

ALL ABOUT NORTH BOULDER

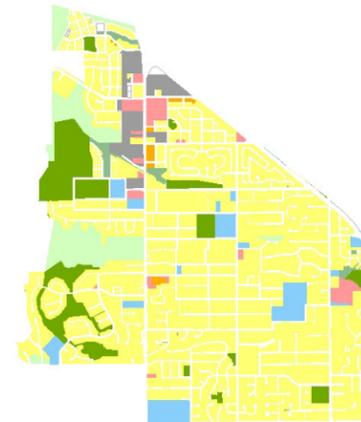
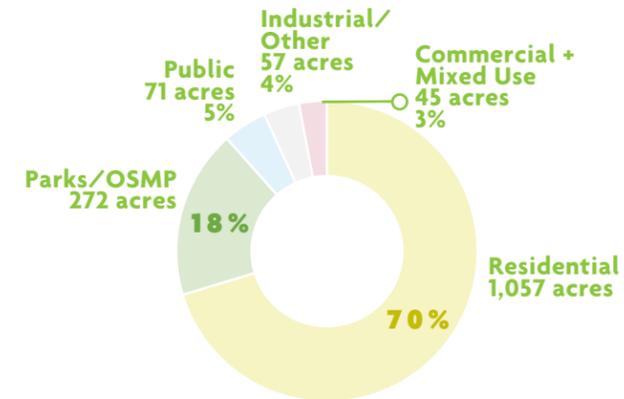
North Boulder is an eclectic area with a variety of housing types, lot sizes, and street patterns reflecting different eras. Recent development in North Boulder has followed a neotraditional development style with a fine-grained street pattern and with business districts located within walking distance 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

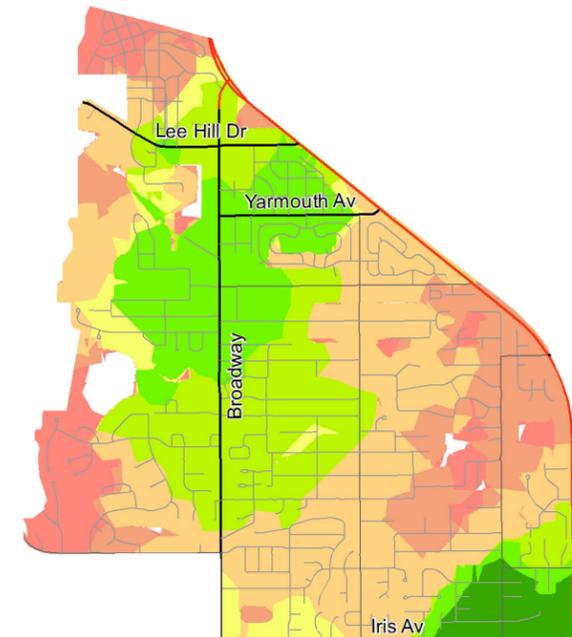
26 miles
203.81 miles in Boulder Valley

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

NEIGHBORHOOD ACCESS

Weighted Access Score % Accessible

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



SIDEWALK GAPS

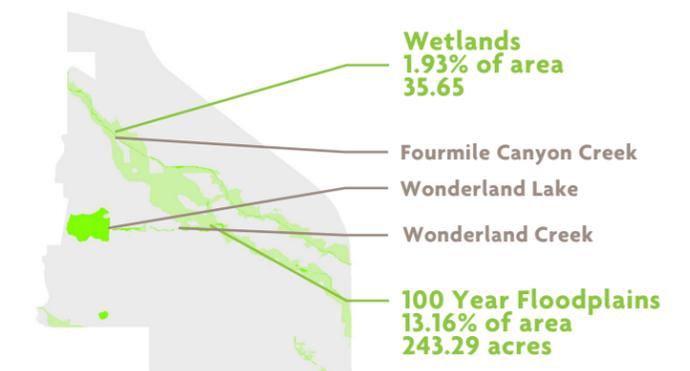
15% of missing sidewalk links
5% (city average)

TRANSIT

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

NATURE

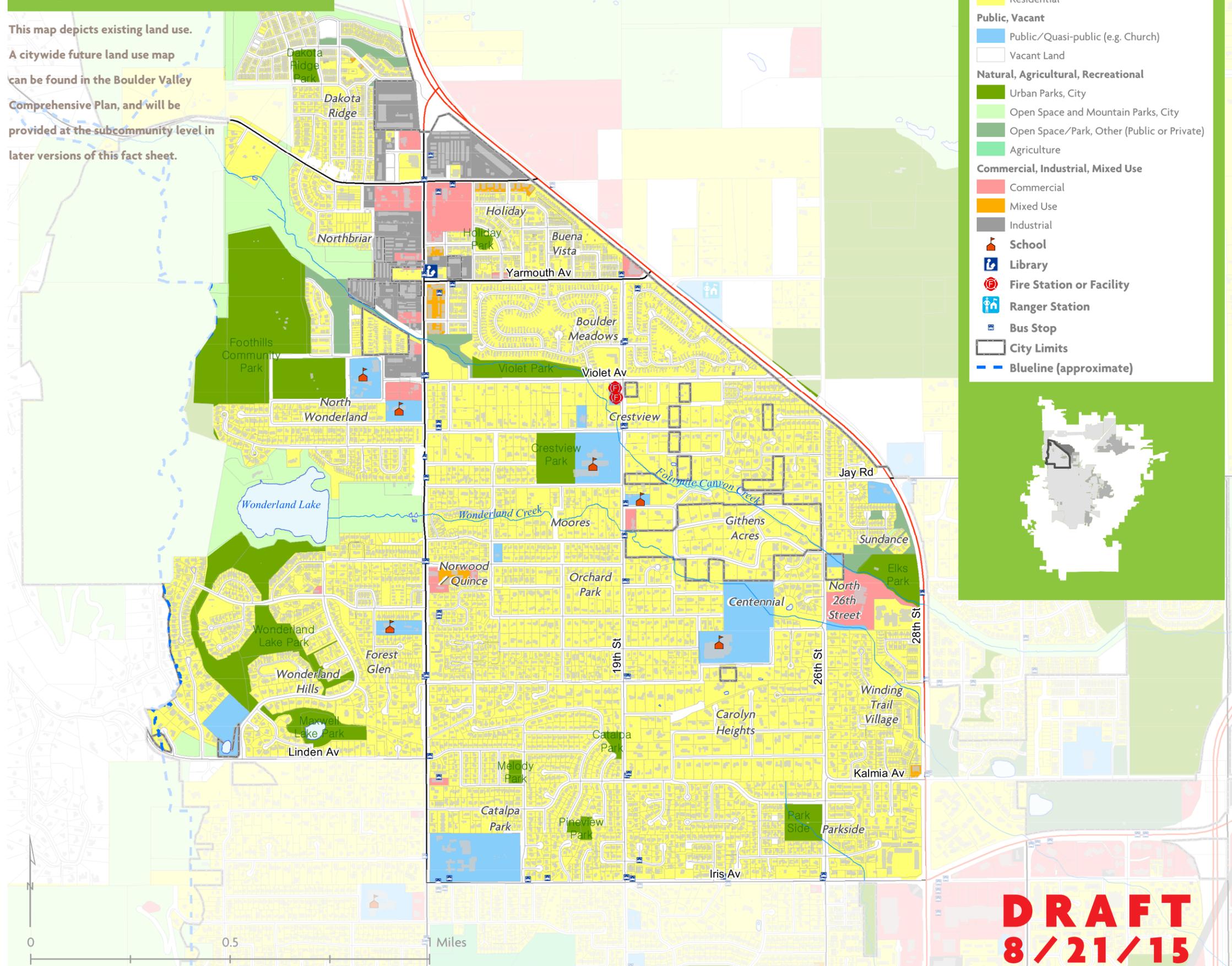
WATER FEATURES



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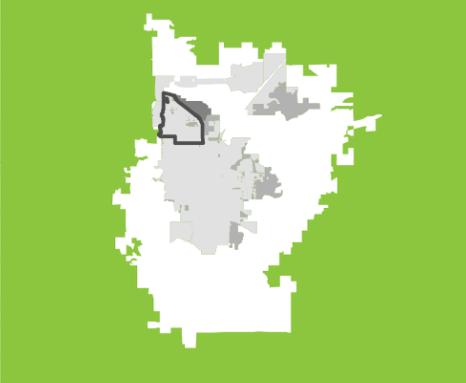
EXISTING LAND USE

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
- Other**
 - School
 - Library
 - Fire Station or Facility
 - Ranger Station
 - Bus Stop
 - City Limits
 - Blueline (approximate)



PEOPLE & HOUSING

POPULATION

- 12,670 (2015)
- 14,100 (projected capacity)

TOTAL DWELLING UNITS

- 6,080 (2015)
- 6,700 (projected capacity)

HOUSING UNIT MIX

Category	Percentage	Count
Single-Family Detached	51%	2,991
Multi-Family	29%	1,718
Attached	10%	555
Manufactured	10%	583

DENSITY (DWELLING UNITS/RESIDENTIAL ACRE)

- 5.96 units/acre
- 7.3 units/acre (city average)

AVERAGE SINGLE-FAMILY LOT SIZE

- 20.6% (599) → 5,999 sq ft.
- 43.1% (1252) → 6,000-10,000 sq ft.
- 36.2% (1052) → 10,000 sq ft.

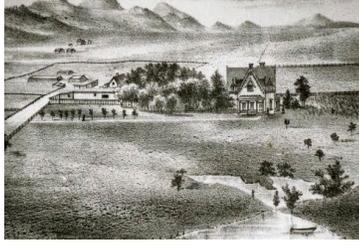
TOTAL JOBS

- 4,380 (2015)
- 5,500 (projected capacity)

**DRAFT
8/21/15**



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.

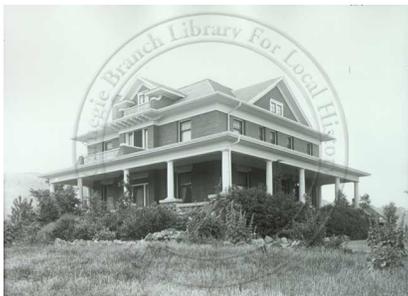


Oil is discovered on Neil McKenzie's ranch, beginning the intense, but short-lived oil boom of Boulder. At its peak, the McKenzie well produced 75 to 100 barrels a day.

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

DRAFT 8 / 21 / 15

1850

1860

1870

1880

1890

1900

1910

1920

1930

1940

1950



**1870s-
1950s**

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.

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

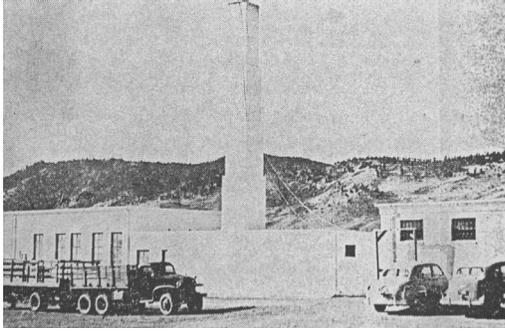
K. K. Parsons acquires about 300 acres and establishes the Wineglass Horse Ranch near 26th Street. For the next fifty years he raises award-winning Appaloosa horses.

**OUR LEGACY.
OUR FUTURE.**

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.



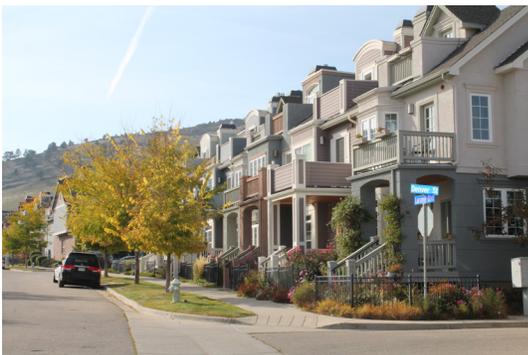
1969

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.



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



1950

1960

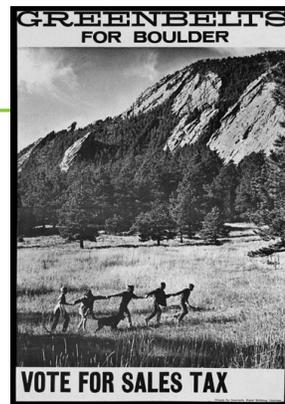
1970

1980

1990

2000

2010



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



2002

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

