



ALL ABOUT

CROSSROADS

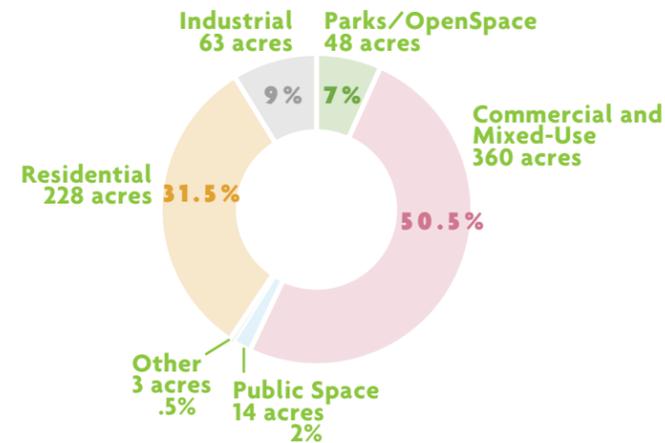
A large portion of the city’s commercial activity takes place in Crossroads, making this subcommunity a major regional destination area due to its abundance of shopping, restaurants, services, and jobs. The Twenty Ninth Street Mall is a major draw, and is located on the former site of the Crossroads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

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

To be included in next draft

SIDEWALK GAPS

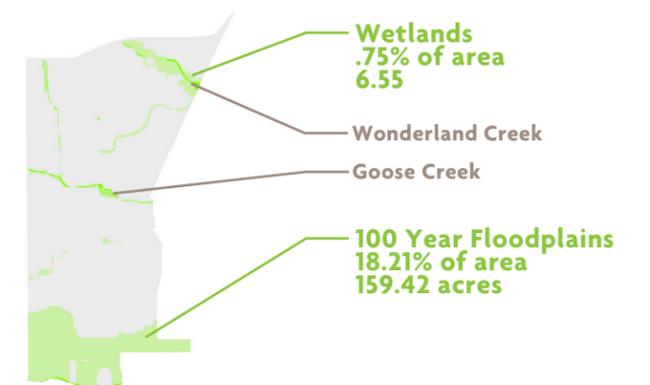
1.5% of missing sidewalk links
5% (city average)

TRANSIT

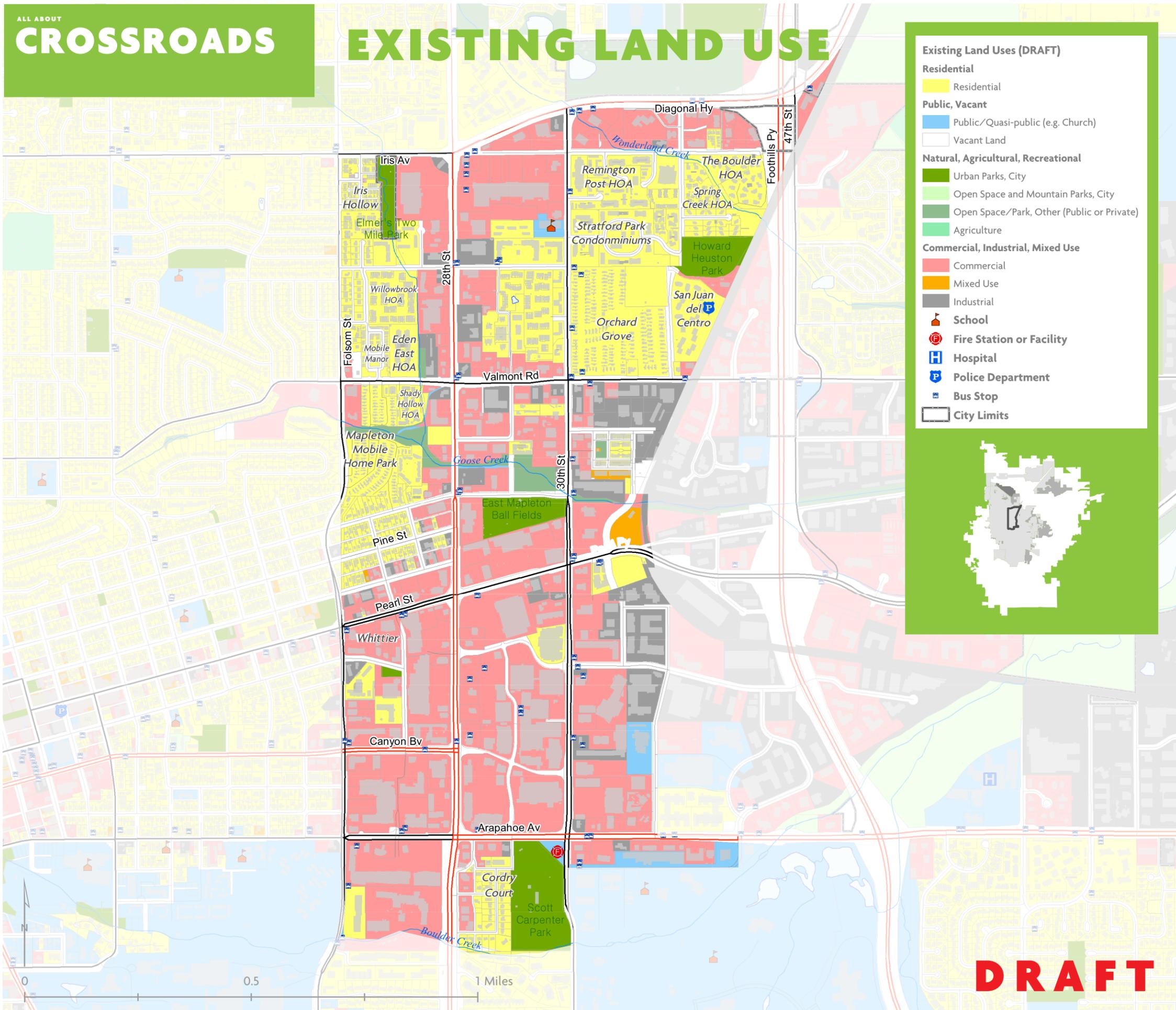
98% % of subcommunity within 1/4 mile of transit

NATURE

WATER FEATURES



EXISTING LAND USE



Existing Land Uses (DRAFT)

Residential
 Residential

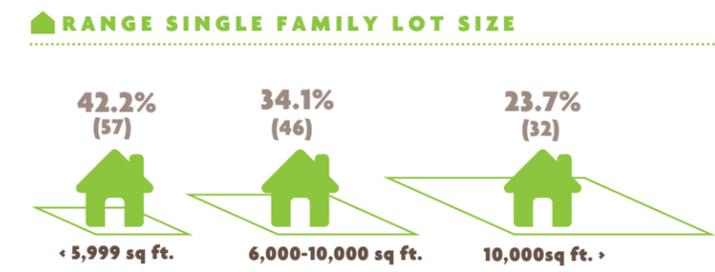
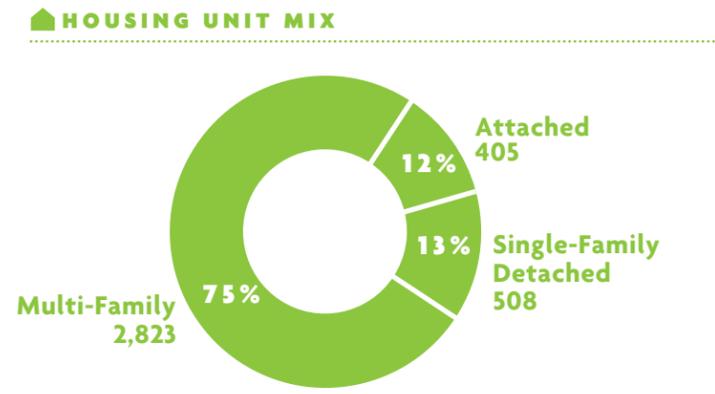
Public, Vacant
 Public/Quasi-public (e.g. Church)
 Vacant Land

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

Facilities
S School
F Fire Station or Facility
H Hospital
P Police Department
B Bus Stop
 City Limits

PEOPLE & HOUSING

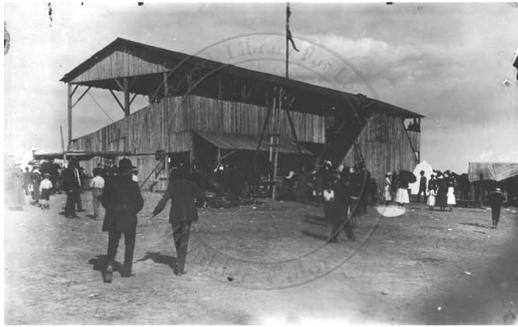


DRAFT

LOOKING BACK AT THE LEGACY OF CROSSROADS

The Boulder County Fairgrounds open up on a 40 acre tract on the east side of 28th Street. For many years horseracing was the main event at the fair.

1869



1934

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

DRAFT

1850

1860

1870

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.

1873

1880



1890

1900

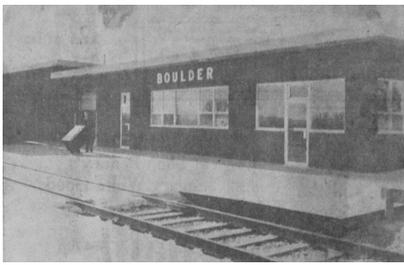
1910

1920

1930

1940

1950

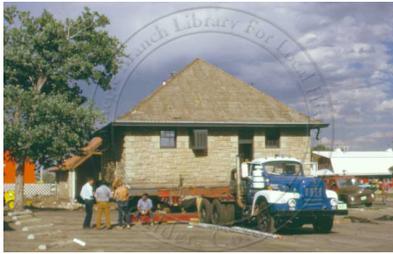


1956

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

1. Valverdan Park near 30th St. and Arapahoe Ave. is renamed to honor astronaut Scott Carpenter.



1960

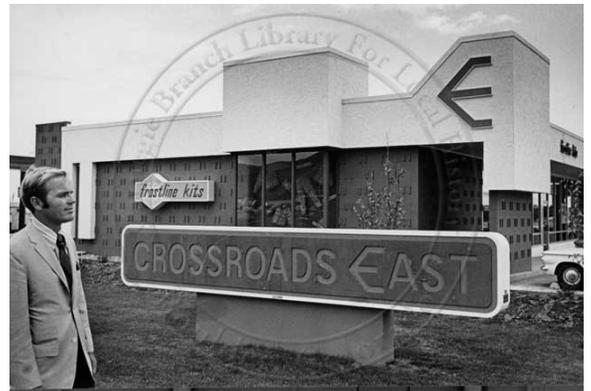
1970



2. Construction begins on the Crossroads Shopping Center.

1980

1990



2000

The Crossroads Shopping Center expands east and north gaining 102 stores.

2010



The Dairy Center for the Arts purchases the Watts-Hardy dairy processing plant at 2950 Walnut St.

1988