

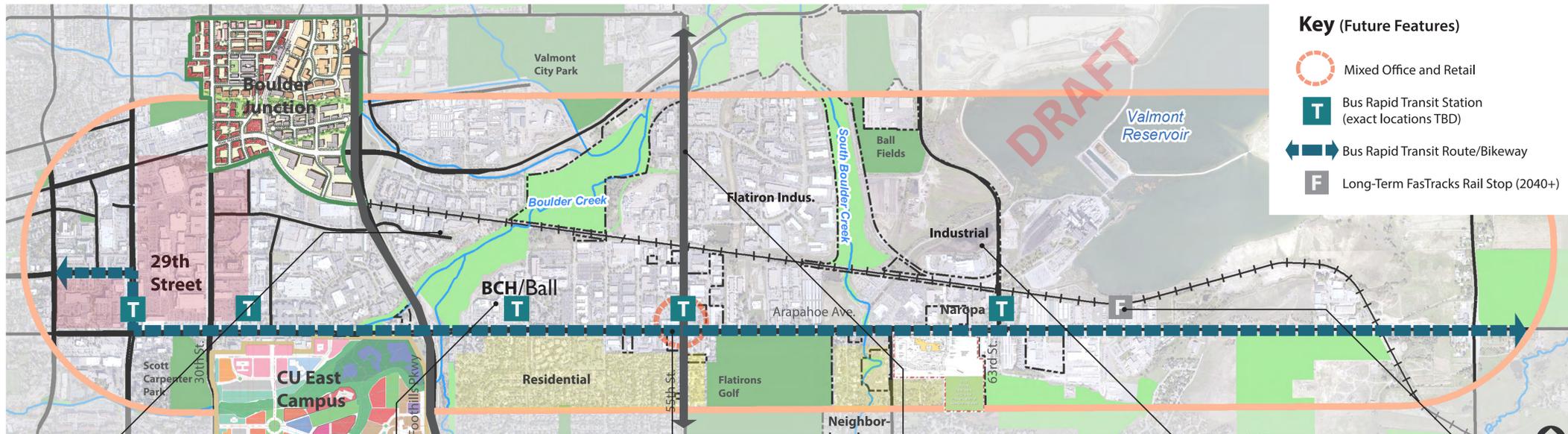
A. Current Trends Scenario

Continues the predominant light industrial trend with little change to infrastructure.

What are Key Features?

1. Light industry, low rise, suburban patterns of development with surface parking lots
2. Affordable service industrial, and places for storage units
3. Few places to eat or shop
4. No new housing on the north side of Arapahoe and south of Boulder Creek (between Foothills Parkway, city limits)
5. Low level of pedestrian and bicycle activity
6. People must drive to get around for daily needs
7. Few nearby outdoor public spaces to relax or recreate, except open space trails
8. Disconnected from other parts of the city

New land use potential is approx. 80% light industry (of potential 4,300 jobs).



Walnut East

- Office Park

Office Park Environment

Boulder Community Health/ Ball

- Office
- Surface Parking

Medical Office Park

55th/Arapahoe

- Some Retail
- Light Industry
- Mobility Hub

Service Retail

55th Street North:

- Light Industry

Light Industry

Recycle Row

- Trucks and Industry

Recycling Trucks

Recycling and Waste Disposal

Future FasTracks (Long Term)

- Little to No Change

What other choices would you like to see?

