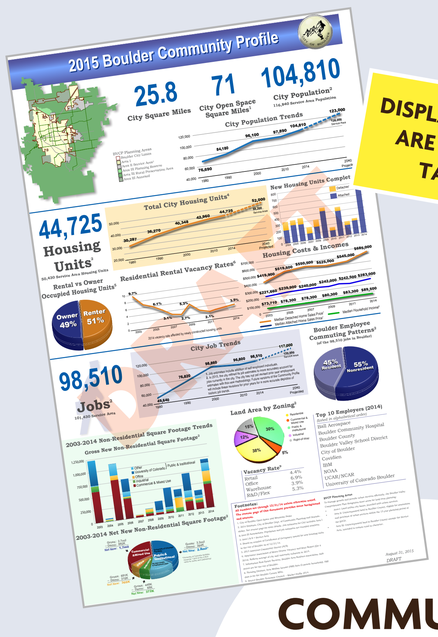
WHAT DO WE KNOW ABOUT THE BOULDER VALLEY?

OVER THE PAST FEW MONTHS, the city and county have collected data and trends information on a variety of topics.



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COMMUNITY PROFILE:
(one-page document)
at-a-glance current data and trends on population, housing, and jobs

TRENDS REPORT
(report)
presents a diverse collection of data, including snapshots of current/recent conditions and trends over time

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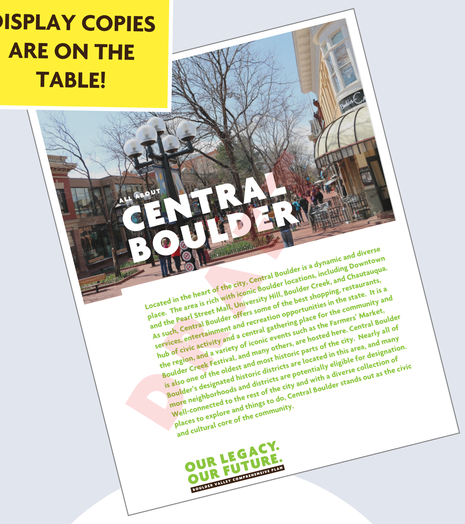
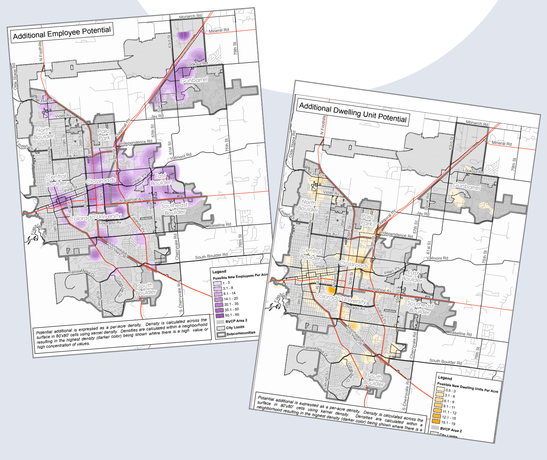


SUBCOMMUNITY FACT SHEETS:
(pamphlets)
profiles Boulder's nine subcommunities and Area III with demographic, built environment, and existing land use data

2040 PROJECTIONS:
(summary document)
presents 2040 projections results for dwelling units, population, and jobs



What follows is a sample of significant trends identified that may influence topics for the 2015 comprehensive plan update.

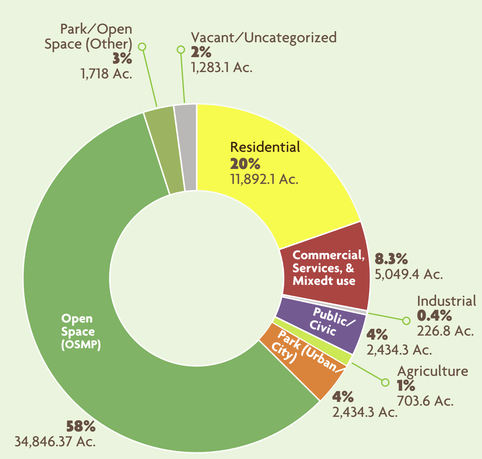
Not all are new; some are continuing trends. They are in no particular order of priority.
This information is available at www.BoulderValleyCompPlan.net.

Top Trends

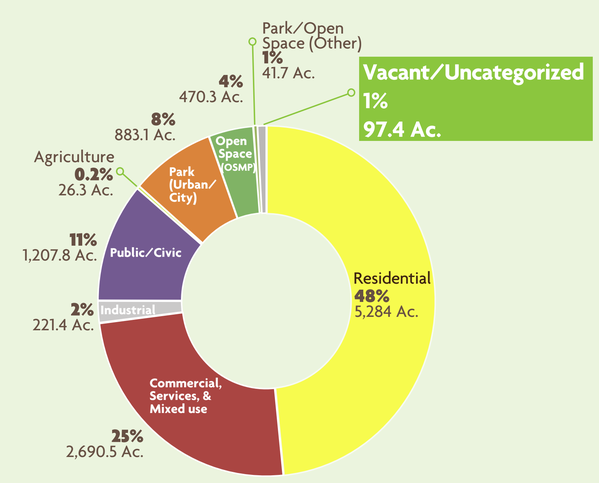
1. Boulder has Potential for Redevelopment, Mostly in the Northeastern Part of the Community

Decades of open space property acquisition and adherence to growth management policies (including an urban service boundary) have kept Boulder's urbanized area compact. With only 1% of land within the city vacant/undeveloped, current and future growth must occur through selected redevelopment, which also means that design and neighborhood compatibility issues have been more important in recent years, and growth has generally shifted to northeastern parts of the community where there is more redevelopment potential.

EXISTING LAND USE BVCP PLANNING AREA (Urbanized & Open Space- AREAS I, II, III)



EXISTING LAND USE BOULDER URBANIZED AREA (AREA I only)

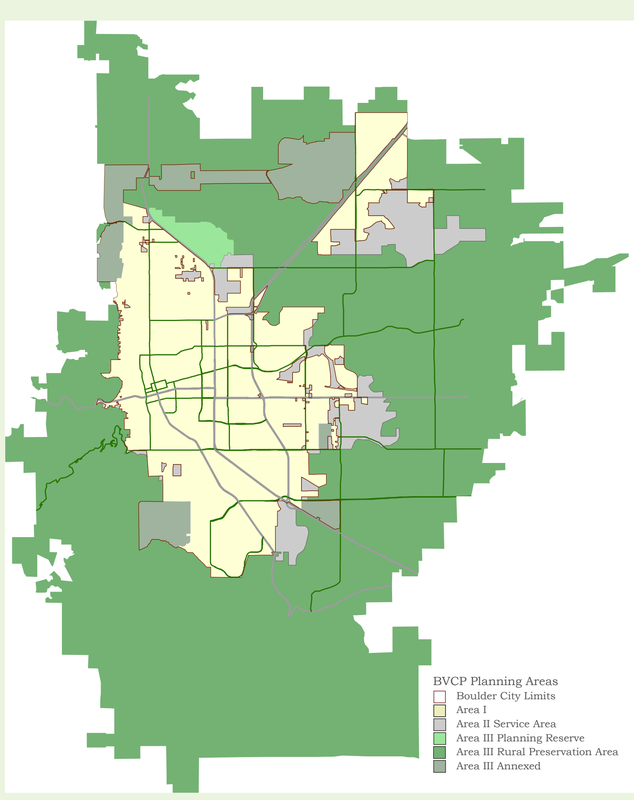


Source: City of Boulder Analysis Using County Tax Assessor Building Use Classifications

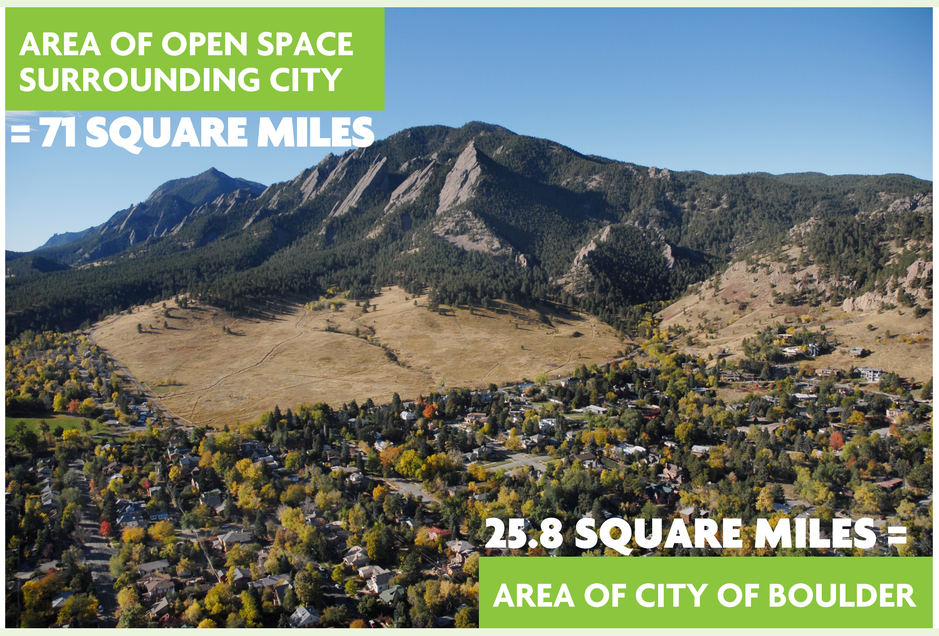
The land use mix of the BVCP planning area is significantly different from the mix within the urbanized area (Area I). Less than 1% of vacant land remains in the city or in the BVCP planning area.

DID YOU KNOW?

The roots of Boulder's robust open space system date back to 1875-1929, when the city acquired over 5,000 acres including Chautauqua, Buckingham Park (in Left Hand Canyon) and much of the mountain backdrop. Continued acquisition efforts since those early years have added another 40,500 acres to the system.



The Boulder Valley planning area is divided into three major areas: Area I is the urbanized area within the City of Boulder. Area II is under county jurisdiction, but where annexation to the city can be considered and where new urban development may only occur coincident with availability of adequate facilities and services. Area III is the remaining area in the Boulder Valley, generally under county jurisdiction and where the city and county intend to preserve existing rural land uses and character.



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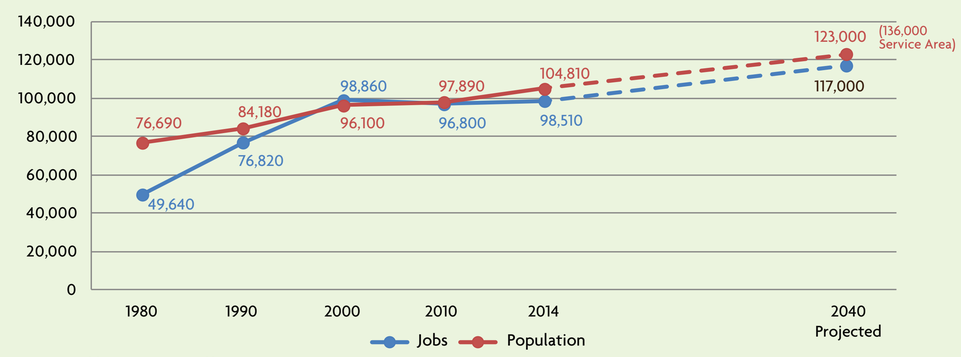
WHAT DO WE KNOW ABOUT THE BOULDER VALLEY?

2. Boulder Continues to be a Center for Employment in the Region

Boulder is a place of business innovation and a regional employment center with nearly as many jobs as residents. This has been the policy and trend in the past 10 or more years. Under current policies and zoning the city has more redevelopment potential for future jobs than housing, so this trend may continue. The employment center status means that many people commute into Boulder for work (as noted in the next trend).

BOULDER JOBS AND POPULATION*

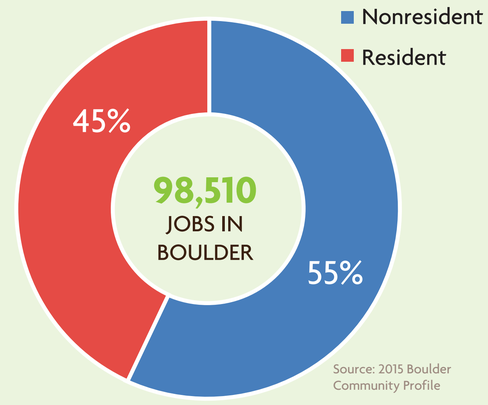


Source: 2015 Boulder Community Profile; 2015-2040 BVCP Projections

Since the 1990s, the total number of jobs in Boulder has tracked fairly closely with the total number of people. After losing jobs during the recession, employment in Boulder has grown in the past few years. This job growth is more pronounced for 2015 than it appears on this chart as a result of revised methodology. In 2015, the city refined its current employment estimates by taking the additional step of geographically verifying the employment location. The result is a lower existing employment estimate than the previous methodology would have reported, as it was determined that some jobs with city addresses are actually outside of the city limits. Job estimates prior to 2015 have not yet been revised to reflect this new methodology.

*In 2015, the city refined its job estimates to more accurately account for jobs currently in the city. The city has not yet revised prior year employment estimates with this new methodology. Future versions of the Trends Report will include these revisions for prior years for a more accurate depiction of historic job trends.

EMPLOYEE COMMUTING PATTERNS



Source: 2015 Boulder Community Profile

There are approximately 98,510 jobs in the City of Boulder. Of those, it is estimated that about 55% are held by people who do not reside in the city.

DID YOU KNOW?

#9 of 358

Boulder had the ninth highest concentration of Small Business Innovation Research awards (SBIR) of all 358 US metropolitan areas, with 122 awards from 2007 to 2011 (compared to a US metropolitan average of 16).

Source: 2007-2011 Brookings Patenting and Innovation in Metropolitan America Report (Feb. 2013)

DID YOU KNOW?

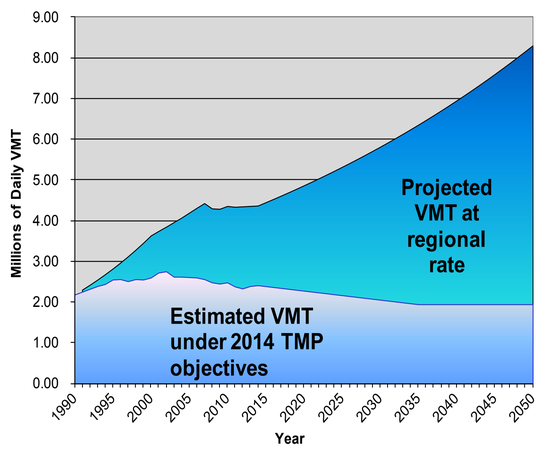
#5 of 358

The Boulder area has a high concentration of patent activity, ranking fifth among the nation's 358 metropolitan areas in patents per million residents (2007-2011). The recently opened satellite US Patent and Trademark Office in Denver may help increase that activity by reducing the waiting period for approvals and reducing travel costs for local applicants.

Source: 2007-2011 Brookings Patenting and Innovation in Metropolitan America Report (Feb. 2013)

3. Boulderites are Changing How They Travel – At least within the city

People living in the City of Boulder bus, bike, and walk in higher numbers than do people in the region. The mode share of single occupant vehicle (SOV) travel by Boulder residents has shown a steady decline over time that is anticipated to continue. In contrast, the SOV mode share of non-resident employees has not changed and is identified as a challenge to reaching city goals. One impact of changing travel behavior is that Boulder's daily vehicle miles traveled hit a peak in the mid-2000s and hasn't grown appreciably since then despite continued increases in both population and jobs.



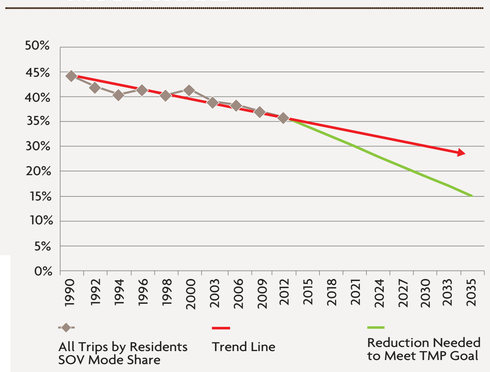
Source: Public Works Transportation Metrics

This figure shows in light blue the estimated daily Vehicle Miles Traveled (VMT) in the Boulder Valley from 1990 to 2014 based on modeling and vehicle count data. The 1996 Transportation Master Plan (TMP) called for returning VMT to 1994 levels which has been achieved. The 2014 TMP calls for reducing daily VMT 20 percent by 2035 to contribute to the city's greenhouse gas reduction goals, and the graph represents continuous progress toward this objective between 2015 and 2035. In contrast, the darker blue represents the calculated daily VMT that would occur if vehicle traffic in the Boulder Valley grew at the regional rate of VMT increase.

DID YOU KNOW?

The Transportation Master Plan has a goal of reducing single occupancy vehicle (SOV) trips to 20% of all trips by residents by 2035. Additional reduction in SOV travel is needed in the years ahead to meet that goal.

SINGLE OCCUPANT VEHICLE MODE SHARE



The mode share of single occupant vehicle travel by Boulder residents has shown a steady decline over time, as residents change their travel behavior and make use of other modes.

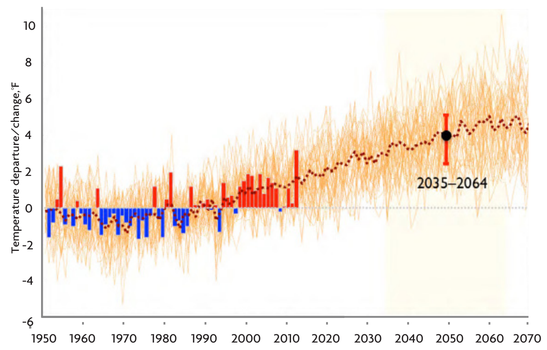
Source: 1990-2012 City of Boulder Modal Shift Reports (Travel Diary of Boulder Residents)

DID YOU KNOW?

1994 levels of VMT (Vehicle Miles Traveled) have been achieved. Since the population has increased since 1994, this means people are driving less.

4. The Community is Taking Action and Getting More Prepared for Climate Change and Other Threats

Models indicate a temperature increase for Colorado of between two and six degrees Fahrenheit by 2050. Boulder policies such as the Climate Action Plan, and programs such as the CAP tax and Smart Regs, are working to address greenhouse gas emissions, energy use, biodiversity, and climate change. Increasing threats and a changing environment have introduced additional shocks and stresses such as floods, fires, and other hazards that point to a need for preparedness. New efforts, like Boulder's Climate Commitment and Resilient Boulder, are identifying a path forward for additional action on not only climate change but diverse topics related to the community's resilience to other shocks and stresses. The 2015 BVCP update is an opportunity to better integrate and reinforce these climate and resilience policies in the plan.



Source: 2014 Western Water Assessment: "Climate Change in Colorado"

From 2005 to 2012, Boulder reduced residential energy use per household. This reflects, in part, the impact of climate programs on waste reduction and residential energy efficiency (zero waste programs and facilities, Energy Smart residential and Smart Regs). In the Commercial and Industrial sector, total energy use intensity (energy per square foot of floor area) and energy use per employee has increased. Despite a warmer winter in 2012 than 2005, natural gas use in the C&I sector increased even more than electricity. This indicates that the increase can likely be attributed to process loads in the industrial sector, which are not weather-dependent.

2005 & 2012 ENERGY USE BY SECTOR

	Units	2005	2012	% Change
Residential Electricity per Household	kWh/HH	6,263	6,035	-4%
Residential Natural Gas per Household	dTh/HH	47.9	45.5	-5%
Commercial & Industrial Energy Use Intensity*	kBtu/sf	161	188	16%
Commercial & Industrial Electricity per employee*	kWh/FTE	8,997	9,858	10%
Commercial & Industrial Natural Gas per employee*	dTh/FTE	23	28	23%
* Excludes CU Boulder				

Source: Boulder's Climate Commitment Greenhouse Gas Inventory

These increases in temperature, along with habitat loss, influx of invasive species and pesticide use, could have a significant impact on biological diversity and the overall health of ecosystems. In addition to the ecological changes caused by this general warming, there will also be impacts caused by the high likelihood of increased extremes. These could include more frequent and more intense droughts, floods, wildfires, and other forms of extreme weather events.

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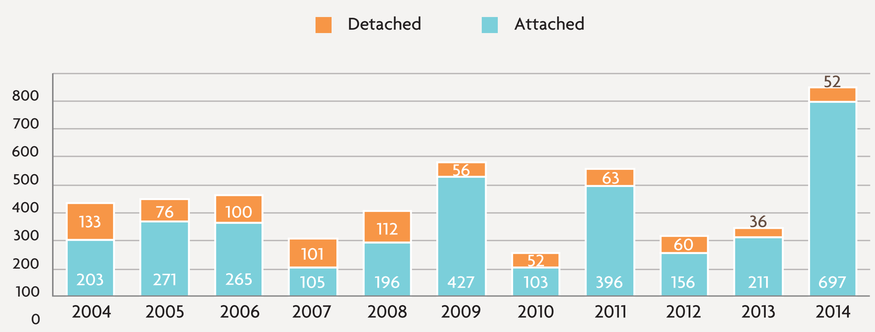
WHAT DO WE KNOW ABOUT THE BOULDER VALLEY?

Top Trends continued

5. Boulder's Housing Types and Availability Are Shifting Toward Multi-Family Units; Costs are Rising

As land availability has become more limited in the fast growing region, and as Boulder has continued to be desirable, housing prices have increased. At the same time, Boulder's affordable housing program is assisting people with lower incomes and working toward its goal of making 10% of all housing units affordable as well as creating 450 middle income affordable units. Most new housing units (affordable and market-rate) are being produced through redevelopment along major corridors and in mixed use centers, increasingly pushing the mix of new units towards attached and multifamily products.

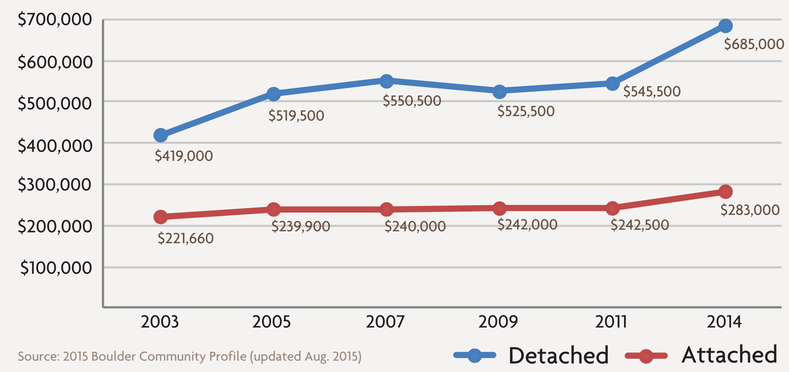
NEW RESIDENTIAL UNITS BY TYPE



Source: 2015 Boulder Community Profile (updated Aug. 2015)

An analysis of new residential units by type shows that, for new construction, attached units are more common than single family detached homes. Although the overall unit mix that is constructed varies from one year to the next, since 2004 approximately 78% of new residential units have been attached and 22% detached.

BOULDER MEDIAN HOME PRICE BY YEAR

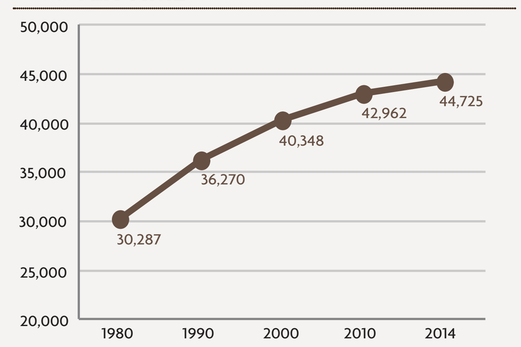


Source: 2015 Boulder Community Profile (updated Aug. 2015)

DID YOU KNOW?

$685,000 was the price of the median single family detached home in 2014.

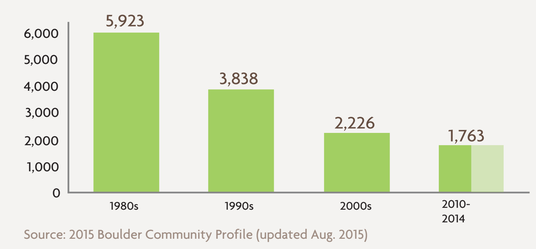
BOULDER HOUSING UNIT GROWTH OVER TIME



Source: 2015 Boulder Community Profile (updated Aug. 2015)

Boulder's housing stock has grown by about 48% since 1980. Annual average growth rates for housing units were 2.0% in the 1980s, 1.1% in the 1990s, 0.6% in the 2000s, and 0.8% so far in the 2010s.

BOULDER NET INCREASE IN DWELLING UNITS BY DECADE



Source: 2015 Boulder Community Profile (updated Aug. 2015)

The city added a decreasing number of dwelling units each decade from the 1980s to the 2000s. As of December 31, 2014, approximately 1,760 units have been added so far this decade, representing an increased pace of growth from what was observed in the 2000s. Additionally, a significant number of residential units currently under construction are expected to be completed in 2015 and 2016.

6. Population is Growing and Aging

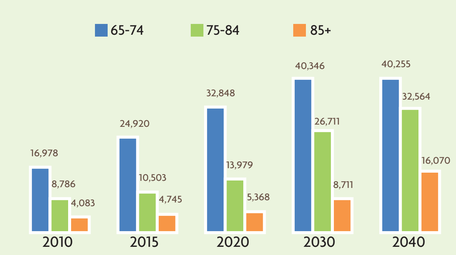
Boulder's population is increasing and is projected to continue doing so over the coming decades, but likely at a slower rate than nearby municipalities and the county, Front Range, and state as a whole. By 2040, Boulder is projected to have about 123,000 people. At the same time, that population will be getting older. The current population of people in Boulder County that are 65 or older is expected to more than double by 2040. This aging trend will directly affect many aspects of the community including jobs, housing, services, transportation needs, and public finance.

POPULATION PROJECTION

18,190 + 104,810 existing total in Service Area = 123,000 2040 TOTAL in Service Area

Source: 2015 Boulder Community Profile; Estimate & 2040 Projection City of Boulder Community Planning and Sustainability

BOULDER COUNTY 2010-2040 POPULATION 65+



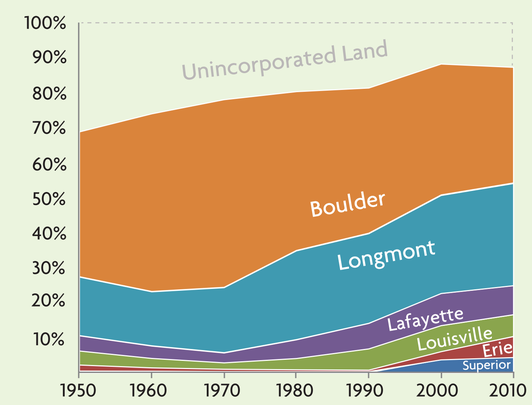
Source: Census and State Demography Office

The current population of people in Boulder County that are 65 or older (40,168) is expected to more than double by year 2040 (88,829).

DID YOU KNOW?

The population of the City of Boulder represents a diminishing percentage of the total Boulder County population over time, from about 50% in the 1960s and 1970s, to about 33% today.

POPULATION SHARE IN BOULDER COUNTY OVERTIME



Source: Colorado Department of Local Affairs, Historical Census

Boulder's population is increasing, but at a slower rate than nearby municipalities and the county as a whole.

7. Social Disparities Exist; Some are Widening

The high quality of life offered in Boulder is not evenly distributed among its residents, and in some cases trends show that disparities have been widening over time. Disparities exist by age, race/ethnicity, income, poverty status, education, and many other factors. Boulder shows a larger income gap between family and non-family households than the county and the region, and poverty among children, especially Latino children, is growing. As housing costs increase, affordable housing programs become increasingly important for maintaining economic diversity within the community. Addressing disparities where they exist will help Boulder to better achieve two of the BVCP's stated core values: to be a welcoming and inclusive community, as well as a community with a diversity of housing types and price ranges.

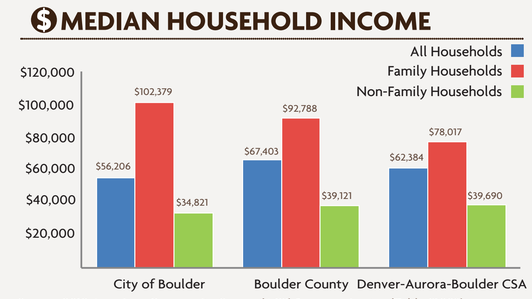
Despite the overall high educational performance by the Boulder Valley School District, academic achievement and opportunity gaps exist for some populations. The BVSD Latino graduation rate (79%) is 13% behind the overall BVSD graduation rate (92%) and 15% behind the Anglo graduation rate (94%). BVSD had 81 total dropouts in the 2013-2014 school year (including dropouts from alternative high schools), for a rate of 0.5%. The Anglo dropout rate was 0.3% and the Latino dropout rate was 1.7%.

GRADUATION AND DROPOUT RATES FOR SELECT POPULATIONS

2013-2014	Colorado	BVSD Overall	BVSD Anglo	BVSD Latino
Grad Rate	77.3%	91.8%	94.4%	79.3%
Dropouts	10,546	81	29	42
Dropout Rate	2.4%	0.5%	0.3%	1.7%

Source: Colorado Department of Education, http://www.cde.state.co.us/cdereval

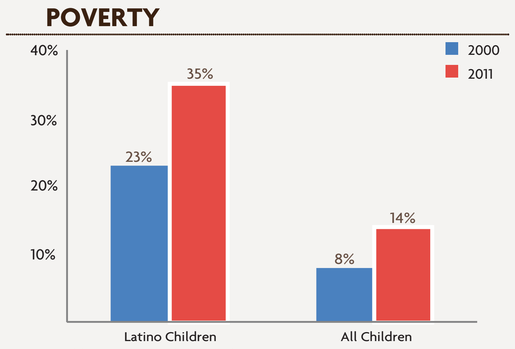
MEDIAN HOUSEHOLD INCOME



Source: 2012 American Community Survey (ACS) 5 year estimates (Table S1903)

Boulder's median household income (shown in blue) is lower than both the county and the region. This is largely because of a concentration of non-family households (shown in green) which include student households and have much lower incomes than families (shown in red). By contrast, Boulder's family household income is higher than the county's, and significantly higher than the region's. In Boulder, the median income for family households is $67,558 higher than for non-family households. Compare this to the Denver Metro region, where the income gap between family households and non-family households is much smaller ($38,327).

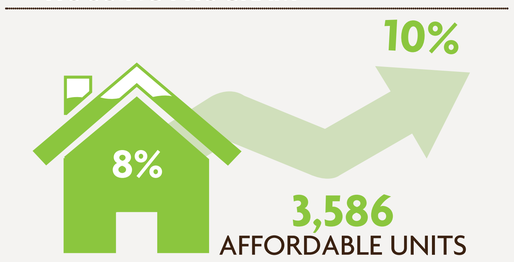
BOULDER COUNTY CHILDREN IN POVERTY



Source: Boulder County Trends (2013): The Community Foundation's Report on Key Indicators, page 56

Poverty among Latino children in Boulder County is higher than among Boulder County children in general. In 2011, Latino children were more than twice as likely to live in poverty. Poverty among children increased between 2000 and 2011, going from 8% to 14%. Poverty among Latino children increased even more during that time, going from 23% to 35%.

CITY OF BOULDER AFFORDABLE HOUSING PROGRAM



Source: 2015 Boulder Affordable Housing Profile (updated 8/20/2015)

As of August 2015, there are 3,586 units in Boulder's affordable housing program. This represents 8% of the total units in the city, 2% away from the city's goal of making 10% of all housing units affordable.

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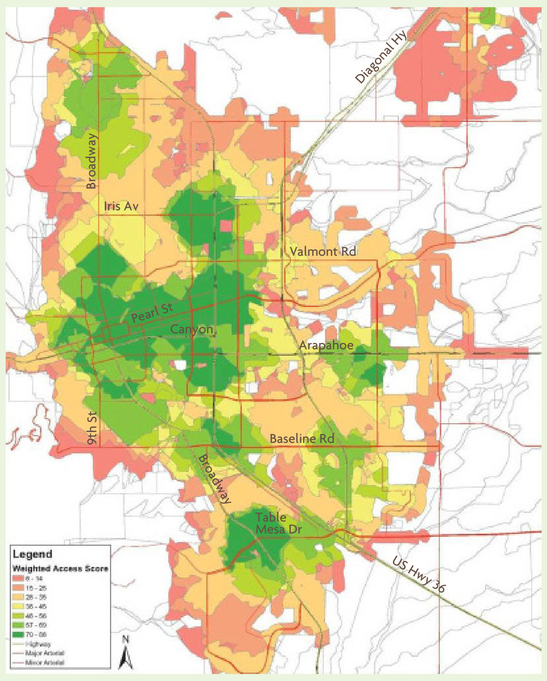
8. People Seek More Walkable Neighborhoods

Across the country, people are seeking homes in places where they can access their daily services. Walk Scores have become a common part of searching for a home. The Transportation Master Plan's (TMP) Neighborhood Access Tool demonstrated that some parts of town have better access to goods and services within walking distance than others, and that 26% of Boulder residents currently live in a neighborhood where they can access a full range of goods and services with a 15 minute walk. Meeting the TMP's goal of increasing this number to 80% by 2035 will require a variety of strategies related to improving walkability, including infrastructure improvements, transportation facilities, parks, transit accessibility, and land use policies that allow for appropriate commercial services and facilities within walking distance of residential areas.

NEIGHBORHOOD ACCESS TOOL



Source: 2014 Transportation Master Plan, page 5-7

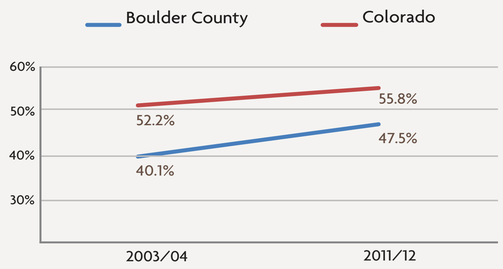
The Transportation Master Plan's Neighborhood Access Tool demonstrated that some parts of town have better access to goods and services within walking distance than others. Access is determined by the availability of transportation facilities and destinations. With largely complete transportation facilities, the lack of destinations is the largest influence in many areas of the city. Areas shown in dark green have the highest access score, and areas in dark red have the lowest access score.

The analysis factored in the presence of transportation infrastructure (the street system, sidewalks, and bike system) as well as a variety of travel destinations including grocery stores, restaurants and coffeeshops, parks and recreation centers, bus stops, health care facilities, and social activities/gathering places.

9. Healthy Living and Eating Continues as a Way of Life

A variety of health indicators show that Boulder County residents are healthier than Colorado residents as whole. Maintaining access to locally-produced foods is a core aspect of healthy living, and the agricultural lands in the Boulder Valley provide an important source of local food. As of 2015, there are 470 Acres of Open Space and Mountain Parks (OSMP) land dedicated to food production. These lands have been preserved as a result of adherence to urban growth management practices and rural land preservation policies over a long period of time. Boulder's environmental stewardship extends beyond rural preservation and also includes activities like safe pest management and reducing threats to biodiversity.

PERCENT OVERWEIGHT OR OBESE



Source: Behavior Risk Factor Surveillance Survey, adults

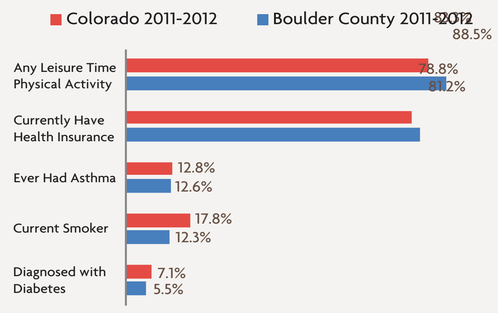
DID YOU KNOW?

98.5%

= 10 year increase in sales at the Boulder County Farmers' Market (2004-2014)

Source: Boulder County Farmers' Markets Market Sales Report

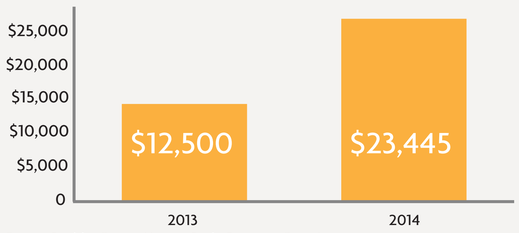
SELECT HEALTH INDICATORS



Source: Behavior Risk Factor Surveillance Survey, adults

A variety of health indicators show that Boulder County residents may be somewhat healthier than Colorado residents as a whole.

SNAP PURCHASES AT THE BOULDER COUNTY FARMERS' MARKET



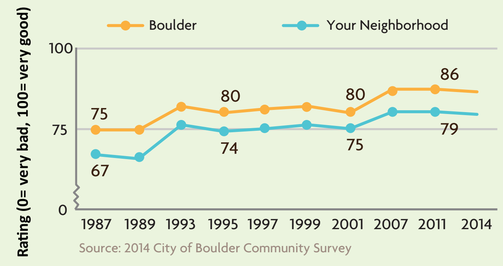
Source: Boulder County Harvest Bucks Programs Overview

Boulder County's Supplemental Nutrition Assistance Program (SNAP) is a food assistance program. In 2014, the Harvest Bucks program was implemented, which matches every dollar withdrawn from a SNAP account with a Harvest Buck (up to $20). The Harvest Bucks can be used at the Boulder County Farmers' Market for fresh produce. The program nearly doubled SNAP purchases at the Boulder County Farmers' Market from 2013 to 2014.

10. Quality of Life is High

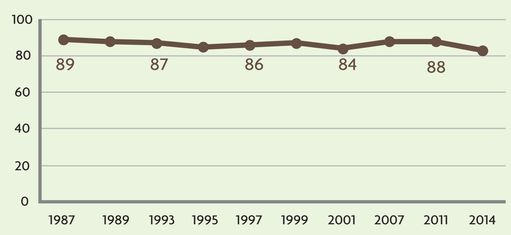
The quality of life in Boulder has improved over time as rated by the people who live here. Since 1987, the Boulder Community Survey has asked respondents to rate the overall quality of life, which has increased by over 10% during that time. The overall quality of indoor and outdoor recreation facilities is highly-rated by the people who use them, as is the quality of service of the Open Space and Mountain Parks (OSMP) system. Local schools offer a high-quality public education, with BVSD students exceeding state averages on the TCAP, Colorado's standards-based test. Boulder's crime rate (per 1000 residents) is lower than many of its neighbors.

OVERALL QUALITY OF LIFE



Source: 2014 City of Boulder Community Survey

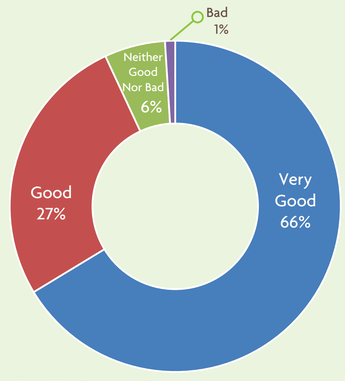
OPEN SPACE & MOUNTAIN PARKS (OSMP) QUALITY OF SERVICE



Source: 2014 City of Boulder Community Survey

Respondents to the Boulder Community Survey have consistently rated OSMP's quality of service in the 80s (on a scale of 100) since the question was first asked in 1987.

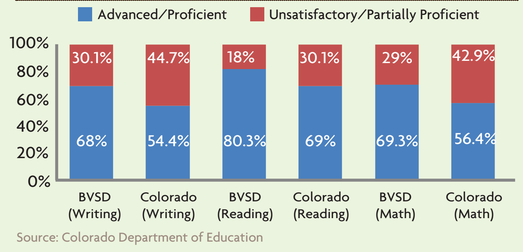
OVERALL QUALITY OF INDOOR/OUTDOOR RECREATION



Source: 2014 City of Boulder Community Survey

The 2014 Boulder Community survey asked respondents to "rate the quality of indoor and outdoor recreation". The vast majority of residents consider the quality of Boulder's recreational facilities to be either "good" or "very good."

PROFICIENCY BVSD & COLORADO



Source: Colorado Department of Education

Students in the Boulder Valley School District have higher rates of advanced/proficient standardized TCAP scores, Colorado's standards-based test, (and lower rates of unsatisfactory/partially proficient test scores) than Colorado students in general.

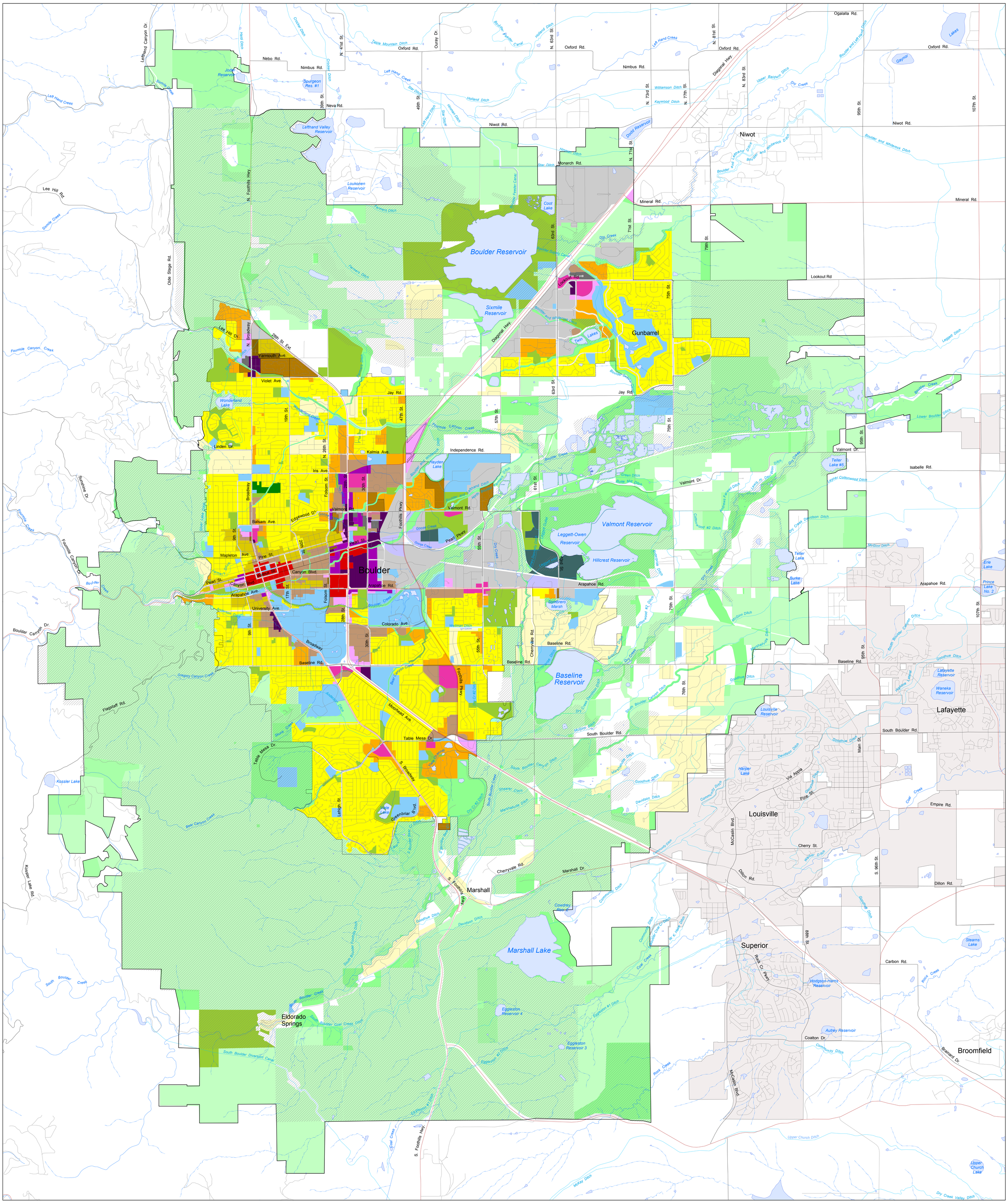
FOR MORE INFORMATION, IN-DEPTH ANALYSIS, UPDATES, & MORE, GO TO:

www.BoulderValleyCompPlan.net

OUR LEGACY. OUR FUTURE.

BOULDER VALLEY COMPREHENSIVE PLAN

Boulder Valley Comprehensive Plan Land Use Designation Map



Legend

Land Use

Residential
- Very Low Density Residential
- Low Density Residential
- Manufactured Housing
- Medium Density Residential
- Mixed Density Residential
- High Density Residential

Business
- Community Business
- General Business
- Service Commercial
- Transitional Business
- Regional Business

Industrial
- Community Industrial
- General Industrial
- Light Industrial
- Performance Industrial

Mixed Use
- Mixed Use Business
- Mixed Use Industrial
- Mixed Use Residential

Open Space and Mountain Parks
- Open Space, Acquired
- Open Space, Development Rights
- Open Space, Other

Other
- Agricultural
- Park, Urban and Other
- Public
- Environmental Preservation

- Area II Boundry
- Area III Boundry
- Natural Ecosystem Overlay
- Other City Limits
- Highway
- Major Road; Minor Road
- Local Street
- Creek
- Intermittent Creek
- Ditch
- Lakes

N W E S

1:25,000

Miles
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SUBJECT TO REVISION

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Map produced by the City of Boulder Planning and Development Services Information Resources Group. For information call (303)441-3131 or visit us on the web at http://www.bouldercolorado.gov.

Date: 8/24/2015