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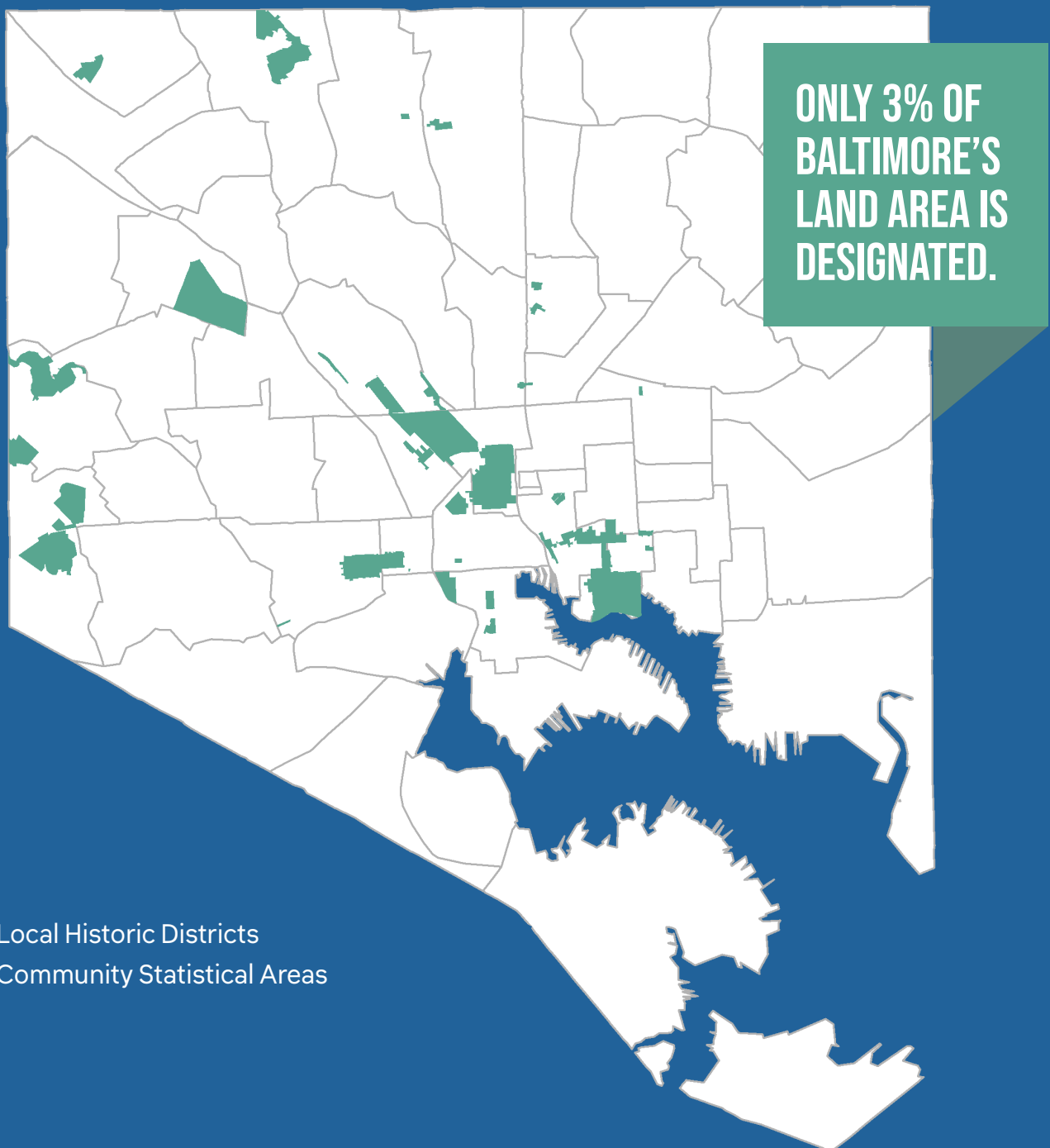
PlaceEconomics

Demonstration Analysis:
**Land Area, Population, & Density
in Local Historic Districts**
Baltimore, Maryland

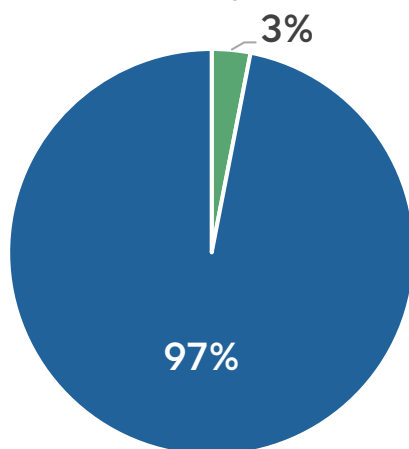


Land Area, Population, & Density in Local Historic Districts Baltimore, Maryland

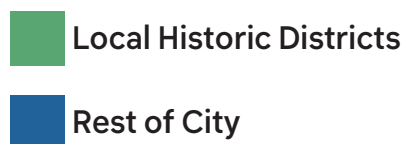
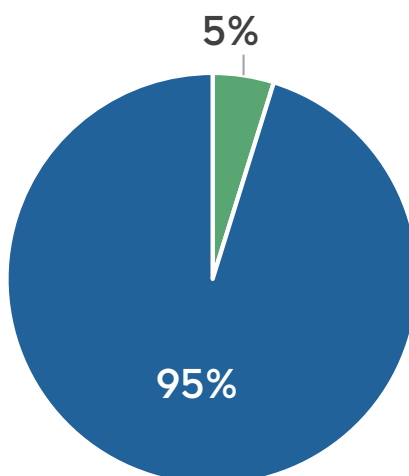
The City of Baltimore has 35 local historic districts. These districts make up a relatively small share of the city's overall land area—only 3%. This means that 97% of the land area is not subject to review by Baltimore's Commission for Historical and Architectural Preservation. However, 5% of the city's population lives in these historic districts.



Share of City's Land Area



Share of City's Population



RESIDENTIAL ZONES IN BALTIMORE'S LOCAL HISTORIC DISTRICTS ARE TWO TIMES DENSER THAN NON-DESIGNATED RESIDENTIALLY ZONED AREAS.

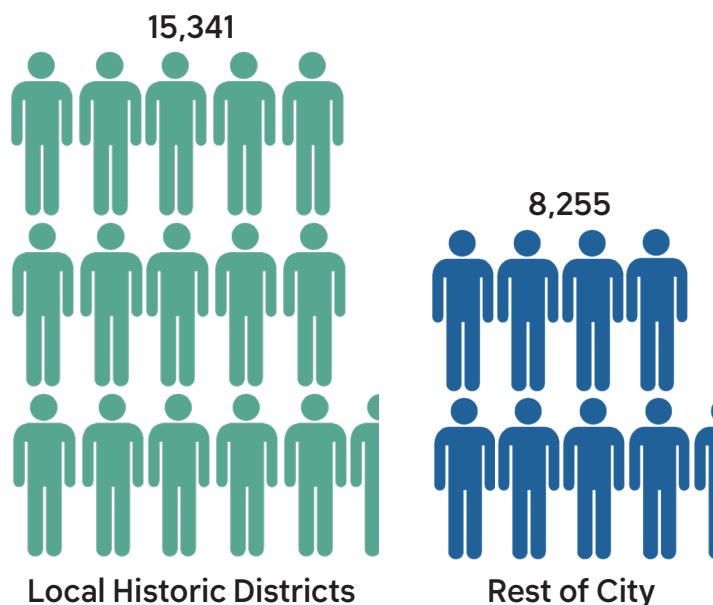
Historic neighborhoods are dense.

Ninety-one percent of Baltimore's land area is zoned for residential uses. Of that 91%, only 3% of that residentially zoned land area is in historic districts. Though they don't cover much land area, Baltimore's local historic districts include some of the densest neighborhoods in a per square mile analysis. On average, there are two times more people per square mile in the local historic districts than the rest of the city's residential areas.

Historic neighborhoods are denser for three primary reasons: 1) lot sizes are often smaller, 2) house sizes are smaller, and 3) there is often a greater variety of housing types. The local historic districts in Baltimore provide density at a human scale and protect affordable housing, mainly by providing a large supply of dense, entry-level housing in rowhouse-type units. Utilizing already existing, compactly designed, and densely situated housing is essential for maintaining Baltimore's supply of affordable housing.

In Baltimore, protecting historic neighborhoods means protecting density.

Population Density - people/sqmi
(1 icon=1,000 people)



Interested in conducting a similar analysis?

PlaceEconomics is a private sector firm with over thirty years experience in the thorough and robust analysis of the economic impacts of historic preservation. We conduct studies, surveys, and workshops in cities and states across the country that are addressing issues of downtown, neighborhood, and commercial district revitalization and the reuse of historic buildings. We specialize in quality, defensible research, and present findings clearly and effectively in formats that can be understood by academics, economists, mayors, city council members, property owners, and local stakeholders alike.

Contact PlaceEconomics for more information on pricing, timelines, and data requirements.



PlaceEconomics

www.placeeconomics.com
info@placeeconomics.com
202.588.6258