

Boulder in 2035: Trends & Consequences



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School of Business

Boulder Economic Summit 2010

Business Research Division

*Colorado's conduit for business
and economic research*

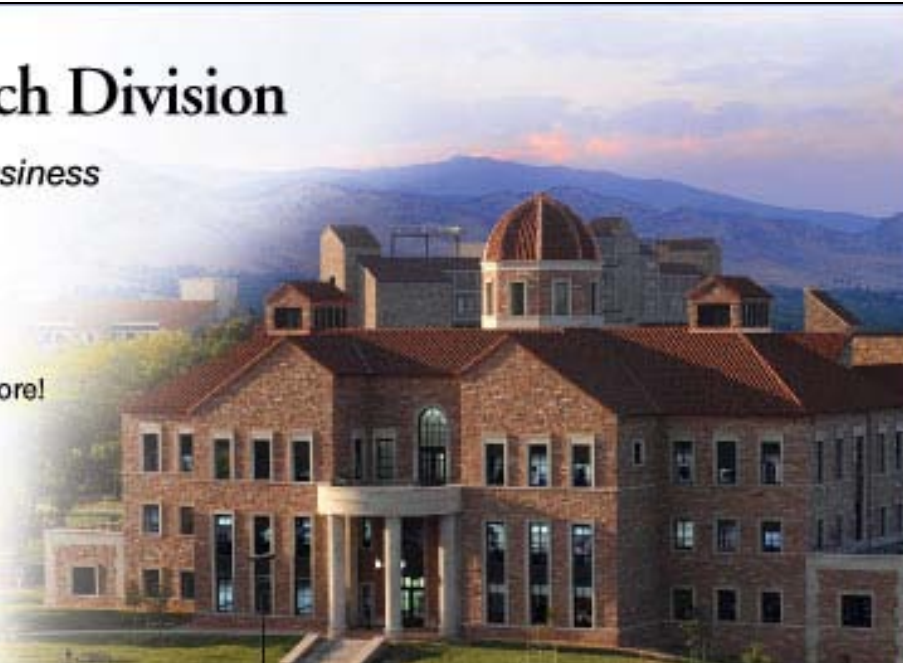
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Leading City

No. 4 in Best Cities for the Next Decade (Kiplingers)

Boulder, Colo., a Magnet for High-Tech Start-Ups (New York Times)

Best City for Tech Startups (Bloomberg Businessweek)

#1 in fast cities 2010 for smart energy (Fast Company)

#3 America's Best Bike Cities (Bicycling Magazine)

“Expect Boulder to outperform the nation.” (Moody's)

Ranked 14th for Best Places for Business and Careers (Forbes)

Two Boulder companies list in “50 Best Place to Work in America” (Outside)

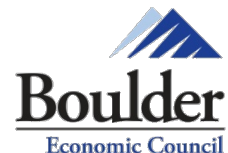
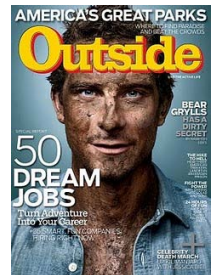
Smartest City (Forbes)

Strongest U.S. Housing Market (Bloomberg Businessweek)

No. 1 in the Gallup-Healthways Well-Being Index (USA Today)

9th in top 100 places to live in 2010 (Relocate America)

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“ It’s tough to make predictions, especially about the future”

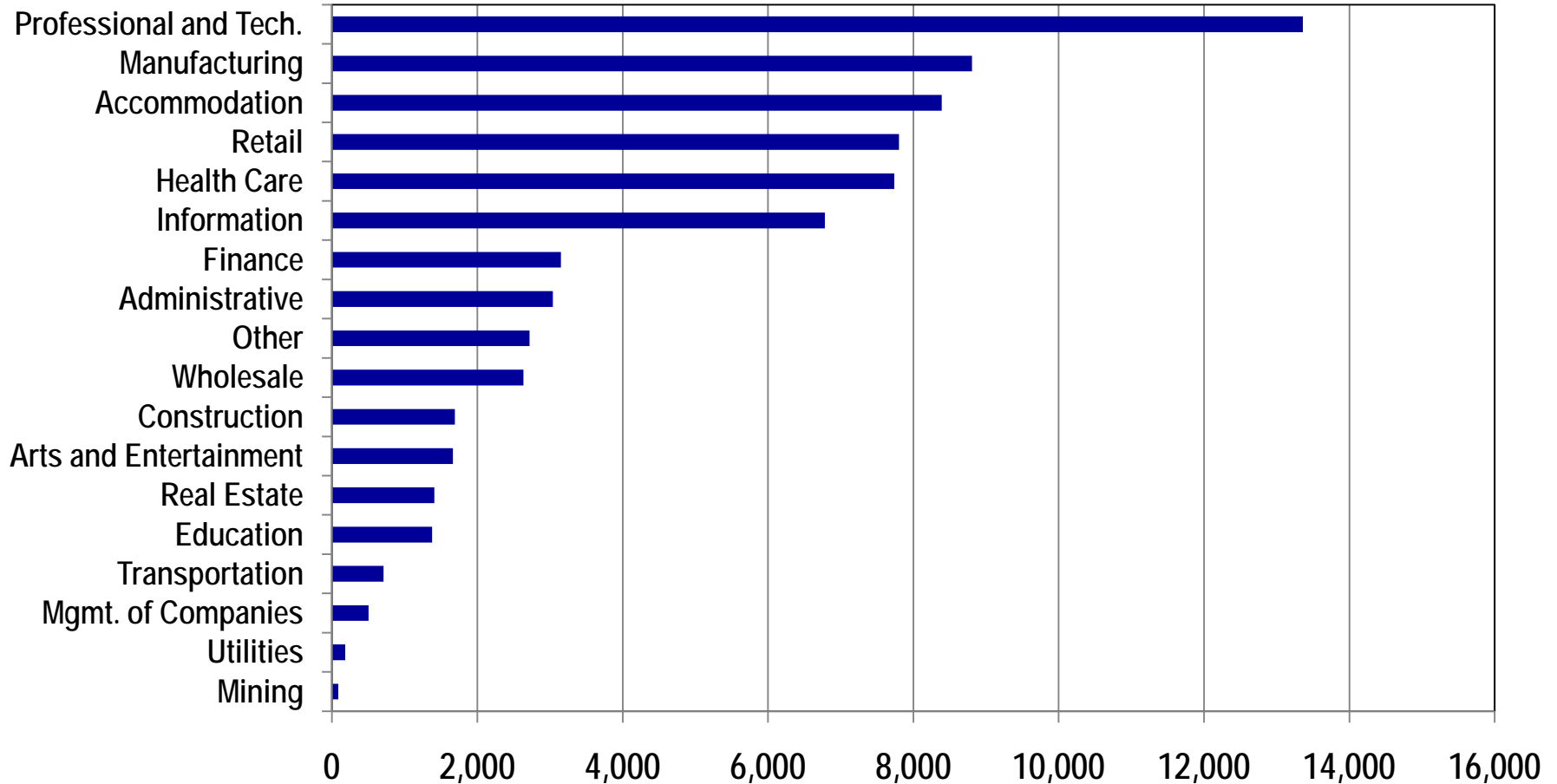
Yogi Berra



The Challenge: To Keep Boulder a Leading City

- Employment and Wages
- Population
- Housing & Real Estate
- Energy
- Transportation
- Innovation & Education
- Revenues and Services
- A Leading City

City of Boulder Private Employment



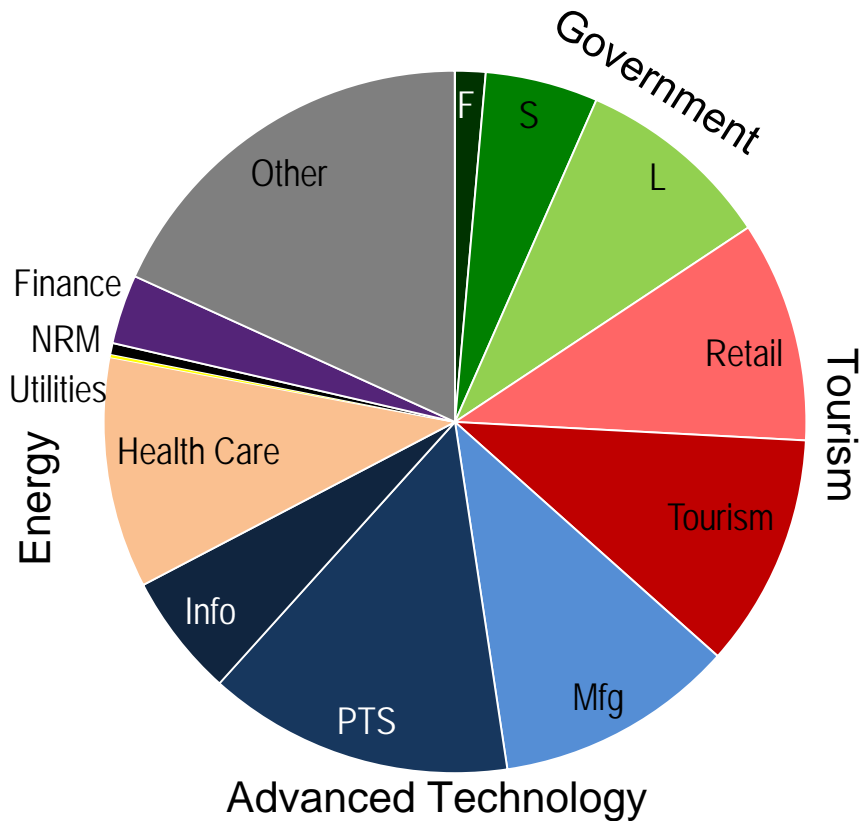
Source: Colorado Department of Labor, Q3 2008 through Q2 2009.

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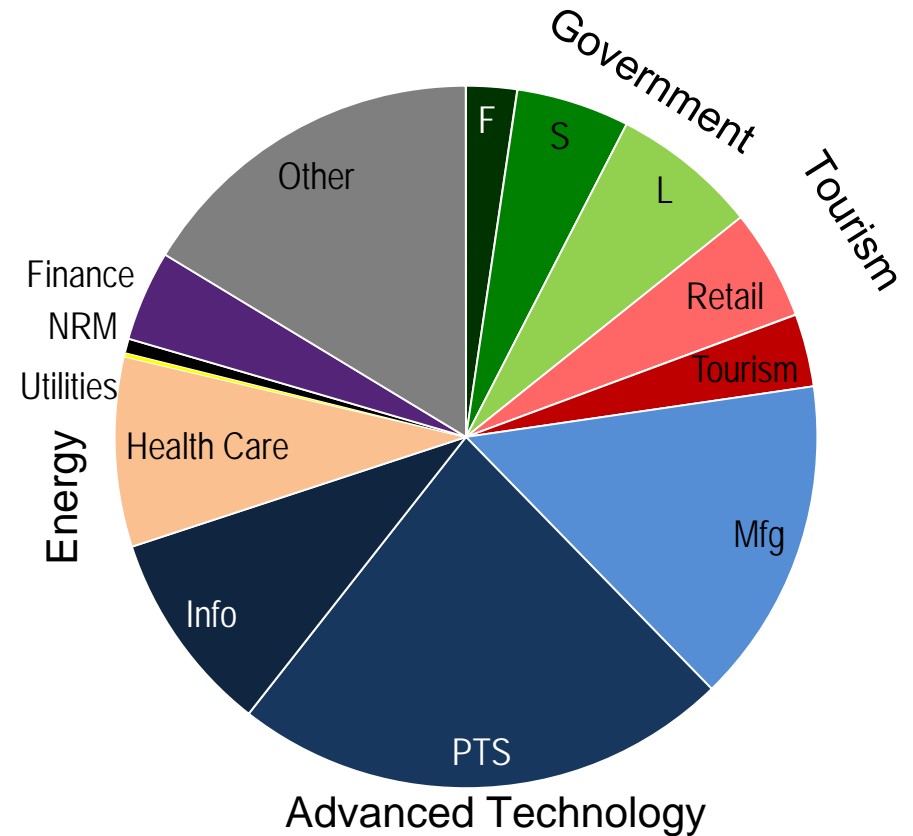
Employment and Wages

Boulder County

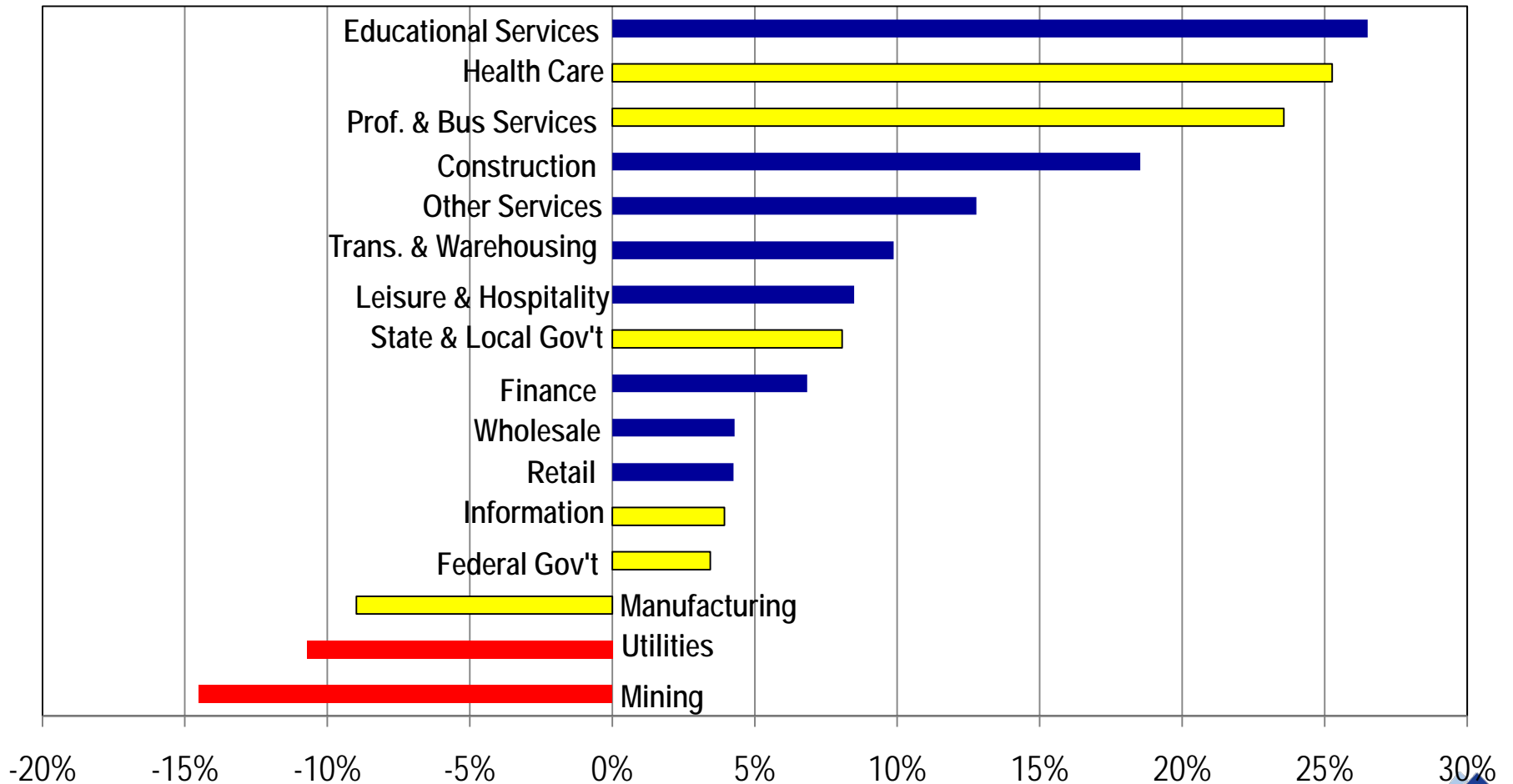
Employment



Total Wages



National Employment Change, 2008-2018

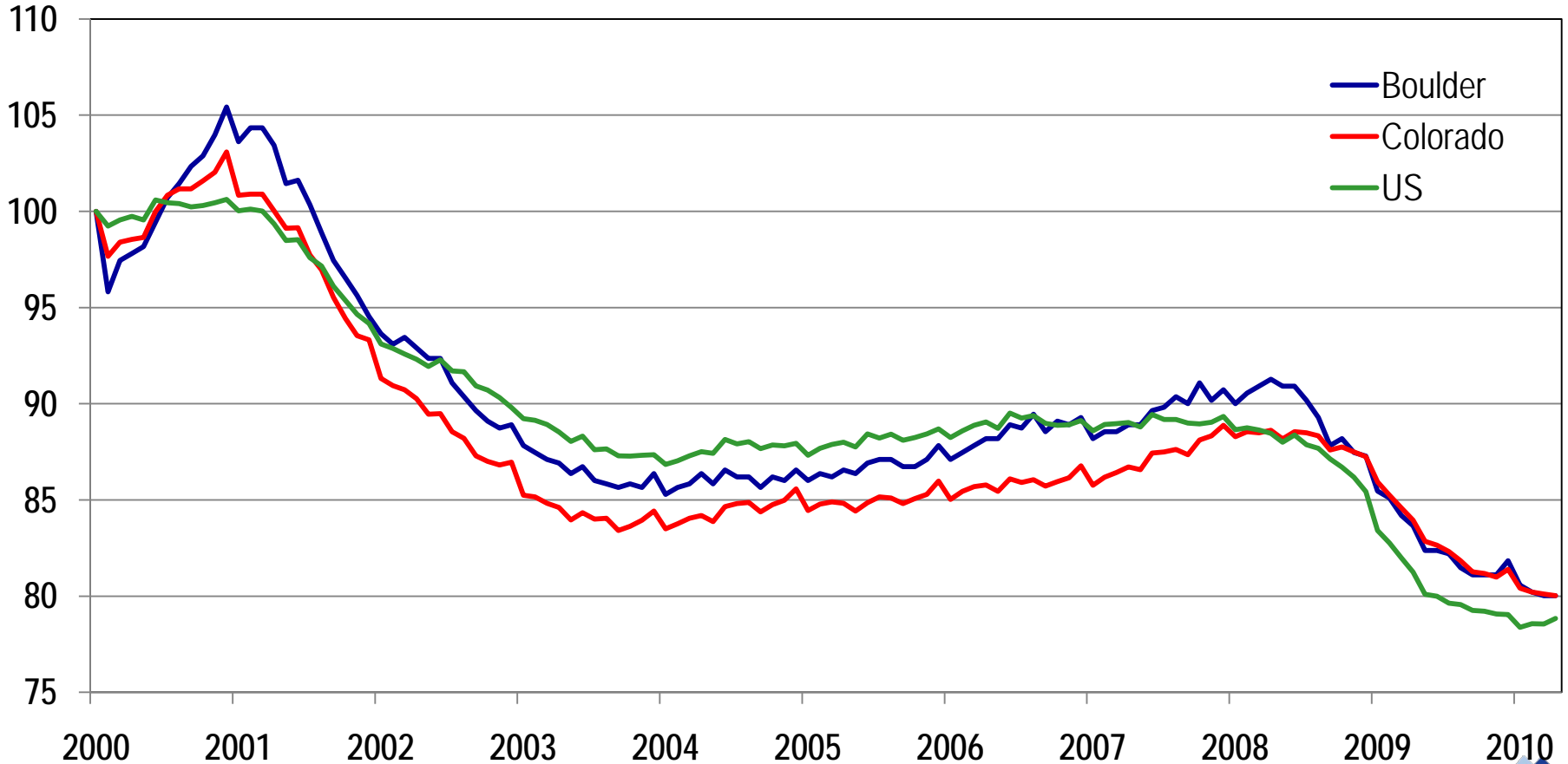


Source: Bureau of Labor Statistics.

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Advanced Technology Employment

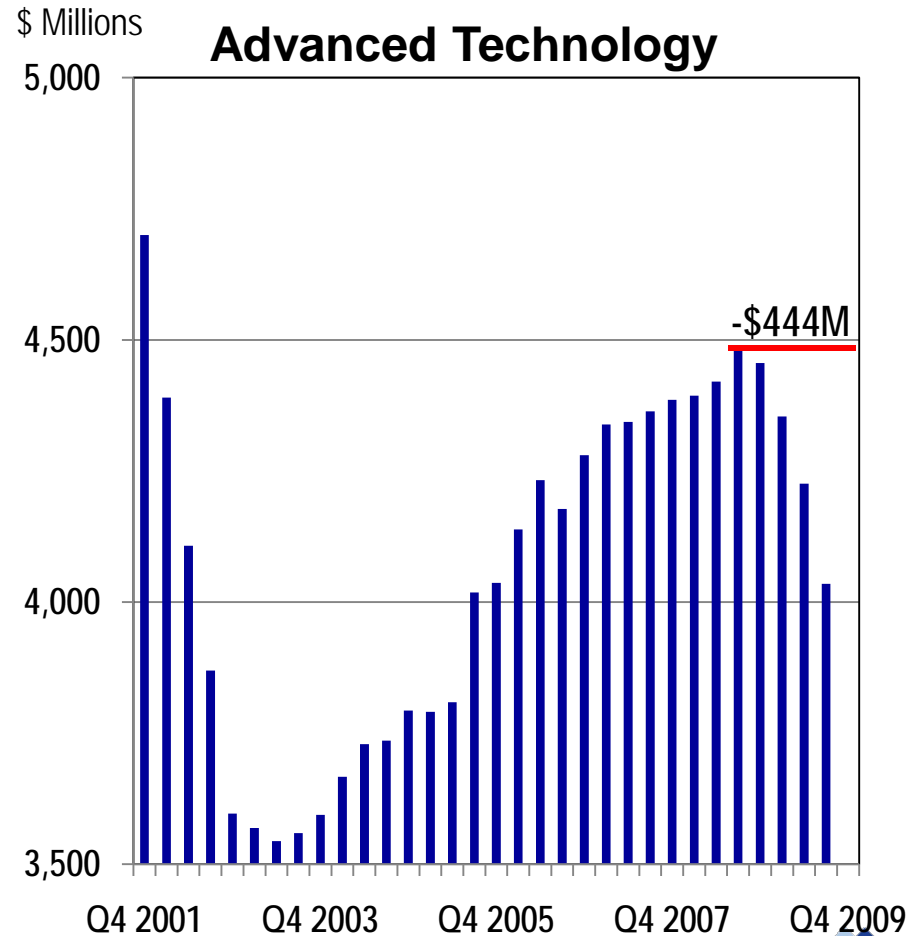
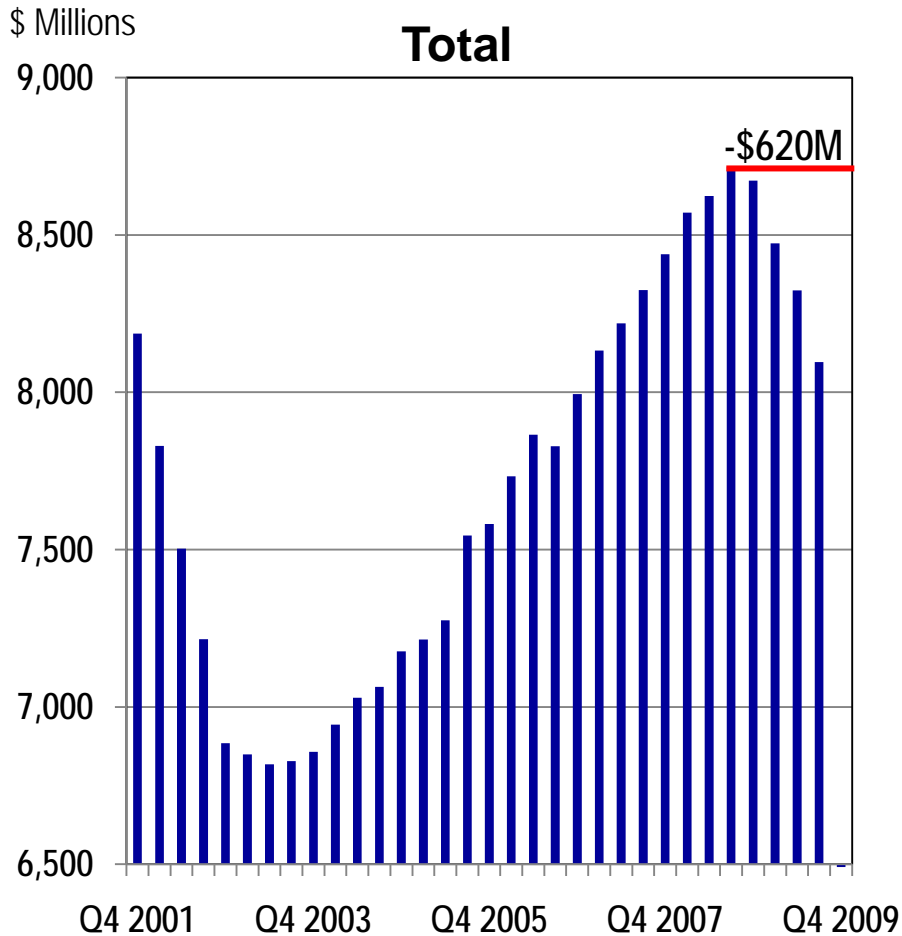
Indexed, 2000=100



Source: Bureau of Labor Statistics.

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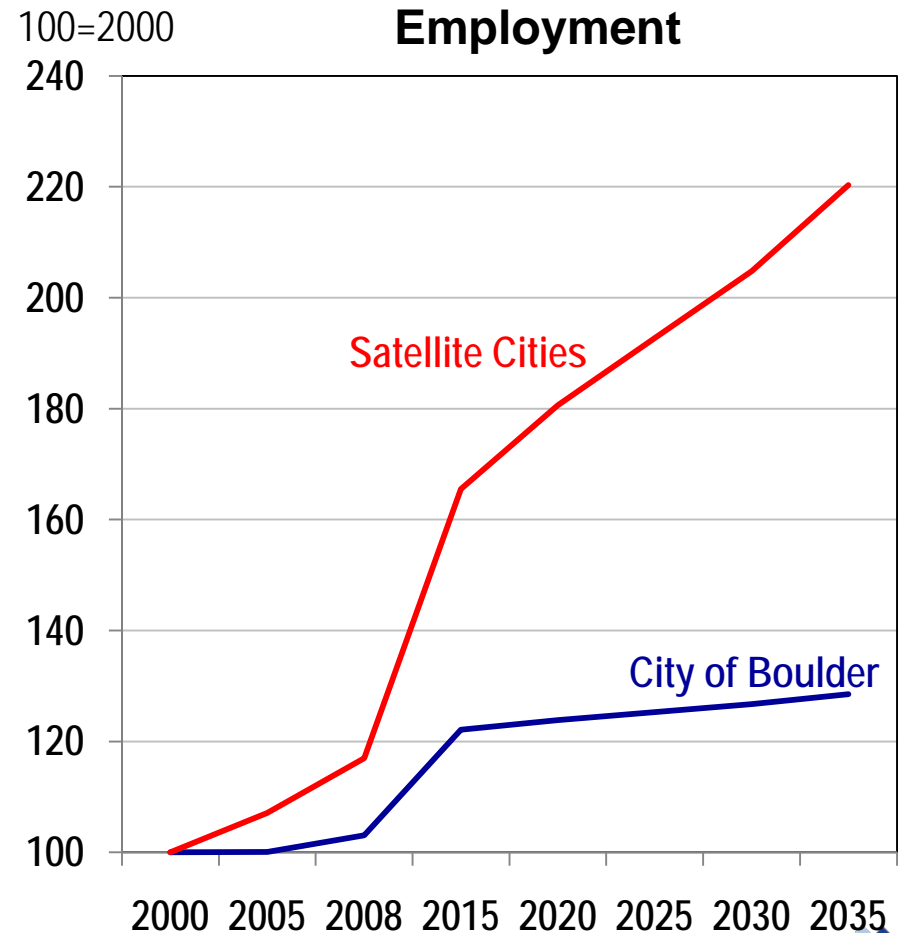
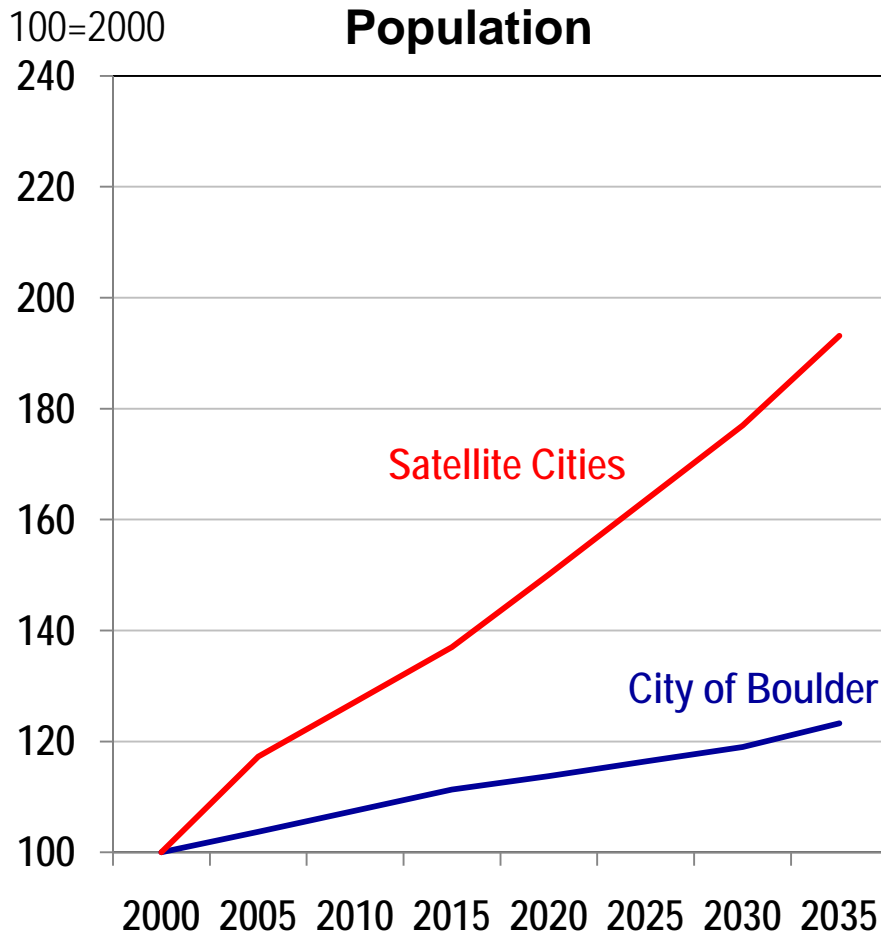
Boulder County Wages



Source: Bureau of Labor Statistics, Four quarter rolling sums.

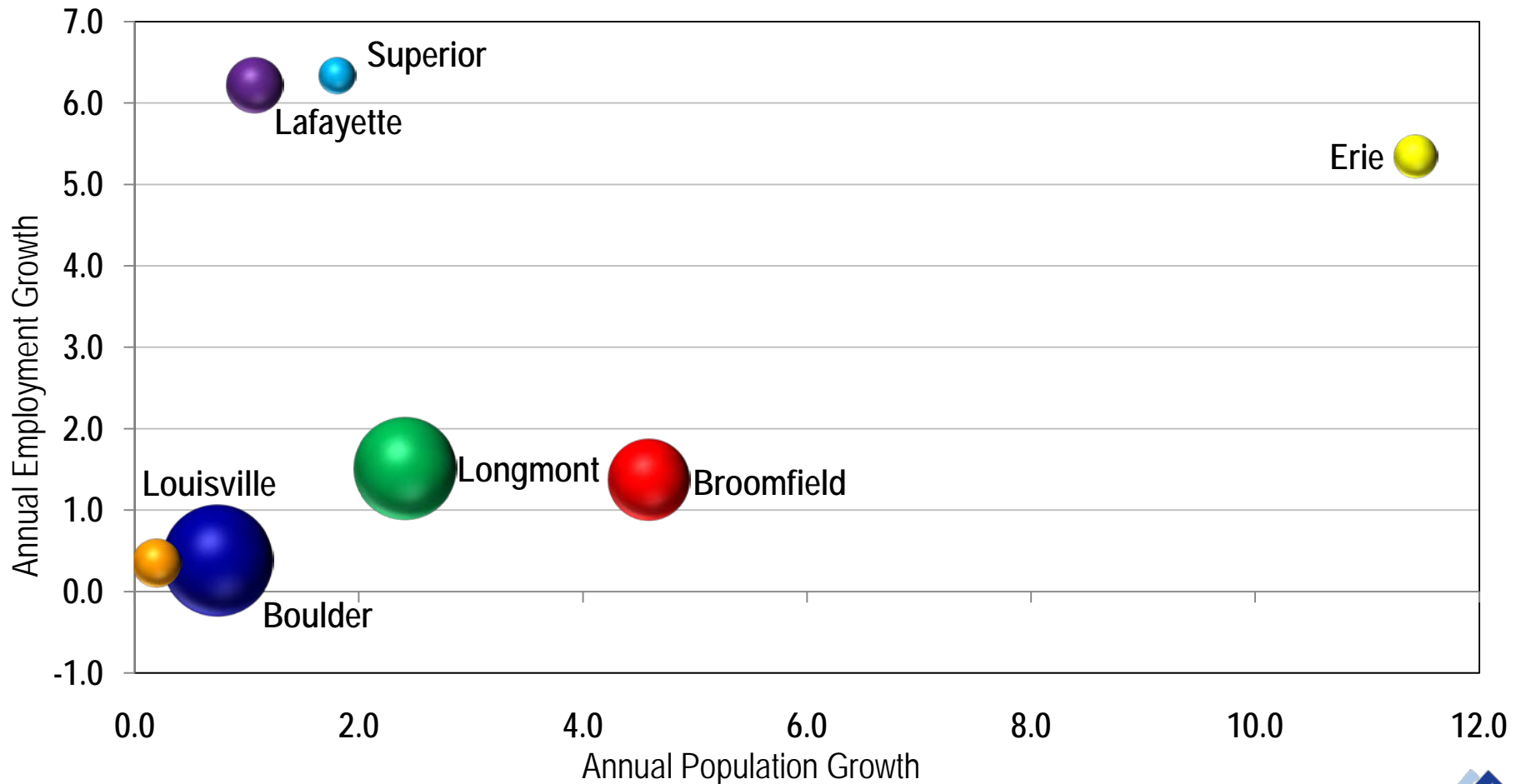
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Forecast Population Growth



Population & Employment – 2008

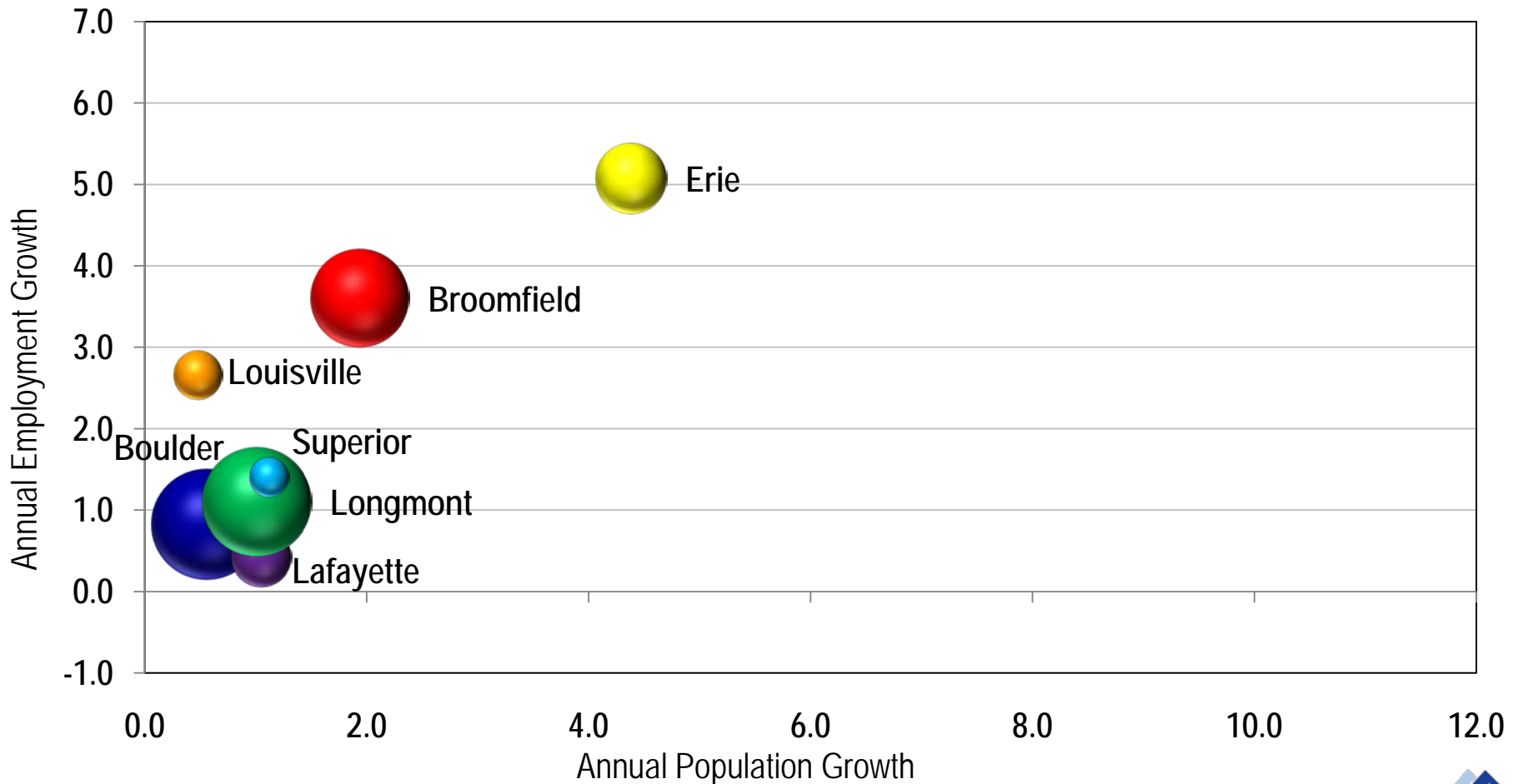
(CAGR 2000-2008)



Sources: Colorado Department of Local Affairs, Demography Office; Denver Regional Council of Governments.
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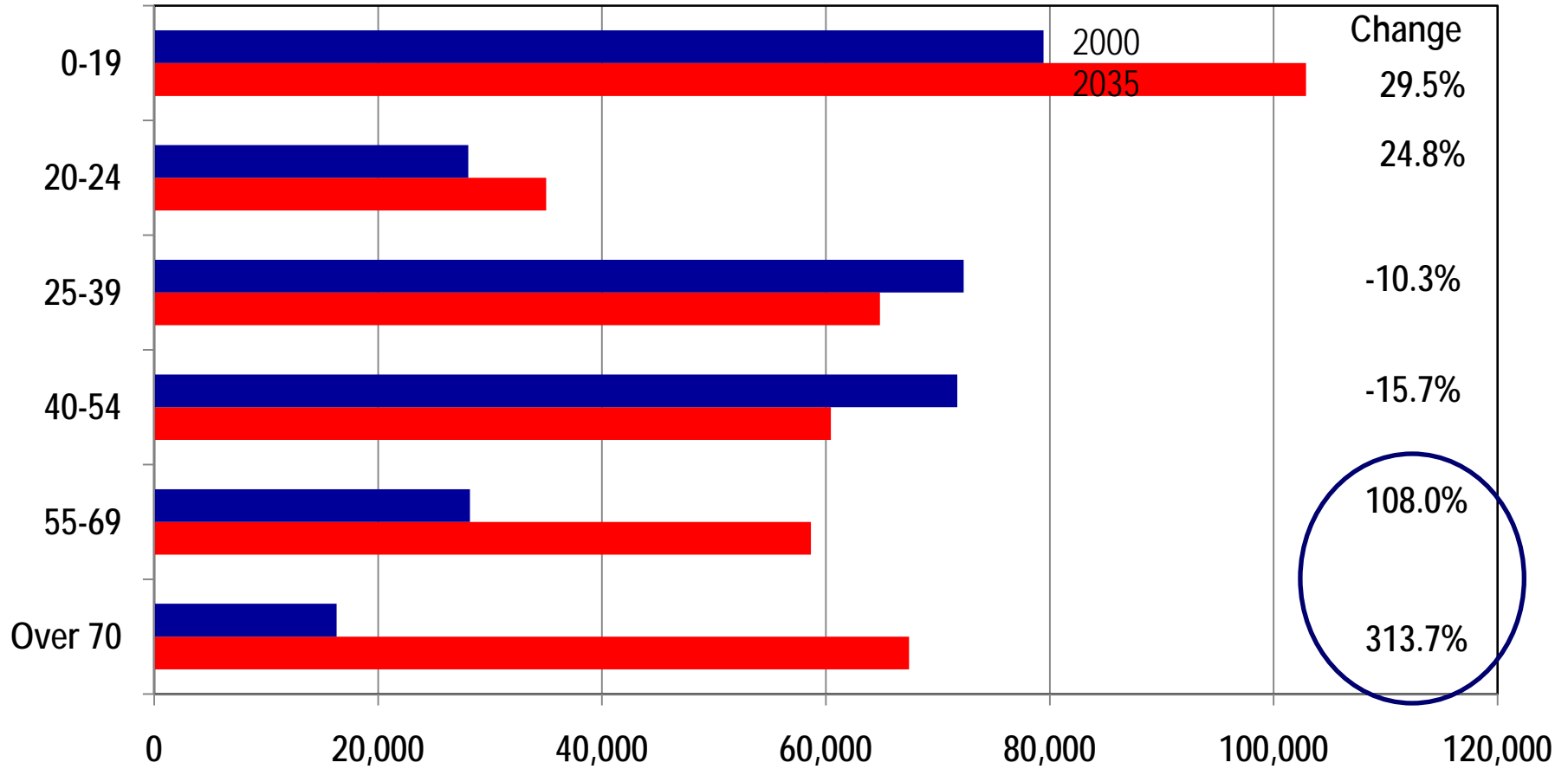
Population & Employment – 2035

(CAGR 2008-2035)



Sources: Colorado Department of Local Affairs, Demography Office; Denver Regional Council of Governments.
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Population Age Demographic Boulder County



Source: Division of Local Government, State Demography Office.

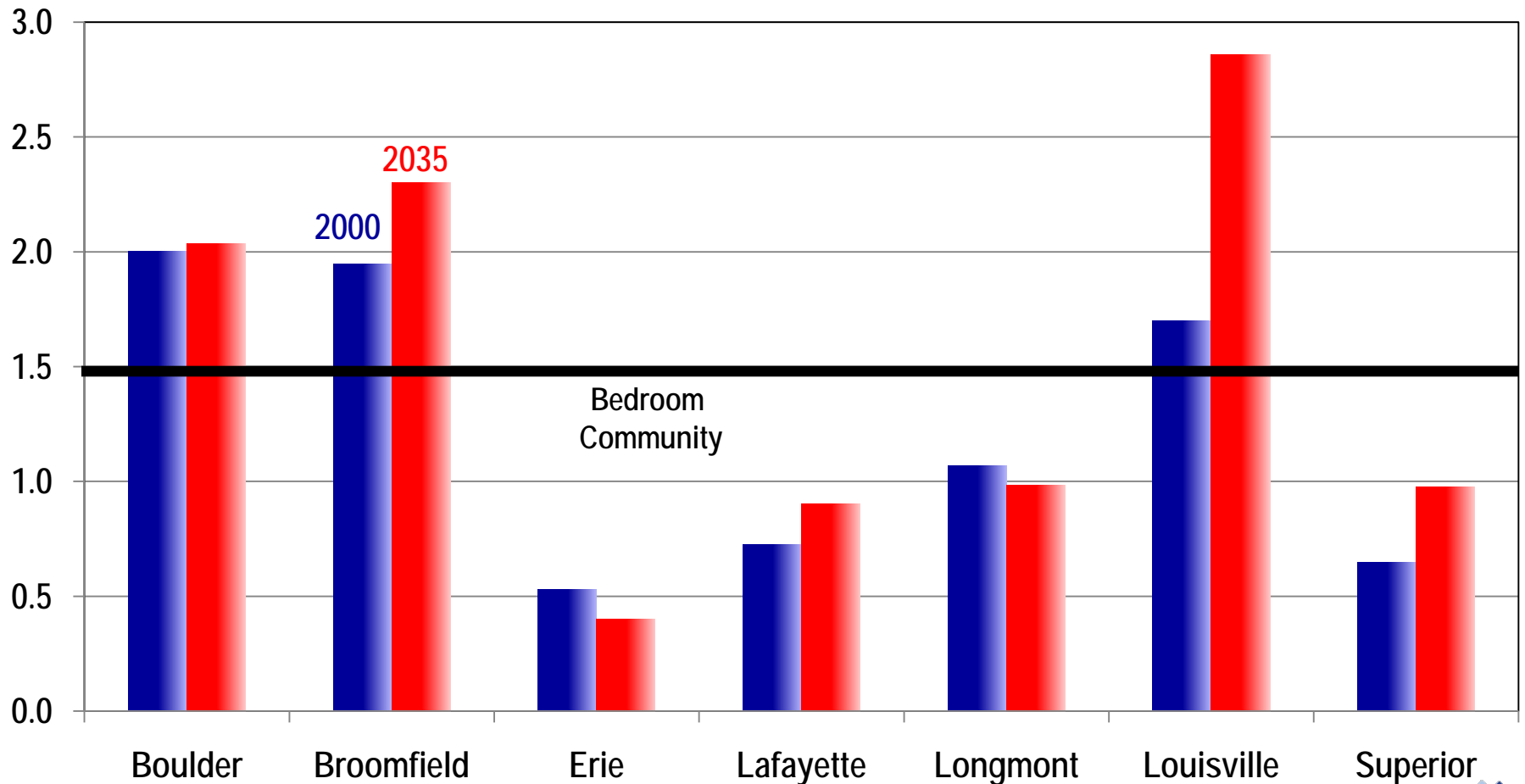
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Housing and Commercial Real Estate



Jobs to Housing Ratio

2000-2035

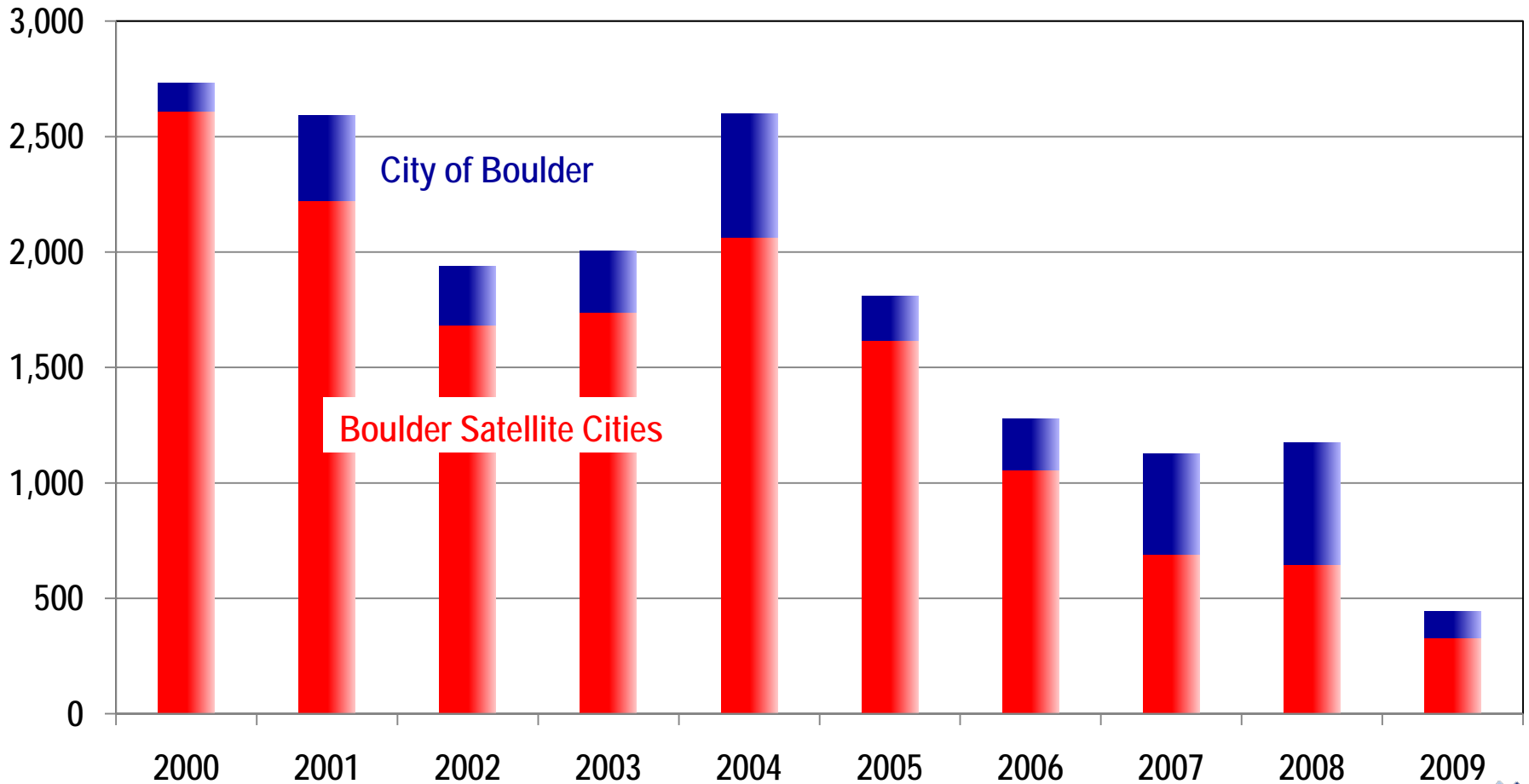


Source: Colorado Department of Local Affairs, Demography Office.

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Building Permits

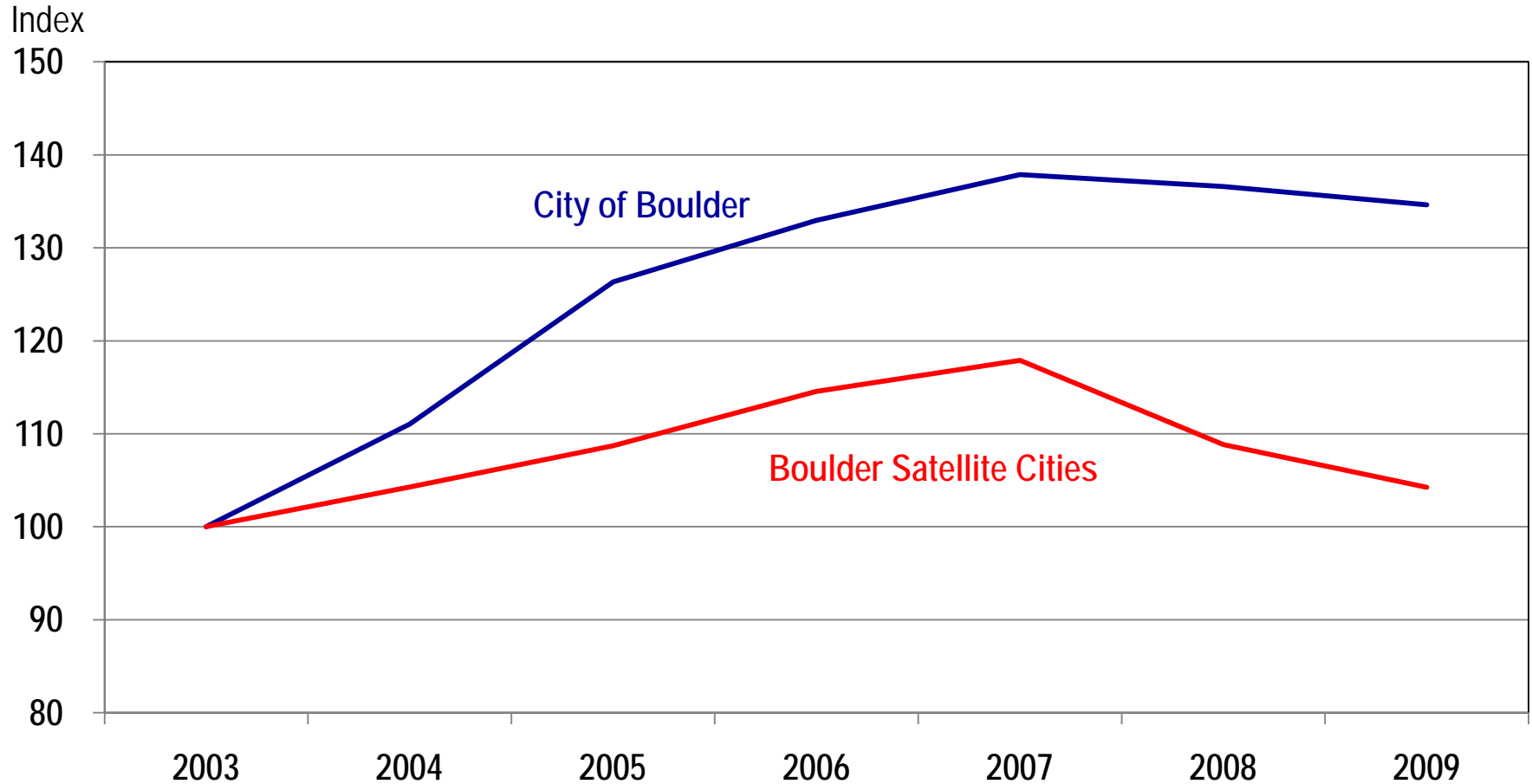
Total Residential, Units



Sources: U.S. Census Bureau, City of Boulder.

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Average Sales Price Indexed

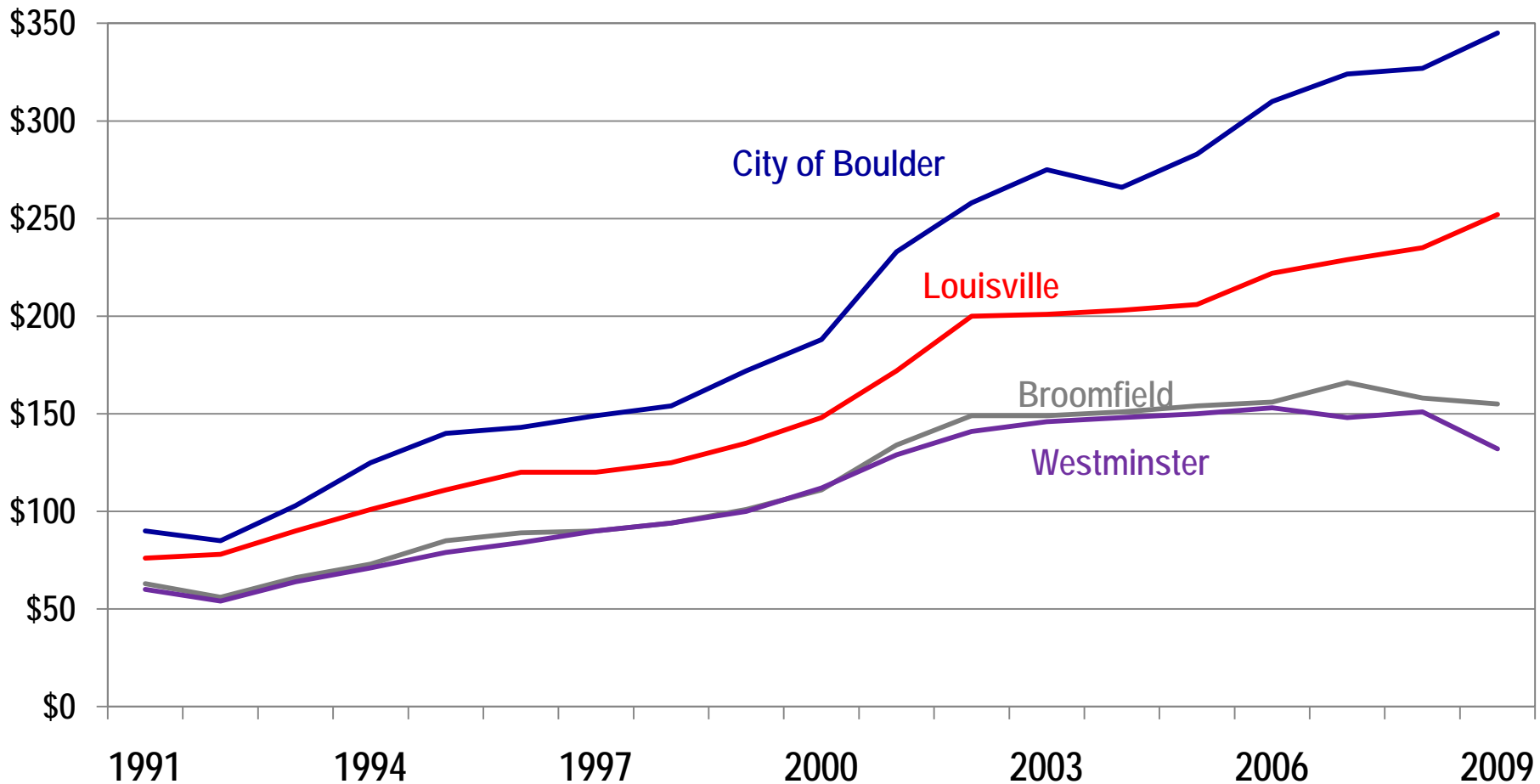


Source: Boulder Area Realtor Association (Single and Attached Dwellings).

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Single Family Homes

Median Prices PSF

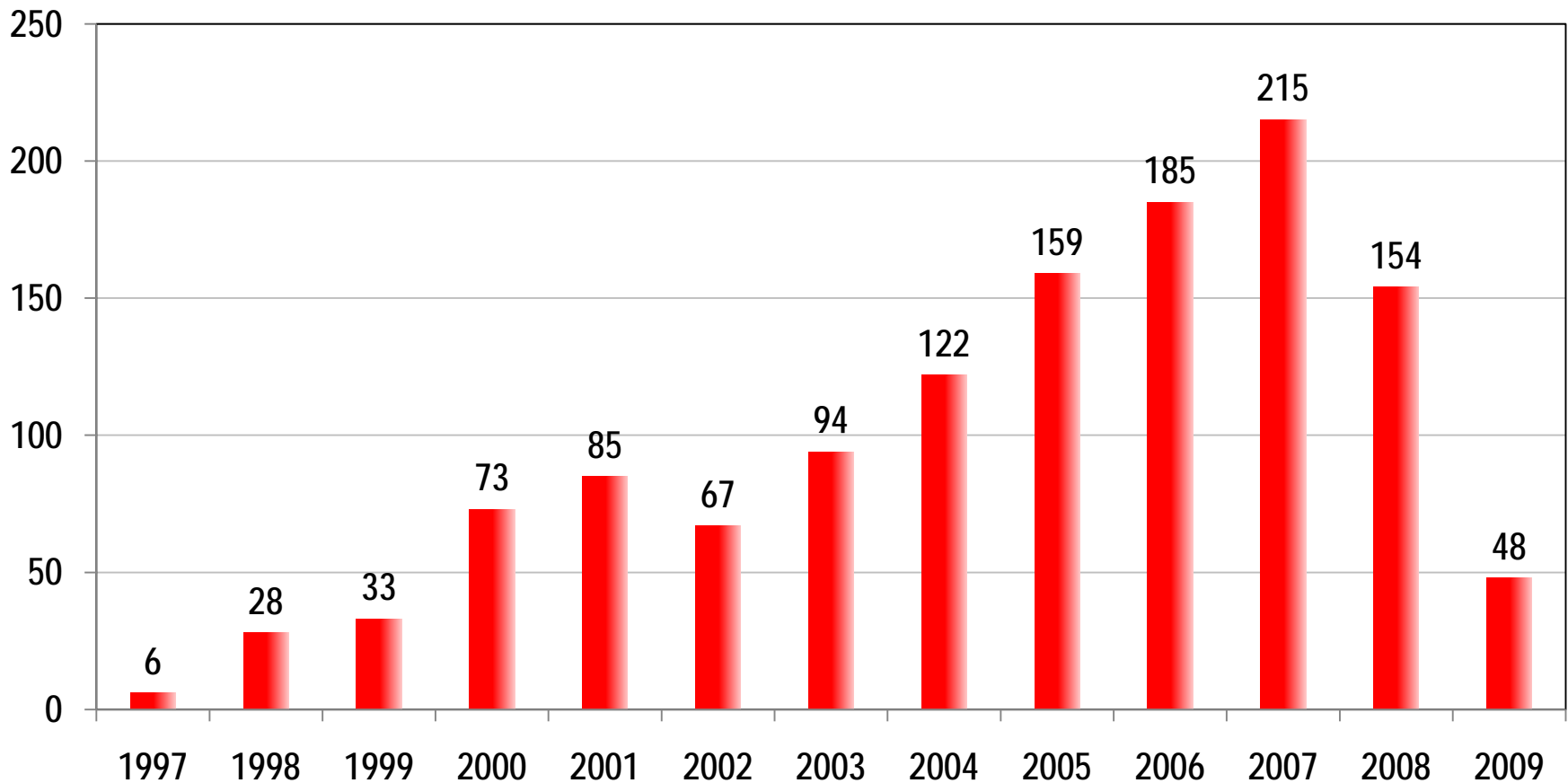


Source: Agents for Home Buyers, Metrolist (1k-2k sq. ft. homes).

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Million Dollar Homes Sold

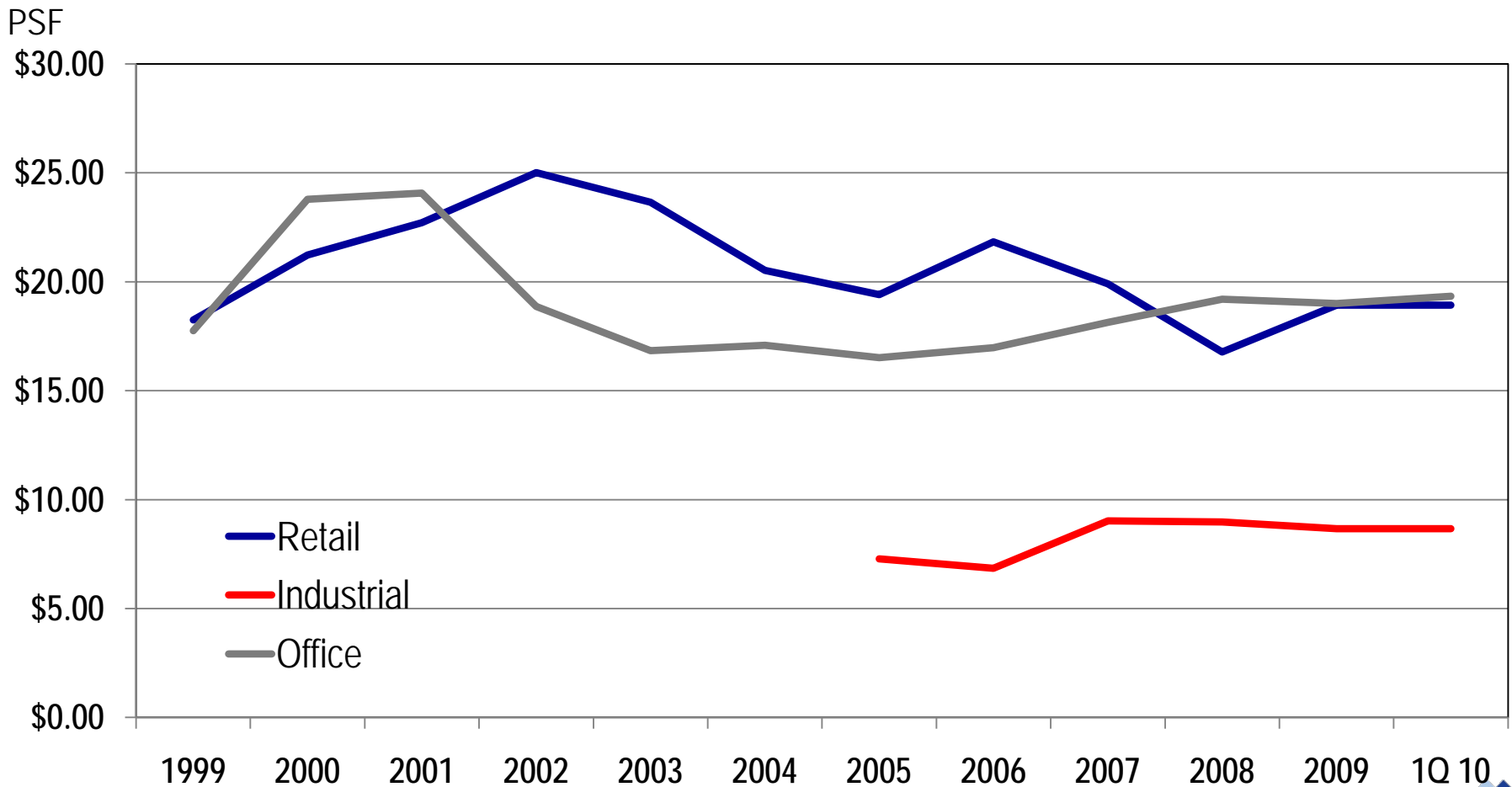
Boulder County



Source: Kearney Realty Co./ Metro Brokers, Information Real Estate Services (IRES).
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Commercial Rents

City of Boulder PSF



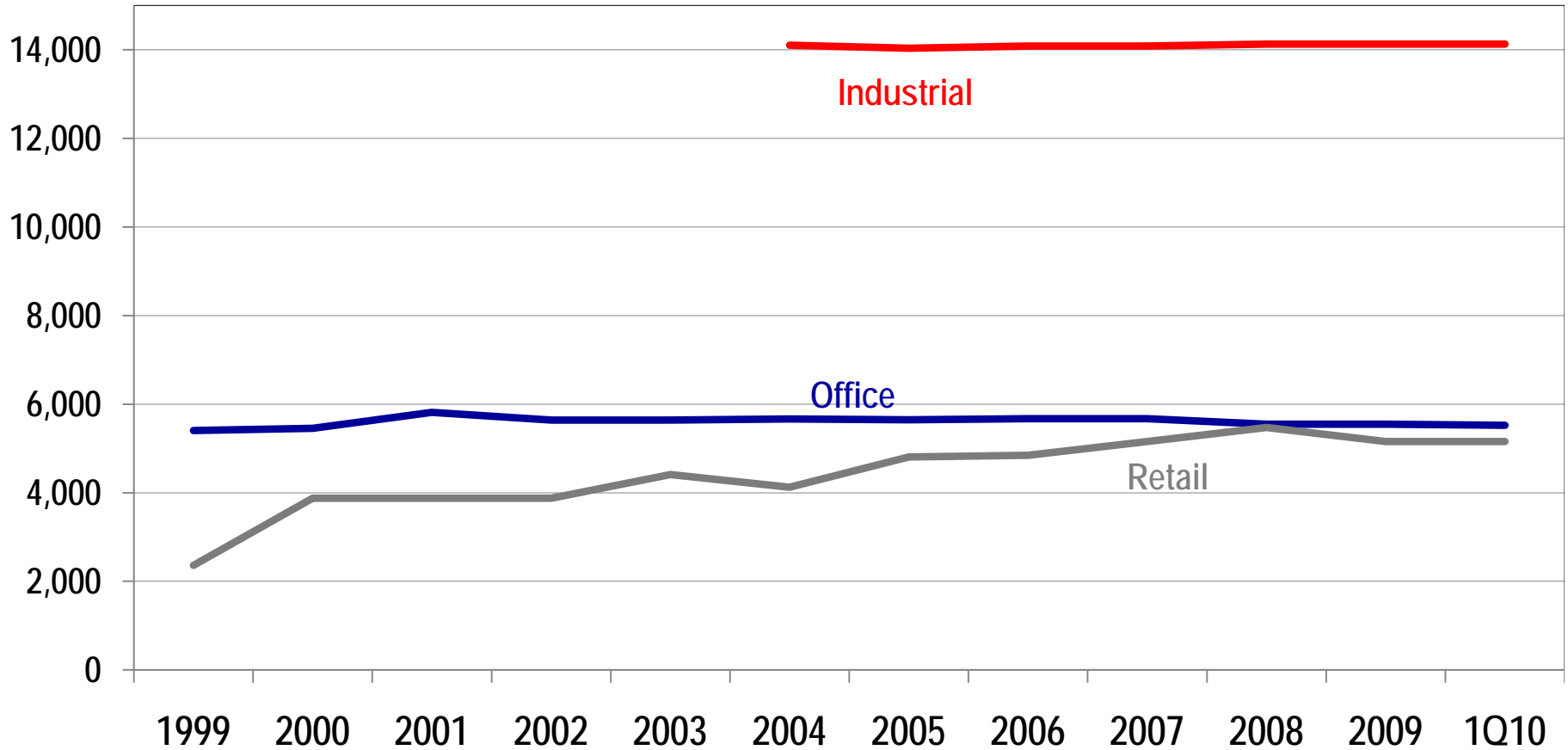
Source: CB Richard Ellis.

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Net Rentable Area

City of Boulder

SF (thousands)



Source: CB Richard Ellis.

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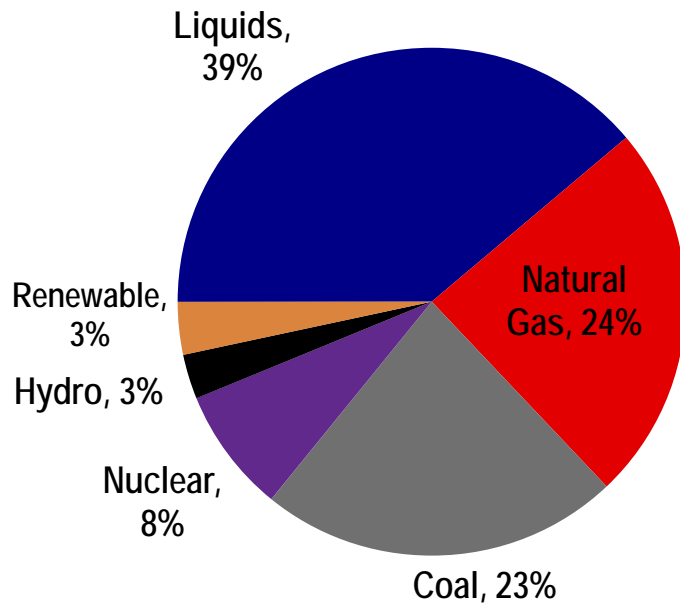
Energy



U.S. Energy Consumption

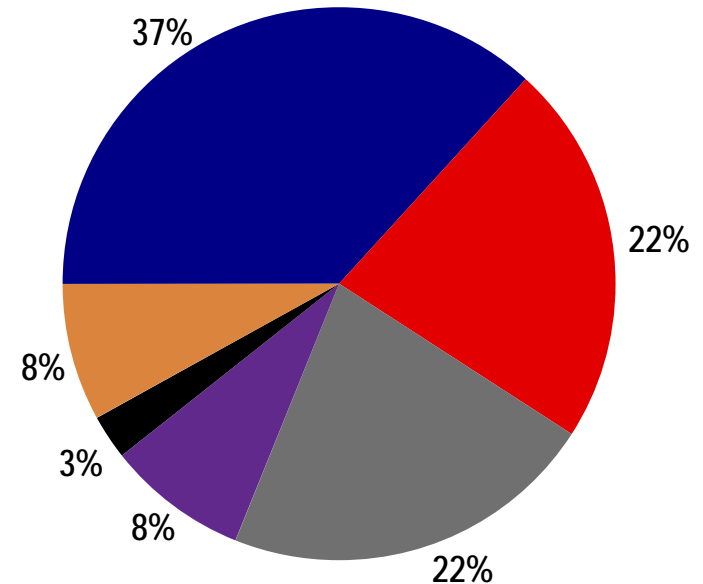
Quadrillion Btu

Energy Consumption, 2000



Total 98.86 Q BTUs

Energy Consumption, 2035



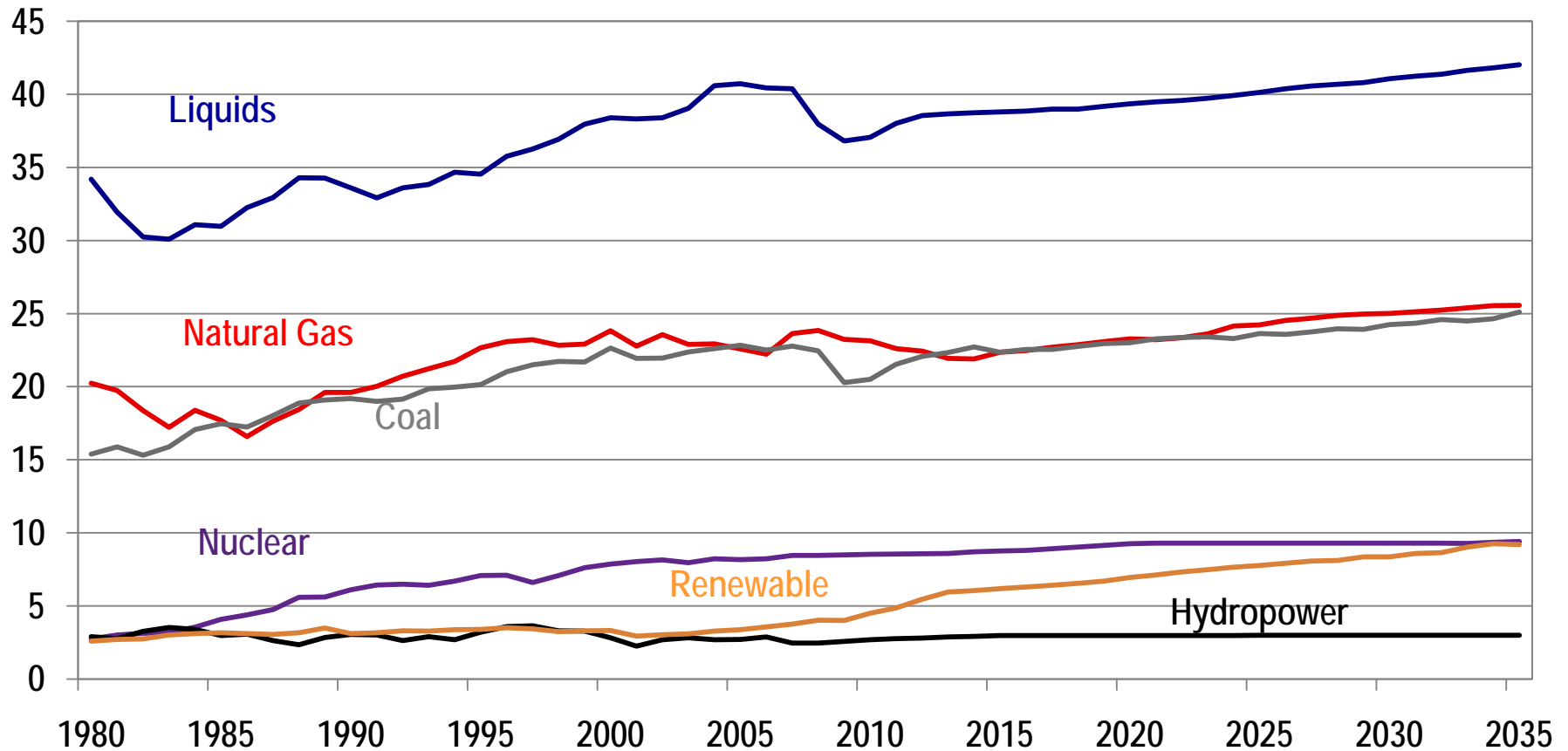
Total 114.29 Q BTUs

Source: Energy Information Administration.

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U.S. Energy Consumption Quadrillion Btu

Quadrillion Btu

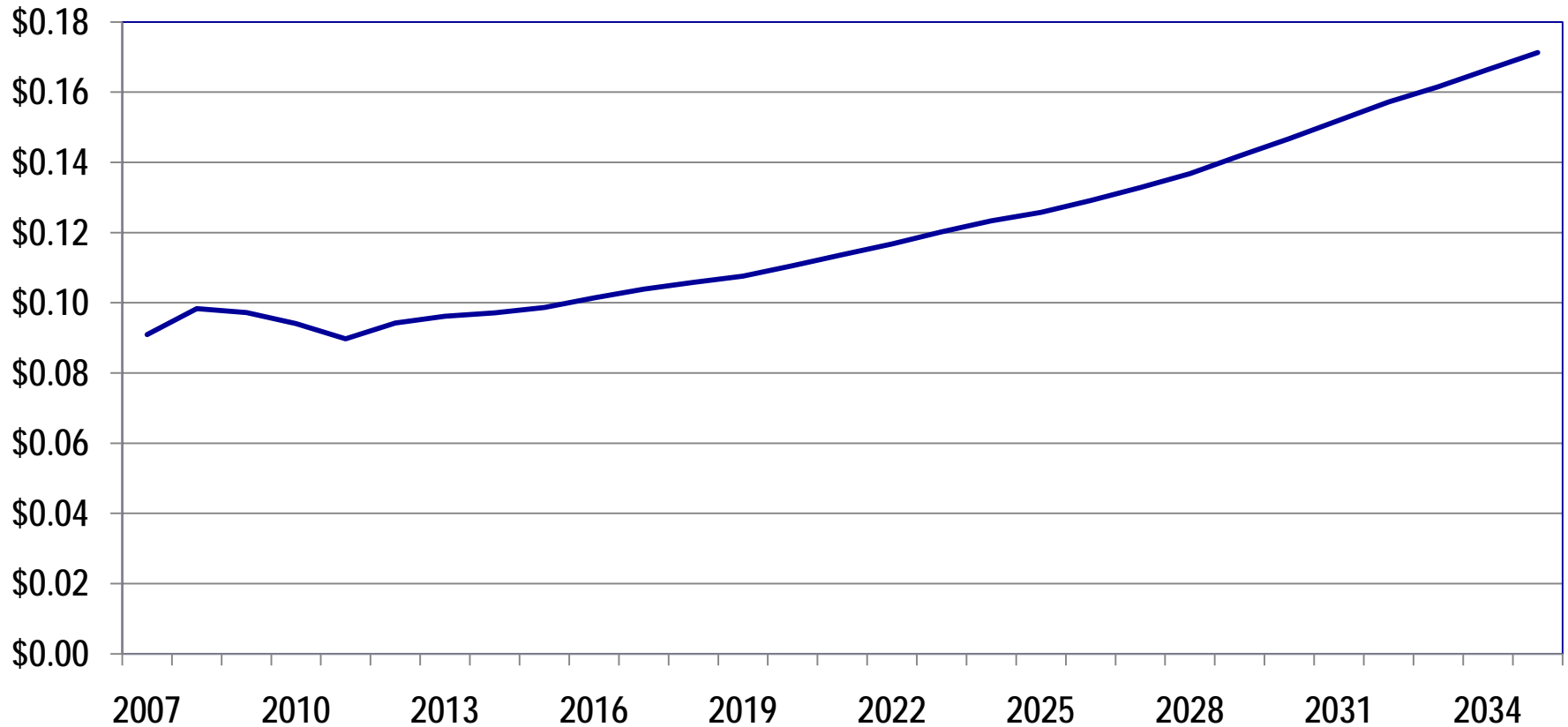


Source: Energy Information Administration.

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Electricity Prices, 2007-2035

Electricity (per kilowatthour)



Source: Energy Information Administration.

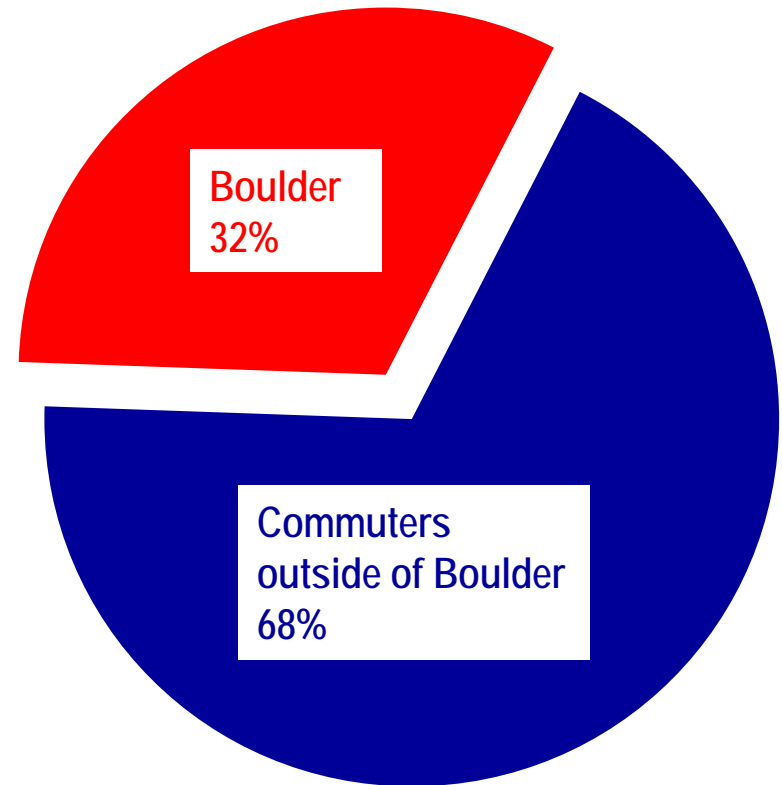
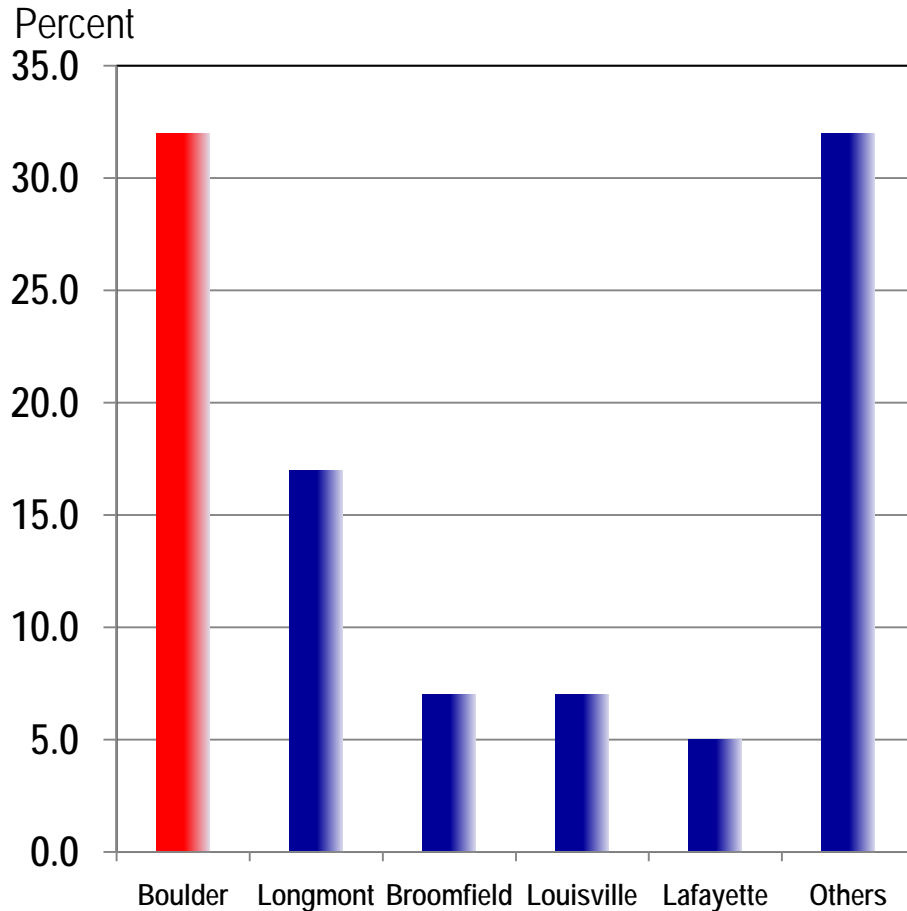
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Transportation



Commuting

City of Boulder Workforce



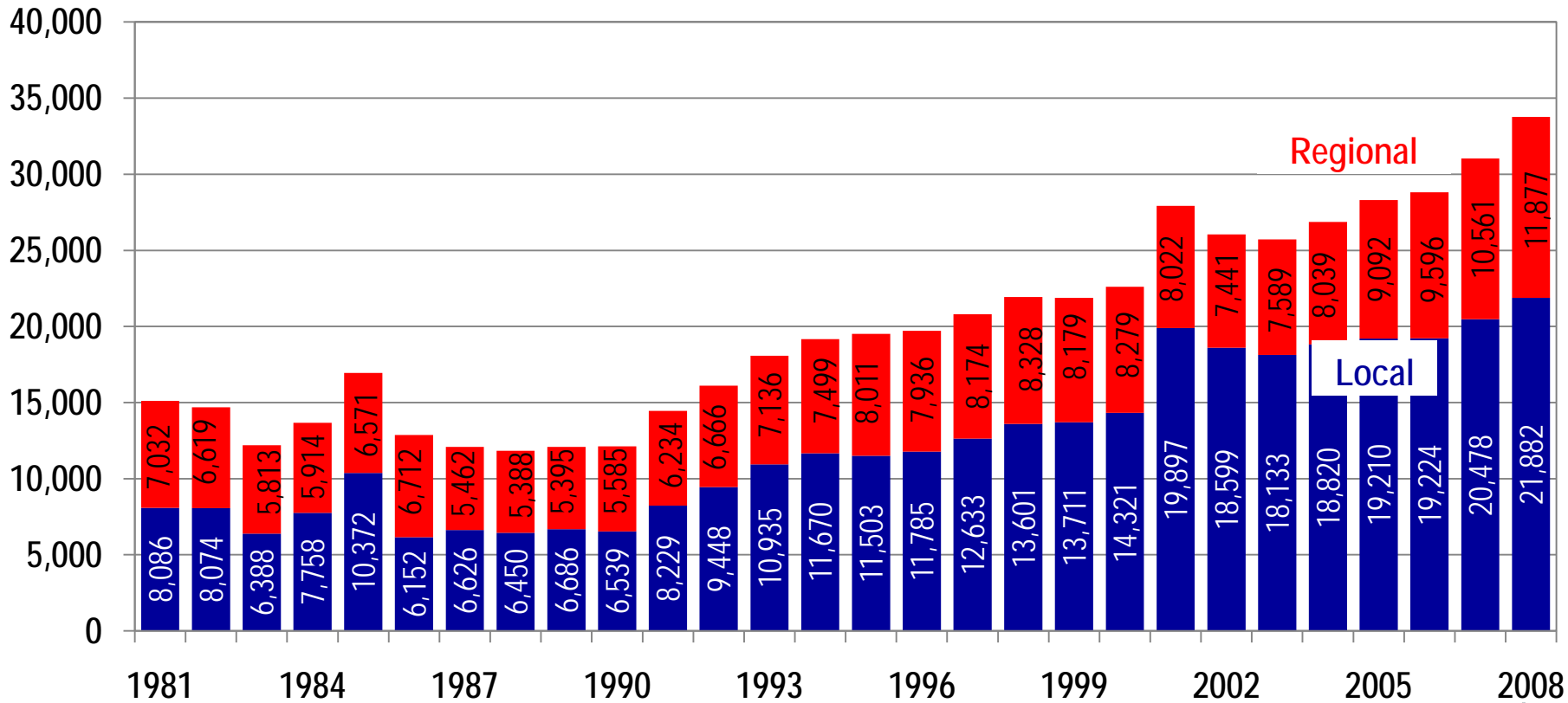
Source: Boulder Economic Council.

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Boulder Transit Use

1981 to 2008

Average Daily Boarding



Source: RTD.

Transportation

- More commuters
- More jobs elsewhere
- Impact cost of workers in the city
- 36 Corridor
- Rail
- Advancement of other modes, multi modes

DRCOG Transit Plan

- Maintaining some freestanding communities within the region provides relief from what would otherwise become a single, homogeneous urbanized area.
- However separation is becoming more difficult to maintain.
- Widening many streets would result in significant adverse impacts
- Transportation improvement efforts focused on pedestrian, transit, bicycle and street operational improvements.
- Bus Rapid Transit service along US-36 from Boulder, tying into I-25 north of downtown Denver.

Transportation

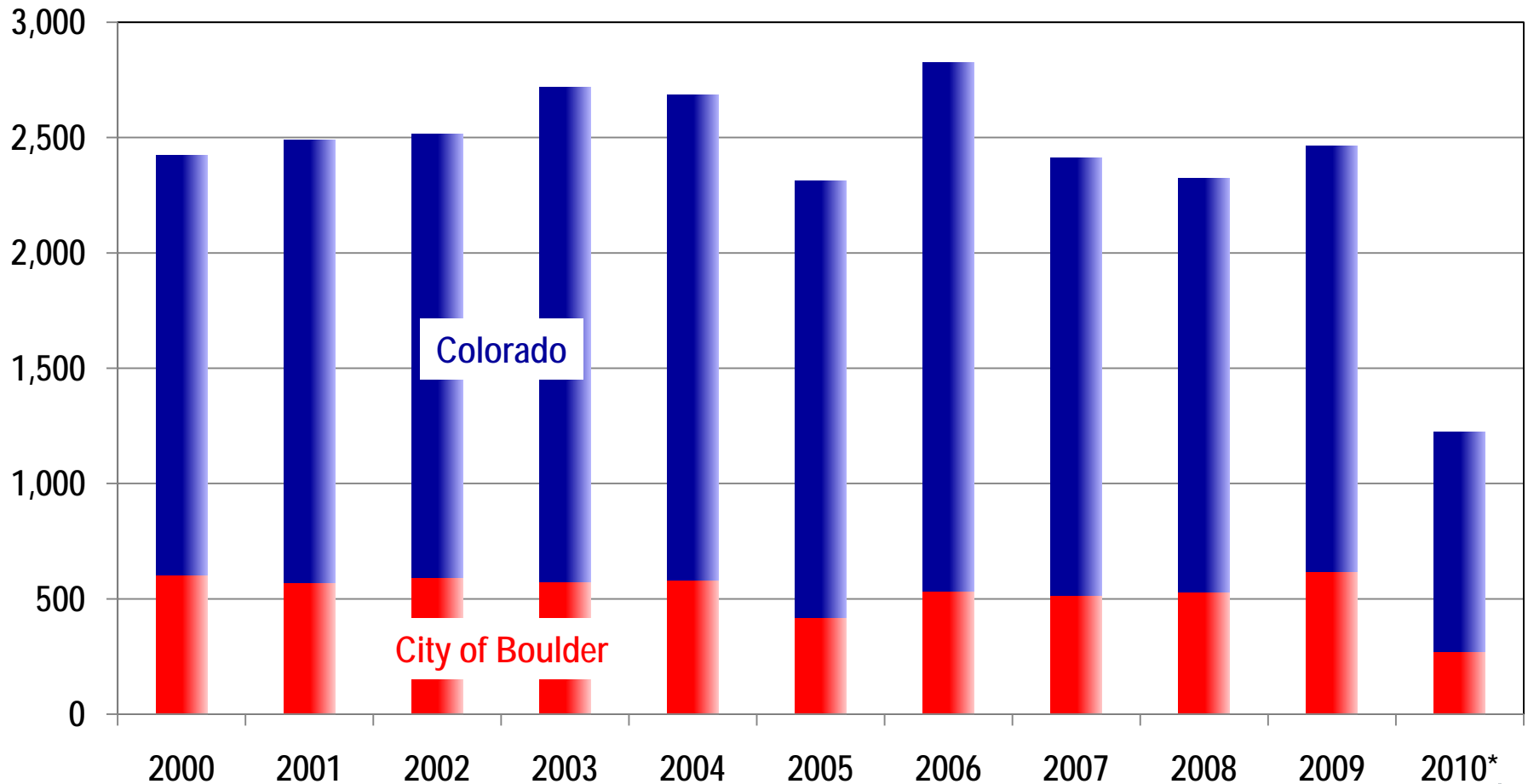
Beam Me Up Scotty!



Innovation and Education



Total Patents for Colorado and Boulder 2000-2010

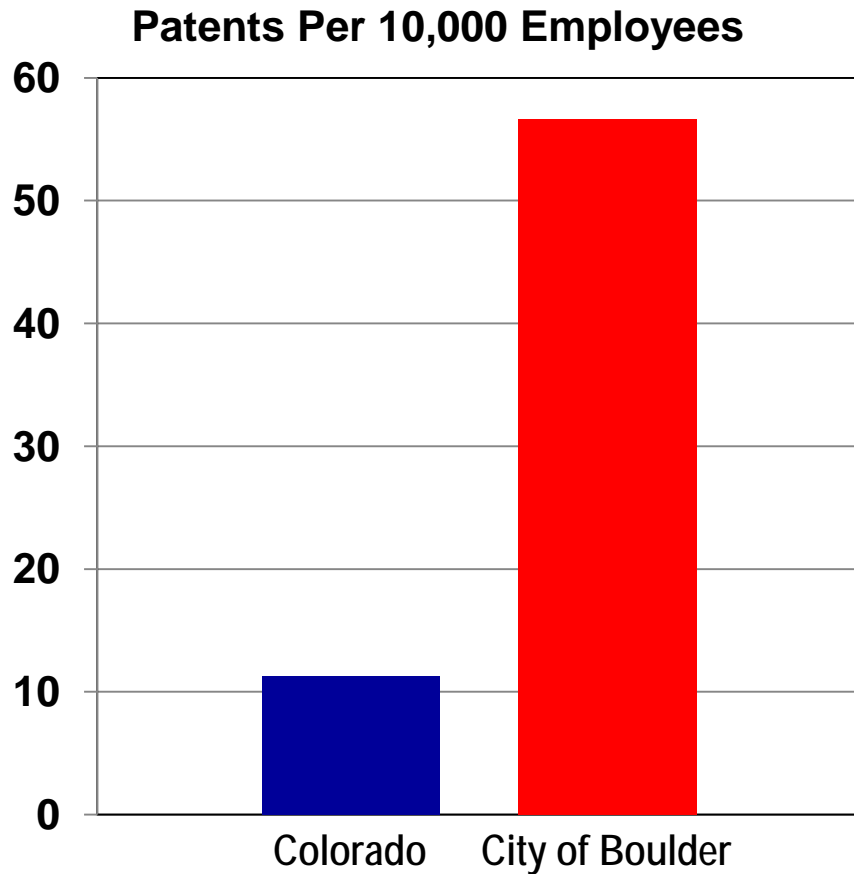


* As of May 25, 2010

Source: United States Patent and Trademark Office. (By Inventor City/State).

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Average Patents 2000-2009

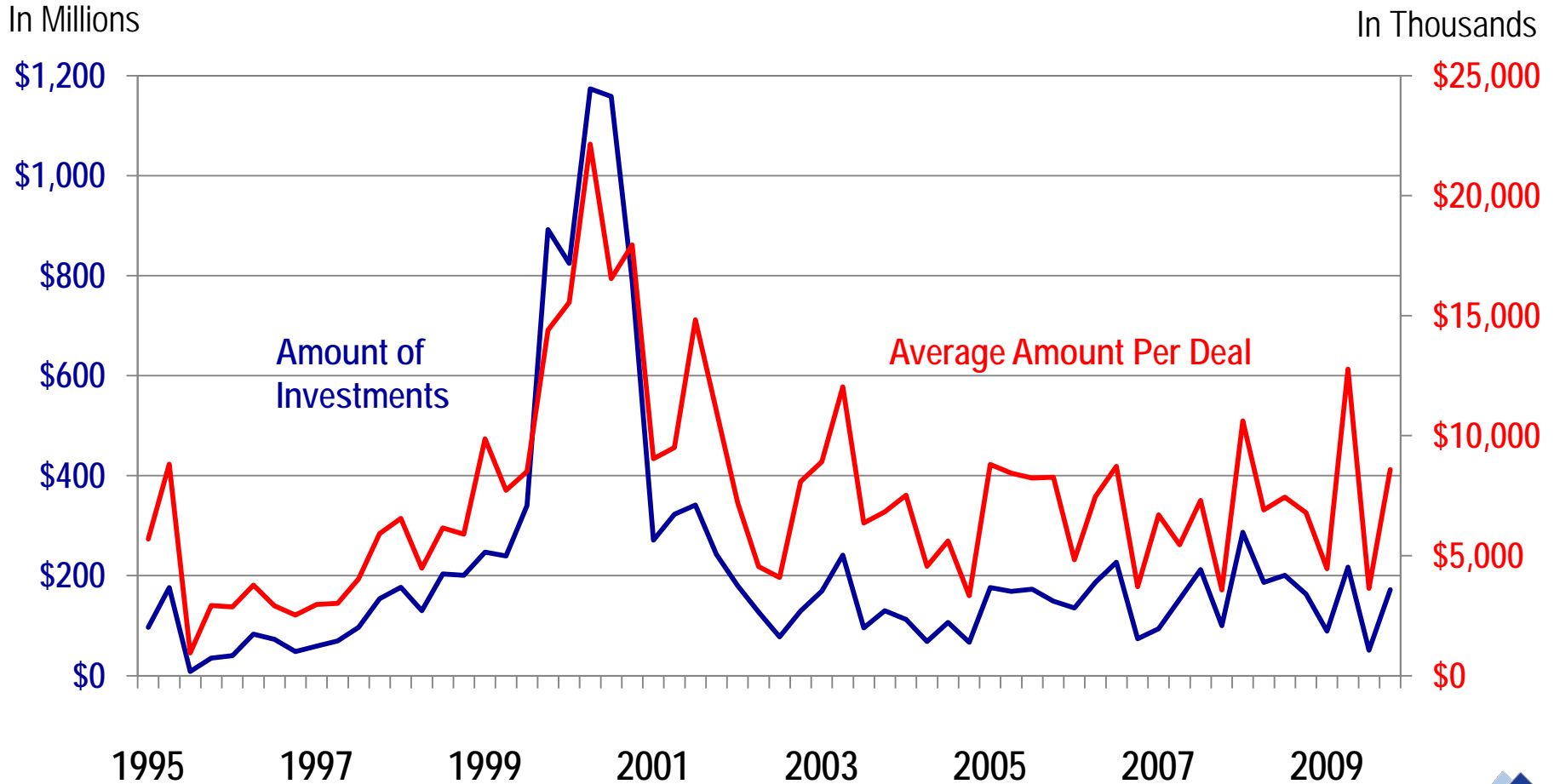


Source: United States Patent and Trademark Office. (By Inventor City/State).

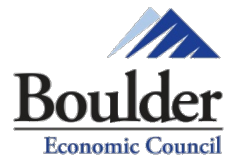
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VC Funding for Colorado

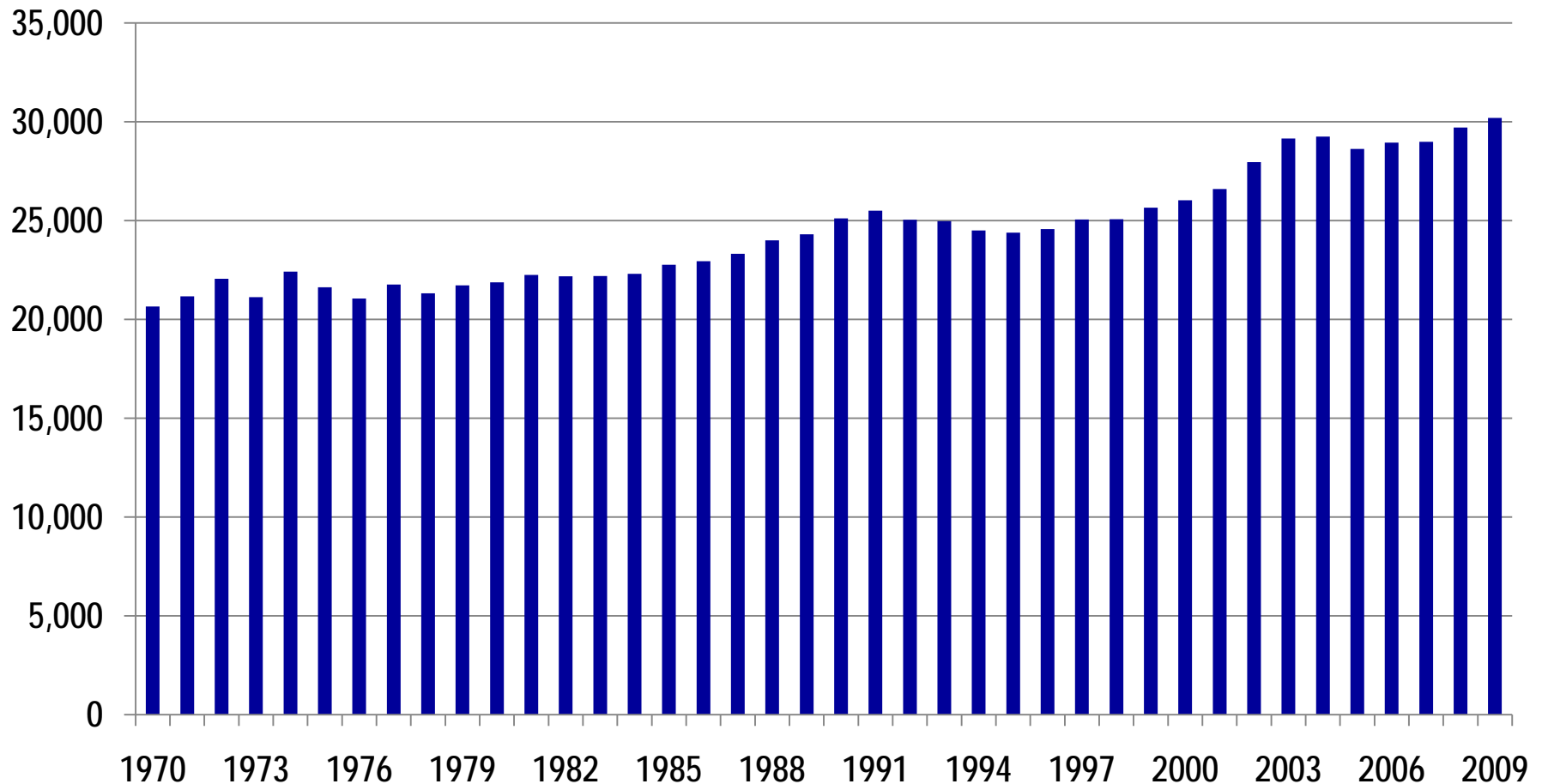
Total and Average Investments



Source: PricewaterhouseCoopers/National Venture Capital Association MoneyTree™ Report
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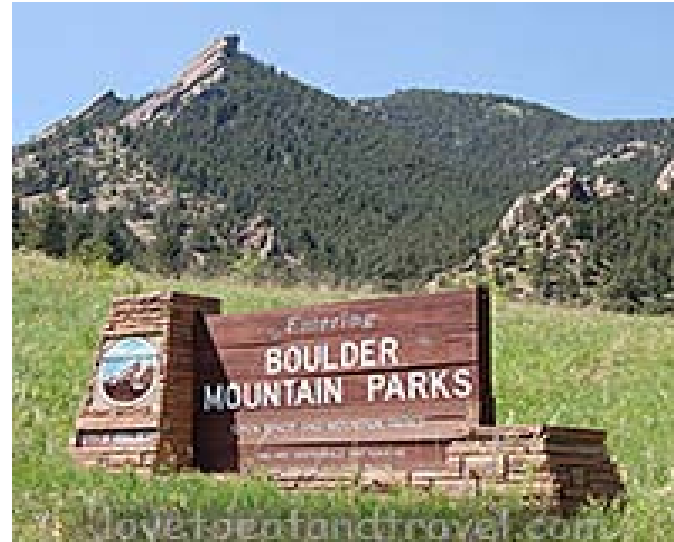
University of Colorado at Boulder Enrollment



Source: University of Colorado at Boulder.

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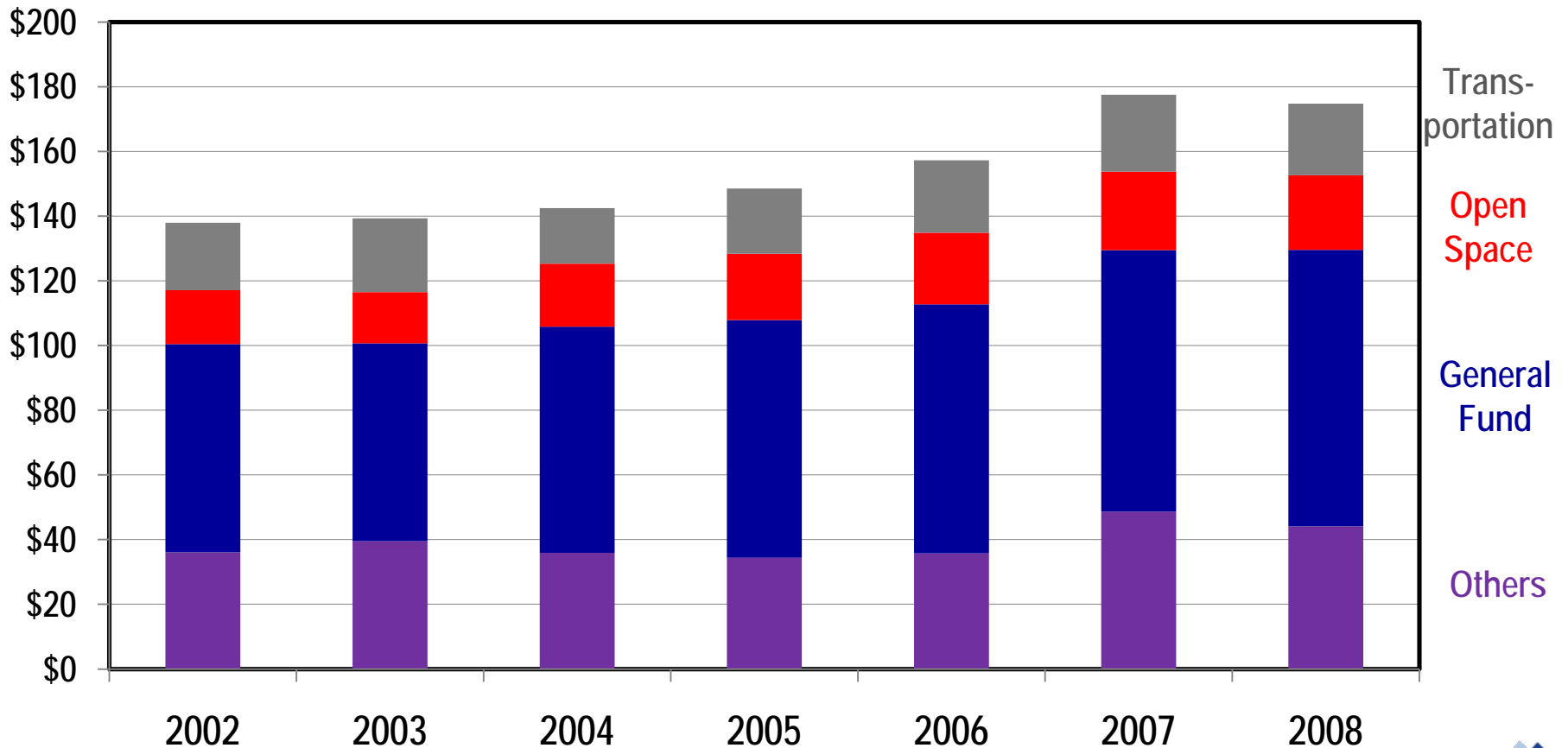
Revenues and Services



Revenue

City of Boulder, 2002-2008

In Millions

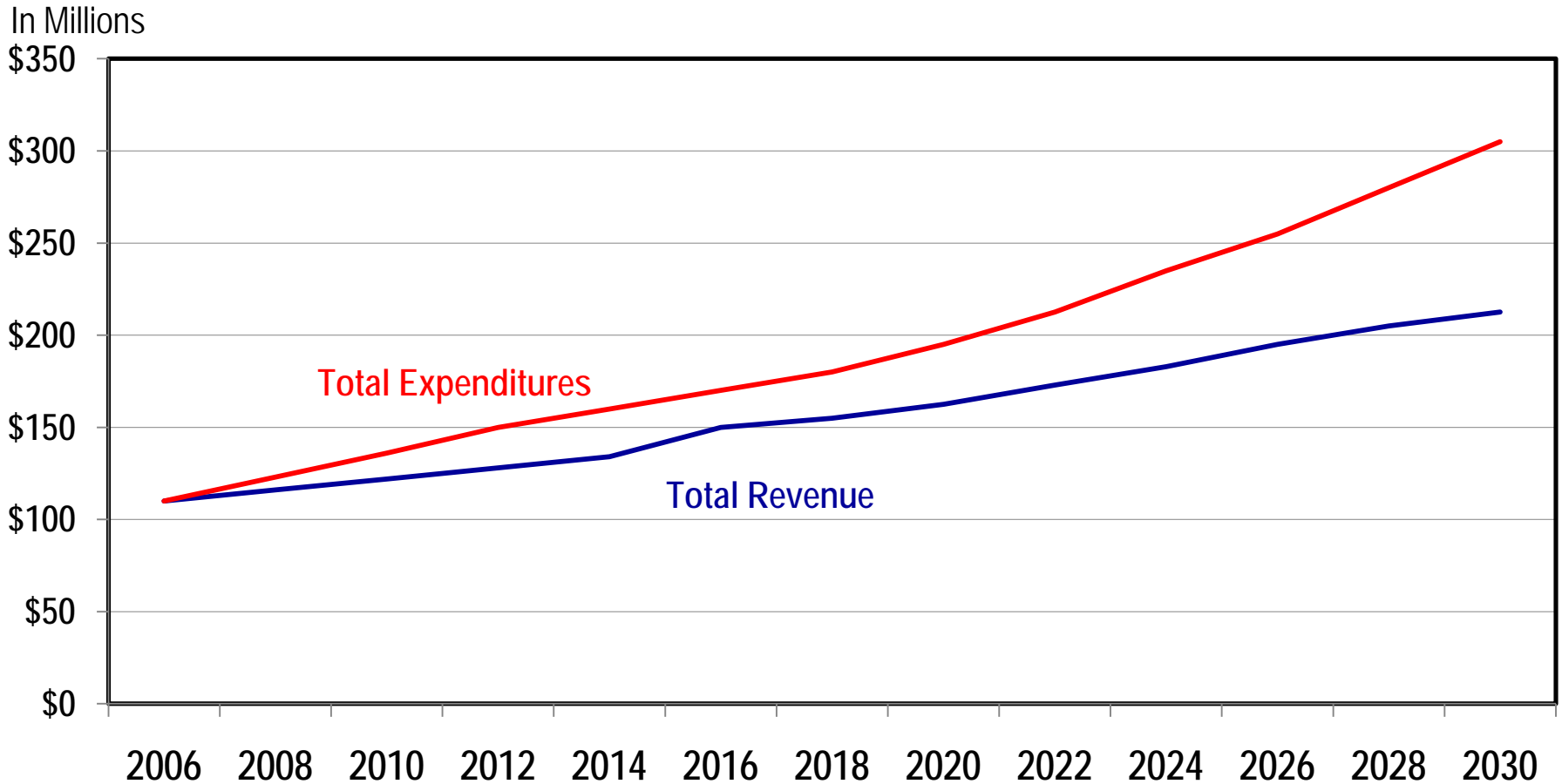


Source: Boulder Comprehensive Annual Financial Reports, 2002-2008.

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Expanded General Fund

2006-2030



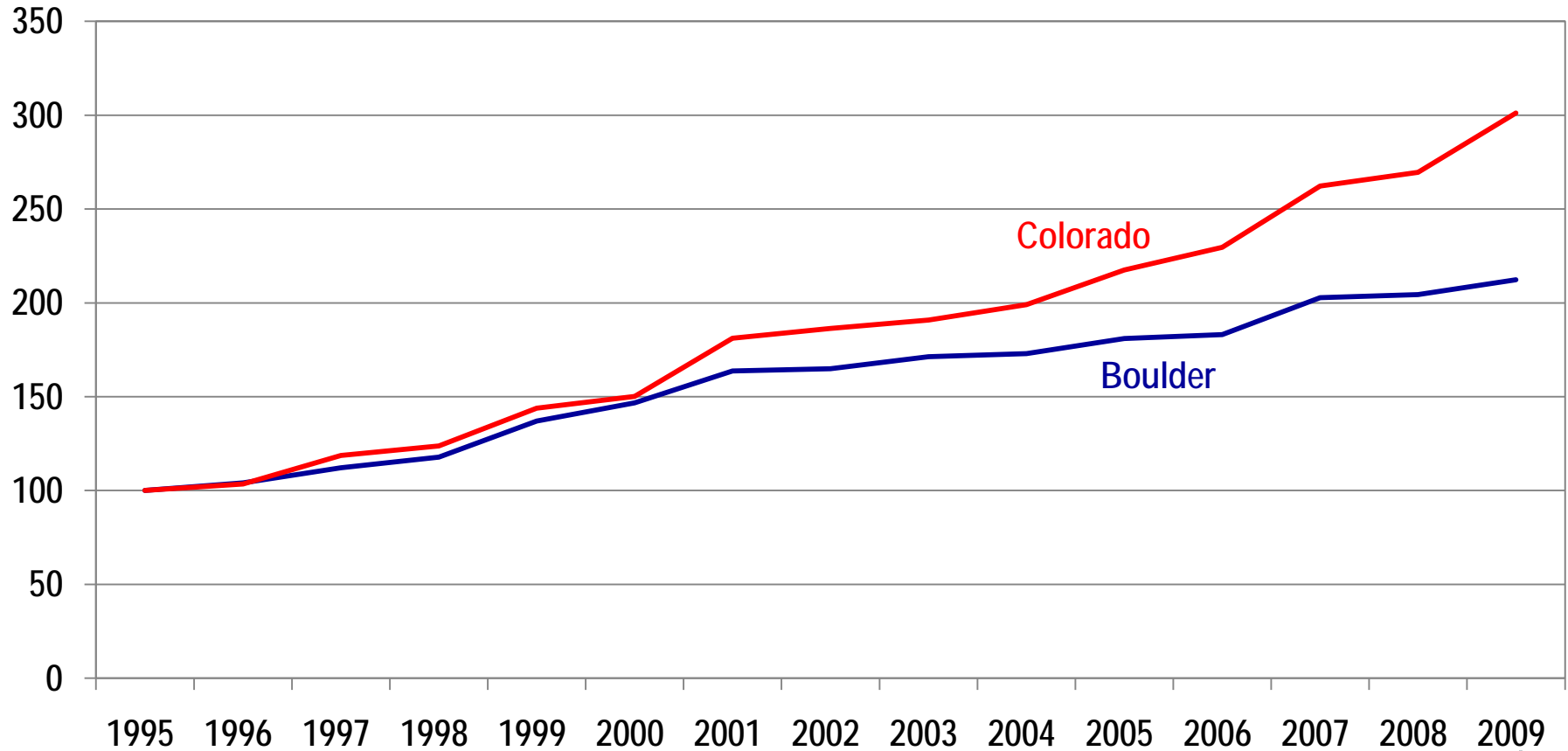
Revenues assume 2010, 2012, 2015, and 2024 levies are reauthorized.

Source: Blue Ribbon Commission on Revenue Stabilization.

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Total Taxable Assessed Index Year 1995

Index, 1995=100



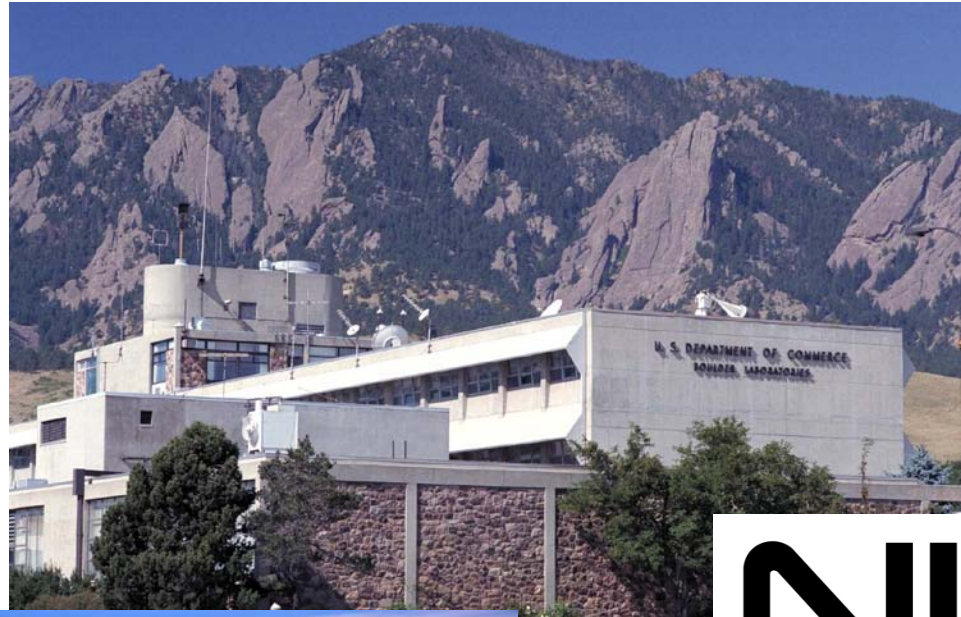
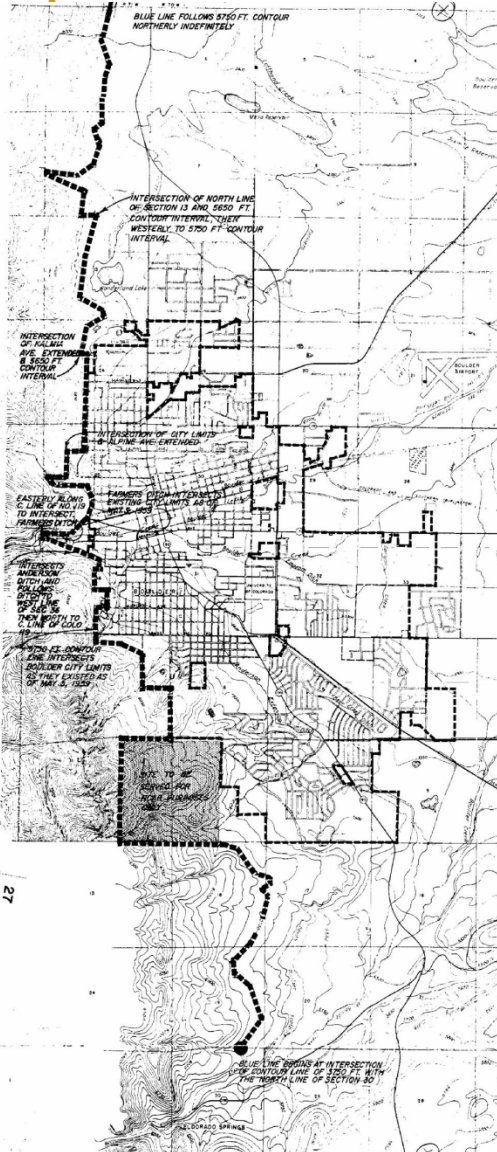
Source: Colorado Department of Local Affairs, Division of Property Taxation.

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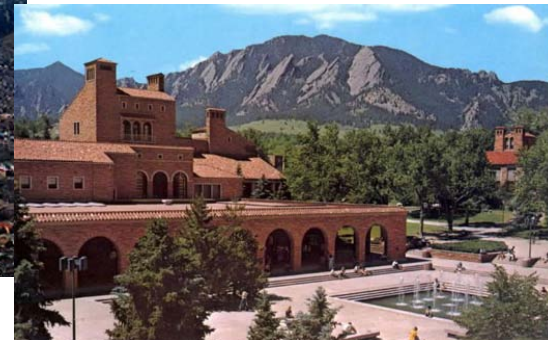
“The future ain’t
what it used to be”
Yogi Berra



A Leading City in 2035?



NIST



Summary and Conclusions

- Strong employment growth in few employment industries
- Population becomes older and bimodal
- City on a slow growth trajectory
- Real estate stable
- Likely to remain highly educated and innovative
- U.S. energy consumption rises with renewables gaining market share
- Commuters diversifying transportation modes
- Patents remain strong, but VC funding questionable
- CU enrollment up
- City revenues and expenditures don't match up over long run

Downside

Threats

- Competitive satellite cities
- Lower cost of doing business
- Closer to workforce
- Tax policy
- Regulations
- Real Estate
- Few people carrying the load

Results

- Less use tax
- Less sales tax
- Less employees spending money
- Support firms don't need to be here
- More outside population

Actions

Opportunities

- Visionary with economy
- Trade incubators
- Revitalized real estate
- Build larger facilities
- Facilitate VC investment pools
- Support entrepreneurial ecosystem
- Ensure transportation options
- Redevelopment
- Creative use of open space

Results

- Boulder maintains cache
- Growth in specialized support services
- Enable companies to stay in Boulder longer
- Provide amenities that companies need
- Entrepreneurial environment
- Neighborhoods, creative enclaves
- Healthier lifestyle/support farm to table

Thank You!



<http://Leeds.colorado.edu/brd>

Questions or comments

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