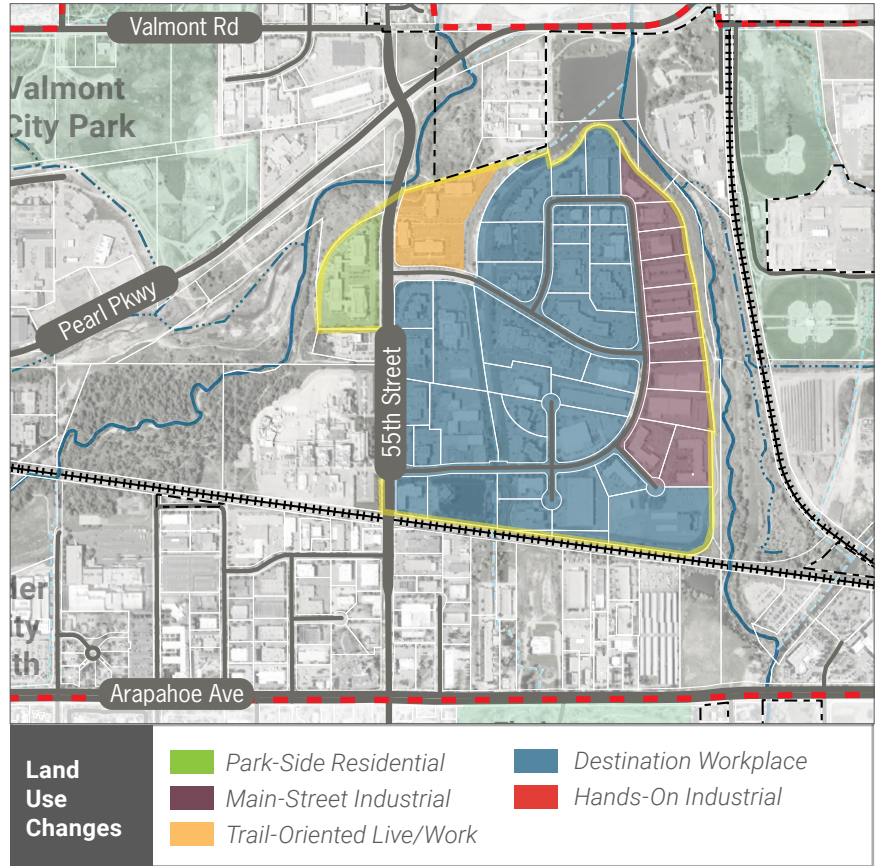


3 Flatiron Park

This thriving business park will continue to have high-quality light industrial and office spaces, home to local businesses. The vision is to encourage more retail or commercial uses integrated into the area as older structures are renovated or replaced to create retail and dining destinations that can be easily accessed by foot or bike. New residential is limited, focused on specific locations adjacent to green space and 55th Street.

NEW HOUSING = 300 TO 600

Envisioned as a mix of **townhomes, condominiums** or **apartments**, and **live / work units** (combines workspace with living quarters) near green space.



PARK-SIDE RESIDENTIAL & TRAIL-ORIENTED LIVE / WORK

Key sites located adjacent to green spaces will have new homes that are well-connected to not only the Business Park but also regional transit at 55th & Arapahoe and the rest of the city.

DESTINATION WORKPLACE AND HANDS-ON INDUSTRIAL

New retail, restaurant and shopping options will support a more active district and allow area workers to walk or bike short distances to meals, drinks, and shopping.

