

CHANDLER

ARIZONA

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 the appropriate sign-offs.
6. Submit Your Plans
A City staff member will guide your application through the approval process
7. Secure the Approvals!

For additional information ::

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Chandler - Arizona
Where Values Make The Difference



ADAPTIVE REUSE PROGRAM



Chandler - Arizona
Where Values Make The Difference
Mayor Jay Tibshraeny & City Council

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 expedite development and make timeframes 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:

- Building Age: Built before 1990, and
- Building Size: Less than 15,000 square feet (including any proposed additions), and/or
- Lot Size: 30,000 square feet or less
- Zoning: Is a commercially zoned property that is in the identified Adaptive Reuse Overlay District

Community Benefits ::

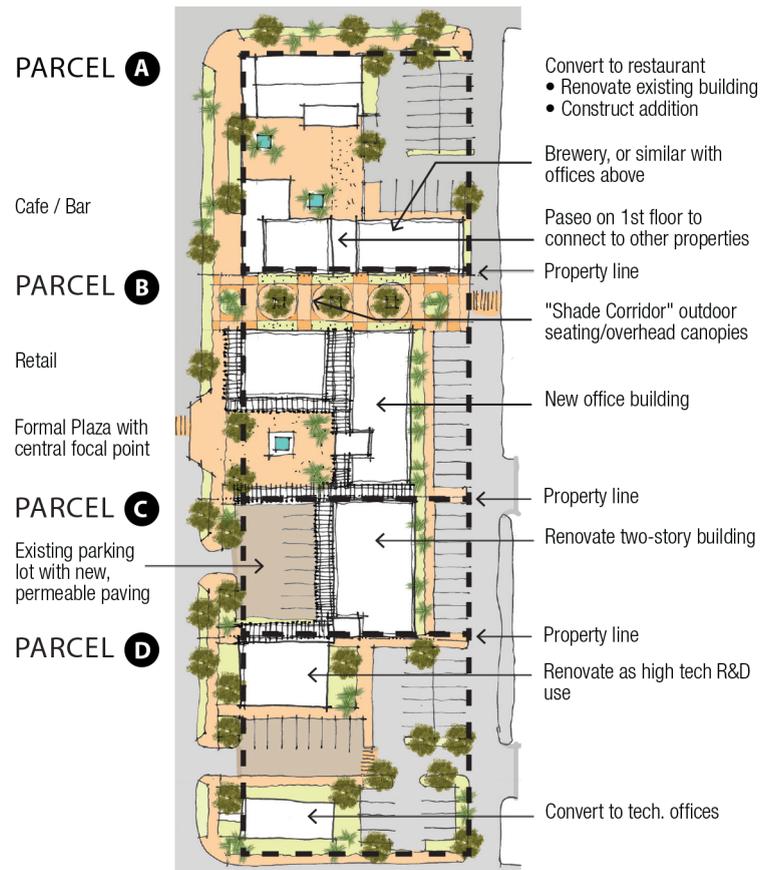
- Stimulate reinvestment in established areas
- Support development of local businesses
- Generate jobs for Chandler residents
- Generate tax revenue to support City services
- Support neighborhood revitalization by providing services nearby
- Support sustainability by making use of existing building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

Case Study ::

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 ::

