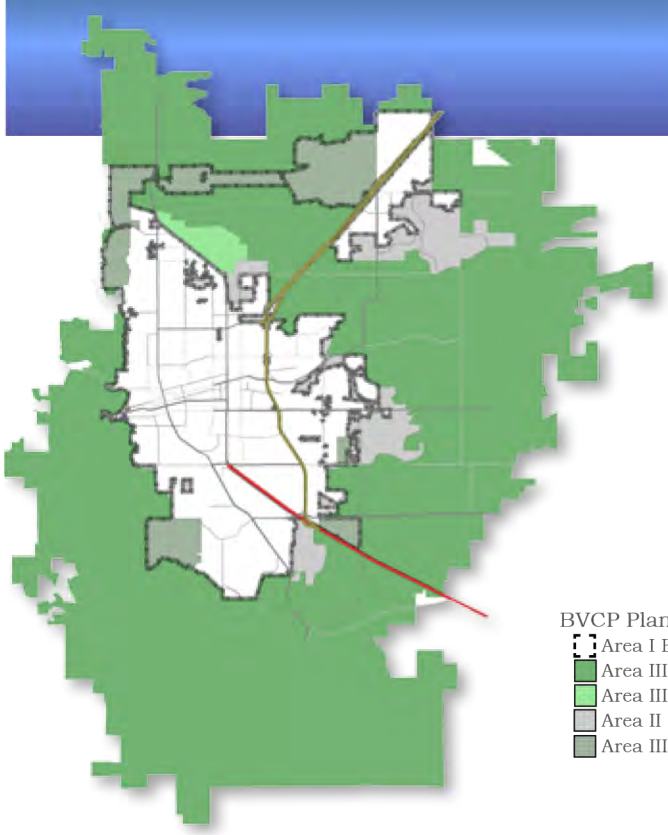
2014 Community Profile



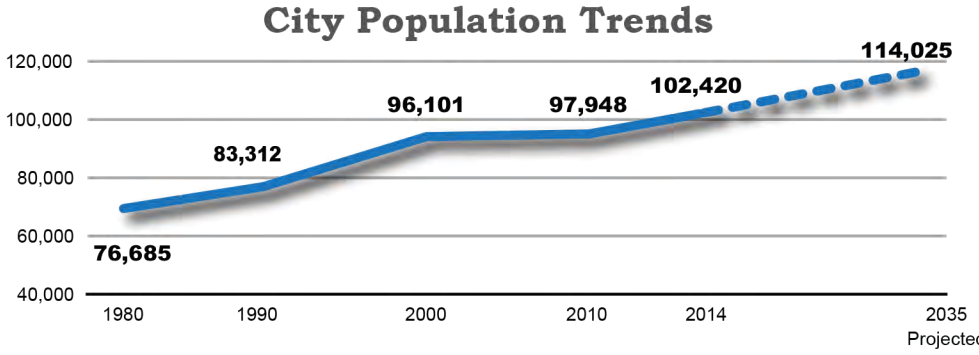
BVCP Planning Areas
- Area I Boulder City Limits
- Area III Rural Preservation Area
- Area III Planning Reserve
- Area II Service Area[3]
- Area III Annexed

25.8
square miles

70
city Open Space square miles[1]

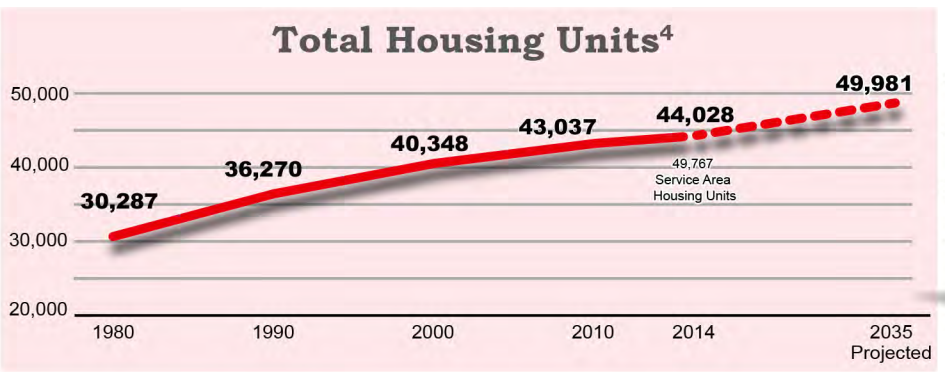
102,420
city population[2]
114,200 Service Area Population

City Population Trends

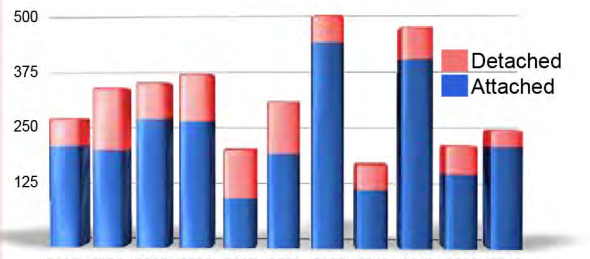


44,028
Housing Units[2]

Total Housing Units[4]



New Housing Units Completed[4]



Rental vs Owner Occupied Housing Units[5]

Residential Rental Vacancy Rates[6]

Housing Costs & Incomes

102,500
Jobs[9]
105,450 Service Area Jobs

City Job Trends

Boulder Commuting Patterns[10]

New Non-Residential Square Footage[11]

Land Area by Zoning[11]

Vacancy Rate[12]

Retail	4.9%
Office	9.4%
Warehouse	4.8%
R&D/Flex	7.4%

Top 10 Employers (2011)
(listed in alphabetical order)

Ball Aerospace
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 & Mtn Parks. Represents land that has been preserved & protected*
2. *2014 Estimate, City of Boulder Department of Community Planning and Sustainability*
3. *Area I & II = Service Area*
4. *Based on number of Certificates of Occupancy issued for new units*
5. *2011 American Community Survey (ACS)*
6. *Metro Denver Vacancy Survey for Boulder*
7. *Information Real Estate Services, BARA*
8. *Housing Division AMI data (3-person household)*
9. *2013 Estimate, City of Boulder Department of Community Planning and Sustainability*
10. *City of Boulder Community Planning and Sustainability Department commuting estimate from census data and population and employment estimates. Of the 102,500 jobs in the city, 41% live w/in the city limits. 59% commute in.*
11. *City of Boulder Department of Community Planning and Sustainability Services. New nonresidential square footage includes University of Colorado (institutional category) but not Boulder Valley School district and federal facilities.*
12. *Source: Boulder Economic Council Estimates (Q2 2013) – Market Profile September 2013*

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 buildout potential of the city based on the BVCP land use map and zoning map.

BVCP Planning Areas
To manage growth and provide urban services efficiently, the Boulder Valley Comprehensive Plan (BVCP) 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.*

April 2014