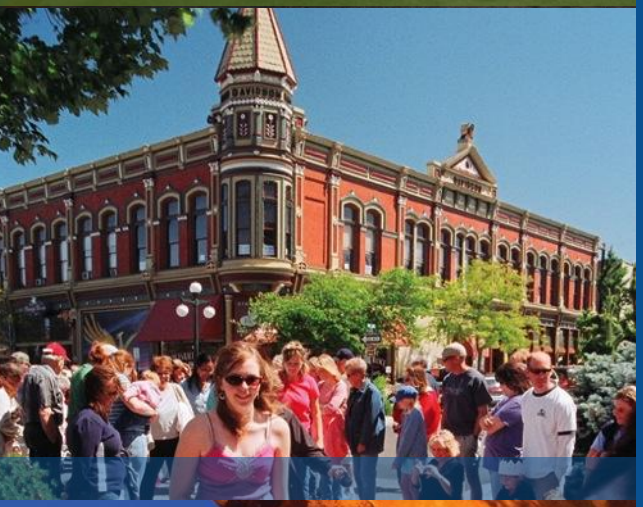
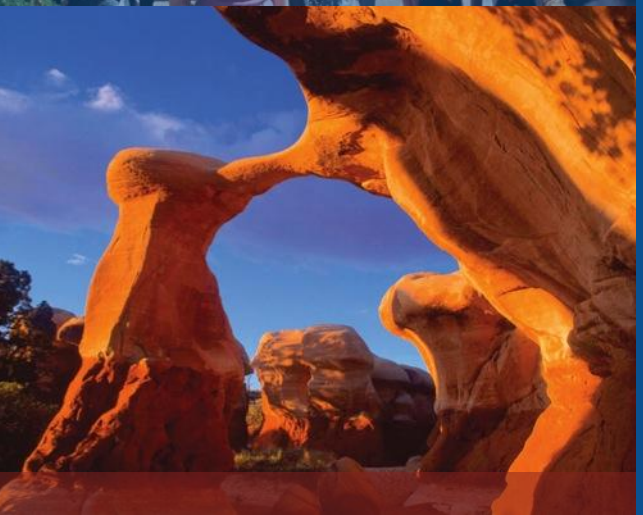






National Trust *for* Historic Preservation

Urban Land Institute Chicago

The Partnership for Building Reuse

Chicago

Jim Lindberg, Senior Director

Michael Powe, Ph.D., Associate Director of Research

Preservation Green Lab

SECOND STAKEHOLDER MEETING
OCTOBER 1, 2015

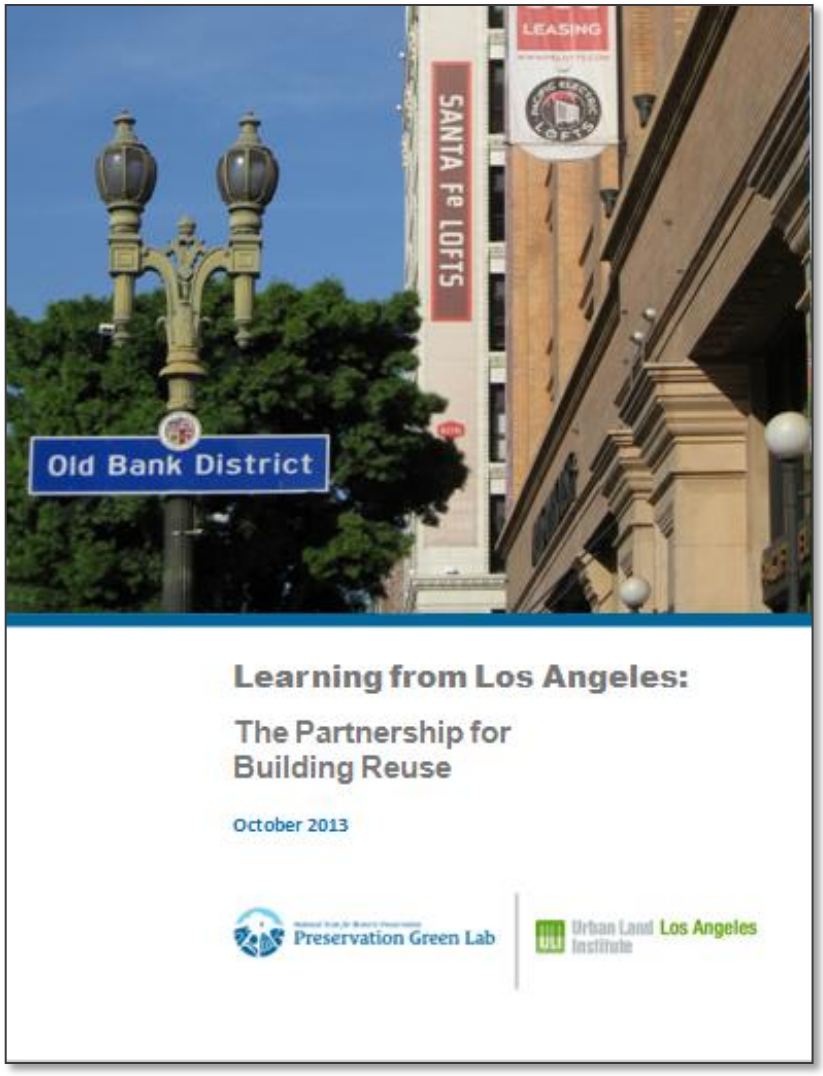







PRESERVATION GREEN LAB

strengthens the fabric of communities
by capitalizing on the inherent value of their built assets
to improve social, environmental and economic performance.



Green Lab Solutions

Partnership for Building Reuse

Collaboration with Urban Land Institute and preservation partners to remove technical, financial and regulatory barriers to make building reuse easier and more likely in major US cities.

The Partnership for Building Reuse

2012-14	2015-16	2016-17
• Los Angeles Pilot • Philadelphia • Baltimore	• **Chicago** • Detroit • Louisville	• National Summit • 10 Principles publication

National Trust *for* Historic Preservation
Preservation Green Lab

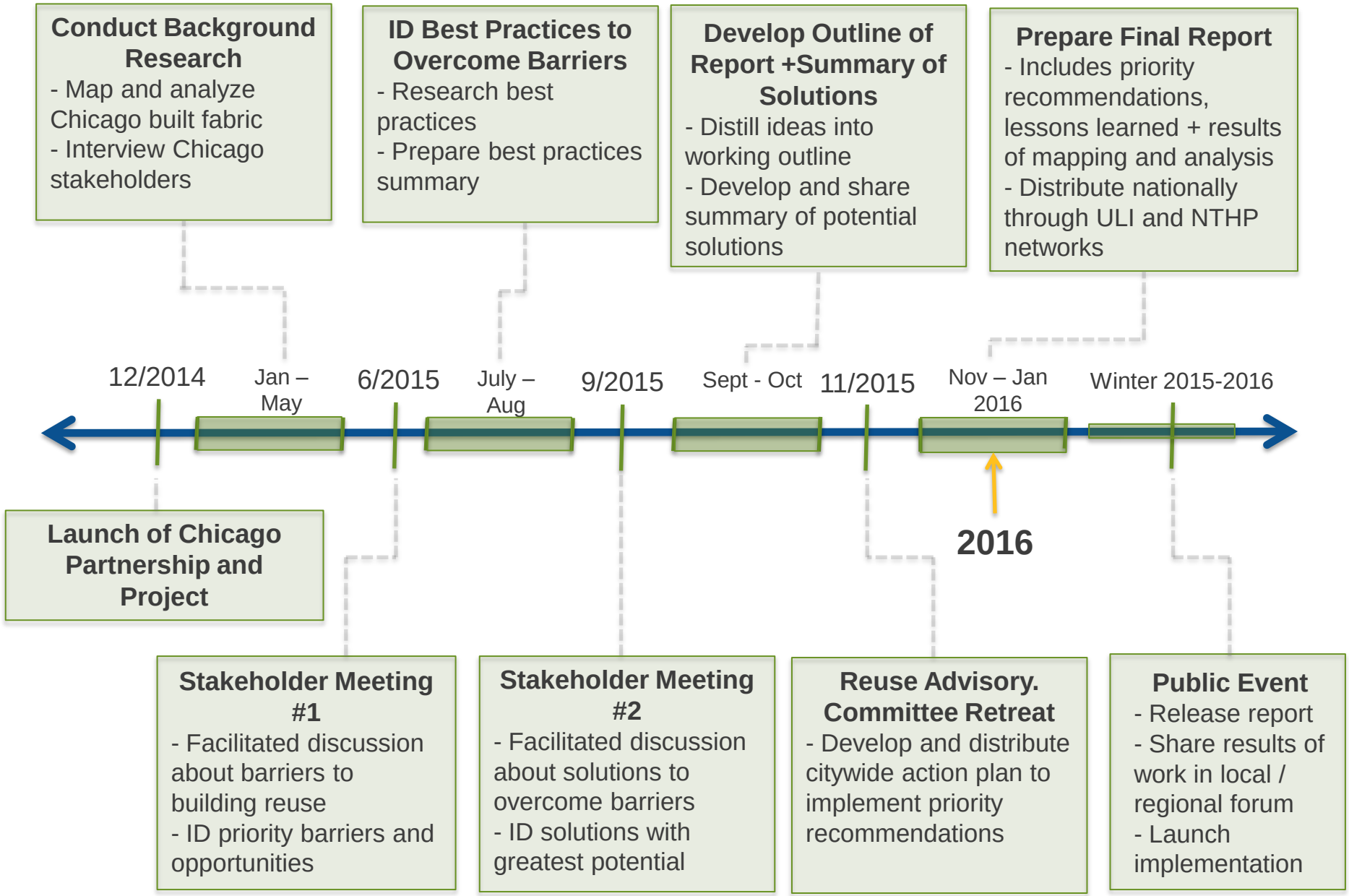
ULI Urban Land Institute

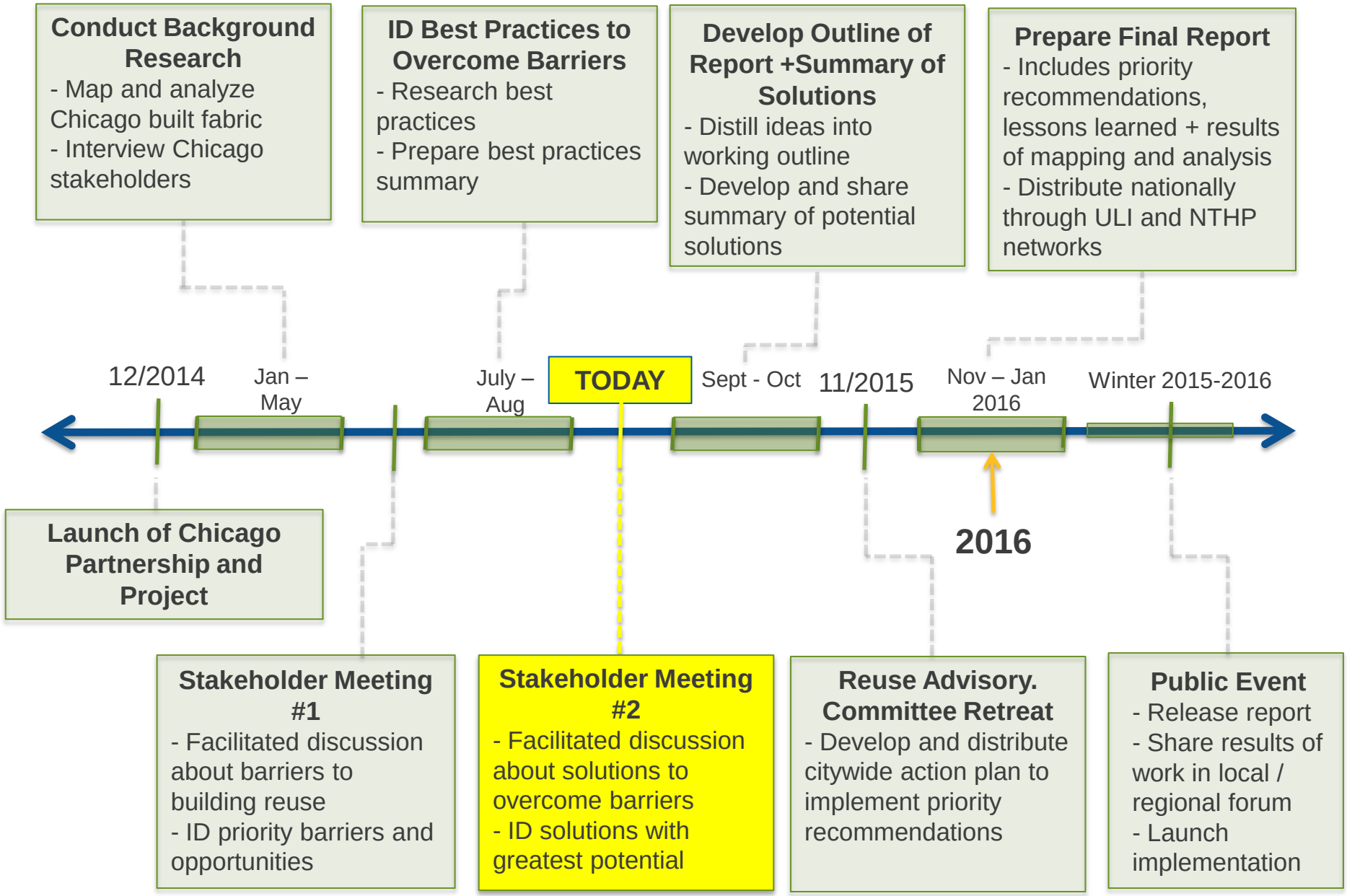
The Partnership for Building Reuse
Goals

- Increase **market-driven** building reuse
- Identify common **barriers**
- Uncover hidden **opportunities**
- Share **best practices** and build on success
- Realize the potential for **sustainable development**

National Trust *for* Historic Preservation
Preservation Green Lab

ULI Urban Land Institute
Chicago


Conduct Background Research
- Map and analyze Chicago built fabric
- Interview Chicago stakeholders
ID Best Practices to Overcome Barriers
- Research best practices
- Prepare best practices summary
Develop Outline of Report +Summary of Solutions
- Distill ideas into working outline
- Develop and share summary of potential solutions
Prepare Final Report
- Includes priority recommendations, lessons learned + results of mapping and analysis
- Distribute nationally through ULI and NTHP networks
12/2014
Jan – May
6/2015
July – Aug
9/2015
Sept - Oct
11/2015
Nov – Jan 2016
Winter 2015-2016
2016
Launch of Chicago Partnership and Project
Stakeholder Meeting #1
- Facilitated discussion about barriers to building reuse
- ID priority barriers and opportunities
Stakeholder Meeting #2
- Facilitated discussion about solutions to overcome barriers
- ID solutions with greatest potential
Reuse Advisory. Committee Retreat
- Develop and distribute citywide action plan to implement priority recommendations
Public Event
- Release report
- Share results of work in local / regional forum
- Launch implementation


Conduct Background Research
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The Partnership for Building Reuse
Chicago – Possible Outcomes

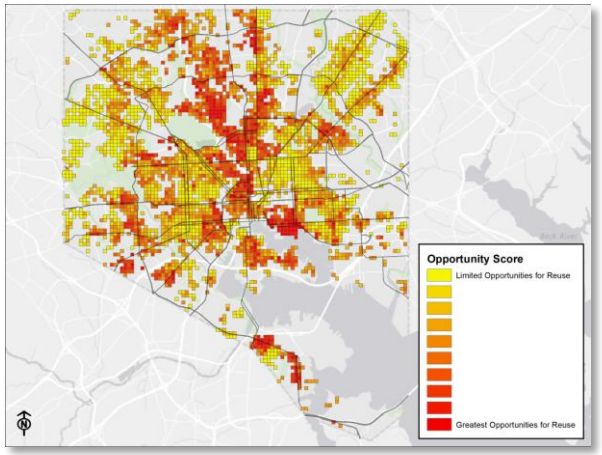
- Shape public discourse and advance new policy
- Possible Outcomes in Chicago:
  - Development of viable action plan
  - Creation of local implementation task force
  - Launch of pilot programs in targeted neighborhoods

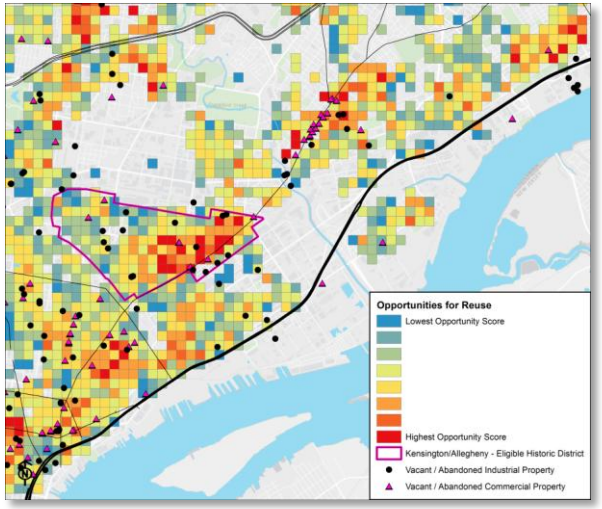


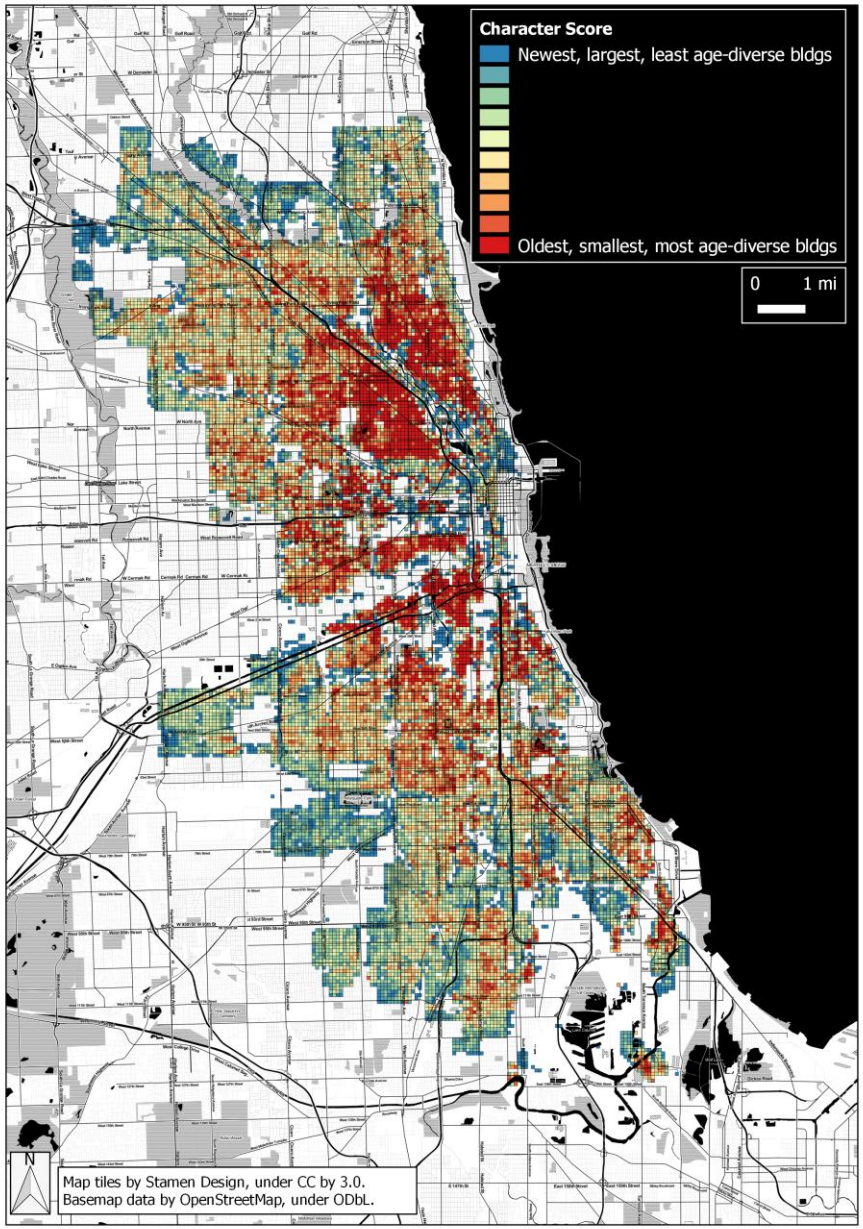


The Partnership for Building Reuse
Highlighting Opportunity

- Highlight areas of the city where building reuse could have greatest impact
  - Build on “Character Score” mapping
  - Apply additional data analysis
  - Uncover new insights about opportunities in old neighborhoods

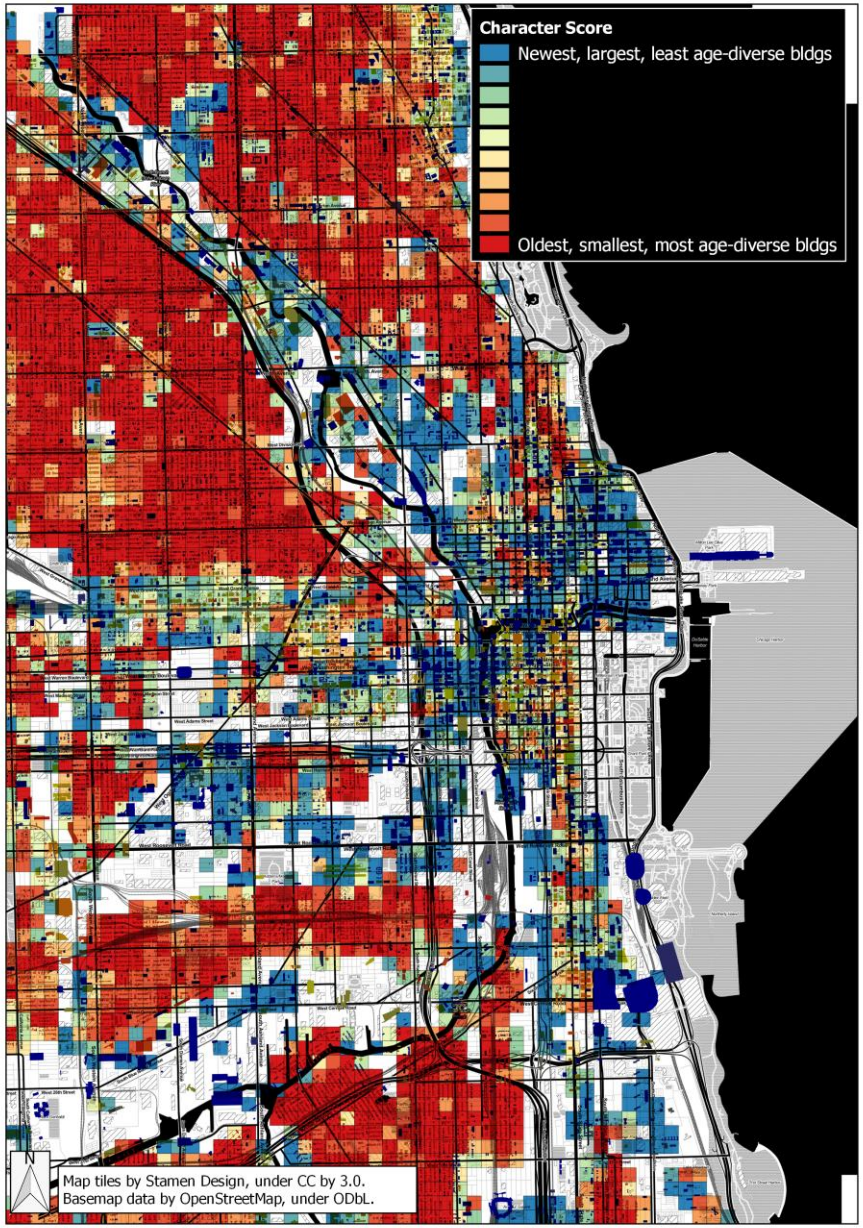






Analyzing the Built Fabric of Chicago

- The Character Score shows areas with older, smaller buildings and greater age diversity in hot colors.
- Areas with newer, larger buildings and less age diversity are shown in cool colors.

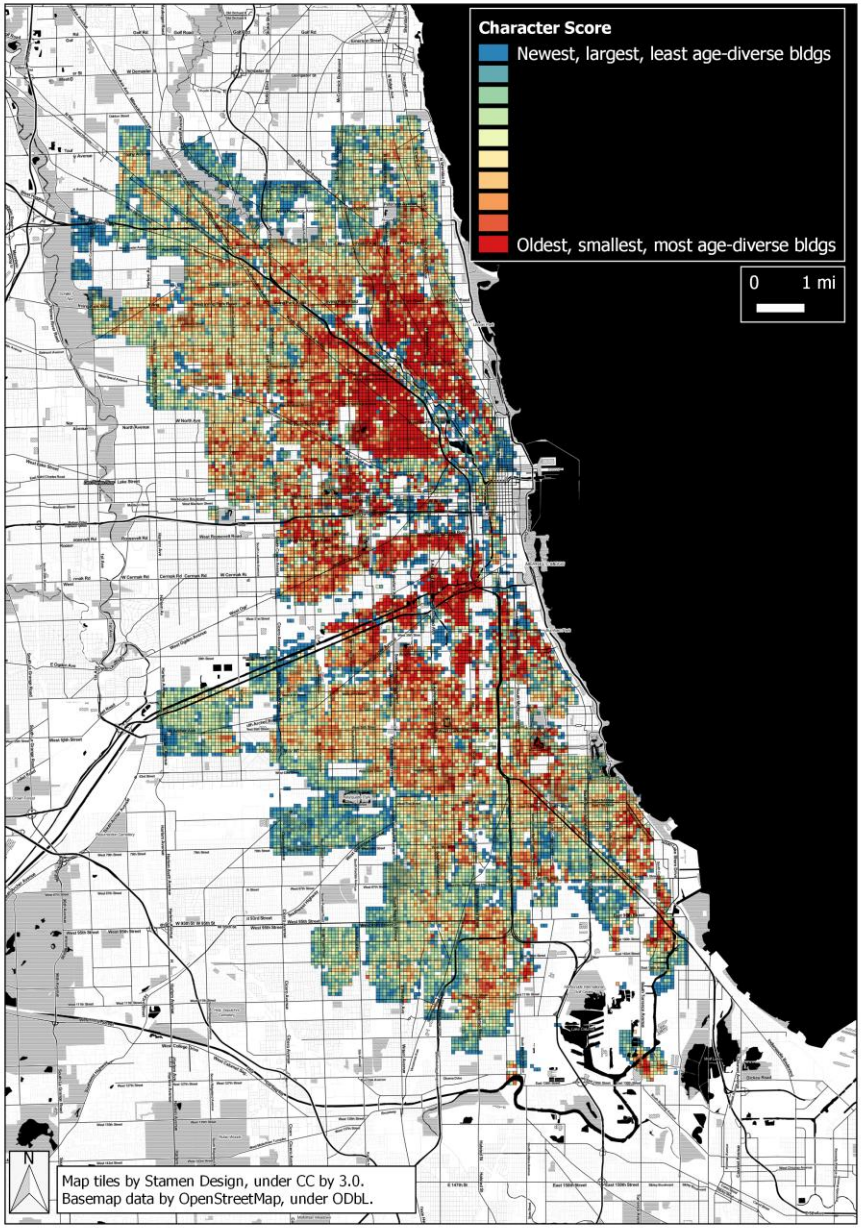


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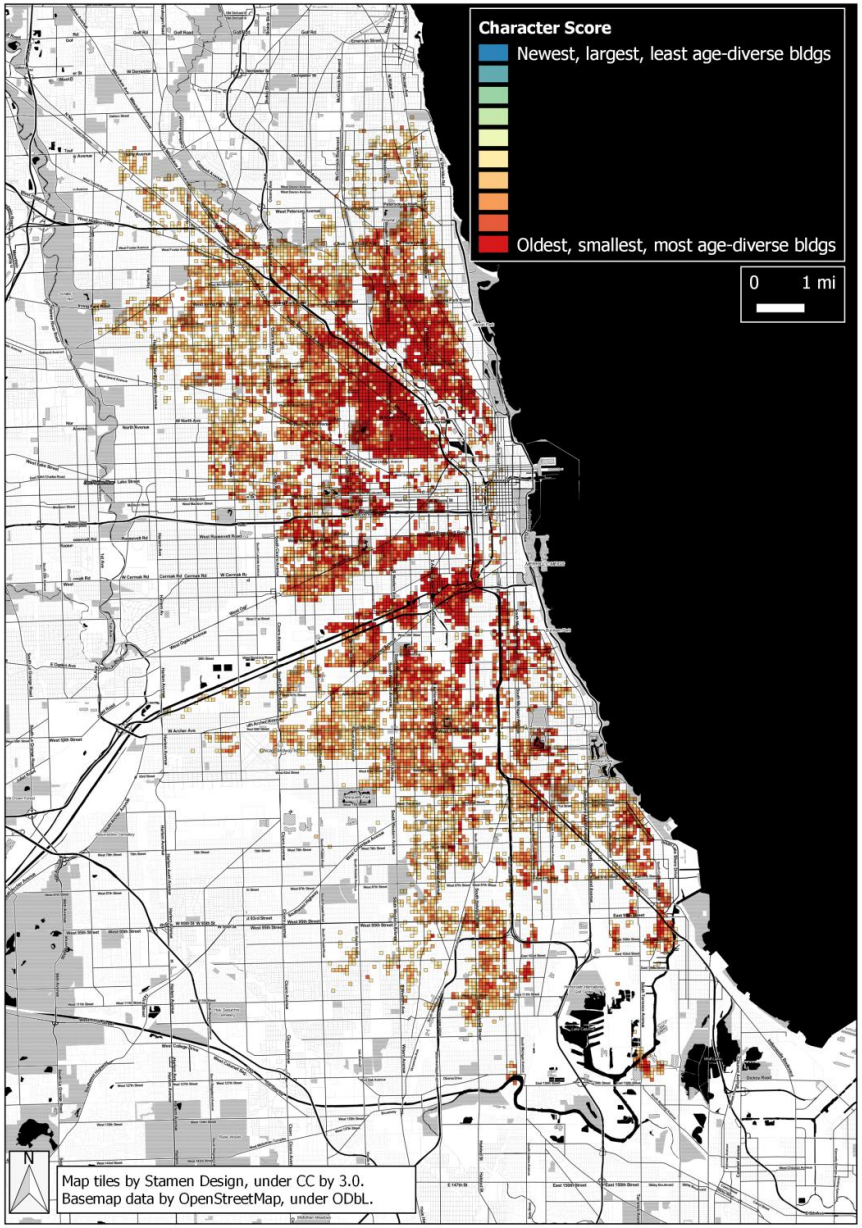
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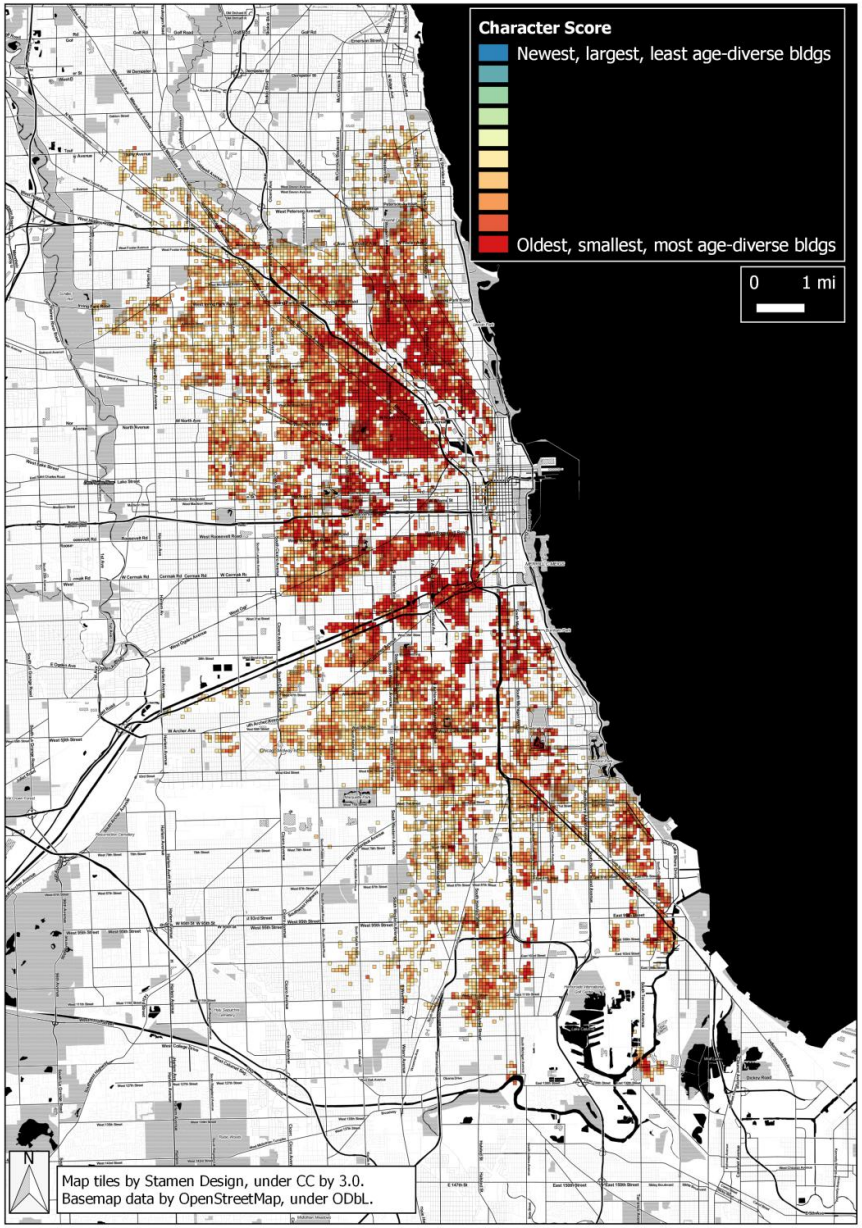
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- Opportunity analysis considers only those areas of the city with high Character Scores.



Highlighting Opportunity

- The Character Score shows areas with older, smaller buildings and greater age diversity in hot colors.
- Opportunity analysis considers only those areas of the city with high Character Scores.
- With Chicago's differentiated real estate markets, PGL developed two separate models



Market-Based Reuse Model

Social Metrics

•Located within ¼ mile of a CTA L station with mid-tier ridership
•Located within ¼ mile of a top 33% performing neighborhood school or middle-third performing selective school, according to the Chicago Public Schools SY14-15 School Quality Ratings Results.

Economic Metrics

•Middle third: Percentage of jobs that are in small businesses, 2013
•Middle third: Percentage of jobs that are in new businesses, 2013
•Middle third: Change in number of jobs, 2009-2013
•Located within a Micro Market Recovery Program area

Real Estate Metrics

•Middle third: Total estimated value of all permitted alterations, repairs, renovations, and additions, 2010-2015
•Middle third: Number of demolition permits less the number of new construction permits, 2010-2015
•Middle third: Number of unique addresses reported via 311 call, 2010-2015

Demographic Metrics

•Middle third: Percent of population that newly moved to Cook County in the previous year, 2013
•Middle third :Change in population, 2000-2010
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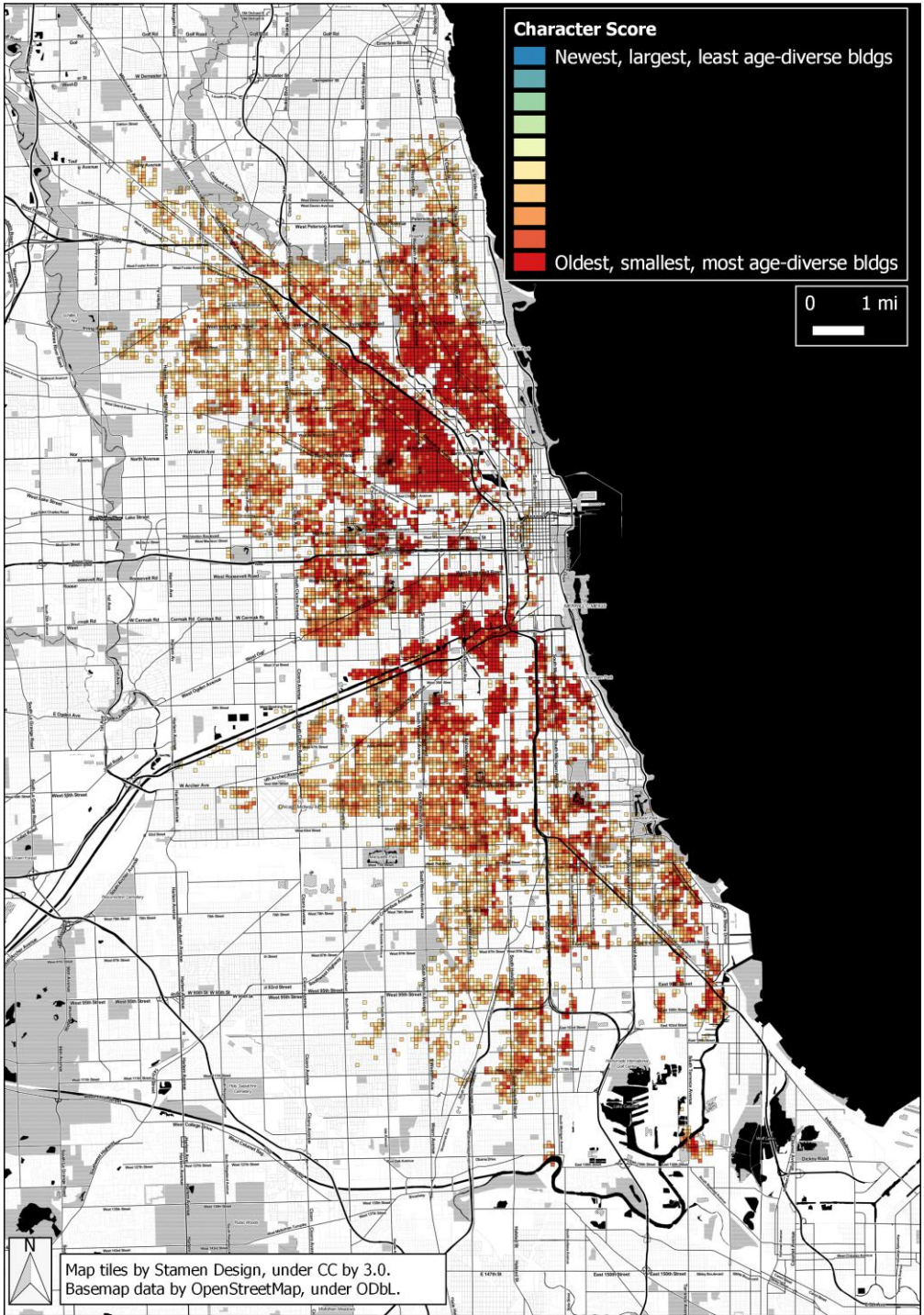
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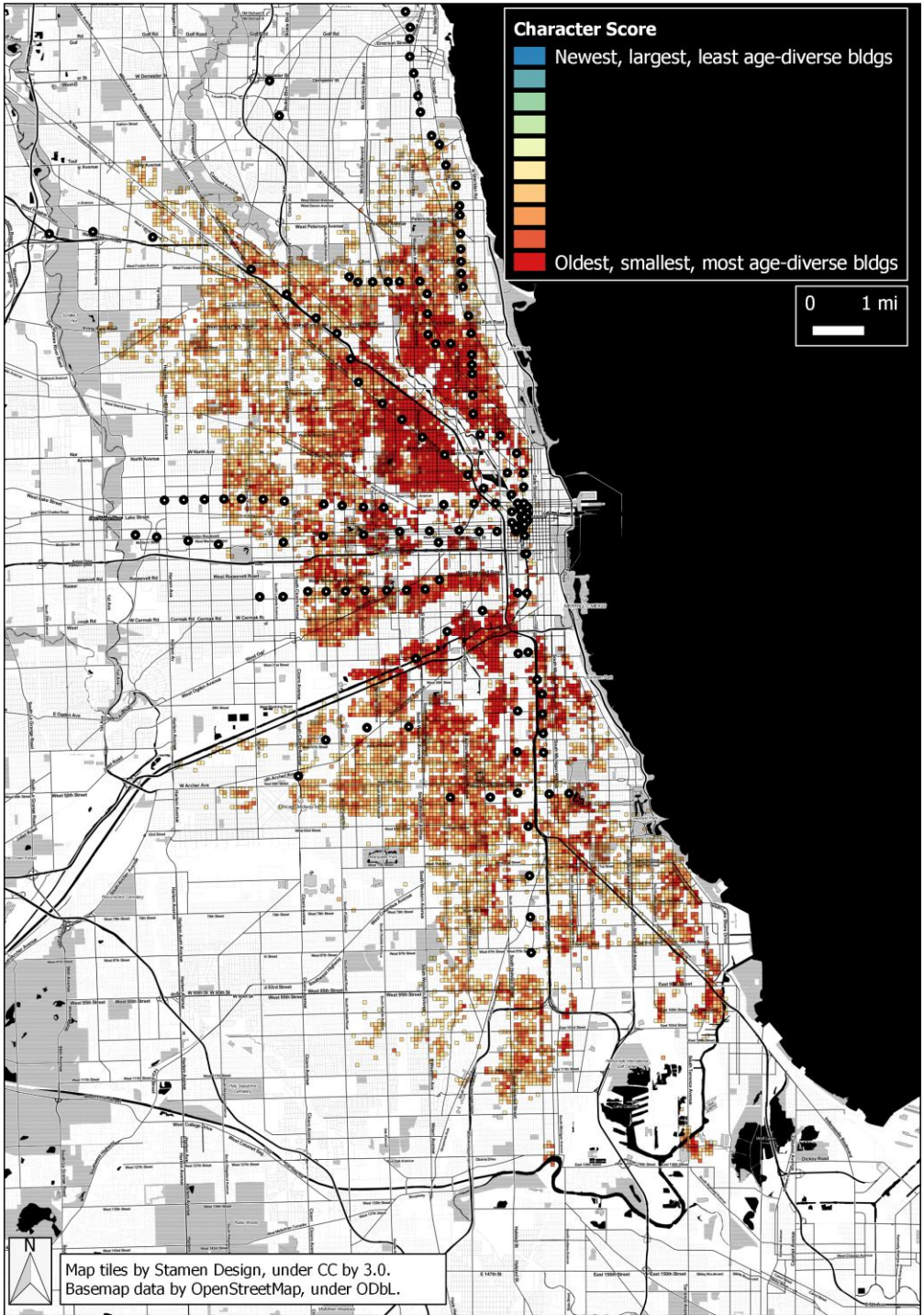
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Market-Based Reuse Model



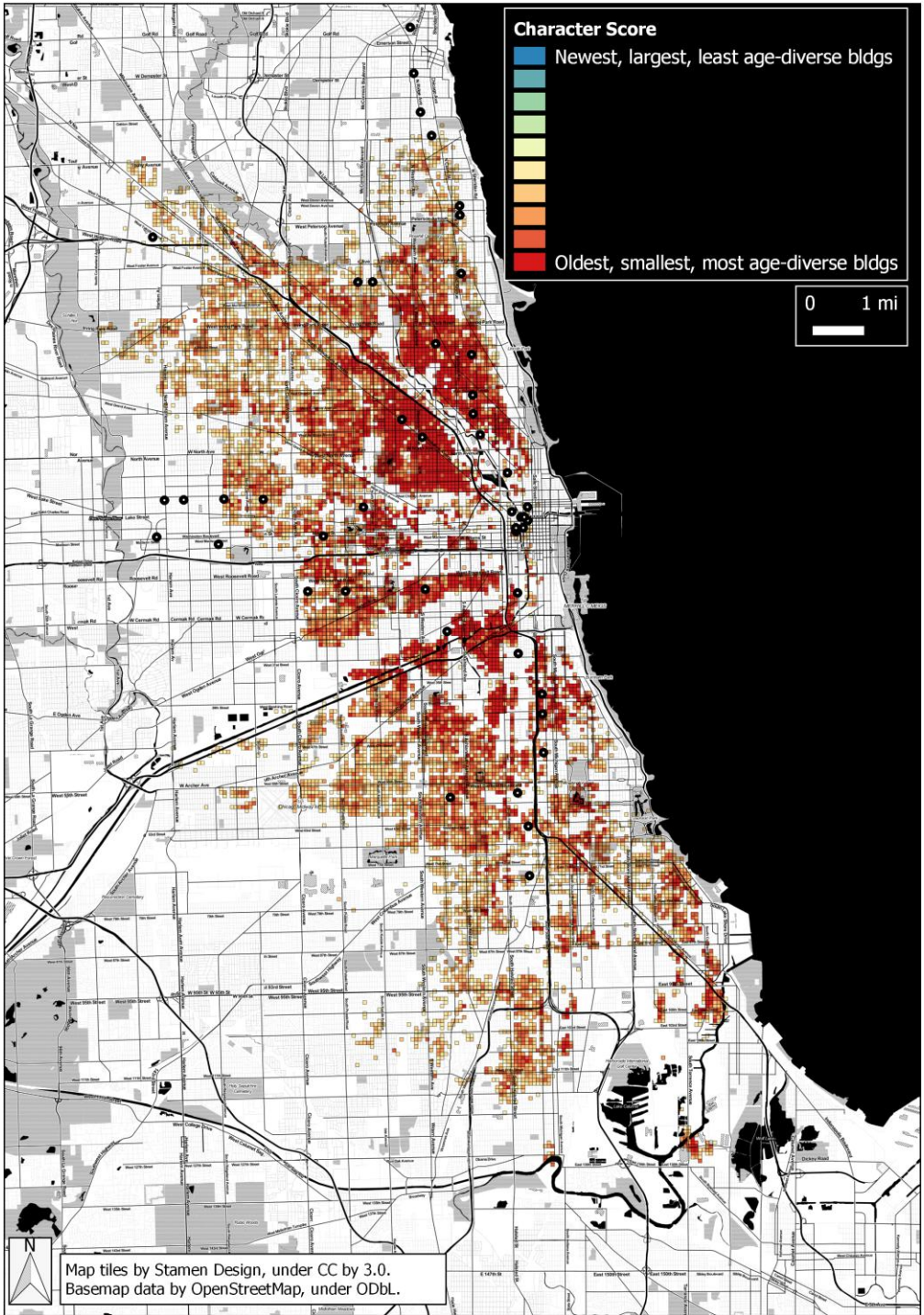
Market-Based Reuse Model

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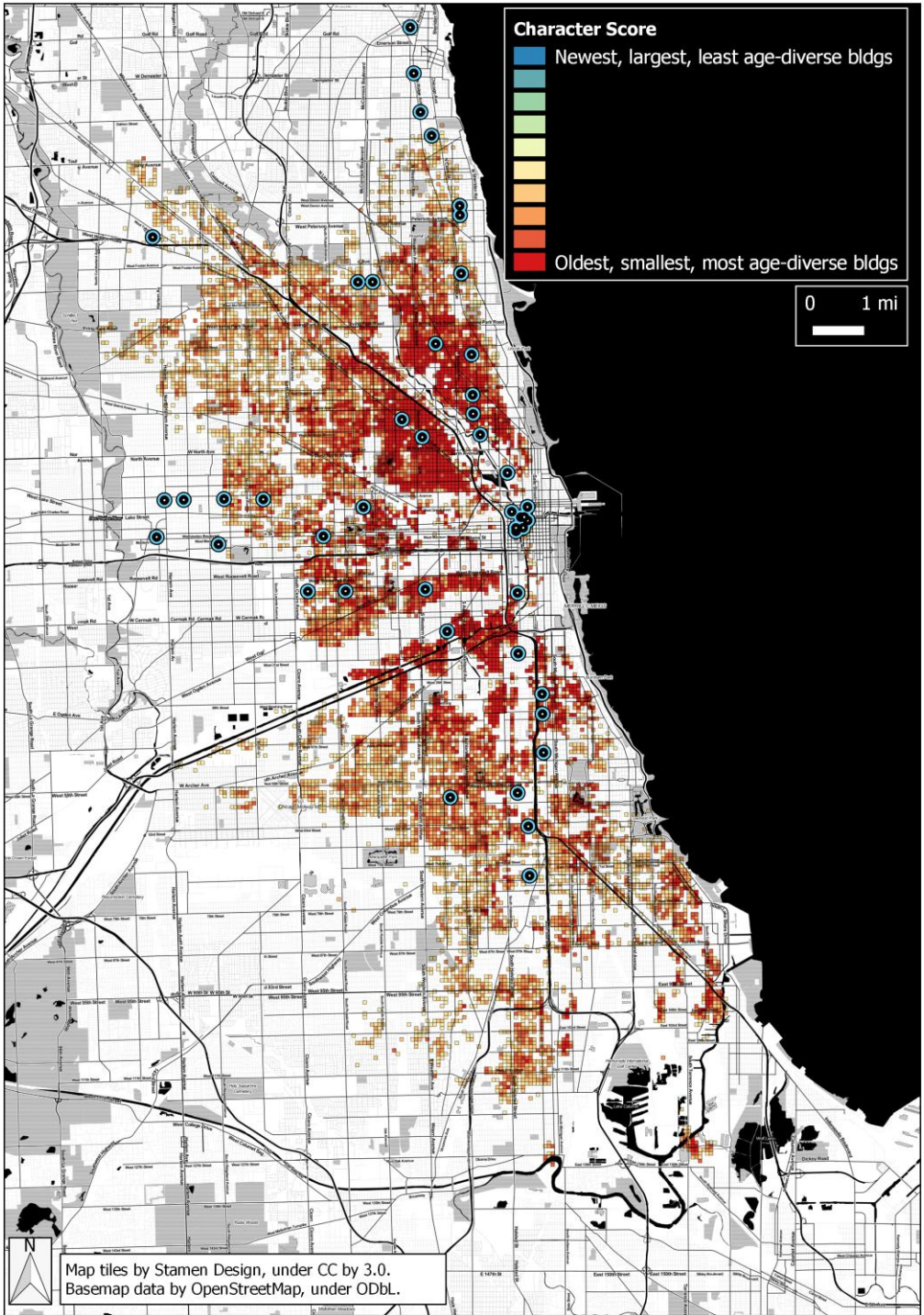
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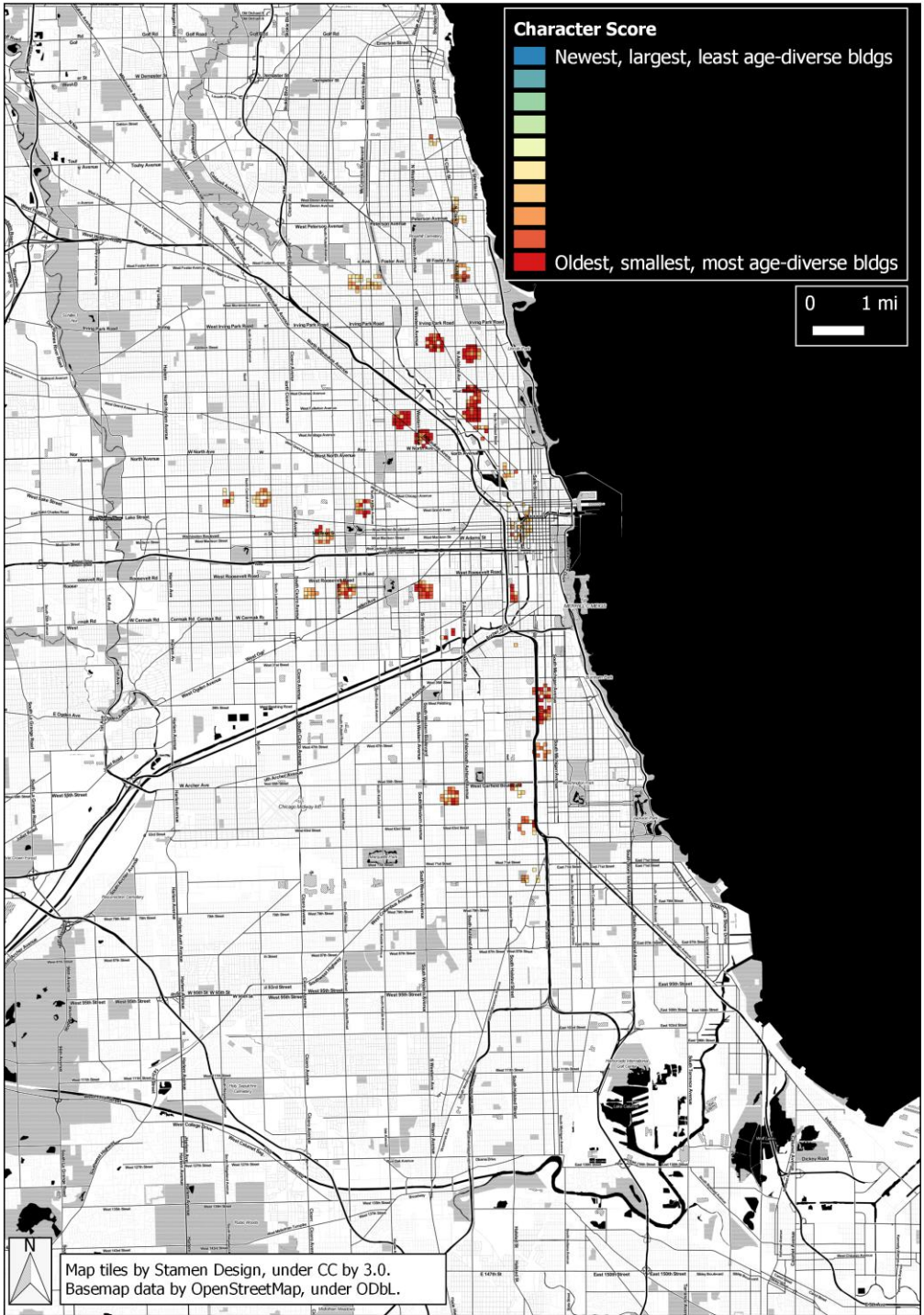
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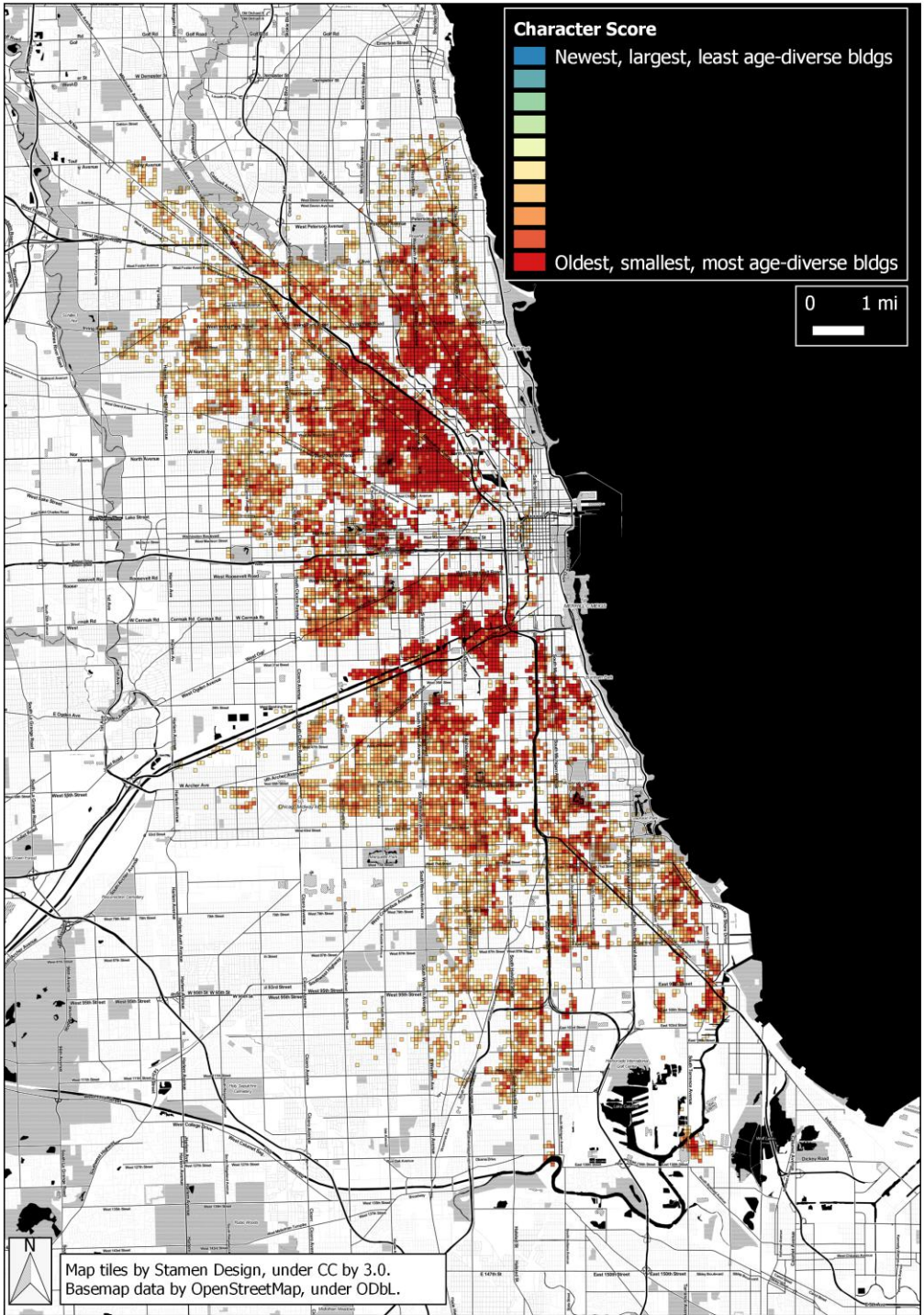
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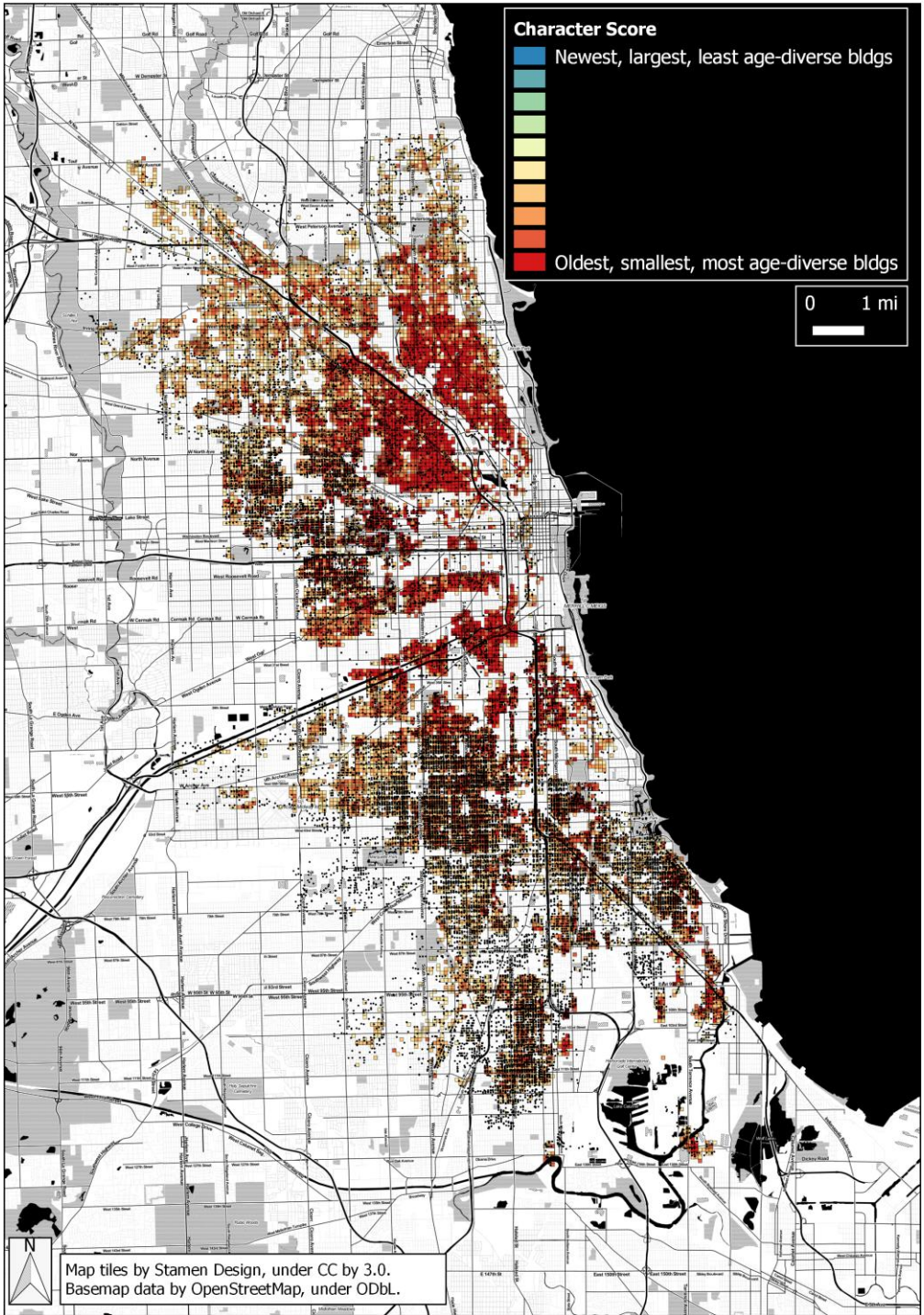
Market-Based Reuse Model

- Proximity to CTA stations with mid-tier ridership
- Mid-tier number of unique vacant properties reported via 311 call, 2010-2015



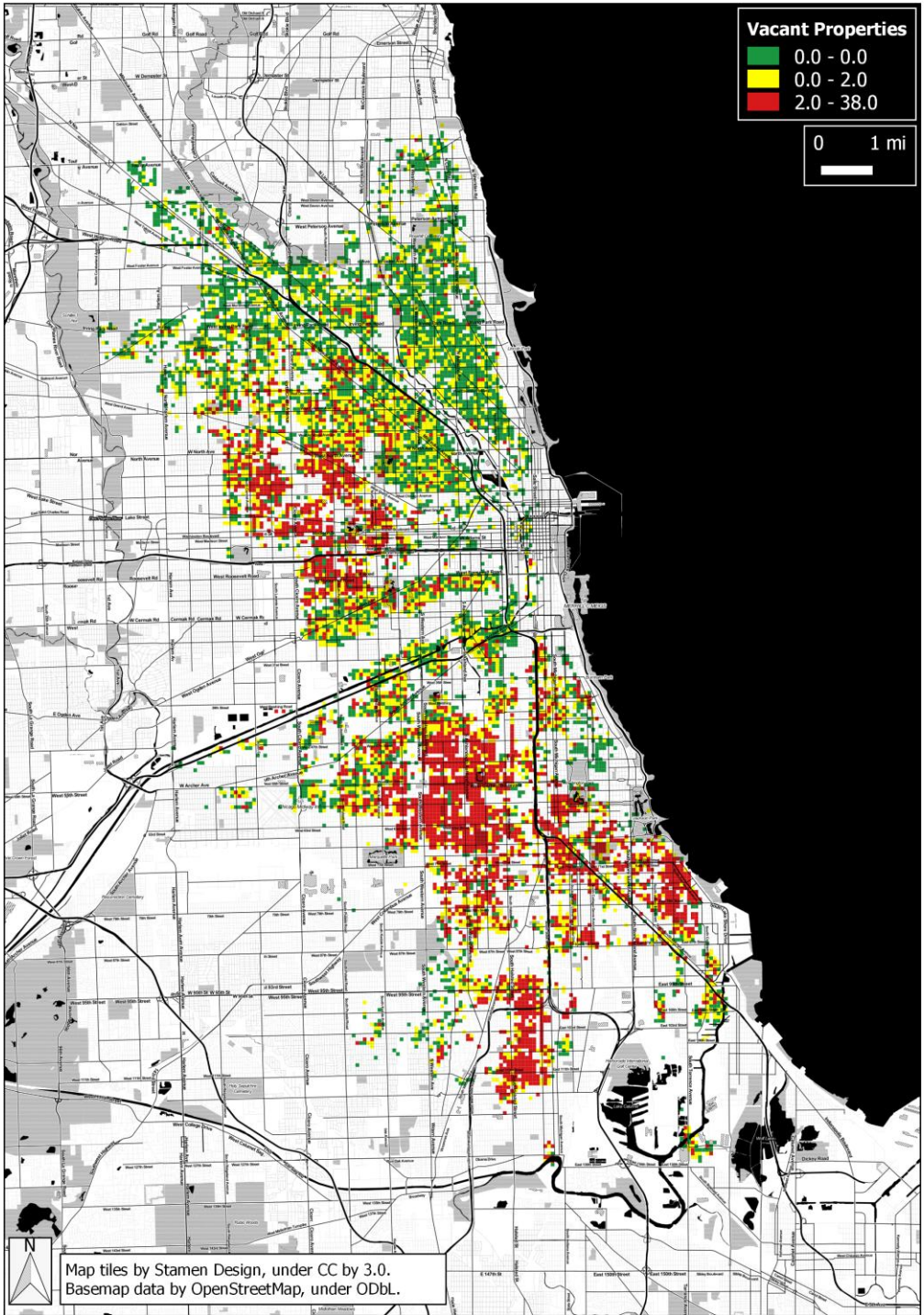
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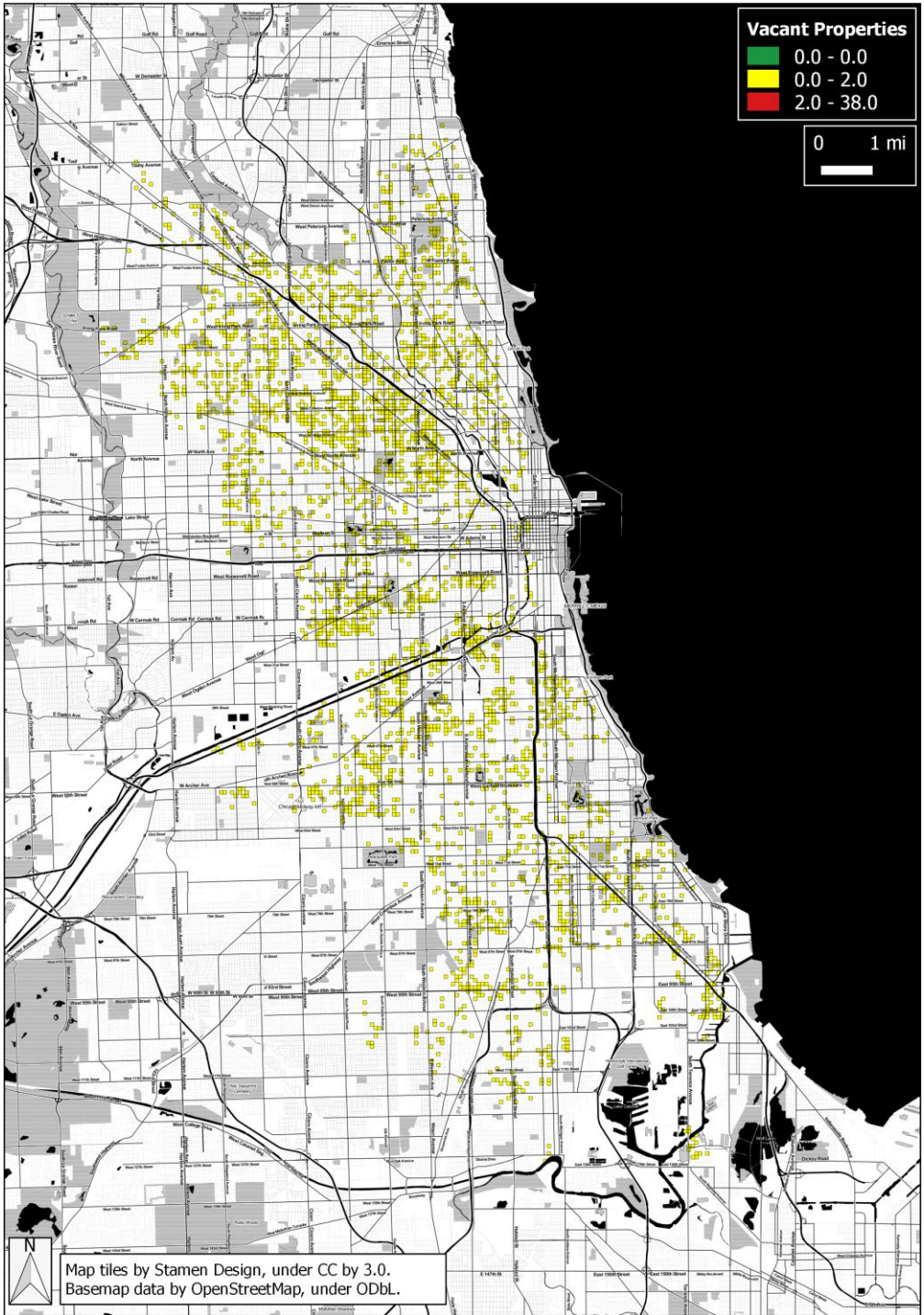
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Market-Based Reuse Model

- Proximity to CTA stations with mid-tier ridership
- Mid-tier number of unique vacant properties reported via 311 call, 2010-2015



Market-Based Reuse Model

Social Metrics

•Located within ¼ mile of a CTA L station with mid-tier ridership
•Located within ¼ mile of a top 33% performing neighborhood school or middle-third performing selective school, according to the Chicago Public Schools SY14-15 School Quality Ratings Results.

Economic Metrics

•Middle third : Percentage of jobs that are in small businesses, 2013
•Middle third: Percentage of jobs that are in new businesses, 2013
•Middle third: Change in number of jobs, 2009-2013
•Located within a Micro Market Recovery Program area

Real Estate Metrics

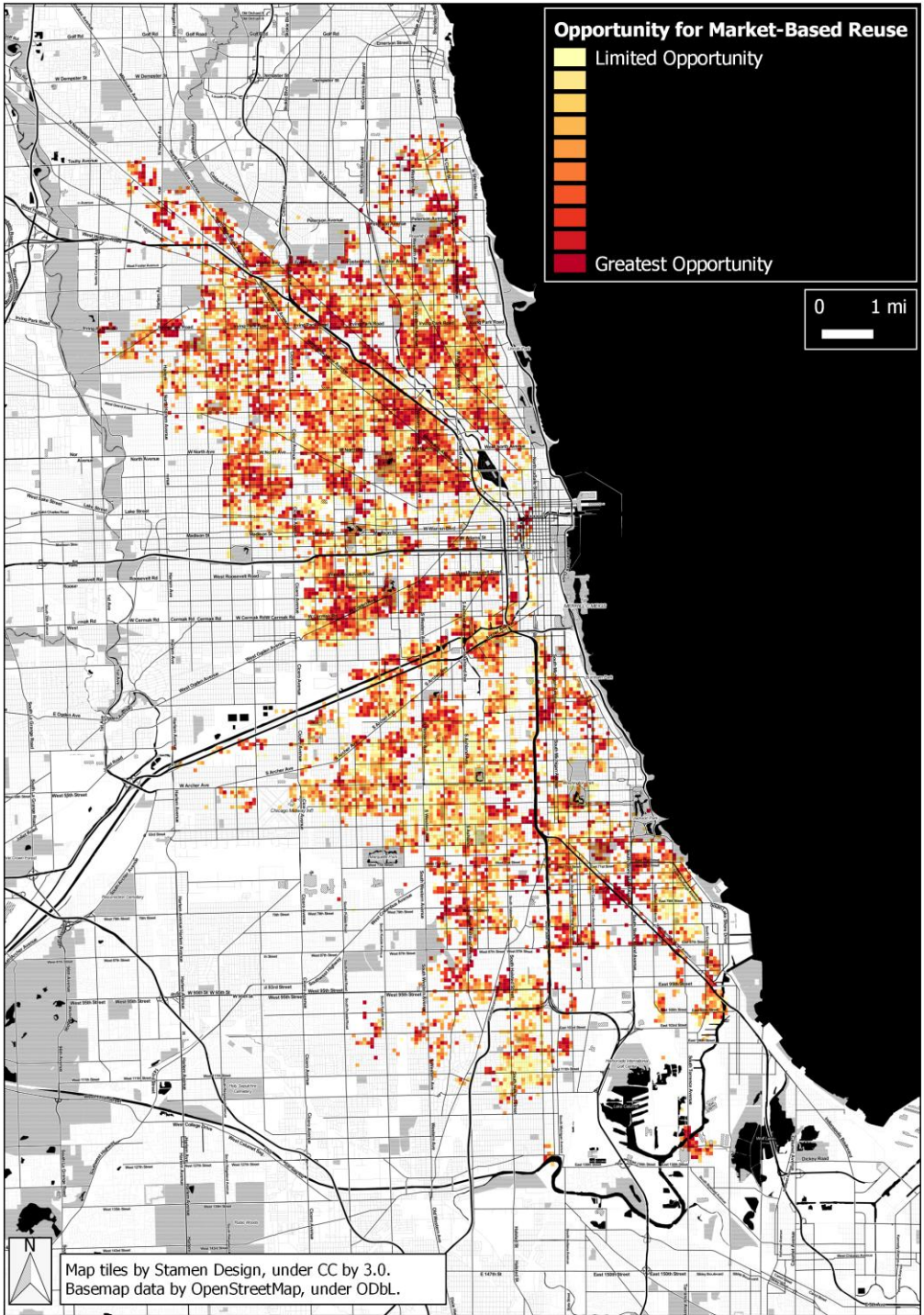
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Demographic Metrics

•Middle third: Percent of population that newly moved to Cook County in the previous year, 2013
•Middle third :Change in population, 2000-2010
•Middle third: Change of the computed Racial and Ethnic Diversity Index score, 2000-2010
•Middle third: Change in median income, 2009-2013

Market-Based Reuse Model

- Proximity to CTA stations with mid-tier ridership
- Mid-tier number of unique vacant properties reported via 311 call, 2010-2015
- Preliminary model includes 12 metrics, covering social, economic, real estate, and demographic criteria



Community Development Reuse Model

Social Metrics

•Located within ¼ mile of a CTA L station with mid-tier ridership
•Located within ¼ mile of a middle-third performing neighborhood school or middle-third performing selective school, according to the Chicago Public Schools SY14-15 School Quality Ratings Results.

Economic Metrics

•Lower half: Count of jobs in small businesses, 2013
•Lower half: Count of jobs in new businesses, 2013
•Lower half: Change in number of jobs, 2009-2013
•Located within a Micro Market Recovery Program area

Real Estate Metrics

•Lower half: Total estimated value of all permitted alterations, repairs, renovations, and additions, 2010-2015
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•Upper half: Number of unique addresses reported via 311 call, 2010-2015

Demographic Metrics

•Upper half: Percent of population that newly moved to Cook County in the previous year, 2013
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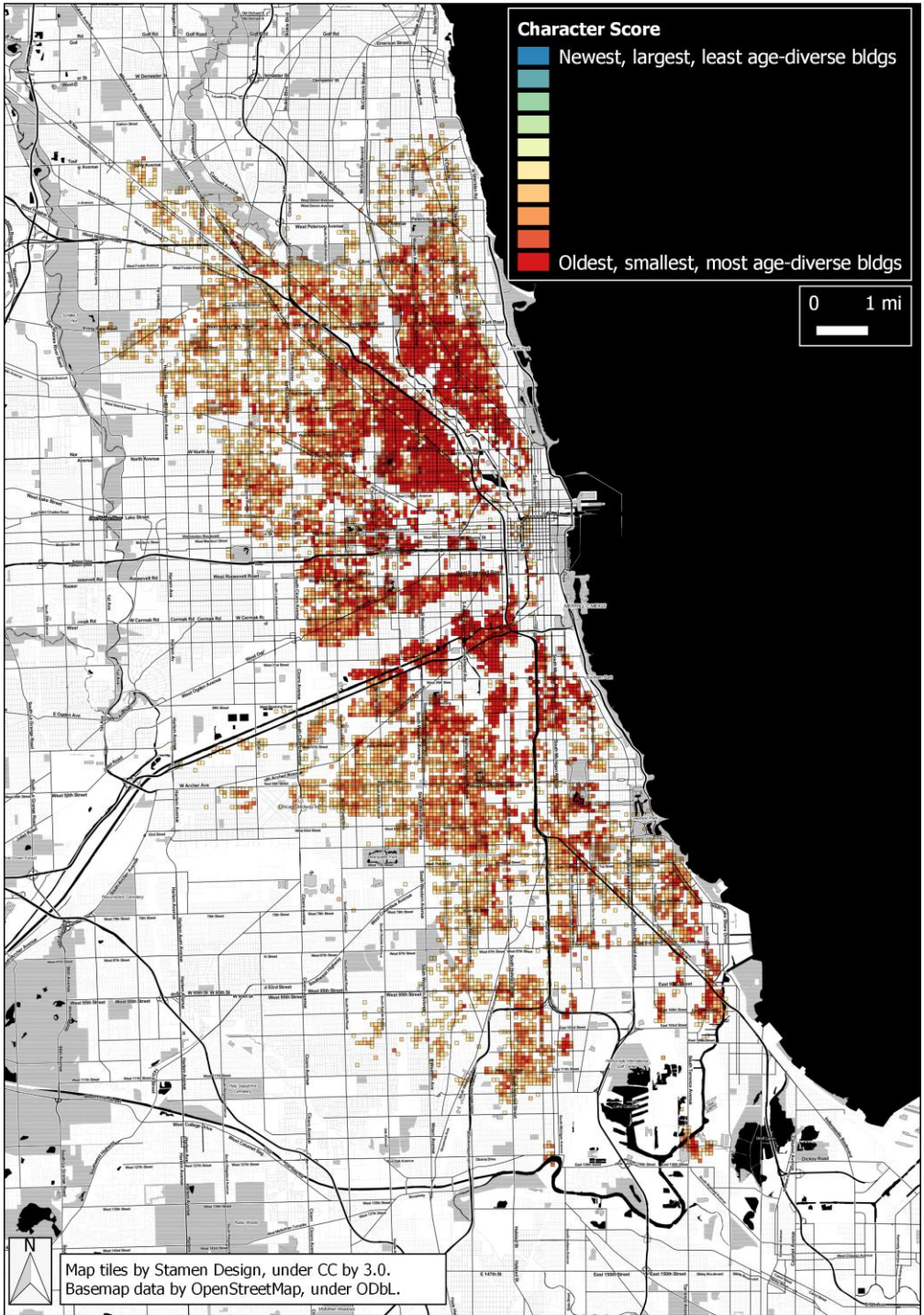
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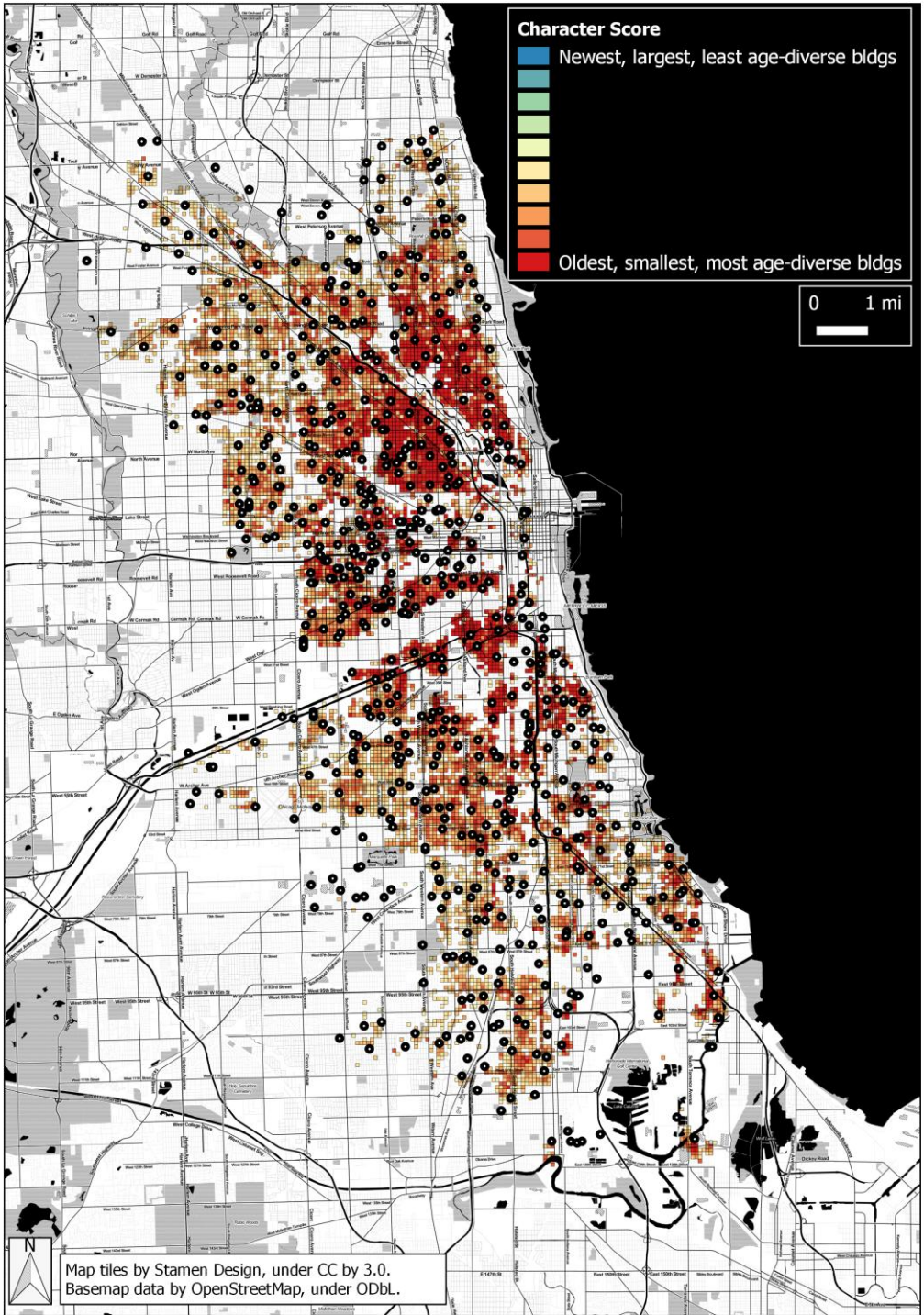
Community Development Reuse Model

- Proximity to good neighborhood schools and selective schools



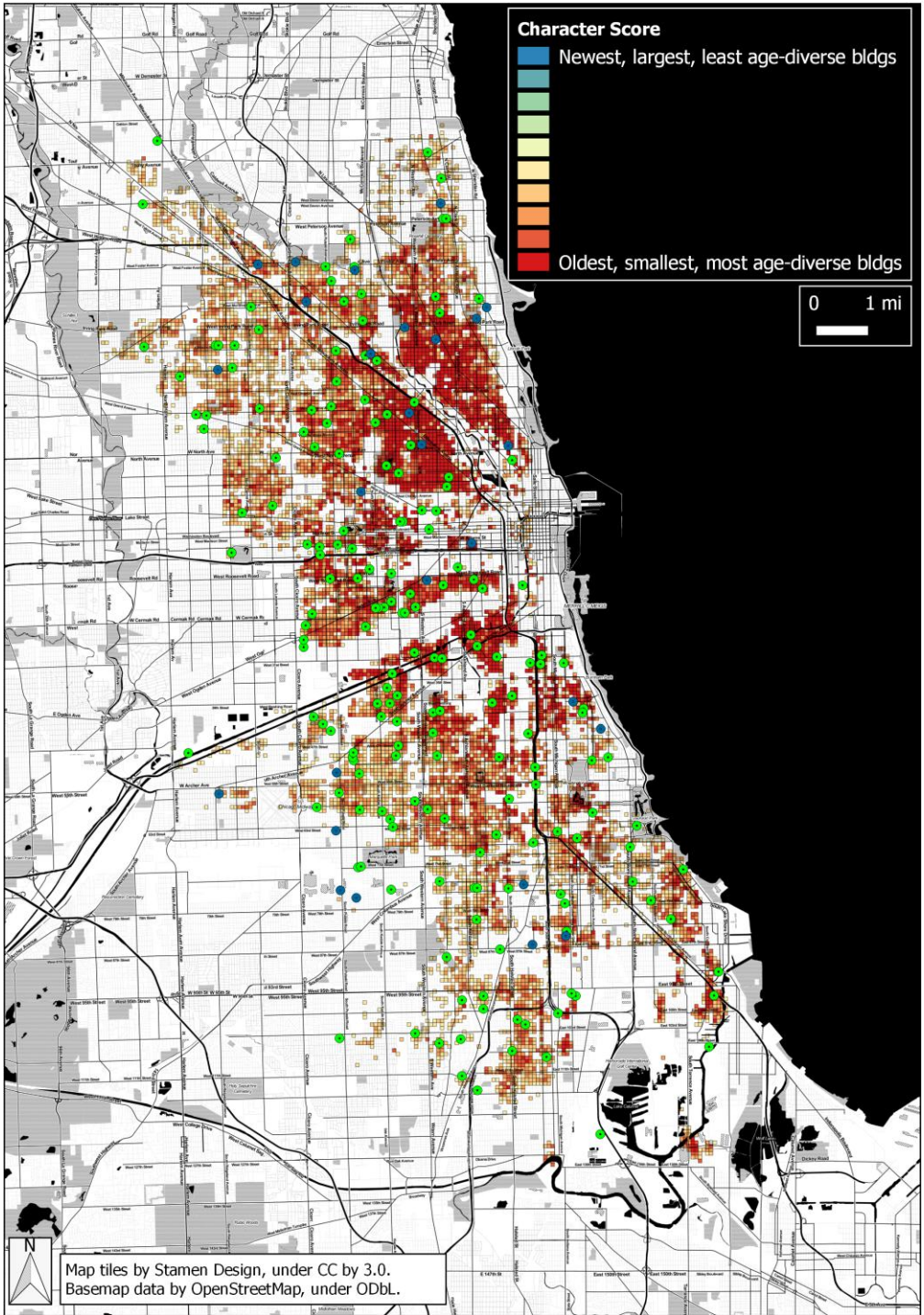
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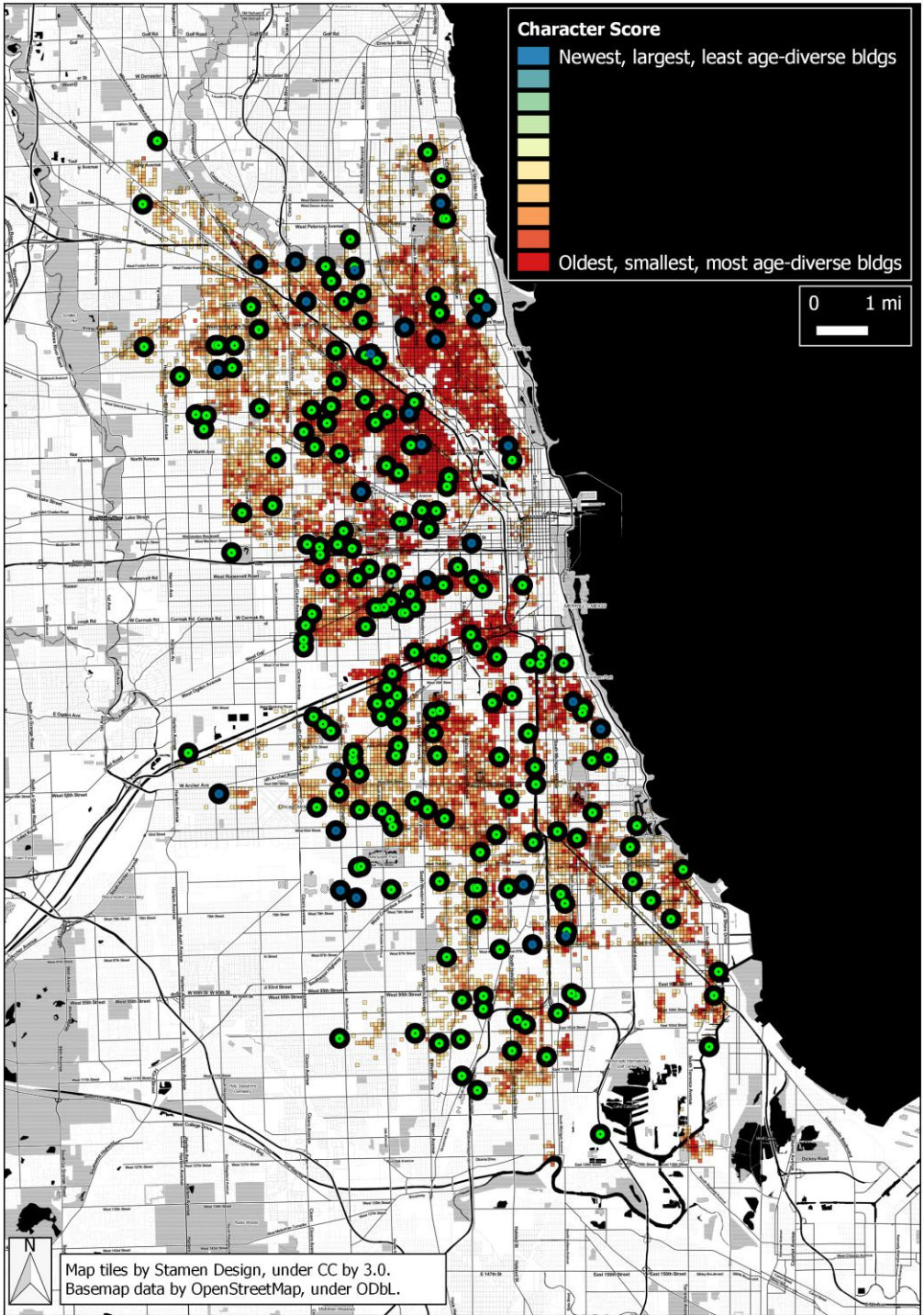
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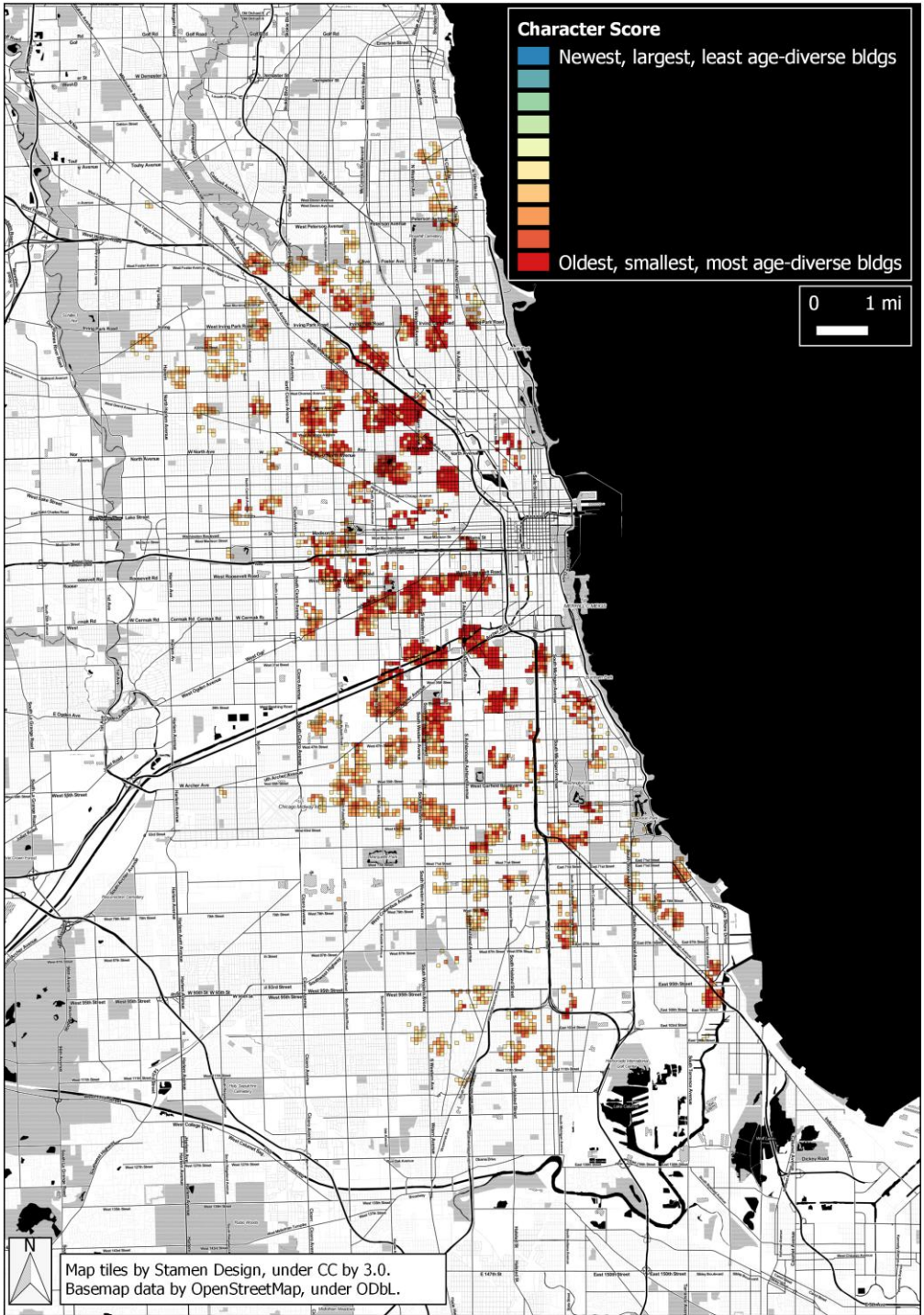
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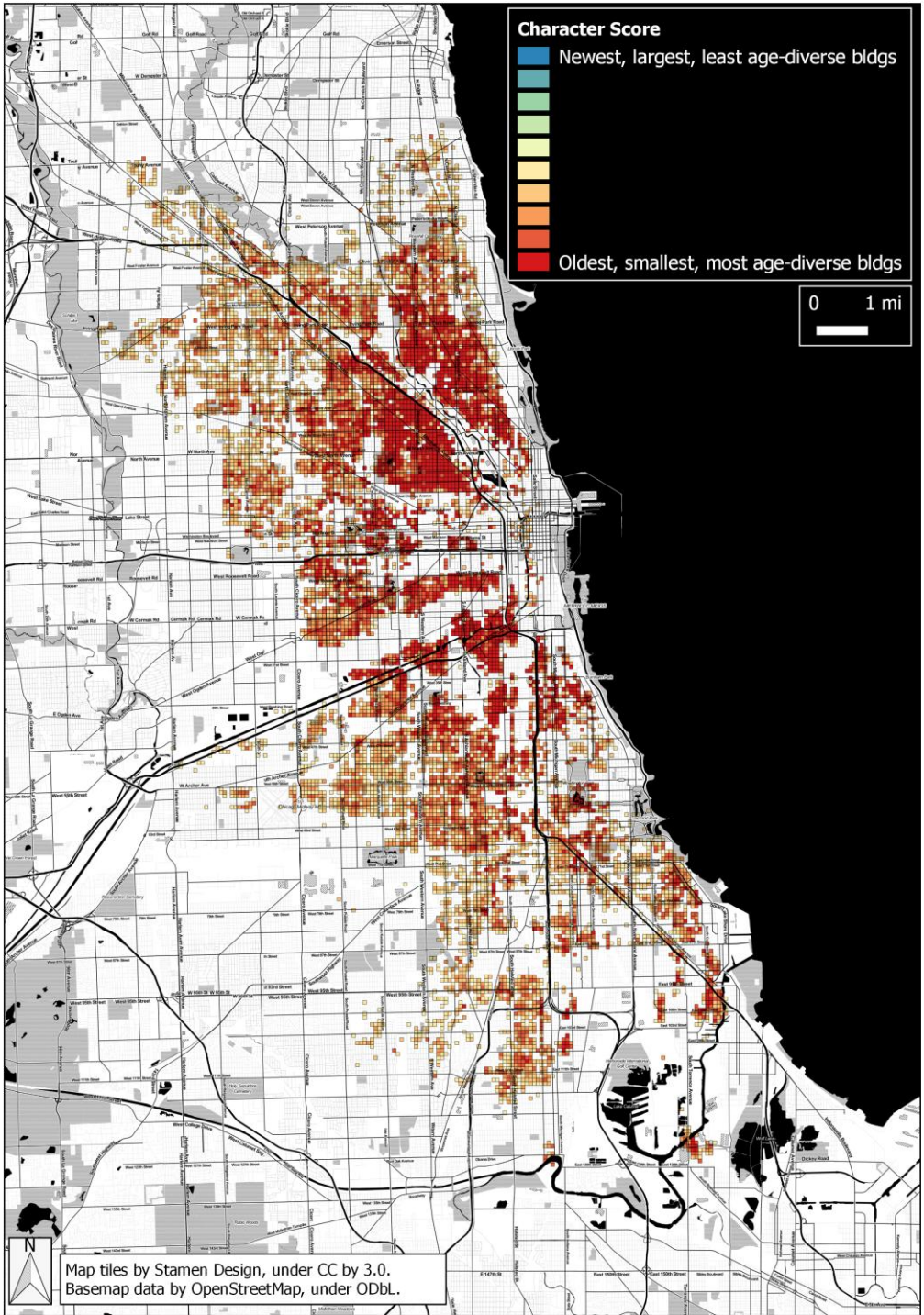
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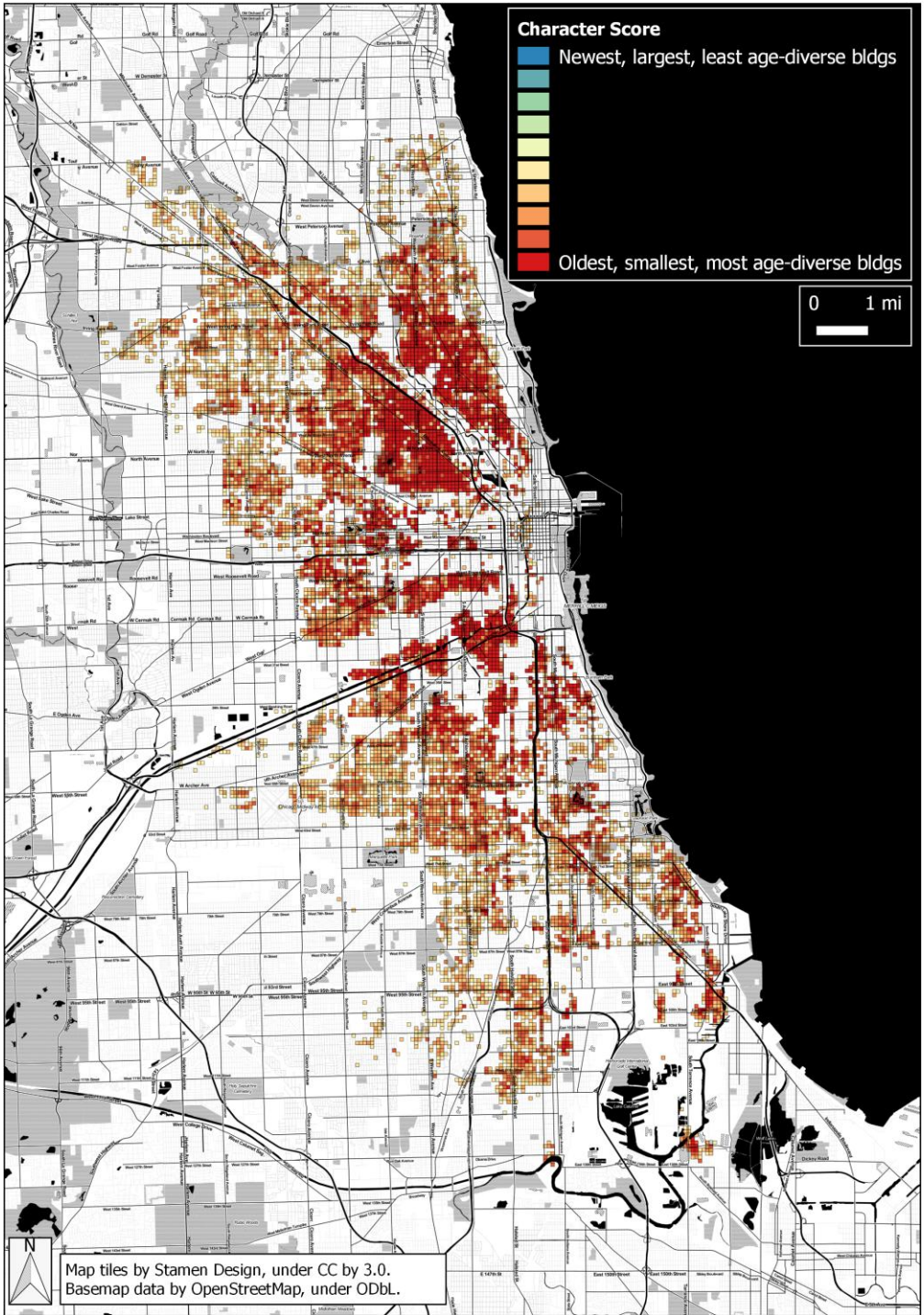
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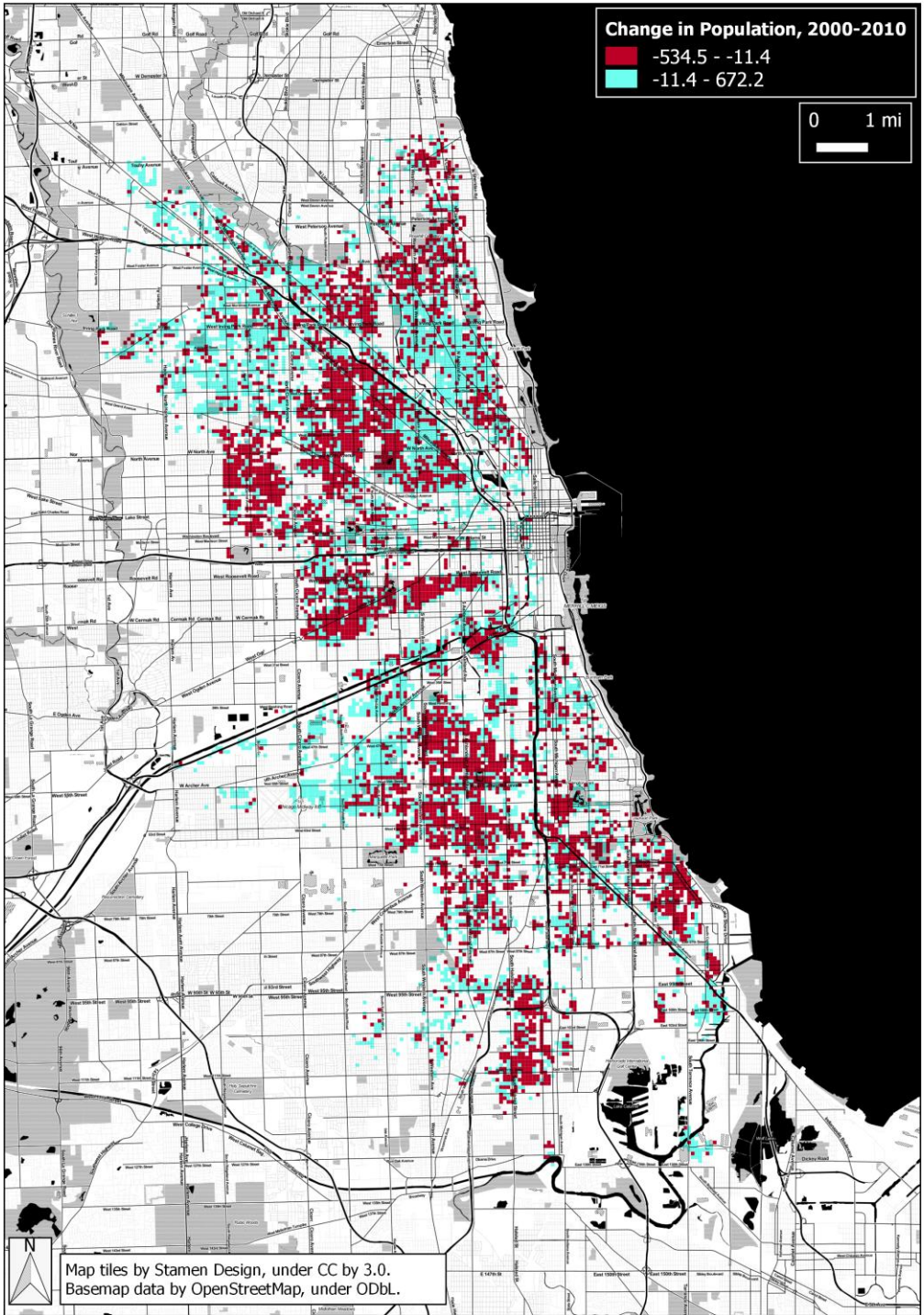
Community Development Reuse Model

- Proximity to good neighborhood schools and selective schools
- Bottom 50% in population change, 2000-2010



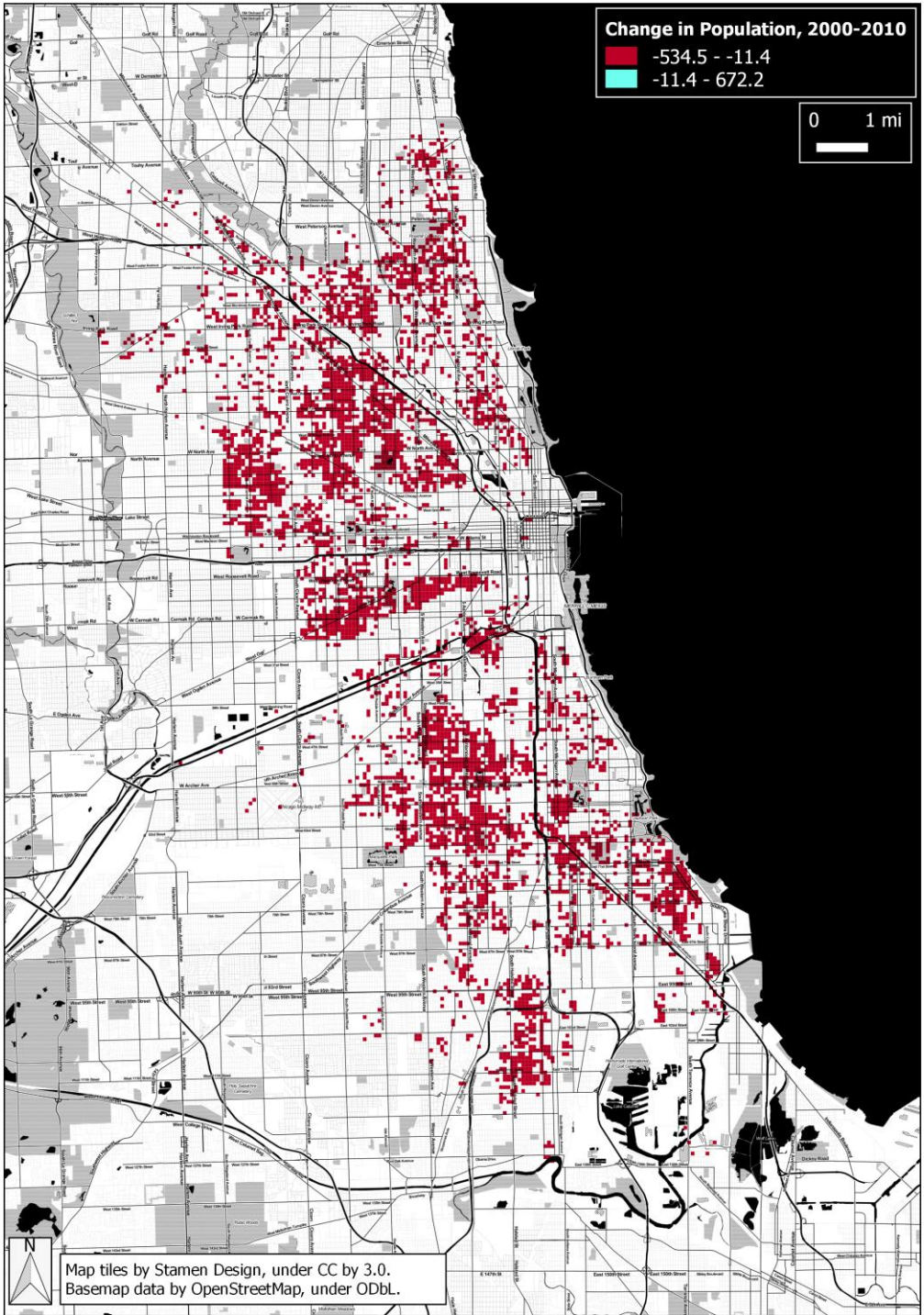
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- Proximity to good neighborhood schools and selective schools
- Bottom 50% in population change, 2000-2010



Community Development Reuse Model

- Proximity to good neighborhood schools and selective schools
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Community Development Reuse Model

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Real Estate Metrics

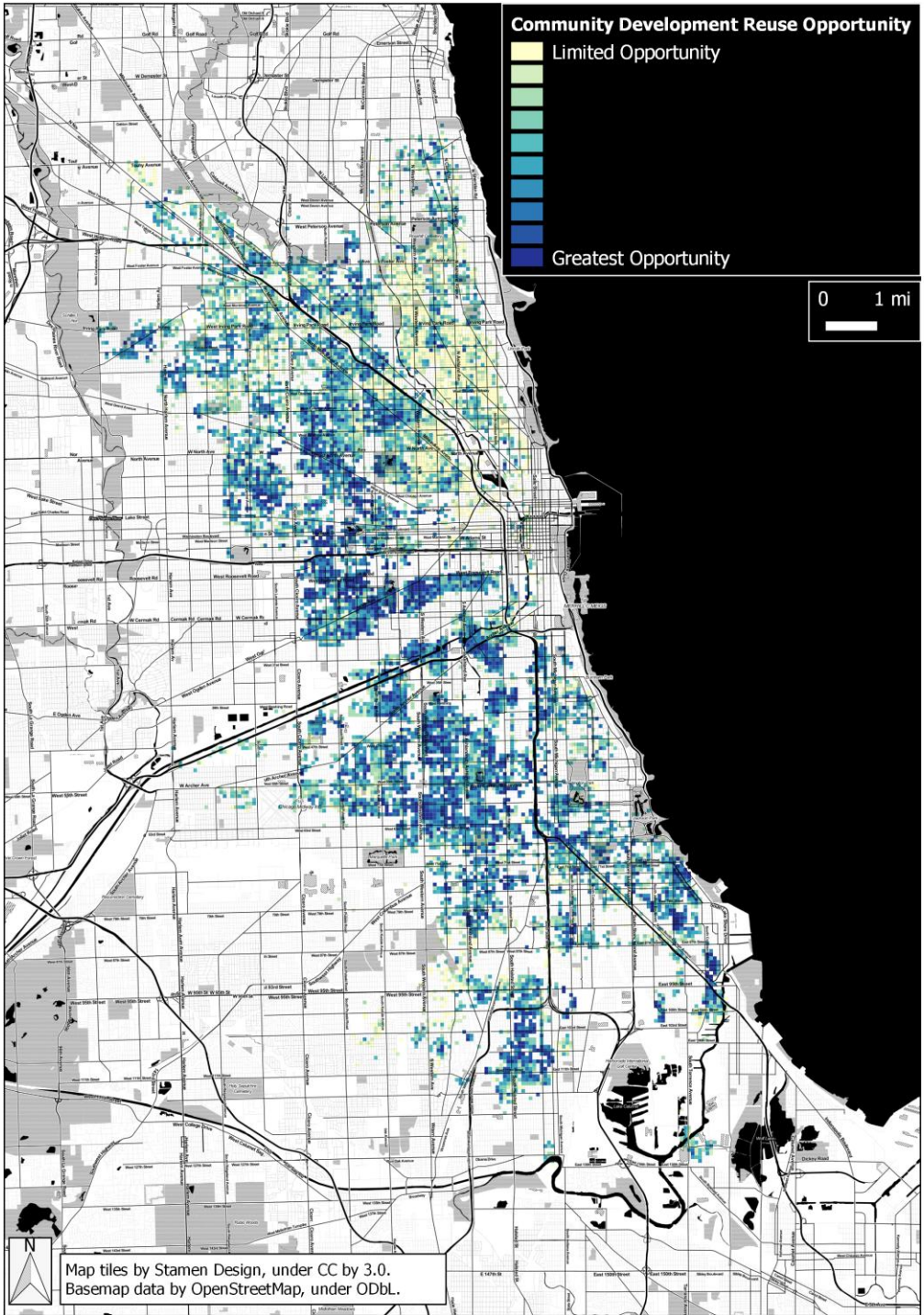
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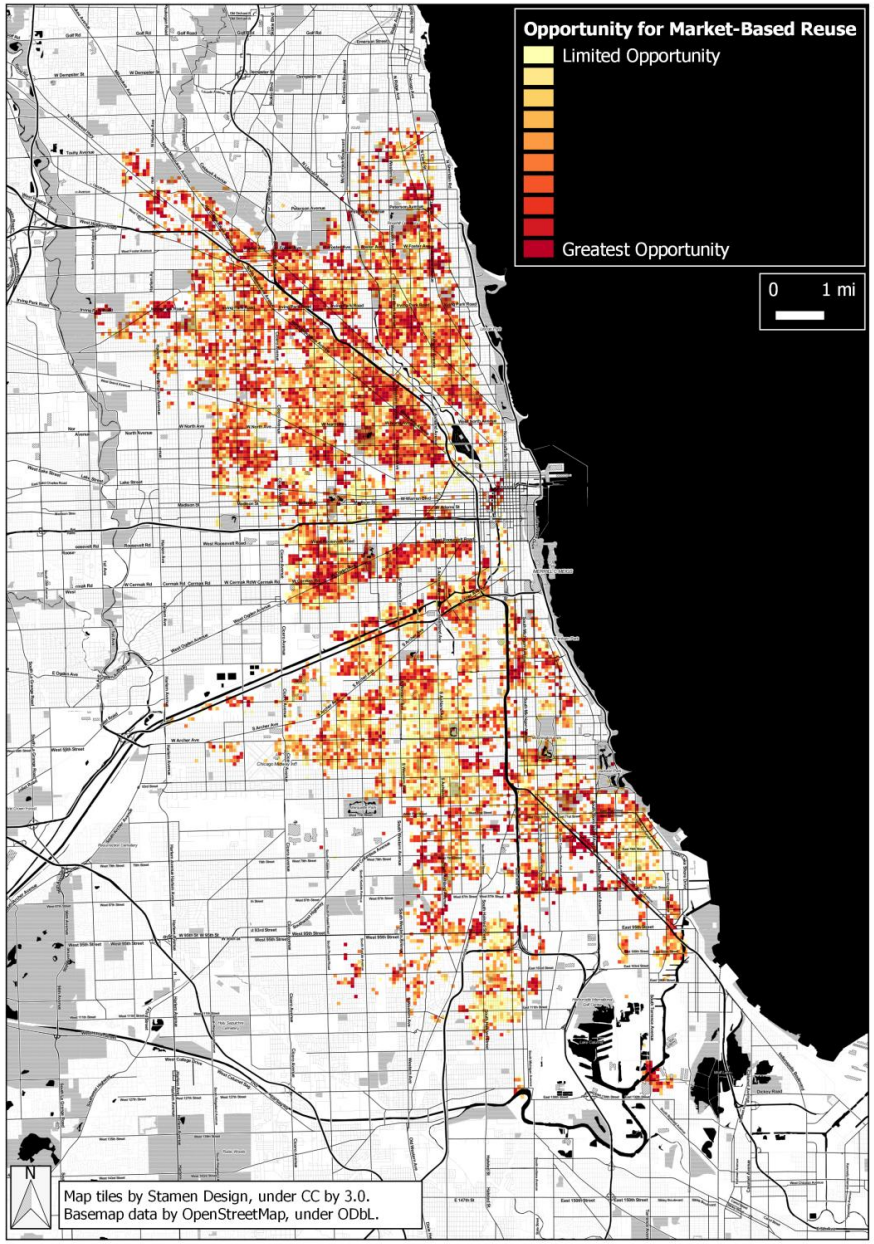
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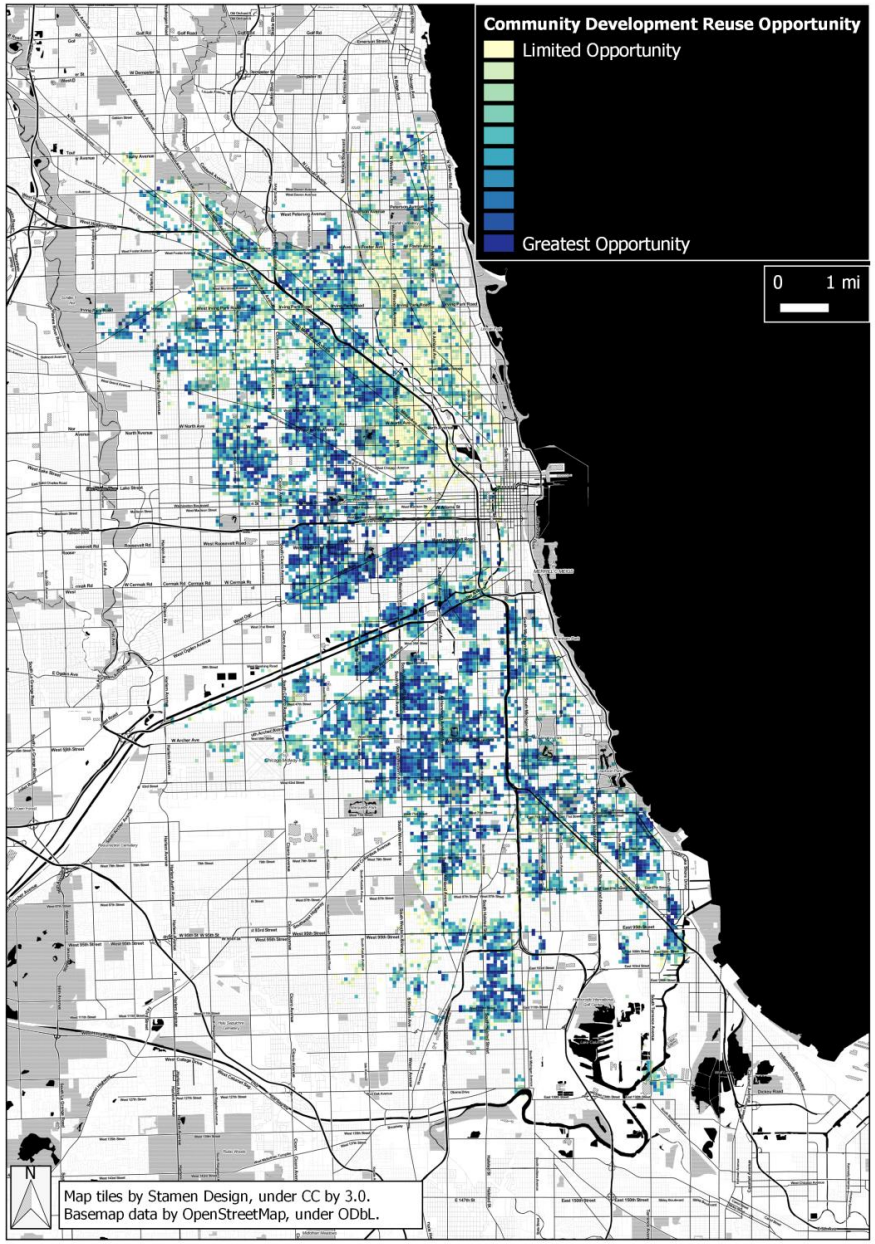
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Opportunity for Market-Based Reuse
Limited Opportunity
Greatest Opportunity
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N
Map tiles by Stamen Design, under CC by 3.0.
Basemap data by OpenStreetMap, under ODbL.


Community Development Reuse Opportunity
Limited Opportunity
Greatest Opportunity
0 1 mi
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Partnership for Building Reuse: Chicago Solutions

The Partnership for Building Reuse
Market Barriers

- Limited demand in some neighborhoods and for some building types
- Little diversity in viable options for new use of older buildings



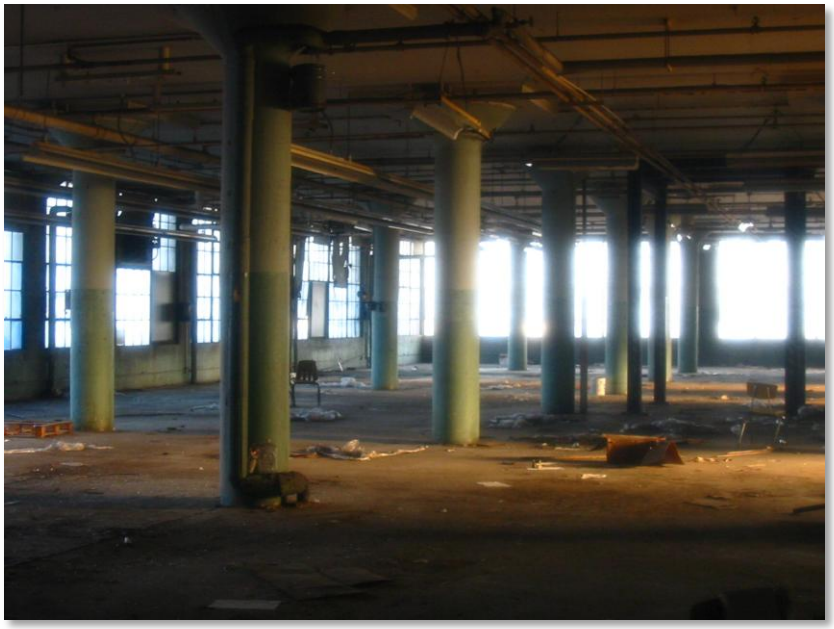


Top: St. Laurence School, South Shore. Photo: Ashley Diener, Flickr, CC-BY-NC-ND 2.0.. Bottom: Anshe Kenesseth Israel synagogue, North Lawndale. Flickr. CC-BY-NC-SA 2.0.

The Partnership for Building Reuse
Financial Barriers

- Challenges of securing financing for reuse projects
- Lack of education and promotion of existing development support programs
- Limited incentives for building reuse projects

The Partnership for Building Reuse
Technical Barriers

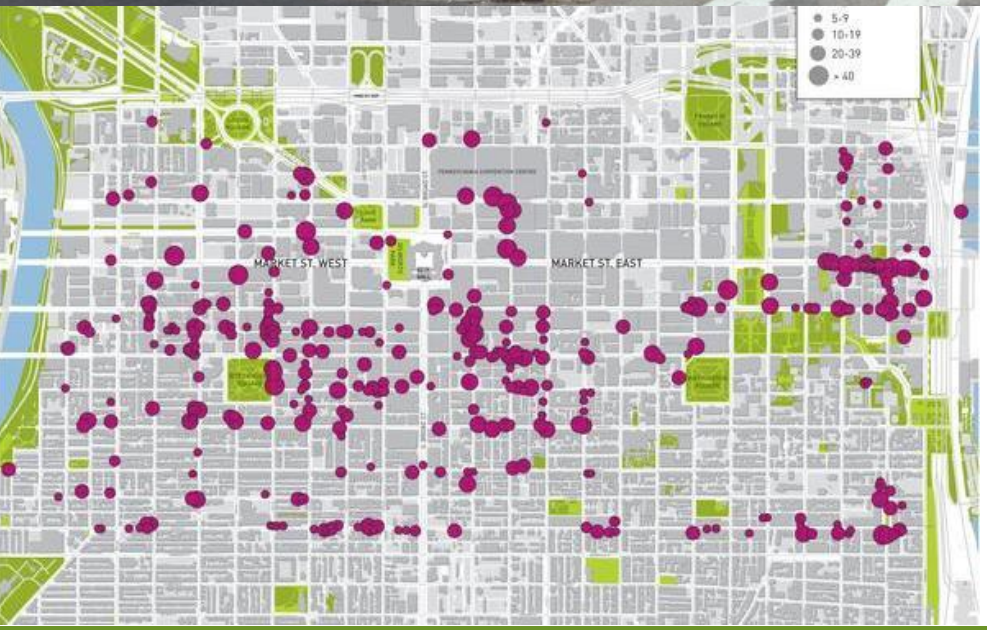


- Building layout and design present serious challenges
- Issues involving building sites and surrounding contexts

The Partnership for Building Reuse
Regulatory Barriers

- Zoning is often inflexible
- Parking requirements limit opportunities
- Prescriptive building and energy codes
- Historic preservation standards applied too broadly?
- Lack of coordinated neighborhood planning





Partnership for Building Reuse

Best Practices

Small targeted fix: Philadelphia Sidewalk Seating ordinance

-From zero to more than 370 outdoor seating permits since 1995

-73% increase since 2010





Partnership for Building Reuse

Best Practices

Big, targeted fix: Seattle Outcome-Based Energy Code

-Actual energy use vs. -projected use

-Energy disclosure is important precondition

-Allows greater flexibility of options for building reuse

Best Practices

Comprehensive program: Adaptive Reuse Ordinances

- Adopted in Los Angeles, Phoenix Metro
- Reduce requirements of parking and loading space
- Reduces some code requirements
- Expedited review for building reuse projects





Partnership for Building Reuse

Best Practices

State policy: South Carolina Abandoned Building Revitalization Act

- 25% credit for the rehabilitation of income producing building that has been vacant for 5 years or more.

- No age requirement

