New Research Shows How Historic Buildings Can Bring Back Baltimore

Baltimore (November 3, 2014) – A new report released today, *Building on Baltimore’s History: The Partnership for Building Reuse*, by the Partnership for Building Reuse, a joint initiative of the National Trust for Historic Preservation and the Urban Land Institute (ULI), examines how Baltimore can overcome market, financial, technical and regulatory barriers to revive areas of the city with underused and vacant older buildings.

Nationally recognized for their creative reuse of older buildings, Baltimore’s private developers, public agencies and nonprofit organizations have demonstrated great ingenuity in preserving the city’s remarkable architectural heritage while serving its modern needs. However, with Baltimore’s thousands of vacant and underused buildings, the Partnership selected this city for the study because of the potential to accelerate and spread revitalization by making it easier for property owners and investors to renew and repurpose older buildings.

“Baltimore has embraced building reuse as a catalyst for community revitalization to transform areas such as Fells Point, Federal Hill and Hampden into bustling commercial and residential corridors,” said Stephanie Meeks, president of the National Trust for Historic Preservation. “The city’s economic growth, like that of many municipalities across the country, benefits directly from the preservation of its historic neighborhoods and the adaptive reuse of its existing buildings. These character-filled areas have proven attractive to young professionals, small business owners and entrepreneurs who are increasingly moving to these areas to live and work.”

“We know that in today’s economy, companies and skilled workers are seeking cities that offer a great urban experience,” said Patrick Phillips, Global Chief Executive Officer, ULI. “Baltimore has long understood this, and is fortunate to have a rich stock of historic buildings that can be adapted and productively reused. The Partnership’s report helps us understand how the public and private sectors can work together to help developers, investors, and creative professionals take advantage of this opportunity—in the process creating jobs, preserving Baltimore's architectural heritage, and sharpening the city’s competitive edge.”

*Building on Baltimore’s History: The Partnership for Building Reuse* key recommendations include:

- Adopt key provisions of the city’s proposed new zoning code, *Transform Baltimore*
- Promote creative building and energy code solutions
- Improve and promote incentive programs, including the Maryland Sustainable Communities Tax Credit
Led locally by the ULI Baltimore District Council, Building on Baltimore’s History: The Partnership for Building Reuse engaged more than 90 real estate developers, historic preservation advocates, government agency staff, land use professionals and community leaders. As part of this effort, the National Trust’s Preservation Green Lab researched connections between the vitality of Baltimore neighborhoods and the character of the city’s existing buildings. The research found that older buildings provide more space for Baltimore’s local economy and attract a higher percentage of young people than neighborhoods with mostly newer, larger buildings. The study also discovered that more than 83 percent of the Baltimore Sun’s 2014 “Top 50 Restaurants” and 2013 “Top 50 Bars” are located in buildings constructed before 1920, well above the citywide total of 50 percent of commercial businesses located in buildings of that vintage.

In the coming months, ULI Baltimore and the National Trust will work with local partners and city leaders to advance these recommendations and bring the benefits of building reuse to more Baltimore neighborhoods and residents.

**Suggested Tweet:** New @PresGreenLab and @UrbanLandInst study examines challenges and opportunity for building reuse in Baltimore [http://bit.ly/1tItXV5](http://bit.ly/1tItXV5)

### About the Partnership for Building Reuse
The National Trust for Historic Preservation and Urban Land Institute created the Partnership for Building Reuse in 2012 to enhance opportunities for building reuse in major U.S. cities. Recognizing the environmental, economic and community benefits of reusing vacant and blighted property, the Partnership for Building reuse brings together community groups, real estate developers and civic leaders around the common goal of making it easier to reuse and retrofit these valuable assets. Launched in Los Angeles, Baltimore is the third of five cities participating in the initiative prior to a national convening and publication of a comprehensive report in 2016.

### About the National Trust for Historic Preservation
The National Trust for Historic Preservation, a privately-funded nonprofit organization, works to save America’s historic places. [www.PreservationNation.org](http://www.PreservationNation.org)

The National Trust for Historic Preservation, through its Preservation Green Lab, strengthens the fabric of communities by leveraging the value of existing buildings to reduce resource waste, create jobs and bolster a strong sense of community. The Preservation Green Lab integrates sustainability with historic preservation by developing research, demonstration projects and policies that decrease demolition and promote building reuse. Guided by a belief that historic preservation is essential to sustainable development, the Preservation Green Lab works with partners to create new pathways to shared prosperity and bring people together around a common vision for their neighborhoods, towns and cities.

### About the Urban Land Institute (ULI)
The Urban Land Institute ([www.uli.org](http://www.uli.org)) is a global nonprofit education and research institute supported by its members. Its mission is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. Established in 1936, the Institute has more than 30,000 members representing all aspects of land use and development disciplines.