

ALL ABOUT

# NORTH BOULDER

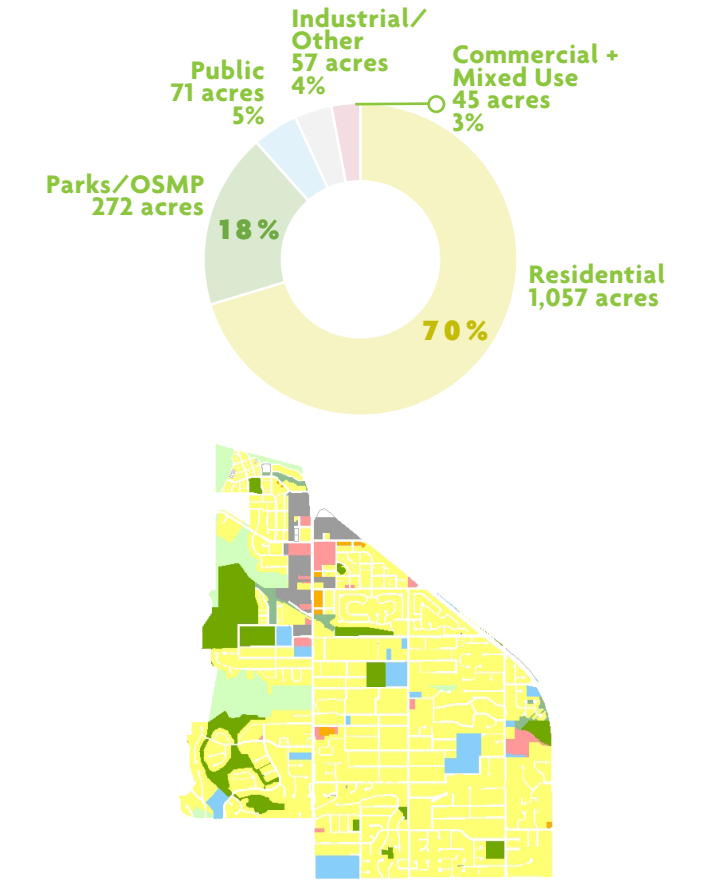
North Boulder is an eclectic area with a variety of housing types, lot sizes, and street patterns reflecting different eras. Recent development in North Boulder has followed a neotraditional development style with a fine-grained street pattern and with business districts located within walking distance of residential areas. The area’s primary main street commercial district is located along North Broadway. North Boulder has good access to open space and trails, and two greenways run east-west through the area, connecting to elementary and middle schools.

**OUR LEGACY.  
OUR FUTURE.**

BOULDER VALLEY COMPREHENSIVE PLAN

# LIFESTYLE

## EXISTING LAND USE



## PARKS & OPEN SPACE

**12** parks  
**2** trailheads  
**1** community center

## SCHOOLS

Public	Private
Crest View Elementary	Shining Mountain Waldorf K-12
Centennial Middle	Harrow Montessori Elementary
Tara Performing Arts High	

# GETTING AROUND

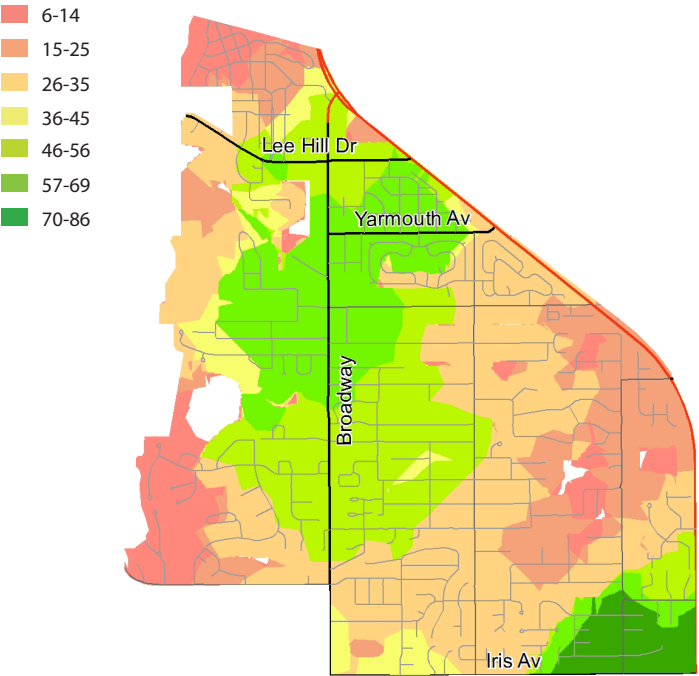
## BIKE LANES & TRAILS

**26** miles  
**203.81** miles in Boulder Valley

**22%** of subcommunity within 1/4 mile of a trailhead

## NEIGHBORHOOD ACCESS

### Weighted Access Score % Accessible



## SIDEWALK GAPS

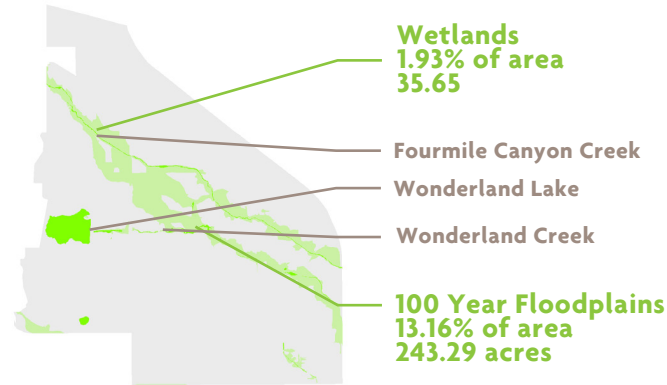
**15%** of missing sidewalk links  
**5%** (city average)

## TRANSIT

**69%** of subcommunity within 1/4 mile of transit

# NATURE

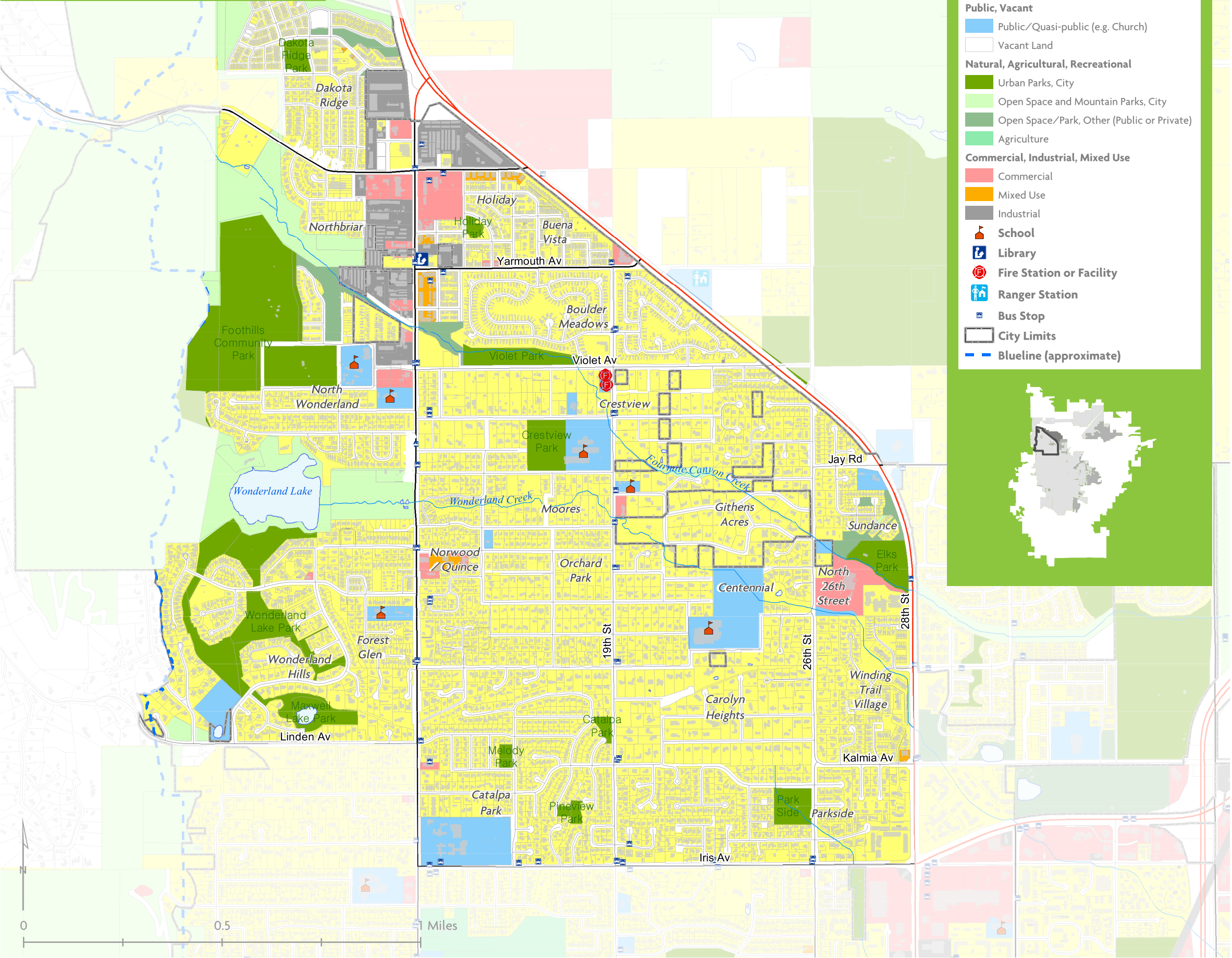
## WATER FEATURES





ALL ABOUT  
**NORTH BOULDER**

# EXISTING LAND USE



# PEOPLE & HOUSING

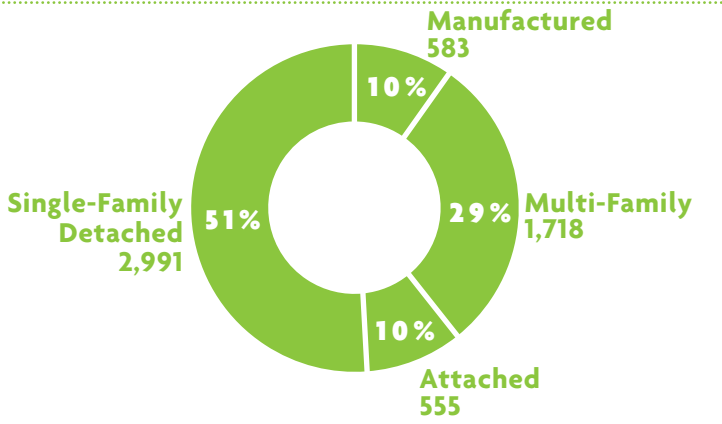
**POPULATION**



**TOTAL DWELLING UNITS**



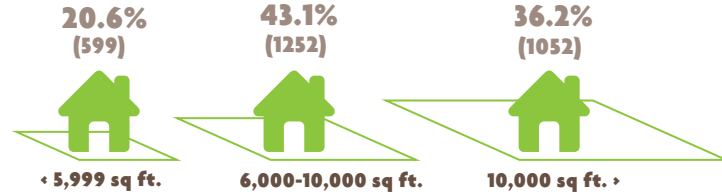
**HOUSING UNIT MIX**



**DENSITY (DWELLING UNITS/RESIDENTIAL ACRE)**



**AVERAGE SINGLE-FAMILY LOT SIZE**



**TOTAL JOBS**

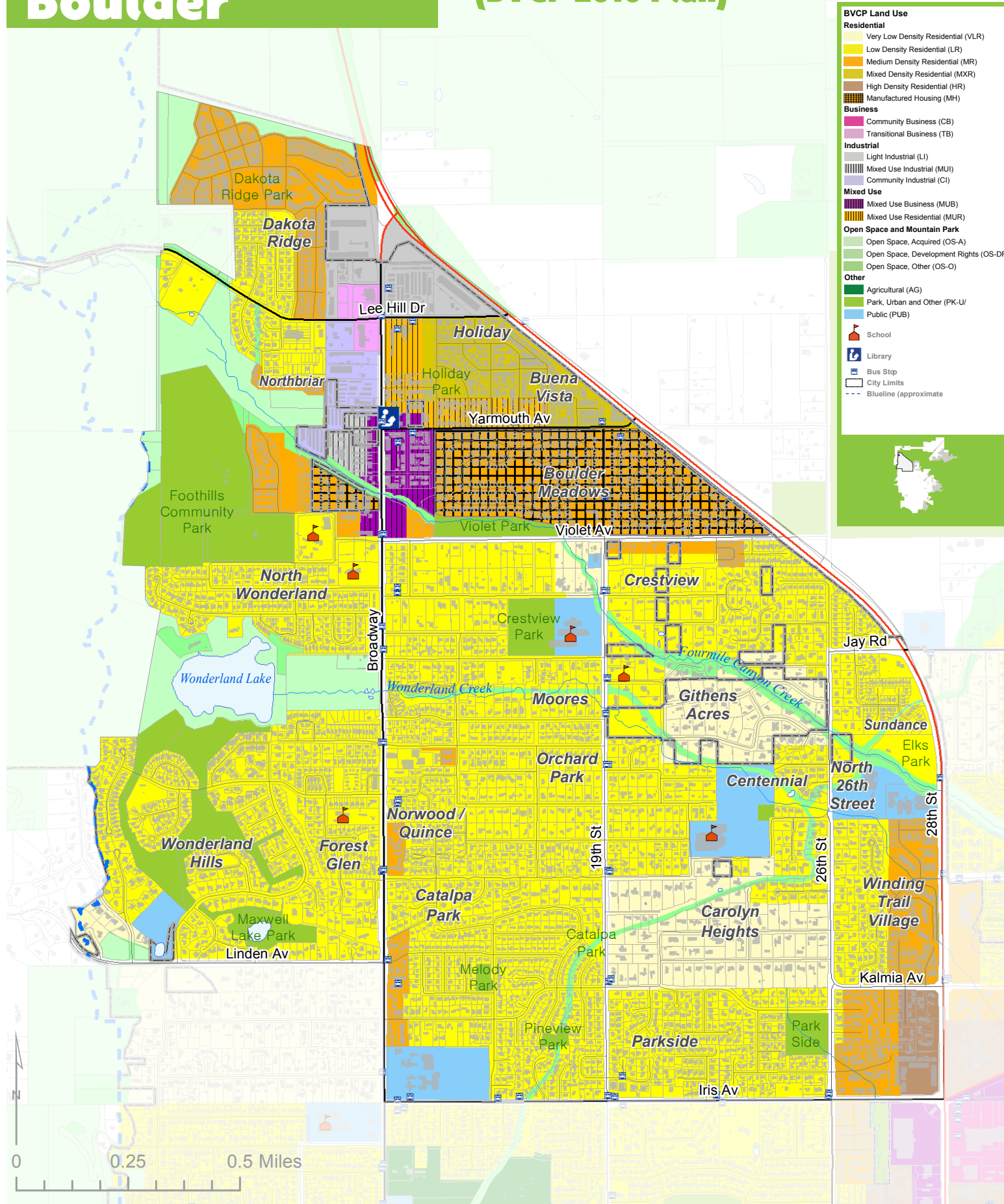




all about

# North Boulder

## 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.

**MH** Manufactured Housing



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

### BUSINESS

**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.

**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.

### 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

**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

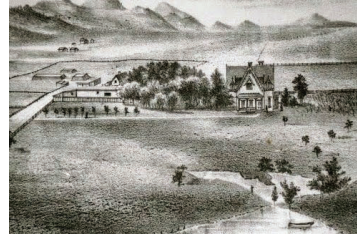
Public/Semi-Public land use designations encompass a wide range of public and private non-profit uses that provide a community service.

**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 NORTH BOULDER & PALO PARK



**1875** ○ Capt. Clinton M. Tyler builds one of the earliest substantial houses in North Boulder. It's located 2940 20th St. and was constructed at a cost of \$10,000.



Oil is discovered on Neil McKenzie's ranch, beginning the intense, but short-lived oil boom of Boulder. At its peak, the McKenzie well produced 75 to 100 barrels a day.

**1901** ○  
**1906** ○

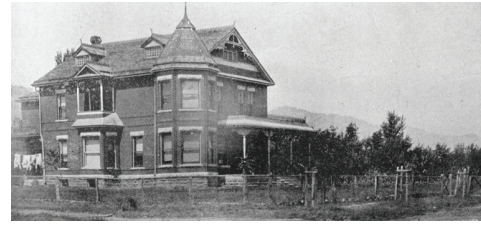
J. P. Maxwell builds a house at 3737 Broadway. He was a member of the first Colorado State Senate in 1876 and was also Boulder's third mayor.



**1933** ○ Ted Allen, a resident of North Boulder and world-class horseshoe pitcher, wins his first World Championship at the World's Fair of 1933 in Chicago. He would later go on to win nine more World Championships.

Part of the North Boulder & Palo Park  
Fact Sheet, August 2015

1850  
1860  
1870  
1880  
1890  
1900  
1910  
1920  
1930  
1940  
1950



Many properties in North Boulder were devoted agricultural uses, including ranching and fruit and vegetable farms. Mr. Newland, at 3011 Broadway, was one of the first successful fruit growers known for his large grape, apple, and strawberry crops.



The Silver Lake Ditch is developed by J.P. Maxwell, supplying water to the farmers in the area.

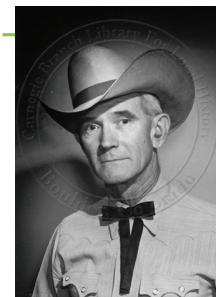
**1870s-1950s**

**1888**



**1919**

The Boulder Country Club is organized. A nine-hole golf course and Prairie Style clubhouse are constructed on the 72-acre Sale family ranch (the area presently known as the Palo Park neighborhood).

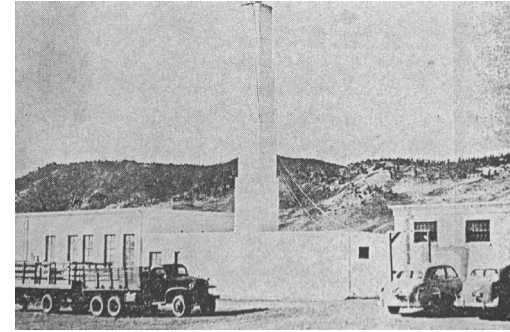


**1946** K. K. Parsons acquires about 300 acres and establishes the Wineglass Horse Ranch near 26th Street. For the next fifty years he raises award-winning Appaloosa horses.

**OUR LEGACY.  
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BOULDER VALLEY COMPREHENSIVE PLAN

The Colorado Air National Guard constructs a \$4 million facility to serve as their headquarters at the junction of Broadway and Lee Hill Road.

**1949** ○



**1956** ○

Beech Aircraft Co. acquires 760 acres in North Boulder to build their facility.



**1969** ○

The Holiday Drive-in Theater is relocated from 28th and Pennsylvania to North Boulder. It operated until 1988. Easy Rider Lane is named for the last film shown at the drive-in theater.



**1999** ○

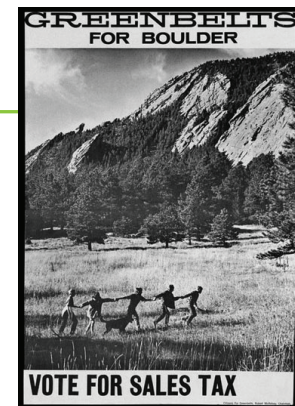
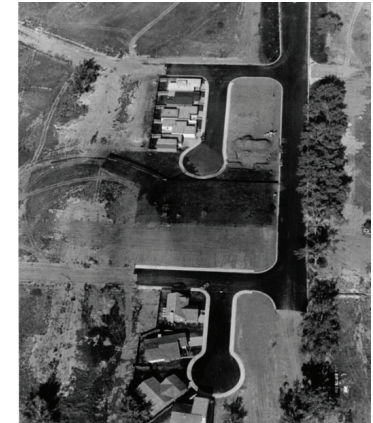
Development of Dakota Ridge neighborhood begins, one of the first developments in Boulder to provide affordable housing at a large scale.



1950  
1960  
1970  
1980  
1990  
2000  
2010

Paul and Louise Hoffman develop the Palo Park neighborhood. They take the first two letters from their first names to come up with "Palo."

**1955-1960**



City of Boulder Open Space purchases the 227-acre Erni property on the Dakota Ridge immediately following the first open space sales tax election.

**1967**

The Boulder Shelter for the Homeless is established and opens its facility along Broadway.

**1987**



The Holiday Drive-in Marquee is designated as a City of Boulder landmark.

**2002**



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.