

**DOWNTOWN MANAGEMENT COMMISSION**  
**December 7, 2015**  
**5:30 - 9 pm**  
**Regular Meeting**  
**Council Chambers, 1777 Broadway**  
**AGENDA**

1. Roll Call
2. Approval of November 2, 2015 Meeting Minutes
3. Public Participation
4. Police Update
5. Parks Update
6. BID Update
7. Downtown Development Projections Presentation and Access Projection Methodology – RRC and Fox Tuttle
8. Civic Use Pad Update – Eric Ameigh and Joanna Crean
9. City Council AMPS Feedback
10. 2016 Priorities for City Council Consideration
11. Matters from Commissioners
  - a. Review of DMC Interview Questions
12. Matters from Staff
13. Action Summary

**Attachments**

- Meeting Minutes – November , 2015
- Sales and Use Tax Revenue Report – September 2015
- Police Stats
- Downtown Boulder Open/Close List
- CAGID Development Projections – RRC
- Request from Council Regarding 2016 Priorities
- Revised DMC Candidate Questions

Upcoming Meetings/Topics

DMC Meeting January 4, 2015

Commissioner Terms

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

DMC 2015/16 Priorities:

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

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

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

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

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

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

**STAFF:** **WINTER, MARTIN, LANDRITH, JOBERT, PADDOCK, SMITH, BRACKE,  
WEISS, HAGELIN, CAMERON, LEWIS, WIEBENSON**

**GUESTS:** **Dave Adams**

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**TYPE OF MEETING:** **Council Chambers** **November 2, 2015**

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**AGENDA ITEM 1 – Meeting/Roll Call:** Called to order at 5:34 p.m.

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**AGENDA ITEM 2 – Approval of the October 5, 2015 Meeting Minutes: (see below)**

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

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**AGENDA ITEM 4 – Police Update:** Paddock discussed the police stats and mentioned the change in officers due to seasonality. Halloween went well downtown. The GOP Debate turned out well with just a few issues and people were civil. Paddock said that October is the sheltering season for the homeless population; new faces in town, shelter opened the first. BOHO will be doing a 6 day a week shelter, Bridge House will provide food from their culinary training. Resources will be available 5 days a week at two different locations.

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**AGENDA ITEM 5 – Parks Update:** Martin said bricks for the planter repairs are coming in, the seating planter is progressing, gas leak in the 1300 block has been repaired, and flower planting is almost complete. Civic Area lights are being installed and the official lighting in Central Park is on December 17. Snow Much Fun events will be in December with children activities. A mural on the bike path under Broadway is being created. Chasansky is working on it with the Community Cultural Plan. The Civic Area Plan will be presented to council on November 10 and construction anticipated in June of 2016 and will be done in sections. Shapins encouraged Martin to get some work done for the public to view.

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**AGENDA ITEM 6 – BID Update:** Adams said Halloween’s Munchkin Masquerade had great weather; Saturday timing was beneficial and very successful. Adams gave event dates and timing for the holiday season. DBI Holiday Party will be December 13 at 6 at One Boulder Plaza. A direct mail postcard is going out to 10,000 with one hour free parking provided by the city. The 2016 Downtown Boulder Guide will be highlighting small businesses. Holiday lighting on the mall is going up with \$55,000 spent on lights this year. Power washing of 5 alleys is complete and working on the Art Cinema project at the Library. Deans questioned the 4 or 5 lighting events coming up. Discussion progressed with all the lighting events and how it is being coordinated between organizations.

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**AGENDA ITEM 7– Lost Boulder/Downtown Parking – Cameron:** Cameron, Planning, Housing and Sustainability, gave this talk at the Landmarks Board Series. Cameron presented plans and pictures from the turn of the 20<sup>th</sup> century. Some buildings presented included the 1906 YMCA and it closed in 1926, Hotel Albany and it sold in 1959 and it was razed; Mallon House; City Hall on 13th and Walnut; Colorado Building in 1955; Broadway and Spruce was the Sale Hotel and built in 1872. Winter mentioned that knowing the history of the parking structures and lots would be interesting.

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**AGENDA ITEM 8 – 2016 Priorities for City Council Consideration:** Winter said that council likes to hear from the boards and commissions about priorities and this is an opportunity to think about it. Council is also looking for feedback on the questions for prospective applicants to the boards as well as other questions that should be asked.

Crabtree said that AMPS and Downtown Parking were two priorities and struggled with the scenarios provided, and that the commission needs to make recommendations on what the board believes in. Winter will clarify that it applies to areas with unmanaged parking. Feldman said that TDMs programs would be applied to places where there are parking districts;

pricing considerations within parking districts are all included in this plan? Winter said that it does apply to AMPS. Deans maintained that more parking is needed downtown to support the growth and the needs; there is no recognition of it. Shapins asked what the common ground is and said that there are a lot of assumptions and assume that there will be parking controls. Deans said it has been talked about a lot and where is the one page summary of parking policy? Updating the Downtown Master Plan is currently not a focus per Winter. Deans mentioned that there will be a new council after tomorrow and need to update the commission's contacts. Feldman asked if there will be another Fox Tuttle report and Winter replied affirmatively. Feldman said their report it does not pertain to downtown. This is a city wide policy on code changes and the data is from East Boulder. Winter will get clarification from staff. Feldman would like to city council to know that the assumption and question that current parking requirements require more parking city wide than is needed for land uses is unsubstantiated. Winter would like to have commissioner responses at the December meeting. AMPS is meant to be tailored to various areas and to create regulations in outside areas.

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**AGENDA ITEM 8 - Matters from the Commissioners:** Millstone is moving out of the district and has resigned her commission as of January 1, 2016.

Winter would like feedback on questions for board recruitment and asked if the commission had any changes. Winter said the questions have been similar for the last few years. Deans said #6 seemed loaded and would the automobile as one of the alternative modes and recognition that automobiles are an alt mode. Shapins mentioned a question of why is downtown important, what are key issues you'd like to work on, how can you best advocate to other public officials and staff about those issues, and it should be softer and broader. Millstone said #7 captures a bigger picture of the aesthetic and economic vitality of downtown. Deans suggested combining #5 and #7 and include parking as a factor to address.

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**AGENDA ITEM 9 – Matters from the Staff:** Winter said there has been feedback regarding events on the mall and how appropriate they are for downtown. Landrith said that the Pearl Street Mall has its own code governing the intent and regulation of special events. Landrith referred to the special event section, describing some of the events on the mall and looking into merchandise events and is it appropriate for the Pearl Street Mall. Winter looking for changes prior to the summer season and will create a subcommittee. Winter will look at other communities and how they handle it. Winter asked if there is a threshold that events need to meet and looking for answer with the help of the commission. Ordinance 4-11 is about the Pearl Street Mall and has very specific regulations that are not in other locales. Crabtree questioned Adams about how it benefits businesses. Adams replied that it's a mixed bag, some events are well managed and run well and other events that don't. Shapins queried how it meets the needs of the community and there is a lot that can be done beyond the shopping, be more urban. Deans and Crabtree will serve on the committee. Winter said they will contact Chasansky about attending.

Trinity Lutheran Shared Garage – Matthews said the legal and financial agreements are being finalized, working with outside vendors to make sure all is correct. Matthews said it looks like everything is falling in place and should break ground this year, will be a yearlong project and gives the city time to work on the permits. Matthews said this garage has an evening role for short term parkers. Crabtree asked about people and a wait list. Feldman questioned the costs and Matthews said that some construction costs have increased; however, overall the costs have remained the same.

**Action Summary:**

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

Staff working on Car Share policy.

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

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

Civic Use Pad update to commission.

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**Meeting adjourned at 8:00 pm.**

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**ACTION ITEMS:**

**MOTION: Crabtree motioned to approve the October 5, 2015 meeting minutes with corrections by Crabtree. Shapins seconded the motion. All commissioners were in favor and the motion passed unanimously 5 – 0.**

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**December 7, 2015**

**Council Chambers**

**Regular Meeting**

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APPROVED BY:

DOWNTOWN MANAGEMENT COMMISSION

Attest:

**Ruth Weiss, Secretary**

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**Sue Deans, Chair**

# City of Boulder

## Sales & Use Tax Revenue Report

### September, 2015

Issued November 18, 2015

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This report provides information and analysis related to 2015 Year-to-Date (YTD) sales and use tax collections. Results are for actual sales activity through the month of September, 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 5.07%.

**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	5.12%	78.07%
Business/Consumer Use Tax	(5.03%)	10.16%
Construction Use Tax	18.63%	8.85%
Motor Vehicle Use Tax	6.30%	2.91%
<b>Total Sales &amp; Use Tax</b>	<b>5.07%</b>	<b>100.00%</b>

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

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

TAX CATEGORY	% CHANGE IN REVENUE Increase/(Decrease)	% OF TOTAL
Sales Tax	4.10%	77.69%
Business/Consumer Use Tax	(5.22%)	10.33%
Construction Use Tax	18.63%	9.02%
Motor Vehicle Use Tax	6.30%	2.96%
<b>Total Sales &amp; Use Tax</b>	<b>4.26%</b>	<b>100.00%</b>

### COMMUNITY, CULTURE AND SAFETY FACILITIES TAX

For September 2015 YTD, the newly enacted Community, Culture and Safety Facilities Tax (an additional 0.30%, effective for 3 years beginning January 1, 2015) has generated \$7,133,425. 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** – September YTD retail sales tax revenue was up 5.12% from that received in 2014. It is important to note that any significant sales of recreational marijuana did not begin until the second quarter of 2014. Therefore, comparisons are not "apples to apples" for the first quarter.

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

**Food Stores** - YTD retail sales tax revenue for food stores was up 7.39% from that received in 2014. This large increase is primarily due to companies who file thirteen four-week periods instead of reporting monthly. Companies who file thirteen four-week periods do so because of reporting purposes. Each reporting period has the same number of days in the period. Since the city reports monthly, there is one month out of the year where our report contains two filing periods.

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

Sales at **Eating Places** are both an important revenue source (Eating Places comprise approximately 13.00% of sales/use tax) and are often an indicator of the health of the economy in the city. This discretionary category is often correlated with disposable income and consumer confidence. Total September YTD retail tax at Eating Places is up by 6.56%.

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

**Apparel Stores** - YTD retail sales were up by 3.28%. The significant increase in April is due to multiple circumstances. Timing was an issue with one large vendor who did not remit in April of 2014. Multiple other vendors also improved their performance during the month

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

**General Retail** sales are up by 6.77% YTD.

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

**Public Utilities** (primarily retail sales tax on natural gas and electricity) are up by 1.60% YTD. Tax on Public Utilities comprises over 4% of total sales and use tax revenue. Even if rates increase, the direction for this category may be uncertain if conservation strategies are successful and businesses significantly cut their energy use. According to a 2006 study by the City of Boulder, commercial and industrial sector energy use makes up 83% of Boulder's energy use.

### TOTAL MARIJUANA REVENUE

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

The sale of medical marijuana generates:

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

The sale of recreational marijuana generates:

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

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

<b>Total September YTD Marijuana Related Revenue</b>			
Medical marijuana:			
3.86% Sales/Use Tax	\$797,557		
Sub-total Medical marijuana revenue		\$797,557	
Recreational marijuana			
3.86% Base Sales/Use Tax	934,185		
3.50% Additional Sales/Use Tax	846,912		
5.00% Excise Tax	749,593		
State Share-back	322,215		
Sub-total Recreational Marijuana revenue		\$2,852,905	
<b>TOTAL MARIJUANA RELATED REVENUE</b>			\$3,650,462

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

<b>Total September YTD "Incremental" Recreational Marijuana Related Revenue</b>		
3.50% Additional Sales/Use Tax	\$846,912	
5.00% Excise Tax	749,593	
State "Share-back"	322,215	
<b>TOTAL "INCREMENTAL" RECREATIONAL MARIJUANA REVENUE</b>		\$1,918,720

### Medical Marijuana Retail Sales Tax

Total September YTD retail sales tax revenue collected in this category is down by 15.00% from the same period in 2014. The retail percentage change by month is presented below.

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

### Recreational Marijuana Retail Sales Tax

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

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

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

**TABLE 3**

2015 YTD RETAIL SALES TAX (% Change in Comparable YTD Collections)	
<b>STRENGTHS:</b> <ul style="list-style-type: none"> <li>▪ Food Stores up by 7.39% (January had two returns for each store by a 13 period filing taxpayer)</li> <li>▪ Eating Places up by 6.56%</li> <li>▪ Apparel Stores up by 3.28%</li> <li>▪ Home Furnishings up by 2.58%</li> <li>▪ General Retail up by 6.77%</li> <li>▪ Automotive Trade up by 2.77%</li> <li>▪ Computer Related Business up by 16.02%</li> <li>▪ All Other up by 7.07%</li> <li>▪ Recreational Marijuana up by 77.31%</li> <li>▪ Downtown up by 9.37%</li> <li>▪ N. 28th St Commercial up by 14.51%</li> <li>▪ University of Colorado up by 8.63%</li> <li>▪ Basemar up by 3.28%</li> <li>▪ BVRC (excl 29th St) up by 4.69%</li> <li>▪ Twenty-Ninth St up by 1.35%</li> <li>▪ The Meadows up by 12.62%</li> <li>▪ All Other Boulder up by 8.11%</li> <li>▪ Metro Denver up by 12.62%</li> <li>▪ Pearl Street Mall up by 13.90%</li> <li>▪ Gunbarrel Commercial up by 16.21%</li> <li>▪ Boulder Industrial up by 6.69%</li> </ul>	<b>WEAKNESSES:</b> <ul style="list-style-type: none"> <li>▪ UHGID (the "hill") down by 1.98%</li> <li>▪ Transportation/Utilities down by 6.24%</li> <li>▪ Building Material - Retail down by 0.50%</li> <li>▪ Medical Marijuana down by 17.39%</li> <li>▪ Consumer Electronics down by 17.67%</li> <li>▪ Table Mesa down by 1.99%</li> <li>▪ Out of State down by 0.55%</li> </ul>

2015 USE TAX (% Change in YTD Comparable Collections)	
<b>STRENGTHS:</b> <ul style="list-style-type: none"> <li>▪ Construction Use Tax up by 20.32% (when adjusted to exclude dedicated Boulder Junction tax in both years, up by 31.09%)</li> <li>▪ Motor Vehicle Use Tax up by 6.30%</li> </ul>	<b>WEAKNESSES</b> <ul style="list-style-type: none"> <li>▪ Business Use Tax down by 5.03%</li> </ul>

## **BUSINESS USE TAX**

September 2015 YTD Business Use Tax is down by 5.03%. 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**

September YTD Motor Vehicle Use Tax is up by 6.30%, 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 September. 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 18.63% 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**

September Accommodation Tax revenue is up by 10.61% 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 13.95% 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

September 2015 YTD Trash Tax receipts are up by 1.03%. On-going Trash Tax remittances are due on a quarterly basis. Variances also occur when smaller trash collection companies work levels vary, due primarily to pickups related to larger construction projects.

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

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

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

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

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

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

**The 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 <u>2015</u>	Aug <u>2015</u>	Sep <u>2014</u>	M-M <u>Change</u>	Y-Y <u>Change</u>
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	SEPTEMBER YTD Actual			
	2014	2015	% Change	% of Total
Sales Tax	65,522,271	74,680,972	5.12%	78.07%
Business Use Tax	9,440,965	9,721,643	-5.03%	10.16%
Construction Sales/Use Tax	6,582,951	8,467,389	18.63%	8.85%
Motor Vehicle Use Tax	2,414,464	2,782,960	6.30%	2.91%
<b>Total Sales and Use Tax</b>	<b>83,960,651</b>	<b>95,652,964</b>	<b>5.07%</b>	<b>100.00%</b>

Total Net Sales/Use Tax Receipts by Industry Type	SEPTEMBER YTD Actual			
	2014	2015	%Change	% of Total
Food Stores	10,750,084	12,430,737	6.65%	13.00%
Eating Places	10,795,745	12,505,347	6.83%	13.07%
Apparel Stores	2,964,460	3,314,715	3.12%	3.47%
Home Furnishings	2,180,550	2,426,615	2.64%	2.54%
General Retail	16,128,736	18,483,958	5.70%	19.32%
Transportation/Utilities	6,436,217	6,609,328	-5.29%	6.91%
Automotive Trade	5,791,316	6,534,992	4.07%	6.83%
Building Material-Retail	2,997,286	3,240,800	-0.28%	3.39%
Construction Firms Sales/Use Tax	6,136,762	8,016,784	20.48%	8.38%
Consumer Electronics	1,815,592	1,669,505	-15.19%	1.75%
Computer Related Business Sector	5,344,209	5,430,018	-6.29%	5.68%
Rec Marijuana	920,026	1,781,097	78.55%	1.86%
Medical Marijuana	866,142	797,557	-15.08%	0.83%
All Other	10,833,526	12,411,510	5.66%	12.98%
<b>Total Sales and Use Tax</b>	<b>83,960,651</b>	<b>95,652,964</b>	<b>5.07%</b>	<b>100.00%</b>

Total Net Sales/Use Tax Receipts by Geographic Area	SEPTEMBER YTD Actual			
	2014	2015	% Change	% of Total
North Broadway	1,024,936	1,217,957	9.60%	1.27%
Downtown	6,090,801	7,423,264	12.40%	7.76%
Downtown Extension	580,081	580,173	-7.76%	0.61%
UHGID (the "hill")	921,862	947,897	-5.17%	0.99%
East Downtown	677,036	653,742	-10.95%	0.68%
N. 28th St. Commercial	3,760,562	4,690,564	15.04%	4.90%
N. Broadway Annex	353,787	374,172	-2.46%	0.39%
University of Colorado	934,442	945,960	-6.64%	0.99%
Basemar	2,123,780	2,322,292	0.85%	2.43%
BVRC-Boulder Valley Regional Center	16,356,660	19,100,185	7.70%	19.97%
29th Street	6,075,229	6,650,754	0.97%	6.95%
Table Mesa	1,959,416	2,080,450	-2.08%	2.17%
The Meadows	741,879	857,719	6.63%	0.90%
All Other Boulder	5,246,929	7,123,795	25.22%	7.45%
Boulder County	924,802	1,019,183	1.64%	1.07%
Metro Denver	2,866,658	5,432,255	74.77%	5.68%
Colorado All Other	266,710	496,675	71.75%	0.52%
Out of State	7,962,392	7,757,465	-10.15%	8.11%
Airport	43,315	1,108,699	2260.68%	1.16%
Gunbarrel Industrial	6,520,666	5,029,872	-28.86%	5.26%
Gunbarrel Commercial	889,240	1,087,861	12.83%	1.14%
Pearl Street Mall	2,405,444	3,001,080	15.07%	3.14%
Boulder Industrial	7,865,360	8,578,748	0.59%	8.97%
Unlicensed Receipts	1,051,711	442,830	-61.17%	0.46%
County Clerk	2,414,464	2,782,960	6.30%	2.91%
Public Utilities	3,902,485	3,946,413	-6.73%	4.13%
<b>Total Sales and Use Tax</b>	<b>83,960,651</b>	<b>95,652,964</b>	<b>5.07%</b>	<b>100.00%</b>

Miscellaneous Tax Statistics	SEPTEMBER YTD Actual		
	2014	2015	% Change in Taxable
Total Food Service Tax	475,842	495,130	4.05%
Accommodations Tax	4,596,304	5,083,975	10.61%
Admissions Tax	383,672	437,187	13.95%
Trash Tax	1,328,151	1,341,788	1.03%
Disposable Bag Fee	207,575	197,720	-4.75%
Rec Marijuana Excise Tax	268,561	749,593	179.11%

## USE TAX BY CATEGORY

## USE &lt;&lt; SALES

## SALES TAX BY CATEGORY

SEPTEMBER YTD Actual			Standard Industrial Code	SEPTEMBER YTD Actual		
2014	2015	% Change		2014	2015	% Change
139,384	75,262	-50.20%	Food Stores	10,610,700	12,355,476	7.39%
129,652	181,601	29.18%	Eating Places	10,666,093	12,323,746	6.56%
13,545	10,232	-30.33%	Apparel Stores	2,950,915	3,304,483	3.28%
20,933	24,501	7.95%	Home Furnishings	2,159,617	2,402,114	2.58%
2,110,293	2,255,552	-1.42%	General Retail	14,018,444	16,228,406	6.77%
290,939	361,646	14.64%	Transportation/Utilities	6,145,278	6,247,683	-6.24%
2,476,646	2,841,582	5.82%	Automotive Trade	3,314,670	3,693,410	2.77%
10,451	18,549	63.69%	Building Material-Retail	2,986,835	3,222,251	-0.50%
5,847,463	7,628,467	20.32%	Construction Sales/ Use Tax	289,299	388,317	23.79%
34,525	79,489	112.34%	Consumer Electronics	1,781,067	1,590,016	-17.67%
3,789,598	3,474,424	-15.44%	Computer Related Business	1,554,612	1,955,593	16.02%
7,746	27,267	224.66%	Rec Marijuana	912,280	1,753,831	77.31%
16,280	36,284	105.55%	Medical Marijuana	849,863	761,274	-17.39%
3,550,927	3,957,136	2.78%	All Other	7,282,599	8,454,374	7.07%
<b>18,438,380</b>	<b>20,971,992</b>	<b>4.90%</b>	<b>Total Sales and Use Tax</b>	<b>65,522,271</b>	<b>74,680,972</b>	<b>5.12%</b>

## USE TAX BY CATEGORY

## SALES TAX BY CATEGORY

SEPTEMBER YTD Actual			Geographic Code	SEPTEMBER YTD Actual		
2014	2015	% Change		2014	2015	% Change
49,467	96,586	80.08%	North Broadway	975,470	1,121,371	6.02%
987,033	1,370,746	28.08%	Downtown	5,103,768	6,052,518	9.37%
45,482	302	-99.39%	Downtown Extension	534,599	579,871	0.04%
32,911	32,812	-8.05%	UHGD (the "hill")	888,951	915,085	-5.06%
157,478	82,914	-51.44%	East Downtown	519,559	570,827	1.33%
72,064	110,814	41.82%	N. 28th St. Commercial	3,688,498	4,579,749	14.51%
9,125	9,361	-5.39%	N. Broadway Annex	344,662	364,811	-2.38%
139,647	9,807	-93.52%	University of Colorado	794,795	936,153	8.63%
568,442	580,547	-5.81%	Basemar	1,555,338	1,741,745	3.28%
286,718	858,553	176.17%	BVRC	16,069,943	18,241,632	4.69%
73,282	55,029	-30.74%	29th Street	6,001,947	6,595,724	1.35%
30,016	30,183	-7.26%	Table Mesa	1,929,400	2,050,266	-1.99%
70,626	38,070	-50.29%	The Meadows	671,253	819,649	12.62%
2,450,838	3,846,058	44.73%	All Other Boulder	2,796,091	3,277,737	8.11%
170,171	214,337	16.16%	Boulder County	754,631	804,846	-1.63%
499,346	2,541,528	369.41%	Metro Denver	2,367,312	2,890,728	12.62%
80,667	61,418	-29.78%	Colorado All Other	186,043	435,257	115.77%
947,572	193,641	-81.15%	Out of State	7,014,821	7,563,824	-0.55%
20,707	1,077,303	4698.26%	Airport	22,609	31,396	28.07%
5,660,626	4,104,854	-33.12%	Gunbarrel Industrial	860,040	925,017	-0.80%
30,889	6,313	-81.15%	Gunbarrel Commercial	858,351	1,081,548	16.21%
32,335	70,244	100.35%	Pearl Street Mall	2,373,109	2,930,836	13.90%
2,741,260	2,651,381	-10.80%	Boulder Industrial	5,124,100	5,927,367	6.69%
750,678	56,959	-93.00%	Unlicensed Receipts	301,033	385,872	18.22%
2,414,464	2,782,960	6.30%	County Clerk	0	0	NA
116,535	89,271	-29.35%	Public Utilities	3,785,950	3,857,142	-6.04%
<b>18,438,380</b>	<b>20,971,992</b>	<b>4.90%</b>	<b>Total Sales and Use Tax</b>	<b>65,522,271</b>	<b>74,680,972</b>	<b>5.12%</b>

## TOTAL CITY SALES AND USE TAX COLLECTIONS

REVENUE CATEGORY	YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
<b>RETAIL SALES TAX</b>	2008	5,197,400	5,105,109	6,005,946	5,331,447	5,488,450	6,572,335	5,508,796	6,258,640	6,620,535	5,382,779	5,255,155
Rate 3.41%	2009	4,919,570	4,659,632	5,850,038	5,077,648	5,131,444	6,428,343	5,206,770	5,790,533	6,093,314	5,170,325	4,735,769
	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
	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
	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
	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
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
Rate 3.86%	2015	6,889,039	7,636,464	9,068,947	7,527,277	7,792,804	9,273,066	8,100,335	9,051,520	9,341,520		
Change from prior year (Month)		6.50%	9.40%	8.54%	4.87%	2.81%	3.00%	6.41%	5.76%	0.36%	-100.00%	-100.00%
Change from prior year (YTD)		6.50%	8.00%	8.21%	7.38%	6.43%	5.76%	5.85%	5.84%	5.12%	-5.62%	-13.91%
<b>CONSUMER USE TAX</b>	2008	818,034	991,472	1,109,160	669,214	736,901	1,067,769	732,334	596,399	899,934	989,683	599,876
(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
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
	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
	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
	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
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
Rate 3.86%	2015	1,274,337	1,134,561	1,713,016	965,772	1,127,357	1,638,029	1,002,535	1,267,096	2,381,899		
Change from prior year (Month)		27.07%	16.11%	18.91%	-48.45%	55.95%	-40.57%	-12.51%	-9.92%	55.80%	-100.00%	-100.00%
Change from prior year (YTD)		27.07%	21.66%	20.50%	-3.90%	3.29%	-10.49%	-10.72%	-10.62%	-2.72%	-10.37%	-16.91%
<b>CONSTRUCTION USE TAX</b>	2008	330,080	347,219	748,549	454,797	327,855	241,649	100,759	442,652	347,954	217,885	107,831
Rate 3.41%	2009	944,905	111,907	425,028	776,511	279,761	995,132	721,209	676,301	235,485	223,169	591,970
	2010	591,599	242,591	245,829	362,619	228,230	1,921,675	1,075,078	467,423	245,361	234,021	406,868
	2011	622,872	281,210	274,661	240,970	2,150,036	352,336	352,846	455,211	478,988	314,958	177,137
	2012	385,392	1,697,323	315,856	503,719	342,448	375,499	595,334	214,896	422,866	473,523	799,552
	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
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
Rate 3.86%	2015	387,123	680,064	2,527,741	776,513	1,008,019	985,050	583,353	986,617	532,910		
Change from prior year (Month)		-50.14%	-43.53%	288.17%	66.35%	62.74%	-46.19%	44.19%	140.01%	-31.07%	-100.00%	-100.00%
Change from prior year (YTD)		-50.14%	-46.12%	36.59%	41.07%	44.68%	14.70%	16.70%	24.67%	18.63%	4.25%	-0.10%
<b>TOTAL FOR MONTH &amp; CHANGE FROM PREVIOUS YEAR (MONTH &amp; YTD)</b>												
Ratechg3.56%>3.41%	2008	6,345,513	6,443,800	7,863,654	6,455,459	6,553,206	7,881,753	6,341,889	7,297,691	7,868,423	6,590,347	5,962,862
Rate 3.41%	2009	6,774,033	5,428,789	7,337,653	6,852,049	5,942,929	8,214,294	6,786,304	7,766,601	7,317,887	6,135,072	6,026,191
	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
	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
	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
	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
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
Rate 3.86%	2015	8,550,499	9,451,089	13,309,704	9,269,562	9,928,180	11,896,145	9,686,223	11,305,233	12,256,328	0	0
% Change (month)		3.67%	3.15%	27.40%	-2.61%	11.28%	-12.46%	5.71%	8.96%	5.57%	-100.00%	-100.00%
% Change (YTD)		3.67%	3.40%	12.40%	8.58%	9.10%	4.20%	4.40%	5.00%	5.07%	-5.48%	-13.26%

**Sales Tax Revenues Generated in CAGID (Excluding the Mail) by SIC Code**

	Food Stores	Eating Places	Apparel Stores	Home Furnish.	Gen. Merchandise	Auto. Transport.	Construction	All Others	GRAND TOTAL
2012 (sales tax rate of 3.41%)									
2012 TOTAL	30,389	3,206,102	468,356	173,873	1,738,783	32,204	333	483,357	6,133,397
2013 (sales tax rate of 3.41%)									
January	1,006	206,696	24,850	14,530	123,652	2,280	-	7,914	380,908
February	1,028	208,483	26,801	4,980	123,545	2,239	-	6,225	373,301
March	4,023	284,345	36,265	14,006	140,205	2,626	9	20,399	501,878
April	1,117	256,655	43,256	11,041	148,093	2,716	-	13,241	476,119
May	1,125	267,228	41,789	14,957	164,852	3,246	-	6,514	499,711
June	4,001	316,158	38,360	8,573	178,036	8,558	16	61,664	615,366
July	1,400	286,388	37,641	7,119	174,918	3,469	-	7,660	518,595
August	1,372	296,554	31,923	13,847	153,274	3,876	-	9,962	510,808
September	3,354	250,116	54,152	7,410	173,883	14,486	7	72,130	575,538
October	1,302	286,269	48,817	8,890	163,693	3,144	-	8,158	520,273
November	1,754	266,285	28,390	8,962	153,712	2,625	-	6,613	468,341
December	5,911	263,671	28,136	16,208	194,814	4,457	157	45,561	558,915
2013 TOTAL	27,393	3,188,848	440,380	130,523	1,892,677	53,702	189	266,041	5,999,753
2014 (sales tax rate of 3.56%)									
January	1,034	208,722	30,629	8,922	86,769	2,678	-	42,572	381,326
February	1,073	247,007	21,874	18,048	78,528	2,518	-	38,648	407,696
March	3,907	295,393	46,561	18,883	93,923	7,699	75	100,754	567,195
April	1,113	314,507	30,701	16,145	93,324	7,533	-	75,028	538,351
May	1,230	337,737	35,379	16,836	116,424	6,811	-	85,009	599,426
June	1,241	337,783	39,404	19,727	115,867	3,449	55	118,693	636,219
July	1,241	337,779	39,360	6,981	127,785	3,839	-	87,697	604,682
August	1,376	329,737	53,406	7,706	131,264	4,032	-	102,825	630,346
September	5,089	341,905	29,323	11,507	129,046	3,567	-	218,090	738,527
October	113	334,781	61,291	43,257	105,149	3,401	-	104,095	652,087
November	3,444	269,896	55,943	16,559	100,082	2,775	-	84,393	533,092
December	3,275	301,696	46,957	11,766	157,421	2,902	380	152,826	677,223
2014 TOTAL	24,136	3,656,943	490,828	196,337	1,335,582	51,204	510	1,210,630	6,966,170
2015 (sales tax rate of 3.86%)									
January	1,351	245,768	18,441	11,554	83,769	3,521	-	95,337	459,741
February	157	312,712	33,162	20,822	72,701	3,014	-	80,747	523,315
March	2,696	345,198	47,026	7,227	100,369	3,579	4	180,906	687,005
April	1,386	338,223	65,751	23,126	140,165	3,536	-	93,416	665,603
May	1,662	395,975	32,570	7,052	112,849	3,670	-	107,896	661,674
June	4,167	352,650	58,474	5,033	131,899	3,784	-	204,236	760,243
July	229	394,306	34,165	6,545	131,455	4,221	-	111,660	682,581
August	3,112	394,156	75,351	8,036	143,765	4,328	-	121,721	750,469
September	1,982	360,222	37,287	5,165	140,728	4,028	-	312,477	861,889
October	-	-	-	-	-	-	-	-	-
November	-	-	-	-	-	-	-	-	-
December	-	-	-	-	-	-	-	-	-
2015 TOTAL	16,742	3,139,210	402,227	94,560	1,057,700	33,681	4	1,308,396	6,052,520
Total % Change from 2012-2013	-9.86%	-0.54%	-5.97%	-24.93%	8.85%	66.76%	-43.24%	-44.96%	-2.18%
Total % Change from 2013-2014	-15.60%	9.85%	6.76%	44.09%	-32.41%	-8.67%	158.47%	335.88%	11.22%
Total % Change from 2014-2015	-10.77%	5.26%	13.57%	-30.09%	0.26%	-26.26%	-97.16%	38.81%	9.37%
% Change from previous year month	-64.08%	-2.83%	17.28%	-58.60%	0.58%	4.15%	#DIV/0!	32.14%	7.63%

**Sales and Use Tax Revenues Generated in CAGID (Excluding the Mall) by SIC Code**

	Food Stores	Eating Places	Apparel Stores	Home Furnish.	Gen. Merchandise	Auto. Transport.	Construction	All Others	GRAND TOTAL
2012 (sales tax rate of 3.41%)									
2012 TOTAL	30,389	3,262,719	469,321	196,012	1,747,183	32,464	116,176	597,014	6,451,278
2013 (sales tax rate of 3.41%)									
January	1,006	208,424	24,850	17,256	126,402	2,281	37,975	24,434	442,628
February	1,028	210,415	26,859	7,102	127,502	2,259	(214)	11,667	386,618
March	4,113	288,457	36,275	21,116	143,321	2,654	27,222	39,452	562,610
April	2,424	258,801	43,256	15,318	151,707	2,777	12,626	14,987	501,896
May	1,125	265,298	41,881	17,532	172,042	3,268	17,727	7,355	526,228
June	4,082	319,612	38,360	12,453	181,523	8,688	26,860	80,843	672,421
July	1,400	288,575	37,641	9,584	178,565	3,615	9,101	17,439	545,920
August	1,372	298,780	32,025	13,847	156,795	3,893	3,075	17,771	527,558
September	3,495	252,537	54,161	10,612	192,476	14,503	22,719	104,711	655,214
October	1,302	288,691	48,857	12,373	195,086	3,277	7,234	23,983	580,803
November	1,754	268,369	28,424	11,611	158,229	2,643	33,128	7,661	501,819
December	6,038	265,730	28,172	18,957	200,039	4,472	33,750	67,085	624,243
2013 TOTAL	29,139	3,213,689	440,761	167,761	1,983,687	54,330	221,203	417,388	6,527,958
2014 (sales tax rate of 3.56%)									
January	1,034	210,406	30,654	8,922	90,948	2,837	102,750	43,978	491,529
February	1,073	252,127	22,042	20,930	88,938	2,858	19,465	39,988	447,421
March	4,028	302,651	46,602	23,393	96,791	8,085	22,998	112,444	616,992
April	1,113	322,362	30,744	17,488	93,794	7,774	8,238	229,441	710,954
May	1,230	344,174	35,775	19,525	117,079	6,826	116,907	86,567	728,083
June	1,241	342,762	39,418	21,944	116,443	3,471	92,745	145,132	763,156
July	1,241	343,892	39,443	9,291	129,161	3,861	49,451	97,450	673,790
August	1,376	335,701	53,456	10,084	132,085	4,052	659	105,899	643,312
September	5,306	348,143	29,438	15,047	129,869	3,585	242,311	241,860	1,015,559
October	113	341,684	61,413	47,735	107,146	3,418	587,243	106,862	1,255,614
November	3,444	275,434	55,964	18,224	100,631	2,794	841	91,598	548,930
December	3,293	307,986	46,989	13,531	174,488	2,923	100,995	179,083	829,288
2014 TOTAL	24,492	3,727,322	491,938	226,114	1,377,373	52,484	1,344,603	1,480,302	8,724,628
2015 (sales tax rate of 3.86%)									
January	5,766	248,126	18,443	13,922	84,422	3,553	48,161	101,519	523,912
February	157	321,171	33,209	25,020	79,430	3,026	63,708	106,428	632,149
March	2,696	350,710	47,098	9,318	100,871	3,600	149,323	181,437	845,053
April	1,386	344,103	65,812	29,486	140,963	3,536	67,442	95,392	748,120
May	1,662	401,730	32,604	10,333	113,758	3,681	110,845	134,046	808,659
June	4,167	358,095	58,568	9,138	136,548	3,798	376,325	225,018	1,171,657
July	229	402,234	34,214	11,517	132,516	4,233	153,211	112,896	851,050
August	6,331	399,554	75,433	10,048	145,000	4,338	85,461	153,023	879,188
September	1,982	370,608	37,304	8,478	147,425	4,044	59,208	334,421	963,470
October	-	-	-	-	-	-	-	-	-
November	-	-	-	-	-	-	-	-	-
December	-	-	-	-	-	-	-	-	-
2015 TOTAL	24,376	3,196,331	402,685	127,260	1,080,933	33,809	1,113,684	1,444,180	7,423,258
% Change from 2012-2013	-4.11%	-1.50%	-6.09%	-14.41%	13.54%	67.35%	90.40%	-30.09%	1.19%
% Change from 2013-2014	-19.49%	11.10%	6.91%	29.10%	-33.49%	-7.47%	482.25%	239.72%	28.02%
% Change from 2014-2015	27.43%	5.20%	13.38%	-19.95%	0.18%	-28.07%	56.69%	20.78%	12.40%
% Change from previous year month	-65.55%	-1.82%	16.87%	-48.04%	4.70%	4.04%	-77.46%	27.52%	-12.50%

**Sales Tax Revenues Generated on the Downtown Mall by SIC Code**

	Food Stores	Eating Places	Apparel Stores	Home Furnish.	Gen. Merchandise	All Others	GRAND TOTAL
2012 (sales tax rate of 3.41%)	-	-	-	-	-	-	-
<b>2013 TOTAL (sales tax rate of 3.41%)</b>	<b>54,676</b>	<b>1,277,112</b>	<b>553,212</b>	<b>147,717</b>	<b>668,472</b>	<b>76,260</b>	<b>2,777,449</b>
January	2,371	90,449	30,728	7,642	41,481	4,938	177,609
February	4,966	86,268	26,262	7,387	39,036	4,152	168,071
March	4,599	108,576	54,250	8,575	47,728	3,724	227,452
April	2,460	104,357	40,083	7,830	49,460	3,775	209,965
May	4,472	104,775	53,053	10,486	60,344	5,997	239,127
June	3,425	125,845	57,695	10,248	71,962	5,863	275,038
July	6,673	124,038	56,534	11,621	73,650	5,608	278,124
August	5,229	123,237	63,898	12,501	72,838	8,298	286,001
September	3,655	106,135	40,282	7,928	51,067	5,261	214,328
October	4,156	105,602	59,054	9,853	51,866	8,810	239,341
November	3,982	87,939	38,478	14,429	55,242	7,290	207,360
December	5,780	85,521	63,020	28,709	101,738	8,973	293,741
<b>2013 TOTAL (sales tax rate of 3.56%)</b>	<b>51,768</b>	<b>1,252,742</b>	<b>583,337</b>	<b>137,209</b>	<b>716,412</b>	<b>72,689</b>	<b>2,814,157</b>
January	3,236	84,800	27,857	6,829	37,714	3,444	163,880
February	3,761	97,322	40,355	7,082	40,619	11,915	201,054
March	4,630	101,711	43,040	9,116	55,124	9,184	222,805
April	4,355	111,784	44,765	8,721	53,147	8,886	231,658
May	4,472	122,720	52,090	11,002	65,848	12,602	268,734
June	5,226	126,868	52,226	10,826	73,635	11,412	280,193
July	4,738	143,241	50,205	12,113	92,197	30,185	332,679
August	4,293	133,918	81,234	12,979	83,494	39,117	355,035
September	5,243	139,468	58,707	10,453	69,876	33,321	317,068
October	2,026	128,849	50,406	10,877	60,773	37,351	290,282
November	7,500	94,051	49,653	14,138	59,435	31,905	256,682
December	6,636	96,442	63,565	30,429	125,222	32,897	355,191
<b>2014 TOTAL (sales tax rate of 3.86%)</b>	<b>56,116</b>	<b>1,381,174</b>	<b>614,103</b>	<b>144,565</b>	<b>817,084</b>	<b>262,219</b>	<b>3,275,261</b>
January	2,914	108,654	30,699	8,172	52,251	31,958	234,648
February	4,343	100,213	41,179	6,837	43,844	28,851	225,267
March	5,553	132,841	50,427	9,918	71,103	37,013	306,855
April	4,894	128,445	51,613	8,534	61,919	34,122	289,527
May	5,140	146,575	76,334	14,531	65,319	41,514	349,413
June	5,909	142,438	61,765	13,096	107,913	42,255	373,376
July	5,770	162,080	62,558	13,463	109,125	54,688	407,684
August	5,579	160,963	64,583	13,717	98,479	49,594	392,915
September	6,106	143,865	52,136	11,933	90,604	46,500	351,144
October	-	-	-	-	-	-	-
November	-	-	-	-	-	-	-
December	-	-	-	-	-	-	-
<b>2015 TOTAL</b>	<b>46,208</b>	<b>1,226,074</b>	<b>491,294</b>	<b>100,201</b>	<b>700,557</b>	<b>366,495</b>	<b>2,930,829</b>
<b>Total % Change from 2012-2013</b>	<b>-5.32%</b>	<b>-1.91%</b>	<b>5.45%</b>	<b>-7.11%</b>	<b>7.17%</b>	<b>-4.68%</b>	<b>1.32%</b>
<b>Total % Change from 2013-2014</b>	<b>3.83%</b>	<b>5.61%</b>	<b>0.84%</b>	<b>0.92%</b>	<b>9.25%</b>	<b>245.54%</b>	<b>11.48%</b>
<b>Total % Change from 2014-2015</b>	<b>6.66%</b>	<b>6.49%</b>	<b>0.58%</b>	<b>3.69%</b>	<b>13.02%</b>	<b>111.17%</b>	<b>13.90%</b>
<b>% Change from previous year month</b>	<b>7.41%</b>	<b>-4.86%</b>	<b>-18.09%</b>	<b>5.29%</b>	<b>19.59%</b>	<b>28.71%</b>	<b>2.14%</b>

**Sales and Use Tax Revenues Generated on The Downtown Mall by SIC Code**

	Food Stores	Eating Places	Apparel Stores	Home Furnish.	Gen. Merchandise	Construction	All Others	GRAND TOTAL
2012 (sales tax rate of 3.41%)								
<b>2012 TOTAL</b>	<b>55184</b>	<b>1287832</b>	<b>555044</b>	<b>147717</b>	<b>674189</b>	<b>18311</b>	<b>82826</b>	<b>2,821,103</b>
2013 (sales tax rate of 3.41%)								
January	2,384	90,901	31,131	7,642	41,822	1,586	6,857	182,323
February	4,983	86,618	27,557	7,387	39,312	2,291	4,270	172,418
March	4,635	108,923	54,375	8,575	47,799	20	3,847	228,174
April	2,481	105,544	40,522	7,830	49,521	1,074	3,829	210,801
May	4,537	106,528	53,177	10,486	60,409	85	6,036	241,258
June	3,446	126,332	58,360	10,248	72,037	2,944	6,796	280,163
July	6,696	124,982	56,676	11,621	74,025	746	5,706	280,452
August	5,256	123,766	64,299	12,501	72,927	2,929	8,334	290,012
September	4,312	107,396	40,456	7,928	51,124	127	7,288	218,631
October	4,367	105,884	59,110	9,853	52,023	-	8,810	240,047
November	4,232	88,149	39,058	14,429	55,342	-	7,290	208,500
December	6,143	85,900	63,723	28,709	101,846	9,161	10,088	305,570
<b>2013 TOTAL</b>	<b>53472</b>	<b>1260923</b>	<b>588444</b>	<b>137209</b>	<b>718187</b>	<b>20963</b>	<b>79151</b>	<b>2,858,349</b>
2014 (sales tax rate of 3.56%)								
January	3,302	85,271	28,026	6,829	37,742	833	4,568	166,571
February	3,856	98,027	41,026	7,082	40,703	7,671	12,000	210,365
March	4,685	102,057	43,182	9,116	55,194	654	10,524	225,412
April	4,410	112,112	44,846	8,721	53,203	-	8,957	232,249
May	4,508	123,034	52,233	11,002	65,929	3,840	12,701	273,247
June	5,258	127,320	52,274	10,898	73,635	4,995	11,843	286,223
July	4,754	143,732	50,214	12,113	92,479	267	30,327	333,886
August	4,389	134,391	82,240	12,979	83,641	759	39,329	357,728
September	5,325	139,802	58,892	10,453	70,284	399	34,606	319,761
October	2,026	129,217	50,497	10,877	60,860	912	37,720	292,109
November	7,579	94,378	49,894	14,138	59,580	218	32,000	257,787
December	6,770	96,845	63,634	30,429	125,330	114	39,477	362,599
<b>2014 TOTAL</b>	<b>56862</b>	<b>1386186</b>	<b>616958</b>	<b>144637</b>	<b>818580</b>	<b>20662</b>	<b>274052</b>	<b>3,317,937</b>
2015 (sales tax rate of 3.86%)								
January	2,941	109,410	30,709	8,172	52,338	-	32,595	236,165
February	4,397	100,639	41,494	6,837	43,947	8	34,467	231,789
March	5,575	133,176	50,437	9,918	71,278	579	36,036	306,999
April	5,000	128,825	51,621	8,534	62,021	1,887	34,292	292,180
May	5,421	147,148	76,362	14,678	65,319	51	43,259	352,238
June	8,647	144,758	61,774	13,337	107,913	2,511	43,811	382,751
July	5,840	171,249	62,580	13,463	109,327	1,067	54,989	418,515
August	5,625	162,037	64,585	13,956	98,479	3,362	73,525	421,569
September	6,257	144,824	52,144	12,271	90,604	3,378	49,388	358,866
October	-	-	-	-	-	-	-	0
November	-	-	-	-	-	-	-	0
December	-	-	-	-	-	-	-	0
<b>2015 TOTAL</b>	<b>49703</b>	<b>1242066</b>	<b>491706</b>	<b>101166</b>	<b>701226</b>	<b>12843</b>	<b>402362</b>	<b>3,001,072</b>
% Change from 2012-2013	-3.10%	-2.09%	6.02%	-7.11%	6.53%	14.48%	-4.44%	1.32%
% Change from 2013-2014	1.86%	5.30%	0.43%	0.97%	9.18%	-5.59%	231.65%	11.19%
% Change from 2014-2015	13.22%	7.49%	0.12%	4.61%	12.90%	-39.00%	125.10%	15.07%
% Change from previous year month	8.37%	-4.46%	-18.34%	8.27%	18.89%	680.82%	31.62%	3.51%

	Does not factor tax rate changes											
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	
January	428,679	500,130	482,428	518,849	487,710	560,031	539,435	527,526	558,519	545,206	694,389	
February	480,561	521,590	535,979	547,789	473,426	484,820	534,348	579,961	541,371	608,750	748,582	
March	587,831	624,521	704,243	637,871	566,690	582,620	672,618	745,914	729,329	790,000	993,860	
April	541,195	612,044	610,029	623,468	552,281	609,595	644,111	696,264	684,086	770,009	955,130	
May	582,705	647,568	696,047	713,579	646,112	669,398	733,274	770,788	738,837	868,160	1,011,087	
June	676,115	733,917	799,000	736,287	1,074,918	753,018	829,054	856,497	890,404	916,411	1,133,619	
July	634,356	679,183	702,834	718,557	654,639	727,545	802,877	741,295	796,720	937,361	1,090,265	
August	653,113	706,316	740,097	767,013	732,097	734,903	765,314	868,158	796,810	985,381	1,143,384	
September	684,271	722,706	789,130	692,174	624,411	723,979	775,627	822,775	789,862	1,055,595	1,213,033	
October	607,382	635,866	688,559	666,347	617,267	688,420	759,660	695,018	759,613	942,369		
November	544,120	469,178	602,818	551,792	535,953	621,221	597,762	698,993	675,701	789,774		
December	793,483	896,526	829,816	726,256	657,741	798,946	813,953	907,657	852,655	1,032,414		
<b>Totals</b>	<b>7,213,810</b>	<b>7,749,546</b>	<b>8,180,981</b>	<b>7,899,981</b>	<b>7,623,245</b>	<b>7,954,497</b>	<b>8,468,033</b>	<b>8,910,846</b>	<b>8,813,907</b>	<b>10,241,430</b>	<b>8,983,349</b>	

**City Wide Yearly Summary**

**CAGID and Mall Sales and Use Tax as a Percent of Total City Wide Sales and Use Tax**

	Eating		Apparel		Home		General		Total
	Food Stores	Places	Stores	Furnishings	Merch	All Other			
2015	\$12,430,737 1%	\$12,505,347 35%	\$3,314,715 27%	\$4,096,120 6%	\$18,483,958 10%	\$44,822,087 7%	\$95,652,964 10.9%		
2014	\$14,681,607 1%	\$14,447,798 35%	\$4,180,365 27%	\$5,475,586 7%	\$22,124,094 10%	\$53,747,345 6%	\$114,656,795 10.5%		
2013	\$13,454,838 1%	\$13,174,730 34%	\$3,774,426 27%	\$4,692,270 6%	\$20,776,166 13%	\$47,500,571 2%	\$103,373,001 9.1%		
2012	\$13,060,743 1%	\$12,937,276 35%	\$3,717,039 28%	\$22,440,706 2%	\$19,948,416 12%	\$24,002,787 4%	\$96,106,967 9.6%		
2011	\$12,241,084 1%	\$11,838,300 35%	\$3,426,738 29%	\$5,259,120 6%	\$19,948,416 12%	\$39,725,073 2%	\$92,438,731 9.5%		
2010	\$11,130,533 1%	\$10,930,482 36%	\$2,690,372 33%	\$4,459,406 6%	\$19,279,577 12%	\$38,940,102 2%	\$87,430,472 9.4%		
2009	\$11,160,109 1%	\$10,572,840 35%	\$2,626,020 33%	\$4,304,383 17%	\$17,515,062 11%	\$39,002,103 2%	\$85,180,517 9.3%		
2008	\$11,204,475 0%	\$10,910,035 36%	\$2,819,260 34%	\$4,827,635 7%	\$18,101,297 13%	\$36,708,245 3%	\$84,570,947 10.1%		
2007	\$11,205,584 1%	\$10,888,135 36%	\$2,804,311 33%	\$5,522,090 7%	\$18,040,152 13%	\$39,631,459 2%	\$88,091,731 9.8%		
2006	\$10,392,069 1%	\$9,582,212 38%	\$2,424,694 37%	\$4,611,056 9%	\$15,402,540 15%	\$37,371,060 4%	\$79,783,631 11.0%		
2005	\$10,046,723 1%	\$8,995,846 38%	\$2,362,366 37%	\$4,465,788 9%	\$14,587,419 15%	\$35,882,350 2%	\$76,340,492 10.0%		
2004	\$10,148,861 1%	\$8,637,718 36%	\$2,232,147 41%	\$4,118,312 10%	\$14,123,007 15%	\$32,171,342 2%	\$71,431,387 9.9%		
2003	\$9,052,658 1%	\$7,847,285 35%	\$2,046,951 41%	\$3,922,549 10%	\$13,185,423 15%	\$31,552,637 3%	\$67,607,503 10.4%		
2002	\$9,294,397 1%	\$8,133,237 35%	\$2,346,305 37%	\$4,164,992 11%	\$13,572,651 15%	\$33,815,600 3%	\$71,327,182 10.1%		
2001	\$9,312,676 1%	\$8,384,190 34%	\$2,646,021 37%	\$4,537,112 11%	\$15,553,807 13%	\$38,279,526 2%	\$78,713,332 9.1%		
2000	\$9,080,910 1%	\$8,484,601 32%	\$3,159,262 37%	\$5,915,794 9%	\$17,887,211 12%	\$36,269,737 3%	\$80,797,515 9.5%		
1999	\$9,207,721 1%	\$7,790,648 30%	\$3,359,914 35%	\$5,553,219 9%	\$17,008,884 12%	\$33,893,706 3%	\$76,814,092 9.2%		
1998	\$8,932,097 1%	\$7,469,094 29%	\$3,252,729 34%	\$3,570,448 12%	\$15,736,140 11%	\$30,637,104 3%	\$69,597,612 9.1%		
1997	\$7,739,779 1%	\$6,797,237 30%	\$2,781,018 28%	\$3,129,089 14%	\$15,439,169 13%	\$28,494,047 2%	\$64,380,339 9.3%		
1996	\$7,611,055 1%	\$6,614,561 29%	\$2,782,149 27%	\$2,862,572 15%	\$15,111,950 13%	\$26,975,579 2%	\$61,957,866 9.1%		

## COMMERCIAL AND RESIDENTIAL MALL POLICE CALL STATISTICS

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

## Opened in 2013-2015

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

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

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



**MEMORANDUM**

**TO:** Molly Winter, City of Boulder DUHMD/PS  
**FROM:** David Becher, RRC Associates, and Nolan Rosall, R & C Advisors  
**RE:** CAGID and Civic Area Plan (CAP) Development Projections  
**DATE:** December 1, 2015

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## INTRODUCTION

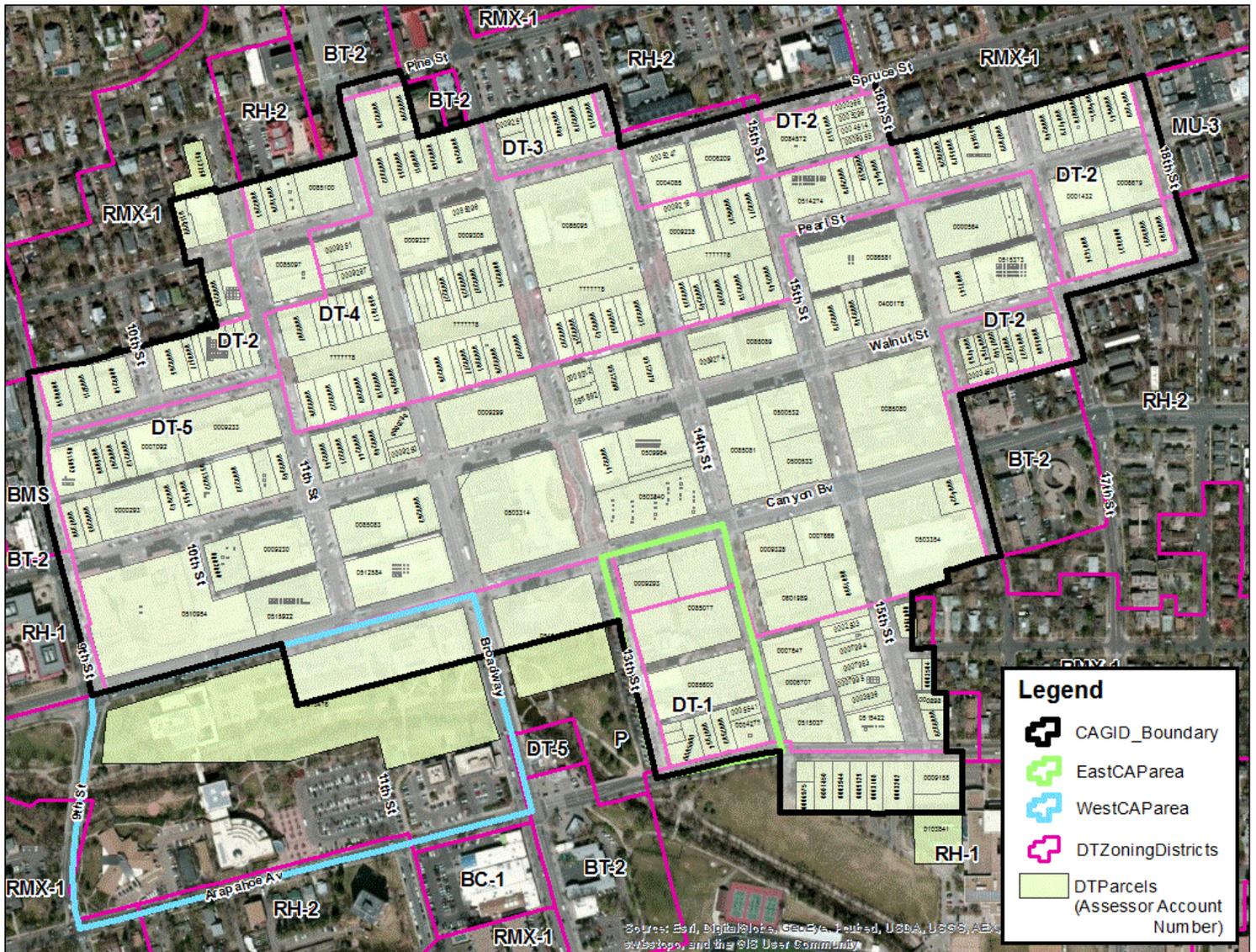
This memo summarizes development projections for the City of Boulder Central Area General Improvement District (CAGID) and the Civic Area Plan (CAP), as compiled by RRC Associates. The projections are intended to provide a base of information which can be used for a variety of general planning purposes, including land use and transportation/parking evaluations.

The 2015 projections are the latest in a series of periodic efforts by DUHMD/PS to assess downtown development patterns and projections, building upon prior analyses conducted by RRC in 2013 (focusing primarily on the portion of CAGID south of Canyon, plus the CAP area), 2011, 2006, 2001, and 1997 (when initially conducted as part of the Downtown Alliance effort).

Since the 2013 update, several large projects have been approved and are in various stages of construction or are completed, the CAP planning process has advanced, and the Boulder economy and development environment has continued to strengthen and evolve. The 2015 update is intended to reflect these changes, and also incorporate updated feedback from selected downtown property owners about their future development plans. It is also intended to capture the latest available data regarding land area, building space and employment from established databases.

This memo first summarizes the overall results of the buildout study, and then reviews the methodology, assumptions and background data underlying the analysis. Figure 1 to follow illustrates the study area, with the boundaries of CAGID, the east CAP area, and the west CAP area highlighted. The analysis discusses results for the study area as a whole, as well as for the CAGID and CAP areas separately.

Figure 1  
Map of CAGID and CAP boundaries



Source: City of Boulder GIS; RRC Associates.

## SUMMARY OF RESULTS

Following are the principal findings from the buildout analysis. Please note that all findings exclude the portion of CAGID area south of Arapahoe (i.e. Boulder High School area).<sup>1</sup>

<sup>1</sup> The CAGID boundary includes a modest amount of land south of Arapahoe currently used as Boulder High School parking lots and a portion of the Boulder High School building. These parcels are zoned RH-1 (Residential High-1). When the CAGID boundary was originally established, these parcels were privately owned (e.g. the former Sturtz & Copeland greenhouse and other uses). These parcels have been excluded from this CAGID buildout analysis, insofar as it is assumed that future uses will continue to be school-related and only indirectly affected by CAGID land use/transportation policies.

Additionally, it should be noted that the square footage data discussed in this report excludes floor area associated with parking garages.

### Existing built square footage

As summarized in Table 1 to follow, RRC estimates that the total CAGID/CAP area currently has approximately 3.81 million square feet (sqft) of developed residential and nonresidential floor area (excluding parking garages). This includes approximately 428,000 sqft of residential floor area (11 percent of total), and 3.38 million sqft of nonresidential floor area (89 percent of total; includes commercial, governmental, religious, and other types of uses, but excludes parking garage space). These estimates are based primarily on Boulder County Assessor records, supplemented in some instances with historic DUHMD/PS building records. Additionally, these estimates exclude five development sites which building permit and/or Assessor records currently show as being under construction.<sup>2</sup>

Of the 3.81 million existing square feet, approximately 220,000 sqft is located in the east and west CAP areas (6 percent), while 3.59 million (94 percent) is in CAGID (excluding the portions of CAGID in the east and west CAP areas).

Approximately half of the existing built floor area in CAGID (excluding the CAP areas) is located in the DT-5 zoning district (51 percent), with an additional 3 percent in DT-1, 11 percent in DT-2, 4 percent in DT-3, 31 percent in DT-4, and 1 percent in RMX-1.

The portion of CAGID south of Canyon, excluding the CAP areas, currently has approximately 161,000 square feet of built space, including 28,000 sqft of residential development and 132,000 square feet of nonresidential development. This amounts to approximately 4 percent of the total existing built square footage in CAGID (excluding the CAP areas).

Breaking down the CAP areas, the west portion of the CAP (bounded by Broadway, 9<sup>th</sup>, Canyon, and Arapahoe) currently has approximately 172,000 sqft of built space (inclusive of the Municipal Building, which is also in CAGID), of which approximately 13,000 sqft is residential and 159,000 sqft is nonresidential. The east portion of the CAP (bounded by 13<sup>th</sup>, 14<sup>th</sup>, Canyon, and Arapahoe) has approximately 48,000 sqft of built space, of which approximately 6,000 sqft is residential and 42,000 sqft is nonresidential.

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<sup>2</sup> These five sites are 901 Pearl, 1048 Pearl, 1738 Pearl, 909 Walnut, and 1301 Walnut.

**Table 1: CAGID and CAP: Existing Built Square Footage (Sqft) and Projected Sqft at Buildout**

Area & Zoning District	Land Area (Sqft)	EXISTING (2015) BUILT SQFT (excluding parking garages)			PROJECTED FUTURE INCREMENTAL CONSTRUCTION (excluding parking garages)			PROJECTED SQFT AT BUILDOUT (excluding parking garages)		
		Non-residential	Residential	Total	Non-residential	Residential	Total	Non-residential	Residential	Total
<b>CAGID - NORTH OF CANYON (including Civic Pad in West CAP):</b>										
DT-2	392,845	353,826	55,310	409,136	151,803	117,984	269,787	505,629	173,294	678,923
DT-3	83,153	127,412	0	127,412	25,614	6,269	31,883	153,026	6,269	159,295
DT-4	554,182	1,068,513	31,201	1,099,714	108,918	33,271	142,189	1,177,431	64,472	1,241,903
DT-5 (N of Canyon)	1,167,532	1,492,494	263,279	1,755,773	650,317	79,326	729,643	2,142,811	342,605	2,485,416
RMX-1	44,683	7,592	30,926	38,518	0	0	0	7,592	30,926	38,518
Subtotal	2,242,396	3,049,837	380,716	3,430,553	936,651	236,851	1,173,502	3,986,488	617,567	4,604,055
<b>CAGID - SOUTH OF CANYON (excluding East and West CAP):</b>										
DT-1 (excl. CAP)	129,122	73,301	28,244	101,545	40,455	67,985	108,440	113,756	96,229	209,985
DT-5 (S of Canyon; excl CAP)	175,235	59,153	0	59,153	314,179	64,756	378,935	373,332	64,756	438,088
Subtotal	304,357	132,454	28,244	160,698	354,634	132,741	487,374	487,088	160,985	648,072
<b>CAGID TOTAL, EXCLUDING EAST AND WEST CAP (but incl. St. Julien Civic Pad)</b>										
Total	2,546,753	3,182,291	408,960	3,591,251	1,291,285	369,591	1,660,876	4,473,576	778,551	5,252,127
(DT-5 total, excl. east CAP)	1,342,767	1,551,647	263,279	1,814,926	964,495	144,082	1,108,578	2,516,142	407,361	2,923,504
<b>EAST AND WEST CAP AREAS (excluding Civic Pad)</b>										
Option A - low sqft	TBD	201,525	18,623	220,148	65,475 - 165,475	(18,623) - 81,377	146,852	267,000 - 367,000	0 - 100,000	367,000
Option A - high sqft	TBD	201,525	18,623	220,148	161,475 - 361,475	(18,623) - 181,377	342,852	363,000 - 563,000	0 - 200,000	563,000
Option B - low sqft	TBD	201,525	18,623	220,148	145,475 - 245,475	(18,623) - 81,377	226,852	347,000 - 447,000	0 - 100,000	447,000
Option B - high sqft	TBD	201,525	18,623	220,148	281,475 - 481,475	(18,623) - 181,377	462,852	483,000 - 683,000	0 - 200,000	683,000
<b>GRAND TOTAL: CAGID PLUS EAST AND WEST CAP</b>										
CAP Option A - low sqft	TBD	3,383,816	427,583	3,811,399	1,356,760 - 1,456,760	350,968 - 450,968	1,807,728	4,740,576 - 4,840,576	778,551 - 878,551	5,619,127
CAP Option A - high sqft	TBD	3,383,816	427,583	3,811,399	1,452,760 - 1,652,760	350,968 - 550,968	2,003,728	4,836,576 - 5,036,576	778,551 - 978,551	5,815,127
CAP Option B - low sqft	TBD	3,383,816	427,583	3,811,399	1,436,760 - 1,536,760	350,968 - 450,968	1,887,728	4,820,576 - 4,920,576	778,551 - 878,551	5,699,127
CAP Option B - high sqft	TBD	3,383,816	427,583	3,811,399	1,572,760 - 1,772,760	350,968 - 550,968	2,123,728	4,956,576 - 5,156,576	778,551 - 978,551	5,935,127

Note: All results exclude CAGID area south of Arapahoe (i.e. Boulder High School parking lots and portion of school building).  
 Note: All results exclude above- and below-grade parking.  
 Note: Nonresidential sqft includes building space occupied by commercial, governmental, religious, and other nonresidential uses.  
 Note: Analysis assumes that any need for additional public parking can be accommodated (i.e. analysis hasn't tested whether need for public parking may serve as a constraint on buildout scenarios).  
 Note: In the east CAP, one project component is 100 – 200 hotel rooms or apartments (assumed in these projections to be 100,000 – 200,000 sqft of development). The nonresidential and residential projections are shown as ranges to account for these two possibilities.  
 Source: Built sqft from Boulder Co. Assessor (supplemented by 2006 DBI databases and City of Boulder Facilities Management databases); land area from City of Boulder GIS. Buildout assumptions outside of CAP per RRC; buildout assumptions in CAP per PDS staff.

## Projected future incremental development

RRC projects that an additional 1.81 million to 2.12 million square feet of space will be built in the entire study area (CAGID plus CAPs) between 2015 and ultimate practical buildout. This includes approximately 351,000 – 551,000 million square feet of residential development (17 to 27 percent of the incremental total) and 1.36 – 1.77 million square feet of nonresidential development (73 to 83 percent). This also includes the five projects currently in various stages of construction, which collectively account for approximately 297,000 square feet.

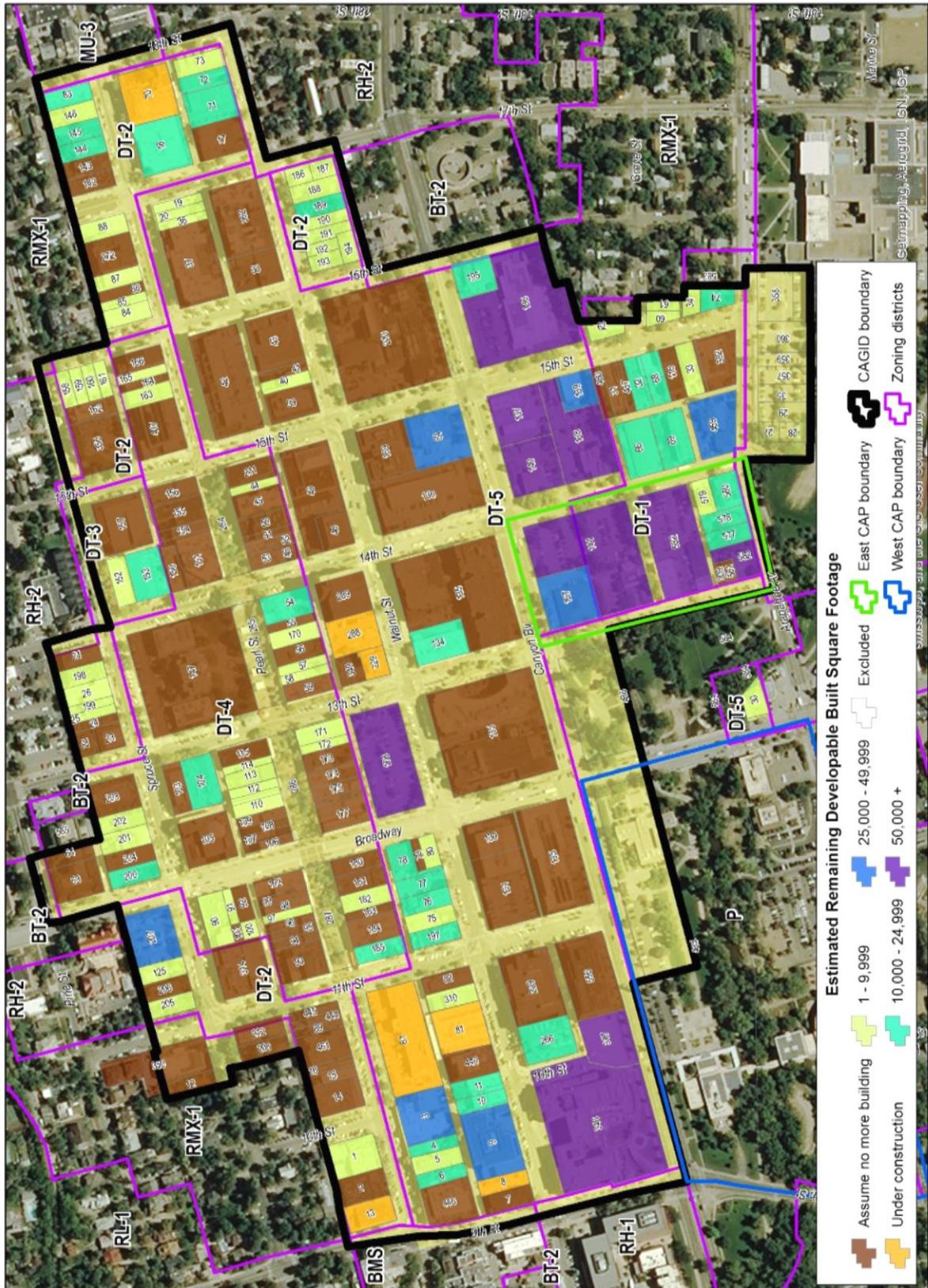
Of this incremental development, an estimated 1.66 million square feet is projected to occur in CAGID (including the civic pad next to the St Julien, but excluding other areas of the CAPs). Of this development in CAGID, an estimated 1.29 million sqft is projected to be nonresidential and approximately 370,000 sqft is projected to be residential. Of this incremental floor area, 7 percent is projected to be in the DT-1 zoning district, 16 percent in DT-2, 2 percent in DT-3, 9 percent in DT-4, and 67 percent in DT-5.

The remaining 147,000 to 463,000 sqft of incremental development is projected to occur in the CAP areas (excluding the Civic Pad), depending on the mix of development options realized. This includes approximately 65,000 – 481,000 sqft of nonresidential development, and -18,600 to +181,400 sqft of residential development.

There is no set timeframe for ultimate practical buildout, but it is assumed to be several decades into the future. “Practical buildout” is assumed to be lower than “theoretical maximum buildout,” due to regulatory, design, and market/financial feasibility constraints.

Figure 2 to follow illustrates where the additional incremental development is projected to occur at the “summary site” level, based on estimated remaining zoned development capacity (as further described later in the methodology section). Although some site-specific projections are shown in the east and west CAP areas, it should be noted that more meaningful development expectations in those areas have been framed through the CAP design process, as summarized above and described in more detail in the methodology section.

**Figure 2**  
**Estimated Remaining Developable Built Square Footage in CAGID by Summary Site**



## Projected total development at practical buildout

RRC projects that the entire study area will have approximately 5.62 to 5.94 million square feet of developed floor area at effective practical buildout, depending on the CAP development scenario assumed. This includes approximately 779,000 to 979,000 sqft of residential development (13-17 percent of total) and 4.74 to 5.16 million square feet of nonresidential development (83-87 percent of total).

For the portion of the study area in CAGID (including the Civic Pad, but excluding other CAP areas), development at practical buildout is projected to total 5.25 million sqft, of which 4.47 million sqft is nonresidential and 779,000 sqft is residential. Of this total floor area, 4 percent is projected to be in the DT-1 zoning district, 13 percent in DT-2, 3 percent in DT-3, 24 percent in DT-4, and 56 percent in DT-5.

For the CAP areas combined (excluding the Civic Pad), total square feet at buildout is projected in the 367,000 – 683,000 square foot range, depending on the actual CAP development mix. This includes 267,000 – 683,000 sqft of nonresidential development, and 0 – 200,000 sqft of residential development.

## Projected future incremental jobs and residential units

As illustrated in Table 2 to follow, the projected incremental nonresidential space in the entire CAGID / CAP area is projected to house between 3,233 and 4,844 incremental additional employees (depending on the development and employment intensity assumptions utilized; employment is likely to vary over time depending on market conditions). This includes approximately 3,264 to 4,139 jobs in CAGID excluding the CAPs (but including the civic pad next to the St Julien Hotel), and -31 to +705 jobs in the CAPs (excluding the civic pad). Note that these jobs are in addition to currently existing jobs in CAGID, estimated in excess of 8,900 jobs.<sup>3</sup>

Additionally, the projected incremental residential space is projected to result in approximately 156 – 356 net new residential units in the CAGID / CAP area, including 181 units in CAGID and -25 to +175 units in the CAPs. Again, these units are in addition to existing residential units, estimated at approximately 285 total units, including 260 units in CAGID and 25 units in the CAPs.

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<sup>3</sup> Estimate of existing jobs is provisional and subject to refinement. As of January 2015, the DUHMD/PS employee Ecopass database documented 8,825 employees in CAGID, including 6,244 full-time employees and 2,581 part-time employees, excluding City of Boulder and Boulder County employees working in CAGID (assumed to number in the hundreds). The Ecopass database may also undercount part-time employees and independent contractor employees who are ineligible for Ecopasses. The total employee count was up by 5.8 percent, or 480 employees, from the 8,345 employees documented in the Ecopass database as of October 2013, and up 13.8 percent (1,068 employees) from the 7,757 employees documented in May 2011 – illustrating substantial growth over the 2011-2015 period

**Table 2**  
**Projected Incremental Additional Jobs and Residential Units in CAGID and CAP: 2015 through Buildout**

	INCREMENTAL JOBS			INCREMENTAL HOUSING UNITS
	Low projection	Midpoint projection	High projection	
CAGID, excluding CAP (but incl. civic pad)	3,264	3,701	4,139	181
CAP areas: hotel scenario	69	387	705	(25)
CAP areas: apartment scenario	(31)	237	505	175
Total (under CAP hotel scenario)	3,333	4,088	4,844	156
Total (under CAP apartment scenario)	3,233	3,938	4,644	356

Source: CAP buildout projections (PDS staff); RRC Associates.

### Projected incremental development by time period

Of the 1.76 – 2.08 million incremental square feet projected to be built in the entire study area in the future, approximately 297,000 sqft is currently under construction. In addition, RRC projects that another 285,000 – 325,000 sqft will be built in the 2016-20 period; 513,000 – 739,000 sqft will be built in the 2021-25 period; and 713,000 – 763,000 sqft will be built in the 2026+ period (Table 3).

By area, CAGID currently has approximately 297,000 sqft under construction, and is projected to have an additional 263,000 incremental sqft built in the 2016-20 period, 388,000 sqft built in the 2021-25 period, and 713,000 sqft built in the 2026+ period.

The CAPs are projected to have approximately 23,000 – 63,000 incremental sqft built in the 2016-20 period, 124,000 – 351,000 sqft built in the 2021-25 period, and 0 – 49,000 sqft built in the 2026+ period.

**Table 3**  
**Projected Incremental Development in CAGID / CAP by Time Period**

	Existing built sqft	Currently under construction	Incremental 2016-20	Incremental 2021-25	Incremental 2026+	Total incremental (existing to buildout)	Buildout sqft (existing + incremental)
<b>CAGID (including civic pad, but excluding remainder of CAP areas):</b>							
Nonresidential	3,182,291	282,212	208,298	288,262	512,513	1,291,285	4,473,576
Residential	408,960	14,485	54,457	99,966	200,683	369,591	778,551
<i>Total</i>	<i>3,591,251</i>	<i>296,697</i>	<i>262,755</i>	<i>388,228</i>	<i>713,196</i>	<i>1,660,876</i>	<i>5,252,127</i>
<b>CAP - HOTEL SCENARIO:</b>							
Nonresidential	201,525	0	22,700 - 62,500	133,638 - 360,238	9,138 - 58,738	165,475 - 481,475	367,000 - 683,000
Residential	18,623	0	0	-9,312	-9,312	-18,623	0
<i>Total</i>	<i>220,148</i>	<i>0</i>	<i>22,700 - 62,500</i>	<i>124,326 - 350,926</i>	<i>-174 - 49,426</i>	<i>146,852 - 462,852</i>	<i>367,000 - 683,000</i>
<b>CAP - APARTMENT SCENARIO:</b>							
Nonresidential	201,525	0	22,700 - 62,500	53,638 - 200,238	-10,863 - 18,738	65,475 - 281,475	167,000 - 583,000
Residential	18,623	0	0	70,689 - 150,689	10,689 - 30,689	81,377 - 181,377	100,000 - 200,000
<i>Total</i>	<i>220,148</i>	<i>0</i>	<i>22,700 - 62,500</i>	<i>124,326 - 350,926</i>	<i>-174 - 49,426</i>	<i>146,852 - 462,852</i>	<i>367,000 - 683,000</i>
<b>TOTAL: CAGID + CAP HOTEL SCENARIO:</b>							
Nonresidential	3,383,816	282,212	230,998 - 270,798	421,899 - 648,499	521,650 - 571,250	1,456,760 - 1,772,760	4,840,576 - 5,156,576
Residential	427,583	14,485	54,457	90,654	191,372	350,968	778,551
<i>Total</i>	<i>3,591,251</i>	<i>296,697</i>	<i>285,455 - 325,255</i>	<i>512,554 - 739,154</i>	<i>713,022 - 762,622</i>	<i>1,807,728 - 2,123,728</i>	<i>5,619,127 - 5,935,127</i>
<b>TOTAL: CAGID + CAP APARTMENT SCENARIO:</b>							
Nonresidential	3,383,816	282,212	230,998 - 270,798	341,899 - 488,499	501,650 - 531,250	1,356,760 - 1,572,760	4,727,660 - 4,943,660
Residential	427,583	14,485	54,457	170,654 - 250,654	211,372 - 231,372	450,968 - 550,968	845,012 - 945,012
<i>Total</i>	<i>3,591,251</i>	<i>296,697</i>	<i>285,455 - 325,255</i>	<i>512,554 - 739,154</i>	<i>713,022 - 762,622</i>	<i>1,807,728 - 2,123,728</i>	<i>5,619,127 - 5,935,127</i>

Source: RRC Associates; City of Boulder CAP plan and PDS staff. CAP estimates are provisional and subject to change.

Note: In the east and west CAPs, incremental development has been pro-rated by time period based on preliminary estimated probabilities of timing by PDS staff.

## Existing and projected development relative to FAR zoned capacity (CAGID)

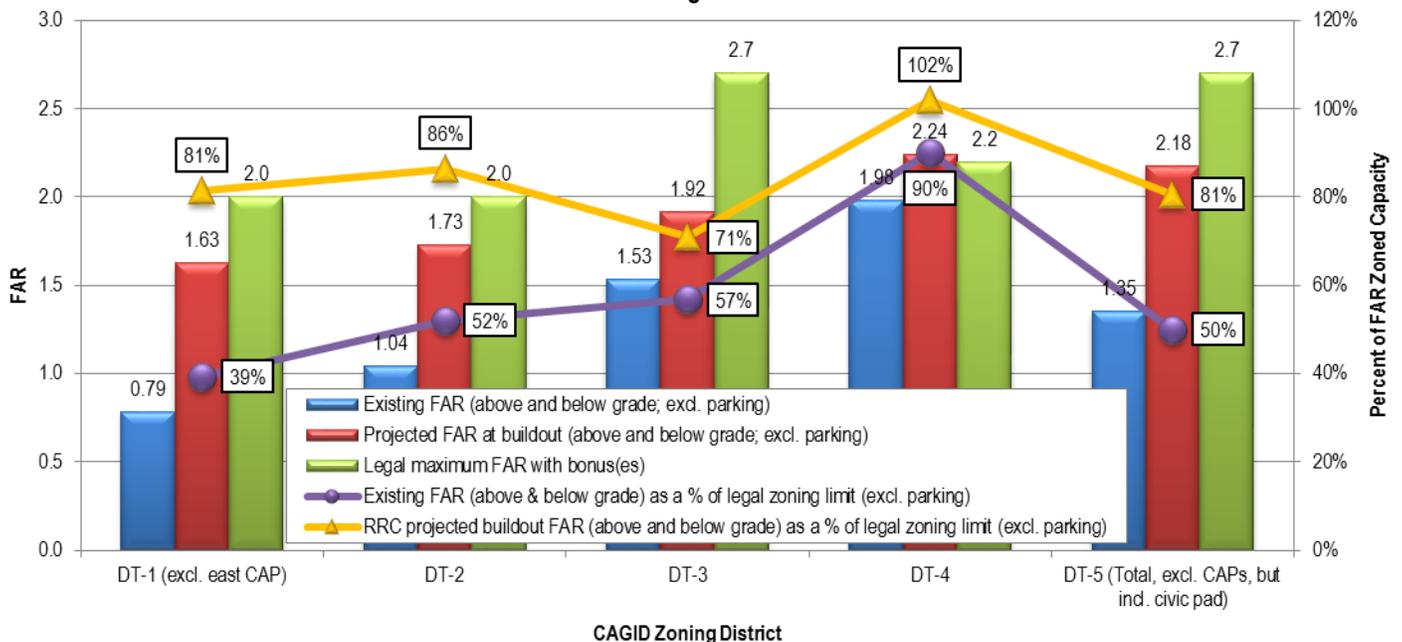
To help place existing and projected development in context, development can be expressed in FAR terms, and compared to FAR zoned capacity, by CAGID zone district (Fig. 3; CAPs excluded). Excluding parking structures (but including below-grade building space), existing development varies from a low of 0.79 FAR in DT-1 to a high of 1.98 FAR in DT-4. When expressed as a ratio to zoned capacity, existing built FAR (above and below grade) varies from a low of 39 percent of zoned capacity in DT-1 to a high of 90 percent of zoned capacity in DT-4.

At practical buildout, FAR is projected to vary from 1.63 FAR in DT-1 to 2.24 FAR in DT-4. The DT-1, DT-2, DT-3 and DT-5 zoning districts are each projected to be built to 71 – 86 percent of their zoned capacity, while DT-4 is projected to be built to 102 percent of its zoned capacity

(due to some buildings currently exceeding zoned capacity, as well as significant below-grade space).

It should be cautioned that insofar as the existing and projected FAR calculations include below-grade building space (which doesn't count against legal FAR limits), and excludes above-grade enclosed parking structures (which do count as FAR), the comparisons to legal FAR limits are not entirely "apples to apples," and thus are not fully representative of current and projected development relative to legal FAR standards.<sup>4</sup>

**Figure 3**  
**Existing FAR, Projected Buildout FAR, and Legal Maximum FAR; and Existing & Projected FAR vs. Legal Maximum FAR**  
**Summary by DT Zoning District in CAGID**  
**Above-Grade Parking Structures Excluded**



Source: RRC Associates (projections); Boulder County Assessor (existing building sqft); City of Boulder GIS (land area).

<sup>4</sup> For additional context, approximately 4.0 percent of existing floor area in CAGID is below grade, including a higher 6.9 percent in the DT-4 zone district. Above-grade parking structures also account for significant floor area in CAGID, although exact figures are not currently available.

## Projects built or under construction in CAGID since the 2013 buildout update

Since the last round of downtown buildout projections were developed in 2013, one major project has been completed (26 apartments at 1707 Walnut), and five major projects are currently under construction, as summarized in Table 4 to follow. Altogether, three of the projects are in the DT-2 zone and three are in DT-5. Collectively, these six projects account for approximately 339,155 square feet, including 298,572 square feet of nonresidential development (87 percent of total) and 42,583 square feet of residential development (13 percent of total). The DT-2 projects will collectively build very close to the maximum allowable FAR (FAR 1.99 vs. 2.0 maximum). The DT-5 projects will build to a proposed above-grade FAR of 2.56 and a total (above and below grade, excluding parking) FAR of 2.86, as compared to the legal maximum above-grade FAR of 2.7. Several of the projects will involve significant amounts of parking, while some will provide no parking or reduced parking from existing conditions.

In addition to summarizing current construction activity, this information provide an additional frame of reference for some of the buildout assumptions used elsewhere in the analysis, including assumptions regarding intensity, use mix, and timing of development.

**Table 4**  
**Projects built or under construction in CAGID since 2013 buildout update**

Address	Zone	Site sqft	SQFT AT BUILDOUT (excluding parking)					Buildout Res. units	Max allowable FAR (w/ additions)	Proposed above-grade FAR (ex. prkg)	Proposed total FAR (excl. pkg)	Parking spaces
			Total (above & below grade)	Above grade	Below grade	Non-residential	Residential					
1707 Walnut	DT-2	14,096	28,098	28,098	0	0	28,098	26	2.0	1.99	1.99	26
1738 Pearl	DT-2	21,132	42,000	42,000	0	42,000	0	0	2.0	1.99	1.99	25
901 Pearl	DT-2	10,803	21,632	21,632	0	7,147	14,485	4	2.0	2.00	2.00	13
<b>DT-2 total</b>		<b>46,031</b>	<b>91,730</b>	<b>91,730</b>	<b>0</b>	<b>49,147</b>	<b>42,583</b>	<b>30</b>	<b>2.0</b>	<b>1.99</b>	<b>1.99</b>	<b>38</b>
1048 Pearl	DT-5	59,266	173,446	159,934	13,512	173,446	0	0	2.7	2.70	2.93	271
1301 Walnut	DT-5	21,037	59,505	47,128	12,377	59,505	0	0	2.7	2.24	2.83	10
909 Walnut	DT-5	6,300	14,474	14,474	0	14,474	0	0	2.7	2.30	2.30	0
<b>DT-5 total</b>		<b>86,603</b>	<b>247,425</b>	<b>221,536</b>	<b>25,889</b>	<b>247,425</b>	<b>0</b>	<b>0</b>	<b>2.7</b>	<b>2.56</b>	<b>2.86</b>	<b>281</b>
<b>Grand Total</b>		<b>132,634</b>	<b>339,155</b>	<b>313,266</b>	<b>25,889</b>	<b>296,572</b>	<b>42,583</b>	<b>30</b>	<b>n/a</b>	<b>2.36</b>	<b>2.56</b>	<b>319</b>

Source: City of Boulder Planning and Development Services; RRC Associates.

## METHODOLOGY AND ASSUMPTIONS

### Introduction and overview

The 2015 projections followed a largely similar methodology to that employed in 2013 and 2011. Specifically, a six step process was undertaken, as listed below and summarized in more detail to follow.

1. Prepare land and building inventory
2. Project future incremental floor area
3. Project future incremental development by time period
4. Project future incremental development by type of use
5. Project future incremental employment
6. Project future incremental residential units

The following discussion describes the six-step approach and accompanying assumptions used in the buildout analysis.

### Step 1: Prepare land and building inventory

City of Boulder GIS staff has developed an inventory of “summary sites” in CAGID, consisting of legal parcels or (in some cases) combinations of parcels under common ownership or subject to a single development plan. A total of 228 sites or sub-sites have been identified. For each site, data was compiled regarding the total land area, existing built square footage (broken down by residential vs. nonresidential space, and above vs. below-grade space), and selected other items such as year of construction and number of residential units.

The primary data sources were Boulder County Assessor records (for built space and building characteristics) and City GIS (for land area). In a few instances when Assessor records were incomplete, older CAGID building inventory records were used to estimate square footage. Additionally, for city-owned buildings in the CAPs, the building inventory was developed primarily from City of Boulder Facilities Management records. The City of Boulder rental license database was also used to help estimate the number of rental dwelling and rooming units in the study area.

As summarized previously (Table 1), the analysis found that the CAGID and CAP sites currently have an aggregate of approximately **3.81 million square feet of existing floor area** (excluding floor area in parking garages).

### Step 2. Project future incremental floor area

In CAGID, projections of additional development were primarily based on an analysis of additional zoned development capacity. It was assumed that not all sites would develop to their theoretical maximum zoned potential in the foreseeable future, due to physical,

regulatory, and/or market/financial constraints. Instead, for projections purposes, it was assumed that sites with additional zoned capacity would eventually develop to a level somewhat below the theoretical legal maximum, on average. Specifically, in DT-5, it was assumed that sites with remaining development capacity would develop to an average FAR of 2.5, or 0.2 below the maximum legal FAR (with bonuses) of 2.7. Similarly, in DT-1 through DT-4, it was assumed that sites would develop to an FAR of 0.15 to 0.40 below the theoretical legal maximum applicable to each district (Table 5 to follow). Note that individual sites might develop to a greater or lesser degree than these thresholds; the thresholds represent averages for modeling purposes. These same assumptions were also applied in the 2013 update.

Moreover, it was further assumed that future development would only take place if there was a minimum of 2500 sqft (DT-1 through DT-4) or 3500 sqft (DT-5) of additional floor area that could be built up to the assumed practical buildout thresholds; or if the additional development capacity was equal to at least 10 percent of the size of the existing floor area at the site; whichever minimum threshold was greater. Again, these were the same as the assumptions applied in the 2013 update.

Additionally, based on existing uses and recency of development, some parcels with additional zoned capacity were assumed to be unlikely to be redeveloped in the foreseeable future, e.g. the U.S. Post Office site, selected residential developments, religious uses, and selected other sites.

RRC also interviewed owners of several parcels with the largest remaining development capacity. In instances where the owners anticipated future redevelopment, they frequently expressed an intention to maximize the FAR. RRC feels that this feedback, along with recent development patterns, provides some support for the development assumptions outlined below.

**Table 5**  
**Projected Development Intensity Assumptions for Sites with Remaining Zoned Capacity**

<b>Zoning District</b>	<b>Legal maximum FAR (with bonuses)</b>	<b>RRC assumed practical buildout FAR</b>	<b>RRC assumed minimum additional capacity threshold (between existing FAR and practical buildout FAR) for development to occur</b>
DT-1	2	1.8	2500 sqft or 10% of existing building sqft, whichever is greater
DT-2	2	1.85	2500 sqft or 10% of existing building sqft, whichever is greater
DT-3	2.7	2.3	2500 sqft or 10% of existing building sqft, whichever is greater
DT-4	2.2	2.05	2500 sqft or 10% of existing building sqft, whichever is greater
DT-5	2.7	2.5	3500 sqft or 10% of existing building sqft, whichever is greater
RMX-1	variable	n/a	n/a - assumed already built out

Source: RRC Associates.

For the CAP areas, projected additional development was estimated by PDS staff to reflect current planning expectations. The projections encompass “low” and “high” development conditions at buildout for two different development scenarios, as outlined in Table 6 to follow. It should be recognized that these projections are provisional, and the actual amount and mix of development could change as the CAP planning process evolves.

From this analysis, it was estimated that at “practical” buildout, a total of **1.81 to 2.12 million additional square feet** of floor area would be developed in the CAGID / CAP areas, as summarized previously.

**Table 6**  
**Projected development at buildout in east and west CAP areas**  
 (Note: Actual development could differ, depending on the mix and size of project components that get built)

Location	Use	SQUARE FEET AT BUILDOUT			
		Option A		Option B	
		Low SF	High SF	Low SF	High SF
East CAP	Public market	9,000	15,000	9,000	15,000
East CAP	Municipal office - core services	0	0	80,000	120,000
East CAP	Private office	50,000	100,000	50,000	100,000
East CAP	Hotel or apartments (100-200 rooms/dwellings)	100,000	200,000	100,000	200,000
East CAP	Existing Teahouse	4,000	4,000	4,000	4,000
East CAP	BMOCA (currently 16000 sqft)	16,000	26,000	16,000	16,000
East or West CAP	Performing arts center (500-700 seats)	50,000	70,000	50,000	70,000
West CAP	Existing library (includes Canyon Theatre & art space)	84,000	84,000	84,000	84,000
West CAP	Existing Senior Center	16,000	16,000	16,000	16,000
West CAP	Senior Center Expansion	14,000	24,000	14,000	34,000
West CAP	N. of Canyon: Gallery - arts - events	10,000	10,000	10,000	10,000
West CAP	N. of Canyon: Hotel expansion (~30 rooms)	48,000	48,000	48,000	48,000
West CAP	Municipal building (municipal court? museum?)	24,000	24,000	24,000	24,000
<b>TOTAL SQFT</b>		<b>425,000</b>	<b>621,000</b>	<b>505,000</b>	<b>741,000</b>
<b>Total nonresidential</b>		<b>325,000 - 425,000</b>	<b>421,000 - 621,000</b>	<b>405,000 - 505,000</b>	<b>541,000 - 741,000</b>
<b>Total residential</b>		<b>0 - 100,000</b>	<b>0 - 200,000</b>	<b>0 - 100,000</b>	<b>0 - 200,000</b>
<b>TOTAL SQFT - excluding civic pad N. of Canyon</b>		<b>367,000</b>	<b>563,000</b>	<b>447,000</b>	<b>683,000</b>
<b>Total nonresidential - excluding civic pad N. of Canyon</b>		<b>267,000 - 367,000</b>	<b>363,000 - 563,000</b>	<b>347,000 - 447,000</b>	<b>483,000 - 683,000</b>
<b>Total residential - excluding civic pad N. of Canyon</b>		<b>0 - 100,000</b>	<b>0 - 200,000</b>	<b>0 - 100,000</b>	<b>0 - 200,000</b>

Source: PDS staff; RRC Associates.

### Step 3. Project future incremental development by time period

The development projections outlined above were broken down by five-year time period, specifically 2016-20, 2021-25, and 2026 or later (i.e. through likely practical buildout).

In CAGID, for a small number of parcels, timing assumptions were developed based on feedback from owners. For all remaining parcels, timing assumptions were applied based on the age of the existing building. Specifically:

- For buildings built in 1996 or later, it was assumed that any future redevelopment would take place in the 2026+ time period.
- For buildings built in 1995 or before, it was assumed for projection purposes that:
  - 25 percent of the remaining practical development capacity would be built in the 2016-20 timeframe;
  - 35 percent would be built in the 2021-25 timeframe; and
  - 40 percent would be built in the 2026+ timeframe.
  - (For these sites, it should be noted that a given individual site would not necessarily be expected to develop pursuant to these assumptions, but rather that the sites in aggregate would be assumed to exhibit this general timing distribution.)

In the CAP areas, timing assumptions were estimated by PDS staff for the various project components, assuming the project components get built (not a given). The timing assumptions were expressed in terms of the probability that the respective elements would get built in the three respective time periods, as shown in Table 7 to follow.

**Table 7**  
**Timing Assumptions for Project Components in the East and West CAP Areas**

Location	Use	If project occurs, likelihood of occurring in:		
		2016-20	2021-25	2026+
East CAP	Public market	30%	60%	10%
East CAP	Municipal office - core services	20%	70%	10%
East CAP	Private office	20%	70%	10%
East CAP	Hotel or apartments (100-200 rooms/dwellings)	0%	80%	20%
East CAP	Existing Teahouse	Existing	Existing	Existing
East CAP	BMOCA expansion	0%	50%	50%
East or West CAP	Performing arts center (500-700 seats)	20%	70%	10%
West CAP	Existing library (includes Canyon Theatre & art space)	Existing	Existing	Existing
West CAP	Existing Senior Center	Existing	Existing	Existing
West CAP	Senior Center Expansion	0%	50%	50%
West CAP	N. of Canyon: Gallery - arts - events	80%	20%	0%
West CAP	N. of Canyon: Hotel expansion (~30 rooms)	80%	20%	0%
West CAP	Municipal building (municipal court? museum?)	Existing	Existing	Existing

Source: PDS staff; RRC Associates.

As noted in Table 3 previously, in the study area as a whole, approximately 297,000 sqft is currently under construction. In addition, RRC projects that another 285,000 – 325,000 sqft will be built in the 2016-20 period; 513,000 – 739,000 sqft will be built in the 2021-25 period; and 713,000 – 763,000 sqft will be built in the 2026+ period

### Step 4. Project future incremental development by type of use

Again, the use assumptions varied by geographic area, as described below.

For the CAP areas, use assumptions were taken directly from the CAP development program, as summarized in Table 6 previously.

In CAGID, existing built square footage was assumed to continue in its present use mix into the future. To the extent that some existing buildings might be “scraped” and/or redeveloped, it was assumed that a commensurate amount of space in a new building would have the same use mix in the future. For the remaining incremental development, a varying mix of uses was assumed for each zoning district. These assumptions were based on RRC’s judgment, as informed by development patterns in each area, and described further below.

For DT-5 (other than parcels where RRC had specific owner feedback), land use assumptions varied by FAR increment (below 0.9 vs. above 0.9, corresponding roughly to ground floor vs. upper floor space) and time period, as described below and illustrated in Table 8 to follow:

- DT-5: Remaining available FAR increment between 0.0 and 0.9: 100% of remaining available FAR increment between 0.0 to 0.9 is developed as commercial.
- DT-5: Remaining available FAR increment between 0.9 and 2.5:
  - Sites developed in 2016-20: 95% development as commercial. (This reflects an assumption that market conditions currently favor commercial development over residential development, and will continue to do so in the next five years. However, for later time periods, summarized below, it is assumed that market conditions for residential development will become more competitive.)
  - Sites developed in 2021-25: 82.5% development as commercial and 17.5% development as residential.
  - Sites developed in 2026+: 72.5% development as commercial and 27.5% development as residential.

**Table 8  
Land Use Assumptions for Incremental New Development: DT-5 Zoning District**

Zoning District	Incremental new development (built 2016+)				
	0.0 to 0.9 FAR increment:		FAR increment above 0.9:		
	Nonresidential share	Residential share	Built 2016-20: Nonresidential share (remainder residential)	Built 2021-25: Nonresidential share (remainder residential)	Built 2026+: Nonresidential share (remainder residential)
DT-5	100%	0%	95%	82.5%	72.5%

Source: RRC Associates.

For DT-1 through DT-4, land use assumptions varied by zoning district and floor, as summarized in Table 9 to follow. In all zoning districts, ground floor development is assumed to be more heavily commercial than upper floors. Additionally, development in the DT-1 district (entirely

south of Canyon) is assumed to tilt more heavily residential than the other zoning districts. Again, it should be noted that a given individual site would not necessarily be expected to develop pursuant to these assumptions. Instead, it is assumed that the development sites in aggregate will exhibit this distribution of use assumptions. These assumptions are the same as those employed in the 2013 update.

**Table 9**  
**Land Use Assumptions for Incremental New Development: CAGID Zoning Districts Other Than DT-5**

Zoning District	Incremental new development (built 2016+)			
	Ground Floor Mix:		Upper Floor(s) Mix:	
	Nonresidential share	Residential share	Nonresidential share	Residential share
DT-1 (if no guidance from owner)	60%	40%	30%	70%
DT-2	85%	15%	50%	50%
DT-3	100%	0%	80%	20%
DT-4	90%	10%	75%	25%
P (Public)	Built out	Built out	Built out	Built out
RMX-1	Built out	Built out	Built out	Built out

Source: RRC Associates.

## Step 5. Project future incremental employment

In CAGID, incremental future employment was projected based on the following assumptions regarding the utilization of commercial space (also summarized in Table 10 to follow):

- Net leasable space is equivalent to 85 percent of gross square footage (after deducting for common areas, stairways, etc.).
- Commercial vacancy rate is 5% (i.e. effective full occupancy).
- First-floor tenants have a range of 4.55 to 5.1 employees per 1000 sqft of gross leasable area (corresponding to the low and high range of “employment intensity” observed in CAGID in selected years over the 1994 – 2015 period).
- Upper-floor tenants have a range of 2.7 to 3.6 employees per 1000 sqft of gross leasable area (corresponding to the low and high range of “employment intensity” observed in CAGID in selected years over the 1994 – 2015 period).

A set of “low,” “midpoint” and “high” employment scenarios were developed corresponding to the range and midpoint employment intensity measures described above, as illustrated in Table 2 previously.

Within the CAP areas, incremental future employment was projected based on RRC and PDS staff assumptions regarding employment: sqft ratios for the respective types of uses, as summarized in Table 11 to follow.

**Table 10**  
**Employment Assumptions for Incremental New Nonresidential Development (outside of CAP areas)**

Commercial vacancy rate:	5%	
% of gross commercial space which is leasable:	85%	
<b>Employees per 1000 sqft of leasable space:</b>		
	"Typical" first floor uses	"Typical" upper floor uses
Historic minimum	4.45	2.7
Midpoint of min & max	4.78	3.15
Historic maximum	5.1	3.6

Source: RRC Associates; DUHMD-PS/DBI tenant / Ecopass databases.

**Table 11**  
**Employment Assumptions for Incremental New Nonresidential Development (inside of CAP areas)**

<b>Component</b>	<b>Assumed employees/1000 sqft</b>
Public market	5
Municipal office	2.8
Private office	2.8
Hotel	1 employee/unit
Expanded BMOCA	0.5
Performing arts center	0.5
Gallery - arts related	1
Senior Center	1

Source: RRC Associates; PDS staff.

## Step 6. Project future incremental residential units

Incremental future residential units within the CAP areas were taken directly from the CAP development scenarios. Elsewhere, incremental future residential units were projected based on the following assumptions regarding residential space:

- Deduct 15 percent of gross residential space for hallways, stairways, and related common areas.
- Divide remaining square footage by an assumed average of 1,732 square feet per unit (the approximate average size of units built in the 1998 – 2015 period).

**Table 12**  
**Residential Unit Assumptions for Incremental New Residential Development (outside of CAP areas)**

Share of gross sqft used for common areas, access, etc.	15%
Average unit size (sqft):	1732

Source: RRC Associates; Boulder County Assessor database.

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](mailto: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](mailto:BeckL@bouldercolorado.gov)



## Anthology of DMC Priorities

### 2012

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

### 2013

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

### 2014

- Civic Area Plan
- Homelessness
- Downtown Vitality
- West Pearl Streetscape Project

DMC Candidate Questions with DMC Edits

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1. What technical/professional qualifications, skill sets and relevant experiences do you have for this position (such as educational degrees, specialized training, service on governing or decision-making boards, etc.)?
2. Have you had any experiences with this Board or the services it oversees that have sparked your interest in becoming a member of the Board, and, if so, please describe the experience(s) and what insight you gained.
3. Describe a situation where you were involved with a group and had to work through a disagreement or conflict among the members. What techniques or specific actions did you find to be most effective in mitigating or resolving the disagreement/conflict?
4. List all potential conflicts of interest you might have with respect to the work of this board, and explain how you think any potential or perceived conflicts of interest should be handled by Board members.
5. What are the changes to the management of parking downtown that would enhance the economic vitality, walkability and functioning of the core of our City?
6. How do you perceive the current balance between all modes of transportation to automobile and alternate modes access to the downtown ~~- automobile, walking, biking and transit~~? What recommendations or improvements would you make?
7. In your opinion, what are the most important factors to maintaining the aesthetic and economic vitality of downtown and what specific recommendations would you make?
8. What is your perspective on how Pearl Street Mall is being managed? Specifically address events, maintenance/improvements, partnerships with Downtown Boulder Inc. and the Business Improvement District and city/county relationships.
9. Why do you feel downtown Boulder is important to the boarder community? And what issues do you believe deserve greater emphasis and attention?

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