ALL ABOUT

CROSSROADS

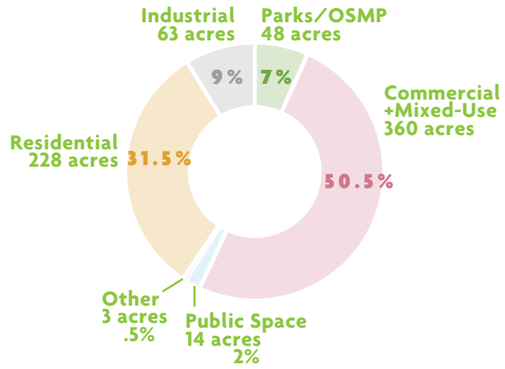
A large portion of the city's commercial activity takes place in Crossroads, making this subcommunity a major regional destination area due to its abundance of shopping, restaurants, services, and jobs. The Twenty Ninth Street Mall is a major draw, and is located on the former site of the Crossroads 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.

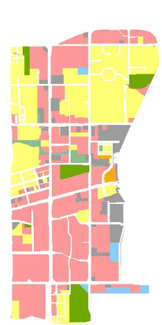
OUR LEGACY.
OUR FUTURE.
BOULDER VALLEY COMPREHENSIVE PLAN

DRAFT

LIFESTYLE

EXISTING LAND USE





PARKS & OPEN SPACE

3 parks
1 athletic field
1 skatepark
1 outdoor pool

SCHOOLS

Naropa University Paramita Campus

GETTING AROUND

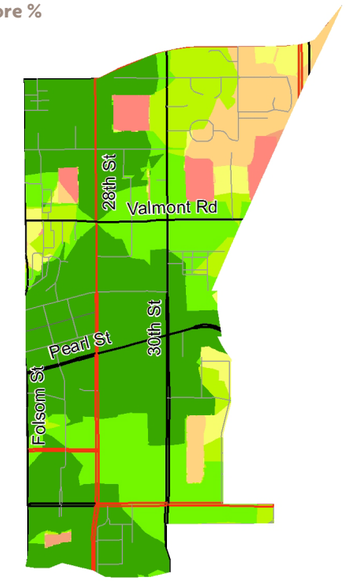
BIKE LANES & TRAILS

14.96 miles
203.81 miles in Boulder Valley

NEIGHBORHOOD ACCESS

Weighted Access Score %
Accessible

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



SIDEWALK GAPS

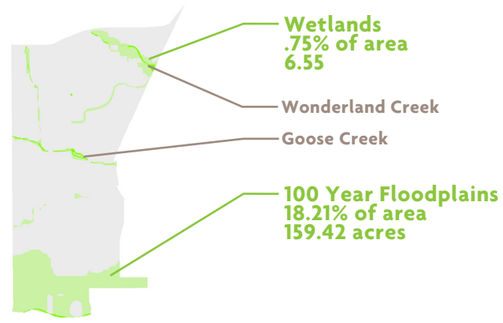
1.5% of missing sidewalk links
5% (city average)

TRANSIT

98% % of subcommunity within 1/4 mile of transit

NATURE

WATER FEATURES

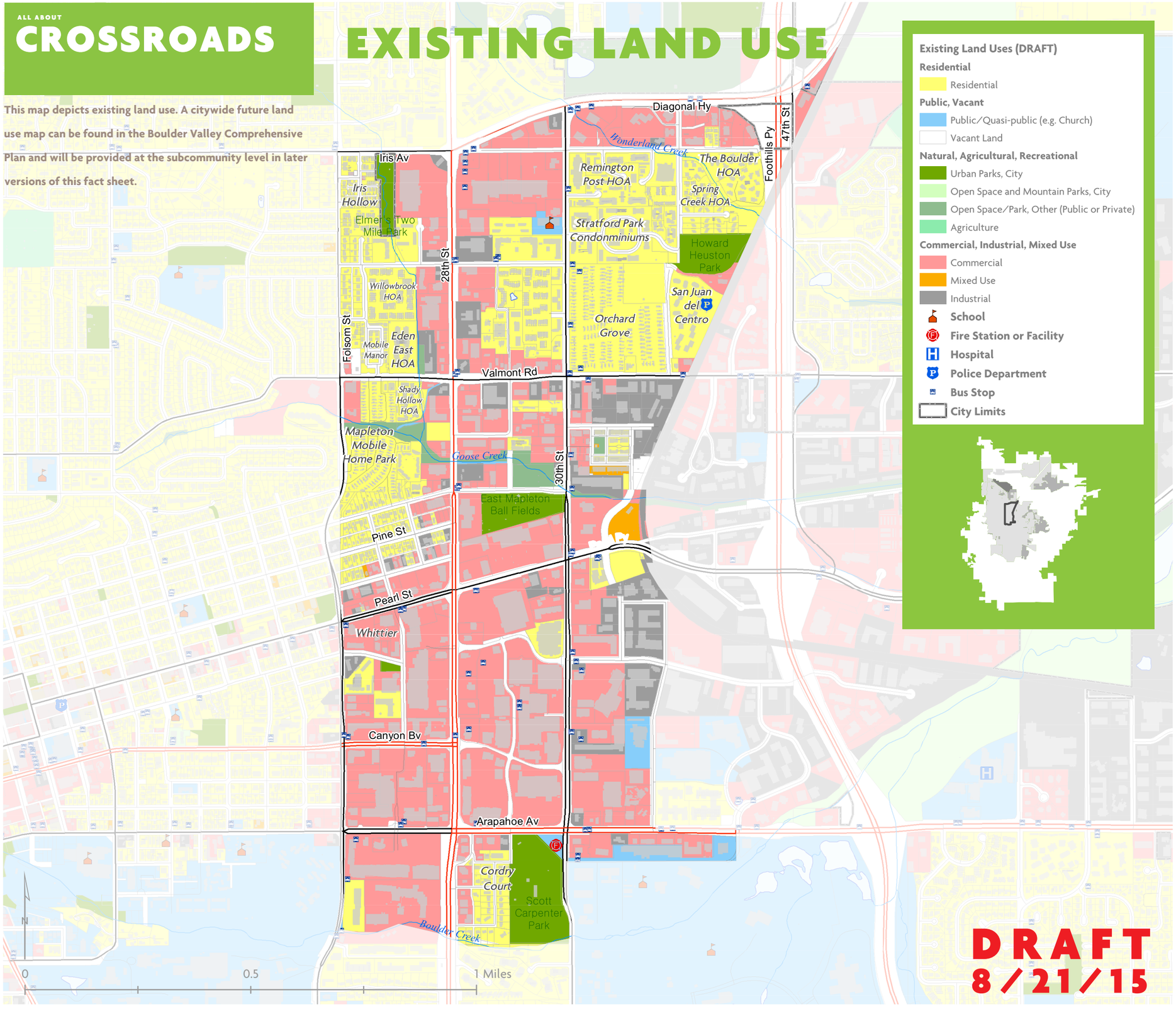


ALL ABOUT

CROSSROADS

EXISTING LAND USE

This map depicts existing land use. A citywide future land use map can be found in the Boulder Valley Comprehensive Plan and will be provided at the subcommunity level in later versions of this fact sheet.



Existing Land Uses (DRAFT)

Residential
- Residential

Public, Vacant
- Public/Quasi-public (e.g. Church)
- Vacant Land

Natural, Agricultural, Recreational
- Urban Parks, City
- Open Space and Mountain Parks, City
- Open Space/Park, Other (Public or Private)
- Agriculture

Commercial, Industrial, Mixed Use
- Commercial
- Mixed Use
- Industrial
- School
- Fire Station or Facility
- Hospital
- Police Department
- Bus Stop
- City Limits

DRAFT
8/21/15

PEOPLE & HOUSING

POPULATION

8,790 (2015)

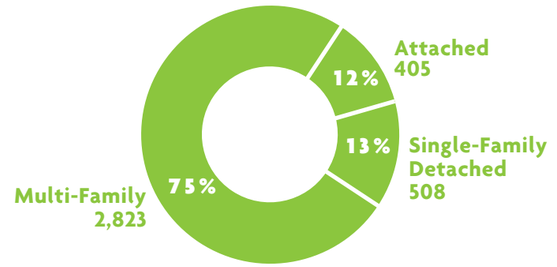
11,600 (projected capacity)

TOTAL DWELLING UNITS

4,250 (2015)

5,500 (projected capacity)

HOUSING UNIT MIX

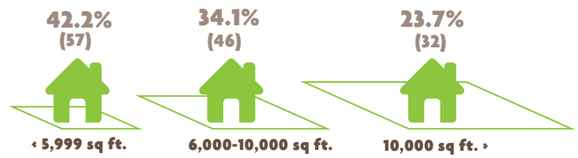


DENSITY (DWELLING UNITS/RESIDENTIAL ACRE)

19.08 units/acre

7.3 units/acre (city average)

RANGE SINGLE-FAMILY LOT SIZE



TOTAL JOBS

13,850 (2015)

24,800 (projected capacity)

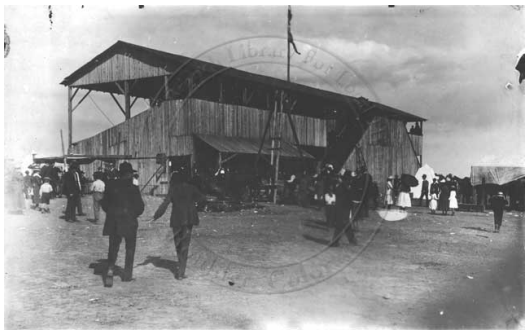
LOOKING BACK AT THE LEGACY OF CROSSROADS

DRAFT
8/21/15

1850
1860
1870
1880
1890
1900
1910
1920
1930
1940
1950

1869

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.



1873

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.

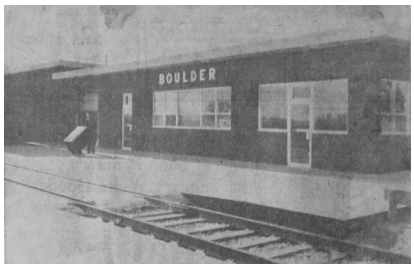
1850

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

1934

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

OUR LEGACY. OUR FUTURE.
BOULDER VALLEY COMPREHENSIVE PLAN

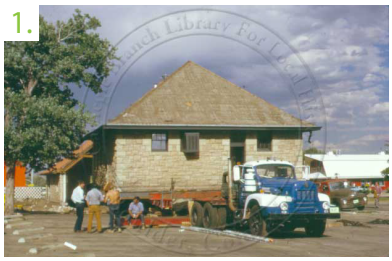


1956

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

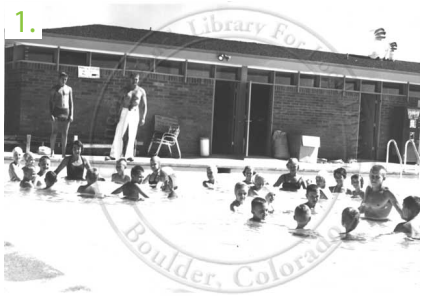
Twenty Ninth Street mall opens on the former site of the Crossroads Mall.

2010

Construction of the Boulder Transit Village begins.

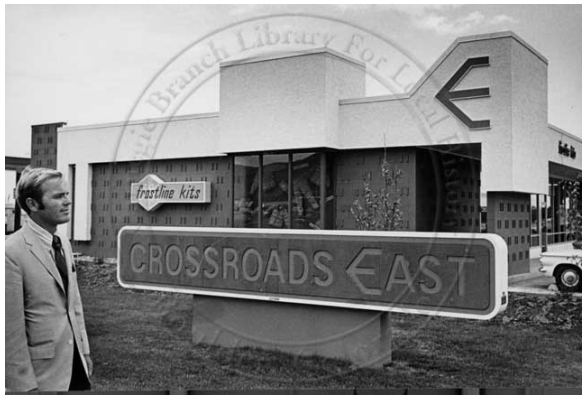
1950 · 1960 · 1970 · 1980 · 1990 · 2000 · 2010

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.