

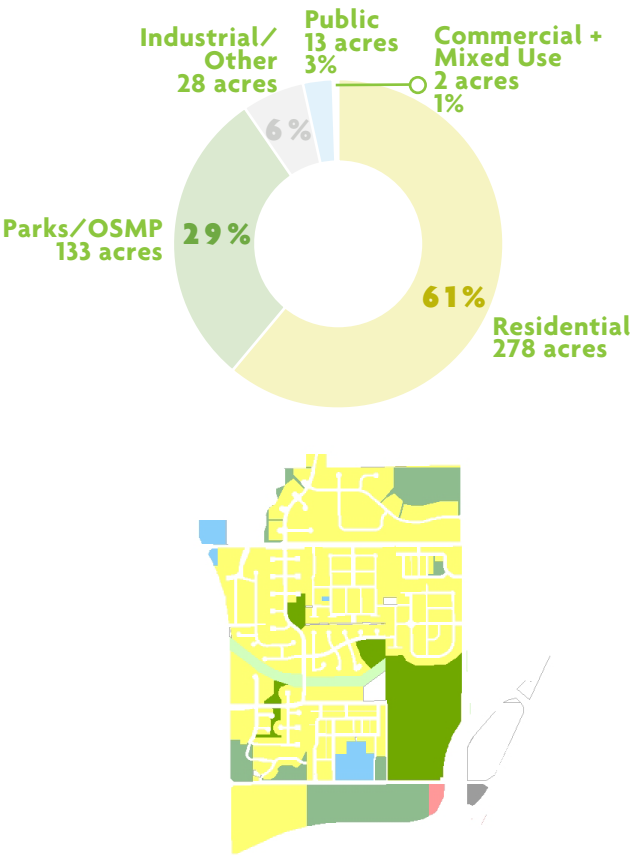
ALL ABOUT  
**PALO  
PARK**

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 Fourmile 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

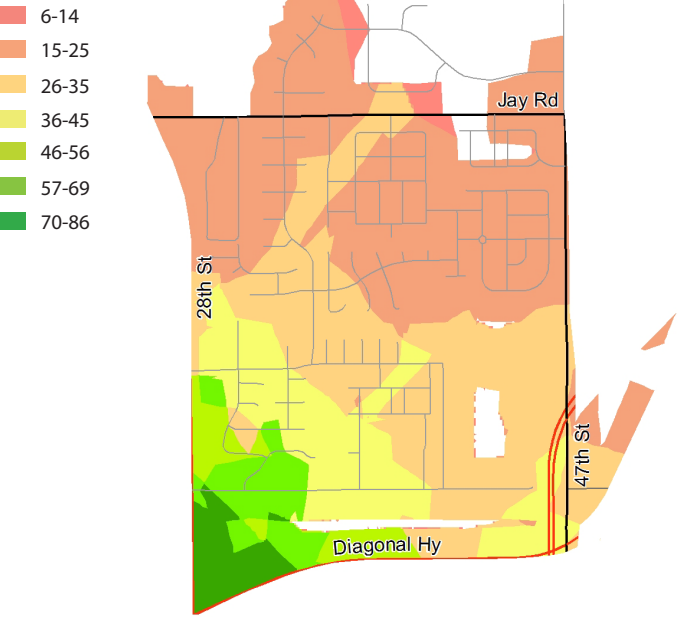
# GETTING AROUND

## 🚲 🚶 BIKE LANES & TRAILS

**5.85 miles**  
**203.81 miles in Boulder Valley**

## 🚶 NEIGHBORHOOD ACCESS

Weighted Access Score %  
Accessible



## 🚶 SIDEWALK GAPS

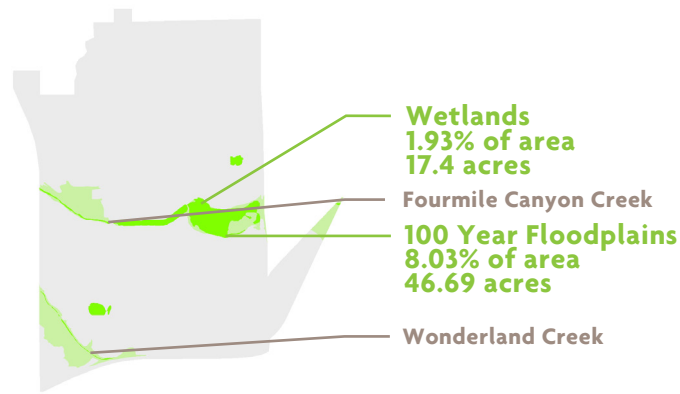
**11% of missing sidewalk links**  
**5% (city average)**

## 🚶 TRANSIT

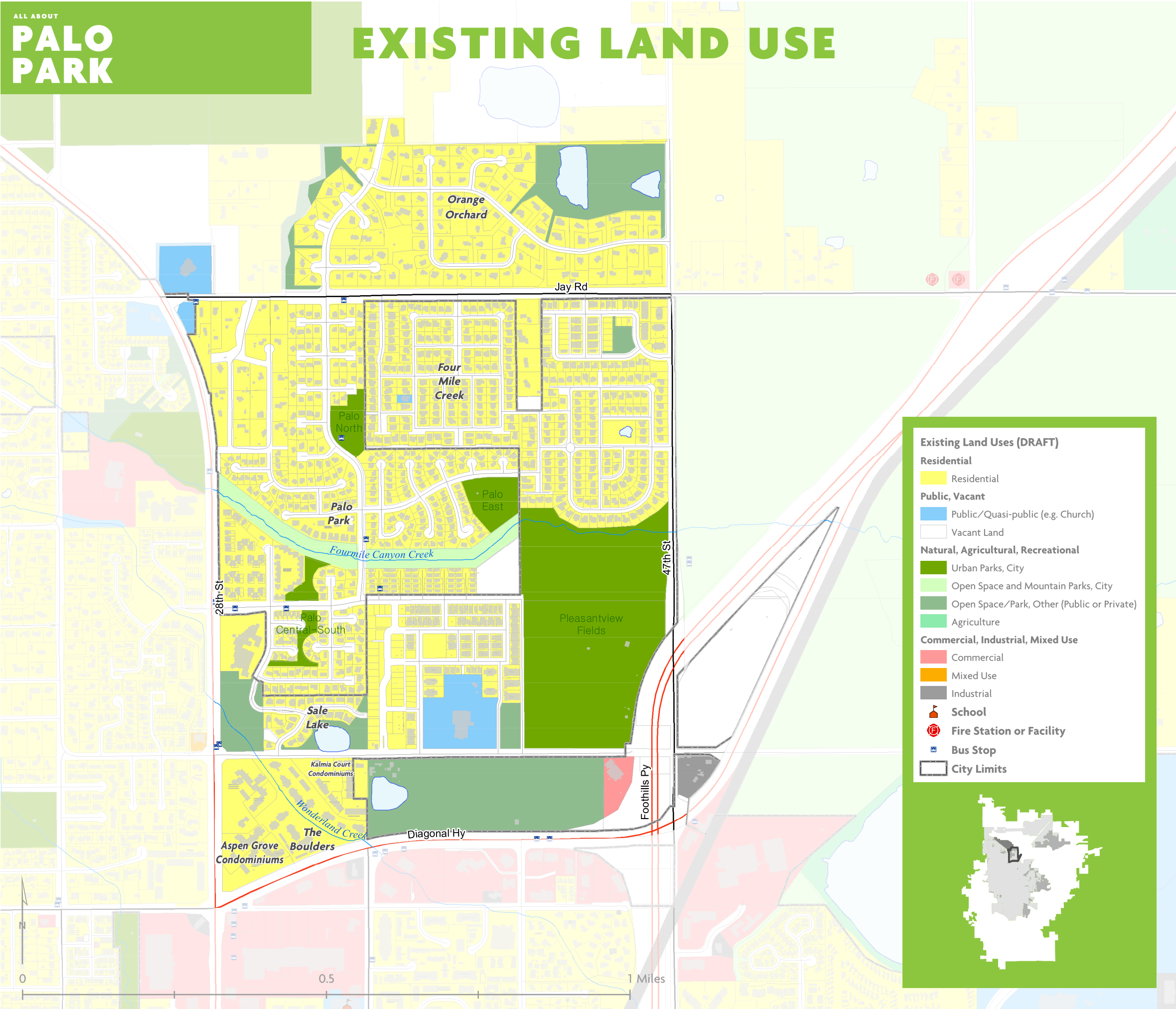
**80%** of subcommunity within  
1/4 mile of transit

# NATURE

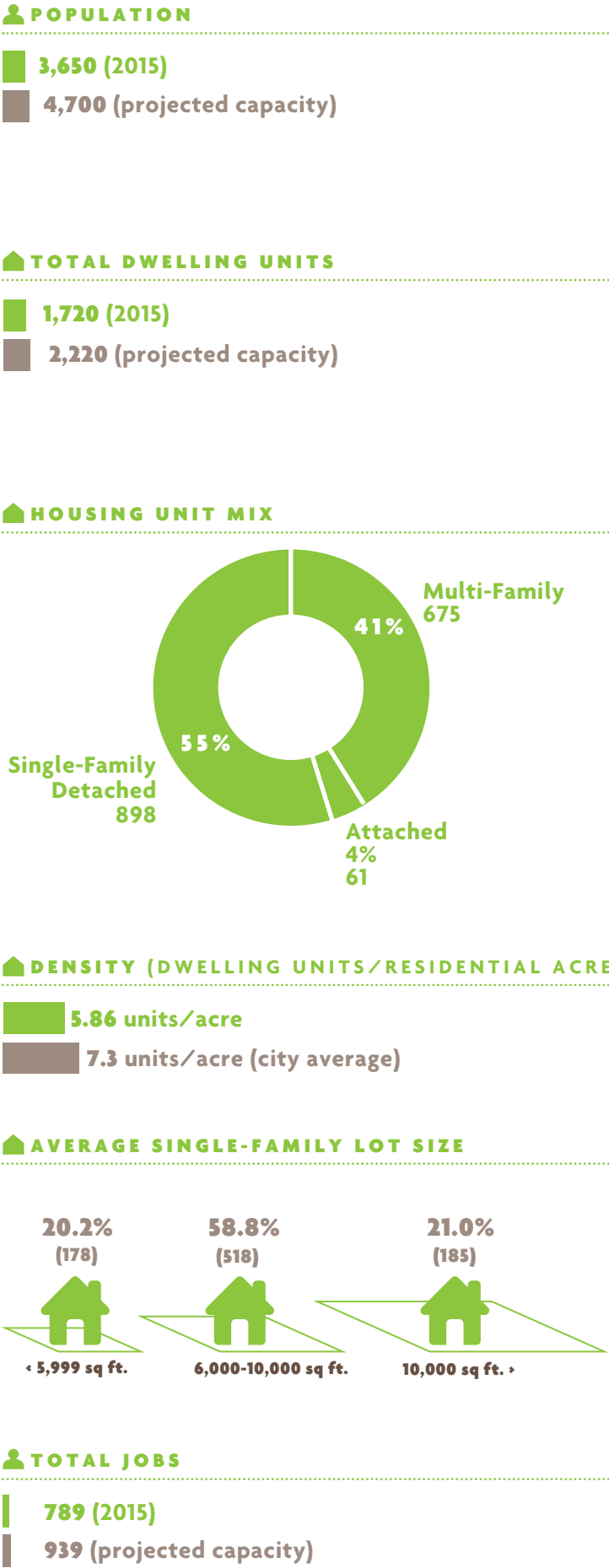
## 💧 WATER FEATURES





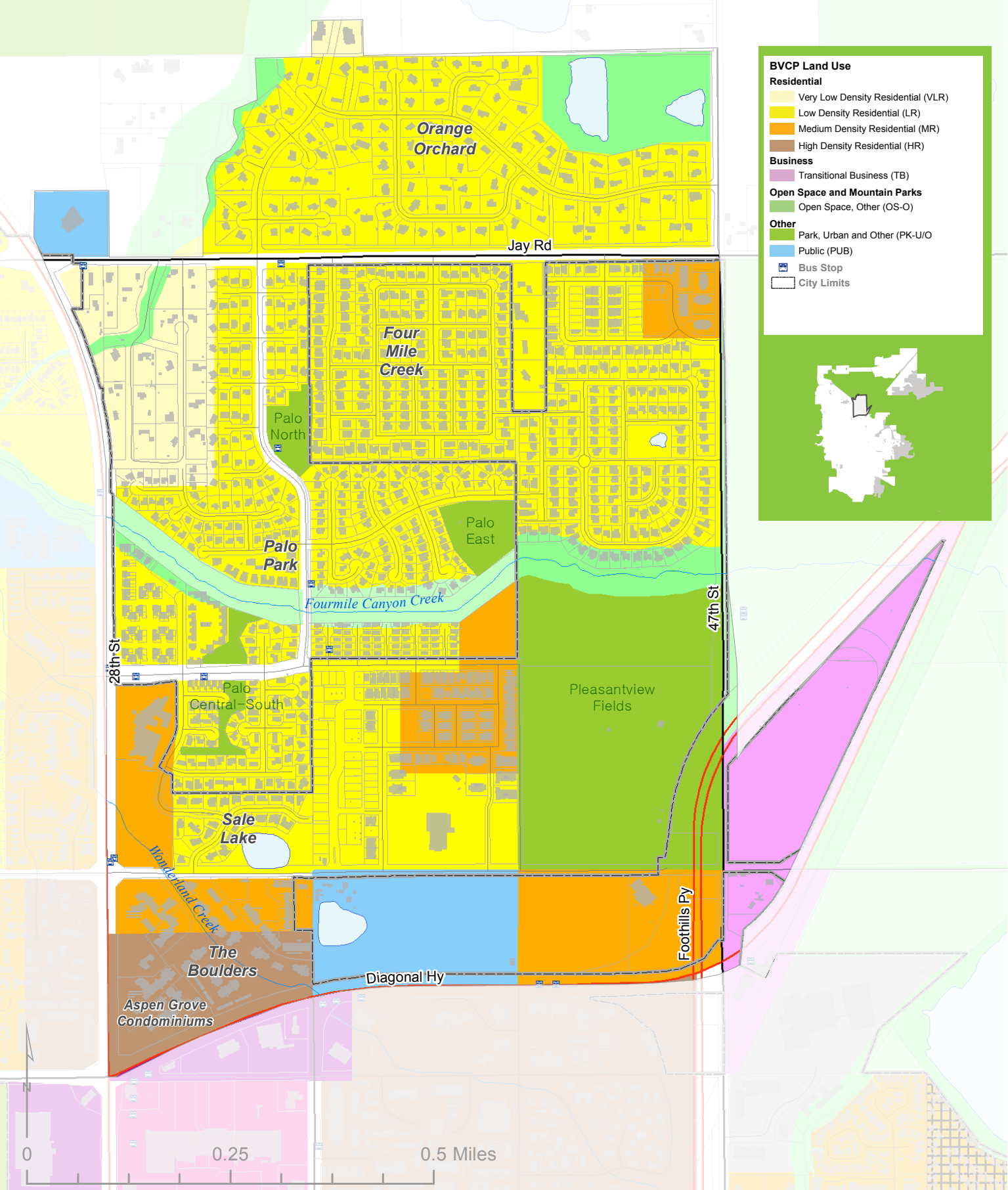


# PEOPLE & HOUSING



# FUTURE LAND USE

(BVCP 2010 Plan)



## LAND USE MAP DESIGNATIONS

### RESIDENTIAL

**VLR** Very Low Density Residential  
(2 dwelling units per ac. or less)



Very Low density areas in the older section of the city consist predominantly of single-family detached structures.

**LR** Low Density Residential  
(2 - 6 dwelling units per ac.)



Low density areas in the older section of the city consist predominantly of single-family detached structures.

**MR** Medium Density Residential  
(6 - 14 dwelling units per ac.)



Medium density areas are generally situated near community shopping areas or along major arterials of the city.

**HR** High Density Residential  
(More than 14 dwelling units per ac.)



High density areas are generally located close to the University of Colorado or in areas planned for transit.

### BUSINESS

**TB** Transitional Business



The Transitional Business designation is usually zoned for less intensive business uses than in the General Business areas, and they often provide a transition to residential areas.

### OPEN SPACE AND MOUNTAIN PARKS

**OS-O** Open Space  
Other

Other public and private land designated prior to 1981 that the city and county would like to preserve through various preservation methods including but not limited to intergovernmental agreements, dedications or acquisitions.

### OTHER

**PK-U/O** Park, Urban and Other

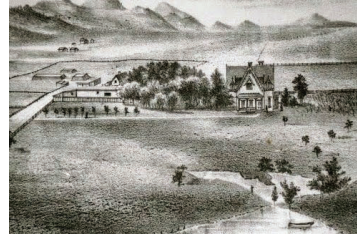
Urban and Other Parks includes public lands used for a variety of active and passive recreational purposes.

**PUB** Public

Public/Semi-Public land use designations encompass a wide range of public and private non-profit uses that provide a community service.



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



**1875** ○ Capt. Clinton M. Tyler builds one of the earliest substantial houses in North Boulder. It's located 2940 20th St. and was constructed at a cost of \$10,000.



Oil is discovered on Neil McKenzie's ranch, beginning the intense, but short-lived oil boom of Boulder. At its peak, the McKenzie well produced 75 to 100 barrels a day.

**1901** ○  
**1906** ○

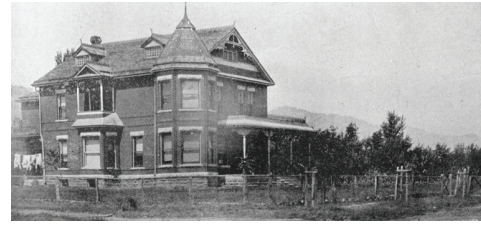
J. P. Maxwell builds a house at 3737 Broadway. He was a member of the first Colorado State Senate in 1876 and was also Boulder's third mayor.



**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.

**Part of the North Boulder & Palo Park  
Fact Sheet, August 2015**

1850  
1860  
1870  
1880  
1890  
1900  
1910  
1920  
1930  
1940  
1950



Many properties in North Boulder were devoted agricultural uses, including ranching and fruit and vegetable farms. Mr. Newland, at 3011 Broadway, was one of the first successful fruit growers known for his large grape, apple, and strawberry crops.

**1870s-  
1950s**



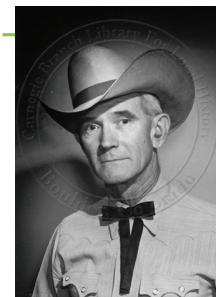
The Silver Lake Ditch is developed by J.P. Maxwell, supplying water to the farmers in the area.

**1888**



**1919**

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).

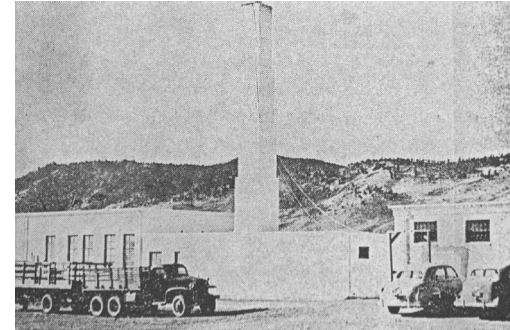


**1946** ○ K. K. Parsons acquires about 300 acres and establishes the Wineglass Horse Ranch near 26th Street. For the next fifty years he raises award-winning Appaloosa horses.

**OUR LEGACY.  
OUR FUTURE.**  
BOULDER VALLEY COMPREHENSIVE PLAN

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 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** ○

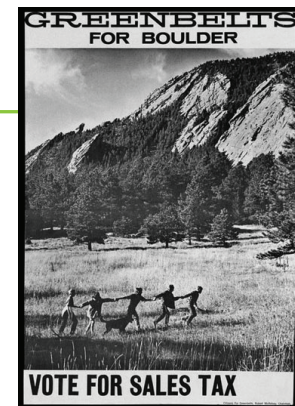
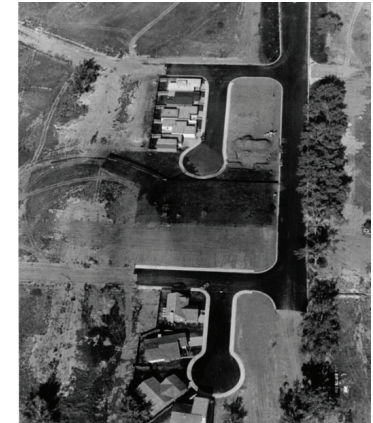
Development of Dakota Ridge neighborhood begins, one of the first developments in Boulder to provide affordable housing at a large scale.



1950  
1960  
1970  
1980  
1990  
2000  
2010

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**



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 its facility along Broadway.

**1987**



**2002**

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



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.