



ALL ABOUT

# SOUTH BOULDER

“ I love the access to Downtown Boulder and Denver, parks, open space and services. I also love the age diversity of residents in my neighborhood! ”

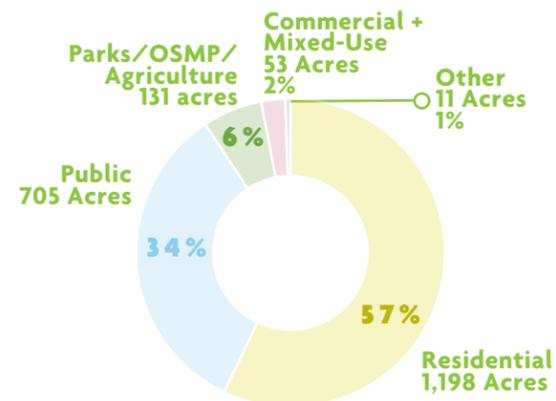
South Boulder developed primarily in the 1950s and 1960s, concurrent with completion of the then Boulder/Denver Turnpike (US 36). Today, South Boulder is home to major employment centers, retail centers, and a variety of established residential neighborhoods including Martin Acres and Table Mesa North 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 NIST and NCAR federal research laboratories, which have maintained a presence in the neighborhood since the 1950s and 60s.

**OUR LEGACY.  
OUR FUTURE.**

BOULDER VALLEY COMPREHENSIVE PLAN

## LIFESTYLE

### ◆ LAND USE



### ▲ PARKS & OPEN SPACE

**1** recreation center      **6** parks  
**9** trailhead

### 🏫 SCHOOLS

<b>Public</b>	<b>Private</b>
Bear Creek Elementary	Bixby School
Mesa Elementary	<b>Public</b>
Creekside at Martin Park Elementary	Community Montessori Elementary
Southern Hills Middle	Halcyon
Summit Middle	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

To be included in next draft

### 🚶 SIDEWALK GAPS

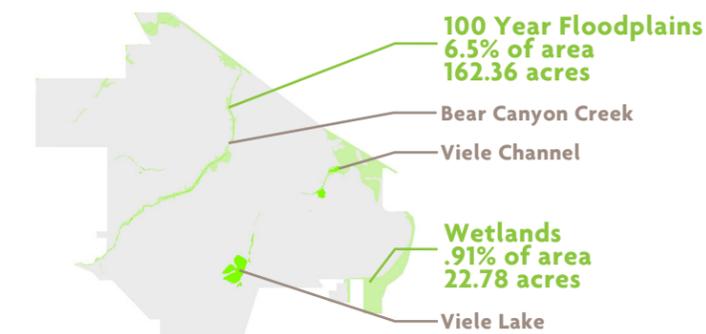
**1%** of missing sidewalk links  
**5%** (city average)

### 🚶 TRANSIT

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

## NATURE

### 💧 WATER FEATURES



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



0 0.5 1 Miles

**EXISTING LAND USE**

**PEOPLE & HOUSING**

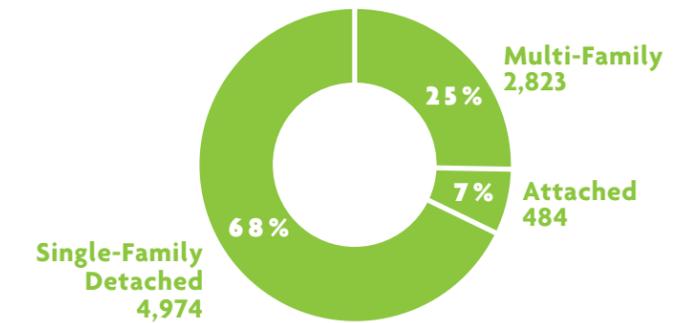
**POPULATION**

15,441 (2015 estimate)  
(Projected Capacity) AVAILABLE SOON

**TOTAL DWELLING UNITS**

7,314 (2015)  
(Projected Capacity) AVAILABLE SOON

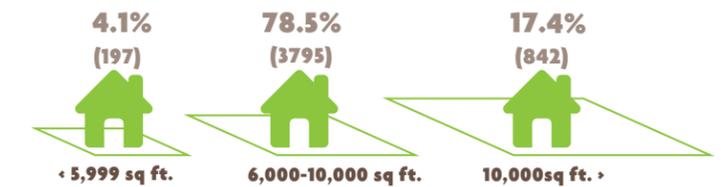
**HOUSING UNIT MIX**



**DENSITY (DWELLING UNITS/RESIDENTIAL ACRE)**

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

**AVERAGE SINGLE FAMILY LOT SIZE**



**TOTAL JOBS**

4,067 (2015)  
(Projected Capacity) AVAILABLE SOON

# LOOKING BACK AT THE LEGACY OF SOUTH BOULDER



**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.

# DRAFT

1850

1860

1870

1880

1890

1900

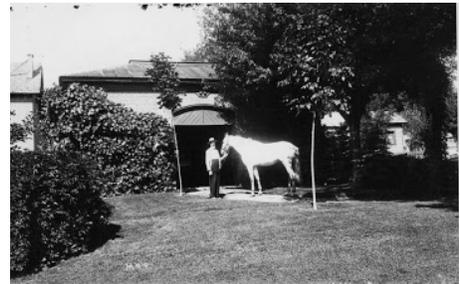
1910

1920

1930

1940

1950



**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.

1950s-1960s

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



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.



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.



1971

Modernist architect Hobart Wagener designs Fairview High School.



1950

1960

1970

1980

1990

2000

2010

1954

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



1964

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



1969

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

