

Parachute 2040 Plan  
Objectives Table

<b>Objective</b>	<b>Objective Number</b>	<b>Timeframe</b>	<b>Priority</b>	<b>Responsible Party(ies)</b>
<b>Theme #1: Diversify the Economy</b>				
Provide reliable, efficient broadband service to all residents and businesses in Town.	2-2			
Ensure that any adverse transportation effects (i.e., intensified maintenance and congestion) caused by future development are mitigated by codified processes.	4-1			
Foster and plan for the future growth and economic development of the Town.	4-5			
Revitalize commercial centers	5-1			
Recruit industries and businesses that meet the needs of existing and future residents.	5-2			
Diversify the local economy and attract high-paying, next-generation jobs.	5-5			
Expand services and amenities.	5-6			
Encourage alternative careers	5-8			
<b>Theme #2: Maintaining a Sense of Community</b>				
Partner with community organizations to address poverty rates and educational gaps.	1-1			
Enhance community connection and trust between the Town government and the residents of the community.	1-2			

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Create additional advisory boards to engage more residents in Town governance and assist the Town in implementing the Objectives of this Plan.	1-3			
Balance growth with community preservation to maintain a sense of community.	2-7			
Enhance public transit experience.	4-2			
Adopt design standards for different types of streets.	4-4			
Develop and create community gathering spaces and opportunities to promote dialogue.	5-7			
<b>Theme #3: Create a Range of Residential Types</b>				
Ensure water and sewer utilities are adequately sized and installed for future growth.	2-1			
Maintain and create attainable housing opportunities for all of the Town residents.	2-3			
Implement property rezoning and development projects that are consistent with the Future Land Use Map to ensure the housing, retail, service, and economic needs of the community are being met.	2-5			
Develop a resiliency plan to identify where improvements are needed to create redundancy in land use.	2-6			
Meet the future housing needs of the Town.	5-3			
Improve the homeownership rate.	5-4			

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<b>Theme #4: Making Community Connections through Trails and Pathways</b>				
Create a network of trails connecting parks, neighborhoods, and the Colorado River.	3-1			
Enhance parks and recreation facilities to meet desired community level of service.	3-2			
Develop a trails management plan to ensure proper design, construction, and maintenance of the trails throughout the Town.	3-4			
Connect residents to destinations through all modes of transportation.	4-3			
<b>Theme #5: Protect and Leverage the Region’s Natural Assets and Resources</b>				
Maintain and improve community aesthetics through the creation of standards to enhance the built environment and preserve valuable natural amenities.	2-4			
Identify prime open space areas and pursue their acquisition and preservation.	3-3			
Partner with regional stakeholders and jurisdictions to leverage and maximize existing Parks, Trails, and Public Land assets in the community.	3-5			

# Plan Parachute 2040

## What is a Comprehensive Plan?

A blueprint for future growth. To develop a clear vision for the Town over the next 20 years. Identifies needs and informs policies that can be easily understood, evaluated, and implemented.

## Plan Elements



We're here!



- Phase 1 Community Assessment
- Phase 2 Public Outreach (Grand Valley Days)
- Phase 3 Evaluate Plan Elements and Needs
- Phase 4 Identify Goals and Actions
- Phase 5 Finalize Plan and Adoption



# Existing Conditions Snapshot

## Community Assessment

- Current population is 1,363. Projected population for 2040 is 3,764.
- Parachute has seen more variations of population size due to the boom and bust of the oil industry. 1995 had a growth rate of 9.1%, then in 2000 had a -0.2% growth rate.
- Projections show Parachute having a higher growth rate than the County. 2030 - 2040 is expected to see a 7.6% growth rate compared to the County's rate of 1.7%.
- Average household size is 2.61 which is slightly more than the state average of 2.49.

Figure 4. Poverty Rates  
Source: 2019 ACS



Figure x. Median Household Income  
Source: 2019 ACS



Figure X. Population Distribution by Age Comparison

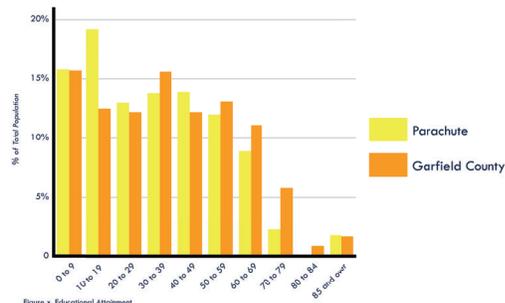


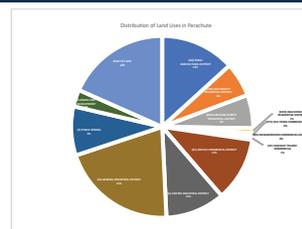
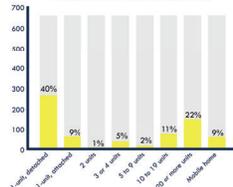
Figure x. Educational Attainment  
Source: 2019 ACS



## Land Use & Built Form

- 658 total housing units, most being single-family homes.
- Average cost of a house in 2019 was \$171,100 (compared to County's average cost of \$360,600)
- 76.5% of households have access to internet in Parachute, compared to the national average of 86.6%.

Figure x. Housing Type Distribution



Households with Internet Access  
Source: 2019 ACS



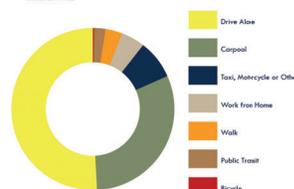
## Parks, Trails, and Open Space

- Three town-owned parks: Beasley Park, Parachute Rest Area park, and Cottonwood Park.

## Transportation

- Public transit options include the local PATS (Parachute Area Transit System), as well as a stop on CDOT's Bustang West Line, connecting Grand Junction and Denver.
- BNSF railways operate freight rail with two grade-separated crossings (pedestrian bridge and Hwy 215).
- Walkscore rated Parachute low, meaning infrastructure is not amenable to walking/biking and that most trips are car-dependent.

Figure x. Commuting Habits  
Source: 2019 ACS



## Economic Vitality

- Unemployment rate has steadily decreased since the Great Recession, and in 2019 was just under 4%. The national average at that time was 3.5%.

Figure x. Total Businesses and Employees

Source: 2019 ESRI



Figure x. Employment vs. Unemployment Rates  
Source: 2010, 2015, 2019 ACS



Figure x. Top Industry Employers  
Source: 2019 ESRI

