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DOWNTOWN REVITALIZATION INSTITUTE



Series Sponsor

December 11, 2009

The ROI of Historic Preservation

with *Donovan Rypkema*

Workshop Sponsor



Connecticut Commission
on Culture & Tourism

AGENDA

Networking Lunch	12:30 PM
Welcome & Introductory Remarks	1:00 PM
◆ Karen Senich , Executive Director, <i>State of CT Commission on Culture & Tourism</i>	
◆ John Simone , President & CEO, <i>CT Main Street Center</i>	
The ROI of Historic Preservation	1:15 PM
◆ Donovan Rypkema , Principal, <i>Place Economics</i>	
Break	2:30 PM
The ROI of Historic Preservation	2:40 PM
◆ Donovan Rypkema , Principal, <i>Place Economics</i>	
Q & A Session	3:30 PM
Adjourn	4:00 PM



Charting Your Course to a Vibrant Downtown

Donovan D. Rypkema is principal of PlaceEconomics, a Washington, D.C.-based real estate and economic development-consulting firm. The firm specializes in services to public and non-profit sector clients who are dealing with downtown and neighborhood commercial district revitalization and the reuse of historic structures. In 2004 Rypkema established *Heritage Strategies International*, a new firm created to provide similar services to world-wide clients.

Rypkema began his consulting practice in Rapid City, South Dakota and relocated to Washington, DC in 1985. He has performed real estate and economic development consulting services throughout the United States for State and local governments and non-profit organizations. His specific fields of consultation include: feasibility analyses for real estate acquisition and development; training in community-based development; economic revitalization of downtowns and neighborhood commercial centers; and the rehabilitation of historic structures.

Prior to 1985, Mr. Rypkema was involved in the direct development and management of residential, office, retail and National Register properties. He completed appraisals of over 1500 properties including residences, office and apartment buildings, farms, ranches and athletic facilities. His background includes teaching pre-licensing and continuing education courses for real estate professionals.

Today Mr. Rypkema is recognized as an industry leader in the economics of preserving historic structures. Since 1983 he has provided ongoing consulting services to the National Trust for Historic Preservation and its National Main Street Center. He has undertaken assignments in 49 states and the District of Columbia.

Rypkema was educated at Columbia University where he received a Masters of Science degree in Historic Preservation. (He was a Bush Leadership Fellow in 1983-84). He has lectured widely on economic and preservation issues relating to rehabilitation, community development and commercial revitalization. He is author of several publications including *Community Initiated Development*, *The Economics of Rehabilitation*, the *Downtown Real Estate Development Series* and others. His articles have appeared in the *Journal of the American Planning Association*, *Architectural Record*, *The Journal of Commercial Bank Lending*, *The Responsive Community*, *Urban Land*, *Real Estate Finance*, *Investment Decisions*, *Places*, *Preservation Forum*, *Vital Speeches*, the *Bulletin of Science, Technology & Society* and others. In Washington he has served on the Boards of Directors of North Capital Neighborhood Development Corporation and the Washington Council of Agencies.

On an international level Rypkema has worked directly with government and business leaders in Japan on issues of downtown revitalization; public officials in Thailand regarding historic preservation challenges; citizen groups in Russia on development plans and tourism strategies, and provincial officials in China on heritage preservation strategies. His first assignment through *Heritage Strategies International* was the preparation of a redevelopment analysis for a historic building on behalf of the Directorate of Heritage in Sharjah, United Arab Emirates. He has spoken at international conferences in Australia, Brazil, Canada, Portugal, Saudi Arabia, and Switzerland. Rypkema keynoted a Study Tour on Cultural Resource Preservation and Economic Development sponsored by the World Bank and the US Park Service. He also was a participant in the World Bank's Conference on Culture and Sustainable Development in Italy and a US/UK symposium on military privatization efforts held in England. He traveled with then HUD Secretary Mel Martinez as a member of the American delegation to a US/Spain Forum on Historic Preservation. He serves on the Advisory Board of the Prague Institute for Global Urban Development.

Rypkema has worked with such groups as the Urban Land Institute, the Mayors' Institute on City Design, the American Planning Association, the International Downtown Association, International Town and City Centre Conference, the World Monuments Fund, the Center for Livable Communities and hundreds of other international, national, statewide and local organizations.

In recent years Mr. Rypkema has conducted statewide studies of the economic impact of historic preservation in Virginia, Kentucky, North Carolina, Indiana, New York and Maryland and a citywide study in Philadelphia. Rypkema worked with the U.S. Army's Office of Historic Properties creating strategies for the redevelopment of historic buildings on active Army posts. As part of this effort he has written a Feasibility Assessment Manual to be used at the installation level Army-wide.

The second edition of Rypkema's book, *The Economics of Historic Preservation: A Community Leader's Guide*, published by the National Trust for Historic Preservation is being released in 2005 and is widely used by preservationists nationwide. He teaches a graduate course in preservation economics at the University of Pennsylvania.