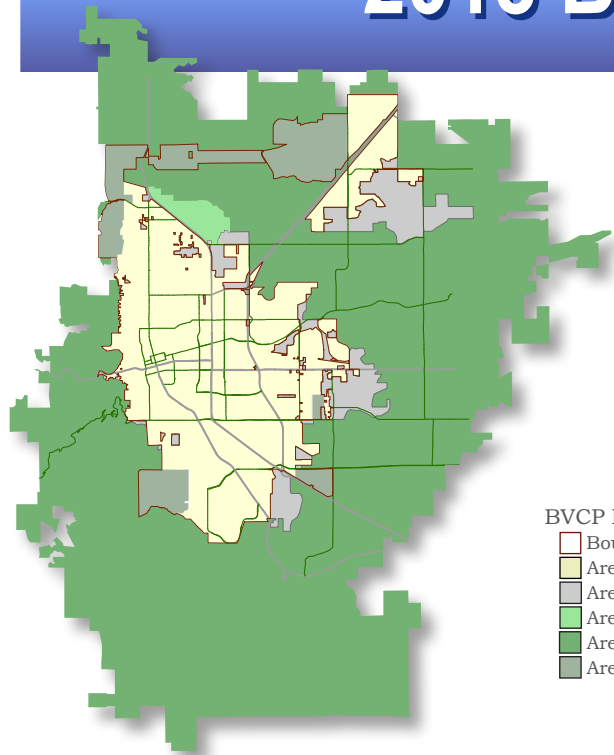


# 2018 Boulder Community Profile



27.3

City Square Miles

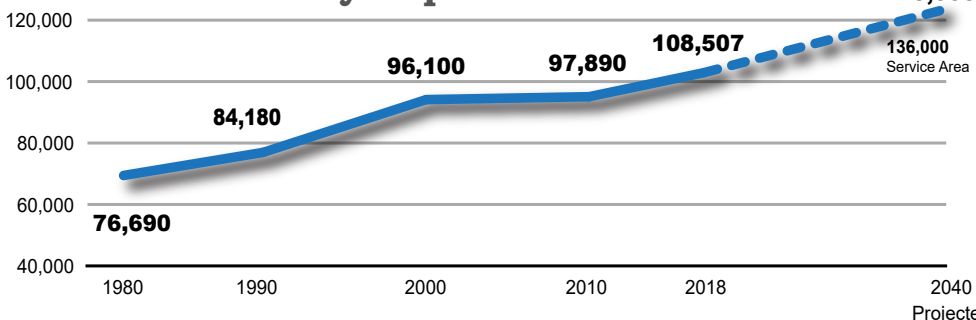
71

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

108,507

City Population<sup>2</sup>  
120,617 Service Area Population

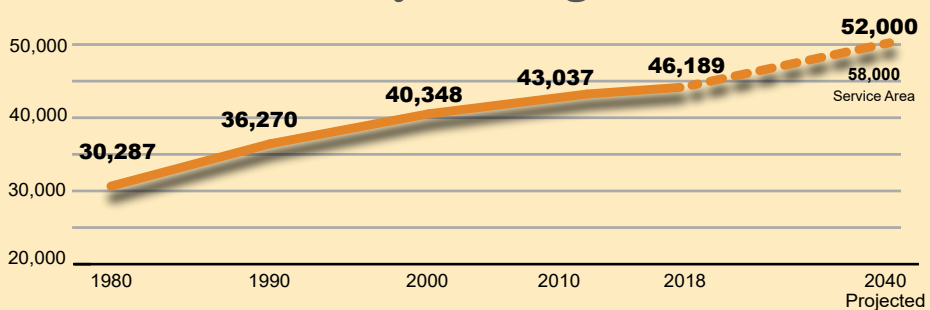
## City Population Trends



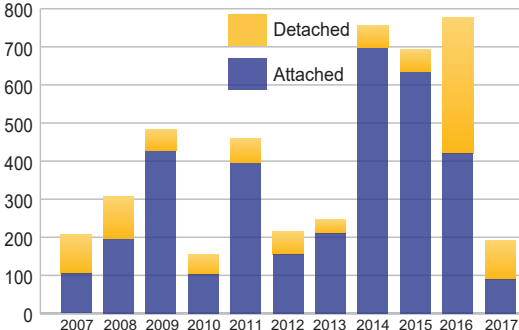
46,189  
Housing  
Units<sup>2</sup>

51,898 Service Area Housing Units

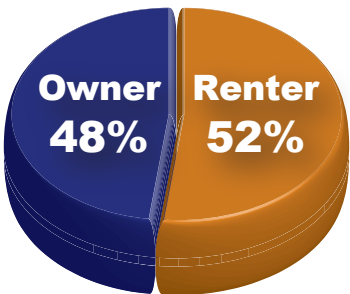
## Total City Housing Units<sup>4</sup>



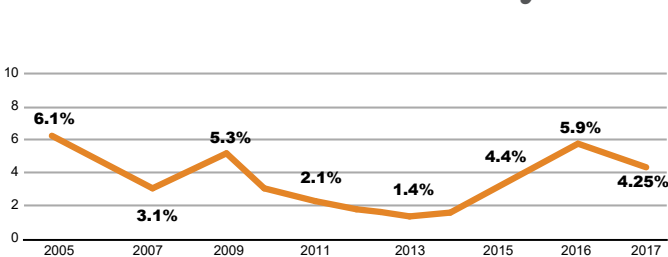
## New Housing Units Completed<sup>4</sup>



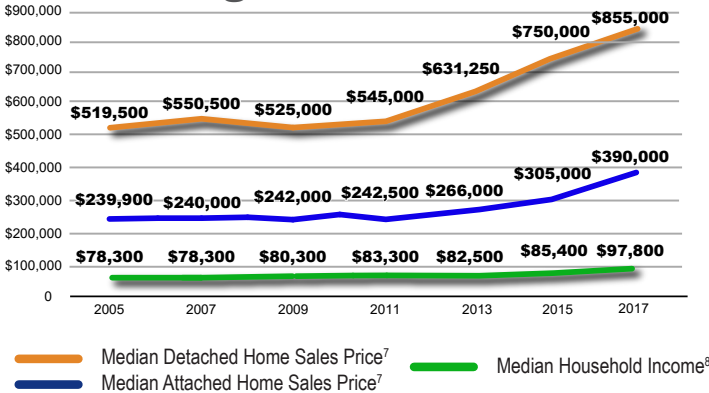
## Rental vs Owner Occupied Housing Units<sup>5</sup>



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



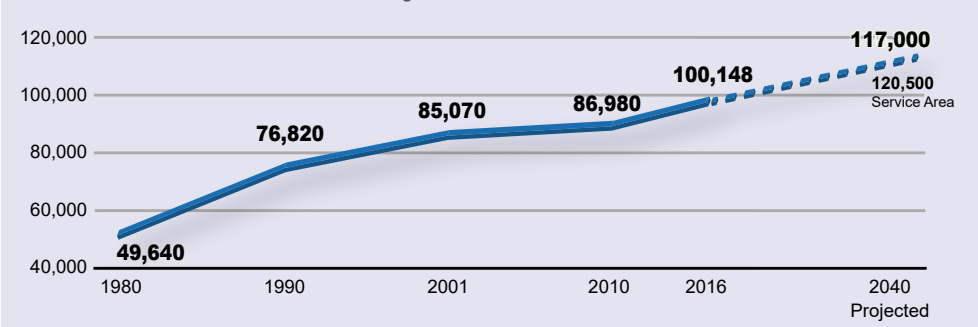
## Housing Costs & Incomes



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

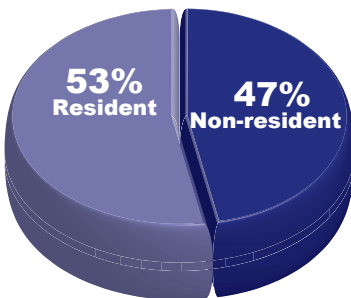
104,263 Service Area Jobs

## City Job Trends

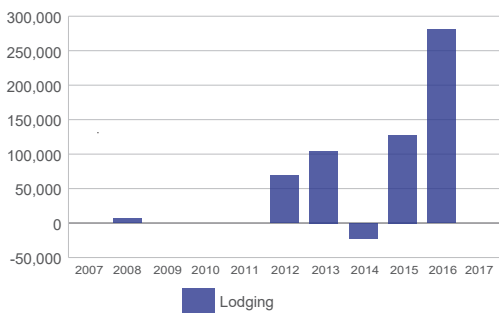


## Boulder Employee Commuting Pattern Estimates<sup>2</sup>

(of the 100,148 jobs in Boulder)

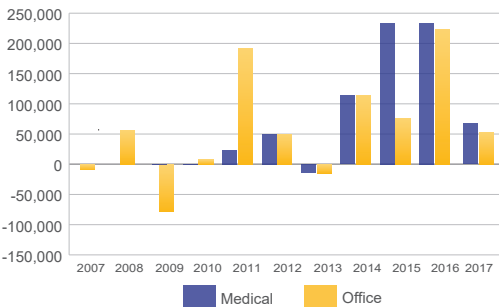


## 10-Year Non-Residential Square Footage Trends<sup>2</sup>



### 2017 Highlights

- No lodging permits received.



### 2017 Highlights

- Boulder Community Health Medical Pavilion.
- "Canyon 28", a 4-level retail and office building at 2755 Canyon Blvd.

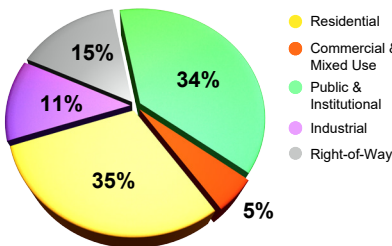
### 2017 Highlights

- "Market", a 4-level commercial and retail building at 3400 Valmont Road.

### 2017 Highlights

- University of Colorado Boulder, Williams Village Dining & Community Commons

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



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

Retail	3.5%
Office	11.5%
Warehouse	5.8%
R&D/Flex	5.0%

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

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

### Footnotes:

All numbers are through 12/31/17 unless otherwise noted. The reverse page of this document provides more background & sources.

- 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 12/31/17.
- 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.
- 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.

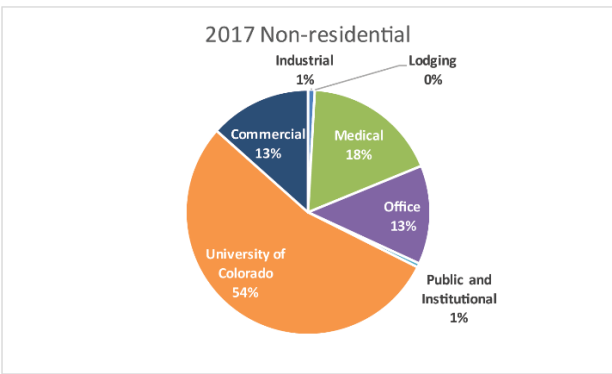
## 2018 Profile Background Information

### Changes from 2017 Community Profile

- Population Increase by 68** – A small decrease in the local group quarters population and a small increase in completed housing units led to the 2017 population increasing by only 0.1%. The population estimate will increase more substantially in 2019 or 2020 as a larger number of homes are completed (which are being permitted in 2018). 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 0.2%.** The city gained 95 housing units in 2017. 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 2014 – 2017, City of Boulder median detached home sale prices increased by 25%, while prices attached homes increased by 38%. Median household income for Boulder County increased by 9% from 2014-2017.
- 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 2017 Community Profile reflects the “backcasted” employment numbers going back to 2001.
- Nonresidential Vacancy Rates Generally Increased** – The vacancy rates for Retail, Office and Warehouse increased, while the rate for R&D/Flex remained constant.

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

- Nonresidential Square Footage** – Overall, the city saw a 35% decrease (net) of new non-residential square footage in 2017. At 212,854 square feet, the Williams Village dining hall represented over half of the non-residential square footage last year. As a result, absent of the Williams Village dining hall the city realized a 70% decrease in new non-residential square footage.



### 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 19: Question D4 & Table 20: Question D5) results for the percent of Boulder residents that also work in Boulder. The 2016 Community Survey showed that 83% of Boulder residents also work in Boulder, or the resident labor force (a 2% rise from the 2014 Community Survey).

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 incommuters.

The [2013 State of the System Report](#) provides additional information on in commuter and out commuter 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. The report sets forth the sources and methodology for these numbers that are based on survey information. The 2018 Community Profile reports a 4.25% residential rental vacancy rate that is the average of Quarters 1-4 of 2017.

### 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

The city uses 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.

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). CU demolition square footage is currently unavailable. Over the past ten years (2007-2017) CU Boulder’s net new square footage was approximately 1.7 million square feet, or 30% of the city’s net new non-residential square footage for the same period of time.
- ☒ The city does not have data on federal facilities, so the “Public and Institutional” land use category does not include any federal facilities.