

**DOWNTOWN MANAGEMENT COMMISSION**  
**January 4, 2016**  
**5:30 - 9 pm**  
**Regular Meeting**  
**Council Chambers, 1777 Broadway**  
**AGENDA**

1. Roll Call
2. Approval of December 7, 2015 Meeting Minutes
3. Public Participation
4. Police Update
5. Parks Update
6. BID Update
7. Matters from Commissioners
  - a. Upcoming DMC Agendas
  - b. DMC Priorities for 2016
8. Matters from Staff
  - a. Draft 2016 Community Vitality Priorities
9. Action Summary

**Attachments**

- Meeting Minutes – December 7, 2015
- Sales and Use Tax Revenue Report – October 2015
- Police Stats
- Downtown Boulder Open/Close List
- 2016 DMC Meeting Dates and Locations
- Final DMC Council Priorities for 2016
- Draft Community Vitality Priorities

**Upcoming Meetings/Topics**

**DMC Meeting February 1, 2015 – 1777 West Conference Room**

**Commissioner Terms**

Crabtree: 2012-2017 Citizen at Large  
Feldman: 2015-2020 Property Rep  
tbd 2016-2018 Property Rep  
Deans 2014-2019 Property Rep  
Shapins 2013-2016 Citizen at Large

**DMC 2016 Priorities:**

-AMPS and Downtown Parking  
- Civic Area Plan  
- Homelessness  
- Civic Use Pad  
- Development of the CAGID Asset Plan  
- Council Use of DMC's Advisory Feedback

**CITY OF BOULDER, COLORADO  
BOARDS AND COMMISSIONS MEETING MINUTES**

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**NAME OF BOARD/COMMISSION:** **DOWNTOWN MANAGEMENT COMMISSION**

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**NAME/TELEPHONE OF PERSON PREPARING SUMMARY:** **Ruth Weiss – 303-413-7318**

**NAMES OF MEMBERS, STAFF, AND INVITED GUESTS PRESENT:**

**BOARD MEMBERS:** **CRABTREE, SHAPINS, DEANS, MILLSTONE, FELDMAN**

**STAFF:** **WINTER, LANDRITH, JOBERT, McELDOWNEY, SMITH, WEISS, HAGELIN,  
AMEIGH**

**GUESTS:** **Sean Maher, Bill Fox, David Becker**

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**TYPE OF MEETING:** **Council Chambers** **December 7, 2015**

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**AGENDA ITEM 1 – Meeting/Roll Call:** Called to order at 5:33 p.m.

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**AGENDA ITEM 2 – Approval of the November 2, 2015 Meeting Minutes: (see below)**

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**AGENDA ITEM 3 – Public Participation:** None

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**AGENDA ITEM 4 – Police Update:** McEldowney said that stats were consistent on a month to month; the high arrests were in DUI and burglaries. McEldowney continued that there were a number of assaults. Ticket counts were down from last year. There is some movement with the transient population to the Hill. Feldman mentioned a transient issue at 9<sup>th</sup> and Pearl today and was advised to call police on the non-emergency line and don't approach. Millstone mentioned a bomb threat at 15<sup>th</sup> and Pearl. Matthews said that it was professional fireworks in the garage and it closed the garage until it was determined they was fireworks.

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**AGENDA ITEM 5 – Parks Update:** Landrith read Martin's update, as she was unable to attend, with Snow Much Fun 5 – 8 pm, family focused this Saturday and next; maintenance and cleaning of the mall going on, and some bricks have popped up on the mall and are being repaired.

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**AGENDA ITEM 6 – BID Update:** Maher said the holiday season started on November 22<sup>nd</sup> with an exceptional number of lights and the wind became an issue. Santa is on the mall every Saturday. Lights of December parade had a very large crowd. Merchants said it's an okay holiday season and this past weekend helped.

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**AGENDA ITEM 7– Downtown Development Projections Presentation and Access Projection Methodology – RRC and Fox Tuttle:** Becher said the last analysis was two years ago and reviewed the area being projected with the commission. The zoning districts in CAGID are driving the projections. Becher continued with Civic Area Plan (CAP) and its development capacity. Build out assumptions were presented. Timing assumptions and use mix assumptions were discussed. In this decade, 350,000 sq ft of space was built. Becher next presented the future development locations and future sq ft available to construct. Currently, there are about 9,000 jobs with potential for 3,000 to 4,500 more jobs. Legal development capacities were discussed. Becher compared current development projections to 2013 numbers.

Winter discussed the data and inputs into various models. Winter continued with what is tracked and what influences multi modal planning. Commuting distances, tele-work and residence locations are tracked for multi modal planning. Winter discussed the policies, investments and programs components that brought Boulder to where it is today and how to bring it into the future. Bill Fox, Fox Tuttle Hernandez, estimates the future parking demand. There is 3.5 million sq ft of development today and the challenge is how to supply 3,500 parking spaces. Fox said the next step is to document parking demand and supply. Fox said some development takes away parking and others add parking. TDM in Boulder with existing and new parkers and users need to be factored in to demand estimates. A significant increase in utilization has occurred. How can utilization be increased in time? Satellite parking on key routes was discussed to increase long term parking supply and shared parking with churches. Wells Fargo lot was discussed. Fox said it's now a matter of doing the math and accounting for variables. Crabtree questioned the square footage per employee downtown.

Hagelin, Transportation, described the methodology for estimating impacts in the TDM programs. Hagelin said that the downtown employees at 26% bus or bus and bike. Hagelin said the SOV mode share has increased. Hagelin said that

RTD hasn't made the amount of investment for multi modal options as Boulder would like. Hagelin spoke to the EPA Commuter Model with local data, price elasticity and then outputs. Parking cash out programs were mentioned. Hagelin said tele-work has increased among employees. Hagelin discussed how to get to the future with new and expanded programs and model it. One option is to offer EcoPass to part-time employees, expanded bike share and car share memberships, parking cash out, satellite parking and its impact, unbundling of parking, car pool and van pool options, and pricing use to manage travel.

Feldman thanked the presenters for the info provided and asked about the end product of the process. Fox said the variables and bottom lines will be brought to the commission. Winter said the options with the TDM and how viable they are; how realistic and effective. Winter said that it costs \$50,000 to build a parking space and how to minimize the expense to the public. Winter said that updates will come back in January and February; March will have some solid numbers. Deans questioned when Council and Planning Board will be in the loop. Winter said an update will be through AMPS to council, with one done two weeks ago. Shapins mentioned that the paradigm has shifted and how to tell the story to move it forward to the public and officials. Shapins suggested story boarding to display how they use parking and develop strategies on people's experience can be made better; how to create people's behavior to make the whole better for them, better than the quantitative scientific approach.

Crabtree said that applying studies from East Boulder to downtown is not realistic, future demand versus current demand and development, do you think unrestricting parking depends on the economy. Hagelin said parking has to be part of the solution and where is the parking located and satellite lots have great potential, parking is needed and we are out of space. Crabtree said that Planning needs to avoid minimizing parking on new developments.

The cost of skyrocketed housing prices has moved people further and further out from Boulder. The Transportation Plan was updated and the solutions are outside of city limits. The travel diary has just been completed for residents. People are doing great using other modes that are living in Boulder and it's something that will be watched. Parking pricing was discussed. Winter commented on the elasticity of parking rates and it is for all parkers. Social equities are very important or price break funding for alternative mode improvements.

Feldman questioned if CAGID rates were increased and made a profit, could it be used for satellite sites. Rates have been raised 20% since 2014. Jobert said that it is a sensitive balance to raise garage rates and it would push employees in to the street with a different effect. Deans questioned visitor parking numbers. Feldman requested that when doing future demand estimates; include parking spaces to be removed which is 17% in the civic area and the additional 70,000 more square feet of commercial area. Feldman proceeded to give examples of new private sector development and the minimal numbers of parking spaces per square footage. Feldman questioned if the private sector will be providing the parking and there are no regulations to this effect. Winter said it's another policy issue.

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**AGENDA ITEM 8 – Civic Use Pad Update:** Ameigh, Public Works, is new to Civic Use Pad project. Ameigh discussed the signed Letter of Intent (LOI). Staff is working with the St Julien and 4240 Architects on the feasibility of a new rooftop patio and more due diligence is necessary regarding the height limit and other details. A mini study is currently in the works and looking for its results in January. Soon a solicitation will be going out to two potential Civic Use Space users to create a working group to define user needs and feedback on the emerging management agreement. Approval by council of the management agreement is hoped for early next year.

The St Julien will be taking the design review process through planning and the construction process. Construction is hoped for late next year. Shapins asked about the issues with the roof top patio. Ameigh said it has a height consideration of 55 feet and the design is in the works and an issue with where to measure height from to make it feasible. There are assumptions on the heights of the first and second floor, with a good idea of how the building will look like in the basics. Deans asked about the downtown moratorium of 55 feet and does it still exist. Winter replied affirmatively. Winter clarified that the civic component was the use of the first floor and the rooftop deck was a nice amenity. Crabtree questioned the skywalks across Canyon and Winter said there isn't funding yet but it is a nice and possible. Shapins encouraged staff to make the rooftop deck work.

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**AGENDA ITEM 9– City Council AMPS Feedback:**

**AGENDA ITEM 10 – 2016 Priorities for City Council Consideration:** Deans said recruitment questions reflected appropriately commission concern.

Council Questions: Winter said it's an opportunity to express the commission's concerns.

1. Awareness of the parking issues and its consequences downtown as an economic and vitality issue, people need to get here. Adopt a no policy to parking downtown and should pay attention to the commissioners advice.
2. Millstone mentioned that there are areas that are connected that no one is looking; the choices are not realistic and expand thinking into 10 to 20 years from now. Winter said that in the long term civic plan will have more

- parking. How does it enhance the performance of the downtown per Shapins?
3. Winter hears a theme is how to put pieces together to build a better downtown. Shapins said it's a time to step back to determine the future and how various pieces work together as a theme in addition to the awareness of the multi access. Feldman – civic area access needs to be reconsidered. Deans – vitality of downtown but two businesses have left and will be replaced by banks and how does this bring people downtown? Millstone – cars are a mode and minimizing them is not realistic. Crabtree – downtown parking education and get it out to planning and council, open the awareness. Civic area plan – parking and access is critical.
  4. Deans – vitality and parking on a day to day basis are important
  5. Parking is a crisis brewing for the downtown and need to get ahead of it.
  6. Winter suggested two commissioners to get together for council priorities and send it around;
  7. Deans will put together a draft for commissioners to review.

**AGENDA ITEM 11 - Matters from the Commissioners:** Farewell to Sacha!

**AGENDA ITEM 12 – Matters from the Staff:**

**Action Summary:**

October 2015 - Downtown Design Guideline Update: Shapins said the guidelines are outdated, have had two great meetings and should represent the intentions of Downtown.

Staff working on Car Share policy.

Check on latest copy of the Cultural Plan for an action item.

November 2015 - Work Plan Priorities from the last few years to commissioners

Civic Use Pad update to commission.

**Meeting adjourned at 7:53 pm.**

**ACTION ITEMS:**

**MOTION:** Shapins motioned to approve the November 2, 2015 meeting minutes. Millstone seconded the motion. All commissioners were in favor and the motion passed unanimously 5 – 0.

**January 4, 2015**

**Council Chambers**

**Regular Meeting**

APPROVED BY:

DOWNTOWN MANAGEMENT COMMISSION

Attest:

**Ruth Weiss, Secretary**

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**Sue Deans, Chair**

# City of Boulder

## Sales & Use Tax Revenue Report

### October, 2015

Issued December 21, 2015

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This report provides information and analysis related to 2015 Year-to-Date (YTD) sales and use tax collections. Results are for actual sales activity through the month of October, the tax on which is received by the city in the subsequent month. For clarification of any information in this report, please contact Patrick Brown, Revenue & Licensing Officer, at (303) 441-3921 or [brownp@bouldercolorado.gov](mailto:brownp@bouldercolorado.gov).

PLEASE NOTE: Pursuant to a vote in November of 2014, the sales and use tax rate changed on January 1, 2015 from 3.56% to 3.86%. The additional 0.30% tax was approved for a three year period and is earmarked for "Community Culture and Facilities." Actual dollars collected in the report may show as being higher in 2015 solely because of that tax rate increase. However, the percentage changes included in this report have been "normalized" to be able to compare the actual increase or decrease for this year compared to the same period in 2014 as if the rates were the same. This "normalized" percentage better reflects the underlying economic activity in the city and enables city staff to more readily determine if revenue targets are being met.

#### REVENUE COMPARISONS TO COMPARABLE PERIOD IN PRIOR YEAR

As reflected in Table 1, "normalized" Sales and Use Tax has increased from the comparable 2014 base by 5.09%.

**TABLE 1**  
**"NORMALIZED" ACTUAL SALES AND USE TAX REVENUE**  
 (Adjusted to exclude change in tax rate)

TAX CATEGORY	% CHANGE IN REVENUE Increase/(Decrease)	% OF TOTAL
Sales Tax	4.77%	77.95%
Business/Consumer Use Tax	(4.54%)	9.88%
Construction Use Tax	20.62%	9.21%
Motor Vehicle Use Tax	6.87%	2.96%
<b>Total Sales &amp; Use Tax</b>	<b>5.09%</b>	<b>100.00%</b>

Any time a new commodity (such as recreational marijuana) becomes taxable, it generates additional revenue and increases the prior year revenue "base," but the percentage increase in revenue may distort perception of the strength of the underlying economy. For that reason, Table 2 is presented to illustrate "normalized" sales and use tax revenue excluding revenue from the sale of recreational marijuana. The increase in the "traditional" sales tax base is almost a full percentage point lower than that including recreational marijuana. Since recreational marijuana will be included in the 2015 "base," future revenue increases will not include the positive tax impact of this added taxable commodity. Also, September included a State of Colorado "marijuana sales tax holiday" (10% retail sales tax charged to the consumer and 15% of the excise tax paid by the cultivator when the product was transferred to the seller) where State taxes were not charged. The resulting lower price may have redistributed some anticipated future sales into September.

**TABLE 2**  
**“NORMALIZED” ACTUAL SALES AND USE TAX REVENUE, EXCLUDING REVENUE FROM**  
**THE SALE OF RECREATIONAL MARIJUANA**  
 (Adjusted to exclude change in tax rate)

TAX CATEGORY	% CHANGE IN REVENUE Increase/(Decrease)	% OF TOTAL
Sales Tax	3.75%	77.56%
Business/Consumer Use Tax	(4.77%)	10.04%
Construction Use Tax	20.62%	9.39%
Motor Vehicle Use Tax	6.87%	3.02%
<b>Total Sales &amp; Use Tax</b>	<b>4.28%</b>	<b>100.00%</b>

### COMMUNITY, CULTURE AND SAFETY FACILITIES TAX

For October 2015 YTD, the newly enacted Community, Culture and Safety Facilities Tax (an additional 0.30%, effective for 3 years beginning January 1, 2015) has generated \$7,818,178. This tax is dedicated to fund a variety of projects in the Civic area along the Boulder Creek Path and on University Hill as well as improvements for several culturally oriented projects. It will also fund pedestrian safety lighting improvements along Baseline Road at the entrance to Chautauqua Park.

### DETAILED ANALYSIS OF MAJOR CATEGORIES

The following monthly information is provided to identify trends in the various retail categories. While this information is useful, it is important to remember that relatively small aberrations (like the timing of remittances by certain vendors) can make relatively large monthly variances.

**Retail Sales Tax** – October YTD retail sales tax revenue was up 4.77% from that received in 2014. It is important to note that any significant sales of recreational marijuana did not begin until the second quarter of 2014. Therefore, comparisons are not "apples to apples" for the first quarter.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
6.50%	9.40%	8.54%	4.87%	2.81%	3.00%	6.41%	5.76%	0.36%	1.65%

**Food Stores** - YTD retail sales tax revenue for food stores was up 7.04% from that received in 2014. This large increase is primarily due to companies who file thirteen four-week periods instead of reporting monthly. Companies who file thirteen four-week periods do so because of reporting purposes. Each reporting period has the same number of days in the period. Since the city reports monthly, there is one month out of the year where our report contains two filing periods.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
46.51%	8.69%	2.00%	1.77%	0.70%	8.22%	3.74%	5.10%	(1.43%)	3.88%

Sales at **Eating Places** are both an important revenue source (Eating Places comprise approximately 13.00% of sales/use tax) and are often an indicator of the health of the economy in the city. This discretionary category is often correlated with disposable income and consumer confidence. Total October YTD retail tax at Eating Places is up by 6.69%.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
4.82%	10.46%	6.98%	4.87%	11.00%	0.98%	10.84%	11.61%	(1.66%)	7.76%

**Apparel Stores** - YTD retail sales were up by 6.06%. The significant increase in April is due to multiple circumstances. Timing was an issue with one large vendor who did not remit in April of 2014. Multiple other vendors also improved their performance during the month

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
(29.55%)	15.03%	(1.28%)	53.97%	2.21%	16.20%	(3.11%)	(4.20%)	(9.86%)	27.94%

**General Retail** sales are up by 3.12% YTD. The large variance October is primarily due to timing where one large retailer remitted two tax payments in 2014 and only one in 2015.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
1.97%	3.75%	3.02%	4.94%	8.42%	5.55%	5.39%	7.96%	18.56%	(26.01%)

**Public Utilities** (primarily retail sales tax on natural gas and electricity) are up by 1.25% YTD. Tax on Public Utilities comprises over 4% of total sales and use tax revenue. Even if rates increase, the direction for this category may be uncertain if conservation strategies are successful and businesses significantly cut their energy use. According to a 2006 study by the City of Boulder, commercial and industrial sector energy use makes up 83% of Boulder's energy use.

### TOTAL MARIJUANA REVENUE

The latest new revenue categories for the City of Boulder are the sale of both medical and recreational marijuana. These sources represented 1.07% and 1.14% of the total sales/use tax collected respectively in 2014.

The sale of medical marijuana generates:

- 3.86% sales and use tax on product sales paid by the purchaser and/or costs of any construction materials, furniture, fixtures, or equipment paid by the business.

The sale of recreational marijuana generates:

- 7.36% sales tax on product sales paid by the purchaser (3.86% base and 3.50% additional).
- 7.36% use tax on the cost of any construction materials, furniture, fixtures, or equipment paid by the business (3.86% base and 3.50% additional).
- A 5.00% excise tax paid by the grow facility when shipping product to dispensaries and/or marijuana infused product facilities.
- A "share-back" of certain State of Colorado revenue. The State collects a 10.00% tax on recreational marijuana sales and "shares back" 15.00% of that 10.00% to each city where such revenue is generated.

A summary of all year-to-date 2015 marijuana related revenue follows:

<b>Total October YTD Marijuana Related Revenue</b>			
Medical marijuana:			
3.86% Sales/Use Tax	\$996,379		
Sub-total Medical marijuana revenue		\$996,379	
Recreational marijuana			
3.86% Base Sales/Use Tax	1,055,710		
3.50% Additional Sales/Use Tax	957,083		
5.00% Excise Tax	843,886		
State Share-back	360,608		
Sub-total Recreational Marijuana revenue		\$3,217,287	
<b>TOTAL MARIJUANA RELATED REVENUE</b>			\$4,213,666

While the City's base 3.86% sales/use tax is distributed to City funds based upon various past voter decisions, certain other revenue has been dedicated to cover incremental costs related to the sale and use of marijuana in the City of Boulder. Year-to-date collections for these dedicated revenue sources follow:

<b>Total October YTD "Incremental" Recreational Marijuana Related Revenue</b>		
3.50% Additional Sales/Use Tax	\$957,083	
5.00% Excise Tax	843,886	
State "Share-back"	360,608	
<b>TOTAL "INCREMENTAL" RECREATIONAL MARIJUANA REVENUE</b>		\$2,161,577

## Medical Marijuana Retail Sales Tax

Total October YTD retail sales tax revenue collected in this category is down by 20.83% from the same period in 2014. The retail percentage change by month is presented below.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
26.96%	(7.57%)	(9.21%)	(1.96%)	(16.06%)	(16.23%)	(26.71%)	(38.60%)	(42.17%)	(44.61%)

## Recreational Marijuana Retail Sales Tax

The first remittances in 2014, related to sales of recreational marijuana, were received in the month of February. Significant retail establishments were not open until April of 2014. Therefore, increases for the first quarter of 2015 are not representative due to the non-existent or low comparative base.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
na	na	82.89%	60.56%	42.84%	38.64%	49.71%	51.91%	57.84%	54.22%

Significant YTD increases / decreases by sales/use tax category are summarized in Table 3.

**TABLE 3**

2015 YTD RETAIL SALES TAX (% Change in Comparable YTD Collections)	
<b>STRENGTHS:</b> <ul style="list-style-type: none"> <li>▪ Food Stores up by 7.04% (January had two returns for each store by a 13 period filing taxpayer)</li> <li>▪ Eating Places up by 6.69%</li> <li>▪ Apparel Stores up by 6.06%</li> <li>▪ Home Furnishings up by 3.37%</li> <li>▪ General Retail up by 3.12%</li> <li>▪ Automotive Trade up by 2.19%</li> <li>▪ Computer Related Business up by 24.97%</li> <li>▪ All Other up by 7.22%</li> <li>▪ Recreational Marijuana up by 74.36%</li> <li>▪ Downtown up by 8.31%</li> <li>▪ N. 28th St Commercial up by 14.22%</li> <li>▪ University of Colorado up by 9.56%</li> <li>▪ Basemar up by 4.23%</li> <li>▪ BVRC (excl 29th St) up by 3.25%</li> <li>▪ Twenty-Ninth St up by 4.51%</li> <li>▪ The Meadows up by 11.54%</li> <li>▪ All Other Boulder up by 7.51%</li> <li>▪ Metro Denver up by 10.63%</li> <li>▪ Pearl Street Mall up by 14.72%</li> <li>▪ Gunbarrel Commercial up by 15.28%</li> <li>▪ Boulder Industrial up by 6.88%</li> </ul>	<b>WEAKNESSES:</b> <ul style="list-style-type: none"> <li>▪ UHGID (the "hill") down by 5.07%</li> <li>▪ Transportation/Utilities down by 7.13%</li> <li>▪ Medical Marijuana down by 20.83%</li> <li>▪ Consumer Electronics down by 8.35%</li> <li>▪ Table Mesa down by 2.00%</li> <li>▪ Out of State down by 1.11%</li> <li>▪ N. Broadway Annex by 2.46%</li> </ul>

2015 USE TAX (% Change in YTD Comparable Collections)	
<b>STRENGTHS:</b> <ul style="list-style-type: none"> <li>▪ Construction Use Tax up by 20.62% (when adjusted to exclude dedicated Boulder Junction tax in both years, up by 26.37%)</li> <li>▪ Motor Vehicle Use Tax up by 6.87%</li> </ul>	<b>WEAKNESSES:</b> <ul style="list-style-type: none"> <li>▪ Business Use Tax down by 4.54%</li> </ul>

## **BUSINESS USE TAX**

October 2015 YTD Business Use Tax is down by 4.54%. This tax category can be very volatile as it is associated primarily with the amount and timing of purchase of capital assets by businesses in the city and the amount and timing of audit revenue. The Leeds Business Confidence Index has slipped for two quarters in a row. This may have had an impact on capital expenditures by businesses.

## **MOTOR VEHICLE USE TAX**

October YTD Motor Vehicle Use Tax is up by 6.87%, this tax category applies to the purchase of vehicles registered in the city. As individuals and businesses became more confident about jobs and the economy, they have replaced their vehicles and thus reduced the average age of their fleet. 2014 was a strong year for motor vehicle sales, but the change reversed in late 2014 and early in 2015 as the average age of the total vehicle fleet in the city declined and the comparative numbers from the prior year became more difficult to meet or exceed. Both November and December 2014 results were negative (down 17.88% and 12.16% respectively when compared to the very strong sales in the comparative months of 2013) and comparative results continued to be negative through May of 2015. Comparative revenue in this category began to increase again in June 2015 and has continued this increase into October. If the economy remains strong, we may see revenue in this category flatten or even increase for the total year.

## **CONSTRUCTION USE TAX**

Construction Use Tax is up by 20.62% YTD. This is a very volatile tax category as it depends upon the number and timing of construction projects in any given period. Revenue in this category assumes "base" number of projects will continue indefinitely, plus revenue from large projects in the "pipeline" (based upon a review of information from the City Planning Department and the CU Capital Improvement Plan). Even when we know projects are pending, the timing of payment of Construction Use Tax can occur in the prior or subsequent year to the planned construction date. We are currently in a strong period for large project construction in the City but know that this level of activity cannot continue forever. Therefore, it is important that we not commit to ongoing operating expenses from this revenue source, as it will eventually decline. August includes significant revenue from permitting related to construction of below-grade parking structures for two new hotels.

## **ACCOMMODATION TAX**

October Accommodation Tax revenue is up by 9.47% from the same period in 2014. The hotel industry in Boulder is in a state of flux. It is uncertain when new properties in the pipeline will open. Some upward adjustment in room and occupancy rates has occurred during the transition when the total number of rooms available in the City was down slightly. The Rocky Mountain Lodging Report for August indicated the occupancy rate for Boulder was 87%. Some of the changes follow:

- America Best Value – closed March 2014 (to be converted to student housing)
- Golden Buff – closed December 2013 (to be redeveloped into two hotels)
- Boulder Outlook – closed November 2014
- Hyatt Place Depot Square – opened in April 2015
- Embassy Suites and Hilton Garden Inn (old Golden Buff location) under construction
- Other Planned Properties – in concept or site review

## **ADMISSIONS TAX**

Year-to-date 2015 Admission Tax revenue is up by 15.54% from the same period in 2014. Admissions Tax collections are dependent on the number of taxable productions and events held in the City and the level of attendance at such events.

## TRASH TAX

October 2015 YTD Trash Tax receipts are up by 0.75%. On-going Trash Tax remittances are due on a quarterly basis. Variances also occur when smaller trash collection companies work levels vary, due primarily to pickups related to larger construction projects.

## REVIEW OF VARIOUS ECONOMIC DATA & PREDICTIONS FOR THE FUTURE

**An October 17 article from *Zacks Research* on the National Retail Federation site includes the following prediction:**

**Retail Sales Data** - The retail sector saw a bloodbath on Friday following a slew of weak reports from retailers ranging from department to dollar stores. Additionally, the soft October retail sales data added to the woes. With Thanksgiving less than two weeks away and Christmas coming up in six weeks, the growth prospects for the upcoming holiday season suddenly look dull. After a flat September, retail sales barely rose 0.1% in October, falling short of the market expectation of 0.3% growth. The lackluster growth can be blamed on a surprise decline of 0.5% in auto sales, implying that cheap gasoline failed to spur consumer spending as expected. Notably, consumer spending accounts for more than two-thirds of demand in the U.S. economy.

**Because of slower than projected growth in the first half of 2015, the *National Retail Federation* has revised its 2015 forecast:**

The NRF has issued a revised retail sales tax forecast for 2015, lowering its anticipated figures due to unexpected slow growth during the first half of the year. The original NRF forecast in February predicted a 4.1 percent growth in retail sales over 2014, but the new revision lowers the forecast to 3.5%.

A U.S. Department of Commerce report on June sales noted that sales were down. Excluding autos, gas, building materials and restaurants, core retail sales fell 0.1 percent in June after an increase of 0.7 percent in May. The report precipitated the NRF revision. NRF calculations found that sales during the first six months of 2015 saw 2.9 percent growth, with an anticipated increase at a more positive pace of 3.7 percent over the next five months.

**The national Conference Board *Consumer Confidence Index*® has declined again in November:**

The Conference Board *Consumer Confidence Index*®, which had decreased moderately in October, declined further in November. The Index now stands at 90.4 (1985=100), down from 99.1 in October. The Present Situation Index decreased from 114.6 last month to 108.1 in November, while the Expectations Index declined to 78.6 from 88.7 in October.

“Consumer confidence retreated in November, following a moderate decrease in October,” said Lynn Franco, Director of Economic Indicators at The Conference Board. “The decline was mainly due to a less favorable view of the job market. Consumers’ appraisal of current business conditions, on the other hand, was mixed. Fewer consumers said conditions had improved, while the proportion saying conditions had deteriorated also declined. Heading into 2016, consumers are cautious about the labor market and expect little change in business conditions.”

**The preliminary results of the December 2015 *University of Michigan Consumer Sentiment Index* were largely unchanged:**

	<b>Dec 2015</b>	Nov 2015	Dec 2014	M-M Change	Y-Y Change
Index of Consumer Sentiment	<b>91.8</b>	91.3	93.6	+0.5%	-1.9%
Current Economic Conditions	<b>107.0</b>	104.3	104.8	+2.6%	+2.1%
Index of Consumer Expectations	<b>82.0</b>	82.9	86.4	-1.1%	-5.1%

While the preliminary December reading was largely unchanged from last month, consumers evaluated current economic conditions more favorably and expected future prospects less favorably. In a repeat of last month's findings, all of the early December gain was recorded among households with incomes in the bottom two-thirds (+2.7%), while the Sentiment Index among consumers with incomes in the top third declined (-4.4%). Importantly, the survey recorded persistent strength in personal finances and buying plans, while the largest loss was in how consumers judged prospects for the national economy during the year ahead. Overall, the Sentiment Index has averaged 92.9 during 2015, the highest since 2004, with only 10 higher yearly averages in the past half century. The data continue to indicate that real consumer expenditures will grow by 2.8% in 2016 over 2015.

**According to an October 1, 2015 article in *BizWest*, Colorado business leaders' confidence has slipped for the second quarter in a row:**

Colorado business leaders' confidence, despite remaining positive overall, weakened for the second quarter in a row, according to the latest Leeds Business Confidence Index. The index shows an overall reading of 53.5 entering the fourth quarter. That's down from 58.3 entering the third quarter. Readings of 50 or higher are considered positive, and the overall index has remained in positive territory for 16 quarters in a row now.

The reading for confidence in the national economy slid seven points. Confidence in profit expectations saw the next largest slide, from 58.3 last quarter to 53.6, while capital expenditures fell 4.5 points and sales expectations 4.3 points.

**A December article by Clif Harold of the Boulder Economic Council highlights some of the positive changes in Boulder since the Great Recession of 2007-2009:**

The Boulder Economic Council, the economic vitality arm of the Boulder Chamber, has been monitoring trends in Boulder's economy for nearly two decades. We track key economic indicators throughout the year and over time. For example, at the end of 2010, Boulder County's unemployment rate was 7.1 percent; today it's 2.6 percent. The median price of a single-family home in 2010 was \$535,000 and today it's \$735,000. Commercial real estate vacancy rates are half or less than they were in 2010: Office vacancy rates were 10.2 percent five years ago, and today they're 4.3 percent. Retail vacancy rates were 7 percent then, and today just 1.8 percent. Industrial vacancy was 7.4 percent and now 2.6 percent.

These trends reflect economic activity that makes the Great Recession seem almost like ancient history. Drill a little deeper and the stories about business expansions, acquisitions and investments put a more recognizable face on recent changes in Boulder's economy. Companies such as the Zayo Group, Rally Software and Nivalis Therapeutics went public through IPOs, raising more than a half billion dollars in equity. Twitter, CA Technologies Hain Celestial and Boulder Brands acquired local startup successes Gnip, Rally Software, Rudi's Organic Bakery, and EVOL Foods, respectively. Uber purchased Microsoft's Bing mapping divisions in Boulder

and Longmont. After acquiring startup company @Last Software nearly a decade ago, Google recently announced plans to expand significantly its campus in Boulder. In September, AstraZeneca closed on its acquisition of Amgen's large laboratory facility by the Boulder airport.

**Although retail sales taxes are collected and remitted on some retail purchases (primarily those with brick and mortar stores in the City or State), many go untaxed. Therefore, it important to follow trends in this sales category. IBM's annual *Online Retail Readiness Report* published in April of 2015, based upon a Forrester Research Study includes the following:**

The e-commerce industry is steadily growing, faster than expected. A previous report from 2010 didn't expect the industry to top \$300 billion until 2017. By the end of this year, the industry is projected to reach nearly \$334 billion in consumer spend.

As e-commerce grows overall, holiday spending is increasing as well, though at a slower rate. A study by the National Retail Federation shows that shoppers spent more both in store and online during the 2014 holiday season (which includes November and December sales). Overall online spend amounts to just one-sixth of in-store spend, but it's increasing faster year-over-year. Online sales grew 6.8 percent over 2013, while in-store sales grew 4 percent over 2014.

**According to a September 16, 2015 article in the *Denver Business Journal*, Xcel Energy bills are expected to drop significantly in the coming months. (Retail sales tax on the sale of natural gas and electricity make up over 4.0% of Sales/Use Tax revenue.)**

Low commodity prices for natural gas....(will result in) the average monthly gas bill during October, November, and December to be 20% less than the average bills during the same three months of 2014.

On the electricity side of the bill, the change will be smaller. Electricity bills are expected to be about 2% lower in during the fourth quarter of 2015.

Total Net Sales/Use Tax Receipts by Tax Category	OCTOBER YTD Actual			
	2014	2015	% Change	% of Total
Sales Tax	72,974,935	82,895,225	4.77%	77.95%
Business Use Tax	10,151,244	10,506,656	-4.54%	9.88%
Construction Sales/Use Tax	7,490,983	9,797,121	20.62%	9.21%
Motor Vehicle Use Tax	2,716,528	3,147,897	6.87%	2.96%
<b>Total Sales and Use Tax</b>	<b>93,333,690</b>	<b>106,346,899</b>	<b>5.09%</b>	<b>100.00%</b>

Total Net Sales/Use Tax Receipts by Industry Type	OCTOBER YTD Actual			
	2014	2015	%Change	% of Total
Food Stores	11,929,477	13,758,849	6.37%	12.94%
Eating Places	12,089,281	14,017,587	6.94%	13.18%
Apparel Stores	3,340,980	3,837,746	5.94%	3.61%
Home Furnishings	2,376,108	2,664,035	3.40%	2.51%
General Retail	18,035,364	20,140,357	2.99%	18.94%
Transportation/Utilities	7,145,540	7,272,789	-6.13%	6.84%
Automotive Trade	6,506,325	7,336,937	4.00%	6.90%
Building Material-Retail	3,316,120	3,628,507	0.92%	3.41%
Construction Firms Sales/Use Tax	6,920,306	9,265,944	23.49%	8.71%
Consumer Electronics	2,012,533	2,045,632	-6.26%	1.92%
Computer Related Business Sector	5,577,428	5,956,937	-1.50%	5.60%
Rec Marijuana	1,055,822	2,012,793	75.82%	1.89%
Medical Marijuana	996,379	873,035	-19.19%	0.82%
All Other	12,032,028	13,535,753	3.75%	12.73%
<b>Total Sales and Use Tax</b>	<b>93,333,690</b>	<b>106,346,899</b>	<b>5.09%</b>	<b>100.00%</b>

Total Net Sales/Use Tax Receipts by Geographic Area	OCTOBER YTD Actual			
	2014	2015	% Change	% of Total
North Broadway	1,136,013	1,339,909	8.78%	1.26%
Downtown	7,346,611	8,308,007	4.30%	7.81%
Downtown Extension	638,007	638,946	-7.64%	0.60%
UHGD (the "hill")	1,033,687	1,061,240	-5.31%	1.00%
East Downtown	744,915	720,790	-10.76%	0.68%
N. 28th St. Commercial	4,185,790	5,198,940	14.55%	4.89%
N. Broadway Annex	391,078	413,305	-2.53%	0.39%
University of Colorado	992,548	1,022,951	-4.95%	0.96%
Basemar	2,296,462	2,576,047	3.46%	2.42%
BVRC-Boulder Valley Regional Center	18,377,829	21,166,465	6.22%	19.90%
29th Street	6,800,377	7,679,270	4.15%	7.22%
Table Mesa	2,173,161	2,323,582	-1.39%	2.18%
The Meadows	821,144	944,947	6.13%	0.89%
All Other Boulder	5,744,807	7,826,215	25.64%	7.36%
Boulder County	1,013,751	1,096,344	-0.26%	1.03%
Metro Denver	3,107,051	5,662,916	68.09%	5.32%
Colorado All Other	286,159	1,197,207	285.86%	1.13%
Out of State	8,641,341	8,435,671	-9.97%	7.93%
Airport	44,839	1,198,114	2364.36%	1.13%
Gunbarrel Industrial	6,892,580	5,348,075	-28.44%	5.03%
Gunbarrel Commercial	995,317	1,211,841	12.29%	1.14%
Pearl Street Mall	2,697,554	3,388,188	15.84%	3.19%
Boulder Industrial	8,702,713	9,627,140	2.02%	9.05%
Unlicensed Receipts	1,225,690	454,585	-65.79%	0.43%
County Clerk	2,716,528	3,147,897	6.87%	2.96%
Public Utilities	4,327,737	4,358,308	-7.12%	4.10%
<b>Total Sales and Use Tax</b>	<b>93,333,690</b>	<b>106,346,899</b>	<b>5.09%</b>	<b>100.00%</b>

Miscellaneous Tax Statistics	OCTOBER YTD Actual		
	2014	2015	% Change in Taxable
Total Food Service Tax	530,608	555,176	4.63%
Accommodations Tax	5,244,773	5,741,450	9.47%
Admissions Tax	433,459	500,840	15.54%
Trash Tax	1,356,810	1,367,038	0.75%
Disposable Bag Fee	207,603	199,442	-3.93%
Rec Marijuana Excise Tax	334,735	843,886	152.11%

USE TAX BY CATEGORY			USE << SALES	SALES TAX BY CATEGORY		
OCTOBER YTD Actual				OCTOBER YTD Actual		
2014	2015	% Change	Standard Industrial Code	2014	2015	% Change
145,038	81,371	-48.26%	Food Stores	11,784,439	13,677,477	7.04%
139,879	194,479	28.23%	Eating Places	11,949,402	13,823,108	6.69%
14,103	11,740	-23.23%	Apparel Stores	3,326,877	3,826,005	6.06%
21,625	25,102	7.06%	Home Furnishings	2,354,483	2,638,933	3.37%
2,260,484	2,502,858	2.12%	General Retail	15,774,880	17,637,499	3.12%
306,546	385,911	16.11%	Transportation/Utilities	6,838,994	6,886,878	-7.13%
2,783,807	3,212,359	6.43%	Automotive Trade	3,722,518	4,124,578	2.19%
11,206	19,084	57.07%	Building Material-Retail	3,304,915	3,609,423	0.73%
6,607,398	8,853,699	23.58%	Construction Sales/ Use Tax	312,908	412,245	21.51%
41,447	86,945	93.47%	Consumer Electronics	1,971,085	1,958,688	-8.35%
3,970,766	3,779,874	-12.21%	Computer Related Business	1,606,662	2,177,063	24.97%
10,040	35,732	228.24%	Rec Marijuana	1,045,782	1,977,060	74.36%
23,447	37,855	48.90%	Medical Marijuana	972,932	835,180	-20.83%
4,022,970	4,224,665	-3.15%	All Other	8,009,058	9,311,087	7.22%
<b>20,358,755</b>	<b>23,451,674</b>	<b>6.24%</b>	<b>Total Sales and Use Tax</b>	<b>72,974,935</b>	<b>82,895,225</b>	<b>4.77%</b>

USE TAX BY CATEGORY			Geographic Code	SALES TAX BY CATEGORY		
OCTOBER YTD Actual				OCTOBER YTD Actual		
2014	2015	% Change	2014	2015	% Change	
57,625	100,572	60.96%	North Broadway	1,078,388	1,239,337	5.99%
1,590,757	1,548,217	-10.24%	Downtown	5,755,854	6,759,790	8.31%
45,507	335	-99.32%	Downtown Extension	592,501	638,612	-0.59%
34,662	32,910	-12.43%	UHGD (the "hill")	999,025	1,028,330	-5.07%
167,743	98,616	-45.78%	East Downtown	577,171	622,174	-0.58%
82,175	117,020	31.34%	N. 28th St. Commercial	4,103,615	5,081,919	14.22%
12,462	12,875	-4.72%	N. Broadway Annex	378,616	400,430	-2.46%
139,654	9,818	-93.52%	University of Colorado	852,894	1,013,133	9.56%
569,291	624,192	1.12%	Basemar	1,727,171	1,951,855	4.23%
301,700	929,275	184.07%	BVRC	18,076,129	20,237,190	3.25%
76,260	59,784	-27.70%	29th Street	6,724,117	7,619,486	4.51%
30,650	46,985	41.38%	Table Mesa	2,142,511	2,276,597	-2.00%
72,807	39,919	-49.43%	The Meadows	748,337	905,028	11.54%
2,625,566	4,190,264	47.19%	All Other Boulder	3,119,241	3,635,951	7.51%
188,127	221,399	8.54%	Boulder County	825,625	874,945	-2.26%
521,639	2,561,532	352.89%	Metro Denver	2,585,411	3,101,384	10.63%
81,056	725,156	725.10%	Colorado All Other	205,103	472,051	112.27%
981,660	222,574	-79.09%	Out of State	7,659,681	8,213,097	-1.11%
20,751	1,164,642	5076.26%	Airport	24,087	33,472	28.16%
5,964,475	4,344,649	-32.82%	Gunbarrel Industrial	928,104	1,003,426	-0.29%
31,152	6,691	-80.19%	Gunbarrel Commercial	964,164	1,205,150	15.28%
34,162	75,150	102.88%	Pearl Street Mall	2,663,392	3,313,037	14.72%
2,990,668	3,007,706	-7.25%	Boulder Industrial	5,712,045	6,619,434	6.88%
896,674	57,609	-94.07%	Unlicensed Receipts	329,016	396,976	11.28%
2,716,528	3,147,897	6.87%	County Clerk	0	0	NA
125,002	105,886	-21.88%	Public Utilities	4,202,735	4,252,421	-6.68%
<b>20,358,755</b>	<b>23,451,674</b>	<b>6.24%</b>	<b>Total Sales and Use Tax</b>	<b>72,974,935</b>	<b>82,895,225</b>	<b>4.77%</b>

Tax by Mo & Category

**TOTAL CITY SALES AND USE TAX COLLECTIONS**

REVENUE CATEGORY	YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	% Change in Taxable Sales
<b>RETAIL SALES TAX</b>	2008	5,197,400	5,105,109	6,005,946	5,331,447	5,488,450	6,572,335	5,508,796	6,258,640	6,620,535	5,382,779	5,255,155	7,443,455	70,170,045	0.04%
Rate 3.41%	2009	4,919,570	4,659,632	5,850,038	5,077,648	5,131,444	6,428,343	5,206,770	5,790,533	6,093,314	5,170,325	4,735,769	7,814,230	66,877,613	-4.69%
	2010	4,576,034	5,386,190	6,196,697	5,320,225	5,470,595	6,895,283	5,522,076	5,943,315	6,855,385	5,652,938	5,240,211	8,414,157	71,473,106	6.87%
	2011	5,394,367	5,132,437	6,692,597	5,630,200	5,708,608	7,016,826	5,580,953	6,531,707	7,286,644	5,765,805	5,830,545	8,390,145	74,960,833	4.88%
	2012	5,363,541	5,129,096	6,754,740	5,599,150	5,988,770	7,304,270	5,551,489	7,062,958	7,502,227	6,188,194	5,693,025	9,604,529	77,741,989	3.71%
	2013	5,557,163	5,824,808	7,171,949	5,707,649	6,197,302	7,968,604	6,161,076	6,944,797	7,500,133	6,591,707	5,934,326	9,925,508	81,485,022	4.81%
Rate 3.56%	2014	5,965,991	6,438,048	7,706,036	6,619,759	6,990,628	8,303,288	7,020,977	7,893,039	8,584,506	7,452,664	7,031,634	9,966,741	89,973,310	5.76%
Rate 3.86%	2015	6,889,039	7,636,464	9,068,947	7,527,277	7,792,804	9,273,066	8,100,335	9,051,520	9,341,520	8,214,253			82,895,225	-15.03%
Change from prior year (Month)		6.50%	9.40%	8.54%	4.87%	2.81%	3.00%	6.41%	5.76%	0.36%			-100.00%	-100.00%	
Change from prior year (YTD)		6.50%	8.00%	8.21%	7.38%	6.43%	5.76%	5.85%	5.84%	5.12%	4.77%	-4.44%	-15.03%		
<b>CONSUMER USE TAX</b>	2008	818,034	991,472	1,109,160	669,214	736,901	1,067,769	732,334	596,399	899,934	989,683	599,876	1,253,267	10,464,043	-6.63%
(includes Motor Vehicle)	2009	909,558	657,250	1,062,587	997,891	531,724	790,819	858,325	1,299,767	989,089	741,578	698,452	1,600,457	11,137,497	6.44%
Rate 3.41%	2010	687,502	778,796	913,223	701,931	662,382	945,800	620,328	633,593	909,315	752,143	618,493	1,366,131	9,589,636	-13.90%
	2011	1,247,135	650,595	1,034,670	727,395	850,561	1,166,855	958,724	771,357	1,044,032	703,092	903,665	1,410,793	11,468,205	19.59%
	2012	763,425	768,580	859,971	976,451	1,212,071	1,033,899	729,829	940,127	957,894	1,417,818	737,310	1,469,940	11,867,314	3.48%
	2013	1,132,015	762,369	979,120	866,143	911,993	963,938	835,063	768,003	1,338,726	1,121,736	807,130	1,522,486	12,008,722	1.19%
Rate 3.56%	2014	924,895	901,234	1,328,607	1,727,986	666,706	2,541,847	1,056,846	1,297,348	1,409,960	1,012,343	1,011,907	1,429,435	15,309,114	22.11%
Rate 3.86%	2015	1,274,337	1,134,561	1,713,016	965,772	1,127,357	1,638,029	1,002,535	1,267,096	2,381,899	1,149,950			13,654,553	-17.74%
Change from prior year (Month)		27.07%	16.11%	18.91%	-48.45%	55.95%	-40.57%	-12.51%	-9.92%	55.80%	4.76%			-100.00%	-100.00%
Change from prior year (YTD)		27.07%	21.66%	20.50%	-3.90%	3.29%	-10.49%	-10.72%	-10.62%	-2.72%	-2.13%	-9.27%	-17.74%		
<b>CONSTRUCTION USE TAX</b>	2008	330,080	347,219	748,549	454,797	327,855	241,649	100,759	442,652	347,954	217,885	107,831	381,753	4,048,982	-13.02%
Rate 3.41%	2009	944,905	111,907	425,028	776,511	279,761	995,132	721,209	676,301	235,485	223,169	591,970	1,467,798	7,449,176	83.98%
	2010	591,599	242,591	245,829	362,619	226,230	1,921,675	1,075,078	467,423	245,361	234,021	406,868	531,670	6,550,964	-12.06%
	2011	622,872	281,210	274,661	240,970	2,150,036	352,336	352,846	455,211	478,988	314,958	177,137	471,157	6,172,383	-5.78%
	2012	385,392	1,697,323	315,856	503,719	342,448	375,499	595,334	214,896	422,866	473,523	799,552	371,254	6,497,662	5.27%
	2013	732,539	941,380	298,613	577,351	366,959	728,141	845,123	1,182,131	1,196,147	876,749	622,491	1,511,632	9,879,257	52.04%
Rate 3.56%	2014	716,119	1,110,714	600,580	430,524	571,269	1,688,472	373,129	379,130	713,014	908,032	325,754	1,557,635	9,374,372	-9.11%
Rate 3.86%	2015	387,123	680,064	2,527,741	776,513	1,008,019	985,050	583,353	986,617	532,910	1,329,732			9,797,121	-3.61%
Change from prior year (Month)		-50.14%	-43.53%	288.17%	66.35%	62.74%	-46.19%	44.19%	140.01%	-31.07%	35.06%			-100.00%	-100.00%
Change from prior year (YTD)		-50.14%	-46.12%	36.59%	41.07%	44.68%	14.70%	16.70%	24.67%	18.63%	20.62%	15.59%	-3.61%		
<b>TOTAL FOR MONTH &amp; CHANGE FROM PREVIOUS YEAR (MONTH &amp; YTD)</b>															
Ratechg3.56%>3.41%	2008	6,345,513	6,443,800	7,863,654	6,455,459	6,553,206	7,881,753	6,341,889	7,297,691	7,868,423	6,590,347	5,962,862	9,078,475	84,683,070	
Rate 3.41%	2009	6,774,033	5,428,789	7,337,653	6,852,049	5,942,929	8,214,294	6,786,304	7,766,601	7,317,887	6,135,072	6,026,191	10,882,485	85,464,286	0.92%
	2010	5,855,134	6,407,577	7,355,749	6,384,774	6,359,207	9,762,758	7,217,482	7,044,332	8,010,061	6,639,102	6,265,572	10,311,957	87,613,706	2.51%
	2011	7,264,374	6,064,242	8,001,928	6,598,565	8,709,205	8,535,347	6,892,523	7,758,275	8,809,664	6,783,855	6,911,348	10,272,096	92,601,421	5.69%
	2012	6,512,359	7,594,999	7,930,567	7,079,320	7,543,289	8,713,668	6,876,652	8,217,981	8,882,987	8,079,535	7,229,887	11,445,723	96,106,966	3.79%
	2013	7,421,717	7,528,557	8,449,682	7,151,142	7,476,254	9,660,683	7,841,262	8,894,931	10,035,006	8,590,192	7,363,947	12,959,626	103,373,001	7.56%
Rate 3.56%	2014	7,607,004	8,449,996	9,635,223	8,778,269	8,228,603	12,533,607	8,450,951	9,569,517	10,707,479	9,373,039	8,369,295	12,953,810	114,656,795	6.24%
Rate 3.86%	2015	8,550,499	9,451,089	13,309,704	9,269,562	9,928,180	11,896,145	9,686,223	11,305,233	12,256,328	10,693,935	0	0	106,346,899	-14.46%
% Change (month)		3.67%	3.15%	27.40%	-2.61%	11.28%	-12.46%	5.71%	8.96%	5.7%	5.23%	-100.00%	-100.00%		
% Change (YTD)		3.67%	3.40%	12.40%	8.58%	9.10%	4.20%	4.40%	5.00%	5.07%	5.09%	-3.56%	-14.46%		

## COMMERCIAL AND RESIDENTIAL MALL POLICE CALL STATISTICS

MONTH	Assault		Auto Theft		Burglary		Crim. Mis.		Crim. Tres.		Disturbance		Domestic		Drunk		DUI		Felony Menacing		Fight	
	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015
January	3	3					4	3	2		23	23		1	20	18	3	5				
February	3	1					5	4	1	2	22	27	2	4	22			9				
March	8	5				1	3	8	1		39	25	3	1	11	12	3	6				
April	3						5				24		3		14		4					
May		6						3				15		3		10		3				
June	3						5				29		1		15		3					
July	4						5		2		38		1		17		7					
August	4	2						6		1	46	37	4	3	9	13	4					
September		3					2	2			35	30	1	1	9	8	3					
October	2	4					6	3			39	28	2	5	16	4	8	1				
November	3	2				2	2	4	1	1	23	21	1	1	12	18	3	2				
December	4	4			1		2		1	1	24	22	3		13	8	7					
MONTH	Fireworks		Hang Ups		Harassment		Indec. Exp.		Liq. Law Vio.		Littering		Loitering		Narcotics		Noise		Open Door		Party	
	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015
January			14	8	2	3	1	1					12	10	5	1			3	1		
February			5	11	6	8			2				2	11	2	4			7			
March			7	3	5	8			4				13	8	2	4						
April			10		9		2		5				14		6							
May				6		7				2				21		7						
June			12		6		1						17		5							
July			11		10		3		1				17		9							
August			12	13	11	10	2	1	5				18	8	12	3			1	1		
September			9	8	4	2	1	2	1	10			17	6	2	10						
October			5	7	8	7		1	7					3	7	2			2	1		
November			8	3	2	2	1		1					7	7	5	7				3	
December			4	5	6	6			1	2				9	9	4	10				2	
MONTH	Prowler		Robbery		Sex Assault		Shoplifting		Shots		Stabbing		Suicide		Suspicious		Theft		Trespass		Weapon	
	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015
January					1										2	2	27	15				
February						1									5	1	22	18				
March						1									5	2	29	22				
April					1										4		33					
May																2		19				
June	1				1										2		22					
July					1										2		33					
August	1				2										4	3	11	32				
September															2	4	5	31				
October					2	1									4	2	13	16				
November						1									1	2	13	22				
December						1									2	2	12	21				

## Opened in 2013-2015

Business			Open Date	Notes
Earthbound Trading	935	Pearl	February-13	national soft goods (replacing Eclectix)
Timothy's of Colorado	1136	Spruce	February-13	fine jewelry
Meta Skateboards	1505	Pearl	March-13	
Island Farm	1122	Pearl	April-13	Soft goods/clothing
The Riverside	1724	Bdwy	April-13	Event center, café, wine bar, co-working space
Bohemian Biergarten	2017	13th	April-13	Replaces Shugs
Bishop	1019	10th	April-13	home furnishings (owners of 3rd and Vine)
ReMax of Boulder	1320	Pearl	April-13	replaces Little Buddha
Old Glory Antiques	777	Pearl	May-13	Replaces West End Gardener
Yeti Imports	2015	Brdwy	May-13	Replaces BolderWorld
Into Earth	1200	Pearl	July-13	Replaces LeftHand Books
The Savvy Hen	1908	Pearl	July-13	
The Dragontree	1521	Pearl	July-13	Day Spa
Steele Photography	2039	11th	July-13	
FlipFlopShop	1110	Pearl	August-13	Replaces Blue Skies
BOCO Fit	2100	Pearl	August-13	Fitness gym
Ceder & Hyde	2015	10th	October-13	Apparel
Fjall Raven	777	Pearl	October-13	replaces Old Glory
Lon	2037	13th	November-13	Gifts
Boulder Brands	1600	Pearl	November-13	Marketing services
Wok Eat	946	Pearl	December-13	replaces World Café
Zeal	1710	Pearl	December-13	replaces H Burger
AlexandAni	1505	Pearl	January-14	Jewelry
Made in Nature	1708	13th	January-14	Organic food products
Foundation Health	1941	Pearl	January-14	Medical office
Sforno	1308	Pearl	March-14	replaces Roma
Regus	1434	Spruce	March-14	Shared office
Cariloha	1468	Pearl	April-14	bamboo products
Explicit	2115	13th	April-14	Street ware
Fine Art Associates	1949	Pearl	June-14	
Fior di Latte	1433	Pearl	June-14	gelato
Goorin Bros Hat Shop	943	Pearl	June-14	Hats
Nature's Own	1215	Pearl	July-14	replaces Giaim
PMG	2018	10th	August-14	replaces Beehive
Ramble on Pearl	1638	Pearl	August-14	
VPK by Maharishi ayurve	2035	Bdwy	September-14	
Ninox	1136	Spruce	September-14	
LYFE Kitchens	1600	Pearl	October-14	former Gondolier space
Liberty Puzzles	1420	Pearl	October-14	Replaces KidRobot
Iris Piercing/Jewelry	1713	Pearl	October-14	
Vilona Gallery	1815	Pearl	December-14	
Voss Art + Home	1537	Pearl	December-14	
Green Rush Café	2018	Brdwy	December-14	
Formation Data	1505	Pearl	December-14	
Sage Dental Care	2440	Pearl	December-14	Replaces Boulder General Denistry
Enigma Escape Room	1426	Pearl	December-14	
Endurance Conspiracy	1717	Pearl	January-15	
Organic Sandwich	1500	Pearl	January-15	
Firefly Garden	1211	Pearl	February-15	
Newton Running	1222	Pearl	February-15	replaces GOLITE
Seeds Library Café	1001	Arapah	April-15	

Wonder Press	946	Pearl	June-15	replaces Wok Eat
Thrive	1509	Arapahoe	July-15	replaces Pita Pit
Sherpani	1711	Pearl	August-15	replaces Mila
Rosetta Stone	1301	Canyon	August-15	
Sunflower Bank	18th &	Pearl	August-15	new space
Ragstock	1580	Canyon	August-15	
Fuji Café&Bar	2018	Brdwy	August-15	replaces Green Rush
Topo Designs	935	Pearl	August-15	replaces Earthbound Trading
Ivy Lazar	1911	11th	September-15	
Wild Standard	1043	Pearl	September-15	replaces PastaVino
Installation	2015	13th	September-15	returning, replacing Explict
Mud Facial Bar	2098	Bdwy	October-15	replaces poppy
Boulder House	1109	Walnut	October-15	replaces Absinthe House
Food Lab	1825	Pearl	November-15	replaces I Support U
Cured/Fawns Leap/ Ceder & Hyde	2019	10th	November-15	replaces Bishop
Business			Close Date	Notes
Silhouette	2115	10th	January-13	
Sensorielle	1300	13th	January-13	Moved to Lafayette
Little Buddha	1320	Pearl	February-13	Moved to Yehti Imports
Boulder Map Gallery	1708	13th	March-13	Moved to Table Mesa
Blue Skies	1110	Pearl	March-13	
Left Hand Books	1200	Pearl	March-13	
Installation	1955	Bdwy	March-13	
West End Gardener	777	Pearl	March-13	
Bolder World	2015	Bdwy	April-13	replaced by Yeti Imports
Swiss Chalet	1642	Pearl	Jun-13	
Lilli	1646	Pearl	June-13	Chelsea to replace
H Burger	1710	Pearl	June-13	
Timothy's of Colorado	1136	Spruce	July-13	
Atlas Coffee	1501	Pearl	July-13	
Sweet Bird Studio	2017	17th	July-13	
Old Glory Antiques	777	Pearl	July-13	
A Café	2018	Bdwy	September-13	
Independent Motors	250	Pearl	November-13	
Om Time	2035	Bdwy	November-13	
Boulder Mart	1713	Pearl	December-13	
Retail Therapy	1638	Pearl	December-13	
Jovie	2115	13th	December-13	
Holiday & Co	943	Pearl	January-14	
Il Caffe	1738	Pearl	January-14	converted to private event space for Frasca
Roma	1308	Pearl	January-14	being replaced by Sforno
Twirl	1727	15th	January-14	rethinking concept
Bacaro	921	Pearl	March-14	new owner/concept
Maiberry	1433	Pearl	March-14	replaced by gelato
hip consignment	1468	Pearl	March-14	moved out of Downtown
Gaiam Living	1215	Pearl	March-14	
Define Defense	1805	11th	March-14	
Julie Kate Photography	1805	11th	March-14	
Bacaro	921	Pearl	March-14	
Steele Photgraphy	2039	11th	April-14	
Trattoria on Pearl	1430	Pearl	May-14	
Into Earth	1200	Pearl	May-14	
Gypsy Wool	1227	Spurce	June-14	Moved to 30th & Arapahoe, Rebecca's took space
3rd and Vine Design	1815	Pearl	July-14	

kidrobot	1420	Pearl	August-14	
Enchanted Ink	1200	Pearl	August-14	Moved to Broomfied
Pita Pit	1509	Arapahoe	August-14	
Roger the Barber	1200	Pearl	August-14	
Boulder and Beyond	1211	Pearl	September-14	
I Support U	1825	Pearl	September-14	bought building @ 47th and Valmont
PastaVino	1043	Pearl	November-14	
GOLITE	1222	Pearl	December-14	Company bankruptcy
Wasted Sun	1420	Pearl	December-14	
Ninox	1136	Spruce	January-15	
Prudential Real Estate	1505	Pearl	Fall 14	
Boulder General Denistry	2440	Pearl	December-14	Purchased by Sage Dental Care
Boulder Army Store	1545	Pearl	January-15	
Savvy Hen	1908	Pearl	February-15	
Wok Eat	946	Pearl	March-15	
Barris Laser&SkinCare	1966	13th	May-15	moved to Arapahoe Village
Mila Tibetan Carpets	1711	Pearl	May-15	
Bishop	2019	10th	May-15	
Boulder Café	1247	Pearl	June-15	
Earthbound Trading	935	Pearl	August-15	
Smart Wool	2008	8th	August-15	moving to 55th.
Green Rush Café	2018	Brdwy	August-15	
Poppy	2098	Bdwy	August-15	
Newton HQ	1375	14th	August-15	moved to 3655 Pearl
Explicit	2115	13th	September-15	replaced by Installation
Fresh Produce	1218	Pearl	November-15	
VPK by Maharishi ayurveda	2035	Bdwy	November-15	
Design within Reach	2049	Bdwy	Early 2016	
<b>Future</b>				
<b>Business</b>			<b>Open Date</b>	<b>Notes</b>
Crossroads Trading	1545	Pearl	Fall 2015	replaces Boulder Army Store
Colorado Limited	1428	Pearl	Fall 2015	replaces Trattoria on Pearl
Kilwins	1430	Pearl	Fall 2015	replaces Trattoria on Pearl
World of Beer	921	Pearl	Spring 2016	replaces Bacaro
Capital One Bank	1247	Pearl	Late 2016	replaces Boulder Café
Community Banks	2049	Bdwy	Late 2016	replaces Design within Reach
Fresh Produce	1219	Pearl	Spring 2016	replaces Penzeys

# **2016 DMC MEETING SCHEDULE**

## **5:30 PM**

JANUARY 4	Council Chambers
FEBRUARY 1	1777 West Conference Room
MARCH 7	Council Chambers
APRIL 4	Council Chambers
MAY 2	Council Chambers
JUNE 6	Council Chambers
JULY 11	1777 West Conference Room
AUGUST 1	Council Chambers
SEPTEMBER 12	1777 West Conference Room
OCTOBER 3	Council Chambers
NOVEMBER 7	Council Chambers
DECEMBER 5	Council Chambers

## Downtown Management Commission Proposed City Council Priority for 2016

Not surprisingly, the Downtown Management Commission's top priority is maintaining the vitality of Downtown Boulder. During the last decade, new market growth and construction has boomed downtown, a primary economic engine for our community. The tech sector is leasing existing and new office space, with more employees packed into workspaces than previously has been the case.

Strong tourism flourishes, focused on dining, entertainment, retail uses, and services. Local residents, too, flock to enjoy the historic and civic districts and to attend events, shop and dine. The Pearl Street Mall, a city park, attracts many thousands of people. Additionally, the City proceeds with plans for a world-class park at the Civic Area. Proposed promenades, cultural uses, park amenities, arts, and event programming will strengthen downtown as a local and regional destination.

Multimodal access has grown modestly through new technologies, but the parking supply is under great pressure from the healthy vibrancy of downtown's office, tourism and retail uses.

Availability of parking, an essential contributor to vitality, gets short shrift from the city. Frequent comments are made that we don't need parking, or we need "just enough" parking, or that people will stop driving if parking is limited. Many of the plans for future development in CAGID and CAP call for removal of parking. Those hurt by this trend will include seniors, families with children, and the many others less able to use walking, cycling and transit. Also it is important to consider the potential impacts to the surrounding neighborhoods of not providing sufficient parking for the commercial uses of our downtown.

The DMC has discussed these issues at length. At our last meeting, on December 7, we were presented with development projections for the Central Area General Improvement District that project a more than 50 percent future increase in nonresidential floor area in eventual buildout. CAGID now contains 3.38 million square feet of nonresidential floor area and projected development estimates are for an additional 1.66 million square feet, accommodating a vastly increased number of downtown businesses and employees as well as visitors.

Additionally, activities and facilities as the Civic Area Plan evolves will bring hordes of visitors from Boulder County, the rest of the Denver metro area, and tourists from out of town. We fear that insufficient parking could seriously impact our economy by decreasing opportunities for them to enjoy what our city has to offer.

We urge study and action by the City on the subject of parking. Of course, parking should be only part of the discussion, along with other transportation methods including infrastructure to accommodate multimodal access to downtown, improved transit, and other methods of travel within the city as well to and from Boulder.

We urge the council to make the study of access and parking, key to our city's vitality, a serious goal for this year's agenda and consider innovative solutions such as shared garages and satellite parking lots with high frequency connections..

Ongoing studies indicate there will be a need for more parking, not less. Our path to sustainability includes choices. As lifestyles, technologies and other forces prevail, the multimodal shift will happen, economic vibrancy will remain, and people will continue to use **all** modes to visit Downtown Boulder.

The City must clearly articulate its parking intentions, and build partnerships with stakeholders, the business community, residents and neighbors to develop a precise plan to replace the dwindling parking supply

## Addendum:

A few numbers for your consideration:

- Cars are one of four modes of transportation, and account for more trips to downtown than the other three modes combined.
- More and more downtown employees do not live in Boulder and are living further and further away with less access to the alternative modes options in Boulder and Boulder County.
- Parking fees generate \$9M in annual revenue.
- Demand for access to downtown is increasing, and bike, walk, bus options can't absorb that entire increase.
- The Civic Area currently includes 437 parking spaces. Of those spaces, 40 to 70 will be eliminated in Phase I of the Civic Area Master Plan, with no specific plan, budget or intent to replace them.
- Almost all the parking now in the Civic Area will be removed in later phases unless there are plans to replace parking in underground or mixed use garages
- Decreasing parking coincides with efforts to increase demand for access in the Civic Area. "Parking demand is expected to increase with the new, additional uses and amenities, increased events and programming, and higher park visitorship envisioned by this plan," according to the Master Plan.
- The Plan has no specific commitments or budget to construct parking structures. It states that "just enough parking spaces will be provided for those who choose to arrive by car," and, "The appropriate number of parking spaces and their location will be determined through further analysis and discussion."
- Physical elimination of parking is scheduled to occur before the "further analysis and discussion."

## Department of Community Vitality 2016 Priorities

### Access and Parking Management Strategy Phase 2

- District Management
- Pricing
- Alley Master Plan – University Hill Commercial District
- Satellite Parking Lots
- Car Share Policy
- NPP Program Review including CAMP
- Strategy Document and Evaluation

### Boulder Junction Access Districts – TDM & Parking

- Access Districts Funds Projections Update
- Monitoring of TDM Programs

### CAGID

- PARC Garage Equipment and Technology Upgrades
- District Access and Parking Options: Shared, Public/Private Partnerships and Satellite Parking
- Replacement of permitting systems
- Garage Art Plan
- CAGID Asset Management Plan

### Downtown

- Civic Use Pad Development at the St. Julien

### Hill Reinvestment Strategy

- 2A Projects Design and Construction– Event Street, Irrigation System and Residential Pedestrian Lighting
- Long-term Governance and Funding Recommendations
- Public Private Partnerships: including UHGID parking lots
- Stakeholder Partnerships including CU
- On-going strategy implementation including the Residential Service District (RSD)
- Implementation of the Hill Moratorium and related strategy development

### Economic Vitality

- Economic Sustainability Strategy Update

### Internal:

- Community Vitality Department
  - Vision, mission and strategies
  - Change Management and Integration
  - Staff On-boarding
- Division Value: Trust

DMC Priorities:

Boulder Junction Priorities:

UHCAMC Priorities:

DRAFT