

UNIVERSITY HILL COMMERCIAL AREA MANAGEMENT COMMISSION
REGULAR MEETING – July 17, 2013
Council Chambers, 1777 Broadway
AGENDA

1. Roll Call
2. Committee Assignments
3. Approval of the May 9, 2013 Minutes
4. Police Update
5. Public Participation
6. Council Chamber Remodel - Glenn Magee and Sam Veucasovic
7. Proposed 500' Alcohol Rule and Alcohol Land Use Definition Options
8. CUSG Update
9. UHNA Update
10. Parking Services Update
11. Matters from the Commissioners
 - Innovation District Update – Mural Status and “Collective”
 - Hill Flea
12. Matters from Staff
 - Hill Revitalization Update:
Residential Service District
 - Budget Committee Representative

Attachments

- Sales and Use Tax Revenue Reports – April 2013
- Police Stats
- Council Chambers Audiovisual Upgrades Memo
- Background on Proposed 500 Foot Alcohol Rule and Land Use Definitions

DUHMD/PS 2013 Priorities

University Hill Revitalization

- Support for creation of a Residential Service District
- Innovation District/Organizational Options
- 14th Street Lot Redevelopment

Parking

- Technology Enhancements
- Access/Parking Management Strategy
 - In collaboration with the Transportation Master Plan Update

Downtown Capital and Planning Projects

- 15th Street (Canyon to Arapaho) Streetscape Implementation
- 14th and Walnut Pedestrian Improvements Implementation
- West Pearl Streetscape Design
- Pearl Street Mall Interactive Kiosks Implementation
- Civic Use Pad Recommendations
- Civic Park Master Plan participation

Boulder Junction

- Access Districts (Parking and TDM) Implementation
- Depot Square Construction Coordination

Administration

- Remodel reception area
- TBBI Planning
- CRM and new website implementation

Additional Items:

- Pearl Street Smoking Ban Implementation
- Revisit Mobile Food Vending Ordinance
- Complete CAGID Garage CIP Projects
- Organizational Assessment
 - Transition with Cunningham retirement

UHCAMC 2013 Priorities

- Support the Residential Service District
- Support the Hill Ownership Group
- Create a clear brand identity for the Hill Commercial area that includes a focus on sustainability, creativity, innovation
- Encourage sustainable pilots to meet our energy future
- Think creatively but carefully about affordable housing on the hill
- Provide funding through the CIP for capital projects on the hill
- Develop sustainable partnerships with the University
- Changes to the regulations in the hill commercial area to promote creativit

Mission Statement: We serve the downtown, University Hill and affected communities by providing quality program, parking enforcement, maintenance and alternative modes services through the highest level of customer service, efficient management and effective problem solving.

bluegrass jam from 4 – 8’ish pm. Block party criteria was discussed. MFV parameters were also discussed. Landrith questioned if there will be a Beach Party at the museum this summer and Raj said no.

Mural: Efforts to fund a CU student artist have proved unsuccessful. Griffith suggested involving the sister cities to take ownership of the mural. Winter suggested a competition for a mural and that there is an attempt to get more bonds with CU, use a competition as a motivator. Dahl suggested it be set up with professors as an extra credit or graded as a school project. Griffith suggested a mentorship. Landrith commented that wall is private property. Dahl will look into using the wall by YoYo’s and will contact landlord about painting. Gosage mentioned that the best idea was to offer funds as incentive. Winter mentioned that they worked with the art teacher at Boulder High School, get to the teachers, get them to do the work and they would have a buy in. Dahl will need a sketch for her landlord to approve. The wall needs to be determined, find out what the landlord would like to see on it. Winer and Dahl will be the mural subcommittee, will figure out the wall and then report back to the commission. Subcommittee is now empowered to investigate. Collective is called Sparks; Winer mentioned that they are planning to open in January of 2014. There was a meeting with the space owner, Winer passed around some conceptual drawings of the space, and there are many things to still figure out.

Raj offered that she has been going to meeting regarding the historic preservation plan; the director would be willing to speak at a UHCAMC meeting. Hill Flea has been cancelled due to current weather, had a hard time getting people excited about the Spring event, and looking to put out a big promotional piece, perhaps a Summer on the Hill packet. The Hill Flea focus will be August now. Living room concept was discussed and the work necessary to make it happen. Commissioner consensus was to cancel the June UHCAMC meeting.

AGENDA ITEM 10 – Matters from the Staff: Winter mentioned that the Residential Service District will be pursued for the 2014 election. This reprieve will allow more organizational time.

Meeting adjourned at 7:19 pm.

ACTION ITEMS:

MOTION: Winer motioned to approve the April 17, 2013 UHCAMC meeting minutes. Mitchell seconded the motion. All commissioners approved.

MOTION: Dahl nominated Griffith for chair and Winer for Vice Chair. Mitchell seconded the nomination. Discussed ensured. All commissioners approved.

July 17, 2013	FUTURE MEETINGS	Regular
	Council Chambers	

APPROVED BY:

UNIVERSITY HILL COMMERCIAL AREA
MANAGEMENT COMMISSION

Attest:
Ruth Weiss

Hillary Griffith, Chair

**University Hill Commercial Area Management Commission
Advisory Committee**

Hillary Griffith – CHAIR

2013 Committee Assignments

Committee

UHGID Rep

Staff Liaison

Budget

Jobert

***Representative to the
Business Community***

Winter

UHNA Representative

Landrith

Maintenance

Matthews

City of Boulder

Sales & Use Tax Revenue Report

April, 2013

Issued June 11, 2013

This report provides information and analysis related to 2013 April YTD sales and use tax collections.

Results are for actual sales activity through the month of April, the tax on which is received by the city in the subsequent month. For clarification of any information in this report, please contact Cheryl Pattelli, Director of Fiscal Services, at (303)441-3246 or pattellc@bouldercolorado.gov.

REVENUE COMPARISONS TO COMPARABLE PERIOD IN PRIOR YEAR

As reflected in Table 1, actual Sales and Use Tax has increased from the 2012 base by 4.92%. Table 1 lists actual revenue which includes Construction Use Tax from the Boulder Junction area for both comparative years.

TABLE 1
ACTUAL SALES AND USE TAX REVENUE

TAX CATEGORY	% CHANGE IN REVENUE Increase/(Decrease)	% OF TOTAL
Sales Tax	6.19%	79.41%
Business/Consumer Use Tax	11.78%	9.44%
Construction Use Tax	(12.14%)	8.35%
Motor Vehicle Use Tax	8.54%	2.80%
Total Sales & Use Tax	4.92%	100.00%

ANALYSIS OF YEAR-TO-DATE RESULTS

- Retail Sales Tax – YTD retail receipts are up by 6.19%. A significant portion of this increase is due to business-to-business sales that are one-time retail (not use tax) and will not reoccur on a monthly basis.
- Business/Consumer Use Tax – YTD revenue is up by 11.78%. Strength in business-to-business sales makes up the majority of this increase. There was also significant audit revenue collected during the months of January and February.
- Construction Use Tax – This category is down by 12.14%. Excluding Boulder Junction projects, Construction Use Tax is up by 26.72%. This increase is due primarily due to construction use tax paid in February for large projects (CU and a large private sector multi-family development) and another large project at CU in April. It is likely that the number of large projects at CU will slow down in the future.
- Motor Vehicle Use Tax is up by 8.54%.

DETAILED ANALYSIS OF MAJOR CATEGORIES

The following monthly information is provided to enable identification of trends in the various categories.

Retail Sales Tax – April YTD retail sales tax revenue was up by 6.19% from that received in 2012. Again, much of this increase was due to business-to-business sales. Consumer retail results were much less robust.

Jan	Feb	Mar	Apr
3.61%	13.56%	6.18%	1.94%

Food Stores - Retail sales tax revenue for food stores is up by 0.42% YTD. A portion of the weak performance is due to timing issues where the vendor files 13 tax returns per year and the extra return does not fall into the same month each year.

Jan	Feb	Mar	Apr
(7.02%)	19.74%	(7.91%)	1.24%

Sales at **Eating Places** are both an important revenue source (Eating Places comprise approximately 13.00% of sales/use tax) and are usually a significant indicator of the health of the economy in the city. This discretionary category is often correlated with unemployment (disposable income) and consumer confidence. Total April YTD retail tax at Eating Places is up by 1.80%.

Jan	Feb	Mar	Apr
2.24%	1.15%	2.18%	(1.55%)

Apparel Store retail sales are up by 0.33% YTD.

Jan	Feb	Mar	Apr
9.08%	(3.08%)	(1.11%)	1.76%

General Retail is up by 7.67% YTD. A significant portion of the increase is due to business-to-business sales and will not reoccur on a monthly basis.

Jan	Feb	Mar	Apr
15.69%	14.60%	2.18%	0.28%

Utilities (primarily retail sales tax on natural gas and electricity) are up by 6.12% YTD. Tax on Public Utilities comprises approximately 5.00% of total sales and use tax revenue.

Three factors appear to be impacting tax on natural gas and electricity sales: 1) base rates have increased, natural gas cost (impacting the “fuel cost adjustment”) used for heating and for the generation of electricity have leveled out and may be increasing, and 3) conservation may be impacting the volume of usage.

Even when natural gas prices do eventually increase, this category may not increase substantially if conservation strategies are successful and businesses significantly cut their energy use. According to a 2006 study by the City of Boulder, commercial and industrial sector energy use makes up 83% of Boulder’s energy use.

Jan	Feb	Mar	Apr
(0.18%)	2.82%	3.18%	26.98%

MEDICAL MARIJUANA BUSINESS SALES TAX

In response to the interest expressed in this emerging industry, this section has been added to the monthly revenue report. Monthly sales tax revenue, and the percentage change from the same time period in 2012, is presented below. Total YTD retail sales tax revenue collected in this category is \$291,614, up by 19.51% from 2012. This industry represents less than one half one percent of total sales and use tax collections.

Jan	Feb	Mar	Apr
\$66,591	\$70,084	\$81,364	\$73,574
24.94%	15.64%	27.19%	11.21%

Significant YTD increases / decreases by tax category are summarized in Table 2.

TABLE 2

2013 RETAIL SALES TAX (% Change in Comparable YTD Collections)	
STRENGTHS: <ul style="list-style-type: none"> ▪ Food Stores up by 0.42% ▪ Eating Places up by 1.80% ▪ Apparel Stores up by 0.33% ▪ General Retail up by 7.67% ▪ Transportation/Utilities up by 7.62% ▪ Automotive Trade up by 15.49% ▪ Building Material Retail up by 1.72% ▪ Computer Related Business up by 58.96% ▪ BVRC (excl 29th St) up by 3.25% ▪ TwentyNinth St up by 1.52% ▪ Table Mesa up by 2.98% ▪ All Other Boulder up by 14.72% ▪ Metro Denver up by 7.45% ▪ Out of State up by 17.41% ▪ Gunbarrel Industrial up by 56.92% ▪ Gunbarrel Commercial up by 8.47% ▪ Pearl Street Mall up by 4.78% ▪ Boulder Industrial up by 19.93% ▪ Public Utilities up by 5.41% 	WEAKNESSES: <ul style="list-style-type: none"> ▪ Home Furnishings down by 1.32% ▪ Consumer Electronics down by 25.08% ▪ Univ. of Colorado down by 3.01% ▪ Downtown down by 3.99% ▪ UHGID (the “hill”) down by 5.72% ▪ N. 28th St. Commercial down by 7.73% ▪ Basemar down by 1.96% ▪ The Meadows down by 16.26%

2013 USE TAX (% Change in YTD Comparable Collections)	
STRENGTHS: <ul style="list-style-type: none"> ▪ Motor Vehicle Use Tax up by 8.54% ▪ Business Use Tax up by 11.78% 	WEAKNESSES <ul style="list-style-type: none"> ▪ Construction Use Tax down by 12.14% (when adjusted to exclude dedicated Boulder Junction tax, up by 26.72%)

ACCOMMODATION TAX

Total year 2013 Accommodation Tax revenue is up by 6.53% from the same period in 2012.

ADMISSIONS TAX

Total year 2013 Admission Tax revenue is up by 8.78% from the same period in 2012.

REVIEW OF VARIOUS ECONOMIC DATA & PREDICTIONS FOR THE FUTURE

The *March 2013 Focus Colorado: Economic and Revenue Forecast* by the Colorado Legislative Council Staff forecast is generally positive:

The recovery in Colorado’s economy is among the most vibrant in the nation. Consistent improvement in the labor and real estate markets, growth in consumer spending, a rebound in manufacturing activity, and increasing strength in the business and financial sectors point to a gradually maturing recovery in the private sector. Federal fiscal policy will weigh down

economic growth in the short run, but healthier growth should resume later this year. However, the recovery will still require loose monetary policy, and a fragile global economy remains a risk to the outlook.

The following information also looks forward to the state of the 2013 economy and discusses some of the positive events and the continuing negative pressures that will impact City of Boulder sales and use tax revenue.

According to a June 7, 2013 article in the *Denver Post*, Colorado's gross domestic product increased 2.1 percent in 2012.

Colorado's economy accelerated last year, but not enough to allow it to break out from running in the middle of the pack among states. Real gross domestic product, which is adjusted for inflation, rose 2.1 percent in Colorado last year, up from the 1.7 percent pace measured in 2011. "It was the third straight year of growth for the state," bureau spokeswoman Jeannine Aversa said.

GDP measures the value of all the final spending on goods and services in an economy by consumers, businesses and governments. It also includes investments and net foreign trade.

The GDP growth rate averaged across all 50 states was 2.5 percent last year, with Colorado's growth rate ranking 22nd. By contrast, Colorado had the fifth-fastest rate of job growth in 2012.

The sector making the strongest contribution to GDP growth last year in Colorado, as well as in 21 other states, was durable-goods manufacturing. Wholesale and retail trade were key contributors to overall growth, as were finance and insurance; information; and professional, technical and scientific services. Real estate, rental and leasing provided the biggest drag on GDP growth last year in Colorado. As the second-largest sector for economic output after the government, the sector's weight was felt.

Colorado's per-capita real GDP in 2012 was \$46,242, 15th out of 50 states and above the U.S. average of \$42,784.

The University of Colorado and aerospace industries are anticipating negative financial implications relating to the pending federal sequester, according to the May 29, 2013 *Boulder County Business Report*:

BOULDER - Large public and private universities haven't yet felt the major impacts of federal budget cuts known as sequestration - but they will soon, said Stein Sture, vice chancellor for research at the University of Colorado-Boulder.

Speaking as part of a panel on the aerospace industry at Wednesday's Boulder Economic Summit at CU's Wolf Law Building, Sture said those schools are projected to see about a \$20 million cut in federal research money by the end of the year alone, about half of which will come from the aerospace and space science disciplines.

The private sector of the aerospace industry finds itself in a similar situation, according to Cary Ludtke, vice president and general manager of Ball Aerospace & Technology Corp.'s Operational Space strategic business unit.

"We continue to grow," Ludtke said of Ball. "We're on track for another record year, be it 1 percent bigger than last year's record. I don't think we've seen the other foot fall on sequestration yet, though. We're not immune to that."

While the aerospace panelists were concerned about how looming budget cuts could affect

projects such as the development of suborbital space vehicles, another overarching theme of the panel discussion was the strengths the aerospace industry enjoys in Colorado, and in Boulder County in particular.

Aside from the military component in the aerospace realm in Colorado were several statistics supplied by moderator Vicky Lea, aviation and aerospace industry manager for the Metro Denver Economic Development Corp. Among them were that Colorado has the second-largest aerospace economy in the nation based on the more than 400 companies and 166,660 people employed in space-related jobs in the state. Another was the fact that 54 percent of the aerospace companies in the state employ fewer than 10 people each, an indication of the innovation being fueled in Colorado.

A May 29, 2013 article from the *Associated Press* discusses a continuing increase in U.S. Confidence in the economy:

WASHINGTON - Home prices are surging, job growth is strengthening and stocks are setting record highs. All of which explains why Americans are more hopeful about the economy than at any other point in five years.

Investors on Tuesday celebrated the latest buoyant reports on consumer confidence and housing prices, which together suggest that growth could accelerate in the second half of 2013.

Greater confidence could spur people to spend more and help offset tax increases and federal spending cuts. And the fastest rise in home prices in seven years might lead more Americans to put houses on the market, easing supply shortages that have kept the housing recovery from taking off.

Tuesday's report from the Conference Board, a private research group, showed that consumer confidence jumped in May to a reading of 76.2, up from 69 in April. That's the highest level since February 2008, two months after the Great Recession officially began.

A separate report showed that U.S. home prices jumped nearly 11 percent in March compared with a year ago, the sharpest 12-month increase since April 2006. Prices rose year over year in all 20 cities in the Standard & Poor's/ Case-Shiller home price index.

The economic news helped send the Dow Jones industrial average up 106 points to close at a record. The Dow has rocketed nearly 18 percent this year. And the Standard & Poor's 500 stock index is on track for its seventh straight monthly gain, the longest winning streak since 2009.

Surging stock prices and steady home-price increases have allowed Americans to regain the \$16 trillion in wealth they lost to the Great Recession. Higher wealth tends to embolden people to spend more. Some economists have said the increase in home prices alone could boost consumer spending enough to offset a Social Security tax increase that has reduced paychecks for most Americans this year.

The Conference Board survey said consumers are also more optimistic about the next six months. That should translate into greater consumer spending, substantial growth in hiring and faster economic growth in the second half of 2013, said Thomas Feltmate, an economist with TD Economics.

The Conference Board found that optimism is growing mostly among those earning more than the median household income of roughly \$50,000. For those households, the confidence index jumped to 95.1 from 85.3.

According to the *Boulder County Business Report on May 17, 2013*, local and state jobless rates show a decline:

The unemployment rate in Boulder County decreased to 5.1 percent in April, compared with 5.4 percent in March, according to a labor report released Friday by the Colorado Department of Labor and Employment. The jobless rate in Broomfield County improved to 6.4 percent, down from 6.8 percent in March, the report said.

Boulder County has 171,782 people employed and 9,190 people looking for work, according to the report. Broomfield County has 29,687 workers and 2,030 looking for jobs.

Colorado's jobless rate decreased two-tenths of one percentage point, to 6.9 percent. The state added 11,600 jobs from March to April, for a total of 2,362,700 jobs, according to the survey of business establishments. Private-sector payroll jobs increased by 11,600, and government employment was unchanged.

An April 2, 2013 article regarding the most recent Leeds business confidence survey in the *Boulder County Business Report* shows surging confidence.

The confidence of Colorado business leaders has surged going into the second quarter of 2013, according to the most recent Leeds Business Confidence Index, or LBCI, released Tuesday by the University of Colorado-Boulder's Leeds School of Business.

With waning uncertainty giving way to a stabilizing economy, the second-quarter index posted a reading of 58.1, a sharp increase from last quarter's 51.3 reading. Expectations measured positive - at 50 or higher - for all of the metrics measured by the index. They include hiring and capital expenditures, the state and national economies, and industry sales and profits.

For the first time, index participants were asked about sequestration in addition to other factors that could derail economic growth. Respondents expressed more concerns about the potential for tax policy and consumer confidence to have negative impacts than the federal spending cuts that took effect on March 1. Also, many respondents indicated that the European debt crisis poses no risk to their businesses.

"When we get significant upticks, like we saw in this quarter, it really does give us quite a bit of optimism that businesses are seeing overall improvements in the marketplace," said economist Richard Wobbekind, executive director of the Business Research Division.

"It's really important to note that this is the 10th anniversary of the Leeds Business Confidence Index, so we have a pretty long track record looking at the economy and we have had significant and consistent participation from our panelists over the decade."

Significantly, according to Wobbekind, the hiring plans index recorded the greatest surge among all of the LBCI components, increasing to 57.5 from 49.3 for the second quarter.

The capital expenditures index rose to 56.9 from 50.1.

Confidence in the state economy, which increased to 62.1 from 55.5 last quarter, outstrips that of the national economy. The state economy reading is the highest it's been in the past year.

Confidence in the national economy tipped the scale from negative to positive territory in the second quarter of 2013, increasing to 50.4. Last quarter, the reading was 47. The outpacing of confidence in Colorado's economy compared with the national economy is a 32-quarter trend,

based on the index's results.

Business leaders' sales expectations for the second quarter shot up to 62.3 from 54.4 for the first quarter. Also, second-quarter confidence in profits rose to 59.4, up several points from 51.6 last quarter.

An article in the January 23, 2013 *Boulder County Business Report* finds good economic signs aplenty:

The hope and hype about the area's strengthening economy appears to be justified, as business leaders are optimistic heading into 2013 following strong performances in 2012, according to a panel at the Boulder County Business Report's CEO Roundtable on Wednesday.

Local companies are expanding and looking to invest, banks are lending again and several economic indicators show the area economy has made up the ground lost since the 2008 recession.

"The short version is, the state's doing better than the nation is, Boulder's doing better than the state is, and at this point, in terms of the economic cycle of job recovery, Boulder is back to where it was in terms of peak employment prior to the recession," said economist Richard Wobbekind, executive director of the Business Research Division at the University of Colorado's Leeds School of Business.

Banks have adjusted to new regulations, have money to lend and are able to work with a greater range of clients, said Patrick O'Brien, Guaranty Bank and Trust Co.'s market president.

Retail sales in the area also have solidified, according to Kim Campbell, an executive with Macerich Co. (NYSE: MAC), the company that owns the Twenty Ninth Street and FlatIron Crossing retail centers. "On a sales-per-square-foot basis, our sales at both properties are at an all-time high," Campbell said.

Trends in residential and commercial real estate also give hope.

Home prices are rising, and the biggest current problem is a lack of inventory, said Lew Kingdom, Wright Kingdom Real Estate's managing broker.

In downtown Boulder, rents are high enough that new redevelopment projects are economically viable, said Bill Reynolds, president of W.W. Reynolds Cos. in Boulder.

A survey of employers conducted by the city of Boulder with the help of the Boulder Economic Council found that about two-thirds of companies in Boulder are planning to expand in the very near term, said Clif Harald, executive director of the BEC.

The following projections are included in the March 18, 2013 publication of *Focus Colorado: Economic and Revenue Forecast* by the Colorado Legislative Council Staff:

	2011	2012	2013	2014	2015
Unemployment Rate	8.6%	8.0%	7.4%	7.0%	6.8%
Personal Income	6.1%	4.4%	2.2%	5.6%	5.9%
Wage and Salary Income	4.3%	4.7%	3.4%	5.4%	5.7%
Retail Trade Sales	6.8%	6.0%	4.9%	5.7%	6.5%
Denver-Boulder Inflation Rate	3.7%	1.9%	2.2%	2.3%	2.4%

The March 2013 publication, *The Colorado Outlook*, by the Governor's Office of State Planning and Budgeting includes the following forecast for the same financial parameters:

	2011	2012	2013	2014	2015
Unemployment Rate	8.6%	8.0%	7.5%	7.0%	6.2%
Personal Income	6.1%	4.5%	3.6%	5.2%	5.4%
Wage and Salary Income	4.3%	5.1%	4.1%	4.8%	4.7%
Retail Trade Sales	7.7%	5.5%	4.3%	5.0%	5.3%
Denver-Boulder Inflation Rate	3.7%	1.9%	2.8%	2.4%	2.7%

It is important to note that "Retail Trade Sales" on the State level are not strictly consistent with the taxable retail sales tax base of the City of Boulder. The State forecasts may include gasoline and some retail services that are not included in the City of Boulder tax base.

Total Net Sales/Use Tax Receipts by Tax Category	APRIL YTD Actual			
	2012	2013	% Change	% of Total
Sales Tax	22,846,527	24,261,570	6.19%	79.41%
Business Use Tax	2,580,229	2,884,133	11.78%	9.44%
Construction Sales/Use Tax	2,902,290	2,549,883	-12.14%	8.35%
Motor Vehicle Use Tax	788,197	855,514	8.54%	2.80%
Total Sales and Use Tax	29,117,244	30,551,100	4.92%	100.00%

Total Net Sales/Use Tax Receipts by Industry Type	APRIL YTD Actual			
	2012	2013	% Change	% of Total
Food Stores	4,089,375	4,130,220	1.00%	13.52%
Eating Places	3,983,787	4,045,181	1.54%	13.24%
Apparel Stores	1,045,058	1,048,242	0.30%	3.43%
Home Furnishings	731,542	723,105	-1.15%	2.37%
General Retail	5,847,701	6,074,402	3.88%	19.88%
Transportation/Utilities	2,422,449	2,623,158	8.29%	8.59%
Automotive Trade	1,903,152	2,153,685	13.16%	7.05%
Building Material-Retail	889,999	912,081	2.48%	2.99%
Construction Firms Sales/Use Tax	2,670,634	2,122,268	-20.53%	6.95%
Consumer Electronics	745,621	582,551	-21.87%	1.91%
Computer Related Business Sector	1,250,442	2,141,449	71.26%	7.01%
All Other	3,537,483	3,994,757	12.93%	13.08%
Total Sales and Use Tax	29,117,244	30,551,100	4.92%	100.00%

Total Net Sales/Use Tax Receipts by Geographic Area	APRIL YTD Actual			
	2012	2013	% Change	% of Total
North Broadway	438,444	420,918	-4.00%	1.38%
Downtown	1,880,490	1,893,755	0.71%	6.20%
Downtown Extension	236,147	228,749	-3.13%	0.75%
UHGID (the "hill")	360,291	331,759	-7.92%	1.09%
East Downtown	204,262	182,986	-10.42%	0.60%
N. 28th St. Commercial	1,441,669	1,390,476	-3.55%	4.55%
N. Broadway Annex	141,745	141,225	-0.37%	0.46%
University of Colorado	610,855	337,368	-44.77%	1.10%
Basemar	658,432	841,112	27.74%	2.75%
BVRC-Boulder Valley Regional Center	6,321,406	5,563,362	-11.99%	18.21%
29th Street	2,346,916	2,315,627	-1.33%	7.58%
Table Mesa	749,709	773,299	3.15%	2.53%
The Meadows	283,831	239,979	-15.45%	0.79%
All Other Boulder	1,523,371	1,834,351	20.41%	6.00%
Boulder County	277,157	291,423	5.15%	0.95%
Metro Denver	869,044	839,922	-3.35%	2.75%
Colorado All Other	56,669	58,827	3.81%	0.19%
Out of State	3,252,126	3,529,867	8.54%	11.55%
Airport	4,643	35,178	657.66%	0.12%
Gunbarrel Industrial	1,355,431	1,843,502	36.01%	6.03%
Gunbarrel Commercial	350,384	380,162	8.50%	1.24%
Pearl Street Mall	755,014	793,719	5.13%	2.60%
Boulder Industrial	2,321,786	2,885,100	24.26%	9.44%
Unlicensed Receipts	295,392	851,623	188.30%	2.79%
County Clerk	788,197	855,514	8.54%	2.80%
Public Utilities	1,593,830	1,691,295	6.12%	5.54%
Total Sales and Use Tax	29,117,244	30,551,100	4.92%	100.00%

Miscellaneous Tax Statistics	APRIL YTD Actual		
	2012	2013	% Change in Taxable Sales
Total Food Service Tax	193,551	187,815	-2.96%
Accommodations Tax	1,187,564	1,265,061	6.53%
Admissions Tax	181,547	197,494	8.78%
Trash Tax	430,459	448,313	4.15%

COMPARISON OF YEAR-TO-DATE ACTUAL REVENUE FOR THE PERIODS APRIL 2013 TO COMPARABLE PERIOD IN 2012

USE TAX BY CATEGORY

SALES TAX BY CATEGORY

APRIL YTD Actual			Standard Industrial Code	APRIL YTD Actual		
2012	2013	% Change		2012	2013	% Change
14,579	38,257	162.42%	Food Stores	4,074,796	4,091,964	0.42%
63,979	54,905	-14.18%	Eating Places	3,919,808	3,990,277	1.80%
7,469	7,262	-2.77%	Apparel Stores	1,037,589	1,040,980	0.33%
1,126	2,349	108.61%	Home Furnishings	730,416	720,756	-1.32%
593,006	416,629	-29.74%	General Retail	5,254,695	5,657,772	7.67%
42,887	62,277	45.21%	Transportation/Utilities	2,379,562	2,560,881	7.62%
822,684	905,876	10.11%	Automotive Trade	1,080,468	1,247,809	15.49%
2,396	9,255	286.27%	Building Material-Retail	887,603	902,826	1.72%
2,576,335	2,022,695	-21.49%	Construction Use Tax	0	0	na
0	0	na	Construction Sales Tax	94,299	99,573	5.59%
8,609	30,405	253.18%	Consumer Electronics	737,012	552,146	-25.08%
777,297	1,389,342	78.74%	Computer Related Business	473,145	752,107	58.96%
1,360,350	1,350,277	-0.74%	All Other	2,177,133	2,644,481	21.47%
6,270,717	6,289,530	0.30%	Total Sales and Use Tax	22,846,527	24,261,570	6.19%

USE TAX BY CATEGORY

SALES TAX BY CATEGORY

APRIL YTD Actual			Geographic Code	APRIL YTD Actual		
2012	2013	% Change		2012	2013	% Change
26,960	15,232	-43.50%	North Broadway	411,484	405,686	-1.41%
76,279	161,547	111.78%	Downtown	1,804,211	1,732,208	-3.99%
630	23,450	3622.22%	Downtown Extension	235,517	205,299	-12.83%
12,605	3,967	-68.53%	UHGID (the "hill")	347,686	327,792	-5.72%
28,836	19,311	-33.03%	East Downtown	175,426	163,675	-6.70%
19,029	77,874	309.24%	N. 28th St. Commercial	1,422,640	1,312,602	-7.73%
8,382	22,368	166.86%	N. Broadway Annex	133,364	118,857	-10.88%
263,022	7	-100.00%	University of Colorado	347,834	337,362	-3.01%
47,807	242,475	407.20%	Basemar	610,624	598,638	-1.96%
1,049,687	120,159	-88.55%	BVRC	5,271,719	5,443,203	3.25%
96,523	31,008	-67.88%	29th Street	2,250,394	2,284,620	1.52%
10,310	11,849	14.93%	Table Mesa	739,399	761,450	2.98%
4,164	5,781	38.83%	The Meadows	279,668	234,198	-16.26%
708,017	898,947	26.97%	All Other Boulder	815,354	935,404	14.72%
23,965	23,547	-1.74%	Boulder County	253,192	267,877	5.80%
136,559	52,893	-61.27%	Metro Denver	732,485	787,029	7.45%
9,384	2,584	-72.46%	Colorado All Other	47,285	56,243	18.94%
734,195	573,479	-21.89%	Out of State	2,517,931	2,956,388	17.41%
-209	27,897	-13447.85%	Airport	4,852	7,281	50.06%
1,091,289	1,429,013	30.95%	Gunbarrel Industrial	264,142	414,489	56.92%
2,211	2,514	13.70%	Gunbarrel Commercial	348,173	377,648	8.47%
9,560	12,622	32.03%	Pearl Street Mall	745,454	781,097	4.78%
773,170	1,027,815	32.94%	Boulder Industrial	1,548,616	1,857,285	19.93%
330,181	615,439	86.39%	Unlicensed Receipts	-34,789	236,184	-778.90%
788,197	855,514	8.54%	County Clerk	0	0	na
19,965	32,240	61.49%	Public Utilities	1,573,865	1,659,055	5.41%
6,270,717	6,289,530	0.30%	Total Sales and Use Tax	22,846,527	24,261,570	6.19%

Tax by Mo & Category

TOTAL CITY SALES AND USE TAX COLLECTIONS

REVENUE CATEGORY	YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	% Change in Taxable Sales
RETAIL SALES TAX	2006	4,734,249	4,645,436	5,537,253	4,659,458	4,882,331	6,129,363	4,737,773	5,237,757	6,156,056	4,950,305	4,387,847	7,891,618	63,949,446	7.10%
Rate Chg 3.41%>3.56%	2007	5,118,353	5,014,615	6,918,421	4,985,981	5,500,701	6,712,841	5,565,371	6,393,028	6,954,377	5,747,963	5,695,703	8,411,484	72,998,838	9.34%
Rate Chg 3.56%>3.41%	2008	5,197,400	5,105,109	6,005,946	5,331,447	5,488,450	6,572,335	5,508,796	6,258,640	6,620,535	5,382,779	5,255,155	7,443,455	70,170,045	0.35%
Rate 3.41%	2009	4,919,570	4,659,632	5,850,038	5,077,648	5,131,444	6,428,343	5,206,770	5,790,533	6,093,314	5,170,325	4,735,769	7,814,230	66,877,613	-4.69%
	2010	4,576,034	5,386,190	6,196,697	5,320,225	5,470,595	6,895,283	5,522,076	5,943,315	6,855,385	5,652,938	5,240,211	8,414,157	71,473,106	6.87%
	2011	5,394,367	5,132,437	6,692,597	5,630,200	5,708,608	7,016,826	5,580,953	6,531,707	7,286,644	5,765,805	5,830,545	8,390,145	74,960,833	4.88%
	2012	5,363,541	5,129,096	6,754,740	5,599,150	5,988,770	7,304,270	5,551,489	7,062,958	7,502,227	6,168,194	5,693,025	9,604,529	77,741,989	3.71%
	2013	5,557,163	5,824,808	7,171,949	5,707,649	0	0	0	0	0	0	0	0	24,261,570	-68.79%
Change from prior year (Month)		3.61%	13.96%	6.18%	1.94%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%		
Change from prior year (YTD)		3.61%	8.48%	7.58%	6.19%	-15.86%	-32.87%	-41.81%	-50.24%	-56.87%	-61.15%	-64.39%	-68.79%		
CONSUMER USE TAX (Includes Motor Vehicle)	2006	686,686	517,101	1,277,146	577,144	964,529	781,362	895,403	776,258	1,054,696	727,776	1,092,224	1,287,157	10,637,482	-4.43%
Rate Chg 3.41%>3.56%	2007	763,650	574,006	975,178	888,726	733,196	858,072	975,456	652,501	923,667	732,463	716,317	1,575,908	10,369,140	-6.63%
Rate Chg 3.56%>3.41%	2008	818,034	991,472	1,109,160	669,214	736,901	1,067,769	732,334	596,399	869,934	986,683	569,876	1,253,267	10,464,043	5.35%
Rate 3.41%	2009	909,558	657,250	1,062,587	997,891	531,724	790,819	858,328	1,299,767	989,089	741,578	698,452	1,600,457	11,137,497	6.44%
	2010	687,502	778,796	913,223	701,931	662,382	945,800	620,326	633,593	909,315	752,143	618,493	1,366,131	9,589,636	-13.90%
	2011	1,247,135	650,595	1,034,670	727,395	850,561	1,166,185	958,724	771,357	1,044,032	703,092	903,665	1,410,793	11,468,205	19.59%
	2012	763,425	768,580	859,971	976,451	1,212,071	1,033,899	729,829	940,127	957,894	1,417,818	737,310	1,469,940	11,867,314	3.48%
	2013	1,132,015	762,369	979,120	866,142	0	0	0	0	0	0	0	0	3,739,647	-88.49%
Change from prior year (Month)		-48.28%	-0.81%	13.86%	-11.30%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%		
Change from prior year (YTD)		-48.28%	23.65%	20.13%	11.02%	-18.36%	-33.39%	-41.05%	-48.66%	-54.63%	-61.29%	-64.03%	-68.49%		
CONSTRUCTION USE TAX	2006	197,263	331,341	420,749	294,094	337,237	774,420	352,533	261,409	343,749	559,975	410,958	1,018,272	5,302,000	-5.28%
Rate Chg 3.41%>3.56%	2007	293,078	347,860	112,016	293,061	621,413	430,207	1,119,425	259,226	421,376	286,524	376,978	253,580	4,814,755	-13.02%
Rate Chg 3.56%>3.41%	2008	330,080	347,219	748,549	454,797	327,855	241,649	100,759	442,652	347,954	217,885	107,831	381,753	4,048,982	-12.21%
Rate 3.41%	2009	844,905	111,907	425,028	776,511	279,761	995,132	721,209	676,301	235,485	223,169	591,970	1,467,798	7,479,176	83.98%
	2010	591,599	242,591	245,829	362,619	226,230	1,921,675	1,075,078	467,423	245,361	234,021	406,868	531,670	6,550,964	-12.06%
	2011	622,872	281,210	274,661	240,970	2,150,036	352,336	352,846	455,211	478,988	314,958	177,137	471,157	6,172,383	-5.78%
	2012	385,392	1,697,323	315,856	503,719	342,448	375,499	595,334	214,896	422,866	473,523	799,552	371,254	6,497,662	5.27%
	2013	732,539	941,380	298,613	577,351	0	0	0	0	0	0	0	0	2,549,883	-60.76%
Change from prior year (Month)		90.08%	-44.54%	-5.46%	14.62%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%		
Change from prior year (YTD)		90.08%	-19.63%	-17.76%	-12.14%	-21.41%	-29.57%	-39.51%	-42.45%	-47.46%	-52.13%	-58.38%	-60.76%		
TOTAL FOR MONTH & CHANGE FROM PREVIOUS YEAR (MONTH & YTD)															
Rate 3.41%	2006	5,618,198	5,493,878	7,235,148	5,530,696	6,184,096	7,685,145	5,985,709	6,275,424	7,554,500	6,238,056	5,891,030	10,197,046	79,888,928	4.52%
Rate Chg 3.41%>3.56%	2007	6,175,081	5,936,481	8,005,615	6,147,768	6,855,311	8,001,120	7,660,252	7,304,754	8,299,420	6,766,951	6,788,999	10,240,982	88,182,732	5.73%
Rate Chg 3.56%>3.41%	2008	6,345,513	6,443,800	7,863,654	6,455,459	6,553,206	7,881,753	6,341,889	7,297,691	7,868,423	6,590,347	5,962,862	9,078,475	84,683,070	0.26%
Rate 3.41%	2009	6,774,033	5,428,789	7,337,653	6,852,049	5,942,929	8,214,294	6,786,304	7,766,601	7,317,887	6,135,072	6,026,191	10,882,485	85,464,286	0.92%
	2010	5,855,134	6,407,577	7,355,749	6,384,774	6,359,207	9,762,758	7,217,482	7,044,332	8,010,061	6,639,102	6,265,572	10,311,957	87,613,706	2.51%
	2011	7,264,374	6,064,242	8,001,928	6,598,565	8,709,205	8,535,347	6,892,523	7,758,275	8,809,664	6,783,855	6,911,348	10,272,096	92,601,421	5.69%
	2012	6,512,359	7,594,999	7,930,567	7,079,320	7,543,289	8,713,668	6,876,652	8,217,981	8,882,987	8,079,535	7,229,887	11,445,723	96,106,966	3.79%
	2013	7,421,717	7,528,557	8,449,682	7,151,142	0	0	0	0	0	0	0	0	30,551,100	-68.21%
Less Refunds	2005	-246	-66,044	-909	-2,666	-1,647	-10,080	-3,062	-4,207	-846	-1,586	0	-4,757	-96,051	
	2006	-40,302	-5,272	-22,761	-363	-5,099	0	0	-7,568	-806	-5,947	-406	-16,773	-105,296	
	2007	0	-38,291	-2,013	-729	-9,326	-14,547	-14,440	-677	0	-5,963	0	-5,015	-91,001	
	2008	-978	0	-46,974	-1,409	0	-2,375	-445	-9,493	-1,429	0	-48,521	-500	-112,123	
Less Refunds	2009	-3,335	0	0	-1,111	-602	-692	-967	-3,520	-2,747	-179,087	-65,331	-26,376	-283,734	
	2010	-3,469	-68,130	-35,924	-1,444	-43,920	-3,832	-1,648	-4,204	-7,969	0	-12,480	-214	-183,234	
	2011	-8,569	-2,479	-1,188	-2,918	0	0	-7,175	0	0	-162	0	-140,199	-162,900	
Adjusted total	2006	5,577,896	5,488,606	7,212,388	5,530,333	6,178,998	7,685,145	5,985,709	6,267,856	7,553,694	6,232,110	5,890,624	10,180,273	79,783,631	4.51%
Rate Chg 3.41%>3.56%	2007	6,175,081	5,898,190	8,003,602	6,147,039	6,845,984	7,986,572	7,645,812	7,304,077	8,299,420	6,760,988	6,788,999	10,235,967	88,091,731	5.76%
Rate Chg 3.56%>3.41%	2008	6,344,536	6,443,800	7,816,680	6,454,050	6,553,206	7,879,378	6,341,444	7,288,198	7,866,995	6,590,347	5,914,341	9,077,975	84,570,947	0.23%
Rate 3.41%	2009	6,770,698	5,428,789	7,337,653	6,850,938	5,942,327	8,213,602	6,785,337	7,763,080	7,315,140	5,955,985	5,960,860	10,856,109	85,180,517	0.72%
	2010	5,851,665	6,399,447	7,319,826	6,383,330	6,315,288	9,758,926	7,215,834	7,040,127	8,002,092	6,639,102	6,253,092	10,311,744	87,430,472	2.64%
	2011	7,255,806	6,061,763	8,000,739	6,595,647	8,709,205	8,535,347	6,885,348	7,758,275	8,809,664	6,783,693	6,911,348	10,131,897	92,438,731	5.73%
	2012	6,512,359	7,594,999	7,930,567	7,079,320	7,543,289	8,713,668	6,876,652	8,217,981	8,882,987	8,079,535	7,229,887	11,445,723	96,106,966	3.97%
	2013	7,421,717	7,528,557	8,449,682	7,151,142	0	0	0	0	0	0	0	0	30,551,100	-68.21%
% Change (month)		13.96%	-0.87%	6.55%	1.01%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%		
% Change (YTD)		13.96%	5.98%	6.18%	4.92%	-16.66%	-32.67%	-41.53%	-49.48%	-55.95%	-60.54%	-63.91%	-68.21%		

Sales and Use Tax Revenues Generated in the UHGID Area by Standard Industrial Classification

	Food Stores	Eating Places	Apparel Stores	Home Furnish.	Gen. Merchandise	Construction	All Others	GRAND TOTAL
2011 (sales tax rate of 3.41%)								
January	4,508	50,460	1,204	2,400	41,579	900	607	101,659
February	4,634	46,447	973	2,297	14,556	3,724	741	73,373
March	4,870	51,591	1,994	2,249	16,375	9,059	963	87,101
April	5,438	66,217	1,834	2,458	18,772	298	(1,084)	93,933
May	4,175	54,508	1,611	1,950	23,506	25,023	711	111,486
June	4,024	50,603	2,424	2,264	15,395	1,257	1,133	77,100
July	4,386	49,952	2,253	2,261	17,963	2,280	557	79,652
August	5,529	54,052	2,960	2,839	55,427	478	787	122,071
September	6,123	66,496	5,588	2,264	28,241	638	1,602	110,953
October	5,946	64,799	3,410	3,019	19,015	43	(5,330)	90,904
November	4,833	50,027	3,257	2,699	14,365	3,215	573	78,970
December	3,754	45,380	3,688	2,629	16,701	499	1,026	73,678
2011 TOTAL	58,221	650,532	31,199	29,330	281,896	47,416	2,286	1,100,879
2012 (sales tax rate of 3.41%)								
January-December	74,987	637,659	28,068	30,800	257,134	21,390	10,190	1,060,228
2012 TOTAL	103,196	846,812	33,250	39,506	331,745	23,303	14,177	1,391,989
2013 (sales tax rate of 3.41%)								
January	5,943	42,867	692	1,897	31,839	307	1,769	85,314
February	6,733	47,024	793	2,316	14,252	233	494	71,845
March	7,356	58,287	2,599	2,239	14,377	9	1,150	86,017
April	8,177	60,975	1,098	2,254	14,143	1,364	574	88,585
May	-	-	-	-	-	-	-	-
June	-	-	-	-	-	-	-	-
July	-	-	-	-	-	-	-	-
August	-	-	-	-	-	-	-	-
September	-	-	-	-	-	-	-	-
October	-	-	-	-	-	-	-	-
November	-	-	-	-	-	-	-	-
December	-	-	-	-	-	-	-	-
2013 TOTAL	28,209	209,153	5,182	8,706	74,611	1,913	3,987	331,761

UHGID Sales Tax Revenues (NO use tax)

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
January	83,022	96,846	100,032	99,422	98,853	118,058	120,247	113,123	110,986	112,825	100,726	85,100	83,445
February	65,046	56,994	63,769	64,521	72,140	79,436	78,684	81,957	76,043	73,913	69,547	84,232	71,520
March	64,537	68,740	69,760	72,985	72,060	75,944	75,112	72,996	78,172	83,309	77,463	93,790	85,702
April	60,826	68,547	62,055	66,129	74,662	82,378	79,016	91,281	80,517	84,060	90,460	84,564	87,124
May	61,329	56,306	62,078	65,583	61,131	68,638	90,603	74,823	71,299	74,711	86,261	84,923	
June	92,013	76,086	69,726	73,693	69,085	72,486	71,063	66,754	62,685	74,080	75,299	69,958	
July	59,675	63,058	48,079	53,263	65,768	56,168	67,097	65,755	62,034	71,846	77,257	67,462	
August	88,127	87,167	125,801	124,050	144,466	109,263	118,556	145,179	149,212	138,971	121,559	96,703	
September	123,121	129,966	104,739	108,698	99,702	147,416	149,898	117,567	118,373	121,834	109,669	121,503	
October	66,451	73,867	81,351	82,562	93,865	89,472	101,034	93,772	82,191	89,506	89,788	90,290	
November	60,396	58,271	67,097	64,189	65,915	60,321	71,082	65,404	70,564	71,343	75,716	74,312	
December	86,683	71,034	74,835	72,674	62,359	72,197	79,696	64,029	83,085	77,446	72,817	75,198	

Totals	911,224	906,884	929,322	947,770	980,005	1,031,777	1,102,088	1,052,642	1,045,162	1,073,843	1,046,562	1,028,035	327,791
Tax Rate	3.26	3.26	3.26	3.41	3.41	3.41	3.56	3.41	3.41	3.41	3.41	3.41	3.41
\$ change from f	-9,460	-4,340	22,438	18,448	32,235	51,772	70,311	-49,446	-7,480	28,681	-27,281	-18,527	
% change from	-1.0%	-0.5%	2.5%	2.0%	3.4%	5.3%	6.8%	-4.5%	-0.7%	2.7%	-2.5%	-1.8%	
3 year avg change			0.3%	1.3%	2.6%	3.6%	5.2%	2.5%	0.5%	-0.8%	-0.2%	-0.5%	

UHGID Yearly Summary
Sales and Use Tax Breakdown by Industry Category

	Food Stores	Eating Places	Apparel Stores	Home Furnishings	General Merch	All Other	Total
2013	\$28,209 9%	\$209,153 63%	\$5,182 2%	\$8,706 3%	\$74,611 22%	\$5,900 2%	\$331,761 100%
2012	\$103,196 7%	\$846,812 61%	\$33,250 2%	\$39,506 3%	\$331,745 24%	\$37,480 3%	\$1,391,989 100%
2011	\$58,221 5%	\$650,532 59%	\$31,199 3%	\$29,330 3%	\$281,896 26%	\$49,701 5%	\$1,100,879 100%
2010	\$40,028 3%	\$604,913 53%	\$37,852 3%	\$30,571 3%	\$355,637 31%	\$81,746 7%	\$1,150,748 100%
2009	\$49,066 5%	\$578,900 55%	\$44,712 4%	\$24,213 2%	\$326,839 31%	\$34,018 3%	\$1,057,749 100%
2008	\$60,686 6%	\$568,892 53%	\$63,307 6%	\$24,768 2%	\$333,780 31%	\$12,073 1%	\$1,063,507 100%
2007	\$56,250 5%	\$588,610 53%	\$72,142 6%	\$30,921 3%	\$353,173 32%	\$19,270 2%	\$1,120,367 100%
2006	\$56,511 5%	\$525,911 50%	\$86,527 8%	\$33,045 3%	\$321,897 31%	\$19,261 2%	\$1,043,152 100%
2005	\$58,421 6%	\$493,955 50%	\$98,605 10%	\$28,891 3%	\$288,004 29%	\$29,024 3%	\$996,900 100%
2004	\$47,446 5%	\$461,253 44%	\$87,695 8%	\$25,958 2%	\$301,938 29%	\$124,607 12%	\$1,048,897 100%
2003	\$43,618 5%	\$417,762 44%	\$94,036 10%	\$35,450 4%	\$304,099 32%	\$46,965 5%	\$941,951 100%
2002	\$42,268 5%	\$407,606 44%	\$89,454 10%	\$34,104 4%	\$313,795 34%	\$41,419 4%	\$928,646 100%

City Wide Yearly Summary
UHGID Sales and Use Tax as a Percent of Total City Wide Sales and Use Tax

	Food Stores	Eating Places	Apparel Stores	Home Furnishings	General Merch	All Other	Total
2013	\$4,130,220 1%	\$4,045,181 5%	\$1,048,242 0%	\$1,468,726 1%	\$5,847,701 1%	\$14,011,030 0%	\$30,551,100 1.1%
2012	\$13,060,743 1%	\$12,937,276 7%	\$3,717,039 1%	\$4,850,986 1%	\$20,402,962 2%	\$41,137,961 0%	\$96,106,967 1.4%
2011	\$12,241,084 0%	\$11,838,300 5%	\$3,426,738 1%	\$5,259,120 1%	\$19,948,416 2%	\$39,725,073 0%	\$92,438,731 1.2%
2010	\$11,130,533 0%	\$10,930,482 6%	\$2,690,372 1%	\$4,459,406 1%	\$19,279,577 2%	\$38,940,102 0%	\$87,430,472 1.3%
2009	\$11,160,109 0%	\$10,572,840 5%	\$2,626,020 2%	\$4,304,383 1%	\$17,515,062 2%	\$39,002,103 0%	\$85,180,517 1.2%
2008	\$11,204,475 1%	\$10,910,035 5%	\$2,819,260 2%	\$4,827,635 1%	\$18,101,297 2%	\$36,708,245 0%	\$84,570,947 1.3%
2007	\$11,205,584 1%	\$10,888,135 5%	\$2,804,311 3%	\$5,522,090 1%	\$18,040,152 2%	\$39,631,459 0%	\$88,091,731 1.3%
2006	\$10,382,069 1%	\$9,582,212 5%	\$2,424,694 4%	\$4,611,056 1%	\$15,402,540 2%	\$37,371,060 0%	\$79,783,631 1.3%
2005	\$10,046,723 1%	\$8,995,846 5%	\$2,362,366 4%	\$4,465,788 1%	\$14,587,419 2%	\$35,882,350 0%	\$76,340,492 1.3%
2004	\$10,148,861 1%	\$8,637,718 5%	\$2,232,147 4%	\$3,118,312 1%	\$14,123,007 2%	\$32,171,342 0%	\$70,431,387 1.5%
2003	\$9,052,658 0%	\$7,847,285 5%	\$2,046,951 5%	\$3,922,549 1%	\$13,185,423 2%	\$31,552,637 0%	\$67,607,503 1.4%
2002	\$9,294,397 0%	\$8,133,237 5%	\$2,346,305 4%	\$4,164,992 1%	\$13,572,651 2%	\$33,815,600 0%	\$71,327,182 1.3%

CITY OF BOULDER
Uni-Hill Commercial Area Management Commission
Meeting Date July 17, 2013

MATTER FROM CITY:

Council Chambers Audiovisual Upgrades

REQUESTING DEPARTMENT:

Public Works / Facilities and Asset Management

Joe Castro, Facilities and Fleet Manager

Glenn Magee, Facilities Design and Construction Manager

OBJECTIVE:

1. Provide the UHCAMC a concept plan of the Council Chambers upgrade
2. Get feedback from the UHCAMC on the Council Chambers upgrade

SUMMARY:

A project has been identified to increase the usability of the Municipal Building Council Chambers with a focus on replacing outdated audio-visual presentation equipment to enhance the user and public experience. The project will include the installation of appropriate audio-visual technologies as informed by a recent technologies assessment, and minor remodeling to provide improved connection between the public and City Council and boards and commissions. The project will also include the construction of one additional office for the City Attorney, one additional citywide internal meeting room, and changes to the lunch room area. The project will be managed by Facilities and Asset Management and designed and coordinated with the Information Technologies (IT) Department and Communications (Channel 8).

The potential of completing this project during the 2013 council recess was considered, but the scheduling cannot be achieved during that timeframe due to the complexities involving the systems modifications and extensive finishes work. This would put the project at risk of not being completed by the end of the recess, which would impact the usability of the Council Chambers during the summer. As such, the proposed plan is scheduled to be implemented after Nov. 15, 2013.

The proposed timeline and concept plan are attached. Design details will be further refined following feedback from the boards and commissions and from a check-in with City Council sometime in mid-August, 2013.

KEY ISSUES:

1. Will the proposed concept plan enhance connections with the public and the UHCAMC?
2. Does the UHCAMC propose any changes to the concept plan?

BACKGROUND:

Further details on the proposed changes can be found in the May 7, 2013, Information Packet to City Council, Item 2C.

For more information, contact Glenn Magee at mageeg@bouldercolorado.gov, 303-441-4202

ATTACHMENTS:

Attachment A: Project timeline

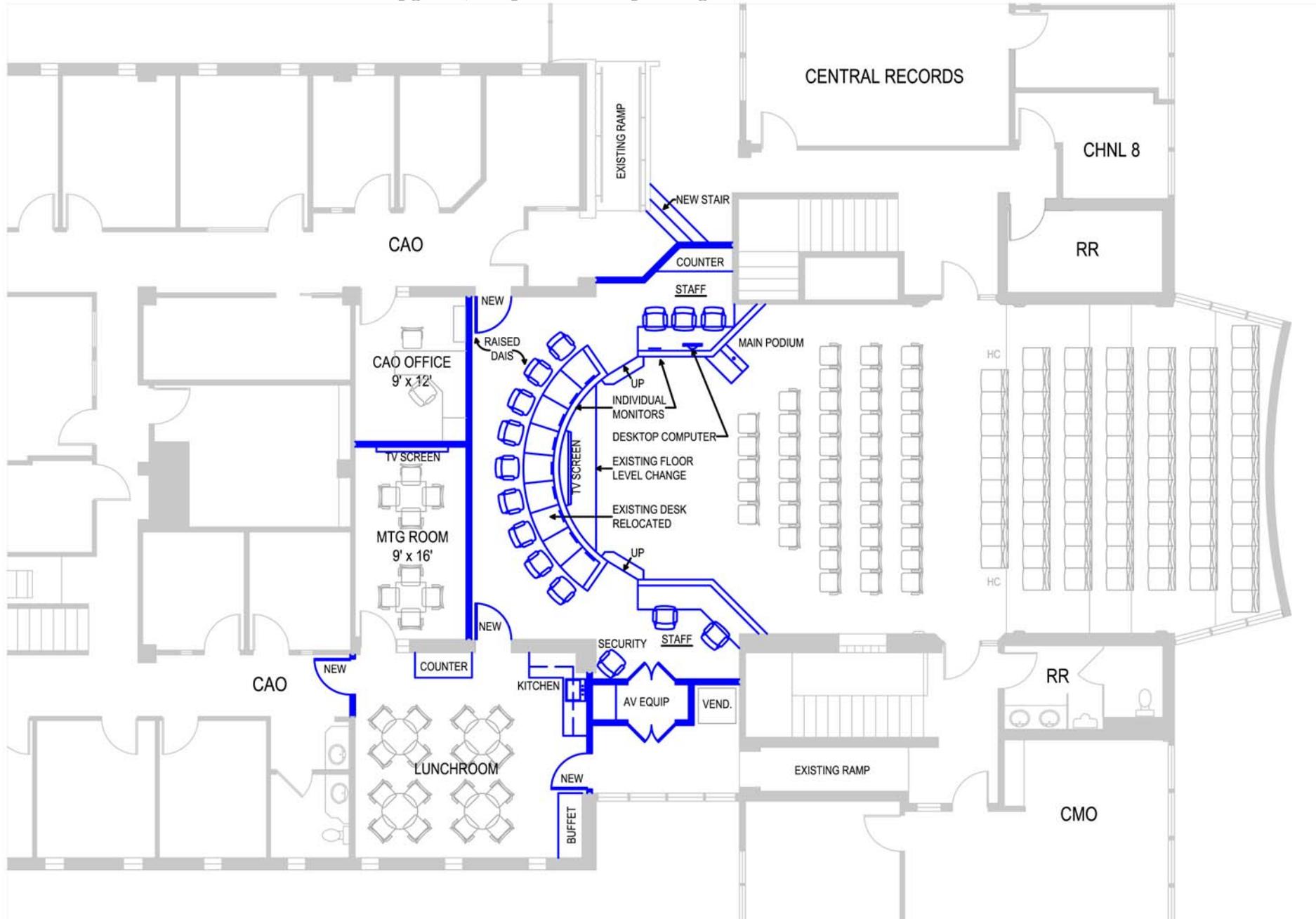
Attachment B: Proposed Concept Design Plan

ATTACHMENT A – Council Chambers Upgrade, Proposed Project Timeline

The project has the following anticipated schedule:

- Architecture and engineering concept design – May through mid-June 2013
- Concept design outreach to boards and commissions – mid June through August 2013
- Council presentation and follow up – third quarter 2013
- Completion of design and construction documents – July through August 2013
- Plan Review and final approvals – August 2013
- Equipment procurement – August through November 2013
- Construction start – Nov. 15 2013
- Project completion – January 2014

ATTACHMENT B: Council Chambers Upgrade, Proposed Concept Design Plan





**INFORMATION PACKET
MEMORANDUM**

To: Members of City Council

From: Jane S. Brautigam, City Manager
Tom Carr, City Attorney
Paul J. Fetherston, Deputy City Manager
Patrick von Keyserling, Director of Communications
Don Ingle, Information Technology Director
Maureen Rait, Executive Director of Public Works
Joe Castro, Facilities and Fleet Manager
Glenn Magee, Facilities Design & Construction Manager

Date: May 7, 2013

Subject: Information Item: Council Chamber Audiovisual Upgrades

EXECUTIVE SUMMARY

A project has been identified to increase the usability of the Municipal Building Council Chambers, with a focus on replacing outdated audio-visual presentation equipment, to enhance the user and public experience. The project will include the installation of appropriate audio-visual technologies, as informed by a recent technologies assessment, and minor remodeling to provide improved connection between the public and City Council and boards and commissions. The project will also include the construction of one additional office for the City Attorney, one additional citywide internal meeting room, and changes to the lunch room area. The project will be managed by Facilities and Asset Management, and designed and coordinated with the Information Technologies (IT) Department and Communications (Channel 8).

A preliminary plan has been developed to respond to concerns and is included at **Attachment A**. The potential of completing this project during the 2013 council recess has been considered, but the scheduling cannot be achieved due to the complexities involving the systems modifications and extensive finishes work. This would put the timeline at risk of not having the project completed by the end of the recess, which would impact the usability of the Council Chambers during this summer. As such, the proposed plan is scheduled to be implemented after Nov.15, 2013. In the interim, the proposed plan and timeline are included. Design details will be further refined accordingly and feedback will also be obtained from the boards and commissions that use the space and from council sometime in the third quarter.

FISCAL IMPACT

Cost estimates for the project involve approximately \$178,000 in physical construction, with \$214,000 in technology upgrades for a total estimated cost of \$392,000. Reserves are proposed to be used to fund the technology improvements, as provided for in the first adjustment to base for the 2013 Budget. Facility changes will be funded from the Facilities and Asset Management Facility replacement funds (FR&R) and the Capital Investment Strategy bond-funded project for Municipal Building upgrades.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

- **Economic:** Funding for this project is proposed from the 2013 Budget.
- **Environmental:** As with any remodel project in city facilities, zero-Volatile Organic Compound (VOC) paints, sustainable carpets, energy star appliances, and the re-use of materials will be specified. The council's current rounded desk will be re-used / modified. Current energy codes will be met or exceeded.
- **Social:** The planned upgrades to Council Chambers will allow study sessions occurring in the flex seating area to be televised so more citizens can view these meetings live through Channel 8 and streaming online. Relocation of the dais closer to the audience will bring the council, and boards and commissions closer to the public.

BACKGROUND

In 2011, a major remodel in the Municipal Building was completed that focused on public meeting spaces by increasing the size of the Fishbowl and 1777 West Conference rooms, providing a meeting space in the council office, and replacing deteriorated carpet and seating in the audience portion of Council Chambers. In Council Chambers, approximately half of the seats were replaced with flexible furniture to allow the space to be set-up differently and used for multiple purposes. The 2011 project intentionally excluded changes to the dais so that the manner in which the flexible space would work with the dais could be evaluated.

ANALYSIS

The flexible seating space has successfully accommodated study sessions and joint council and boards and commission meetings. Currently, the space does not have sufficient audio or television camera capabilities for broadcasting live meetings to the public through Channel 8. Issues have been raised regarding the clarity of sound transmission and recording. The existing interface with Channel 8 for sound adjustments required for proper broadcast is currently inadequate.

Also, in 2012, an audiovisual assessment of the current systems in Council Chambers was undertaken and identified the need to replace the systems, which currently do not allow for

today's digital technologies to easily plug and play. At the time of the 2011 remodel, technology needs and funding sources had not been identified to accomplish these changes.

The City Attorney's Offices (CAO) space, located behind the Council Chambers, is at capacity. A remodel of those offices, completed in 2012 to accommodate staff, included consolidating and moving legal files into the Central Records space. Should additional staff or functions be required in CAO, the only alternative in the Municipal Building is losing meeting spaces, which are in high demand in the downtown campus.

Proposed changes reflected in **Attachment A** address the following issues in the Council Chambers:

- Relocation of the main council desk to the east, to be closer to the audience.
- Installation of individual video monitors at the relocated council desk and staff desks.
- Reconfiguration of the staff desks for a more efficient use of the space and for improved security.
- Replacement of video screens and associated equipment to enhance viewing of presentations for council, boards and commissions, the physical audience and the audience watching Channel 8 broadcasts.
- Replacement of outdated audio equipment to enhance sound quality throughout the space, including provision of wireless microphones and recording equipment in the flex-space.
- Upgrade of all A/V systems equipment to provide for digital presentation formats and improved feeds to Channel 8.
- General update of finishes within the space to include painting and carpet replacement as needed.
- Revisions to lighting for improved performance and energy conservation.

Facilities and Asset Management (FAM) staff analyzed the potential to implement these changes during the upcoming council recess. However, staff has determined that due to the complexity of the overall project, including systems modification and extensive finishes, this could not be accomplished in that time period. An eight-week schedule is needed for construction and equipment installation.

NEXT STEPS

Glenn Magee, FAM design and construction manager, will be the primary contact for the project, including any questions regarding this memo. As the design and equipment coordination process moves forward, FAM staff will undertake an outreach process to engage members of council and boards and commissions to solicit input and feedback.

The project has the following anticipated schedule:

- Architecture and engineering concept design – May through mid-June 2013
- Concept design outreach to boards and commissions – mid June 2013
- Council presentation and follow up – third quarter 2013
- Completion of design and construction documents – July through August 2013
- Plan review and final approvals – August 2013
- Equipment procurement – August through October 2013
- Contractor procurement – August through November 2013
- Construction start – Nov.15 2013
- Project completion – January 2014

ATTACHMENT

A. Concept Design

EXECUTIVE SUMMARY OF PROPOSED CODE CHANGES THAT IMPACT HOSPITALITY ESTABLISHMENTS

Introduction

At a public hearing on Feb. 19, 2013, City Council directed city staff to move forward with the proposed action plan to reduce community impacts from the overconsumption of alcohol (details at www.bouldercolorado.gov/alcohol). Two elements of the action plan include drafting new land use code definitions for hospitality establishments to differentiate between lower and higher intensity uses, and drafting changes to amend the city's 500-foot rule, which governs liquor sales near the University of Colorado. At the June 11, 2013 Study Session on the city work plan, there was City Council consensus to address the definitions, bring options pertaining to the 500-foot rule forward for consideration through an ordinance process, and schedule council business meetings, including public hearings, for the proposed changes.

Below is a summary of the proposed code changes that will impact hospitality establishments. These code changes are considered draft and will continue to be refined up until the public hearings for the Planning Board and City Council meetings. The community is encouraged to participate directly in the consideration of these changes through the public hearings at the following meetings:

- **Aug. 15, 2013 – Planning Board** public hearing on land use code definition changes.
- **Sept. 17, 2013 – City Council** first reading on land use code definition changes and the 500-foot rule (no public hearing).
- **Oct. 1, 2013 – City Council** second reading and public hearing.

Land Use Code Changes

The city is proposing land use code changes to better distinguish between lower intensity and higher intensity¹ hospitality establishments which would enable more effective control over potential impacts of these establishments upon neighboring properties. Currently, the land use code does not differentiate between restaurants, bars or taverns and regulates them uniformly. This is problematic as over time, some establishments have functioned more like taverns than restaurants, especially in the evening hours. Proposed changes will create new use categories and update use standards and definitions to help protect residential neighborhoods through appropriate review processes.² For specific definitions and information related to where such uses are proposed to be permitted, please refer to **Attachment A** and **B**.

To avoid situations where restaurants function as taverns in later hours, the proposed changes include updating the definition for restaurants and creating a new 'Late Night Restaurants' definition.

- **Restaurants** – Required closing by 11 p.m.
- **Late Night Restaurants** – Permitted through the Conditional Use Review process to stay open past 11 p.m. in more intense business districts, such as areas of downtown including Pearl

¹ Typically, higher intensity establishments create higher impacts to the community and are those that serve a greater amount of alcohol than food, including hard alcohol, generally operate late hours (after 11 pm) and/or have outdoor seating in close proximity to residential zones.

² Establishments go through one of the following approval or review processes in order to operate: (1) By-Right – can begin operation without any discretionary approvals and only with a building permit, if necessary; (2) Conditional Use Review – staff level review to demonstrate meeting specific code criteria with no public call-up requirement; or (3) Use Review – generally a staff level review to demonstrate meeting specific code criteria with potential for Planning Board or public call-up.

Street mall, Twenty Ninth Street, and the 28th Street Corridor. New late night restaurants would not be permitted on University Hill or in the East or West Pearl Street neighborhoods.

To allow for congenial places for people to socialize that add vitality to existing and planned centers in the community, a definition for 'Neighborhood Pub or Bistro' was created.

- **Neighborhood Pub or Bistro** – Permits pubs in residential interface areas and allows operation until 12 a.m. Also, the use definition is tied to establishments with a Beer and Wine liquor license. The rationale is that hard alcohol allows for quicker intoxication and potentially more impacts on a surrounding area.

Currently, taverns or brewpubs are permitted on a limited basis in some residential zones with special approval (i.e., Use Review). The proposed changes would prohibit tavern or brewpub land uses in residential zones.

- **Taverns and Brewpubs** – Includes bars and night clubs. May require Use Review approval depending on location and zoning district. The use definition of "Tavern" includes establishments that have a Tavern liquor license, which has no limitation on types of alcohol sold. The use definition of "Brewpub" is primarily a restaurant where malt liquor is manufactured on the premises as an accessory use. A brewpub may include some off-site distribution of its malt liquor consistent with state law.

The proposed code changes include a new definition for 'Retail Liquor Store.' Currently, liquor stores fall under regular 'Retail sales.'

- **Retail Liquor Store** – Require Use Review for retail liquor stores in mixed use and residential interface zones. Operate as an allowable use by right in other business zones.

Another part of the proposed changes is related to management plans. The effectiveness and accessibility of management plans has been an issue raised by the community. For hospitality establishments that are considered residential interface areas, applicants are required to conduct a meeting with neighborhood members to solicit comment and address potential impacts, which is accomplished through a management plan. This process will continue but the plans will be more accessible, apply to all establishments near residential areas and require more descriptive information.

- **Management Plans** – Require that management plans be accessible on premises of an establishment and easily accessible at the city offices (on-line). Broaden the requirement for management plans to all establishments located close to residential zones (before it was voluntary and encouraged for some). Revise the management plan requirement to include more descriptive elements to better understand how a business intends to operate and how they intend to mitigate impacts.

While a specific proposal is not available at this time, it should be noted that staff is also studying higher food sales requirements for the aforementioned land uses.

500-Foot Rule Changes

In 1987, state liquor laws changed the minimum drinking age from 18 to 21 for 3.2 percent beer (up until that time persons between 18 to 21 years old could lawfully drink 3.2 percent beer) and prohibited the sale of alcohol within 500-feet (ft) of a school or principal campus of a university unless a local ordinance allowed for elimination or reduction of the 500-ft rule.

In response to concerns from the businesses on the University Hill (Hill), City Council approved Ordinance 5069 on September 1, 1987, which waived the state requirement, thereby allowing establishments located within 500-ft of the principal campus of the University of Colorado to obtain “Hotel-Restaurant” liquor license only. Hotel-Restaurant liquor licenses permit the sale of beer, wine, and hard liquor.

At the direction of City Council, the city is now considering changes to the 500-ft liquor license rule around the University of Colorado (CU). Proposed changes to the 500-ft rule are intended to address concerns about the overconcentration of liquor establishments on the Hill and the service of hard alcohol which has the potential to exacerbate the problem of overconsumption as it enables quick intoxication as compared to beer and wine.

The method for measuring the 500-ft distance restriction is set out in the state regulations. In 1991, the principal campus was further defined to exclude other CU properties. The “principal campus” of CU is now defined as the area generally bordered by Broadway Street on the west; Baseline Road on the south; 28th Street, Colorado Avenue and Folsom Street on the east; and Boulder Creek, 17th Street and University Avenue on the north (see map in **Attachment C**). The 500-ft area includes most of the Hill along with a majority of the Basemar Shopping Center at the corner of Broadway and Baseline, a variety of commercial properties on the south frontage of Baseline Road and a limited number of commercial businesses on the 28th Street frontage road.

The two options for changing the existing 500-ft rule along with potential impacts are listed below. Any changes to the 500-ft rule would only apply to new businesses. Existing businesses would be grandfathered in and their liquor licenses would not change.

- (1) **Revoke the 500-foot liquor license waiver around CU:** Removing the 500-ft liquor license waiver would result in no additional liquor licenses being issued within 500-ft of CU. Existing establishments would be grandfathered and could transfer their liquor licenses to future owners or tenants. If this option were undertaken, existing establishments (i.e., license owners) would likely see an increase in value by virtue of the diminished likelihood of new competition. Similarly, there could be an economic impact to the Hill as it would turn away some businesses that could support revitalization efforts (e.g., new restaurants, such as Café Aion, could not obtain a liquor license and would likely locate elsewhere).
 - **Impacts to new businesses within 500-feet of CU** – Would not be permitted to sell any liquor including wine, beer or hard alcohol.
 - **Impacts based on existing land use code definitions** – Use Reviews for late operating establishments could continue to be requested; however, these and any new hospitality establishments would not be permitted to serve alcohol.
 - **Impacts based on new land use code definitions** – Neighborhood Pubs or Bistros would not be permitted within 500-ft of CU. Restaurants would be permitted under the zoning code but could not serve alcohol and they would be required to close by 11 p.m. New taverns would not be prohibited, as Tavern liquor licenses (no limitation on types of alcohol sold) would not be permitted in the 500-ft area.
- (2) **Modify the 500-foot liquor license waiver to allow beer and wine licenses only:** The 500-ft waiver could be changed to permit alternative license types, such as Beer and Wine Licenses only. Existing establishments that have Hotel-Restaurant licenses would be grandfathered and could transfer their liquor licenses to future owners or tenants. This approach would permit

additional establishments that wish to serve alcohol, but would prohibit the sale of hard alcohol. This approach would likely be less impactful to the economic vitality of the Hill.

- **Impacts to new businesses within 500-feet of CU** – Permitted to sell beer and wine but would not be permitted to sell hard alcohol.
- **Impacts based on existing land use code definitions** – Use Reviews for late operating establishments could continue to be requested; however, these and any new hospitality establishments could only serve alcohol under a Beer and Wine license if within 500-ft of CU’s principal campus.
- **Impacts based on new land use code definitions** – New Neighborhood Pubs or Bistros would be permitted within 500-ft of CU (and could be open to new customers until 12 a.m.) and could sell beer and wine. New restaurants would close by 11 p.m. and late night restaurants would be prohibited in a majority of the 500-ft buffer area. (A very small area within the 500-ft buffer is zoned to support late night restaurants). New taverns would not be permitted, as Tavern liquor licenses (no limitation on types of alcohol sold) would be prohibited in the 500-ft area.

If the current 500-ft waiver for hotel-restaurant liquor licenses remains in effect, then existing and new businesses located within 500-ft of CU’s principal campus could continue to apply for licenses to sell and serve any liquor, including wine, beer or hard alcohol. If the new land use code definitions were approved then:

- Neighborhood Pubs or Bistros would be prohibited on the Hill because per the new definition, they can only operate with a Beer and Wine license. The current 500-ft waiver only provides for a full service hotel-restaurant liquor license.
- Restaurants could operate with the hotel-restaurant liquor license but would be required to close by 11 p.m.
- Late night restaurants would not be permitted in the zoning district that affects the University Hill business district (BMS).

Attachments

- **Attachment A** – Summary Table of Proposed Land Use Code Definitions
- **Attachment B** – Map of City of Boulder Zoning Districts
- **Attachment C** – Map of 500-ft Buffer

Summary of Proposed Land Use Code Definitions

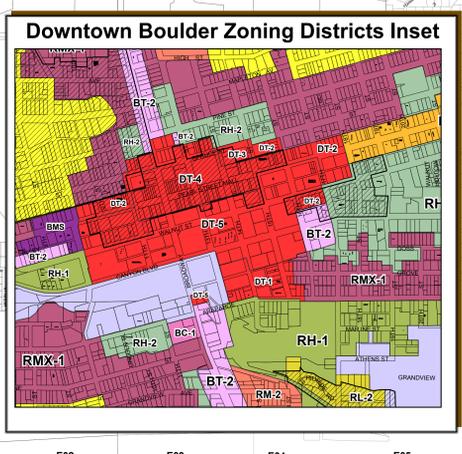
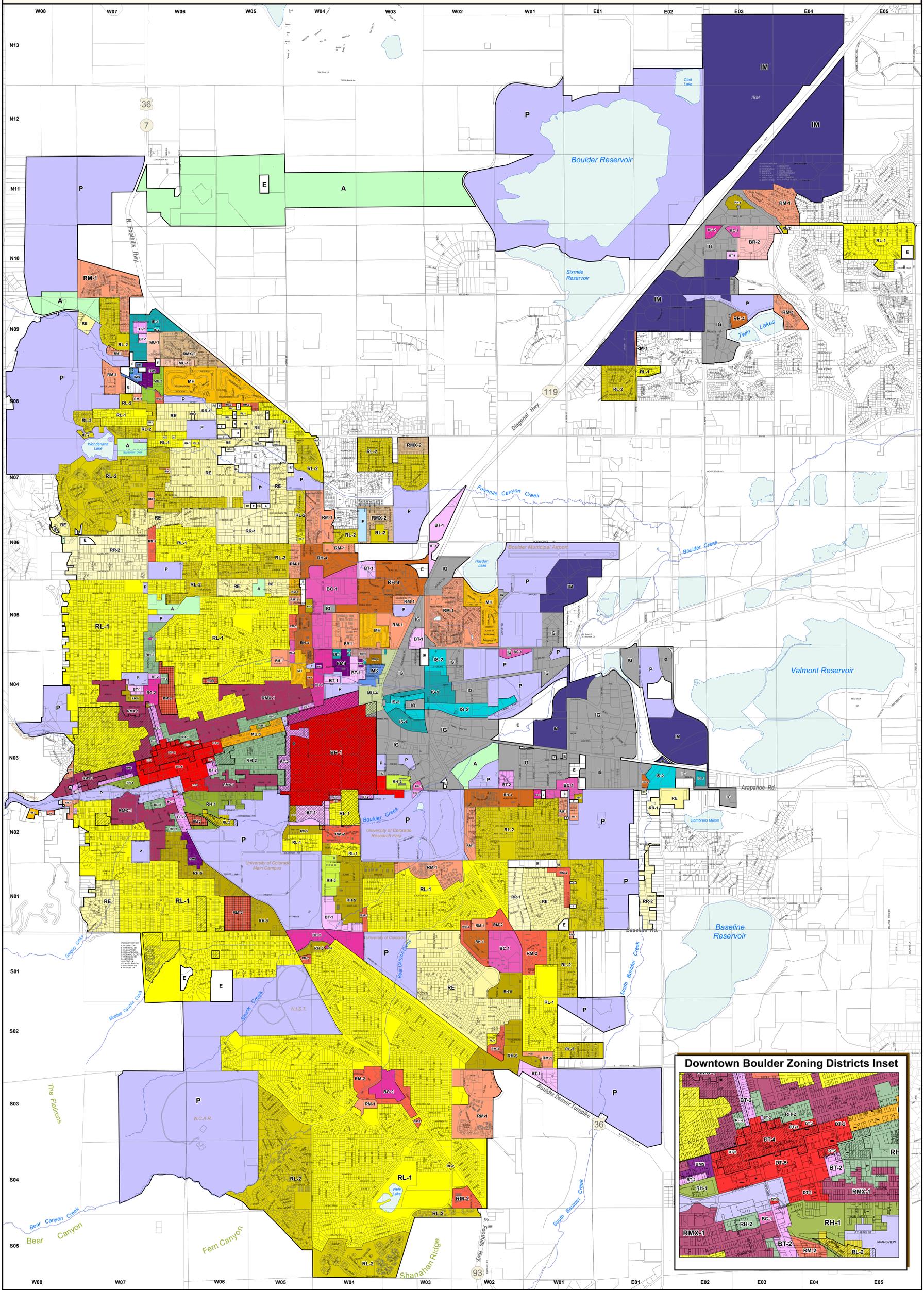
New Land Use Definitions	Review Process & Allowed Zoning District	Liquor License Types
<p>Restaurants < 1500 sf</p> <p>"Restaurant" means an establishment with no liquor license or with a beer and wine license or a hotel and restaurant license issued under § 12-47-401, et seq., C.R.S., provided with a food preparation area, dining room equipment, and persons to prepare and serve, in consideration of payment, food or drinks to guests that must close no later than 11 p.m. and includes without limitation full-service, fast-food, or drive-through restaurants, cafes, coffee shops, lunchrooms, cafeterias, and delicatessens.</p>	<p>USE REVIEW*: RH-1, RH-2, RH-4, RH-5, RH-3, RH-7, RH-6, BT-1, BT-2</p> <p>CONDITIONAL USE**: MU-1, MU-2, MU-3, MU-4, BT-1, BT-2, BMS, BC-1, BC-2, BCS, BR-1, BR-2, DT-1, DT-2, DT-3, DT-4, DT-5</p>	<p>Beer and Wine License or Hotel Restaurant License (full service)</p>
<p>Restaurants > 1500 sf</p> <p>"Restaurant" means an establishment with no liquor license or with a beer and wine license or a hotel and restaurant license issued under § 12-47-401, et seq., C.R.S., provided with a food preparation area, dining room equipment, and persons to prepare and serve, in consideration of payment, food or drinks to guests that must close no later than 11 p.m. and includes without limitation full-service, fast-food, or drive-through restaurants, cafes, coffee shops, lunchrooms, cafeterias, and delicatessens.</p>	<p>USE REVIEW: MU-1, MU-2, MU-3, MU-4, BT-1, BT-2, BMS, BC-1, BC-2, BCS, BR-1, BR-2, DT-1, DT-2, DT-3</p> <p>CONDITIONAL USE: BC-1, BC-2, BCS, BR-1, BR-2, DT-4, DT-5</p>	<p>Beer and Wine License or Hotel Restaurant License (full service)</p>
<p>Restaurants, Late Night</p> <p>"Restaurant, late night" means an establishment with no liquor license or with a beer and wine license or a hotel and restaurant license issued under § 12-47-401, et seq., C.R.S., provided with a food preparation area, dining room equipment, and persons to prepare and serve, in consideration of payment, food or drinks to guests that may operate after 11 p.m.</p>	<p>CONDITIONAL USE: BC-1, BC-2, BCS, BR-1, BR-2, DT-4, DT-5</p>	<p>Beer and Wine License or Hotel Restaurant License (full service)</p>
<p>Neighborhood Pub or Bistro < 1500 sf</p> <p>"Neighborhood pub or bistro" means an establishment with a beer and wine license issued under § 12-47-401, et seq., C.R.S., with a food preparation area, dining room equipment, and persons to prepare and serve, in consideration of payment, food or drinks to guests where a full food menu is offered and available for consumption on the premises during all business hours. that must close no later than 12 a.m.</p>	<p>USE REVIEW: RH-1, RH-2, RH-3, RH-7, RH-6, BT-1, BT-2</p> <p>CONDITIONAL USE: MU-1, MU-2, MU-3, MU-4, BMS, BC-1, BC-2, BCS, BR-1, BR-2, DT-1, DT-2, DT-3, DT-4, DT-5</p>	<p>Beer and Wine Licenses Only</p>
<p>Neighborhood Pub or Bistro > 1500 sf</p> <p>"Neighborhood pub or bistro" means an establishment with a beer and wine license issued under § 12-47-401, et seq., C.R.S., with a food preparation area, dining room equipment, and persons to prepare and serve, in consideration of payment, food or drinks to guests where a full food menu is offered and available for consumption on the premises during all business hours. that must close no later than 12 a.m.</p>	<p>USE REVIEW: RH-1, RH-2, RH-4, RH-5, RH-3, RH-7, RH-6, MU-1, MU-2, MU-3, MU-4BT-1, BT-2, BMS, DT-1, DT-2, DT-3</p> <p>CONDITIONAL USE: BC-1, BC-2, BCS, DT-4, DT-5</p>	<p>Beer and Wine Licenses Only</p>
<p>Tavern</p> <p>"Tavern" means an establishment with a tavern license issued under § 12-47-401, et seq., C.R.S., serving fermented malt beverages and/or malt, vinous, and/or spirituous liquors in which the principal business is the sale of such beverages at retail for consumption on the premises and where snacks are available for consumption on the premises, including, but not limited to bars, cabarets, cocktail lounges, dance halls, discotheques, and night clubs.</p>	<p>USE REVIEW: MU-1, MU-2, MU-3, MU-4, BT-2, DT-1, DT-2, DT-3</p> <p>CONDITIONAL USE: BC-1, BC-2, BCS, BR-1, BR-2, DT-4, DT-5</p>	<p>Tavern License</p>
<p>Brewpub</p> <p>"Brewpub" means an establishment with a brew pub license issued under § 12-47-401, et seq., C.R.S., that is primarily a restaurant where malt liquor is manufactured on the premises as an accessory use. A brewpub may include some off-site distribution of its malt liquor consistent with state law.</p>	<p>USE REVIEW: MU-1, MU-2, MU-3, MU-4, BT-1, BT-2, BMS, DT-1, DT-2, DT-3</p> <p>CONDITIONAL USE: BC-1, BC-2, BCS, BR-1, BR-2</p>	<p>Brew Pub License</p>
<p>Retail Liquor Store</p> <p>"Retail liquor store" means an establishment with a retail liquor store license issued under § 12-47-401, et seq., C.R.S., engaged primarily in the sale of malt, vinous, and spirituous liquors and soft drinks and mixers, all in sealed containers for consumption of the premises and otherwise consistent with the definition of retail liquor store under § 12-47-103, C.R.S.</p>	<p>USE REVIEW: MU-4, BMS, DT-1, DT-2</p> <p>APPROVED USE BY-RIGHT: BC-1, BC-2, BCS, BR-1, BR-2, DT-4, DT-5</p>	<p>Retail Liquor License</p>

*Use Review applications are discretionary and may be called-up by neighbors or the Planning Board. Use Review applications can also be referred to the Planning Board for decision by staff.

**Conditional Use applications are reviewed administratively by staff and are not subject to call-up by neighbors or the Planning Board.

Zoning District Map of the City of Boulder, Colorado

Adopted 7/12/2006 (Ordinance 7476)*



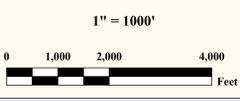
Zoning Districts

(Previous Zoning District Name in Parentheses)

- Residential**
 - MH Mobile Home (MH-E)
 - RE Residential - Estate (ER-E)
 - RH-1 Residential - High 1 (HR-X)
 - RH-2 Residential - High 2 (HZ-E)
 - RH-3 Residential - High 3 (HRI-X)
 - RH-4 Residential - High 4 (HR-D)
 - RH-5 Residential - High 5 (HR-E)
 - RH-6 Residential - High 6
 - RL-1 Residential - Low 1 (LR-E)
 - RL-2 Residential - Low 2 (LR-D)
 - RM-1 Residential - Medium 1 (MR-D)
 - RM-2 Residential - Medium 2 (MR-E)
 - RM-3 Residential - Medium 3 (MR-X)
 - RMX-1 Residential - Mixed 1 (MXR-E)
 - RMX-2 Residential - Mixed 2 (MXR-D)
 - RR-1 Residential - Rural 1 (RR-E)
 - RR-2 Residential - Rural 2 (RR-E)
- Commercial & Business**
 - BC-1 Business - Community 1 (CB-D)
 - BC-2 Business - Community 2 (CB-E)
 - BCS Business - Commercial (CS-E)
 - BMS Business - Main Street (BMS-X)
 - BR-1 Business - Regional 1 (RB-E)
 - BR-2 Business - Regional 2 (RB-D)
 - BT-1 Business - Transitional 1 (TB-D)
 - BT-2 Business - Transitional 2 (TB-E)
 - DT-1 Downtown 1 (RB3-X/E)
 - DT-2 Downtown 2 (RB2-X)
 - DT-3 Downtown 3 (RB2-E)
 - DT-4 Downtown 4 (RB1-E)
 - DT-5 Downtown 5 (RB1-X)
- Agricultural and Public**
 - A Agricultural (A-E)
 - P Public (P-E)
- Mixed Use**
 - MU-1 Mixed Use 1 (MU-D)
 - MU-2 Mixed Use 2 (RMS-X)
 - MU-3 Mixed Use 3 (MU-X)
 - MU-4 Mixed Use 4
- Industrial**
 - IG Industrial - General (IG-E/D)
 - IM Industrial - Manufacturing (IM-E/D)
 - IMS Industrial - Mixed Services (IMS-X)
 - IS-1 Industrial - Service 1 (IS-E)
 - IS-2 Industrial - Service 2 (IS-D)
- Other**
 - E Enclave (E)
 - Flex (F)
 - Medium Density District Overlay Zone
 - Designated Local Historic Districts
 - Boulder Valley Regional Center

*Zoning Map Amendments:

Ordinance #	Date	Ordinance #	Date	Ordinance #	Date
7363	4/20/2004	7665	6/4/2009	7835	3/7/2012
7369	7/20/2004	7689	10/6/2009	7849	8/7/2012
7374	8/17/2004	7705	12/15/2009	7882	1/22/2013
7407	12/21/2004	7739	8/17/2010	7894	5/7/2013
7425	7/5/2005	7740	8/17/2010		
7429	9/20/2005	7741	8/17/2010		
7431	10/18/2005	7742	8/17/2010		
7446	1/17/2006	7745	8/6/2010		
7455	3/20/2006	7746	8/6/2010		
7476	7/12/2006	7749	9/24/2010		
7490	11/17/2006	7774	1/18/2011		
7533	8/21/2007	7775	1/18/2011		
7586	5/20/2008	7776	1/18/2011		
7587	5/23/2008	7806	10/18/2011		
7609	9/2/2008	7810	10/18/2011		
7637	1/20/2009	7811	10/18/2011		
7655	5/5/2009	7812	10/18/2011		



Map produced by the City of Boulder, Planning and Development Services GIS
 For information call (303)441-1580 or visit us on the web at www.bouldercolorado.gov

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