

**Attachment:
Summary of Residential Build-out Analysis of Properties in Summit County, Colorado
(As of January 1, 2008)**

	Total Units Built to Date	Remaining Units to be Built ¹	Additional Subdivision Potential (In Units) ²	Absolute Build-Out (In Units) ³	Absolute Build-Out %	Realistic Build-Out (In Units) ⁴	Realistic Build-Out %
Lower Blue Basin							
Unincorporated Area	3,505	1,919	1,010	6,434	54.48%	4,970	70.52%
Town of Silverthorne	1,652	996		2,648	62.39%	2,648	62.39%
Total	5,157	2,915	1,010	9,082	56.78%	7,618	67.69%
Snake River Basin							
Unincorporated Area	5,990	2,273	73	8,332	71.89%	8,332	71.89%
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%
Total	7,279	2,332	561	10,168	71.59%	10,168	71.59%
Ten Mile Basin							
Unincorporated Area	1,869	675	106	2,650	70.53%	2,528	73.93%
Town of Frisco	2,982	354		3,336	89.39%	3,336	89.39%
Total	4,851	1,029	106	5,986	81.04%	5,864	82.73%
Upper Blue Basin							
Unincorporated Areas	3,398	1,560	912	5,870	57.89%	4,895	69.42%
Town of Blue River	660	178	0	838	78.76%	838	78.76%
Town of Breckenridge	6,394	2,090	0	8,484	75.37%	8,255	77.46%
Total	10,452	3,828	912	15,192	68.80%	13,988	74.72%
Countywide Totals⁵							
Unincorporated Areas	14,762	6,427	2,101	23,286	63.39%	20,725	71.23%
Incorporated Areas	12,977	3,677	488	17,142	75.70%	16,913	76.73%
Total⁶	27,739	10,104	2,589	40,428	68.61%	37,638	73.70%

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

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

³ 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: (Total Units Built to Date + AbsoluteBuild-Out) x 100

⁴ 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 Heeney; 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: (Total Units Built to Date + Realistic Build-out) x 100

⁵ 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, 2008. 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.

⁶ Commercial build-out for the County has not been included in this analysis. The County Planning Department is in the process of completing a commercial build-out analysis. At this time, it is estimated that commercial build-out in unincorporated portions of the County is approximately 62%.

*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.