

Boulder Valley Comprehensive Plan - Projections

Draft – 08/25/15

Twenty-five year growth projections are produced as part of the technical analysis for each major update to the Boulder Valley Comprehensive Plan (BVCP). The projections help frame the context of the update and provide an important reference for later conversations and policy decisions on topics that are integral to the BVCP, such as land use, growth, and development.

The city uses a land use (GIS) and economic model to project residential and employment growth. The model uses existing zoning to establish overall development capacity, accounts for existing development, and then fills the remaining capacity using historic growth rates. A detailed explanation of the projections methodology can be found on the project webpage at www.BoulderValleyCompPlan.net entitled “Boulder Valley Comprehensive Plan – 2015 Housing Unit, Population, and Employment Estimates and Projections Methodology”.

Summary of Results

Table 1 below summarizes the results of the 2040 projections. The accompanying maps show areas where there is capacity for future residential (Figure 1) and employment growth (Figure 2), based on the capacity analysis that is at the core of the model. Table 2, which follows the maps, provides additional detail by subcommunity for the results depicted in the maps.

Table 1: Boulder Growth Projections

	Existing	2040 (new)	2040 Total	Zoning Capacity (new)	Zoning Capacity Total
Dwelling Units					
City limits (Area I and III annexed)	45,740	6,260	52,000	-	52,000
Area II	5,710	490	6,200	-	6,200
Total Service Area	51,450	6,750	58,200	-	58,200
Population (including group quarters)					
City limits (Area I and III annexed)	104,810	18,190	123,000	-	123,000
Area II	12,030	1,070	13,100	-	13,100
Total Service Area	116,840	19,260	136,100	-	136,100
Employment					
City limits (Area I and III annexed)	98,510	18,490	117,000	34,200	151,200
Area II	2,920	580	3,500	1,800	5,300
Total Service Area	101,430	19,070	120,500	36,000	156,500

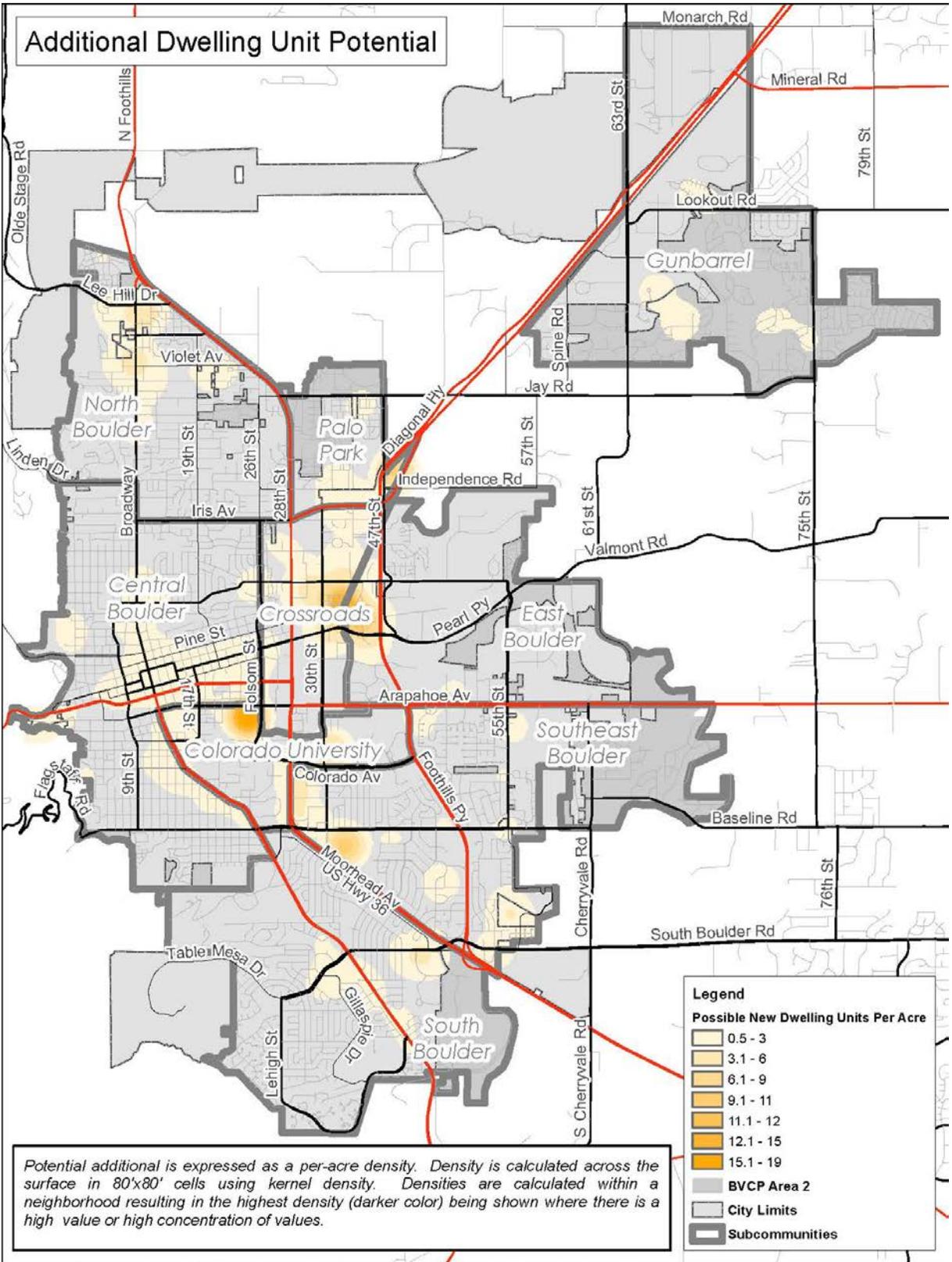


Figure 1: Additional Dwelling Unit Potential at Zoning Capacity

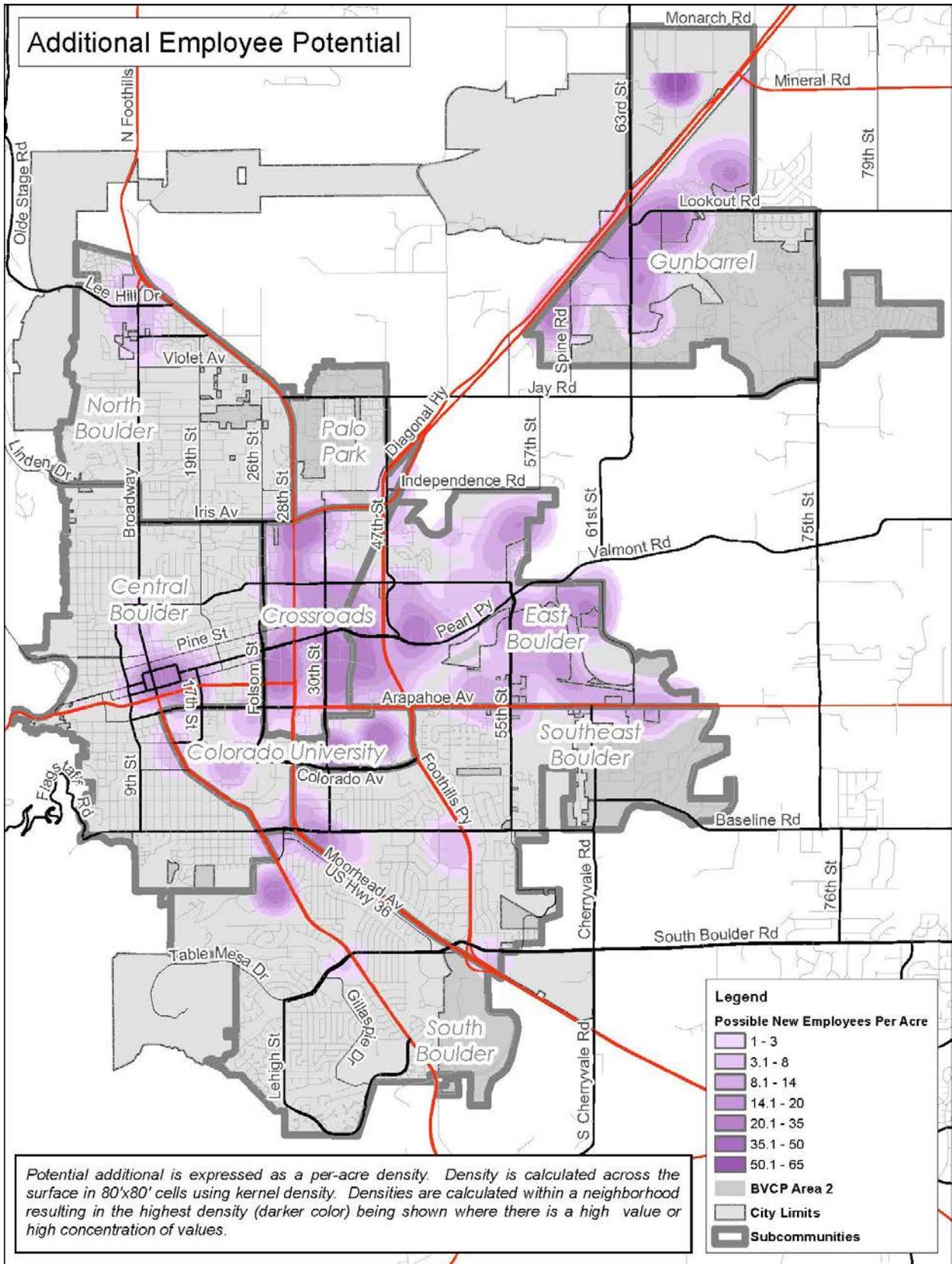


Figure 2: Additional Employee Potential at Zoning Capacity

Table 2: Zoning Capacity by Subcommunity

Subcommunity*	2015	Additional	Total	2015	Additional	Total	2015	Additional	Total
	Dwelling	Dwelling	Dwelling		Population	Population		Population	Employees
	Units	Units to	Units at	Population	to Zoning	at Zoning	Employees	to Zoning	at Zoning
		Zoning	Zoning		Capacity	Capacity		Capacity	Capacity
		Capacity	Capacity						
Central Boulder	13,370	730	14,100	29,520	1,580	31,100	23,580	3,820	27,400
Colorado University	2,020	1,080	3,100	9,320	4,280	13,600	11,990	3,510	15,500
Crossroads	4,250	1,250	5,500	8,790	2,810	11,600	13,850	10,950	24,800
East Boulder	1,400	800	2,200	3,450	1,750	5,200	17,940	17,260	35,200
Gunbarrel	5,600	200	5,800	10,800	1,500	12,300	12,750	12,850	25,600
North Boulder	6,080	620	6,700	12,670	1,430	14,100	4,380	1,120	5,500
Palo Park	1,720	480	2,200	3,650	1,050	4,700	790	310	1,100
South Boulder	7,320	480	7,800	15,450	1,050	16,500	4,070	1,730	5,800
Southeast Boulder	9,680	1,120	10,800	23,180	3,820	27,000	10,690	3,210	13,900
Total	51,440	6,760	58,200	116,830	19,270	136,100	100,040	54,760	154,800

*Subcommunities encompass Area I and Area II

What Do The Results Mean?

Residential

- In 2015, City of Boulder (Area I) has 45,740 housing units and 104,810 people. The remainder of the Service Area (Area II) has 5,710 housing units and 12,030 people.
- By 2040, the city has potential for 6,260 new housing units and 18,190 additional people. Area II has potential for 490 new units and 1,070 additional people.
- CU is projecting additional growth by 2040 in the form of new group quarters (dormitory) populations as well as residential units (apartments). They are projecting approximately 720 units and 2070 people on the main campus, 250 units and 2025 people in the East Campus, and 855 people near Williams Village (in the Southeast Subcommunity). These additional units and group quarters populations are accounted for by the model as part of the overall dwelling unit and population increases.
- Beyond 2040 there is no additional capacity for housing units and people, as the model indicates that Boulder will reach its residential development capacity a few years prior to 2040.
- Most of the potential for residential units is located in either Mixed Use or Residential Medium/High districts in Crossroads, Boulder Junction, and along major corridors such as 28th St. or Broadway or near Downtown.
- Most single family neighborhoods in Boulder will not see any change based on zoning potential, apart from some larger parcels that are scattered throughout neighborhoods that could accommodate another unit. The ability for these larger parcels to add a residential unit would depend on many factors such as slopes, access, and the location of the existing home and structures.

Non Residential

- In 2015, City of Boulder (Area I) has 98,510 jobs. The remainder of the Service Area (Area II) has 2,920 jobs.
- By 2040, the city has potential for 18,490 new jobs and Area II has potential for 580 new jobs.

- Beyond 2040, there is zoning capacity for 34,200 additional jobs in the city and 1,800 jobs in Area II.
- Most of the job growth potential is in Crossroads, East Boulder (including Boulder Junction), and Gunbarrel.
- There is little-to-no potential for non-residential growth within single family neighborhoods.

Housing and Jobs Mix and Balance

- The current housing and jobs mix is 45,740 housing units to 98,510 jobs (1:2.2). Boulder is an employment center, as called for in the 2010 BVCP. Based on current zoning with no changes, the 2040 mix of housing and jobs will be 52,000 housing units to 117,000 jobs (1:2.3). Because the projections model predicts that residential capacity will be reached prior to 2040, the number of housing units stays the same beyond 2040 while jobs continue to grow until zoning capacity is reached. At capacity, the model shows that the mix will be 52,000 housing units and 151,200 jobs (1:2.9).

What Assumptions Applied?

A number of assumptions are factored into the projections model. A summary of key assumptions is provided below. Additional detail can be found in the full projections methodology posted on www.BoulderValleyCompPlan.net.

What Residential Assumptions Went into the Model?

- The model is based on zoning capacity and parcels with redevelopment potential. A number of parcels were screened out entirely (condos, single family homes), and the model applies different redevelopment assumptions to residentially-zoned parcels with private schools and places of worship.
- In assessing redevelopment potential, the model factors in environmental constraints such as floodplains and wetlands.
- Some large single family parcels have potential for lot splits but not all were counted toward the total if other factors indicated that they are fairly unlikely to redevelop.
- It assumes a 0.6% annual residential growth rate, a
- 97.6% occupancy of residential units based on State Demographer's office estimate, and
- 2.16 people per dwelling unit based on 2010 U.S. Census.
- Group quarters populations are included within the population numbers, but can be pulled out as a separate line item.

What Non Residential Employment Assumptions Went into the Model?

- The current employment estimate was created by accounting for the total number of wage and salary jobs occurring geographically inside the city limits and Area II, plus an estimate of self employed jobs based on a percentage of the employed labor force.
- Source for employment data: Bureau of Labor Statistics from DOLA.

- Self employment is estimated using the U.S. Census Bureau American Community Survey (ACS) methodology applied to city numbers.
- As with residential, the employment projections are based on zoning capacity and parcels with redevelopment potential.
- It assumes a 0.7% growth rate.