

Basic Buildout Potential for the Amsterdam/Churchill Core

The following numbers represent a very general buildout for the latest iteration of the Amsterdam/Churchill Town Core boundary (and keep in mind that this is APPROXIMATE!!):

- Phase 1 area: 358 acres (this is the area minus slope greater than 40%)
- Phase 2 area: 82 additional acres
- Phase 3 area: 173 additional acres

Given these acreages, the following development scenarios are possible:

Phase 1

If the entire core builds out at Settlement Subdivision densities, it would be possible to have the following units:

- 50% of 358 acres = 179 acres (50% taken out for roads, parks, setbacks to watercourses, canals, etc).
- 179 acres * 4 units/acre = 716 new units

If the entire core builds out at Churchill North densities, it would be possible to have the following units:

- 60% of 358 acres = 214 acres
- 214 acres * 2 units/acre = 428 new units

A few things to keep in mind:

- Build-out analysis is very approximate. There can be many different scenarios played out depending on the style of subdivision. It is intended only to show possibility.
- I would encourage you to not look simply at the numbers. We need to think about the type of neighborhoods we like and want to live in. The numbers can often be very abstract; rather than focus on the number of units, focus on the type of neighborhood you think is appropriate for the Amsterdam/Churchill Town Core as we think about growth of the town.