

Redevelopment is hard



Grandfathering



**What you have
is okay, so long
as you don't
change it.**

Change of Use



Affects Zoning and Building Code

Additions



Affects Zoning and Building Code

Enter the Thunderdome

ZONING

LIFE SAFETY

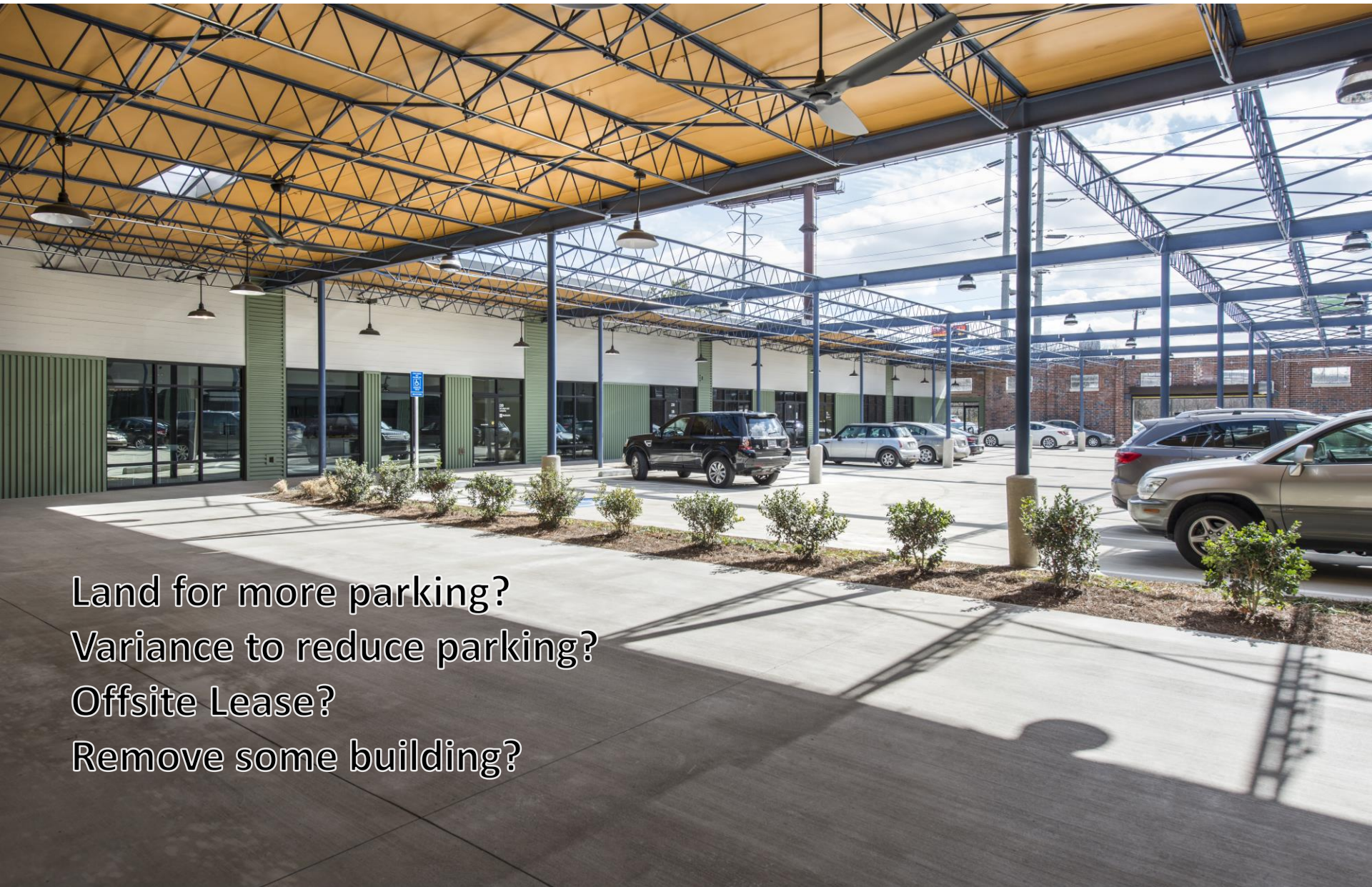
**BUILDING
CODES**

PARKING

STORMWATER



Solve for Parking



Land for more parking?
Variance to reduce parking?
Offsite Lease?
Remove some building?

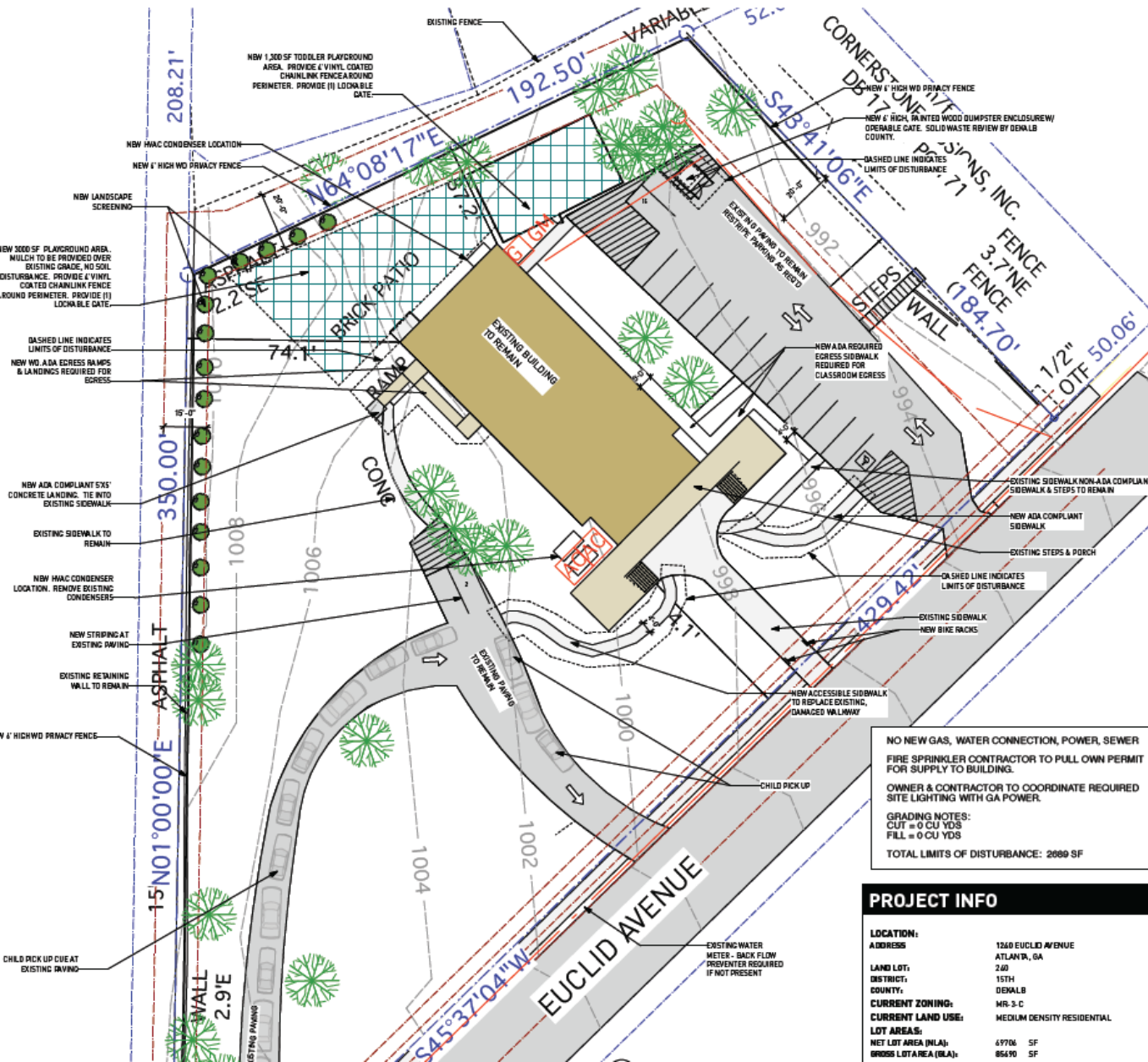
Justify Parking Reduction



On Street Parking
Transit
Bike Infrastructure
Uber/Lyft



Limit Site Impact



Existing paved surfaces are an important asset

Variance+Gravel Lot=Cheap Parking



**Gravel not allowed
for CONFORMING
City of Atlanta
parking spaces**

Civil Engineer



Stormwater costs can be a killer, find an engineer that understands.



Maintenance vs Permit

Gray Area
Forgiveness vs Permission
Time Sensitivity?



Stable Asset $\neq$ Architect?



**Less change to building,
less need for architect,
unless tight schedule**

Change = Architect!



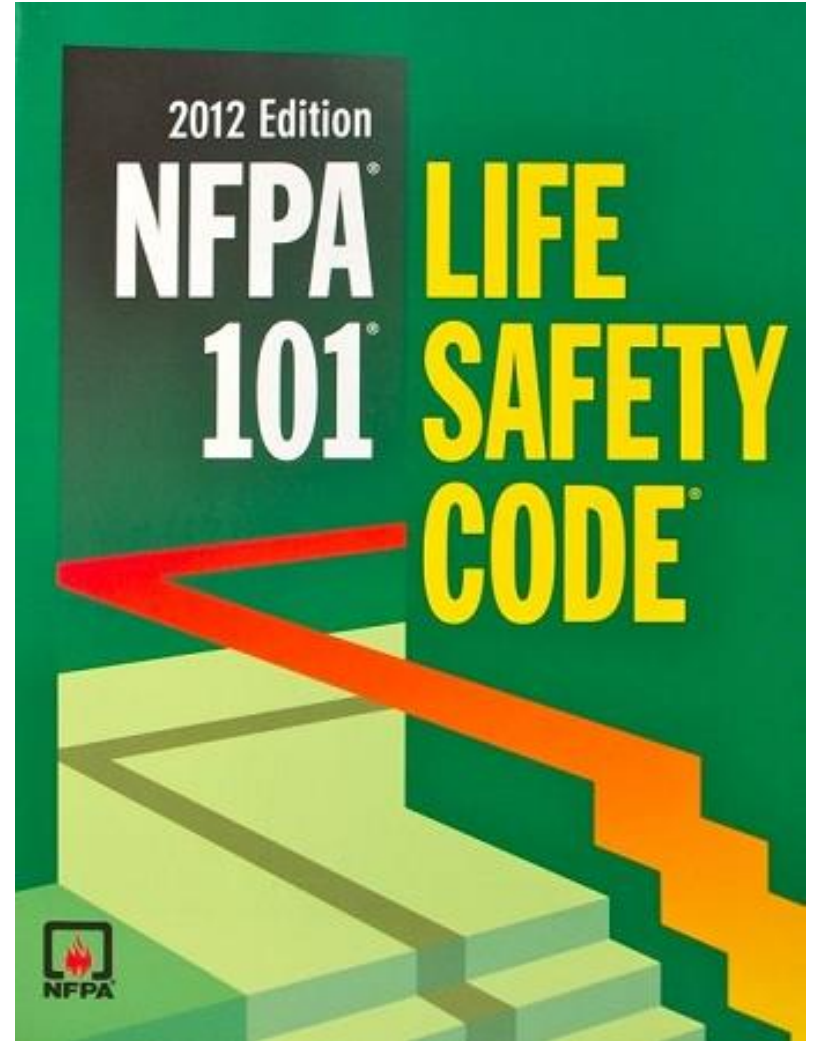
**Find an architect that understands
the notion of value creation**

Codes Love, Love Sprinklers



Much more leeway if a building is already sprinklered. They are \$\$\$\$ to add.

No Sprinklers? Find a Great Architect

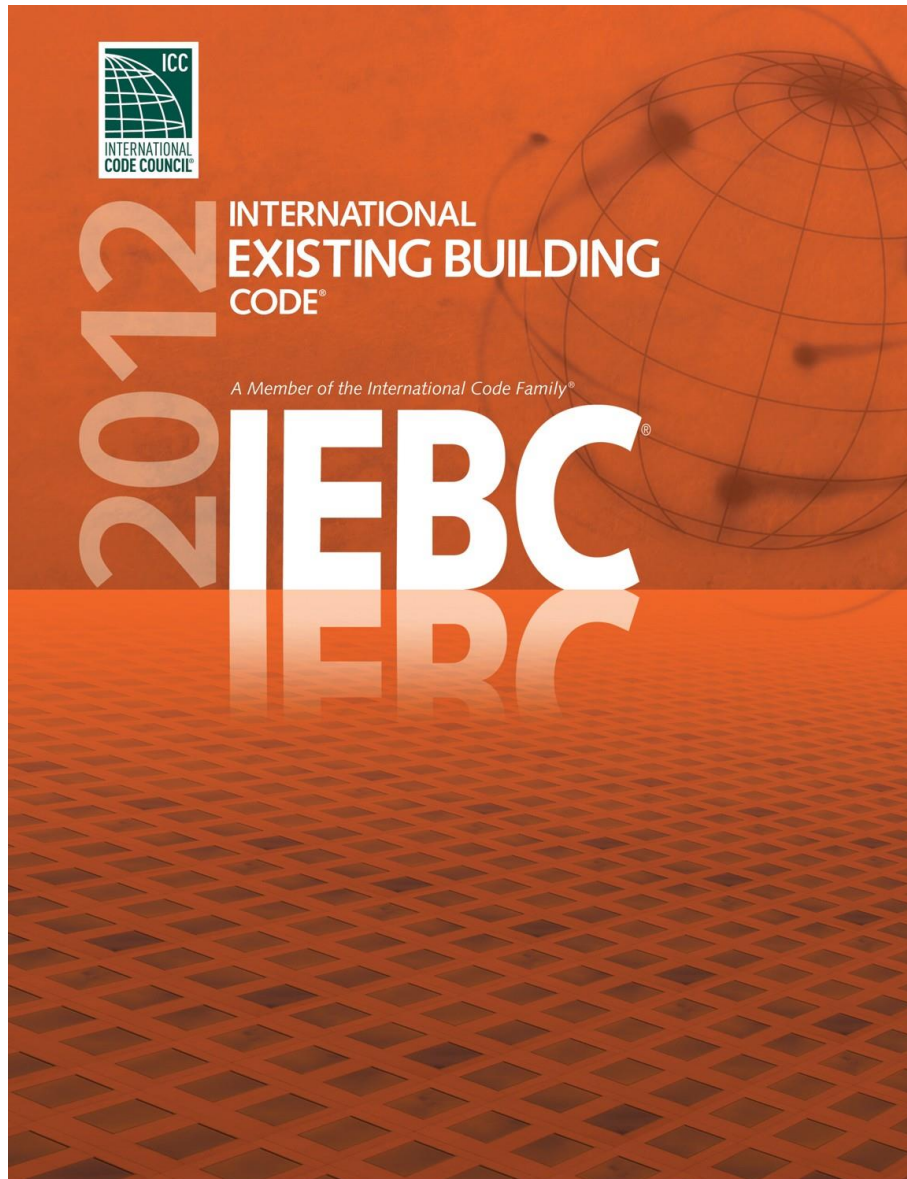


ADA & the 20% Rule



1) Entries, 2) Path to Altered Areas, & 3) Bathrooms

Our Dream for ATL



**More Flexibility,
even with
Change of Use**

Historic+IEBC=Possibilities



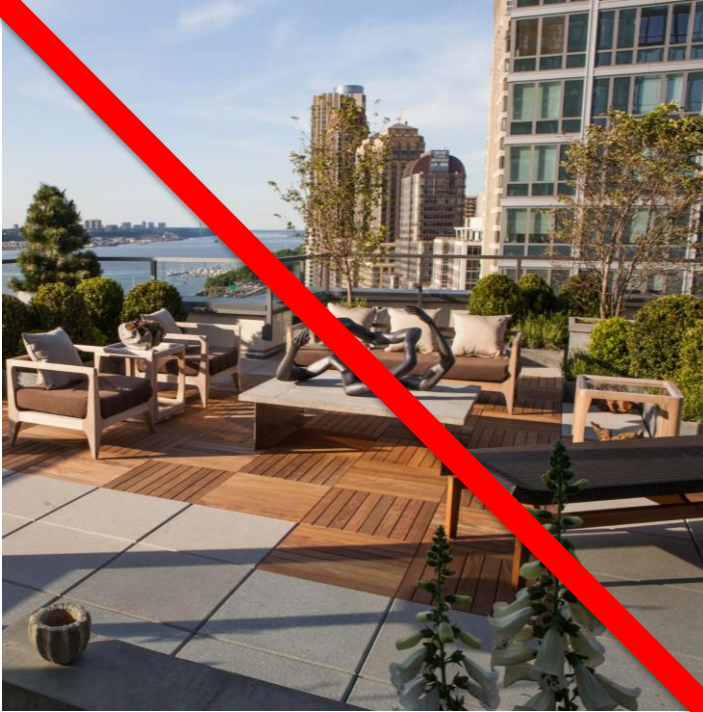
Historic Tax Credits



Tool for modest redevelopment too.
NRHD vs Local



Dream Killing Time



Roof Deck



Parking Decks



Underground Parking



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