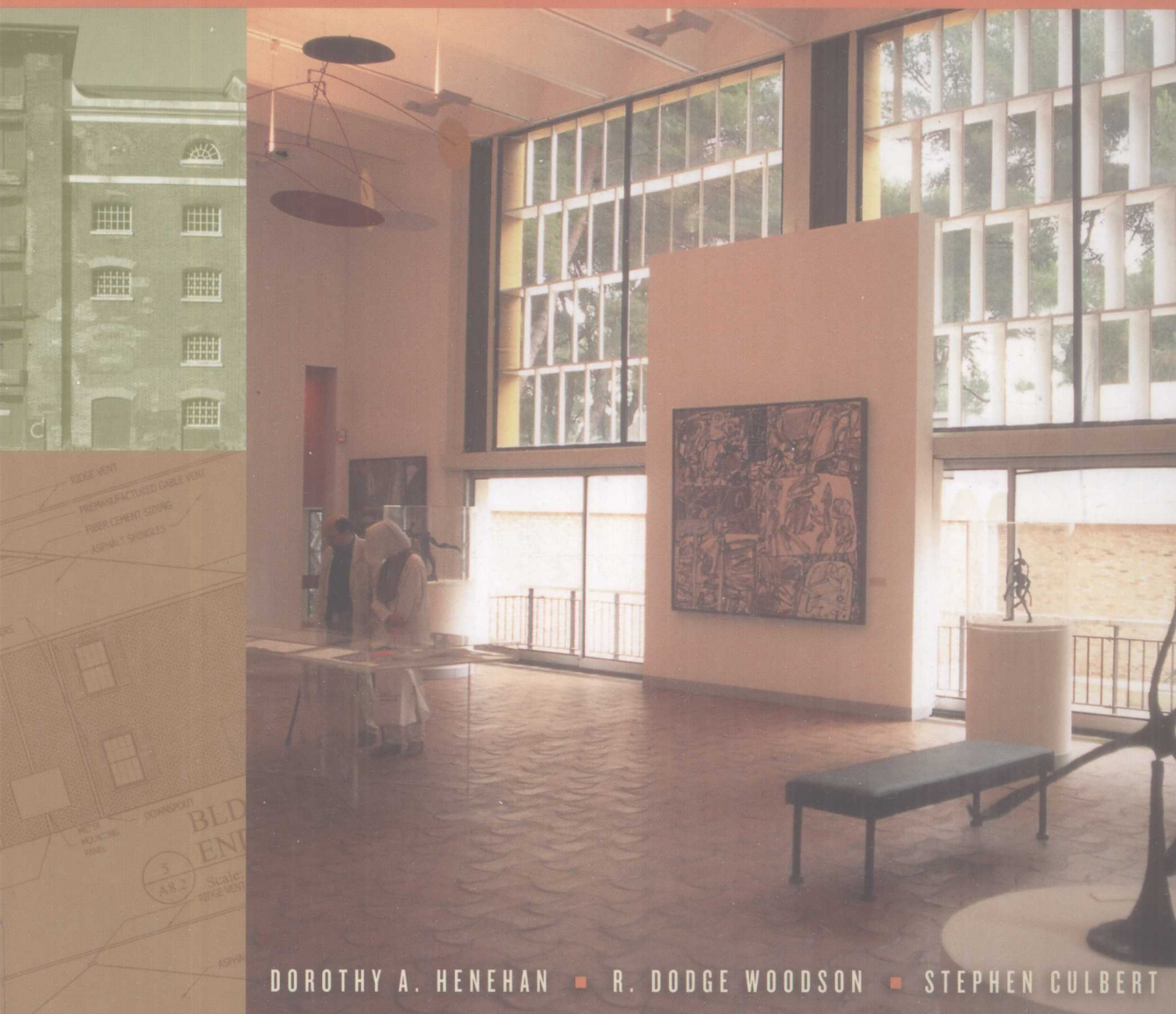


Building Change-of-Use

RENOVATING, ADAPTING, AND ALTERING COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL PROPERTIES



DOROTHY A. HENEHAN ■ R. DODGE WOODSON ■ STEPHEN CULBERT

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INTRODUCTION

The purpose in writing this book is to illuminate the Change-Of-Use process. This book will examine the context and scale in which adaptive re-use occurs. It will identify the key players and convey enough about each of their agendas to create a common vocabulary from which each can draw for constructive dialogue with one another. In doing so, the reader may use this knowledge to better cultivate beneficial relationships and develop successful projects. The Change-Of-Use process, and the practice of architecture for that matter, derives a measure of its intellectual and aesthetic challenge from asking questions, identifying the vital issues, seeking answers, and making difficult choices. The relationships among owner (developer), contractor, and design professional are central to the process. The timely involvement of and clear communication with other players can be critical to project success.

Players in the process are diverse and include owners, tenants, property managers, city planners and reviewers, code consultants, inspectors, testing agencies, construction managers, contractors, material suppliers, manufacturers, lenders, engineers, attorneys, insurers, redevelopment authorities, neighborhood associations, preservationists, utilities, environmental engineers and hygienists, realtors, architects, space planners, and designers.

Actual projects, both built and un-built, will be used to exemplify the process and illustrate concepts and situations typical to a variety of project situations. Product information and resources will be shared so that the reader can explore his interest in specific areas presented. Although a few award-winning project examples are included, the authors have also provided many examples of ordinary projects that were successful chiefly by the client's standards. And, because there is something to be learned with every new venture, they have also included a few that may be characterized as learning experiences.

Professional tools such as code analysis, zoning review, and facility evaluation of existing buildings can be used together to identify new uses for existing buildings that will maximize the potential profit and/or benefit to be realized from owning them. Building owners might begin with the question, "What can this building become?" Business owners or agency operators might ask, "Where can I locate that will create the best advantage for my enterprise?" This book discusses the answers to those questions and suggests how design professionals can use their understanding of re-development analysis and renovation to offer a greater and more valuable service to these clients.

In renovation, designers and owners must choose what elements will stay and what will go. Once the program is set, the designer will select the most effective materials and systems to fit the program and budget. Using examples that are easy to grasp, Roger clarifies approaches to setting budget priorities and completing renovations on time and within budget.

Renovation accounts for nearly a third of all construction and as much as a quarter of all design work. The smart economics of this trend are undeniable, if not sometimes inscrutable. Renovation and Change-of-Use trends are likely to develop as urban redevelopment and sustainability become supported planks in the platform of each major political party in this country and savvy citizens think of new ways to participate in that growth. We hope this book will open some doors.

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CHAPTER 1

URBAN SPRAWL

America's cities have undergone a profound transformation in the past 150 years. Social changes combined with economic development have shifted the focus of growth from urban to suburban areas. Cities and the people who live there have suffered from neglect in many ways. Planners and developers can address these issues and, as a result, infuse cities with a new vitality.

WHY CHANGE-OF-USE?

Change-of-use is a term used both in the context of zoning, as applied to functional and characteristic changes in allowable land use, and as a term used in construction plan review (code enforcement). The term describes an existing building or structure that alters the level of risk associated with a building. A change-of-use in terms of zoning won't necessarily trigger alterations to the site or existing structures. A change-of-use in terms of the building code may, especially if a building has moved to a riskier use. This section identifies issues broader than the site scale. These issues define the context in which change-of-use and redevelopment occur. They include identifying certain problems:

- The urban core
- Edge cities
- Sprawl