

COLFAX		
SCENARIO	Base Case	Draft Preferred Blueprint Scenario
Growth in Jobs: 2000-2050	837	1,569
Growth in Housing Units: 2000-2050	593	1,195
Balance of Jobs/Housing in 2000:	1.2	1.2
Balance of Jobs/Housing Growth (2000-2050):	1.4	1.3
Balance of Jobs/Housing in 2050:	1.2	1.2
New Housing Growth through 2050 (by type):		
Rural Residential (Existing 36%)	61%	0%
Large Lot Single Family (Existing 39%)	35%	15%
Small Lot Single Family (Existing 2%)	5%	30%
Attached Products (Existing 22%)	0%	56%
Total Housing Product Mix through 2050:		
Rural Residential	43%	20%
Large Lot Single Family	38%	29%
Small Lot Single Family	3%	14%
Attached Products	16%	37%
New Job Growth through 2050 (by sector):		
Retail Jobs (Existing 54%)	49%	45%
Office Jobs (Existing 17%)	28%	40%
Industrial Jobs (Existing 5%)	18%	8%
Public/Quasi-Public Jobs (Existing 25%)	5%	7%
Total Job Mix through 2050:		
Retail Jobs	40%	50%
Office Jobs	37%	27%
Industrial Jobs	13%	6%
Public/Quasi-Public Jobs	10%	17%
Growth through Re-investment in 2050:		
Jobs	0%	0%
Dwelling Units	0%	17%
Type of Trips:		
Auto	96.9%	91.3%
Transit	0.0%	0.0%
Bike and Pedestrian	3.1%	8.7%
Vehicle Miles Traveled		
Per Day per Household	56.1	42.0
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	4%	0%

Discussion Draft Preferred Scenario Summary

Colfax grows at a slow pace to be a city of almost 7,000 people by 2050:

- Growth occurs with a good mixture of jobs and housing;
- Reinvestment occurs in and around the downtown, helping to ensure a strong "village" center for the town;
- Housing growth provides a strong range of choices, from large lot single family to small lot single family and attached rowhouses, townhomes, condominiums, and apartments.