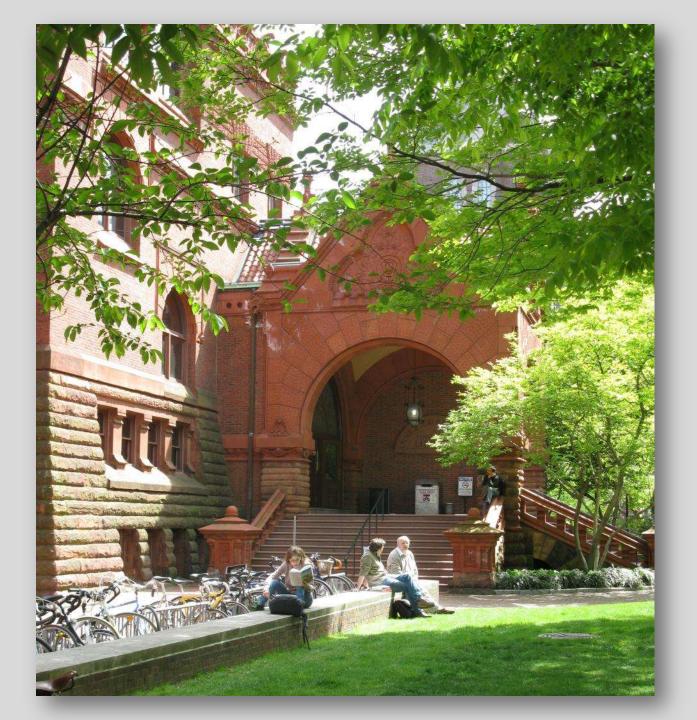
HERITAGE OHIO Vital Places. Vibrant Communities. LOCAL SPIRIT 2013 Columbus, Ohio May 21-23, 2013

Historic Preservation and *Rightsizing*

Donovan Rypkema *PlaceEconomics* Washington, DC







Cities are rightsizing

Preservation should be included but isn't

Opportunity to assist cities



Historic Preservation and Rightsizing Current Practices and Resources Survey

Prepared for the Right Sizing Task Force Advisory Council on Historic Preservation

May 2012



Cara Bertron and Donovan Rypkema PlaceEconomics

Lessons from the ACHP Study

What is Rightsizing

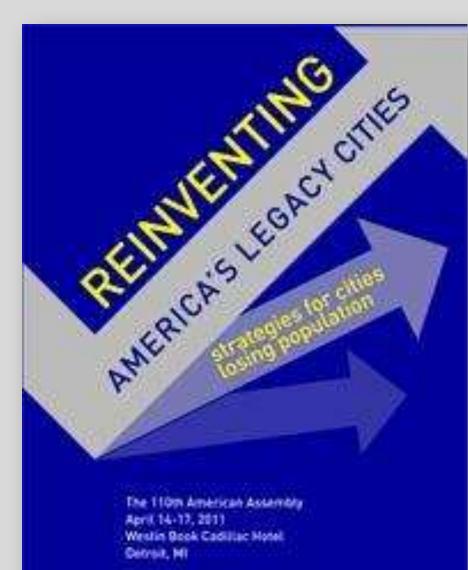
HP/Rightsizing Implementation Principles

Why Historic Preservation and *Rightsizing*

Lessons from Muncie

What is Rightsizing?

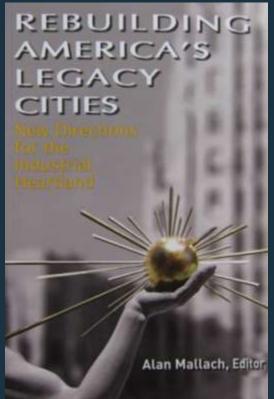
Re-adjusting a shrinking city's built environment (buildings and infrastructure) to match its current and projected population and development trends



REBUILDING AMERICA'S LEGACY CITIES New Directions for the

Alan Mallach, Editor

BUT IT IS NOT A CORE STRATEGY IN THEORY



Pages	371
Authors	23
Chapters	11
City Case Studies	5
Mentions of Historic Preservation	0













Rightsizing and Hist A It ain't just Det 10

IT

Rightsizing is a not just big cities

Between 2000 and 2010, 454 cities lost population

- 5 were over 500,000 in population
- 50 were between 100,000 and 500,000
- 110 were between 50,000 and 100,000
- 239 were between 20,000 and 50,000

Rightsizing is not just the northeast

 41 states plus Puerto Rico had at least one city over 20,000 that lost population

 Even "growth" states, had cities with shrinking population: California (57); Florida (26); Texas (11), Virginia (11), Arizona (4)

There are rightsizing needs in growing cities

 Often cities that are growing still have neighborhoods that could use rightsizing tools and strategies

THE STUDY

20 older industrial cities

22 interviews with preservationists

16 online surveys completed by planners

- 8 follow-up interviews with planners
- 5 interviews with "focus group"

Historic Preservation and Rightsizing Current Practices and Resources Survey

Prepared for the Right Sizing Task Force Advisory Council on Historic Preservation

May 2012



Cara Bertron and Donovan Rypkema PlaceEconomics

METHODOLOGICAL NOTE

Historic Preservation and Rightsizing Current Practices and Resources Survey

Prepared for the Right Sizing Task Force Advisory Council on Historic Preservation

May 2012



Cara Bertron and Donovan Rypkema PlaceEconomics

Small Sample issue

General trends & patterns rather than statistical certainty

So what's the problem?

Vacant buildings Vacant land Building stock Limited resources Other



Vacant buildings

Vacant land Building stock Limited resources Other Depressed market Aging, deteriorating properties Safety issues Foreclosures



The Impact of Abandonment

Assumptions

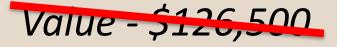
- 8 houses per side of street
- 2000 s.f. house
- Center city
- Midwest, pre 1950



Value - \$126,500

The Impact of Abandonment

One house abandoned



Value - \$109,000



Value loss in the block - \$389,000

Vacant buildings

Vacant land -

Building stock Limited resources Other Repurposing vacant land No big chunks for development



Vacant buildings Vacant land Building stock — Limited resources Other

Low-quality housing Functionally obsolete housing Expensive to bring up to code Aging infrastructure and public facilities



Vacant buildings Vacant land Building stock Limited resources Other

Municipal budgets Demolition \$\$ < problem properties States cutting funding How to stop abandonment



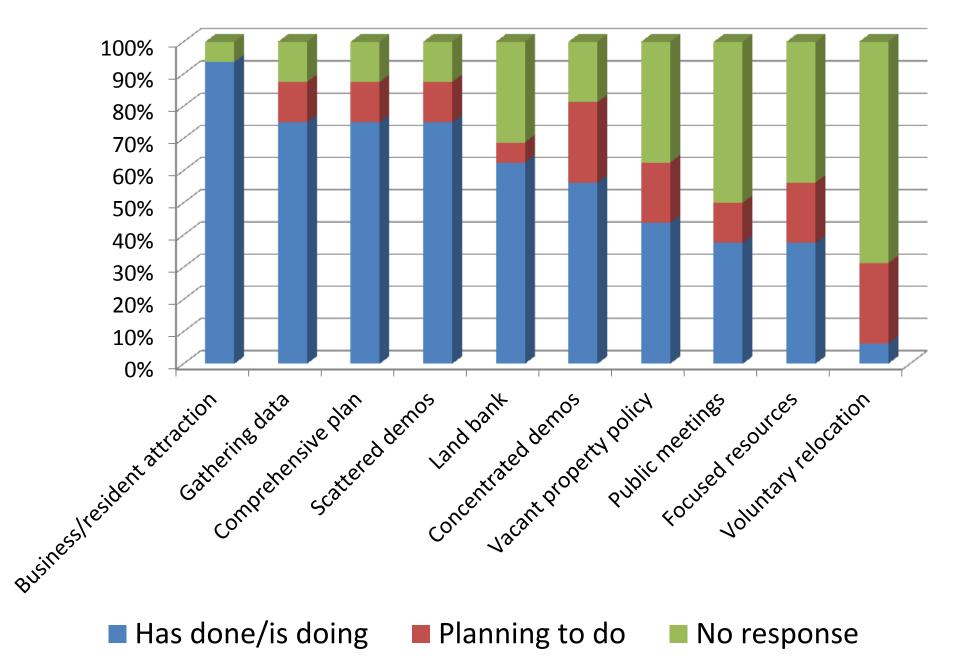
Vacant buildings Vacant land Building stock Limited resources

Other

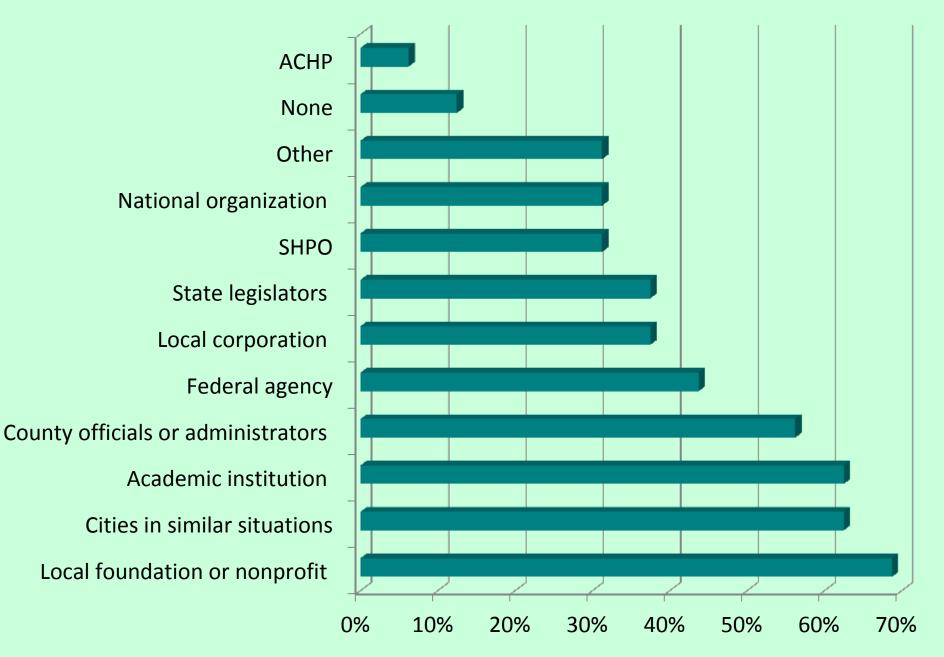
Loss of identity Rental properties Commercial corridors



Rightsizing Activities



Resources Consulted



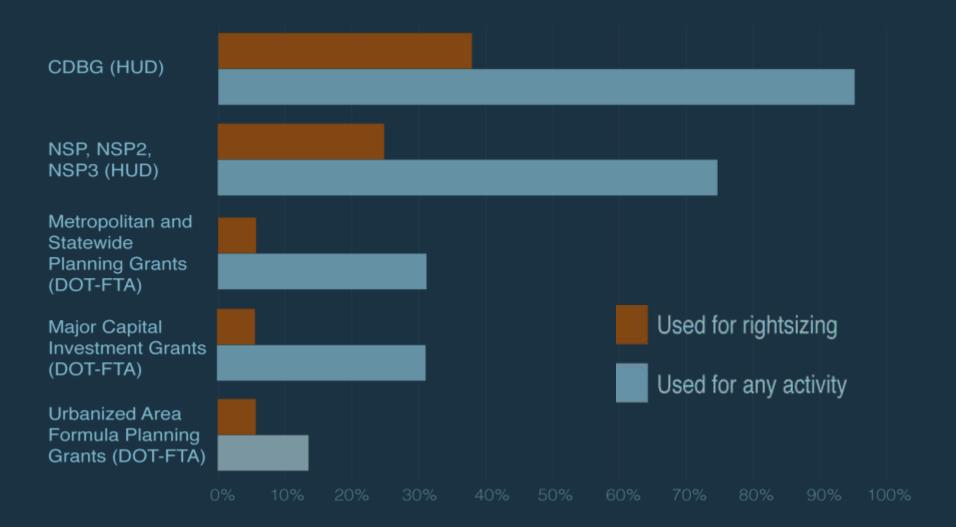
FEDERAL RESOURCES

25 programs from 10 agencies

- CDBG (HUD)
- NSP, NSP2, NSP3 (HUD)
- Metropolitan and Statewide Planning Grants (FTA)
- Urbanized Area Formula Planning Grants (FTA)
- Major Capital Investments grants (FTA)
- TIGER Grants (SC2)
- Planning Grants and Technical Assistance Grants (EDA)
- Energy Efficiency Conservation Block Grants (DOE)
- Urban and Community Forestry grants (Forest Service)
- Farmers Market Promotion Program (USDA)
- Community Food Projects Competitive Grants Program (USDA)
- CDC/504 loans (SBA)

- Choice Neighborhood Initiative (SC2)
- Public Works and Economic Adjustment Assistance (EDA)
- Section 502, 521, 523, 524, and 533 (USDA)
- Technical Assistance (Commerce)
- STTR and SBIR grants (DOD)
- Community Base Reuse Plans grants (DOD)
- Section 703 Disaster Relief (EDA)
- Economic Adjustment Assistance (Commerce)
- Economic Development Support for Planning Organizations (Commerce)
- Community Economic Adjustment Planning Assistance (DOD)
- Impact Aid School Construction Funds (DOE)
- Education Stabilization Funds (Dept. of Ed)
- Job Corps (DOL)

FEDERAL RESOURCES



Why so few programs used?

1. Don't fit needs

1. Lack of staff resources

2. Agencies aren't marketing effectively

Few municipal resources Planning shifts Policy changes Encouraging and targeting growth Multi-jurisdictional

"I'm the only professional planner for the City. Lots of my time is spent on day-to-day stuff, so it's hard to do long-term planning."



Few municipal resources Planning shifts Policy changes Encouraging and targeting growth Multi-jurisdictional

> "People want to go back to the 1940s or 1950s, with a house on every parcel. That's the image they have. We have to get people to buy into a less dense model."



Few municipal resources Planning shifts Policy changes Encouraging and targeting growth Multi-jurisdictional

> "The historic purpose of zoning laws has been to control growth. When you have the opposite thing happening, you need to adapt your zoning ordinance to be more flexible."



Few municipal resources Planning shifts Policy changes Encouraging and targeting growth Multi-jurisdictional

"It's less rightsizing, and more steering development in existing urban and village centers based on smart growth and livability principles."



Few municipal resources Planning shifts Policy changes Encouraging and targeting growth Multi-jurisdictional

> "So many national policies need to be changed, like subsidizing highways and new development. All those hurt historic neighborhoods."



Planning

Focus resources Historic neighborhoods first Incentives Education and advocacy

"Preservation knows something about managing change, both in growth and shrinkage dynamics."



Planning

Focus resources

Historic neighborhoods first Incentives

Education and advocacy

"You have to be realistic—pick your battles."



Planning Focus resources Historic neighborhoods first Incentives Education and advocacy

"The City recognizes that historic districts are the viable neighborhoods."



Planning Focus resources Historic neighborhoods first Incentives Education and advocacy

"If preservation is for the public good, then make public dollars available."



Planning Focus resources Historic neighborhoods first Incentives Education and advocacy

> "We should use the city's built assets as a core building block and engage community members in thinking that way too."



Cities are responding to problems with actions that are consistent with rightsizing



2 Cities lack the resources to develop and execute comprehensive, strategic, longrange responses



3 Municipal governments are not familiar with and not using available federal resources for rightsizing



4 Preservation tools, historic resources, and preservation advocates are not consciously included in rightsizing



THE STUDY – PART TWO

20 older industrial cities

All had National Register Districts

17 had Local Districts

Overlaid historic districts on Census Block data

Compared population change 2000 to 2010 of historic districts vs entire city Population Change in Historic Neighborhoods A Supplement to Historic Preservation and Rightsizing: Current Practices and Resources Survey

> Prepared for the Right Sizing and Historic Preservation Task Force Advisory Council on Historic Preservation

> > June 2012



Donovan Rypkema Cara Bertron Courtney Williams PlaceEconomics

FINDINGS OF POPULATION STUDY

As a whole 20 cities lost 11.6% of their population.

Local historic districts lost 6.6%



FINDINGS OF POPULATION STUDY

2 In 11 of the 17 that had local districts the population change was more favorable than the city as a whole



FINDINGS OF POPULATION STUDY

3 However, only 14 were CLGs, many did not have basic information about historic districts web accessible, only 2 had publically available GIS maps

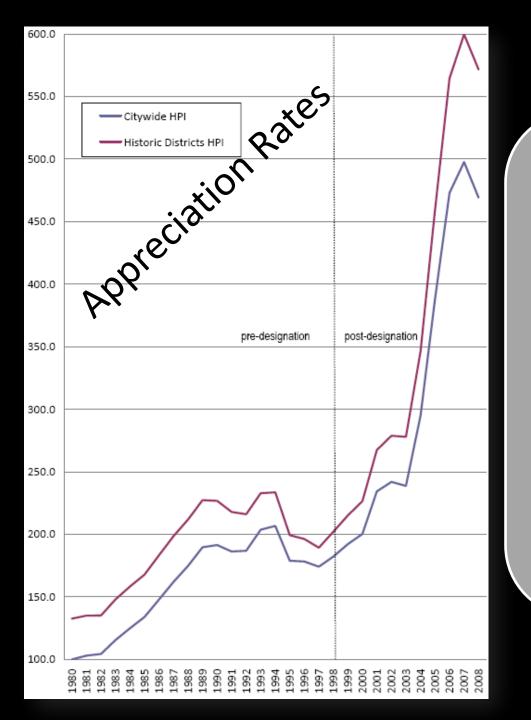




Preservation should be not just a part of, but the basis of, comprehensive *Rightsizing* strategies







Homes in local historic districts enjoy an immediate 2 percent increase in values relative to the city average, once local designation has taken place; and thereafter, they appreciate at an annual rate that is 1 percent higher than the city average.



Foreclosures per 1000 Properties				
Overall		In Local Historic Districts		
Canton	10.0	6.4		
Milford	14.7	0.0		
Norwich	28.9	19.9		
Windsor	17.7	16.1		
Composite Total	19.70	9.96		



MARCE 2007

URBAN DEVELOPMENT INTENSITIES IN THE WASHINGTON, DC METROPOLITAN AREA

A COMPARATIVE ANALYSIS

Most people, urban planners included, have a difficult time determining a neighborhood's density simply by observation. Perceptions can be deceiving, especially when trying to compare areas with varying building heights, population sizes and geographical size. Density is a complex concept that incorporates measured density, perceived density, and crowding'. Each discipline - planners, economists, sociologists, demographers - uses the term to mean, and connote, different concepts. While the term is often described as objective, it is also relative, nearly everyone has a different interpretation of low, medium and high densities. What do measures of jobs per acre, or population per acre, feel like to employees or residents of a neighborhood? How do the places in which we live and work measure up and compare? Can objective, numeric measures really reflect the "urban-ness" of a place?

Regional Activity Centers

The Metropolitan Washington Council of Governments (COG) has developed a typology of regional activity centers - essentially

clusters of employment Starting with the D.C. core and moving outward, they include mixed-use centers. employment centers, and suburban employment centers. Each classification represents a different type and scale of development. There are, however, significant differences within the classifications themselves.



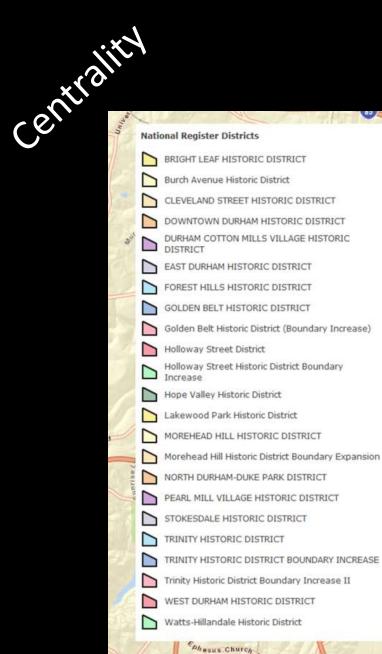
Washington DC Core

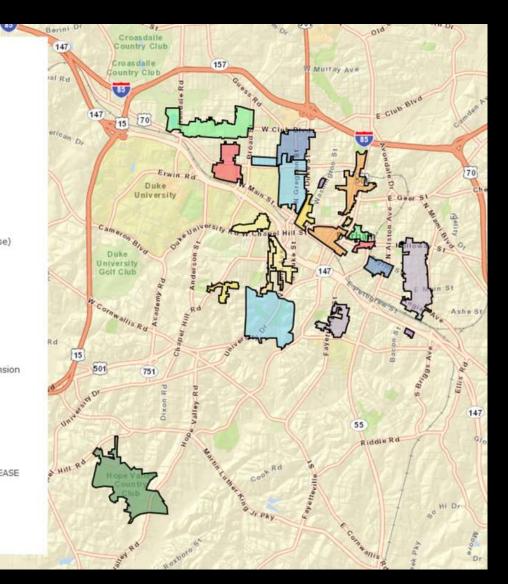
The D.C. core includes downtown Washington. D.C., the government center of the nation and the business center of the region. However, the core also includes Georgetown, which along with

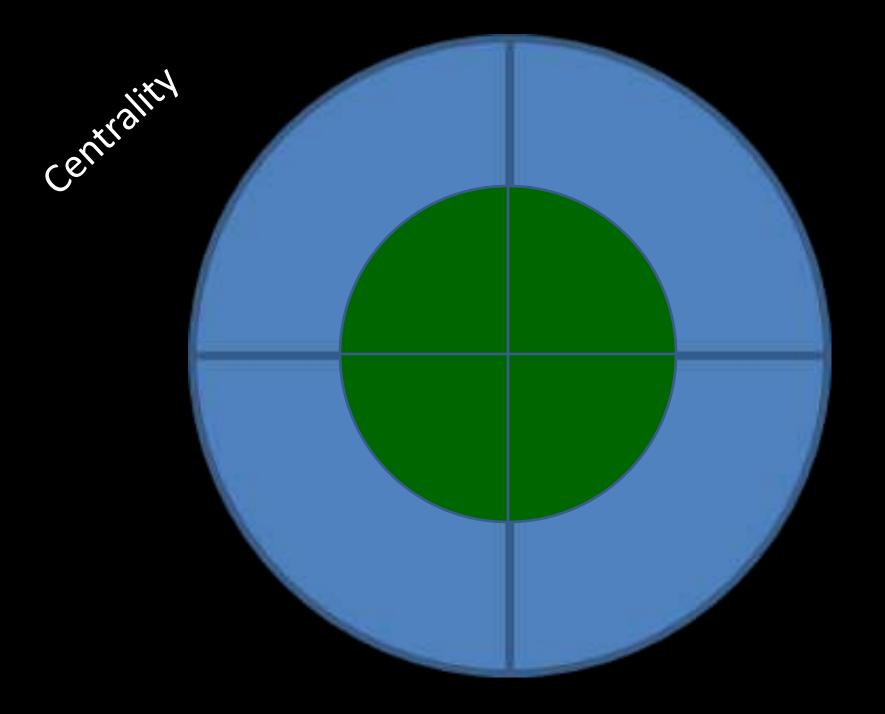
> tates the two 18th century cities that pre-date the formation of Washington itself The mixed-use centers include the Metrorail-served markets of the Rossivn-Ballston corridor, Crystal City, Pentagon City, Silver Spring and Bethesda, Employment centers include what have been characterized as "edge cities" such as

Alexandria, Virginia consti-

¹ See Churchman, Area, 1999. "Disentangling the concept of density", Javmal of Planatog Literature for a thorough discussion of the complexity of density.

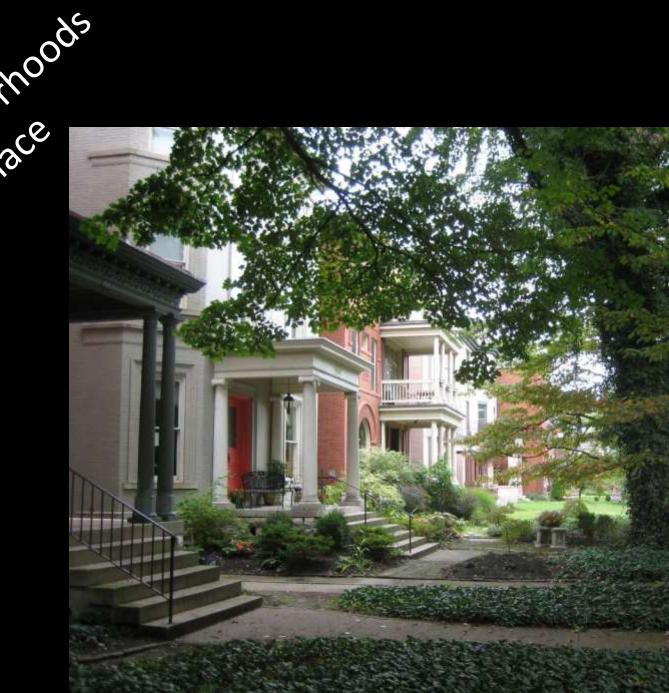














The Growing Importance of Walkability



Create Walkable Neighborhoods

Walkable communities are desirable places to live, work, learn, worship and play, and therefore a key component of smart growth.

Smart Growth America

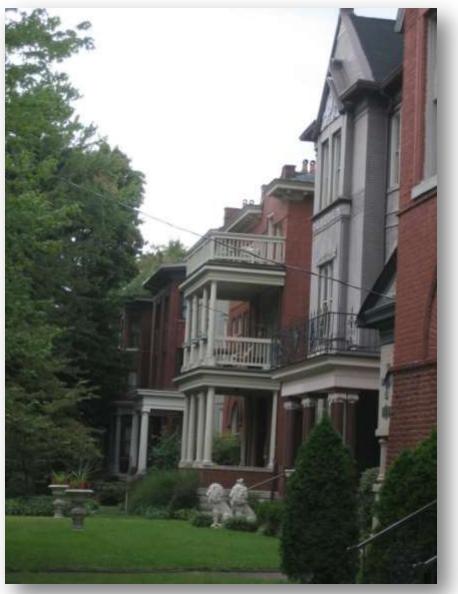
The Growing Importance of Walkability



Neighborhoods built a halfcentury or more ago were designed with "walkability" in mind. And living in them reduces an individual's risk of becoming overweight or obese.

American Journal of Preventive Medicine

The Growing Importance of Walkability



Two-thirds see being within an easy walk of places in their community as an important factor in deciding where to live.

National Association of Realtors Community Preference Survey

Walk Score®

Walker's Paradise

- 90-100
- Daily errands do not require a car

Very Walkable

- 70-89
- Most errands can be accomplished on foot

Somewhat Walkable

- 50-69
- Some amenities within walking distance

Car Dependent

- 25-49
- A few amenities within walking distance

Car Dependent

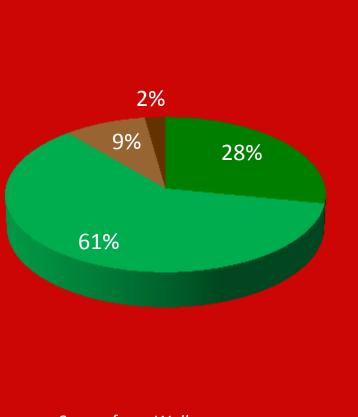
- 0-24
- Almost all errands require a car

Historic Preservation in Connecticut: Advancing good urban design principles in towns and cities of every size

 Walker's Paradise:
Daily errands do not require a car.

- Very Walkable: Most errands can be accomplished on foot.
- Somewhat Walkable: Some amenities within walking distance.

Car Dependent: Almost all errands require a car.



Scores from Walkscore.com

Environmental

Good urban neighborhoods are walkable. Nearly **90%** of historic preservation tax credit projects are in neighborhoods described as Very Walkable or Walker's Paradise







ATLANTA REGIONAL COMMISSION





OVERNORS Association







27% of households 1 person

15% of 25-34 year olds live with parents

14% of prospective home buyers will buy smaller

Proximity









Spend \$1,000,000 in Indiana

Labor Intensive Labor Creation Spend \$1,000,000 in Indiana				
1300 CL	Spend \$1,000,000 in Indiana			
		New Construction	Rehabilitation	
	# of Houses	8	10	
	# of Jobs	15.2	18.8	
	Household Income	\$613,500	\$782 <i>,</i> 000	























Entering Grahamsville Historic District





PRESERVATION GREEN LAB: Looking for the Greenest Building? Start with the one that already exists.

It takes 10 to 80 years of an energy efficient new building to make up for the negative climate change impacts of construction

Building reuse almost always offers environmental savings over demolition and new construction









So what have we learned?

Rightsizing will happen

Preservation not part of rightsizing

Preservation should be

Our Response



Rightsizing Cities Initiative

A comprehensive, data-based tool for strategic allocation of resources in neighborhoods.

ReLocal



Why Muncie?







Economic Opportunity

At-Home Businesses

Households with High Speed Internet

Business/Merchants Association

Neighborhood Business District

Immigrant In-Migration

Unemployment Rate

Employment Centers

Engagement

"Third Places"	
Neighborhood Associations/Block Groups	
Voter Registration	
Voter Participation	
Senior Organizations	
Youth Organizations	

Environmental

Noise Pollution	
Views	
Graffiti	
Air/Odor Pollution	
Brownfields	
Embodied Energy	
Topography	
Flood Plains	
Neighborhood Park	
Tree Cover	
Water	

Fiscal	
Demolition to Rehabilitation Ratio	
Intervention Tools Available	
Sales Tax Generation	
Property Tax Generation	
Property Value/Acre	
Infrastructure Value	
Infrastructure Depreciation	
Density	

Neighborhood Character

Architectural Character	
Quality of Building Stock	
Design Guidelines	
Local Historic District	
National Register Historic District	

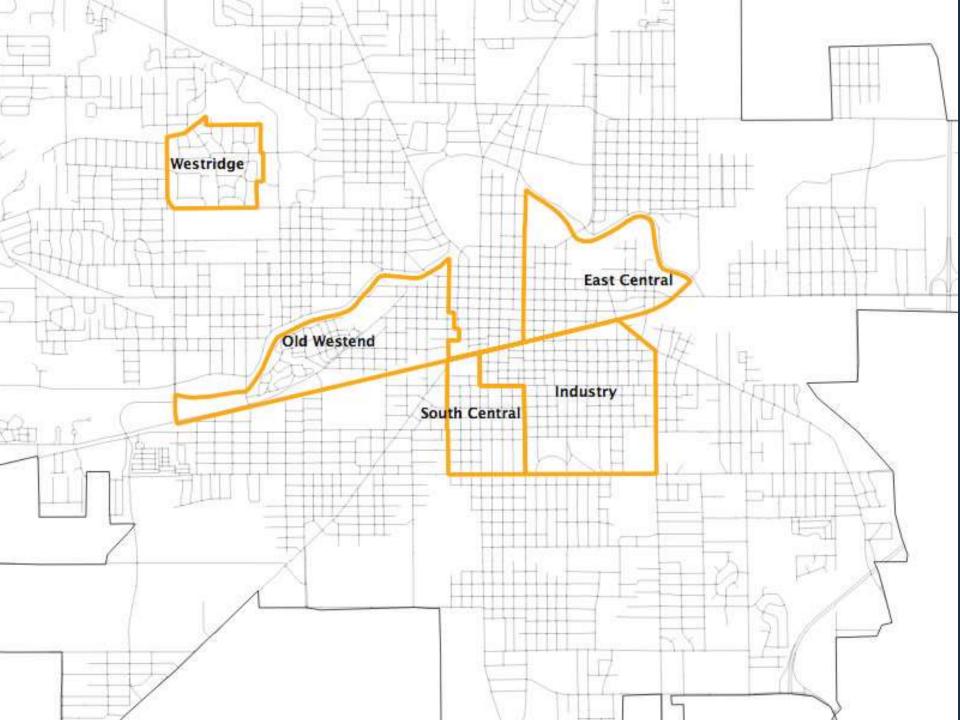
Proximity/Walkability

Walk Score	Schools/School Buildings
Neighborhood Business District	Sidewalks
Bike Routes	Street Grid/Street Connectivity
Community Centers	Traffic Volume
Medical Services	Walking Trails
Public Facilities	Public Transportation

Real Estate Market

New Construction	
Remodeling/Renovation	
Change in Value over Time	
Sales	
Vacant Buildings	
Vacant Lots	
Foreclosures	
Publically Owned Land	
Tax Delinquency	

Stability	
Economic Integration	
Population Change	
Demolition Permits	
% Owner Occupied	
Diversity	
Long Term Owners	



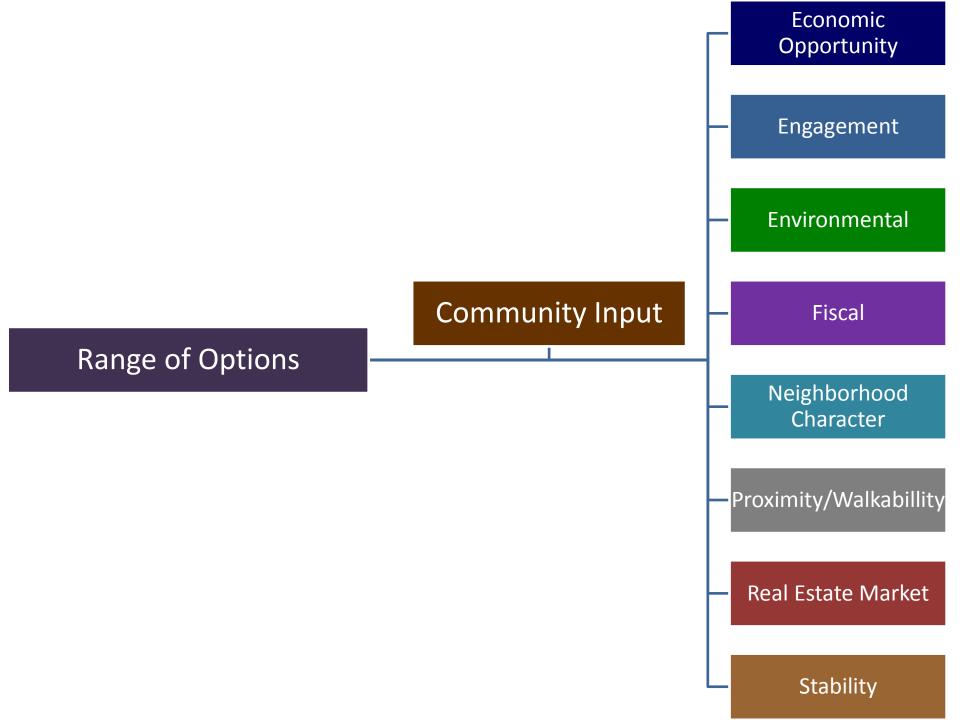


1004 E Jackson St

Is there a building on the property?

0	Submit answers
No	
Yes	

. E	
2	\rightarrow \rightarrow \rightarrow \rightarrow 32 \rightarrow F. Lack
1004	4 E Jackson St
Is ther	re a building on the property?
0	Yes
0	No
ls it oc	ccupied?
•	Yes
0	No
What	is the building's condition?
0	Very poor
0	Poor
0	Fair
•	Good
0	Very good
What	is the built character?
	Low





Lessons from Muncie

East Central (only local historic District)

Not such good signs

- Lost 16% of population 2000-2010 (city grew ~4%)
- 42% of building permits for demolition
- 35.7% owner occupancy vs 51.4% for city
- High portion (61.4%) not in labor force
- Average income below city average



East Central

Great signs

- Highest score for neighborhood character
- 27% of all buildings "high" or "landmark" rated for architectural character
- High public space score
- Highest walkability score
- Nearly every building within ½ mile of school, neighborhood business district, walking trail and other public facility
- Much higher sidewalk to street ratio than city as a whole



Purchasing Power of Older Neighborhoods



Industry

Old West End

South Central

Westridge

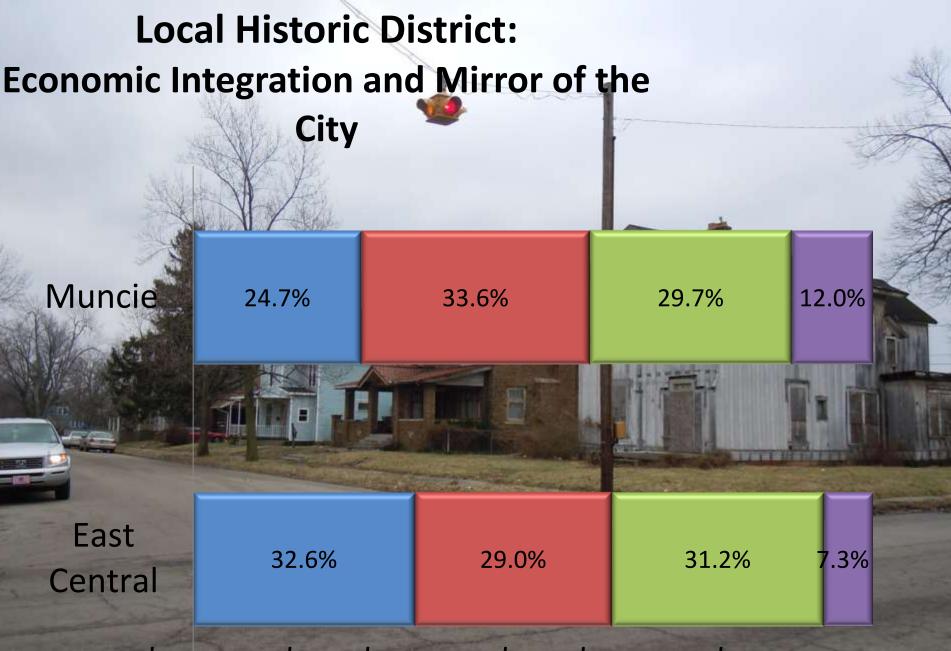
\$30,466,774

\$18,709,507

\$28,201,736

\$14,754,944





<\$15 ■\$15-\$35 ■\$35-\$75 ■\$75+

Principles mplementation

