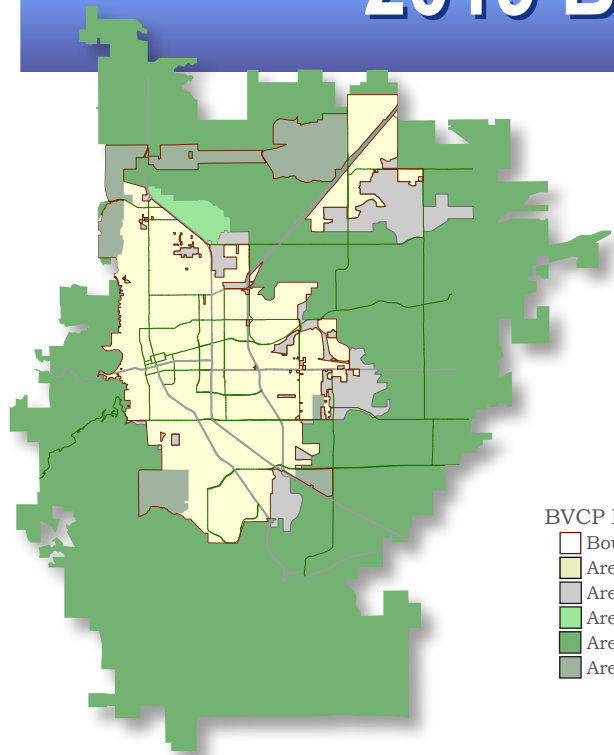


2019 Boulder Community Profile



27.3

City Square Miles

71

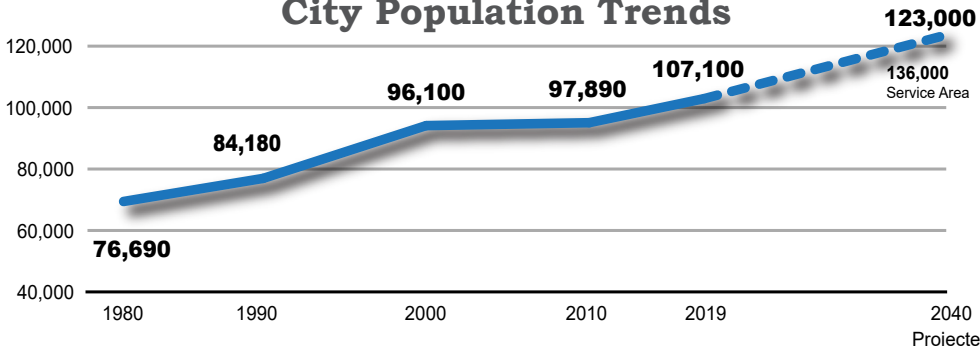
City Open Space
Square Miles¹

107,100

City Population²

119,006 Service Area Population

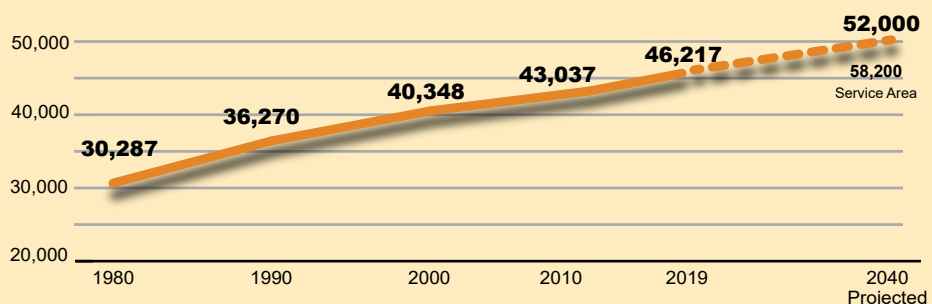
City Population Trends



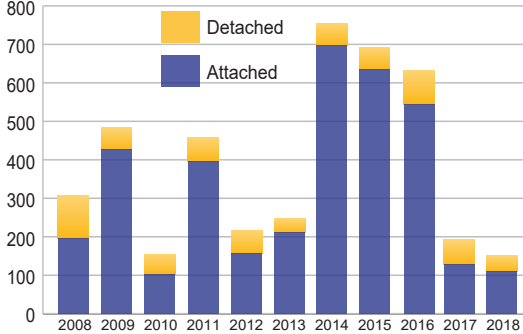
46,217
Housing
Units²

51,926 Service Area Housing Units

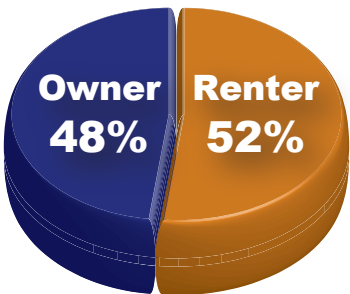
City Housing Unit Trends⁴



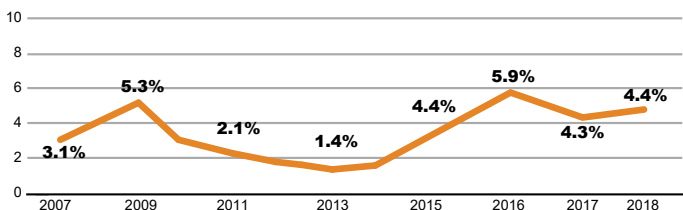
New Housing Units Completed⁴



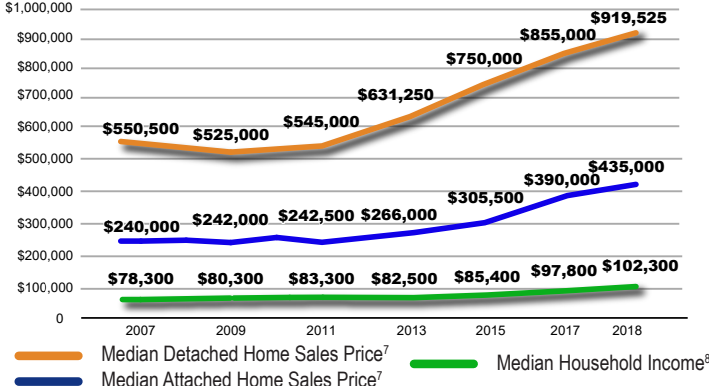
Rental vs. Owner Occupied Housing Units⁵



Residential Rental Vacancy Rates⁶



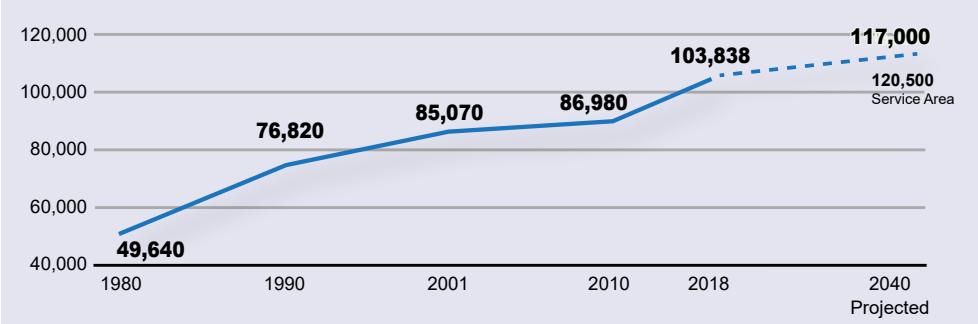
Housing Costs & Incomes



103,838
Jobs²

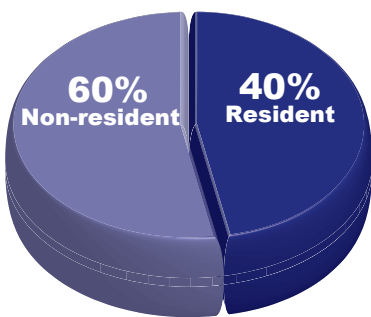
106,506 Service Area Jobs

City Job Trends

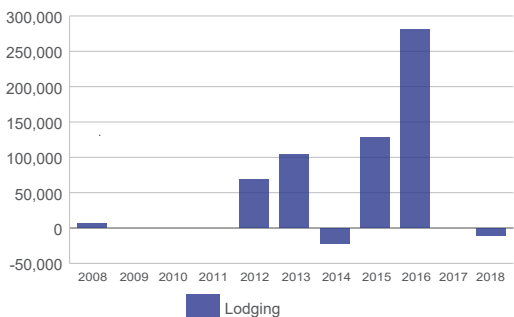


Boulder Employee Commuting Pattern Estimates²

(of the 103,838 jobs in Boulder)

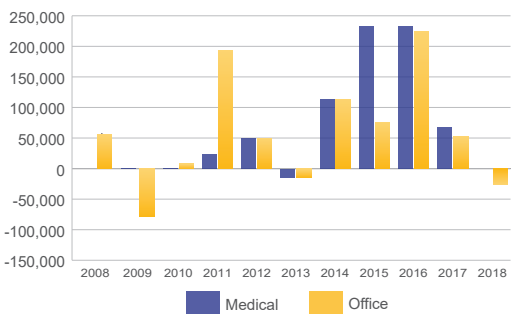


10-Year Non-Residential Square Footage Trends²



2018 Highlights

- Demolition of four units at the Silver Saddle Motel on Arapahoe Avenue



2018 Highlights

- Demolition of an office building along Folsom Street.

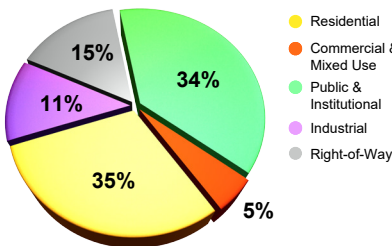
2018 Highlights

- Reve Development (Building 2): four story commercial building.

2018 Highlights

- Addition and remodel to the Boulder County Justice Center.

Land Area by Zoning²



Vacancy Rate⁹

Retail	3.6%
Office	10.1%
Warehouse	4.3%
R&D/Flex	13.7%

Top 10 Employers (2016) (listed in alphabetical order)

Ball Aerospace
Boulder Community Health
Boulder County
Boulder Valley School District
City of Boulder
Medtronic
IBM
Micro Motion
UCAR/NCAR
University of Colorado Boulder

Footnotes:

Background & sources on reverse side.

- City of Boulder Open Space and Mountain Parks
- Estimate, City of Boulder Dept. of Planning 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 12/31/19.
- 2015 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.

9. Source Boulder Economic Council - Market Profile 2017.

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.

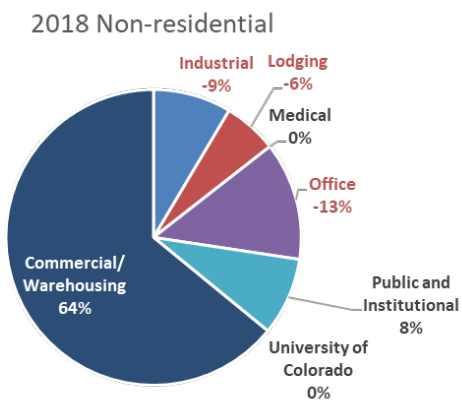
2019 Profile Background Information

Changes from 2018 Community Profile

- Population estimate decreased by 1,408** – The population estimate decreased for two reasons. First, the Vacancy Rate provided by the Colorado Department of Local Affairs increased from 1.80 to 3.45. Second, the number of completed housing units in 2018 was low (154 – the average since 2000 is 347), while the number of residential demolitions were high (126 – the average since 2000 is 44). The population estimate will likely increase over the coming years as a larger number of homes are completed. The number of permits for new housing units in 2018 (1,018) is the highest since the 1970s. 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 0.1%.** The city gained 28 housing units in 2018. 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** – From 2013 – 2018, City of Boulder median detached home sale prices increased by 46%, while prices attached homes increased by 64%. Median household income for Boulder County increased by 24% during the same period.
- Nonresidential Vacancy Rates Mostly Constant (except R&D/Flex)**

	2015	2016	2017	2018
Retail	1.9%	1.7%	3.5%	3.6%
Office	4.4%	6.4%	11.5%	10.1%
Warehouse	2.5%	3.9%	5.8%	4.3%
R&D/Flex	4.6%	5.0%	5.0%	13.7%

- Nonresidential Square Footage** – Overall, the city saw an 80% decrease in the new, net non-residential square footage over the previous year. At 112,392, a new commercial building as part of the Reve Development represented over half of the non-residential square footage last year.



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 1.2 workers per household (2017 ACS PUMS Data).

The city then uses the resident labor force estimate coupled with the current

[Community Survey](#) (Question D4 & D5) results for the percent of Boulder residents that also work in Boulder. The 2018 Community Survey showed that 70% 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 in-commuters.

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. The report sets forth the sources and methodology for these numbers that are based on survey information.

Nonresidential Square Footage Source and Methodology

Non-residential 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

The city uses nonresidential land use categories that are defined in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. The city uses this manual to evaluate land uses based on how many automobile trips are generated.

ITE Code(s)	Community Profile Nonresidential Land Use Category	Institute of Transportation Engineers (ITE) Definition
800-899; 900-999	Commercial	Includes multiple related categories with different definitions in the Retail, Restaurant, and Service Categories. See ITE manual for definitions of each.
700-799		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	Industrial	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	Warehousing	150 Warehouses are primarily devoted to the storage of materials, but they may also include office and maintenance areas.
500-599	Public and Institutional	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		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	Lodging	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). CU demolition square footage is currently unavailable. Over the past ten years (2007-2018) CU Boulder’s “assignable” square footage was approximately 1.3 million square feet, or 22% of the city’s net new non-residential square footage for the same period.
- ☒ The city does not have data on federal facilities, so the “Public and Institutional” land use category does not include any federal facilities.