

**Attachment:**  
**Summary of Residential Build-out Analysis of Properties in Summit County, Colorado**  
**(As of January 1, 2010)**

	Total Units Built to Date	Remaining Units to be Built <sup>1</sup>	Additional Subdivision Potential (In Units) <sup>2</sup>	Absolute Build-Out (In Units) <sup>3</sup>	Absolute Build-Out %	Realistic Build-Out (In Units) <sup>4</sup>	Realistic Build-Out %
<b>Lower Blue Basin</b>							
Unincorporated Area	3,559	1,864	1,008	6,431	55.34%	4,933	72.15%
Town of Silverthorne	1,903	1,040		2,943	64.66%	2,648	71.87%
<b>Total</b>	<b>5,462</b>	<b>2,904</b>	<b>1,008</b>	<b>9,374</b>	<b>58.27%</b>	<b>7,581</b>	<b>72.05%</b>
<b>Snake River Basin</b>							
Unincorporated Area	6,046	2,218	73	8,337	72.52%	8,337	72.52%
Town of Dillon	1,244	23	488	1,755	70.88%	1,755	70.88%
Town of Montezuma	45	36	0	81	55.56%	81	55.56%
<b>Total</b>	<b>7,335</b>	<b>2,277</b>	<b>561</b>	<b>10,173</b>	<b>72.10%</b>	<b>10,173</b>	<b>72.10%</b>
<b>Ten Mile Basin</b>							
Unincorporated Area	1,921	624	104	2,649	72.52%	2,527	76.02%
Town of Frisco	3,178	343		3,521	90.26%	3,521	90.26%
<b>Total</b>	<b>5,099</b>	<b>967</b>	<b>104</b>	<b>6,170</b>	<b>82.64%</b>	<b>6,048</b>	<b>84.31%</b>
<b>Upper Blue Basin</b>							
Unincorporated Areas	3,451	1,478	895	5,824	59.25%	4,839	71.32%
Town of Blue River	660	178	0	838	78.76%	838	78.76%
Town of Breckenridge	6,711	1,772	0	8,483	79.11%	8,278	81.07%
<b>Total</b>	<b>10,822</b>	<b>3,428</b>	<b>895</b>	<b>15,145</b>	<b>71.46%</b>	<b>13,955</b>	<b>77.55%</b>
<b>Countywide Totals<sup>5</sup></b>							
Unincorporated Areas	14,977	6,184	2,080	23,241	64.44%	20,636	72.58%
Incorporated Areas	13,741	3,392	488	17,621	77.98%	17,121	80.26%
<b>Total<sup>6</sup></b>	<b>28,718</b>	<b>9,576</b>	<b>2,568</b>	<b>40,862</b>	<b>70.28%</b>	<b>37,757</b>	<b>76.06%</b>

<sup>1</sup> Remaining Units to be Built includes vacant single family residential lots or multi-family units which are permitted by zoning, but not yet built.

<sup>2</sup> Additional Subdivision Potential in Units refers to additional units that could be created by further subdivision under existing zoning classifications.

<sup>3</sup> Absolute Build-out is the sum of total units built to date, remaining units to be built, and additional units that could be created through subdivision. Absolute build-out represents "ultimate build-out", or the total number of units that could potentially be built if every property were subdivided and developed to the maximum density allowed under current zoning regulations. Absolute build-out does not factor in site constraints that could preclude realization of the full development potential allowed under existing zoning regulations. Absolute Build-Out % Formula:  $(\text{Total Units Built to Date} \div \text{Absolute Build-Out}) \times 100$

<sup>4</sup> Realistic build-out is a more likely picture of the build-out that may occur. Factors that affect realistic build-out include, but are not limited to the following: constrained property sizes in areas such as Heeneey; development constraints such as wetlands and steep slopes; access constraints; unrealized subdivision potential on rural agricultural properties (due to property owners' desires, future conservation easements, open space purchases, etc.); and constrained development due to water rights issues.

Realistic Build-out % Formula:  $(\text{Total Units Built to Date} \div \text{Realistic Build-out}) \times 100$

Affordable workforce housing and accessory apartments are likely to be constructed in the upcoming years and subsequently would impact "realistic build-out". However, the realistic build-out does not account for affordable workforce housing or accessory apartments that could be constructed in the future. A goal contained in the Housing Element of the Countywide Comprehensive Plan is to increase the stock of affordable workforce housing throughout the County by at least 2,500 units, and accessory apartments by at least 100 units.

<sup>5</sup> Build-out for the unincorporated portions of the County, and the Towns of Blue River and Montezuma has been calculated by the Summit County Planning Department and updated as of January 1, 2010. Build-out for the remaining four towns in the County (Breckenridge, Frisco, Dillon, and Silverthorne) was obtained from the respective Town Planning Departments. The build-out numbers for these four towns may be underestimated, as they are not currently as up-to-date.

<sup>6</sup> Commercial build-out for the County has not been included in this analysis. Overall, there is not a significant amount of commercially zoned land within the unincorporated areas of the County, as most commercial activity is located within the incorporated towns. Furthermore, commercial build-out is somewhat difficult to estimate, as permitted commercial development varies based on a ratio of floor area to land area. Nevertheless, the County Planning Department is in the process of completing a commercial build-out analysis and, as of January 2010, it is estimated that commercial build-out in unincorporated portions of the County is approximately 62%. Generally, there is a significant amount of property zoned for commercial uses that could still be developed.

\*For further information on the Summit County build-out analysis, including a more detailed explanation of the methodology used to complete the analysis, contact Kate Berg in the Summit County Planning Department at 970-668-4204 or [kateb@co.summit.co.us](mailto:kateb@co.summit.co.us).