

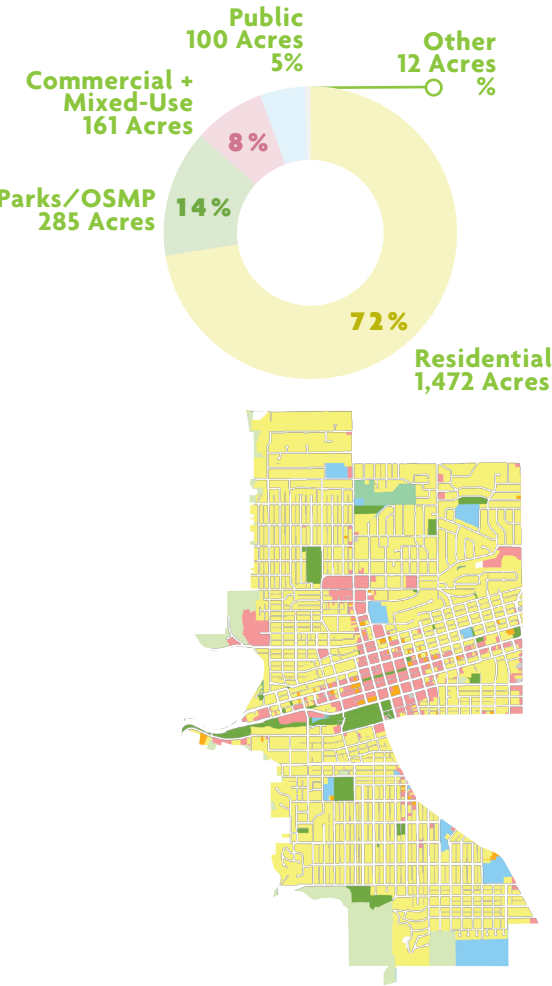


Located in the heart of the city, Central Boulder is a dynamic and diverse place. The area is rich with iconic Boulder locations, including Downtown and the Pearl Street Mall, University Hill, Boulder Creek, and Chautauqua. As such, Central Boulder offers some of the best shopping, restaurants, services, entertainment and recreation opportunities in the state. It is a hub of civic activity and a central gathering place for the community and the region, and a variety of iconic events such as the Farmers’ Market, Boulder Creek Festival, and many others, are hosted here. Central Boulder is also one of the oldest and most historic parts of the city. Nearly all of Boulder’s designated historic districts are located in this area, and many more neighborhoods and districts are potentially eligible for designation. Well-connected to the rest of the city and with a diverse collection of places to explore and things to do, Central Boulder stands out as the civic and cultural core of the community.

**OUR LEGACY.
OUR FUTURE.**
BOULDER VALLEY COMPREHENSIVE PLAN

LIFESTYLE

EXISTING LAND USE



PARKS & OPEN SPACE

- | | |
|----------------------------|--------------------------------------|
| 17 parks | 1 pedestrian mall (Pearl St.) |
| 1 recreation center | 1 community center |
| 1 senior center | 1 outdoor pool |
| 1 pottery lab | 1 studio |
| 4 trailheads | |

SCHOOLS

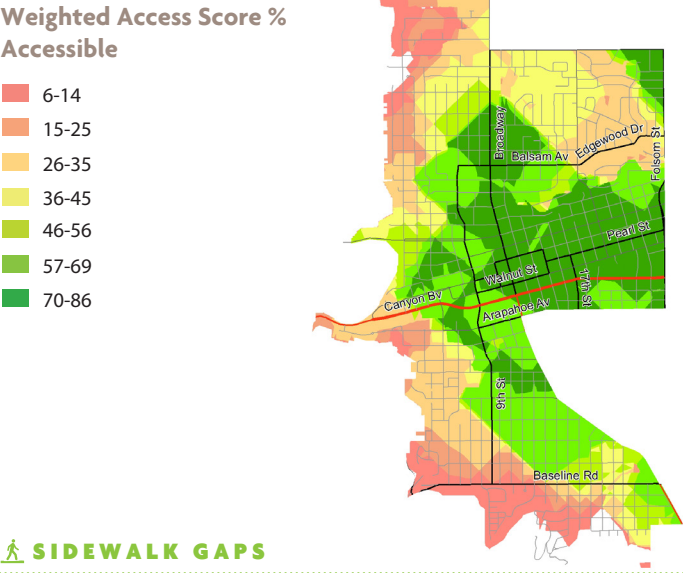
- | Public | Private |
|----------------------------|---------------------------|
| Foothill Elementary | Mt Zion Lutheran K-5 |
| Columbine Elementary | Sacred Heart of Jesus K-8 |
| Whittier Elementary | Watershed High |
| Flatirons Elementary | September School High |
| University Hill Elementary | |
| Casey Middle | |
| New Vista High | |

GETTING AROUND

BIKE LANES & TRAILS

32.69 miles
203.81 miles in Boulder Valley
28% of subcommunity within 1/4 mile of a trailhead

NEIGHBORHOOD ACCESS



SIDEWALK GAPS

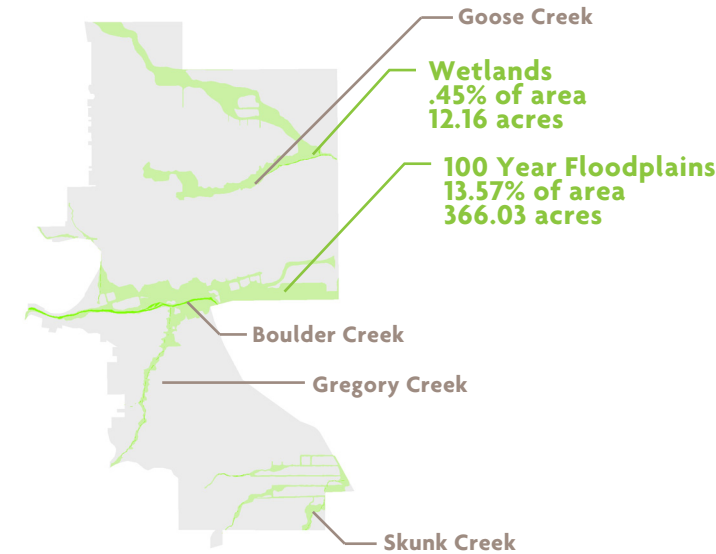
1.48% of missing sidewalk links
5% (city average)

TRANSIT

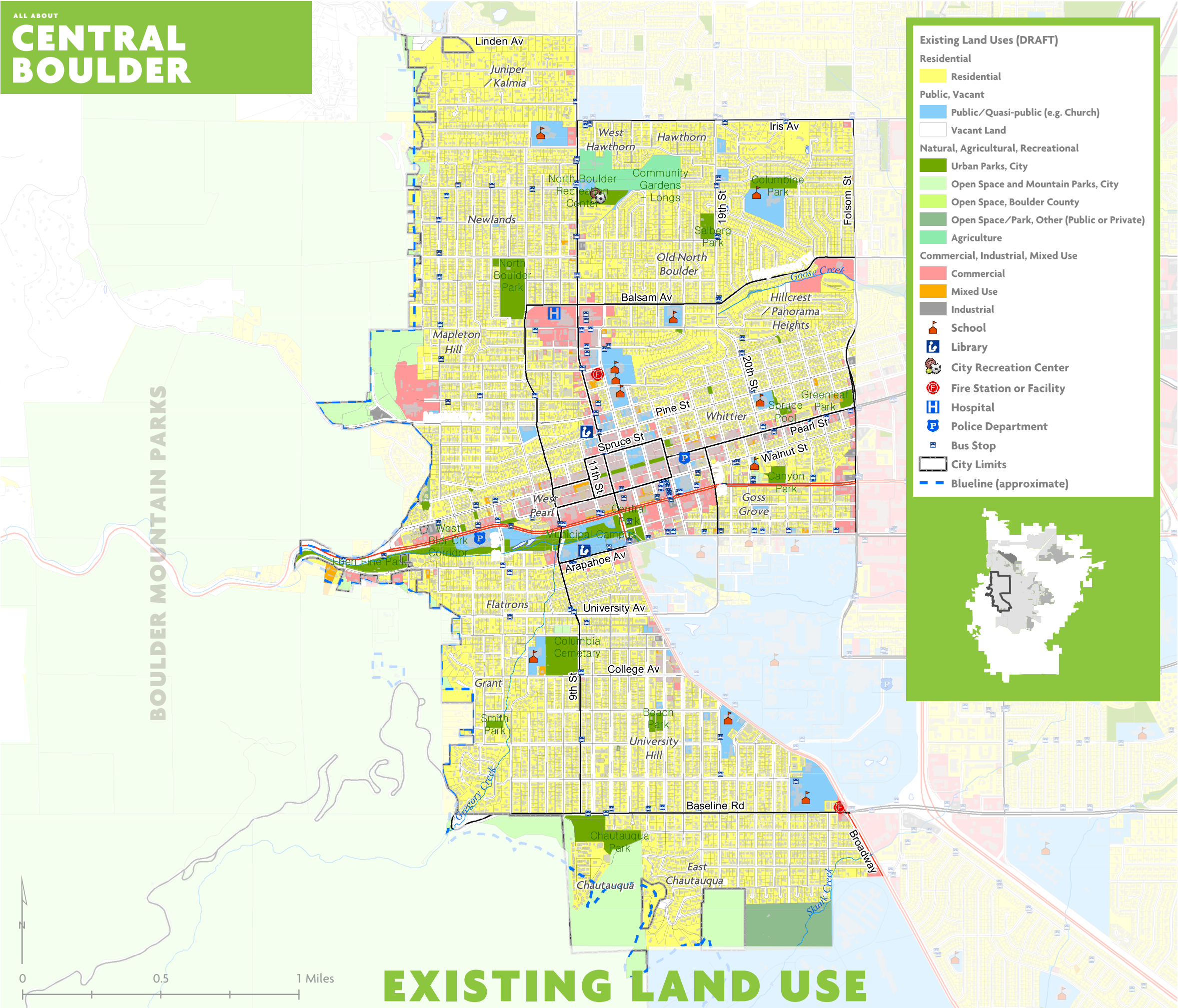
84% of subcommunity within 1/4 mile of transit

NATURE

WATER FEATURES



ALL ABOUT
CENTRAL BOULDER



PEOPLE & HOUSING

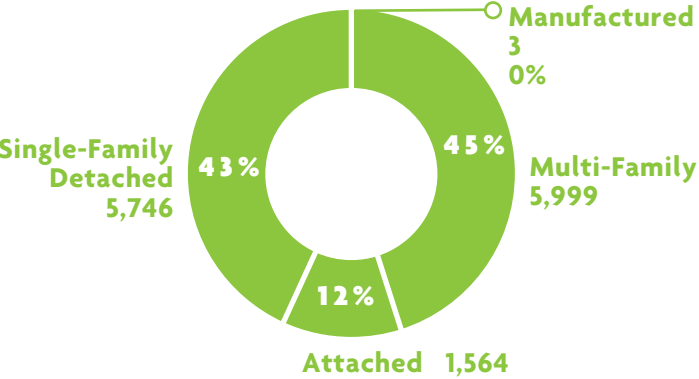
POPULATION



TOTAL DWELLING UNITS



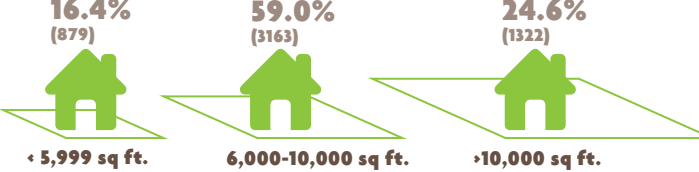
HOUSING UNIT MIX



DENSITY (DWELLING UNITS/RESIDENTIAL ACRE)



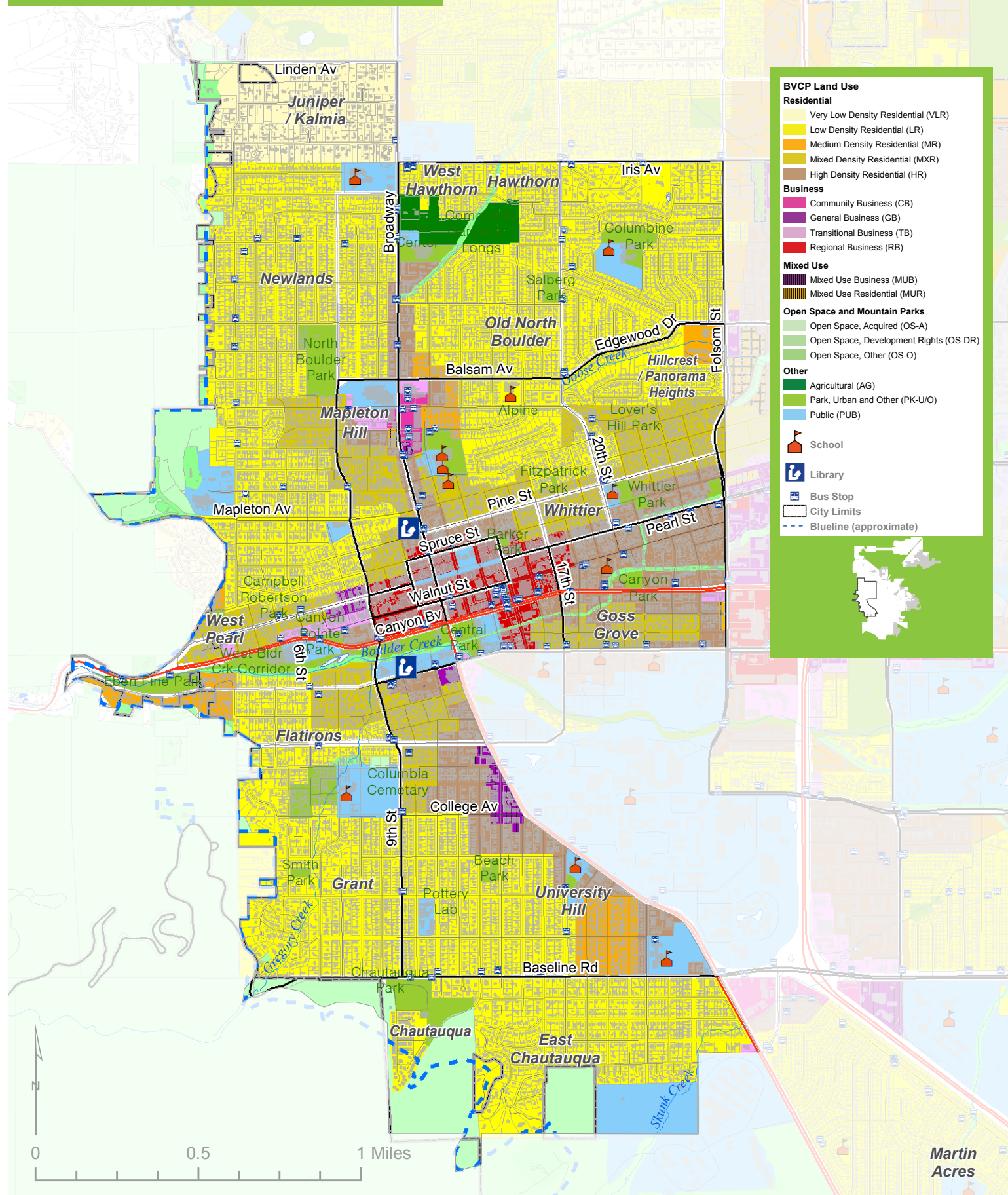
RANGE OF SINGLE-FAMILY LOT SIZE



TOTAL JOBS



FUTURE LAND USE (BVCP 2010 Plan)



LAND USE MAP DESIGNATIONS

RESIDENTIAL

VLR Very Low Density Residential
(2 dwelling units per ac. or less)



Very low density areas in the older section of the city consist predominantly of single-family detached structures.

LR Low Density Residential
(2 - 6 dwelling units per ac.)



Low density areas in the older section of the city consist predominantly of single-family detached structures.

MR Medium Density Residential
(6 - 14 dwelling units per ac.)



Medium density areas are generally situated near community shopping areas or along major arterials of the city.

MXR Mixed-Density Residential
(Older areas = 6 - 14 dwelling units per ac.)
(For new areas = 6 - 18 dwelling units per ac.)



Mixed density areas surround the downtown and are located in some areas planned for new development.

HR High Density Residential
(More than 14 dwelling units per ac.)



High density areas are generally located close to the University of Colorado or in areas planned for transit.

MIXED-USE

MUB Mixed-Use Business



Mixed Use-Business development may be deemed appropriate and will be encouraged in some business areas. Business or residential character will predominate.

MUR Mixed-Use Residential



In Mixed Use-Residential areas, residential character will predominate, although neighborhood scale retail and personal service uses will be allowed.

BUSINESS

CB Community Business



A Community Business area is the focal point for commercial activity serving a subcommunity or a collection of neighborhoods.

GB General Business



The General Business areas are located, for the most part, at junctions of major arterials of the city where intensive commercial uses exist.

TB Transitional Business



The Transitional Business designation is usually zoned for less intensive business uses than in the General Business areas, and they often provide a transition to residential areas.

RB Regional Business



The Regional Business areas provide major shopping facilities, offices, financial institutions, and government and cultural facilities serving the entire Boulder Valley and neighboring communities.

OPEN SPACE AND MOUNTAIN PARKS

OS-A Open Space Acquired

Land already acquired by the city or Boulder County for open space purposes.

OS-DR Open Space Development Rights

Privately owned land with conservation easements or other development restrictions.

OS-O Open Space Other

Other public and private land designated prior to 1981 that the city and county would like to preserve through various preservation methods including but not limited to intergovernmental agreements, dedications or acquisitions.

OTHER

PK-U/O Park, Urban and Other

Urban and Other Parks includes public lands used for a variety of active and passive recreational purposes.

PUB Public

Public/Semi-Public land use designations encompass a wide range of public and private non-profit uses that provide a community service.

AG Agriculture

An Agriculture land use designation identifies land in the Service Area that is planned to remain in agricultural use. Uses that are auxiliary to agriculture, such as home, a barn, and outbuildings and the incidental sales of farm or horticultural products are expected on land with this designation.

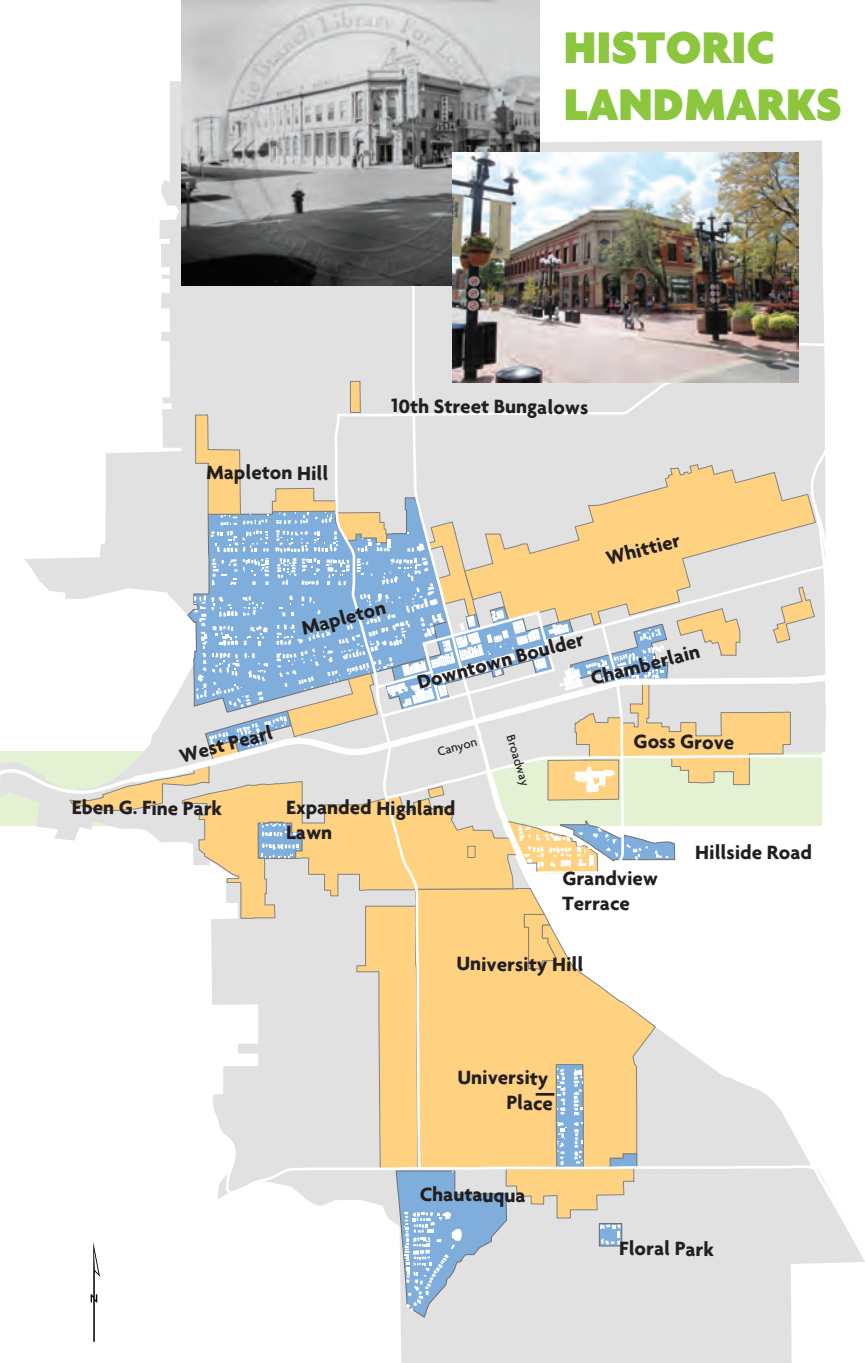
LOOKING BACK AT THE LEGACY OF
CENTRAL BOULDER

A majority of the historic districts, and much of the city's history, exists within Central Boulder.

**OUR LEGACY.
OUR FUTURE.**

BOULDER VALLEY COMPREHENSIVE PLAN

**HISTORIC
LANDMARKS**



Historic Districts

- Potential Local Historic Districts
- Designated Local Historic Districts

Subcommunities

- Central Boulder



1860

Abner Brown builds the first schoolhouse in what would become the state of Colorado.



1864

Boulder's first County Courthouse is built near 10th and Pearl Streets. It is also Boulder's first brick building and later serves as an assay office and police headquarters.

The Boyd Smelter at 3rd St. and Canyon Blvd. opens its doors, marking the beginning of the mining industry in Boulder which is the basic economic underpinning of the city's early growth.



1874

Central School graduates its first high school class, the same year that CU is established.



1876

The Boulder-Colorado Sanitarium is established which, began as a branch of Dr. Kellogg's Battle Creek Sanitarium in Michigan..



1894

Construction begins on the Texas-Colorado Chautauqua. The park's most prominent building, the auditorium, is constructed in less than eight weeks.

1898

1. To help jumpstart Boulder's growth and to add an air of sophistication to town, the Hotel Boulderado opens as Boulder's largest and most luxurious hotel.

2. The Post Office at 15th and Walnut Streets is constructed.

1859

1. The Boulder City-Town Company is established.

2. The First Methodist Church is founded as Boulder's first faith community.



1860

Columbia Cemetery is opened. The first person buried here is Redmond C. Fisher, who died May 14th, 1870.



1870

Goss Grove, Whittier, and Mapleton Hill, Boulder's earliest neighborhoods, begin to develop.



1880s

Whittier School opens. It is the longest continually operating school in Colorado.



1892

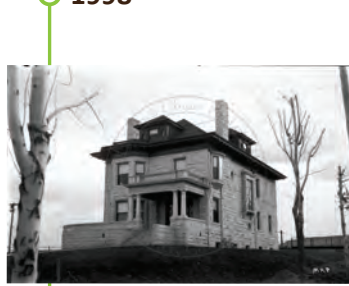
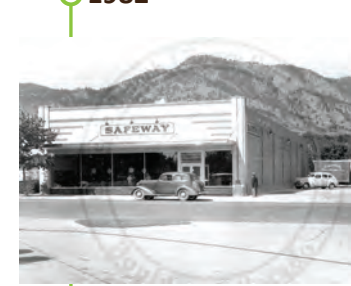
Mount St. Gertrude Academy is established. It is Boulder's first major private school and first major building on University Hill.



1897

Crystal Springs Brewing and Ice Company takes over Boulder City Brewery near 9th St. and Arapahoe Ave.





1910

1. Nearly 280 homes are already constructed in the Mapleton Hill neighborhood with a couple hundred more to come in the following decades.

2. Frederick Law Olmsted, Jr. authors "The Improvement of Boulder Colorado," which helps to shape Boulder's development in the coming decades.

1921

1. The Boulder Community Hospital opens in the former Ben Hageman House at 2705 Broadway.

2. Boulder's first auto park opens on what is presently known as Eben G. Fine Park.

1937

Boulder High School on Arapahoe Ave. is designed by Glen Huntington.

The Boulder Lions Club erects a Bandshell in Central Park. Architect Glen Huntington designs the structure & Saco DeBoer is the landscape architect.

1959

PLAN-Boulder implements the "Blue-line" to stop development in Boulder's foothills.

1971

1. Boulder enacts a building height limitation.

2. Central School is demolished, and helps to serve as an impetus for the establishment of Historic Boulder, Inc. a year later.

Midland Federal and Savings Company announces plans to build a branch office designed by modernist architect Hobart Wagener at 13th St. & Canyon Blvd.

1982

Alfalfa's first grocery store opens up in what was previously a Safeway grocery store at Broadway and Arapahoe.

1983

The Mapleton Hill Historic District is designated. In addition to the over 500 houses, the area includes one of Boulder's earliest schools, the first public library, and the first major hospital facility.

1987

Boulder History Museum opens its new location "on the Hill" at the Harbeck House on Euclid Ave.

1999

Downtown is designated as an historic district.



1918

Dr. O.M. Gilbert establishes the Mesa Vista Sanatorium to treat tubercular patients.

The Switzerland Trail train ends its service from Boulder to Ward.

1919

Boulder's electric streetcars stop running as automobiles take over.

1931

The first Boulder County Courthouse burns down which was caused by defective wiring.

1932

The tanks belonging to the Federal Gas Company building that opened in 1904 are demolished at 13th and Canyon Blvd.

1952

Construction on the nine-story Colorado building at Walnut and 14th is complete.

1957

James Hunter designs a new public library for Boulder at 9th St. and Canyon Blvd.

1961

Boulder's first liquor license is issued to the Hotel Boulderado.

1969

City Council adopts a historic preservation ordinance.

1974

1. Chautauqua is designated a local historic district and placed on the National Register of Historic Places. With support from the State Historic Fund, the Chautauqua buildings are restored.

2. Floral Park is designated as Boulder's first historic district.

3. A House near 6th Pine St. becomes the television home for the popular "Mork and Mindy" series.

1976

1. The pedestrian mall on Pearl Street is established and soon becomes a national example of successful outdoor malls.

2. On February 2nd, Boulder designates its first three landmarks: the Squires-Tourtellot House, the First Congregational Church, and the Armory Building.

1978

The Boulder Chautauqua is designated as a National Historic Landmark District, one of only 24 in Colorado.

1992

Boulder Public Library expands across Boulder creek to 10th St. and Arapahoe Ave.

2006

The Hannah Barker House is donated to Historic Boulder, Inc. The organization intends to rehabilitate the house.

2010