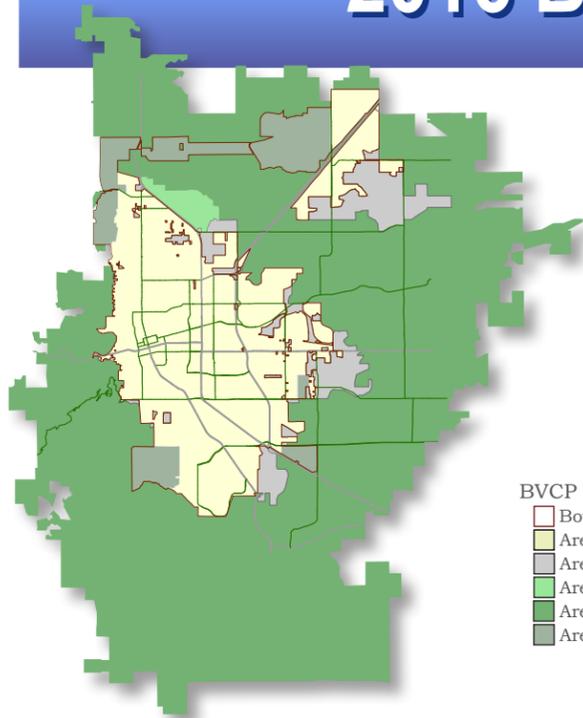


# 2016 Boulder Community Profile



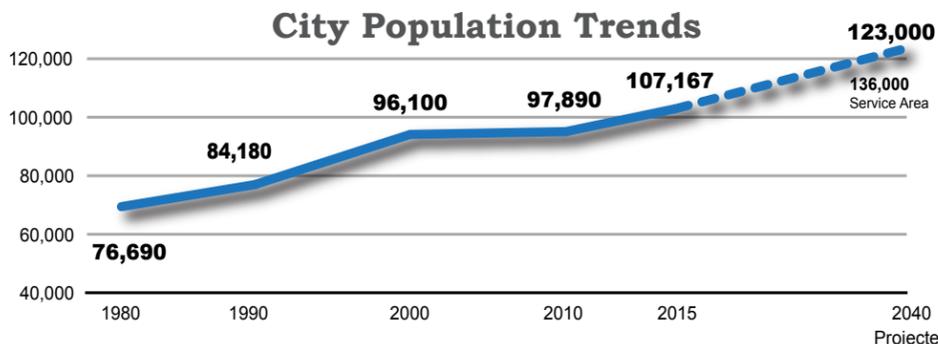
**25.8** City Square Miles

**71** City Open Space Square Miles<sup>1</sup>

**107,167** City Population<sup>2</sup>  
119,199 Service Area Population

BVCP Planning Areas

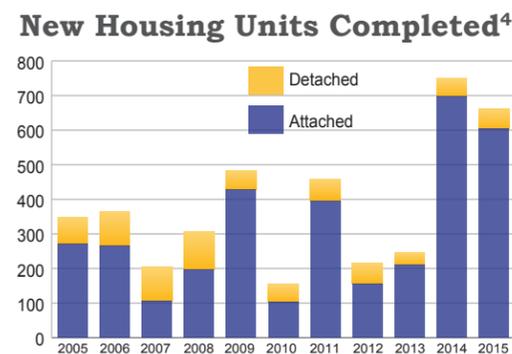
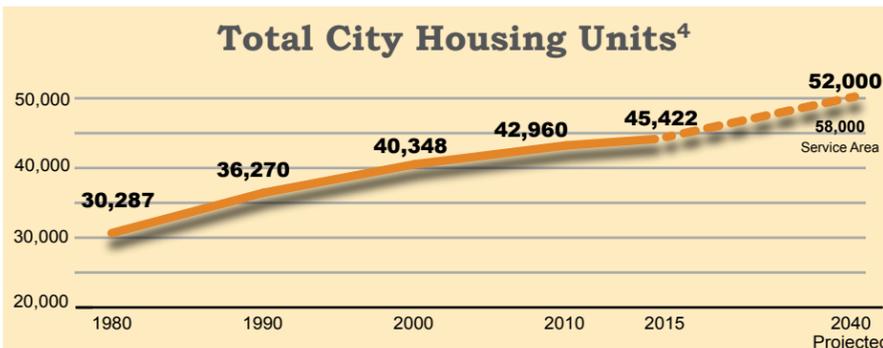
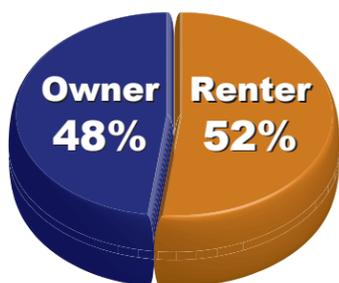
- Boulder City Limits
- Area I
- Area II Service Area<sup>3</sup>
- Area III Planning Reserve
- Area III Rural Preservation Area
- Area III Annexed



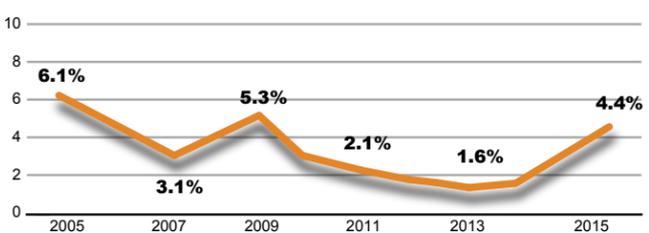
**45,422** Housing Units<sup>2</sup>

51,132 Service Area Housing Units

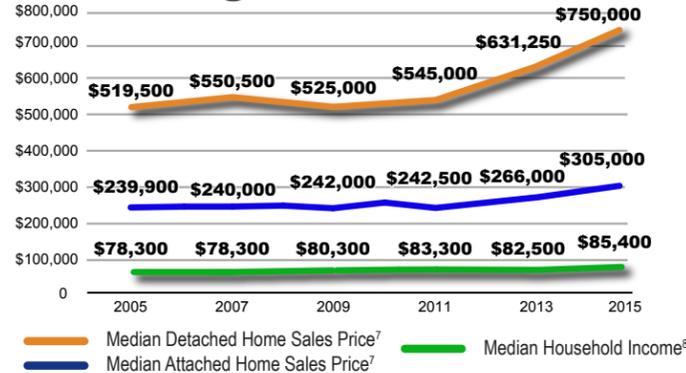
Rental vs Owner Occupied Housing Units<sup>5</sup>



### Residential Rental Vacancy Rates<sup>6</sup>



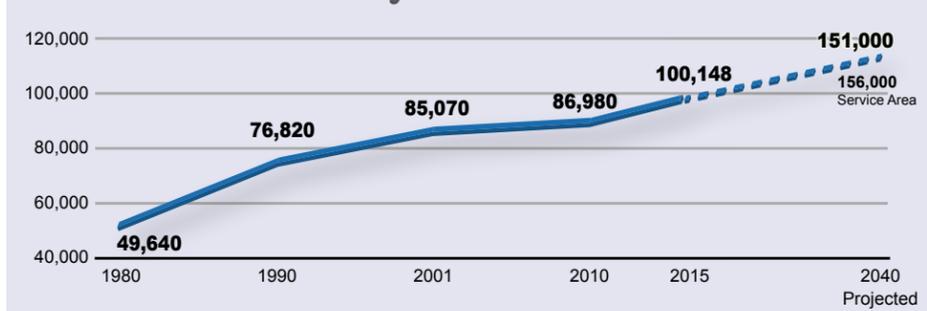
### Housing Costs & Incomes



**100,148** Jobs<sup>2</sup>

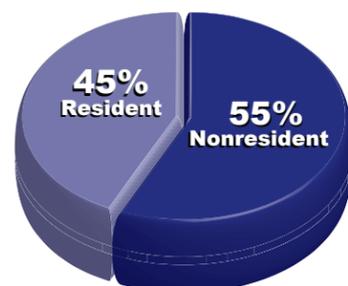
104,263 Service Area Jobs

### City Job Trends



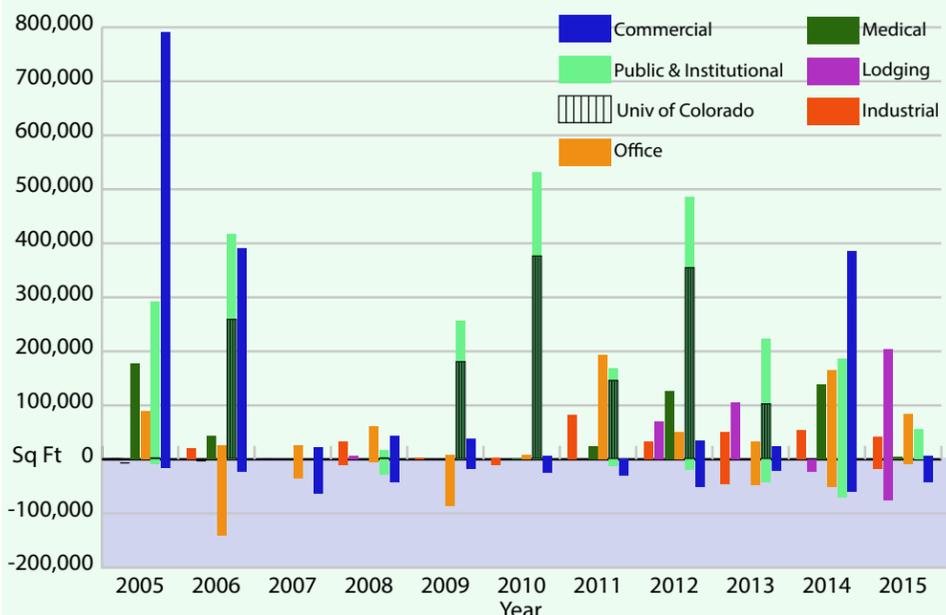
### Boulder Employee Commuting Pattern Estimates<sup>2</sup>

(of the 100,148 jobs in Boulder)

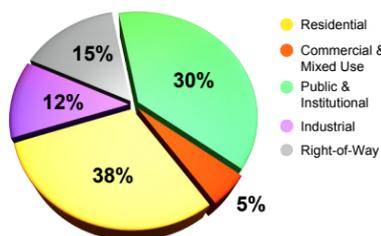


### 2005-2015 Non-Residential Square Footage Trends

#### Gross New and Demolished Non-Residential Square Footage 2005 - 2015<sup>2</sup>



### Land Area by Zoning<sup>2</sup>



### Vacancy Rate<sup>9</sup>

Retail	1.9%
Office	4.4%
Warehouse	2.5%
R&D/Flex	4.6%

### Top 10 Employers (2015)

(listed in alphabetical order)

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

### Footnotes:

- All numbers are through 12/31/15 unless otherwise noted. The reverse page of this document provides more background & sources.
- City of Boulder Open Space and Mountain Parks
- 2015 Estimate, City of Boulder Dept of Planning, Housing 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 12/31/15.
- 2014 American Community Survey (ACS)
- Apartment Association of Metro Denver Vacancy and Rent Report. Reflects average of city and university subareas.
- 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 2016.

### 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.

## 2016 Profile Background Information

### Changes from 2015 Community Profile

- Population Increased by 2034** – The city added an estimated 2,034 residents in 2015, or a 1.9% increase from 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)
- Housing Units Increased by 1.56%**. The city gained 648 housing units in 2015. 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.
- Housing Costs Increased** - City of Boulder median detached and attached home sales prices increased from 2013-2015 at a rate of 19% for detached homes and 15% for attached homes. Median household income for Boulder County increased by 4% from 2013-2015
- Employment Estimates Decreased Due to a Revised Methodology** - As part of the 2015 BVCP Major 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 2016 Community Profile reflects the “backcasted” employment numbers going back to 2001.
- Nonresidential Vacancy Rates Went Down** – The vacancy rates for all nonresidential categories the city reports in the Community Profile went down.
- Nonresidential Land Use Categories Changed** – the categories for Non-Residential Square Footage Trends changed in 2016. The purpose of the changes were to 1) address a need for more nuanced data by land use type; and 2) better define each land use category using and already established framework. The Nonresidential Square Footage Source and Methodology section below summarizes the categories in more detail.
- Nonresidential Square Footage** - The city gained (net and gross) new nonresidential square footage at a lower rate than the average annual gain over the last ten years when new University of Colorado square footage is excluded (see discussion of CU square footage in section below). The city has averaged about 775,000 gross new square feet of nonresidential and about 600,000 net new square feet of nonresidential each year from 2005-2015, while in 2015 the city gained about 400,000 square feet of gross new and 250,000 square feet of net new when demolitions are accounted for when CU’s approximately 775,000 square feet are excluded from the overall nonresidential square footage count.

### 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 estimate).

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 Survey showed that 81% of Boulder residents also work in Boulder, 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 vacancy rate from the Apartment Association of Metro Denver’s Apartment Vacancy and Rent Report 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 2016 Community Profile reports a 4.4% residential rental vacancy rate that is the average of Quarters 1-4 for the city and university subareas

Updated 10-3-2016

### Nonresidential Square Footage Source and Methodology

#### Nonresidential Analysis Methodology

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

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

#### Nonresidential Analysis Land Use Categories

For the 2016 Community Profile, the city used nonresidential land use categories that are defined in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9<sup>th</sup> Edition. The city uses this manual to evaluate land uses based on how many automobile trips are generated. The table below summarizes each of the land uses as used in the 2016 Community Profile.

ITE Code(s)	Community Profile Nonresidential Land Use Category	Institute of Transportation Engineers (ITE) Definition
800-899; 900-999	<b>Commercial</b>	Includes multiple related categories with different definitions in the Retail, Restaurant, and Service Categories. See ITE manual for definitions of each.
700-799	<b>Office</b>	710 General Office Building: A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenants services, such as a bank or savings and loan institution, a restaurant or cafeteria and service retail facilities.
110-149; 151-199	<b>Industrial</b>	110 Light Industrial: Light industrial facilities are free-standing facilities devoted to a single use. The facilities have an emphasis on activities other than manufacturing and typically have minimal office space. Typical light industrial activities include printing, material testing and assembly of data processing equipment. 140 Manufacturing: Manufacturing facilities are areas where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the production of goods, manufacturing facilities generally also have office, warehouse, research and associated functions.
150	<b>Warehousing</b>	150 Warehouses are primarily devoted to the storage of materials, but they may also include office and maintenance areas.
500-599	<b>Public and Institutional</b>	Includes multiple related categories with different definitions. See ITE manual for definitions of each. (examples include schools, places of worship, and government uses, but does not include hospitals)
600-699	<b>Medical</b>	Includes multiple related categories with different definitions. See ITE manual for definitions of each (examples include a Hospital, Nursing Home, Clinic, or Animal Hospital/Veterinary Clinic)
300-399	<b>Lodging</b>	310 Hotel: Hotels are places of lodging that provide sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops.

#### Other 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).
- ☒ University of Colorado new square footage (source: CU Planning, Design & Construction April 2016). CU demolition square footage is currently unavailable. 2005-2015 CU gross new square footage is approximately 2.6 million sq ft, or 22% of the city’s gross new public and institutional square footage for this period.
- ☒ Boulder Valley School District new square footage combined from 2005-2015 (source: BVSD August 2015).
- ☒ The city does not have data on federal facilities, so the “Public and Institutional” land use category does not include any federal facilities.

Major projects that impacted the new nonresidential square footage numbers in 2015 (as reported in the 2016 Community Profile) include:

- ☒ A 200,000 square foot parking garage to serve the Embassy Suites, Hilton, and office building at 1725 28<sup>th</sup> Street
- ☒ A 62,000 square foot office building at 4740 Pearl Street
- ☒ A 50,000 square foot Boulder Jewish Community Center