



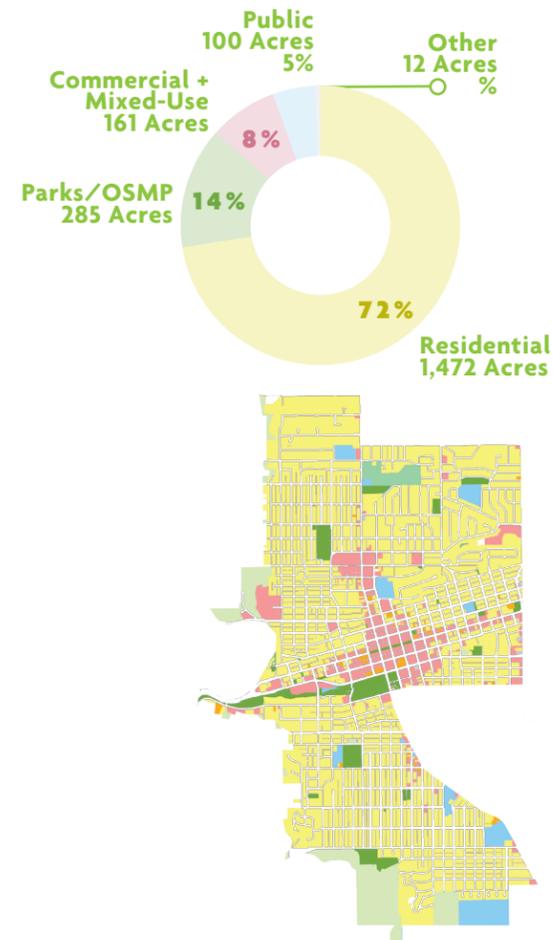
Located in the heart of the city, Central Boulder is a dynamic and diverse place. The area is rich with iconic Boulder locations, including Downtown and the Pearl Street Mall, University Hill, Boulder Creek, and Chautauqua. As such, Central Boulder offers some of the best shopping, restaurants, services, 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

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

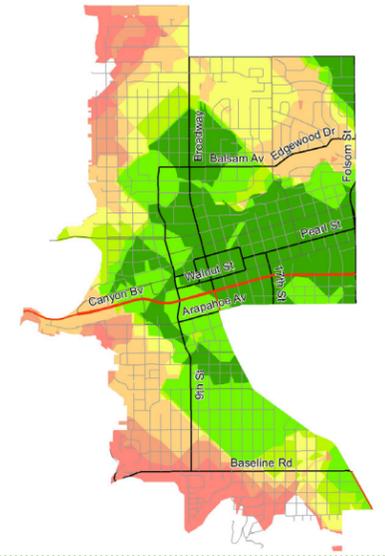
### BIKE LANES & TRAILS

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

### NEIGHBORHOOD ACCESS

Weighted Access Score %  
 Accessible

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



### SIDEWALK GAPS

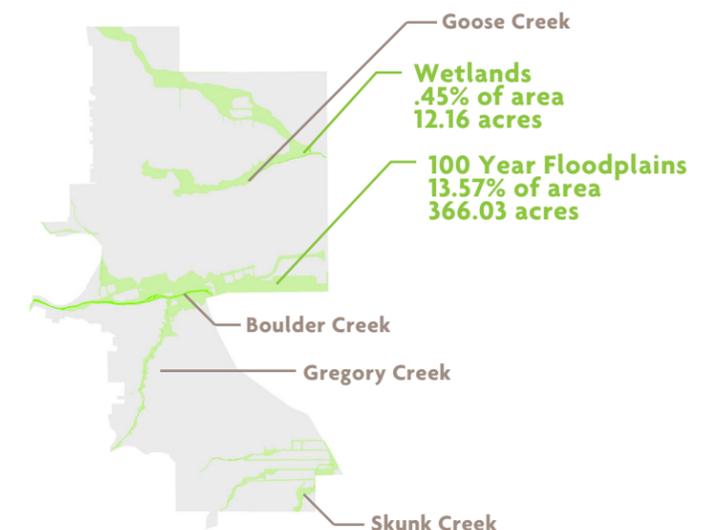
**1.48%** of missing sidewalk links  
**5%** (city average)

### TRANSIT

**84%** of subcommunity within 1/4 mile of transit

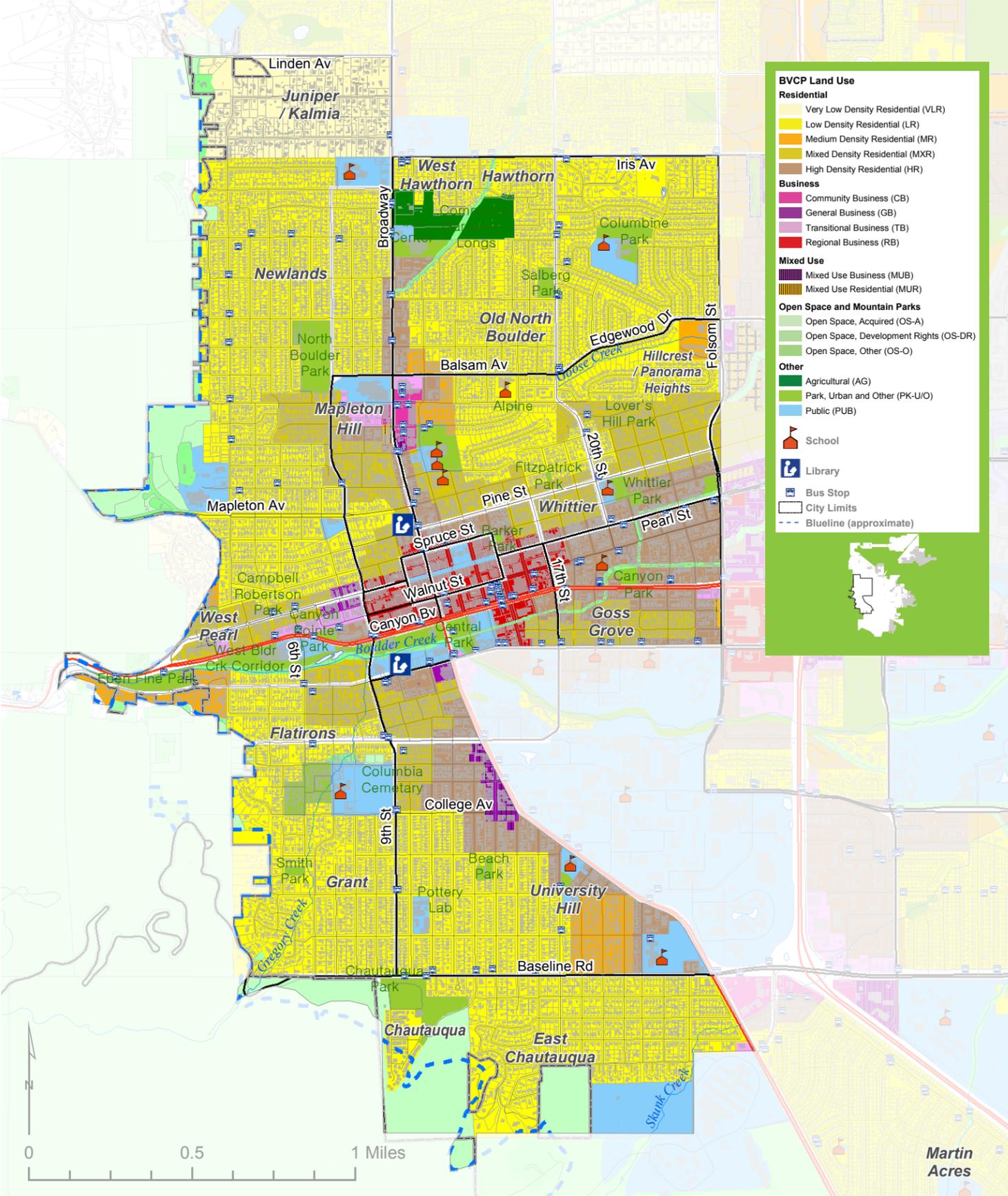
## NATURE

### WATER FEATURES





# FUTURE LAND USE (BVCP 2010 Plan)



**BVCP Land Use**

**Residential**

- Very Low Density Residential (VLR)
- Low Density Residential (LR)
- Medium Density Residential (MR)
- Mixed Density Residential (MXR)
- High Density Residential (HR)

**Business**

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

**Mixed Use**

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

**Open Space and Mountain Parks**

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

**Other**

- Agricultural (AG)
- Park, Urban and Other (PK-U/O)
- Public (PUB)

**Symbols:**

- School
- Library
- Bus Stop
- City Limits
- Blueline (approximate)

## 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.

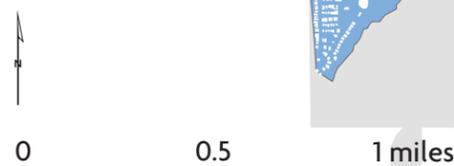
# LOOKING BACK AT THE LEGACY OF CENTRAL BOULDER

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.



**1874**  
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.

**1876**  
Central School graduates its first high school class, the same year that CU is established.



**1894**  
The Boulder-Colorado Sanitarium is established which, began as a branch of Dr. Kellogg's Battle Creek Sanitarium in Michigan..

**1898**  
Construction begins on the Texas-Colorado Chautauqua. The park's most prominent building, the auditorium, is constructed in less than eight weeks.

**1909**  
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.



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



**1880s**  
Goss Grove, Whittier, and Mapleton Hill, Boulder's earliest neighborhoods, begin to develop.



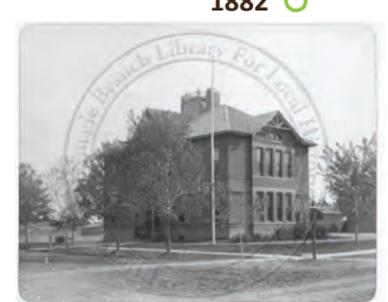
**1882**  
Whittier School opens. It is the longest continually operating school in Colorado.



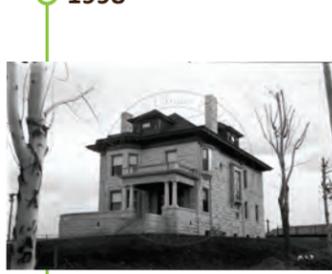
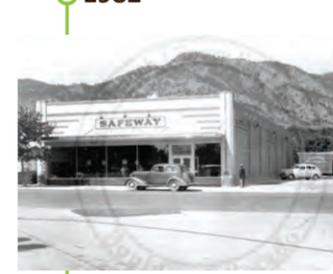
**1892**  
Mount St. Gertrude Academy is established. It is Boulder's first major private school and first major building on University Hill.



**1897**  
Crystal Springs Brewing and Ice Company takes over Boulder City Brewery near 9th St. and Arapahoe Ave.



**1906**  
Boulder builds the Carnegie Library, the city's first public library.



**1910**

- Nearly 280 homes are already constructed in the Mapleton Hill neighborhood with a couple hundred more to come in the following decades.
- Frederick Law Olmsted, Jr. authors "The Improvement of Boulder Colorado," which helps to shape Boulder's development in the coming decades.

**1921**

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

- Boulder enacts a building height limitation.
- 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.

1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010

**1918**

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



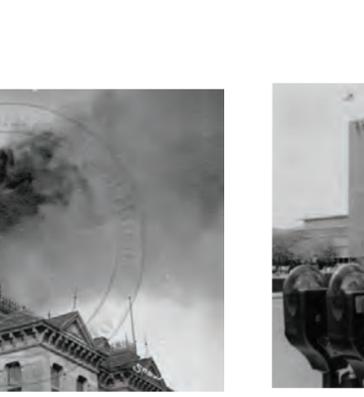
**1919**

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



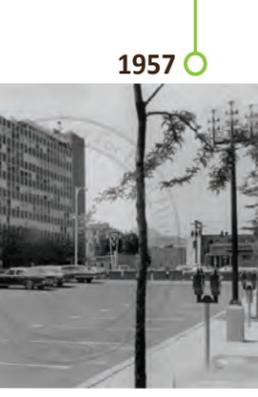
**1931**

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



**1932**

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



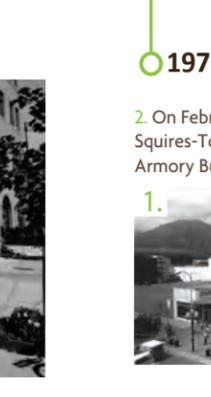
**1952**

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



**1957**

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



**1961**

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



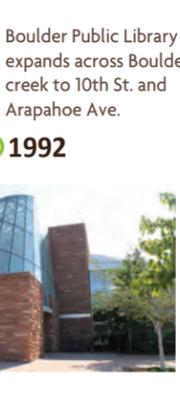
**1969**

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



**1974**

City Council adopts a historic preservation ordinance.



**1976**

- 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.
- Floral Park is designated as Boulder' first historic district.
- A House near 6th Pine St. becomes the television home for the popular "Mork and Mindy" series.



**1978**

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



**2006**

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



**1992**

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



**2010**

