

Adaptive Reuse Services

With the advent of favorable tax incentives and the continuing rise in the cost of new construction, adaptive reuse of existing buildings has become popular. The economics of rehabilitation in many instances makes more sense than traditional project development activities such as relocation, demolition and new construction.

BBP LLC has been involved from the beginning of this movement and remains a staunch advocate of building reuse whenever historically and architecturally significant buildings could be economically justified by investors. We have also assisted nearly two dozen communities participating in the National Trust for Historic Preservation’s Main Street Program with advice on economic restructuring activities.

Staff at BBP LLC have experience conducting over six dozen adaptive reuse analyses on properties ranging from downtown office buildings to military bases and factories. A list of types of projects by original use and adaptive reuse, which include those managed and/or completed by senior BBP LLC staff, including assignments by Basile and Prost when they were principals and senior technical staff at other consulting firms, are found below:

Types of Original Property Uses	Types of Adaptive Reuses
<ul style="list-style-type: none"> ➤ Downtown / City Blocks ➤ Office Buildings ➤ Hotels ➤ Retail Structures ➤ Warehouses ➤ Military Bases ➤ Manufacturing / Production ➤ Theaters ➤ Fairgrounds ➤ Markets (Produce / Other) ➤ Civic Center Buildings ➤ Train Stations 	<ul style="list-style-type: none"> ➤ Residential Units ➤ Retail Spaces ➤ Mixed-Use Development ➤ Hospitality / Lodging ➤ Bioscience Research Park ➤ Transportation Facilities ➤ Arts & Entertainment ➤ Markets (Produce / Other) ➤ Education Centers ➤ Industrial Space Incubators ➤ Outlet Malls ➤ Industrial-Related Uses

Albuquerque, NM: Rehabilitation of downtown buildings into loft apartments, retail and mixed-use developments in the historic district.



Annapolis, MD: Redevelopment of a 24-acre property located on the Severn River across from historic Annapolis into loft offices and support retail and recreation.



Asheville, NC: Rehabilitation of 21 buildings as part of two major reuse projects in different portions of the downtown area which included office, residential, specialty retail, and a small inn.

Atlanta, GA: Rehabilitation of buildings in the “Sweet Auburn” area of Atlanta adjacent to the M.L. King, Jr. Center for Non-Violent Social Change, Freedom Hall and the M.L. King, Jr. Birth Home.



Baltimore, MD: Land utilization study of a former mental hospital campus.

Baltimore, MD: Renovation of a 150,000 SF building for health care companies as part of development plans for a 130-acre bioscience park-like campus for Johns Hopkins University near two of the National Institutes of Health's clinical research centers.

Baltimore, MD: Performed a comparative analysis of seven comparable cities investigating the latest programs and policies in place with respect to the aging office market. The downtown office market in Baltimore was analyzed with particular attention to the reuse of the aging inventory of Class B space.

Beaumont, TX: Reuse of a 78,000 SF warehouse building into professional office and specialty retail uses.

Boston, MA: Restoration and rehabilitation of the historic South Station project into a mixed-use transportation and commerce facility.

Buford, GA: A Livable Center Initiative (LCI) plan to spur redevelopment of the Town Center study area to maintain the historic character of downtown.

Cleveland, OH: Restoration of three theaters containing approximately 5,000 seats into active uses; rehabilitation of the 120,000 sf Bulkley Building located in a local historic district into professional office and specialty retail uses.

Cleveland, OH: Renovation of the West Side Market, including improvements to the main market and outside arcade.

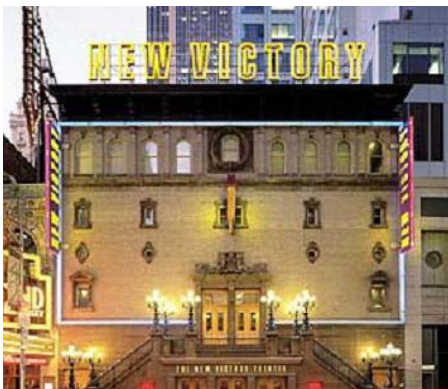
Columbia, SC: Recycling of the architecturally significant Palmetto Building as part of a major mixed-use project containing a new Marriott Hotel, a new large office building and a continuing education center.

Cumberland, MD: Reuse planning for the Footer Dye Works Building in accordance with the objectives of the Canal Place Preservation and Development Authority Act.

Dayton, OH: Rehabilitation and restoration of the 1,500-seat Victory Theater into a performing arts center.

Dayton, OH: Assisted a private developer in formulating development programs, marketing and merchandising approaches and operating and management strategies for the conversion of a 28-acre former hospital site into an elderly housing project.

Delaware County, PA: Reuse of an abandoned 735,000 SF factory complex into smaller industrial incubator space.



Fairfax County, VA: Revitalization concepts and implementation strategies for the Lake Anne Commercial Revitalization Area, the historic National Planning Landmark with a European-style mixed-use commercial core in this New Town's "first" village now characterized by visibility and access limitations, aging infrastructure, deferred maintenance, complex ownership and management structures, underutilized land parcels, and a high degree of retail seasonality.

Fairfax County, VA: Assisted Fairfax County in writing solicitation documents and analyzing development proposals for redevelopment of a former penitentiary. The project involved the adaptive reuse of several historic buildings.

Fayetteville, NC: Rehabilitation of the old Prince Charles Hotel into high-quality hotel rooms plus construction of a new hotel wing.

Fort Collins, CO: Rehabilitation of the deteriorated Old Town area into specialty retail, professional office and entertainment uses.

Fort Stanton, NM: Evaluation of potential economic uses of Fort Stanton, a former military installation that currently is a historic site.

Greenville, SC: Rehabilitation of Woodside Mill into 80,000 square feet of commercial space, 20 artist studios, and 256 apartments in a mixed use environment.

Indianapolis, IN: Reuse plan for the downtown City Market to integrate three existing structures and group vendors at key locations to encourage the maximum amount of traffic flow.

Kansas City, MO: Provided redevelopment strategies designed to cause reuse of a soon-to-be-vacated federal property of 5M SF that formerly was an aircraft manufacturing plant reuse options include multi-modal facilities, warehousing and an ethanol production facility.

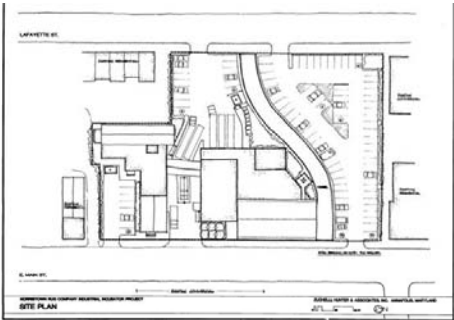
Knoxville, TN: Reuse of several significant structures at the site of the 1984 World's Fair into retail and residential uses.

Lawrence, KS: Renovation of a three-level downtown waterfront building into a factory outlet mall which contains 50 stores known as the Lawrence Riverfront Plaza.

Long Branch, NJ: Evaluated potential reuse options for a vacant elementary school that balanced City's objectives of maximizing return on sale of the asset while controlling final end-use.

Louisville, KY: Restoration of the historic Brown Hotel and the adjacent Theater Square area into residential condominiums, hotel rooms, office space, public meeting spaces and specialty retail areas.



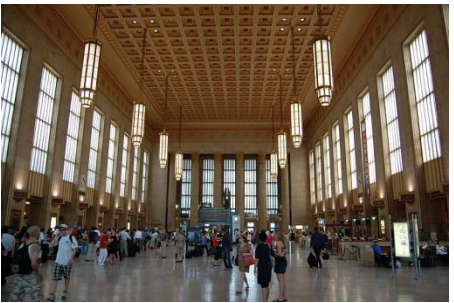


Louisville, KY: Reuse of the former military depot at the Naval Ordnance Station in Louisville involving over 1.3M SF of industrial-related space.

New Orleans, LA: Reviewed development proposals for film production facilities in a seven-block area of older warehouse and industrial structures near the downtown area; included combining an artist school for up to 400 students with a major working film production studio facility.

Norristown, PA: Reuse of a former manufacturing facility into industrial incubator space.

Overland Park, KS: Strategy for reuse of the Kansas City Merchandise Mart, a 225,000 SF facility on a 37-acre site along a busy commercial corridor containing many hotels, office buildings, restaurants and local shopping facilities.



Philadelphia, PA: Strategy for redevelopment of the Philadelphia Naval Hospital; included the 15-story main building, quarters for senior officers, medical corpsmen and nurses and several support buildings in a formal garden.

Philadelphia, PA: Redevelopment of the 30th Street Station; recommendations were based on an analysis of market potential, physical inspections of the opportunities and constraints of the existing site and building, an understanding of existing conditions, and a review of national and local real estate development factors; improvements to the rail station included joint development of the adjacent rail yards for a mixed-use development.



Pittsburgh, PA: Provided market and financial evaluation services including office, entertainment, residential, retail and restaurant evaluation with particular focus on unique cinema experiences such as the cinema/brewpub experience.

Pittsburgh, PA: Part of a team that worked on a master planning effort that will become a blueprint for the redevelopment of the 28-acre Mellon Arena site. Prepared market analyses for residential, office and retail uses; evaluated and assessed community based outcomes of economic development; assessed alternate locations and phasing strategies for new development and revitalization opportunities; and participated in meetings with the community.



Raleigh, NC: Rehabilitation of an old public produce market into a festival retail marketplace.

Richmond, VA: Conversion of an old Lowe's movie palace into the Virginia Center for the Performing Arts.

Roanoke, VA: Rehabilitation of the Hotel Roanoke property into Virginia Tech's new continuing education center, a 350-room, \$40M project with a new 90,000 SF conference center.



Public/Private Development Advisors

Rochester, NY: Reuse planning for a multi-block area along the Black River known as the Brown's Race area.

Sault St. Marie, MI: Led creation of the Chippewa County Airport/Industrial Park; the Kincheloe Air Force Base conversion effort was cited nationally as a model for converting closed military bases into civilian uses.

St. Petersburg, FL: Reuse of the Webb City shopping center site into retail and office uses.

St. Petersburg, FL: Rehabilitation of the Renaissance Vinoy Hotel, a landmark waterfront destination closed for 30 years, into a 360-room hotel and meeting facility.

Sunnyvale, CA: As part of a multi-disciplinary team, prepared a conceptual design and business plan for the reuse of the 18 acre Onizuka Air Force Base. Completed a market analysis, evaluated the existing structures on the site, developed alternative redevelopment scenarios, projected infrastructure needs and costs, and completed financial feasibility analysis.

Tooele, UT: Reuse of 2.7M SF of manufacturing/warehouse space and 1,000 acres of land at the Tooele Army Depot located near Salt Lake City.

Trenton, NJ: Reuse of a turn-of-the-century steel mill into a 177,000 SF mixed-use project; included retail uses (a 54,000 SF supermarket plus a drug store, video, computer store, restaurants and others) and 66,000 SF of office space (new headquarters for the State Housing and Mortgage Finance Agency).

Washington, DC: Façade retention and building recycling of former office space into first-quality office space.

Washington, DC: Reuse of the historic 1,300-seat Howard Theater in the District of Columbia near Howard University which played an important role in showcasing African-American culture and entertainment.

Wichita, KS: Revitalization of a deteriorating downtown warehouse district clustered around railroad lines into the region's premier district known as Old Town; included a permanent home to artists studios/shops, an influx of loft rentals and for-sale condo units, and more than 100 additional restaurants, night clubs, shops and professional offices.

Winston-Salem, NC: Conversion of an old Confederate cotton mill (Brookstown Mill) into specialty retail and professional office uses.

Worcester, MA: Conducted extensive economic and demographic analyses, stakeholder interviews, focus group meetings, and public workshops to identify market opportunities to catalyze downtown revitalization and reuse of historic structures.

