

CHANDLER'S ADAPTIVE REUSE PROGRAM

Program Overview

The Adaptive Reuse Program assists property and business owners seeking to adaptively reuse older buildings for commercial purposes. A streamlined process has been established for most qualifying projects to make development timelines and costs more predictable. By allowing for flexibility in applying City regulations (e.g. setbacks, parking, mechanical screening, landscaping), the program also offers new opportunities to reuse underutilized properties and encourages investment that provides needed services, amenities and jobs to the community.

What Is Adaptive Reuse?

In common usage, it is the process of converting an existing building to a new use. It may include expanding the building to more fully utilize the property.

Types of Adaptive Reuse Projects:

- Change from one type of commercial use to another
- Reactivation of a building that has been vacant more than 1 year
- Small scale infill (or an addition) on an existing, small site

Qualification Criteria

In Chandler, a qualified Adaptive Reuse Project is one that meets these criteria:

1. Building Age:

The building must have been built before 1990, and

2. Building Size:

Less than 15,000 square feet (including any proposed additions), and/or

3. Lot Size:

30,000 square feet or less

4. Zoning:

Is a commercially zoned property that is in the identified Adaptive Reuse Overlay District

Benefits of Adaptive Reuse Projects:

- Stimulate reinvestment in established areas
- Support development of local businesses
- Generate jobs for Chandler residents
- Generate tax revenue to support City Services
- Support neighborhood revitalization by providing services nearby
- Support sustainability by making use of existing building materials

Steps in the Process

1. Evaluate the Property

Develop a checklist of opportunities and issues that need to be addressed. Use it as a starting point in discussing solutions with the City.

2. Contact the Chandler Adaptive Reuse Team (ChART)

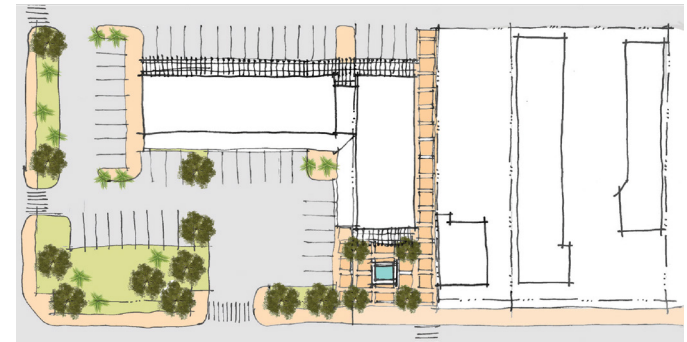
ChART will help outline the programs available and can help identify a course of action.

3. Review the Adaptive Reuse Handbook

The handbook provides examples of creative solutions to some of the most common issues that arise with adaptive reuse.

4. Schedule a Site Tour with ChART

Meet informally with City staff members to identify areas of flexibility that may be needed for your project.



5. Develop Your Plans

Formal architecture, tenant improvement, landscape and engineering plans will be required for approvals. Do not start work without these approvals.

6. Submit Your Plans

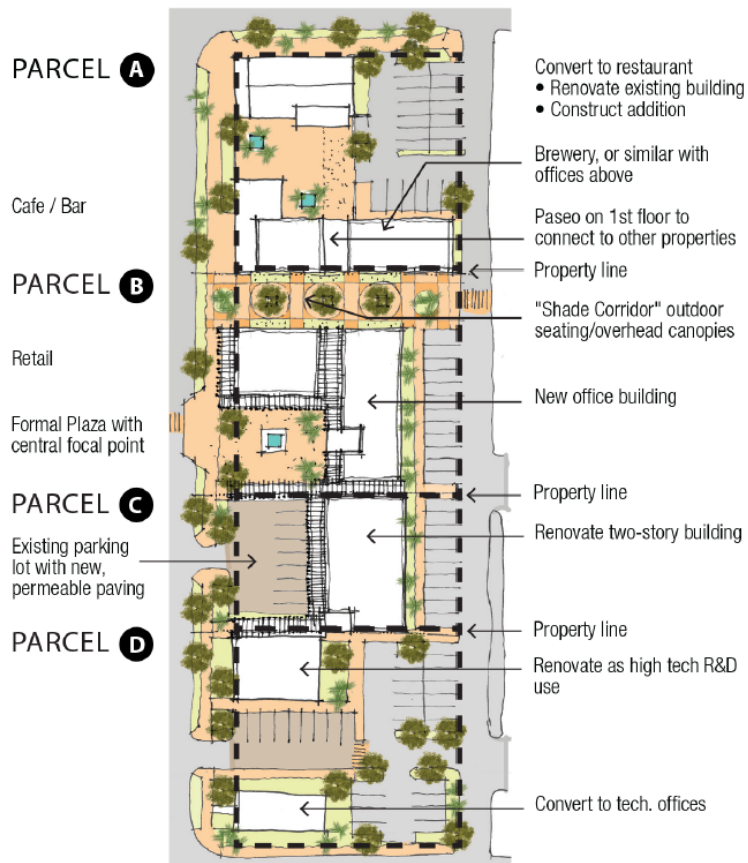
A City staff member will guide your application through the approval process.

7. Secure the approvals and begin necessary work

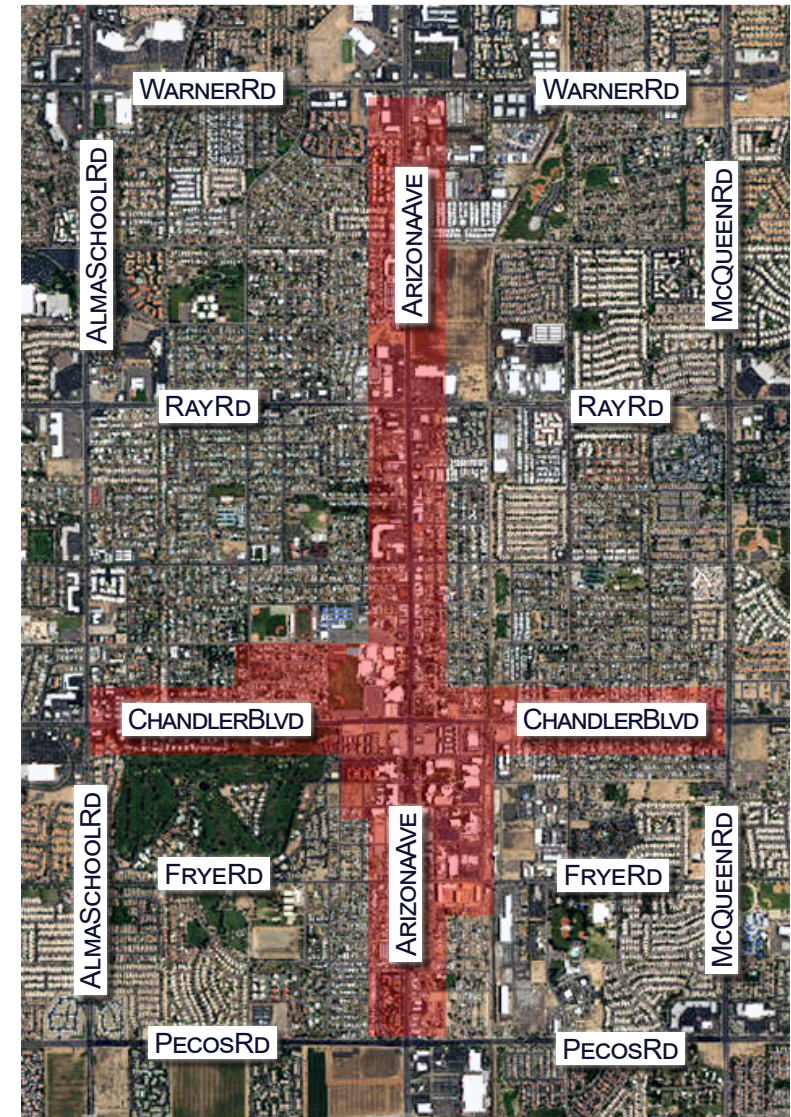
The following case study from the Adaptive Reuse Handbook illustrates a variety of conceptual adaptive reuse solutions on a set of four contiguous parcels in the C-2 Community Commercial District. It demonstrates opportunities to create a “place” by coordinating pedestrian circulation among the properties, sharing parking and adding active outdoor use amenities to animate the area. When all parcels are developed together, efficiencies occur in landscaping and parking that would benefit all property owners.



CASE STUDY CONCEPT SKETCH PLAN ::



Adaptive Reuse Overlay District



For additional information:

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