

# C. Housing Choices Scenario

Becomes a place with **new workforce and affordable housing** in centers north of Arapahoe Ave., plus dining, shopping, arts and entertainment are within easy walking distance. Includes highest level of street improvements, beautification, and ecological restoration and connections to open space.

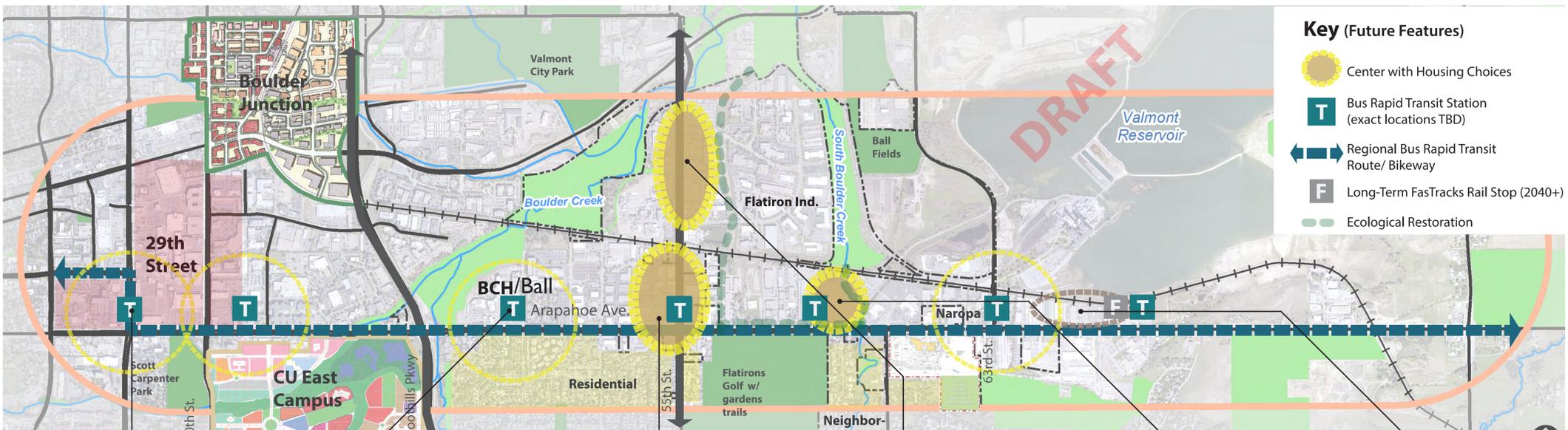
### What Are Key Features?

1. Housing within a short (15-minute or less) walking distance from shops, dining, everyday needs and work (e.g., mixed districts with retail, dining, housing, and some offices)
2. Affordable and workforce housing at 55th and Arapahoe and near South Boulder Creek
3. Housing intertwined with natural systems, with rain and snow melt feeding trees, landscapes, gardens, and ecological restoration
4. Golf course adds trails and community gardens
5. More public spaces for residents, inclusive for all
6. Boulevard with street trees, noise buffering, slower speeds (safe and friendly)
7. Many ways to get around easily
8. "Gateway" beautification east end of city
9. Net zero energy neighborhoods (renewable energy replaces fossil fuels)
10. City services in neighborhoods (e.g., parks access to nature)

**New land use mix shifts to housing (approx. 40-50% of the mix), some office and retail, with light industry (about 25%).**



Most of the area will continue according to existing trends.



### 15-Minute Walk

- Enhanced pedestrian safety and connections

Enhanced Ped Crossing  
Enhanced Ped Environment

### Boulder Community Health/Ball

- Office, Retail
- Shared parking & amenities

Medical &/or Tech Offices  
BCH/Ball Shared Parking & Amenities  
Food

### 55th/Arapahoe

- New housing in select locations
- Dinner theater and other businesses become part of an art center
- Mobility hub
- Shops and restaurants

Mixed Housing/Retail/Arts  
Office/Retail  
Arapahoe/55th Complete Street

### 55th Street North:

- Live-work mixed with offices
- Retail

Live/Work  
Manufacturing/Retail  
Manufacturing/Retail

### South Boulder Creek

- Housing
- Greenway Enhancements

Greenway  
Townhouse  
Trails

### Future FasTracks (Long Term)

- Mixed-use
- Edge parking

What other choices would you like to see?

