



ALL ABOUT GUNBARREL

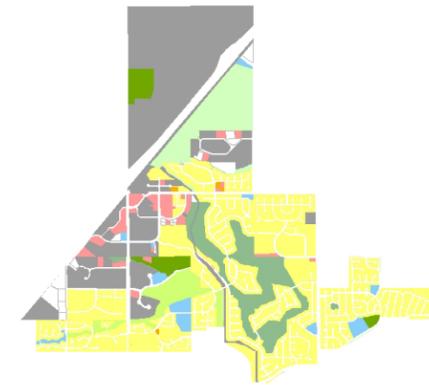
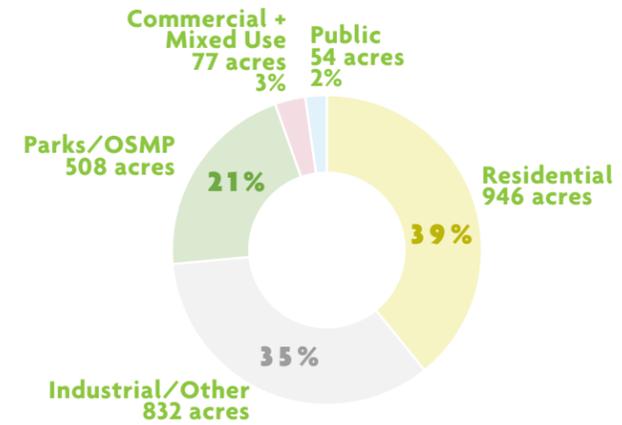
Gunbarrel was largely a rural and agricultural environment up until the early 1960s, when residential subdivisions and businesses such as IBM (1965) began locating in the area. Today Gunbarrel has suburban character and is both an employment center and a residential community. Gunbarrel has a significant amount of the city's industrial land base. Major employers in Gunbarrel include IBM and Celestial Seasonings. The Gunbarrel Town Center is a central gathering place and a retail center for the community.

**OUR LEGACY.
OUR FUTURE.**

BOULDER VALLEY COMPREHENSIVE PLAN

LIFESTYLE

◆ LAND USE



🌲 PARKS & OPEN SPACE

3 parks

1 trailhead

🏫 SCHOOLS

Public	Private
Heatherwood Elementary	Boulder Country Day K-8

GETTING AROUND

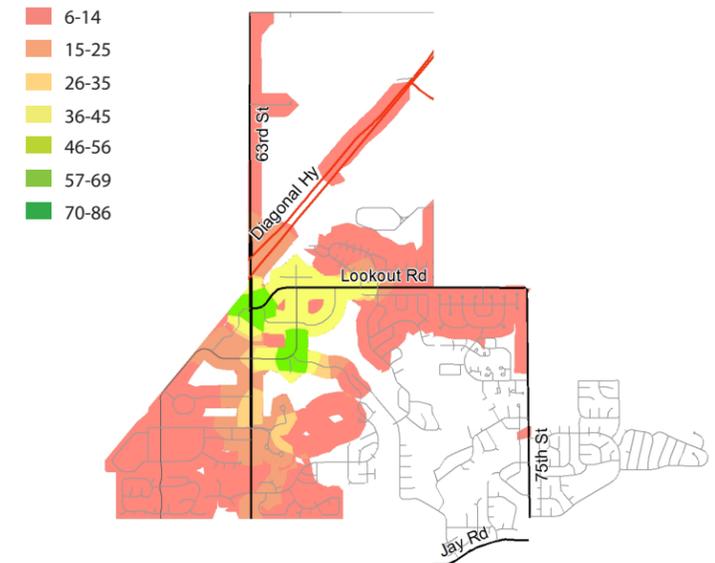
🚲 BIKE LANES & TRAILS

23.66 miles
203.81 miles in Boulder Valley

5% of subcommunity within 1/4 mile of a trailhead

🚶 NEIGHBORHOOD ACCESS

Weighted Access Score % Accessible



🚶 SIDEWALK GAPS

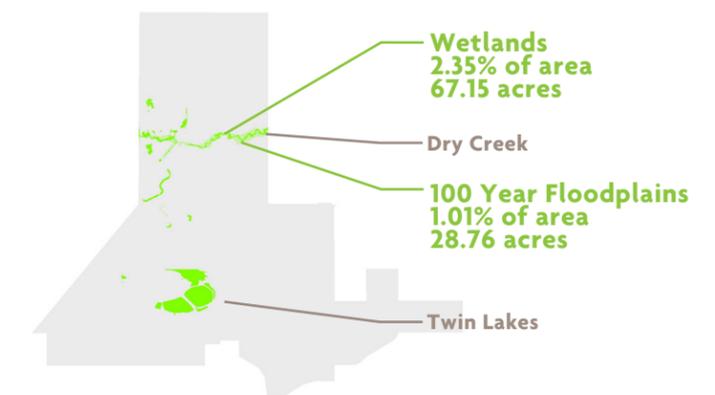
3.4%
5% (city average)

🚶 TRANSIT

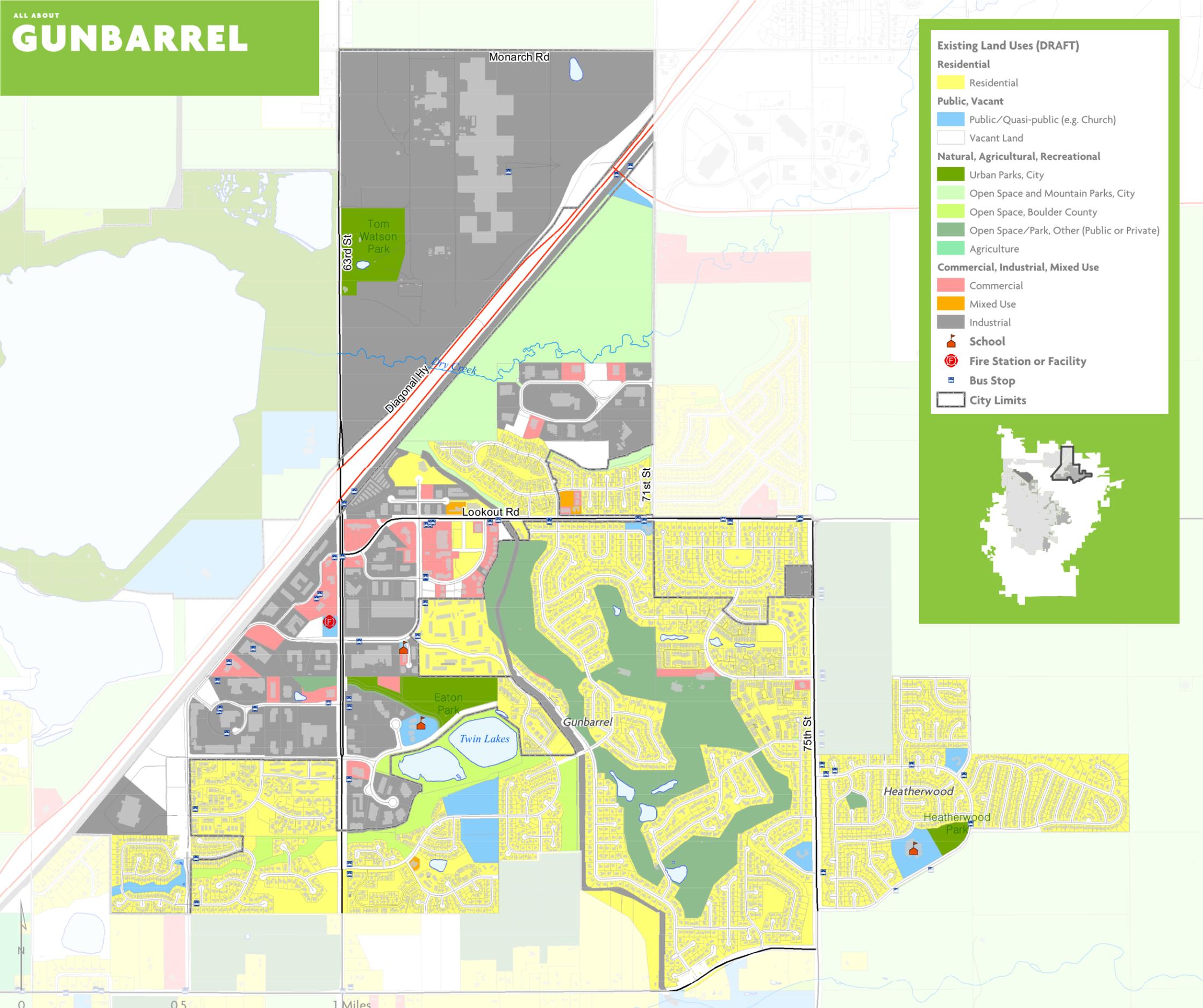
55% of subcommunity within 1/4 mile of transit

NATURE

💧 WATER FEATURES

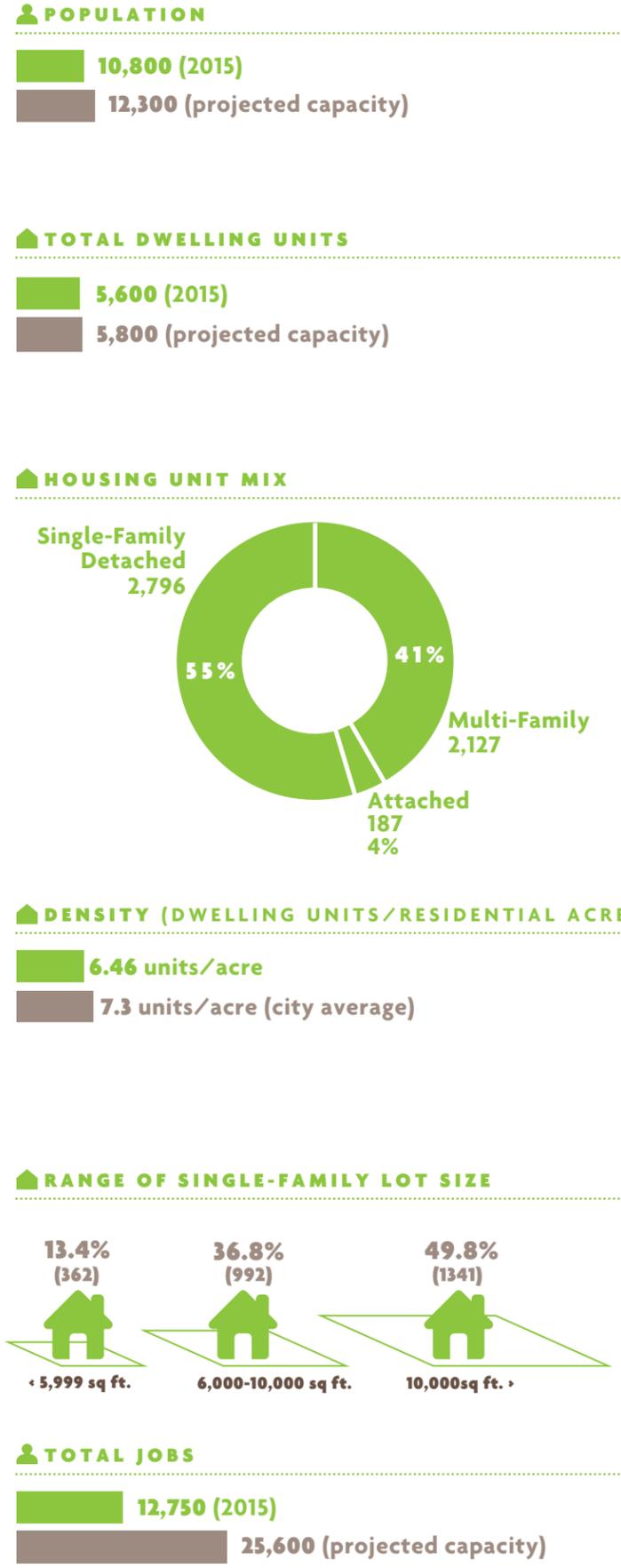


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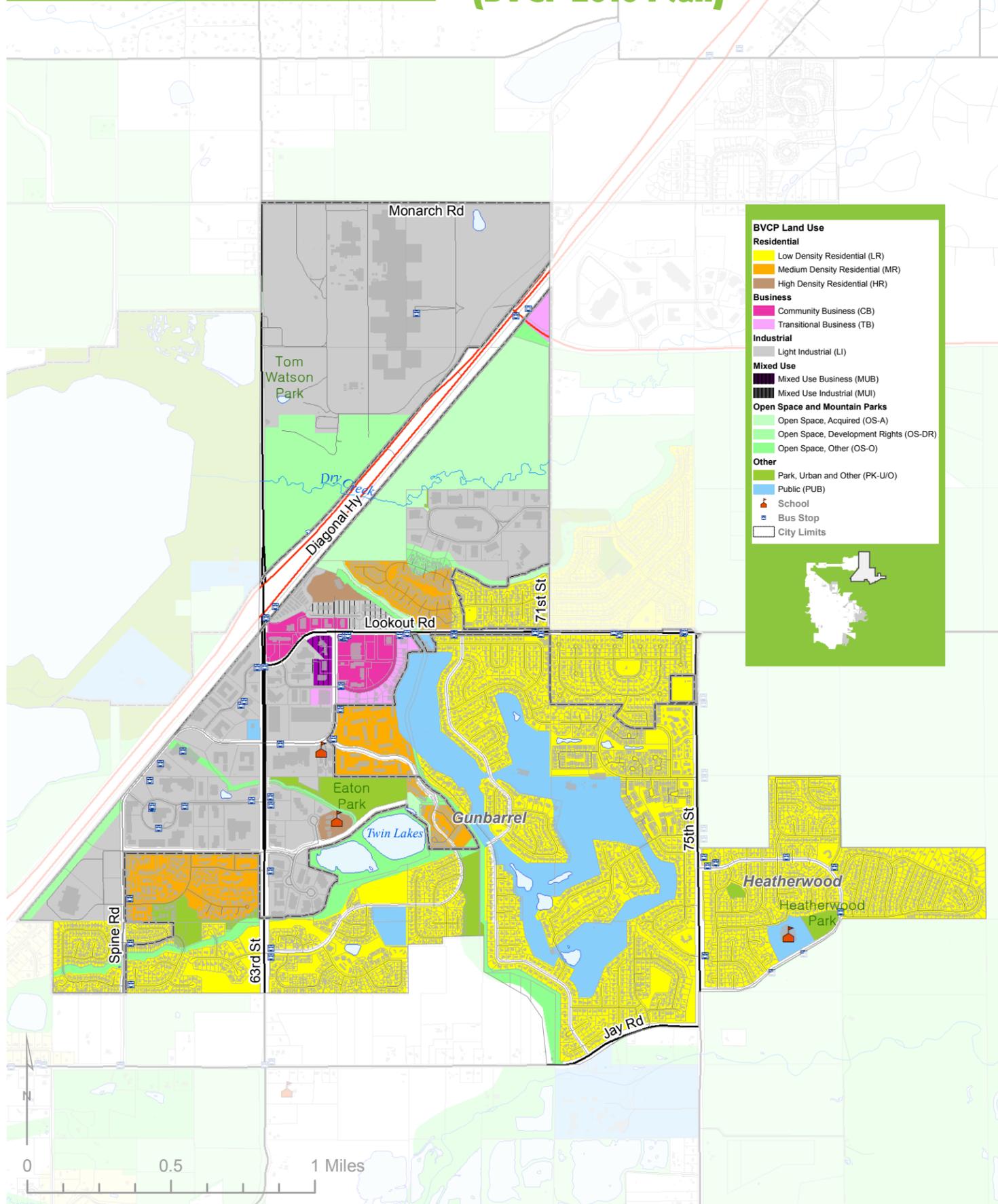


EXISTING LAND USE

PEOPLE & HOUSING



FUTURE LAND USE (BVCP 2010 Plan)



BVCP Land Use

Residential

- Low Density Residential (LR)
- Medium Density Residential (MR)
- High Density Residential (HR)

Business

- Community Business (CB)
- Transitional Business (TB)

Industrial

- Light Industrial (LI)

Mixed Use

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

Open Space and Mountain Parks

- Open Space, Acquired (OS-A)
- Open Space, Development Rights (OS-DR)
- 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.

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.

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.

BUSINESS

CB Community Business



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

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.

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.

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-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.

LOOKING BACK AT THE LEGACY OF GUNBARREL

1866 Homesteaders A.N. Allen and Robert Low forge a path that connects the eastern plains with Boulder. The path soon acquires the name “Gunbarrel Road” on account of its “straightness.”

1874 Black gold is discovered underneath Gunbarrel hill. An oil well called “Old Whiterock” is sunk in 1892 at the top of Gunbarrel Hill.



1933 Bootlegging thrives during the prohibition era. Police uncover the largest beer still in Northern Colorado on Gunbarrel Hill.

1850
1860
1870
1880
1890
1900
1910
1920
1930
1940
1950



1869 Hiram Fullen Sr. becomes the owner of a 180-acre ranch located near present-day Gunbarrel. This ranch would be purchased by IBM about 90 years later.



Gunbarrel remains a rural and agricultural community.



1960s Construction of the Longmont Diagonal begins.



1962 Construction of the Boulder Country Club golf course begins. The clubhouse, designed by Hobart Wagener, opens three years later.



1990 Celestial Seasonings, a tea company that began twenty years ago with two men gathering herbs in the mountains, moves into its new facility located on Sleepytime Drive.



1950
1960
1970
1980
1990
2000
2010

1957 IBM purchases property near Gunbarrel and brings nearly 3,000 jobs to the area.



1965 Construction of the Gunbarrel Green neighborhood begins in order to offset costs of the golf course construction.



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