

CORE QUESTIONS

As we move forward with our process, the working group needs to clearly understand and discuss the following questions about the core:

- 1) **Size.** How large should the core be?
 - Currently, the core is 2,228 acres. 912 acres are currently developed (or slated for development), and 1,916 acres are being used for agriculture and could be developed in the future.

- 2) **Land Uses.** Much of the existing developed area is comprised primarily of residential (with covenants). There are a handful of commercial areas along Churchill and Amsterdam Road; are there any other logical areas that could/should develop as commercial areas?

- 3) **Density.** How dense should future development be? This isn't a question to answer tonight, but we need to start thinking about it. Here's some food for thought:
 - *Existing development densities:*
 - *Godfrey Canyon Estates:* 2.4 lots/acre (lot sizes = 12,000 square foot average)
 - *Settlement:* 2.9 lots / acre (lot sizes = 8,768 square foot average)
 - *Sara Terrace:* 1.9 lots/acre (lot sizes = 16,600 square foot average)
 - *Churchill North:* 1.6 units/acre (lot sizes = 19,437 square foot average)
 - *Amsterdam Village:* 1.2 lots/acre
 - If the entire core builds out at Amsterdam Village densities it would be possible to have approximately **1,150 total new units.**
 - If the entire core builds out at Settlement densities, it would be possible to have **5,556 total new units.**