

# WHERE ARE POSSIBLE OPPORTUNITIES FOR FUTURE JOBS AND HOUSING?

Future opportunities are largely focused in four types of places: Major Corridors, Regional Activity Centers, Neighborhood Activity Centers, and Industrial/Innovation Centers. Some limited new housing will continue to occur in neighborhoods. The generalized location and distinct characteristics of each of these types of places are defined below.

## Major Corridors

- Varied in use. May be transitioning to mixed-use
- Served by high frequency transit and connecting the centers
- Fairly walkable/bikeable in most locations
- Abutting established neighborhoods
- Examples: 28th Street, Broadway, Arapahoe



## Activity Centers

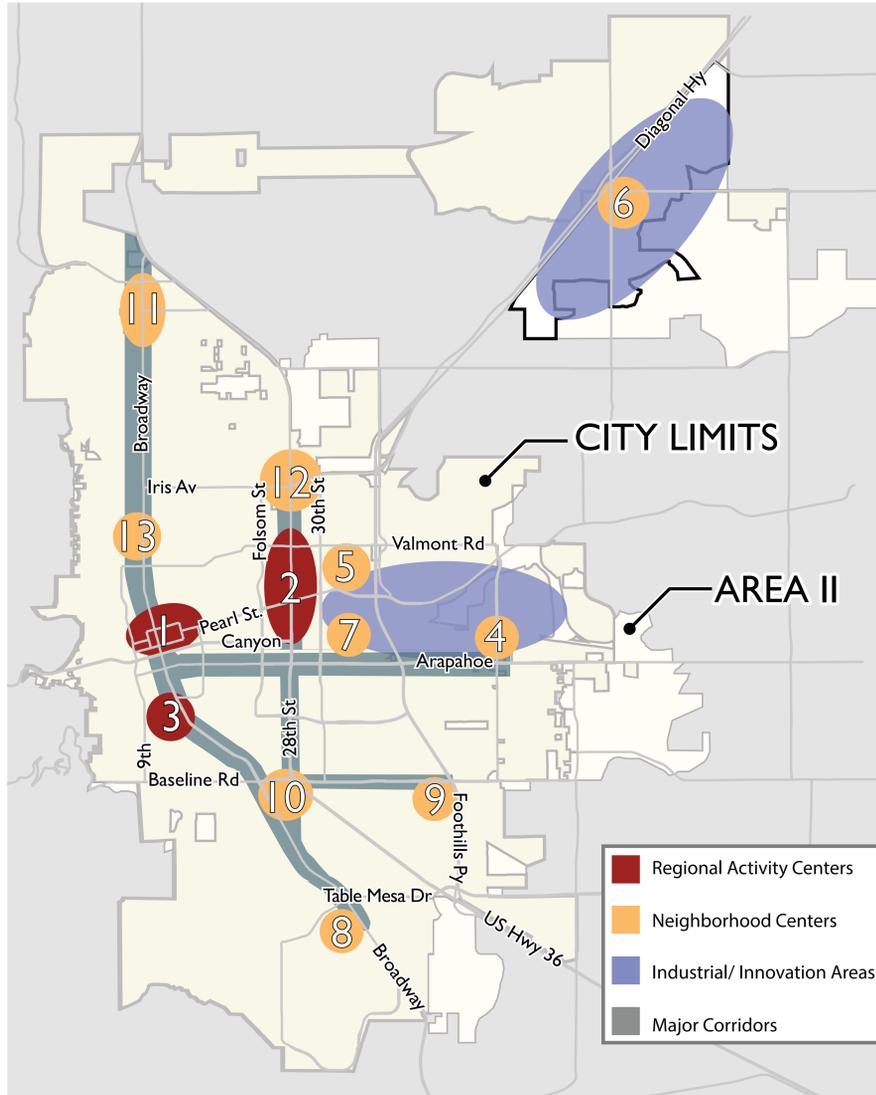
### Regional Activity Centers

- Regional destinations
- Highest level of intensity
- Each has a distinct function, character, and mix of uses
- Walkable/bikeable
- Very accessible to local and regional transit connections
- Examples: Downtown, Boulder Valley Regional Center, University of Colorado/University Hill business district



### Neighborhood Activity Centers

- Places that serve as neighborhood gathering spaces and provide goods and services to meet the day-to-day needs of nearby residents, workers, and students
- Easily accessible from surrounding areas by foot, bike, and transit
- Infill, redevelopment, and/or adaptive reuse opportunities exist in many locations
- Emerging identities
- Adjacent to established neighborhoods
- Smaller scale uses (1-2 story) typical today
- Examples: Table Mesa Center, North Boulder/North Broadway, 55th and Arapahoe, and Gunbarrel Town Center.



## Map Key

1. Downtown
2. 29th Street
3. University Hill commercial area
4. 55th and Arapahoe
5. Boulder Junction (30th and Pearl)
6. Gunbarrel Town Center
7. North of Arapahoe (30th-38th St.)
8. Table Mesa Center
9. Meadows Community Center
10. Basemar (near Baseline and Broadway)
11. North Boulder/North Broadway
12. Diagonal Plaza
13. Alpine/Balsam (hospital)

Which **opportunity areas** are appropriate (or not) for changes to land use?

## Industrial/Innovation Areas

- Business and job rich areas (service commercial, light industrial, etc.)
- Aging buildings and infrastructure in some locations, transitioning to updated buildings and infrastructure in some areas
- Less walkable/bikeable than other locations within the city due to disconnected street grid; however, most locations are accessible by bicycle via greenway connections
- Usually not connected to or adjacent to, but near existing neighborhoods
- Constrained by floodplain in some locations
- Examples: Flatiron Business Park, Goose Creek/Pearl Pkwy



## Neighborhoods

- Places where people live and with most of the community's housing
- May contain some services, public spaces, parks, other community facilities
- Heart of the community- varied and distinctive, ranging from:
- Historic and pre-World War II housing organized around a street grid pattern in and near downtown,
- Post World War II neighborhoods with a curvilinear street and cul de sac pattern, and
- Neo-traditional, New Urbanist neighborhoods that contain a mix of housing types and more compact street design.



[www.BoulderValleyCompPlan.net](http://www.BoulderValleyCompPlan.net)

Stop by anytime for information, in-depth analysis, updates, and more

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## What **outreach** is happening **next?**

More opportunities to weigh in on local topics will be coming to your neighborhood this summer. Stay tuned on [www.BoulderValleyCompPlan.net](http://www.BoulderValleyCompPlan.net) for updates!