



Adaptive Reuse Program

"Revitalize to contribute to economic vitality and create more vibrant neighborhoods"

Program Overview

The Heritage District Adaptive Reuse Program assists property and business owners seeking to reuse older residential buildings within the Heritage District Mixed Use overlay for commercial purposes. A streamlined process has been established for most qualifying projects to expedite development and make timeframes and costs more predictable. By deferring costly on-site and off-site improvements such as hardscape parking and street improvements, the program also offers new opportunities to reuse underutilized properties and encourages investment and redevelopment within the Heritage District. Per the goals of the City's Redevelopment Plan and Planning Maricopa (General Plan) this program is intended to provide needed services, amenities and jobs to the community.





WHAT IS ADAPTIVE REUSE?

- Adapting an existing building to a new use
- Must be within the Mixed Use Heritage Overlay
- Converting a residential building
- Less than 5,000 square feet building
- New use is considered to be a low-impact business



SCENARIO - Before

- Repurposing an existing building has unique challenges
- The challenges inspired the Adaptive Reuse Program
- Structure too costly to renovate for a small business
- Stimulate reinvestment desired, Support revitalization
- Careful reduction in development standards applied

SCENARIO - After

- Reduced-cost redevelopment for small business
- Modified landscape requirements focus on street-side
- Modified parking standards, adapted for existing lot
- Minimal off-site improvements
- Many business types = no sprinkled fire protection





QUALIFYING CRITERIA

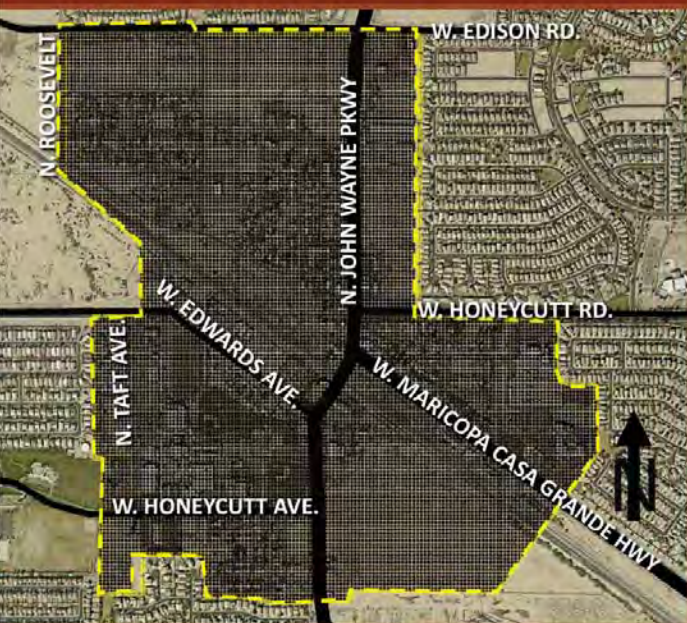
- Building is to be located within the **Mixed-Use Heritage Overlay Zone** ✓
- Apply Heritage District Design Guidelines (as applicable) ✓
- Achieve Equivalent R-3 to B Change of Occupancy ✓
- Meet "means of egress" exiting analysis per building code ✓
- ADA accessibility to be observed (with 20% cost of alterations rule) ✓

CITY OF **MARICOPA**

PROUD HISTORY • PROSPEROUS FUTURE

Goal

To promote the “heart of the city” as described in the RDA Plan for the Heritage District, a greater variety of land uses for housing, shopping, offices and businesses is needed to serve residents and visitors in a pedestrian-oriented neighborhood that reflects the history and rich culture of Maricopa. Adaptive Reuse is a strategy for redevelopment.



MIXED USE - HERITAGE OVERLAY

- Map of area featured (left)
- Established by Article 303 of the Zoning Code
- To promote pedestrian-oriented infill development
- To encourage diverse, attractive redevelopment
- Permits a mix of land uses (Table 303.02, Zoning Code)

Planning Division

39700 W. Civic Center Plaza
Maricopa, AZ 85138



www.maricopa-az.gov



520-316-9098



FIRST THINGS FIRST!

- Before you invest, consult the Planning Division
- Allow staff to work with you to create unique solutions
- <-- Contact info for additional questions or concerns