Population Estimates & Projections:

Methodology & Assumptions: The city of Boulder population estimates and projections are developed in conjunction with the Denver Regional Council of Governments (DRCOG). Existing estimates are developed using the United States Decennial Census numbers as a baseline and are projected forward using Certificates of Occupancy for completed housing units and an average person per unit multiplier. An area-wide vacancy rate is then applied to the unit counts to arrive at an estimated population. Projections of population are developed from the assumed building potential of the city based on the BVCP land use map and zoning map.

BVCP Planning Areas:
- Area I: Boulder City Limits
- Area II Planning Reserve
- Area III Annexed
- Area III Rural Preservation Area

Top 10 Employers (2011) (listed in alphabetical order):
- 102,500 Service Area Jobs
- Boulder Community Hospital
- Boulder County
- Boulder Valley School District
- City of Boulder
- Covidien
- IBM
- Micro Motion/Emerson
- UCAR/NCAR
- University of Colorado Boulder

Footnotes:
1. City of Boulder Open Space & Mt. Parks. Represents land that has been preserved & protected.
2. 2014 Estimate, City of Boulder Department of Community Planning and Sustainability.
3. Based on number of Certificates of Occupancy issued for new units.
4. 2014 Estimate, City of Boulder Department of Community Planning and Sustainability.
5. 2013 Estimate, City of Boulder Department of Community Planning and Sustainability.
6. Based on number of Certificates of Occupancy applied to the unit counts to arrive at an estimated area wide vacancy rate.
7. Median Detached Home Sales Price ($100,000 – $200,000: 49,981 homes sold from 2003 to 2013).
9. 2014 Community Profile
10. City of Boulder population estimates and projections are developed in conjunction with the Denver Regional Council of Governments (DRCOG). Existing estimates are developed using the United States Decennial Census numbers as a baseline and are projected forward using Certificates of Occupancy for completed housing units and an average person per unit multiplier. An area-wide vacancy rate is then applied to the unit counts to arrive at an estimated population. Projections of population are developed from the assumed building potential of the city based on the BVCP land use map and zoning map.
11. BVCP Planning Areas:
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April 2014