

**DOWNTOWN MANAGEMENT COMMISSION**  
**January 6, 2014**  
**5:30 p.m. - Regular Meeting**  
**1777 West Conference Room - 1777 Broadway**  
**AGENDA**

1. Roll Call
2. Approval December 2, 2013 Meeting Minutes
3. Police Update
4. Public Participation
5. Parks Update
6. BID Update
7. Civic Use Pad Update and Feedback from the DMC– Matt McMullen
8. Public Hearing and Recommendations Regarding Mobile Food Vehicle Ordinance Changes
9. Matters from Commissioners
  - Board Council Assignments
  - Update on Joint Board Chair Lunch
  - DMC Priorities for 2014
10. Matters from Staff
  - Downtown Improvement Projects Update
  - Board Recruitment Schedule
  - Trinity Lutheran Project

**Attachments**

- Sales and Use Tax Revenue Report – October 2013
- Police Stats
- Downtown Boulder Open/Close List
- DMC Input on Council Priorities
- Board Recruitment Schedule
- Civic Use Pad PowerPoint
- Civic Use Pad Constraints and Methods to Modify
- Civic Use Pad Plan - 4240
- Draft City Council Agenda Memo re: Mobile Food Vehicle Ordinance Changes

**2014 DUHMD/PS Priorities**

**University Hill**

Hill Reinvestment Strategy Development, Adoption and Implementation

- Capital Improvements
- Marketing and Events
- Organizational Structure
- Clean and Safe
- Innovation

14<sup>th</sup> Street Mixed Use Development Partnership  
“Parklet” pilot

**Boulder Junction**

Implementation of TDM District

- PILOT payments
- Revised budget projections

Depot Square Garage Operations

Parking Plan for future development

**2013 DMC Priorities**

- Civic Center Master Plan
- Address Homeless Issues
- Outreach and Communication with City Council
- Retaining Boulder Companies Downtown
- Forecasting Downtown Boulder Parking Needs
- West End Streetscape Revitalization Project
- Continue to Support the Vitality of the Mall and Downtown Boulder

### **Downtown**

"Parklet" Study

Civic Area Plan Participation

Civic Use Pad Recommendation

Implementation of Bond Projects:

- 15<sup>th</sup> Street Streetscape
- West End Streetscape

### **Parking**

AMPS Phase I Implementation: Work Plan Development, Scope and Phased Implementation

Garage Arts Plan

Parking Philosophy

NPP Expansions

### **Internal**

Division Value Goal: \_\_\_?\_\_\_\_\_

Name Change

Office Space Planning and Remodel Phase II

**Mission Statement:** We serve the downtown, University Hill and affected communities by providing quality program, parking enforcement, maintenance and alternative modes services through the highest level of customer service, efficient management and effective problem solving.

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

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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:** KOVAL, CRABTREE, SHAPINS, DEANS, MILLSTONE

**STAFF:** WINTER, MATTHEWS, HERRING, JOBERT, WEISS, HAYDEN, JOHNSON, ASSEFA,  
ELLIS, WILTSHIRE, MARTIN, LANDRITH

**GUESTS:** DAVE ADAMS, DAVID BECHER, CHRIS ZACHARIASSE

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**TYPE OF MEETING:** **Regular** **December 2, 2013**

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**AGENDA ITEM 1 – Roll Call:** Meeting called to order at 5:30 p.m.

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**AGENDA ITEM 2 – Approval of the November 4, 2013 (See Action Item Below)**

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**AGENDA ITEM 3 – Police Update:** Johnson offered that there isn't a lot going on. Bar activity is up as school is in session. There are a couple of groups that have combined into one large group, Municipal Court and Municipal Probation, looking at an ordinance modification to reduce jury trials. The current thought is to try a field experiment called exclusion zones and let people know of areas that cannot be visited. It is being used on the mall. Three mobile cameras have been installed to monitor the Muni campus.

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**AGENDA ITEM 4 – Public Participation:** None

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**AGENDA ITEM 5 – Parks Update:** Martin offered that things are running well, the 1300 block repairs has gone well, 1200 block is more difficult but moving along. Staff is gearing up for snow removal. Crabtree questioned when trees are expected to be planted and Martin replied they will be planted in the spring. Emerald Ash Bore has been found on public Right of Way ash trees and the state and federal governments are helping with the problem by systemic injection. Some trees are declining in health anyway and a plan is being developed to address the issue. Deans mentioned the camping ordinance and Johnson remarked that it is only applicable during the night. Shapins commented on inactive space with not much going on, the community could use the space and suggested a Christmas Market along the creek. Winter mentioned that the Farmers' Market sometimes does a holiday market but it is difficult to predict the weather. Deans questioned the group, Food Rescue, which feeds the public. Johnson remarked that there is concern with it, relocation was discussed. Winter commented that transient issues could be a city council item in 2014.

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**AGENDA ITEM 6 – BID Update:** Adams commented that the Munchkin Parade was a huge success, great crowds for Switch on the Lights and Small Business Saturday was a huge success, too, with great crowds. Two hundred kids have already visited with Santa. Adams continued with marketing, getting ready to update the 2014 Downtown Boulder Guide, holiday party at One Boulder Plaza, Lights of December Parade is this Saturday. Adams thanked Parking Services for their coupons, Parking Services Officers are handing out 3 hour coupons. Adams mentioned the Downtown gift card and showed the gifts that are being distributed. There is a big push for graffiti removal. Holiday lights were discussed.

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**AGENDA ITEM 7 - Update on West Pearl – Brian Wiltshire:** Winter mentioned that the 15<sup>th</sup> Street project is wrapping up the first phase and now working on the West Pearl Streetscape to enhance what is there with a focus on street trees and irrigation. Wiltshire is the project manager; it will be a disruptive project with sidewalks replacement to comply with ADA. Wiltshire distributed drawings and discussed some details, the intersection at 10<sup>th</sup> is being reconstructed with bulb outs, sidewalk treatments, planter beds. The project has been advertised: bid opening is on December 16<sup>th</sup> with construction beginning on February 1<sup>st</sup>. One area at a time will be constructed to minimize impact. The project should be done by the end of October 2014. Winter mentioned that a way-finding totem is being worked on with night time illumination and working with Matt Chasansky for haiku poems to be incised into the totems. There will be kiosk totems at intersections with a map, totems will be mid block and staggered. Special benches will also be installed. Winter offered that owners have been advised and there is an Open House on Friday, 12/6 at Centro, for stakeholder groups. There will be blocks of parking taken out for the project and hope to get done as quickly as possible. Millstone questioned where the improvements are posted and Wiltshire responded it is on the website. Millstone recommended having renderings displayed to the public. Deans suggested using the parking digital

signage to inform public. Shapins suggested branding the project.

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**AGENDA ITEM 8 - Civic Area Plan Update – Assefa and Ellis:** Assefa mentioned that on September 3<sup>rd</sup>, the plan was approved by the city. The plan covers the area from 9<sup>th</sup> to 17<sup>th</sup> from Arapahoe and Canyon, life safety issues of the plan was discussed. High hazard zone buildings were identified and surface parking lots, to be relocated. Quality of life, environmental issues were mentioned. Koval questioned that the West Senior Center was damaged by Gregory Creek. The high hazard zone was discussed. Millennium Park in Chicago was discussed. Assefa spoke regarding organizing an urban park in a high hazard area. “Park at the Core” concept was presented. Ellis continued with the East and West End possible programs provided in their handout. Event space, markets, innovation center for public and private sector space to do business were discussed. Assefa said that the 13<sup>th</sup> Street Plaza is having remediation and hope to modify the design to get the Farmers’ Market to work better and looking to reconfiguring parking space. The remediation process will take 6 to 7 months. Ellis continued with the West End; looking at the synergy of the arts and to accommodate arts, expanded library café to outdoor space. The Civic Use Pad has a good deal of planning going on with connectivity to the south side of the street, roof top space was mentioned. Deans questioned the West End and its open area; the fishing pond is important to the downtown area per Martin, and is anticipated to look a bit different than it does now, hope to begin early 2014. Shapins commented on identifying the civic area as a destination at different times of day and voiced it is an opportunity to be an interactive space. Ellis said the plan needs to be complimentary to downtown. Winter commented on the college competition done in the area. Koval questioned the cost of the project. Ellis estimated \$200 million with both public and private funding. Timing was discussed. Winter mentioned work with Bruce Porcelli on the Civic Use Pad concept is in initial stages. It will be mixed use, hotel rooms, 1<sup>st</sup> floor with flexible event space and the whole idea is how to make it civic. The connectivity across Canyon was explored.

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**AGENDA ITEM 9 – CAGID Build-out Projections – Winter and Becher:** Winter said that CAGID needs to estimate parking needs to be ahead of projects. RRC Associates does development projection updates periodically. Background on the projections was provided along with the CAGID boundaries with an extension of the area. CAGID zoning districts were presented. This project was to review development in the area south of Canyon. A geographic approach was used; four major assumptions were presented, and time frames were used in projections along with employee generation assumptions. Owner interviews were done on properties over 10,000 sq ft. Redevelopment plans were discussed with owners. Assumptions and recent development trends were presented. The next step is to calculate the parking needed. Koval commented that it seems to boil down to the need for additional parking. Winter – different uses have different parking demands. Winter – there is a lot of potential for shared use of parking spaces and parking needs to be shared, unbundled and paid. Partnership with private parking is needed.

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**AGENDA ITEM 10 – Matters from the Commissioners:** The top priorities agreed by commissioners were the civic area plan and homelessness. Regarding the civic area plan: Zoning and land use changes to create the active and vital space envisioned in the plan including loosening up density, reconsidering the height limit, allowing for micro units, etc.; and, create diverse types of neighborhoods and uses. Regarding civic use pad implementation: need a detailed implementation plan for the civic area plan including a budget, financing strategy, economic benefits analysis and phasing plan; Council leadership to support the implementation; and, activate the municipal campus with uses for the difficult to manage spaces mitigating the negative impacts of the transients. Regarding homelessness: change the label; distinguish between the truly homeless and those in need, and focus on the transient population which does not need nor seek assistance; enact better legislation to mitigate the negative impacts of the transient population i.e. camping and sleeping in the parks and take a stand; add police presence to enforce this legislation; need better lighting in the municipal campus area; activate the space so everyone feels welcome; and, create an overall master plan to address the homeless issue. The commission would like to collaborate with other boards, i.e. connections within the civic area plan with TAB; serve as task forces for council projects providing service to the council; help communicate with our constituency council’s goals and plans; and, do the background work and make recommendations to council.

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**AGENDA ITEM 11 – Matters from the Staff:** Board Joint Chair luncheon.

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**Meeting adjourned at 6:26 p.m.**

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**ACTION ITEMS:**

**MOTION:** Shapins motioned to approve the November 4, 2013 meeting minutes with Crabtree seconding the motion. The motion was approved 3-0 (Millstone and Koval arrived late)

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**FUTURE MEETINGS:**

**January 6, 2013**

**1777 West Conference Room**

**Regular Meeting**

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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, 2013

Issued December 16, 2013

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This report provides information and analysis related to 2013 October 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 Cheryl Pattelli, Director of Fiscal Services, at (303)441-3246 or [cpattelli@bouldercolorado.gov](mailto:cpattelli@bouldercolorado.gov).

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

As reflected in Table 1, Sales and Use Tax has increased from the 2012 base by 7.26%. Table 1 includes actual revenue for both comparative years. Ongoing retail sales tax was up by 5.09% YTD through October 2013. A large portion of this increase was due to one-time events (covered below) that will not occur on a monthly basis.

**TABLE 1**

#### ACTUAL SALES AND USE TAX REVENUE

TAX CATEGORY	% CHANGE IN REVENUE Increase/(Decrease)	% OF TOTAL
Sales Tax	5.09%	79.02%
Business/Consumer Use Tax	(0.97%)	8.99%
Construction Use Tax	45.40%	9.33%
Motor Vehicle Use Tax	4.34%	2.67%
<b>Total Sales &amp; Use Tax</b>	<b>7.26%</b>	<b>100.00%</b>

#### ANALYSIS OF YEAR-TO-DATE RESULTS

- Retail Sales Tax – YTD retail receipts are up by 5.09%. A portion of this increase is due to business-to business sales that are one-time retail (not use tax) and will not reoccur on a monthly basis. Another portion is due to large audit revenue collected during the month of September.
- Business/Consumer Use Tax – YTD revenue is down by 0.97%.
- Construction Use Tax – This category is up by 45.40%. Excluding Boulder Junction projects (the majority of which occurred in the 2012 “base” and are specifically dedicated to fund projects in that area), Construction Use Tax is up by 64.13%. This “adjusted” increase is due primarily due to a number of large one-time projects.
- Motor Vehicle Use Tax is up by 4.34%.

#### COMPLEXITIES IN INTERPRETING RETAIL TRENDS

When compared with the same period in 2012, several large retail categories experienced negative growth in the month of September 2013. Some of these categories also experienced minimal or negative growth in the month of August. Also, without significant audit revenue collected in the month of September, retail sales tax for the month would have been down by 4.59% for that month. It is unknown how much of the downtrend in September may be due to impacts of the flood, downward trends in consumer purchasing activity in general, and the apparent continuing increase in internet shopping. We

have seen a turn-around in some of these previously negative categories during the month of October. Those experiencing the largest positive changes were building supplies, eating places, and apparel stores.

The other larger trend we are experiencing relates to large one-time construction projects in the City. These projects generate significant construction use tax during the year they are built. It is important to note that these projects, though generating significant revenue in 2013 and 2014, will probably not be duplicated in the continuing revenue “base” that funds City services in future years. When this building trend “blip” eventually slows down, combined sales and use tax revenue may experience much slower growth. Large increases in construction use tax revenue cannot be counted on to fund on-going expenditures in the future. Due to this the city’s financial policy in this situation is to spend these incremental one-time revenues on one-time expenditures.

### DETAILED ANALYSIS OF MAJOR CATEGORIES

The following monthly information is provided to enable identification of trends in the various categories.

**Retail Sales Tax** – October YTD retail sales tax revenue was up by 5.09% from that received in 2012. A portion of this increase was due to business-to-business sales which are one-time in nature and do not occur on an ongoing basis throughout the year. Another significant portion was due to audit revenue collected during the month of September. Although we have seen an increase in the month of October, on-going consumer retail results continue to be somewhat less robust. Without the aforementioned audit revenue, total retail sales tax collected in the month of September would have been down by 5.59%.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
3.61%	13.56%	6.18%	1.94%	3.48%	9.10%	10.98%	(1.67%)	(0.03%)	6.52%

**Food Stores** - Retail sales tax revenue for food stores is up by 2.00% YTD. A portion of the variable performance is due to timing issues where the vendor files 13 tax returns per year and the extra return does not occur in the same month each year.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
(7.02%)	19.74%	(7.91%)	(1.22%)	1.18%	7.79%	5.76%	(20.65%)	(2.63%)	5.45%

Sales at **Eating Places** are both an important revenue source (Eating Places comprise approximately 13.00% of sales/use tax) and are usually an indicator of the health of the economy in the city. This discretionary category is often correlated with unemployment (disposable income) and consumer confidence. Total October YTD retail tax at Eating Places is up by only 1.89%. We were pleased to see a significant increase in October receipts.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
2.24%	1.15%	2.18%	1.58%	(4.10%)	8.13%	9.95%	(4.42%)	(4.88%)	9.00%

**Apparel Store** retail sales are up by 1.35% YTD.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
9.08%	(3.08%)	(1.11%)	(1.73%)	6.93%	9.12%	(1.69%)	(12.11%)	(1.71%)	13.05%

**General Retail** is up by 3.43% YTD. A significant portion of the increase in January and February is due to business-to-business sales and is not expected to reoccur on a monthly basis.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
15.69%	14.60%	2.18%	(0.28%)	(5.53%)	6.09%	10.20%	4.52%	(10.65%)	5.36%

**Utilities** (primarily retail sales tax on natural gas and electricity) are up by 6.77% YTD. Tax on Public Utilities comprises approximately 5.00% of total sales and use tax revenue.

Three, sometimes offsetting, factors appear to be impacting tax on natural gas and electricity sales: 1) base rates have increased; 2) natural gas cost (impacting the “fuel cost adjustment”) used for heating and

for the generation of electricity are increasing; and 3) conservation may be impacting the volume of usage. According to an article in the June 18, 2013 *Denver Post*, the average electricity bill for the 2013 summer quarter is projected to rise almost 6 percent... when compared with the summer of 2012. In the past 12 months, the spot price of natural gas on the New York Mercantile Exchange has risen more than 47 percent. Last year the natural-gas price hit a 10-year-low. The cost of fuel is just one part of the monthly gas and electric bill, but it is directly passed to customers through the Commodity Adjustment.

Even as natural gas prices and 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.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
(0.18%)	2.82%	3.18%	26.98%	21.01%	10.70%	3.98%	(2.13%)	18.96%	13.59%

### MEDICAL MARIJUANA BUSINESS SALES TAX

Total YTD retail sales tax revenue collected in this category is \$770,211 up by 22.96% from 2012. Monthly sales tax revenue, and the percentage change from the same time period in 2012, is presented below. This industry segment represents less than one half one percent of total sales/use tax collections.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
\$66,591	\$70,084	\$81,364	\$73,574	\$69,421	\$73,714	\$75,094	\$86,156	\$81,333	\$92,875
24.94%	15.64%	27.19%	11.21%	(1.92%)	15.27%	25.87%	38.88%	30.19%	46.27%

Significant YTD increases / decreases by tax category are summarized in Table 2.

**TABLE 2**

2013 RETAIL SALES TAX (% Change in Comparable YTD Collections)	
<b>STRENGTHS:</b> <ul style="list-style-type: none"> <li>▪ Food Stores up by 2.00%</li> <li>▪ Eating Places up by 1.89%</li> <li>▪ General Retail up by 3.43%</li> <li>▪ Apparel Stores up by 1.35%</li> <li>▪ Transportation/Utilities up by 9.18%</li> <li>▪ Automotive Trade up by 16.04%</li> <li>▪ Building Material Retail up by 14.93%</li> <li>▪ Computer Related Business up by 25.17%</li> <li>▪ BVRC (excl 29<sup>th</sup> St) up by 4.99%</li> <li>▪ TwentyNinth St up by 8.39%</li> <li>▪ Table Mesa up by 4.65%</li> <li>▪ All Other Boulder up by 15.76%</li> <li>▪ Metro Denver up by 1.02%</li> <li>▪ Out of State up by 4.71%</li> <li>▪ Gunbarrel Industrial up by 1.25%</li> <li>▪ Gunbarrel Commercial up by 4.33%</li> <li>▪ Pearl Street Mall up by 2.14%</li> <li>▪ Boulder Industrial up by 19.95%</li> <li>▪ Public Utilities up by 6.77%</li> </ul>	<b>WEAKNESSES:</b> <ul style="list-style-type: none"> <li>▪ Home Furnishings down by 3.27%</li> <li>▪ Consumer Electronics down by 3.55%</li> <li>▪ Univ. of Colorado down by 0.97%</li> <li>▪ Downtown down by 1.33%</li> <li>▪ UHGID (the "hill") down by 1.77%</li> <li>▪ N. 28<sup>th</sup> St. Commercial down by 3.08%</li> <li>▪ The Meadows down by 7.82%</li> </ul>

2013 USE TAX (% Change in YTD Comparable Collections)
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<b>STRENGTHS:</b> <ul style="list-style-type: none"> <li>▪ Motor Vehicle Use Tax up by 4.34%</li> <li>▪ Construction Use Tax up by 45.40% (when adjusted to exclude dedicated Boulder Junction tax, up by 64.13%)</li> </ul>	<b>WEAKNESSES</b> <ul style="list-style-type: none"> <li>▪ Business Use Tax down by 0.97%</li> </ul>
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### **ACCOMMODATION TAX**

Total year 2013 Accommodation Tax revenue is up by 2.50% from the same period in 2012.

### **ADMISSIONS TAX**

Total year 2013 Admission Tax revenue is down by 2.07% from the same period in 2012.

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

The *September 2013 Focus Colorado: Economic and Revenue Forecast* by the Colorado Legislative Council Staff continues to be generally positive:

Although Colorado’s economy continues to outpace the national economy, the pace of growth slowed somewhat through the summer of 2013. The unemployment rate has begun to level off, potentially indicating a slowdown in entrepreneurial activity and farm employment. Personal income, wages and consumer spending continued to grow through the first half of the year, but at slower rates than in 2012 as households and businesses responded to changes in federal fiscal policy and economic uncertainty. Economic activity is expected to gain momentum in 2014 and 2015.

(However)...the economic impact of Colorado’s floods is not yet known. In general, natural disasters tend to cause a sharp drop in economic activity during and immediately after the disaster, followed by a rebound to the pre-disaster trend as resources are poured into restoring and rebuilding damaged property and infrastructure. The floods will redistribute economic activity across geographic regions, between industries, and over time. In the short run, employment, income, and retail trade will increase in the construction, building materials, automobile sales and repair, lodging, and food industries at the expense of other sectors. In the long run, new investment in residential, commercial, and public infrastructure should provide a boost to economic growth.

Federal fiscal policy continues to constrain economic growth. Certain areas of the state will feel the effects of federal spending cuts more than others. Regions with higher concentrations of federal workers, like Colorado Springs and Boulder, will be impacted as employees are furloughed or pay is reduced.

The following information also looks forward to the state of the 2013 economy and discusses some of the positive events and the continuing negative pressures that will impact City of Boulder sales and use tax revenue.

### **The area jobless rate dropped for 4th month in row reports the November 22, 2013 Boulder County Business Report:**

The unemployment rates in Boulder and Broomfield counties decreased for the fourth month in a row in October as Colorado recorded its lowest unemployment rate since January 2009.

Boulder County's unemployment rate in October was 4.9 percent, down a tick from 5.0 percent in September and 5.1 percent in August. The October unemployment rate was down from 5.6

percent for the same month a year ago.

Broomfield County's rate in October was 5.7 percent, down from 5.9 percent in September and 6.0 percent in August.... dropping a full percentage point from October 2012.

Colorado's unemployment rate dropped 6.8 percent in October, the lowest it has been in nearly five years. Colorado's rate was down from 7.7 percent in October 2012. The national unemployment rate declined from 7.9 percent in October 2012 to 7.3 percent in October 2013.

**The annual economic outlook from the Leed's School of Business projects generally positive economic activity for Colorado according to the Boulder County Business Report:**

Colorado is expected to be among the top five states for job growth in 2014 – with 61,300 new jobs - according to the annual economic outlook from the University of Colorado-Boulder's Leeds School of Business. The 2014 projection for new jobs is down slightly from the 66,900 jobs Colorado has added so far this year, according to the outlook from CU economist Richard Wobbekind with the Leeds School.

Unemployment is expected to remain below 7 percent in 2014, a smaller percent than the national unemployment rate, according to the outlook. The professional and business services sector is expected to be the strongest sector for projected job growth in 2014 – with 14,200 new jobs. The total would be an increase of 3.8 percent from this year's growth in the sector, according to the outlook. Other leading sectors include construction, which is expected to add 11,000 jobs in 2014, and the trade, transportation and utilities sector, which is expected to grow by 9,100 jobs.

If national political and fiscal uncertainty subsides, Colorado could see even more job growth in the professional and business services sector, Wobbekind said in a press statement.

"Colorado has strategic advantages in the professional and business services sector, given the highly educated workforce, innovative spirit and small-business base that we have in the state," Wobbekind said.

Federal budget problems, including sequestration, the debt limit, Federal Reserve policy and health-care reform all could negatively impact expected economic growth in 2014....

Colorado's population also is expected to grow by 1.7 percent to nearly 5.4 million people next year....

**According to the *Confidence Board, Consumer Confidence Survey* published November 26, 2013: Consumer Confidence Decreased Again in November:**

The *Conference Board Consumer Confidence Index* which had decreased sharply in October, declined again in November. The index now stands at 70.4, down from 72.4 in October.

Said Lynn Franco, Director of Economic Indicators at the Conference Board: "Consumer confidence declined moderately in November after sharply declining in October. Sentiment regarding current conditions was mixed, with consumers saying the job market had strengthened, while economic conditions had slowed. However, these sentiments did not carry over into the short-term outlook. When looking ahead six months, consumers expressed greater concern about future job and earning prospects, but remain neutral about economic conditions. All in all, with such uncertainty prevailing, this could be a challenging holiday season for retailers."

**An article in the September 16, 2013 *Boulder County Business Report* discusses how the flood was mostly bad for the economy:**

Economist Richard Wobbekind acknowledges some of the new economic activity being created in the state by last month's devastating flooding, from cleanup to infrastructure repairs to home construction and rebuilding. He's afraid, however, that the negative effects on tourism and the fact that so many homeowners who suffered damage were uninsured or underinsured will far outweigh any positive effects that disaster recovery efforts might have on the economy.

All of those underinsured, Wobbekind said, will end up paying for many of their losses out of their own pockets if they're able to rebuild at all, meaning less disposable income. Worker productivity could drop in many instances. Damaged businesses could lead to an overall drop in the state's level of business output and thus reduced employment.

"If I had to do a cold, calculated cost-benefit of this thing, not accounting for the stress that all these people went through, it's really going to be questionable because of how many people appear to be uninsured or underinsured," Wobbekind said. "I think that could easily wind up being a really big negative in terms of the overall effects."

**According to the most recent *National Retail Federation* survey, published on October 16, 2013, cautious consumers are trimming their holiday budgets:**

Faced with continued economic uncertainty and used to doing more with less, consumers will take a conservative approach to spending this holiday season. According to NRF's holiday consumer spending survey . . . ., the average holiday shopper will spend \$737.95 on gifts, décor, greeting cards and more, two percent less than the \$752.24 they actually spent last year. NRF is forecasting holiday sales will increase 3.9 percent. . . .

"Though the foundation for solid holiday season growth exists, Americans are questioning the stability of our economy, our government and their own finances," said NRF President and CEO Matthew Shay. "We expect consumers to set a modest budget for gifts and other holiday related purchases as they wait and see what will become of the U.S. economy in the coming months.

Whether to comparison shop or look for deals on their mobile device while out and about, the Internet will play a crucial role for retailers and shoppers this year. The average person will complete about 39.5 percent of their shopping on retail and other company websites, up from 38.8 percent last year and the highest amount in the survey's history. Shop.org, NRF's digital division, is forecasting online holiday sales will grow between 13 and 15 percent to as much as \$82 billion.

As retailers improve their mobile websites and company apps, more people are drawn to the convenience of shopping using their mobile and tablet devices. According to the survey, more than half (56.3%) of holiday shoppers say they own a smartphone, and more than one-third (34.0%) own a tablet --- both significantly higher than this time last year. Of those who own a smartphone, 53.8% will use their device to look up store hours, compare prices and purchase products; six in ten (63.2%) tablet owners will use their device to shop, compare prices and look up product information.

**Although tax from eating places increased in October, the following information published on December 2, 2013 by *Bankrate.com* may shed some light on the reason why restaurant sales weakened earlier in the year:**

Does it seem like you're bringing home less money than you used to? Chances are, you are. With the payroll tax increases that went into effect in January, the paycheck of every working American is a little less than it was last year.

According to the Tax Policy Center, a worker earning a \$40,000 median wage will take home \$800 less this year than in 2012, a 2.3 percent reduction. A single high earner making \$120,000 will see his or her payroll tax bill jump more than \$2,400, a 2.5 percent cut in take-home pay. That amount could move even higher because there's an extra 0.9 percent payroll tax for the highest earners, due to the Affordable Care Act.

How are Americans making up for the money they're not getting each month? A new study from Accounting Principals of Jacksonville, Fla., shows that as a result of payroll tax increases, 20 percent of American workers are going out to bars and restaurants less often, and 19 percent are eating out for lunch less often.

**The following projections are included in the September 30, 2013 publication of *Focus Colorado: Economic and Revenue Forecast* by the Colorado Legislative Council Staff:**

	2011	2012	2013	2014	2015
Unemployment Rate	8.6%	8.0%	7.2%	6.9%	6.7%
Personal Income	6.1%	4.4%	3.9%	5.4%	5.6%
Wage and Salary Income	4.3%	4.7%	4.4%	5.1%	5.3%
Retail Trade Sales	6.8%	6.0%	3.4%	5.4%	6.5%
Denver-Boulder Inflation Rate	3.7%	1.9%	2.9%	3.2%	3.3%

**The September 20, 2013 publication, *The Colorado Outlook*, by the Governor's Office of State Planning and Budgeting includes the following forecast for the same financial parameters:**

	2011	2012	2013	2014	2015
Unemployment Rate	8.6%	8.0%	6.9%	6.5%	5.9%
Personal Income	6.1%	4.2%	4.3%	5.4%	5.3%
Wage and Salary Income	4.3%	4.4%	4.8%	5.0%	5.1%
Retail Trade Sales	7.7%	5.4%	4.8%	5.4%	5.6%
Denver-Boulder Inflation Rate	3.7%	1.9%	2.6%	2.4%	2.6%

*It is important to note that "Retail Trade Sales" on the State level are not strictly consistent with the taxable retail sales tax base of the City of Boulder. The State forecasts may include gasoline and some retail services that are not included in the City of Boulder tax base.*

The report from the Governor's Office of State Planning and Budgeting includes a similar view of the Colorado economy:

With its diverse industries and high level of human capital, Colorado's economy has continued to show that it has established a solid foundation for growth. The state's growing energy and technology-related sectors continue to provide economic vitality. A rebound of new business formation has also been a key factor. Many state economic indicators are outperforming national averages. As a result, unemployment continues to come down from its high level.

Though the economy is growing, it continues to be vulnerable to adverse economic events. There remain unanswered questions regarding the effects of current monetary policy on financial markets and the broader economy. Any unexpected or appreciable changes in the stance of monetary policy may disrupt financial markets in particular and slow the rebounding housing market and other interest-rate sensitive activities, such as vehicle sales and business investment. Further, turmoil in the Middle East poses a risk through heightened economic uncertainty and additional increases in oil prices. Economic uncertainty may also arise with discussion of federal fiscal and debt issues this fall. Despite Colorado's better economic foundation, it is not insulated from these larger economic issues.

Total Net Sales/Use Tax Receipts by Tax Category	OCTOBER YTD Actual			
	2012	2013	% Change	% of Total
Sales Tax	62,444,435	65,625,188	5.09%	79.02%
Business Use Tax	7,537,564	7,464,459	-0.97%	8.99%
Construction Sales/Use Tax	5,326,856	7,745,134	45.40%	9.33%
Motor Vehicle Use Tax	2,122,500	2,214,647	4.34%	2.67%
<b>Total Sales and Use Tax</b>	<b>77,431,356</b>	<b>83,049,428</b>	<b>7.26%</b>	<b>100.00%</b>

Total Net Sales/Use Tax Receipts by Industry Type	OCTOBER YTD Actual			
	2012	2013	% Change	% of Total
Food Stores	10,436,207	10,716,225	2.68%	12.90%
Eating Places	10,793,265	11,001,050	1.93%	13.25%
Apparel Stores	2,976,565	3,029,044	1.76%	3.65%
Home Furnishings	2,136,431	2,075,742	-2.84%	2.50%
General Retail	16,435,587	16,501,705	0.40%	19.87%
Transportation/Utilities	5,785,440	6,368,836	10.08%	7.67%
Automotive Trade	5,258,213	5,850,416	11.26%	7.04%
Building Material-Retail	2,697,931	3,054,932	13.23%	3.68%
Construction Firms Sales/Use Tax	4,943,268	6,955,990	40.72%	8.38%
Consumer Electronics	1,716,397	1,710,946	-0.32%	6.66%
Computer Related Business Sector	4,756,751	5,533,953	16.34%	12.34%
All Other	9,495,302	10,250,589	7.95%	0.00%
<b>Total Sales and Use Tax</b>	<b>77,431,356</b>	<b>83,049,428</b>	<b>7.26%</b>	<b>100.00%</b>

Total Net Sales/Use Tax Receipts by Geographic Area	OCTOBER YTD Actual			
	2012	2013	% Change	% of Total
North Broadway	1,141,625	1,139,491	-0.19%	1.37%
Downtown	5,283,135	5,401,894	2.25%	6.50%
Downtown Extension	565,024	578,927	2.46%	0.70%
UHGD (the "hill")	908,567	873,145	-3.90%	1.05%
East Downtown	524,059	547,244	4.42%	0.66%
N. 28th St. Commercial	3,772,245	3,931,006	4.21%	4.73%
N. Broadway Annex	378,596	607,715	60.52%	0.73%
University of Colorado	1,117,323	854,351	-23.54%	1.03%
Basemar	1,688,249	2,019,581	19.63%	2.43%
BVRC-Boulder Valley Regional Center	15,859,622	15,412,165	-2.82%	18.56%
29th Street	6,347,347	6,778,417	6.79%	8.16%
Table Mesa	1,914,409	2,005,405	4.75%	2.41%
The Meadows	697,743	655,206	-6.10%	0.79%
All Other Boulder	4,149,565	5,102,674	22.97%	6.14%
Boulder County	867,166	962,363	10.98%	1.16%
Metro Denver	2,348,227	3,047,655	29.79%	3.67%
Colorado All Other	180,363	261,764	45.13%	0.32%
Out of State	7,861,350	8,099,997	3.04%	9.75%
Airport	44,304	75,758	71.00%	0.09%
Gunbarrel Industrial	4,908,537	5,172,955	5.39%	6.23%
Gunbarrel Commercial	913,816	1,007,227	10.22%	1.21%
Pearl Street Mall	2,301,956	2,344,278	1.84%	2.82%
Boulder Industrial	6,668,181	8,224,224	23.34%	9.90%
Unlicensed Receipts	1,111,076	1,679,592	51.17%	2.02%
County Clerk	2,122,500	2,214,647	4.34%	2.67%
Public Utilities	3,756,372	4,051,746	7.86%	4.88%
<b>Total Sales and Use Tax</b>	<b>77,431,356</b>	<b>83,049,428</b>	<b>7.26%</b>	<b>100.00%</b>

Miscellaneous Tax Statistics	OCTOBER YTD Actual		
	2012	2013	% Change in Taxable Sales
Total Food Service Tax	553,636	509,318	-8.00%
Accommodations Tax	4,460,057	4,571,422	2.50%
Admissions Tax	488,761	478,632	-2.07%
Trash Tax	1,301,919	1,330,909	2.23%
Disposable Bag Fee	0	67,613	

COMPARISON OF YEAR-TO-DATE ACTUAL REVENUE FOR THE YEAR 2013 TO COMPARABLE PERIOD IN 2012

USE TAX BY CATEGORY			SALES TAX BY CATEGORY			
OCTOBER YTD Actual			OCTOBER YTD Actual			
2012	2013	% Change	Standard Industrial Code	2012	2013	% Change
61,345	133,907	118.29%	Food Stores	10,374,862	10,582,318	2.00%
137,891	144,617	4.88%	Eating Places	10,655,374	10,856,433	1.89%
26,297	39,022	48.39%	Apparel Stores	2,950,268	2,990,022	1.35%
5,905	14,861	151.69%	Home Furnishings	2,130,527	2,060,881	-3.27%
1,707,868	1,269,439	-25.67%	General Retail	14,727,719	15,232,265	3.43%
125,662	189,593	50.88%	Transportation/Utilities	5,659,778	6,179,244	9.18%
2,198,557	2,300,021	4.62%	Automotive Trade	3,059,656	3,550,395	16.04%
54,926	17,399	-68.32%	Building Material-Retail	2,643,006	3,037,534	14.93%
4,656,506	6,626,459	42.31%	Construction Use Tax	0	0	na
0	0	na	Construction Sales Tax	286,762	329,530	14.91%
34,517	88,842	157.39%	Consumer Electronics	1,681,880	1,622,103	-3.55%
3,028,268	3,370,424	11.30%	Computer Related Business	1,728,483	2,163,529	25.17%
2,949,181	3,229,656	9.51%	All Other	6,546,121	7,020,934	7.25%
<b>14,986,920</b>	<b>17,424,240</b>	<b>16.26%</b>	<b>Total Sales and Use Tax</b>	<b>62,444,435</b>	<b>65,625,188</b>	<b>5.09%</b>

USE TAX BY CATEGORY			SALES TAX BY CATEGORY			
OCTOBER YTD Actual			OCTOBER YTD Actual			
2012	2013	% Change	Geographic Code	2012	2013	% Change
37,047	57,926	56.36%	North Broadway	1,104,578	1,081,565	-2.08%
243,557	429,396	76.30%	Downtown	5,039,578	4,972,497	-1.33%
20,074	38,389	91.24%	Downtown Extension	544,950	540,537	-0.81%
30,043	10,131	-66.28%	UHGD (the "hill")	878,525	863,013	-1.77%
53,279	56,570	6.18%	East Downtown	470,780	490,674	4.23%
68,700	341,509	397.10%	N. 28th St. Commercial	3,703,545	3,589,497	-3.08%
8,750	235,899	2595.99%	N. Broadway Annex	369,845	371,816	0.53%
255,093	496	-99.81%	University of Colorado	862,230	853,855	-0.97%
77,222	397,314	414.51%	Basemar	1,611,026	1,622,267	0.70%
1,466,143	300,139	-79.53%	BVRC	14,393,479	15,112,026	4.99%
220,774	137,654	-37.65%	29th Street	6,126,574	6,640,763	8.39%
33,199	36,660	10.43%	Table Mesa	1,881,210	1,968,745	4.65%
14,290	25,177	76.19%	The Meadows	683,452	630,029	-7.82%
1,806,910	2,390,869	32.32%	All Other Boulder	2,342,655	2,711,806	15.76%
86,704	123,719	42.69%	Boulder County	780,462	838,645	7.45%
259,016	937,052	261.77%	Metro Denver	2,089,210	2,110,603	1.02%
25,299	10,242	-59.52%	Colorado All Other	155,064	251,523	62.21%
926,854	838,729	-9.51%	Out of State	6,934,497	7,261,268	4.71%
28,072	52,505	87.04%	Airport	16,232	23,253	43.25%
3,957,724	4,210,225	6.38%	Gunbarrel Industrial	950,812	962,730	1.25%
6,434	60,538	840.91%	Gunbarrel Commercial	907,382	946,690	4.33%
37,339	31,224	-16.38%	Pearl Street Mall	2,264,618	2,313,054	2.14%
2,405,956	3,111,503	29.33%	Boulder Industrial	4,262,225	5,112,721	19.95%
733,382	1,267,746	72.86%	Unlicensed Receipts	377,694	411,846	9.04%
2,122,500	2,214,647	4.34%	County Clerk	0	0	na
62,560	107,980	72.60%	Public Utilities	3,693,813	3,943,766	6.77%
<b>14,986,920</b>	<b>17,424,240</b>	<b>16.26%</b>	<b>Total Sales and Use Tax</b>	<b>62,444,435</b>	<b>65,625,188</b>	<b>5.09%</b>

**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>	2006	4,734,249	4,645,436	5,537,253	4,659,458	4,882,331	6,129,363	4,737,773	5,237,757	6,156,056	4,950,305	4,387,847	7,891,618	63,949,446	7.10%
Rate Chg 3.41%>3.56%	2007	5,118,353	5,014,615	6,918,421	4,965,981	5,500,701	6,712,841	5,565,371	6,393,028	6,954,377	5,747,963	5,695,703	8,411,484	72,998,838	9.34%
Rate Chg3.56%>3.41%	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	0.35%
Rate3.41%	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%
	<b>2013</b>	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	0	0	65,625,188	-15.59%
Change from prior year (Month)		3.61%	13.56%	6.18%	1.94%	3.48%	9.10%	10.98%	-1.67%	-0.03%	6.52%	-100.00%	-100.00%		
Change from prior year (YTD)		3.61%	8.48%	7.58%	6.19%	5.63%	6.33%	6.95%	5.70%	4.94%	5.09%	-3.69%	-15.59%		
<b>CONSUMER USE TAX</b>	2006	686,686	517,101	1,277,146	577,144	964,529	781,362	895,403	776,258	1,054,696	727,776	1,092,224	1,287,157	10,637,482	-4.43%
(includes Motor Vehicle)	2007	763,650	574,006	975,178	888,726	733,196	858,072	975,456	652,501	923,667	732,463	716,317	1,575,908	10,369,140	-6.63%
RateChg3.56%>3.41%	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	5.35%
Rate3.41%	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%
	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	1,166,185	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%
	<b>2013</b>	1,132,015	762,369	979,120	866,143	911,993	963,938	835,063	768,003	1,338,726	1,121,736	0	0	9,679,106	-18.44%
Change from prior year (Month)		48.28%	-0.81%	13.86%	-11.30%	-24.76%	-6.77%	14.42%	-18.31%	39.76%	-20.88%	-100.00%	-100.00%		
Change from prior year (YTD)		48.28%	23.65%	20.13%	11.02%	1.55%	0.02%	1.68%	-0.90%	3.82%	0.20%	-6.91%	-18.44%		
<b>CONSTRUCTION USE TAX</b>	2006	197,263	331,341	420,749	294,094	337,237	774,420	352,533	261,409	343,749	559,975	410,958	1,018,272	5,302,000	-5.28%
Rate Chg 3.41%>3.56%	2007	293,078	347,860	112,016	293,061	621,413	430,207	1,119,425	259,226	421,376	286,524	376,978	253,590	4,814,755	-13.02%
RateChg3.56%>3.41%	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	-12.21%
Rate3.41%	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%
	<b>2013</b>	732,539	941,380	298,613	577,351	366,959	728,141	845,123	1,182,131	1,196,147	876,749	0	0	7,745,134	19.20%
Change from prior year (Month)		90.08%	-44.54%	-5.46%	14.62%	7.16%	93.91%	41.96%	450.09%	182.87%	85.15%	-100.00%	-100.00%		
Change from prior year (YTD)		90.08%	-19.63%	-17.76%	-12.14%	-10.11%	0.68%	6.51%	28.03%	41.52%	45.40%	26.42%	19.20%		
<b>TOTAL FOR MONTH &amp; CHANGE FROM PREVIOUS YEAR (MONTH &amp; YTD)</b>															
Rate 3.41%	2006	5,618,198	5,493,878	7,235,148	5,530,696	6,184,096	7,685,145	5,985,709	6,275,424	7,554,500	6,238,056	5,891,030	10,197,046	79,888,928	4.52%
Rate Chg 3.41%>3.56%	2007	6,175,081	5,936,481	8,005,615	6,147,768	6,855,311	8,001,120	7,660,252	7,304,754	8,299,420	6,766,951	6,788,999	10,240,982	88,182,732	5.73%
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	0.26%
Rzte3.41%	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%
	<b>2013</b>	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	0	0	83,049,428	-13.59%
Less Refunds	2005	-246	-66,044	-909	-2,666	-1,647	-10,080	-3,062	-4,207	-846	-1,586	0	-4,757	-96,051	
	2006	-40,302	-5,272	-22,761	-363	-5,099	0	0	-7,568	-806	-5,947	-406	-16,773	-105,296	
	2007	0	-38,291	-2,013	-729	-9,326	-14,547	-14,440	-677	0	-5,963	0	-5,015	-91,001	
	2008	-978	0	-46,974	-1,409	0	-2,375	-445	-9,493	-1,429	0	-48,521	-500	-112,123	
Less Refunds	2009	-3,335	0	0	-1,111	-602	-692	-967	-3,520	-2,747	-179,087	-65,331	-26,376	-283,770	
	2010	-3,489	-68,130	-35,924	-1,444	-43,920	-3,832	-1,648	-4,204	-7,969	0	-12,480	-214	-183,234	
	2011	-8,569	-2,479	-1,188	-2,918	0	0	-7,175	0	0	-162	0	-140,199	-162,690	
<b>Adjusted total</b>	2006	5,577,896	5,488,606	7,212,388	5,530,333	6,178,998	7,685,145	5,985,709	6,267,856	7,553,694	6,232,110	5,890,624	10,180,273	79,783,631	4.51%
Rate Chg3.41%>3.56%	2007	6,175,081	5,898,190	8,003,602	6,147,039	6,845,984	7,986,572	7,645,812	7,304,077	8,299,420	6,760,988	6,788,999	10,235,967	88,091,731	5.76%
	2008	6,344,536	6,443,800	7,816,680	6,454,050	6,553,206	7,879,378	6,341,444	7,288,198	7,866,995	6,590,347	5,914,341	9,077,975	84,570,947	0.23%
Rate3.41%	2009	6,770,698	5,428,789	7,337,653	6,850,938	5,942,327	8,213,602	6,785,337	7,763,080	7,315,140	5,955,985	5,960,860	10,856,109	85,180,517	0.72%
	2010	5,851,665	6,339,447	7,319,826	6,383,330	6,315,288	9,758,926	7,215,834	7,040,127	8,002,092	6,639,102	6,253,092	10,311,744	87,430,472	2.64%
	2011	7,255,806	6,061,763	8,000,739	6,595,647	8,709,205	8,535,347	6,885,348	7,758,275	8,809,664	6,783,693	6,911,348	10,131,897	92,438,731	5.73%
	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	3.97%
	<b>2013</b>	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	0	0	83,049,428	-13.59%
% Change (month)		13.96%	-0.87%	6.55%	1.01%	-0.89%	10.87%	14.03%	8.24%	12.97%	6.32%	-100.00%	-100.00%		
% Change (YTD)		13.96%	5.98%	6.18%	4.92%	3.73%	5.10%	6.27%	6.54%	7.36%	7.26%	-1.90%	-13.59%		

## COMMERCIAL AND RESIDENTIAL MALL POLICE CALL STATISTICS

MONTH	Assault		Auto Theft		Burglary		Crim. Mis.		Crim. Tres.		Disturbance		Domestic		Drunk		DUI		Felony Menacing		Fight	
	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013
January	7	3			2	3	5	4		6	15	45	1	5	12	24	2	2			8	
February	8	4	4		1	1	5	2	1	1	16	20	1		12	5	5	3			3	
March	5	5	1		1	1	3	4	4	1	15	28	2	3	10	16	3	6			5	
April	9	3	2		2		6	4	1	1	8	26	2	2	9	15	5	3			8	
May	4	4	2		1		2	3	2	2	15	31	1	2	11	14	4	2			9	
June	3	3			2	1	1	2	1		13	31	3	1	14	17	1	3			9	
July	5	2	2		1		9	4			9	30		4	17	9	4	2			7	
August	1	7	2		2		5	7		1	19	33	3	4	18	13	3	3			7	
September	7	8			2		4	3	1		17	20	4	2	18	7	4	3			13	
October	6	7					2	7	2		12	25		4	11	4	3	3			12	
November		6			2		4		3		28				21		3					
December	7	3					1	4			29	30	1	3	24	28	3	3				
MONTH	Fireworks		Hang Ups		Harassment		Indec. Exp.		Liq. Law Vio.		Littering		Loitering		Narcotics		Noise		Open Door		Party	
	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013
January			6	13	6	17	1		3	7			2	8	2	5	2		1	2		
February			3	8	2	3		1	6	8			3	5	2	4	4		1	3		
March			8	12	2	4	2	1	12	4			12	9	2	7	4		1	2		
April			8	9	6	7		1	1	1			7	8	4	8	4		1	1		
May			12	22	7	8			1	2			2	13	1	9	4		1			
June	1		6	7	3	4	3			1			4	15	1	6	2			2		
July			20	11	2	8	2		1	1	1		11	18	5	8	11		2			
August	1		11	10	8	7		1	7	10			9	21	2	4	3			1		
September	1		4	9	8	5	2		4	2			7	10	2	2	6		2	1		
October			3	5	5	8		3	5	1			7	10	3	3	3			3		
November				10		9				3					12		1					
December			11	17	2	3		3		1			8	4	1	4			2	3		
MONTH	Prowler		Robbery		Sex Assault		Shoplifting		Shots		Stabbing		Suicide		Suspicious		Theft		Trespass		Weapon	
	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013	2012	2013
January						2	3							4		15	31	6				
February				1	2										2	14	13	8				
March			1	1	2		2								3	15	22	9				
April						1	2								6	22	26	17			4	
May			1			4	2								4	21	35	8				
June					1		1									21	32	9			1	
July							1								5	27	34	7				
August				1											3	18	33	16			1	
September						2									3	15	25	12				
October																27	15	17				
November						1									5		23					
December		1		1	3										1	1	26	13				

## Opened in 2013

Business			Open Date	Notes
kidrobot	1468	Pearl	September-12	replaces Life is Good/Jake's On Pearl
Rocket Fizz	1441	Pearl	September-12	replaces Pennyweights
Press Play	1005	Pearl	September-12	replaces Round Midnight
West Flanders Brewery	1125	Pearl	September-12	replaces BJ's
Athleta	1133	Pearl	November-12	Women's athletic apparel
Nod and Rose	1220	Walnut	November-12	Apparel
Retail Therapy	1638	Pearl	December-12	Women's apparel (formerly Now & Zen)
Hub Boulder	1877	Bdwy	December-12	Temporary shared office spaces
A Café	2018	Bdwy	December-12	Replaces Crepes ala Cart
Jaipur Indian Restaurant	1214	Walnut	December-12	Replaces Bombay Bistro
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

## Closed in 2013

Business			Close Date	Notes
Wenger	1122	Pearl	September-12	
Gondolier	1600	Pearl	September-12	
Round Midnight	1005	Pearl	September-12	became Press Play
Eclectix	935	Pearl	September-12	re-located
Crepes ala Carte	2018	Bdwy	November-12	re-branded as Arlene's
Silhouette	2115	10th	January-13	
Shooter's Bar&Grill	1234	Walnut	December-12	
Bombay Bistro	1214	Walnut	December-12	
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	1500	Pearl	July-13	
Sweet Bird Studio	2017	17th	July-13	
Old Glory Antiques	777	Pearl	July-13	
A Café	2018	Bdwy	September-13	
Om Time	2035	Bdwy	November-13	
Boulder Mart	1713	Pearl	December-13	
Retail Therapy	1638	Pearl	December-13	Women's apparel (formerly Now & Zen)
<b>Future</b>				
<b>Business</b>			<b>Open Date</b>	<b>Notes</b>
AlexandAni	1505	Pearl	Fall 2013	Jewelry
Made in Nature	1708	13th	Fall 2013	Organic food products

## **Downtown Management Commission Response to City Council 2013 Priorities**

### **What are your top priorities within the framework of the council work program?**

- Civic area plan
- Homelessness

### **What would you like to see done to advance the Council goals?**

#### Civic area plan:

- Zoning and land use changes to create the active and vital space envisioned in the plan including loosening up density, reconsidering the height limit, allowing for micro units, etc.
- Creating diverse types of neighborhoods and uses
- Civic use pad implementation
- A detailed implementation plan for the civic area plan including a budget, financing strategy, economic benefits analysis and phasing plan
- Council leadership to support the implementation
- Activate the municipal campus with uses for the difficult to manage spaces mitigating the negative impacts of the transients, see below

#### Homelessness

- Change the label; distinguish between the truly homeless and those in need, and focus on the transient population which does not need nor seek assistance
- Enact better legislation to mitigate the negative impacts of the transient population i.e. camping and sleeping in the parks; take a stand
- Add police presence to enforce this legislation
- Need better lighting in the municipal campus area
- Activate the space so everyone feels welcome, see above
- Create an overall master plan to address the homeless issue

### **How can your board help reach the council goals?**

- Collaborate with other boards, i.e. connections within the civic area plan with TAB
- Serve as task forces for council projects providing service to the council
- Help communicate with our constituency council's goals and plans
- Do the background work and make recommendations to council

### **The DMC created an additional question: What City Council can do for the boards?**

- Better communication from city council to the boards about their priorities and the role that board can play
- Use the expertise of the boards and acknowledge and integrate the board recommendations in their actions
- City Council commitment to action



## MEMORANDUM

TO: CAC  
FROM: Ali Darrow, Deputy City Clerk  
DATE: November 12, 2013  
SUBJECT: 2014 Annual Recruitment Timeline for Boards and Commissions

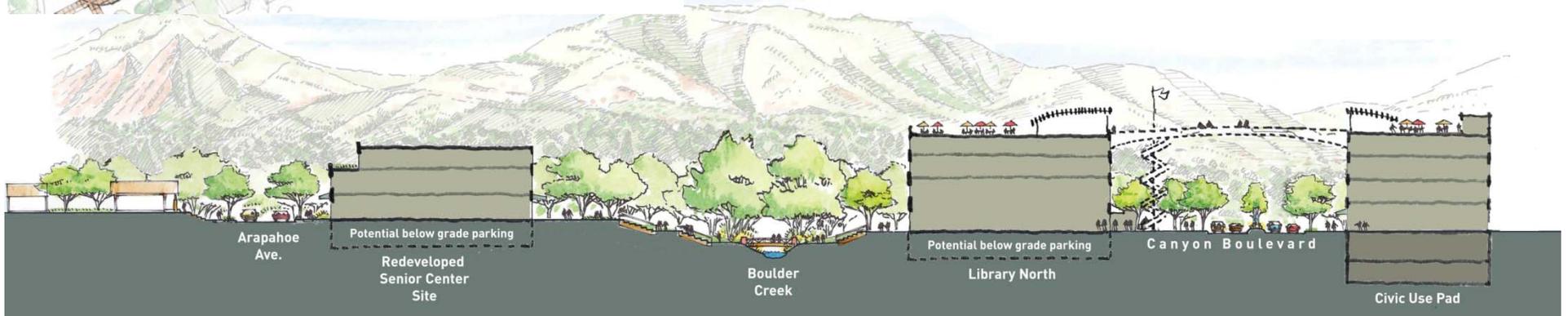
### **Proposed 2014 Annual Recruitment Timeline for Boards and Commissions for CAC's approval.**

Thursday, January 2	Begin Recruitment (6 weeks)
Thursday, February 13	Application Deadline
Friday, February 21	Application Notebook to Council
Friday, February 21	Applications Forwarded to Staff
Monday, March 3	Reminded Notice to Applicants re Interviews
Thursday, March 6	B&C Group Interviews 6-9 PM
Tuesday, March 11	B&C Group Interviews 6-9 PM (in lieu of study session)
Thursday, March 13	B&C Group Interviews 6-9 PM
Tuesday, March 18	B&C Formal Appointments
Tuesday, April 1	Reception 5-6 PM Prior to Study Session
Thursday, April 10	Orientation for New Members with City Attorney

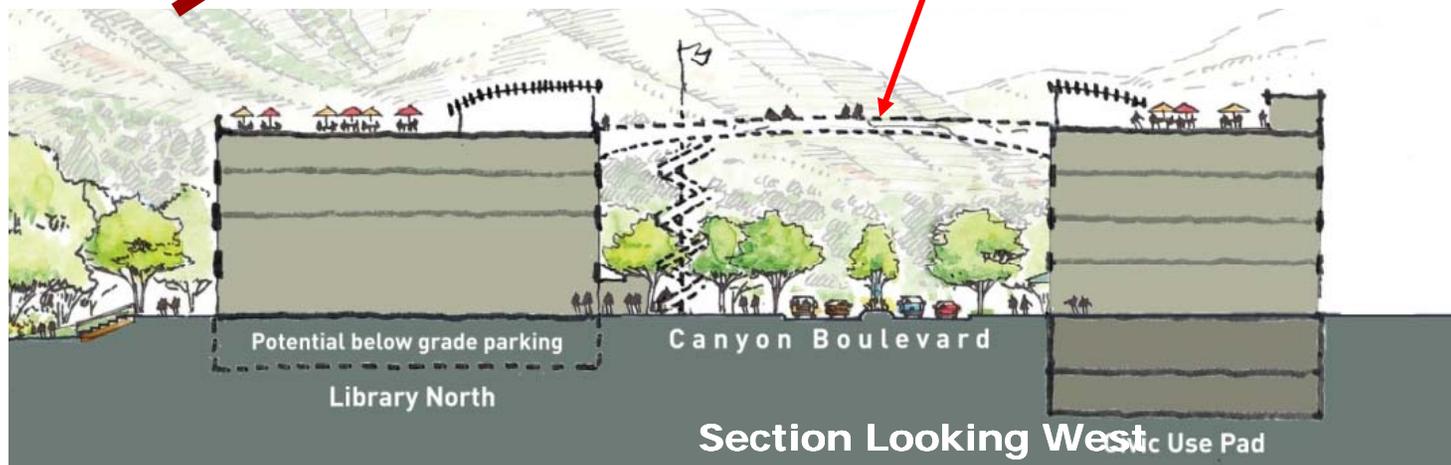
# West End Possible Programs



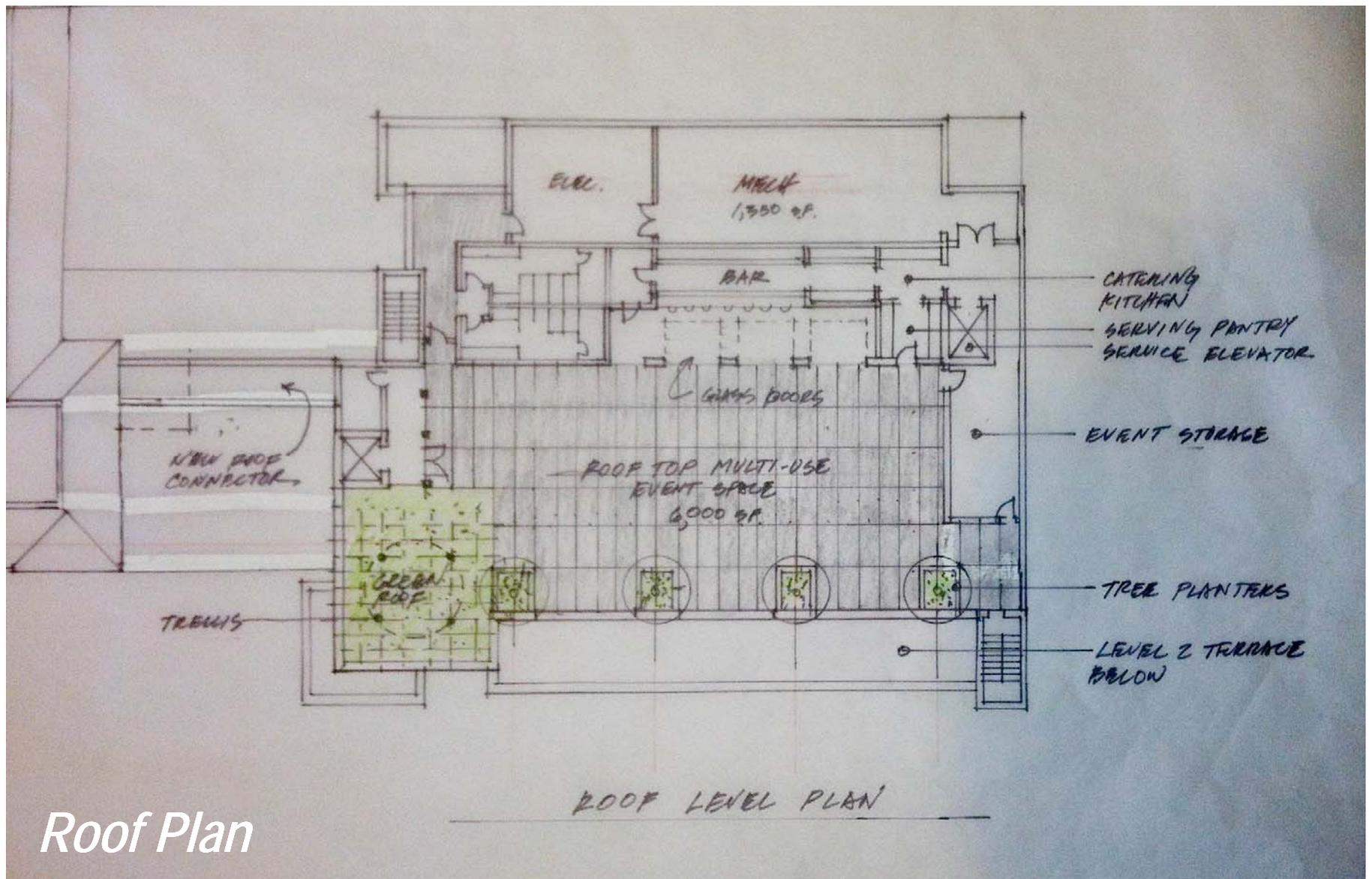
- Muni. Building
- Library Café
- Civic Use Pad
- Arts/Performance Space
- Structured Parking



# Civic Use Pad

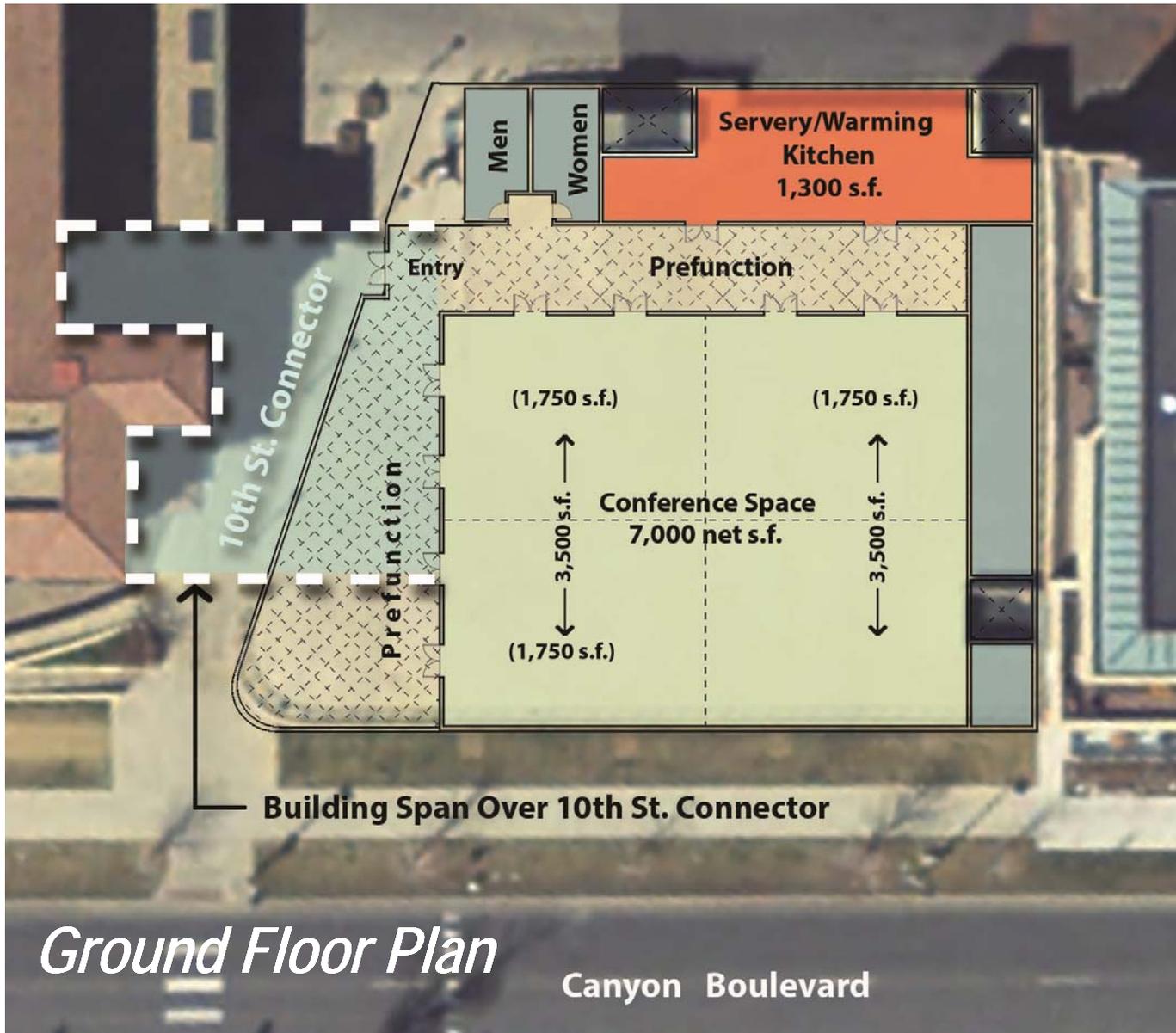


# Civic Use Pad



Roof Plan

# Civic Use Pad



# Civic Use Pad

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***4-levels, with potential connection to St Julien above***

# Civic Use Pad

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***4-levels, with potential roof-top access***

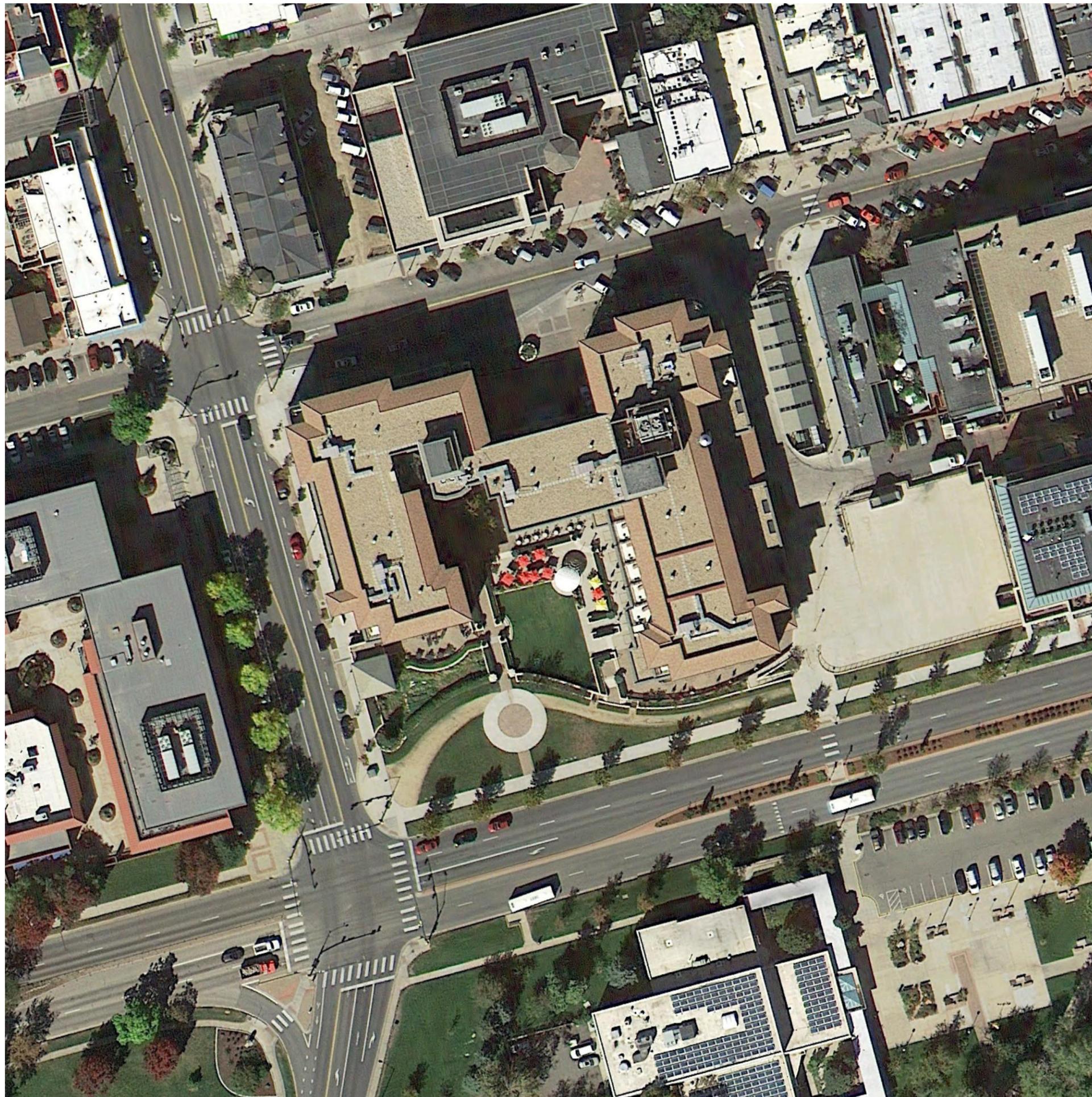
# Civic Use Pad



*Example of roof-top access*

**Civic Use Pad Constraints and Methods to Modify**  
 Prepared by Deputy City Attorney David Gehr and Molly Winter

ISSUES	GOVERNING DOCUMENT	METHOD TO MODIFY	COMMENTS
1. Civic use required	Boulder Urban Renewal Plan – Ninth & Canyon revised plan adopted 1995. Section III B. 1	Modifications drafted and adopted by the Urban Renewal Authority, reviewed for comp plan compliance by Planning Board and adopted by City Council.	Broaden definition of Civic use.
	Condominium Declaration for Ninth and Canyon Hotel and Parking Condominium Article 6	Governed by the Condominium Declaration. Amendments to the map are covered by §3.2. Amendments to the Declaration are required by Article 20. It requires written approval of owners holding 75% of the votes of the association and 75% of the first mortgagees.	However, Article 6 permits the owner to reallocate the Civic use pad to the Hotel unit or the hotel garage unit without consent of the other party. § 18.1 supports the notion that the St. Julien Partners may convert the Civic use pad to a unit at the times specified in the declaration.
2. 20% Square footage requirement for civic use = 37,000 square feet	Boulder Urban Renewal Plan – Ninth & Canyon revised plan adopted 1995. Section III B. 1	Modifications drafted and adopted by the Urban Renewal Authority, reviewed for comp plan compliance by Planning Board and adopted by City Council.	37,000 s.f. may be too large and will be dependent upon the building program. Height limit and building setbacks (affecting floor plate size) may come into play in final design.
3. Civic Use Lease Terms			
a. Types and amounts of auxiliary commercial uses	Civic Use Operation Agreement, Exhibit A, Civic Use Form, 5/7/03: Section 4.2	Changes to the Civic Use Lease need approval from CAGID, St. Julien,	And the city?
	Civic Use Operation Agreement, Exhibit A, dated 5/7/03; 4.2section	Changes to the civic use lease need approval from Units G (CAGID) and H (St. Julien)	Section 1 of the operation agreement states that any material provisions of the civic use lease cannot be modified by the landlord without the prior consent of the city attorney. Also, § 16.12 of the lease provides in part that “any modifications or amendments . . . shall be binding only if evidenced in a writing signed by . . . the city , CAGID and each of the parties hereto.”
c. Lease extension beyond 35 years	Civic Use Lease Form, Section 2.4.c states 35 years		There are not any lease term extension provisions in the Civic Use Lease Form.
d. Change in civic use from museum and music and dance performing arts facility	Civic Use Lease Form, Section 4.1	Change in civic use needs written approval of the City of Boulder, St. Julien and CAGID	The use needs to comply with the use restrictions that are described in Section 4.1



## Boulder Civic Area

### Civic Pad Feasibility Study

Boulder, Colorado

40° 0', 105° 16'

25 November 2013

4240

# Table of Contents

- o1 Program
- o2 Opportunities and Constraints
- o3 Plans
- o4 Sections
- o5 Massing
- o6 Optional Bridge Connection

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01 Program

Civic Pad Development

Feasibility Design 11.25.2013

Preliminary Program and Area Calculations

Civic Pad				
Room/Space	Net Area (nsf)	Gross Area (gsf)	Notes	
<b>LEVEL 1</b>				
1.10 Open Event Space	8,400		Room A combined with pre-function	
Conference Room - A	6,700	6,700		
Conference Room - B	3,350		Quantity (2)	
Conference Room - C	2,250			
Conference Room - D	1,100			
1.20 Pre-function		3,250	includes coat room	
1.30 Restrooms		1,060		
1.40 Warming Kitchen		1,740	includes service elevator passageway	
1.50 Vertical Circulation		680		
1.60 BOH/ Service Corridor		1,230	includes fan room exhaust wells	
<b>Total Level 1</b>		<b>14,660</b>		
<b>LEVEL 2</b>				
2.10 St. Julien Hotel - Expansion		12,190	Exterior terraces not included	
2.20 Circulation		900	Guest corridor 6' wide	
2.30 Vertical Circulation		680		
2.40 BOH/ Service		740		
<b>Total Level 2</b>		<b>14,510</b>		
<b>LEVEL 3</b>				
3.10 St. Julien Hotel - Expansion		12,190	Exterior terraces not included	
3.20 Circulation		900	Guest corridor 6' wide	
3.30 Vertical Circulation		680		
3.40 BOH/ Service		740		
<b>Total Level 3</b>		<b>14,510</b>		

**LEVEL 4**

4.10 St. Julien Hotel - Expansion	12,190	Exterior terraces not included
4.20 Circulation	900	Guest corridor 6' wide
4.30 Vertical Circulation	680	
4.40 BOH/ Service	740	
<b>Total Level 4</b>	<b>14,510</b>	

**LEVEL 5 - CIVIC EVENT SPACE**

5.10 Roof top Terrace	7,250	Open, flexible outdoor event spa
5.20 Mechanical/Electrical Rooms	2,800	
5.30 Elevator Foyer/Vestibule	450	
5.40 Vertical Circulation	680	
<b>Total Level 5</b>	<b>3,930</b>	

**MEZZANINE LEVEL (Above Parking Level 1)**

0.10 Storage	2,800	Event space storage - chairs, tab
5.40 Vertical Circulation	480	Service elevator access
<b>Total Level 5</b>	<b>3,280</b>	

**TOTAL BUILDING AREA**

**65,400**

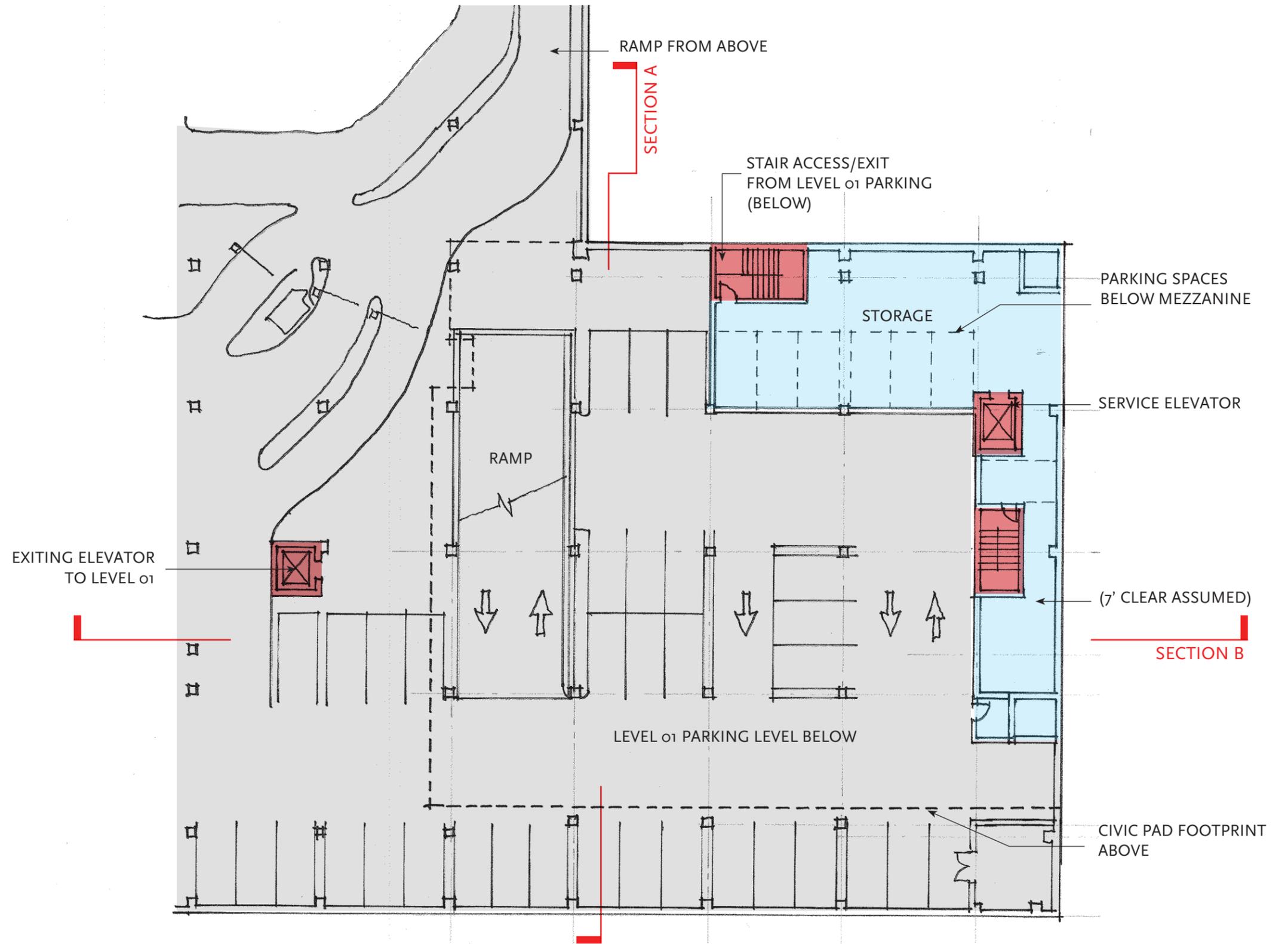
### Opportunities:

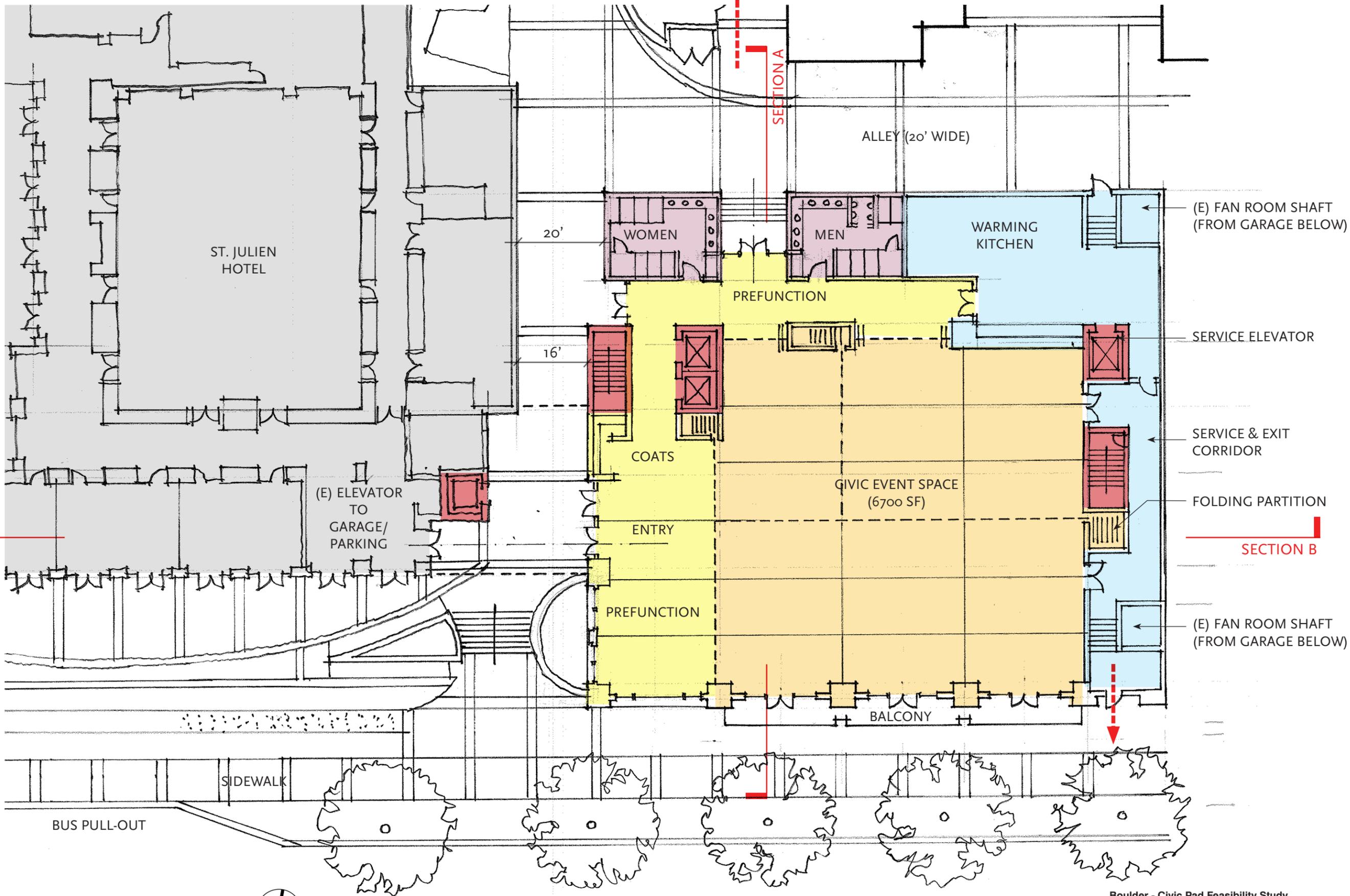
- i. Connection to West End Civic Plan
- ii. Connection to Walnut St and Mall via Alley
- iii. Connection to Civic Area (via Canyon Blvd crossing – street level or bridge)
- iv. Connection to 9th and Walnut Parking Garage and potential mezzanine storage space
- v. Large ground level multi-function public space with natural light
- vi. Roof top activity terrace
- vii. Facility sharing with St Julien Hotel
- viii. Living Building Challenge Designation

### Possible Constraints:

- i. Building height limit of 55' and roof top use
- ii. Flood Conveyance zone
- iii. Bridging Canyon Blvd – State Highway (14' min clearance?)

## 02 Opportunities and Constraints

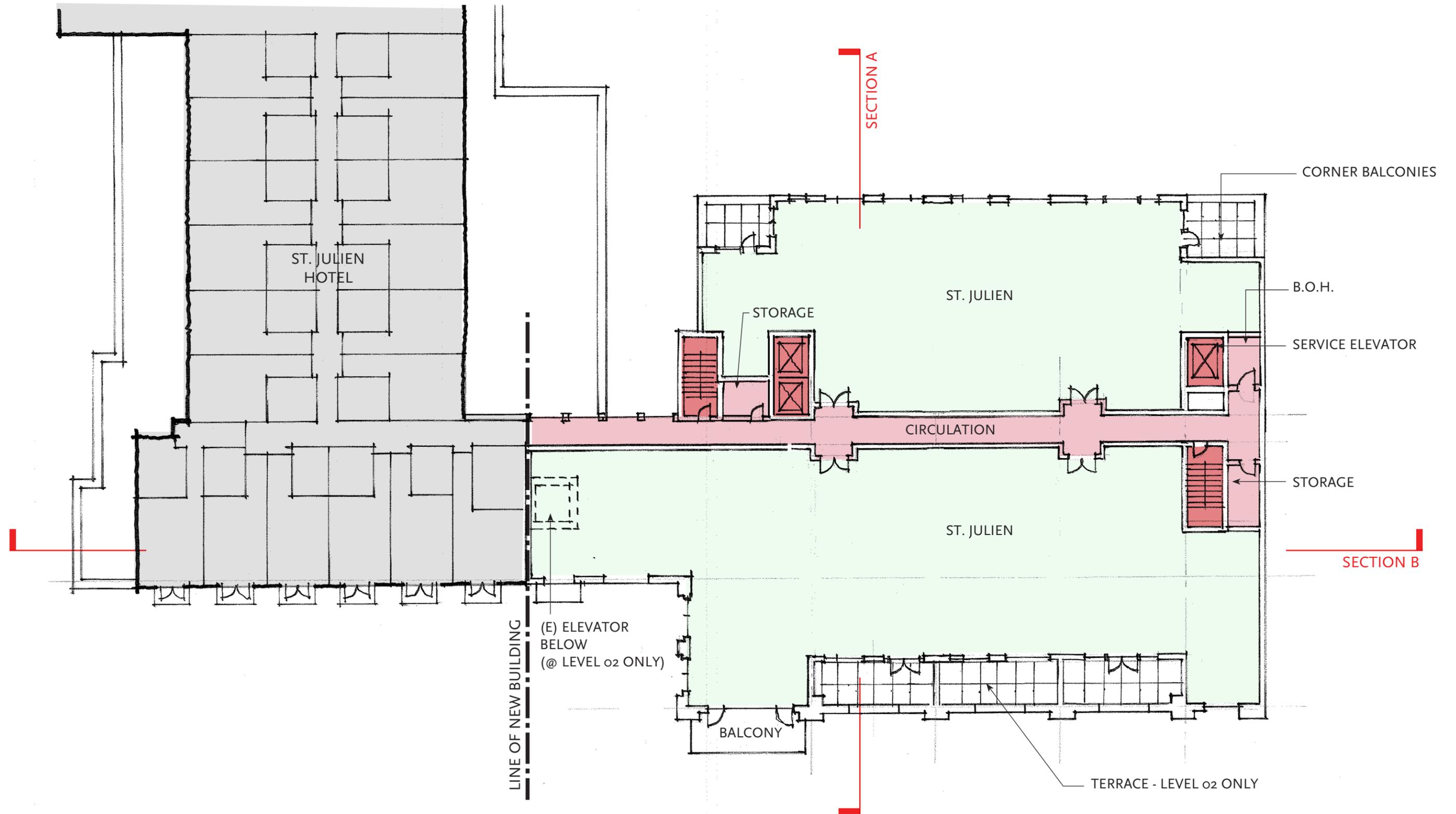


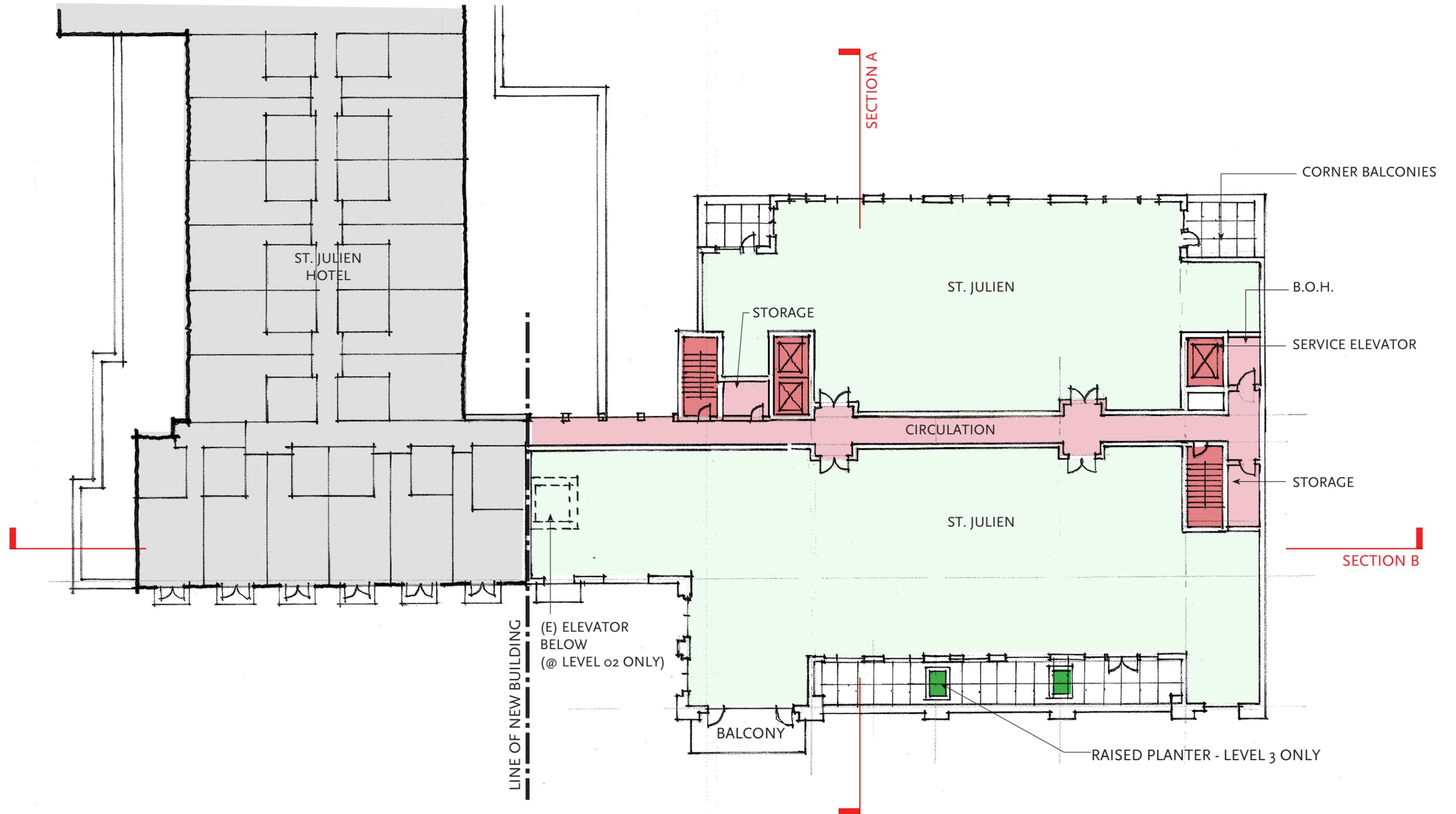


Level 01- Floor Plan



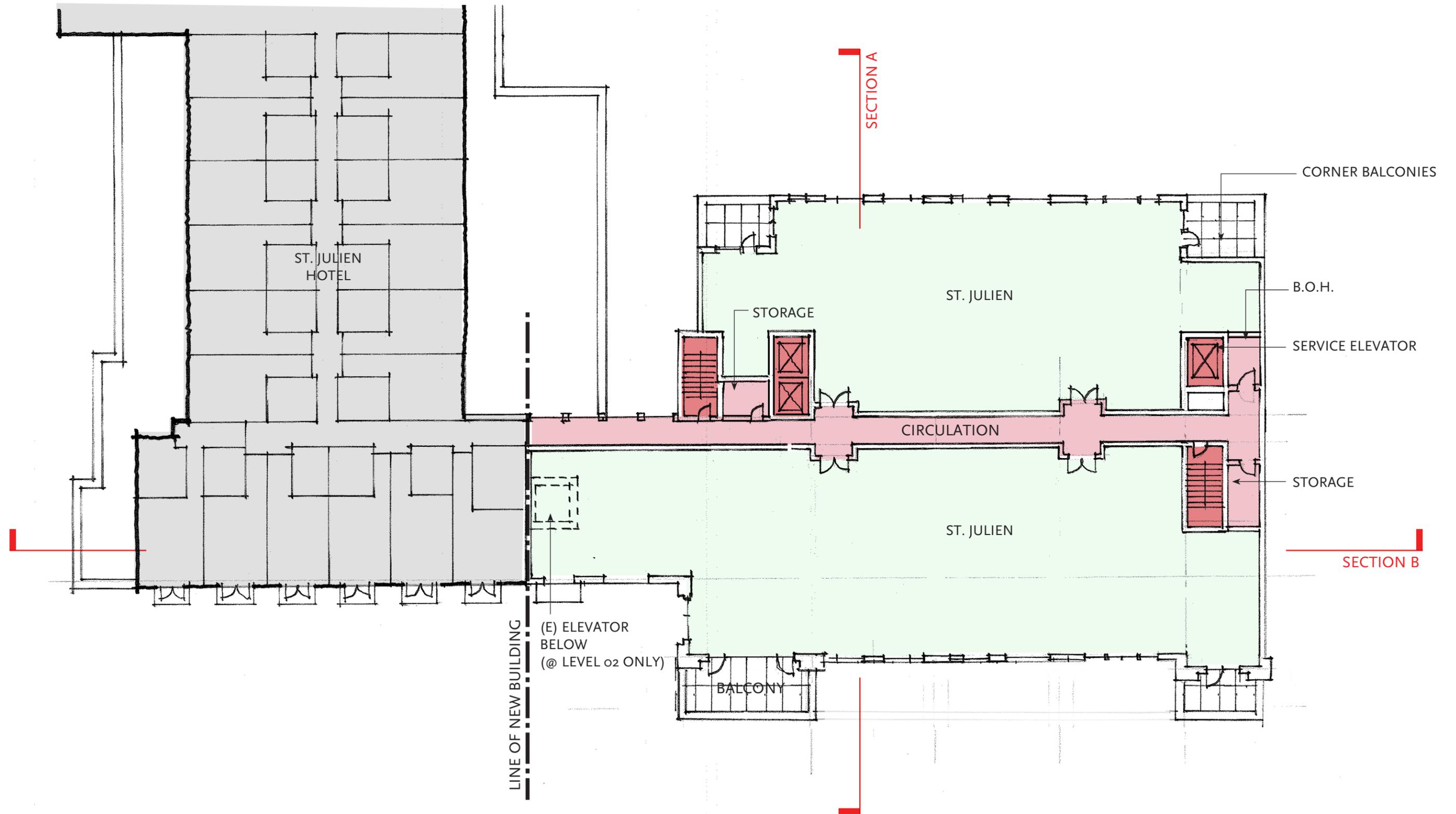
CANYON BOULEVARD

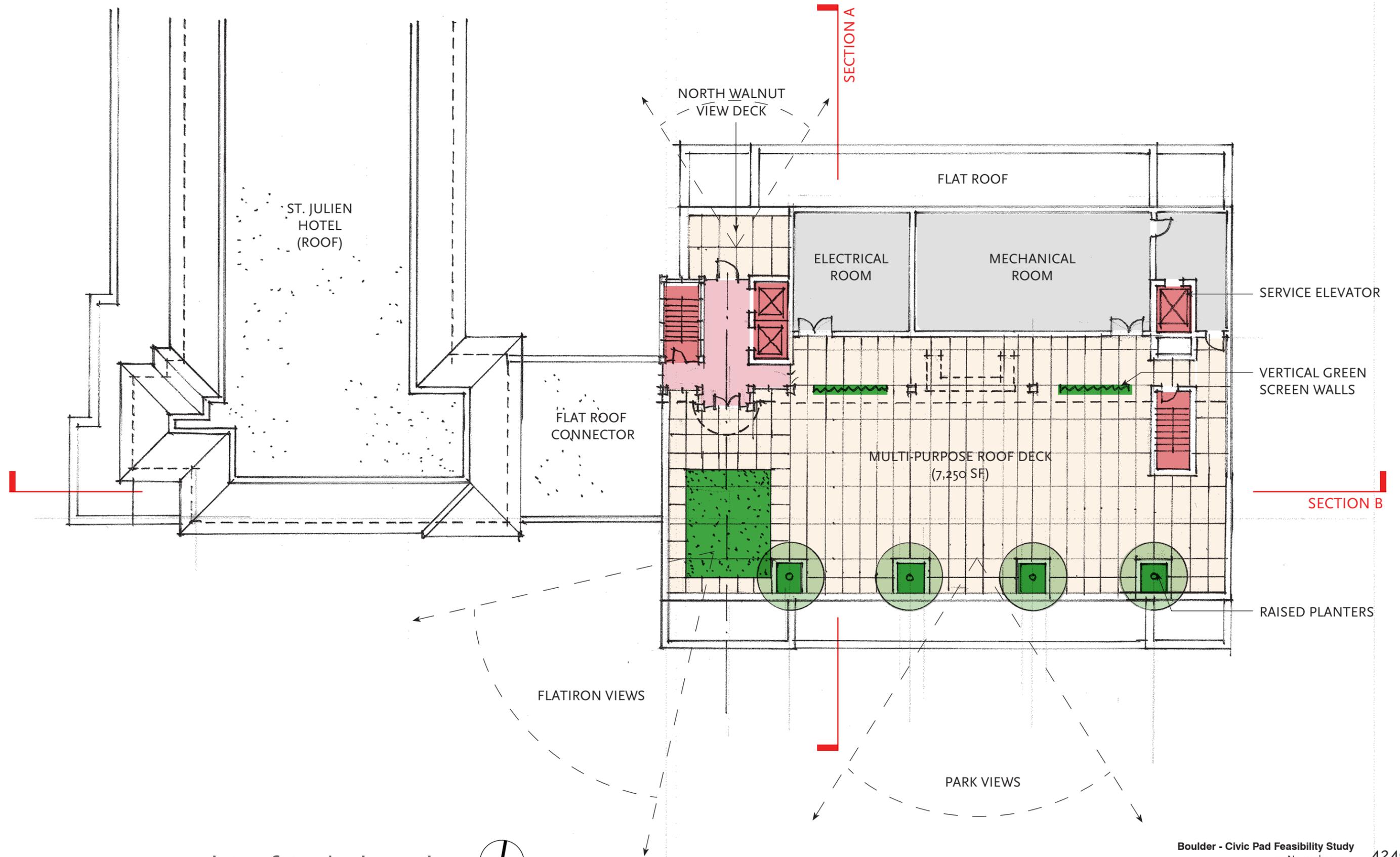




Level 03- Floor Plan

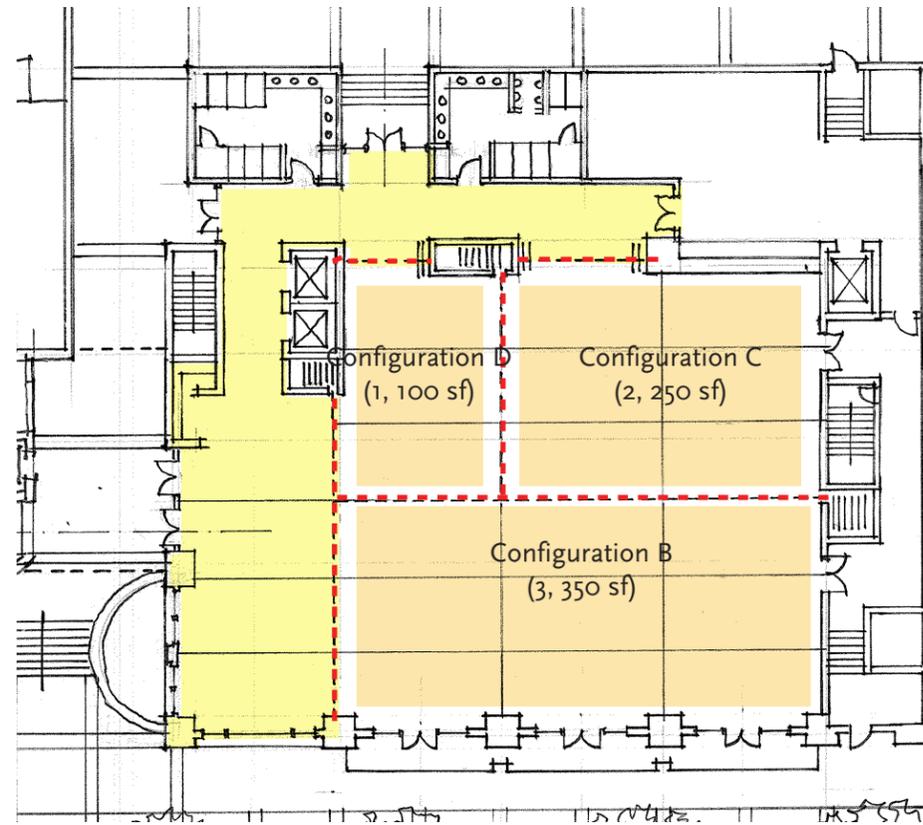




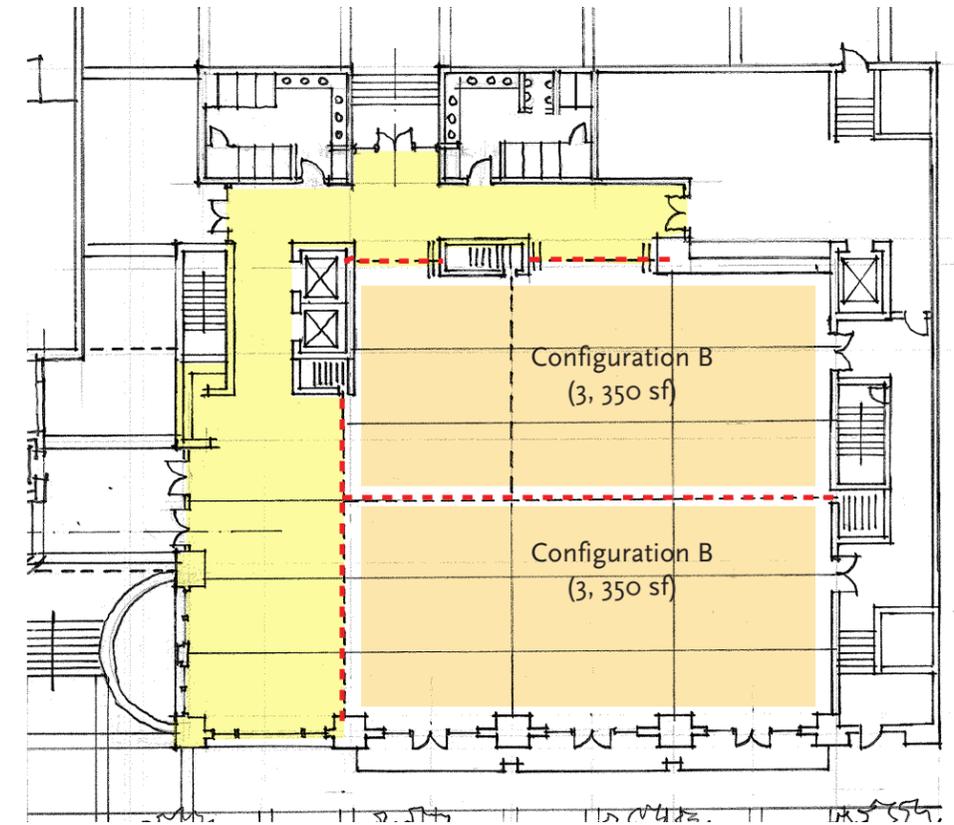


Upper Level Roof Deck Floor Plan

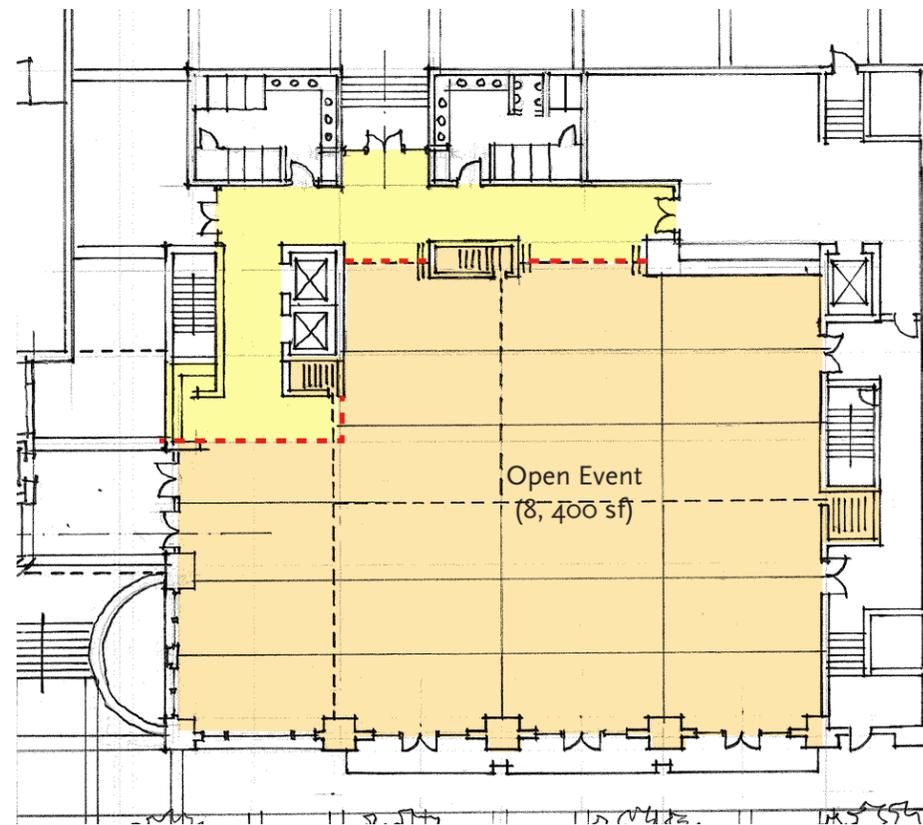




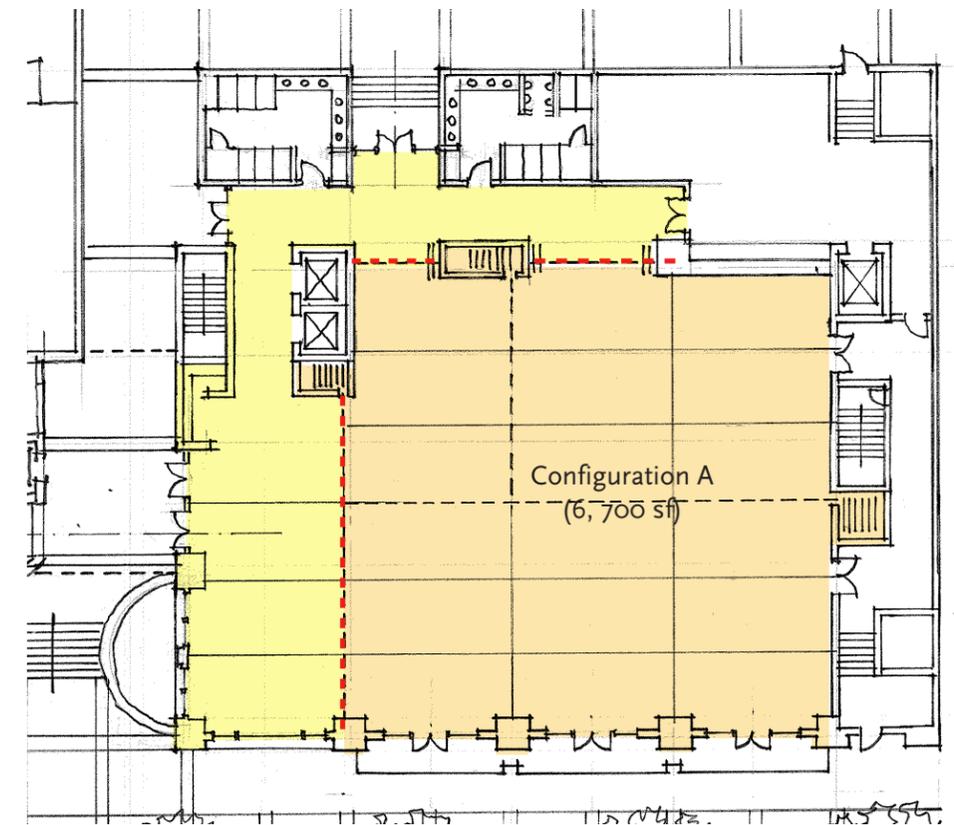
Partitioned Event - with prefunction



Partitioned Event - with prefunction

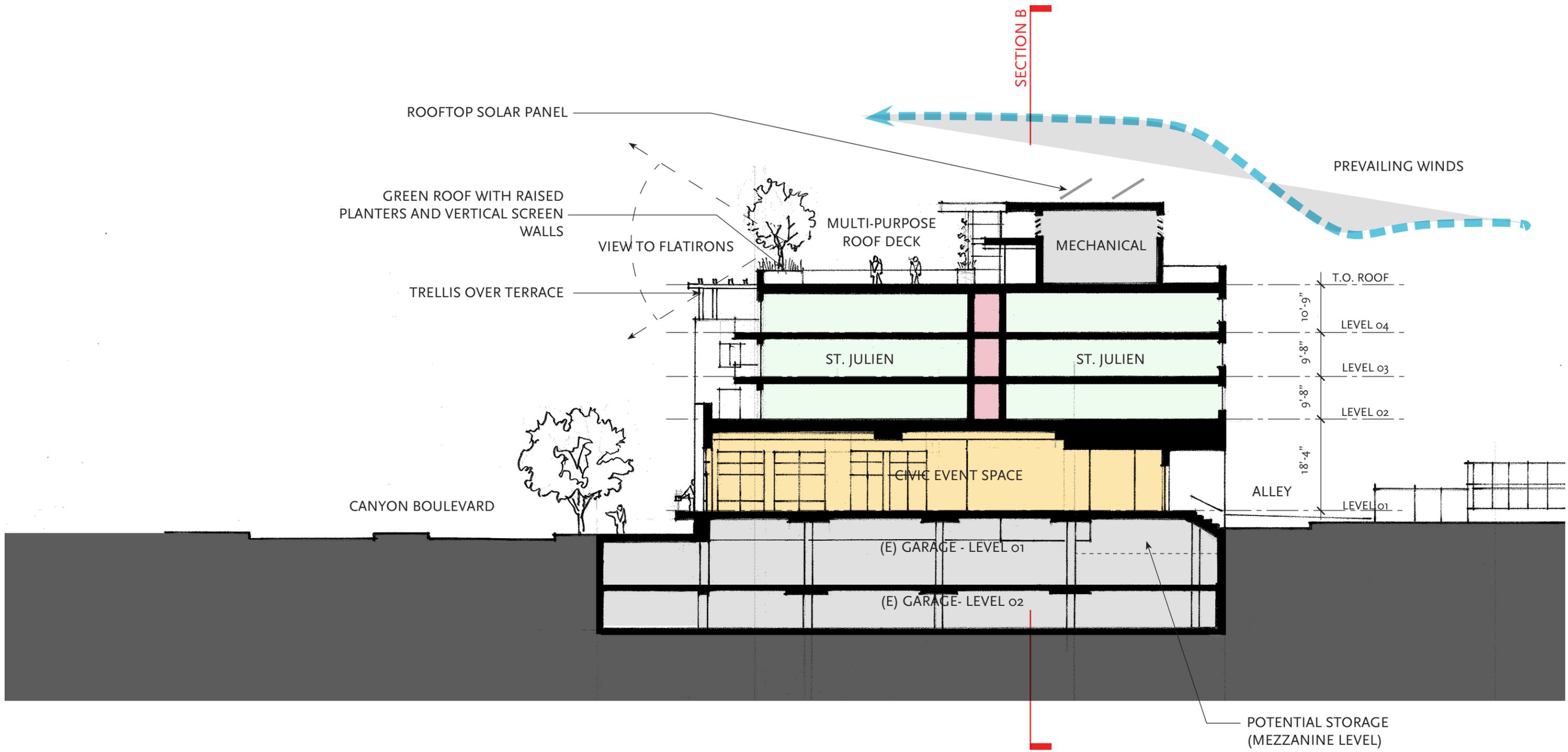


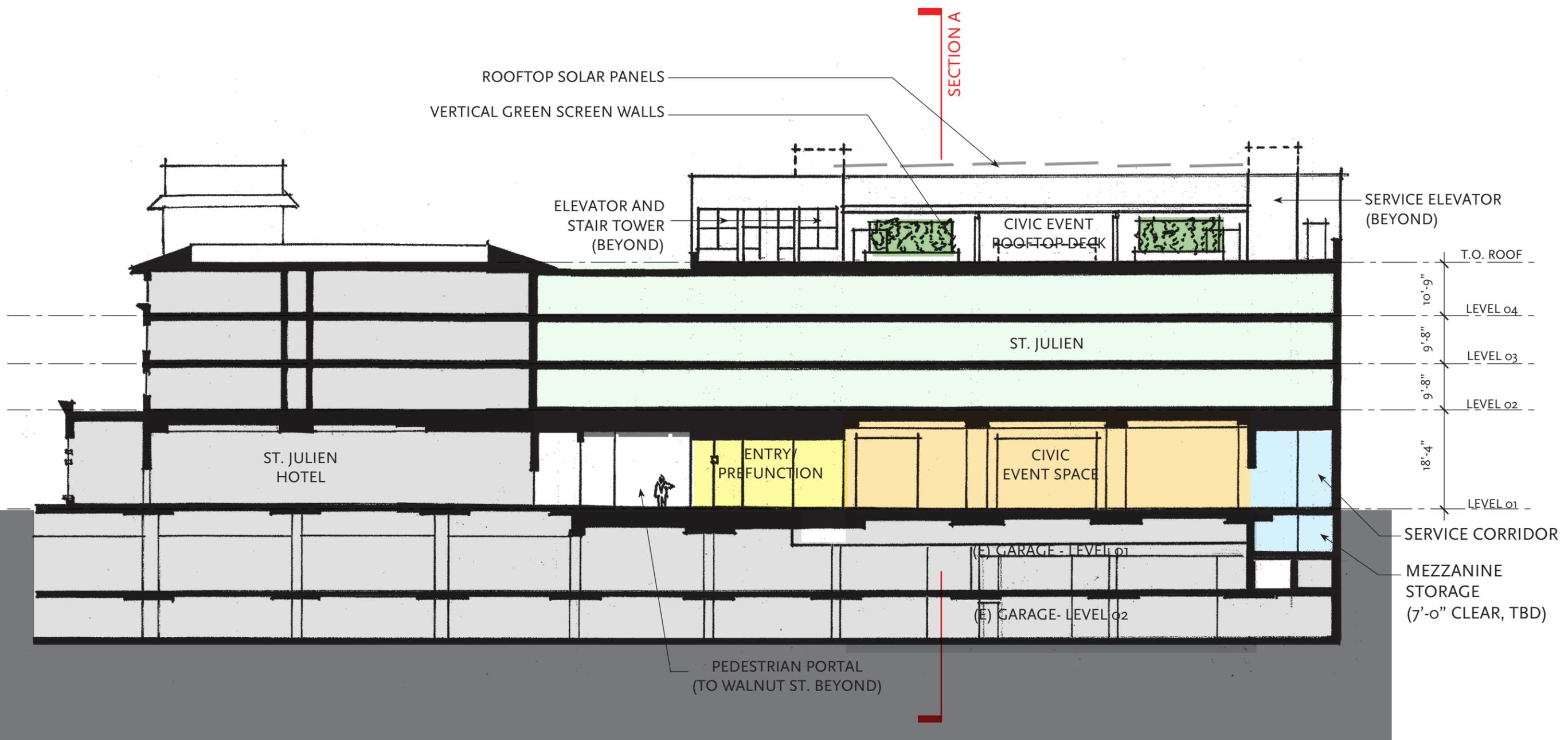
Open Event



Open Event - with prefunction

Civic Event Space Configurations





Section B



Massing Model - view from southeast



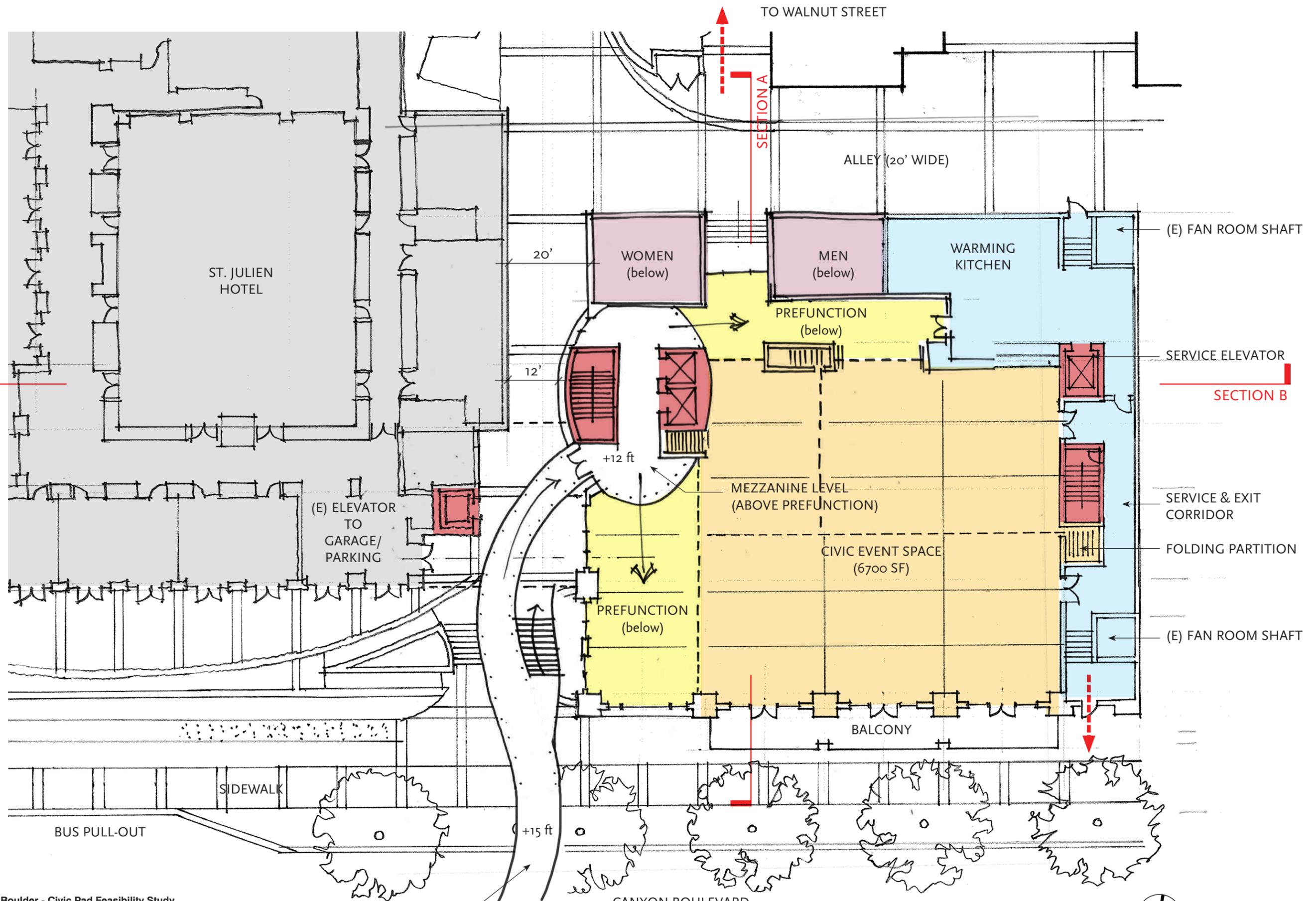
ST. JULIEN  
HOTEL

MULTI-PURPOSE  
ROOF DECK

CANYON BOULEVARD

Massing Model - view from southwest

o6 Optional Bridge Connection





ST. JULIEN  
HOTEL

MULTI-PURPOSE  
ROOF DECK

Optional Bridge Connection - Across Canyon Blvd.



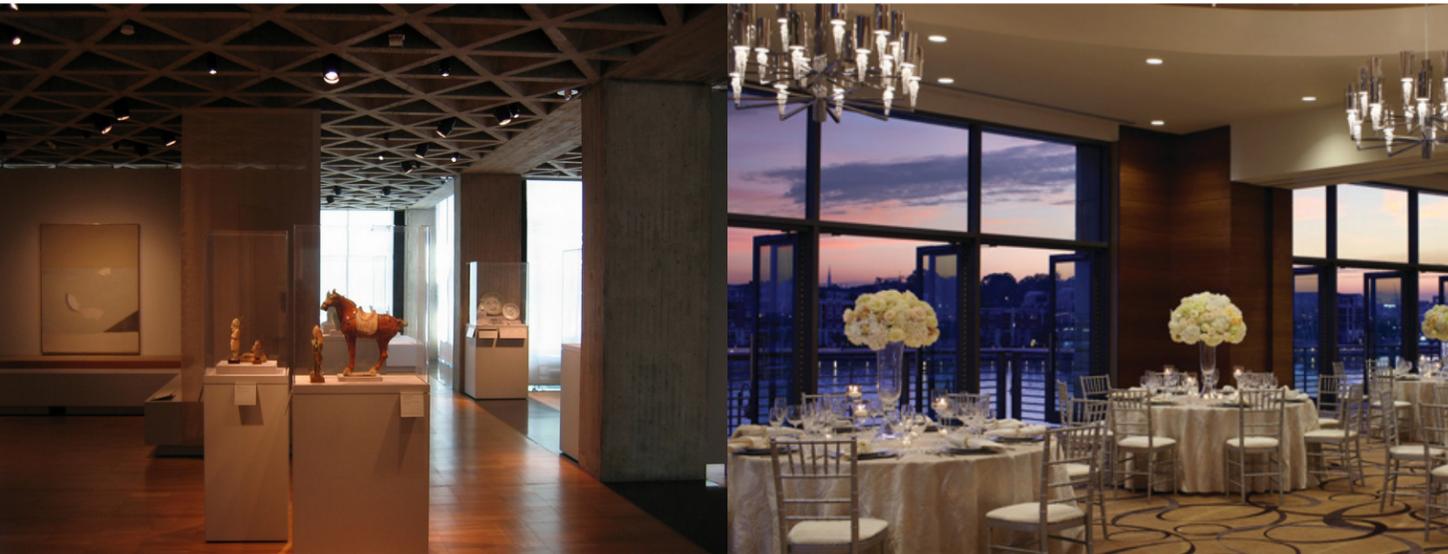
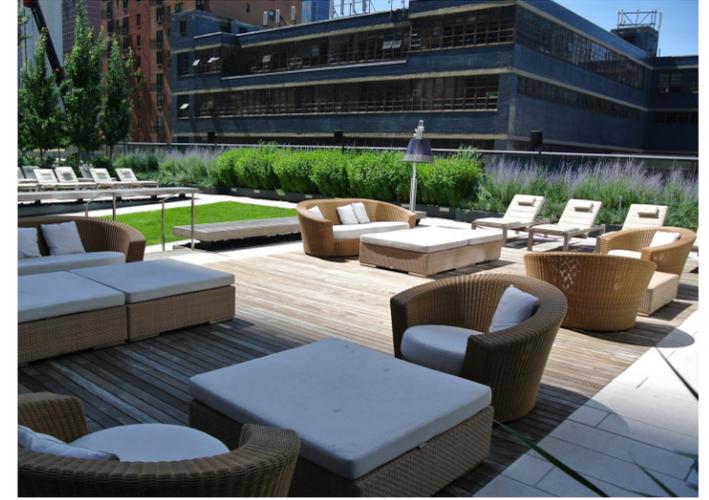
ICONIC FORM AT  
VERTICAL CORE/  
BRIDGE TERMINATION

LEVEL 02 BRIDGE  
CONNECTION ACROSS  
CANYON BLVD.

Optional Bridge Connection - Across Canyon Blvd.



Optional Bridge Connection - Across Canyon Blvd.



Conference/Civic Event Space

Rooftop Deck- Civic Event Space



**CITY OF BOULDER  
CITY COUNCIL AGENDA ITEM**

**Downtown Management Commission Board Meeting  
January 6, 2014**

**Update on Expansion of Locations and Hours for Licensed  
Mobile Food Vehicles and Proposed Ordinance Change**

**PRESENTER/S**

Jane S. Brautigam, City Manager  
Paul J. Fetherston, Deputy City Manager  
Bob Eichen, Finance Director /Acting Executive Director of Administrative Services,  
Molly M. Winter, Director, Downtown & University Hill Management  
Division/Parking Services  
Sandra Llanes, Assistant City Attorney III  
Mishawn Cook, Tax and License Manager, Finance Department  
Sarah DeSouza, Policy & Information Services, Parks & Recreation  
Lane Landrith, Business Coordinator, Downtown & University Hill Management  
Division/Parking Services  
Chandler VanSchaack, Associate Planner, P&DS

**EXECUTIVE SUMMARY**

The purpose of this council agenda item is to update City Council of results from the 2013 summer pilot program for Mobile Food Vehicles. In response to interest expressed by the City Council and licensed operators of Mobile Food Vehicles (MFV) in expanded citywide opportunities (including the downtown), staff developed a pilot program for implementation during the summer of 2013. The proposed pilot program did not include any changes to current regulations prohibiting Mobile Food Vehicles within the downtown core area.

The pilot program included:

- Mobile Food Vehicles adjacent to city parks.
- Mobile Food Vehicle Sunday afternoon gathering, or “podding,” in the Municipal Campus (west of Broadway, south of Canyon Blvd.) parking lot June 2-August 25, 2013, 11:00AM – 4:00 PM
- Mobile Food Vehicle late night “podding” in Park Central parking lot, northwest corner of Broadway and Arapahoe, June 1-September 30, 2013, Thursday through Saturday nights, 11:00 PM – 3:00 AM
- Administrative changes regarding permitting via the Tax and License Manager
- The MFV pilot programs were monitored for compliance and participation.

A staff recommendation following the pilot program is being made here for amendment to the city ordinance regarding the maximum number of MFV’s permitted on private property within the downtown core zones.

#### **STAFF RECOMMENDATION**

Staff requests DMC board consideration of this matter and support in the form of the following motion:

Motion to adopt Ordinance No. **9-6-5 Temporary Lodging, Dining, Entertainment, and Cultural Uses.**

...

(d) Mobile Food Vehicle Sales. The following criteria apply to any mobile food vehicle sales use:

(1) Standards: The city manager will permit mobile food vehicle sales on private property, public property, or in the public right of way if the use is permitted in the applicable zoning district and meets the following standards and conditions:

(A) The use shall be located at least:

(i) one hundred fifty feet from any residential zone districts, except as provided in subsection (d)(1)(C) below;

(ii) one hundred fifty feet from any existing restaurant; and

(iii) two hundred feet from any other mobile food vehicle with regard to public right of way sales, no more than four mobile food vehicles per private property in the MU-1, MU-2, MU-3, BT-1, BT-2, BMS, BC-1, BC-2, BCS, BR-1, BR-2, DT-1, DT-2, DT-3, DT-4, DT-5 zone districts, and no limitation on the number of mobile food vehicles per private property with owner’s permission in the Industrial zone districts.

## **COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS**

- Economic: Mobile Food Vehicles collect and remit required sales tax in accordance with the city's standard operating procedure.
- Environmental: Availability of food in city park locations would provide options that dissuade community members from driving out to purchase meal selections, then returning.
- Social: Mobile Food Vehicles providing goods and services at city owned facilities may lead to a greater sense of community, offering options for neighbors to gather inclusively and with fewer economic barriers to entry.

## **OTHER IMPACTS**

Fiscal - Budgetary impacts to the city organization (include whether additional funding would be required in addition to current budget resources); P&R Department and Licensing Department spent monies on signage, web-based IT expense, and staff hours, none of which were reimbursed by the participating MFV vendors.

## **BOARD AND COMMISSION FEEDBACK**

Downtown Management Commission; Jan. 6, 2014

Parks and Recreation Advisory Board, January 27, 2014

Planning Board meeting, February, 2014

## **ANALYSIS**

City licensing had very limited participation in the late night program, During the first two weekends, clerks worked to exchange permitted days for MFV's with 2-3 vehicles arriving. Starting with week three, no MFV's participated, citing that they did not feel safe due to poor lighting and lack of passing or participating customers. Licensing staff did receive some comments about the late night location- indicating a desire to have better lighting for safety (that was stated to occur in 2014 due to prior bond funding) and operators wished to have an earlier start time (which likely could occur, provided it does not begin prior to 10:15PM). Due to lack of participation, no further staff time will be allocated to scheduling of MFV's for late night podding.

Boulder Revised Code proposed changes are very minor. Planning and Land Use code would allow four instead of two MFVs per private property under BRC 9-6-5(d)(1)(A)(iii) in the downtown area, as seen under Staff Recommendation. This meets with approval from currently licensed MFV's as a means to attract clients to a pod of vehicles offering a variety of products in one location.