



CITY AND COUNTY OF BROOMFIELD

DATA AS OF 11-30-2020

| Subdivision | Map # | Type of Unit | Estimated Population Per Unit | # of Approved Units | # of Platted Units | # of Units Under Construction | # of Units Completed | # of Platted Units Not Started | Estimated Population of Completed Units | Estimated Population at Build-Out of All Platted Units | Est Pop at Build-Out Zoned Units |
|---|-------|--------------|-------------------------------|---------------------|--------------------|-------------------------------|----------------------|--------------------------------|---|--|----------------------------------|
| Andersen | | APT | 1.91 | 50 | 50 | 50 | 0 | 0 | 0 | 96 | 96 |
| Anthem West- Ranch | 1 | SF | 1.75 | 1,700 | 1,328 | 1 | 1,327 | 0 | 2,322 | 2,324 | 2,800 |
| Anthem West-Highlands | 1 | SF | 2.93 | 1,800 | 1,568 | 103 | 1,366 | 99 | 4,005 | 4,557 | 5,000 |
| Aspen Creek | 2 | SF | 2.93 | 355 | 355 | 0 | 355 | 0 | 1,041 | 1,041 | 1,041 |
| Brandywine | 3 | SF | 2.73 | 877 | 877 | 0 | 877 | 0 | 2,394 | 2,394 | 2,394 |
| Broadlands | 4 | C | 1.91 | 614 | 601 | 0 | 587 | 14 | 1,121 | 1,148 | 1,173 |
| Broadlands | 4 | SF | 2.93 | 1,292 | 1,287 | 1 | 1,286 | 0 | 3,771 | 3,773 | 3,788 |
| Broadlands | 4 | TH | 1.91 | 215 | 215 | 0 | 215 | 0 | 411 | 411 | 411 |
| Broadlands West | 5 | SF | 2.93 | 218 | 218 | 0 | 215 | 3 | 630 | 639 | 639 |
| Broomfield Business Center | 6 | C | 1.91 | 662 | 662 | 0 | 662 | 0 | 1,264 | 1,264 | 1,264 |
| Broomfield Country Club | 16 | SF | 2.93 | 397 | 397 | 0 | 397 | 0 | 1,164 | 1,164 | 1,164 |
| Broomfield Country Club Addition | 17 | SF | 2.93 | 4 | 4 | 0 | 4 | 0 | 12 | 12 | 12 |
| Broomfield Country Club Estates | 18 | SF | 2.93 | 102 | 91 | 1 | 90 | 0 | 264 | 267 | 299 |
| Broomfield Heights 1 | 7 | APT | 1.91 | 553 | 534 | 0 | 534 | 0 | 1,020 | 1,020 | 1,056 |
| Broomfield Heights 1 | 7 | SF | 2.93 | 873 | 867 | 0 | 867 | 0 | 2,542 | 2,542 | 2,560 |
| Broomfield Heights 2 | 8 | APT | 1.91 | 244 | 197 | 0 | 197 | 0 | 376 | 376 | 466 |
| Broomfield Heights 2 | 8 | SF | 2.93 | 728 | 723 | 0 | 723 | 0 | 2,120 | 2,120 | 2,134 |
| Broomfield Highlands | 9 | SF | 2.93 | 22 | 22 | 0 | 20 | 2 | 59 | 65 | 65 |
| Broomfield Retirement Residences | 10 | AC | 1.75 | 204 | 118 | 0 | 118 | 0 | 207 | 207 | 357 |
| Broomfield Town Center | 11 | AC | 1.75 | 88 | 88 | 0 | 88 | 0 | 154 | 154 | 154 |
| Broomfield Town Center | 11 | APT | 1.91 | 283 | 283 | 0 | 283 | 0 | 541 | 541 | 541 |
| Broomfield Urban Transit Village | 12 | APT | 1.91 | 2,054 | 1,061 | 0 | 1,061 | 0 | 2,027 | 2,027 | 2,316 |
| Broomfield Urban Transit Village | 12 | LW | 1.91 | 13 | 13 | 0 | 13 | 0 | 25 | 25 | 25 |
| Broomfield (Duplex) | 12 | SF | 2.93 | 70 | 70 | 0 | 70 | 0 | 205 | 205 | 205 |
| Broomfield Urban Transit Village | 12 | TH | 2.50 | 113 | 112 | 0 | 112 | 0 | 280 | 280 | 283 |
| Cimmaron | 13 | MH | 2.93 | 327 | 327 | 0 | 327 | 0 | 959 | 959 | 959 |
| City Center | 71 | C | 2.50 | 69 | 69 | 0 | 69 | 0 | 0 | 0 | 70 |
| Columbine Meadows | 14 | SF | 2.93 | 213 | 213 | 1 | 212 | 0 | 622 | 625 | 625 |
| Country Vistas | 15 | SF | 2.93 | 241 | 241 | 0 | 241 | 0 | 707 | 707 | 707 |
| Country Club Village Condos | 24 | C | 1.91 | 22 | 22 | 0 | 22 | 0 | 42 | 42 | 42 |
| Country Estates | 19 | SF | 2.93 | 365 | 365 | 0 | 365 | 0 | 1,070 | 1,070 | 1,070 |
| Crofton Park | 20 | SF | 2.93 | 181 | 181 | 0 | 181 | 0 | 531 | 531 | 531 |
| Crofton Park | 20 | TH | 2.50 | 88 | 88 | 0 | 88 | 0 | 220 | 220 | 220 |
| Crofton Park (Senior) | 20 | APT | 1.91 | 68 | 70 | 0 | 70 | 0 | 134 | 134 | 130 |
| Crofton Park (Senior) | 20 | DU | 1.75 | 18 | 20 | 1 | 19 | 0 | 33 | 35 | 32 |
| Crystal Pines | 21 | SF | 2.93 | 26 | 26 | 0 | 26 | 0 | 76 | 76 | 76 |
| Discovery Church | 86 | SF | 2.93 | 12 | 12 | 0 | 12 | 0 | 0 | 0 | 0 |
| Dry Creek Valley | 79 | APT | 1.91 | 700 | 360 | 0 | 360 | 0 | 688 | 688 | 688 |
| Elliott | 22 | SF | 2.93 | 7 | 7 | 0 | 7 | 0 | 21 | 21 | 21 |
| Emerald Hill | 23 | TH | 2.50 | 14 | 14 | 0 | 14 | 0 | 35 | 35 | 35 |
| Flatiron Marketplace | 83 | APT | 1.91 | 327 | 327 | 327 | 0 | 0 | 625 | 625 | 625 |
| Foxborough | 24 | TH | 2.50 | 28 | 28 | 0 | 28 | 0 | 70 | 70 | 70 |
| Front Range | 25 | MH | 2.93 | 593 | 593 | 0 | 593 | 0 | 1,739 | 1,739 | 1,739 |
| Gate 'n Green | 26 | AC | 1.75 | 300 | 293 | 0 | 293 | 0 | 513 | 513 | 562 |
| Great Western Park | 27 | AC | 1.75 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 96 |
| Great Western Park | 27 | APT | 1.75 | 225 | 0 | 0 | 0 | 0 | 0 | 0 | 394 |
| Great Western Park | 27 | C | 1.75 | 165 | 0 | 0 | 0 | 0 | 0 | 0 | 289 |
| Great Western Park | 27 | SF | 1.75 | 471 | 483 | 0 | 483 | 0 | 845 | 845 | 824 |
| Green Family Farm Estates | 28 | SF | 2.93 | 32 | 32 | 2 | 29 | 1 | 85 | 94 | 94 |
| Greenway Park | 29 | C | 1.91 | 47 | 47 | 0 | 47 | 0 | 90 | 90 | 90 |
| Greenway Park | 29 | SF | 2.93 | 528 | 502 | 0 | 502 | 0 | 1,472 | 1,472 | 1,548 |
| Harvest Station | 74 | AC | 1.75 | 186 | 0 | 0 | 0 | 0 | 0 | 0 | 326 |
| Harvest Station | 74 | APT | 1.91 | 330 | 297 | 0 | 297 | 0 | 567 | 567 | 630 |
| Highlands | 30 | SF | 2.93 | 210 | 210 | 0 | 206 | 4 | 604 | 616 | 616 |
| Highland Park | 31 | AC | 1.75 | 100 | 100 | 0 | 100 | 0 | 175 | 175 | 175 |
| Highland Park | 31 | AC | 1.75 | 50 | 50 | 0 | 50 | 0 | 88 | 88 | 88 |
| Highland Park | 31 | SF | 2.93 | 497 | 405 | 0 | 405 | 0 | 1,187 | 1,187 | 1,457 |
| Interlocken (Oasis Apts.) | 32 | APT | 1.91 | 340 | 340 | 0 | 340 | 0 | 649 | 649 | 649 |
| Interlocken East (Camden) | 32 | APT | 1.91 | 650 | 424 | 0 | 424 | 0 | 810 | 810 | 1,242 |
| Interlocken Eldorado | 32 | APT | 1.91 | 286 | 286 | 0 | 286 | 0 | 546 | 546 | 546 |
| Interlocken Lofts | 32 | APT | 1.91 | 343 | 343 | 0 | 343 | 0 | 655 | 655 | 655 |
| Lac Amora | 33 | APT | 1.91 | 282 | 282 | 0 | 282 | 0 | 539 | 539 | 539 |
| Lac Amora | 33 | SF | 2.93 | 666 | 666 | 0 | 666 | 0 | 1,953 | 1,953 | 1,953 |
| Lac Amora (Sunridge, Sun-Up) | 33 | C | 1.91 | 60 | 58 | 0 | 58 | 0 | 111 | 111 | 115 |
| Lambertson Farms | 34 | SF | 2.93 | 549 | 331 | 0 | 331 | 0 | 970 | 970 | 615 |
| McKay Heights | 35 | SF | 2.93 | 7 | 7 | 0 | 7 | 0 | 21 | 21 | 21 |
| McKay Landing | 36 | C | 1.91 | 120 | 120 | 0 | 120 | 0 | 229 | 229 | 229 |
| McKay Landing | 36 | SF | 2.93 | 487 | 458 | 0 | 458 | 0 | 1,343 | 1,343 | 1,428 |
| McKay Landing | 36 | TH | 2.50 | 232 | 212 | 0 | 212 | 0 | 530 | 530 | 580 |
| Mid Cities (Greystar/AMLI, Carmel, Summit G | 37 | APT | 1.91 | 920 | 920 | 0 | 918 | 2 | 1,753 | 1,757 | 1,757 |
| Mid Cities (Sunrise Senior) | 37 | AC | 1.75 | 76 | 76 | 0 | 76 | 0 | 133 | 133 | 133 |
| Mid Cities (Sunrise Senior) | 37 | C | 1.75 | 130 | 130 | 0 | 130 | 0 | 228 | 228 | 228 |
| Miramonte | 38 | C | 1.91 | 78 | 78 | 0 | 78 | 0 | 149 | 149 | 149 |
| Miramonte & Miramonte CC | 38 | SF | 2.93 | 240 | 240 | 0 | 239 | 1 | 701 | 704 | 704 |
| Miramonte Farms | 39 | C | 1.91 | 272 | 272 | 0 | 272 | 0 | 520 | 520 | 520 |
| Miramonte Farms | 39 | SF | 2.93 | 220 | 220 | 0 | 220 | 0 | 645 | 645 | 645 |
| Mountain Terrace | 77 | AC | 1.75 | 181 | 181 | 0 | 91 | 90 | 159 | 317 | 317 |
| Mountain Terrace | 77 | C | 1.75 | 56 | 26 | 0 | 0 | 26 | 0 | 46 | 98 |
| Mountain View (Silverleaf) | 75 | SF | 2.93 | 71 | 71 | 0 | 71 | 0 | 208 | 208 | 208 |
| Mustang Acres/Brozavich/Tiara Estates | 40 | SF | 2.93 | 13 | 13 | 0 | 13 | 0 | 38 | 38 | 38 |
| North Broomfield (E. of I-25) | 45 | SF | 2.93 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,000 |
| North Park (McWhinney) | 42 | APT | 1.91 | 2,067 | 313 | 313 | 0 | 0 | 0 | 598 | 1,930 |
| North Park (McWhinney) | 42 | C | 1.91 | 2,067 | 0 | 0 | 0 | 0 | 0 | 0 | 1,470 |
| North Park (McWhinney) | 42 | TH | 2.50 | 2,066 | 401 | 0 | 98 | 303 | 245 | 1,003 | 2,010 |
| North Park (McWhinney) | 42 | SF | 2.93 | 83 | 83 | 10 | 4 | 69 | 12 | 243 | 2,010 |
| Northmoor Estates | 47 | SF | 2.93 | 5 | 5 | 0 | 1 | 4 | 3 | 15 | 15 |
| Northlands | 80 | APT | 1.91 | 525 | 0 | 0 | 0 | 0 | 0 | 0 | 1,003 |
| Northmoor | 41 | APT | 1.91 | 605 | 605 | 0 | 605 | 0 | 1,156 | 1,156 | 1,156 |
| Northmoor | 41 | SF | 2.93 | 1,114 | 1,025 | 0 | 1,025 | 0 | 3,005 | 3,005 | 3,266 |
| Northridge | 43 | SF | 2.93 | 80 | 80 | 0 | 80 | 0 | 235 | 235 | 235 |
| Norwest (Avenue 120) | 78 | APT | 1.91 | 72 | 72 | 0 | 72 | 0 | 0 | 138 | 138 |
| Norwest (Avenue 120) | 78 | TH | 2.50 | 72 | 72 | 0 | 72 | 0 | 0 | 180 | 180 |
| Original Broomfield | 44 | APT | 1.91 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 772 |
| Original Broomfield | 44 | MH | 2.93 | 41 | 41 | 0 | 41 | 0 | 120 | 120 | 120 |
| Original Broomfield [1] | 44 | SF | 2.93 | 39 | 42 | 0 | 37 | 5 | 108 | 123 | 114 |
| Palisade | 46 | APT | 1.91 | 216 | 216 | 0 | 216 | 0 | 413 | 413 | 0 |
| Palisade Filing 1 (Brownstones) | 46 | TH | 2.50 | 160 | 160 | 80 | 0 | 80 | 0 | 400 | 400 |
| Palisade Filing 3 | 46 | SF | 2.93 | 161 | 161 | 0 | 161 | 0 | 472 | 472 | 1,500 |
| Palisade Filing 4 | 53 | SF | 2.93 | 200 | 181 | 0 | 180 | 1 | 528 | 531 | 0 |
| Palisade Filing 5 | 46 | SF | 2.93 | 150 | 150 | 4 | 140 | 42 | 305 | 440 | 440 |
| Palisade Filing 6 | 46 | SF | 2.93 | 165 | 165 | 39 | 0 | 126 | 0 | 483 | 483 |
| Palisade Filing 6 | 46 | TH | 2.50 | 130 | 130 | 0 | 0 | 130 | 0 | 325 | 325 |
| Parkway Circle (Catania & Vantage Point) | 48 | APT | 1.91 | 553 | 553 | 0 | 553 | 0 | 1,056 | 1,056 | 1,056 |



CITY AND COUNTY OF BROOMFIELD

DATA AS OF 11-30-2020

| Subdivision | Map # | Type of Unit | Estimated Population Per Unit | # of Approved Units | # of Platted Units | # of Units Under Construction | # of Units Completed | # of Platted Units Not Started | Estimated Population of Completed Units | Estimated Population at Build-Out of All Platted Units | Est Pop at Build-Out Zoned Units |
|--|-------|--------------|-------------------------------|---------------------|--------------------|-------------------------------|----------------------|--------------------------------|---|--|----------------------------------|
| Parkway Circle (Vantage) | 48 | TH | 1.91 | 95 | 95 | 0 | 95 | 0 | 181 | 181 | 181 |
| Pinnacle North | 49 | SF | 2.93 | 15 | 15 | 0 | 15 | 0 | 44 | 44 | 44 |
| Prospect Subdivision | 84 | SF | 2.93 | 8 | 8 | 3 | 0 | 5 | 0 | 23 | 23 |
| Red Hawk Estates | 50 | SF | 2.93 | 13 | 13 | 2 | 10 | 1 | 29 | 38 | 38 |
| Red Leaf | 51 | SF | 2.93 | 500 | 492 | 0 | 491 | 1 | 1,440 | 1,443 | 1,466 |
| Ridgeview Heights | 52 | SF | 2.93 | 320 | 320 | 0 | 320 | 0 | 938 | 938 | 938 |
| Spruce Meadows | 54 | SF | 2.93 | 73 | 73 | 3 | 68 | 2 | 199 | 214 | 214 |
| Sunny Slope, Southern Slope, James, Gilmor | 55 | SF | 2.93 | 78 | 79 | 0 | 79 | 0 | 232 | 232 | 229 |
| The Outlook | 56 | SF | 2.93 | 178 | 178 | 0 | 178 | 0 | 522 | 522 | 522 |
| The Overlook (Terracina) | 57 | APT | 1.91 | 486 | 486 | 0 | 386 | 100 | 737 | 928 | 928 |
| The Ridge at Broomfield | | SF | 2.93 | 62 | 62 | 0 | 62 | 0 | 182 | 182 | 182 |
| The Ridge at Broomfield | 58 | APT | 1.91 | 882 | 642 | 0 | 642 | 0 | 1,226 | 1,226 | 1,685 |
| Thompson | 59 | SF | 2.93 | 4 | 4 | 1 | 3 | 0 | 9 | 12 | 12 |
| Trails at Westlake | 60 | SF | 2.93 | 347 | 347 | 0 | 347 | 0 | 1,017 | 1,017 | 1,017 |
| Varra Estates | 81 | SF | 2.93 | 13 | 13 | 0 | 2 | 11 | 6 | 38 | 38 |
| Village Square | 61 | APT | 1.91 | 108 | 108 | | 108 | 0 | 206 | 206 | 206 |
| Wadsworth Station | 82 | APT | 1.91 | 325 | | | | 0 | 0 | 0 | 621 |
| Westbrook Preserve | 62 | SF | 2.93 | 35 | 35 | 0 | 0 | 35 | 0 | 103 | 103 |
| Westlake # 7 | 64 | TH | 2.50 | 100 | 100 | 0 | 100 | 0 | 250 | 250 | 250 |
| Westlake Farms | 85 | SF | 2.93 | | | | | | | | |
| Westlake Village | 63 | SF | 2.93 | 1,386 | 1,328 | 0 | 1,328 | 0 | 3,894 | 3,894 | 4,064 |
| Whistle Pig | 65 | SF | 2.93 | 14 | 14 | 1 | 9 | 4 | 26 | 41 | 41 |
| Wilcox Annexation | 73 | C | 1.91 | 427 | 0 | 0 | 0 | 0 | 0 | 0 | 450 |
| Wildgrass (Archdiocese) | 66 | SF | 2.93 | 346 | 344 | 0 | 344 | 0 | 1,009 | 1,009 | 1,014 |
| Wildgrass (Archdiocese) | 66 | TH | 2.50 | 166 | 166 | 0 | 166 | 0 | 415 | 415 | 415 |
| Willow Park, Willow Park West | 67 | SF | 2.93 | 505 | 508 | 5 | 503 | 0 | 1,475 | 1,489 | 1,481 |
| Willow Run | 68 | APT | 1.91 | 216 | 216 | 0 | 216 | 0 | 413 | 413 | 413 |
| Willow Run | 68 | SF | 2.93 | 487 | 487 | 0 | 487 | 0 | 1,428 | 1,428 | 1,428 |
| Zuni West Annexation (Wilcox) | 69 | SF | 2.93 | 168 | 168 | 2 | 164 | 2 | 481 | 493 | 493 |
| 257 Land | 70 | APT | 1.91 | 1,500 | 0 | 0 | 0 | 0 | 0 | 0 | 2,316 |
| 257 Land | 70 | SF | 2.73 | 1,200 | 0 | 0 | 0 | 0 | 0 | 0 | 3,276 |
| Misc Infill | | SF | 2.73 | | | 1 | 0 | | | | |
| TOTALS | | | | | | | | | | | |
| Single Family | | | | 21,223 | 18,870 | 180 | 18,261 | 418 | 51,224 | 52,973 | 62,965 |
| Multi-Family (All Types) | | | | 21,529 | 14,644 | 721 | 13,034 | 889 | 26,830 | 29,654 | 41,082 |
| TOTALS | | | | 42,752 | 33,514 | 901 | 31,295 | 1,307 | 78,054 | 82,627 | 104,047 |
| GRAND TOTAL (Net at 5.5% Vacancy Rate) | | | | | | | | | 73,761 | | 98,325 |

[1] Alice Hanson:
Includes La Placa Estates (3 units)