The Partnership for Building Reuse
Building on Baltimore’s History
The Partnership for Building Reuse

“The Greenest Building is the one that already exists”

It can take between 10 to 80 years for a new, energy efficient building to overcome, through efficient operations, the climate change impacts created by its construction.

Most buildings in most climate zones will take 30-50 years to “recover” impacts.
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Goals

• Increase market-driven building reuse
• Identify common barriers
• Uncover hidden opportunities
• Share best practices
• Realize the potential for sustainable development
## The Partnership for Building Reuse Phases

<table>
<thead>
<tr>
<th>Year</th>
<th>Cities</th>
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<tbody>
<tr>
<td>2012-13</td>
<td>• Los Angeles Pilot</td>
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<td>2014-15</td>
<td>• <strong>Baltimore</strong></td>
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<td>• Philadelphia</td>
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<td>• Chicago</td>
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<td>• Louisville</td>
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<td>2015-16</td>
<td>• National Convening</td>
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<td>• Publication of best practices</td>
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Local Expertise

- Real estate
- Finance
- Legal
- Construction
- Preservation
- Sustainability
- Planning
- Architecture & Engineering
- Government
- Community development
- Housing
- Non-Profits

33-member Reuse Advisory Committee
90+ Expert practitioners and stakeholders
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Building on Success

American Brewery, East Baltimore
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Building on Success

Miller’s Court, Remington
The Partnership for Building Reuse

Building on Success

Vacants to Value, 1232 North Broadway
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Challenges

Reservoir Hill
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Challenges

Identify Barriers
(Actual and Perceived)
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Barriers to Building Reuse

Market Barriers

• Lack of demand/oversupply
• Low sale and lease prices
• Socio-economic issues
• Crime, lack of safety

W. Lanvale St. and Myrtle Ave., West Baltimore
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Barriers to Building Reuse

Financial Barriers

- Cost of rehabilitation
- Property taxes
- Reduced state tax credit
- Challenges for small projects

CHAP window repair workshop
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Barriers to Building Reuse

Technical Barriers

• Environmental contamination
• Lack of parking
• Lack of transit access
• Inefficient building layout

Former American Ice Company, West Baltimore
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Barriers to Building Reuse

**Regulatory Barriers**

- Zoning, need for variances
- Building code, egress issues
- Energy codes, green requirements
- Tax credit review and conflicts

Former corner store, Remington
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Opportunity Analysis

Vacant buildings
High Character Score
High Opportunity Score
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Finding Solutions

6 Working Groups

• Cost Differential
• Zoning (Transform Baltimore)
• Taxation (SDAT)
• Codes
• Incentives
• Historic Preservation Law and Policy
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**Recommendations**

1. Adopt key provisions of the city’s proposed new zoning code, *Transform Baltimore*
   - Create *neighborhood commercial districts* that allow selected commercial and other non-residential uses
   - Create new *industrial mixed-use zone districts* that make it easier to repurpose vacant industrial structures
   - *Eliminate parking requirements* for structures more than 50 years old
   - *Streamline the process* for conversion of non-conforming uses into specific commercial uses
2. Promote creative building and energy code solutions

• Create a “Code Solutions Database” for common code compliance issues, based on lessons learned over the years by designers, contractors, and code officials

• Create “Code Innovation Zones” to model creative building and energy code solutions and facilitate reuse of small commercial blocks and industrial buildings
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Recommendations

3. Improve and promote incentive programs

• Increase funding for the MD Sustainable Communities Tax Credit, promote the use for small commercial projects

• Package local, state and national incentives and promote greater use in areas of the city with high opportunity for successful revitalization

• Develop a matrix of all existing reuse incentives to identify critical gaps and needs. Create a citywide map illustrating areas of reuse potential

• Focus available funding sources to support the creative reuse of older and historic properties
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Recommendations

4. **Focus attention on high-opportunity neighborhoods**

- **Test innovative approaches** in specific geographic areas
- **Focus policy, programs, and resources** on areas that have both a concentration of older buildings as well as healthy social, economic, demographic, and real estate indicators
- **Build on existing Main Street or Arts and Entertainment Districts** that suffer from vacancy and disinvestment but are well-positioned for successful, near-term revitalization
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Building on Baltimore’s History

Download the Report:
Search: “Building on Baltimore’s History”
or download from:
Introducing…

The Code Solutions Database
The Code Solutions Database

Browse a regularly updated log of granted code modifications.

Find solutions to common code issues.

Learn from the experience of seasoned designers, contractors, and code officials.
Vacants to Value + Building Reuse

Mayor Stephanie Rawlings-Blake’s Vacants to Value Program encourages the rehabilitation of the City’s abandoned row homes.

400 Block of East Oliver
Vacant Buildings in Baltimore

More than 16,000 vacant and boarded buildings in the City

How do we encourage their rehabilitation and reuse?
V2V Strategies

1. Streamline the Disposition Process
2. Streamline Code Enforcement on Transitional Blocks
3. Facilitate Investment in Community Block Clusters Near Areas of Strength
4. Targeted Homebuyer Incentives
5. Support Large-Scale Development in Distressed Areas
6. Maintain, Clear, Hold and Identify Non-Housing Uses
7. Target Area Green and Healthy Home Improvements
V2V Strategies in Practice

Streamlined Code Enforcement in middle markets
V2V Strategies in Practice

Community Development Clusters (CDCs) + Major Redevelopment Projects in distressed areas with potential for growth
V2V Strategies in Practice

Strategic Demolition to support development in distressed areas.
V2V Strategies in Practice

Plan Overview
“The New Cool Cities For Millennials”

- Great Historic Architecture
- Less Car Dependent
- Innovative-Impactful Businesses
- Low Cost of Living
Façade Improvement Grants

Before

After
Incentives Efforts

• High Performance Market Rate Rental
• Citywide Market Rate Rental
• Arts & Entertainment District Tax Credit
• Enterprise Zone
• CHAP Credit
Historic Restorations and Rehabilitation Tax Credit

By 2014, the Historic Tax Credit has generated over $722 million dollars in direct investment with 3500 projects participating in the program. In 2014 alone, the preservation staff approved 440 new applications and 306 final certifications, for a total investment of $109,928,593 in 2014. In January and February of this year, staff has approved 85 applications and certified 35 projects.

In October of 2014, the tax credit application process moved online. Thanks to hard work from the City’s Department of Finance and input from CHAP staff, applicants can now apply and track their applications online, as well as receive preliminary approval and final certification letters by email. Throughout the year, we will be working hard to resolve any ongoing issues with the credit and the online system.
In 2014, CHAP revised its the historic preservation guidelines to address lead-base paint hazards in historic buildings. These revisions allow the Commission to consider the replacement of historic features that test positive to lead. CHAP may be the first preservation commission in the nation to address these growing concerns.
In 2014, Berea/Biddle and Brewer’s Hill National Register Historic Districts were created. In 2015 Auchentoroly Terrace, McDonogh Place and Edmondson Village will become National Register Historic Districts.
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Partnership for Building Reuse Opportunity Scores & Vacant Building Notices

Legend
- Vacant Building Notices
- Opportunity Score
  - Parks
  - Water
  - 0.00 - 0.20
  - 0.20 - 0.33
  - 0.33 - 0.45
  - 0.45 - 0.58
  - 0.58 - 0.91
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Partnership for Building Reuse Opportunity Scores & 21st Century Phase 1 Schools

Legend
- Phase 1 Schools
- Opportunity Score
- Parks
- Water

Opportunity Score:
- 0.00 - 0.20
- 0.20 - 0.33
- 0.33 - 0.45
- 0.45 - 0.58
- 0.58 - 0.91
Older buildings and neighborhoods are precious civic assets—as essential to cities as parks, schools, or public transit. They provide architectural character, sustain diversity, contribute to dense and walkable communities, and fuel local economies. Reusing older buildings advances community resilience and curbs climate change by reducing carbon emissions and material waste. Yet, millions of older buildings across the United States lie vacant and underused. To fully realize their potential, cities need new tools that remove barriers to reusing older buildings and discourage demolition.

Cultivate new sources of public and private capital for smaller projects or projects in weaker markets. Leverage new and existing funds to cover gap financing, pre-development costs, and other expenses.

Leverage data and mapping tools to understand reuse opportunities. Knowing a city’s built assets is the first step to being able to target incentives, programs, and infill development.

Eliminate, reduce, or recalibrate parking requirements. Fewer parking requirements incentivizes investment in older buildings. Shared parking in nearby locations can also fill this need.

Adopt a comprehensive adaptive reuse program. Adaptive reuse ordinances bring together incentives along with flexibility in building and zoning codes, removing unnecessary barriers to reuse projects.

Let’s work to foster more sustainable and inclusive cities by removing the barriers to building reuse. More information on the Untapped Potential report, as well as additional resources and studies on the contributions of existing buildings, can be found at savingplaces.org/greenlab.