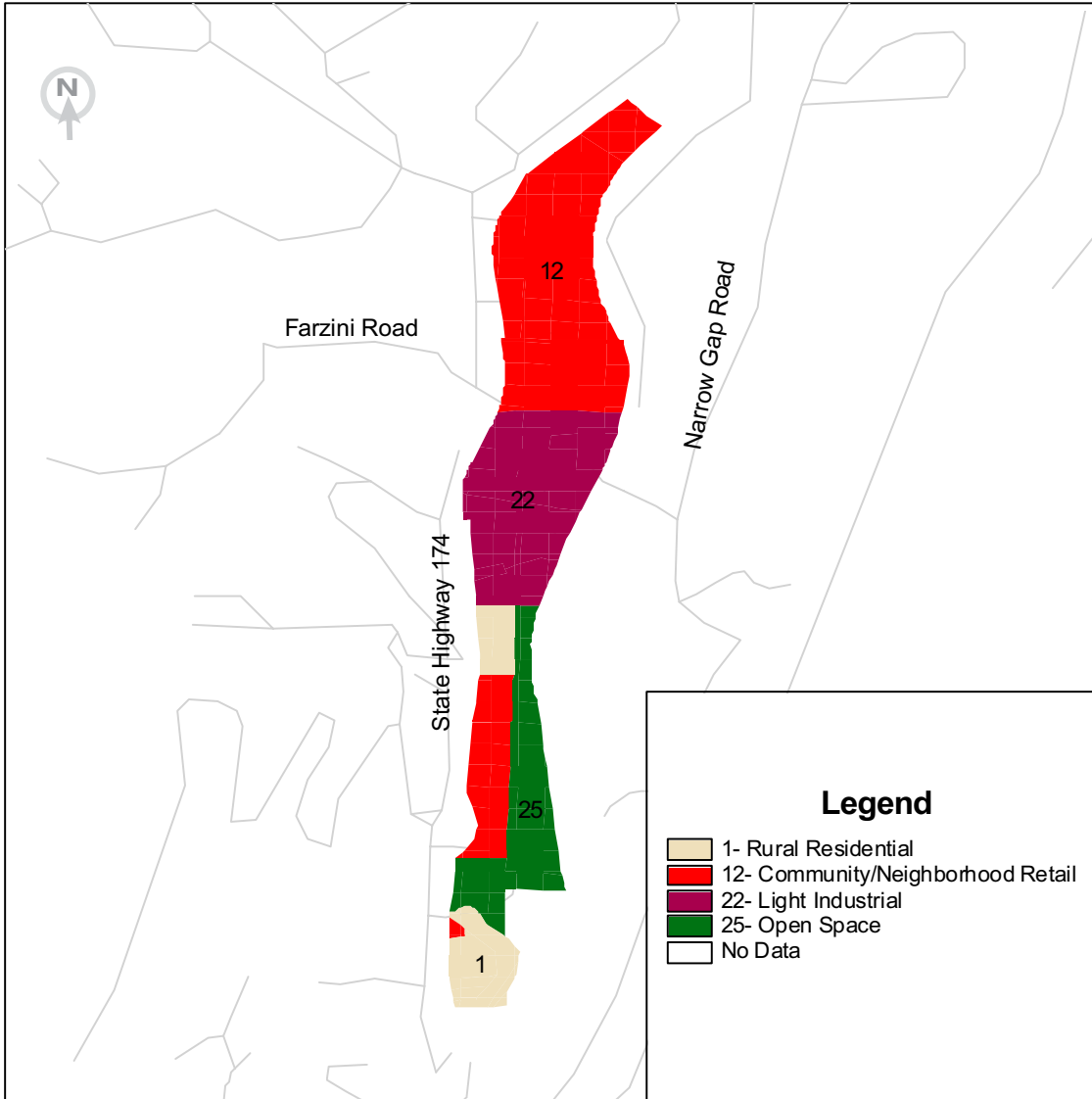


East Colfax



Key Land Uses Featured



12 Community/Neighborhood Retail



22 Light Industrial



25 Open Space



1 Rural Residential

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

PLACE³S 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%

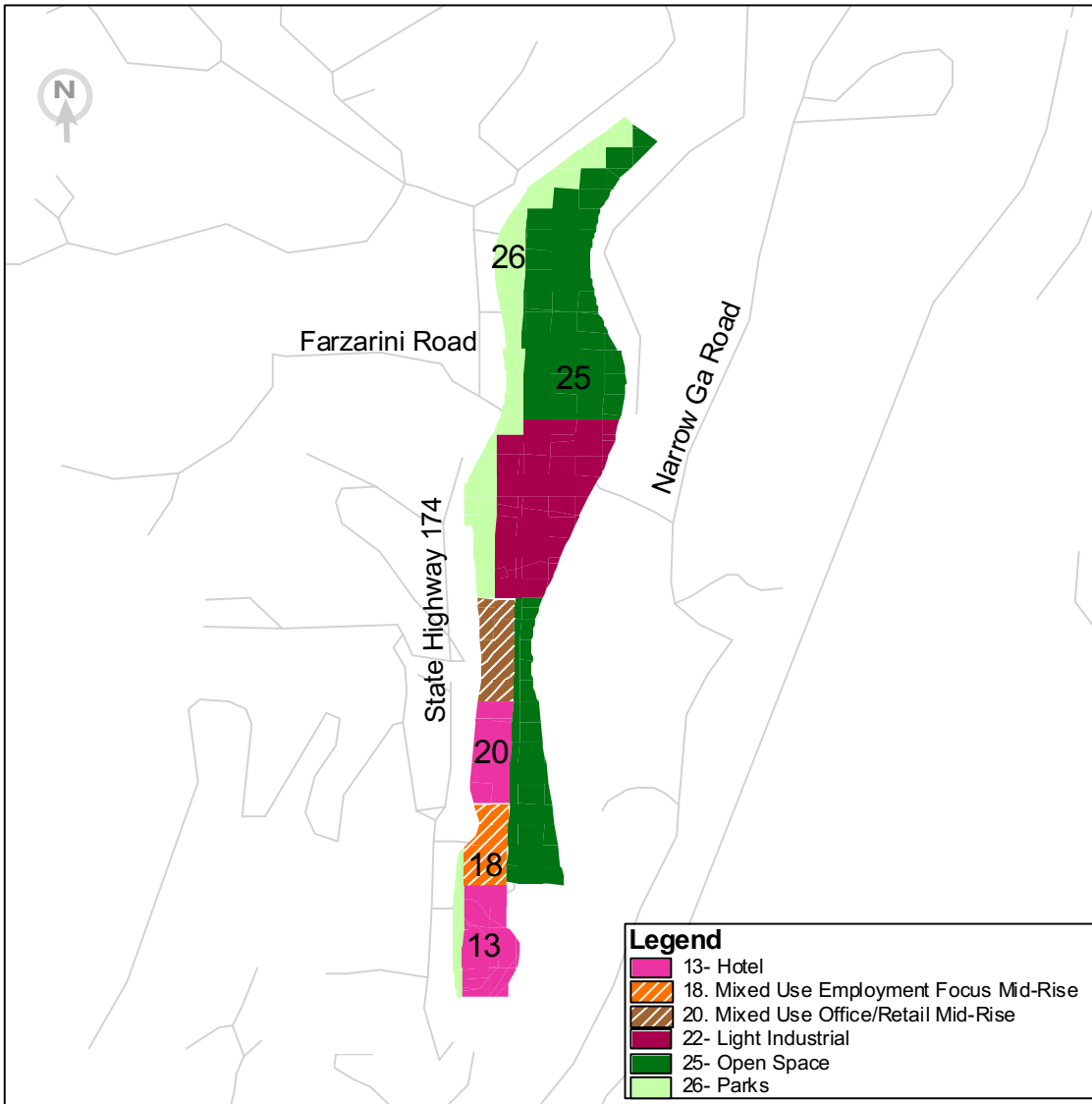
**See East Colfax Detailed Indicators for more information*

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TABLE 3

East Colfax— Smart Growth Scenario



Key Land Uses Featured



25 Open Space



26 Parks



20 Mixed-Use Retail/
Office Mid-Rise



18 Mixed-Use
Employment Focus
Mid-Rise



13 Hotel

Key Elements of Planning Scenario

Citizens extended Colfax’s downtown north along Rt. 174. Safety along Rt. 174 for pedestrian access was a vital concern of the participants. Specific features of the plan include:

- Pedestrian corridor along Rt. 174
- A combination of mixed-use employment focus and a hotel convention center at southern end of study area
- Preserve the atmosphere of the historic downtown
- Maintain the mountain views

Resulted in the following changes from the base case:

- Capacity for 300 fewer employees
- Capacity for 16 more dwelling units
- Changed land use mix from 300 to 37 employees per dwelling unit

PLACE³S Indicators

Total Employees	697
Total Residents	34
Employees per Dwelling Unit	36.8
Pedestrian Friendliness (1 = worst, 5 = best)	3.8
Change in Vehicle Miles Traveled per Household from Base Case*	-17%

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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 PLACE³S 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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