



ALL ABOUT GUNBARREL

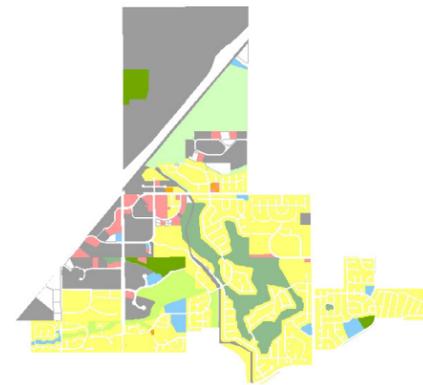
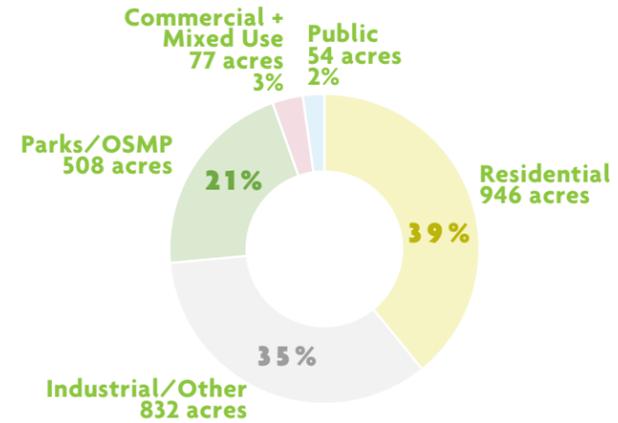
Gunbarrel was largely a rural and agricultural environment up until the early 1960s, when residential subdivisions and businesses such as IBM (1965) began locating in the area. Today Gunbarrel has suburban character and is both an employment center and a residential community. Gunbarrel has a significant amount of the city's industrial land base. Major employers in Gunbarrel include 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: Heatherwood Elementary
Private: Boulder Country Day K-8

GETTING AROUND

🚲 BIKE LANES & TRAILS

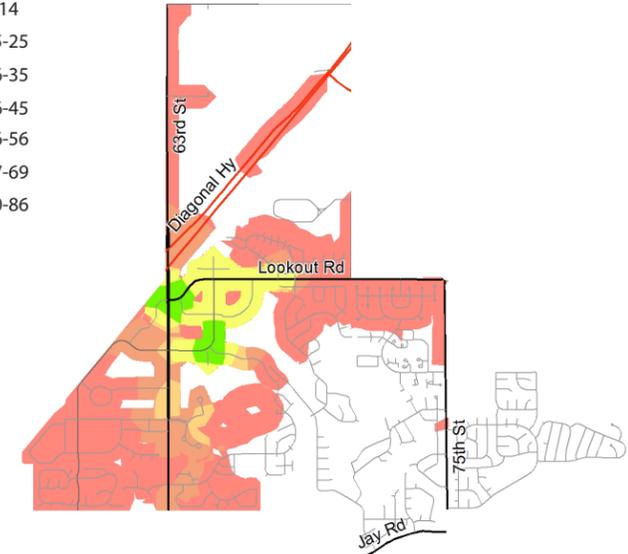
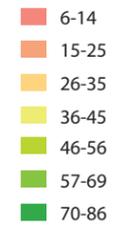
23.66 miles
203.81 miles in Boulder Valley

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

🚶 NEIGHBORHOOD ACCESS

Weighted Access Score %

Accessible



🚶 SIDEWALK GAPS

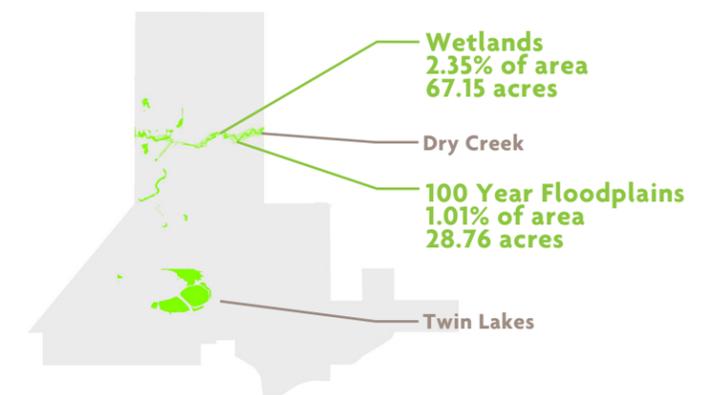
3.4%
5% (city average)

🚶 TRANSIT

55% % of subcommunity within 1/4 mile of transit

NATURE

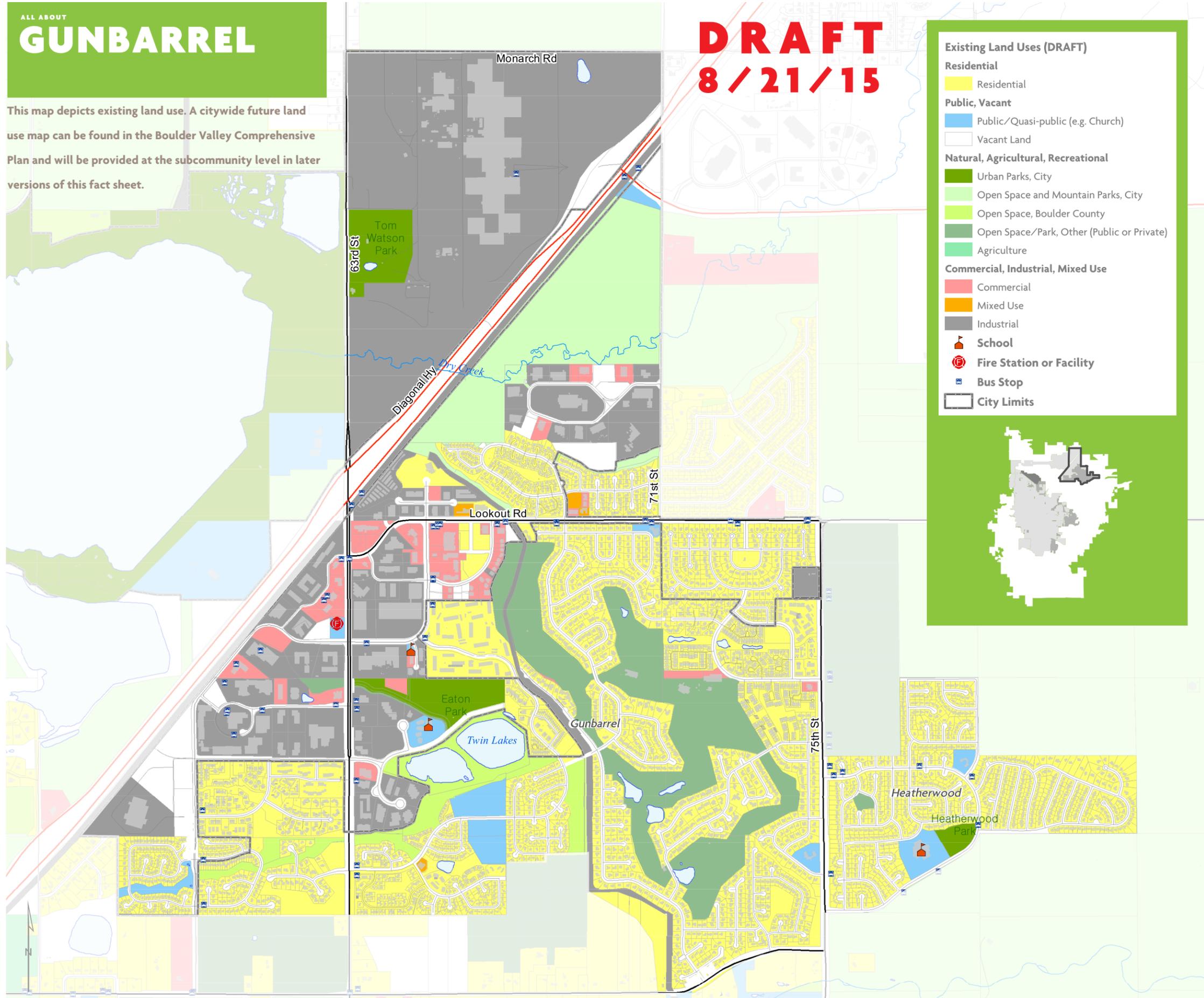
💧 WATER FEATURES



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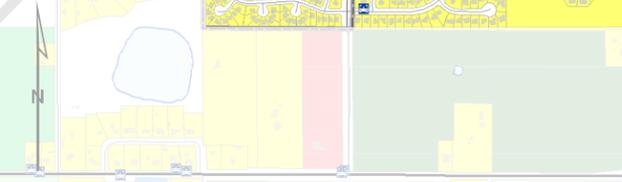
This map depicts existing land use. A citywide future land use map can be found in the Boulder Valley Comprehensive Plan and will be provided at the subcommunity level in later versions of this fact sheet.

DRAFT
8 / 21 / 15



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, Boulder County
 - Open Space/Park, Other (Public or Private)
 - Agriculture
- Commercial, Industrial, Mixed Use**
 - Commercial
 - Mixed Use
 - Industrial
- Other**
 - School
 - Fire Station or Facility
 - Bus Stop
 - City Limits



EXISTING LAND USE

PEOPLE & HOUSING

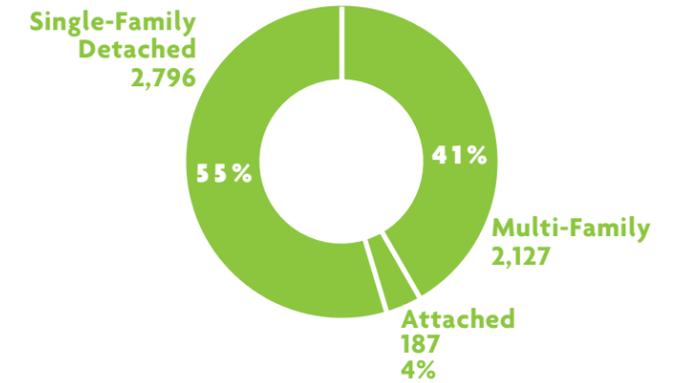
POPULATION



TOTAL DWELLING UNITS



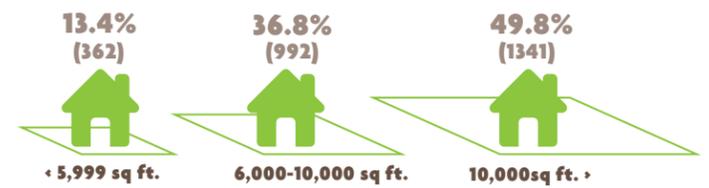
HOUSING UNIT MIX



DENSITY (DWELLING UNITS/RESIDENTIAL ACRE)



RANGE OF SINGLE-FAMILY LOT SIZE



TOTAL JOBS



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.

DRAFT 8/21/15



○ 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.

1880

1890



Gunbarrel remains a rural and agricultural community.

○ 1880s-1950s

1900

1910



1920

1930

1940

1950

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.



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.

