

Executive Summary

The Genesee/Finger Lakes Regional Planning Council (G/FLRPC) was contracted by Clark Patterson Associates (CPA) to provide projections of the future residential, commercial, and industrial development resulting from the Livonia Gateway Park Road. The projections were then used to estimate the fiscal impacts of the proposed development on municipal and school district as well as affected water and fire district finances. The growth projections and fiscal impact analyses provide a picture of what the effects of development in the Livonia Gateway Park Road Study Area will be over the next twenty years. The growth projections and fiscal impact analyses were completed in two phases and are presented in their entirety in this report.

Attempting to project the amount of future development requires that quantitative methods be enhanced with qualitative information gained through discussions of likely growth scenarios with those most familiar with the study area. The G/FLRPC attempted to strike this balance and feels that increased development pressure will occur in Livonia and that the subsequent rise in the projected amount of development from the original CPA estimates provided to the G/FLRPC is an accurate estimate of future development scenarios in the Livonia Gateway Park Road study area.

The G/FLRPC provided three sets of projections for development in the study area. The most liberal of the three uses seventy percent of maximum build-out, the middle projection uses fifty percent, and the most conservative set is based on thirty percent of maximum build-out. *At present, the thirty percent of maximum build-out seems the most plausible with the fifty percent of maximum build-out the next most likely scenario.* However, increased development within Livingston County and the surrounding region could further increase development pressure in Livonia making the liberal projection of seventy percent possible but not likely. The final projections are provided below.

Twenty-Year Development Projections for Livonia			
	<i>30%</i>	<i>50%</i>	<i>70%</i>
Residential Units	649	1,081	1,513
Single-family	474	790	1,105
Multi-family	175	291	408
Commercial Square Footage	614,495	1,024,157	1,433,821
Retail	388,596	647,659	906,723
Non-retail	225,899	376,498	527,098
Industrial Square Footage	1,074,272	1,790,453	2,506,634

Based on the fiscal impact analyses, the projected development will more than pay for itself in terms of expenditures versus revenues in all but the Lakeville Water District and the Livonia Central School District (CSD). The Livonia CSD’s levy from real property taxes has accounted for approximately 35% of its total appropriations over the past four years. Therefore, the net change in the Livonia CSD’s revenues from Village and Town of Livonia real property taxes is understated compared to the estimated expenditures for the projected increases in enrollment.

The estimated expenditures and revenues (or costs and benefits) associated with the projected increases in development in the Livonia Gateway Park Road are compared for the budget geographies, special districts, and the Livonia CSD and presented in the following table to provide the net change in dollars.

Estimated Increases in Expenditures and Real Property Tax Revenues for the Budget Geographies, Special Districts, and Livonia CSD Based on Projected Increases in Residential, Commercial, and Industrial Development						
<i>Budget Geography/ Special District/ School District</i>	<i>Estimated Expenditures</i>		<i>Estimated Real Property Tax Revenues</i>		<i>Net Change (Revenues - Expenditures)</i>	
	<i>30%</i>	<i>50%</i>	<i>30%</i>	<i>50%</i>	<i>30%</i>	<i>50%</i>
Village	\$ 45,508	\$ 65,699	\$ 69,244	\$ 116,008	\$ 23,736	\$ 50,309
TOV	\$ 97,317	\$ 159,308	\$ 539,256	\$ 898,138	\$ 441,939	\$ 738,830
Town-wide	\$ 251,726	\$ 410,710	\$ 562,634	\$ 937,537	\$ 310,908	\$ 526,827
Lakeville Water District	\$ 322,811	\$ 527,576	\$ 201,880	\$ 336,234	\$ (120,931)	\$ (191,342)
Lakeville Fire District	\$ 72,592	\$ 118,467	\$ 121,649	\$ 202,625	\$ 49,057	\$ 84,158
Livonia Joint Fire District	\$ 12,107	\$ 18,130	\$ 22,680	\$ 28,408	\$ 10,573	\$ 10,278
Livonia CSD	\$ 3,880,372	\$ 6,463,150	\$ 2,241,980	\$ 3,735,423	\$ (1,638,391)	\$ (2,727,727)

The G/FLRPC would like to thank the local and county officials who lent their knowledge and time to assisting us in this project.