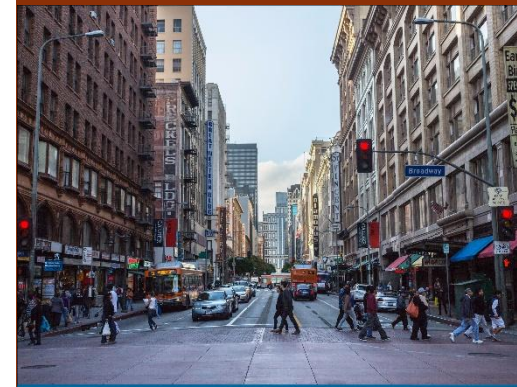


/AR ADAPTIVE REUSE OVERLAY DISTRICT

Historic Preservation Commission



Untapped Potential:
Strategies for Revitalization
and Reuse

October 2017



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Development Services
HPC Presentation - June 6, 2019



Adaptive Reuse Overlay



Purpose/Objectives

The /AR District is intended to facilitate the adaptation and continuing use of Historically Significant Buildings in the community. Under the guidance of these regulations and historic preservation review, additional uses may be allowed on properties that would not ordinarily allow them.



Adaptive Reuse Overlay



Definitions

Adaptive Reuse – The process of reusing an existing building, or portion of a building, for a purpose other than which it was originally built or designed for, or currently used for.

Historically Significant Building - Any building eligible for inclusion on the National Register of Historic Places as defined in [36 CFR 60.4](#), any building that is included in Missoula's Inventory of Historic Resources ("Local Inventory" 20.30.030), or any contributing building in a National Register Historic District (20.30.030).



Adaptive Reuse Overlay



Selection Criteria

1. The /AR District must be a parcel that contains **a building which meets the definition of Historically Significant Building**, and must be for an adaptive reuse purpose (Section 20.25.035.B).
2. The Historic Preservation Commission and the historic preservation officer will help determine **whether a project qualifies for the /AR District**. Determination of eligibility for the /AR District shall be made using Section 20.30.040 (Designation Criteria for an Historic Resource).
3. Once an /AR District is approved, the associated adaptive reuse project must be initiated within two years of approval.

*An application to establish an /AR District may be initiated only by the property owner or the property owner's designee.



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Review Criteria

1. **Requirements will vary from one context to another and will be assessed on a district-by-district basis.** Each /AR District is unique in its own right and shall be reviewed as it relates to public health, safety and welfare as well as contributing to the benefit of preserving historic buildings.
2. **Impacts to the surrounding area will be evaluated** and shall include, but not be limited to, light, traffic, parking, landscape and buffering, operating hours, neighborhood character and generally as to whether the proposed overlay district is contextually appropriate.
3. Applicants must demonstrate a commitment to the preservation, maintenance and general welfare of the historic building.



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Applicability

The standards of this section applies to all /AR Districts.

1. Proposed /AR Districts:

a. Will not be required to amend the existing underlying land use designation or existing base zoning district.

b. Shall be tied to the existing historic structure being adaptively reused.

2. Once an /AR District is created:

a. Buildings within an /AR District shall be subject to the Historic Preservation Permit process outlined in Section 20.85.085, and will be added to the Missoula Inventory of Historic Resources (“Local Inventory”).

b. If after approval, future proposals involve removal of or significant alteration to the historic resource, or the property loses its status as a Historically Significant Building, all provisions of approval are void, and regulations applicable to the property revert to those governing the underlying zoning district.

c. Amendments to the /AR Adaptive Reuse Overlay District shall be subject to this section and section 20.25.010.

d. Any alteration or expansion to a project within an /AR District shall be subject to Section 20.85.085.

3. All or any portion of a Historically Significant Building may be converted for the purpose of the /AR District.



Adaptive Reuse Overla

Review Authority and Procedure

1. In establishing an /AR District, the City Council is authorized to adopt district-specific development and design standards to guide development and redevelopment within the subject /AR District.
2. When development and design standards have been approved, each application for additional modification or alteration of an existing building within the designated /AR District must comply with those standards.
3. The recommendation to establish an /AR District must be accompanied by a report containing at a minimum, the following information:
 - a. A map showing the recommended boundaries of the /AR District;
 - b. An explanation of how the area meets the selection criteria of 20.25.035.C;
 - c. Any recommended district-specific development and design standards applicable to development and redevelopment within the district; and
 - d. An explanation of the planning and zoning implications related to the designation of the proposed parcel and application of the district-specific development and design standards.



Adaptive Reuse Overlay



Standards Permitted for Modification

Inspired by the successful adaptive reuse policies in Los Angeles, CA, Phoenix, AR, Borough of Royersford, PA and others, the proposed /AR Ordinance permits specific modifications to the following standards:

- **Use:** Regardless of the underlying zoning, the City Council may approve a mix of use types within an /AR District as a means of accommodating the reuse of any qualified building.
- **Density:** The /AR District can exceed the maximum density established by the underlying zoning district for the site, so long as no new floor area is added, and the added density is allowable by building code.
- **Building Code:** Adaptive reuse projects may qualify for alternative building code compliance subject to Section 3409 of the International Building Code.
(Building code can be used outside the overlay, this is not a modification specific to the overlay, but is a commentary)
- **Fire Code:** Projects within an /AR District shall comply with provisions in accordance with NFPA 914, Code for Fire Protection of Historic Structures, and shall not be subject to the International Fire Code if the building does not constitute a distinct hazard to life or property, per section 102.6 IFC.
- **Expedited Review:** Projects within an /AR District shall receive expedited review throughout the City's plan review process.
- **Fees:** Administrative fees associated with adoption of an /AR District will be reduced by half.

Adaptive Reuse Overlay



Zoning Map

Approved /AR Overlays must be identified on the zoning map by appending the map symbol “/AR- X” as a suffix to the base zoning district classification, as in “R80/AR-X”, and will be listed on the following table.

Districts Established

Map Symbol	District Name	Regulations
/AR-X	Adaptive Reuse Project Name	20.25.036

Adaptive Reuse Overlay



- Agency and Public Comment complete
- Presenting to Planning Board on July 2nd, 7:00 PM, City Council Chambers

