ALL ABOUT

SOUTH BOULDER

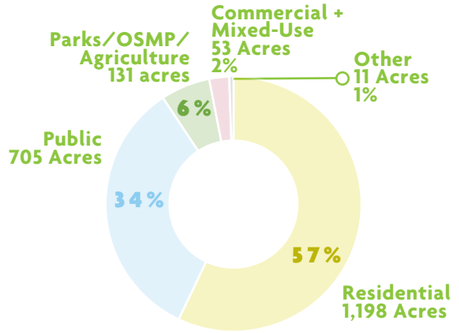
South Boulder developed primarily in the 1950s and 1960s, concurrent with completion of the-then Boulder/Denver Turnpike (US 36). Today, South Boulder is home to major employment centers, retail centers, and a variety of established residential neighborhoods including Martin Acres and Table Mesa North and South . The Table Mesa shopping center is centrally located within the subcommunity and is the area's primary retail destination. Major employers include the National Institute of Standards and Technology (NIST) and National Center for Atmospheric Research (NCAR) federal research laboratories, which have maintained a presence in the neighborhood since the 1950s and 1960s.

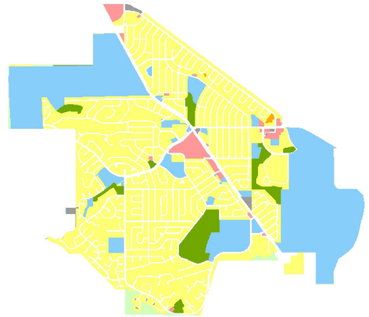
OUR LEGACY.
OUR FUTURE.
BOULDER VALLEY COMPREHENSIVE PLAN

DRAFT

LIFESTYLE

LAND USE





PARKS & OPEN SPACE

1 recreation center

6 parks

9 trailhead

SCHOOLS

Public
Bear Creek Elementary
Mesa Elementary
Creekside at Martin Park Elementary
Southern Hills Middle
Summit Middle

Private
Bixby School

Public
Community Montessori Elementary
Halcyon
Fairview High

GETTING AROUND

BIKE LANES & TRAILS

27.64 miles

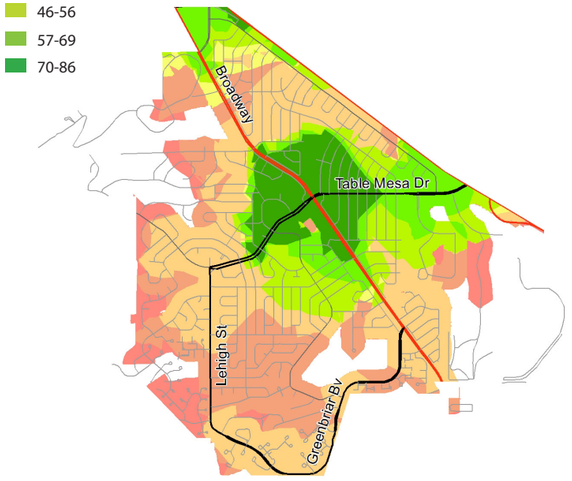
203.81 miles in Boulder Valley

21% % 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% of missing sidewalk links

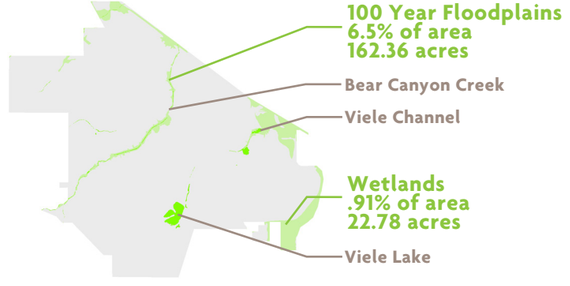
5% (city average)

TRANSIT

75% % of subcommunity within 1/4 mile of transit

NATURE

WATER FEATURES

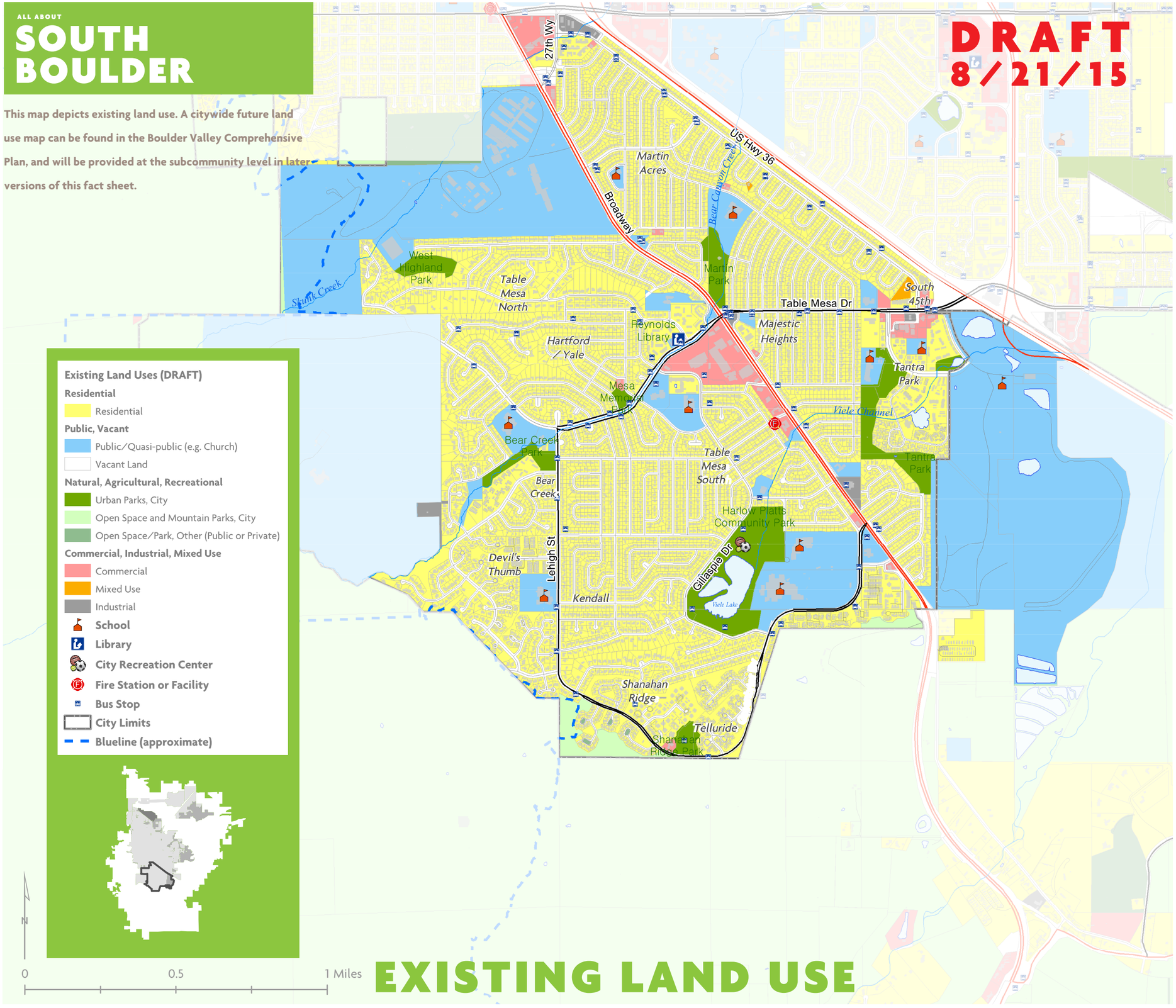


ALL ABOUT

SOUTH BOULDER

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/Park, Other (Public or Private)

Commercial, Industrial, Mixed Use
- Commercial
- Mixed Use
- Industrial
- School
- Library
- City Recreation Center
- Fire Station or Facility
- Bus Stop
- City Limits
- Blueline (approximate)

N

0 0.5 1 Miles

EXISTING LAND USE

PEOPLE & HOUSING

POPULATION

15,450 (2015)

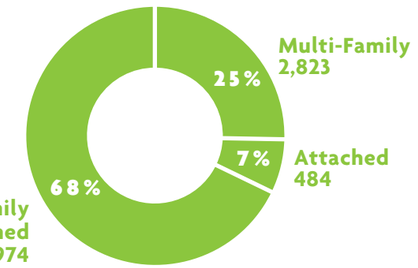
16,500 (projected capacity)

TOTAL DWELLING UNITS

7,320 (2015)

7,800 (projected capacity)

HOUSING UNIT MIX



DENSITY (DWELLING UNITS/RESIDENTIAL ACRE)

6.52 units/acre

7.3 units/acre (city average)

AVERAGE SINGLE-FAMILY LOT SIZE

TOTAL JOBS

4,070 (2015)

5,800 (projected capacity)

LOOKING BACK AT THE LEGACY OF SOUTH BOULDER

DRAFT
8/21/15

1850
1860
1870
1880
1890
1900
1910
1920
1930
1940
1950

1875

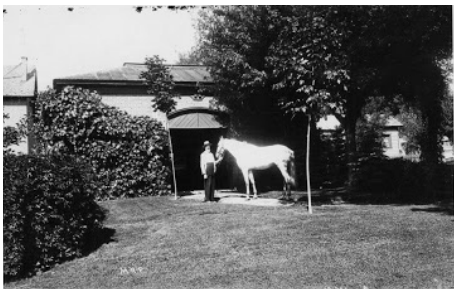
William Martin builds a farmhouse on an old campsite used in the 1860s by prospectors on their way to the mines.

1904

The first burial at Green Mountain Cemetery takes place. Graves from Columbia Cemetery, which was seen as a less desirable place for burial, are exhumed and brought to the new cemetery.

1862

Frederick W. Kohler and family homestead an 800-acre farm along Baseline Road. Kohler became a large stockholder in the Boulder National Bank and served two terms as Boulder County Commissioner. Kohler Reservoir, named after him, was used as a watering hole for his cattle.



1880s-1950s

The area is mostly agricultural and is centered between the urban area of Boulder to the north and the small coal mining town of Marshall to the south.

OUR LEGACY. OUR FUTURE.
BOULDER VALLEY COMPREHENSIVE PLAN

1950

1960

1970

1980

1990

2000

2010

1950s-1960s

South Boulder saw the addition of more than 2,500 residential houses immediately following the end of World War II.

1954

President Eisenhower dedicates the National Bureau of Standards (later NIST) facility.

1955

George and Everett Williams develop the Martin Acres neighborhood. It is named after William Martin, who used to operate a ranch in the area.

1964

Architects Thomas Nixon and Lincoln Jones design Boulder Fire Station #3 in the Usonian style.

1966

Walter Orr Roberts works with I.M. Pei to design the NCAR building. A ballot measure was passed to allow its construction on Table Mesa.

1969

The George Reynolds Branch Library, named after the CU literature professor, is the city's first branch library.

1971

Modernist architect Hobart Wagener designs Fairview High School, Boulder's second high school.

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.