



ALL ABOUT

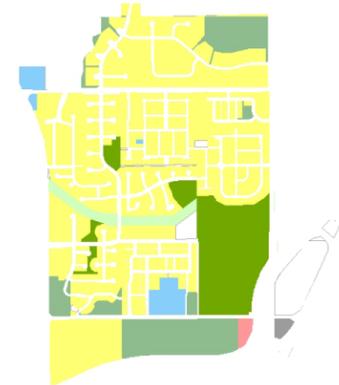
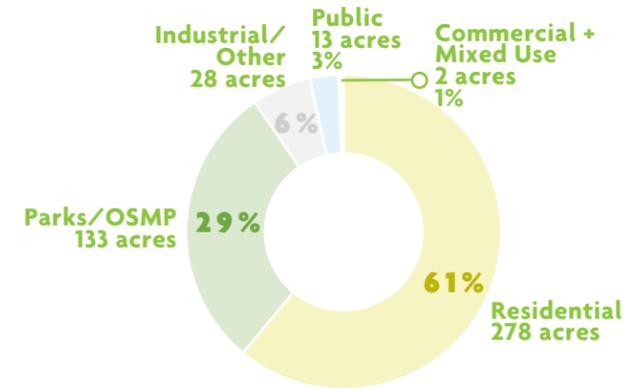
PALO PARK

Palo Park is primarily residential in character and is the smallest subcommunity in Boulder in terms of geographic size. Originally developed in the 1950s, Palo Park is named after Paul and Louise Hoffman, who used the first two letters of their first names to create the name “Palo”. Palo Park is known by locals primarily as a residential area. Palo Park is adjacent to the Fourmile Canyon Creek greenway and the Pleasant View sports complex.

**OUR LEGACY.
OUR FUTURE.**
BOULDER VALLEY COMPREHENSIVE PLAN

LIFESTYLE

◆ LAND USE



🌲 PARKS & OPEN SPACE

3 parks

1 athletic field

GETTING AROUND

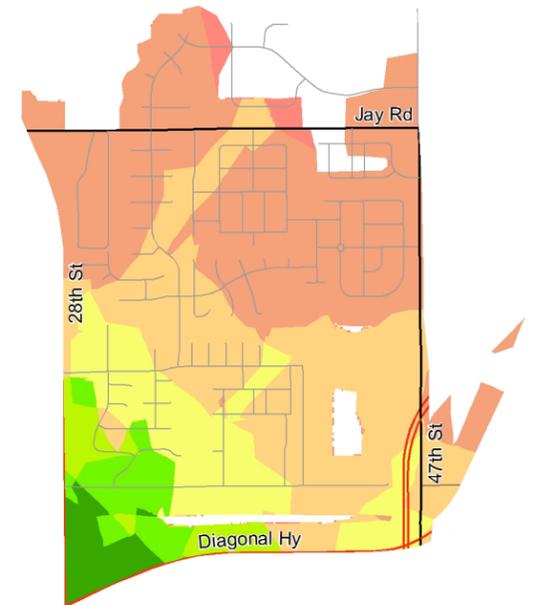
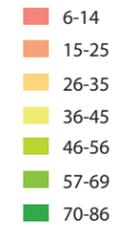
🚲 BIKE LANES & TRAILS

5.85 miles

203.81 miles in Boulder Valley

🚶 NEIGHBORHOOD ACCESS

Weighted Access Score %
Accessible



🚶 SIDEWALK GAPS

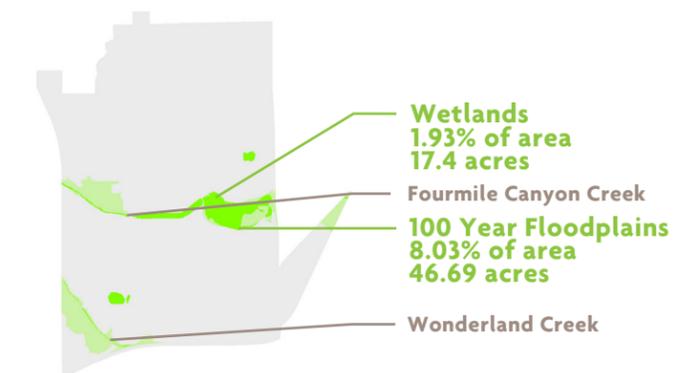


🚶 TRANSIT

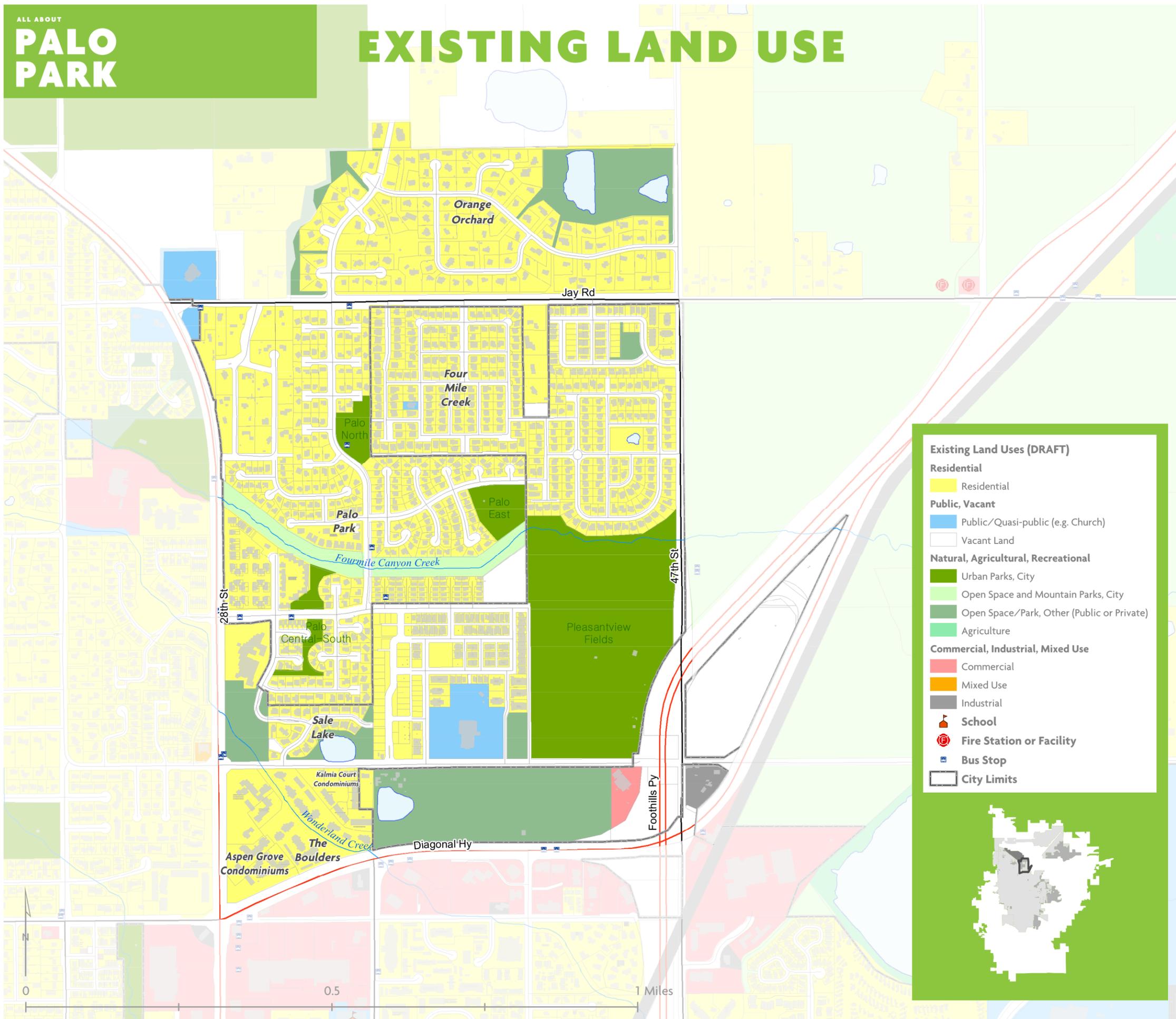
80% of subcommunity within 1/4 mile of transit

NATURE

💧 WATER FEATURES



EXISTING LAND USE



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**
- Bus Stop**
- City Limits**



PEOPLE & HOUSING

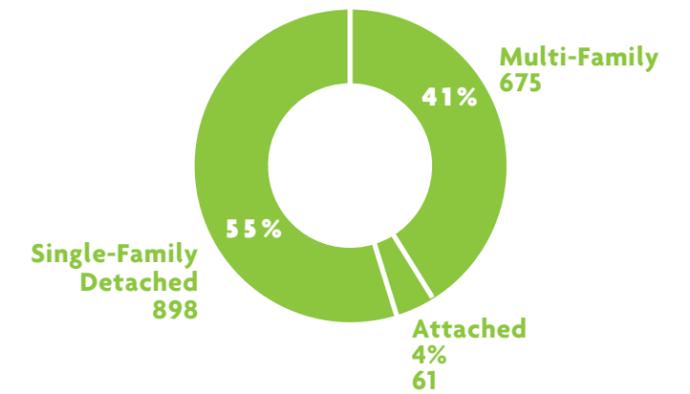
POPULATION

3,650 (2015)
4,700 (projected capacity)

TOTAL DWELLING UNITS

1,720 (2015)
2,220 (projected capacity)

HOUSING UNIT MIX



DENSITY (DWELLING UNITS/RESIDENTIAL ACRE)

5.86 units/acre
7.3 units/acre (city average)

AVERAGE SINGLE-FAMILY LOT SIZE



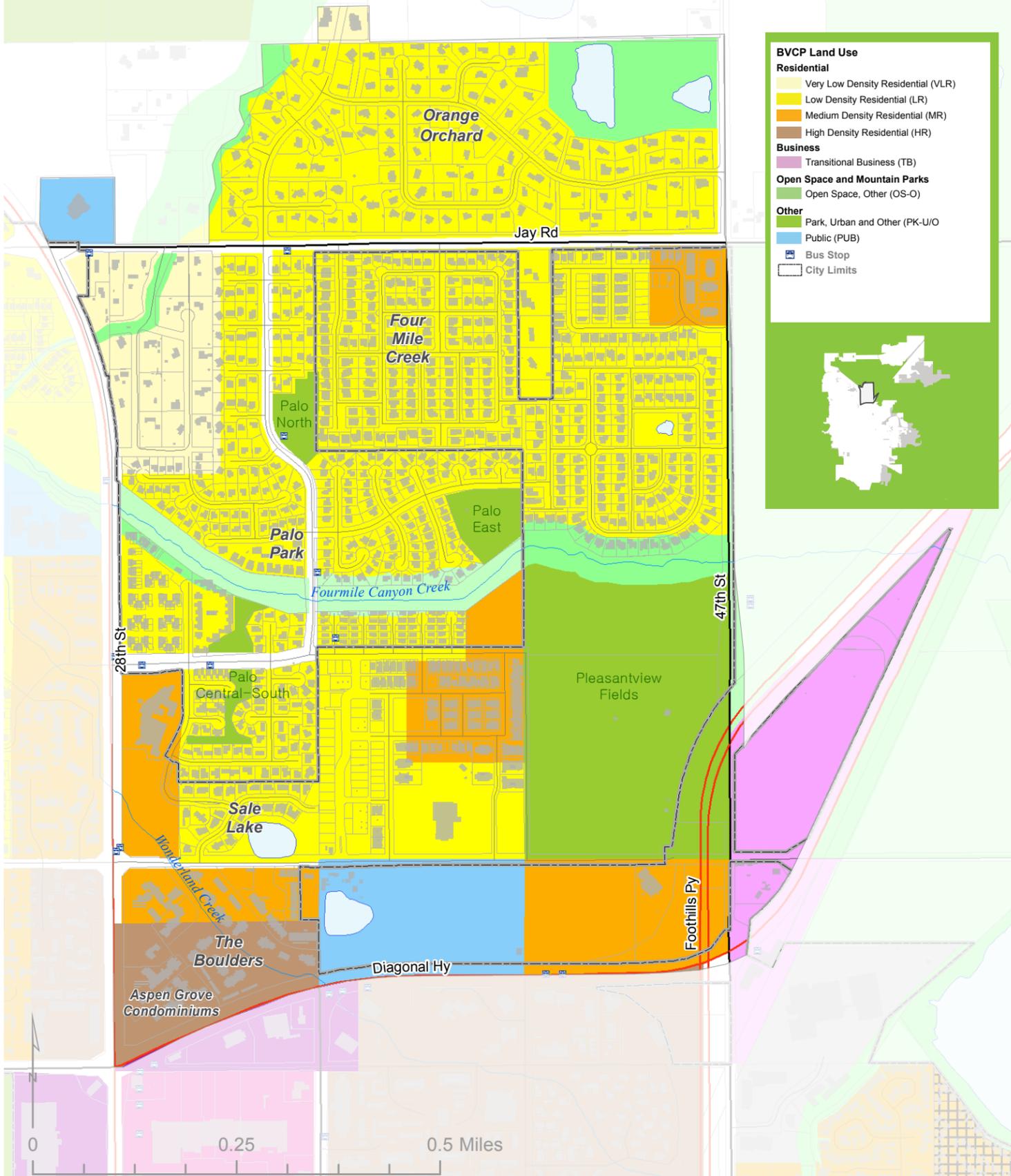
TOTAL JOBS

789 (2015)
939 (projected capacity)

all about

Palo Park

FUTURE LAND USE (BVCP 2010 Plan)



BVCP Land Use

Residential

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

Business

- Transitional Business (TB)

Open Space and Mountain Parks

- Open Space, Other (OS-O)

Other

- Park, Urban and Other (PK-U/O)
- Public (PUB)
- Bus Stop
- City Limits



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.

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.

BUSINESS

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.

OPEN SPACE AND MOUNTAIN PARKS

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

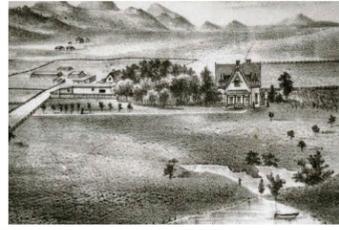
PK-U/O Park, Urban and Other

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.

**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.

**1870s-
1950s**



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

1888



1919

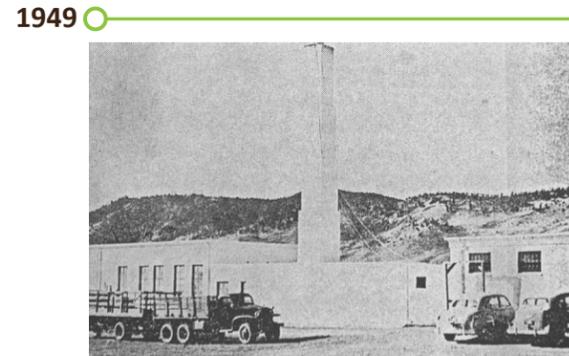
The Boulder Country Club is organized. A nine-hole golf course and Prairie Style clubhouse are constructed on the 72-acre Sale family ranch (the area presently known as the Palo Park neighborhood).



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.



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.



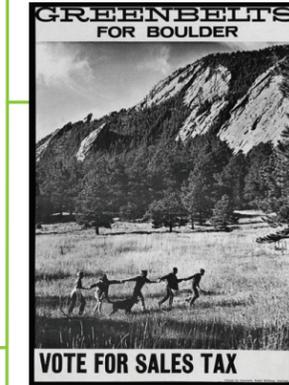
1999 ○ Development of Dakota Ridge neighborhood begins, one of the first developments in Boulder to provide affordable housing at a large scale.



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**



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

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.