

and to the southeast of these TD districts is also seen as being likely to have substantial development in the period between five and ten years in the future.

The only area expected to begin seeing substantial development more than ten years in the future is the NR district bounded by Bronson Hill Road, Stone Hill Road, and the LA& L Railroad. The further construction and completion of the Livonia Gateway Park Road as well as the likely extension of sewer and water (if and when necessary) makes this the area likely to develop last within the study area. In fact, discussions with local and county officials yielded a time frame for development of 15 to 20 years in the future for this NR district.

Conclusion

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 is an accurate estimate of future development scenarios in the Livonia Gateway Park Road study area.