



Some of the coolest places in Tempe are also some of the oldest. Successful projects often build upon the foundations of what once was as they reimagine new ways of utilizing historic and existing buildings.

As Tempe continues to evolve, the reuse of existing building becomes increasingly important. Older buildings may become unsuitable for their original purpose due to market shifts, technology and architectural requirements. **Adaptive Reuse** becomes a sustainability tool that preserves revenue generating commercial space and provides the opportunity for an eclectic mix of neighborhood retail shops and services.

### How Does the Adaptive Reuse Program Work?

Tempe Community Development has assembled a team from many city departments. Their goal is to help new businesses open as safely and efficiently as possible. Innovative ideas to re-purpose buildings may require new ways to accommodate parking, restroom needs and more.

## Adaptive Success

The Shop Beer Co. converted an existing historic home into a brewery and pub. The back patio is open for food trucks and live music. The block building behind the pub is their brewing center for beer and coffee.

Utilizing the **Adaptive Reuse** program allowed the business to make the most of their existing building and land.



# Program Benefits

- Single point of contact
- Modified landscape standards
- Modified parking standard
- Modified lighting standards
- Modified mechanical screening standards
- Interpretation to achieve occupancy equivalency
- Utilize Evaluation Report [sealed by a registrant]
- On-site retention relief
- Toilet fixtures / restroom facilities
- Water supply line for sprinkler system



## Eligibility

- The building must have been constructed more than 20 years ago and be located within Tempe city limits.
- It must be located within 100 feet of an arterial street
- The building cannot exceed 5,000 square feet, including the proposed additions
- The new use results in a change of occupancy for the existing building
- The Community Development Director has the authority to approve projects that meet the intent of the program and two of the four criteria



## Get Started

Contact the Community Development Project Assistance Team at [projectassistance@tempe.gov](mailto:projectassistance@tempe.gov).

[www.tempe.gov/adaptivereuse](http://www.tempe.gov/adaptivereuse)



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