

# C. Housing Choices Scenario

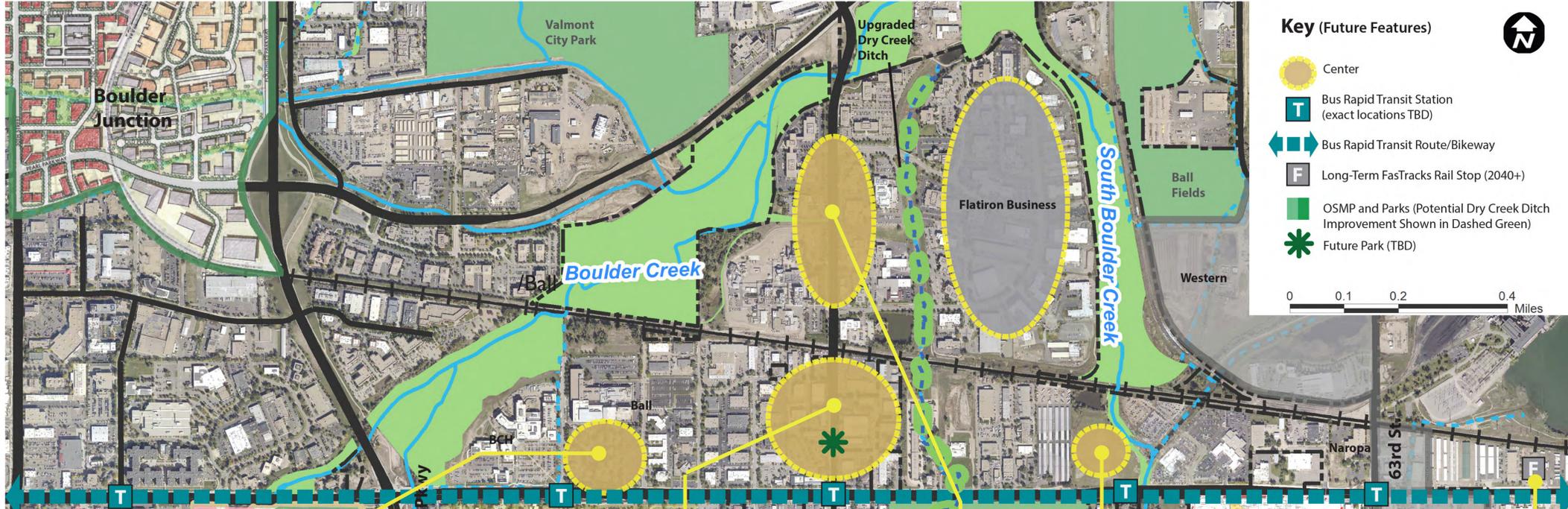
Becomes a place with **new workforce and affordable housing** in centers north of Arapahoe Ave., plus dining, shopping, arts and entertainment are within easy walking distance. Includes highest level of street improvements, beautification, and ecological restoration and connections to open space.

### What Are Key Features?

1. Some housing within a short (15-minute or less) walking distance from shops, dining, everyday needs and work (e.g., mixed retail, dining, housing, and some offices)
2. Affordable 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 (renewable energy replaces fossil fuels)
4. Golf course adds trails and community gardens
5. More public spaces and parks for residents
6. Boulevard with street trees, noise buffering, slower speeds (safe and friendly)
7. Multiple ways for people to travel
8. "Gateway" beautification east end of city
9. City services in neighborhoods (e.g., parks access to nature)



Most of the area will continue according to existing trends.



### 15-Minute Walk

- Enhanced pedestrian safety and connections around transit

### Boulder Community Health/Ball

- Office, Retail
- Shared parking & amenities

### 55th/Arapahoe

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

### 55th Street North:

- Live-work mixed with offices
- Retail

### South Boulder Creek

- Housing
- Greenway Enhancements

### Future FasTracks (Long Term)

- Mixed-use
- Edge parking

### Visualization of Potential Futures at Key Locations



Visualizations provided courtesy of Fregonese Associates

