

The Economics of Land Use



Oakland
Denver
Los Angeles
Sacramento

presented by
Economic & Planning Systems, Inc.

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About EPS

Economic & Planning Systems, Inc. is a land economics consulting firm with over 30 years of experience in the full spectrum of services related to real estate development, the financing of public infrastructure and government services, land use and conservation planning, and government organization.



Areas of Expertise

- Real Estate Market and Feasibility Analysis
- Regional Economics and Industry Analysis
- Public Finance
- Land Use Planning and Growth Management
- Fiscal and Economic Impact Analysis
- Open Space and Resource Conservation
- Reuse, Revitalization, and Redevelopment
- Government Organization
- Housing Development Feasibility and Policy
- Public Private Development

Located in Oakland, Los Angeles, and Sacramento, California; and Denver, Colorado

www.epsys.com

Experience

- Treasure Island Base Reuse Plan and Negotiations
- Hunters Point Navy Shipyard Plan and Negotiations
- Port of San Francisco Pier 70 Master Plan
- NASA Research Park Development Plan Feasibility Study, Silicon Valley
- Mueller Airport Reuse Plan and Negotiations
- Concord Naval Weapons Station Feasibility Analysis
- Alameda Point Naval Weapons Station Feasibility Analysis and Negotiations Support
- Mission Rock: San Francisco Giants/Seawall 337 Redevelopment
- Denver Union Station (DUS) Master Plan



Purpose of Feasibility and Fiscal Analysis

DEVELOPMENT FEASIBILITY ANALYSIS

- Tools to solve complex puzzle of land use, financing, community development.
- Strike balance between economic imperatives and community benefits
- Transparent and objective analysis to support development evaluations and negotiations

FISCAL ANALYSIS

- Determines City budgetary implications of development
- Estimates potential costs to the City for providing public services
- Forecasts annual and one time revenues to the City's General Fund

Driving Successful Reuse of Derelict Properties

- Market support and value creation of mix of uses
- Density, scale needed to fund infrastructure
- Accessibility/diversity in modes of transit; land use synergies
- Community benefits



Financing Mechanisms

- Community Facilities Districts
- Special Benefit Assessment Districts
- Enhanced Infrastructure Financing Districts
- Infrastructure Financing Districts
- Certificates of Occupancy

