

B. Districts Scenario

Becomes a place where **existing organizations, industry, and business thrive**, arts and entertainment are a destination, and neighborhood residents can access their daily needs. Has high level of street improvements at Arapahoe Ave. Intersections and possible new road connections and net zero energy districts.

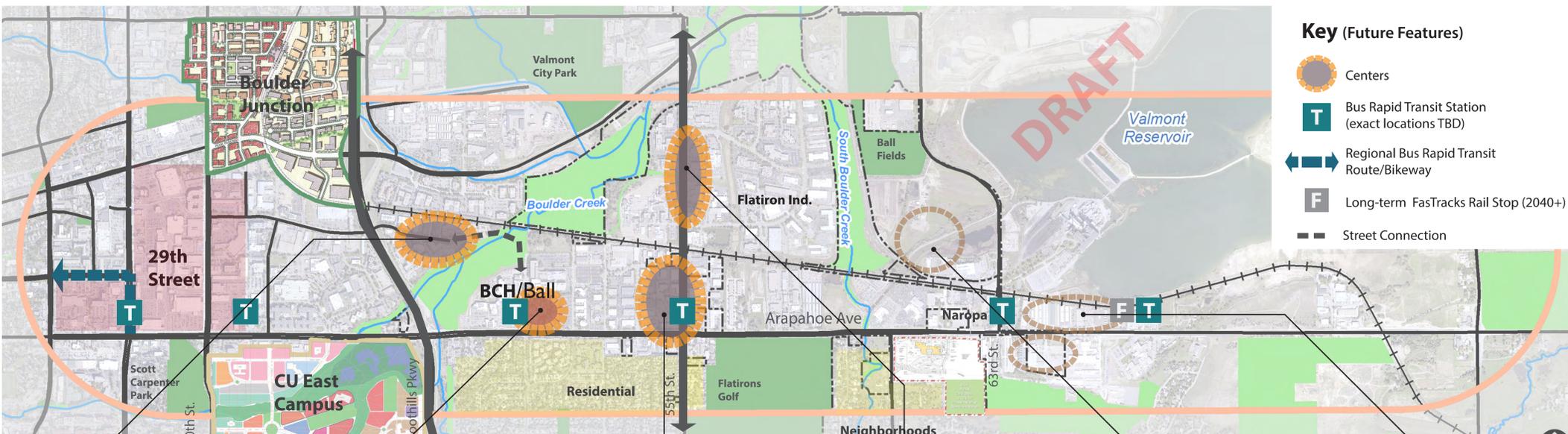
What Are Key Features?

1. Health district around Boulder Community Health – medical-related office spaces
2. Arts and entertainment near 55th/Arapahoe – Dinner theater
3. Mixed retail, dining, office at 55th/ Arapahoe and along 55th Street
4. Improvements to sidewalks and intersections so people can walk safely and conveniently
5. Public spaces for people to recreate and relax (pocket parks, plazas, interior streets)
6. East/west connecting street (Walnut /48th St.)
7. Affordable service industrial along Arapahoe at the east end
8. More activity on the street as it is easier to travel by foot, bike, transit
9. Recycle Row more of a destination, location for energy generation, net zero (earth and sun power energy replaces fossil fuels)
10. Improved eastern gateway

New land use mix shifts from light industry to retail, office, and small amount of housing (<20%).



Most of the area will continue according to existing trends.



Walnut East

- Street Connection
- Medical related offices expand

Boulder Community Health/ Ball

- Medical Office, Retail
- Shared parking & amenities

55th/Arapahoe

- Retail
- Services
- Some housing
- Arts and Culture
- Mobility Hub

55th Street North

- Office
- Retail to serve industrial park

Recycle Row

- Ecodistrict
- Energy Generation
- Trucks and Industry

Future FasTracks (Long Term)

- Future Gateway
- Mixed-use
- Edge parking

Medical Offices

BCH/Ball Shared Amenities

Enhanced Ped Environment

Retail Reuse of Existing Structures

Ecodistrict

Clean Energy Generation

What other choices would you like to see?

