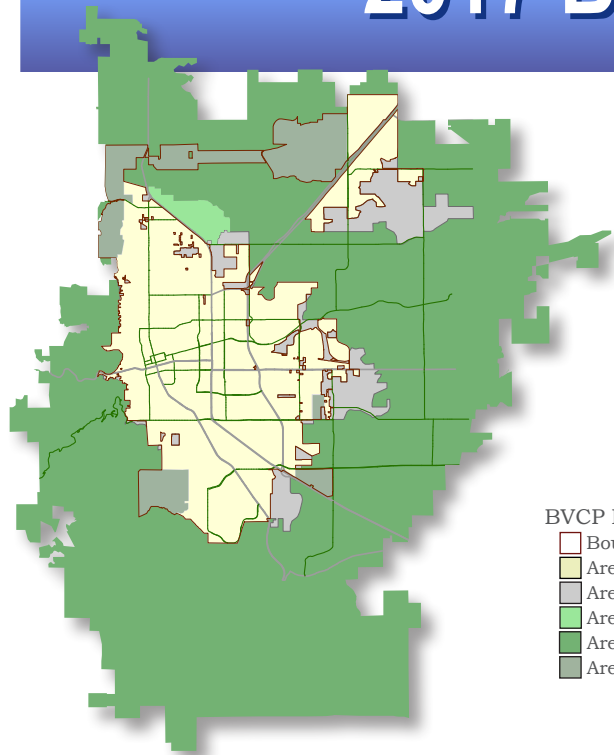


2017 Boulder Community Profile



25.8

City Square Miles

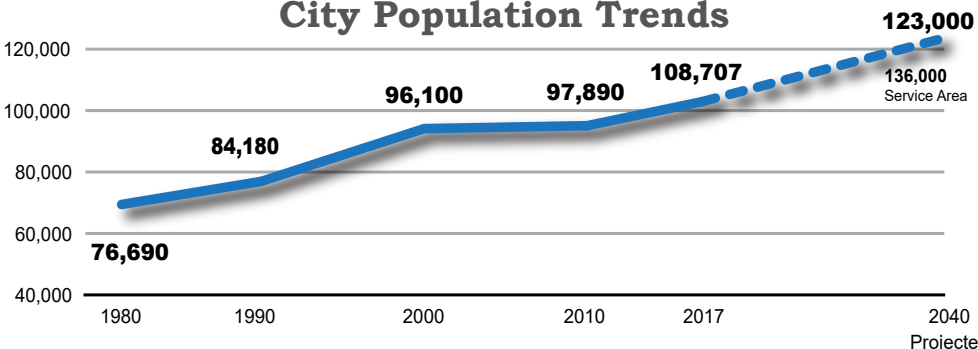
71

City Open Space
Square Miles¹

108,707

City Population²
120,829 Service Area Population

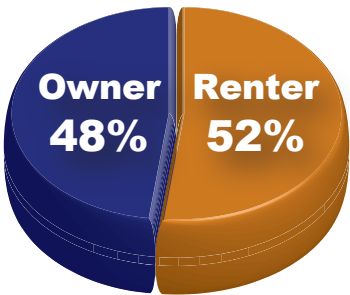
City Population Trends



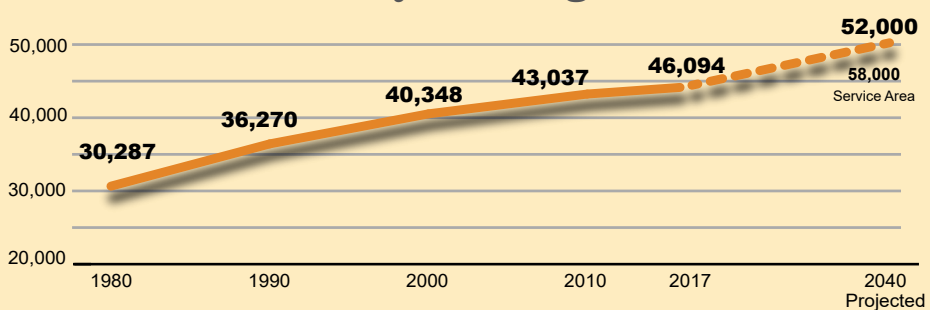
46,094
Housing
Units²

51,132 Service Area Housing Units

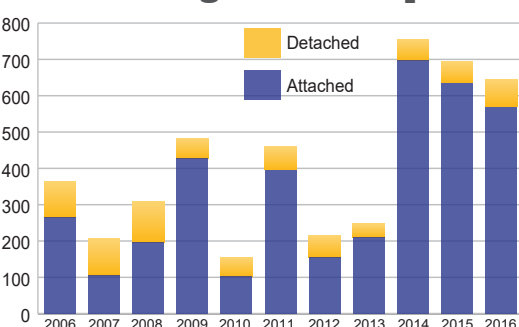
Rental vs Owner Occupied Housing Units⁵



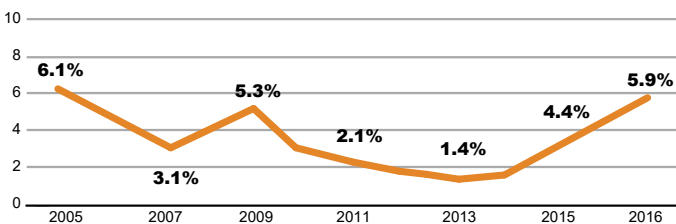
Total City Housing Units⁴



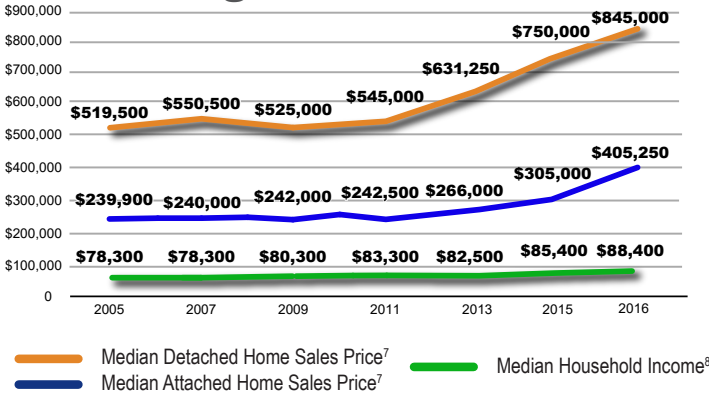
New Housing Units Completed⁴



Residential Rental Vacancy Rates⁶



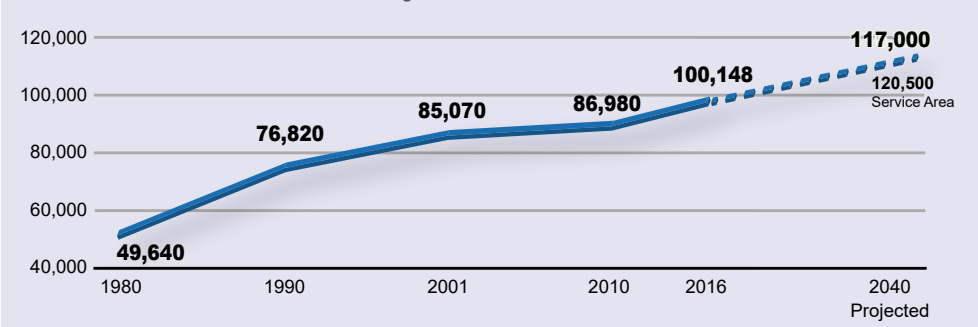
Housing Costs & Incomes



100,148
Jobs²

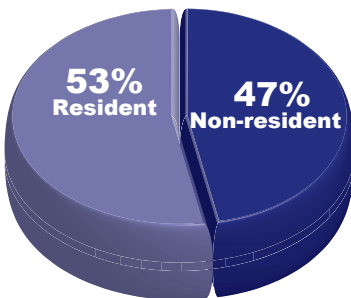
104,263 Service Area Jobs

City Job Trends

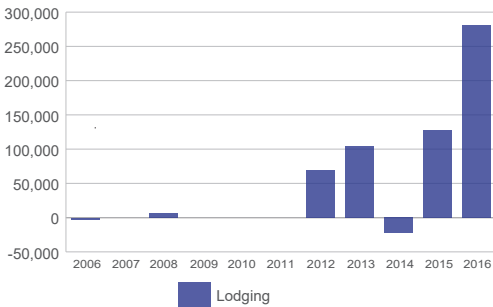


Boulder Employee Commuting Pattern Estimates²

(of the 100,148 jobs in Boulder)



10-Year Non-Residential Square Footage Trends²



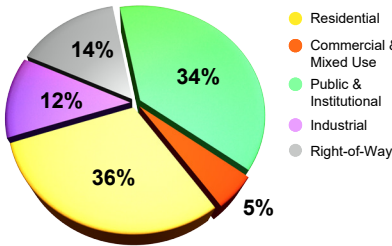
2016 Highlights

- 155-unit Marriott Residence Inn
- 5-story Embassy Suites

2016 Highlights

- Restaurant (at Google Campus)
- Office/Warehouse (Gunbarrel)
- The Commons (Junciton Place)
- Natural Grocers (Pearl St.)

Land Area by Zoning²

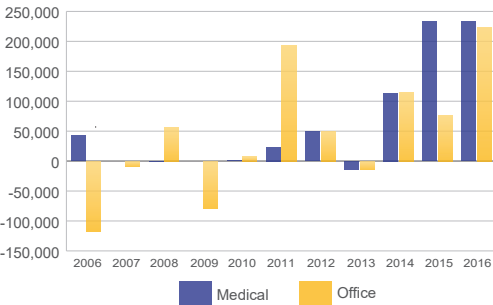


Vacancy Rate⁹

Retail	1.7%
Office	6.4%
Warehouse	3.9%
R&D/Flex	5.0%

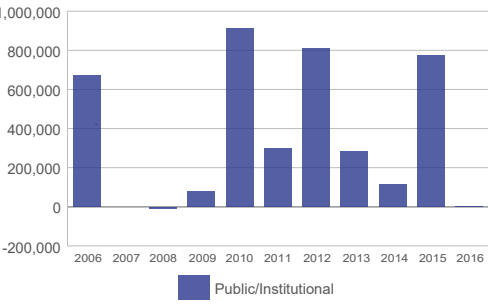
Top 10 Employers (2016) (listed in alphabetical order)

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



2016 Highlights

- Google Office Space
- Office Building (Iris Hollow)



Footnotes:

- All numbers are through 12/31/16 unless otherwise noted. The reverse page of this document provides more background & sources.
- City of Boulder Open Space and Mountain Parks
 - 2016 Estimate, City of Boulder Dept of Planning, Housing 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 12/31/16.
 - 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 2016.

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.

2017 Profile Background Information

Changes from 2016 Community Profile

- 1. **Population Increased by 2034** – The city added an estimated 1,540 residents in 2016, or a 1.4% increase from 2015. 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)
- 2. **Housing Units Increased by 1.5%**. The city gained 672 housing units in 2016. 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.
- 3. **Housing Costs Increased** - City of Boulder median detached and attached home sales prices increased from 2013-2016 at a rate of 34% for detached homes and 52% for attached homes. Median household income for Boulder County increased by 7% from 2013-2016.
- 4. **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 2016 Community Profile reflects the “backcasted” employment numbers going back to 2001.
- 5. **Nonresidential Vacancy Rates Generally Increased** – The vacancy rates Office, Warehouse and R&D/flex increased, while the rate for Retail slightly decreased.

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

- 6. **Nonresidential Land Use Categories Changed** – the categories for Non-Residential Square Footage Trends changed in 2016. The purpose of the changes were to 1) address a need for more nuanced data by land use type; and 2) better define each land use category using and already established framework. The Nonresidential Square Footage Source and Methodology section below summarizes the categories in more detail.
- 7. **Nonresidential Square Footage** - The city gained (net and gross) new nonresidential square footage at a higher rate than the average annual gain over the last ten years when new University of Colorado square footage is excluded (see discussion of CU square footage in section below). The city has averaged about 700,000 gross new square feet of nonresidential and about 560,000 net new square feet of nonresidential each year from 2006-2016, while in 2016 the city gained about 740,000 square feet of gross new and 600,000 square feet of net new when demolitions are accounted for.

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 commuters.

The [2013 State of the System Report](#) provides additional information on commuter and outcommuter 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. Pages 1-7 and 1-8 that report set forth the sources and methodology for these numbers that are based on survey information. The 2017 Community Profile reports a 5.9% residential rental vacancy rate that is the average of Quarters 1-4 of 2016.

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:

- 1. Compiling a database of all issued nonresidential building permits that resulted in new square footage;
- 2. Compiling a database of all issued demolition permits that resulted in a loss of nonresidential square footage;
- 3. Assigning a land use category to each permit that either resulted in a gain or loss of nonresidential square footage; and
- 4. Summarizing gross new and demolished nonresidential square footage by land use category.

Nonresidential Analysis Land Use Categories

For the 2017 Community Profile, the city used 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. The table below summarizes each of the land uses as used in the 2016 Community Profile.

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	Office	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	Medical	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 April 2016). CU demolition square footage is currently unavailable. 2005-2015 CU gross new square footage is approximately 2.1 million sq ft, or 27% of the city’s gross new public and institutional square footage for this period.
- ☒ The city does not have data on federal facilities, so the “Public and Institutional” land use category does not include any federal facilities.