

11. Conclusion

The results of the build-out analysis and corresponding fiscal impact analysis measure the impacts of the projected development on public finances. The increased development along the corridor will require additional public expenditures to provide similar levels of service while also generating additional revenues for local governments.

The end result of the build-out and fiscal impact analyses will be to allow policymakers and citizens to view whether the projected development is representative of their visions for the corridor, and if this development will “pay for itself” or result in surpluses or deficits that will impact the communities in the study area, as well as areas outside the corridor.