

ALL ABOUT

NORTH BOULDER

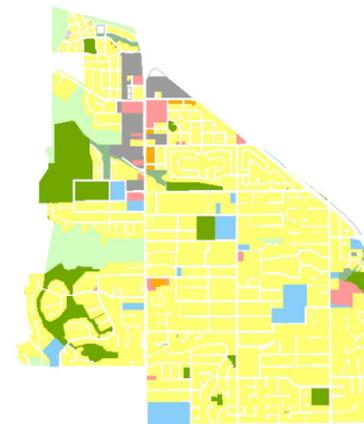
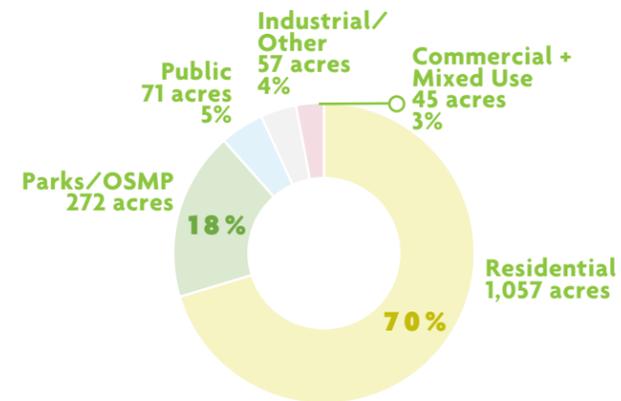
North Boulder is an eclectic area with a variety of housing types, lot sizes, and street patterns reflecting different eras. Recent development in North Boulder has followed a neotraditional development style with a fine-grained street pattern and with business districts located within walking distance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

To be included in next draft

SIDEWALK GAPS

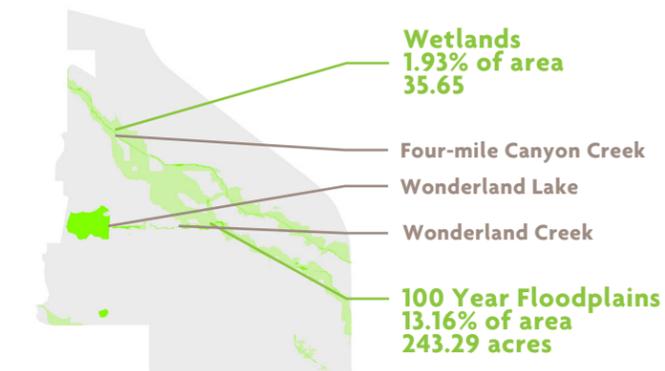
15% of missing sidewalk links
5% (city average)

TRANSIT

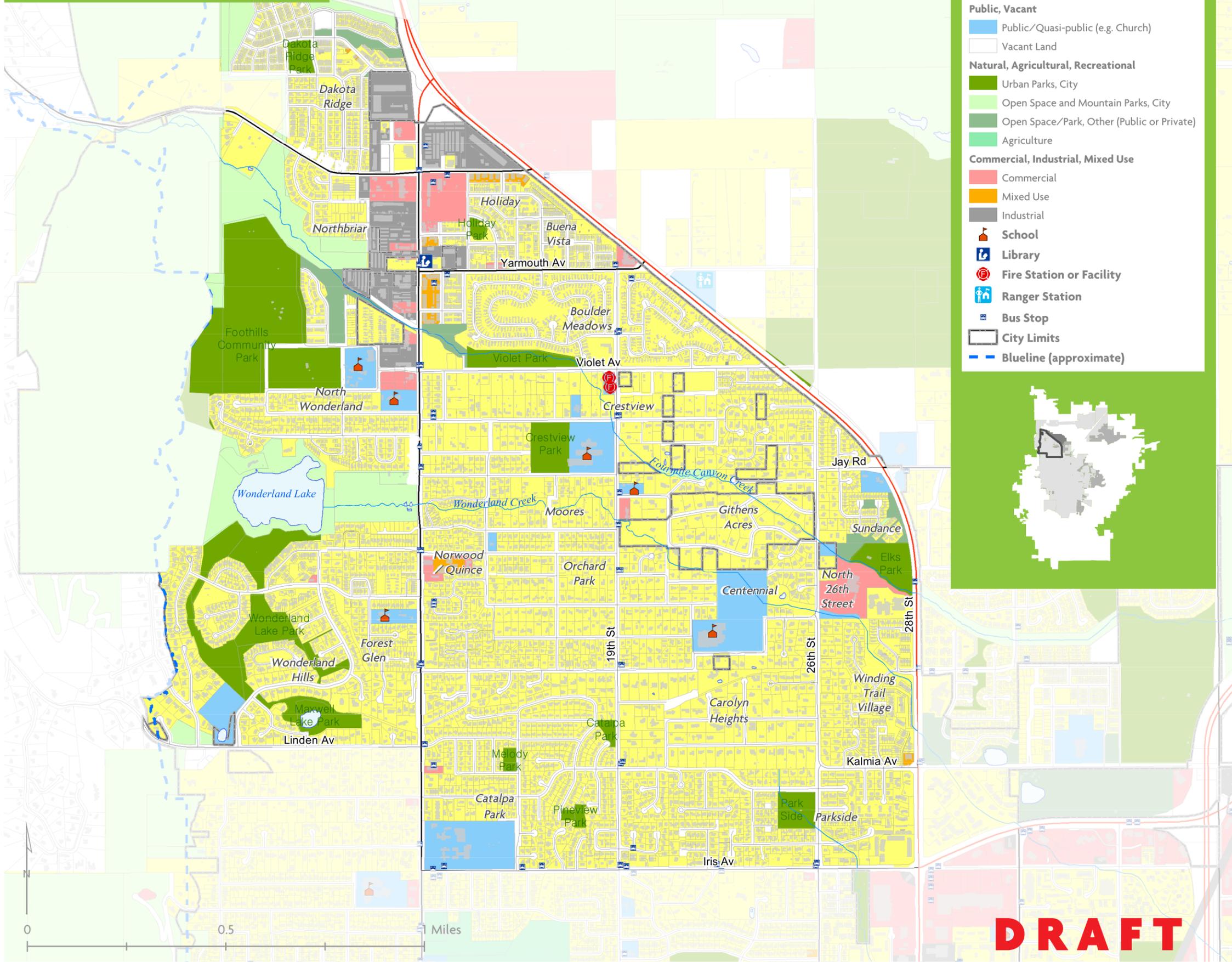
69% % of subcommunity within 1/4 mile of transit

NATURE

WATER FEATURES



EXISTING LAND USE



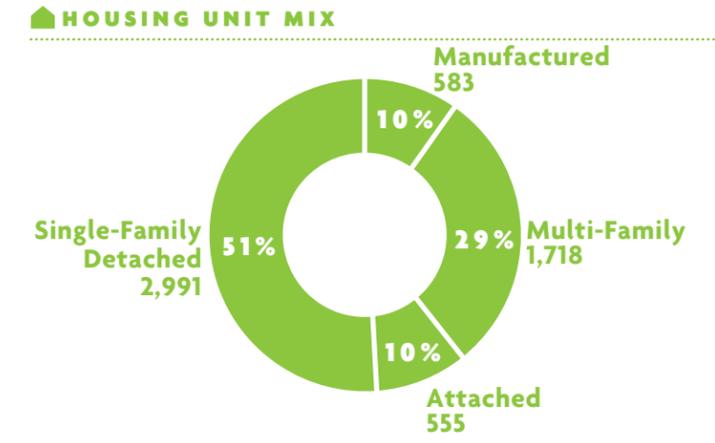
Existing Land Uses (DRAFT)

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

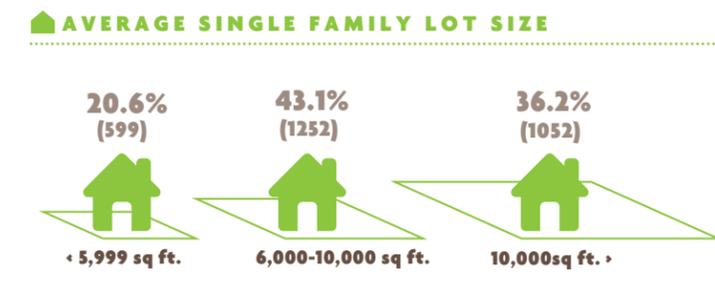
PEOPLE & HOUSING

POPULATION
12,458 (2015 estimate)
 (Projected Capacity) **AVAILABLE SOON**

TOTAL DWELLING UNITS
5,906 (2015)
 (Projected Capacity) **AVAILABLE SOON**



DENSITY (DWELLING UNITS/RESIDENTIAL ACRE)
5.96 units/acre
7.3 units/acre (city average)



TOTAL JOBS
4,381 (2015)
 (Projected Capacity) **AVAILABLE SOON**

DRAFT

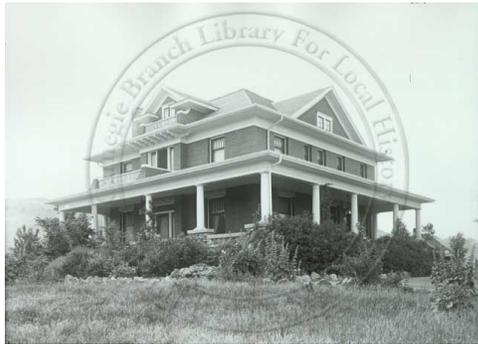
LOOKING BACK AT THE LEGACY OF NORTH BOULDER & PALO PARK

DRAFT



1875

Capt. Clinton M. Tyler builds his house at 2940 20th St. at a cost of \$10,000.



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.

1850

1860

1870

1880

1890

1900

1910

1920

1930

1940

1950



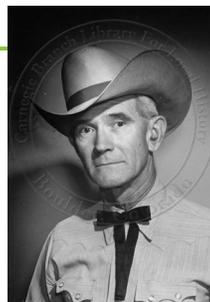
1888

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

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).



1919

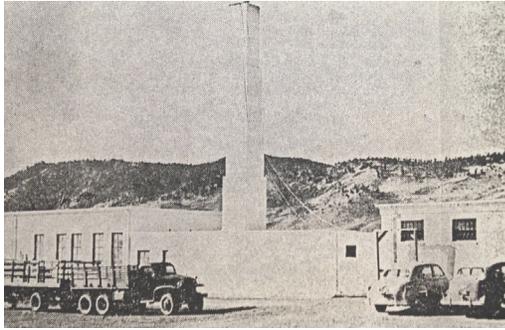


1946

K. K. Parsons acquires the Wineglass Horse Ranch near 26th St. and uses it to raise stallions for the next fifty years.

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 of 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

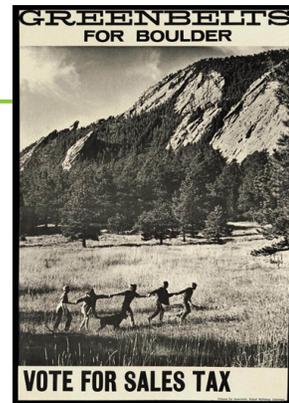
1980

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 their facility along north Broadway.

1987



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

2002

