



ADAPTIVE REUSE

IEDC ANNUAL CONFERENCE, ATLANTA, GA

John Karras, October 2018

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IDEAS FOR VIBRANT CITIES

BY JOHN KARRAS



Blog

The Most Urban Cities

The urbanSCALE Rating System

eBook: The 10 Traits of VIBRANT Cities

urbanINSIGHTS

29 Ideas to Activate Empty Spaces in Your Community

JULY 22, 2017 BY JOHN KARRAS

7 COMMENTS



Do you have empty spaces in your community? Do you have forgotten buildings and corridors in your city? Does your downtown have areas that are sorely underutilized, like alleys or similar spaces? Are there any former industrial areas in your community that are currently sitting vacant? Are there any other parts of your community that were once thriving, but now are no longer active? Does your city have unique assets that could be better leveraged to attract new businesses? I'm ... [\[Read more...\]](#)

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*Pre-conditions for **adaptive reuse**:*

- Original use has **vacated** building (or site)
- Existing user can't operate **efficiently** in the space
- Real estate market **demand**s a more intense use



THREE QUESTIONS ABOUT ADAPTIVE REUSE

- 1. Where can it happen?*
- 2. Who can do it?*
- 3. What are the results?*

Where can it happen?

- An entire district or large property
- An individual building
- Public spaces & infrastructure



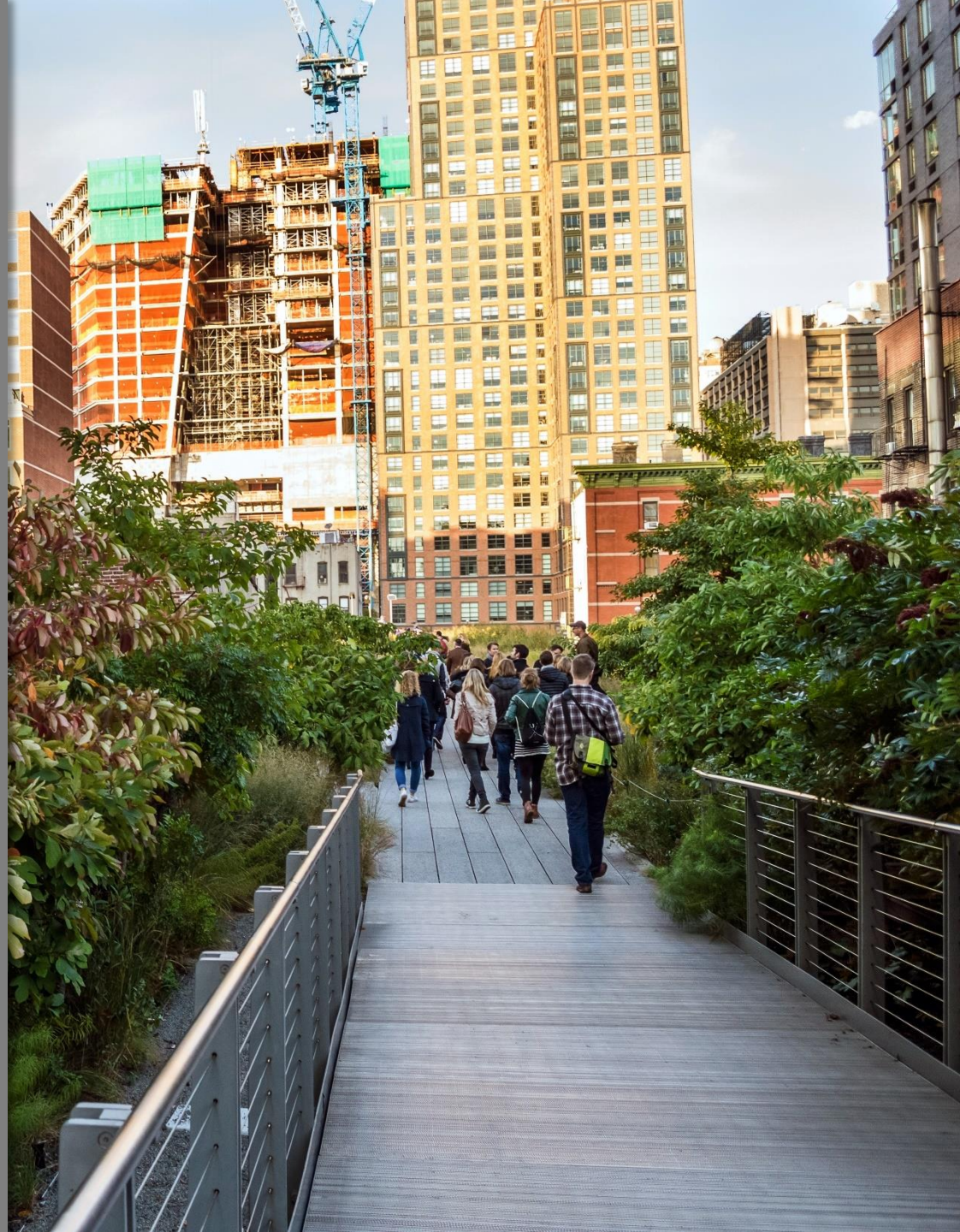
Who can do it?

- Private sector (landowners, developers)
- Public sector
- P3 (public-private partnership)



What are the results?

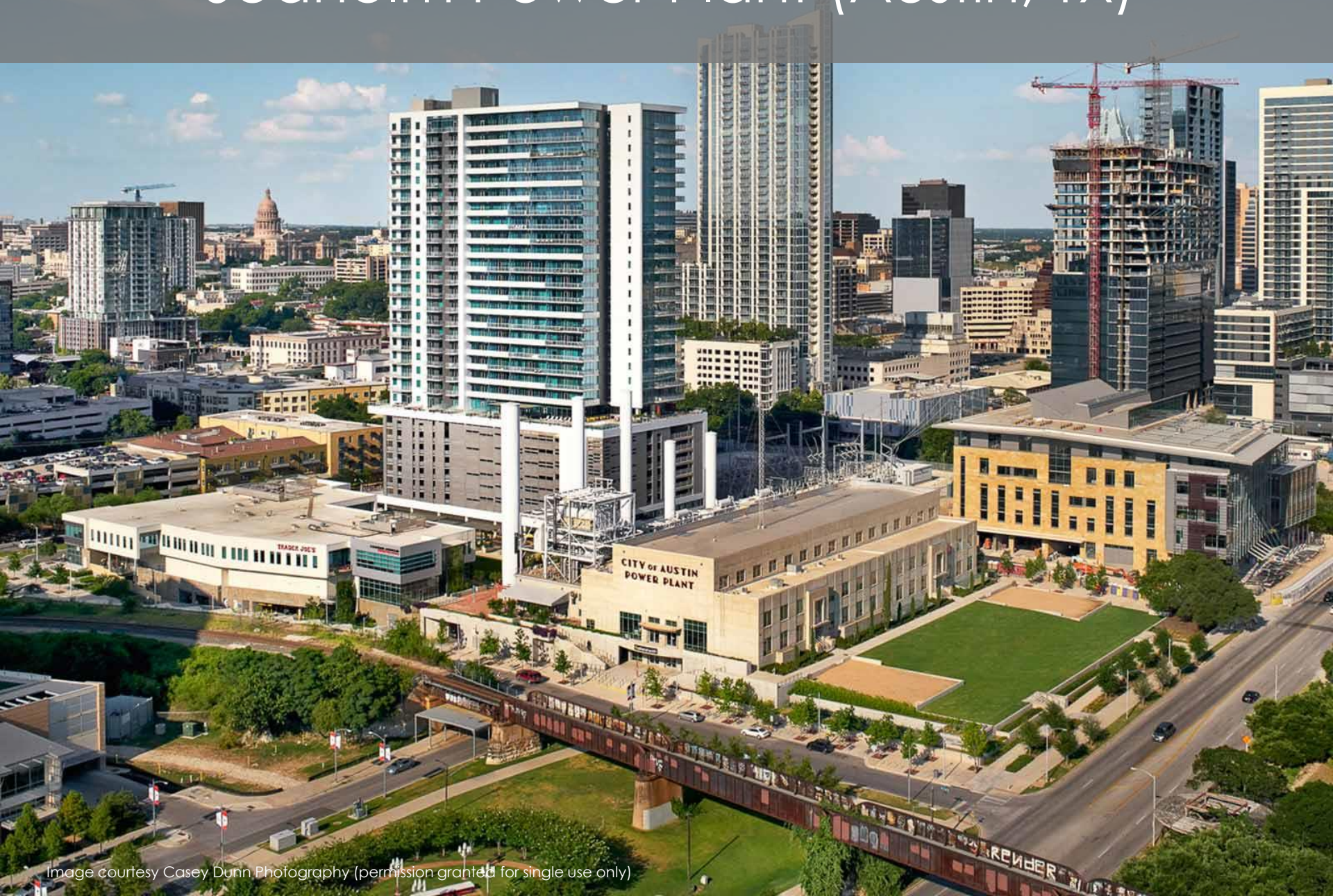
- ROI (and tax base growth)
- New commercial space
- New space for people



Downtown Austin (1950s)



Seaholm Power Plant (Austin, TX)



Seaholm Power Plant (Austin, TX)



McMenamin's Kennedy School (Portland, OR)



Constitution Plaza, 1967 (Hartford, CT)



Hotel America (Hartford, CT)



Constitution Plaza, 2018 (Hartford, CT)



Spectra Boutique Apartments (Hartford, CT)



Spectra Boutique Apartments (Hartford, CT)



Spectra Boutique Apartments (Hartford, CT)



The Arcade (Providence, RI)



Woodall Rogers Freeway (Dallas, TX)



Klyde Warren Park (Dallas, TX)





ONE QUESTION FOR YOU

*How are you, as an EDO,
leveraging adaptive reuse?*

- ROI
- New commercial space
- New space for people

“New ideas must use old buildings.”

-Jane Jacobs



QUESTIONS

THANK YOU



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