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**5.1 ACRES**  
Project Area  
**1994**  
Project Adopted

## NORTH BOULDER, BOULDER, COLORADO

The North Boulder “Sub-community” plan revolves around a new Village Center designed as the downtown neighborhood for a small town. At its heart is a “Main Street” that would be comprised of primarily mixed-use buildings, framed by a network of small blocks and interconnected streets. A full range of urban building types, such as rowhouses, apartment buildings, courtyard housing, live/work “loft” buildings, and single-family houses, would form the fabric along these “secondary” streets. The density and intensity of uses would cascade down from Main Street to the secondary streets, and ultimately to the surrounding streets, where there would be a transition to existing residential subdivisions.

A wider corridor along the existing creek and park would be established just south of Main Street, creating distinct spatial identities for the neighborhoods on either side. This would enhance chances for survival of the creek ecosystem and offer a prominent site for future construction of a civic building.

North of Main Street, the character of the corridor transitions first to reverts to detached buildings with front yards and then to a proper parkway. The urban open space in proposed parks and greenways will weave into the rural surroundings.

**Approach:** The City of Boulder commissioned Dover, Kohl & Partners and Design Workshop to collaborate with a wide-ranging stakeholder committee to initiate the plan. A four-day charrette was held on site.

**Status:** The Sub-community plan was further refined by City planning staff and has been used as the basis of rezoning for the Village Center, and its concepts have guided “major site reviews” for proposed developments.

