</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td>50,358</td>
<td></td>
<td></td>
<td>121,031</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2025</td>
<td>53,605</td>
<td></td>
<td></td>
<td>128,848</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2030</td>
<td>56,251</td>
<td></td>
<td></td>
<td>136,027</td>
<td></td>
<td>136,400</td>
</tr>
<tr>
<td>2035</td>
<td>57,702</td>
<td>57,800</td>
<td>57,818</td>
<td>141,187</td>
<td>141,318</td>
<td></td>
</tr>
</tbody>
</table>

THE EFFECTS OF AGING AND OTHER DEMOGRAPHIC CHANGES ON CITY PRIORITIES

As Figure A-22 shows, Arvada's age distribution is projected to change substantially; there will be modest growth in the zero to thirty-nine year old (young) category, minimal change in the forty to fifty-nine population (middle aged), and considerable growth in the sixty years and up population. This changing demographic will ultimately have effects on community design, architecture, accessibility, mobility, community amenities, and city services. Several surveys observe that up to 90% of seniors prefer to remain in their current home town, which may mean retro-fitting housing, facilities, and city infrastructure in order to accommodate a population that may live alone, have limited eyesight and hearing, shrinking social structures and mobility, and increasing health issues. In the meantime, there will still be some growth in the school age population.
Arvada continues to grow in both population and households as described in the previous section, and Figures A-23 and A-24 below show that median income will also continue to grow. Poverty will increase briefly as a lagged effect of the great recession, but then decline as the economy returns to “normal.” Poverty percentages started with the actual poverty percentage based on Census data. The trajectory of poverty percentage was based on national estimates from the Congressional Budget Office.

Growth and Economic Development

Figure A-22. Age Cohort Distribution 2010 Census and 2035 Projection. Source: Steven B. Fisher

Figure A-23. Arvada Median Income. Source: Steven B. Fisher
**Income Diversity**

Arvada can expect increasing diversity in ethnicity and income levels. Figure A-25 below shows that Arvada will remain largely white, yet following regional trends the Hispanic population will grow faster than the white population, especially as the white population levels off closer to 2035. Non-family households, or non-traditional households, will grow faster than family households (see Figure A-26). One implication is that there will be more households living on low or fixed retirement incomes, as the population ages.
**Effects on Retail Spending**

Current trends in retail spending will decelerate over the next two decades; there will be more spending on services, especially health services, and less spending on taxable goods. Senior citizens will be downsizing, not setting up new households, and seniors, in particular, will seek health services and experiences (travel and entertainment) rather than more goods. Additionally, a larger proportion of retail spending will take place over the internet, which already cuts into local sales revenue. This strongly suggests that Arvada will struggle to maintain sales taxes sufficient to cover city services.

**INFRASTRUCTURE**

**Transportation**

“Many of the aspects of designing an age-friendly community -- walkable downtowns, cohesive transit networks, mixed-use urban villages -- are the same things smart growth advocates have been pushing for 20 years. By making the space accessible for seniors, you're making it more accessible for everyone else.” (Governing Magazine). In particular, wide sidewalks and trails, free of trip hazards, are essential to seniors, for whom a fall could mean a broken hip. Transit access, even door-to-door access may be necessary for seniors who have lost their ability to drive, or have limited mobility otherwise.

Surveys show that the primary concern about getting older is transportation. Arvada and RTD will need to consider how to make transit service available to older populations, since many seniors will become increasingly dependent on buses and rail as they stop driving. Seniors do not want to lose their independence, so programs that teach seniors how to use the bus system and read schedules play an important role. Some bus routes may need to be altered to reach 1) origination points (residential neighborhoods) are reached as some seniors may not be able to walk the standard 1/2 mile distance to a bus stop, and 2) destinations that seniors are most interested in visiting, including pharmacies and medical facilities.

**Parks and Open Space**

Denser development will mean fewer front and back yards, which will mean a greater demand for accessible and safe parks, trails, and open spaces. As older populations retire their cars, the accessibility of parks and open spaces will become important issues. These facilities will need to accessible by foot or by transit, be safe, have benches for rest, and safe public restrooms.
**Water Demand**

Arvada can expect lower per-household water demand. Seniors use less water, particularly those in small or single occupant households. They do not produce as much laundry, nor require bathing as frequently. Also, expect to see less green landscaping and more xeriscaping. Older populations, in general, do not have the desire or capability to maintain large landscape.

**Vibrant Community and Neighborhoods**

**Housing Development Compatible with Demographics**

Housing for the older population will need to be smaller and safer, with minimal trip hazards, easy access to cooking and bathroom facilities, wider hallways to accommodate wheelchairs and motorized carts, and grab-bars in multiple locations. Housing will increasingly need to be single level and retrofitting existing structures could be challenging. Today’s so-called McMansions may be converted to multi-family dwellings.

"Thirty percent of Americans age 55 and older indicated that they would consider moving to a smaller townhouse, duplex, or condominium, according to a 2002 report by the National Association of Realtors, but only 15 percent now live in such housing. One option is cohousing, which offers individual dwellings that share common space for community activities. Such arrangements are often multigenerational. The neighborhood design allows older residents to continue to function independently while being part of a community." (Urban Land Institute)

Arvada was an early adopter of age-friendly design standards, having revised the Land Development Code as early as 2005 to anticipate multi-generational needs. As contained in Arvada’s 2011 Visitability Ordinance, design features include such as better lighting; larger, better illuminated street signs, and wheelchair accessibility. In homes, such design can include small adaptations like lever door handles, and larger ones such as more open floor plans and wide hallways that allow for adequate wheelchair turning radius.

**Senior Services**

Arvada may need to expand senior services and programs to encourage daily activity and socialization. An aging population will need appropriate services such as in-home health assistance, meals on wheels, social activities, housekeeping assistance, and finally, friends, family, and neighbors who watch out for the elderly. There will also be a greater demand for cultural activities, particularly those that help seniors remain engaged in the community.

**Organizational and Service Effectiveness**

With increasing demand and possibly slowly growing revenues, Arvada will need to be efficient and innovative in all areas of city government as older citizens, many with limited abilities, seek city services. Every city department from libraries to public safety will need to adapt services to special needs populations.

**Public Safety**

Police, Fire, and Code Enforcement will see more calls for service. Many of these calls will be due to the special needs of an aging population that spend most of their time at home rather than at work. The Fire Department, for example, may get more calls for routine help. Arvada may want to encourage older citizens to avail themselves of the wide range of services provided by the DRCOG Area Agency on Aging (AAA), churches, and other non-profit agencies. The services of the AAA can take some of the load of public safety agencies.
Volunteerism

There will be more citizens needing volunteer service, but the able retired population may be eager to provide volunteer services. Volunteers may be used to keep track of seniors living alone, to provide social stimulus for seniors, or to provide door to door transportation to mobility impaired seniors.

Public Involvement

Because Arvada has a stable population, public involvement will increase. Retired populations will have time to participate in public affairs. Long term residents, proud of their city, may have a difficult time adjusting to changing household compositions, economic development, and changes in the built environment. Older residents can be expected to speak out more forcefully and more frequently in city politics.

SOURCES


Mooney, Joan. "Preparing for an Aging Population" Urban Land Institute Magazine. Online resource: