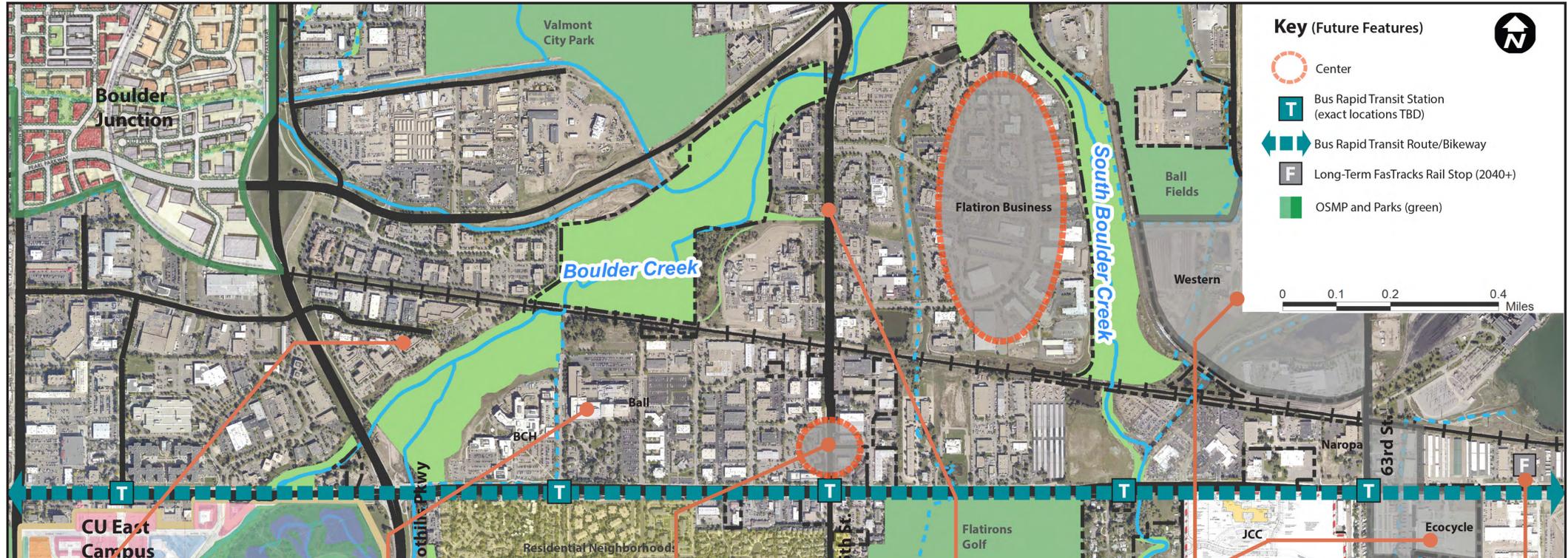


# A. Current Trends Scenario

Continues with **predominantly light industrial uses** 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. Quiet suburban neighborhoods to the south.
4. A few places to eat or shop
5. People generally drive for daily needs
6. Separate from other parts of the city
7. Improved transit (BRT)



**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

Service Retail

**55th Street North:**

- Light Industry

Light Industry

Light Industry

**Recycle Row**

- Trucks and Industry
- Recycle Center

Recycling Trucks

Recycling and Waste Disposal

**Future FasTracks (Long Term)**

- Little to No Change to this site in near term

**Visualization of Potential Futures at Key Locations**

