



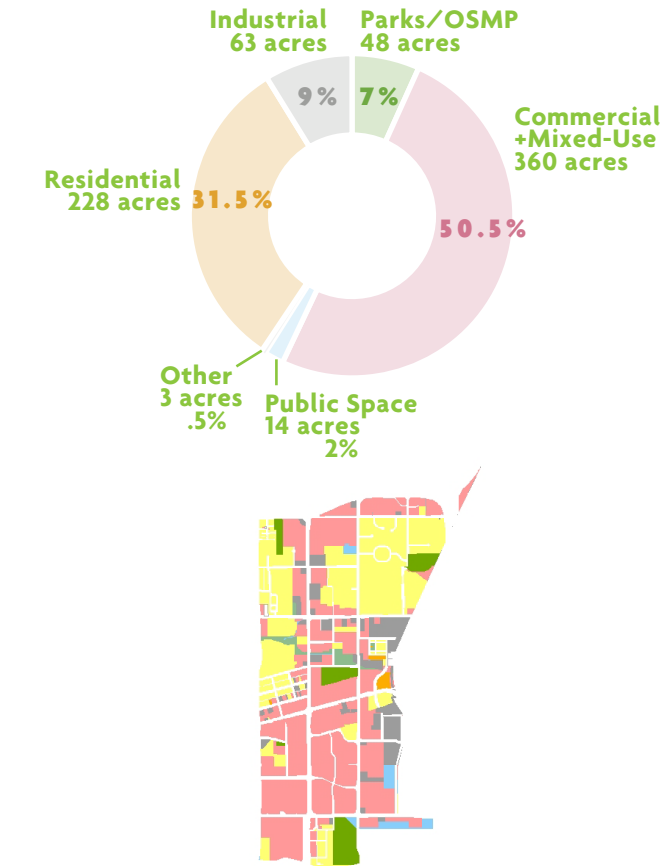
A large portion of the city’s commercial activity takes place in Crossroads, making this subcommunity a major regional destination area due to its abundance of shopping, restaurants, services, and jobs. The Twenty Ninth Street Mall is a major draw, and is located on the former site of the Crossroads Shopping Center. Within Crossroads, the development pattern shifts from a grid of streets and alleys west of Folsom to a more auto-oriented pattern to the east featuring longer “super-blocks” lined with retail and surface parking lots. Several residential neighborhoods and developments are located within Crossroads and mostly north of Pearl Street, including Stratford Park, Orchard Grove, Willowbrook, and Mapleton Mobile Home Park. The western half of the Boulder Junction area is also located in Crossroads.

**OUR LEGACY.
OUR FUTURE.**

BOULDER VALLEY COMPREHENSIVE PLAN

LIFESTYLE

EXISTING LAND USE



PARKS & OPEN SPACE



SCHOOLS

Naropa University Paramita Campus

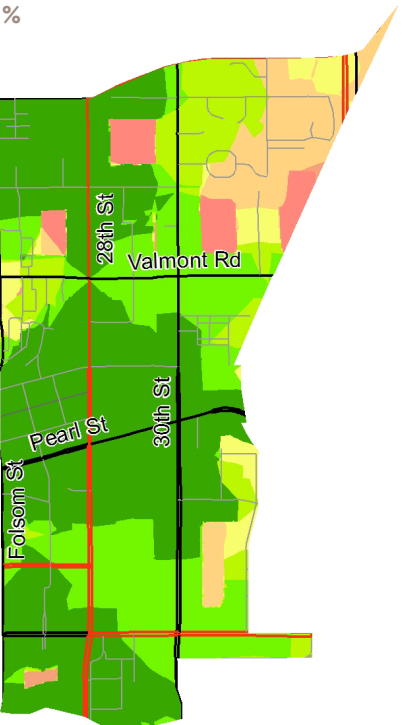
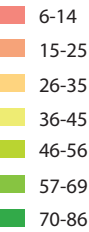
GETTING AROUND

BIKE LANES & TRAILS



NEIGHBORHOOD ACCESS

Weighted Access Score % Accessible



SIDEWALK GAPS

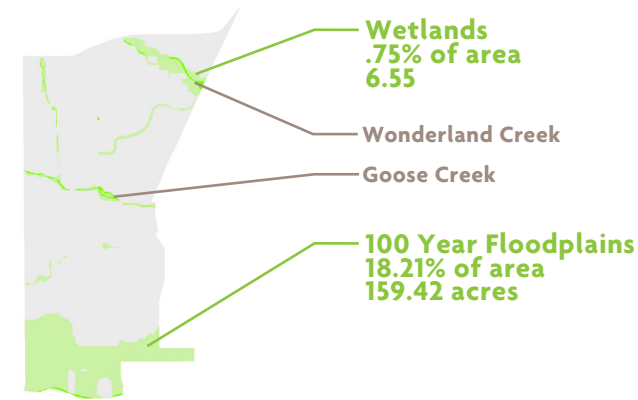


TRANSIT

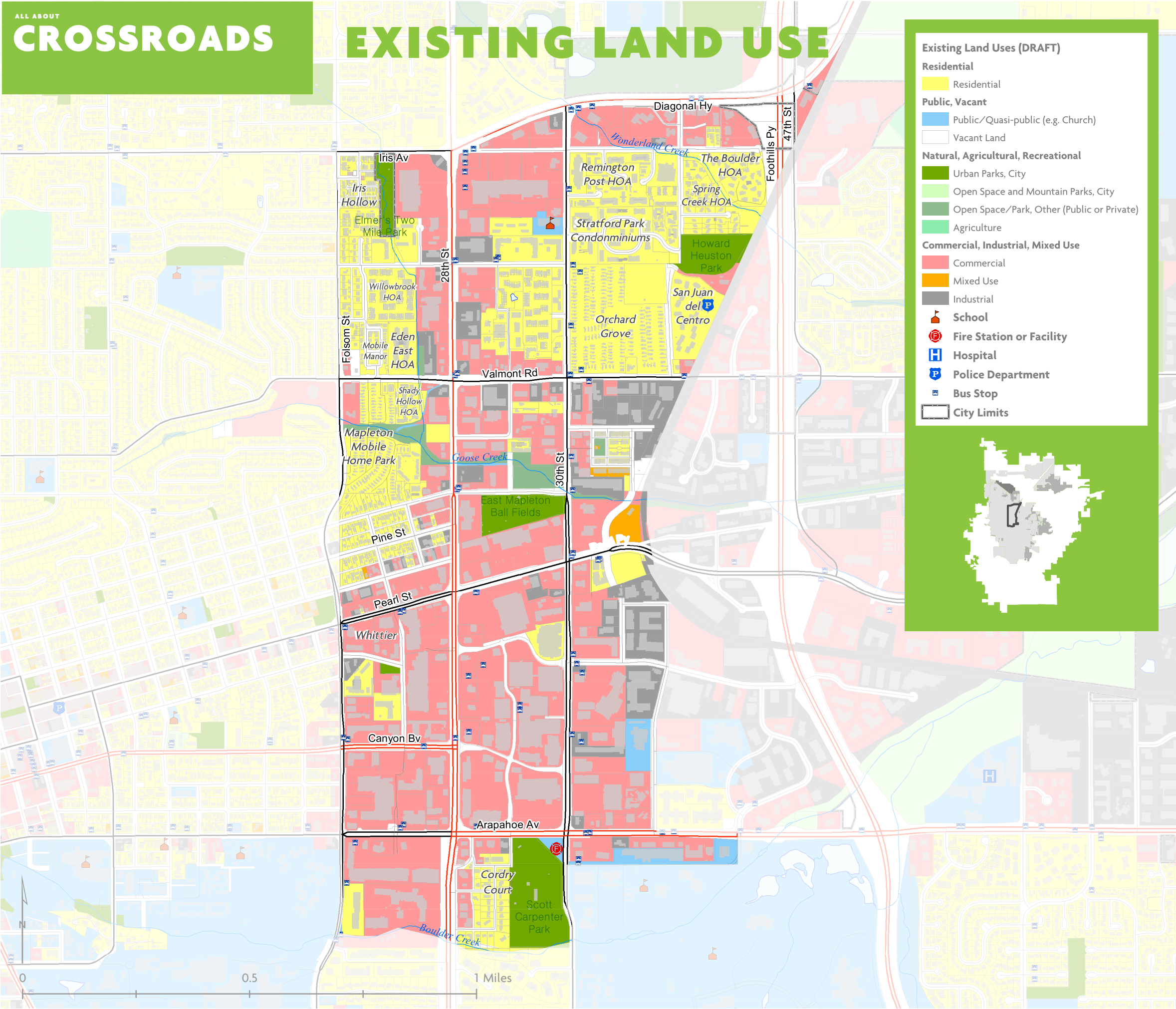


NATURE

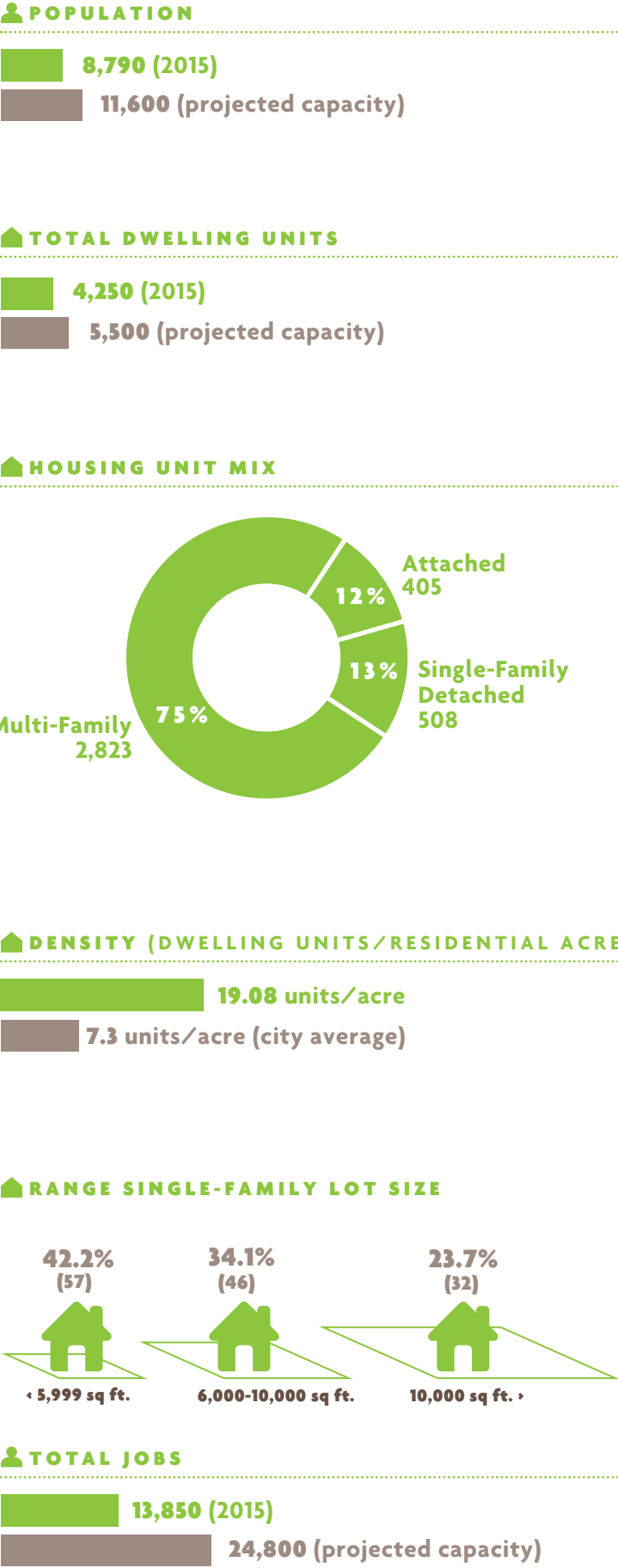
WATER FEATURES



EXISTING LAND USE

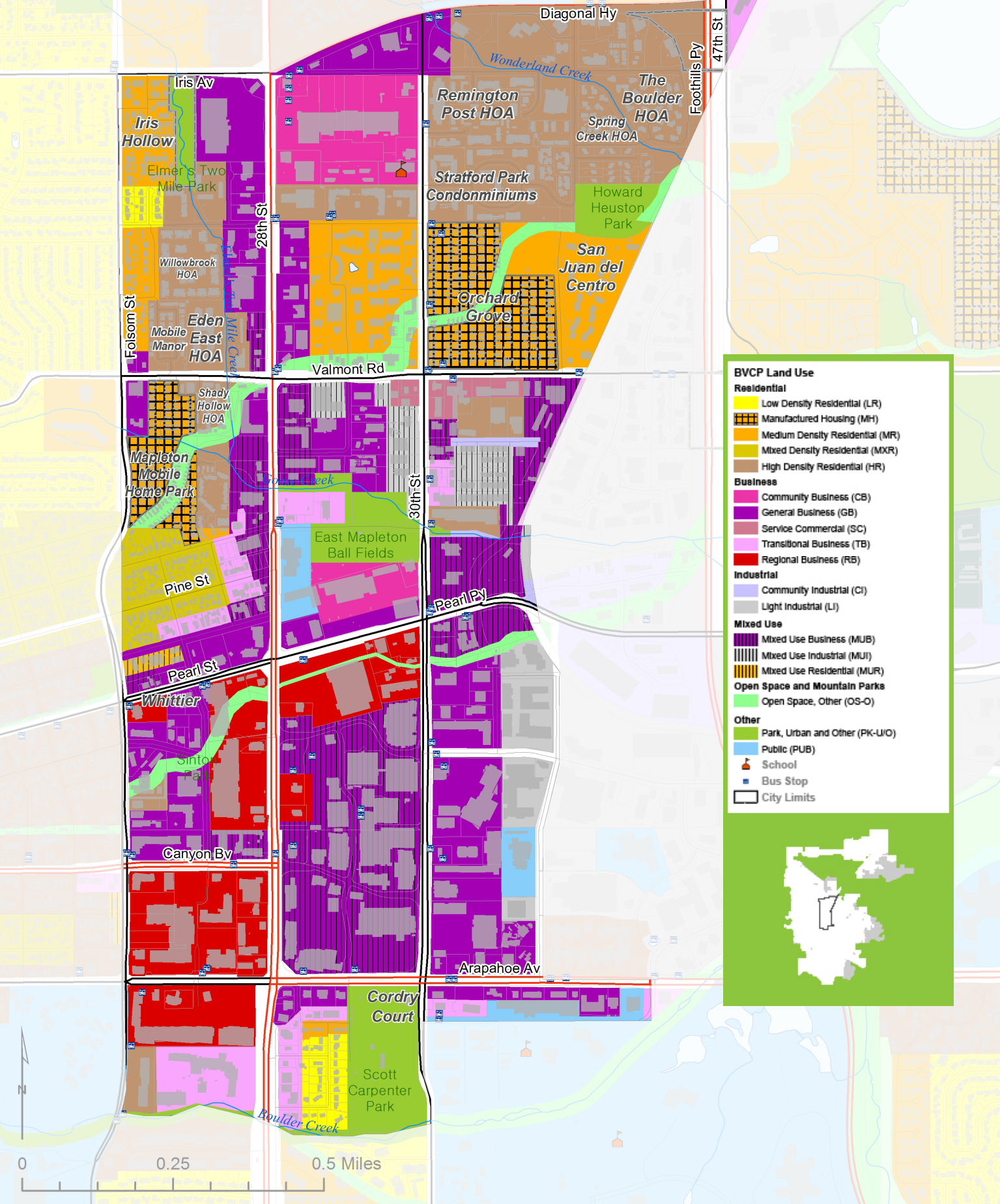


PEOPLE & HOUSING



FUTURE LAND USE

(BVCP 2010 Plan)



BVCP Land Use

Residential

- Low Density Residential (LR)
- Manufactured Housing (MH)
- Medium Density Residential (MR)
- Mixed Density Residential (MXR)
- High Density Residential (HR)

Business

- Community Business (CB)
- General Business (GB)
- Service Commercial (SC)
- Transitional Business (TB)
- Regional Business (RB)

Industrial

- Community Industrial (CI)
- Light Industrial (LI)

Mixed Use

- Mixed Use Business (MUB)
- Mixed Use Industrial (MUI)
- Mixed Use Residential (MUR)

Open Space and Mountain Parks

- Open Space, Other (OS-O)

Other

- Park, Urban and Other (PK-U/O)
- Public (PUB)
- School
- Bus Stop
- City Limits

LAND USE MAP DESIGNATIONS

RESIDENTIAL

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.

MH Manufactured Housing

The manufactured housing designation is applied to existing mobile home parks.

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.

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.

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.

SC Service Commercial

Service commercial areas provide a wide range of community and regional retail and service uses generally not accommodated in core commercial areas and which generally require automotive access for customer convenience and the servicing of vehicles.

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.

INDUSTRIAL

LI Light Industrial

Light Industrial areas are primarily research and development, light manufacturing, large scale printing and publishing electronics or other intensive employment uses.

CI Community Industrial

The Community Industrial classification is shown for those areas where the predominant uses provide a direct service to the planning area. These uses include smaller scale auto-related uses, small printing operations, building contractors, building supply warehouses, small manufacturing operations and similar uses.

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.

MUI Mixed Use Industrial

Mixed Use-Industrial development may be deemed appropriate and will be encouraged in some industrial areas where industrial character will predominate.

OPEN SPACE AND MOUNTAIN PARKS

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.

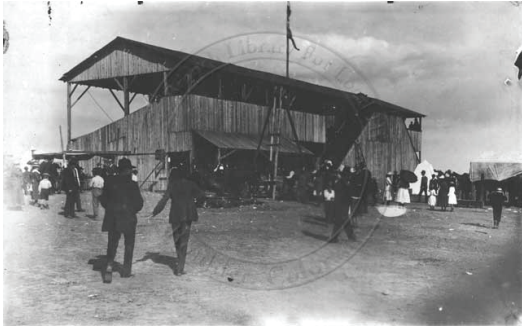
PUB Public

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

LOOKING BACK AT THE LEGACY OF CROSSROADS

The Boulder County Fairgrounds open up on a 40 acre tract on the east side of 28th Street. For many years horse racing was the main event at the fair.

1869



1934

The annual Pay Dirt Pow-Wow Parade and Rodeo begins on what used to be the Boulder County Fairgrounds

1850

1860

1870

1880

1890

1900

1910

1920

1930

1940

1950

The Colorado Central Railroad Co. constructs the first railroad line and station into Boulder near present-day Pearl and 32nd Streets. The station is named Ara.

1873

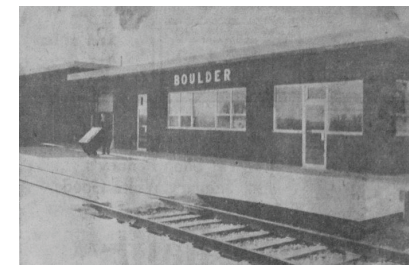


A rise of Googie-inspired architecture begins to dominate 28th street, a style popular among restaurants and gas stations.

1850



**OUR LEGACY.
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BOULDER VALLEY COMPREHENSIVE PLAN

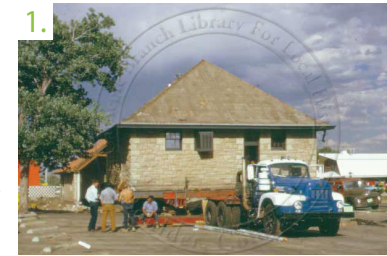


1956

The Colorado and Southern Railway Co. move its freight and passenger facilities next to the railroad junction near the present-day intersection of 30th and Pearl Streets.

1973

1. The 1890's Depot at 14th St. and Canyon Blvd. is relocated to the old Pow Wow Grounds near 30th and Pearl Streets.



2. The Howard Heuston Park is named after Dr. H.H. Heuston, a founder of the Boulder Medical Center and a Boulder Mayor from 1932-1940.



2006

Twenty Ninth Street mall opens on the former site of the Crossroads Mall.



2010

Construction of the Boulder Transit Village begins.

1950

1960

1970

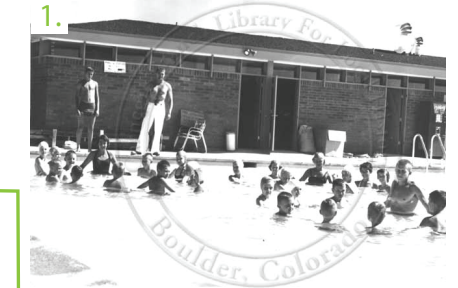
1980

1990

2000

2010

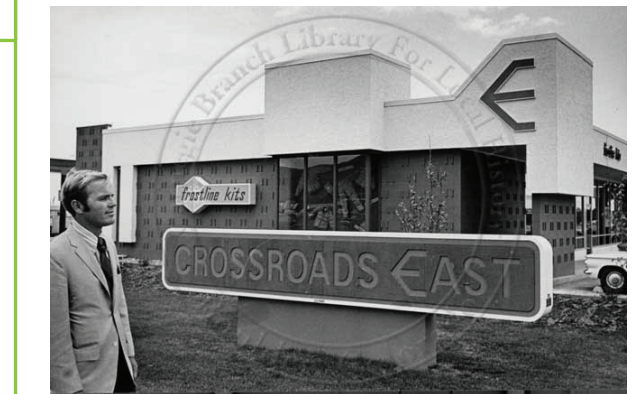
1. Valverdan Park near 30th St. and Arapahoe Ave. is renamed to honor local astronaut Scott Carpenter. In May 1962, Carpenter became the second American to orbit the earth.



1962



2. Construction begins on the Crossroads Shopping Center.



1983

The Crossroads Shopping Center expands east and north gaining 102 stores.



1988

The Dairy Center for the Arts purchases the Watts-Hardy dairy processing plant at 2950 Walnut St.

Photographs and historic facts courtesy of the Boulder Carnegie Branch Library, City of Boulder, Denver Public Library Western History & Genealogy Department Digital Collections, and Stephen H. Hart Library and Research Center Collections.