

Community Focus Statement A: Improve the quality of our built environment to enhance community health, safety, neighborhood character, and the image of our business corridors.

Action Statements A.7: Promote cleanup and repurposing of underutilized properties along Big Bear Boulevard, in Fawnskin, and in other key locations as identified by program partners.

A7

Benchmark: Adaptive reuse campaign is organized and supports at least one reuse project as a precedent for future projects.

Champion: Volunteer group or person or can be identified by the community

Estimated Cost: \$2,000-\$50,000 (varies based on approach)



Vacant lots that are used for storage can break up storefronts and create less desirable areas to visit. Photo source: [Umberto Bray](#)

Big Bear Boulevard, Fawnskin, and Bear Valley's other commercial areas include vacant and underutilized properties that detract from the community's appearance, fail to adequately serve the needs of residents and visitors, and reduce San Bernardino County's property and sales tax revenue. To address these issues, the Bear Valley communities should promote the cleanup and adaptive reuse of these properties.

Adaptive reuse refers to retrofitting and/or updating existing vacant and underutilized buildings and properties with new and/or different uses that better serve the community and complement the surrounding uses. Adaptive reuse provides the potential benefits of:

- Reducing development costs through the use of existing infrastructure and buildings
- Encouraging pedestrian-oriented infill development in established areas, rather than perpetuating sprawling automobile-focused development in undeveloped areas at the communities' periphery
- Achieving greater property and sales tax revenue, while limiting additional costs associated with investments in infrastructure and community services
- Supporting additional employment opportunities
- Providing additional housing units
- Preserving historic structures

The Bear Valley communities can best support adaptive reuse efforts by encouraging San Bernardino County to institute an adaptive reuse program. The program can identify suitable tenants of underutilized and vacant properties and tenant spaces and seek out and administer funding for adaptive reuse projects. To bolster the program, San Bernardino County can also adopt an adaptive reuse ordinance to expedite the review process associated with converting vacant and underutilized commercial spaces into new, centrally located residential units.

Action	Action Leader	Timeline	Resources
1. Form an adaptive reuse committee, identifying one person to serve as a chair who will provide leadership and champion the committee.	Champion	Month 1	<p>Creative small town reuse strategies http://www.ccim.com/cire-magazine/articles/smart-moves-small-towns/?gmSsoPc=1</p> <p>Strategies for attracting infill development in distressed communities https://www.epa.gov/sites/production/files/2015-05/documents/fresno_final_report_042215_508_final.pdf</p> <p>Big Bear Valley Ecotourism http://bigbearecotourism.org/</p>
2. Interview property owners, business owners, contractors, design professionals, building inspectors, and the San Bernardino Land Use Services Department to understand barriers to adaptive reuse.	Adaptive reuse committee	Months 2 – 5	
3. Identify and examine potential adaptive reuse sites and to better understand and illustrate the need and opportunity for adaptive reuse in Bear Valley.	Adaptive reuse committee in consultation with San Bernardino County Economic Development Agency	Months 3 – 4	
4. Collect examples of successful reuse projects in comparable tourist destinations.	Adaptive reuse committee	Month 5 – 6	
5. Partner with one or more property owners (and a potential tenant if one can be identified) and support and document the full process from concept through construction, including design, permitting, and construction.	Adaptive reuse committee in consultation with San Bernardino County Land Use Services Department, local partner	Months 6 – 12	
6. Prepare materials to market adaptive reuse and eco-conscious business opportunities to local and non-local investors and entrepreneurs.	Adaptive reuse committee	Year 2	
7. Distribute marketing materials and respond to inquiries.	Adaptive reuse committee	Year 2	