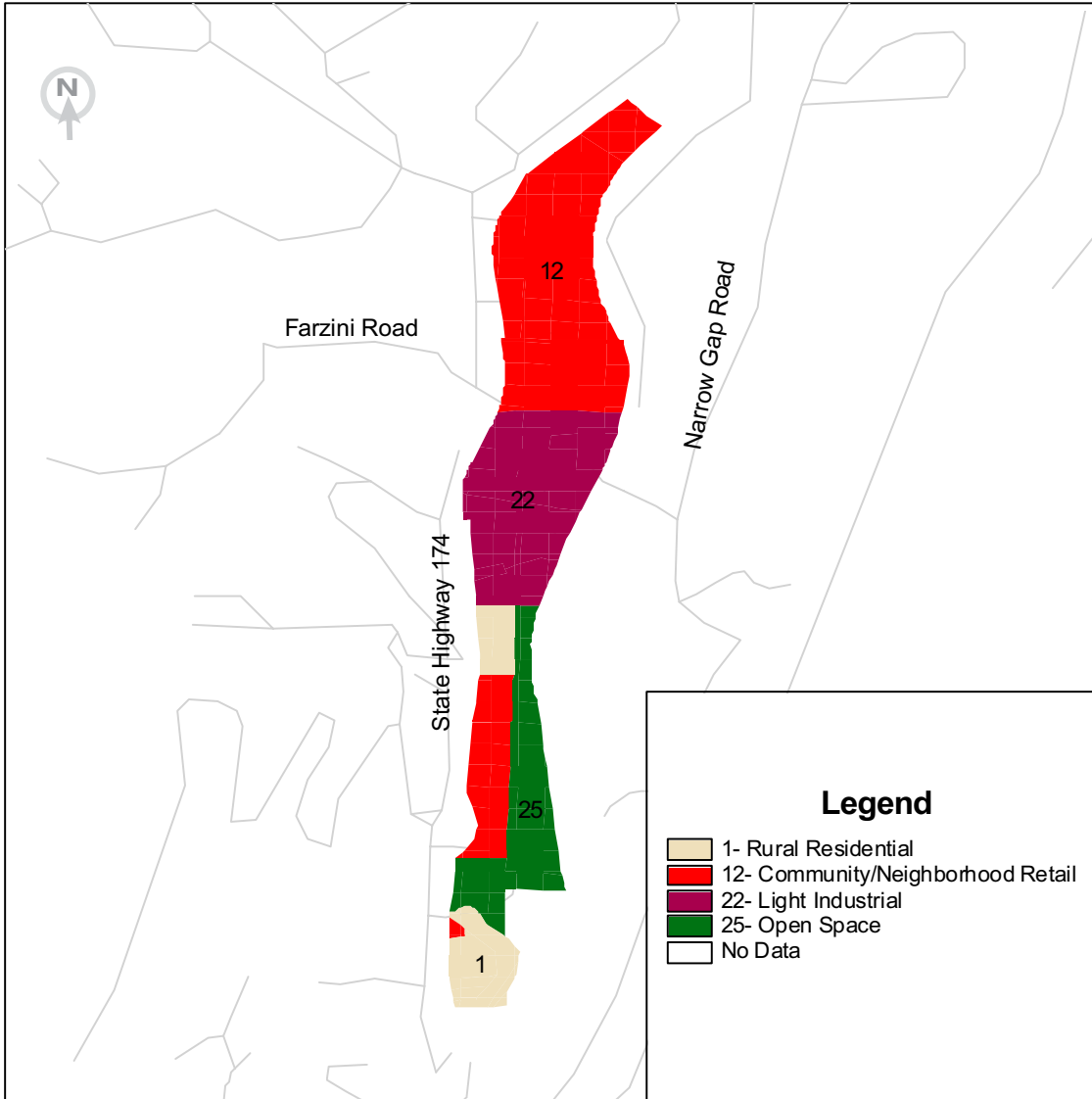


East Colfax



**Key Land Uses Featured**



12 Community/Neighborhood Retail



22 Light Industrial



25 Open Space



1 Rural Residential

**Legend**

- 1- Rural Residential
- 12- Community/Neighborhood Retail
- 22- Light Industrial
- 25- Open Space
- No Data

**Key Elements of Base Case**

Rt. 174, which runs along the east side of the study area, is currently a commute route to Grass Valley/Nevada City and also a recreation and tourism route to Rollins Lake. The current zoning is highway commercial and light industrial. Specific features of the base case include:

- Scenic views
- Recreational entertainment potential
- Steep slopes on some of the terrain

**PLACE<sup>3</sup>S Indicators**

Total Employees .....	996
Total Residents .....	9
Employees per Dwelling Unit .....	296.1
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.3
Change in Vehicle Miles Traveled per Household from Base Case* .....	0%

*\*See East Colfax Detailed Indicators for more information*

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# DETAILED INDICATORS

## East Colfax

	Base Case*	Table3 Smart Growth
Total Employees .....	996	697
Total Dwelling Units .....	3	19
Total Residents .....	9	34
Employees per Dwelling Unit .....	296.1	36.8
Retail Jobs .....	766	316
Office Jobs .....	101	282
Industrial Jobs .....	129	99
Public Jobs .....	0	0
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.3	3.8

### Transportation PLACE<sup>3</sup>S Indicators Changes from Base Case\*

	Base Case*	Table3 Smart Growth
Change in VT per Household .....	0%	-22%
Change in VMT per Household .....	0%	-17%
Change in VT per Retail Job .....	0%	-3%
Change in VMT per Retail Job .....	0%	6%
Change in VT per Non-Retail Job .....	0%	3%
Change in VMT per Non-Retail Job .....	0%	-4%

VT = Vehicle Trips

VMT = Vehicle Miles Traveled, and it is an indicator of energy use and air emissions

\* The "Base Case" future assumes that existing land uses remain through a 50-year time frame and that vacant parcels will be developed at their current general plan land use designation.

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