

A Snapshot of Pelham

The following data is a projection of what Pelham might expect at buildout. "Buildout" is a theoretical condition that exists when all available land suitable for residential and nonresidential construction has been developed. Within the set parameters, buildout represents the carrying capacity of an area, community, or region. By examining development requirements, past development patterns, and an inventory of developable space, a community can produce an estimate of the type and amount of future growth it can expect.

Population ~ 10,914 people in year 2000

Year 2010 = 13,990 (OEP projection)

Year 2020 = 16,530 (OEP projection)



Housing ~ 101% increase

Additional 4,026 possible units

Single family = 3,783; Multi-family = 243

Students ~ 55% increase

Current = 1,974

Buildout = 3,062



Police Calls per Year ~ 102% increase

Current = 25,908

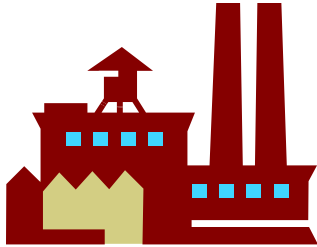
Buildout = 52,276



Pelham continued...



Employees ~ 139% increase
Current = 1,868
Buildout = 4,457



Industrial space ~ 188% increase
Current = 590,450 ft²
Buildout = 1,700,496 ft²

Office space ~ 233% increase
Current = 46,914 ft²
Buildout = 156,380 ft²



Commercial (retail/service) ~ 39% increase
Current = 436,800 ft²
Buildout = 605,280 ft²

Region-wide Buildout Results

Population ~ 32% increase
202,877 in 2003; 267,735 at buildout

Public school students ~ additional 11,091

Police calls ~ 93,928/year increase
248,411 in 2003; 342,339 at buildout

Fire/emergency calls ~
5,806/year increase
17,585 in 2003; 23,291 at buildout

Road capacity ~ 12% of roads will be over capacity

Housing units ~ 30% increase
76,142 units in 2003; 98,995 at buildout
82% of growth will be in single family units

Solid waste ~ 23,462 tons/year increase
80,861 tons/year in 2003; 104,323 at buildout

Water demand ~
7.3 million gallons/day (mgpd) increase
28.3 mgpd in 2003; 35.6 mgpd at buildout

Automobiles ~ additional 43,421