



ALL ABOUT

# PALO PARK

“ I love the walkability, neighbor interaction, trail access, and diversity! ”

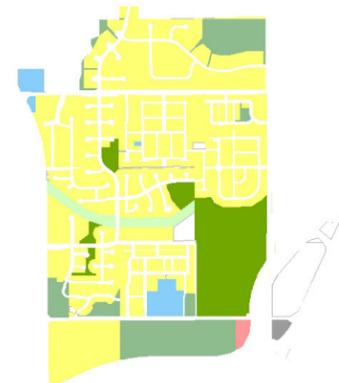
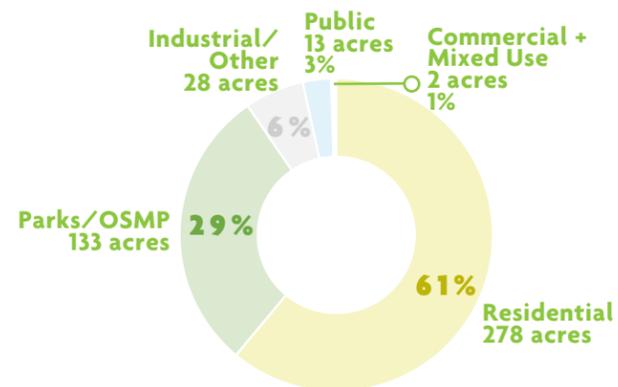
Palo Park is primarily residential in character and is the smallest subcommunity in Boulder in terms of geographic size. Originally developed in the 1950s, Palo Park is named after Paul and Louise Hoffman, who used the first two letters of their first names to create the name “Palo”. Palo Park is known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

To be included in next draft

### 🚶 SIDEWALK GAPS

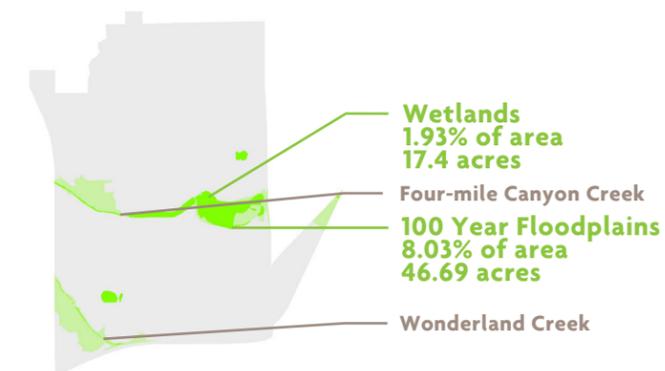


### 🚶 TRANSIT

**80%** % of subcommunity within 1/4 mile of transit

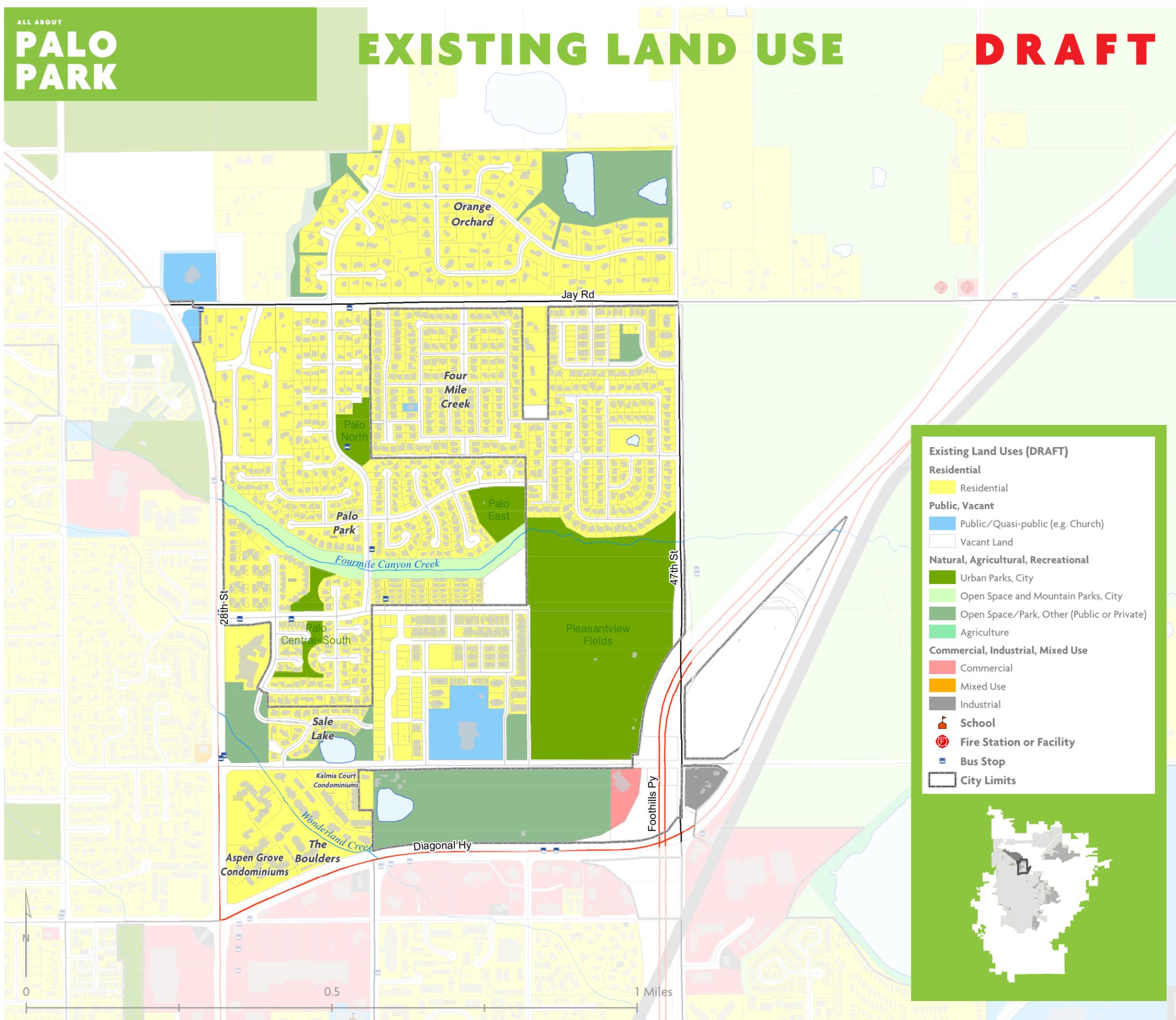
## NATURE

### 💧 WATER FEATURES



# EXISTING LAND USE

# DRAFT



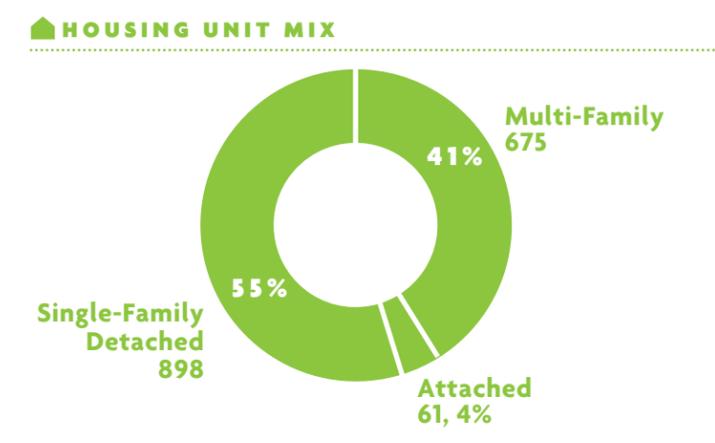
**Existing Land Uses (DRAFT)**

- 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**

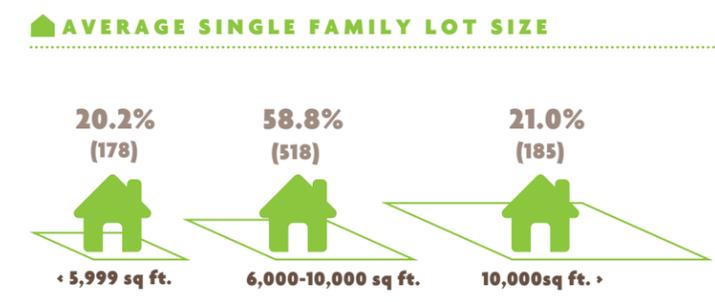
## PEOPLE & HOUSING

**POPULATION**  
 3,643 (2015 estimate)  
 (Projected Capacity) AVAILABLE SOON

**TOTAL DWELLING UNITS**  
 1,672 (2015)  
 (Projected Capacity) AVAILABLE SOON



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



**TOTAL JOBS**  
 789 (2015)  
 (Projected Capacity) AVAILABLE SOON

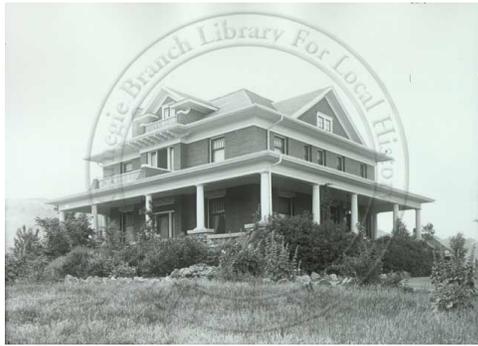
# LOOKING BACK AT THE LEGACY OF NORTH BOULDER & PALO PARK

# 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



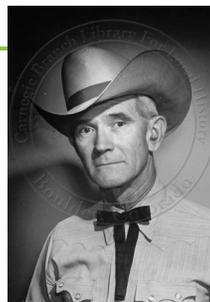
1888

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

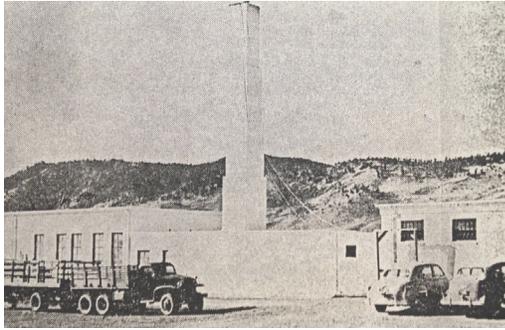


1946

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



1950

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



1960

1956

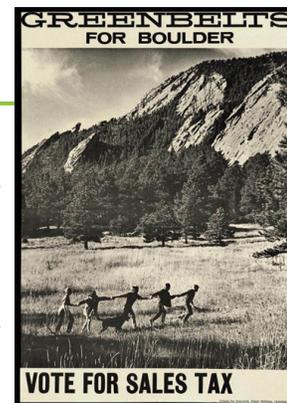
Beech Aircraft Co. acquires 760 acres in north of Boulder to build their facility.

1970



1980

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

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.

1990

The Boulder Shelter for the Homeless is established and opens their facility along north Broadway.

1987



2000

1999

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

2010

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

2002

