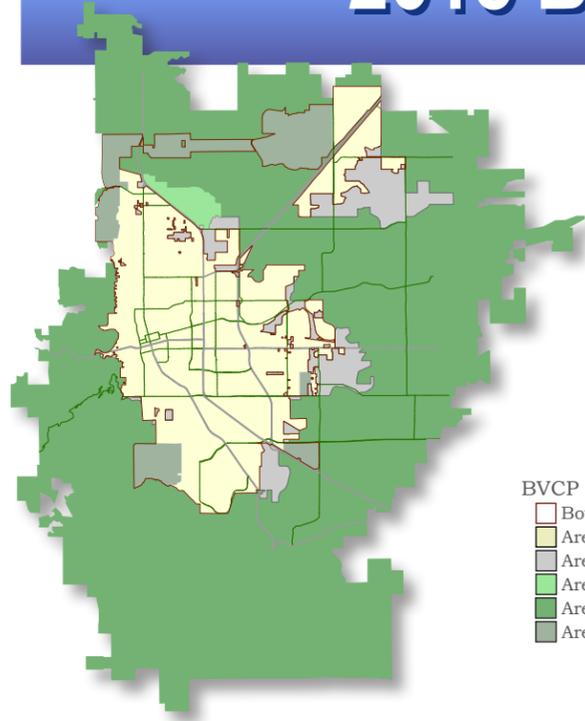
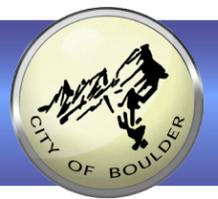


2015 Boulder Community Profile



25.8

City Square Miles

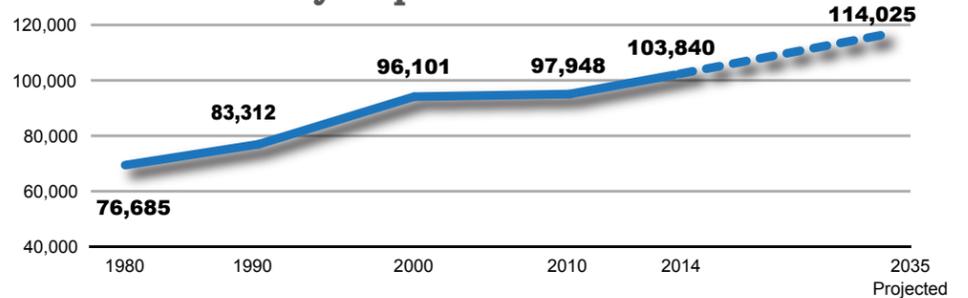
71

City Open Space Square Miles¹

103,840

City Population²
115,605 Service Area Population

City Population Trends

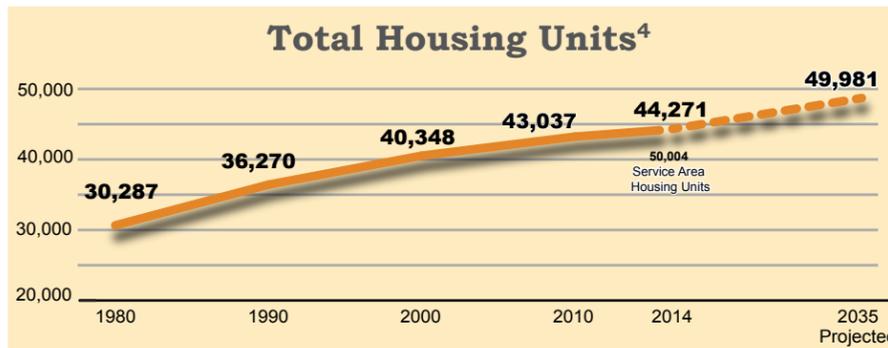
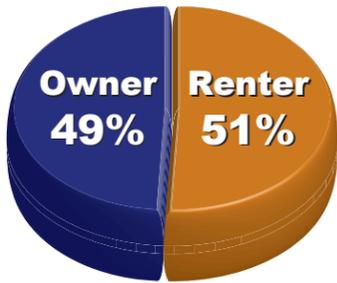


BVCP Planning Areas
 □ Boulder City Limits
 □ Area I
 □ Area II Service Area³
 □ Area III Planning Reserve
 □ Area III Rural Preservation Area
 □ Area III Annexed

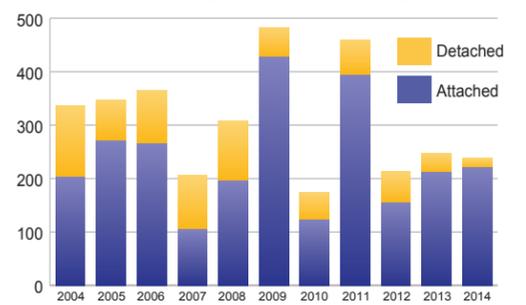
44,271

Housing Units²

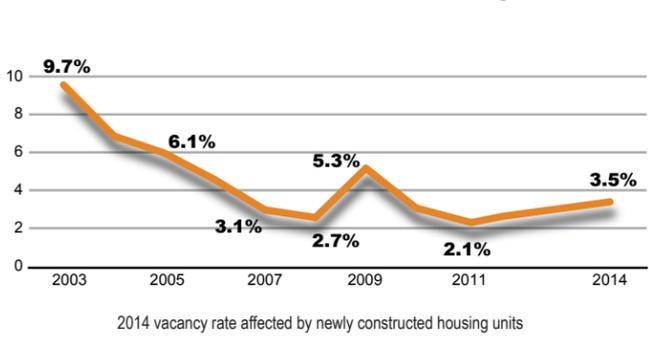
Rental vs Owner Occupied Housing Units⁵



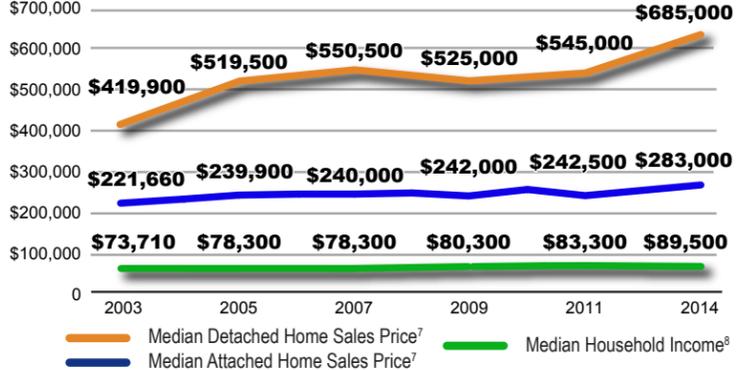
New Housing Units Completed⁴



Residential Rental Vacancy Rates⁶



Housing Costs & Incomes

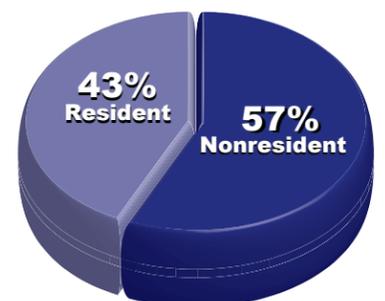


103,800

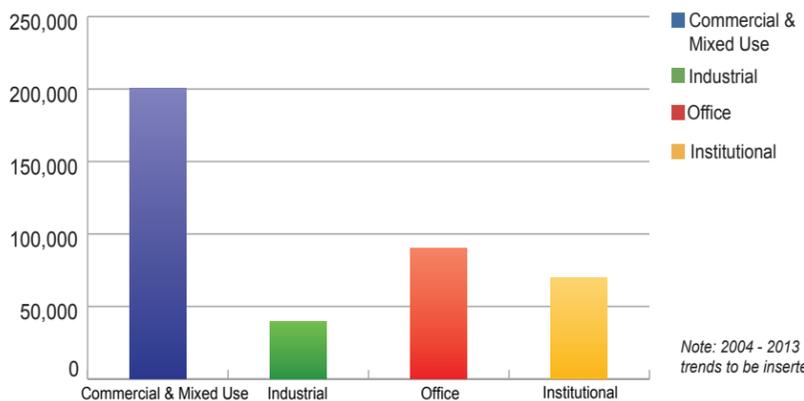
Jobs⁹



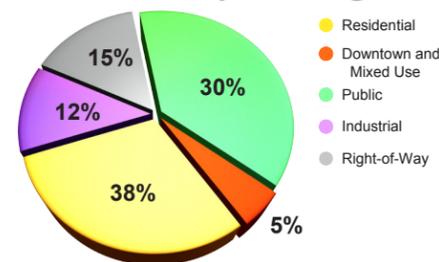
Boulder Employee Commuting Patterns¹⁰ (of the 103,800 jobs in Boulder)



2014 Non-Residential Square Footage¹¹



Land Area by Zoning¹¹



Vacancy Rate¹²

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

Footnotes:

- The reverse page of this document provides more background and sources.
- City of Boulder Open Space & Mtn Parks. Represents 2015 Estimate, City of Boulder Department of Community Planning and Sustainability
- Area I & II = Service Area
- Based on number of Certificates of Occupancy issued for new units 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, BARA
- Housing Division AMI data (3-person household)
- 2014 Estimate, City of Boulder Department of

Community Planning and Sustainability

- City of Boulder Community Planning and Sustainability Department commuting estimate from census data and population and employment estimates.
- 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. Includes mixed use buildings that may have some residential square footage; includes demolitions.
- Source: Boulder Economic Council Estimates - Market Profile November 2014

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.

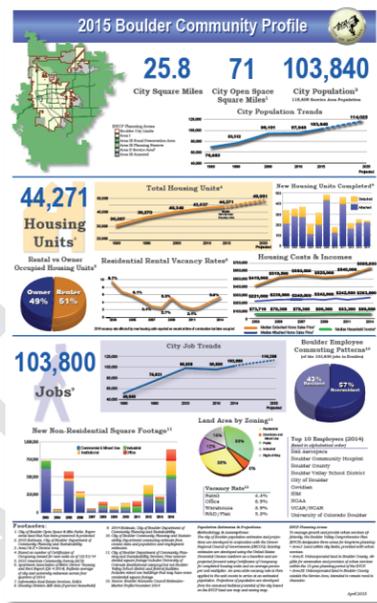
April 2015

DRAFT

2015 Profile Background Information

Changes from 2014 Community Profile

- 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.
- Population Increased by 1,600** – Since 2010, the city's population has increased by an average of about 1% per year. The city's population estimate shows a 1.6% increase from 2013-2014. The primary reasons for this population increase in 2013-2014 are: 1) 243 new housing units (see below), 2) an increase in the city's group quarters population, and 3) a decrease in the citywide overall residential vacancy rate. See "Population, Housing, Employment, and Commuting Estimates" below for a more detailed explanation.
- Housing Units Increased by 243** – The city conducts a housing unit audit each year based on the Planning and Development Services Center's building permit database. Since 2010, the city's number of housing units has increased by an average of about 0.5% per year. The 2014 housing unit audit indicated a 0.6% increase from 2013. Notably, 2014 had the highest proportion of attached versus detached housing units in recent years (8% of the city's new housing units were detached in 2014, while 15% were detached in 2013 and 27% were detached in 2012).
- Residential Rental Vacancy Rate Increased Slightly** – 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.
- Housing Costs and Incomes Increased** – Median detached and attached home prices increased from 2013-2014 (9% increase for detached, 6% increase for attached). Median household income increased by 8% from 2013-2014.
- Employment Increased by 1,300** – Since 2010, the city's employment has increased by an average of about 2% per year. The city added an estimated 1,300 jobs in 2014 for a 1.3% increase from 2013. See "Population, Housing, Employment, and Commuting Estimates" below for a more detailed explanation. This number is an estimate of all jobs in the city regardless of whether the employee lives in the city.
- Modest Commuter Pattern Changes** – Of the city's total jobs, the city's estimate for the percent that are occupied by Boulder residents went up, and those jobs occupied by nonresidents went down. See "Population, Housing, Employment, and Commuting Estimates" below for a more detailed explanation.
- Nonresidential Square Footage Increased** – The city is currently assessing the nonresidential square footage for the last ten years to account for demolitions and will update the Community Profile and this document accordingly in 2015. See "Nonresidential Square Footage Source and Methodology" below for more details of the 2014 nonresidential square footage.
- Nonresidential Vacancy Rates Went Down** – The vacancy rates for all nonresidential categories the city reports in the Community Profile went down.



Nonresidential Vacancy Rates	2013	2014
Retail	4.9%	4.4%
Office	9.4%	6.9%
Warehouse	4.8%	3.9%
R&D/Flex	7.4%	5.3%

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. The 2035 projections for population, housing units, and employment all stayed the same from the 2014 Community Profile, as the city has not updated those projections yet (but will as part of the 2015 Boulder Valley Comprehensive Plan update).

Population, Housing, Employment, and Commuting Estimates

Housing Units Estimates

Housing unit estimates are the starting point for the city's population estimates. To get these estimates, the city 1) uses the Planning and Development Services database of building permits to identify new housing units constructed, 2) evaluates housing units that were annexed into the city, and 3) 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.

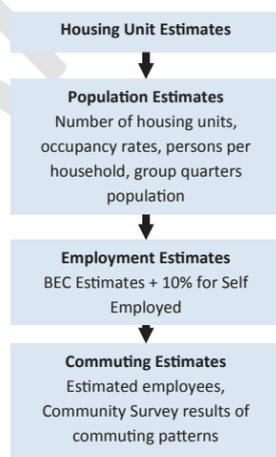
Population Estimates

In order to estimate the current population for the Community Profile, the city:

- Summarizes the estimated total housing units;
- Accounts for the occupancy rate of all housing units and average persons per household; and
- 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. From 2013-2014, the city reported an approximately 6% increase in the population in group quarters.



The sum of these steps is then added to the previous year's population estimate for the current population estimate.

Employment Estimates

The city uses the Boulder Economic Council's (BEC) [Market Profile](#) reports for current employment estimates, and adds 10% for self employed individuals. The BEC Market Profile sources include "Colorado Department of Labor and Employment, Business Research Division, University of Colorado. Self-employed and contract labor excluded."

Commuting Estimates

The city uses the current employment estimates coupled with the most current [Community Survey](#) (Table: 71 Question 24) for commuting estimates. This survey estimates the percent of Boulder residents that live and 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 live and work in Boulder (81%) than in 2011 (75%).

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). Pages 1-7 and 1-8 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% rental vacancy rate. This represents the average of quarters 2-4 in 2014 for the city and university subareas. The Apartment Vacancy and Rent Report indicates a 22% vacancy rate for the city in the first quarter of 2014. The city excluded this number from the calculations as it appeared to be an anomaly.

Nonresidential Square Footage Source and Methodology

The city uses the Planning and Development Services database of building permits to identify new nonresidential square footage constructed for the Community Profile. This number includes demolished square footage. The Institutional category includes University of Colorado new square footage as well as city, county, and other public or institutional uses, but excludes federal facilities. The Commercial and Mixed Use square footage may include some mixed use buildings that have, for example, ground floor retail with residential or office units above. At this time, the city's building permit database does not distinguish the square footage by use type in mixed use buildings, although new residential units in these buildings are counted.

Select projects that impacted the new nonresidential square footage numbers in 2014 include (numbers approximate):

Select Project	Location	New Sq Ft (Gross, Approx)	% of Total New Nonresidential (Gross)
Pearl West Development	11 th and Pearl	300,000 (140,000 for parking garage)	34%
Depot Square Parking Garage	3151 Pearl	122,000	14%
Boulder Community Health Parking Garage	4747 Arapahoe	63,000	7%