



Eastvale Town Center Mixed-Use Development Study

Eastvale, California

The City of Eastvale engaged HSP to conduct a full market feasibility, including a fiscal impact analysis and full incentives analysis for a proposed mixed-use district in their town center. The goal of this study was to determine the highest and best mix of uses for the 160-acre parcel of land, the Leal Property.

As part of this study, HSP conducted a full market analysis for the following uses: hotel, retail, restaurant, entertainment, event space and other civic uses. HSP analyzed the project, determined the current conditions of the project site, assessed the local, state and regional market, analyze comparable development profiles and estimated the amount of local and state tax revenues as part of the overall estimated economic, fiscal and employment impact of the project. HSP's recommended mix of uses included a hotel/conference center, office, retail, rental, and apartments.

One of the key components of the study was HSP's analysis of local funding tools for development. HSP reviewed financing assistance tools (bond financing, tax credits, abatements, TIF, leases, special improvement districts, etc.), land assembly assistance (land banking, eminent domain, acquiring land) and other tools (air rights, zoning, public infrastructure, and more).

Client: City of Eastvale

Time Period: 2018 - 2019