

PITKIN COUNTY BUILDOUT

Rural Area Summary

(Growth Status Under Zoning)

August 28, 2014

Planning Area	Total Area (acres)	Private Land ¹			Parcels subject to Conservation Agreements ²		Maximum Buildout Allowed by Zoning (Dwelling Units)	# Dwelling Units Removed from development potential due to Conservation	Buildout Potential after accounting for reduction from Conservation	# Existing Dwelling Units	Maximum Remaining Buildout Potential (Dwelling Units)	Likely ³ Remaining Buildout Potential (Dwelling Units)	% Built Out based on maximum potential (Units)	Existing Avg. House Size (sq. ft. based on heated area) ⁴
		Parcels	Acres	%	Acres	%								
Rural Pitkin	519,227	3,373	84,697	16%	24,619	29%	5,536	1,222	4,312	2,146	2168	1301	50%	3,709

¹Includes the sum total of privately-held parcels and public parcels owned by Pitkin County; This total includes both parcels subject to conservation easements and those un-encumbered by easements. The total does not, however, include federally-owned public lands.

²This total includes only parcels subject to conservation easements, parcels from which transferable development rights have been severed (TDR sending sites,) and Pitkin County Open Space. These parcels are all subject to either a reduction in, or elimination of development potential due to easement agreements or deed restrictions or commitments for use as public or private open space.

³Likely scenario assumes that approximately 60% of maximum buildout potential is likely to be built due to historical development trends and physical restraints such as slope, avalanche paths, and riparian zones.

⁴ Average house size identifies the average square footage of existing residences in all of the rural planning areas. The data is obtained from Pitkin County Assessors data for "heated floor area" for developed residential parcels.

PITKIN COUNTY BUILDOUT
Rural Area Summary By Planning Area
December 30, 2014

Planning Area	Total Area (acres)	Private Land ¹			Parcels subject to Conservation Agreements ²		Maximum Buildout Allowed by Zoning (Dwelling Units)	# Dwelling Units Removed from development potential due to Conservation	Buildout Potential after accounting for reduction from Conservation	# Existing Dwelling Units	Maximum Remaining Buildout Potential (Dwelling Units)	Likely ³ Remaining Buildout Potential (Dwelling Units)	% Built Out based on maximum potential (Units)	Avg. House Size (sq. ft. based on heated area)
		Parcels	Acres	%	Acres	%								
Rural Pitkin	519,227	3,373	84,697	16%	24,619	29%	5,436	1,185	4,249	2,139	2112	1267	50%	3,709
Brush Wildcat	3,546	184	3,546	100%	1,468	41%	285	100	185	51	134	80	28%	3,432
Crystal	148,310	661	22,173	15%	6,607	30%	1,279	259	1,020	435	585	351	43%	2,209
East of Aspen/Ind	112,825	237	4,495	4%	2,299	51%	335	188	146	63	84	50	43%	4,623
Emma	16,665	242	7,282	44%	2,323	32%	340	80	260	172	88	53	66%	2,890
Frying Pan	108,120	169	4,129	4%	1,530	37%	285	55	230	95	135	81	41%	2,209
Gap ⁴	3,304	391	3,304	100%	860	26%	642	110	532	350	182	109	66%	3,432
Owl Creek	4,431	89	2,808	63%	265	9%	219	23	196	57	139	83	29%	7,497
Maroon/Castle	73,488	322	4,422	6%	1,603	36%	368	102	265	128	138	83	48%	4,790
Snow/Cap	32,370	489	23,840	74%	5,490	23%	1,064	169	895	349	546	328	39%	3,579
Woody Creek	16,168	589	8,698	54%	2,174	25%	619	99	520	439	81	49	84%	2,433

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²This total includes only parcels subject to conservation easements, parcels from which transferable development rights have been severed (TDR sending sites,) and Pitkin County Open Space. These parcels are all subject to either a reduction in, or elimination of development potential due to easement agreements or deed restrictions or commitments for use as public or private open space.

³Likely scenario assumes that approximately 60% of maximum buildout potential is likely to be built due to physical restraints such as slope, avalanche paths, and riparian zones as well as historical development patterns related to economic conditions and growth management. Individual caucuses may wish to work with Community Development Department to revise likely build out based on local knowledge of properties

⁴"Gap" area refers to private parcels in unincorporated Pitkin County that are not currently included in a caucus area or a land use master plan more current than 1987.

⁵ Average house size identifies the average square footage of existing residences in all of the rural planning areas. The data is obtained from Pitkin County Assessors data for "heated floor area" for developed residential parcels.