

UNIVERSITY HILL COMMERCIAL AREA MANAGEMENT COMMISSION

REGULAR MEETING – September 16, 2015

4 - 6 p.m.

1777 West Conference Room, 1777 Broadway

AGENDA

1. Roll Call
2. Approval of the August 19, 2015 Meeting Minutes
3. Citizen Participation
4. Police Update - Trujillo
5. CUSG Update - Ahra
6. Hill Boulder Update - Soifer
7. UHNA Update – Nancy Blackwood
8. Public Hearing and Consideration of a Motion to Make a Recommendation to City Council of the Downtown and University Hill Management Division, Parking Services 2016 Budget – Jobert
9. Presentation of UHGID Access and Parking Projections – Bill Fox, Fox Tuttle Hernandez
10. Parking Services Update – Judd
11. Matters from Commissioners
 - Recap of CBB Presentation - Rubino
12. Matters from Staff
 - Introduction of Lisa Smith, Communication Specialist - Winter
 - Community, Culture and Safety (2A) Projects Update - Wiebenson
 - ‘Catalyst Sites’ Project Update - Winter
 - Commissioner to Serve on Long-term Governance/Funding Working Group – Wiebenson
 - AMPS Update – Parking fines and short term parking rates - Winter
 - Departmental Reorganization - Winter
13. Action Summary Review

Attachments

- Meeting Minutes
- Sales and Use Tax Revenue Reports – June 2015
- Downtown and University Hill Management, Parking Services 2016 Budget
- CBB Tenant Attraction Handout
- Websites for 2A Project Updates
- Community Cultural Plan Draft - https://www-static.bouldercolorado.gov/docs/Community_Cultural_Plan_DRAFT_09-10-2015-1-201509101346.pdf
- UHGID Access Projections
- Stakeholder Updates: August - September

Upcoming Meetings:

- October 21 UHCAMC
- November 18 UHCAMC
- AMPS Joint Board Meeting – September 21
- AMPS Open House – September 28

Commissioner Terms:

Soifer 2019 (business owner)
Nelson 2020 (resident)
Rubino 2018 (business owner)
Raj 2016 (resident)
Liguori 2017 (business/property owner)

UHCAMC 2015 Priorities:

- Establish baseline/benchmarks for Hill Reinvestment Strategy
- Determine feasibility of Hill employee Eco Pass program
- Extend Hill Community Development Coordinator funding
- Pursue anchor tenant and public-private partnerships on UHGID sites
- Pursue short-term incentive program for building improvements
- Enhance communication and coordination with CU
- Integrate arts into planning for 'Event Street'
- Evaluate liquor restriction impacts
- Greater engagement with Hill Commercial Area Community

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

NAME OF BOARD/COMMISSION: UNIVERSITY HILL COMMERCIAL AREA
MANAGEMENT COMMISSION

NAME/TELEPHONE OF PERSON PREPARING SUMMARY: Ruth Weiss – 303-413-7318
NAMES OF MEMBERS, STAFF, AND INVITED GUESTS PRESENT:
BOARD MEMBERS: RAJ, SOIFER, RUBINO, LIGUORI, NELSON
STAFF: WIEBENSON, JUDD, WEISS, TRUJILLO
GUESTS: BLACKWOOD, NAGL, SOTO, STEPHEN COLBY, PETER RICHARDS,
JEANNIE THOMPSON, DAVE BELIN, ADRIAN BOUTHOT

TYPE OF MEETING: Off Site August 19, 2015

AGENDA ITEM 1 – Roll Call: Meeting was called to order at 4:06 p.m.

AGENDA ITEM 2 – Approval of the July 15, 2015 Meeting Minutes (Action Item Below):

AGENDA ITEM 3 – Police Update – Trujillo: Trujillo spoke about student move-in and Western Disposal’s 6 day review of areas where trash is collected every day, which is going well. Code Enforcement will step up efforts on bears and trash after 6 day review. Phase One of the Bear Ordinance is currently in effect. Commissioner Nelson asked about enforcement if bear-proof cans are unlatched. Code Enforcement will issue warnings and ultimately summons if it continues to be a problem. Commercial bear-proof dumpsters will be required in 2016 (Phase Two). There are three Code Officers on the Hill working weekdays and weekends in coordination with the Neighborhood Impact Team. And the Residential Service Area’s Ready to Work crew. Students are moving in and there are 7,200 freshmen, which is 500 more than usual. Nelson asked about a suspect in recent burglaries. Trujillo said that it is being addressed vigorously and a Downtown burglar was recently apprehended.

AGENDA ITEM 4 – Budget Update: Wiebenson updated that Jobert is planning a meeting with the UHCAMC budget committee.

AGENDA ITEM 5 – Small Business Development Center (SBDC) – Sharon King: Soifer asked how to attract a diversity of business to the Hill. King said the SBDC is a nonprofit organization; there are 14 SBDC’s in Colorado. They provide one-on-one consulting with small businesses at no cost. King continued that they do workshops and programs, and events that give businesses access to people that would be difficult to meet otherwise in areas of marketing, finance, human resources, and contact specialists in retail, professional services, et al. King said that most participants have been business owners. All clients are confidential. Rubino asked if a program could be created specifically for the Hill. Liguori asked King to attend a Hill Boulder meeting. Soifer suggested setting up three workshops. Nelson suggested a survey of business owners to identify their needs. King said access to debt financing and equity financing is available. Soifer mentioned financing for improvement to infrastructure. Wiebenson discussed the proposal for national historic designation and the potential access to tax credits.

AGENDA ITEM 6 – 14th Street Project Update - Boyers: Liguori and Soifer gave an update from a recent meeting with Boyers since he could not attend today. Liguori said his project model that will work is permanent work force affordable housing with a small number (4-6) of market rate housing. The market rate units are the only way they can move forward. Wiebenson indicated that any market rate units on the 14th street portion of the site would require a rezoning, and it would be important to clarify this aspect of the current proposal. Soifer said that parking continues to be a Hill issue and therefore Soifer supports the Boyers project. Boyers will be invited to the September meeting.

AGENDA ITEM 7 – Public Participation: A representative from Zipcar introduced himself and gave a brief description of the car-sharing program recently introduced at the Grace Lutheran on 13th Street. Joseph Soto is the external affairs officer for CU Student Government. Amanda Nagl is the city’s Neighborhood Liaison. Jeannie Thompson owns two properties in the Hill Commercial Area. Peter Richards came to see what the commission was up to.

AGENDA ITEM 8 – Hill Boulder Update: Soifer discussed upcoming hill events and the Hill Boulder coupon book that has been distributed at the farmers’ market. UHNA will distribute via student welcome bags. Liguori said the Fox is experiencing more members of the broader Boulder community coming to the Hill.

AGENDA ITEM 9 – UHNA Update: UHNA Executive Committee is meeting next week with the hotel developer to discuss the potential public-private partnership on the Pleasant Street UHGID lot. The last of the spring Hillanthropy donations went toward the purchase of Chrysanthemums for fall planting. UHNA will set up a meeting with Nagl to discuss potentially applying for a neighborhood grant. Raj asked what the funds might be put toward. One idea is to pursue gateway signage for entry points to the Hill neighborhood. Nelson questioned if the grant recipient needs to be a 501c3. Raj said she thought the smaller grants were for neighborhoods.

AGENDA ITEM 10 – Parking Services Update: Judd said there was a Hillanthropy event on Saturday with painting rails on the underpass and power washing will occur before CU Parent’s Weekend. New CU banners with new hardware will be installed soon on the Hill. The design phase of the 2A tree irrigation project is moving along; a forester will be looking at tree grates and irrigation system. Project timing was discussed. Soifer requested an overall 2A project schedule. The 2A lighting project and fixtures were discussed. Soto said that lighting on the Hill is one of CUSG’s concerns and would like to know the details. Liguori said the city presented the critical pedestrian corridors that will be completed first at the July Hill Improvements open house. The 2A Event Street RFQ resulted in seven responses. Three firms were selected to prepare preliminary concept designs that will be available at Buchannan’s Coffee Pub for public feedback.

AGENDA ITEM 11 – Matters from the Commissioners: Nelson asked about new businesses on the Hill. Colby reported that a new Greek restaurant coming to College Ave was granted its liquor license. Raj mentioned her bid for council. Liguori questioned Soto about how the commission can assist with students and Soto replied over-occupancy is a priority.

AGENDA ITEM 12 – Matters from the Staff: Wiebenson reported that the Hill Reinvestments Strategy will return to council on 12/8 for an update. Wiebenson introduced Dave Belin from RRC Associates, the consultant preparing the annual performance measurement report required under the framework of the Hill Reinvestment Strategy. The online baseline conditions survey received 250 responses, and the focus groups noticed improvements on the Hill. Belin heard a desire for more parking, more communication about Walgreens and other new developments and the Boulder History Museum; a desire for more outdoor seating, with a focus on restaurants and retail that appeal to all city of Boulder and Boulder County residents. Final analysis is forthcoming. Wiebenson mentioned that 175 students participated in the latest Hillanthropy event. Fall Hillanthropy events will be hosted on 9/20, 10/24 and 11/8. The cleanups will focus on repainting bike racks, bollards and the installation of additional bike racks. Wiebenson is looking for indoor projects in case of inclement weather. Blackwood asked for help with the cemetery. Nelson asked about the governance group and Wiebenson said they will be looking for UHNA to appoint three reps, with additional members appointed by other Hill stakeholder organizations. This is the long term working group for governance and funding for the Hill. Council will choose their representatives at a meeting in September.

UHCAMC ACTION LIST:

Wiebenson reviewed progress with action items from the July 15 UHCAMC meeting. Additional items were noted:

- Staff to provide schedule for 2A irrigation, lighting and event street to commissioners.
 - Staff to invite Mike Boyers to next meeting.
 - Staff to provide final baseline performance measurement report from RRC.
 - Budget Committee meeting scheduled for September 1.
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Meeting adjourned at 5:54 p.m.

ACTION ITEMS:

MOTION: Liguori motioned to approve the July 15, 2015 meeting minutes. Nelson seconded and the motion passed 5-0.

September 16, 2015 **FUTURE MEETINGS:** **4 – 6 pm** **1777 West Conference Room** **Regular Meeting**

APPROVED BY:

UNIVERSITY HILL COMMERCIAL AREA
MANAGEMENT COMMISSION

Attest:
Ruth Weiss, Secretary

Dakota Soifer, Chair

City of Boulder

Sales & Use Tax Revenue Report

June, 2015

Issued August 20, 2015

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 June, 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.

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

Historically, remittances in the first half of each year have been somewhat erratic and do not provide sufficient information to extrapolate trends for taxable activity later in the year. Further, sales of recreational marijuana did not begin in any significant volume until April of 2014. Therefore, retail sales tax percentage increases shown are not indicative of a trend that will continue for the balance of the year as the amounts become "apples to apples." As reflected in Table 1, "normalized" Sales and Use Tax has increased from the comparable 2014 base by 4.20%.

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	5.76%	77.22%
Business/Consumer Use Tax	(13.81%)	9.78%
Construction Use Tax	14.70%	10.20%
Motor Vehicle Use Tax	3.36%	2.81%
Total Sales & Use Tax	4.20%	100.00%

As referenced above, any time a new commodity (such as recreational marijuana) becomes taxable, it generates additional revenue and increases the 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.

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	4.66%	76.84%
Business/Consumer Use Tax	(13.93%)	9.93%
Construction Use Tax	14.70%	10.38%
Motor Vehicle Use Tax	3.36%	2.86%
Total Sales & Use Tax	3.35%	100.00%

COMMUNITY CULTURE AND FACILITIES TAX

For June 2015 YTD, the newly enacted Community Culture and Facilities Tax (an additional 0.30%, effective for 3 years beginning January 1, 2015) has generated \$4,850,144. 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 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. Particularly, near the beginning of the year, limited months do not necessarily define a trend.

Retail Sales Tax – June YTD retail sales tax revenue was up 5.76% 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
6.50%	9.40%	8.54%	4.87%	2.81%	3.00%

Food Stores - YTD retail sales tax revenue for food stores was up 10.19% 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
46.51%	8.69%	2.00%	1.77%	0.70%	8.22%

Sales at **Eating Places** are both an important revenue source (Eating Places comprise approximately 12.00% 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 YTD retail tax at Eating Places is up by 6.48%.

Jan	Feb	Mar	Apr	May	Jun
4.82%	10.46%	6.98%	4.87%	11.00%	0.98%

Apparel Stores - YTD retail sales were up by 9.00%. 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
(29.55%)	15.03%	(1.28%)	53.97%	2.21%	16.20%

General Retail sales are up by 4.64% YTD.

Jan	Feb	Mar	Apr	May	Jun
1.97%	3.75%	3.02%	4.94%	8.42%	5.55%

Public Utilities (primarily retail sales tax on natural gas and electricity) are down by 6.87% YTD. Tax on Public Utilities comprises approximately 5.00% of total sales and use tax revenue. Even if 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.

TOTAL MARIJUANA REVENUE

The latest revenue sources for the City of Boulder are the sale of both medical and recreational marijuana. These sources represent 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:

Total June YTD Marijuana Related Revenue			
Medical marijuana:			
3.86% Sales/Use Tax	\$556,018		
Sub-total Medical marijuana revenue		\$556,018	
Recreational marijuana			
3.86% Base Sales/Use Tax	559,943		
3.50% Additional Sales/Use Tax	507,632		
5.00% Excise Tax	493,223		
State Share-back	192,450		
Sub-total Recreational Marijuana revenue		\$1,753,248	
TOTAL MARIJUANA RELATED REVENUE			\$2,309,266

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:

Total May YTD "Incremental" Recreational Marijuana Related Revenue		
3.50% Additional Sales/Use Tax	\$507,632	
5.00% Excise Tax	493,223	
State "Share-back"	192,450	
TOTAL "INCREMENTAL" RECREATIONAL MARIJUANA REVENUE		\$1,193,305

Medical Marijuana Retail Sales Tax

Total June YTD sales/use tax revenue collected in this category is down by 3.86% from the same period in 2014. The percentage change by month is presented below.

Jan	Feb	Mar	Apr	May	Jun
26.96%	(7.57%)	(9.21%)	(1.96%)	(16.06%)	(16.23%)

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
na	na	82.89%	60.56%	42.84%	38.64%

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)	
STRENGTHS: <ul style="list-style-type: none"> ▪ Food Stores up by 10.19% (January had two returns for each store by a 13 period filing taxpayer) ▪ Eating Places up by 6.48% ▪ Apparel Stores up by 9.00% ▪ Home Furnishings up by 3.38% ▪ General Retail up by 4.64% ▪ Building Material - Retail up by 1.83% ▪ Computer Related Business up by 20.49% ▪ All Other up by 6.70% ▪ Recreational Marijuana up by 98.11% ▪ Downtown up by 10.71% ▪ UHGID (the "hill") up by 0.92% ▪ N. 28th St Commercial up by 18.34% ▪ University of Colorado up by 0.74% ▪ Basemar up by 4.73% ▪ BVRC (excl 29th St) up by 3.18% ▪ Twenty-Ninth St up by 3.38% ▪ The Meadows up by 5.04% ▪ All Other Boulder up by 8.06% ▪ Out of State up by 1.62% ▪ Metro Denver up by 17.92% ▪ Pearl Street Mall up by 19.91% ▪ Gunbarrel Commercial up by 19.15% ▪ Boulder Industrial up by 11.61% 	WEAKNESSES: <ul style="list-style-type: none"> ▪ Transportation/Utilities down by 5.18% ▪ Medical Marijuana down by 3.86% ▪ Consumer Electronics down by 14.66% ▪ Table Mesa down by 1.32% ▪ Public Utilities down by 6.87%

2015 USE TAX (% Change in YTD Comparable Collections)	
STRENGTHS: <ul style="list-style-type: none"> ▪ Construction Use Tax up by 14.70% (when adjusted to exclude dedicated Boulder Junction tax in both years, up by 20.41%) ▪ Motor Vehicle Use Tax up by 3.36% 	WEAKNESSES <ul style="list-style-type: none"> ▪ Business Use Tax down by 13.81%

BUSINESS USE TAX

June YTD Business Use Tax is down by 13.81%. 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.

MOTOR VEHICLE USE TAX

June YTD Motor Vehicle Use Tax is up by 3.36%. 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 replaced their vehicles and thus reduced the average age of their fleet. 2014 was a strong year for motor vehicle sales, but the rate of increase has slowed during 2015 as the average age of the total vehicle fleet in the city has declined and the comparative numbers from the prior year have become more difficult to meet or exceed. Motor Vehicle Use Tax may have reached that inflection point as 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 was positive for June 2015 and, if the economy remains strong, we may see revenue in this category begin to flatten out.

CONSTRUCTION USE TAX

Construction Use Tax is up by 14.70% 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.

ACCOMMODATION TAX

June Accommodation Tax revenue is up by 10.74% 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 is down slightly. 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
- Other Planned Properties – in concept or site review

ADMISSIONS TAX

Year-to-date 2015 Admission Tax revenue is up by 12.16% 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

June YTD Trash Tax receipts are down by 41.79%, primarily due to a delay in receipt of a second quarter remittance. 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

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.

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.

Mobile shopping is on the rise...retailers are using the promotional techniques they use during the main holiday season during smaller holidays around the year, like Father's Day. We're seeing that holiday shopping retailers are investing in mobile websites and applications. We're also seeing retailers looking to find ways to bring the best of online shopping into stores. Mobile devices are the remote control of our lives, and retailers need to leverage that.

According to the 3rd Quarter 2015 *Leeds Business Confidence Index* published by the University of Colorado's Leeds School of Business, expectations are tempered ahead of Q3:

The panel of business leaders surveyed notched expectations downward ahead of Q3 2015, marking the largest decrease in confidence since Q2 2013. The index remains in positive territory (above 50) for all individual metrics of the index. The greatest optimism was in the state economy, which was also the source of the greatest decline in expectations compared to a year

ago. Expectations for the national economy took the largest step back compared to a quarter ago coming on the heels of weak first-quarter real GDP growth. Hiring expectations recorded the second-largest quarterly reduction.

The Leeds Business Confidence Index, which captures Colorado business leaders' expectations for the national economy, state economy, industry sales, profits, hiring plans, and capital expenditures is at 58.3 for Q3 2015 compared to 61.7 ahead of Q2 2015. The LCBI is down 2.9 points from one year ago and 3.4 points from last quarter.

The Conference Board Consumer Confidence Index® which had improved in June, declined in July:

The Index now stands at 90.9 (1985=100), down from 99.8 in June. The Present Situation Index decreased moderately from 110.3 last month to 107.4 in July, while the Expectations Index declined sharply to 79.9 from 92.8 in June.

Says Lynn Franco, Director of Economic Indicators at The Conference Board: “Consumer confidence declined sharply in July, following a gain in June. Consumers continue to assess current conditions favorably, but their short-term expectations deteriorated this month. A less optimistic outlook for the labor market, and perhaps the uncertainty and volatility in financial markets prompted by the situation in Greece and China, appears to have shaken consumers’ confidence. Overall, the Index remains at levels associated with an expanding economy and a relatively confident consumer.”

The University of Michigan Consumer Sentiment Index was virtually unchanged in August from the July reading:

	Aug 2015	Jul 2015	Aug 2014	M-M Change	Y-Y Change
Index of Consumer Sentiment	92.9	93.1	82.5	-0.2%	+12.6%
Current Economic Conditions	107.1	107.2	99.8	-0.1%	+7.3%
Index of Consumer Expectations	83.8	84.1	71.3	-0.4%	+17.5%

Consumer confidence was virtually unchanged in early August from the July reading, marking its highest nine month average since 2004. Renewed strength in personal finances largely offset slight declines in prospects for the national economy and buying conditions. The declines in prospects for the economy probably reflect the expected increases in interest rates, while the eventual but small impacts from falling commodity prices, the devaluation of the renminbi (official currency of the People’s Republic of China), and a weaker global economy have yet to occur (other than from declines in oil prices). The most important offset to these concerns is that consumption expenditures can be expected to expand at an annual rate of 3.0% in 2015 and 2016, prompting continuing net gains in jobs and incomes.

Excerpts from the latest publication of *Focus Colorado: Economic and Revenue Forecast*, from the Colorado Legislative Council Staff, follow:

The economy is strong. Colorado's expansion grew out of a recovery into a mid-cycle expansion nearing full employment in 2014. Low oil prices are expected to slow the pace of Colorado's expansion in 2015. The expansion and inflationary pressure will be moderated over the forecast period by tightening monetary policy.

The biggest risk to expectations for Colorado's economy is the trajectory of oil prices and its impact on employment and income growth in Denver and the northern Front Range. Cutbacks in the oil industry are expected to be a moderating influence in employment, wages, and income gains in the Denver metropolitan area and the northern front range.

Total Net Sales/Use Tax Receipts by Tax Category	JUNE YTD Actual			
	2014	2015	% Change	% of Total
Sales Tax	42,023,749	48,187,598	5.76%	77.22%
Business Use Tax	6,527,302	6,100,290	-13.81%	9.78%
Construction Sales/Use Tax	5,117,678	6,364,510	14.70%	10.20%
Motor Vehicle Use Tax	1,563,973	1,752,783	3.36%	2.81%
Total Sales and Use Tax	55,232,702	62,405,181	4.20%	100.00%

Total Net Sales/Use Tax Receipts by Industry Type	JUNE YTD Actual			
	2014	2015	%Change	% of Total
Food Stores	6,856,666	8,096,885	8.91%	12.97%
Eating Places	6,891,210	7,959,543	6.53%	12.75%
Apparel Stores	1,816,251	2,143,909	8.87%	3.44%
Home Furnishings	1,339,787	1,496,978	3.05%	2.40%
General Retail	10,775,112	11,856,173	1.48%	19.00%
Transportation/Utilities	4,275,166	4,415,002	-4.76%	7.07%
Automotive Trade	3,826,287	4,195,484	1.13%	6.72%
Building Material-Retail	1,858,766	2,054,716	1.95%	3.29%
Construction Firms Sales/Use Tax	4,693,664	6,037,848	18.64%	9.68%
Consumer Electronics	1,244,696	1,198,721	-11.18%	1.92%
Computer Related Business Sector	3,386,475	3,837,318	4.51%	6.15%
Rec Marijuana	494,970	1,067,575	98.92%	1.71%
Medical Marijuana	513,979	556,018	-0.23%	0.89%
All Other	7,259,674	7,489,009	-4.86%	12.00%
Total Sales and Use Tax	55,232,702	62,405,181	4.20%	100.00%

Total Net Sales/Use Tax Receipts by Geographic Area	JUNE YTD Actual			
	2014	2015	% Change	% of Total
North Broadway	656,411	758,508	6.57%	1.22%
Downtown	3,758,138	4,729,558	16.07%	7.58%
Downtown Extension	351,519	395,455	3.76%	0.63%
UHGD (the "hill")	573,334	625,563	0.63%	1.00%
East Downtown	465,577	409,358	-18.91%	0.66%
N. 28th St. Commercial	2,442,407	3,148,931	18.91%	5.05%
N. Broadway Annex	221,161	240,651	0.36%	0.39%
University of Colorado	573,360	490,967	-21.03%	0.79%
Basemar	1,532,055	1,680,154	1.14%	2.69%
BVRC-Boulder Valley Regional Center	10,767,747	12,074,718	3.42%	19.35%
29th Street	3,848,298	4,292,424	2.87%	6.88%
Table Mesa	1,290,869	1,372,171	-1.96%	2.20%
The Meadows	511,783	542,355	-2.26%	0.87%
All Other Boulder	3,455,961	4,684,613	25.02%	7.51%
Boulder County	608,184	640,330	-2.90%	1.03%
Metro Denver	1,678,844	4,233,726	132.58%	6.78%
Colorado All Other	175,300	329,908	73.57%	0.53%
Out of State	5,491,802	5,252,502	-11.79%	8.42%
Airport	17,294	22,262	18.72%	0.04%
Gunbarrel Industrial	4,538,107	3,370,244	-31.51%	5.40%
Gunbarrel Commercial	570,408	704,662	13.94%	1.13%
Pearl Street Mall	1,394,069	1,802,127	19.22%	2.89%
Boulder Industrial	5,265,048	5,990,071	4.93%	9.60%
Unlicensed Receipts	844,072	231,484	-74.71%	0.37%
County Clerk	1,563,973	1,752,783	3.36%	2.81%
Public Utilities	2,636,980	2,629,653	-8.03%	4.21%
Total Sales and Use Tax	55,232,702	62,405,181	4.20%	100.00%

Miscellaneous Tax Statistics	JUNE YTD Actual		
	2014	2015	% Change in Taxable
Total Food Service Tax	299,925	315,343	5.14%
Accommodations Tax	2,673,299	2,960,278	10.74%
Admissions Tax	273,714	306,991	12.16%
Trash Tax	882,469	513,722	-41.79%
Disposable Bag Fee	132,561	127,155	-4.08%
Rec Marijuana Excise Tax	103,083	493,223	378.47%

USE TAX BY CATEGORY			USE >> SALES	SALES TAX BY CATEGORY		
JUNE YTD Actual			Standard Industrial Code	JUNE YTD Actual		
2014	2015	% Change		2014	2015	% Change
120,723	48,925	-62.62%	Food Stores	6,735,943	8,047,960	10.19%
87,944	105,222	10.35%	Eating Places	6,803,266	7,854,321	6.48%
7,784	6,543	-22.48%	Apparel Stores	1,808,466	2,137,367	9.00%
14,065	10,998	-27.88%	Home Furnishings	1,325,723	1,485,980	3.38%
1,666,734	1,521,692	-15.80%	General Retail	9,108,378	10,334,481	4.64%
201,522	226,915	3.85%	Transportation/Utilities	4,073,644	4,188,087	-5.18%
1,611,152	1,792,972	2.64%	Automotive Trade	2,215,136	2,402,512	0.03%
10,102	13,582	24.00%	Building Material-Retail	1,848,664	2,041,135	1.83%
4,509,870	5,806,784	18.75%	Construction Sales/ Use Tax	183,793	231,063	15.95%
18,902	64,440	214.42%	Consumer Electronics	1,225,793	1,134,281	-14.66%
2,348,603	2,481,381	-2.56%	Computer Related Business	1,037,872	1,355,936	20.49%
3,439	11,719	214.28%	Rec Marijuana	491,531	1,055,856	98.11%
13,429	34,214	134.98%	Medical Marijuana	500,550	521,805	-3.86%
2,594,684	2,092,196	-25.63%	All Other	4,664,990	5,396,813	6.70%
13,208,953	14,217,583	-0.73%	Total Sales and Use Tax	42,023,749	48,187,598	5.76%

USE TAX BY CATEGORY			USE >> SALES	SALES TAX BY CATEGORY		
JUNE YTD Actual			Geographic Code	JUNE YTD Actual		
2014	2015	% Change		2014	2015	% Change
44,451	61,445	27.49%	North Broadway	611,960	697,063	5.05%
627,926	971,977	42.76%	Downtown	3,130,212	3,757,581	10.71%
44,601	-906	-101.87%	Downtown Extension	306,918	396,361	19.11%
27,526	28,309	-5.15%	UHGID (the "hill")	545,808	597,254	0.92%
127,596	50,318	-63.63%	East Downtown	337,981	359,040	-2.03%
43,655	71,007	50.01%	N. 28th St. Commercial	2,398,752	3,077,924	18.34%
1,970	5,015	134.78%	N. Broadway Annex	219,191	235,637	-0.85%
125,382	1,653	-98.78%	University of Colorado	447,977	489,314	0.74%
548,790	563,620	-5.28%	Basemar	983,265	1,116,534	4.73%
292,350	355,468	12.14%	BVRC	10,475,397	11,719,251	3.18%
47,905	32,429	-37.57%	29th Street	3,800,392	4,259,995	3.38%
22,014	14,561	-39.00%	Table Mesa	1,268,855	1,357,611	-1.32%
65,542	34,109	-52.00%	The Meadows	446,241	508,246	5.04%
1,710,514	2,639,567	42.32%	All Other Boulder	1,745,447	2,045,046	8.06%
122,354	144,451	8.88%	Boulder County	485,830	495,878	-5.86%
272,421	2,435,530	724.55%	Metro Denver	1,406,423	1,798,195	17.92%
66,169	47,377	-33.96%	Colorado All Other	109,130	282,530	138.77%
804,894	88,096	-89.91%	Out of State	4,686,908	5,164,406	1.62%
4,566	872	-82.39%	Airport	12,728	21,390	54.99%
3,957,819	2,829,978	-34.05%	Gunbarrel Industrial	580,289	540,266	-14.13%
27,625	3,465	-88.43%	Gunbarrel Commercial	542,783	701,197	19.15%
25,742	23,038	-17.46%	Pearl Street Mall	1,368,328	1,779,090	19.91%
1,947,789	1,975,579	-6.46%	Boulder Industrial	3,317,259	4,014,492	11.61%
603,708	38,463	-94.12%	Unlicensed Receipts	240,364	193,020	-25.94%
1,563,973	1,752,783	3.36%	County Clerk	0	0	#DIV/0!
81,668	49,376	-44.24%	Public Utilities	2,555,312	2,580,277	-6.87%
13,208,953	14,217,583	-0.73%	Total Sales and Use Tax	42,023,749	48,187,598	5.76%

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
RETAIL SALES TAX															
Rate 3.41%	2008	5,197,400	5,105,109	6,005,946	5,331,447	5,488,450	6,527,335	5,508,796	6,258,640	6,620,535	5,382,779	5,255,155	7,443,655	70,170,045	0.04%
	2009	4,919,570	4,659,632	5,890,038	5,077,648	5,131,444	6,428,343	5,206,770	5,790,533	6,093,314	5,170,325	4,735,789	7,814,230	66,877,613	-4.69%
	2010	4,576,034	5,386,190	6,196,697	5,320,225	5,470,595	6,895,825	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	6,692,697	5,630,200	5,708,689	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	5,824,808	6,197,302	7,968,604	6,161,076	6,944,797	7,500,133	6,591,707	5,934,326	9,925,908	81,485,022	4.81%
	2014	5,955,991	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 3.56%	2015	6,889,039	7,636,464	9,068,947	7,527,277	7,792,804	9,273,656	8,230,666	9,000,000	9,566,145	8,589,000	8,369,295	12,953,810	92,405,180	-50.60%
Change from prior year (Month)		6.50%	9.40%	8.54%	4.87%	2.81%	3.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%		
Change from prior year (YTD)		6.50%	8.00%	8.21%	7.38%	6.43%	5.76%	-9.38%	-21.95%	-32.17%	-39.10%	-44.45%	-50.60%		
CONSUMER USE TAX															
(Includes Motor Vehicle)	2008	818,034	991,472	1,109,160	669,214	736,901	1,067,769	732,334	596,389	899,934	989,683	599,876	1,253,267	10,464,043	-6.53%
Rate 3.41%	2009	909,558	657,250	1,062,587	997,891	531,724	790,819	856,325	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	1,386,131	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	869,971	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	835,938	6,990,628	835,063	768,003	1,338,726	807,130	1,522,486	12,008,722	1.19%
	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 3.56%	2015	1,274,337	1,134,561	1,713,016	965,772	1,127,357	1,638,029	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	7,853,073	-62.69%
Change from prior year (Month)		27.07%	16.11%	18.91%	-48.45%	55.95%	-40.57%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%		
Change from prior year (YTD)		20.50%	21.66%	20.50%	-3.90%	3.29%	-10.49%	-20.83%	-30.66%	-38.91%	-43.71%	-47.82%	-52.69%		
CONSTRUCTION USE TAX															
Rate 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	-13.02%
	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	7,448,176	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	406,888	531,670	6,550,964	-12.06%
	2011	622,872	281,210	274,661	240,970	2,150,036	332,336	352,846	455,211	478,988	314,958	177,137	471,157	6,172,383	-5.78%
	2012	385,392	1,697,323	315,866	503,719	342,448	595,334	214,896	422,866	214,896	473,523	799,552	371,254	6,497,662	5.27%
	2013	732,539	941,380	298,613	577,351	386,959	728,141	845,123	1,182,131	1,196,147	876,749	622,491	1,511,632	9,374,257	52.04%
	2014	716,119	1,110,714	600,580	430,524	571,289	1,688,472	373,129	379,130	713,014	908,032	325,754	1,557,635	9,374,372	-9.11%
Rate 3.56%	2015	387,123	660,064	2,527,741	776,513	1,008,019	985,050	100,000	100,000	100,000	100,000	100,000	100,000	6,364,510	-37.39%
Change from prior year (Month)		-50.14%	-43.14%	288.17%	66.35%	62.74%	-46.19%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%		
Change from prior year (YTD)		-50.14%	-46.12%	38.59%	41.07%	44.68%	-14.70%	6.90%	0.00%	-10.83%	-21.64%	-24.91%	-37.39%		
TOTAL FOR MONTH & CHANGE FROM PREVIOUS YEAR (MONTH & YTD)															
Rate 3.56% > 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	0.92%
Rate 3.41%	2009	6,774,033	6,428,789	7,337,653	6,452,049	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	2.51%
	2010	5,855,134	6,407,577	7,335,749	6,394,774	6,399,207	9,762,758	7,044,332	8,010,061	8,059,664	6,639,102	6,265,572	10,311,957	87,613,706	5.69%
	2011	7,264,374	6,064,242	8,001,928	6,598,565	8,709,205	6,892,523	7,758,275	7,758,275	8,882,987	8,079,535	7,229,887	11,445,723	96,106,966	3.79%
	2012	6,512,359	7,594,989	7,930,567	7,079,320	7,543,289	8,713,668	6,876,652	8,217,981	8,882,987	8,590,192	7,363,947	12,959,626	103,373,001	7.56%
	2013	7,421,717	7,528,557	8,449,682	7,151,142	7,476,254	9,660,693	7,841,262	8,894,931	10,035,006	8,590,192	7,363,947	12,959,626	114,555,795	6.24%
	2014	7,607,004	8,449,966	9,451,966	8,449,966	8,228,603	12,533,607	8,450,951	9,566,517	10,707,479	9,373,039	8,369,295	12,953,810	114,555,795	6.24%
Rate 3.56%	2015	8,550,499	9,451,089	13,309,704	9,289,562	9,928,180	11,896,145	0	0	0	0	0	0	62,405,180	-49.80%
% Change (month)		3.67%	3.15%	27.40%	-2.61%	11.28%	-12.46%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%		
% Change (YTD)		3.67%	3.40%	12.40%	8.58%	9.10%	4.20%	-9.62%	-21.43%	-31.45%	-38.33%	-43.41%	-49.80%		

Sales and Use Tax Revenues Generated in the UHGID Area by Standard Industrial Classification

	Food Stores	Eating Places	Apparel Stores	Home Furnish.	Gen. Merchandise	Construction	All Others	GRAND TOTAL
2012 (sales tax rate of 3.41%)								
January-December	74,987	637,659	28,068	30,800	257,134	21,390	10,190	1,060,228
2012 TOTAL	74,987	637,659	28,068	30,800	257,134	21,390	10,190	1,060,228
2013 (sales tax rate of 3.41%)								
January	5,943	42,867	692	1,897	31,839	307	1,769	85,314
February	6,733	47,024	793	2,316	14,252	233	494	71,845
March	7,356	58,287	2,599	2,239	14,377	9	1,150	86,017
April	8,177	60,975	1,098	2,254	14,143	1,364	574	88,585
May	7,428	44,596	1,141	1,945	17,981	51	502	73,644
June	6,202	49,221	2,797	1,675	15,803	1,783	1,316	78,797
July	6,778	45,052	1,410	1,929	14,021	223	506	69,919
August	7,880	59,050	2,478	2,320	30,234	826	655	103,443
September	9,034	58,377	2,276	1,593	33,195	342	1,355	106,172
October	9,092	75,238	1,588	2,109	20,456	296	628	109,407
November	7,239	55,042	1,019	1,854	14,400	6,281	473	86,308
December	6,413	41,638	1,692	1,783	27,202	115	4,075	82,918
2013 TOTAL	88,275	637,367	19,583	23,914	247,903	11,830	13,497	1,042,369
2014 (sales tax rate of 3.56%)								
January	6,674	44,901	549	1,698	29,309	14,291	617	98,039
February	7,481	60,702	527	1,677	18,003	268	548	89,206
March	7,999	57,709	280	1,754	25,677	2,691	5,161	101,271
April	9,253	74,888	335	2,261	19,990	3,118	516	110,361
May	7,951	58,390	299	1,603	22,328	1,008	557	92,136
June	6,859	49,694	1,533	1,411	18,656	56	4,114	82,323
July	7,189	55,013	500	1,870	19,805	134	522	85,033
August	10,246	64,092	389	2,090	43,632	3,089	719	124,257
September	10,861	91,142	2,127	1,858	28,778	51	4,420	139,237
October	10,302	74,466	327	2,709	21,707	1,661	654	111,826
November	7,552	59,692	219	1,880	17,482	117	640	87,582
December	7,923	55,416	2,200	2,745	19,672	126	4,462	92,544
2014 TOTAL	100,290	746,105	9,285	23,556	285,039	26,610	22,930	1,213,815
2015 (sales tax rate of 3.86%)								
January	7,859	50,053	1,137	2,449	26,953	35	865	89,351
February	8,924	74,115	423	1,717	17,243	97	836	103,355
March	9,623	76,124	1,619	2,331	22,524	447	4,638	117,306
April	10,748	66,975	242	2,280	22,242	363	1,020	103,870
May	8,814	66,519	576	1,720	21,503	24,406	1,108	124,646
June	7,727	50,425	1,326	1,908	17,449	1,307	6,892	87,034
July	-	-	-	-	-	-	-	-
August	-	-	-	-	-	-	-	-
September	-	-	-	-	-	-	-	-
October	-	-	-	-	-	-	-	-
November	-	-	-	-	-	-	-	-
December	-	-	-	-	-	-	-	-
2015 TOTAL	53,695	384,211	5,323	12,405	127,914	26,655	15,359	625,562
% Change from 2012-2013	17.72%	-0.05%	-30.23%	-22.36%	-3.59%	-44.69%	32.45%	-1.68%
% Change from 2013-2014	8.82%	12.13%	-54.58%	-5.65%	10.14%	115.46%	62.73%	11.54%
% Change from 2014-2015	7.15%	2.33%	39.35%	9.97%	-11.94%	14.70%	23.04%	0.63%
% Change from previous year month	3.90%	-6.42%	-20.23%	24.71%	-13.74%	2052.54%	54.51%	-2.49%

Sales Tax Revenues Generated in the UHGID Area by Standard Industrial Classification

	Food Stores	Eating Places	Apparel Stores	Home Furnish.	Gen. Merchandise	All Others	GRAND TOTAL
2012 (sales tax rate of 3.41%)							
January-December	74,972	630,882	28,068	30,800	254,698	8,615	1,028,035
2012 TOTAL	74,972	630,882	28,068	30,800	254,698	8,615	1,028,035
2013 (sales tax rate of 3.41%)							
January	5,943	42,419	683	1,897	31,839	663	83,444
February	6,733	46,945	793	2,316	14,240	494	71,521
March	7,356	58,210	2,599	2,239	14,365	933	85,702
April	8,177	60,898	1,098	2,254	14,133	566	87,126
May	7,428	44,535	1,141	1,945	17,979	502	73,530
June	6,202	49,128	2,797	1,675	15,800	1,084	76,686
July	6,773	43,431	1,410	1,929	14,014	506	68,063
August	7,880	58,942	2,478	2,320	30,225	655	102,500
September	9,034	58,301	2,276	1,593	33,190	1,032	105,426
October	9,092	75,153	1,588	2,109	20,452	622	109,016
November	7,239	54,518	1,019	1,854	14,389	473	79,492
December	6,413	41,556	1,692	1,783	27,202	3,852	82,498
2013 TOTAL	88,270	634,036	19,574	23,914	247,828	11,382	1,025,004
2014 (sales tax rate of 3.56%)							
January	6,674	44,572	549	1,698	29,308	617	83,418
February	7,481	57,318	527	1,677	18,003	548	85,554
March	7,999	57,635	280	1,754	25,675	4,941	98,284
April	9,253	73,736	335	2,261	19,985	516	106,086
May	7,947	58,322	299	1,603	22,326	557	91,054
June	6,859	49,148	1,533	1,411	18,654	3,806	81,411
July	7,169	54,921	500	1,870	19,801	522	84,783
August	10,246	63,974	389	2,090	43,631	707	121,037
September	10,859	89,597	2,127	1,858	28,775	4,106	137,322
October	10,302	74,379	327	2,709	21,704	654	110,075
November	7,552	59,538	219	1,880	17,441	493	87,123
December	7,923	55,287	2,200	2,745	19,670	4,248	92,073
2014 TOTAL	100,264	738,427	9,285	23,556	284,973	21,715	1,178,220
2015 (sales tax rate of 3.86%)							
January	7,859	49,979	1,137	2,449	26,951	857	89,232
February	8,922	74,022	423	1,717	17,242	686	103,012
March	9,623	75,994	1,619	2,331	22,518	4,180	116,265
April	10,748	66,826	242	2,280	22,236	1,016	103,348
May	8,814	66,461	576	1,720	21,496	1,104	100,171
June	7,727	50,227	1,326	1,908	17,445	6,593	85,226
July	-	-	-	-	-	-	-
August	-	-	-	-	-	-	-
September	-	-	-	-	-	-	-
October	-	-	-	-	-	-	-
November	-	-	-	-	-	-	-
December	-	-	-	-	-	-	-
2015 TOTAL	53,693	383,509	5,323	12,405	127,888	14,436	597,254
% Change from 2012-2013							
	17.74%	0.50%	-30.26%	-22.36%	-2.70%	32.12%	-0.29%
% Change from 2013-2014							
	8.80%	11.56%	-54.56%	-5.65%	10.14%	82.75%	10.10%
% Change from 2014-2015							
	7.16%	3.81%	39.35%	9.97%	-11.95%	21.20%	0.92%
% Change from previous year month							
	3.90%	-5.75%	-20.23%	24.71%	-13.75%	59.76%	-3.45%

City Wide Yearly Summary

UHGD Sales and Use Tax as a Percent of Total City Wide Sales and Use Tax

	Food Stores	Eating Places	Apparel Stores	Home Furnishings	General Merch	All Other	Total
2015	\$ 8,096,885	\$ 7,959,543	\$ 2,143,909	\$ 2,695,699	\$ 11,856,173	\$ 29,652,972	\$ 62,405,181
	1%	5%	0%	0%	1%	0%	1.0%
2014	\$14,681,607	\$14,447,798	\$ 4,180,365	\$ 5,475,586	\$22,124,094	\$ 53,747,345	\$ 114,656,795
	1%	5%	0%	0%	1%	0%	1.1%
2013	\$13,454,838	\$13,174,730	\$3,774,426	\$4,692,270	\$20,776,166	\$47,500,571	\$ 103,373,001
	1%	5%	1%	1%	1%	0%	1.0%
2012	\$13,060,743	\$12,937,276	\$3,717,039	\$4,850,986	\$20,402,962	\$41,137,961	\$ 96,106,967
	1%	5%	1%	1%	1%	0%	1.1%
2011	\$12,241,084	\$11,836,300	\$ 3,426,738	\$ 5,259,120	\$19,948,416	\$ 39,725,073	\$ 92,438,731
	0%	5%	1%	1%	1%	0%	1.2%
2010	\$11,130,533	\$10,930,482	\$ 2,690,372	\$ 4,459,406	\$19,279,577	\$ 38,940,102	\$ 87,430,472
	0%	6%	1%	1%	2%	0%	1.3%
2009	\$11,160,109	\$10,572,840	\$ 2,626,020	\$ 4,304,383	\$17,515,062	\$ 39,002,103	\$ 85,180,517
	0%	5%	2%	1%	2%	0%	1.2%
2008	\$11,204,475	\$10,910,035	\$ 2,819,260	\$ 4,827,635	\$18,101,297	\$ 36,708,245	\$ 84,570,947
	1%	5%	2%	1%	2%	0%	1.3%
2007	\$11,205,594	\$10,888,135	\$ 2,804,311	\$ 5,522,090	\$18,040,152	\$ 39,631,459	\$ 88,091,731
	1%	5%	3%	1%	2%	0%	1.3%
2006	\$10,392,069	\$ 9,582,212	\$ 2,424,694	\$ 4,611,056	\$15,402,540	\$ 37,371,060	\$ 79,783,631
	1%	5%	4%	1%	2%	0%	1.3%
2005	\$10,046,723	\$ 8,995,846	\$ 2,362,366	\$ 4,465,788	\$14,587,419	\$ 35,882,350	\$ 76,340,492
	1%	5%	4%	1%	2%	0%	1.3%
2004	\$10,148,861	\$8,637,718	\$2,232,147	\$3,118,312	\$14,123,007	\$32,171,342	\$70,431,387
	0%	5%	4%	1%	2%	0%	1.5%
2003	\$9,052,658	\$7,847,285	\$2,046,951	\$3,922,549	\$13,185,423	\$31,552,637	\$67,607,503
	0%	5%	5%	1%	2%	0%	1.4%
2002	\$9,294,397	\$8,133,237	\$2,346,305	\$4,164,992	\$13,572,651	\$33,815,600	\$71,327,182
	0%	5%	4%	1%	2%	0%	1.3%

UHGD Yearly Summary

Sales and Use Tax Breakdown by Industry Category

	Food Stores	Eating Places	Apparel Stores	Home Furnishings	General Merch	All Other	Total
2015	\$53,695	\$384,211	\$5,323	\$12,405	\$127,914	\$42,014	\$625,562
	9%	61%	1%	2%	20%	7%	100%
2014	\$100,290	\$746,105	\$9,285	\$23,556	\$285,039	\$49,540	\$1,213,815
	8%	61%	1%	2%	23%	4%	100%
2013	\$88,275	\$637,367	\$19,583	\$23,914	\$247,903	\$25,327	\$1,042,369
	8%	61%	2%	2%	24%	2%	100%
2012	\$74,987	\$637,659	\$28,068	\$30,800	\$257,134	\$31,580	\$1,060,228
	7%	60%	3%	3%	24%	3%	100%
2011	\$58,221	\$650,532	\$31,199	\$29,330	\$281,896	\$49,701	\$1,100,879
	5%	59%	3%	3%	26%	5%	100%
2010	\$40,028	\$604,913	\$37,852	\$30,571	\$355,637	\$81,746	\$1,150,748
	3%	53%	3%	3%	31%	7%	100%
2009	\$49,066	\$578,900	\$44,712	\$24,213	\$326,839	\$34,018	\$1,057,749
	5%	55%	4%	2%	31%	3%	100%
2008	\$60,686	\$568,892	\$63,307	\$24,768	\$333,780	\$12,073	\$1,063,507
	6%	53%	6%	2%	31%	1%	100%
2007	\$56,250	\$588,610	\$72,142	\$30,921	\$353,173	\$19,270	\$1,120,367
	5%	53%	6%	3%	32%	2%	100%
2006	\$56,511	\$525,911	\$86,527	\$33,045	\$321,897	\$19,261	\$1,043,152
	5%	50%	8%	3%	31%	2%	100%
2005	\$58,421	\$493,955	\$98,605	\$28,891	\$288,004	\$29,024	\$996,900
	6%	50%	10%	3%	29%	3%	100%
2004	\$47,446	\$461,253	\$87,695	\$25,958	\$301,938	\$124,607	\$1,048,897
	5%	44%	8%	2%	29%	12%	100%
2003	\$43,618	\$417,782	\$94,036	\$35,450	\$304,099	\$46,965	\$941,951
	5%	44%	10%	4%	32%	5%	100%
2002	\$42,268	\$407,606	\$89,454	\$34,104	\$313,795	\$41,419	\$928,646
	5%	44%	10%	4%	34%	4%	100%

UHGID Sales Tax Revenues (N) Does not factor in tax rate changes.

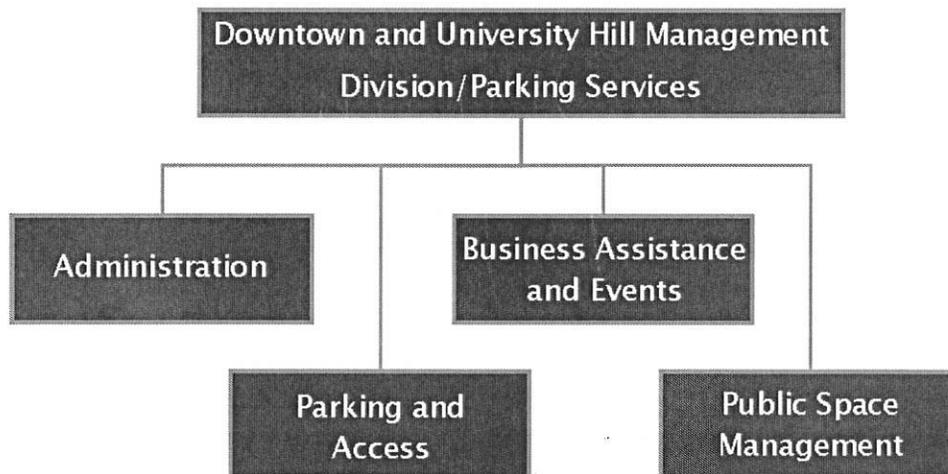
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
January	98,853	118,058	120,247	113,123	110,986	112,825	100,726	85,100	83,445	83,418	89,231
February	72,140	79,436	78,684	81,957	76,043	73,913	69,547	84,232	71,520	85,554	103,011
March	72,060	75,944	75,112	72,996	78,172	83,309	77,463	93,790	85,702	98,284	116,264
April	74,662	82,378	79,016	91,281	80,517	84,060	90,460	84,564	87,124	106,086	103,349
May	61,131	68,638	90,603	74,823	71,299	74,711	86,261	84,923	73,530	91,055	100,172
June	69,085	72,486	71,063	66,754	62,685	74,080	75,299	69,958	76,685	81,411	85,227
July	65,768	56,168	67,097	65,755	62,034	71,846	77,257	67,462	68,064	84,783	
August	144,466	109,263	118,556	145,179	149,212	138,971	121,559	96,703	102,501	121,037	
September	99,702	147,416	149,898	117,567	118,373	121,834	109,669	121,503	105,425	137,322	
October	93,865	89,472	101,034	93,772	82,191	89,506	89,788	90,290	109,016	110,075	
November	65,915	60,321	71,082	65,404	70,564	71,343	75,716	74,312	79,492	87,123	
December	62,359	72,197	79,696	64,029	83,085	77,446	72,817	75,198	82,497	92,072	
Totals	980,005	1,031,777	1,102,088	1,052,642	1,045,162	1,073,843	1,046,562	1,028,035	1,025,001	1,178,220	597,254
Tax Rate	3.41	3.41	3.56	3.41	3.41	3.41	3.41	3.41	3.41	3.56	3.86

Downtown and University Hill Management Division/Parking Services

2016 Recommended Budget

\$11,716,793

The mission of Downtown and University Hill Management/Parking Services is to serve the Downtown, University Hill, Boulder Junction and other neighborhoods by providing quality programs, parking, enforcement, maintenance, and alternative mode services with the highest level of customer service, efficient management, and effective problem solving.



Department Overview

Administration

- Provide administrative and financial support to the department, customer service to patrons, and sales and administration of commercial and residential parking permits. Provide staff liaison support to four advisory boards: Downtown Management Commission, University Hill Commercial Area Management Commission, and two Boulder Junction Access Districts – Parking and Travel Demand Management.

Business Assistance and Events

- Manage public space permitting on University Hill, the Pearl Street Mall, and citywide; coordinate with downtown and Hill business organizations; provide business retention and outreach services; and coordinate capital improvements downtown and in the Hill commercial district.



Department Overview (cont'd)

Parking and Access

Parking and Access includes:

- **Operations and Maintenance.** Maintain and operate downtown and University Hill automobile and bicycle parking infrastructure, including six surface lots, five garages, 4,440 on-street auto parking spaces, and over 1,300 bike racks. Plan for the implementation of the Boulder Junction Access Districts.
- **Travel Demand Management (TDM).** Administer the downtown travel demand management programs: employee EcoPass, Car Share and Bike Share.
- **Parking Enforcement.** Use education and enforcement to manage parking in the downtown and University Hill commercial areas, in ten Neighborhood Parking Permit zones, and citywide.

**Table 8-16: Downtown and University Hill Management Division / Parking Services
Summary Budget**

	2014 Actual	2015 Approved	2016 Recommended
STAFFING			
Administration	6.45	8.45	8.45
Business Assistance and Events	1.50	1.50	1.50
Parking and Access: Operations TDM and Enforcement	34.30	34.55	34.55
Capital Improvements Program, Interdepartmental Charges and Debt Service	-	-	-
TOTAL STAFFING	42.25	44.50	44.50
EXPENDITURE			
Administration	\$ 1,206,700	\$ 1,672,906	\$ 1,706,239
Business Assistance and Events	339,848	328,200	345,318
Parking and Access: Operations TDM and Enforcement	4,350,796	4,767,224	4,852,846
Capital Improvements Program, Interdepartmental Charges and Debt Service	3,717,095	5,763,783	4,812,391
TOTAL EXPENDITURE	\$ 9,614,439	\$ 12,532,113	\$ 11,716,794
FUNDING			
General	\$ 1,273,823	\$ 1,582,182	\$ 1,685,497
Downtown Commercial District	\$ 7,752,388	\$ 9,714,556	\$ 8,781,776
University Hill Commercial District	\$ 582,212	\$ 653,882	\$ 640,284
Boulder Junction General Improvement District-Parking	\$ 4,314	\$ 432,798	\$ 433,519
Boulder Junction General Improvement District-TDM	\$ 1,701	\$ 148,695	\$ 175,717
Capital Improvement Bond	\$ -	\$ -	\$ -
TOTAL FUNDING	\$ 9,614,439	\$ 12,532,113	\$ 11,716,793

2015 Accomplishments

Access and Parking

- Access Management and Parking Strategy is a multi-year interdepartmental effort with the following accomplishments:
 - Completed a TDM Tool Kit for Private Development
 - Developed an "edge" parking plan along transit corridors
 - Developed a shared public/private parking policy within parking districts



2015 Accomplishments (cont'd)

- Maintained the 72 hour parking restrictions
- Developed proposed changes to the parking code
- Developed options for parking pricing
- Replacement of the CAGID garage access and technology system
- Increased long term parking permit parking rates
- Innovative pilot with a local start up to develop real-time parking space occupancy data
- Boulder Junction Access Districts:
 - Opened the Depot Square shared parking facility
 - Expanded the TDM Access District to include properties for the future Google campus
 - Developed regulations to activate the Depot Square Plaza
- Supported Boulder B-cycle in system expansion
- Entered into a public private partnership with Trinity Lutheran Church for a shared downtown parking facility
- Replaced stairs at 1400 Walnut and 1100 Walnut garages
- Analyzed NPP block expansions and new zone

Hill Reinvestment Strategy

- Implementation of collaborations with the University of Colorado (CU), including the design phase of a Hill Commercial Area banner program and cleanup days in May, July, October and November staffed by CU student organizations participating in the Hillanthropy Volunteer Partnership
- Continued interdepartmental collaboration on Hill improvements including 2A community, culture and safety tax projects: implementation of the commercial street tree irrigation project; design and outreach for the pedestrian lighting improvements; and design and outreach phase of the future 'event street'. Other improvements include: sidewalk/crosswalk repairs, and the introduction of a Hill taxi stand
- Ongoing implementation of the pilot Residential Service District (RSD) in the high-density residential areas of the Hill to address problems with excess litter in the public right-of-way
- Sponsorship and additional support for the 'Heart of the Hill' event series in the Hill Commercial Area, in partnership with The Hill Boulder and Grenadier Advertising
- Surveys to establish the feasibility of a pilot Hill Employee EcoPass program to reduce employee parking demand and expand multi-modal access to the Hill
- Survey of non-student residents on the Hill to establish the types of businesses that would attract more visits to the Hill Commercial Area, and distribution of the survey results to local property owners and commercial brokers
- Survey to establish baseline public perception of quality of life on the Hill and follow up focus groups



2015 Accomplishments (cont'd)

- Formation of a Hill Reinvestment Working Group to explore long-term funding and governance options for the Hill
- Pursuit of strategies related to the 2015 residential use moratorium to promote private reinvestment efforts, such as a possible National Register Historic District designation, and financial tools to facilitate public improvements on the Hill 'catalyst' sites at 12th/Pleasant and 14th/College
- Developed an inter-departmental work program to implement the Hill Reinvestment Strategy
- Updated and expanded the stakeholder distribution list for regular communications about Hill activities
- Negotiations for mixed use redevelopment of the UHGID's 14th and Pleasant Street parking lots

Other

- Completion of the downtown 2011 Capital Bond Project: West End streetscape improvements with poetry from a community competition
- Implementation of an alley management plan for the West End private construction projects
- Pursued negotiations with the St. Julien Partners to create a civic use benefit space in the pad adjacent to the St. Julien Hotel
- Pearl Street Mall improvements including new planter pots, vehicle bollards, and news distribution boxes
- Updated Pearl Street Mall Ordinance No. 8016 Mall Permits and Leases to be consistent with current mall practices and needs
- Expansion of Boulder's Smoke Free Area to include the Business Improvement District (BID)
- Completion of Departmental Assessment

Key Initiatives for 2016

Parking and Access

- Development of the CAGID Asset Management Plan for the downtown garages
- Development of a downtown garage arts plan
- Construction of Trinity Commons public private parking garage
- Refurbishment of elevators at 1500 Pearl and 1100 Spruce garages
- Renovation of lot attendant booths in select parking garages
- Access Management and Parking Strategy:
 - Increased permit parking fees for downtown, the hill and NPP commuter permits
 - Adoption of the AMPS strategy
 - Development of new access district guidelines



Key Initiatives for 2016 (cont'd)

- Implementation of short term parking pricing strategies
- Finalizing parking code changes
- Support a pilot program creating a single access card for bike and car share programs

Hill Reinvestment Strategy

- Continued implementation of the Hill Reinvestment Strategy work program
- Evaluation of Residential Service District pilot impact
- Proposed implementation of the pilot Hill Employee Ecopass Program
- Continued exploration of public private partnerships for the UHGID catalyst sites, including identifying financing tools to facilitate the redevelopment of the district parking lots
- Pursuit of a National Register historic district designation for the Hill commercial area and other strategies for promoting private investment in Hill properties
- Implementation of the 2A projects: event street reconstruction, enhanced pedestrian lighting and new public art installations
- Development of recommendations regarding long term governance and funding options for the Hill

Other

- Finalize the civic use benefit space with the St. Julien Hotel
- Retro-fit or replace street trash receptacles to meet new City ordinances regarding Bear -Proofing and Zero Waste.



Downtown and University Hill Management
Division/Parking Services

**Table 8-17: Downtown and University Hill Management Division/Parking Services
Significant Changes Between 2015 and 2016 Budget**

	2015 Approved Budget	2016 Recommended Budget	Total Change	2015 FTE	2016 FTE	FTE Change
GENERAL FUND						
Hill Reinvestment Strategy	\$ -	\$ 97,000	\$ 97,000	0.00	0.00	0.00
Hill Community Development Coordinator Workplan	23,000	50,000	27,000	0.00	0.00	0.00
EcoPass Program	-	50,000	50,000	0.00	0.00	0.00
Boulder Junction On-Street Pay Station	-	27,484	27,484	0.00	0.00	0.00
Access Management and Parking Strategy	-	62,000	62,000	0.00	0.00	0.00
BOULDER JUNCTION GENERAL IMPROVEMENT DISTRICT - PARKING FUND						
Travel Demand Programs at Boulder Junction	\$ -	\$ 26,587	\$ 26,587	0.00	0.00	0.00
DOWNTOWN COMMERCIAL DISTRICT (CAGID) FUND						
Trinity Commons Construction Partnership	-	1,425,765	1,425,765	0.00	0.00	0.00
Garage Elevator Repair	-	609,000	609,000	0.00	0.00	0.00
Access Management and Parking Strategy	-	31,000	31,000	0.00	0.00	0.00
EcoPass Program	843,125	959,560	116,435	0.00	0.00	0.00
UNIVERSITY HILL COMMERCIAL DISTRICT (UHGD) FUND						
Access Management and Parking Strategy	-	7,000	7,000	0.00	0.00	0.00
Total Changes, DUHMD			\$ 2,479,271			0.00

**Table 8-18: Downtown and University Hill Management Division/Parking Services
Department Detail**

	2014 Actual		2015 Approved Budget		2016 Recommended Budget		Variance - 2015 Approved to 2016 Recommended	
	Standard	Amount	Standard	Amount	Standard	Amount	Standard	Amount
	FTE		FTE		FTE		FTE	
STAFFING AND EXPENDITURE BY PROGRAM								
Administration								
Department Administration	6.45	\$ 1,160,313	7.45	\$ 1,393,991	7.45	\$ 1,371,568	-	\$ (22,423)
Planning - Hill Revitalization	-	43,181	1.00	246,309	1.00	302,065	-	55,756
GIDs	-	3,206	-	32,606	-	32,606	-	-
Subtotal	6.45	\$ 1,206,700	8.45	\$ 1,672,906	8.45	\$ 1,706,239	-	\$ 33,333
Business Assistance and Events								
Economic Programs/Sponsorship - DBI/BID	-	\$ 84,566	-	\$ 67,536	-	\$ 86,341	-	\$ 18,805
External Communications / Citywide								
Event Permitting	1.00	52,895	1.00	95,582	1.00	100,303	-	4,721
Maintenance of Public Lands -Civic Plaza	-	2,636	-	1,800	-	1,800	-	-
Maintenance of Public Lands - Downtown/Mall	-	165,578	-	110,500	-	110,500	-	-
Permitting - Downtown	0.50	31,300	0.50	49,909	0.50	43,501	-	(6,408)
Maintenance of Public Lands- NewsBox	-	2,873	-	2,873	-	2,873	-	-
Subtotal	1.50	\$ 339,848	1.50	\$ 328,200	1.50	\$ 345,318	-	\$ 17,118

Downtown and University Hill Management
Division/Parking Services



Table 8-18: Downtown and University Hill Management Division/Parking Services
Department Detail (cont'd)

	2014 Actual		2015 Approved Budget		2016 Recommended Budget		Variance - 2015 Approved to 2016 Recommended	
	Standard FTE	Amount	Standard FTE	Amount	Standard FTE	Amount	Standard FTE	Amount
	Parking and Access: Operations TDM and Enforcement							
On Street Meters	3.00	\$ 774,445	3.00	\$ 889,725	3.00	\$ 822,020	-	\$ (67,705)
Economic Programs/Sponsorship	-	36,064	-	37,000	-	37,000	-	-
Facility Operations/Maintenance-Downtown, University Hill/BJAD								
garages-Lots	17.73	1,724,099	17.88	1,802,738	17.88	1,791,794	-	(10,944)
Maintenance of Public Lands-UHGID/UniHill	1.03	94,482	1.13	109,580	1.13	104,133	-	(5,447)
Neighborhood Parking Program	1.09	73,740	1.09	82,926	1.09	95,185	-	12,259
Parking Enforcement and Special Event Enforcement	10.95	771,862	10.95	819,085	10.95	831,706	-	12,621
Travel Demand Management	0.50	861,218	0.50	1,010,170	0.50	1,155,008	-	144,838
CAGID Parking Refunds	-	14,886	-	16,000	-	16,000	-	-
Subtotal	34.30	\$ 4,350,796	34.55	\$ 4,767,224	34.55	\$ 4,852,846	-	\$ 85,622
Capital Improvements Program, Interdepartmental Charges and Debt Service								
Capital Improvement Program		\$ 279,460		\$ 1,475,000		\$ 730,800		\$ (744,200)
Interdepartmental Charges		287,383		377,903		438,579		60,676
Debt Service		3,150,253		3,910,880		3,643,012		(267,868)
Subtotal		\$ 3,717,095		\$ 5,763,783		\$ 4,812,391		\$ (951,392)
Total	42.25	\$ 9,614,439	44.50	\$ 12,532,113	44.50	\$ 11,716,794	-	\$ (815,319)
EXPENDITURE BY CATEGORY								
Personnel		\$ 2,653,842		\$ 3,014,091		\$ 3,119,532		\$ 105,441
Operating		3,917,662		3,207,112		3,253,248		46,136
Interdepartmental Charges		896,297		473,268		618,065		144,797
Capital		287,653		3,220,000		2,041,265		(1,178,735)
Debt Service		1,830,124		2,208,597		2,214,962		6,365
Other Financing		31,141		409,045		469,721		60,676
Total		\$ 9,616,719		\$ 12,532,113		\$ 11,716,793		\$ (815,320)
STAFFING AND EXPENDITURE BY FUND								
General	14.33	\$ 1,273,823	15.33	\$ 1,582,182	15.33	\$ 1,685,497	-	\$ 103,315
Downtown Commercial District	24.29	7,752,388	25.14	9,714,556	25.14	8,781,776	-	(932,780)
University Hill Commercial District	3.63	582,212	4.03	653,882	4.03	640,284	-	(13,598)
Boulder Junction General Improvement District-Parking	-	4,314	-	432,798	-	433,519	-	721
Boulder Junction General Improvement District-TDM	-	1,701	-	148,695	-	175,717	-	27,022
Total	42.25	\$ 9,614,439	44.50	\$ 12,532,113	44.50	\$ 11,716,793	-	\$ (815,320)

CITY OF BOULDER
2015 FUND FINANCIAL

UNIVERSITY HILL COMMERCIAL DISTRICT

	2014 Actual	2015 Approved	2016 Proposed	2017 Projected	2018 Projected	2019 Projected	2020 Projected	2021 Projected
Beginning Fund Balance	\$ 771,133	\$ 809,067	\$ 737,821	\$ 691,501	\$ 629,883	\$ 550,336	\$ 454,111	\$ 338,442
Sources of Funds								
Property Tax	\$ 33,234	\$ 30,125	\$ 33,138	\$ 34,132	\$ 35,156	\$ 36,211	\$ 37,297	\$ 38,416
Ownership Tax	1,301	1,550	1,500	1,500	1,500	1,500	1,500	1,500
14th Street Lot-Meters	68,072	55,000	55,000	55,000	55,000	55,000	55,000	55,000
14 Street - Permits		3,700	3,700	3,848	3,848	4,002	4,002	4,162
Pleasant Lot-Meters	21,459	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Pleasant Lot-Permits	43,171	42,000	44,400	46,176	46,176	48,023	48,023	49,944
Parking Products - Meterhoods/Tokens	16,638	7,000	8,000	8,000	8,000	8,000	8,000	8,000
Interest and Miscellaneous	4,270	4,638	5,903	5,632	5,039	4,403	3,633	2,708
Transfer in - On-Street Meters	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000
Total Sources of Funds	\$ 613,145	\$ 580,313	\$ 591,641	\$ 594,188	\$ 594,719	\$ 597,139	\$ 597,455	\$ 599,730
Uses of Funds								
Operating -								
Parking Operations Personnel	\$ 158,170	\$ 169,139	\$ 169,793	\$ 176,585	\$ 183,648	\$ 190,994	\$ 198,634	\$ 206,579
Parking Operations NonPersonnel	157,016	162,713	146,913	149,851	152,848	155,905	159,023	162,204
Capital Major Maintenance/Improvements	2,070	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Capital Replacement Reserve	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
DUHMD/Admin Personnel	110,748	139,688	153,169	159,296	165,668	172,294	179,186	186,354
DUHMD/Admin Non Personnel	29,772	58,406	37,406	38,154	39,617	39,696	40,489	41,299
Marketing/Economic Vitality	6,900	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Special Studies and Consultants	52,434	39,000	39,000	39,000	39,000	39,000	39,000	39,000
Eco-Pass Program		675	675	675	675	675	675	675
Sick/Vacation Accrual	7,001	2,323	2,323	2,416	2,513	2,613	2,718	2,826
Transfers -								
Cost Allocation	49,100	52,938	62,005	63,245	64,510	65,800	67,116	68,458
Contingencies & Encumbrances		14,050	-	-	-	-	-	-
Total Uses of Funds	\$ 582,212	\$ 653,882	\$ 640,284	\$ 658,222	\$ 676,779	\$ 695,977	\$ 715,841	\$ 736,395
Sick/Vacation Accrual Adjustment	\$ (7,001)	\$ (2,323)	\$ (2,323)	\$ (2,416)	\$ (2,513)	\$ (2,613)	\$ (2,718)	\$ (2,826)
Ending Fund Balance Before Reserves	\$ 809,067	\$ 737,821	\$ 691,501	\$ 629,883	\$ 550,336	\$ 454,111	\$ 338,442	\$ 204,604
Reserves								
Operating Reserve	\$ 145,553	\$ 163,471	\$ 160,071	\$ 164,556	\$ 169,195	\$ 173,994	\$ 178,960	\$ 184,099
Pay Period 27 - Reserve	13,714	15,714	17,714	19,714	21,714	23,714	25,714	27,714
Sick/Vacation/Bonus Reserve	31,326	33,649	35,972	38,388	40,900	43,514	46,231	49,057
Total Reserves	\$ 190,593	\$ 212,834	\$ 213,757	\$ 222,657	\$ 231,809	\$ 241,222	\$ 250,905	\$ 260,870
Ending Fund Balance After Reserves	\$ 618,474	\$ 524,987	\$ 477,744	\$ 407,226	\$ 318,527	\$ 212,889	\$ 87,537	\$ (56,267)
For Donna								
REVENUES LESS USES	\$ 30,933	\$ (73,569)	\$ (48,643)	\$ (64,034)	\$ (82,060)	\$ (98,838)	\$ (118,387)	\$ (136,665)

2016 Budget Requests

Expenses	Ongoing/O ne Time	FUND	Total	GF	CAGID	UHGID	BJ-TDM	BJ-PKG
Cell Phone monthly charges for enforcement 3k cell phone charges not approved	Ongoing	1100						
Downtown Eco Pass	Ongoing	6400/1100	\$ 116,435		\$ 116,435	bifurcated		
End of TIF	Info Only	6400	\$ -					
CIP request for elevator refurbishment	One Time	6400	\$ 609,000		\$ 609,000			
AMPS Molly (for each district) (100 -ally,GF, 50 split, 50 Art,CAGID) Alley plan reduced to 62k, Art plan eliminated	One Time	6400/6500/1100	\$ 100,000	\$ 62,000	\$ 31,000	\$ 7,000		
Trinity Lutheran - Construction, owners rep and parking equipment	One Time	6400	\$ 1,425,765		\$ 1,425,765			
BJAD meter expansion One time to purchase and convert meters	One Time	1100	\$ 24,700	\$ 24,700				
BJAD meter expansion Ongoing expense to operate the meters	Ongoing	1100	\$ 2,784	\$ 2,784				
BJAD TDM	Ongoing	2830	\$ 26,587				\$ 26,587	
Hill Revitalization efforts - EcoPass & studies	One Time	1100	\$ 57,000	\$ 57,000				
Residential Service District extend through 12/2016	One Time	1100	\$ 40,000	\$ 40,000				
Hill Coordinator NPE budget - assuming it's modeled at 20k in target ??	One Time	1100	\$ 27,500	\$ 27,500				
			\$ 2,429,771	\$ 213,984	\$ 2,182,200	\$ 7,000	\$ 26,587	\$ -

REVENUE

Long term rate increase - Garages and Lots - Downtown and University Hill	Ongoing	6400/6500	\$ 270,640		\$ 268,240	bifurcated	\$ 2,400	
NPP Commuter quarterly permit rate increase	Ongoing	1100	\$ 9,961	\$ 9,961				
Enforcement Revenue - drop revenue to 2,000,000 from 2,100,000	Ongoing	1100	\$ (100,000)	\$ (100,000)				
Increase meter transfer due to increased cost of EcoPass	ongoing	1100	\$ 50,000	\$ 50,000	\$ 50,000			
			\$ 230,601	\$ (90,039)	\$ 318,240	\$ 2,400	\$ -	\$ -



The University Hill commercial district is a historically significant area that has hosted students, shoppers and entertainment venues for almost a century. In the past, it has been a regional destination for a wide variety of commercial uses. A strong market for student housing, shifting retail development patterns and limited public parking, among other factors, gradually eroded the district’s diversity and gave it a reputation as a destination for CU students only.

In 2014, the Boulder City Council launched an intensive two-revitalization program, making public investments to spur private investment over the long term, including:

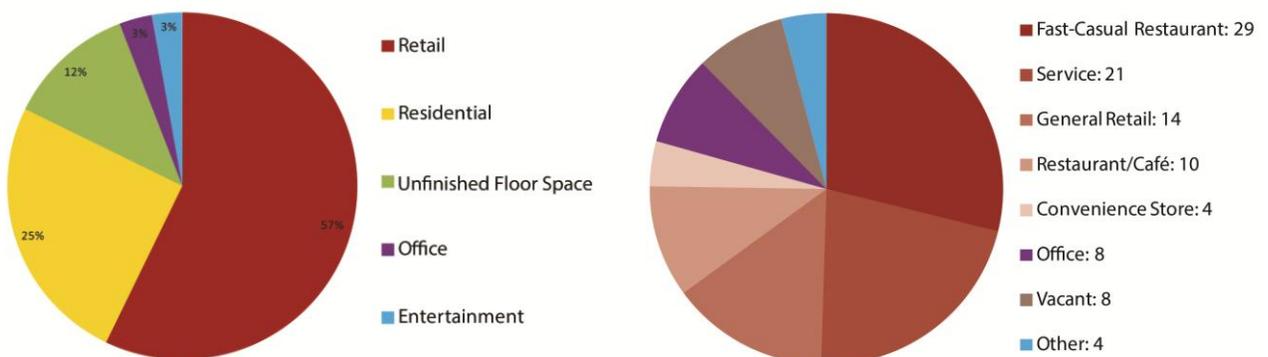
- Full-time permanent **Hill Community Development Coordinator** position;
- **Daily streetscape maintenance** in the Hill Commercial Area;
- Exploration of options to construct **underground public parking** on two public parking lots;
- Sponsorship and staff support for a newly created ‘**Heart of the Hill**’ event series;
- **Enhanced streetscape design**, including the creation of an ‘event street’ public gathering space, new banner poles, tree irrigation, pedestrian lighting and landscaping.

In 2016 and beyond, the city will pursue additional initiatives such as:

- A pilot **EcoPass program** for Hill employees to reduce parking demand;
- National Register Historic District designation to help fund **façade improvements**;
- **Long-term funding and governance mechanisms** to sustain the Hill Reinvestment efforts.

An important component of the Hill Reinvestment Strategy is to revitalize the commercial district by bringing back greater tenant diversity for more **year-round customer activity** and less tenant turnover.

Existing Conditions: Land Use Mix and Commercial Tenant Mix (in Nov. 2014)



Available Retail Spaces (as of Sept. 2015)

1129 13th Street	2,475 SF	Four Star Realty, Scott Otis: 303-440-8200x114
1121 Broadway St.	N/A	Gebau Engineering, John Arndt: 303-444-8545

Retail Preference Survey Results (non-student Hill residents in Mar. 2015)

Top Requested Tenants

- Mountain Sun or Oskar Blues brewpub
- Alfalfa's, Whole Foods or other healthy grocer
- Pharmaca or other drug store
- Glacier or other ice cream shop
- Moe's bagels or other bakery

Other Specific Businesses Named:

- Boulder Arts & Crafts Coop, Chipotle, KT's BBQ, Mike's Camera, Murphy's, Snarfburger, Sports Recycler, The Med, Wells Fargo.

Local Market Area Statistics (from an EPS report in Nov. 2014)



Population: 11,343

Households: 4,305

Rentals: 66%

Residents by Age:

20 to 24 50%

25 to 34 8%

35 and older 25%

Median HH Income:

\$37,461

Average HH Income:

\$89,489

A Note About Liquor Rules on the Hill:

A common *misperception* about the Hill is that it is no longer possible to open a restaurant that serves alcohol. There are 17 establishments with liquor licenses in the Hill Commercial Area. Since early 2014, new businesses on the Hill may apply for a liquor license that allows them to serve liquor until 11:00 p.m. if 50% of their sales are from food. There are three existing businesses that operate under an 11:00 closure: **Café Aion** at 1235 Pennsylvania, **Cheba Hut** at 1313 College and **The Corner** at 1100 13th Street. These businesses appeal to a broad spectrum of customers and are successful at attracting customers to the Hill year-round. Cheba Hut is currently expanding their operations into an adjacent storefront.

University Hill - Event Street

Description

- The Event Street project entails the creation of a transformable shared public space in the Hill portion of Pennsylvania Avenue between 13th Street and the alley to the west. It is intended and will be designed for all transportation modes (vehicles, pedestrians, transit users and bicycles) during “normal” operations, but will close periodically to vehicular traffic in order to provide enhanced spaces for planned community and Hill events.

The project will include artistically and aesthetically designed amenities allowing for easy transformation and use of Event Street for public uses, and will provide an appealing environment even when events are not occurring

Project Specs

- **Status:** Design
- **Timeline**
 - **Planning:** Complete by the end of 2015
 - **Design:** Complete by March 2016
 - **Construction:** Complete by September 2016
- **Budget:** \$750,000

Design Concepts

Dig Studio: University Hill Event Street Design Concept 

Russell + Mills: University Hill Event Street Design Concept 

StudioINSITE: University Hill Event Street Design Concept 

University Hill

- Pedestrian Lighting
- Event Street
- Street Trees Improvements

Civic Area

- Creek at the Core
- Community Spaces
- Connectivity and Access

Boulder Creek

- Path Lighting
- Path Improvements
- Arapahoe and 13th Underpass
- Eben G. Fine Park Stream Bank Restoration

Public Art

- Public Art Projects

Chautauqua

- Phase I
- Pedestrian Safety Access and Lighting

Dairy Center

- Theatre Improvements

Museum of Boulder

- Museum Improvements

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University Hill - Pedestrian Lighting

Description

- Existing street lights would be replaced with city-owned lights to provide consistent, full-spectrum "white" light. Lighting would be installed on 14' poles at 70' to 90' spacing and improved intersection lighting would consist of two fixtures on 30-35' poles in all of the following critical corridors:
 - 11th Street from Arapahoe to E College avenues
 - E College Avenue from 10th to 13th streets
 - 12th Street from E College to Aurora avenues
 - 13th Street from E College to Euclid avenues
 - 18th Street from Broadway to Baseline Road

Project Specs

- **Status:** Design
- **Timeline:**
 - **Planning:** April 2015
 - **Design:** July 2015 to December 2015
 - **Construction:** October 2015 to January 2016 or September 2016, pending stakeholder feedback
- **Budget:** \$2 million

University Hill

- Pedestrian Lighting
- Event Street
- Street Trees Improvements

Civic Area

- Creek at the Core
- Community Spaces
- Connectivity and Access

Boulder Creek

- Path Lighting
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University Hill - Street Trees Improvements

Description

- Design and install an irrigation system for the trees along the sidewalks in the University Hill General Improvement District. Streets include Broadway (west side), 13th, Pennsylvania, and College. Replace failing trees and install city-standard grates and guards.

Current Impacts

- Installation will require rolling sidewalk closures, noise and dust impacts, and temporary parking impacts.
View Boulder Cone Zones

Project Specs

- **Status:** Design
- **Timeline**
 - **Planning:** complete
 - **Design:** in progress
 - **Construction:** July 2015
- **Budget:** \$520,000

University Hill

- Pedestrian Lighting
- Event Street
- Street Trees Improvements

Civic Area

- Creek at the Core
- Community Spaces
- Connectivity and Access

Boulder Creek

- Path Lighting
- Path Improvements
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- Eben G. Fine Park Stream Bank Restoration

Public Art

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Chautauqua

- Phase I
- Pedestrian Safety Access and Lighting

Dairy Center

- Theatre Improvements

Museum of Boulder

- Museum Improvements

Print

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MEMORANDUM

To: Molly Winter
From: Bill Fox
Date: July 24, 2015
Project: University Hill Parking Analysis
Subject: **DRAFT** Buildout Parking Projections Using Current RRC Land Use Scenarios

I have recalculated the projected parking supply needed using the two revised land use scenarios provided by David Becher in his latest land use tabulation for the Hill area. The results are summarized in the following table, and key assumptions are detailed below.

UHGID Buildout Parking Supply and Demand Projections:

Parameter / Scenario:	Updated density – high commercial	Updated density – high residential
<i>Land Use Projections:</i>		
Total Floor Area (sq. ft.)	506,000	506,000
Commercial Floor Area (sq. ft.):	313,000	293,000
Hotel Rooms	206	206
Residential Dwelling Units:	145	172
Residential Bedrooms:	237	281
<i>Commercial Parking Demand (includes Hotel):</i>		
Commercial Parking Demand:	601	563
Hotel Parking Demand:	155	155
Potential Reduction Due To Employee EcoPass:	-50	-50
Total Commercial Parking Demand:	706	668
<i>Potential UHGID Parking Supply:</i>		
On-street:	160	160
Pleasant Lot Joint Venture:	247	247
14 th Street Lot Joint Venture:	210	210
NPP Spaces Utilized:	100	100
Total UHGID Supply:	717	717
UHGID Surplus or Deficit:	+11	+49
<i>Additional Residential Parking Supply Needed:</i>	145 - 160 in JVs = -15	172 - 160 in JVs = 15
Total Parking Supply Needed:	706 + 145 = 851	668 + 172 = 840

Key Assumptions:

- 100% of area reaches buildout density as defined in the RRC projections.
- Initial commercial parking demand rate of 2.4 spaces per 1,000 sq. ft. based a review of existing demand rates at various office, retail, or mixed use sites in Boulder that were along CTN routes. An additional 20% reduction was applied to reflect the increased alternative mode use potential in the UHGID area and the proximity to CU.
- Hotel parking supply rate assumed at 0.75 spaces per room, consistent with historical conversations regarding hotels in the UHGID area.
- The University Hill EcoPass Feasibility Study estimated that providing EcoPasses to full time employees could reduce the parking demand by 15 to 62 spaces. A 50 space demand reduction has been assumed for this analysis by buildout.
- It has been assumed that non-residential demand for parking will increase the utilization of NPP commuter parking spaces from the current demand of 65 spaces to a future demand for 100 spaces as the area builds out. Employee responses to survey questions indicate that some of the 147 NPP commuter spaces that are currently available are too far away to provide effective supply for employees.
- UHGID develops parking supply with two large joint ventures using both existing lots. These projections are consistent with current planning on the 14th Street lot and historic projections related to the Bova parcel and the Pleasant Street lot.
- Residential parking demand has been calculated at 1.0 spaces per DU. This is based on a recent study of residential parking demand along Broadway adjacent to CU. It assumes that not all occupants will need to park a vehicle, whether a CU student or an elderly resident.
- The large joint venture projects have reserved 160 parking spaces for residential use (90 at 14th Street and 70 at Pleasant Street). It has been assumed that these 160 spaces are available to serve the projected demand for residential parking in the UHGID area.

With these assumptions and projections it appears that UHGID will have a small surplus (less than 20 spaces) in the commercial parking space supply in the High Commercial scenario, and a small surplus (less than 50 spaces) in the High Residential scenario. It is important to note that this analysis has assumed that 160 spaces in the two large joint venture projects that are not controlled by UHGID are available to help meet the projected residential parking demand.

Key questions that remain include:

- Are the two large joint venture parking supply projects reasonable? They are critical to UHGID's ability to provide the necessary commercial parking.
- Can the necessary residential parking spaces be met in part by the two joint venture projects?
- Is it a valid assumption that an employee EcoPass program will be put in place, and that the utilization of NPP commuter spaces will increase to 100 over time?

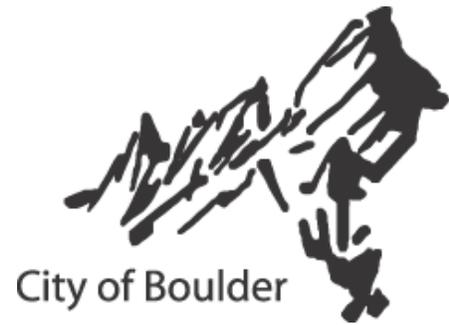
I hope this helps the conversation. Let me know if you have any questions.

UNIVERSITY HILL UPDATE

From: Sarah K. Wiebenson
Hill Community Development Coordinator

To: University Hill Stakeholders

Date: Thursday, August 20, 2015



Hill Block Party Returns Next Weekend, 8/29

The **Hill Block Party** hosted by **Boulder Vapor House** is back! Showcasing the Hill as a destination for arts and music, this year's party will feature more than 40 artists and performers. The event is free and hosted on 13th Street on **Saturday, August 29th from 2:00-10:00 p.m.**, with an after party indoors at the **Fox Theatre**. Click [HERE](#) for more Hill events information.

Hill Boulder Coupon Books Distributed to CU Students, Broader Boulder Community

The **Hill Boulder** has begun distributing the 2015-16 Hill business coupon book to CU students and Hill residents. Hill businesses cooperatively funded the marketing piece to attract new customers to the district. Additional copies will be made available at the Farmer's Market and other citywide events throughout the month. Participating Hill businesses interested in distributing booklets to customers may pick them up at the next Hill Boulder meeting on **September 10th** (see below).

Hillanthropy Cleanup Sweeps Hill of Graffiti, Trash

More than 175 CU freshmen from the **Stampede Leadership Camp** joined the Hillanthropy effort last Saturday, picking up trash, re-painting dumpsters and the railings at the College Avenue underpass, and removing graffiti and stickers throughout the Hill's **Residential Service District** (the area with the highest concentration of student housing on the Hill). It was a great partnership, and we look forward to future Hillanthropy cleanups with members of the **Inter-Fraternity Council** on **September 20th, October 24th and November 8th**!



Upcoming Meetings:

Thurs., Sept. 10 at 9:00 a.m. – **The Hill Boulder** quarterly meeting (**Café Aion**, 1235 Pennsylvania Avenue)
Wed., Sept. 16 at 4:00 p.m. – **University Hill Commercial Area Management Commission** (1777 Broadway).

UNIVERSITY HILL UPDATE

From: Sarah K. Wiebenson
Hill Community Development Coordinator

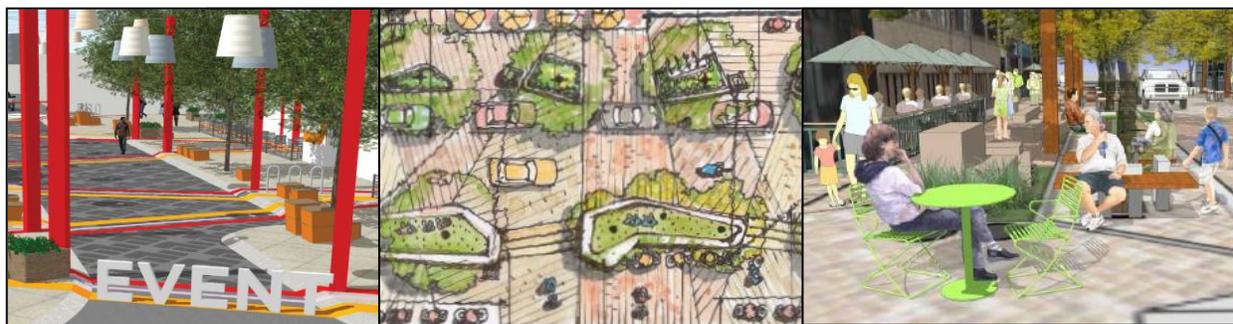
To: University Hill Stakeholders

Date: Tuesday, September 1, 2015



Hill 'Event Street' Design Concepts on View at Buchanan's This Week

Three firms have been selected to submit preliminary concepts for the future 'event street' at 13th & Pennsylvania: **Dig Studio**, **Russell + Mills Studios** and **Studio INSITE**. The city has made available the three concepts at **Buchanan's Coffee Pub** (1301 Pennsylvania) through Sunday, Sept. 6th. **Community members are encouraged to comment on which concept elements they would like to see in the final design.** The selected firm will present a draft design for further public input at a **UHCAMC** meeting in the next few months.



Continued Funding for Hill Improvements in 2016 Budget Proposal, Including Pilot EcoPass Program

The **City Manager** has released a 2016 budget proposal, which will be reviewed by the **City Council** at a study session on Tuesday, **September 8th**. The proposal includes funding for a **pilot EcoPass program** for Hill employees, and continued funding for additional Hill Reinvestment Strategy activities, including a working group to look at long-term funding and governance for Hill revitalization. Click [HERE](#) to view the full proposal (see p. 161).

Hill Block Party Brings All-Ages Crowd to Hill, Welcomes Back Students

The **Hill Block Party** hosted by **Boulder Vapor House** enlivened 13th Street last weekend, with an after party indoors at the **Fox Theatre**. Event organizers are looking forward to bringing the event back next year.

Soofa Pilot Solar Bench Removed, Under Review

In response to concerns from adjacent business owners, the city has removed the solar-powered phone charging park bench at Pleasant & Broadway. It will be placed in a temporary location while a permanent Hill location can be identified that would not encourage nuisance loitering.

Upcoming Meetings:

Tues., Sept. 8th at 6:00 p.m. – **City Council** study session on 2016 budget (1777 Broadway)

Thurs., Sept. 10 at 9:00 a.m. – **The Hill Boulder** quarterly meeting (**Café Aion**, 1235 Pennsylvania Avenue)

Wed., Sept. 16 at 4:00 p.m. – **University Hill Commercial Area Management Commission** (1777 Broadway).

UNIVERSITY HILL UPDATE

From: Sarah K. Wiebenson
Hill Community Development Coordinator

To: University Hill Stakeholders

Date: Wednesday, September 9, 2015

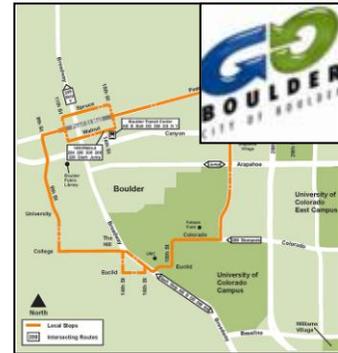


Hill Boulder Quarterly Meeting: 9/10

The **Hill Boulder** will host its quarterly meeting at **Café Aion** (1235 Pennsylvania), **September 10th** at 9:00 a.m. Agenda items include cooperative marketing opportunities for Hill businesses, a car sharing program with **Zipcar**, upcoming compliance requirements for bear-proof dumpsters and distribution of the Hill Boulder coupon book. The Hill Boulder coupon book and the '**Heart of the Hill**' postcards are already being distributed to the broader Boulder community at the **Boulder County Farmer's Market** on Wednesdays and Saturdays.

HOP 21st Birthday Celebration: Opportunity to Market Hill Businesses Citywide

Hill businesses are invited to participate in the 21st birthday celebration for the HOP bus service. **GO Boulder** will host a weeklong celebration **October 7-14** with free rides, bus stop parties, social media contests, etc. "HOP is 21" pins/buttons will be given out to riders. Those wearing the buttons (or who show a photo of it) can take advantage of special promotions at participating businesses. The City will make available a business directory card. Interested businesses should contact sansonj@bouldercolorado.gov and harbergt@bouldercolorado.gov for more information. There is no cost to participate.



Hill Business, Commercial Landlords: Upcoming Bear-Resistant Dumpster Enforcement

The city is stepping up enforcement of its bear-protection ordinance, which requires businesses to get and properly use bear-resistant dumpsters or face fines. To get the right dumpster, contact your trash hauler or landlord. For more information, go to www.BoulderWildlifePlan.net or email mathesonv@bouldercolorado.gov.



New Businesses Open on the Hill, Presentation to Commercial Brokers of Boulder

The Hill will soon welcome two new restaurants in the former Five Guys and Project Pie spaces on 13th Street. Another restaurant, **Freshii**, also recently opened at 1335 Broadway. Only two vacant retail spaces remain on the Hill. The Hill Coordinator and a UHCAMC member will make a presentation to the **Commercial Brokers of Boulder** organization on Sept. 14th to talk about the Hill Reinvestment Strategy and the effort to diversify the tenant mix in the Hill Commercial Area.

Press Coverage of Hill 'Event Street' Public Input Opportunity

Click [HERE](#) to read **Daily Camera** coverage of last week's opportunity for the public to submit their preferences for design elements to include in the final concept for the new 'event street' space on the Hill. An article in the **CU Independent** [HERE](#) encouraged students to provide feedback as well. Within the next couple of weeks, a city selection committee will announce the firm that will draft the final design.

Upcoming Meetings:

Thurs., Sept. 10 at 9:00 a.m. – **The Hill Boulder** quarterly meeting (**Café Aion**, 1235 Pennsylvania Avenue).

Wed., Sept. 16 at 4:00 p.m. – **University Hill Commercial Area Management Commission** (1777 Broadway).