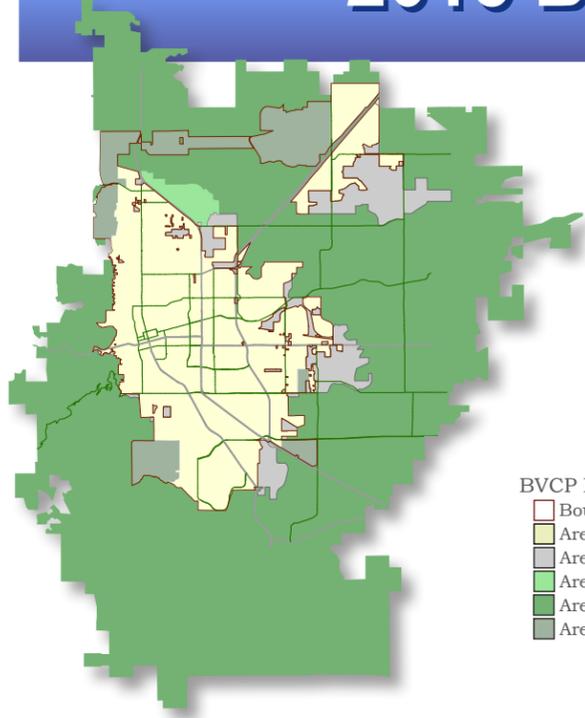


2015 Boulder Community Profile



25.8

City Square Miles

71

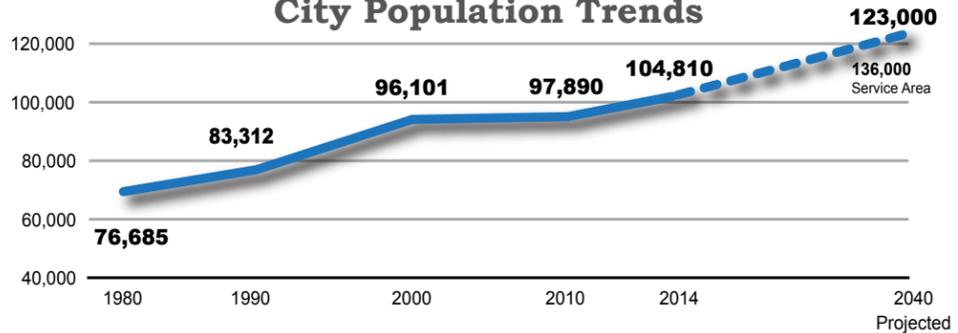
City Open Space Square Miles¹

104,810

City Population²

116,840 Service Area Population

City Population Trends

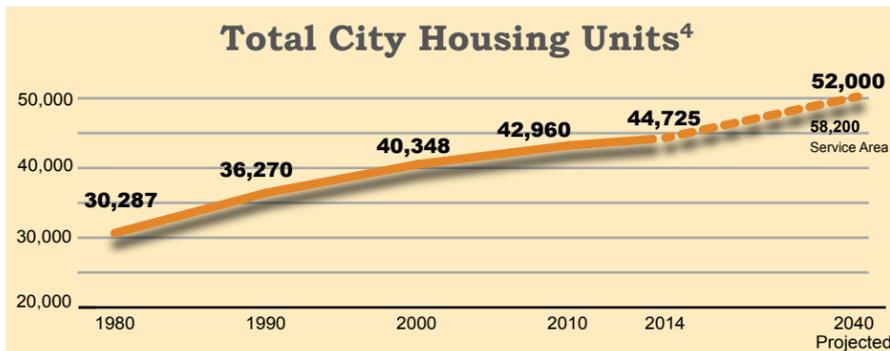
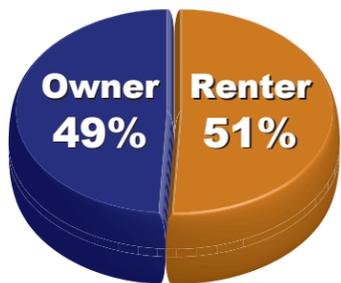


44,725

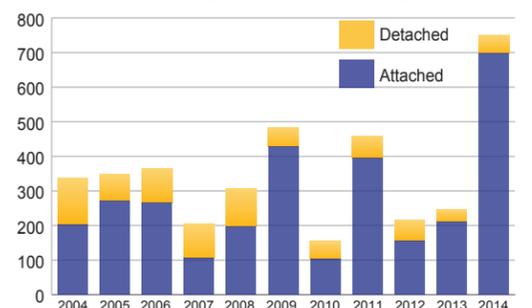
Housing Units²

50,430 Service Area Housing Units

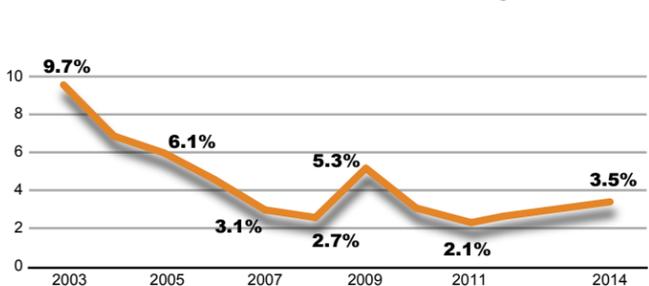
Rental vs Owner Occupied Housing Units⁵



New Housing Units Completed⁴

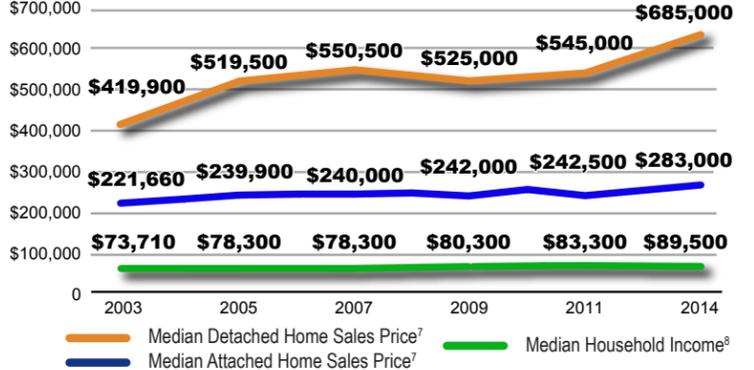


Residential Rental Vacancy Rates⁶



2014 vacancy rate affected by newly constructed housing units

Housing Costs & Incomes

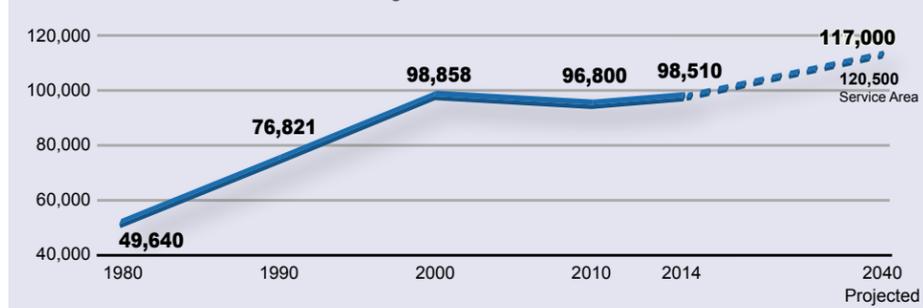


98,510

Jobs²

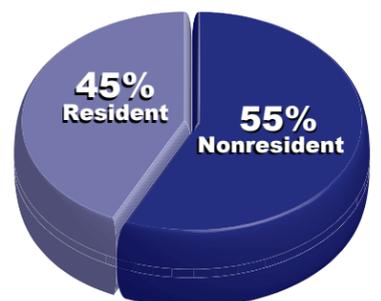
101,430 Service Area

City Job Trends



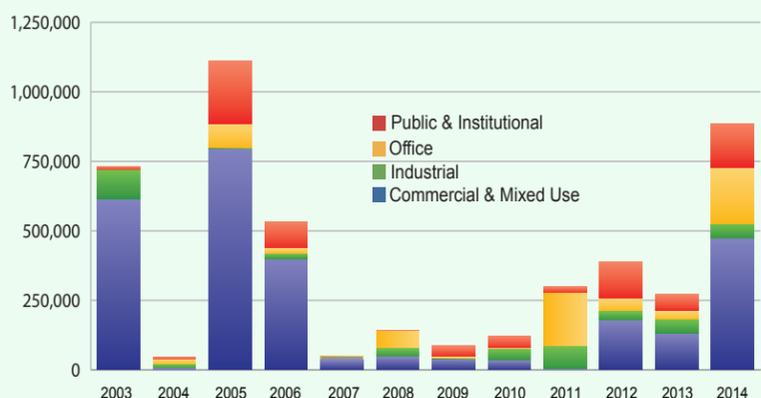
Boulder Employee Commuting Patterns²

(of the 98,510 jobs in Boulder)

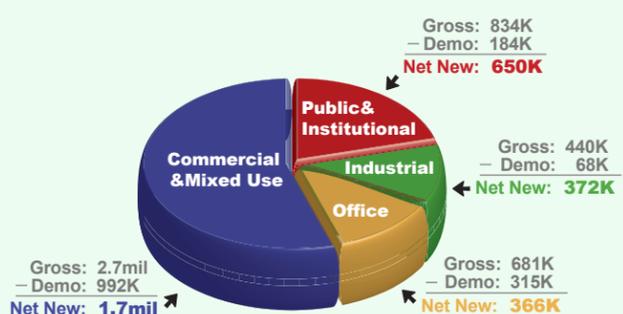


2003-2014 Non-Residential Square Footage Trends

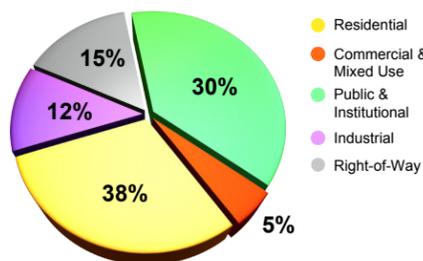
Gross New Non-Residential Square Footage²



2003-2014 Net New Non-Residential Square Footage²



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

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.
- 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 2,567** - The city added an estimated 2,567 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 revised 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.
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 incommuters.

The [2013 State of the System Report](#) provides additional information on incommuter 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 does not include the University of Colorado, Boulder Valley School District, or any federal facilities. This category does include city, county, Regional Transportation District, Boulder Community Health, and other public and institutional uses.
- 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).