

# WHAT GROWTH IS PROJECTED FOR BOULDER VALLEY?

## ► What are Growth Projections?

The Boulder Valley Comprehensive Plan (BVCP) contains a Land Use Plan that guides the future type, location, and intensity of growth and development. The plan largely reflects what is already built but also aims to implement the community's vision for future development. As part of each BVCP update process, new 25-year projections are completed to inform discussions about future growth and potential changes to the Land Use Plan. For the 2015 update, the projections are calculated to 2040.

## ► How are they useful?

- Projections give a broad sense of what type, location, and pace of housing and jobs might occur communitywide **based on current adopted policies** (e.g. current zoning).
- They help inform conversations about the kind of future Boulder wants, and potential changes to current policies. In the past, the city has changed land uses from commercial and industrial to mixed use and residential based on projections data and community-defined priorities.
- City departments like transportation, parks and utilities use the projections to plan for system needs in long range master plans.

## ► How are Projections NOT Used?

- Projections do not address quality or character of development or social issues (e.g. diversity, cost of housing, types of future jobs and incomes, etc.).
- They are not useful at the site-specific level; accuracy is lower for individual parcels.
- They do not represent a "given." They reflect what could happen under current policies, zoning, and reasonable assumptions regarding demographics and economic growth.

## ► What Do These Projections Suggest about Boulder?

- Based on current policies, the community is relatively built-out and will not change much in the future except through redevelopment in select locations, mostly along major corridors or in mixed use areas where the plan's current policies have directed more intensity.
- Boulder has more potential for non-residential development (jobs) than for housing. Based on current zoning, Boulder reaches its capacity for additional housing before 2040, but has continued capacity for additional jobs beyond 2040.

## ► How are the Growth Projections calculated?

The projections use a capacity-based methodology, generally:

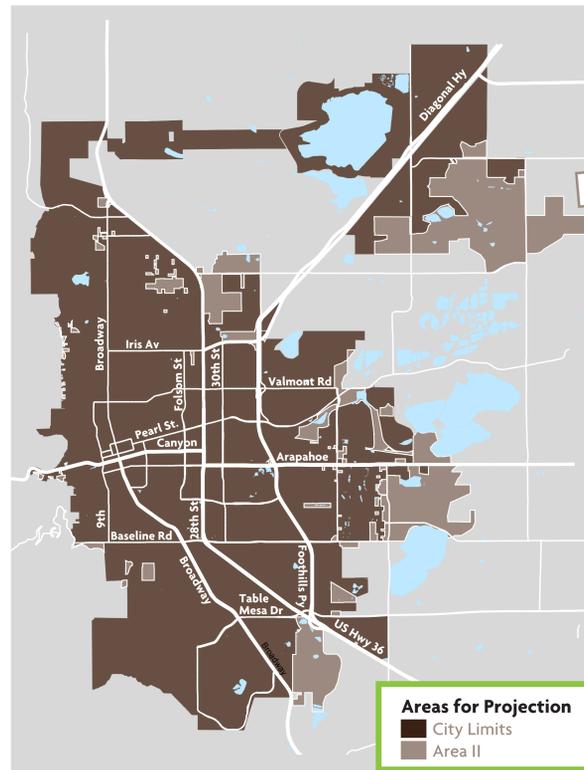
- 1) Estimate current dwelling units, population, and employment
- 2) Estimate total development capacity using existing zoning
- 3) Subtract existing development from total capacity to get future capacity.
- 4) Calculate 2040 growth potential using the assumptions:

This baseline number of jobs for the projections is a smaller number than what has been previously reported on the Community Profile because it reflects only jobs that are within the Service Area. The Profile numbers included jobs outside of this geographic area.

**NOTE: this is not the complete summary of results or methodology. For additional details please refer to the project webpage.**

FOR MORE INFORMATION, IN-DEPTH ANALYSIS, UPDATES, & MORE, GO TO:  
[www.BoulderValleyCompPlan.net](http://www.BoulderValleyCompPlan.net)

## ► Service Area Projections (City Limits & Area II)

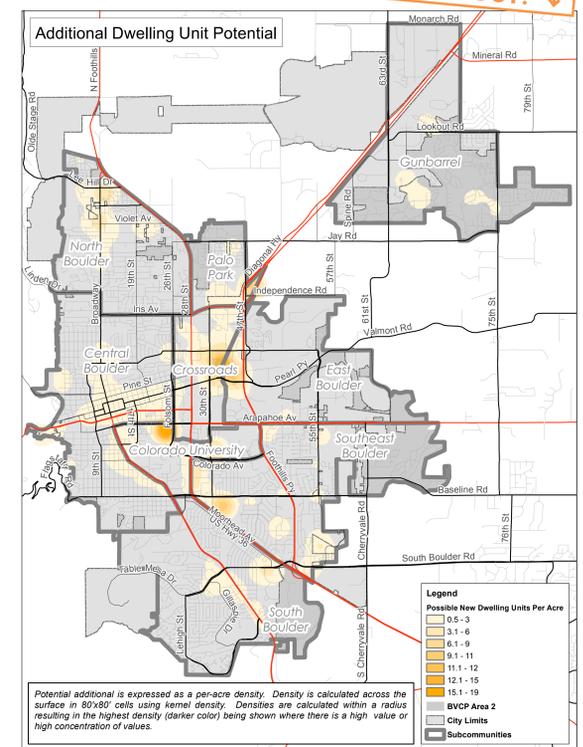
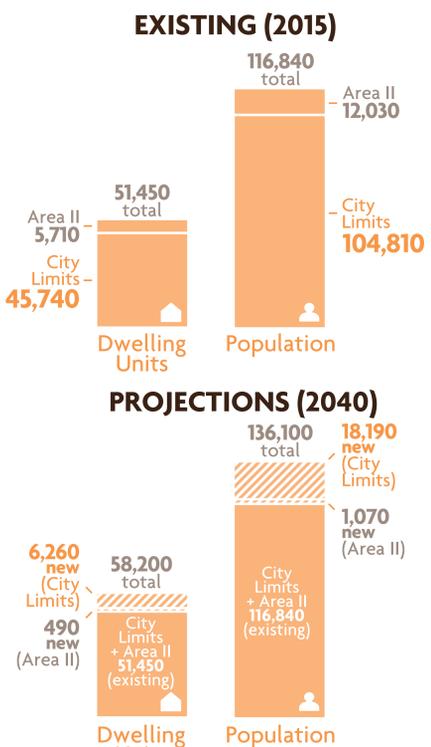


The "Service Area" includes the city limits (shown in dark brown) and "Area II" (shown in lighter brown).

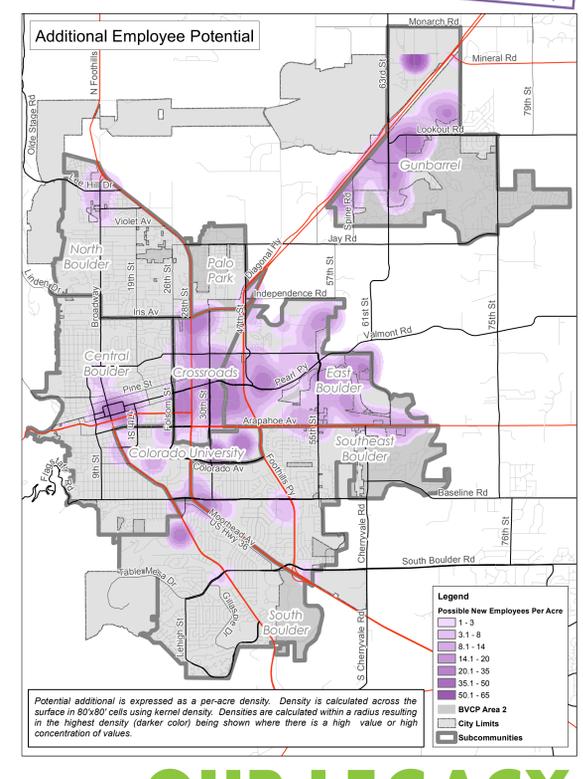
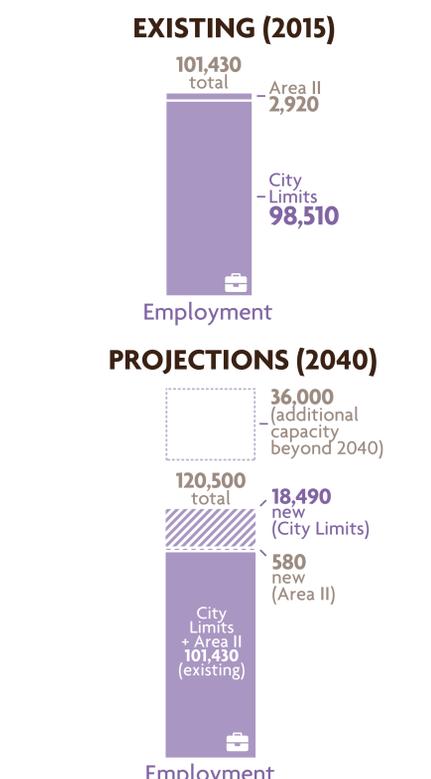
← WHAT'S THIS MAP ABOUT?

The map below shows the total capacity for future dwellings in the service area: 6,750 total new units (reached by 2040) or about 200-300 per year (growing at average historic rate of 0.6%). 970 of these units are Colorado University's future dorms. Future population is calculated using 2.16 people per unit with a vacancy rate of 97.6%.

↓ WHAT'S THIS MAP ABOUT? ↓



This map shows total capacity in the service area, with 19,070 employees newly anticipated by 2040, growing at an average historic rate of 0.7% annually.



**OUR LEGACY.  
OUR FUTURE.**  
BOULDER VALLEY COMPREHENSIVE PLAN