

CITY OF BOULDER
JOINT MEETING OF THE PLANNING BOARD WITH COUNTY PLANNING COMMISSION

MEETING DATE: September 17, 2015

AGENDA TITLE:

Boulder Valley Comprehensive Plan – Joint Session and Update on Foundational Work, Community Kick Off, Focused Topics for the 2015 Update, and Next Steps

REQUESTING STAFF:

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OBJECTIVE:

Provide an update on the Boulder Valley Comprehensive Plan (BVCP) work to date and schedule. Receive feedback on the completed foundations work, Aug. 31 community kickoff, revised focused topics, and next steps.

PURPOSE

The purpose of the joint study session on Sept. 17, 2015 is to provide an update to the City Planning Board and County Planning Commission on the Boulder Valley Comprehensive Plan (BVCP) work to date and receive feedback on the foundations work (i.e., Trends Report, baseline data, projections, fact sheets, and mapping); the Land Use Request process; the Aug. 31 Community Conversation and Kickoff at Chautauqua; the revised focused topics for the plan update; and next steps. The joint meeting also provides an opportunity for the two boards to converse together about the BVCP update.

QUESTIONS

Do the Planning Board and Planning Commission have feedback or questions about:

1. The Aug. 31 kick off (event and outcomes), and next steps on community engagement? *(See pages 3 to 5.)*
2. The updated Community Profile, and draft Trends Report, Subcommunity Fact Sheets, 2040 projections, and mapping? *(See pages 5 to 9 and [Attachments B, C, and D](#))*
3. Revised focused topics for the 2015 update? *(See pages 9 to 10.)*

Staff is also interested to hear if the boards have heard new information in the community that might affect the focus for the plan update.

BACKGROUND

Phase 1 of the 2015 BVCP update is almost complete. The public process launched with a major event at Chautauqua on Aug. 31, and the planning team continues to distill comments and feedback from the well-attended event as well as other online polling and pop up events currently taking place.

The planning team has met with the Planning Board and Planning Commission multiple times about the BVCP since last fall. The two boards last met jointly in April 2015. The most recent BVCP discussions with the County Planning Commission and Planning Board about the plan timeline and Service Area question occurred on July 15 and July 16 respectively. Planning Board also had a brief discussion on Aug. 20 about the survey, and Planning Commission received information about the survey via email.

Each discussion progressively builds on the last and includes new materials. The project is entering Phases 2 and 3 during which additional work will occur to identify and refine focused topics (or issues for the plan update to address) and begin to prepare analysis for and update land uses and policies of the plan in Phase 3.

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

Work Plan and Schedule

Input and guidance received to-date from elected officials, boards and commissions, and the public has resulted in continual refinements to the process and approach for the 2015 BVCP update schedule that City Council approved at a hearing on Aug. 6, 2015. The current BVCP work plan and schedule, updated on Sept. 8, 2015 is provided as **Attachment A**. Since early August, the primary change is the note regarding the “service area” process as described below.

- **Service Area Expansion Assessment Not Moving Forward in 2015** - In July and early August, staff requested direction from the four BVCP review bodies on whether or not a Service Area Expansion Assessment should begin as part of the 2015 update. At a public hearing on Aug. 6, 2015, City Council directed staff to not move forward with the Service Area Expansion Assessment; therefore the next opportunity to consider an expansion will be during the next five year review. A summary of the Service Area Expansion assessment and background on the concept can be found in the City Council memo from Aug. 6, [here](#).
- **Change Request Process Schedule (Closes Oct. 2, 2015; Screening Hearings in November and December)** – The BVCP (Amendment Procedures chapter) explains the process for updating the land use map or plan polices during the five-year update, when the city and county invite landowners and the general public to submit requests for changes to the plan. That opportunity is now open through early October. Typically during an update, the city and county receive several dozen community-initiated requests for changes to the land use map or policies.

For the November and December hearings staff will provide recommendations, and the approval bodies will provide direction on which proposals should go forward for

additional analysis and which should not receive further consideration.¹ After that, additional analysis will occur for proposed changes. When a draft land use map is developed in the spring, property owners will be notified about proposed changes. The city and county will publish a map indicating where the proposed changes are located and a description of each change.

Community Engagement

Staff has continued to refine the Community Engagement Plan. The latest version can be found on the BVCP project webpage. Recent and ongoing engagement includes:

- **Kickoff Event** - A communitywide “Boulder 2030” kickoff event was held on Monday, August 31 at Chautauqua. The event included previews of videos and presentations about the plan and its role, information about current conditions and trends, interactive ways of capturing community input, and family activities. About 225 members of the public attended the event, excluding staff and support personnel.
- **Culturally-Appropriate Engagement** – Staff and decision-makers seek a meaningful engagement process with Boulder’s immigrant communities and culturally-appropriate venues and processes. The approach focuses on one-on-one conversations with community leaders and spokespeople, building on their knowledge and trust within the community; working with bilingual partners at events or “pop-up” meetings using comment forms in Spanish and English; partnering with Intercambio to get input from immigrant students in English classes.
- **Outreach with Civic, Businesses, and Community Groups** - Staff is in the process of reaching out to civic, nonprofit, and other organizations and offering to have a city staff member join them to talk about the update process and hear input.
- **Pop-Up Meetings** - Staff has set up and will do additional “pop-up” meetings in conjunction with events and at gathering places around town in August and September. The purpose of the pop-ups is to provide information, increase awareness about the plan process, invite people to engage, and ask initial questions about what people love about Boulder and their ideas and concerns for the future.
- **Youth Engagement** – Some of the pop-up meetings and other events are geared for younger segments of the community – children, youth, and university students. YOAB and Growing Up Boulder are both partnering with the planning team to identify opportunities for youth-related engagement and outreach.
- **BVCP Videos** - Two initial videos have been prepared to help the public understand the past, present, and future role of the Boulder Valley Comprehensive Plan and how people can get involved.
- **BVCP Statistically Valid Survey** – Staff with RRC Associates worked with the four approval bodies to develop a survey and get feedback in August. In mid-September, RRC will be distributing the survey to 6,000 households with follow up focus groups. It is expected that results of the survey and focus groups will be available in November.
- **Boards and Commissions** – the planning team will be updating city boards and commissions on the plan and inviting early input between September and December. Dates for meetings with boards and commissions are identified under “Next Steps.”
- **Local Listening Sessions** – The city (and in some cases the county) will coordinate local listening sessions around the community in the fall to share the fact sheets and information about the local community and hear from community members about issues of relevance in different parts of the community. The process committee will advise on best timing and locations for local listening sessions.

¹ In the past three BVCP Five-Year updates, the process has been that proposals not receiving approval for further consideration by any one of the four bodies are removed from the list and do not move forward to the next approval hearings. Staff continues to support this procedure.

- **Data and Trends Discussions** – The planning team also is holding several drop in sessions geared to allow discussion of the more technical aspects of the project -- data, trends, forecasts and maps – to give the community a chance to understand the information and its implications and usefulness for updating the plan and potentially later for measuring progress and being part of open data and dashboards.

Snapshot of Engagement Statistics

The plan update is just getting under way in the community, but it is becoming evident that people are interested, starting to take notice, and sharing ideas. While the planning team is continuing to process and summarize the qualitative information and comments received thus far during the kick off month, it is interesting to note some early statistics (as of Sept. 3, 2015):

- Postcards went to all addresses in the Boulder Valley notifying people about the event and project webpage to sign up for more information.
- 5,000 people (approx.) are signed up for the Boulder Planning email notifications;
- 2,388 unique visits to the project webpage (www.BoulderValleyCompPlan.net) have occurred and 4,071 total page views (meaning that some people have visited more than once) (Since July 1, 2015);
- 230 people have taken the online poll and provided comments;
- 225 (approx.) people attended the Aug. 31 kick off presentation; 13 small groups discussed “what’s working,” and “important issues”; 140 people signed in for email; and 50 people turned in comment forms;
- 20 (approx.) young children drew pictures at the meadow music pop up event;
- 4 organization meetings have been scheduled; and
- 10 city boards and commissions are currently scheduled September through December.

The communications and planning team will continually provide information during the project while it progresses.

High Level Summary from Kick Off

Staff is continuing to summarize the written information received at the kickoff event (on comment forms and in small groups), as well as from the online poll. A full summary and more analysis of themes and topics of discussion will be available at the time of the joint meeting on Sept. 17, 2015. In general, topics identified by the public are fairly consistent with the focused topics identified so far in board discussions. A high level, non-prioritized summary is presented in the sections just below.

What’s working (or what people love about the community):

- Active, healthy people – culture and climate supporting that lifestyle
- Affordable housing program
- Bold actions the community takes
- Climate action, commitment to alternative energy, innovation and recycling and composting programs
- Comfortable public spaces (e.g., Pearl Street, farmers’ market)
- Communication and access to leaders
- Downtown (e.g., vibrancy, restaurants)
- Flatiron views and aesthetics
- Neighborhoods and neighborhood schools (e.g., North Boulder)
- Open space, trails, and access to outdoors
- Parks and recreation, and cultural activities including library and fishing pond

- Planning tradition (Height limits, Blue Line, focus on urban design)
- Quality of life (but some concerns about it changing)
- Transportation system (mostly bike lanes and alternative modes)
- University town (and the spin-off innovation and educated community that is a result)

Important Issues:

- Affordable housing policies and following through (co-ops came up a few times in materials, as well as senior housing and mobile homes; fewer mansions)
- Collective problem solving - less confrontational
- Floodplains are important to planning
- Ground level commercial (e.g., banks vs. retail)
- Growth and change concerns (desire to stop or manage growth, protect history, and reduce congestion. Sense of building beyond capacity – ideas vary from stopping growth, to slowing it, to other suggestions about how to address needs and “share” Boulder)
- Gunbarrel – concern about introduction of affordable housing and process with county
- Height limitations (pros and cons)
- Income and social disparity changing the diversity and welcoming nature of the community.
- Infrastructure improvements needed
- Job growth imbalance
- Preservation
- Regionalism – impacts of Boulder’s approaches and sprawl to the east
- Small city vs. densification (higher density in certain places vs. no increased densification of a suburban place)
- Traffic congestion (and delays and emissions it creates)
- University – better “town/gown” relations
- Walkable places outside of downtown

ANALYSIS

Foundational Work

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

Community Profile

The 2015 Community Profile, partially updated in April and now mostly complete as Aug. 31, 2015, provides a snapshot of the Boulder community. **Attachment B** contains the August Community Profile. It incorporates new information from the most recent 2040 BVCP projections and building square footage information, data sources, a description of the relationship to State Department of Local Affairs demographic information, and other information as requested by City Council earlier in the summer.

About the Employment Estimates

The City of Boulder’s 2015 estimate for the number of jobs in the city (98,507 jobs, rounded in presentation materials to 98,510) includes two numbers:

1. Wage and salary jobs from the Colorado Department of Labor and Employment reported through the Bureau of Labor Statistics Quarterly Census of Employment and Wages (QCEW) by businesses (89,202 jobs); and
2. An estimate for self employment, the methodology for which is sourced from the U.S.

Census Bureau American Community Survey (9,305 self employed).

In creating the 2015 job estimate, the city used geocoded data that captures wage and salary jobs that are located within the city limits, those located in Area II, and those located outside of those areas. Through this analysis, staff discovered that the previous methodology had included wage and salary jobs with Boulder addresses that are located outside of the city. The result of the more refined methodology has been a lower base (QCEW-derived) employment number for the city.

Additionally, whereas in the past self-employment was accounted for by adding 10% to the base jobs number, the city is now using the U.S. Census Bureau American Community Survey methodology, which results in adding a 15.9% addition to the base jobs number to account for self-employed. Additional details on the revised methodology can be found in the [2015-2040 Projections Methodology](#).

Providing Employment Trends Backward

The revised methodology in 2015 has lowered the estimate of jobs in the city from what it would have been and was under the previous methodology, which creates anomalies in the historic trends data. To establish historic employment trends under the updated methodology, the city will purchase additional data from the Colorado Department of Labor and Employment, which has historic data back to 2001. The department has indicated the data will be available in late September/early October. Staff can then undertake the analysis with the expectation that revised historic employment estimates could be provided by late October.

Nonresidential Square Footage

The 2015 Community Profile back page provides a more detailed summary of how the city accounts for nonresidential square footage. The source of that data is the Planning and Development Services Center building permit database for issued permits with new square footage. The next version of the profile (anticipated early this Fall) will have a more detailed summary of what land uses/buildings are considered within categories (i.e., what is considered Commercial and Mixed Use vs. Public, etc.). A key component to this analysis will be highlighting new square footage that isn't necessarily job-generating square footage (i.e., a large percentage of recent nonresidential square footage is in parking garages).

It is important to note that the nonresidential square footage and employment trends will not always track with one another. That is, the city will likely not gain new nonresidential space at the same rate as the city gains jobs. The reasons for this difference are multifaceted, but most likely due to shifting square footage needs per employee and changes in how existing space is used, fluctuations in "non job producing" nonresidential space like parking garages, increases in self employment, and general expansion and contraction to the economy over time.

About the Housing and Population Estimates

Housing unit estimates are the starting point for the city's population estimates. To get these estimates, the city first uses the Planning and Development Services database of building permits to identify new housing units constructed that have received a certificate of occupancy, then evaluates housing units that were annexed into the city, and finally accounts for the difference year to year in the city's mobile home units. The city also deducts demolitions where an entire housing unit was removed.

To estimate the current population, the city:

1. Summarizes the estimated total housing units;
2. Accounts for the occupancy rate of all housing units and average persons per household; and
3. Conducts an audit of the total population living in group quarters.

The city uses the Colorado State Demography Office's estimates of overall residential occupancy rates. This vacancy rate went from 2.8% in 2012 to 2.4% in 2013, the last year data is available. The city's group quarters estimate is based on a self-reported survey of the number occupants in these facilities. These include assisted living, fraternities, sororities, residence halls, and other types of group quarters.

The rates of growth for housing unit and population trends do not always correlate on an annual basis. A variety of factors may account for this, but the most common reasons are:

- the residential vacancy rates may have changed in state sources,
- occupancy rate estimates may have changed in state sources, and
- the group quarters population is not counted as housing units, so this number fluctuates independently of the housing unit counts.

For example, we could have seen an increase in the population living in residence halls. This increase would be reflected in the overall population estimate but not correlated to an increase in housing units.

2040 Projections

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

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

In general, the BVCP projections are based on a Geographic Information Systems model estimating capacity. **Attachment C** contains the full report, maps, sources of data, and methodology that accompany the projections. For additional details, refer to the *2015-2040 BVCP Projections Methodology* on www.BoulderValleyCompPlan.net.

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

Since the boards discussed projections in July, the planning team updated the housing and population aspect of the model to correct the estimate of existing housing units granted certificates of occupancy through the end of 2014. Previously they were shown as “future” potential rather than existing units. Additionally, the model now corrects an over-estimation of residential potential on parcels with environmental constraints such as steep slopes.

Table 1: Projections

	Existing	Additional to 2040	2040 Total	Additional to Zoning Capacity	Zoning Capacity Total
Dwelling Units					
City Limits (Area I and III Annexed)	45,740	6,260	52,000	-	52,000
Area II	5,710	490	6,200	-	6,200
Total Service Area	51,450	6,750	58,200	-	58,200
Population (including group quarters)					
City Limits (Area I and III Annexed)	104,810	18,190	123,000	-	123,000
Area II	12,030	1,070	13,100	-	13,100
Total Service Area	116,840	19,260	136,100	-	136,100
Employment					
City Limits (Area I and III Annexed)	98,510	18,490	117,000	34,200	151,200
Area II	2,920	580	3,500	1,800	5,300
Total Service Area	101,430	19,070	120,500	36,000	156,500

Subcommunity and Regional Fact Sheets

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

Trends Report and Top Trends

The Trends Report highlights Boulder’s trends and presents information at the city, county, and regional scales and organizes the information according to the sustainability framework. The latest draft incorporates input received from elected officials, boards, commissions, and city and county staff as well as some local agencies including the school district, CU, and others. For the community kick off, the planning team distilled the cross cutting trends into the posters and in the presentation, and as summarized below. See [Attachment D](#).

1. Boulder has Potential for Redevelopment—Mostly in the Northeastern Part of the Community
2. Boulder Continues to be a Center for Employment in the Region
3. Boulderites are Changing How they Travel – At least within the City
4. The Community is Taking Action and Getting more Prepared for Climate Change and Other Threats

5. Boulder's Housing Types and Availability are Shifting Toward Multi-Family Units; Costs are Rising
6. Population is Growing and Aging
7. Social Disparities Exist; Some are Widening
8. People Seek more Walkable Neighborhoods
9. Healthy Living and Eating Continues as a Way of Life
10. Quality of Life is High

Interactive Mapping and 3D and Visualization

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

Focused Topics for the 2015 Update

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

Growth Management and Livability/Housing

The city and county may identify possible changes to the land use map in focused areas to accomplish community goals such as housing or growth management (e.g. change some areas from future commercial to future residential, or from higher density residential to medium density residential) or to adjust the jobs and housing mix. Such ideas for focused areas of study are proposed to be discussed at the joint hearings in November and December. Questions to address include:

- What should be the future mix of jobs and housing?
- What rate of growth (jobs and housing) is appropriate for Boulder?
- How can Boulder get higher quality buildings, public spaces, and infrastructure?
- How can Boulder reduce vehicular congestion – are there land use changes that might help mitigate congestion?
- Where are appropriate locations for future housing and what types are needed? Note: BBC is doing analysis for the housing strategy to better understand how to address the housing needs of the “missing middle”.

Neighborhoods and Character

The city has been hearing a lot of interest from neighborhoods in the past year to improve communications, address land use incompatibilities, and other neighborhood needs. The BVCP update can potentially address:

- What additional policies can be incorporated to preserve existing neighborhoods and housing?
- How can new development projects near and within neighborhoods be compatible and minimize impacts where people live?
- Where can services and infrastructure improvement make neighborhoods more walk-friendly?
- What programs and services and infrastructure might be necessary to improve neighborhoods lacking such services?
- How can neighborhoods be more resilient and communicate better in times of

emergency? How can they be better organized?

“21st Century” Opportunities and Challenges

The Boulder Valley Comprehensive Plan will integrate with other plans, initiatives, and emerging issues including:

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

Improve Plan Document / Update IGA

Additionally, the 2015 BVCP plan can become one that:

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

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

NEXT STEPS

Sept. 9,15	Data and Trends Discussions
Mid-Sept.	Survey invitation mailed to 6,000 households; survey available online
Oct. 2	Change request period closes and staff begins review and analysis of requests
Mid-Oct.	Survey focus groups
Nov. 19 (tent.)	Joint Study Session of the City Council and Planning Board to discuss Survey and focus group results; initial screening of requests; and focused topics for plan options and analysis <i>(Note: May get scheduled on Dec. 10 or early Dec.)</i>
Early-Dec.	<i>(TBD)</i> Discussion with Planning Commission and Board of County Commissioners

Note: *Scheduling local listening sessions in the fall and/or winter.*

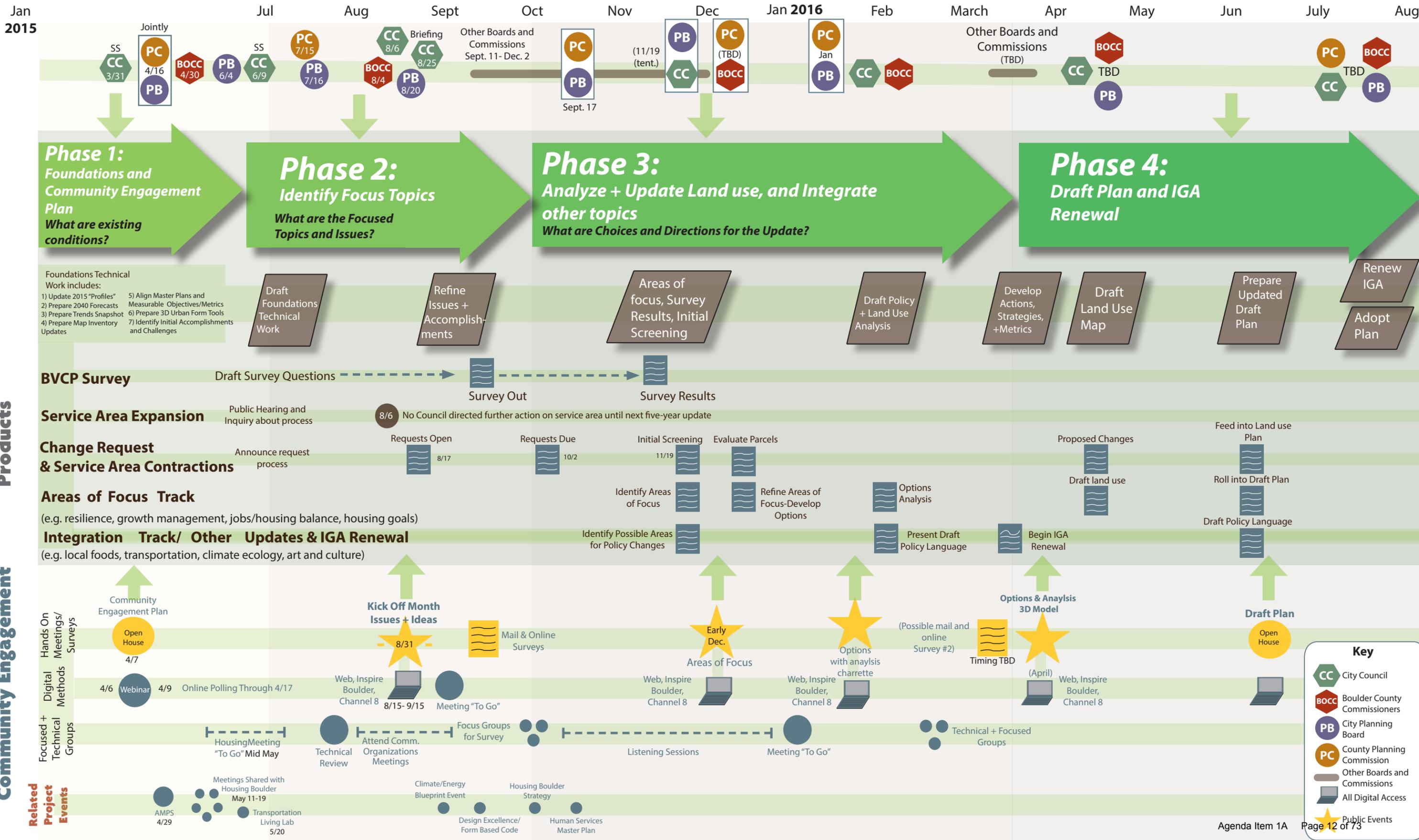
City Boards and Commissions Updates Scheduled:

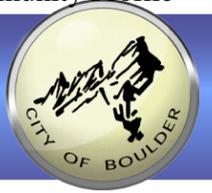
Sept. 11	Youth Advisory Board (YOAB)
Sept. 21	Human Relations Commission (HRC)
Sept. 28	Parks and Recreation Advisory Board (PRAB)
Oct. 5	Downtown Management Commission (DMC)
Oct. 7	Landmarks Board
Oct. 7	Environmental Advisory Committee (EAB)
Oct. 12	Transportation Advisory Board (TAB)
Oct. 14	Open Space Board of Trustees (OSBT)
Oct. 21	Boulder Arts Commission (BAC)
Dec. 2	Library Commission

Note: *Scheduling Boulder Design Advisory Board.*

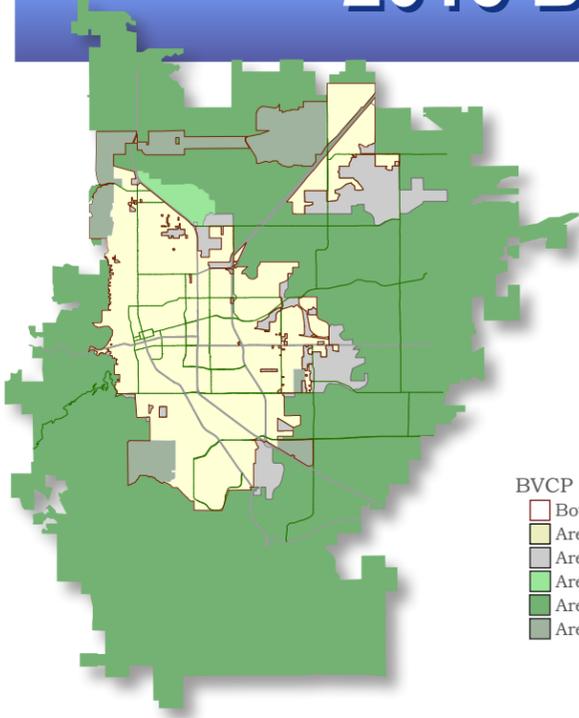
ATTACHMENT(S)

- A. [2015 Updated Work Plan](#)
- B. [Community Profile \(August 2015\)](#)
- C. [2040 Projections and Methodology](#)
- D. [Trends Report and Trends Posters from August Kick Off](#)





2015 Boulder Community Profile



25.8

City Square Miles

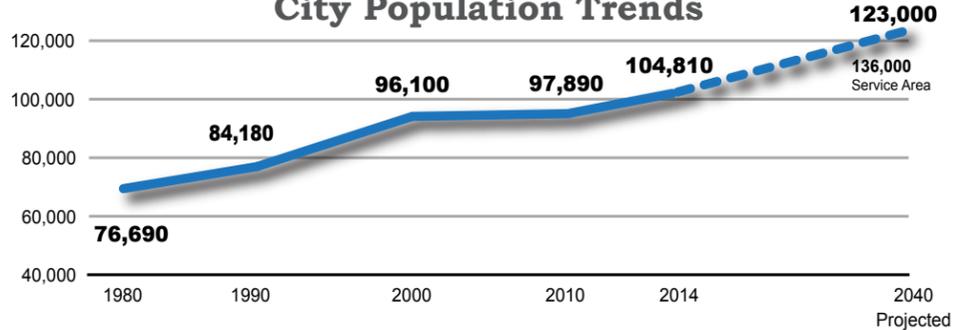
71

City Open Space Square Miles¹

104,810

City Population²
116,840 Service Area Population

City Population Trends



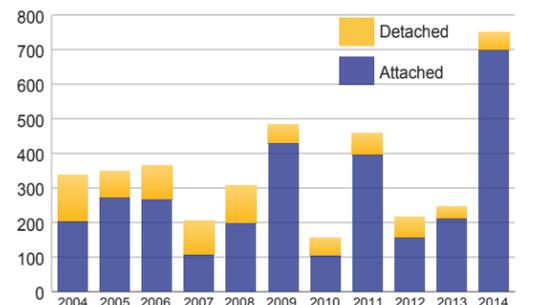
44,725
Housing Units²

50,430 Service Area Housing Units

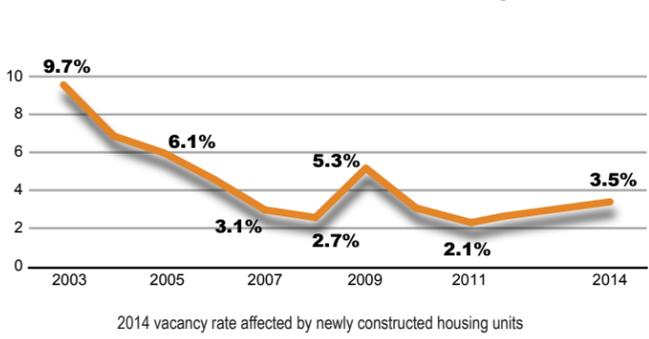
Rental vs Owner Occupied Housing Units⁵



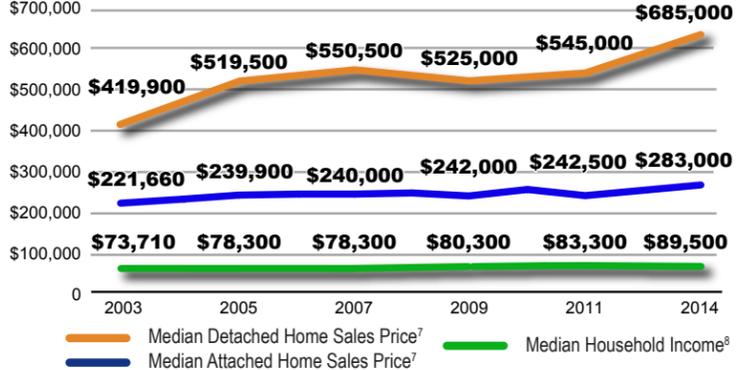
New Housing Units Completed⁴



Residential Rental Vacancy Rates⁶



Housing Costs & Incomes

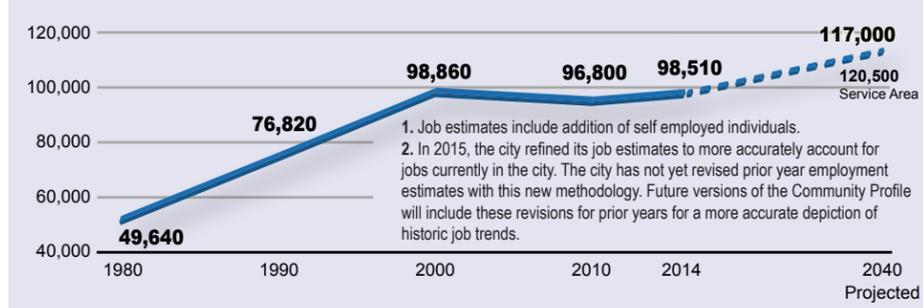


98,510

Jobs²

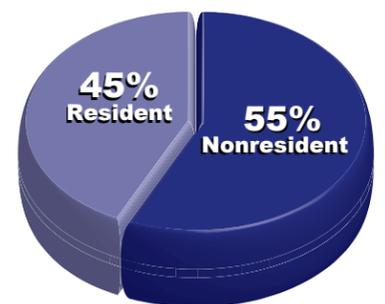
101,430 Service Area

City Job Trends

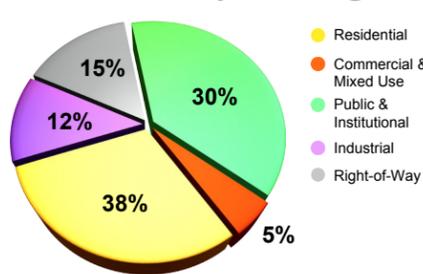


Boulder Employee Commuting Patterns²

(of the 98,510 jobs in Boulder)



Land Area by Zoning²



Vacancy Rate⁹

Retail	4.4%
Office	6.9%
Warehouse	3.9%
R&D/Flex	5.3%

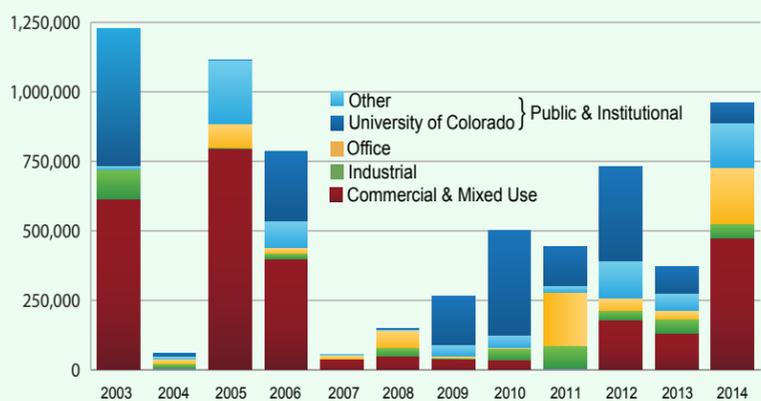
Top 10 Employers (2014)

(listed in alphabetical order)

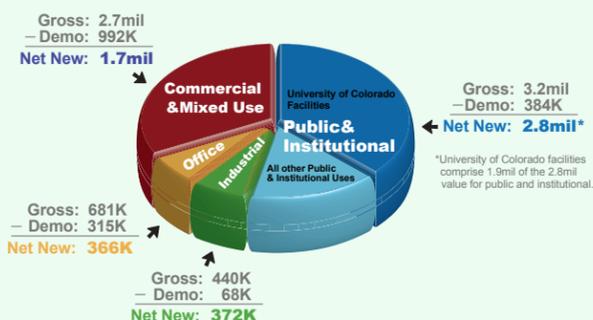
- Ball Aerospace
- Boulder Community Hospital
- Boulder County
- Boulder Valley School District
- City of Boulder
- Covidien
- IBM
- NOAA
- UCAR/NCAR
- University of Colorado Boulder

2003-2014 Non-Residential Square Footage Trends

Gross New Non-Residential Square Footage²



2003-2014 Net New Non-Residential Square Footage²



Footnotes:

- All numbers are through 12/31/14 unless otherwise noted. The reverse page of this document provides more background and sources.
- City of Boulder Open Space and Mountain Parks
- 2014 Estimate, City of Boulder Dept. of Community Planning and Sustainability. See reverse page for more details. Job estimates for City includes Area I & Area III Annexations. Population and job estimates are rounded numbers.
- Area I & II = Service Area
- Based on number of Certificates of Occupancy issued for new housing units in the city of Boulder as of 12/31/14.
- 2013 American Community Survey (ACS)
- Apartment Association of Metro Denver Vacancy and Rent Report (Qtr 4 2014). Reflects average of city and university subareas in 2014.
- Information Real Estate Services, Boulder Area Realtors Association. Sale prices are for the city of Boulder.
- Housing Division, Area Median Income (AMI) data (3-person household). AMI data is for the Boulder County MSA.
- Source Boulder Economic Council - Market Profile 2014.

BVCP Planning Areas

- To manage growth and provide urban services efficiently, the Boulder Valley Comprehensive Plan designates three areas for long term planning:
 - Area I: Land within city limits, provided with urban services.
 - Area II: Unincorporated land in Boulder County, eligible for annexation and provision of urban services within the 15 year planning period of the BVCP.
 - Area III: Unincorporated land in Boulder County outside the Service Area, intended to remain rural in character.

2015 Profile Background Information

Changes from 2014 Community Profile

1. **Open Space Additions** - The city open space area went from 70 to 71 square miles. The city did not gain an entire square mile of open space, but the number went up to 45,563 so the 2015 profile rounded up.
2. **Population Increased by 2,390** – The city added an estimated 2,390 residents in 2014. The [Boulder Valley Comprehensive Plan – 2015 Housing Unit, Population, and Employment Estimates and Projections Methodology](#) provides more detail on how the city estimates current and future population. Note that the city’s population estimates include both housing units and group quarters populations (e.g., dormitories, sororities and fraternities, jail, skilled nursing facilities, and group home shelters)
3. **Housing Units Increased by 697** – The city gained 697 housing units in 2014. Note that the housing unit estimates are net figures and account for demolished housing units. The [Boulder Valley Comprehensive Plan – 2015 Housing Unit, Population, and Employment Estimates and Projections Methodology](#) provides more detail on how the city estimates the number of housing units.
4. **Residential Rental Vacancy Rate Increased** – The 2014 average residential rental vacancy rate was 3.5%, up from 2.1% in 2011. See “Residential Rental Vacancy Rate Source and Methodology” below for more details.
5. **Housing Costs and Incomes Increased** – City of Boulder median detached and attached home prices increased from 2011-2014 at a rate of 26% for detached homes and 17% for attached homes. Median household income for Boulder County increased by 7% from 2011-2014.
6. **Employment Estimates Decreased Due to a Revised Methodology** - As part of the 2015 BVCP update, the city worked with the University of Colorado Leeds School of Business to revise its employment estimates methodology to more accurately account for jobs located in the city. The [Boulder Valley Comprehensive Plan – 2015 Housing Unit, Population, and Employment Estimates and Projections Methodology](#) provides more detail on this new methodology, and how it compares to previous methodologies and employment estimates. The city has not yet revised prior year employment estimates with this new methodology. Future versions of the Community Profile will include these revisions for prior years for a more accurate depiction of historic job trends.
7. **Modest Commuter Pattern Changes** – Of the city’s total jobs, the city’s estimate for the percent that are Boulder residents went up, and nonresident jobs went down. See “Commuting Estimates” below for a more detailed explanation.
8. **Nonresidential Square Footage Increased** – The total nonresidential square footage increased significantly from 2013-2014, primarily due to a few large projects. See “Nonresidential Square Footage Source and Methodology” below for more details.
9. **Nonresidential Vacancy Rates Went Down** – The vacancy rates for all nonresidential categories the city reports in the Community Profile went down.
10. **Updated Population, Housing Unit, and Employment Projections**- The city updated its population, housing unit, and employment projections as part of the 2015 Boulder Valley Comprehensive Plan update. The [Boulder Valley Comprehensive Plan – 2015 Housing Unit, Population, and Employment Estimates and Projections Methodology](#) provides more detail.

What Stayed the Same from 2014 Community Profile

The city’s total size (square miles), owner/renter makeup, and land area by zoning all remained the same either due to lack of new information from the 2014 Community Profile or no changes in the case of the land area by zoning.

Commuting Estimates

The City of Boulder commuting estimates are a labor force driven estimate, using a mixture of federal and local data sources, and a set of local and state assumptions and factors.

The analysis begins with the estimated number of households in the city and develops a resident labor force estimate (the population of workers in the city) using a factor of 1.3 workers per household (State Department of Labor).

The city then uses the resident labor force estimate coupled with the current [Community Survey](#) (Table: 71 Question 24) results for the percent of Boulder residents that also work in Boulder. The 2014 Community Profile estimates used the 2011 Community Survey, while the 2015 Community Profile estimates were able to use the 2014 Community Survey results. The 2014 Community Survey showed a higher percentage of Boulder residents that also work in Boulder (81%) than in 2011 (75%), or the resident labor force.

The number of Boulder residents that also work in Boulder is then subtracted from the total employment estimate to arrive at the estimated nonresident employees, or commuters.

The [2013 State of the System Report](#) provides additional information on commuter and outcommuter estimates (see Figures ES-9, 3-6).

Residential Rental Vacancy Rate Source and Methodology

The residential rental vacancy rate reported in the 2015 Community Profile is taken from the most recent Apartment Association of Metro Denver’s Apartment Vacancy and Rent Report (Qtr 4 2014) for the city and university subareas. Pages I-7 and I-8 of that report set forth the sources and methodology for these numbers that are based on survey information. The 2015 Community Profile reports a 3.5% residential rental vacancy rate that is the average of the four quarters in 2014 for the city and university subareas. This Apartment Vacancy and Rent Report shows a 22% vacancy rate for the city in the first quarter of 2014 that impacted the overall average for the year. This number is considerably higher than the fourth quarter number (5.4%) due in large part to new units built but not occupied at the time of reporting.

Nonresidential Square Footage Source and Methodology

The city’s uses the Planning and Development Services database of building permits to identify nonresidential square footage trends by:

1. Compiling a database of all issued nonresidential building permits that resulted in new square footage;
2. Compiling a database of all issued demolition permits that resulted in a loss of nonresidential square footage;
3. Assigning a land use category to each permit that either resulted in a gain or loss of nonresidential square footage; and
4. Summarizing gross new and demolished nonresidential square footage by land use category.

Nonresidential Square Footage Notes:

- Only new nonresidential square footage and demolished square footage for enclosed buildings are included (e.g., canopies, awnings, underground storage tanks, telecommunications towers, etc. are excluded)
- The “Public and Institutional” land use category includes:
 - Places of worship, Boulder Community Health facilities, non-BVSD schools, jail, city, county, state, and RTD facilities.
 - Boulder Valley School District new square footage combined from 2003-2014 (source: BVSD August 2015). BVSD does not track new square footage by year, so this number only appears with the 2003-2014 aggregated “Net New Non-Residential Square Footage” chart, and not the “Gross New Non-Residential Square Footage” chart that tracks new square footage by year. 2003-2014 BVSD total net new square footage is approximately 230,000 sq ft, or 6% of the city’s net new public and institutional square footage for this period.
 - University of Colorado new square footage (source: CU Planning, Design & Construction March 2015). CU demolition square footage is currently unavailable. 2003-2014 CU gross new square footage is approximately 1.9 million sq ft, or 60% of the city’s gross new public and institutional square footage for this period.
- The city does not have data on federal facilities, so the “Public and Institutional” land use category does not include any federal facilities.
- The Commercial and Mixed Use square footage may include some mixed use buildings that also have some residential or office units. The city tracks new housing units in these mixed use buildings that is reflected in the Total City Housing Units and New Housing Units Completed graph. The city’s building permit database currently does not distinguish the square footage by use type in these mixed use building permits. The city assesses mixed use projects on a case by case basis for this analysis to estimate the residential versus nonresidential square footage in each of these buildings.

Major projects that impacted the new nonresidential square footage numbers in 2014 include:

- The Pearl West (11th and Pearl/Daily Camera redevelopment) project (approx. 300,000 sq ft), and
- Two parking garages - Depot Square Parking Garage (122,000 sq ft) and Boulder Community Health Parking Garage (63,000 sq ft).

2015-2040 PROJECTIONS

UPDATED – 08/28/15

**OUR LEGACY.
OUR FUTURE.**

BOULDER VALLEY COMPREHENSIVE PLAN

Introduction and Background

The Boulder Valley Comprehensive Plan (BVCP) contains a Land Use Plan that guides the future type, location, and intensity of growth and development. The plan largely reflects what is already built, but also aims to implement the community's vision for future development. As part of each BVCP update process, new 25-year projections are completed to inform discussions about future growth and potential changes to the Land Use Plan. For the 2015 update, the projections are calculated to 2040.

How are Projections Used?

- Projections give a broad sense of what type, location, and pace of housing and jobs might occur communitywide *based on current adopted policies* (e.g., current zoning).
- They help inform conversations about the kind of future Boulder wants, and potential changes to current policies. In the past, the city has changed land uses from commercial and industrial to mixed use and residential based on projections data and community-defined priorities.
- City departments like transportation, parks and utilities use the projections to plan for system needs in long range master plans.

How are Projections Not Used?

- Projections do not address quality or character of development or social issues (e.g., diversity, cost of housing, types of future jobs and incomes, etc.).
- They are not useful at the site-specific level because the methods of calculation are based on broad assumptions for large areas; accuracy is lower for individual parcels.
- They do not represent a "given." They reflect what could happen under current policies and zoning, and reasonable assumptions regarding demographics and economic growth.

How are the Growth Projections Calculated?

The BVCP projections use a capacity-based methodology with the following (generalized) steps:

- 1) Estimate current dwelling units, population, and employment
- 2) Estimate total development capacity using what is allowed by-right by existing zoning
- 3) Subtract existing development from total capacity to determine the capacity for additional growth
- 4) Fill this remaining capacity using historic growth rates and other assumptions (see the "What Assumptions Applied?" section of this report for more information).

Note: this is not the complete methodology. For additional details please see page 6 and refer to the *2015-2040 BVCP Projections Methodology* on www.BoulderValleyCompPlan.net.

Summary of Results

Table 1 below summarizes the results of the 2040 projections. Table 2 provides additional detail by subcommunity on zoning capacity. The maps on pages 3 and 4 accompany Table 2 and show areas where there is capacity for future residential (Figure 1) and employment growth (Figure 2), based on the capacity analysis that is at the core of the model.

Table 1: Boulder Growth Projections

	Existing	Additional to 2040	2040 Total	Additional to Zoning Capacity	Zoning Capacity Total
Dwelling Units					
City Limits (Area I and III Annexed)	45,740	6,260	52,000	-	52,000
Area II	5,710	490	6,200	-	6,200
Total Service Area	51,450	6,750	58,200	-	58,200
Population (including group quarters)					
City Limits (Area I and III Annexed)	104,810	18,190	123,000	-	123,000
Area II	12,030	1,070	13,100	-	13,100
Total Service Area	116,840	19,260	136,100	-	136,100
Employment					
City Limits (Area I and III Annexed)	98,510	18,490	117,000	34,200	151,200
Area II	2,920	580	3,500	1,800	5,300
Total Service Area	101,430	19,070	120,500	36,000	156,500

Table 2: Zoning Capacity by Subcommunity

Subcommunity*	2015 Dwelling Units	Additional Dwelling Units to Zoning Capacity	Total Dwelling Units at Zoning Capacity	2015 Population	Additional Population to Zoning Capacity	Total Population at Zoning Capacity	2015 Employees	Additional Employees to Zoning Capacity	Total Employees at Zoning Capacity
Central Boulder	13,370	730	14,100	29,520	1,580	31,100	23,580	3,820	27,400
Colorado University	2,020	1,080	3,100	9,320	4,280	13,600	11,990	3,510	15,500
Crossroads	4,250	1,250	5,500	8,790	2,810	11,600	13,850	10,950	24,800
East Boulder	1,400	800	2,200	3,450	1,750	5,200	17,940	17,260	35,200
Gunbarrel	5,600	200	5,800	10,800	1,500	12,300	12,750	12,850	25,600
North Boulder	6,080	620	6,700	12,670	1,430	14,100	4,380	1,120	5,500
Palo Park	1,720	480	2,200	3,650	1,050	4,700	790	310	1,100
South Boulder	7,320	480	7,800	15,450	1,050	16,500	4,070	1,730	5,800
Southeast Boulder	9,680	1,120	10,800	23,180	3,820	27,000	10,690	3,210	13,900
Total	51,440	6,760	58,200	116,830	19,270	136,100	100,040	54,760	154,800

*Subcommunities encompass Area I and Area II

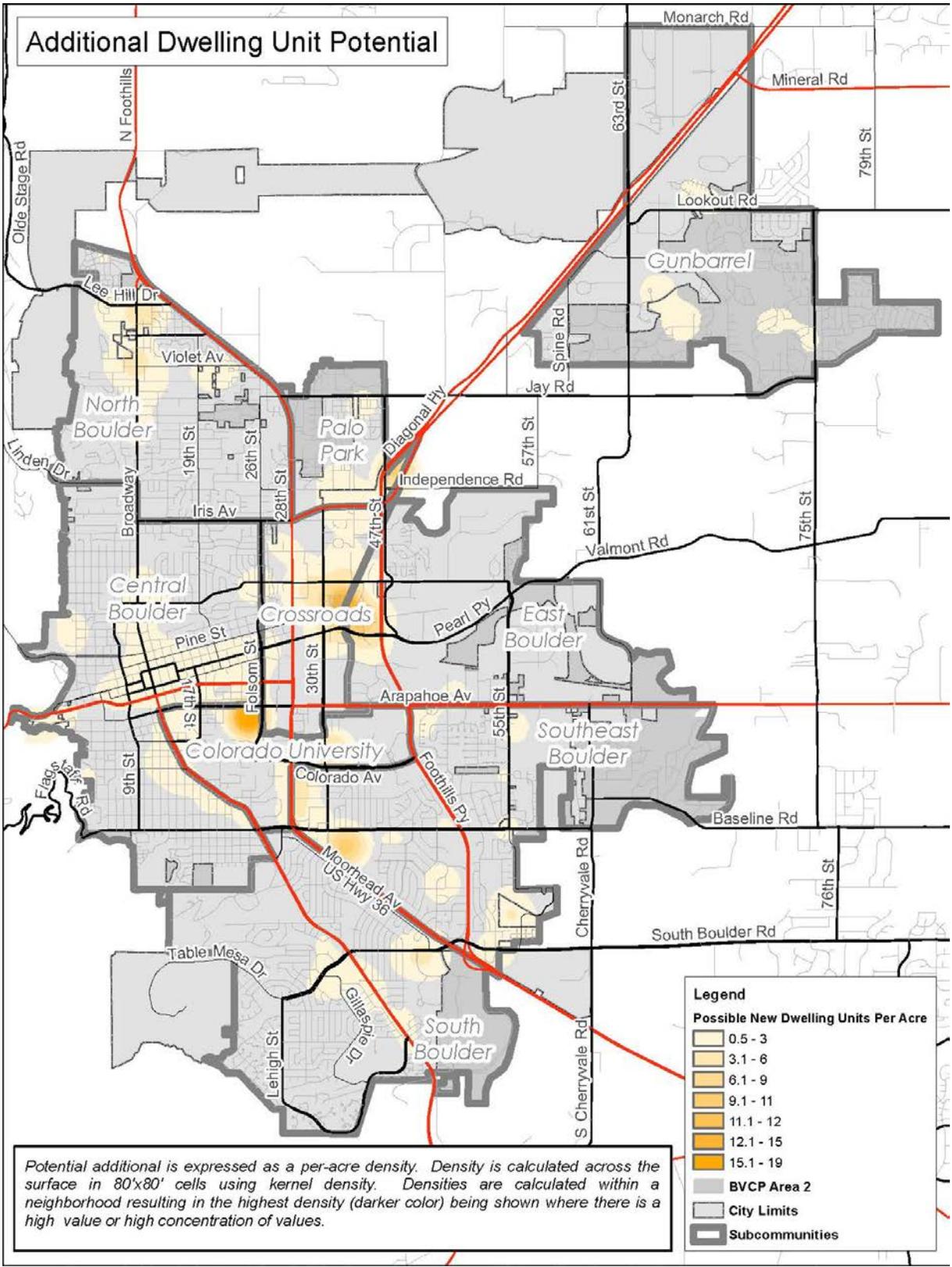


Figure 1: Additional Dwelling Unit Potential at Zoning Capacity

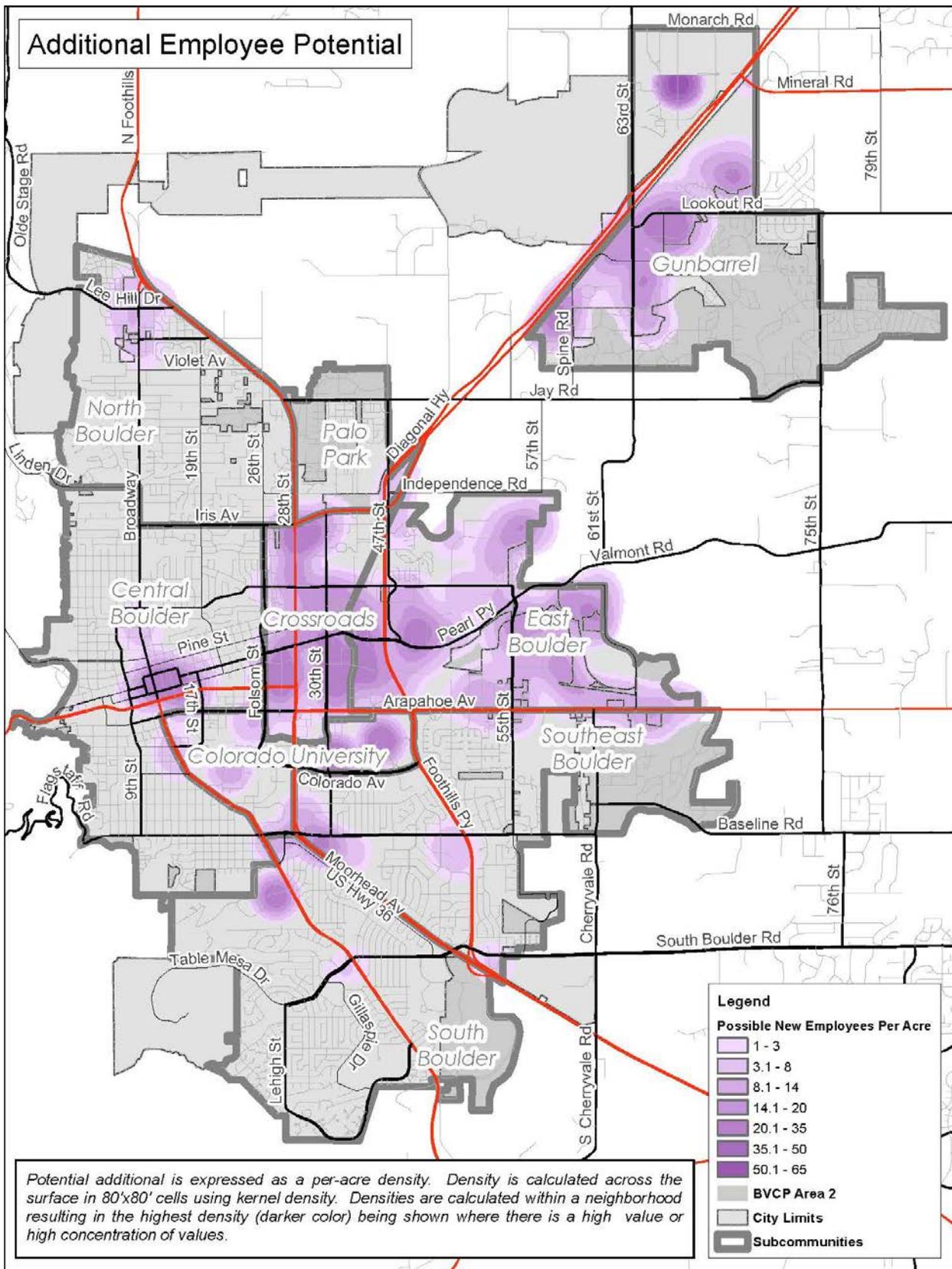


Figure 2: Additional Employee Potential at Zoning Capacity

What Do The Results Mean?

- Based on current policies, the community is relatively built out and will not change much in the future except through redevelopment in select locations, mostly along major corridors or in mixed use areas where the plan's current policies have directed more intensity.
- Boulder has more potential for non-residential development (jobs) than for housing. Based on current zoning, Boulder reaches its capacity for additional housing before 2040, but has continued capacity for additional jobs beyond 2040.

Residential

- In 2015, City of Boulder (Area I) has 45,740 housing units and 104,810 people. The remainder of the Service Area (Area II) has 5,710 housing units and 12,030 people.
- By 2040, the city has potential for 6,260 new housing units and 18,190 additional people. Area II has potential for 490 new units and 1,070 additional people.
- CU is projecting additional growth by 2040 in the form of new group quarters (dormitory) populations as well as residential units (apartments). They are projecting approximately 720 units and 2,070 people on the main campus, 250 units and 2,025 people in the East Campus, and 855 people near Williams Village (in the Southeast Subcommunity). These additional units and group quarters populations are accounted for by the model as part of the overall dwelling unit and population increases.
- Beyond 2040 there is no additional capacity for housing units and people, as the model indicates that Boulder will reach its residential development capacity a few years prior to 2040.
- Most of the potential for residential units is located in either Mixed Use or Residential Medium/High districts in Crossroads, Boulder Junction, and along major corridors such as 28th St. or Broadway or near Downtown.
- Most single family neighborhoods in Boulder will not see any change based on zoning potential, apart from some larger parcels that are scattered throughout neighborhoods that could accommodate another unit. The ability for these larger parcels to add a residential unit would depend on many factors such as slopes, access, and the location of the existing home and structures.

Non Residential

- In 2015, City of Boulder (Area I) has 98,510 jobs. The remainder of the Service Area (Area II) has 2,920 jobs.
- By 2040, the city has potential for 18,490 new jobs and Area II has potential for 580 new jobs.
- Beyond 2040, there is zoning capacity for 34,200 additional jobs in the city and 1,800 jobs in Area II.
- Most of the job growth potential is in Crossroads, East Boulder (including Boulder Junction), and Gunbarrel.
- There is little-to-no potential for non-residential growth within single family neighborhoods.

Housing and Jobs Mix and Balance

- The current housing and jobs mix is 45,740 housing units to 98,510 jobs (1:2.2). Boulder is an employment center, as called for in the 2010 BVCP. Based on current zoning with no changes, the 2040 mix of housing and jobs will be 52,000 housing units to 117,000 jobs (1:2.3). Because the projections model predicts that residential capacity will be reached prior to 2040, the number of housing units stays the same beyond 2040 while jobs continue to grow until zoning capacity is reached. At capacity, the model shows that the mix will be 52,000 housing units and 151,200 jobs (1:2.9).

What Assumptions Applied?

A number of assumptions are factored into the projections model. A summary of key assumptions is provided below. Additional detail can be found in the full projections methodology posted on www.BoulderValleyCompPlan.net.

What Residential Assumptions Went into the Model?

- The model is based on zoning capacity and parcels with redevelopment potential. A number of parcels were screened out entirely (condos, single family homes), and the model applies different redevelopment assumptions to residentially-zoned parcels with private schools and places of worship.
- In assessing redevelopment potential, the model factors in environmental constraints such as floodplains and wetlands.
- Some large single family parcels have potential for lot splits but not all were counted toward the total if other factors indicated that they are fairly unlikely to redevelop.
- It assumes a 0.6% annual residential growth rate, a
- 97.6% occupancy of residential units based on State Demographer's office estimate, and
- 2.16 people per dwelling unit based on 2010 U.S. Census.
- Group quarters populations are included within the population numbers, but can be pulled out as a separate line item.

What Non Residential Employment Assumptions Went into the Model?

- The current employment estimate was created by accounting for the total number of wage and salary jobs occurring geographically inside the city limits and Area II, plus an estimate of self employed jobs based on a percentage of the employed labor force.
- In 2015, as a result of the city's effort to refine estimates, the existing employment estimate is lower than the previous methodology would have reported. It was determined that some jobs with "Boulder" addresses are actually outside of the city limits. The city coordinated with the University of Colorado's Leeds School of Business in its efforts to refine the estimation methodology.
- Source for employment data: Bureau of Labor Statistics from DOLA.
- Self employment is estimated using the U.S. Census Bureau American Community Survey (ACS) methodology applied to city numbers.
- As with residential, the employment projections are based on zoning capacity and parcels with redevelopment potential.
- It assumes a 0.7% growth rate.

2015-2040 PROJECTIONS METHODOLOGY

UPDATED 08/28/15



The 2040 growth projections are based on land use “zoning capacity” and growth rate assumptions. The Boulder Valley Comprehensive Plan (BVCP) has a planning timeframe of 15 years but calls for growth projections to extend 25 years out from the most current update of the plan.

Background

The growth projection model has been continually improved over the past 15 years. In 2002, as part of the Jobs to Population project, the city developed a new projections methodology. Growth projections before 2002 were done by identifying vacant land, opportunity sites and areas of anticipated growth. At that time, a review of the method determined that it was not very accurate. One of the defined roles of the Jobs to Population Task Force was to examine the growth projections, methodology and assumptions, and to offer advice on how to improve the accuracy and quality of the projections. The task force reviewed and provided guidance on developing a new method of projections, using a combination of a “land use model” and an “economic model.” They requested examination of the total non-residential development that could occur under existing zoning. This zoning capacity (or buildout) number is useful to determine whether building under our current zoning regulations results in the amount and mix of development that is desired for the future, and has no time frame associated with it. This land use and economic model method has been used in our growth projections since the Jobs to Population Task Force recommended this approach. The 25-year projections are based upon this zoning capacity information supplemented by growth assumptions and input from DRCOG, the State Demographer’s Office, and local and state economists.

In 2015, the city slightly refined its methodology and began to use CommunityViz software to enhance the capacity calculations. The refinements include:

1. A more accurate estimate of current employment using refined source data and calculations
2. A more accurate estimate of future residential zoning growth capacity and future growth of mixed use zones due to the modeling capability of CommunityViz

Projections results are published at the BVCP Planning Area level, with additional detail on zoning capacity at the subcommunity level. Geographic areas smaller than subcommunities are not appropriate for publication because the mathematical calculations as described in this report are based on averages for entire zoning districts. When the calculations are used for smaller geographic areas the accuracy and confidence in the numbers quickly drops.

Estimating Current (2015) Population and Employment Methodology

The projections begin with establishing an accurate estimate of existing dwelling units, population, and employment. This is done on an annual basis and is summarized below:

Current Dwelling Units

Dwelling Units are maintained on a yearly basis in the city's GIS. Boulder County Assessor data is used for Area II dwelling unit numbers. Each year the map of dwelling units is audited using building permit data to account for new units constructed and units demolished. Any dwelling units added via annexations are mapped/verified. Mobile home counts are audited using data provided by the Boulder County Assessor. Unit counts are verified when possible to the rental license and accessory unit databases.

Group quarters population is taken from the city's annual census of group quarter facilities. Group quarters include dormitories, sororities and fraternities, jail, skilled nursing facilities, and group home shelters.

Current Population - Census Bureau Method Applied to City Data

1. An occupancy rate is applied to the existing dwelling units (based on the latest Colorado State Demographer's Office estimate. For 2015 projections the rate used was 97.59%). A persons per household factor is then applied to the occupied dwelling unit number. The current factor is 2.16 persons per household (2010 U.S. Census). These factors are revised and verified with every decennial census.
2. The population living in group quarters facilities is then added, to give a total current population estimate.

Current Employment

Current employment is comprised of the total number of wage and salary jobs occurring geographically inside the city limits and Area II plus an estimate of self employed jobs based on a percentage of the employed labor force.

Wage and Salary Jobs

The city uses Bureau of Labor Statistics data from the Colorado Department of Labor and Employment to establish the base employment. This data is from the Quarterly Census on Employment and Wages (QCEW, formerly ES-202), which is reported by 98% of all businesses. The data is mapped using the supplied latitude/longitude values and basic Q/C is performed for the historically known employers for which the map coordinates are incorrect. For the most part this geographic correction constitutes the Federal Labs. For firms that do not have latitude/longitude values supplied the address is geocoded in the GIS to garner a coordinate pair. Firms that do not have an address that can be geocoded are discarded. This constitutes about 1.4% of distinct firm locations for Boulder County. The employment numbers are aggregated as a 12 month average for each distinct firm location. This 12 month average is used to summarize the current employment for each geography reported.

In 2015, as a result of the city's effort to refine estimates, the existing employment estimate is lower than the previous methodology would have reported. It was determined that some jobs with "Boulder" addresses are actually outside of the city limits. Prior year estimates have not yet been revised to reflect this new methodology. Revision to previous year estimates will be completed in 2015.

Self Employment

Self employment is estimated using the U.S. Census Bureau American Community Survey (ACS) methodology applied to city numbers. The self employed number is obtained by multiplying each year's self employed percentage to the resident employed labor force. The city uses the annual unemployment rate for Boulder County published by the Colorado Department of Labor and Employment. This is the smallest geography for which the rate is published. The assumption is as follows: $((\text{Population} \times \text{Percent of Population 16 and older}) \times \text{Percent of 16 and Older In Labor Force}) \times \text{Percent of Labor Force Employed}) \times \text{Percent Self Employed}$

The city is using the definition of self employed as used in the American Community Survey (for more information please see <http://www.census.gov/programs-surveys/acs/> referenced on 6-25-2015) The number arrived at may not include all self employed jobs for which a person conducts business inside the city limits or Area II nor does this number account for residents who are self employed but conduct all of their business outside the city limits or Area II. By default all self employed jobs are tied geographically to the address for which the person resides regardless of where the business is conducted. This is one limitation on estimating self employed jobs. For projections purposes the city has determined that the ACS methodology is statistically solid and reproducible over time (forward and backward).

An important note on the self employed estimate is that the city does not include all "non-employer" jobs in the self employment estimate. These are jobs that generate income for which an individual is required to file federal income taxes (such as a sole proprietor or someone who files a Schedule C with their taxes). The limitation on this data is that it includes all jobs for which receipts of \$1,000 or greater are reported (greater than \$1 for construction jobs) and the data is only available at the county level. One cannot add non-employer numbers to wage and salary numbers, as it will result in an inaccurately high estimate. For additional information on non-employer jobs please see the Census Bureau's web page (<http://www.census.gov/econ/nonemployer/index.html> referenced on 6-25-2015).

Estimating Future Population and Employment Methodology

Projecting future population and employment uses a detailed set of assumptions and methodologies, based off of the existing estimates, current property information, development constraints, historic growth rates, zoning districts and land use code.

Dwelling Unit and Population Projection Methodologies

Zoning Capacity Methodology for Dwelling Units

Future dwelling unit potential is identified by examining properties where residential use is allowed under current land use regulations, approved area plans and anticipated development projects. For BVCP Area II, future land use is converted to equivalent city zoning districts. A dwelling unit per acre factor and residential to commercial/industrial development mix factors for zones that allow residential uses is then applied to each area where residential use is allowed. These factors are based on the city Land Use Code and historic development patterns. These site-specific and geographic estimates are then used to give an estimate of the total number of additional dwelling units possible taking into account existing dwelling units and existing commercial/industrial development where there is a mix of uses. Additional on-campus student housing planned by the University of Colorado Boulder as identified in the campus master plan is included in this estimate. This establishes the assumed total capacity for future dwelling units under current land use policies and facility plans.

25-year (2040) Projection Methodology for Dwelling Units

The city uses a historic growth rate average (0.6%, roughly 268 units per year) to project additional dwelling units into the future, until the zoning district capacity is reached as described above. For the 2015-2040 projections, this maximum number of units is anticipated to be reached within the 25 year projections timeframe. The total population count is developed using the same occupancy rate and persons per household factor as current population estimates.

Employment Projection Methodologies

Zoning Capacity Methodology for Employment

Future employment potential is identified by examining properties where commercial or industrial use is allowed under current zoning regulations. For BVCP Area II, future land use is converted to equivalent city zoning districts. The zoning capacity is generally developed using the following process:

1. Attribute all parcels where projections should not be made (public land, parks, open space, rights-of-way, etc).
2. Add development constraints into model. Assumption is the conveyance and high hazard flood zones, regulatory wetlands and outlots where no development will occur.
3. Attribute unique parcels which require individual assessment and calculation based on individual property assumptions developed by the city and others.
4. Calculate the existing square footage based on Boulder County assessor data.
5. Calculate existing dwelling units using existing mapping.
6. Calculate remaining capacity. Square footage is calculated using an assumed future floor area ratio (FAR) by zone. FAR assumptions are based on zoning district standards and recent development trends. In areas where redevelopment trends are close to the maximum FAR allowed in the zoning district (e.g., downtown), a figure close to the maximum FAR is used for zoning capacity. In other

areas where redevelopment trends vary (e.g., the Boulder Valley Regional Center), the assumed FAR for zoning capacity is significantly reduced, based on city assumptions developed in 2002. For example, in the BVRC the maximum FAR allowed under existing zoning is 2:1, whereas the projections assume redevelopment up to a maximum of only 0.7:1.

7. Factor the percentage of properties that will redevelop over time (city typically assumes 95%).
8. Calculate an assumed square footage per employee, which was developed with consulting resources and field-verified by city staff (varies from 285 to 600 square feet/employee). (This factor is not used for special projection sites, see #2)
9. Factor in a vacancy rate.

This process results in the zoning capacity (buildout) of employment and dwelling units. This is the “land use model” portion of the projections.

25-year Projection Methodology for Employment

To establish our 25-year projections the city uses an “economic model.” An annual growth rate is applied to the existing employment to project into the future. This growth rate is developed as an economic model with input and information from state economists, the State Demographer’s office, and DRCOG’s regional model. For estimating growth between 2015 and 2040, the assumed annual average growth rate is 0.7%.



TRENDS REPORT

Public Review Draft

August 25 , 2015

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DRAFT

INTRODUCTION

The Use of Trends Analysis in the BVCP

The Trends Report for the 2015 Boulder Valley Comprehensive Plan (BVCP) Update presents a diverse collection of data, including snapshots in time of current/recent conditions, as well as trends over time from different sources (identified in this draft with endnotes). Much of the information is presented at the citywide level. To allow for an appropriate perspective, some data is presented at regional scales as well. The most common regional scales included in this report are Boulder County, the Denver Metropolitan Region, and in some cases, Colorado.

The data that is used in this report comes from a variety of sources at the national, state, regional, and local levels. Data availability played a major factor in the indicators that were selected for this report. Due to data limitations, this report cannot be exhaustively comprehensive in its scope, but rather should be viewed as a resource that helps to shed light on high-level topics that the BVCP Update will address such as population, growth and development, connectivity, and others.

By highlighting existing conditions and recent changes in the community and region, this Report helps to establish the context for the BVCP Update. Previous updates have identified focus areas for new content or policy changes to the BVCP. These focus areas are determined not only by data and trends analysis, but also by issues and concerns of the time. Along with the other technical analysis products that comprise the foundations work for the BVCP Update, this Report helps to provide information to support additional conversations with the community and its decision-makers in identifying the appropriate focus areas for the update and refined policies and metrics.

Relationship to Other BVCP Products

This report is part of a collection of technical analysis products that support and inform the 2015 BVCP Update, including:

- 2015 Community Profile
- 2015 Affordable Housing Profile
- 2015-2040 Population and Employment Forecasts
- Map Inventory Updates and Analyses
- Subcommunity Fact Sheets
- Master Plan Inventory and Alignment (to be developed)
- Accomplishments and Challenges Analysis

When taken together, these work products will provide an informational foundation for conversations and policy discussions that will occur throughout the remainder of the BVCP update process. Beyond the 2015 BVCP Update, they will serve as an informational resource in the years ahead.

The Sustainability Framework

This report uses the components of Boulder's sustainability framework as an organizing element. Sustainability was advanced in the 2010 BVCP and has since been adapted into a framework that is used in the city's strategic plans, master plans, and projects. Sustainability is used as a unifying framework to meet environmental, economic, and social goals. The framework has two purposes: it helps to ensure policy alignment across different city departments and services provided by the city, and it also serves as a bridge linking individual planning efforts with the city's priority-based budgeting process.

Boulder's Sustainability Framework

The City of Boulder is continuously working to provide service excellence for an inspired future and this effort, the sustainability framework helps to provide a common language for community and City Council goals and priorities and ensure consistency. The framework uses seven broad categories as outcomes necessary for Boulder's vision of a great community. Strategies to achieve those outcomes are developed and advanced in the annual budget as well as strategic and master plans.



Safe Community

- Enforces the law, taking into account the needs of individuals and community values
- Plans for and provides timely and effective response to emergencies and natural disasters
- Fosters a climate of safety for individuals in homes, businesses, neighborhoods and public places
- Encourages shared responsibility, provides education on personal and community safety and fosters an environment that is welcoming and inclusive



Healthy & Socially Thriving Community

- Cultivates a wide-range of recreational, cultural, educational, and social opportunities
- Supports the physical and mental well-being of its community members and actively partners with others to improve the welfare of those in need
- Fosters inclusion, embraces diversity and respects human rights
- Enhances multi-generational community enrichment and community engagement



Livable Community

- Promotes and sustains a safe, clean and attractive place to live, work and play
- Facilitates housing options to accommodate a diverse community
- Provides safe and well-maintained public infrastructure, and provides adequate and appropriate regulation of public/ private development and resources
- Encourages sustainable development supported by reliable and affordable city services
- Supports and enhances neighborhood livability for all members of the community



Accessible & Connected Community

- Offers and encourages a variety of safe, accessible and sustainable mobility options
- Plans, designs and maintains effective infrastructure networks
- Supports strong regional multimodal connections
- Provides open access to information, encourages innovation, enhances communication and promotes community engagement
- Supports a balanced transportation system that reflects effective land use and reduces congestion



Environmentally Sustainable Community

- Supports and sustains natural resource and energy conservation
- Promotes and regulates an ecologically balanced community
- Mitigates and abates threats to the environment



Economically Vital Community

- Supports an environment for creativity and innovation
- Promotes a qualified and diversified work force that meets employers' needs and supports broad-based economic diversity
- Fosters regional and public / private collaboration with key institutions and organizations that contribute to economic sustainability
- Invests in infrastructure and amenities that attract, sustain and retain diverse businesses, entrepreneurs and the associated primary jobs



Good Governance

- Models stewardship and sustainability of the city's financial, human, information and physical assets
- Supports strategic decision-making with timely, reliable and accurate data and analysis
- Enhances and facilitates transparency, accuracy, efficiency, effectiveness and quality customer service in all city business
- Supports, develops and enhances relationships between the city and community/ regional partners
- Provides assurance of regulatory and policy compliance

EXECUTIVE SUMMARY

Livable Community

Boulder has an international reputation as a great city with a high quality of life. At the same time, the city and region are in a post-recession growth period that is creating questions about the pace, quality, and type of development occurring in the community. Real estate values have been in a period of accelerated growth in the past few years, and the urban service area has almost no vacant land remaining. Because there are no large tracts of undeveloped land remaining in the city, the residential unit mix has long-since shifted away from a primary focus on larger single-family homes and toward smaller homes, attached homes, and multifamily.

Key Livability Trends:

- Boulder is the largest city in Boulder County and since 2010 its housing units have grown at a rate of approximately 0.8% a year, and its population at a rate of approximately 1.4% a year. The overall population has not significantly aged or diversified since 2000. However, an aging population is expected to be a predominant trend over the next 25 years.
- The presence of a large university student population affects citywide statistics, making the city as a whole younger and less affluent than its neighbors and the region. When the effect of the student population is accounted for, the opposite is often true.
- Boulder continues to grow and add housing units, with a majority of new units being attached and multifamily units.
- Home prices in Boulder have long been higher than the region and are rising fast in the post-recession economy.
- There is very little undeveloped land remaining within the city (less than 1% of the total parcel acreage), meaning that future growth will occur primarily through redevelopment of existing properties.

Accessible & Connected

Boulder is a multi-modal city. Residents walk, bike, and use transit for a higher percentage of trips than their counterparts in the region. Changing travel behaviors on the part of residents have allowed Boulder to see overall reductions in key statistics such as arterial traffic volumes despite growth in population and employment.

Key Accessibility and Connectivity Trends:

- Boulder's daily vehicle miles traveled hit a peak in the mid-2000s and haven't grown appreciably since then despite continued increases in both population and jobs.
- The mode share of single occupant vehicle (SOV) travel by Boulder residents has shown a steady decline over time that is anticipated to continue. However, the SOV mode share of non-resident employees (in-commuters) has not changed and is identified as a challenge to reaching city goals.
- Boulder's status as an employment center makes regional transportation choices especially important in meeting the community's accessibility and connectivity goals.
- Boulderites bus, bike, and walk in higher numbers than do people in the region.
- 26% of Boulder residents currently live in a 15-minute neighborhood.
- Nearly all Boulder Community Survey respondents had access to the Internet.

Environmentally Sustainable Community

Shocks and stresses seem to be the "new normal" for communities. Within the past 10 years, Boulder has emerged from two wildfires, a major flood, and an economic downturn. Moreover, the city is preparing for Emerald Ash Borer's effects on the Ash tree canopy and is working to prevent decline of pollinators. The scientific community continues to warn about increasing rates of climate change and the need to mitigate and adapt. At the same time, Boulder is an international leader in environmental sustainability and is actively working to meet these challenges.

Key Environmental Sustainability Trends:

- Recent waste generation trends for landfill, recycling, and composting are relatively flat in the recent past, with the single family residential sector diverting the highest percentage of its waste from the landfill, and the commercial sector generating the most waste.
- While the residential sector has seen a decrease in per-household energy use since 2005, the commercial and industrial sectors have seen the opposite trend in terms of both energy use intensity and per-employee consumption.
- Decreases in per capita water consumption have reduced Boulder's annual total water use to levels last seen in the 1970s and 1980s, when population and employment were both much lower than they are today.
- The community's open space and mountain parks are an important reservoir of biodiversity. Open space conservation efforts have preserved approximately 45,500 acres of land since the 1800s.
- Projected temperature patterns indicate a high probability of significant warming in this region over the next 20-25 years.

Healthy & Socially Thriving

There are many positive health and social trends in Boulder, including better-than-average personal health among residents, a high quality educational system, and high levels of community satisfaction with key amenities such as parks and open spaces. At the same time other social issues, such as homelessness, remain a primary area of concern for the community.

Key Health and Social Trends:

- Boulder County residents may be somewhat healthier than Colorado residents with respect to a variety of health indicators and have lower rates of obesity than Colorado residents.
- Access to healthy food may be improving, with hundreds of acres of OSMP land dedicated to local food production, and Farmers' Market sales nearly doubling within the last decade.
- When expressed as a percentage of total population, a 2013 point-in-time survey suggested that the concentration of homelessness in Boulder was at a similar level to Denver. Other cities in the region had both higher and lower concentrations.
- Local public schools perform at a high level compared to the state average.
- Boulder has a robust park system that meets or exceeds levels of service provided by peer cities both in the region and nationally.

Safe Community

Although individual crime statistics tend to fluctuate from year-to-year, statistics show that crime rates in Boulder are somewhat lower than in the other large cities in Boulder County, while the number of full-time officers (per 1,000 residents) is higher. Community survey results show that Boulder is increasingly perceived by its residents as a safe community.

Key Safety Trends

- Community perceptions of safety have generally increased over time.
- Recent arrest and accident data show that while incident counts may fluctuate somewhat from year to year, incident trends are relatively flat overall.
- The demand for emergency services (based on call activity and number of responses) is increasing over time.

Economically Vital Community

Boulder remains a major employment center, with job growth continuing to keep pace with population growth since the 2010 BVCP update. At the same time, Boulder continues to demonstrate long-standing trends of lower unemployment rates and higher average annual wages than the region and state. A culture of innovation and a strong creative economy are drivers of Boulder's ongoing economic success.

Key Economic Vitality Trends

- Boulder has a diverse economy supported by the university, federal labs, and a diverse mix of small and large businesses in a range of industries.
- A collaborative environment supports the creation and growth of businesses in Boulder.
- Low commercial vacancy rates, low unemployment rates, and rising lease rates reflect economic vitality and potential future challenges.
- Boulder has one of the nation's most highly educated workforces.
- The city continues to be an employment center for Boulder County and has experienced job growth since 2010.
- Boulder is a center for business innovation and startup activity.

Good Governance

The Boulder Community Survey results indicate that Boulder is doing well in terms of many community goals. It is a safe, healthy, accessible/connected, and desirable place to live. Over the course of many decades, local policy decisions have contributed to this high quality of life.

Key Good Governance Trends

- Based on the Boulder Community Survey, long-term trends have generally been steady or upward with respect to the overall direction and effectiveness of Boulder city government.
- Public impressions of city employees have also increased somewhat over time.
- Voters in Boulder County turn out for elections at approximately the same rate as Colorado voters in general.
- The city is fiscally responsible as evidenced by its consistently high bond ratings and annual maintenance spending.

LIVABLE COMMUNITY

The sustainability framework defines a livable community as one that is safe, has diverse housing options, is well-maintained, provides reliable services, and is inclusive for all. The BVCP addresses livability with a variety of goals and policies on the built environment, housing, and community well-being. The data presented in this section addresses these themes by presenting data on population characteristics, income, housing, land use, and quality of life.

KEY LIVABILITY TRENDS

- Boulder is the largest city in Boulder county, and since 2010 its housing units have grown at a rate of approximately 0.8% a year, and its population at a rate of approximately 1.4% a year.
- The overall population has not significantly aged or diversified since 2000. However, an aging population is expected to be a predominant trend over the next 25 years.
- The presence of a large university student population affects citywide statistics, making the city as a whole younger and less affluent than its neighbors and the region. When the effect of the student population is accounted for, the opposite is often true.
- Boulder continues to grow and add housing units, with a majority of new units being attached and multifamily units.
- Home prices in Boulder have long been higher than the region and are rising fast in the post-recession economy.
- There is very little undeveloped land remaining within the city (less than 1% of the total parcel acreage), meaning that future growth will occur primarily through redevelopment of existing properties.

POPULATION

2015 POPULATION ESTIMATES¹

City of Boulder **104,810**
 Boulder Service Area **116,840**

2040 POPULATION PROJECTIONS²

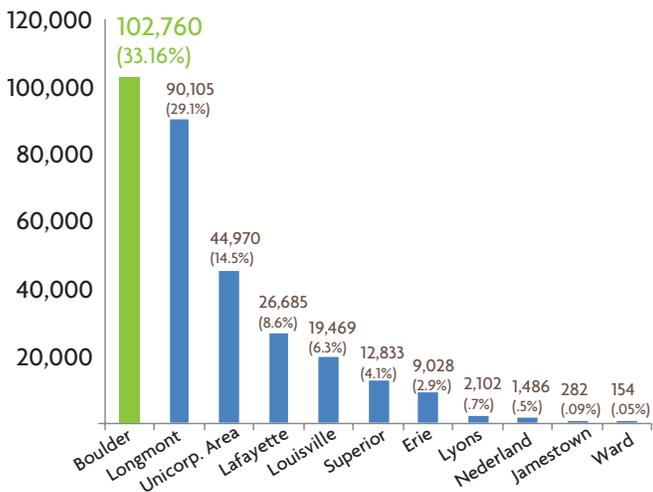
City of Boulder **123,000**
 Boulder Service Area **136,100**

2030 UNIVERSITY OF COLORADO ENROLLMENT³

2014 Enrollment **30,000**
 2030 Enrollment Projected **36,500**

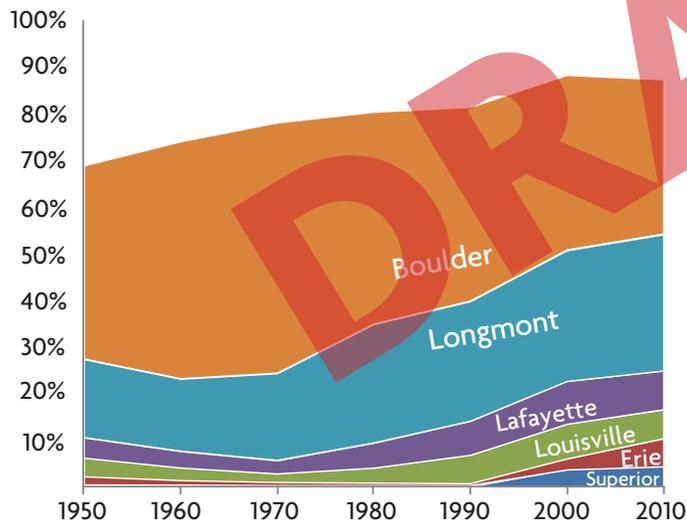
According to the University of Colorado's *Flagship 2030* report, the university's enrollment may grow by about 6,500 students by 2030.

2013 BOULDER COUNTY POPULATION BY MUNICIPALITY⁴



Boulder is the largest city in Boulder County, with approximately one-third of the total county population.

POPULATION SHARE IN BOULDER COUNTY OVER TIME⁵

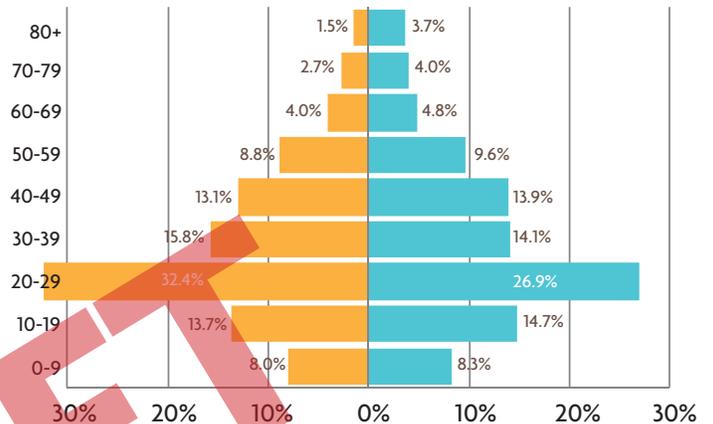


Boulder's population is growing, but nearby municipalities have been growing faster. As a result, the population of the City of Boulder represents a diminishing percentage of the total Boulder County population over time, from about 50% in the 1960s to about 33% today.

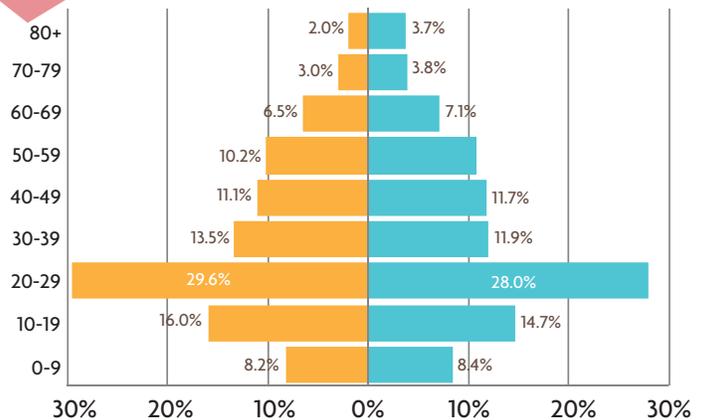
AGE DISTRIBUTION⁶



Boulder 2000

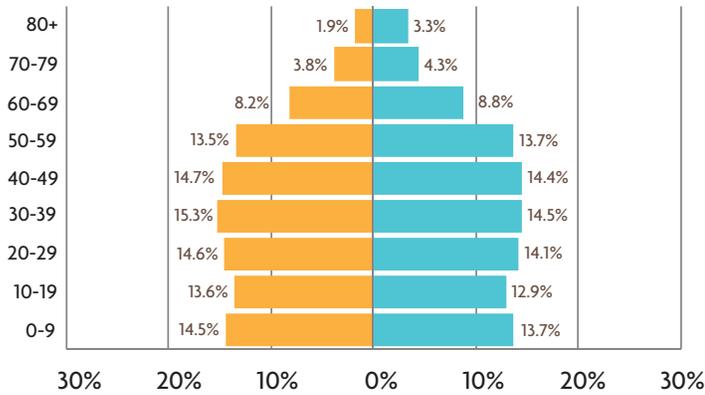


Boulder 2012



The "population pyramids" shown above and on the next page depict the age and gender distribution of the population at specific points in time. A comparison of the 2000 and 2012 pyramids for Boulder show that the city's age distribution changed only minimally during that time.

Denver- Aurora- Boulder Consolidated Statistical Area 2012

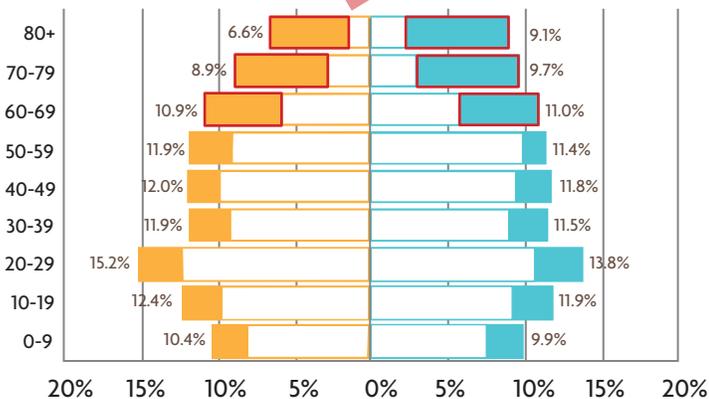


The City of Boulder's age distribution (shown on previous page) skews toward college-age residents, but is otherwise similar to the county and the region.

Boulder County 2012

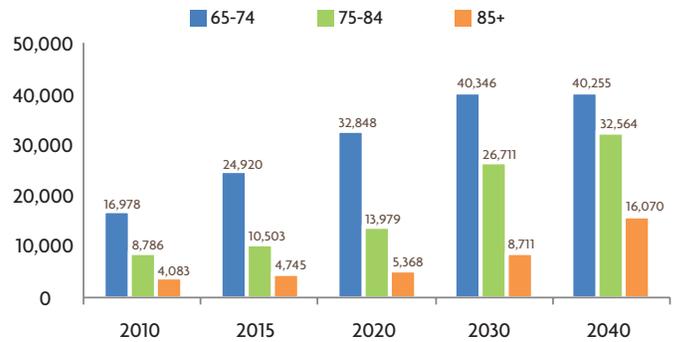


Boulder County 2040 ⁷



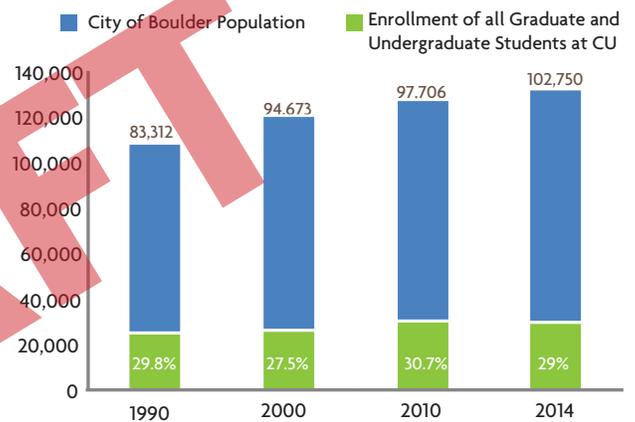
2040 county-level population estimates from the Colorado Department of Local Affairs show a dramatic shift in age distribution predicted over the next 25 years, especially for age groups that are 60 and older.

BOULDER COUNTY 2010-2040 POPULATION 65+⁸



The current population of people in Boulder County that are 65 or older (40,168) is expected to more than double by year 2040 (88,829).

UNIVERSITY STUDENT POPULATION OVER TIME⁹



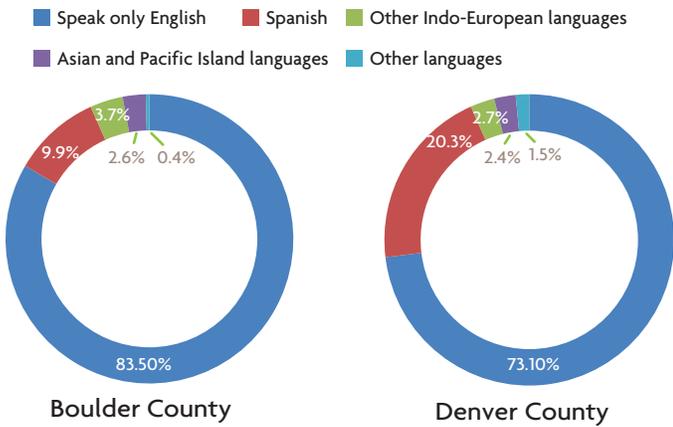
University of Colorado students have comprised approximately 30% of Boulder's population for many years.

BOULDER RACE AND ETHNICITY¹⁰

Race/Ethnicity	2000	2013
White	83,627 88.3%	89,467 89.1%
Black/African Am.	1,154 1.2%	913 0.9%
Am. Indian	450 0.5%	266 0.3%
Asian	3,806 4.0%	4,411 4.4%
Pacific Islander	48 0.1%	42 0.0%
Other Race	3,318 3.5%	2,373 2.4%
Two or More Races	2,270 2.4%	2,891 2.9%
Total	94,673 100%	100,363 100%
Hispanic or Latino	7,801 8.2%	8,817 8.8%
Not Hispanic	86,872 91.8%	91,546 91.2%

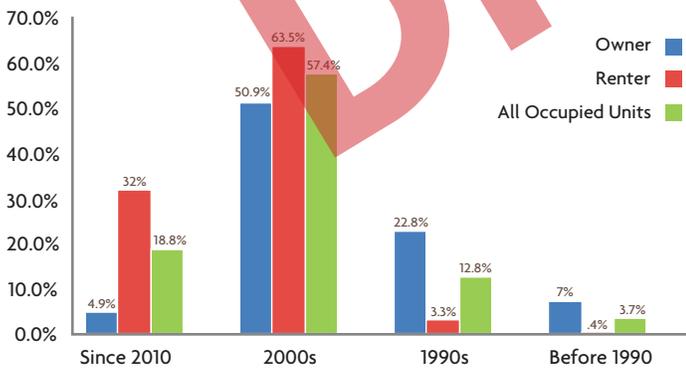
Although the population has grown, Boulder's racial and ethnic composition has changed minimally since 2000.

LANGUAGE SPOKEN AT HOME¹⁰



English is the predominant language spoken at home in Boulder County. A comparison to nearby Denver County shows a similar composition, except that Spanish-speaking households are about 10% more prevalent in Denver, and English-speaking households about 10% less prevalent.

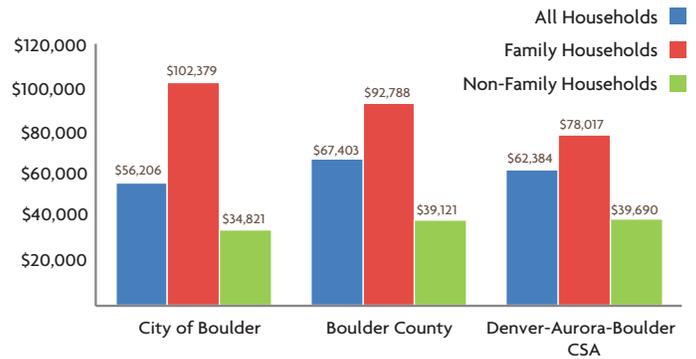
YEAR BOULDER HOUSEHOLDER MOVED INTO UNIT¹²



Most Boulder householders moved into their current residence after 2000. For those that moved in since 2010, it is far more common for them to rent than to own.

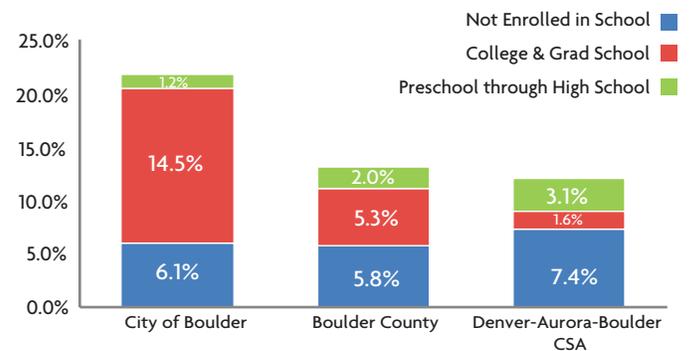
\$ INCOME

\$ MEDIAN HOUSEHOLD INCOME¹³



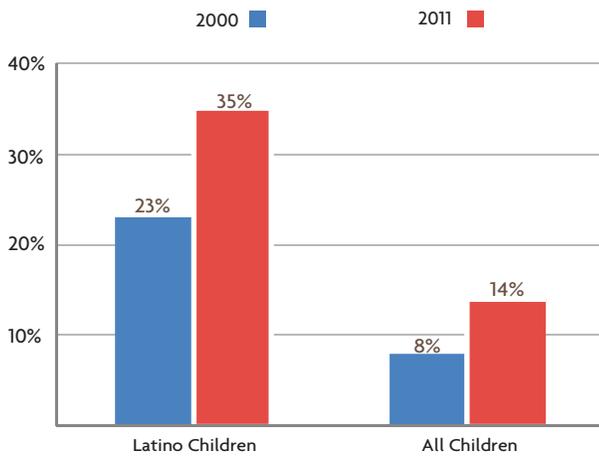
Boulder's median household income (shown in blue) is lower than both the county and the region. This is largely because of a concentration of non-family households (shown in green) which include student households and have much lower incomes than families (shown in red). By contrast, Boulder's family household income is higher than the county's, and significantly higher than the region's. In Boulder, the median income for family households is \$67,558 higher than for non-family households. Compare this to the Denver Metro region, where the income gap between family households and non-family households is much smaller (\$38,327).

\$ POVERTY BY SCHOOL ENROLLMENT STATUS¹⁴



Nearly 22% of Boulder residents live in poverty, a much higher percentage than in the county (13%) or the region (12%). Breaking down this statistic by school enrollment status shows that most of Boulder's residents who live below the poverty line are enrolled in college or graduate school. Adjusting for this, the non-college residents in poverty in Boulder (7.3%) is comparable to the percent of non-college residents in poverty in the county (7.8%), and is lower than the region (10.5%).

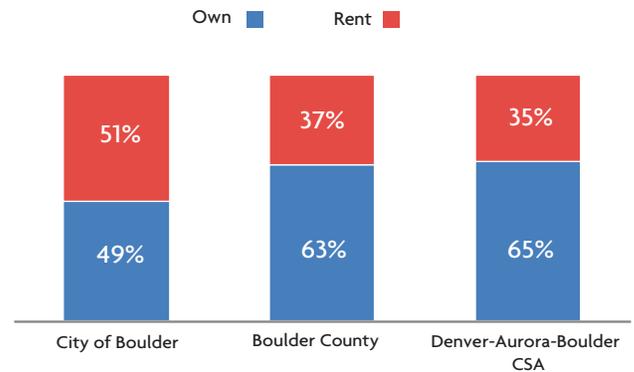
BOULDER COUNTY CHILDREN IN POVERTY¹⁵



Poverty among Latino children in Boulder County is higher than among Boulder County children in general. In 2011, Latino children were more than twice as likely to live in poverty. Poverty among children increased between 2000 and 2011, going from 8% to 14%. Poverty among Latino children increased even more during that time, going from 23% to 35%.

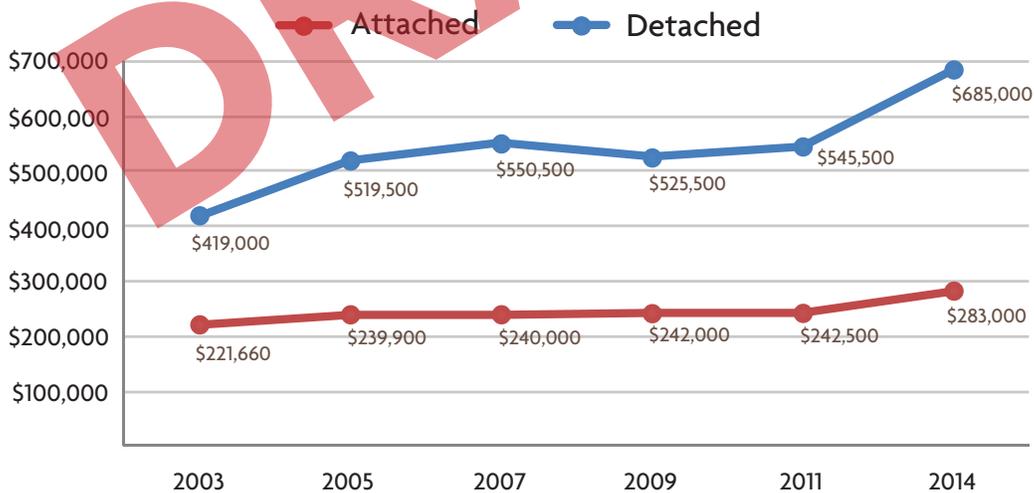
HOUSING

OCCUPIED HOUSEHOLDS OWN VERSUS RENT¹⁶



Boulder's housing stock is nearly evenly split between owners and renters, whereas in the county and region owners occupy close to two-thirds of the housing stock and renters one-third.

BOULDER MEDIAN HOME PRICE BY YEAR¹⁷



Housing prices in Boulder are higher than the region, and have seen especially steep price increases in the post-recession economy as demand continues to outpace supply. In 2014, the median single family detached home price in Boulder was \$685,000. Attached housing products were more affordable at \$283,000. By contrast, the median price for all housing types in Metro Denver in 2014 (not shown in this chart) was \$306,900¹⁸.

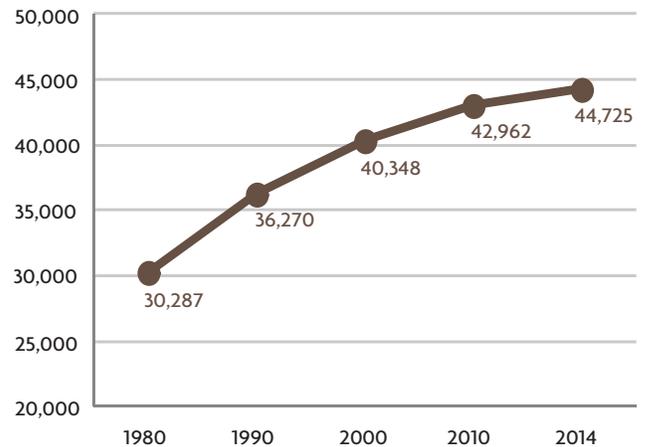
CITY OF BOULDER AFFORDABLE HOUSING PROGRAM¹⁹

3,586 AFFORDABLE UNITS



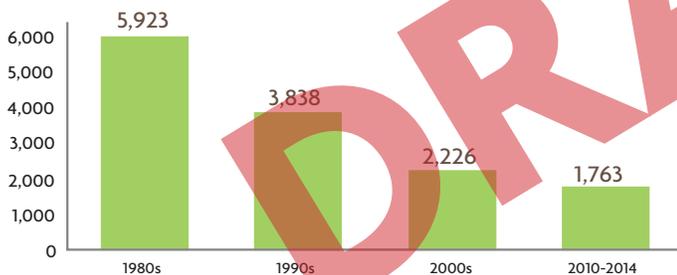
As of August 2015, there are 3,586 units in Boulder’s affordable housing program. This represents 8% of the total units in the city, 2% away from the city’s goal of making 10% of all housing units affordable.

BOULDER HOUSING UNIT GROWTH OVER TIME¹⁷



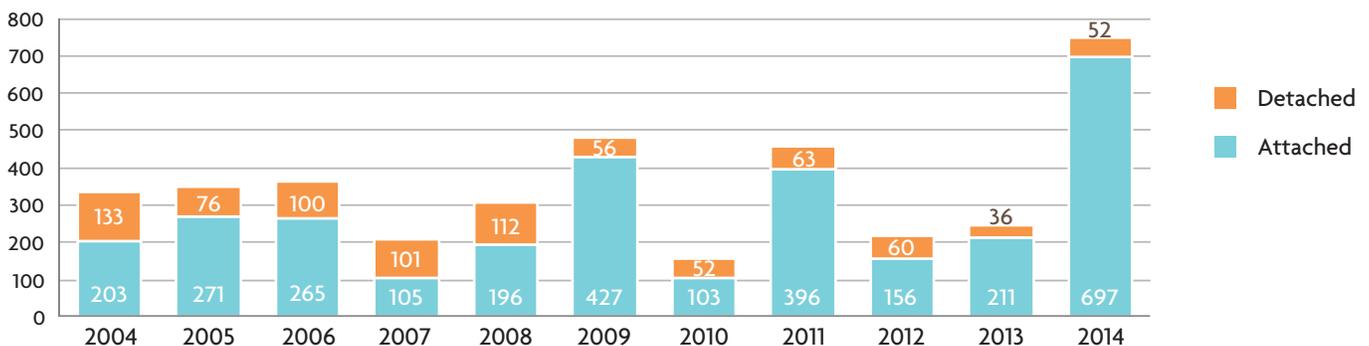
Boulder’s housing stock has grown by about 48% since 1980. Annual average growth rates for housing units were 2.0% in the 1980s, 1.1% in the 1990s, 0.6% in the 2000s, and 0.8% so far in the 2010s.

BOULDER NET INCREASE IN DWELLING UNITS BY DECADE¹⁷



The city added a decreasing number of dwelling units each decade from the 1980s to the 2000s. As of December 31, 2014, approximately 1,760 units have been added so far this decade, representing an increased pace of growth from what was observed in the 2000s. Additionally, a significant number of residential units currently under construction are expected to be completed in 2015 and 2016.

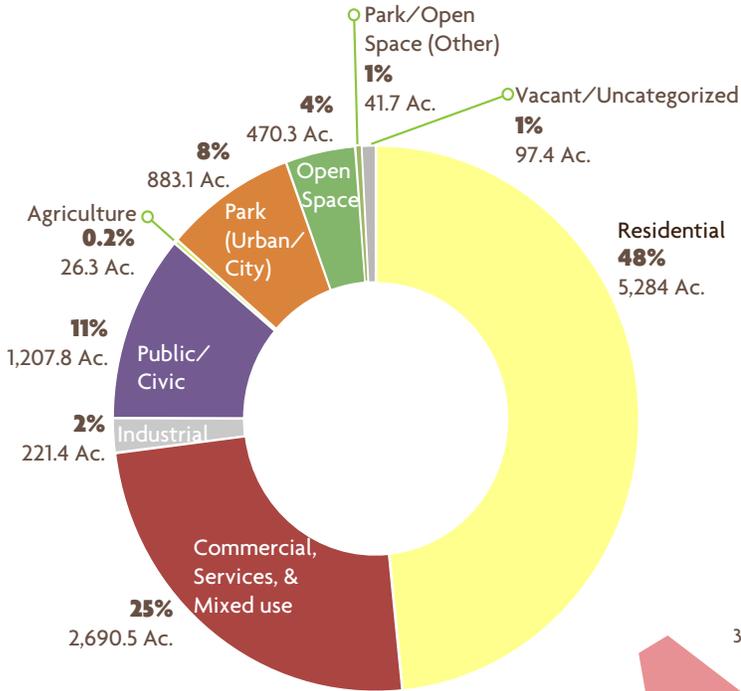
NEW RESIDENTIAL UNITS BY TYPE¹⁷



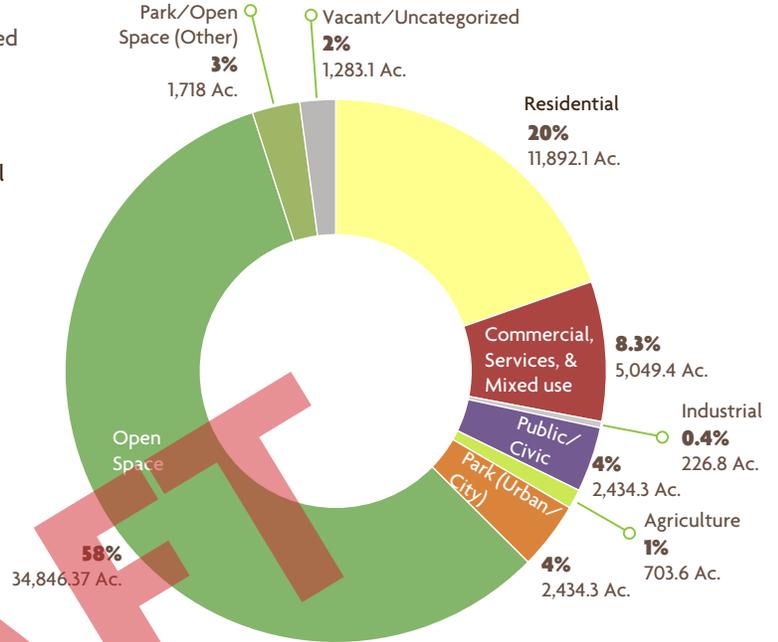
An analysis of new residential units by type shows that, for new construction, attached units are more common than single family detached homes. Although the overall unit mix that is constructed varies from one year to the next, since 2004 approximately 78% of new residential units have been attached and 22% detached.

LAND USE

EXISTING LAND USE BOULDER URBANIZED AREA (AREA I)²⁰



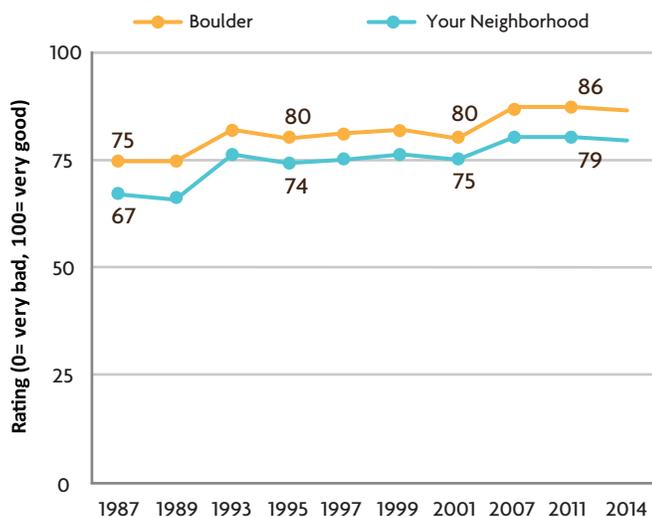
EXISTING LAND USE BVCP PLANNING AREA (AREAS I, II, III)²⁰



The Boulder Valley planning area is divided into three major areas. Area I is the urbanized area within the City of Boulder. Area II is under county jurisdiction, but where annexation to the city can be considered and where new urban development may only occur coincident with availability of adequate facilities and services. Area III is the remaining area in the Boulder Valley, generally under county jurisdiction and where the city and county intend to preserve existing rural land uses and character. As a result of this long-standing framework, Boulder is a city of about 25.8 square miles surrounded by an open space system of about 71 square miles, and as such the land use mix of the BVCP planning area is significantly different from the mix within the urbanized area, as shown above. Less than 1% of vacant land remains in the city.

QUALITY OF LIFE

OVERALL QUALITY OF LIFE²¹



Respondents to the Boulder Community Survey have consistently rated the quality of life in the city in the top 25% of the rating scale. Although these ratings have fluctuated somewhat from year-to-year, they have generally increased over time.

LIVABLE COMMUNITY

SOURCES

1. 2015 Boulder Community Profile; Estimate City of Boulder Community Planning and Sustainability
2. 2040 Projection City of Boulder Community Planning and Sustainability
3. CU “Flagship 2030” page 64; Planning, Budget and Analysis- Fall Enrollment, University of Colorado at Boulder
4. Colorado State Demography Office, Population Data
5. Colorado Department of Local Affairs, Historical Census
6. 2012 ACS 5 year estimates (Table SO101)
7. Colorado Department of Local Affairs, https://dola.colorado.gov/demog_webapps/pagCategory.jsf
8. Census and State Demography Office
9. Planning, Budget and Analysis- Fall Enrollment, University of Colorado at Boulder and 2010 & 2014; Estimate, Department of Community Planning and Sustainability
10. Census 2000 SF1 table QTP3 and 2013 ACS 5 yr tables B02001 (Race) and B03002 (hispanic origin)
11. 2013 ACS 5 year estimates (Table S1601)
12. 2012 ACS 5 year estimates (Table S2502)
13. 2012 ACS 5 year estimates (Table S1903)
14. 2012 ACS 5 year estimates (Table B14006)
15. Boulder County Trends (2013): The Community Foundation’s Report on Key Indicators, page 56
16. 2012 ACS 5 year estimates (Table S2502)
17. 2015 Boulder Community Profile (updated 8/20/15)
18. Denver Metro Chamber of Commerce 2015 Economic Forecast for Metro Denver; page 30
19. 2015 Boulder Affordable Housing Profile (updated 8/20/2015)
20. City of Boulder Analysis Using County Tax Assessor Building Use Classifications
21. 2014 City of Boulder Community Survey

Helpful Links

- US Census American Community Survey
- Colorado Department of Local Affairs
- CU Boulder “Just the Facts”
- 2015 Boulder Community Profile
- 2015 Boulder Affordable Housing Profile
- 2015 BVCP Subcommunity Fact Sheets
- 2014 Boulder Community Survey
- Denver Regional Equity Atlas

ACCESSIBLE & CONNECTED COMMUNITY

A sustainable community addresses its transportation and communications network and travel choices with mobility options, infrastructure, regional multi-modal connections, and communication systems. The BVCP includes goals and policies to address a complete transportation system that accommodates all modes, is integrated with land use, minimizes impacts to air quality, and ensures land use compatibility with airport operations. Additionally, the Transportation Master Plan supports the BVCP’s goals and identifies measurable objectives. The data analysis presented in this chapter focuses on these related trends as well as Internet access.

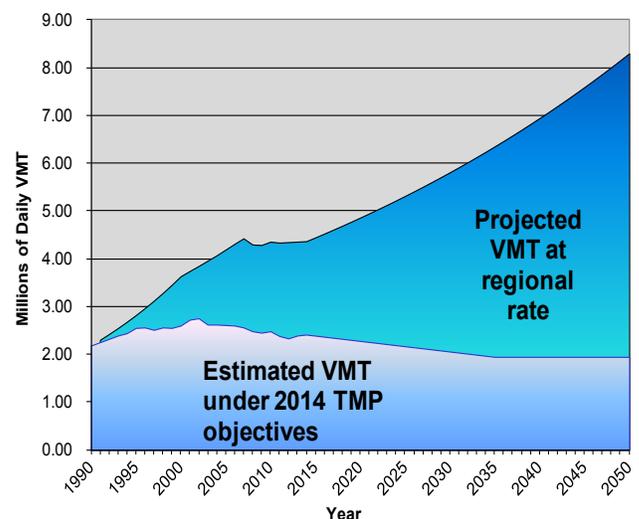
KEY ACCESSIBILITY AND CONNECTIVITY TRENDS

- Boulder’s daily vehicle miles traveled hit a peak in the mid-2000s and haven’t grown appreciably since then, despite continued increases in both population and jobs.
- The mode share of single occupant vehicle (SOV) travel by Boulder residents has shown a steady decline over time that is anticipated to continue. In contrast, the SOV mode share of non resident employee (in-commuters) has not changed and is identified as a challenge to reaching city goals.
- Boulder’s status as an employment center makes regional transportation choices especially important in meeting the community’s accessibility/connectivity and greenhouse gas reduction goals.
- Boulderites bus, bike, and walk in higher numbers than do people in the region.
- 26% of Boulder residents currently live in a 15-minute neighborhood.
- Nearly all Boulder Community Survey respondents report having Internet access.

VEHICLES MILES TRAVELED

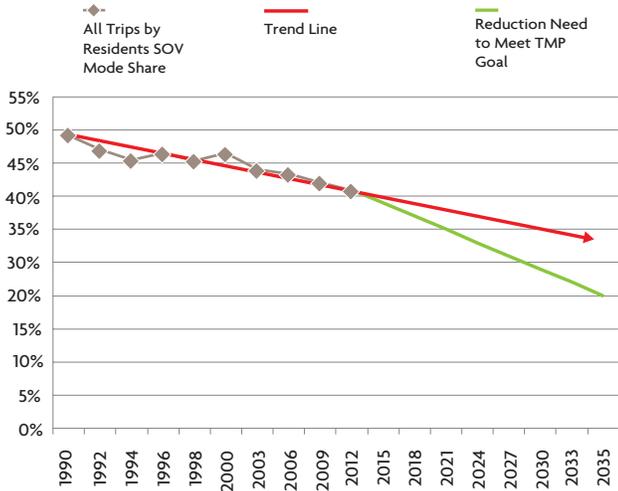
ESTIMATED VMT COMPARED TO TRANSPORTATION MASTER PLAN OBJECTIVE!

This figure shows in light blue the estimated daily Vehicle Miles Traveled (VMT) in the Boulder Valley from 1990 to 2014 based on modeling and vehicle count data. The 1996 Transportation Master Plan (TMP) called for returning VMT to 1994 levels which has been achieved. The 2014 TMP calls for reducing daily VMT 20 percent by 2035 to contribute to the city’s greenhouse gas reduction goals, and the graph represents continuous progress toward this objective between 2015 and 2035. In contrast, the darker blue represents the calculated daily VMT that would occur if vehicle traffic in the Boulder Valley grew at the regional rate of VMT increase.



MODE SHARE

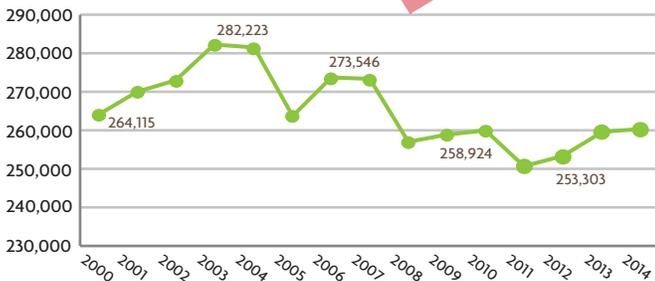
SINGLE OCCUPANT VEHICLE MODE SHARE²



The mode share of single occupant vehicle travel by Boulder residents has shown a steady decline over time, as residents change their travel behavior and make use of other modes. The Transportation Master Plan has a goal of reducing single occupancy vehicle (SOV) trips to 20% of all trips by residents by 2035. Additional reduction in SOV travel is needed in the years ahead to meet that goal.

REGIONAL NETWORK

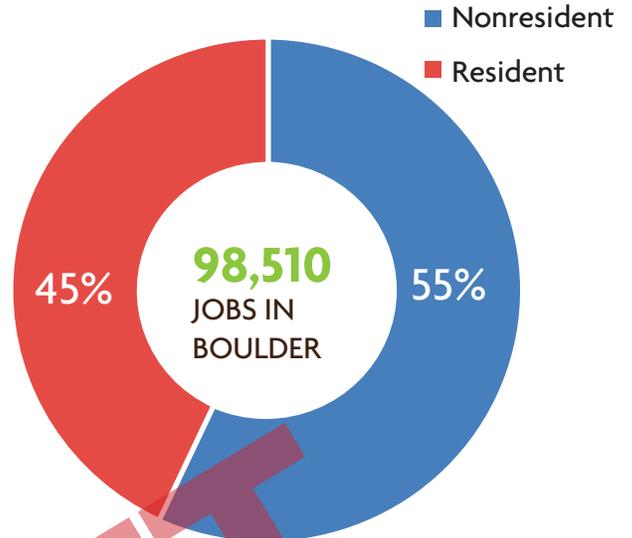
TOTAL VEHICLES PER DAY ON ROADS LEADING INTO/OUT OF BOULDER³



The impact of changing travel behaviors can be seen in this chart of total vehicles per day on the 18 roads that lead into and out of the Boulder Valley. Since the peak travel year in 2003, the total number of vehicles per day on roads leading into/out of the Boulder Valley has decreased by 7.7% as of 2014. This overall decline coincided with population and job increases during that same time frame. A trend of stable vehicles per day has been observed since 2008.

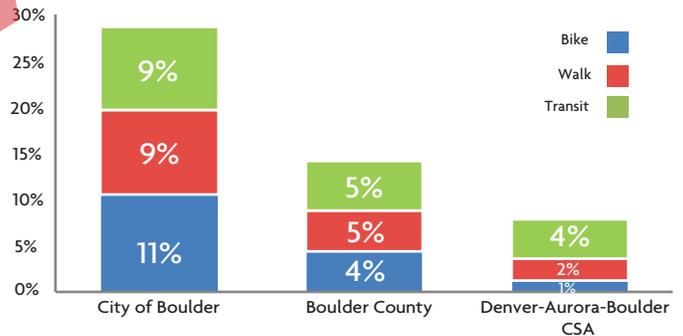
COMMUTING

EMPLOYEE COMMUTING PATTERNS⁴



There are approximately 98,510 jobs in the City of Boulder. Of those, it is estimated that about 55% are held by people who do not reside in the city.

MEANS OF TRANSPORTATION TO WORK⁵



A relatively high percentage of Boulder residents bike, bus, and walk to work.

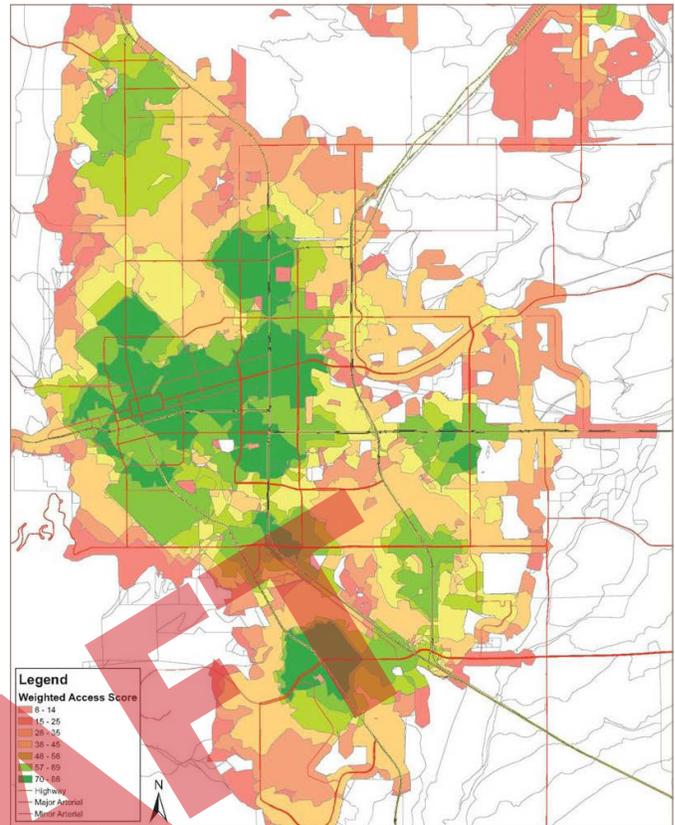
NEIGHBORHOOD ACCESS

26%

A neighborhood access analysis conducted as part of the Transportation Master Plan (2014) found that 26% of Boulder residents currently live in a neighborhood where they can access a full range of goods and services with a 15 minute walk. The TMP sets a goal of increasing this number to 80% by 2035⁶.

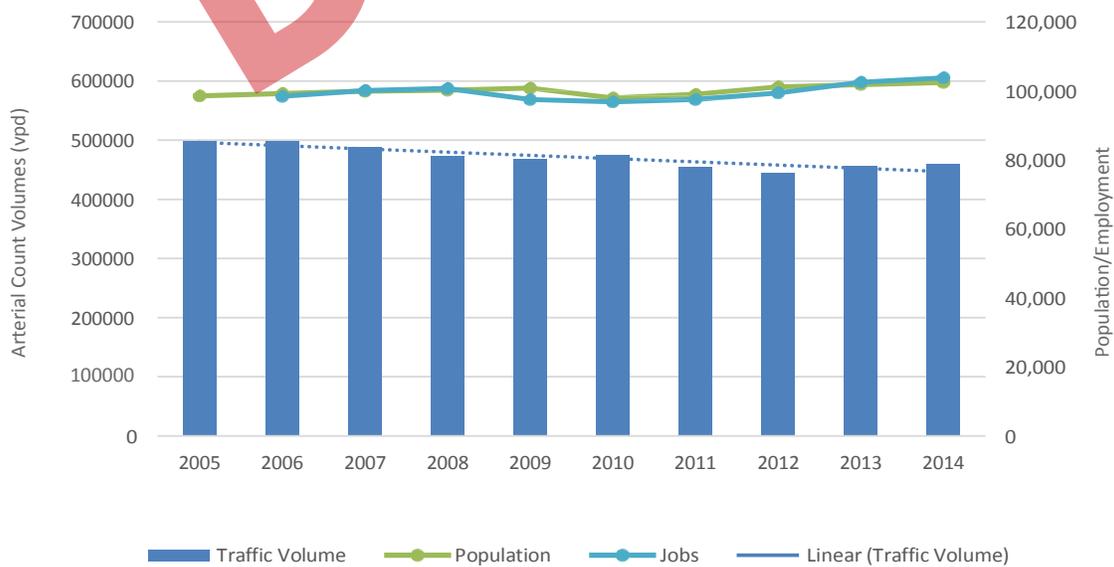
NEIGHBORHOOD ACCESS TOOL⁷

The Transportation Master Plan's Neighborhood Access Tool demonstrated that some parts of town have better access to goods and services within walking distance than others. Access is determined by the availability of transportation facilities and destinations. With largely complete transportation facilities, the lack of destinations is the largest influence in many areas of the city. Areas shown in dark green have the highest access score, and areas in dark red have the lowest access score.



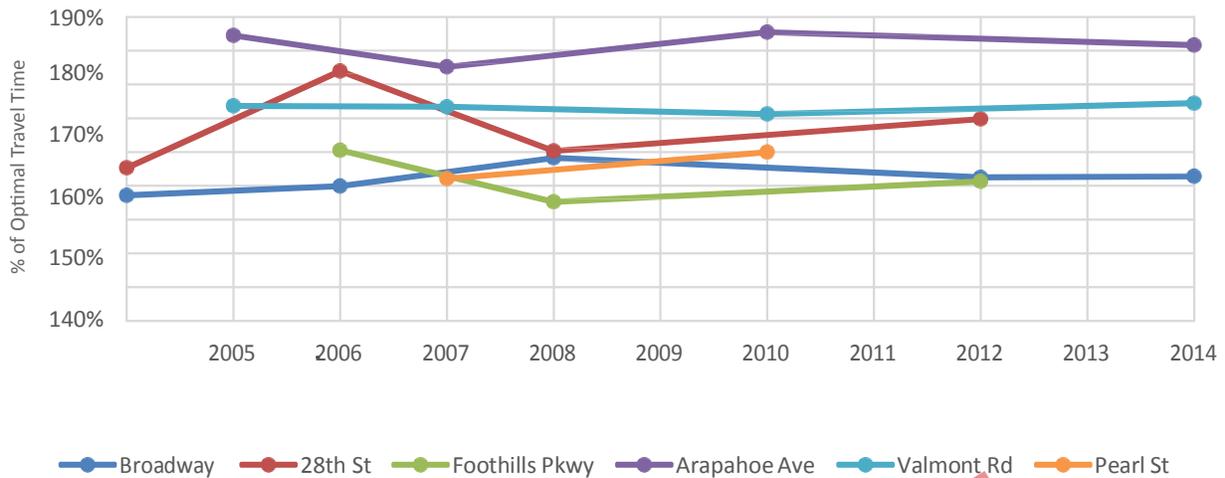
GROWTH & CONGESTION

ARTERIAL TRAFFIC VOLUMES COMPARED TO POPULATION AND EMPLOYMENT⁸



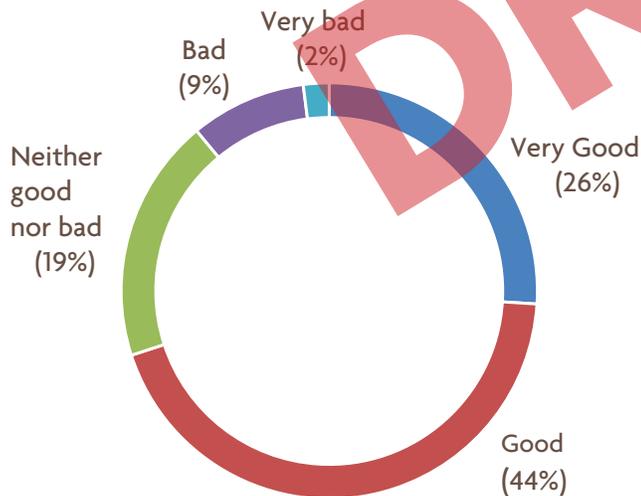
Over the past ten years, traffic volumes on Boulder's arterial streets have declined at a rate of approximately 1.1% per year even as the city's population and employment have grown during that same time period.

TRAVEL TIME ON MAJOR CORRIDORS⁹



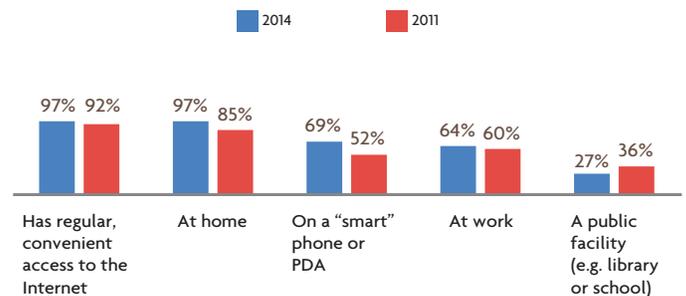
This graph compares the results of the travel time runs to the theoretical minimum travel time based on the speed limit of each corridor. It shows that travel times on major cross-town corridors have remained relatively steady over the past 10 years. Travel time studies were completed for Broadway, 28th Street, and Foothills Parkway in 2012 and for Arapahoe Avenue, Valmont Road, and Broadway in 2014. The latest travel time studies provided results consistent with past studies, revealing no significant changes to the time it takes to traverse these corridors.

EASE OF TRAVEL¹⁰



When asked to rate the overall ease of getting to the places they usually visit, 7 in 10 Boulder Community Survey respondents viewed this as “very good” or “good.”

INTERNET ACCESS¹¹



Nearly all Boulder Community Survey respondents said they had regular, convenient access to the Internet. The most common way respondents accessed the Internet was at home (97%). About 7 in 10 respondents said they accessed the Internet on a “smart” phone or PDA and two-thirds accessed the Internet at work. Regular Internet access was available at school or a library for 27% of respondents. Compared to 2011, more survey respondents in 2014 had accessed the Internet at home and on a “smart” phone or PDA, and fewer reported having access to the Internet at school or a library.

ACCESSIBLE & CONNECTED COMMUNITY SOURCES

1. Public Works Transportation Metrics
2. 1990-2012 City of Boulder Modal Shift Reports (Travel Diary of Boulder Residents)
3. Boulder Valley Yearly Count Program
4. 2015 Boulder Community Profile
5. 2012 ACS 5 year estimates (Table S0801)
6. 2014 Transportation Master Plan, page 3-6
7. 2014 Transportation Master Plan, page 5-7
8. June 8 Transportation Advisory Board Memo https://www-static.bouldercolorado.gov/docs/Agenda_6_TMP_and_Metrics-1-201506021555.pdf
9. June 8 Transportation Advisory Board Memo https://www-static.bouldercolorado.gov/docs/Agenda_6_TMP_and_Metrics-1-201506021555.pdf
10. 2014 Boulder Community Survey, page 19
11. 2014 Boulder Community Survey, page 21

Helpful Links

- 2014 City of Boulder Transportation Master Plan
- 2015 Boulder Community Profile
- State of the System Report
- Transportation Report on Progress
- US Census American Community Survey

DRAFT

ENVIRONMENTALLY SUSTAINABLE COMMUNITY

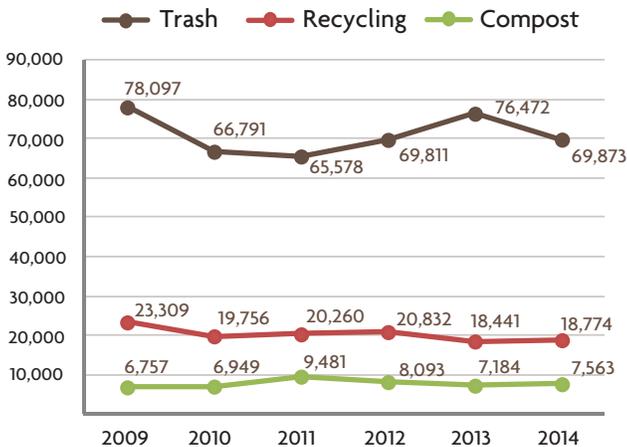
Boulder has a long-standing commitment to environmental sustainability and continues to be a national leader in sustainability practices and policies. The sustainability framework focuses on natural resource and energy conservation, ecological balance, and mitigating threats to the environment. The BVCP addresses the topic of environmental sustainability with goals and policies on the natural environment, energy, waste, and climate. The data analysis presented here focuses on trends related to waste, greenhouse gas emissions, energy use, water use, biodiversity and open space conservation.

KEY ENVIRONMENTAL SUSTAINABILITY TRENDS

- Recent waste generation trends for landfill, recycling, and composting are relatively flat in the recent past, with the single family residential sector diverting the highest percentage of its waste from the landfill, and the commercial sector generating the most waste.
- While the residential sector has seen a decrease in per-household energy use since 2005, the commercial and industrial sectors have seen the opposite trend in terms of both energy use intensity and per-employee consumption.
- Decreases in per capita water consumption have reduced Boulder’s annual total water use to levels last seen in the 1970s and 1980s, when population and employment were both much lower than they are today.
- The community’s open space and mountain parks are an important reservoir of biodiversity. The city’s open space conservation efforts have preserved approximately 45,500 acres of land since the 1800s.
- Recent studies indicate temperatures are likely to warm from 2-6 degrees F over the next 20-25 years, and extreme weather events are likely to increase. These climatic changes, in addition to pesticide use and invasive species influx, are expected to impact biological systems and habitats.

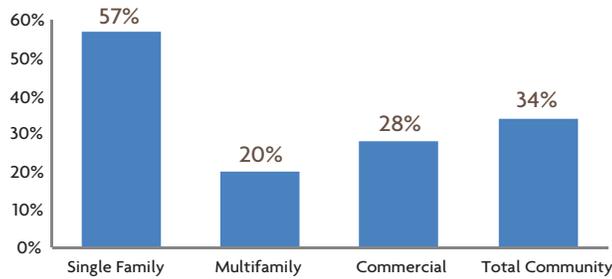
WASTE

ANNUAL WASTE GENERATION BY TYPE (TONS)¹



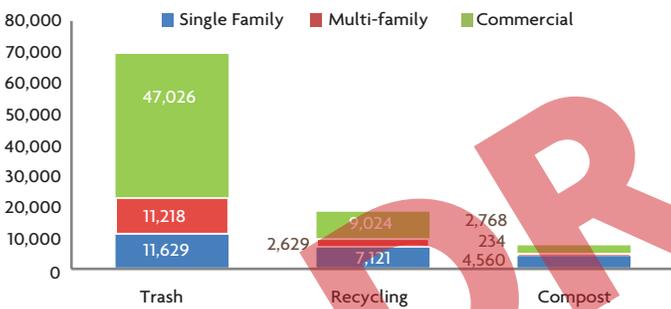
This chart on the left shows annual waste generation by type: trash/landfill, recycling, and composting. Overall waste generation among the three types of waste has been relatively steady since the curbside composting program began in 2009, with trash generation declining overall during that time. The spike in trash generated in 2013 is likely attributable to the floods that occurred in September of that year.

PERCENTAGE OF TOTAL WASTE DIVERTED FROM LANDFILL (2014)¹

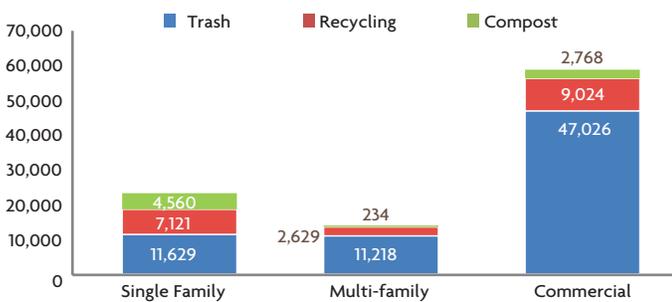


Diversion of waste from the landfill varies significantly by sector, with single family residential having the highest diversion rate, and multifamily residential having the lowest. These diversion rate calculations include material collected by haulers as well as additional materials such as yard and wood waste drop off, hard-to-recycle materials, hazardous waste materials, and construction and demolition materials. Implementation of the recently-approved Universal Zero Waste Ordinance will improve diversion rates in the coming years.

TONS OF WASTE GENERATED BY TYPE (2014)¹



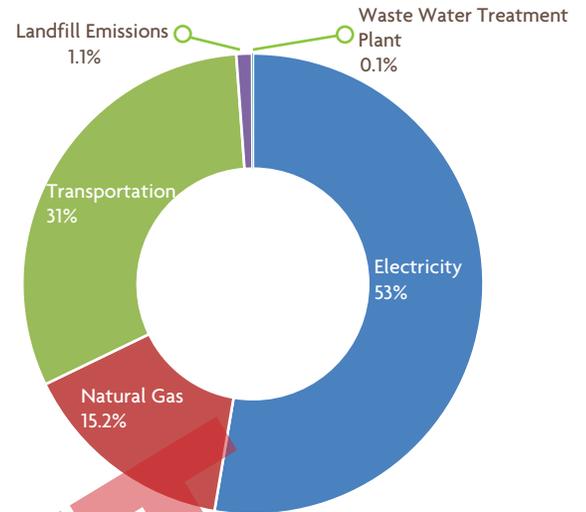
TONS OF WASTE GENERATED BY SECTOR (2014)¹



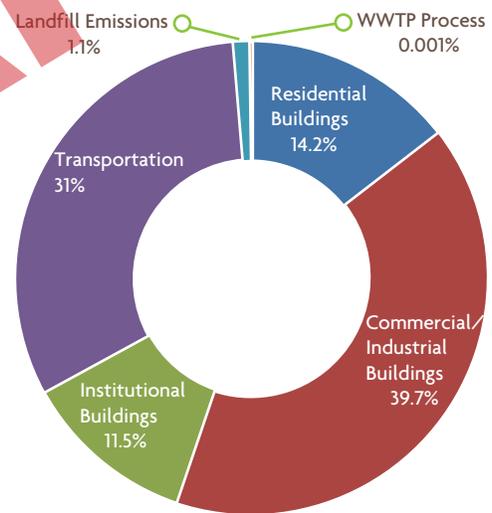
These charts depicting tons of waste generated are just for materials collected by haulers and do not include other waste types. They show that far more waste is thrown away in the landfill than is recycled or composted, and that waste production varies by sector with commercial uses being the largest waste producer.

GREENHOUSE GAS EMISSIONS

2012 GHG EMISSIONS BY SOURCE²



2012 GHG EMISSIONS BY SECTOR²



About 68% of Boulder's greenhouse gas emissions are attributable to buildings, 31% are attributable to transportation, and the remainder to landfills and other sources. Within the category of buildings, residential accounts for 26% of the emissions, commercial/industrial 57%, and institutional buildings 17%.

ENERGY CONSERVATION AND USE

2005 & 2012 ENERGY USE BY SECTOR³

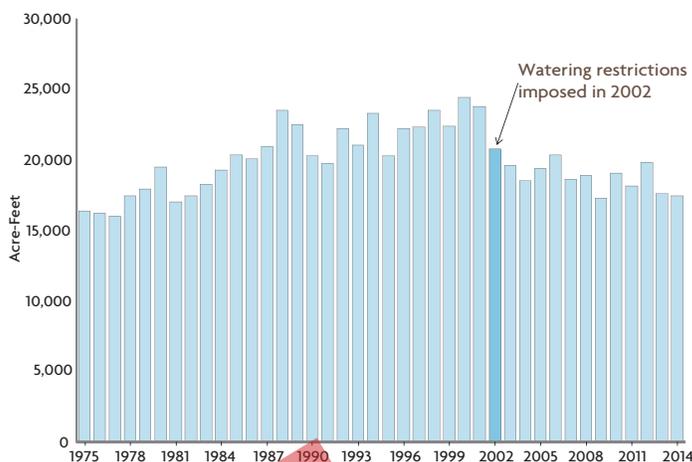
	Units	2005	2012	% Change
Residential Electricity per Household	kWh/HH	6,263	6,035	-4%
Residential Natural Gas per Household	dTh/HH	47.9	45.5	-5%
Commercial & Industrial Energy Use Intensity*	kBtu/sf	161	188	16%
Commercial & Industrial Electricity per employee*	kWh/FTE	8,997	9,858	10%
Commercial & Industrial Natural Gas per employee*	dTh/FTE	23	28	23%

* Excludes CU Boulder

From 2005 to 2012, Boulder reduced residential energy use per household. This reflects, in part, the impact of climate programs on waste reduction and residential energy efficiency (zero waste programs and facilities, Energy Smart residential and Smart Regs). In the Commercial and Industrial sector, total energy use intensity (energy per square foot of floor area) and energy use per employee has increased. Despite a warmer winter in 2012 than 2005, natural gas use in the C&I sector increased even more than electricity. This indicates that the increase can likely be attributed to process loads in the industrial sector, which are not weather-dependent.

WATER USE

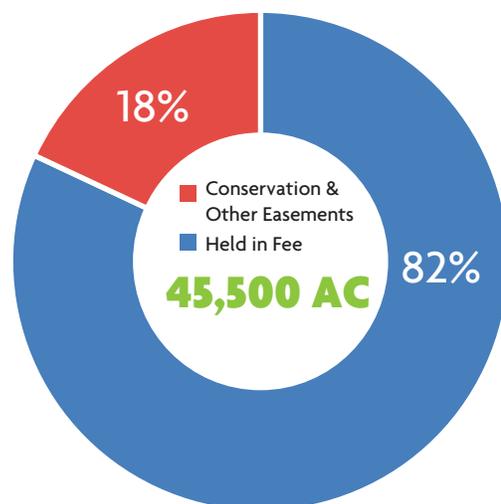
BOULDER'S ANNUAL TOTAL AND PER CAPITA TREATED WATER USE⁴



Boulder's annual water use is generally decreasing over time, and is now at levels last seen in the 1970s and 1980s. This is happening at the same time that population and jobs are increasing. This is possible because of decreases in per capita water consumption.

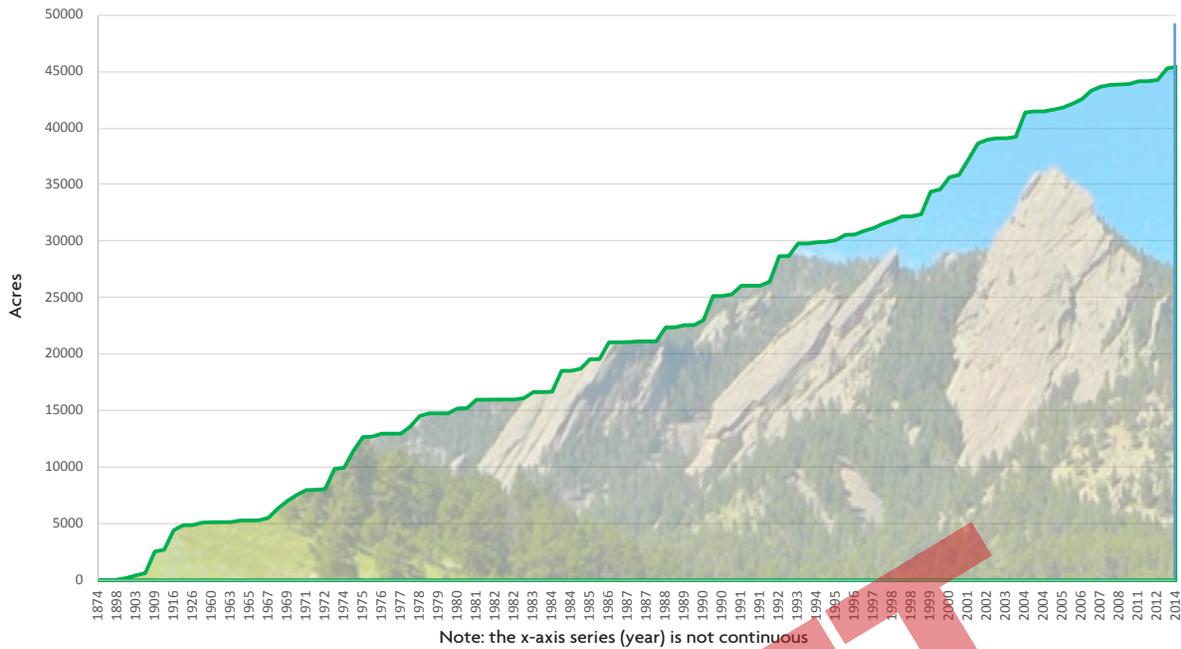
OPEN SPACE

BOULDER OSMP LAND HOLDINGS BY TYPE (2015)⁵



The current total acreage of city OSMP ownership is approximately 45,500 acres (71 sq. miles). Of that amount, 37,300 acres is held in fee (owned- sometimes jointly with other agencies), and 8,200 acres is held as conservation and other easements (again sometimes jointly with other agencies).

BOULDER OSMP PROPERTY ACQUISITION OVER TIME⁵



The roots of Boulder’s robust open space system date back to 1875-1929, when the city acquired over 5,000 acres including Chautauqua, Buckingham Park (in Left Hand Canyon) and much of the mountain backdrop. Continued acquisition efforts since those early years have added another 40,500 acres to the system.

BOULDER COUNTY PARKS AND OPEN SPACE LAND HOLDINGS BY TYPE⁶

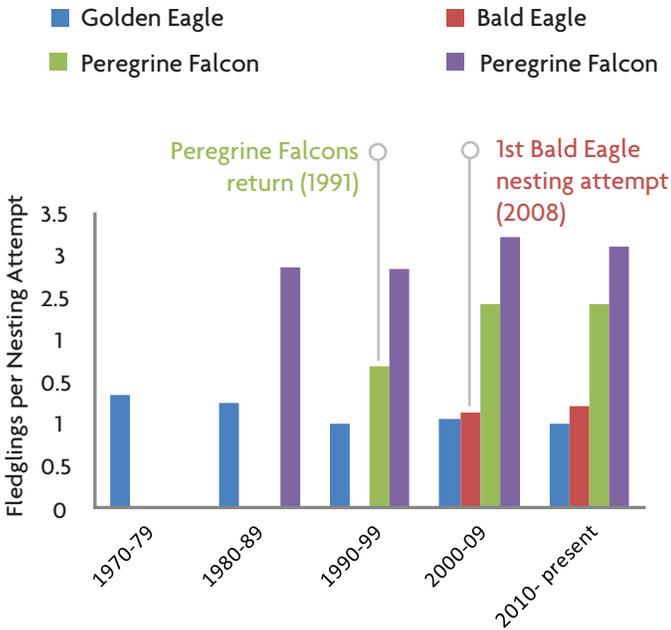
- County Conservation Easements (privately owned land)
- County Open Space (publicly owned or leased land)



There are more than 102,000 acres of land in Boulder County’s parks and open space system. Of these, approximately 62,000 acres (60%) are either publicly owned, leased from the State Land Board, or held in the form of access or trail easements. The remaining 40,000 acres in the system (40% of the total) are privately-owned lands with county conservation easements.

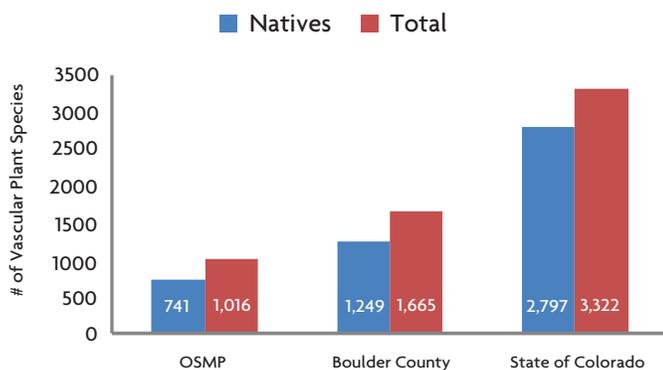
BIODIVERSITY AND OPEN SPACE LAND MANAGEMENT

RAPTOR NESTING ON OSMP LANDS⁵



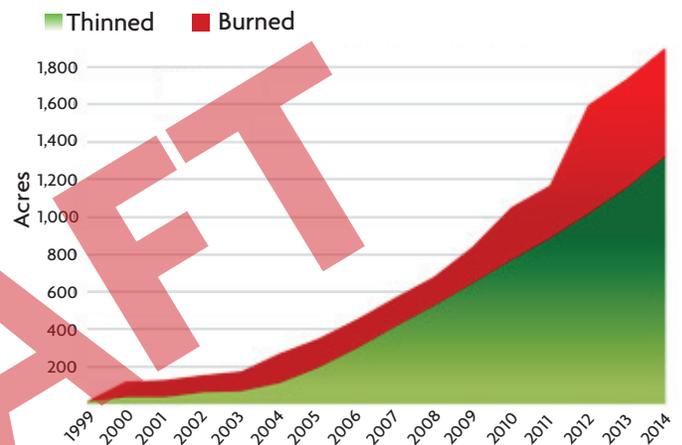
OSMP lands provide high-quality nesting and foraging habitat for birds of prey. Over time, more raptors have successfully nested on OSMP lands. For example, in 1991, Peregrine Falcons returned for the first time in 30 years, and the first Bald Eagle nesting attempt occurred in 2003. In addition, productivity (nesting success) has remained high for years.

SPECIES OF VERTEBRATES⁵

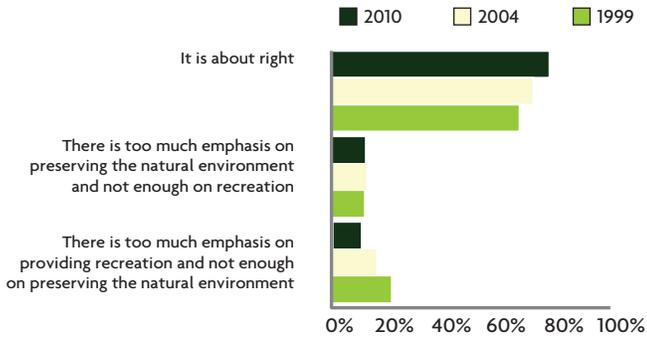


City of Boulder Open Space and Mountain Parks lands play an important role in broad conservation efforts to preserve biodiversity locally, regionally and beyond. Abundance and richness of plant life is one measure of biodiversity. For example, OSMP lands support more than 60% of vascular plant species found in Boulder County and more than 30% of those found statewide. However, OSMP lands represent less than 10% of all lands in Boulder County, and less than 0.1% of all land in the State of Colorado.

OSMP FOREST MANAGEMENT⁵



OSMP's Forest Ecosystem Management Plan (FEMP) has two goals, reducing wildfire risk and maintaining or enhancing ecological sustainability. The key strategy to achieve both these goals is manipulating the forests—by mechanical thinning (cutting down trees) or prescribed fire. The desired outcome of these treatments is to create structure and composition that is less likely to burn intensely and thus threaten nearby homes and habitats while simultaneously enhancing ecological function. Another benefit is that the resulting forests tend to be aesthetically more pleasing to visitors.

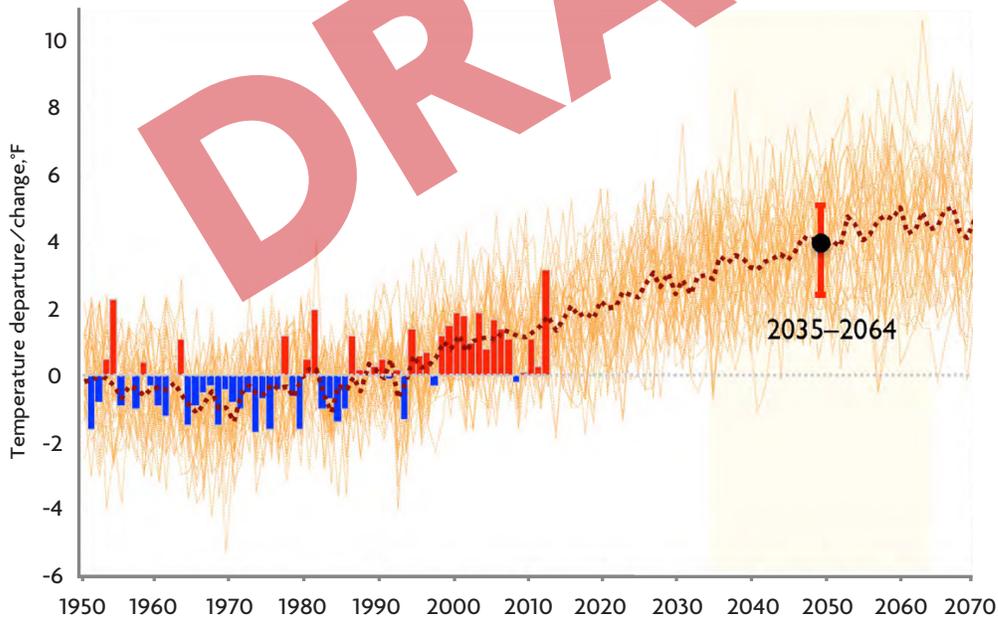


Public support for OSMP land management practices has remained high and improved over the years, especially regarding the balance between preserving the natural environment and serving recreational needs.

CLIMATE CHANGE AND LAND MANAGEMENT ISSUES

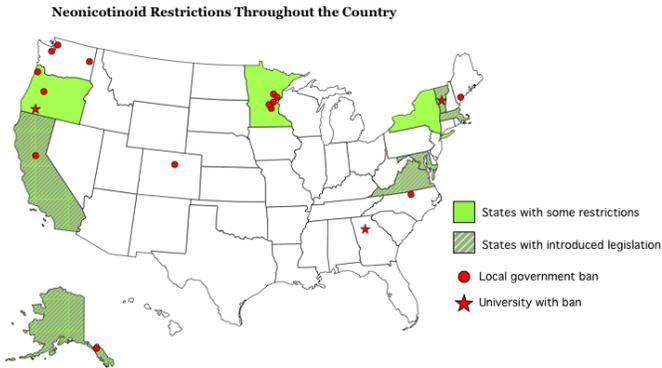
HISTORIC AND PROJECTED TEMPERATURE PATTERNS IN COLORADO 1950-2064⁸

In 2014, the Western Water Assessment (WWA) released an updated report titled: “Climate Change in Colorado: A Synthesis to Support Water Resources Management and Adaptation”. This analysis utilized a suite of larger global climate models customized to explore the potential of climate change in Colorado. The models have strong concurrence around the high probability of significant warming in this region over the next 25-50 years. The WWA report noted that the models indicate an temperature increase of between 2 degrees and 6 degrees by 2050. A two degree F increase would result in Boulder having a climatic condition similar to Pueblo, CO. At six degrees, there is no analogue in Colorado and the report noted the closest comparison for climate conditions would be Albuquerque, New Mexico.



These increases in temperature, along with habitat loss, influx of invasive species and pesticide use, could have a significant impact on biological diversity and the overall health of ecosystems. In addition to the ecological changes caused by this general warming, there will also be impacts caused by the high likelihood of increased extremes. These could include more frequent and more intense droughts, floods, wildfires, and other forms of extreme weather events⁹.

NEONICOTINOID RESTRICTIONS THROUGHOUT THE COUNTRY¹⁰



One class of systemic insecticides, the neonicotinoids, are implicated as a major factor in worldwide pollinator losses, resulting in global trends to reduce their use. Citizen grassroots organizations, such as Bee Safe Boulder, are working with residents and businesses to avoid bee-toxic pesticides. Some states have passed laws to protect pollinators and others have introduced legislation. Several cities, counties and universities have passed neonicotinoid bans, including the City of Boulder, which adopted Resolution No 1159 in May of 2015. Many other cities and counties around the country, including some in Colorado are currently considering similar actions.

URBAN TREE CANOPY IMPACTS^{11 & 12}

Healthy urban trees can mitigate impacts associated with the urban environment: stormwater runoff, poor air quality, energy for heating and cooling buildings, and heat islands. Street and park trees are associated with other intangibles, such as increasing community attractiveness for tourism and business, increasing real estate values and providing wildlife habitat and corridors.

The impacts from urban trees can be economically devastating. The Emerald Ash Borer (EAB) is a state- and federally-regulated invasive pest and is responsible for the death of tens of millions of ash trees in 21 states. EAB was detected in Boulder in 2013.

How will EAB change the urban landscape over the next decade?

- There are an estimated **72,000** ash trees in the City of Boulder.¹¹ It is expected that all untreated ash trees will die within the next 10 years.
- The city is planning on treating about a **quarter (1,500)** of all public ash trees in an effort to slow the rate of infestation.¹²
- It is unknown how many of the estimated 66,000 ash trees on private property will be treated and how many will be lost long-term.

HUMAN-WILDLIFE CONFLICT REDUCTIONS

ANNUAL BLACK BEAR MANAGEMENT REMOVALS WITHIN THE CITY OF BOULDER¹³



In 2014 city council passed an ordinance requiring trash and compost to be secure from bears. The goal of securing trash is to protect bears, improve human/wildlife co-existence and increase sanitation and cleanliness of the city.

ENVIRONMENTALLY SUSTAINABLE COMMUNITY SOURCES

1. Local Environmental Action Division
2. Boulder's Climate Commitment Analysis using SWCA tool
3. Boulder's Climate Commitment Greenhouse Gas Inventory
4. 2015 City of Boulder, Open Space and Mountain Parks data
5. 2014 City of Boulder, Open Space and Mountain Parks data
6. Boulder County Parks & Open Space: "Acres of Boulder County Parks and Open Space" January, 2015
7. 1999- Public Information Corporation (1999). A Study of Attitudes of Boulder, Colorado Residents Regarding City Open Space Issues. 2004-Public Information Corporation (2004). A Study of Attitudes of Residents of the City of Boulder, Colorado Regarding Open Space and Mountain Parks Management, Services and Facilities. 2010-National Research Center (2010). City of Boulder Open Space and Mountain Parks Resident Survey Report of Results. National Research Center, Boulder CO.
8. 2014 Western Water Assessment: "Climate Change in Colorado"
9. 2012 Climatic Change: "Framing the way to relate climate extremes to climate change", page 283-290
10. City of Boulder Integrated Pest Management Program
11. 2013 United States Forest Service Metro Denver Urban Forest Assessment Report
12. City of Boulder Parks and Recreation Department
13. Colorado Parks and Wildlife

Helpful Links

- Local Environmental Action Division
- Boulder's Climate Commitment
- Boulder Open Space and Mountain Parks
- Boulder Parks and Recreation
- Western Water Assessment

DRAFT

HEALTHY & SOCIALLY THRIVING COMMUNITY

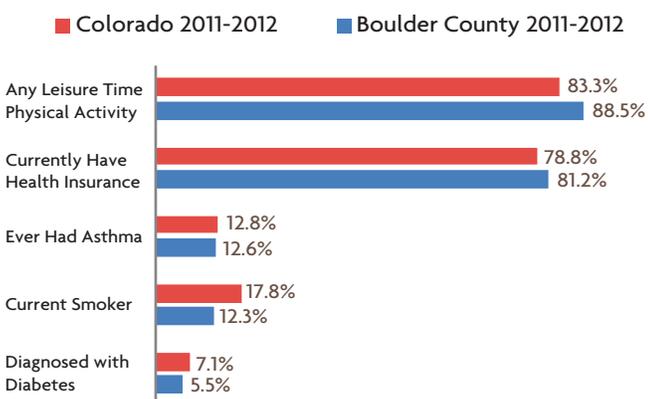
Boulder has a national reputation as a community that prioritizes its health and has an active thriving social and outdoor recreational scene. The BVCP includes goals and policies on community well-being (human services, social equity, community health, and community facilities) as well as agriculture and food. Other aspects of a healthy and thriving community include education, culture, arts, multi-generationalism and human rights. The data analysis presented here focuses on trends related to these topics.

KEY HEALTH AND SOCIAL TRENDS

- Boulder County residents may be somewhat healthier than Colorado residents with respect to a variety of health indicators, and have lower rates of obesity than Colorado residents.
- Access to healthy food may be improving, with hundreds of acres of OSMP land dedicated to local food production, and Farmers' Market sales nearly doubling within the last decade.
- When expressed as a percentage of total population, a 2013 point-in-time survey suggested that the concentration of homelessness in Boulder was at a similar level to Denver. Other cities in the region had both higher and lower concentrations.
- Local public schools perform at a high level compared to the state average.
- Boulder has a robust park system that meets or exceeds levels of service provided by peer cities both in the region and nationally.
- Boulder's open space and mountain parks quality of experience is highly rated by residents.

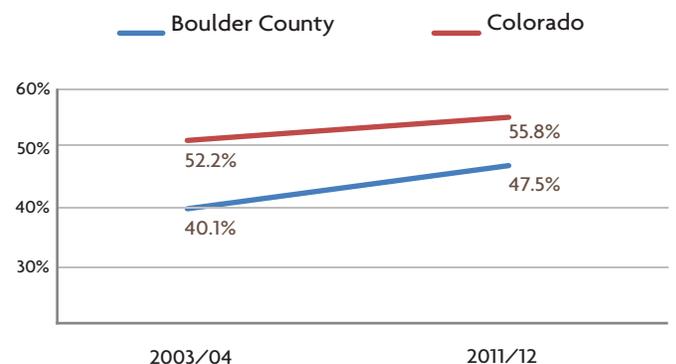
HEALTH

SELECT HEALTH INDICATORS¹



A variety of health indicators show that Boulder County residents may be somewhat healthier than Colorado residents as a whole.

PERCENT OVERWEIGHT OR OBESE¹



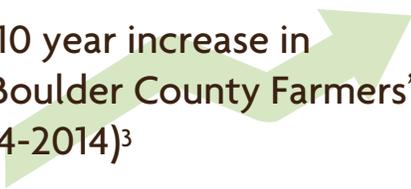
A majority of Colorado residents are overweight or obese. Boulder County's rates are lower than the state's, but they are on the rise.

FOOD ACCESS AND CHOICE^{2 & 3}

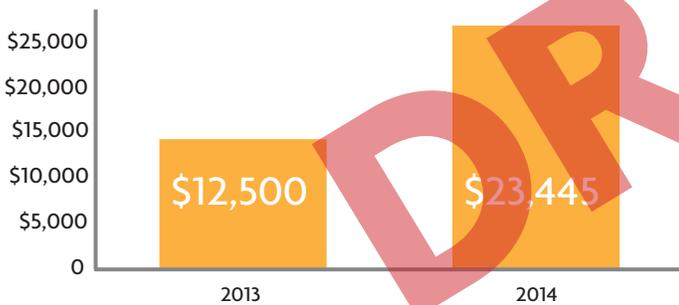
470 ACRES of city (OSMP) open space agriculture land dedicated to the production of locally-consumed food²



98.5% 10 year increase in sales at the Boulder County Farmers' Market (2004-2014)³



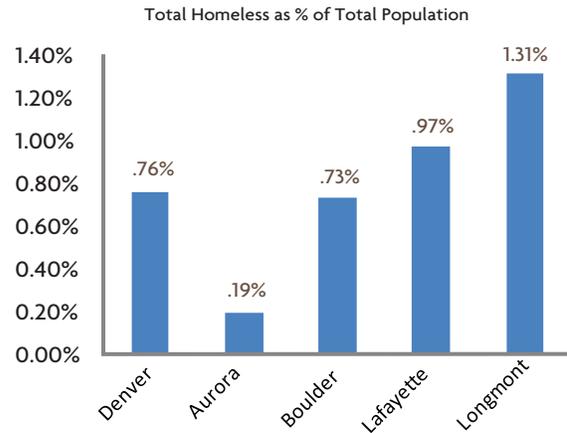
SNAP PURCHASES AT THE BOULDER COUNTY FARMERS' MARKET⁴



Boulder County's Supplemental Nutrition Assistance Program (SNAP) is a food assistance program. In 2014, the Harvest Bucks program was implemented, which matches every dollar withdrawn from a SNAP account with a Harvest Buck. The Harvest Bucks can be used at the Boulder County Farmers' Market for fresh produce. The program nearly doubled SNAP purchases at the Boulder County Farmers' Market from 2013 to 2014.

SOCIAL SERVICES

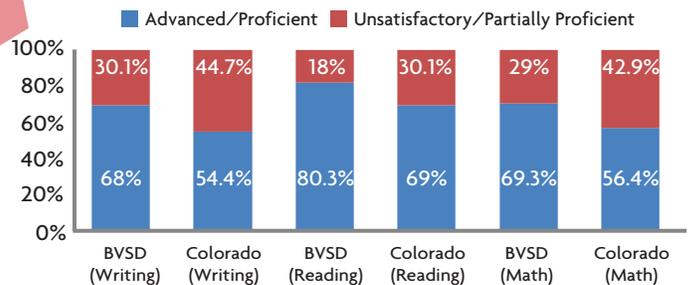
REGIONAL HOMELESSNESS JAN. 2013⁵



A January 2013 point-in-time comparison of homeless populations suggests that several other cities in the region have comparable, or in some cases higher, rates of homelessness than Boulder.

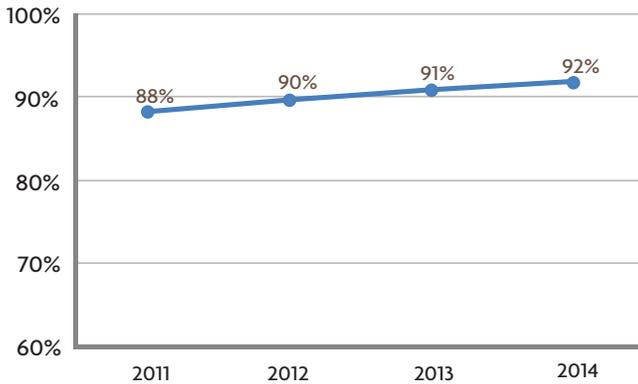
EDUCATION

PROFICIENCY BVSD & COLORADO⁶



Students in the Boulder Valley School District have higher rates of advanced/proficient standardized TCAP scores, Colorado's standards-based test, and lower rates of unsatisfactory/partially proficient test scores than Colorado students in general.

👤 BVSD HIGH SCHOOL GRADUATION RATES OVER TIME⁷



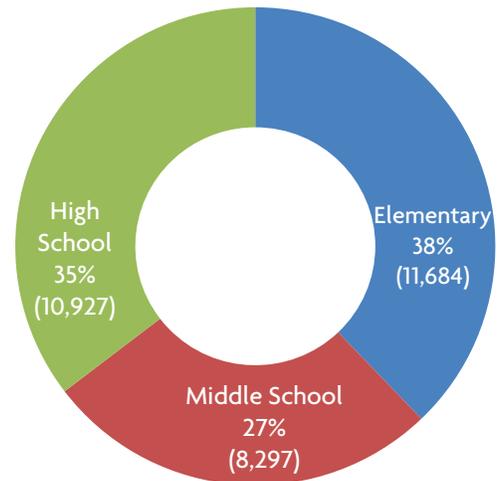
Boulder Valley School District’s graduation rates, which were already high, have been steadily increasing in recent years.

👤 GRADUATION AND DROPOUT RATES FOR SELECT POPULATIONS⁸

2013-2014	Colorado	BVSD Overall	BVSD Anglo	BVSD Latino
Grad Rate	77.3%	91.8%	94.4%	79.3%
Dropouts	10,546	81	29	42
Dropout Rate	2.4%	0.5%	0.3%	1.7%

Despite the overall high educational performance by the Boulder Valley School district, academic achievement and opportunity gaps exist for some populations. The BVSD Latino graduation rate (79%) is 13% behind the overall BVSD graduation rate (92%) and 15% behind the Anglo graduation rate (94%). BVSD had 81 total dropouts in the 2013-2014 school year (including dropouts from alternative high schools), for a rate of 0.5%. The Anglo dropout rate was 0.3% and the Latino dropout rate was 1.7%.

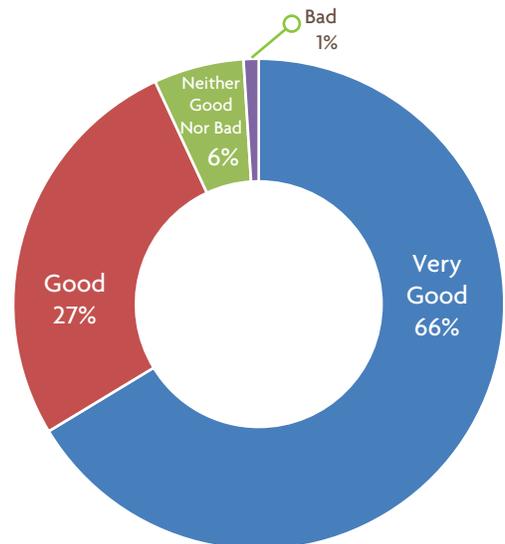
👤 BVSD STUDENT BODY COMPOSITION SCHOOL YEAR 2014-2015⁶



BVSD has a fairly even distribution of students across elementary, middle, and high school.

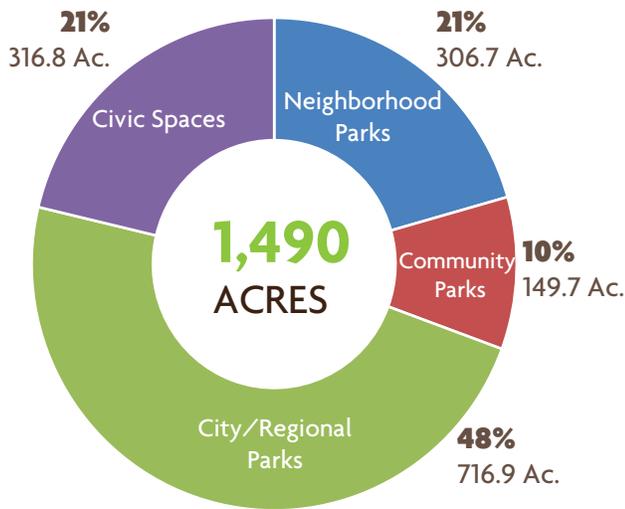
👤 RECREATION OPPORTUNITIES

👤 OVERALL QUALITY OF INDOOR/OUTDOOR RECREATION¹⁰



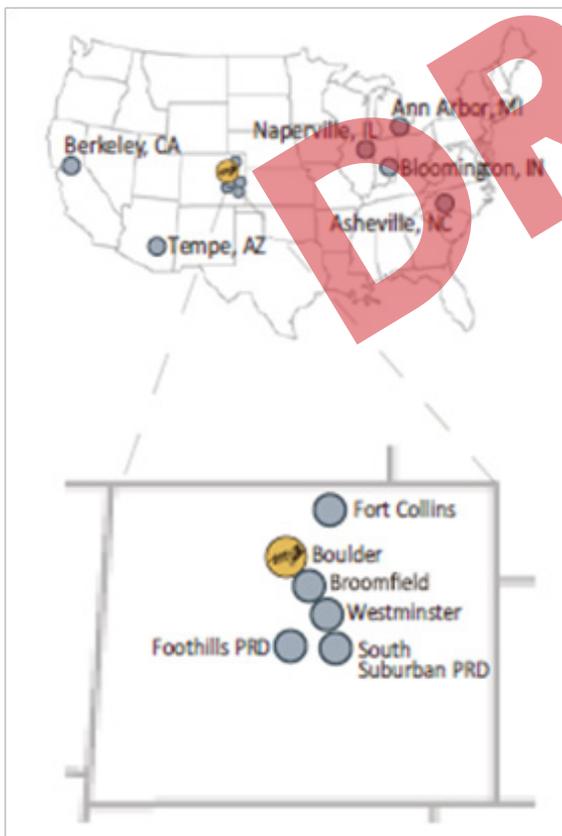
The 2014 Boulder Community survey asked respondents to “rate the quality of indoor and outdoor recreation”. The vast majority of residents consider the quality of Boulder’s recreational facilities to be either “good” or “very good.”

BOULDER PARKLAND ACREAGE BY TYPE¹¹

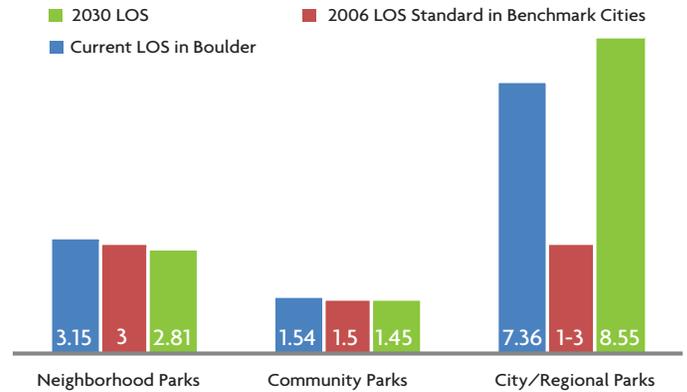


The parkland system managed by Boulder Parks and Recreation is both large (1,490 acres) and diverse, with many different park types distributed throughout the city.

BOULDER PARKS LEVEL OF SERVICE COMPARED TO PEER CITIES¹²

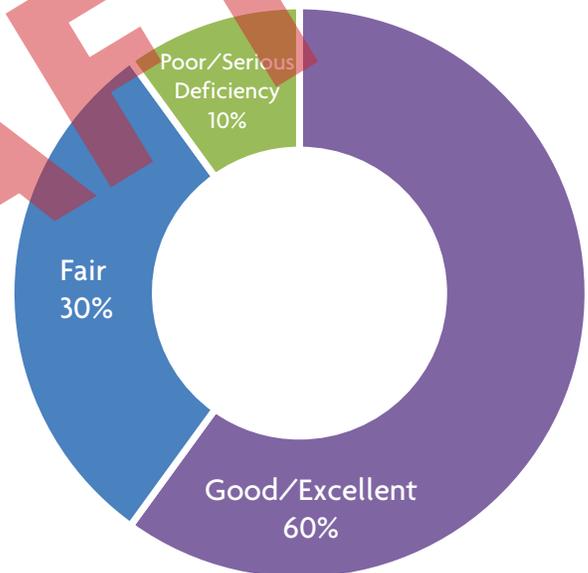


(ACRES PER 1,000 RESIDENTS)



The current service levels for Boulder's municipal park system (acres per 1,000 residents) meet or exceed the service levels provided in peer cities both within the state and nationwide.

CONDITION OF BOULDER PARKS & RECREATION FACILITIES¹⁴



A topical report on Boulder Parks and Recreation asset management revealed that approximately 90% of the city's parks and recreation facilities are in fair to excellent condition. Meanwhile, the 10% of facilities in the poor to serious deficiency range represent over 32% of the total backlog of funding needs.

BOULDER OSMP ACCESS AND/OR SERVICE MEASURES¹³

Percentage of community survey respondents who rate access to Open Space and Mountain Parks trails on an A-F Scale (A = best and F = failing)

97% Responded A or B

Percentage of OSMP Resident survey respondents who rate the ability to access their desired Open Space and Mountain Parks destinations

(Very inadequate, Somewhat inadequate, Neither adequate nor inadequate, somewhat adequate, Very adequate)

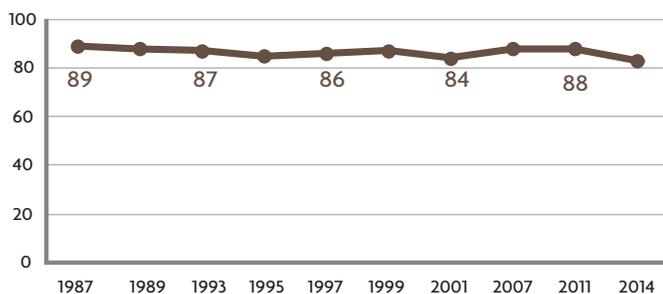
94% said very or somewhat adequate

QUALITY OF EXPERIENCES AND FACILITIES IN OSMP AREAS⁹



Survey respondent rankings of the quality of experiences and facilities in Boulder Open Space and Mountain Parks has increased over time.

OSMP QUALITY OF SERVICE¹⁰



Respondents to the Boulder Community Survey have consistently rated OSMP's quality of service in the 80s (on a scale of 100) since the question was first asked in 1987.

ACREAGE OF MAJOR REGIONAL PARK-LAND AND OPEN SPACE PROVIDERS¹⁵

Provider	Acres (approx)	% of Total
Boulder Parks & Recreation Department	1,500	.1%
Open Space and Mountain Parks	45,500	2.4%
Boulder County Open Space	102,700	5.3%
United States Forest Service	1,500,000	77.7%
National Park Service	266,000	13.8%
Colorado Parks and Wildlife	14,000	0.7%
Other	1,000	.1%
Total	1,930,700	

Boulder County residents have access to a regional system of over 1.9 million acres (3,000 sq. miles) of preserved parks, open spaces, and natural areas.

HEALTHY & SOCIALLY THRIVING SOURCES

1. Behavior Risk Factor Surveillance Survey, adults
2. OSMP <https://bouldercolorado.gov/osmp/agriculture-program>
3. Boulder County Farmers' Markets Market Sales Report
4. Boulder County Harvest Bucks Programs Overview
5. Boulder Human Services Issue Brief April, 2015 "Do Homeless People Come Here for Our Services?"
6. Colorado Department of Education, <https://edx.cde.state.co.us/SchoolView/DataCenter>
7. Colorado Department of Education, <http://www.cde.state.co.us/cdereval/gradcurrent>
8. Colorado Department of Education, <http://www.cde.state.co.us/cdereval>
9. 1999- Public Information Corporation (1999). A Study of Attitudes of Boulder, Colorado Residents Regarding City Open Space Issues. 2004-Public Information Corporation (2004). A Study of Attitudes of Residents of the City of Boulder, Colorado Regarding Open Space and Mountain Parks Management, Services and Facilities. 2010-National Research Center (2010). City of Boulder Open Space and Mountain Parks Resident Survey Report of Results. National Research Center, Boulder CO.
10. 2014 City of Boulder Community Survey
11. Parks & Recreation Master Plan page 26
12. Parks & Recreation Master Plan page 40-42
13. 2010/2011 Open Space and Mountain Parks Visitor Survey & 2010 Open Space and Mountain Parks Resident Survey
14. Parks and Recreation Master Plan Topical Report on Asset Management, page 20 <https://www-static.bouldercolorado.gov/docs/asset-mgmt-1-201307021543.pdf>
15. Parks & Recreation Master Plan page 30 updates with current (2015) open space acreage from Boulder County and OSMP

Helpful Links

- Boulder County Public Health
- Colorado Behavior Risk Factor Surveillance Survey
- Colorado Department of Education
- Boulder Valley Public Schools
- Parks and Recreation Master Plan
- Boulder Open Space & Mountain Parks

SAFE COMMUNITY

A sustainable and safe community focuses on law enforcement, emergency response, fostering a climate of safety, shared responsibility, and safety education. The 2010 BVCP addresses safety as a subcomponent of community health, and also expresses a welcoming and inclusive community as a core value of the plan. The data analysis presented here addresses perceptions of safety, arrests and accidents, and emergency/disaster response.

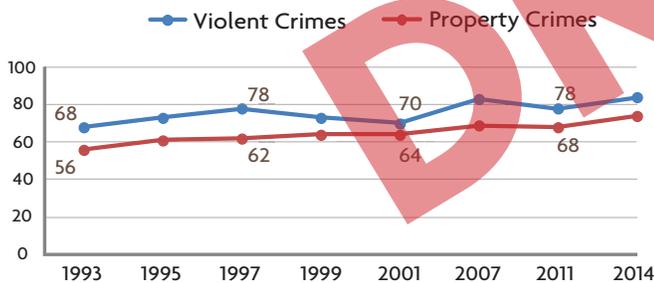
KEY SAFETY TRENDS

- Community perceptions of safety have generally increased over time.
- Recent arrest and accident data show that while incident counts may fluctuate somewhat from year to year, trends are relatively flat overall.
- The demand for emergency services (based on call activity and number of responses) is increasing over time.

🔒 PERCEPTIONS OF SAFETY

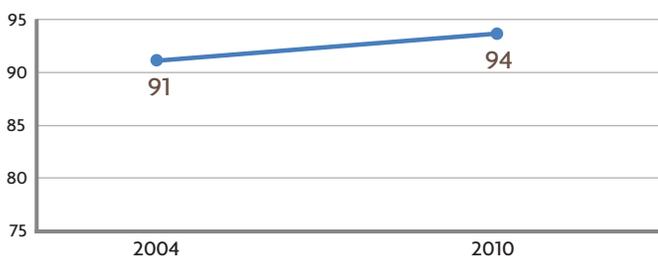
(0 = Very Unsafe, 100 = Very Safe)

🔒 SAFETY RATINGS¹



Since the 1990s, public perceptions of safety within the community have increased over time.

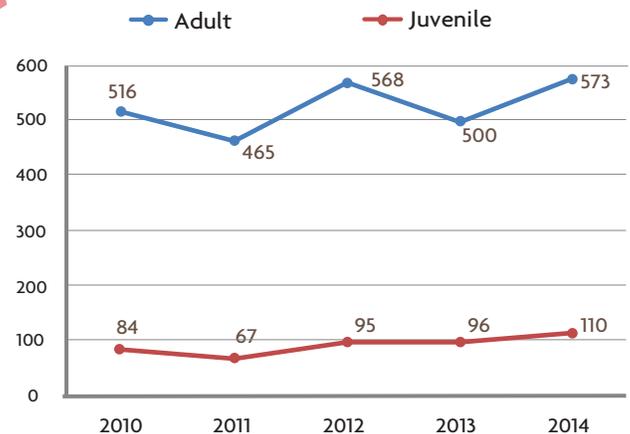
🔒 PERCEPTIONS OF SAFETY IN OSMP AREAS²



Boulder's open space areas are perceived to be very safe.

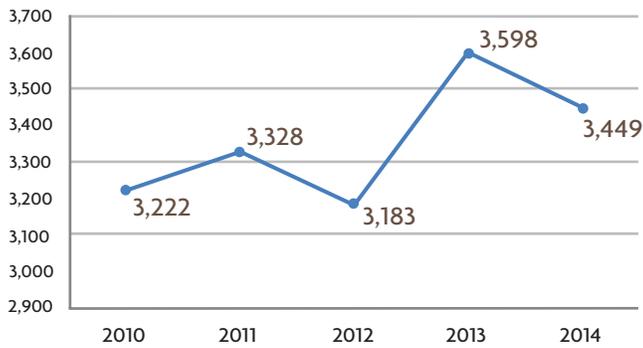
★ ARRESTS AND ACCIDENTS

★ TOTAL ARRESTS - PART I CRIMES³



Part I crimes include serious crimes such as murder, robbery, aggravated assault, and arson. Juvenile arrests for Part I crimes in Boulder are typically at or below 100 per year, while adult arrests tend to fluctuate in the low-to-mid 500s.

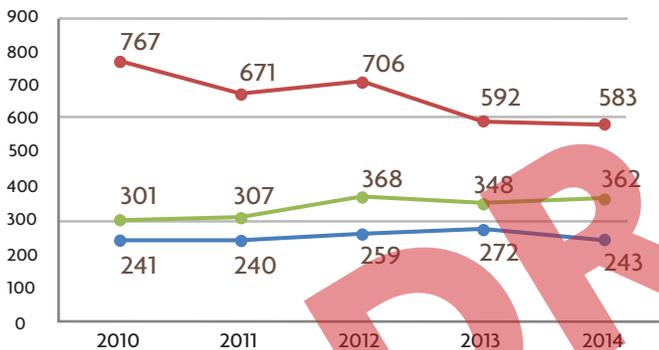
★ TOTAL TRAFFIC ACCIDENTS³



Reported traffic accidents in 2013 and 2014 were elevated above what was seen in prior years.

★ ACCIDENTS AND INJURIES BY TYPE³

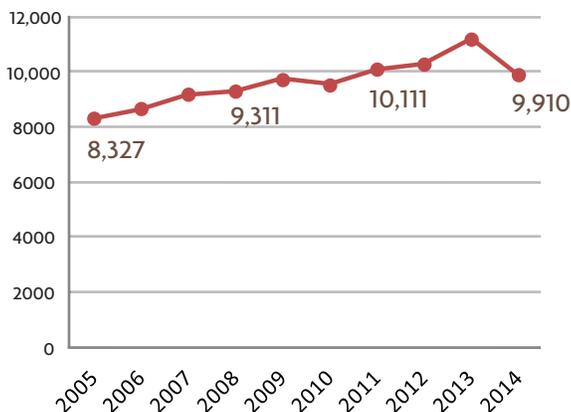
— Bike/Pedestrian — DUI Arrests — Injury Accidents



While DUI arrests have steadily declined since 2010, injury accidents and bike/pedestrian accidents have remained relatively flat.

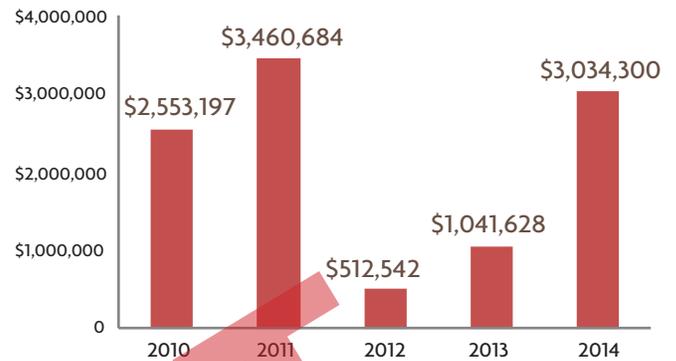
🚒 FIRE-RESCUE AND POLICE

🚒 FIRE-RESCUE ANNUAL RESPONSES⁴



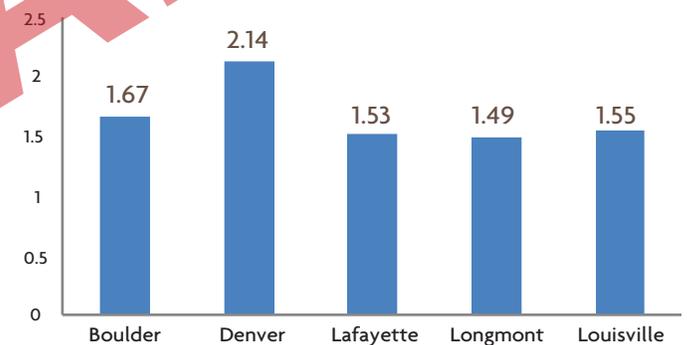
Fire-Rescue responses showed a gradual increase between 2005 and 2013, before dropping in 2014 to 2009-2012 levels. Future years will show if responses resume an upward trend, or if they have stabilized at approximately 10,000 per year.

🚒 FIRE LOSSES⁵



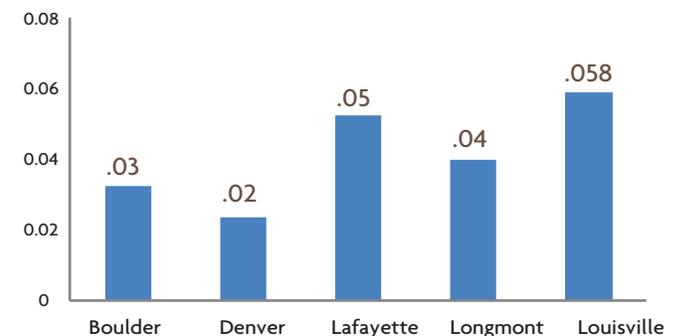
Fire loss varies from year to year, showing no overall trend in Boulder.

🚓 NUMBER OF OFFICERS PER 1,000 RESIDENTS⁶



Boulder has a higher number of full time police officers per 1,000 residents than other cities in Boulder County, but less than Denver, which is a bigger city.

🚓 NUMBER OF CRIMES PER 1,000 RESIDENTS⁷



Crime rates in Boulder (reported violent and property crimes) are lower than the other large cities in Boulder County, but are slightly higher than Denver.

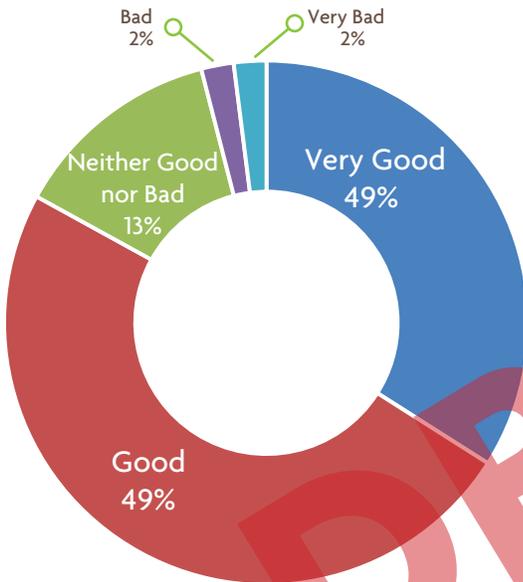
Helpful Links

- Boulder Police Department Accident and Arrest Data
- 2014 Boulder Community Survey
- Boulder Office of Emergency Management
- Fire-Rescue Master Plan
- Federal Bureau of Investigation

DISASTER RESPONSE

CITY GOVERNMENT RESPONSE TO SEPTEMBER 2013 FLOODS⁸

(How would you rate the Boulder city government’s response to the September 2013 floods?)



DRAFT

SAFE COMMUNITY SOURCES

1. 2014 City of Boulder Community Survey
2. 2004-Public Information Corporation (2004). A Study of Attitudes of Residents of the City of Boulder, Colorado Regarding Open Space and Mountain Parks Management, Services and Facilities. 2010-National Research Center (2010). City of Boulder Open Space and Mountain Parks Resident Survey Report of Results. National Research Center, Boulder CO.
3. Boulder Police Department Crime Statistics <https://bouldercolorado.gov/police/crime-statistics>
4. Boulder Fire-Rescue 2014 Annual Report page 5
5. Boulder Fire-Rescue 2014 Annual Report page 8
6. Federal Bureau of Investigation “Full-time Law Enforcement Employees, by State by City, 2013” Table 78
7. Federal Bureau of Investigation “Offenses Known to Law Enforcement, by State by City, 2013” Table 8
8. 2014 City of Boulder Community Survey

ECONOMICALLY VITAL COMMUNITY

A sustainable and economically vital community focuses on an environment of creativity and innovation, a qualified and diversified workforce, regional public/private collaboration, and business-supportive infrastructure and amenities. The BVCP includes economic vitality goals and policies relating to strategic redevelopment and sustainable employment, diverse economic base, quality of life, sustainable business practices, job opportunities, education, and training. The data analysis presented here focuses on these types of trends.

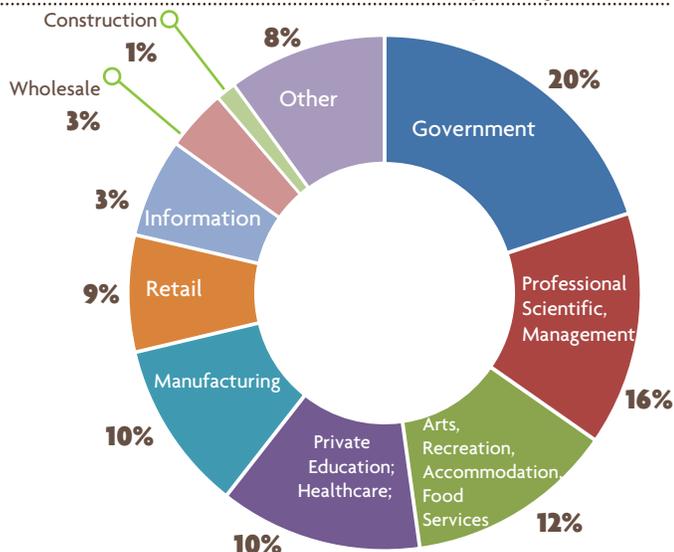
KEY ECONOMIC VITALITY TRENDS

- Boulder has a diverse economy long supported by the university, federal labs, and a diverse mix of small and large businesses in a range of industries.
- A collaborative environment supports the creation and growth of businesses in Boulder.
- Decreasing commercial vacancy rates, low unemployment rates and rising lease rates reflect economic vitality and potential future challenges.
- Boulder has one of the nation’s most highly educated workforces.
- The city continues to be an employment center for Boulder County and has experienced job growth since 2010.
- Boulder is a center for business innovation and startup activity.



ECONOMIC DIVERSITY

BOULDER INDUSTRY MIX (2013)¹



Boulder has a diverse mix of industries. The city’s primary industries include professional, scientific and technical services; manufacturing; information; arts, entertainment and recreation; and accommodation and food services. Twenty percent of those working in the area are employed by government entities including the University of Colorado, federal labs and Boulder Valley School District.

CONCENTRATION OF ADVANCED INDUSTRIES IN BOULDER²

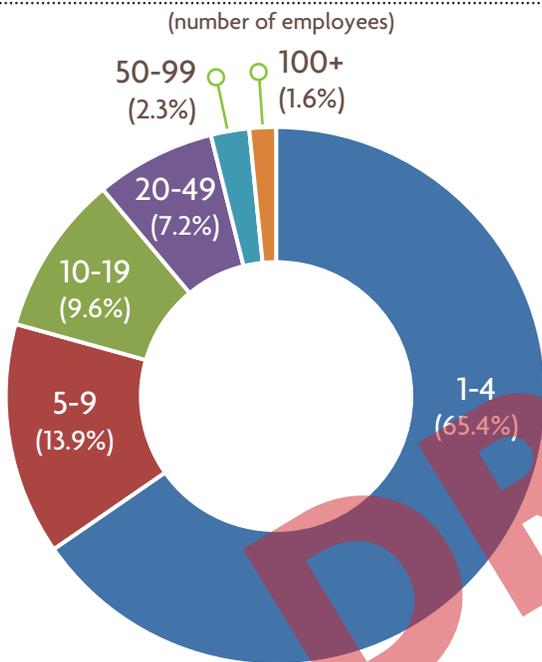
Aerospace 4.8 times national average

Bioscience 5.5 times national average

Information Technology 5 times national average

Key clusters include advanced (aerospace, bioscience, clean tech, digital marketing, software) and lifestyle (natural and organic products, outdoor recreation, tourism) industries.

BOULDER EMPLOYER BY SIZE³



There are an estimated 6,987 employers in the city of Boulder. Most (96%) have fewer than 50 employees.

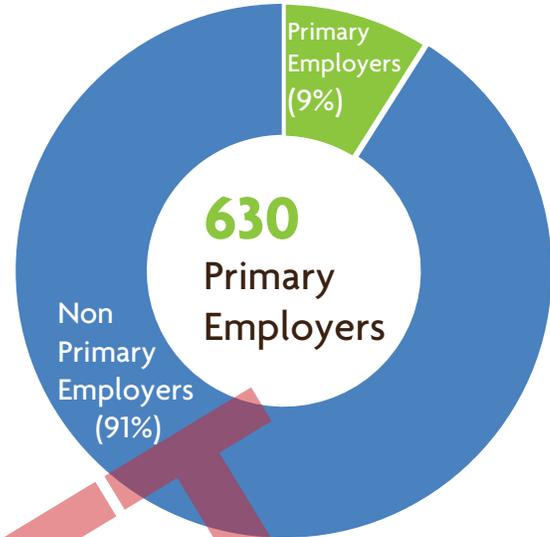
BOULDER'S TOP 10 EMPLOYERS⁴

(in alphabetical order)

- Ball Aerospace**
- Boulder Community Health**
- Boulder County**
- Boulder Valley School District**
- City of Boulder**
- IBM**
- Medtronic (Covidien)**
- NOAA**
- UCAR/NCAR**
- University of Colorado Boulder**

Boulder's 10 largest employers provide a stable presence in the community and include both public and private organizations.

PRIMARY EMPLOYERS IN CITY OF BOULDER⁵

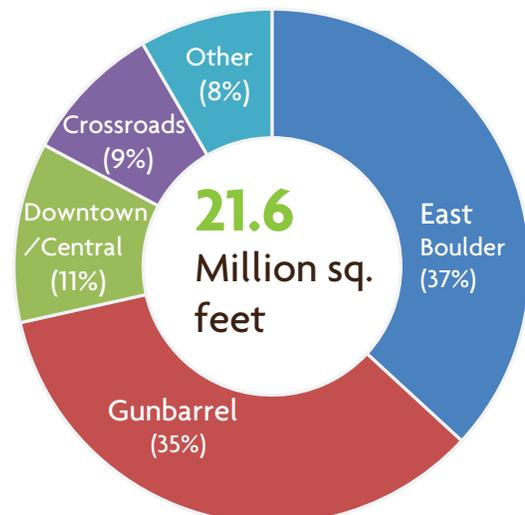


An estimated 630 employers in the city (9%) are primary employers (defined as employers of any size that generate more than half their revenue from sales outside Boulder County) and play a key role in economic vitality by bringing new money into the economy.

BUSINESS INFRASTRUCTURE

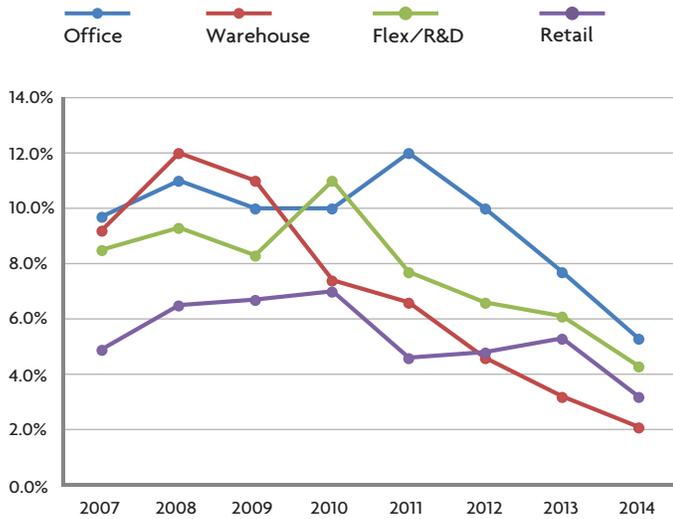
82% of primary employers lease the space their company occupies in Boulder.⁶

COMMERCIAL SPACE IN BOULDER⁵



There is approximately 21.6 million square feet of private commercial space in the City of Boulder. Nearly three-fourths of that space is located in East Boulder or Gunbarrel.

COMMERCIAL VACANCY RATES⁷

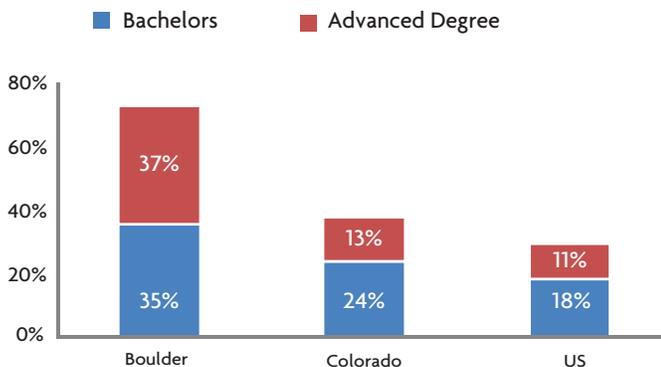


Commercial vacancy rates in the office, industrial and retail markets have been trending down for the past several years. Nonprofit organizations and a growing number of co-working spaces and accelerators support the creation and growth of businesses in Boulder.

61% of primary employers agree that having a Boulder location helps their business.⁶

QUALIFIED AND DIVERSIFIED WORKFORCE

POPULATION 25+ WITH BACHELOR'S OR ADVANCED DEGREE⁸



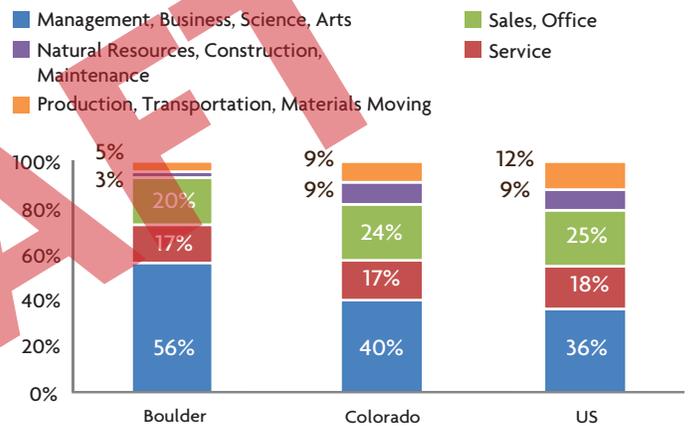
Boulder residents are among the nation's most educated: 72% have earned a Bachelor's degree or higher, compared to 37% of Colorado residents, and 29% of US residents. This contributes to the high quality of the local workforce, as well as the wealth and cultural vibrancy of the community.

WORKFORCE WITH STEM DEGREES⁹

#1 of 358

Boulder MSA ranking in percentage of workers with STEM (science, technology, engineering, math) degrees.⁹

OCCUPATION CATEGORIES¹⁰



City residents are employed in a wide range of occupations, but are more likely to work in professional, business or arts occupations (56%) than the state (40%) or national average (36%).

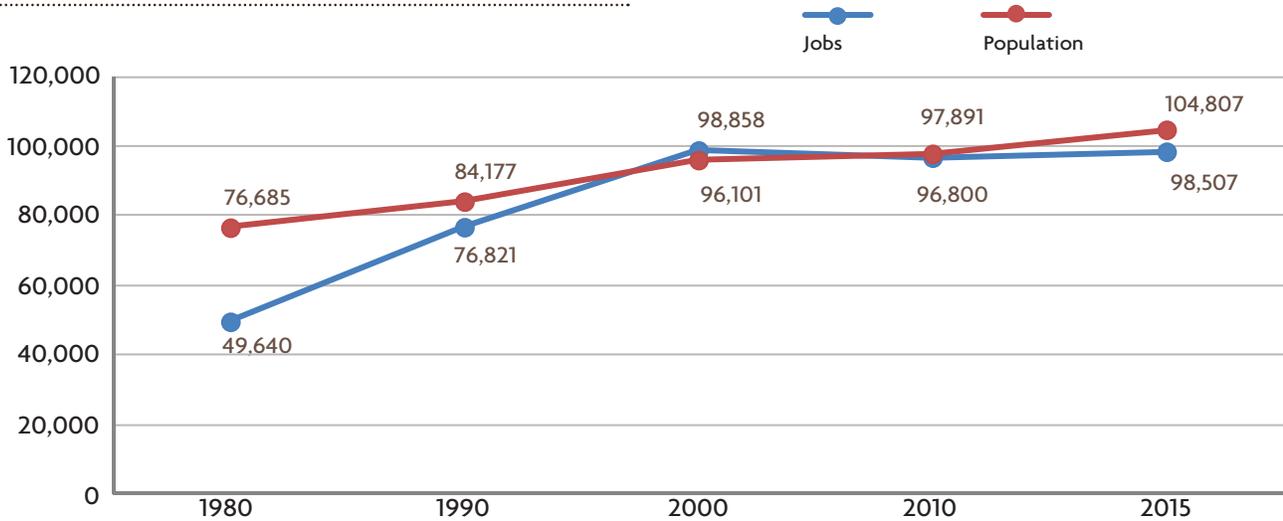
JOBS

57% - Boulder County jobs located in City of Boulder.¹¹

Boulder is an employment center, accounting for more than half the wage and salary jobs in the county.

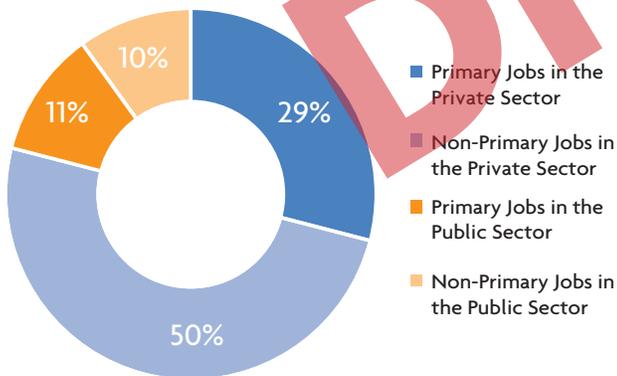
98,510 - jobs in the City of Boulder (including self-employed)¹²

BOULDER JOBS AND POPULATION¹³



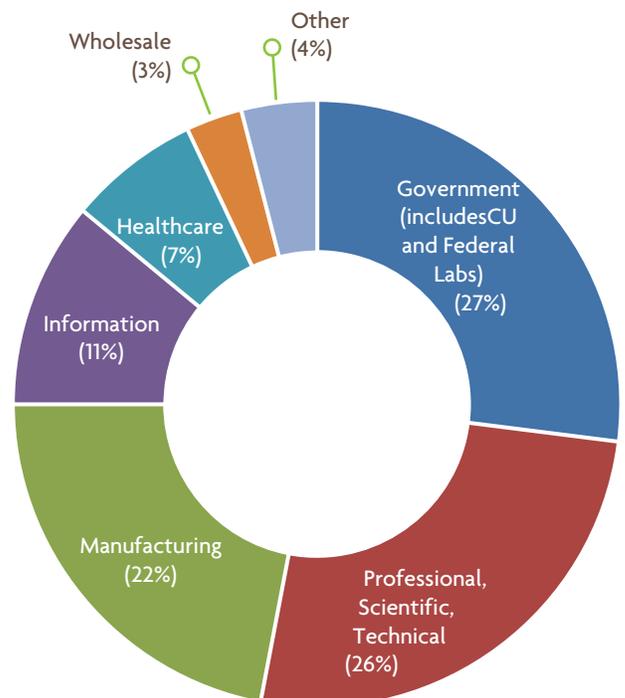
Since the 1990s, the total number of jobs in Boulder has tracked fairly closely with the total number of people. After losing jobs during the recession, employment in Boulder has grown in the past few years. This job growth is more pronounced for 2015 than it appears on this chart as a result of revised methodology. In 2015, the city refined its current employment estimates by taking the additional step of geographically verifying the employment location. The result is a lower existing employment estimate than the previous methodology would have reported, as it was determined that some jobs with city addresses are actually outside of the city limits. Job estimates prior to 2015 have not yet been revised to reflect this new methodology.

BOULDER'S PRIMARY AND NON-PRIMARY JOBS BY SECTOR¹⁴

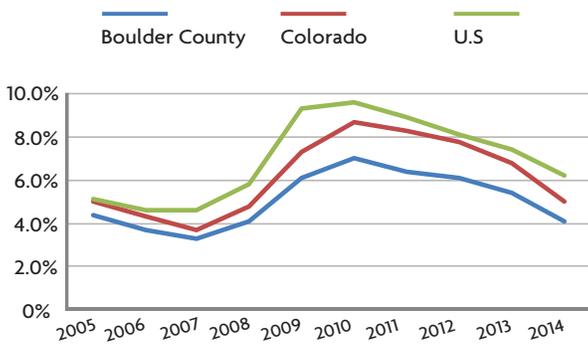


Approximately 40% of jobs in Boulder are held by individuals working for primary employers including CU Boulder and federal labs (27%) and companies in the professional, scientific and technical, manufacturing and information industries.

BOULDER'S PRIMARY JOBS BY INDUSTRY¹⁵

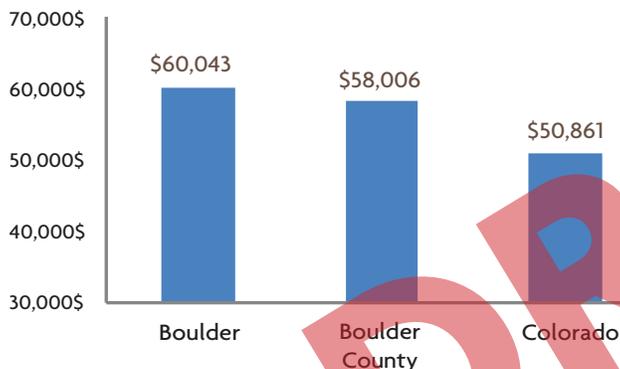


ANNUAL UNEMPLOYMENT RATE¹⁶



Boulder area unemployment has remained lower than state and national averages. In 2014, Boulder's unemployment rate was comparable to pre-recession levels.

MEDIAN ANNUAL WAGE¹⁷



A high concentration of research institutions and businesses in advanced industries contribute to higher than average wages in the city of Boulder.

CREATIVITY AND INNOVATION

CONCENTRATION OF PATENT ACTIVITY⁹

#5 of 358

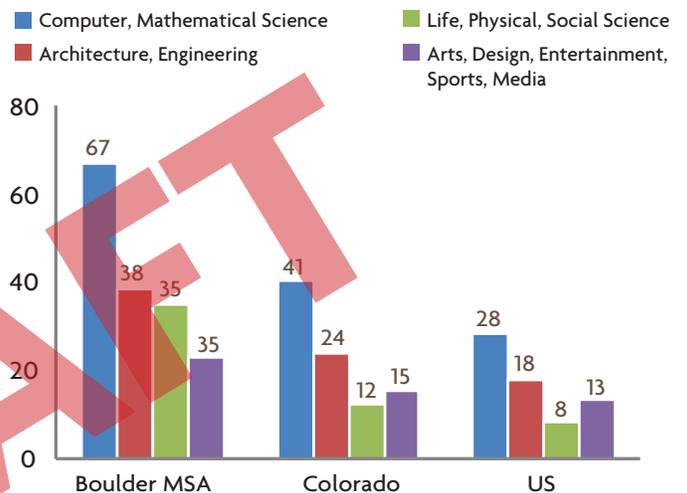
The Boulder area has a high concentration of patent activity, ranking fifth among the nation's metropolitan areas in patents per million residents (2007-2011). The recently opened satellite US Patent and Trademark Office in Denver may help increase that activity by reducing the waiting period for approvals and reducing travel costs for local applicants.⁹

SMALL BUSINESS INNOVATION⁹

#9 of 358

Boulder had the ninth highest concentration of Small Business Innovation Research awards (SBIR) of all US metropolitan areas, with 122 awards from 2007 to 2011 (compared to a US metropolitan average of 16).⁹

HIGH TECH AND CREATIVE JOBS¹⁸



Boulder has a high concentration of high tech and creative jobs. In Richard Florida's *The Rise of the Creative Class, Revised*, Boulder topped the 2012 Creativity Index based on the "3Ts" of economic development: technology, talent and tolerance. Boulder also has a high concentration of creative class jobs: the Boulder MSA has 42%, Colorado has 33%, and the US has 30%.

ECONOMICALLY VITAL COMMUNITY SOURCES

1. BEC/CDLE 2013 QCEW data
*Includes CU Boulder, BVSD and federal labs
2. Metro Denver Economic Development Corporation (2012)
3. Boulder Market Profile (Boulder Economic Council, 2013 QCEW data)
4. Boulder Market Profile (April 2015)
5. 2012 Primary Employer Study
6. 2012 Primary Employer Survey/Boulder Economic Council
7. Boulder Economic Council, NGKF Fourth Quarter Boulder Market Reports
8. 2013 American Community Survey 5-year estimates (Table DP02)
9. 2007-2011 Brookings Patenting and Innovation in Metropolitan America Report (Feb. 2013)
10. 2013 American Community Survey 5-year estimates
11. Boulder market Profile, November 2014, Boulder Economic Council, page 11
12. 2015 Estimate, City of Boulder Dept. of Community Planning and Sustainability
13. 2015 Boulder Community Profile, updated 8/20/15
14. 2012 Primary Employer study (CU/QCEW)
15. 2012 Primary Employer Study (CU), 2013 Boulder Market Profile (Boulder Economic Council/CU)
16. Colorado Department of Labor and Employment LMI Gateway (colmigateway.com) from LAUS system output file
17. BEC Market Profile Report (excludes self-employed)
18. Bureau of Labor Statistics, Occupational Employment Statistics, May 2014

Helpful Links

- 2015 Boulder Economic Council Market Profile
- 2015 Economic Forecast for Metro Denver
- Brookings Report of Patenting and Innovation
- Colorado Department of Labor and Employment
- US Census American Community Survey

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GOOD GOVERNANCE

A sustainable community with good governance addresses: stewardship and sustainability of the city’s assets, strategic and timely analysis and decision-making, customer service, relationships with partners, and regulatory/policy compliance. The 2010 BVCP does not directly address the topic of good governance, but expresses strong city/county cooperation as a core value of the plan. The data analysis presented here focuses on trends related to the overall direction and effectiveness of Boulder’s city government, public impressions of city employees, voter participation, and fiscal responsibility.

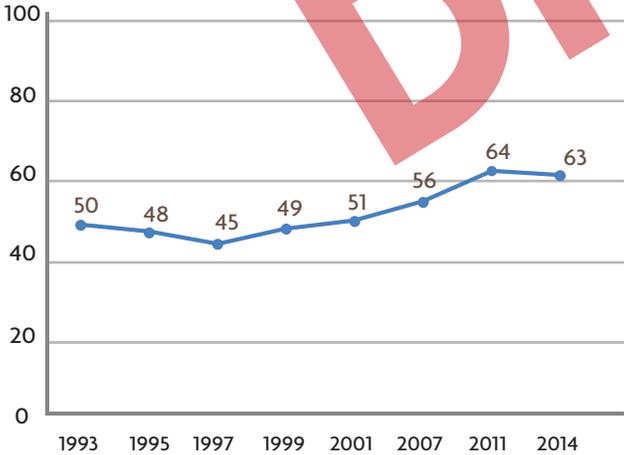
KEY GOOD GOVERNANCE TRENDS

- Based on the Boulder Community Survey, long-term trends have generally been steady or upward with respect to the overall direction and effectiveness of Boulder city government.
- Public impressions of city employees have also increased somewhat over time.
- Active voters in Boulder County turn out for elections at approximately the same rate as Colorado voters in general. Rates have fluctuated since 2008, but registered voters have decreased.
- The city is fiscally responsible as evidenced by its consistently high bond ratings and annual maintenance spending.

↑ DIRECTION OF CITY

↑ OVERALL DIRECTION¹

Please rate to what extent you agree or disagree: I am pleased with the overall direction the city is taking: (0 = strongly disagree, 100 = strongly agree)

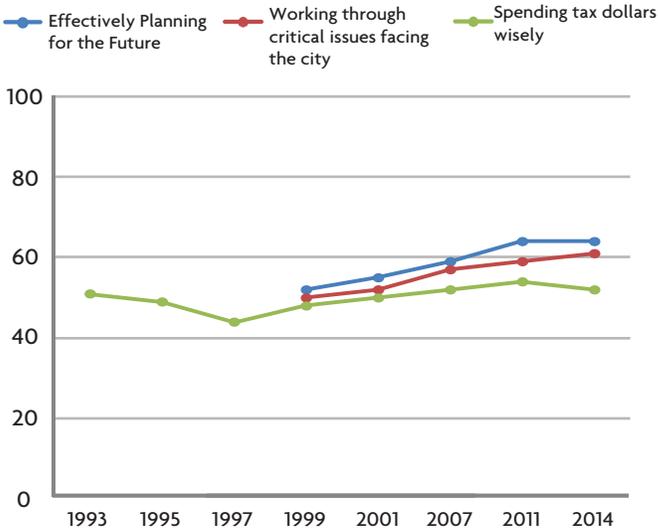


Respondents to the Boulder Community Survey have shown a trend of increasing approval of the city’s overall direction since 1997.

↑ EFFECTIVENESS

↑ EFFECTIVENESS OF CITY GOVERNMENT¹

Please rate how well you think the City of Boulder does on each of the following: (0 = strongly disagree, 100 = strongly agree)

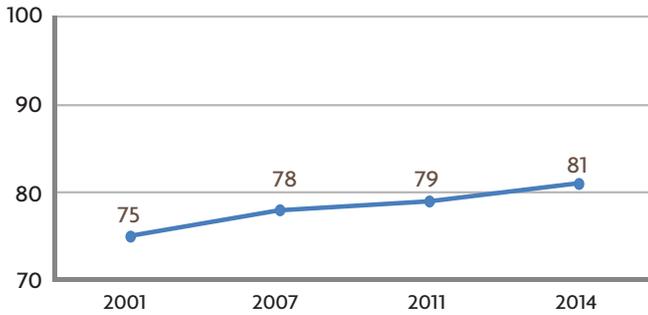


Overall trends related to the effectiveness of city government have been on the rise since the late 1990s, although “spending tax dollars wisely” dropped slightly in the 2014 survey.

EMPLOYEES

IMPRESSIONS OF CITY EMPLOYEES¹

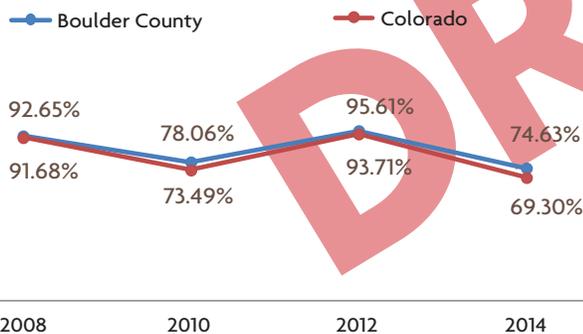
If you had phone, in-person or email contact with a Boulder city employee in the past 12 months, how would you rate your impression? (0 = very bad, 100 = very good)



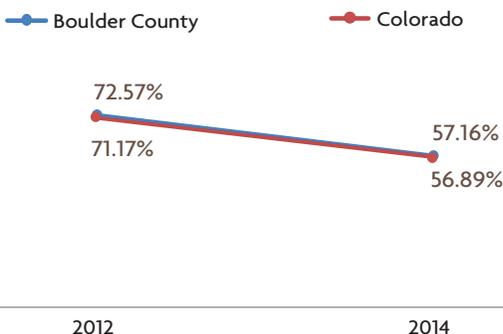
Public impressions of city employees have generally increased over time.

VOTER PARTICIPATION

ACTIVE VOTERS²



REGISTERED VOTERS²



Boulder County's voter turnout rates have closely mirrored the state's in recent general elections, both among active voters and registered voters.

FISCAL RESPONSIBILITY

CIP MAINTENANCE SPENDING³

CITY SPENDING ON MAINTENANCE			
Year	Approved Capital Maintenance Budget	Approved Capital Budget	% Maintenance
2011	\$10,357,668	\$23,596,197	44%
2012	\$7,564,000	\$23,844,754	32%
2013	\$9,378,598	\$33,772,286	28%
2014	\$8,952,305	\$42,596,249	21%
2015	\$28,313,618	\$69,822,595	41%

Maintenance spending is considered an indicator of fiscal responsibility because it increases the longevity of infrastructure. Over the past five years, maintenance spending has accounted for between 21% and 44% of the city's overall capital budget. The funding spike for 2015 is due to two projects: sanitary sewer rehabilitation is budgeted for \$12.7 million, and the waterline replacement project for \$3.6 million.

CITY BOND RATINGS⁴

Moody's : Aa1

Standard & Poor's : AAA

The City of Boulder has had Standard & Poor's highest bond rating since 2009 and Moody's second-highest bond rating since before 2005.

GOOD GOVERNANCE SOURCES

1. 2014 City of Boulder Community Survey
2. Colorado Secretary of State “Biennial Abstract of Votes Cast” 2008, 2010, 2012, 2014
3. City of Boulder Finance Department Research
4. Comprehensive Annual Financial Reports

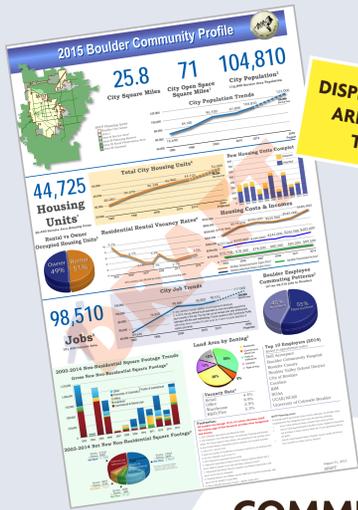
Helpful Links

- 2014 Boulder Community Survey
- Colorado Secretary of State
- City of Boulder Finance Department

DRAFT

WHAT DO WE KNOW ABOUT THE BOULDER VALLEY?

OVER THE PAST FEW MONTHS, the city and county have collected data and trends information on a variety of topics.



DISPLAY COPIES ARE ON THE TABLE!

TRENDS REPORT (report)

presents a diverse collection of data, including snapshots of current/recent conditions and trends over time



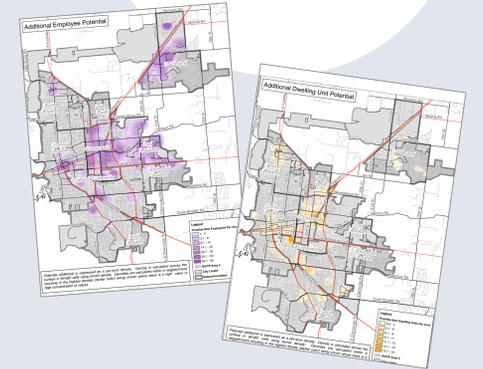
DISPLAY COPIES ARE ON THE TABLE!

DISPLAY COPIES ARE ON THE TABLE!



SUBCOMMUNITY FACT SHEETS: (pamphlets) profiles Boulder's nine subcommunities and Area III with demographic, built environment, and existing land use data

2040 PROJECTIONS: (summary document) presents 2040 projections results for dwelling units, population, and jobs



COMMUNITY PROFILE:

(one-page document) at-a-glance current data and trends on population, housing, and jobs

What follows is a sample of significant trends identified that may influence topics for the 2015 comprehensive plan update.

Not all are new; some are continuing trends. They are in no particular order of priority.

This information is available at www.BoulderValleyCompPlan.net.

Top Trends

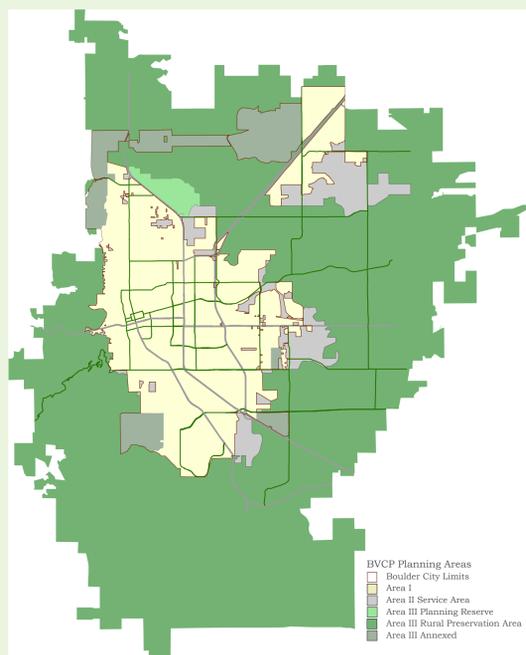
1. Boulder has Potential for Redevelopment, Mostly in the Northeastern Part of the Community



Decades of open space property acquisition and adherence to growth management policies (including an urban service boundary) have kept Boulder's urbanized area compact. With only 1% of land within the city vacant/undeveloped, current and future growth must occur through selected redevelopment, which also means that design and neighborhood compatibility issues have been more important in recent years, and growth has generally shifted to northeastern parts of the community where there is more redevelopment potential.

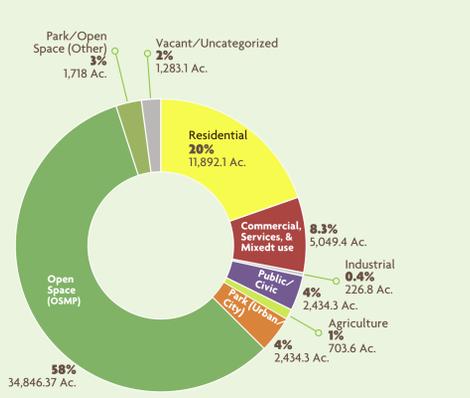
DID YOU KNOW?

The roots of Boulder's robust open space system date back to 1875-1929, when the city acquired over 5,000 acres including Chautauqua, Buckingham Park (in Left Hand Canyon) and much of the mountain backdrop. Continued acquisition efforts since those early years have added another 40,500 acres to the system.

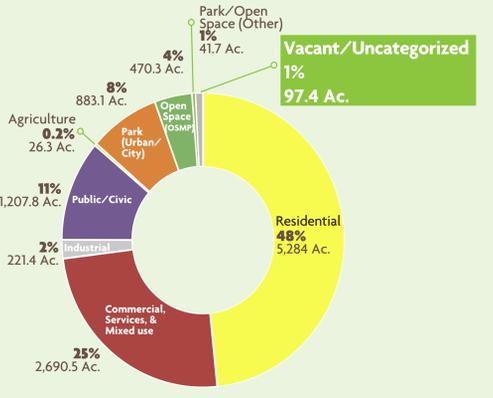


The Boulder Valley planning area is divided into three major areas: Area I is the urbanized area within the City of Boulder. Area II is under county jurisdiction, but where annexation to the city can be considered and where new urban development may only occur coincident with availability of adequate facilities and services. Area III is the remaining area in the Boulder Valley, generally under county jurisdiction and where the city and county intend to preserve existing rural land uses and character.

EXISTING LAND USE BVCP PLANNING AREA (Urbanized & Open Space- AREAS I, II, III)



EXISTING LAND USE BOULDER URBANIZED AREA (AREA I only)



Source: City of Boulder Analysis Using County Tax Assessor Building Use Classifications

The land use mix of the BVCP planning area is significantly different from the mix within the urbanized area (Area I). Less than 1% of vacant land remains in the city or in the BVCP planning area.

AREA OF OPEN SPACE SURROUNDING CITY = 71 SQUARE MILES



25.8 SQUARE MILES = AREA OF CITY OF BOULDER

FOR MORE INFORMATION, IN-DEPTH ANALYSIS, UPDATES, & MORE, GO TO: www.BoulderValleyCompPlan.net

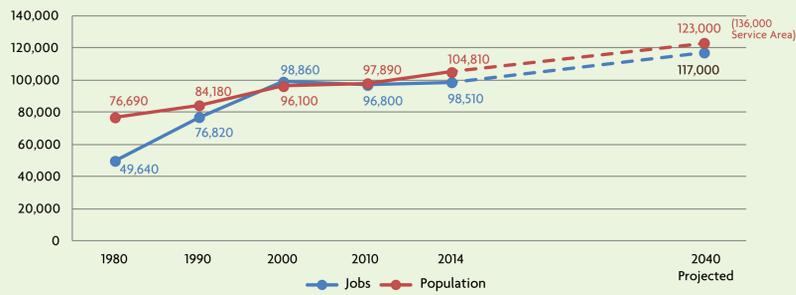
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2. Boulder Continues to be a Center for Employment in the Region



Boulder is a place of business innovation and a regional employment center with nearly as many jobs as residents. This has been the policy and trend in the past 10 or more years. Under current policies and zoning the city has more redevelopment potential for future jobs than housing, so this trend may continue. The employment center status means that many people commute into Boulder for work (as noted in the next trend).

BOULDER JOBS AND POPULATION*

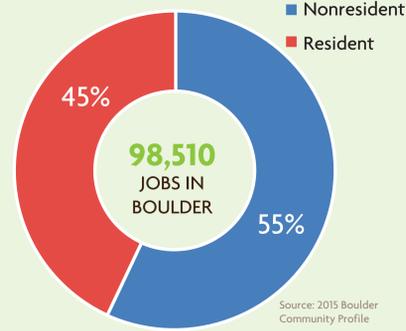


Source: 2015 Boulder Community Profile; 2015-2040 BVCP Projections

Since the 1990s, the total number of jobs in Boulder has tracked fairly closely with the total number of people. After losing jobs during the recession, employment in Boulder has grown in the past few years. This job growth is more pronounced for 2015 than it appears on this chart as a result of revised methodology. In 2015, the city refined its current employment estimates by taking the additional step of geographically verifying the employment location. The result is a lower existing employment estimate than the previous methodology would have reported, as it was determined that some jobs with city addresses are actually outside of the city limits. Job estimates prior to 2015 have not yet been revised to reflect this new methodology.

*In 2015, the city refined its job estimates to more accurately account for jobs currently in the city. The city has not yet revised prior year employment estimates with this new methodology. Future versions of the Trends Report will include these revisions for prior years for a more accurate depiction of historic job trends.

EMPLOYEE COMMUTING PATTERNS



Source: 2015 Boulder Community Profile

There are approximately 98,510 jobs in the City of Boulder. Of those, it is estimated that about 55% are held by people who do not reside in the city.

DID YOU KNOW?

#9 of 358
Boulder had the ninth highest concentration of Small Business Innovation Research awards (SBIR) of all 358 US metropolitan areas, with 122 awards from 2007 to 2011 (compared to a US metropolitan average of 16).

Source: 2007-2011 Brookings Patenting and Innovation in Metropolitan America Report (Feb. 2013)



DID YOU KNOW?

#5 of 358

The Boulder area has a high concentration of patent activity, ranking fifth among the nation's 358 metropolitan areas in patents per million residents (2007-2011). The recently opened satellite US Patent and Trademark Office in Denver may help increase that activity by reducing the waiting period for approvals and reducing travel costs for local applicants.

Source: 2007-2011 Brookings Patenting and Innovation in Metropolitan America Report (Feb. 2013)

3. Boulderites are Changing How They Travel – At least within the city



People living in the City of Boulder bus, bike, and walk in higher numbers than do people in the region. The mode share of single occupant vehicle (SOV) travel by Boulder residents has shown a steady decline over time that is anticipated to continue. In contrast, the SOV mode share of non-resident employees has not changed and is identified as a challenge to reaching city goals. One impact of changing travel behavior is that Boulder's daily vehicle miles traveled hit a peak in the mid-2000s and hasn't grown appreciably since then despite continued increases in both population and jobs.

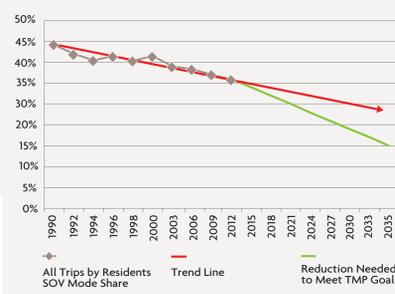
DID YOU KNOW?

The Transportation Master Plan has a goal of reducing single occupancy vehicle (SOV) trips to 20% of all trips by residents by 2035. Additional reduction in SOV travel is needed in the years ahead to meet that goal.

The mode share of single occupant vehicle travel by Boulder residents has shown a steady decline over time, as residents change their travel behavior and make use of other modes.

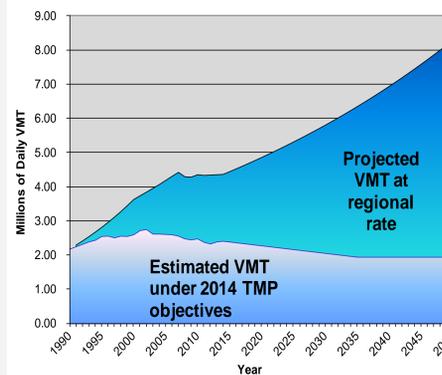
Source: 1990-2012 City of Boulder Modal Shift Reports (Travel Diary of Boulder Residents)

SINGLE OCCUPANT VEHICLE MODE SHARE



DID YOU KNOW?

1994 levels of VMT (Vehicle Miles Traveled) have been achieved. Since the population has increased since 1994, this means people are driving less.



Source: Public Works Transportation Metrics

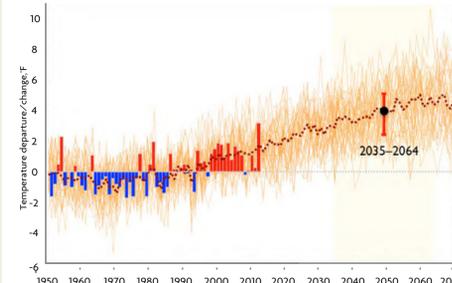
This figure shows in light blue the estimated daily Vehicle Miles Traveled (VMT) in the Boulder Valley from 1990 to 2014 based on modeling and vehicle count data. The 1996 Transportation Master Plan (TMP) called for returning VMT to 1994 levels which has been achieved. The 2014 TMP calls for reducing daily VMT 20 percent by 2035 to contribute to the city's greenhouse gas reduction goals, and the graph represents continuous progress toward this objective between 2015 and 2035. In contrast, the darker blue represents the calculated daily VMT that would occur if vehicle traffic in the Boulder Valley grew at the regional rate of VMT increase.



4. The Community is Taking Action and Getting More Prepared for Climate Change and Other Threats



Models indicate a temperature increase for Colorado of between two and six degrees Fahrenheit by 2050. Boulder policies such as the Climate Action Plan, and programs such as the CAP tax and Smart Regs, are working to address greenhouse gas emissions, energy use, biodiversity, and climate change. Increasing threats and a changing environment have introduced additional shocks and stresses such as floods, fires, and other hazards that point to a need for preparedness. New efforts, like Boulder's Climate Commitment and Resilient Boulder, are identifying a path forward for additional action on not only climate change but diverse topics related to the community's resilience to other shocks and stresses. The 2015 BVCP update is an opportunity to better integrate and reinforce these climate and resilience policies in the plan.



Source: 2014 Western Water Assessment: "Climate Change in Colorado"

From 2005 to 2012, Boulder reduced residential energy use per household. This reflects, in part, the impact of climate programs on waste reduction and residential energy efficiency (zero waste programs and facilities, Energy Smart residential and Smart Regs). In the Commercial and Industrial sector, total energy use intensity (energy per square foot of floor area) and energy use per employee has increased. Despite a warmer winter in 2012 than 2005, natural gas use in the C&I sector increased even more than electricity. This indicates that the increase can likely be attributed to process loads in the industrial sector, which are not weather-dependent.

2005 & 2012 ENERGY USE BY SECTOR

	Units	2005	2012	% Change
Residential Electricity per Household	kWh/HH	6,263	6,035	-4%
Residential Natural Gas per Household	dTh/HH	47.9	45.5	-5%
Commercial & Industrial Energy Use Intensity*	kBtu/sf	161	188	16%
Commercial & Industrial Electricity per employee*	kWh/FTE	8,997	9,858	10%
Commercial & Industrial Natural Gas per employee*	dTh/FTE	23	28	23%

* Excludes CU Boulder
Source: Boulder's Climate Commitment Greenhouse Gas Inventory

These increases in temperature, along with habitat loss, influx of invasive species and pesticide use, could have a significant impact on biological diversity and the overall health of ecosystems. In addition to the ecological changes caused by this general warming, there will also be impacts caused by the high likelihood of increased extremes. These could include more frequent and more intense droughts, floods, wildfires, and other forms of extreme weather events.

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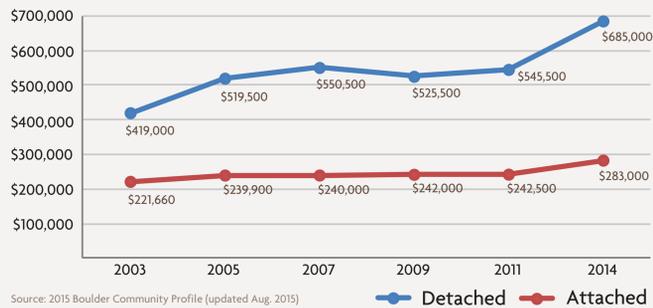
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5. Boulder's Housing Types and Availability Are Shifting Toward Multi-Family Units; Costs are Rising



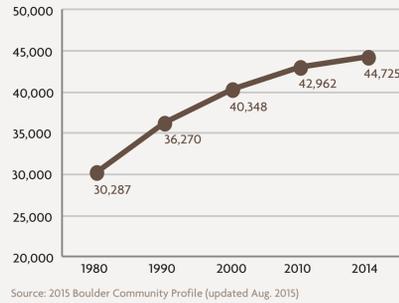
As land availability has become more limited in the fast growing region, and as Boulder has continued to be desirable, housing prices have increased. At the same time, Boulder's affordable housing program is assisting people with lower incomes and working toward its goal of making 10% of all housing units affordable as well as creating 450 middle income affordable units. Most new housing units (affordable and market-rate) are being produced through redevelopment along major corridors and in mixed use centers, increasingly pushing the mix of new units towards attached and multifamily products.

BOULDER MEDIAN HOME PRICE BY YEAR

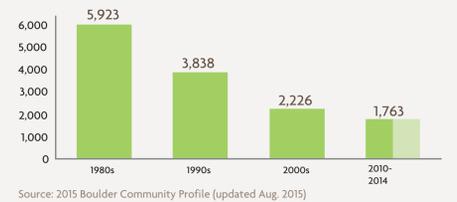


DID YOU KNOW?
\$685,000
 was the price of the median single family detached home in 2014.

BOULDER HOUSING UNIT GROWTH OVER TIME



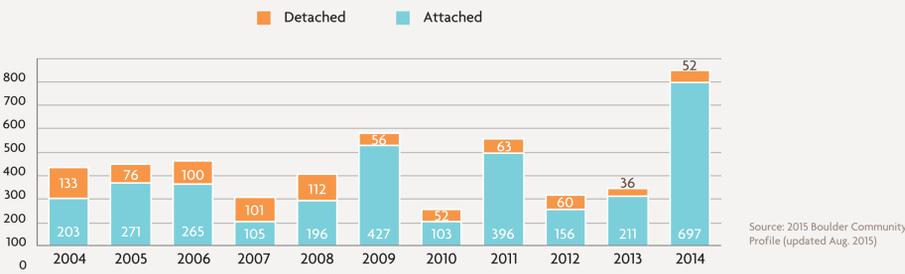
BOULDER NET INCREASE IN DWELLING UNITS BY DECADE



Boulder's housing stock has grown by about 48% since 1980. Annual average growth rates for housing units were 2.0% in the 1980s, 1.1% in the 1990s, 0.6% in the 2000s, and 0.8% so far in the 2010s.

The city added a decreasing number of dwelling units each decade from the 1980s to the 2000s. As of December 31, 2014, approximately 1,760 units have been added so far this decade, representing an increased pace of growth from what was observed in the 2000s. Additionally, a significant number of residential units currently under construction are expected to be completed in 2015 and 2016.

NEW RESIDENTIAL UNITS BY TYPE



An analysis of new residential units by type shows that, for new construction, attached units are more common than single family detached homes. Although the overall unit mix that is constructed varies from one year to the next, since 2004 approximately 78% of new residential units have been attached and 22% detached.

6. Population is Growing and Aging



Boulder's population is increasing and is projected to continue doing so over the coming decades, but likely at a slower rate than nearby municipalities and the county, Front Range, and state as a whole. By 2040, Boulder is projected to have about 123,000 people. At the same time, that population will be getting older. The current population of people in Boulder County that are 65 or older is expected to more than double by 2040. This aging trend will directly affect many aspects of the community including jobs, housing, services, transportation needs, and public finance.



POPULATION PROJECTION



Source: 2015 Boulder Community Profile; Estimate & 2040 Projection City of Boulder Community Planning and Sustainability

BOULDER COUNTY 2010-2040 POPULATION 65+



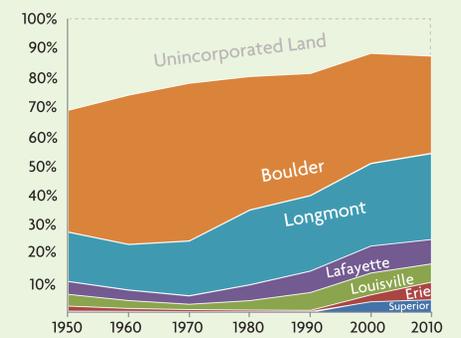
Source: Census and State Demography Office

The current population of people in Boulder County that are 65 or older (40,168) is expected to more than double by year 2040 (88,829).

DID YOU KNOW?

The population of the City of Boulder represents a diminishing percentage of the total Boulder County population over time, from about 50% in the 1960s and 1970s, to about 33% today.

POPULATION SHARE IN BOULDER COUNTY OVERTIME



Source: Colorado Department of Local Affairs, Historical Census

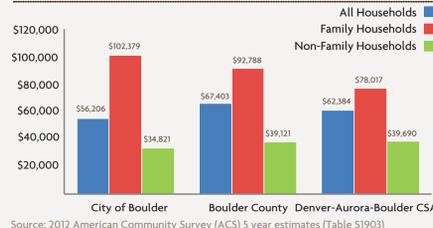
Boulder's population is increasing, but at a slower rate than nearby municipalities and the county as a whole.

7. Social Disparities Exist; Some are Widening



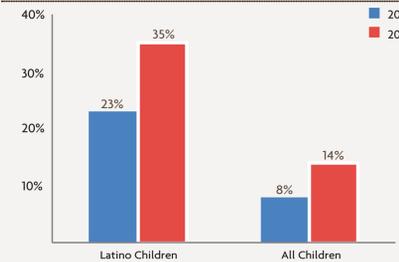
The high quality of life offered in Boulder is not evenly distributed among its residents, and in some cases trends show that disparities have been widening over time. Disparities exist by age, race/ethnicity, income, poverty status, education, and many other factors. Boulder shows a larger income gap between family and non-family households than the county and the region, and poverty among children, especially Latino children, is growing. As housing costs increase, affordable housing programs become increasingly important for maintaining economic diversity within the community. Addressing disparities where they exist will help Boulder to better achieve two of the BVCP's stated core values: to be a welcoming and inclusive community, as well as a community with a diversity of housing types and price ranges.

MEDIAN HOUSEHOLD INCOME



Source: 2012 American Community Survey (ACS) 5 year estimates (Table S1903)

BOULDER COUNTY CHILDREN IN POVERTY

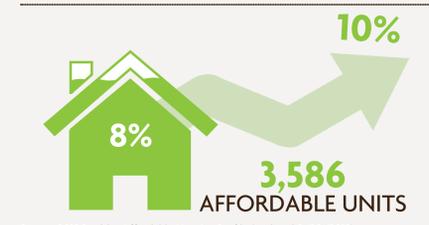


Source: Boulder County Trends (2013); The Community Foundation's Report on Key Indicators, page 56

Poverty among Latino children in Boulder County is higher than among Boulder County children in general. In 2011, Latino children were more than twice as likely to live in poverty. Poverty among children increased between 2000 and 2011, going from 8% to 14%. Poverty among Latino children increased even more during that time, going from 23% to 35%.

Boulder's median household income (shown in blue) is lower than both the county and the region. This is largely because of a concentration of non-family households (shown in green) which include student households and have much lower incomes than families (shown in red). By contrast, Boulder's family household income is higher than the county's, and significantly higher than the region's. In Boulder, the median income for family households is \$67,558 higher than for non-family households. Compare this to the Denver Metro region, where the income gap between family households and non-family households is much smaller (\$38,327).

CITY OF BOULDER AFFORDABLE HOUSING PROGRAM



Source: 2015 Boulder Affordable Housing Profile (updated 8/20/2015)

As of August 2015, there are 3,586 units in Boulder's affordable housing program. This represents 8% of the total units in the city, 2% away from the city's goal of making 10% of all housing units affordable.

Despite the overall high educational performance by the Boulder Valley School District, academic achievement and opportunity gaps exist for some populations. The BVSD Latino graduation rate (79%) is 13% behind the overall BVSD graduation rate (92%) and 15% behind the Anglo graduation rate (94%). BVSD had 81 total dropouts in the 2013-2014 school year (including dropouts from alternative high schools), for a rate of 0.5%. The Anglo dropout rate was 0.3% and the Latino dropout rate was 1.7%.

GRADUATION AND DROPOUT RATES FOR SELECT POPULATIONS

2013-2014	Colorado	BVSD Overall	BVSD Anglo	BVSD Latino
Grad Rate	77.3%	91.8%	94.4%	79.3%
Dropouts	10,546	81	29	42
Dropout Rate	2.4%	0.5%	0.3%	1.7%

Source: Colorado Department of Education, <http://www.cde.state.co.us/cdereval>

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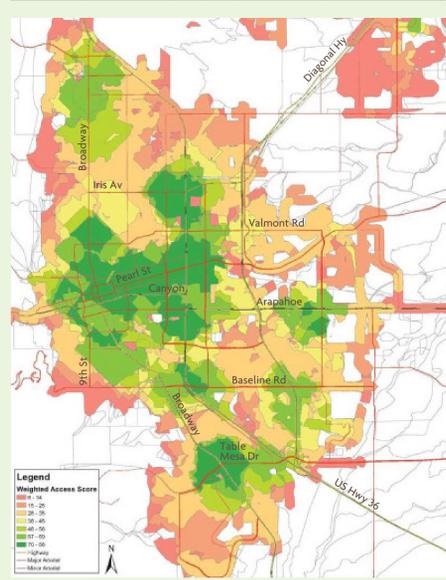
8. People Seek More Walkable Neighborhoods



Across the country, people are seeking homes in places where they can access their daily services. Walk Scores have become a common part of searching for a home. The Transportation Master Plan's (TMP) Neighborhood Access Tool demonstrated that some parts of town have better access to goods and services within walking distance than others, and that 26% of Boulder residents currently live in a neighborhood where they can access a full range of goods and services with a 15 minute walk. Meeting the TMP's goal of increasing this number to 80% by 2035 will require a variety of strategies related to improving walkability, including infrastructure improvements, transportation facilities, parks, transit accessibility, and land use policies that allow for appropriate commercial services and facilities within walking distance of residential areas.



NEIGHBORHOOD ACCESS TOOL



Source: 2014 Transportation Master Plan, page 5-7

The Transportation Master Plan's Neighborhood Access Tool demonstrated that some parts of town have better access to goods and services within walking distance than others. Access is determined by the availability of transportation facilities and destinations. With largely complete transportation facilities, the lack of destinations is the largest influence in many areas of the city. Areas shown in dark green have the highest access score, and areas in dark red have the lowest access score.

The analysis factored in the presence of transportation infrastructure (the street system, sidewalks, and bike system) as well as a variety of travel destinations including grocery stores, restaurants and coffeeshops, parks and recreation centers, bus stops, health care facilities, and social activities/gathering places.

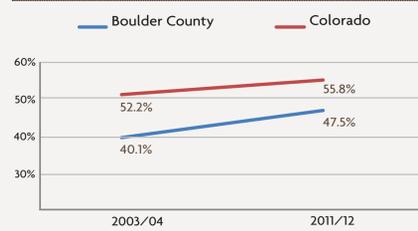


9. Healthy Living and Eating Continues as a Way of Life



A variety of health indicators show that Boulder County residents are healthier than Colorado residents as a whole. Maintaining access to locally-produced foods is a core aspect of healthy living, and the agricultural lands in the Boulder Valley provide an important source of local food. As of 2015, there are 470 Acres of Open Space and Mountain Parks (OSMP) land dedicated to food production. These lands have been preserved as a result of adherence to urban growth management practices and rural land preservation policies over a long period of time. Boulder's environmental stewardship extends beyond rural preservation and also includes activities like safe pest management and reducing threats to biodiversity.

PERCENT OVERWEIGHT OR OBESE



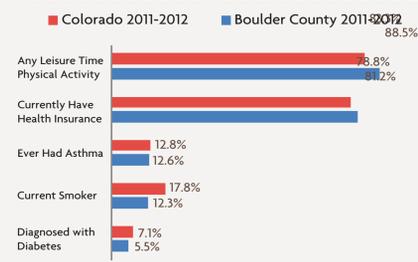
Source: Behavior Risk Factor Surveillance Survey, adults

DID YOU KNOW?

98.5%
= 10 year increase in sales at the Boulder County Farmers' Market (2004-2014)

Source: Boulder County Farmers' Markets Market Sales Report

SELECT HEALTH INDICATORS



Source: Behavior Risk Factor Surveillance Survey, adults

A variety of health indicators show that Boulder County residents may be somewhat healthier than Colorado residents as a whole.



SNAP PURCHASES AT THE BOULDER COUNTY FARMERS' MARKET



Source: Boulder County Harvest Bucks Programs Overview

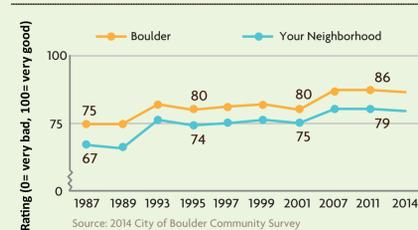
Boulder County's Supplemental Nutrition Assistance Program (SNAP) is a food assistance program. In 2014, the Harvest Bucks program was implemented, which matches every dollar withdrawn from a SNAP account with a Harvest Buck (up to \$20). The Harvest Bucks can be used at the Boulder County Farmers' Market for fresh produce. The program nearly doubled SNAP purchases at the Boulder County Farmers' Market from 2013 to 2014.

10. Quality of Life is High



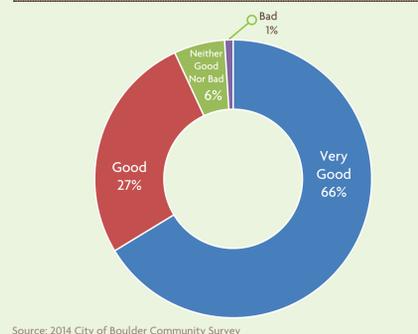
The quality of life in Boulder has improved over time as rated by the people who live here. Since 1987, the Boulder Community Survey has asked respondents to rate the overall quality of life, which has increased by over 10% during that time. The overall quality of indoor and outdoor recreation facilities is highly-rated by the people who use them, as is the quality of service of the Open Space and Mountain Parks (OSMP) system. Local schools offer a high-quality public education, with BVSD students exceeding state averages on the TCAP, Colorado's standards-based test. Boulder's crime rate (per 1000 residents) is lower than many of its neighbors.

OVERALL QUALITY OF LIFE



Source: 2014 City of Boulder Community Survey

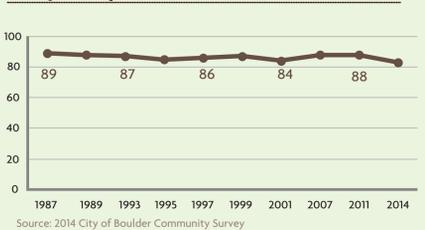
OVERALL QUALITY OF INDOOR/OUTDOOR RECREATION



Source: 2014 City of Boulder Community Survey

The 2014 Boulder Community survey asked respondents to "rate the quality of indoor and outdoor recreation". The vast majority of residents consider the quality of Boulder's recreational facilities to be either "good" or "very good."

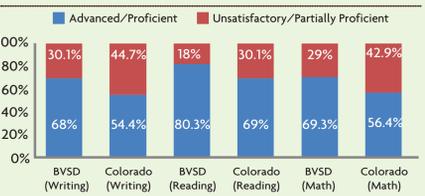
OPEN SPACE & MOUNTAIN PARKS (OSMP) QUALITY OF SERVICE



Source: 2014 City of Boulder Community Survey

Respondents to the Boulder Community Survey have consistently rated OSMP's quality of service in the 80s (on a scale of 100) since the question was first asked in 1987.

PROFICIENCY BVSD & COLORADO



Source: Colorado Department of Education

Students in the Boulder Valley School District have higher rates of advanced/proficient standardized TCAP scores, Colorado's standards-based test, (and lower rates of unsatisfactory/partially proficient test scores) than Colorado students in general.



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