

ALL ABOUT SOUTH BOULDER

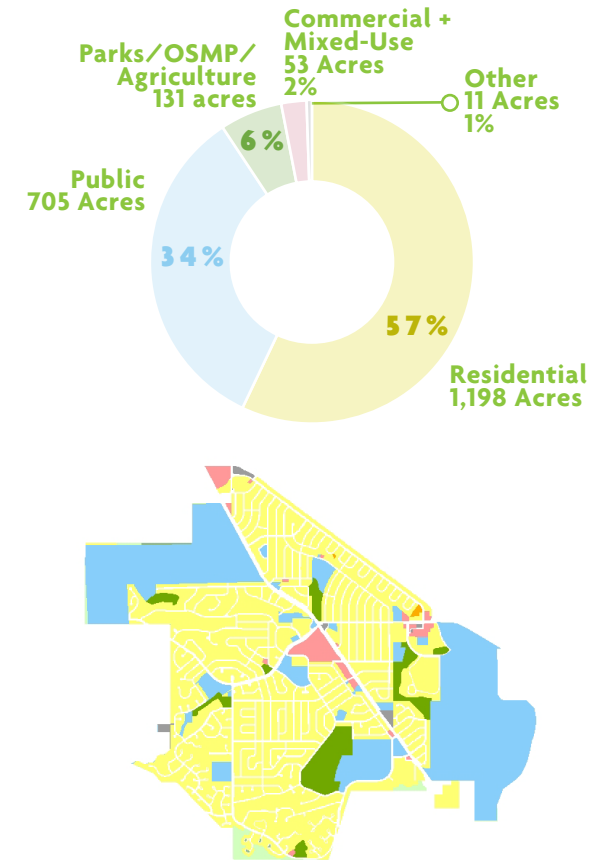
South Boulder developed primarily in the 1950s and 1960s, concurrent with completion of the then Boulder/Denver Turnpike (US 36). Today, South Boulder is home to major employment centers, retail centers, and a variety of established residential neighborhoods including Martin Acres and Table Mesa North and South . The Table Mesa shopping center is centrally located within the subcommunity and is the area’s primary retail destination. Major employers include the National Institute of Standards and Technology (NIST) and National Center for Atmospheric Research (NCAR) federal research laboratories, which have maintained a presence in the neighborhood since the 1950s and 1960s.

**OUR LEGACY.
OUR FUTURE.**

BOULDER VALLEY COMPREHENSIVE PLAN

LIFESTYLE

◆ LAND USE



🌲 PARKS & OPEN SPACE

1 recreation center
9 trailhead
6 parks

🏫 SCHOOLS

Public	Private
Bear Creek Elementary	Bixby School
Mesa Elementary	Public
Creskide at Martin Park Elementary	Community Montessori Elementary
Southern Hills Middle	Halcyon
Summit Middle	Fairview High

GETTING AROUND

🚲🚶 BIKE LANES & TRAILS

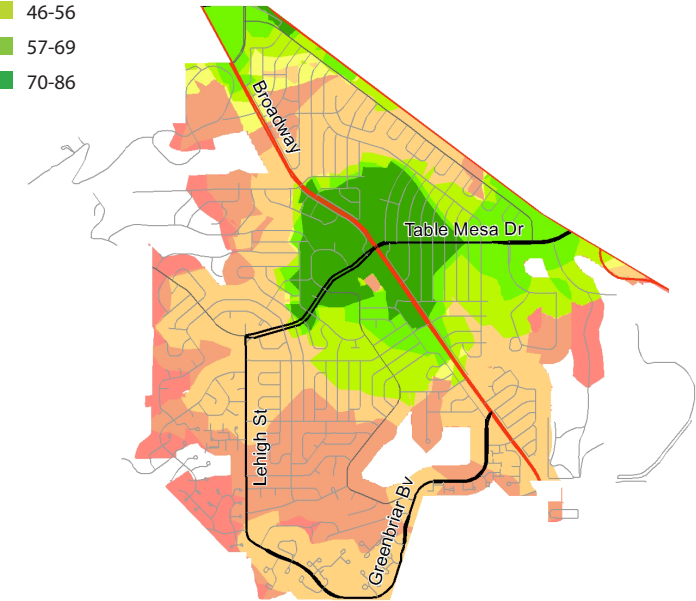
27.64 miles
203.81 miles in Boulder Valley

21% of subcommunity within 1/4 mile of a trailhead

🚶 NEIGHBORHOOD ACCESS

Weighted Access Score % Accessible

6-14
15-25
26-35
36-45
46-56
57-69
70-86



🚶 SIDEWALK GAPS

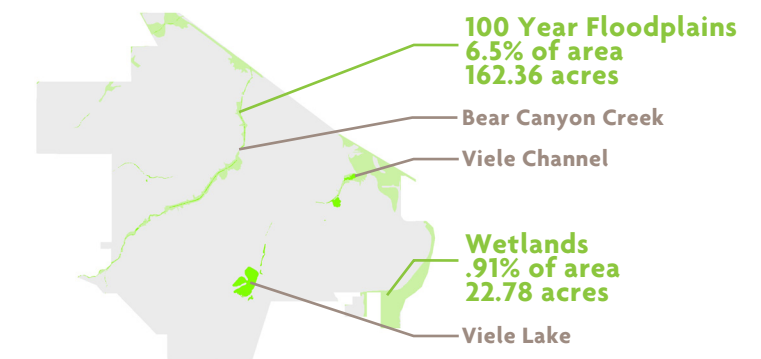
1% of missing sidewalk links
5% (city average)

🚶 TRANSIT

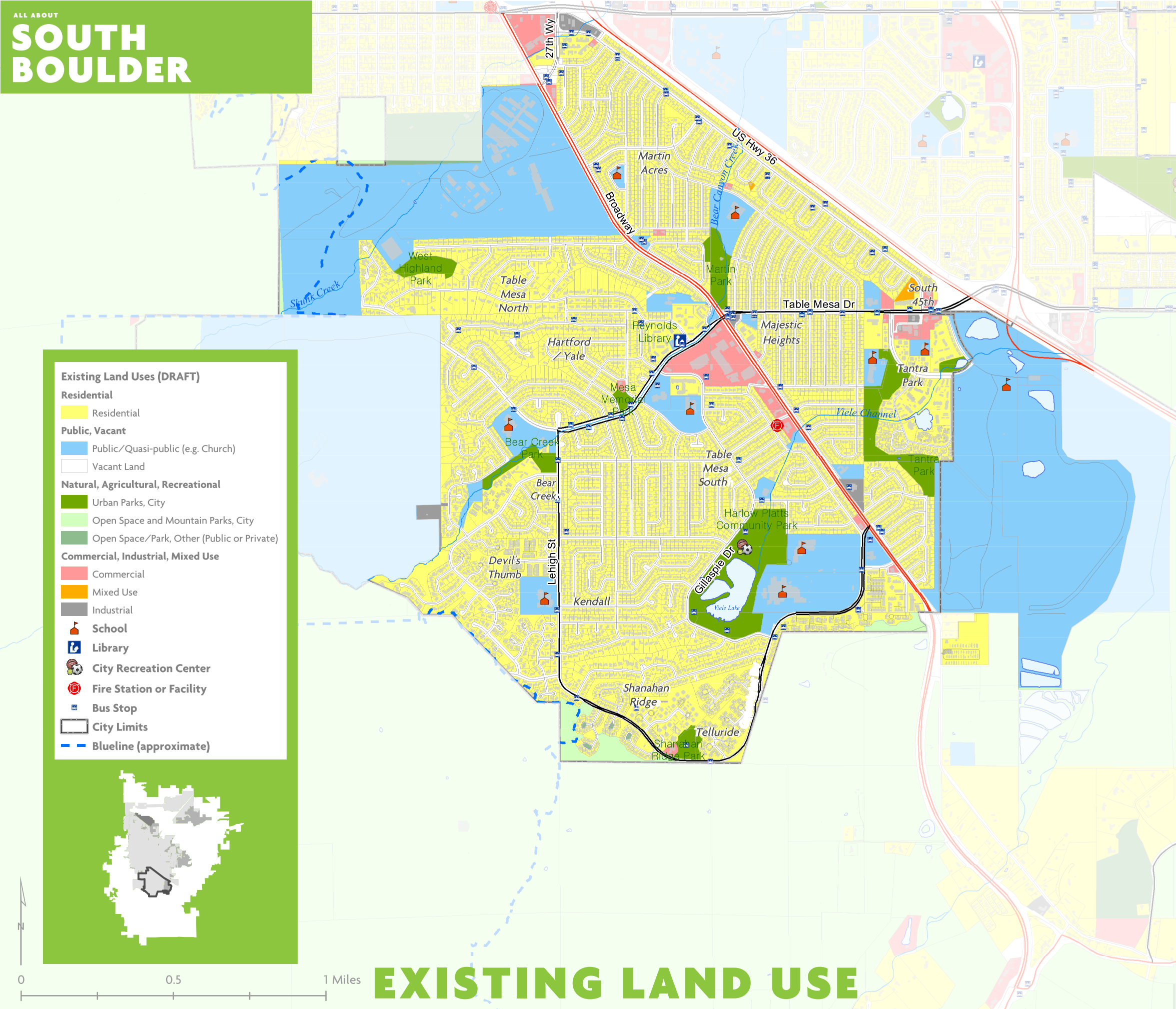
75% of subcommunity within 1/4 mile of transit

NATURE

💧 WATER FEATURES



ALL ABOUT
SOUTH BOULDER



PEOPLE & HOUSING

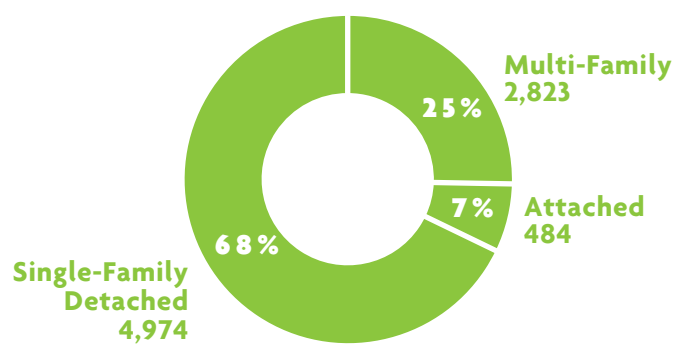
POPULATION



TOTAL DWELLING UNITS



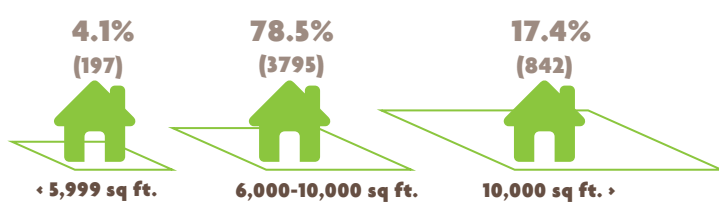
HOUSING UNIT MIX



DENSITY (DWELLING UNITS/RESIDENTIAL ACRE)



AVERAGE SINGLE-FAMILY LOT SIZE



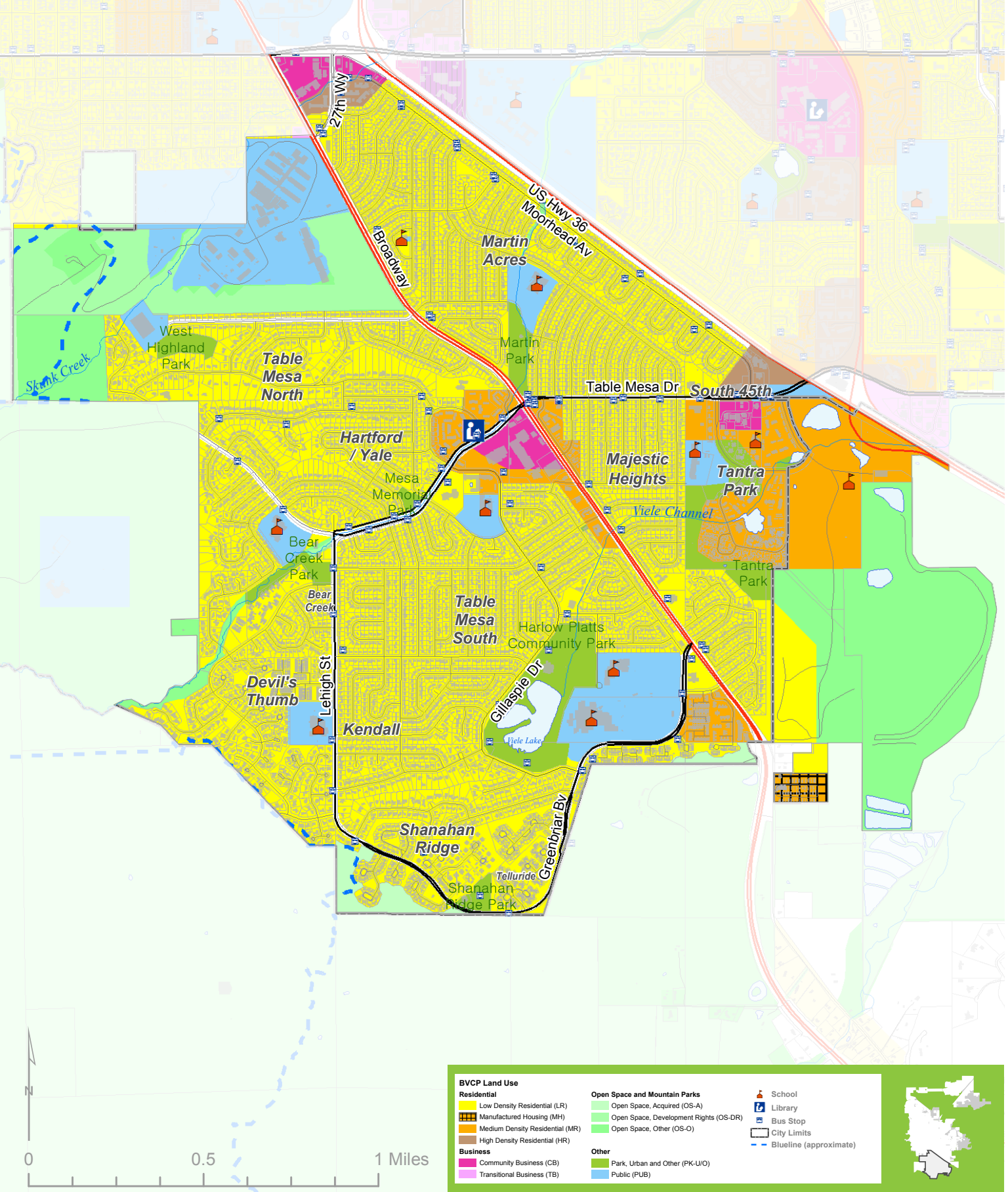
TOTAL JOBS



all about
**South
Boulder**

FUTURE LAND USE

(BVCP 2010 Plan)



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.

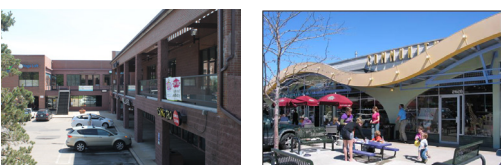
MH Manufactured Housing



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

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.

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 SOUTH BOULDER

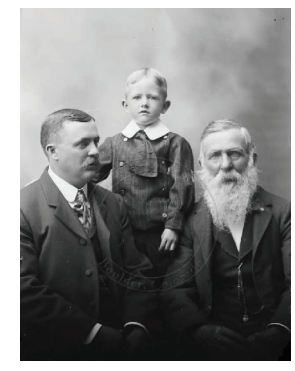


1875 William Martin builds a farmhouse on an old campsite used in the 1860s by prospectors on their way to the mines.

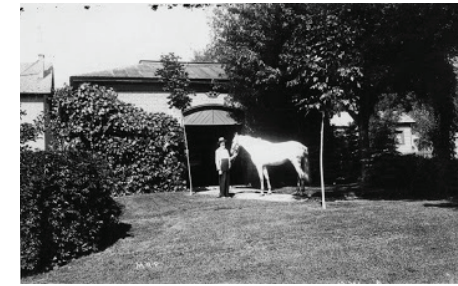


1904 The first burial at Green Mountain Cemetery takes place. Graves from Columbia Cemetery, which was seen as a less desirable place for burial, are exhumed and brought to the new cemetery.

1850
1860
1870
1880
1890
1900
1910
1920
1930
1940
1950



1862 Frederick W. Kohler and family homestead an 800-acre farm along Baseline Road. Kohler became a large stockholder in the Boulder National Bank and served two terms as Boulder County Commissioner. Kohler Reservoir, named after him, was used as a watering hole for his cattle.



1880s-1950s The area is mostly agricultural and is centered between the urban area of Boulder to the north and the small coal mining town of Marshall to the south.

**OUR LEGACY.
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BOULDER VALLEY COMPREHENSIVE PLAN

South Boulder saw the addition of more than 2,500 residential houses immediately following the end of World War II.



1955 George and Everett Williams develop the Martin Acres neighborhood. It is named after William Martin, who used to operate a ranch in the area.



1966 Walter Orr Roberts works with I.M. Pei to design the NCAR building. A ballot measure was passed to allow its construction on Table Mesa.

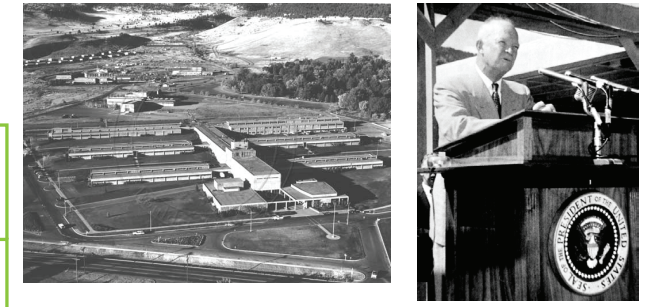


1971 Modernist architect Hobart Wagener designs Fairview High School, Boulder's second high school.



1950
1960
1970
1980
1990
2000
2010

1954 President Eisenhower dedicates the National Bureau of Standards (later NIST) facility.



1964 Architects Thomas Nixon and Lincoln Jones design Boulder Fire Station #3 in the Usonian style.



1969 The George Reynolds Branch Library, named after the CU literature professor, is the city's first branch library.



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.