UNIVERSITY HILL COMMERCIAL AREA MANAGEMENT COMMISSION
REGULAR MEETING – November 18, 2015
4 - 6 p.m.

1777 West Conference Room, 1777 Broadway

AGENDA

1. Roll Call
2. Approval of the October 21, 2015 Meeting Minutes
3. Public Participation
4. Police Update – Trujillo
5. BVCP Update - Gatza
6. CUSG - Ahram
7. Hill Boulder Update - Soifer
8. UHNA Update – Nancy Blackwood
9. Parking Services Update – Matthews
10. Matters from Commissioners
11. Matters from Staff – Winter/Wiebenson
    - Marijuana Business Location Policy Update
    - Transients Policy Update
    - Hill Parking Fees Update
    - Hill Reinvestment Working Group Update
    - 2016 City Council Priorities – due 12/21/15
    - Review Board Recruitment Questions
12. Action Summary

Attachments
- Meeting Minutes – October 15, 2015
- Sales and Use Tax Revenue Reports – August 2015
- CAO Email – Pot Shops
- Hill Reinvestment Working Group Materials – Agenda and PowerPoint
- 2016 City Council Priorities
- Board Recruitment Questions
- University Hill Stakeholder Updates –October/November
- Local Listening Sessions Flyer re: Boulder Valley Comprehensive Plan Update
- BVCP Memo

Upcoming Meetings:
December 16 UHCAMC
- Access and Development Projections
- Draft Memo to Council – Study Session 12/8

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 (arrived at 4:15 pm), SOIFER, RUBINO, LIGUORI, NELSON**
STAFF: **WINTER, WIEBENSON, WEISS, SMITH, MATTHEWS, TRUJILLO, JOBERT,**
GUESTS: **ADLI AHRAM**

TYPE OF MEETING: **Regular Meeting** **October 21, 2015**

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

AGENDA ITEM 2 – Approval of the September 16, 2015 Meeting Minutes (Action Item Below):

AGENDA ITEM 3 - Police Update – Trujillo: Trujillo said a busy week is coming up. GOP Debate on Wednesday at CU; parade permits pulled from downtown to CU and the Hill will be affected. University police, Sheriff Department and BPD working together on debate; Halloween on Saturday and it will be busy and police are gearing up for Saturday with 10 officers on patrol in city, 2 DUI cars patrolling city; 2 sergeants and 16 officers on Hill; and working in conjunction with CU. Liguori questioned party permits. Bear ordinance started in June, trash enforcement zones in alley ways. Focusing on alley way trash pickup. Council has directed that summons and tickets be issued regarding bear cans. Trujillo mentioned bears moving east as far as I-25 looking for food. Trujillo asked that Hill businesses be advised for proper bear proof trash cans. BPD is partnering with Parking Services for code enforcement on snow shoveling off sidewalks. City website will take snow complaints. Parking will give courtesy notice for snow compliance. Soifer questioned the snow removal in the commercial area and the Ready to Work crew responsibility. Matthews said they will do sidewalks but not up to store door, snow should be pushed to curb. Soifer asked about transients and panhandling. Trujillo said Commander McEldowney and himself are best to contact regarding issues. Changes to panhandling ordinance and the law are being reviewed in Boulder. Winter said that it will never go away; however, positive activity and police presence makes a difference. People have to be willing to complain and go to court. Tickets are issued by the police. Wiebenson will speak with McEldowney regarding solutions. Trujillo said it is best to call dispatch for an officer since it creates a paper trail. Discussion continued that loitering is not illegal; they can be drunk if they are not a danger to themselves. Trujillo said that a lot of transients have health issues and Edge workers can be brought in to assist.

AGENDA ITEM 4 – Budget Update – Jobert: Jobert said that council unanimously approved the budget; rate increase on Hill lots, RSD, funding for Wiebenson, National Historic Registry. August reports are down 2% in sales tax from 2014. Quarterly returns are more accurate. Liguori said there is more vacancy on the Hill in August. General merchandise is down and restaurants are up. Marijuana shops were discussed.

AGENDA ITEM 5 – CUSG Update - Ahram: Ahram is the director of Neighborhood Relations. Liguori questioned the opening of Walgreens and Wiebenson said there will be no pharmacy, there will be healthy and deli food options available; doom needs will be stocked and they plan to open on November 10. Ahram said pedestrian lighting is an issue along with over occupancy, hopes council will not pass over occupancy bill. Ahram said pre-leasing is a project with a student focus and getting rid of it so as to have time to find what they are looking for. Raj asked if CUSG has inquired for additional housing needs. Ahram replied that space on campus is limited.

AGENDA ITEM 6 – Public Participation: None

AGENDA ITEM 7 – AMPS Presentation and Recommendation - Winter: Winter is looking for feedback for the council study session on November 12. Winter gave a PowerPoint presentation; used Guiding Principles; said different areas need different solutions which are broad and thoughtful. AMPS timeline was discussed. Parking pricing, updates to codes and car share mentioned. A more rigorous survey is being developed. Winter spoke about parking pricing, SUMP, and mentioned that pricing creates incentive to try other transportation modes. Fee increase percentages were discussed. There will be an outreach to stakeholders. On Street Car Share models were presented and all are looking for designated

space on-street in high demand locations. The various options and policy decisions were discussed. Soifer said this should be a contract perhaps for one year. Wiebenson said the Employee EcoPass will eliminate some cars on the Hill. Liguori said it will get people into the commercial district. Car Share could reduce student cars in residential area. Matthews said cars are a storage issue and CU has a remote lot for car storage. Winter said it would be one space per company. Soifer mentioned to have it advertised on RTD. Rubino offered that it needs to be tried. Winter said it would require an ordinance change, benefit to the community would need to be documented and the city would be leasing the property. Liguori questioned street closures.
Liguori motioned to support on site for a defined period of time of no more than two years with all options. Nelson seconded the motion and all commissioners were in favor. The motion passed 5 – 0. Commissioners would like to explore a partnership with CU on this matter.

AGENDA ITEM 8 – Hill Boulder Update - Soifer: Soifer said the Hilltoberfest was successful with 500 tickets sold and it was profitable for Hill Boulder. Soifer spoke with SBDC and looking to hold a 3 part business workshop on the Hill. Light the Hill is November 21st.

AGENDA ITEM 9 – UHNA Update: Blackwood was unable to attend but shared an email with staff. Over occupancy ordinance passed at city council meeting. A presentation by developers of the proposed hotel will be hosted by UHNA at Grace Lutheran Church tomorrow night. Hillanthrophy will continue cleanup efforts at the Columbia Cemetery on Sunday along with painting bike racks and bollards. UHNA Executive Committee is recruiting new members.

AGENDA ITEM 10 – Parking Services Update: Matthews said the 2A Project for irrigation is out for bid, hoping to start project in November and finish in the spring. Matthews will work on getting the word out to businesses. Ready to Work crew continues in RSD and will do Halloween clean up.

AGENDA ITEM 11 – Matters from the Commissioners:

AGENDA ITEM 12 – Matters from the Staff: EcoPass for the Hill was questioned by Soifer and Wiebenson is working on the RTD contract. RTD wants finalized employee numbers. Landrith is okay to add Hill to downtown pass procedure.
Nelson withdrew from the Hill Reinvest Working Group (HRWG) due to her new position as a rep with UHNA. Nelson nominated Liguori as the UHCAMC representative to HRWG. Soifer seconded the nomination and Liguori accepted the nomination. November 19 will be the HRWG meeting at 4 Star Realty on the Hill. Morzel and Shoemaker will represent council for the group. An update on the Hill Reinvestment Strategy will be presented at the next UHCAMC meeting per Wiebenson. Boyer has withdrawn due to the difficulty to make numbers work with affordable housing parameters. Winter said that CU is exploring a conference site on the northeast corner of Broadway and University by Starbucks.

UHCAMC ACTION LIST:

- RTD responses – Wiebenson will put in memo form for commission
- Fox Parking Projections – questioned assumption; with be in next month's packet
- CU parking rates being pulled together
- Rules for pot shops

Meeting adjourned at 6:15 p.m.

ACTION ITEMS:

MOTION: Liguori motioned to approve the September 16, 2015 meeting minutes. Nelson seconded the motion and it passed 4 – 0 (Raj absent).

MOTION: Liguori motioned to support on street car share on the Hill for a defined period of time of no more than two years with all options. Nelson seconded the motion and all commissioners were in favor. The motion passed 5 – 0.

MOTION: Nelson nominated Liguori as the UHCAMC representative to HRWG. Soifer seconded the nomination and Liguori accepted the nomination.

		FUTURE MEETINGS:	
November 18, 2015	**4 – 6 pm**	**1777 West Conference Room**	**Regular Meeting**

APPROVED BY:

UNIVERSITY HILL COMMERCIAL AREA
MANAGEMENT COMMISSION

Attest:
Ruth Weiss, Secretary

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Dakota Soifer, Chair

City of Boulder
Sales & Use Tax Revenue Report
August, 2015

Issued October 9, 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 August, 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

As reflected in Table 1, "normalized" Sales and Use Tax has increased from the comparable 2014 base by 4.99%.

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	5.82%	78.35%
Business/Consumer Use Tax	(15.20%)	9.18%
Construction Use Tax	24.67%	9.52%
Motor Vehicle Use Tax	7.38%	2.96%
Total Sales & Use Tax	**4.99%**	**100.00%**

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	4.78%	77.96%
Business/Consumer Use Tax	(15.31%)	9.34%
Construction Use Tax	24.67%	9.69%
Motor Vehicle Use Tax	7.38%	3.01%
Total Sales & Use Tax	**4.16%**	**100.00%**

COMMUNITY, CULTURE AND SAFETY FACILITIES TAX

For August 2015 YTD, the newly enacted Community, Culture and Safety Facilities Tax (an additional 0.30%, effective for 3 years beginning January 1, 2015) has generated $6,194,633. This tax is dedicated to fund a variety of projects in the Civic area along the Boulder Creek Path and on University Hill as well as improvements for several culturally oriented projects. It will also fund pedestrian safety lighting improvements along Baseline Road at the entrance to Chautauqua Park.

DETAILED ANALYSIS OF MAJOR CATEGORIES

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

Retail Sales Tax – August YTD retail sales tax revenue was up 5.82% from that received in 2014. It is important to note that any significant sales of recreational marijuana did not begin until the second quarter of 2014. Therefore, comparisons are not "apples to apples" for the first quarter.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
6.50%	9.40%	8.54%	4.87%	2.81%	3.00%	6.41%	5.67%

Food Stores - YTD retail sales tax revenue for food stores was up 8.61% from that received in 2014. This large increase is primarily due to companies who file thirteen four-week periods instead of reporting monthly. Companies who file thirteen four-week periods do so because of reporting purposes. Each reporting period has the same number of days in the period. Since the city reports monthly, there is one month out of the year where our report contains two filing periods.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
46.51%	8.69%	2.00%	1.77%	0.70%	8.22%	3.74%	5.10%

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 August YTD retail tax at Eating Places is up by 7.72%.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
4.82%	10.46%	6.98%	4.87%	11.00%	0.98%	10.84%	11.31%

Apparel Stores - YTD retail sales were up by 5.18%. The significant increase in April is due to multiple circumstances. Timing was an issue with one large vendor who did not remit in April of 2014. Multiple other vendors also improved their performance during the month

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
(29.55%)	15.03%	(1.28%)	53.97%	2.21%	16.20%	(3.11%)	(4.50%)

General Retail sales are up by 5.21% YTD.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
1.97%	3.75%	3.02%	4.94%	8.42%	5.55%	5.39%	7.96%

Public Utilities (primarily retail sales tax on natural gas and electricity) are down by 6.86% YTD. Tax on Public Utilities comprises over 4% of total sales and use tax revenue. Even if rates increase, the direction for this category may be uncertain if conservation strategies are successful and businesses significantly cut their energy use. According to a 2006 study by the City of Boulder, commercial and industrial sector energy use makes up 83% of Boulder's energy use.

TOTAL MARIJUANA REVENUE

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

The sale of <u>medical</u> 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 <u>recreational</u> 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 August YTD Marijuana Related Revenue			
Medical marijuana:			
3.86% Sales/Use Tax	$716,654		
Sub-total Medical marijuana revenue		$716,654	
Recreational marijuana			
3.86% Base Sales/Use Tax	810,987		
3.50% Additional Sales/Use Tax	735,223		
5.00% Excise Tax	656,314		
State Share-back	279,268		
Sub-total Recreational Marijuana revenue		$2,481,792	
TOTAL MARIJUANA RELATED REVENUE			$3,198,446

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 August YTD "Incremental" Recreational Marijuana Related Revenue		
3.50% Additional Sales/Use Tax	$735,223	
5.00% Excise Tax	656,314	
State "Share-back"	279,268	
TOTAL "INCREMENTAL" RECREATIONAL MARIJUANA REVENUE		$1,470,805

Medical Marijuana Retail Sales Tax

Total August YTD retail sales tax revenue collected in this category is down by 13.00% from the same period in 2014. The retail percentage change by month is presented below.

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

Recreational Marijuana Retail Sales Tax

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

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

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: ▪ Food Stores up by 8.61% (January had two returns for each store by a 13 period filing taxpayer) ▪ Eating Places up by 7.72% ▪ Apparel Stores up by 5.18% ▪ Home Furnishings up by 1.97% ▪ General Retail up by 5.21% ▪ Automotive Trade up by 0.48% ▪ Building Material - Retail up by 1.67% ▪ Computer Related Business up by 15.82% ▪ All Other up by 10.92% ▪ Recreational Marijuana up by 80.55% ▪ Downtown up by 9.67% ▪ N. 28th St Commercial up by 15.34% ▪ University of Colorado up by 10.06% ▪ Basemar up by 3.32% ▪ BVRC (excl 29th St) up by 3.87% ▪ Twenty-Ninth St up by 2.44% ▪ The Meadows up by 13.16% ▪ All Other Boulder up by 10.14% ▪ Out of State up by 1.41% ▪ Metro Denver up by 16.02% ▪ Pearl Street Mall up by 15.72% ▪ Gunbarrel Commercial up by 17.10% ▪ Boulder Industrial up by 8.66%	WEAKNESSES: ▪ UHGID (the "hill") down by 1.98% ▪ Transportation/Utilities down by 6.32% ▪ Medical Marijuana down by 13.00% ▪ Consumer Electronics down by 10.98% ▪ Table Mesa down by 0.87% ▪ Public Utilities down by 6.86%

2015 USE TAX (% Change in YTD Comparable Collections)	
STRENGTHS: ▪ Construction Use Tax up by 24.67% (when adjusted to exclude dedicated Boulder Junction tax in both years, up by 31.09%) ▪ Motor Vehicle Use Tax up by 7.38%	WEAKNESSES ▪ Business Use Tax down by 15.20%

BUSINESS USE TAX

August YTD Business Use Tax is down by 15.20%. This tax category can be very volatile as it is associated primarily with the amount and timing of purchase of capital assets by businesses in the city and the amount and timing of audit revenue. The Leeds Business Confidence Index has slipped for two quarters in a row. This may have had an impact on capital expenditures by businesses.

MOTOR VEHICLE USE TAX

August YTD Motor Vehicle Use Tax is up by 7.38%, this tax category applies to the purchase of vehicles registered in the city. As individuals and businesses became more confident about jobs and the economy, they have replaced their vehicles and thus reduced the average age of their fleet. 2014 was a strong year for motor vehicle sales, but the change reversed in late 2014 and early in 2015 as the average age of the total vehicle fleet in the city declined and the comparative numbers from the prior year became more difficult to meet or exceed. Both November and December 2014 results were negative (down 17.88% and 12.16% respectively when compared to the very strong sales in the comparative months of 2013) and comparative results continued to be negative through May of 2015. Comparative revenue in this category began to increase again in June 2015 and has continued this increase into August. If the economy remains strong, we may see revenue in this category flatten or even increase for the total year.

CONSTRUCTION USE TAX

Construction Use Tax is up by 24.67% YTD. This is a very volatile tax category as it depends upon the number and timing of construction projects in any given period. Revenue in this category assumes "base" number of projects will continue indefinitely, plus revenue from large projects in the "pipeline" (based upon a review of information from the City Planning Department and the CU Capital Improvement Plan). Even when we know projects are pending, the timing of payment of Construction Use Tax can occur in the prior or subsequent year to the planned construction date. We are currently in a strong period for large project construction in the City but know that this level of activity cannot continue forever. Therefore, it is important that we not commit to ongoing operating expenses from this revenue source, as it will eventually decline. August includes significant revenue from permitting related to construction of below-grade parking structures for two new hotels.

ACCOMMODATION TAX

August Accommodation Tax revenue is up by 9.83% from the same period in 2014. The hotel industry in Boulder is in a state of flux. It is uncertain when new properties in the pipeline will open. Some upward adjustment in room and occupancy rates has occurred during the transition when the total number of rooms available in the City was down slightly. The Rocky Mountain Lodging Report for August indicated the occupancy rate for Boulder was 87%. Some of the changes follow:

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

ADMISSIONS TAX

Year-to-date 2015 Admission Tax revenue is up by 12.95% 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

August YTD Trash Tax receipts are up by 0.97%. 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.

The Conference Board *Consumer Confidence Index®*, which had increased in August, improved moderately in September:

The Index now stands at 103.0 (1985=100), up from 101.3 in August. The Present Situation Index increased from 115.8 last month to 121.1 in September, while the Expectations Index edged down to 91.0 from 91.6 in August.

"Consumer confidence increased moderately in September, following August's sharp rebound," said Lynn Franco, Director of Economic Indicators at The Conference Board. "Consumers' more positive assessment of current conditions fueled this month's increase, and drove the Present Situation Index to an 8-year high. Consumers' expectations for the short-term outlook, however, remained relatively flat, although there was a modest improvement in income expectations. Thus, while consumers view current economic conditions more favorably, they do not foresee growth accelerating in the months ahead."

The *University of Michigan Consumer Sentiment Index* continued to narrow in September:

Final Results for September 2015

	Sep 2015	Aug 2015	Sep 2014	M-M Change	Y-Y Change
Index of Consumer Sentiment	87.2	91.9	84.6	-5.1%	+3.1%
Current Economic Conditions	101.2	105.1	98.9	-3.7%	+2.3%
Index of Consumer Expectations	78.2	83.4	75.4	-6.2%	+3.7%

Surveys of Consumers chief economist, Richard Curtin - The decline in optimism continued to narrow in late September as consumers increasingly concluded that the stock market declines had more to do with international conditions than the domestic economy. While the September Sentiment Index was at the lowest level in eleven months, it was still higher than in any prior month since May 2007. To be sure, a raft of recent events have been viewed as negative economic indicators by consumers, including falling commodity prices, weakened Chinese and other economies as well as continued stresses on European countries. Although most believe the domestic economy is still largely insulated, they have lowered the pace of job and wage growth that they now anticipate. The true significance of these findings is not the diminished economic prospects, but that consumers now believe that global economic trends can directly influence their own job and wage prospects as well as indirectly via financial markets. While now small, the influence of the global economy is certain to rise in the future and prompt widespread adjustments by consumers and policy makers.

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

> Colorado business leaders' confidence, despite remaining positive overall, weakened for the second quarter in a row, according to the latest Leeds Business Confidence Index. The index shows an overall reading of 53.5 entering the fourth quarter. That's down from 58.3 entering the third quarter. Readings of 50 or higher are considered positive, and the overall index has remained in positive territory for 16 quarters in a row now.
>
> The reading for confidence in the national economy slid seven points. Confidence in profit expectations saw the next largest slide, from 58.3 last quarter to 53.6, while capital expenditures fell 4.5 points and sales expectations 4.3 points.

***BizWest* reported that the Region's unemployment rates dipped again in August:**

> Boulder County's rate fell from 3.3 percent in August, down from 3.5 percent in July. Colorado's unemployment rate was down from 4.6 percent for the same month last year. The national rate, meanwhile, has fallen from 6.1% a year ago to 5.1 percent in August of this year.

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

> The e-commerce industry is steadily growing, faster than expected. A previous report from 2010 didn't expect the industry to top $300 billion until 2017. By the end of this year, the industry is projected to reach nearly $334 billion in consumer spend.
>
> As e-commerce grows overall, holiday spending is increasing as well, though at a slower rate. A study by the National Retail Federation shows that shoppers spent more both in store and online during the 2014 holiday season (which includes November and December sales). Overall online spend amounts to just one-sixth of in-store spend, but it's increasing faster year-over-year. Online sales grew 6.8 percent over 2013, while in-store sales grew 4 percent over 2014.

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

> Low commodity prices for natural gas....(will result in) the average monthly gas bill during October, November, and December to be 20% less than the average bills during the same three months of 2014.
>
> On the electricity side of the bill, the change will be smaller. Electricity bills are expected to be about 2% lower in during the fourth quarter of 2015.

Total Net Sales/Use Tax Receipts by Tax Category	AUGUST YTD Actual 2014	2015	% Change	% of Total
Sales Tax	56,937,765	65,330,986	5.82%	78.35%
Business Use Tax	8,328,074	7,657,399	-15.20%	9.18%
Construction Sales/Use Tax	5,869,937	7,934,480	24.67%	9.52%
Motor Vehicle Use Tax	2,117,395	2,465,305	7.38%	2.96%
Total Sales and Use Tax	**73,253,172**	**83,388,170**	**4.99%**	**100.00%**

Total Net Sales/Use Tax Receipts by Industry Type	AUGUST YTD Actual 2014	2015	%Change	% of Total
Food Stores	9,457,899	11,048,214	7.74%	13.25%
Eating Places	9,424,369	11,033,190	7.97%	13.23%
Apparel Stores	2,579,162	2,939,075	5.10%	3.52%
Home Furnishings	1,882,666	2,078,291	1.81%	2.49%
General Retail	14,377,545	16,162,951	3.68%	19.38%
Transportation/Utilities	5,674,237	5,792,055	-5.86%	6.95%
Automotive Trade	5,180,559	5,793,102	3.13%	6.95%
Building Material-Retail	2,606,745	2,875,893	1.75%	3.45%
Construction Firms Sales/Use Tax	5,375,553	7,422,412	27.35%	8.90%
Consumer Electronics	1,524,253	1,516,398	-8.25%	1.82%
Computer Related Business Sector	4,460,509	4,769,521	-1.38%	5.72%
Rec Marijuana	787,846	1,546,210	81.00%	1.85%
Medical Marijuana	737,238	716,654	-10.35%	0.86%
All Other	9,184,589	9,694,206	-2.65%	11.63%
Total Sales and Use Tax	**73,253,172**	**83,388,170**	**4.99%**	**100.00%**

Total Net Sales/Use Tax Receipts by Geographic Area	AUGUST YTD Actual 2014	2015	% Change	% of Total
North Broadway	907,327	1,070,728	8.84%	1.28%
Downtown	5,075,240	6,459,794	17.39%	7.75%
Downtown Extension	467,992	517,228	1.93%	0.62%
UHGID (the "hill")	782,625	830,038	-2.18%	1.00%
East Downtown	596,912	579,762	-10.42%	0.70%
N. 28th St. Commercial	3,297,903	4,150,006	16.06%	4.98%
N. Broadway Annex	291,675	322,182	1.87%	0.39%
University of Colorado	826,657	846,487	-5.56%	1.02%
Basemar	1,917,493	2,105,650	1.28%	2.53%
BVRC-Boulder Valley Regional Center	14,674,731	16,967,196	6.64%	20.35%
29th Street	5,347,229	5,916,660	2.05%	7.10%
Table Mesa	1,705,579	1,832,770	-0.89%	2.20%
The Meadows	663,346	766,617	6.59%	0.92%
All Other Boulder	4,517,754	6,150,324	25.56%	7.38%
Boulder County	752,214	843,500	3.42%	1.01%
Metro Denver	2,177,413	4,822,206	104.25%	5.78%
Colorado All Other	221,682	397,745	65.48%	0.48%
Out of State	6,852,482	6,712,467	-9.66%	8.05%
Airport	26,267	34,609	21.52%	0.04%
Gunbarrel Industrial	5,774,155	4,477,333	-28.49%	5.37%
Gunbarrel Commercial	779,041	959,439	13.58%	1.15%
Pearl Street Mall	2,085,684	2,642,213	16.84%	3.17%
Boulder Industrial	6,934,299	7,632,620	1.52%	9.15%
Unlicensed Receipts	974,962	399,539	-62.21%	0.48%
County Clerk	2,117,395	2,465,305	7.38%	2.96%
Public Utilities	3,485,116	3,485,752	-7.76%	4.18%
Total Sales and Use Tax	**73,253,172**	**83,388,170**	**4.99%**	**100.00%**

Miscellaneous Tax Statistics	AUGUST YTD Actual 2014	2015	% Change in Taxable
Total Food Service Tax	415,353	435,038	4.74%
Accommodations Tax	4,070,156	4,470,238	9.83%
Admissions Tax	356,016	402,132	12.95%
Trash Tax	910,767	919,618	0.97%
Disposable Bag Fee	133,800	128,687	-3.82%
Rec Marijuana Excise Tax	187,655	656,314	249.75%

USE TAX BY CATEGORY — USE >< SALES — SALES TAX BY CATEGORY

AUGUST YTD Actual				AUGUST YTD Actual		
2014	2015	% Change	Standard Industrial Code	2014	2015	% Change
132,479	66,357	-53.80%	Food Stores	9,325,421	10,981,857	8.61%
112,742	157,877	29.15%	Eating Places	9,311,627	10,875,313	7.72%
9,880	8,989	-16.09%	Apparel Stores	2,569,282	2,930,086	5.18%
18,022	16,683	-14.62%	Home Furnishings	1,864,644	2,061,608	1.97%
1,986,170	2,027,881	-5.84%	General Retail	12,391,375	14,135,070	5.21%
272,404	305,069	3.29%	Transportation/Utilities	5,401,833	5,486,986	-6.32%
2,174,519	2,518,036	6.80%	Automotive Trade	3,006,040	3,275,065	0.48%
13,068	16,730	18.07%	Building Material-Retail	2,593,676	2,859,164	1.67%
5,151,830	7,139,286	27.81%	Construction Sales/ Use Tax	223,723	283,126	16.72%
30,730	74,857	124.66%	Consumer Electronics	1,493,524	1,441,541	-10.98%
3,204,780	3,192,602	-8.12%	Computer Related Business	1,255,730	1,576,918	15.82%
5,844	15,336	142.03%	Rec Marijuana	782,002	1,530,874	80.55%
15,146	35,501	116.17%	Medical Marijuana	722,092	681,153	-13.00%
3,187,793	2,481,980	-28.19%	All Other	5,996,797	7,212,227	10.92%
16,315,406	**18,057,184**	**2.07%**	**Total Sales and Use Tax**	**56,937,765**	**65,330,986**	**5.82%**

USE TAX BY CATEGORY — SALES TAX BY CATEGORY

AUGUST YTD Actual				AUGUST YTD Actual		
2014	2015	% Change	Geographic Code	2014	2015	% Change
43,093	77,309	65.46%	North Broadway	864,233	993,419	6.01%
710,001	1,269,164	64.86%	Downtown	4,365,240	5,190,630	9.67%
45,307	-406	-100.83%	Downtown Extension	422,685	517,634	12.95%
30,997	31,189	-7.20%	UHGID (the "hill")	751,628	798,849	-1.98%
142,272	73,052	-52.64%	East Downtown	454,640	506,710	2.79%
57,565	97,664	56.47%	N. 28th St. Commercial	3,240,338	4,052,342	15.34%
4,402	6,683	40.02%	N. Broadway Annex	287,272	315,499	1.29%
125,386	9,663	-92.89%	University of Colorado	701,271	836,824	10.06%
551,123	575,020	-3.77%	Basemar	1,366,370	1,530,630	3.32%
338,771	821,302	123.59%	BVRC	14,335,960	16,145,894	3.87%
62,576	46,802	-31.02%	29th Street	5,284,653	5,869,858	2.44%
23,609	24,913	-2.68%	Table Mesa	1,681,970	1,807,858	-0.87%
68,355	36,578	-50.65%	The Meadows	594,991	730,040	13.16%
2,156,003	3,329,807	42.44%	All Other Boulder	2,361,751	2,820,516	10.14%
129,005	174,615	24.84%	Boulder County	623,208	668,885	-1.01%
350,152	2,523,632	564.71%	Metro Denver	1,827,261	2,298,574	16.02%
73,185	55,984	-29.45%	Colorado All Other	148,497	341,761	112.26%
888,636	154,563	-83.96%	Out of State	5,963,846	6,557,903	1.41%
8,824	8,381	-12.40%	Airport	17,442	26,228	38.69%
5,019,547	3,696,188	-32.09%	Gunbarrel Industrial	754,608	781,144	-4.53%
27,828	5,622	-81.37%	Gunbarrel Commercial	751,212	953,817	17.10%
29,642	62,523	94.53%	Pearl Street Mall	2,056,041	2,579,690	15.72%
2,476,846	2,380,942	-11.34%	Boulder Industrial	4,457,453	5,251,678	8.66%
728,214	56,741	-92.81%	Unlicensed Receipts	246,748	342,798	28.13%
2,117,395	2,465,305	7.38%	County Clerk	0	0	na
106,670	73,946	-36.07%	Public Utilities	3,378,446	3,411,806	-6.86%
16,315,406	**18,057,184**	**2.07%**	**Total Sales and Use Tax**	**56,937,765**	**65,330,986**	**5.82%**

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	2008	5,197,400	5,105,109	6,005,946	5,331,447	5,488,450	6,572,335	5,508,796	6,258,640	6,620,535	5,382,779	5,255,155	7,443,455	70,170,045	0.04%
Rate3.41%	2009	4,919,570	4,659,632	5,850,038	5,077,648	5,131,444	6,428,343	5,206,770	5,790,533	6,093,314	5,170,325	4,735,769	7,814,230	66,877,613	-4.69%
	2010	4,576,034	5,386,190	6,196,697	5,320,225	5,470,595	6,895,283	5,522,076	5,943,315	6,855,385	5,652,938	5,240,211	8,414,157	71,473,106	6.87%
	2011	5,394,367	5,132,437	6,692,597	5,630,200	5,708,608	7,016,826	5,580,953	6,531,707	7,286,644	5,765,805	5,830,545	8,390,145	74,960,833	4.88%
	2012	5,363,541	5,129,096	6,754,740	5,599,150	5,988,770	7,304,270	5,551,489	7,062,958	7,502,227	6,188,194	5,693,025	9,604,529	77,741,989	3.71%
	2013	5,557,163	5,824,808	7,171,949	5,707,649	6,197,302	7,968,604	6,161,076	6,944,797	7,500,133	6,591,707	5,934,326	9,925,508	81,485,022	4.81%
Rate 3.56%	2014	5,965,991	6,438,048	7,706,036	6,619,759	6,990,628	8,303,288	7,020,977	7,893,039	8,584,506	7,452,664	7,031,634	9,966,741	89,973,310	5.76%
Rate 3.86%	**2015**	6,889,039	7,636,464	9,068,947	7,527,277	7,792,804	9,273,066	8,100,335	9,043,053					65,330,986	-33.03%
Change from prior year (Month)		6.50%	9.40%	8.54%	4.87%	2.81%	3.00%	6.41%	5.67%	-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%	5.85%	5.82%	-8.04%	-17.43%	-24.69%	-33.03%		
CONSUMER USE TAX	2008	818,034	991,472	1,109,160	669,214	736,901	1,067,769	732,334	596,399	899,934	989,683	599,876	1,253,267	10,464,043	-6.63%
(includes Motor Vehicle)	2009	909,558	657,250	1,062,587	997,891	531,724	790,819	858,325	1,299,767	989,089	741,578	698,452	1,600,457	11,137,497	6.44%
Rate 3.41%	2010	687,502	778,796	913,223	701,931	662,382	945,800	620,328	633,593	909,315	752,143	618,493	1,366,131	9,589,636	-13.90%
	2011	1,247,135	650,595	1,034,670	727,395	850,561	1,166,185	958,724	771,357	1,044,032	703,092	903,665	1,410,793	11,468,205	19.59%
	2012	763,425	768,580	859,971	976,451	1,212,071	1,033,899	729,829	940,127	957,894	1,417,818	737,310	1,469,940	11,867,314	3.48%
	2013	1,132,015	762,369	979,120	866,143	911,993	963,938	835,063	768,003	1,338,726	1,121,736	807,130	1,522,486	12,008,722	1.19%
Rate 3.56%	2014	924,895	901,234	1,328,607	1,727,986	666,706	2,541,847	1,056,846	1,297,348	1,409,960	1,012,343	1,011,907	1,429,435	15,309,114	22.11%
Rate 3.86%	**2015**	1,274,337	1,134,561	1,713,016	965,772	1,127,357	1,638,029	1,002,535	1,267,096					10,122,704	-39.02%
Change from prior year (Month)		27.07%	16.11%	18.91%	-48.45%	55.95%	-40.57%	-12.51%	-9.92%	-100.00%	-100.00%	-100.00%	-100.00%		
Change from prior year (YTD)		27.07%	21.66%	20.50%	-3.90%	3.29%	-10.49%	-10.72%	-10.62%	-21.25%	-27.45%	-32.74%	-39.02%		
CONSTRUCTION USE TAX	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%
Rate3.41%	2009	944,905	111,907	425,028	776,511	279,761	995,132	721,209	676,301	235,485	223,169	591,970	1,467,798	7,449,176	83.98%
	2010	591,599	242,591	245,829	362,619	226,230	1,921,675	1,075,078	467,423	245,361	234,021	406,868	531,670	6,550,964	-12.06%
	2011	622,872	281,210	274,661	240,970	2,150,036	352,336	352,846	455,211	478,988	314,958	177,137	471,157	6,172,383	-5.78%
	2012	385,392	1,697,323	315,856	503,719	342,448	375,499	595,334	214,896	422,866	473,523	799,552	371,254	6,497,662	5.27%
	2013	732,539	941,380	298,613	577,351	366,959	728,141	845,123	1,182,131	1,196,147	876,749	622,491	1,511,632	9,879,257	52.04%
Rate 3.56%	2014	716,119	1,110,714	600,580	430,524	571,269	1,688,472	373,129	379,130	713,014	908,032	325,754	1,557,635	9,374,372	-9.11%
Rate 3.86%	**2015**	387,123	680,064	2,527,741	776,513	1,008,019	985,050	583,353	986,617					7,934,480	-21.94%
Change from prior year (Month)		-50.14%	-43.53%	288.17%	66.35%	62.74%	-46.19%	44.19%	140.01%	-100.00%	-100.00%	-100.00%	-100.00%		
Change from prior year (YTD)		-50.14%	-46.12%	36.59%	41.07%	44.68%	14.70%	16.70%	24.67%	11.16%	-2.31%	-6.38%	-21.94%		
TOTAL FOR MONTH & CHANGE FROM PREVIOUS YEAR (MONTH & YTD)															
Ratechg3.56%>3.41%	2008	6,345,513	6,443,800	7,863,654	6,455,459	6,553,206	7,881,753	6,341,889	7,297,691	7,868,423	6,590,347	5,962,862	9,078,475	84,683,070	
Rate3.41%	2009	6,774,033	5,428,789	7,337,653	6,852,049	5,942,929	8,214,294	6,786,304	7,766,601	7,317,887	6,135,072	6,026,191	10,882,485	85,464,286	0.92%
	2010	5,855,134	6,407,577	7,355,749	6,384,774	6,359,207	9,762,758	7,217,482	7,044,332	8,010,061	6,639,102	6,265,572	10,311,957	87,613,706	2.51%
	2011	7,264,374	6,064,242	8,001,928	6,598,565	8,709,205	8,535,347	6,892,523	7,758,275	8,809,664	6,783,855	6,911,348	10,272,096	92,601,421	5.69%
	2012	6,512,359	7,594,999	7,930,567	7,079,320	7,543,289	8,713,668	6,876,652	8,217,981	8,882,987	8,079,535	7,229,887	11,445,723	96,106,966	3.79%
	2013	7,421,717	7,528,557	8,449,682	7,151,142	7,476,254	9,660,683	7,841,262	8,894,931	10,035,006	8,590,192	7,363,947	12,959,626	103,373,001	7.56%
Rate 3.56%	2014	7,607,004	8,449,996	9,635,223	8,778,269	8,228,603	12,533,607	8,450,951	9,569,517	10,707,479	9,373,039	8,369,295	12,953,810	114,656,795	6.24%
Rate 3.86%	**2015**	8,550,499	9,451,089	13,309,704	9,269,562	9,928,180	11,896,145	9,686,223	11,296,766	0	0	0	0	83,388,170	-32.92%
% Change (month)		3.67%	3.15%	27.40%	-2.61%	11.28%	-12.46%	5.71%	8.87%	-100.00%	-100.00%	-100.00%	-100.00%		
% Change (YTD)		3.67%	3.40%	12.40%	8.58%	9.10%	4.20%	4.40%	4.99%	-8.40%	-17.60%	-24.38%	-32.92%		

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	8,147	54,767	370	2,580	19,697	1,444	87,005
August	10,493	67,669	535	2,571	31,411	1,911	114,590
September	-	-	-	-	-	-	-
October	-	-	-	-	-	-	-
November	-	-	-	-	-	-	-
December	-	-	-	-	-	-	-
2015 TOTAL	72,333	505,945	6,228	17,556	178,996	17,791	798,849

% 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	4.85%	1.52%	30.19%	12.72%	-16.36%	34.34%	-1.98%
% Change from previous year month	-5.55%	-2.45%	26.84%	13.45%	-33.60%	149.29%	-12.68%

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	8,147	54,826	370	2,580	19,704	261	1,451	87,339
August	10,493	67,751	535	2,571	31,419	2,454	1,912	117,135
September	-	-	-	-	-	-	-	-
October	-	-	-	-	-	-	-	-
November	-	-	-	-	-	-	-	-
December	-	-	-	-	-	-	-	-
2015 TOTAL	72,335	506,788	6,228	17,556	179,037	29,370	18,722	830,036

% 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	4.81%	0.43%	30.19%	12.72%	-16.35%	9.87%	35.38%	-2.19%
% Change from previous year month	-5.55%	-2.51%	26.84%	13.45%	-33.59%	-26.73%	145.26%	-13.06%

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	87,005
August	144,466	109,263	118,556	145,179	149,212	138,971	121,559	96,703	102,501	121,037	114,591
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**	**798,850**
Tax Rate	3.41	3.41	3.56	3.41	3.41	3.41	3.41	3.41	3.41	3.56	3.86

UHGID Yearly Summary

Sales and Use Tax Breakdown by Industry Category

	Food Stores	Eating Places	Apparel Stores	Home Furnishings	General Merch	All Other	Total
2015	$72,335	$506,788	$6,228	$17,556	$179,037	$48,092	$830,036
	9%	61%	1%	2%	22%	6%	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%

City Wide Yearly Summary

UHGID 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	$11,048,214	$11,033,190	$ 2,939,075	$ 3,594,689	$16,162,951	$ 38,610,051	$ 83,388,170
	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	$11,838,300	$ 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	$11,205,584	$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%

Weiss, Ruth

Sent: Thursday, October 22, 2015 2:58 PM
To: Wiebenson, Sarah; Llanes, Sandra
Cc: Winter, Molly
Subject: RE: Pot Shop Rules for Hill

Hi Sarah. The dispensaries were on the Hill because the city distance from school's was 500' and did not include the university. However, the feds decided to enforce federal law for dispensaries within 1,000' of schools, including universities. All of the dispensaries then licensed in Boulder within 1,000' of a school all got letters from the feds to close down or be closed down a few years ago. The city's rules would allow them on the Hill if they are 1,000' from schools, including CU, but not on the street level. Let me know if I can provide anything else. Kathy.

From: Wiebenson, Sarah
Sent: Thursday, October 22, 2015 2:02 PM
To: Llanes, Sandra <LlanesS@bouldercolorado.gov>
Cc: Winter, Molly <WinterM@bouldercolorado.gov>; Haddock, Kathy <Haddockk@bouldercolorado.gov>
Subject: RE: Pot Shop Rules for Hill

Thanks, Sandra. Kathy – if you can send me something I could include in the next UHCAMC packet, that would be great. It doesn't go out until Nov. 12th, so we have some time.

Thanks,

Sarah

From: Llanes, Sandra
Sent: Thursday, October 22, 2015 1:59 PM
To: Wiebenson, Sarah
Cc: Winter, Molly; Haddock, Kathy
Subject: RE: Pot Shop Rules for Hill

Hi Sarah,

Kathy Haddock is the attorney in our office that has developed all the MJ regulations for the city and has recently made some amendments. I have copied her on this email in the hopes that she may be able to answer your question.

Thanks
Sandra

From: Wiebenson, Sarah
Sent: Thursday, October 22, 2015 11:50 AM
To: Llanes, Sandra
Cc: Winter, Molly
Subject: Pot Shop Rules for Hill

Hi, Sandra.

At last night's UHCAMC meeting, a question came up about the rules for marijuana businesses, and why there are none in the Hill Commercial Area. Several commissioners remembered a dispensary on the Hill in the past, and they would like a response from the city as to whether the rules have changed, and whether it would be possible to have a marijuana business on the Hill in a similar fashion to those in the Downtown commercial area (not on the ground floor, etc.).

Thanks for your help. I am hoping to report back to them at the next meeting on November 18th.

Sarah

Sarah K. Wiebenson
Hill Community Development Coordinator
Downtown & University Hill Management Division/Parking Services
City of Boulder
1500 Pearl Street, Ste. 302
Email: wiebensons@bouldercolorado.gov
Cell: 303-921-4314
Web: www.bouldercolorado.gov/commercial-districts/university-hill

City of Boulder

Hill Reinvestment Working Group (HRWG)

Workshop #1 – Funding Needs and Priorities

November 19, 2015

5:00-7:00 p.m. – Dinner Provided

Four Star on the Hill, 1310 College Avenue, 2nd Floor

5:00-5:15	Welcome and Introductions	Group
5:15-5:30	Background and Objectives	Molly/Sarah
5:30-6:30	Funding Needs & Priorities	Group
6:30-7:00	Governance & Funding Tools Preview	P.U.M.A.
7:00	Adjourn	

HRWG Objectives:

The framework for the Hill Reinvestment Strategy (HRS) included direction to pursue <u>long-term governance and funding options</u> to support ongoing Hill improvements beyond the initial two-year time frame of the HRS. At the March 2015 conclusion of the Hill Commercial Area residential use moratorium, it was also suggested that the city <u>explore funding mechanisms to finance public improvements</u> on the Hill, namely a public parking garage, that will 'move the needle' to promote private investment on the Hill.

HRWG Members:

<u>City Council</u> – Lisa Morzel and Andrew Shoemaker
<u>CU External Relations</u> – Frances Drapeŕ, Director
<u>Univ. Hill Commercial Area Management Commission</u> (UHCAMC) – Cheryl Liguori, Z2 Entertainment, CEO
<u>The Hill Boulder</u> – Bill Schrum, Member
<u>Responsible Hospitality Group</u> – Jake Hiersteiner, Secretary
<u>Hill Commercial Area Property Owner: Commercial</u> – Mark Heinritz, 1226 13th Street
<u>Hill Commercial Area Property Owner: Residential</u> – John/Bill Ellwood, 1203-1211 13th Street
<u>University Hill Neighborhood Association</u> (UHNA) – Lisa Nelson, 1086 10th Street; Callie Weiant, 820 10th Street; Tracy Jennings, 980 Lincoln Place.
<u>CU Off-Campus Housing Office</u> – Suzanne Stafford, Director
<u>Residential Service District (RSD)/Boulder Area Rental Housing Association (BARHA)</u> – Caldwell Sullivan, Four Star Realty
<u>CU Student Government</u> – Adli Ahram, Director of Community and Neighborhood Relations
<u>Inter-Fraternity Council (IFC) & Panhellenic</u> – Megan Allen, Panhellenic VP External Relations

Hill Reinvestment Working Group

Workshop #1: Long-term Governance and Financing Mechanisms

November 19, 2015

Background

- Council adopted the Hill Reinvestment Strategy (HRS) for 2014-2016, with the goal of creating a self-sustaining means to continue beyond that time frame.
- Hill Reinvestment Working Group (HRWG) formed in mid-2015 to participate in three facilitated workshops to <u>identify governance and funding mechanisms to continue Hill improvements</u> beyond the initial time frame of the HRS.

HRWG Members

- **City Council** – Lisa Morzel & Andrew Shoemaker
- **CU External Relations** – France Draper
- **UHCAMC** – Cheryl Liguori
- **Hill Commercial Area Property Owners** – Mark Heinritz and John/Bill Ellwood
- **Responsible Hospitality Group** – Jake Hiersteiner
- **UHNA** – Tracy Jennings, Lisa Nelson, Callie Weiant
- **CU-Off Campus Housing** – Suzanne Stafford
- **RSD/BARHA** – Caldwell Sullivan
- **CUSG** – Adli Ahram
- **IFC/Panhellenic** – Megan Allen

Hill Reinvestment Strategy (HRS)

- Multi-year, collaborative effort to improve quality of life on the Hill.
- **2014-15 HRS accomplishments** to-date:
  - Hiring of Hill Community Development Coordinator and initiation of regular communication with community members using the 'University Hill Stakeholder Update' news digest;
  - Rezoning of the Hill Commercial Area (HCA) to promote year-round economic vitality by encouraging new commercial uses;
  - Improved cleanliness of the HCA and Residential Service District (RSD) through the Ready-to-Work (RTW) program and expanded Code Enforcement and maintenance staff;
  - Collaboration with The Hill Boulder & Grenadier Advertising to establish the 'Heart of the Hill' year-round event series and branded marketing campaign;
  - Feasibility survey and funding for a pilot Hill Employee EcoPass program;
  - Ongoing negotiations with potential public parking garage development partners on the two University Hill General Improvement District (UHGID) public parking lots;
  - Interdepartmental staff team created to explore public financing tools to fund the construction of a parking garage on the two UHGID-owned lots;
  - Outreach to HCA owners relative to a proposed National Register historic district and related façade improvement program;
  - Funding for tree irrigation and the construction of a public gathering space in the HCA;
  - Funding for enhanced pedestrian lighting in the RSD;
  - CU partnerships: HCA banner program & 'Hillanthropy' cleanups;
  - Survey and focus group to establish baseline conditions on the Hill to measure future HRS performance;
  - Surveys to establish neighborhood retail preferences and outreach to broker community.

2016 HRS Work Plan

- Seven key program areas:
  - **Residential Service District**
    - Evaluate two-year pilot program
  - **Quality of Life Improvements**
    - Implementation of commercial bear-can requirement
    - Installation of pedestrian lighting improvements in RSD
  - **Building/Maintenance Improvements**
    - Submit National Register Historic District nomination
    - Draft façade improvement program
    - Initiate Alley Enhancement Master Plan process
  - **Multi-modal Access**
    - Start Hill Employee EcoPass Pilot Program
    - Coordinate bus shelter improvements with RTD, Transportation
    - Improve pedestrian and bicycle access
  - **Long-Term Governance and Funding**
    - HRWG Workshops #2 & #3 to Identify Governance/Funding Mechanisms and Stakeholder Roles
    - Recommendation to Council in Q2
  - **'Catalyst' Sites**
    - Continue to negotiate with potential development partners on the two UHGID parking lots
    - Continue to investigate options for public financing tools to fund public improvements

Funding Needs & Priorities

- Studies and surveys in the past decade have identified funding priorities for the Hill Commercial Area (HCA), Residential Service District (RSD) and Access Management & Economic Vitality.
- The first workshop of the HRWG will confirm the funding priorities and remove/add needs or ideas.
- Size of the district makes it difficult to achieve sustainable funding for capital improvements. The HRWG will also explore local financing tools for public improvements, e.g. public parking garages.

Current Governance/Funding

- Hill Commercial Area (HCA)
  - <u>UHGID</u>: parking and streetscape maintenance
    - Local property tax assessment = $33,000/yr. in 2014
    - General Fund transfer in from meter revenues
  - <u>UHCAMC</u>: policy recommendations to Council
    - Advises on UHGID budget, no additional funding
  - <u>The Hill Boulder</u>: advocacy and marketing
    - Event revenues and ad sales
- Residential Service District (RSD)
  - <u>UHNA</u>: town/gown efforts and advocacy
  - <u>CU Off-Campus Housing</u>: town/gown efforts and student services
  - <u>RSD Committee</u>
    - General Fund allocation for two-year pilot = $98,000/yr.
- Access Management & Economic Vitality
  - <u>Access Management & Parking Strategies (AMPS)</u>
    - General Fund allocation for citywide AMPS, managed by Community Vitality
  - <u>HRS/Hill Community Development Coordinator</u>
    - General Fund allocation for Hill Coordinator activities = $40,000/yr.
  - <u>Interdepartmental Collaborations</u>
    - Transportation
    - Planning, Housing and Sustainability (PH&S)

Hill Neighborhoods

- Funding Priorities
  - Enforcement (noise, litter, over-occupancy)
  - Litter removal (esp. weekends)
  - Town/gown relations

Hill Commercial Area

- Funding Priorities
  - Streetscape maintenance (trash/graffiti removal, sidewalk power-washing)
  - Marketing and events
  - Advocacy/tenant attraction

Both: Access Management/Parking

- Funding Priorities
  - Improved pedestrian, bike, bus, car facilities
  - Sufficient parking to meet customer/employee/resident demand
  - Long-range planning

Next Steps

- November 19th – HRWG will confirm/modify list of funding needs & priorities
- PUMA will draft options for governance/funding mechanisms to pursue the priority activities over the long-term
- Workshop #2 will review governance/funding mechanisms
- Workshop #3 will review stakeholder roles in future governance entities
- In Q2, HRWG will make recommendation to City Council.
- Recommended option(s) may require election, requiring July/August decision to be on November 2016 ballot.

Dear Board and Commission Members,

In preparation for the annual retreat on January 22 and 23, 2016, Council invites each board and commission to provide feedback to the following questions. Your responses should reflect the consensus of your board or commission, rather than individual views. Please submit your replies to Lynnette Beck at beckl@bouldercolorado.gov no later than Monday, December 21, 2015.

1. What are your top priorities within the framework of the council work plan adopted at the last city council retreat?
2. What would you like to see done that would further advance the council goals?
3. How can your board or commission specifically help reach the council goals?
4. Are there city policies that need to be addressed that would enable your board or commission to function at a higher level?
5. Are there other items that council should address in the coming year?
6. Are there other priorities outside of the council goals that your board or commission would like to address in the coming year?

Thank you for providing this important information for Council's consideration.

Best regards,

Lynnette

Lynnette Beck, Boulder City Clerk (Incoming)
1777 Broadway - Boulder, Colorado 80302
BeckL@bouldercolorado.gov

UNIVERSITY HILL UPDATE

From: **Sarah K. Wiebenson**
Hill Community Development Coordinator

To: **University Hill Stakeholders**

Date: **Friday, October 16, 2015**

City of Boulder

CU Expresses Preference for University/Broadway Site for Future Conference Center

Watch the **City Council** update HERE and navigate to item "6B". The update to Council represents the latest step in a multi-phased partnership between the city and **CU** to jointly evaluate two potential conference center sites.

First-Ever Hilltoberfest Attracts 400+ Craft Beer Lovers to the Hill

The Hill Boulder business association hosted its first 'Hilltoberfest' on the future event street at 13^{th}/Pennsylvania last weekend. The festival attracted a maximum capacity crowd, enjoying live music, sausages from **Alfalfa's**, and beers from **Avery Brewing Company**, **Boulder Beer**, **Mountain Sun**, **Upslope** and **West Flanders**. The next event hosted by The Hill Boulder will be 'Light the Hill' in front of the **Fox Theatre** on Saturday, Nov. 21^{st}.

Hill Businesses Featured in 5280 Magazine

Old favorites and new businesses are featured in the Neighborhood Guide of this month's *5280 Magazine*. Click HERE to read the full story.

Mural Collaboration with Madelife Being Installed on Innisfree Wall

The wall of the **Innisfree Poetry Bookstore & Café** at 13^{th}/Pennsylvania is being painted this week by international mural artist, Mando, thanks to a partnership with **Madelife** and the city's **Office of Arts + Culture**. The painting should be completed by this weekend.

Available Space at Spark Boulder

Although the Hill Commercial Area is almost 100% occupied (there is one street-level commercial vacancy), there are still work spaces available at **Spark Boulder** at 1310 College Ave. Click HERE for more information.

Upcoming Hill Meetings/Events:

Wed., Oct. 21^{st} 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: **Friday, October 23, 2015**

City of Boulder

Hillanthropy Cleanup Focuses on Commercial District, Cemetery

City staff and **UHNA** will join students from the **Inter-fraternity Council** and **CU's Restorative Justice Program** this Sunday, Oct. 25th from 11:00 a.m. to 2:00 p.m. to remove graffiti and repaint bike racks and bollards in the Hill Commercial Area; and to finish the replanting project at Columbia Cemetery. Lunch will be generously provided by home-grown Hill business, **Boss Lady Pizza**.

CU Banners Installed in Hill Commercial Area

The city and **CU** have entered into a three-year partnership to provide banners throughout the Hill Commercial Area. The banners feature accomplishments of CU community members and other positive messages that speak to the history and unique character of the Hill.

Event Street Designer Selection Featured in Daily Camera

The selection of **Russell + Mills Design Studio** as the future designer of the public space at 13th/Pennsylvania was featured in this week's **Daily Camera**. Read the full article HERE.

New Economic Vitality Intern to Assist with Hill Reinvestment Projects

Reflecting the recent integration of the **Economic Vitality Division** into the former Downtown University Hill Management/Parking Services Division (now called "**Community Vitality**"), the recently hired Economic Vitality Intern, Holden Lewis, will be assisting with Hill Reinvestment projects starting this week. Hill businesses may be contacted by Holden with questions about off-street employee parking related to the effort to correctly size the future parking garages on the UHGID surface lots. He will also be involved in data collection and outreach for the **Hill Reinvestment Working Group** workshops that begin next month.

New Hill Mural Featured on Inside Boulder News

The new mural on the south wall of the **Innisfree Poetry Bookstore and Café** was featured recently on **Inside Boulder News**. The feature provided an opportunity to reinforce the bohemian character of the Hill and the effort to integrate temporary art installations into the Hill Reinvestment Strategy and the design of the future 'event street.' To watch the feature, click HERE.

Upcoming Hill Meetings/Events:

Sun., Oct. 25 at 11:00 a.m. – **Hillanthropy** (CU Underpass at College/Broadway)
Wed., Nov. 18 at 4:00 p.m. – **University Hill Commercial Area Management Commission** (1777 Broadway)
Thurs., Nov. 19 at 5:00 p.m. – **Hill Reinvestment Working Group** (Four Star on the Hill, 1310 College, 2nd fl.)
Sat., Nov. 21 at 6:00 p.m. – **'Light the Hill' Holiday Lighting Ceremony** (Fox Theatre, 1135 13th Street)

UNIVERSITY HILL UPDATE

From: Sarah K. Wiebenson
Hill Community Development Coordinator

To: University Hill Stakeholders

Date: Friday, November 6, 2015

City of Boulder

Neighbors Invited to Retrieve 'Hillanthropy' Flowers

Last May, the **University Hill Neighborhood Association (UHNA)** raised money to fund flower pots in the Hill Commercial Area for the summer. At the last 'Hillanthropy' cleanup day of the season this Sunday, Nov. 8th from 11:00 a.m. to 12:00 p.m., CU students from the **Inter-fraternity Council (IFC)** and **CU Restorative Justice (CURJ)** will help city staff break down the flower pots for the season. Community members are invited to pick up flowers and herbs between those hours – just look for a volunteer wearing a 'Hillanthropist' t-shirt on 13th Street. Plants available include chrysanthemums, bergamot, anise hyssop, rosemary, lavender and more.

Input Sought on Long-Range Plans for University Hill/Central Area

Let city planners know your long-term vision for the Hill at a **Boulder Valley Comprehensive Plan** update 'listening session' on Monday, Nov. 9th from 6:30-8:30 p.m. at Whittier Elementary (2008 Pine Street). The BVCP is updated every five years, affecting policies with a long-range impact of 15-20 years. The city wants to hear your thoughts on economic vitality, affordable housing, sustainability and more. Click HERE for more details.

Feedback Sought on 'Living Lab' Transportation Projects

LIVING LAB

Join city transportation planners on Tuesday, Nov. 17th from 4:00-7:30 p.m. to discuss and evaluate two **Living Lab Phase I** projects installed on University Hill in 2014, including (i) the back-in angled parking on University east of Broadway and the (ii) parking-protected bike lanes on University Ave west of Broadway. The open house will be hosted at the Hill's newest restaurant, **SPAN-ish** (1143 13th Street), where owner Ado Salguero will provide tastes of his international cuisine. Click HERE for more information about the Living Lab projects.

Upcoming Hill Meetings/Events:

Sun., Nov. 8th at 11:00 a.m. – **Hillanthropy**
Mon., Nov. 9th at 6:30 p.m. – **BVCP Central Area 'Listening Session'** (Whittier School, 2008 Pine)
Tues., Nov. 17th at 4:00 p.m. – **'Living Lab' Transportation Open House** (SPAN-ish, 1143 13th Street)
Wed., Nov. 18 at 4:00 p.m. – **University Hill Commercial Area Management Commission** (1777 Broadway)
Sat., Nov. 21 at 6:00 p.m. – **'Light the Hill' Holiday Lighting Ceremony** (Fox Theatre, 1135 13th Street)

LOCAL LISTENING SESSIONS

Please join the City of Boulder at a **Local Listening Session** near you to share your questions and ideas related to the update of the Boulder Valley Comprehensive Plan (BVCP) as well as city services and programs.

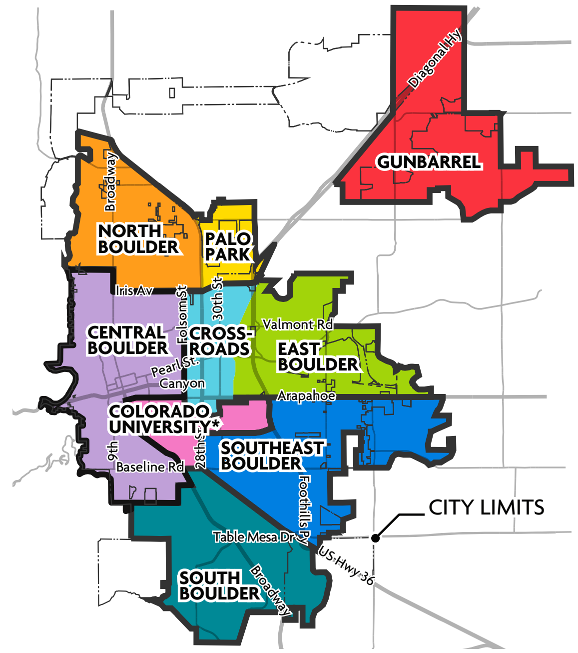
These sessions are an opportunity to:

- Share ideas with staff members
- Ask questions about matters affecting your part of town
- Learn more about city programs and projects in your part of town
- Learn more about the update to the Boulder Valley Comprehensive Plan

Each session includes:

- Open house on the BVCP, programs, and projects in your part of town
- Presentation about the BVCP
- Small group discussions

Includes snacks!
Child-friendly activities available.



Each session will take place from 6:30 to 8:30 p.m. at the following locations:

Central Boulder
MONDAY, NOV. 9
Whittier International Elementary, 2008 Pine St.

North Boulder/ Palo Park
WEDNESDAY, NOV. 18
Crest View Elementary
1897 Sumac Dr.

South Boulder
MONDAY, NOV. 30
Fairview High School
1515 Greenbriar Blvd.

Southeast Boulder
WEDNESDAY, DEC. 2
Eisenhower Elementary
1220 Eisenhower Dr.

Gunbarrel/Area III (Unincorporated Boulder County)
MONDAY, DEC. 7
Heatherwood Elementary
7750 Concord Dr.

Crossroads/ East Boulder
WEDNESDAY, DEC. 9
Elks Club
3795 28th St.

About the Listening Sessions:

The city and county are hosting six listening sessions within Boulder in November and December with more expected next year. These sessions will have a local focus and are a chance for you to share ideas with staff members and ask questions about matters affecting your part of town.

Some events also will offer a chance to learn more about city programs and projects planned for your area. Depending on the event, staff members from multiple departments could be on hand to talk about subjects like upcoming transportation, greenways, and parks projects, or studies affecting your part of town.

More information about each listening session, including event details, updates and valuable information about your area, is available on **www.BoulderValleyCompPlan.net.**

Please contact the planning team with any questions: 303-441-1881 or planning@bouldercolorado.gov.

CITY OF BOULDER

OUR LEGACY. OUR FUTURE.
BOULDER VALLEY COMPREHENSIVE PLAN

Boulder County

Hosted by the City of Boulder & Boulder County

CITY OF BOULDER
MEMORANDUM

TO: University Hill Commercial Area Management Commission

FROM: Molly Winter, Executive Director, Department of Community Vitality
Susan Richstone, Deputy Director, Planning, Housing + Sustainability
Lesli Ellis, Comprehensive Planning Manager, PH+S
Courtland Hyser, Senior Planner, PH+S
Jean Gatza, Sustainability Planner, PH+S
Caitlin Zacharias, Associate Planner, PH+S

DATE: November 18, 2015

SUBJECT: **Boulder Valley Comprehensive Plan 2015 Update – Briefing on Foundational Work, Community Kick Off, Focused Topics, and Next Steps**

PURPOSE

The purpose of this item is to provide an update on the Boulder Valley Comprehensive Plan (BVCP) 2015 Update and receive feedback on the foundational work to date (i.e., Trends Report, projections, fact sheets, and mapping); the community engagement plan and input so far; the initial focused topics for the BVCP update; and next steps for the 18-month project.

University Hill Commercial Area Management Commission Role in the BVCP

The BVCP is jointly adopted by the City of Boulder ("city") (Planning Board and City Council) and Boulder County ("county") (County Commissioners and Planning Commission). While this board is not responsible for approving the plan, staff is seeking feedback and ideas from the University Hill Commercial Area Management Commission about relevant policy areas of the plan, including issues that may affect the University Hill Commercial Area and Improvement District, as well as community engagement. The planning team will advance the feedback to the four approval bodies at their meetings in December and January.

Feedback

Does the University Hill Commercial Area Management Commission have any questions about the foundational information (i.e., Community Profile, draft Trends Report, Subcommunity Fact Sheets, 2040 projections), or feedback about:

1. Community engagement and next steps?
2. Focused topics for the 2015 update and/or specific policy areas relevant to the work of the UHCAMC including issues specific to the University Hill area?

BACKGROUND

Plan Purpose and Joint Adoption

The BVCP is the community's plan for the future. The core components of the plan include policies and maps. The policies are intended to guide decisions about growth, development, preservation, environmental protection, economic development, affordable housing, culture and the arts, urban design, neighborhood character and transportation for the next 15 years. Two maps, namely the Land Use and Area I, II, III Maps, define the desired land-use pattern and location, type, and intensity of development.

Despite its 15 year horizon, the BVCP is updated every five years to respond to changed circumstances or evolving community needs and priorities.

Since the 1970s, the City of Boulder ("city") (Planning Board and City Council) and Boulder County ("county")(County Commissioners and Planning Commission) have adopted the plan jointly. The ongoing collaboration to address issues of shared concern is relatively unique among communities.

BVCP Core Values
(p. 9, 2010 Plan)

1. Sustainability as a unifying framework to meet environmental, economic, and social goals
2. A welcoming and inclusive community
3. Culture of creativity and innovation
4. Strong city and county cooperation
5. A unique community identity and sense of place
6. Compact, contiguous development and infill that supports evolution to a more sustainable urban form
7. Open space preservation
8. Great neighborhoods and public spaces
9. Environmental stewardship and climate action
10. A vibrant economy based on Boulder's quality of life and economic strengths
11. A diversity of housing types and price ranges
12. An all-mode transportation system to make getting around without a car easy and accessible to everyone
13. Physical health and well-being

2015 Update

The webpage for the 2015 update and portal for interested participants to sign up for project updates is: **www.bouldervalleycompplan.net**. The webpage also includes a link to the 2010 plan and maps. The 2015 BVCP update will carry forward long-standing core values, as noted (above). Additionally, an updated plan will be able to more clearly and graphically convey the community's vision; better align the city organization and its services; provide clear guidance and tools for implementation; and include metrics to monitor progress, among other goals for the update.

Plan Implementation

The plan is the overarching policy guide for the community. As such, its policies tend to be less detailed than those that are found in the city's 20+ master plans. The BVCP is implemented through many means as shown in the graphic to the right. The BVCP's land use map sets parameters around future growth and guides development standards and zoning, and regulations in the Boulder Land Use Code are largely instrumental in guiding development to achieve plan goals consistent with the land use map. The city and county closely adhere to the BVCP as guided by an intergovernmental agreement.

Feedback and Input to date

A summary of all the feedback to date, including input from boards and commissions, public events and online polls, and Board of County Commissioners (BOCC), Planning Board, Planning Commission, and City Council will be updated regularly and can be found on the **project webpage**.

Staff also has met monthly with a BVCP Process Subcommittee (Elise Jones and Lieschen Gargano - Boulder County; Sam Weaver, Macon Cowles, John Gerstle, and Leonard May - City of Boulder) to brief them on Update progress and receive guidance on ways to effectively develop and implement public involvement opportunities.

Work Plan and Schedule

The project began earlier this year with focus on the technical foundational work and development of a community engagement plan and kick off events. The plan process will continue through summer 2016. Input and guidance received to-date from elected officials, boards and commissions, and the public has resulted in continual refinements to the process and approach for the 2015 BVCP update schedule. The four phases will each entail extensive community dialogue and engagement. **The project timeline is on the project webpage, here.**

Phase 1—Foundations and Community Engagement Plan (to August 2015)
Phase 2—Issues Scoping with Community (through fall 2015)
Phase 3—Analyze and Update Plan Policies and Maps (fall 2015 - early 2016)
Phase 4—Prepare Draft Plan for Adoption, Extend IGA (to mid 2016)

Implementation steps, such as changes to code and zoning map updates would be completed following plan adoption.

During **Phase 1—Foundations/Community Engagement Plan—**the planning team completed the background data collection, projections, Trends Report, subcommunity fact sheets, and began preparation for interactive, 3D, and visualization maps.

The short **Phase 2—Issues Identification—currently underway** is aimed at working with the community to refine and solidify the priority issues to be addressed through the 2015 BVCP update through 2016.

Phase 3—Plan Analysis and Updated Policies and Maps—is a longer phase aimed at doing the substantive work to develop choices and analysis for the plan update as well as the "housekeeping" updates to align it better with plans and policies. Several events/milestones will provide opportunities for the community to help shape the plan.

During this phase, the team will advance the 3D modeling and visualization tools to help convey conditions, options, and tradeoffs. Policy refinements and additions (e.g., adding arts and culture, climate commitment policies, local foods, etc.) will also occur with community input. Gaps in metrics to measure plan outcomes will be identified and the full set of measurements further refined. Finally, the Land Use Plan and Area maps will be updated, reflecting input and analysis from the public request process as well as scenarios and analysis.

Finally, **Phase 4—Draft Plan and IGA**—will synthesize all the previous phase deliverables in a draft plan for consideration/adoption. Additionally, the "Comprehensive Development Plan Intergovernmental Agreement" (IGA) between the city and county (valid through Dec. 31, 2017) will need to be updated before its expiration.

Community Engagement

The city and county have been working to facilitate an open and engaging process that is focused on critical issues. The process should result in a useful, relevant, and updated plan completed in 2016. The update will entail extensive, authentic community dialogue and engagement as described in the Community Engagement Plan which can be found **on the project webpage**. Staff has continued to refine the engagement plan based on feedback and has worked with a consultant, Heather Bergman to make improvements to it. Recent and ongoing engagement events include:

- **Kickoff Event** - A communitywide "Boulder 2030" kickoff event was held on Monday, August 31 at Chautauqua. The event included previews of videos and presentations about the plan and its role, information about current conditions and trends, interactive ways of capturing community input, and family activities. About 225 members of the public attended the event, excluding staff and support personnel.
- **Culturally-Sensitive Engagement –** Staff and decision-makers seek a meaningful engagement process with Boulder's immigrant communities and culturally-sensitive venues and processes. The approach focuses on one-on-one conversations with community leaders and spokespeople, building on their knowledge and trust within the community; working with bilingual partners at events or "pop-up" meetings using comment forms in Spanish and English; partnering with Intercambio to get input from immigrant students in English classes.
- **Outreach with Civic, Businesses, and Community Groups** – Several meetings have occurred to update civic, non-profit and community groups to talk about the update process and hear input. This outreach will continue throughout the update.
- **Pop-Up Meetings** - "Pop-up" meetings in conjunction with events and at gathering places occurred around town in August and September. Their purpose was to provide information, increase awareness about the plan process, invite people to engage, and ask initial questions about what people love and consider to be issues facing the community.
- **Youth Engagement** – Some of the pop-up meetings and other events have been geared for younger people in the community – children, youth, and university students. YOAB and Growing Up Boulder are partnering with the planning team.
- **BVCP Statistically Valid Survey** – Staff with RRC Associates worked with the four approval bodies to develop a survey and get feedback in August. The survey was distributed to 6,000 households and follow-up focus groups have been conducted. In addition to the statistically-valid survey, an open online version was available for anyone to take. It is anticipated that draft results from the surveys and focus groups will be available in early December.
- **Boards and Commissions** – The planning team will be updating city boards and commissions on the plan and inviting early input between September and December. Dates for meetings with boards and commissions are identified under "Next Steps."
- **Data and Trends Discussions** – The planning team also held several drop in sessions geared to allow discussion of the more technical aspects of the project -- data, trends, forecasts and maps.
- **Local Listening Sessions** – The city (and in some cases the county) are coordinating local listening sessions around the community in the fall to share the fact sheets and information about the local community and hear from community members about issues of relevance in different parts of the community. A schedule for these sessions is below (all sessions run from 6:30pm-8:30pm):
    - **Central Boulder** including University Hill and the Chautauqua areas - Monday, Nov. 9 at Whittier International Elementary, 2008 Pine St.

- **North Boulder/Palo Park** - Wednesday, Nov. 18 at Crest View Elementary, 1897 Sumac Drive, in conjunction with interdepartmental open house about upcoming transportation, greenways and parks projects and a trail study affecting the area
- **South Boulder** - Monday, Nov. 30 at Fairview High School, 1515 Greenbriar Blvd.
- **Southeast Boulder** - Wednesday, Dec. 2 at Eisenhower Elementary, 1220 Eisenhower Drive
- **Gunbarrel/Area III (Unincorporated Boulder County)** - Monday, Dec. 7 at Heatherwood Elementary, 7750 Concord Drive
- **Crossroads/East Boulder** - Wednesday, Dec. 9 at the Boulder Elks Lodge, 3975 28th St.

ANALYSIS AND FOUNDATIONAL WORK

This section highlights the work completed to date to aid in future conversations about the 2015 plan update.

Community Profile

The 2015 Community Profile provides a snapshot of the Boulder community. It can be **found here**.

2040 Projections

During each five year update, the city updates the long term (i.e., 25 year) projections for housing units and jobs. Projections give a broad sense of what type, location, and pace of housing and jobs might occur communitywide *based on current adopted policies*—reflecting what could happen under current zoning and reasonable assumptions regarding demographic and household trends and economic growth. They help inform conversations about the kind of future Boulder wants and potential changes to current policies. They do not represent a “given.” For example, in the past, the city has made changes to land uses – from commercial and industrial to mixed use and residential – based on the projections and community-defined priorities and desired future outcomes. Once the plan and projections are updated, city departments such as transportation, parks, and utilities use them to plan for system needs in long range master plans.

Projections have their limitations for planning. They are not particularly helpful when it comes to discussing quality or character of development or social issues (e.g., diversity, cost of housing, types of future jobs and incomes, etc.). Additionally, they are not useful at the site-specific level because the methods of calculation are based on broad assumptions.

In general, the BVCP projections are based on a Geographic Information Systems model estimating capacity. The full report, maps, sources of data, and methodology that accompany the projections are available **here**. For additional details, refer to the *2015-2040 BVCP Projections Methodology,* available **here**. The projections document presents two sets of numbers: projected growth at 2040, and the capacity for additional growth beyond 2040 (based on what current zoning would allow). The zoning capacity number is useful to determine whether building under the city’s current zoning regulations results in the amount and mix of development that is desired for the future. It is not a “given” and has no time frame associated with it.

The 2040 projection results indicate existing housing units of 45,700 in the city limits; 104,800 people, and 98,500 jobs in the city and potential by 2040 for almost 6,300 new future housing units (including almost 1,000 new CU housing units) in the city, 18,200 new people (including group quarters), and 18,500 new jobs. Growth rates are based on an average residential rate of 0.6% and an average non residential rate of 0.7% annually. Current zoning allows greater capacity for jobs than housing, with housing reaching capacity by 2040 and an additional 34,200 jobs possible beyond 2040.

Subcommunity and Regional Fact Sheets

The city and county have prepared a series of ten Fact Sheets: one for each of the nine Boulder subcommunities, and one for Area III (located outside of the city but within the BVCP planning area). The sheets document existing land use, facilities, and demographic conditions at the local level and include historic information. Draft versions are on the **project website** and can be the basis for local Listening Sessions and focused planning at the local level to better understand needs that are more specific to localized areas rather than the entire Boulder Valley or citywide. The sheets are also being digitized to create online "stories" with interactive maps and data.

Trends Report and Top Trends

The Trends Report highlights Boulder's trends and presents information at the city, county, and regional scales and organizes the information according to the sustainability framework. The latest draft is online (available **here**) and incorporates input received from elected officials, boards, commissions, and city and county staff as well as some local agencies including the school district, CU, and others. For the community kickoff, the planning team distilled the cross-cutting trends into the posters and in the presentation, and as summarized below.

1. Boulder has Potential for Redevelopment—Mostly in the Northeastern Part of the Community
2. Boulder Continues to be a Center for Employment in the Region
3. Boulderites are Changing How they Travel – At least within the City
4. The Community is Taking Action and Getting more Prepared for Climate Change and Other Threats
5. Boulder's Housing Types and Availability are Shifting Toward Multi-Family Units; Costs are Rising
6. Population is Growing and Aging
7. Social Disparities Exist; Some are Widening
8. People Seek more Walkable Neighborhoods
9. Healthy Living and Eating Continues as a Way of Life
10. Quality of Life is High

Interactive Mapping and 3D and Visualization

The planning team is working with ESRI to develop online interactive story board maps for different parts of the community. Online maps will have the ability to display different conditions and data as well as 3D buildings and topography. These maps can be the basis for scenario testing and analysis and visualization later in the planning process.

Focused Topics for the 2015 Update

At previous meetings of the Planning Board, Planning Commission, City Council, and the Board of County Commissioners, decision-makers have continually refined a list of focused topics for the 2015 Plan update. Some of the initial ideas evolved from findings of the Consultant Report from late 2014/early 2015 which incorporated feedback from several city boards, and the most recent community kickoff helped to further shape the topics, which generally are noted below.

“21st Century” Opportunities and Challenges
The Boulder Valley Comprehensive Plan will integrate with other plans, initiatives, and emerging issues including:

- **Aging Population** – Age-friendly community (i.e., programs and policies to address anticipated needs of an aging population by 2040)
- **Arts and Culture** (e.g., policies from the Community Cultural Plan, work of the library, and other programs)
- **Biodiversity** (e.g., policies from urban wildlife, integrated pest management, and open space programs)
- **Climate Action and Alternative Energy** (e.g., policies and goals relating to the Climate Action plan and renewable energy goals)
- **Community character – diversity** (i.e., goals emerging from the Design Excellence project and Form Based Code pilot)
- **Local Food** (e.g., improving upon existing goals in the plan and incorporating new initiatives and programs relating to health, wellness, and local foods).
- **Resilience / Regional issues** (i.e., incorporating work from the 100 Resilient Cities grant program and coordination with the city’s Chief Resilience Officer)

Growth Management and Livability/Housing
The city and county may identify possible changes to the land use map in focused areas or policies to accomplish community goals such as housing or growth management, or to adjust the jobs and housing mix. Questions to address include but are not limited to: What should be the future mix and rate of growth of jobs and housing? Where are appropriate locations for future housing and what types are needed to address “missing middle” income ranges?

Neighborhoods and Character
The city has been hearing a lot of interest from neighborhoods in the past year to improve communications, address land use incompatibilities, and address other service and infrastructure needs. The BVCP update can potentially address topics such as: Are there additional policies to preserve existing neighborhoods and housing? What programs, services, and infrastructure might be necessary to improve neighborhoods lacking such services? How can neighborhoods be more resilient and communicate better in times of emergency?

Improve Plan Document / Update IGA
Additionally, the 2015 BVCP plan can become one that:

- retains its long standing values but that contains a clearer, more graphic vision and values;
- has stronger links between the policies and actions and implementation; and
- is measurable with metrics and tied to data.

Renewal of the City/County Intergovernmental Agreement should also occur and be initiated well in advance of its expiration on Dec. 31, 2017.

NEXT STEPS

Early-Nov.	Survey focus groups
Nov/Dec	Local listening tour around different parts of Boulder Valley
Dec. 15	Joint Study Session of the City Council and Planning Board to discuss survey and focus group results; initial screening of requests; and topic tracks for the next phase of the BVCP process (options and analysis)
Jan. 26	Joint session with Board of County Commissioners and Planning Commission

Updates to City Boards and Commissions:

Sept. 11	Youth Opportunities Advisory Board (YOAB)
Sept. 28	Parks and Recreation Advisory Board (PRAB)
Oct. 5	Downtown Management Commission (DMC)
Oct. 7	Landmarks Board (LB)
Oct. 7	Environmental Advisory Board (EAB)
Oct. 7	Boulder Design Advisory Board (BDAB)- Memo only
Oct. 12	Housing Authority- Boulder Housing Partners (BHP)
Oct. 12	Transportation Advisory Board (TAB)
Oct. 19	Human Relations Commission (HRC)
Oct. 21	Boulder Arts Commission (BAC)
Nov. 16	Open Space Board of Trustees (OSBT)
Dec. 2	Library Commission
Dec 9	Boulder Design Advisory Board- Presentation