

ATLANTA + ADUS: RECENT HISTORY

CNU 27.LOUISVILLE • JUNE 12TH, 2019

WHO IS KRONBERG WALL?



**WE ARE A MULTIDISCIPLINARY TEAM THAT UTILIZE OUR SKILLS
IN ARCHITECTURE, PLANNING, URBAN DESIGN, HISTORIC
PRESERVATION, POLICY MAKING AND REAL ESTATE DEVELOPMENT
TO MAKE NEIGHBORHOODS BETTER**

AREAS OF EXPERTISE

NEIGHBORHOOD-SCALE REDEVELOPMENT



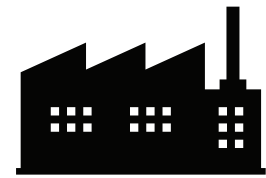
PLACES OF ENCOUNTER



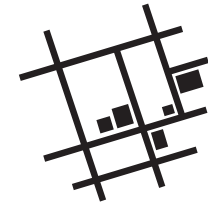
PRESERVING CULTURE
& HISTORY

URBAN INFILL

ADAPTIVE REUSE

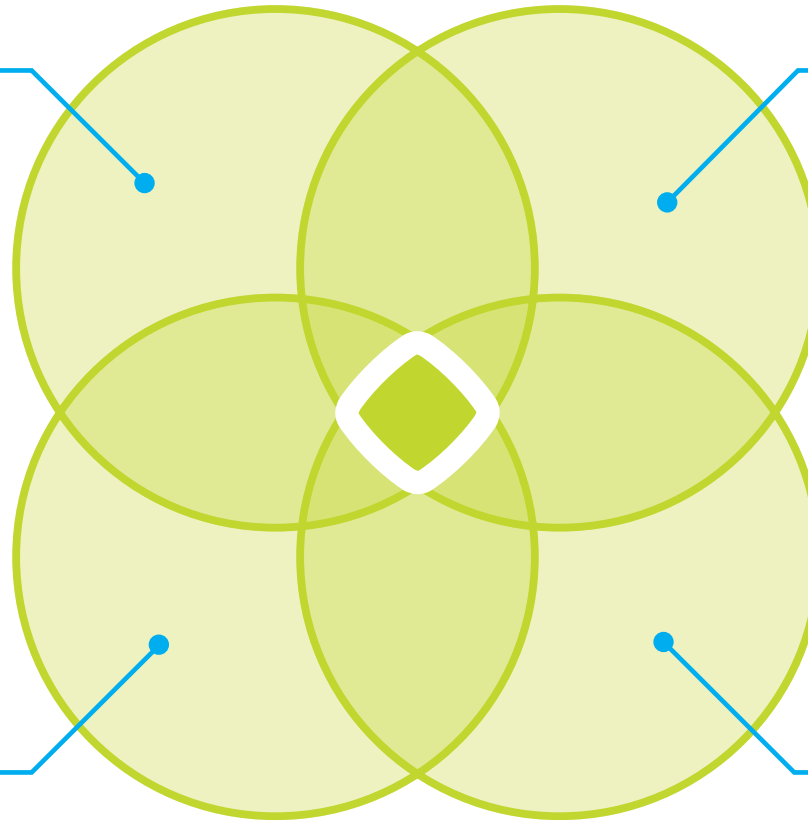


TRANSFORMING PAST
INTO FUTURE



CURATING GREAT
PLACES

URBAN DESIGN & POLICY



WHY WE CARE



We believe walkable areas with existing infrastructure are the easiest targets for quick and cost-effective antidotes to **SPRAWL.**

WHY WE CARE



We believe walkable areas with existing infrastructure are the easiest targets for quick and cost-effective antidotes to **HOUSING SHORTAGES.**

WHY WE CARE



We believe walkable areas with existing infrastructure are the easiest targets for quick and cost-effective antidotes to **UNAFFORDABILITY.**

WHY WE CARE



We believe walkable areas with existing infrastructure are the easiest targets for quick and cost-effective antidotes to **LACK OF SUSTAINABILITY.**

OUR PARTNERS



DESIGN FIRM TECHNICAL SPECIALISTS



NON-PROFIT HOUSING ADVOCACY



NON-PROFIT COMMUNITY PLANNING



NON-PROFIT DEVELOPMENT TRAINING



INTRODUCTION: ATLANTA TODAY

At 18 to 1, Atlanta has the
highest income inequality
of any city in the nation.

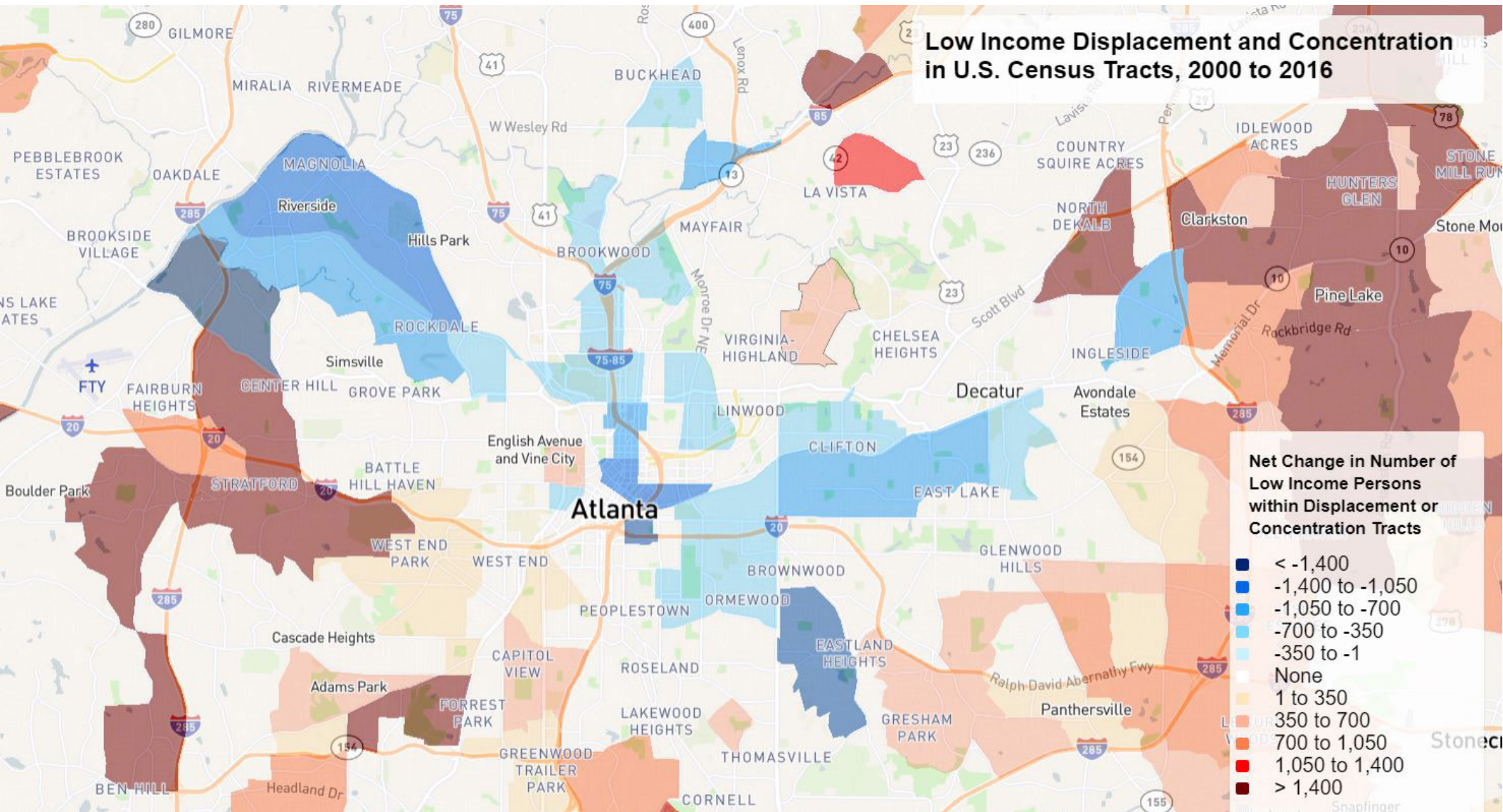
NOTE:

**18 TO 1 RATIO MEANS THAT THE TOP 5% OF HOUSEHOLDS EARN
INCOMES 18 TIMES AS HIGH AS THE BOTTOM 20% OF HOUSEHOLDS**

DATA SOURCE: BROOKINGS INSTITUTE

<https://www.brookings.edu/research/city-and-metropolitan-income-inequality-data-reveal-ups-and-downs-through-2016/>

ATLANTA // LOW INCOME DISPLACEMENT



DATA SOURCE: INSTITUTE ON METROPOLITAN OPPORTUNITY

https://myottetm.github.io/USMapBoxIMO/USLwDispConc.html?fbclid=IwAR0099yHTZQHTbGQW6V2rJji5f88fm07J75QGTPs-DDRa4_dXEn8mRu3l7g

ATLANTA // RISING COST OF LIVING



At 63%, Atlantans have some of the **highest housing & transportation costs** for moderate income households in the nation.

NOTE:

THE AVERAGE ATLANTAN SPENDS 63% OF THEIR INCOME ON HOUSING AND TRANSPORTATION COSTS - THE SIXTH WORST OF THE NATION'S 25 LARGEST METROS

DATA SOURCE: ATLANTA REGIONAL COMMISSION

https://www.neighborhoodindicators.org/sites/default/files/publications/housingaffordability_fulldeck.pdf

Atlanta household sizes are getting **smaller** while existing housing types are built for **larger** families.

The City of Atlanta is expected to grow from 473,000 to 1,200,000 by 2040. That is adding **727,000** people.

WHAT ARE COMMON BARRIERS TO HOUSING CHOICE?

THE COMMON ROADBLOCKS

1.

OUTDATED CODES AND ORDINANCES

Current zoning and land-use regulations create significant barriers for these incremental developments.

2.

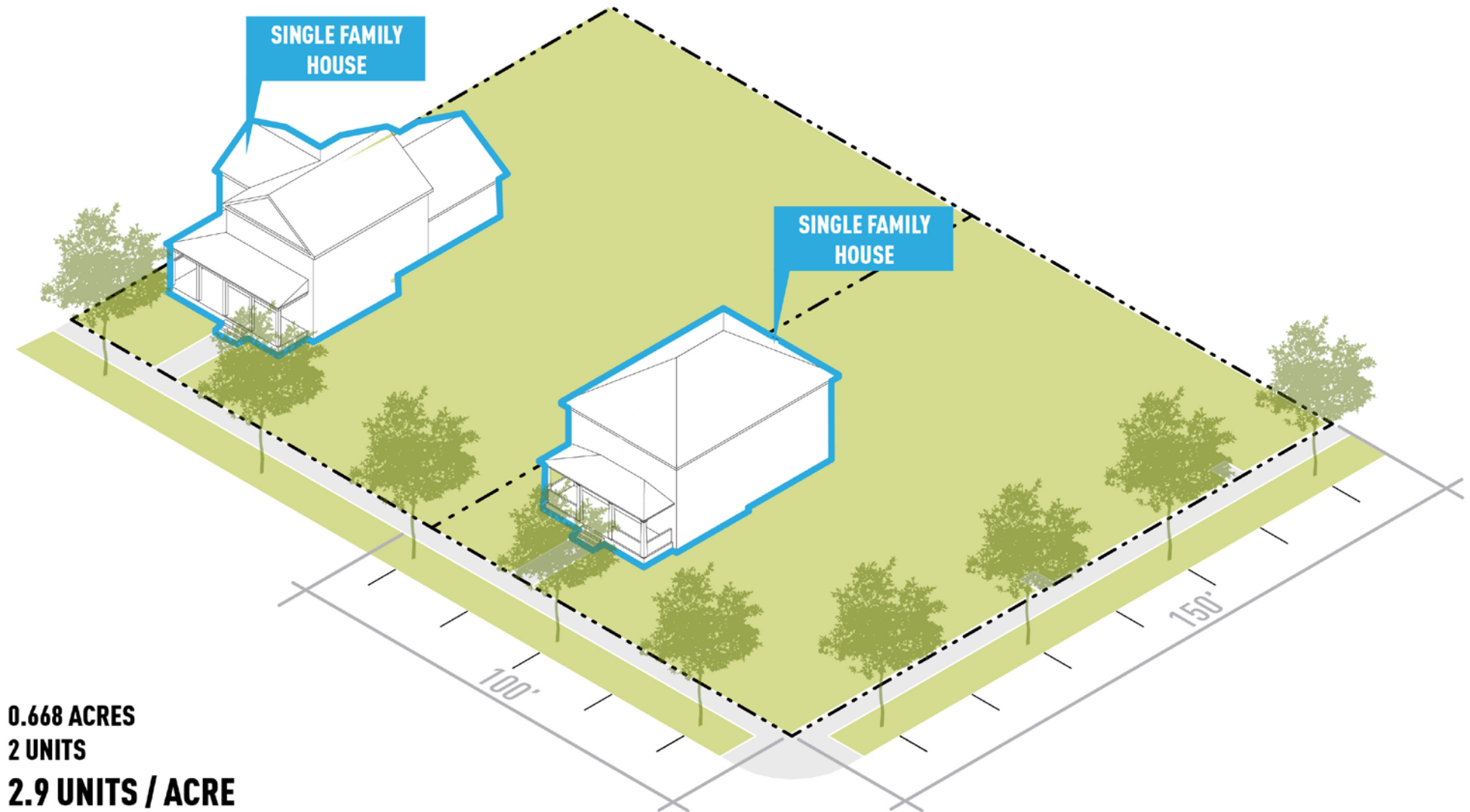
LONG-STANDING PERCEIVED SCARCITY

Communities are often fearful of proposing increased density due to perceived scarcity of resources such as parking, road capacity, and good schools.

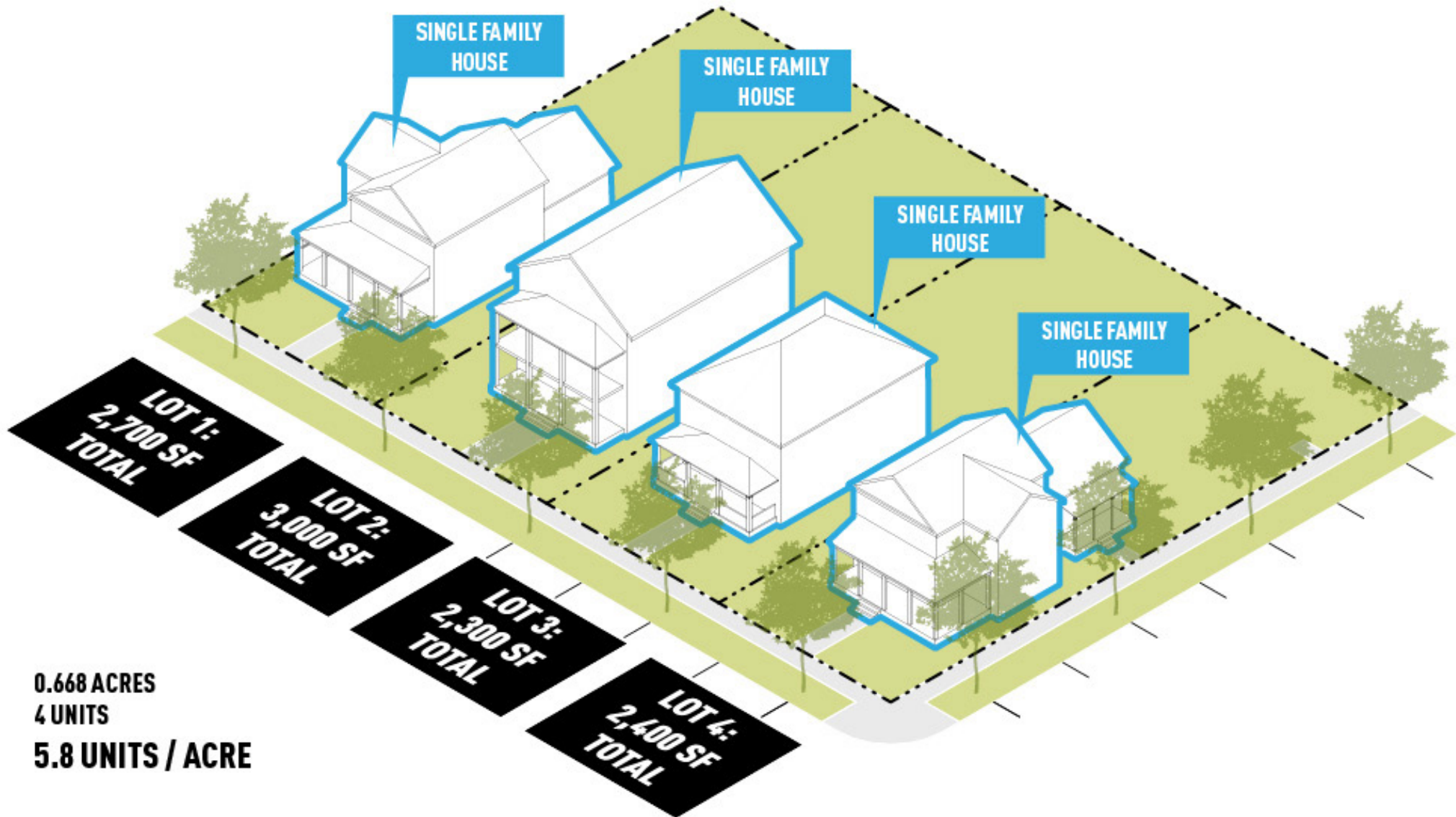
ZONING MATTERS.

We need to talk honestly about the impact of **suburban and single-family-only zoning** on affordability, accessibility, and long-term viability of our communities.

SINGLE FAMILY ZONING IS LOW DENSITY



SINGLE FAMILY ZONING IS LOW VARIETY



SINGLE FAMILY ZONING IS LOW VARIETY



WE'RE ROOMATES LOOKING FOR AN AFFORDABLE PLACE WE CAN SHARE NEAR SCHOOL.



I'M A YOUNG PROFESSIONAL LOOKING FOR MY FIRST HOUSE!



I LOVE MY HOUSE, IT GIVES ME THE SPACE AND PRIVACY I NEED. I'M NEVER MOVING.



I'M READY TO DOWNSIZE. I NEED A LOW MAINTENANCE PLACE WHERE I CAN WALK.



I'VE GOT A GROWING FAMILY; WE NEED A PLACE WE CAN GROW INTO.

SINGLE FAMILY ZONING IS LOW VARIETY



**SINGLE FAMILY
HOUSE**



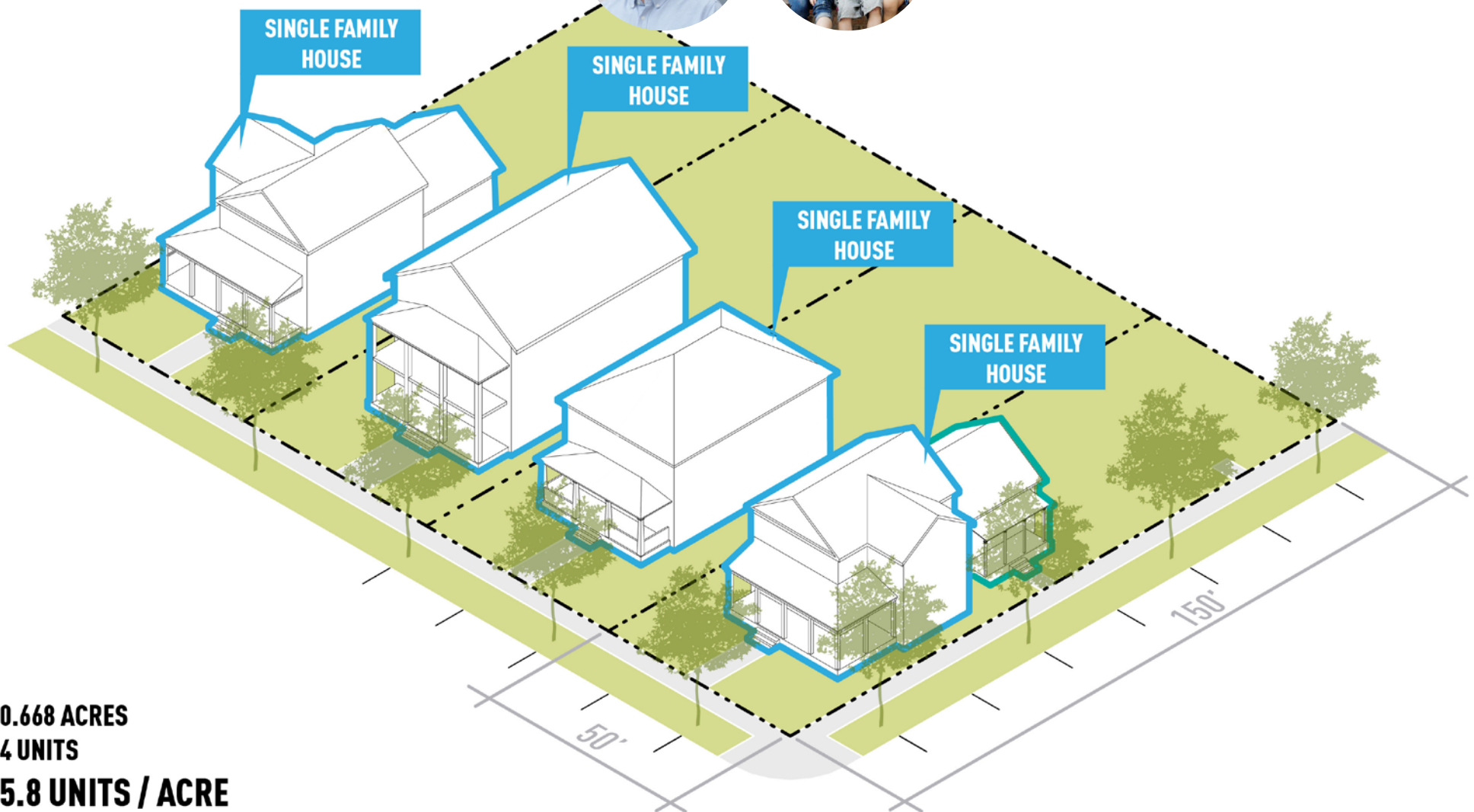
**SINGLE FAMILY
HOUSE**



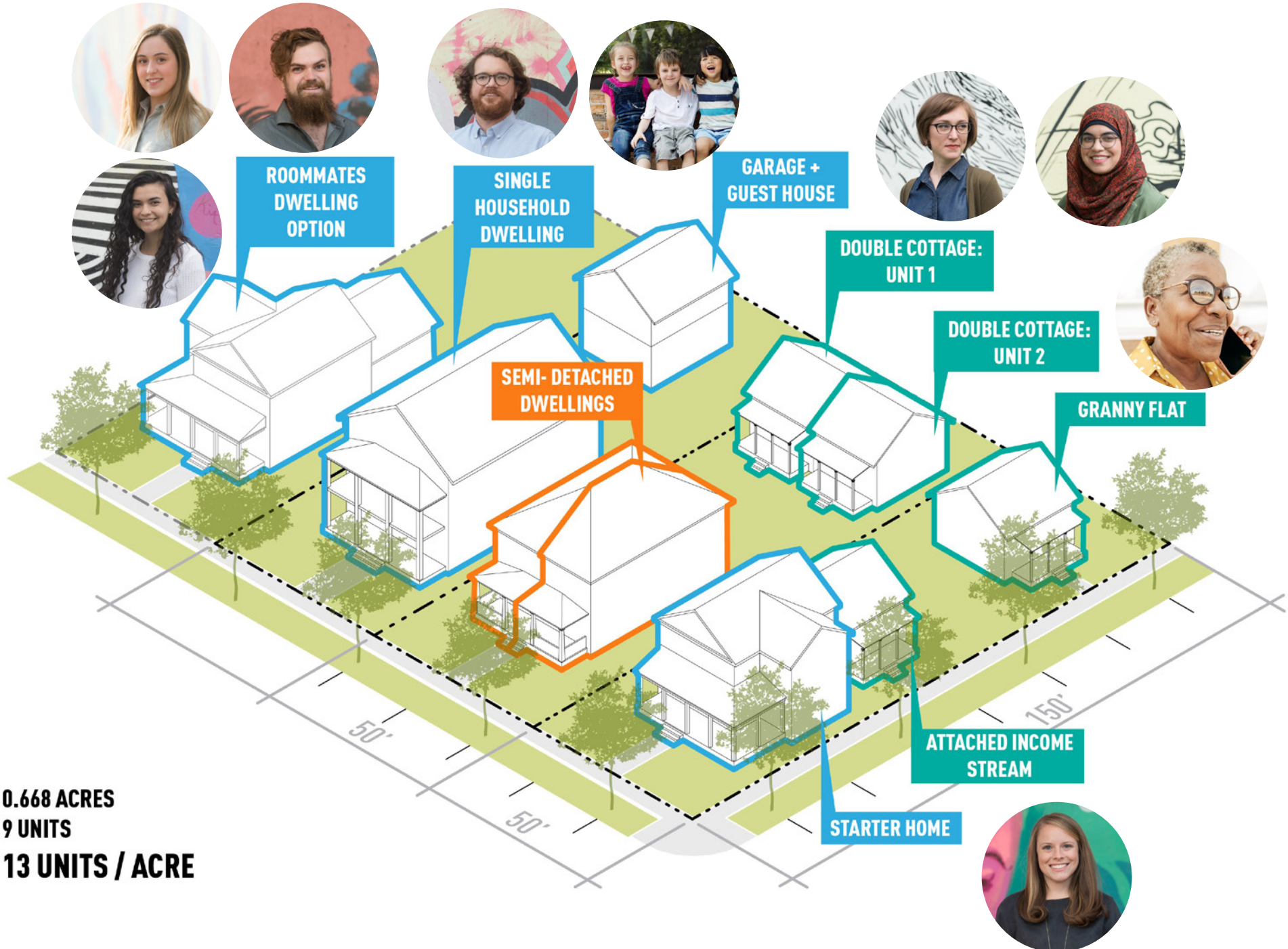
**SINGLE FAMILY
HOUSE**

**SINGLE FAMILY
HOUSE**

0.668 ACRES
4 UNITS
5.8 UNITS / ACRE



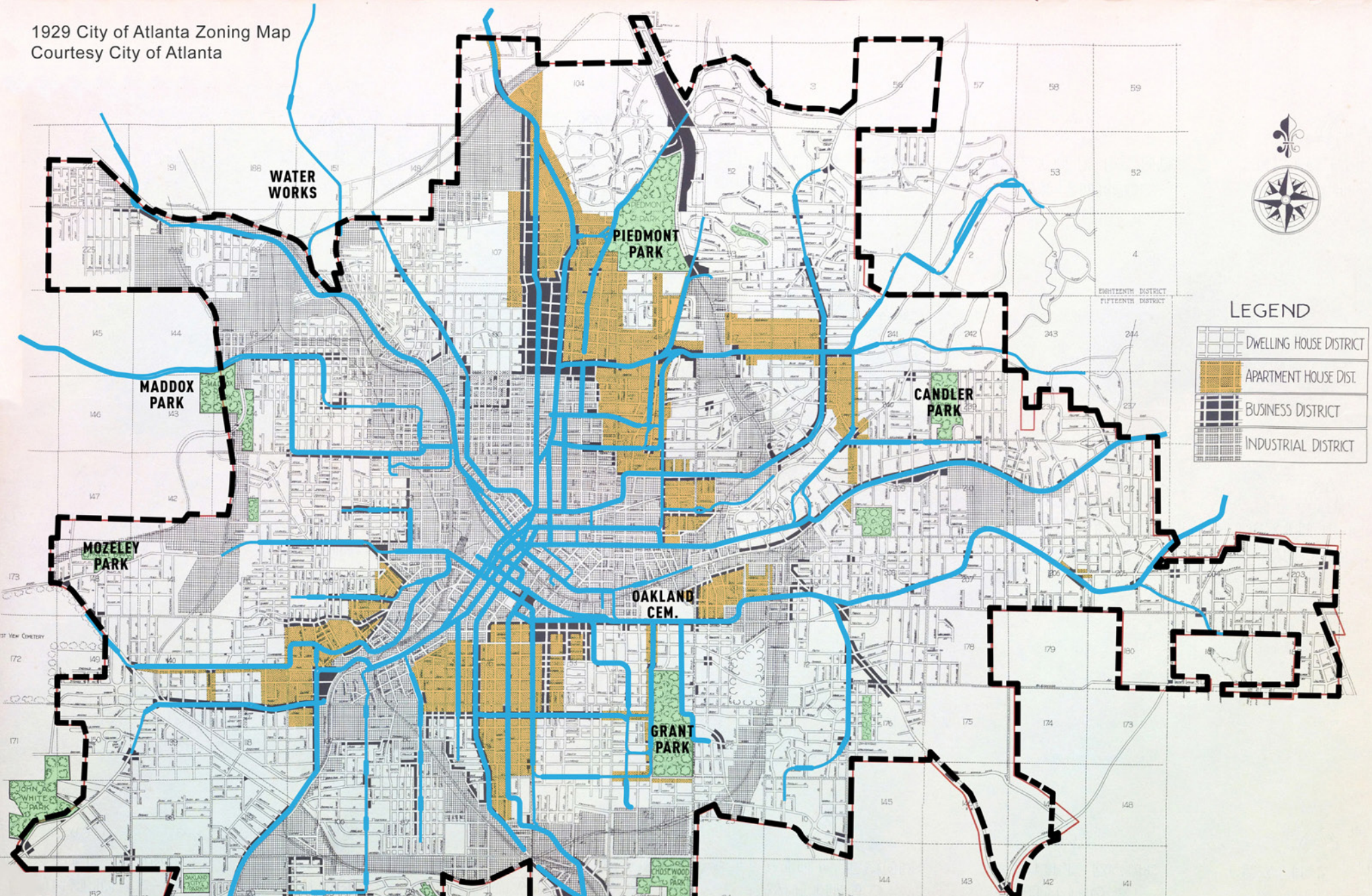
SINGLE FAMILY ONLY ZONING NEEDS TO CHANGE



ATLANTA: LEARNING FROM THE PAST

ATLANTA IN 1929: THE ORIGINAL TOD

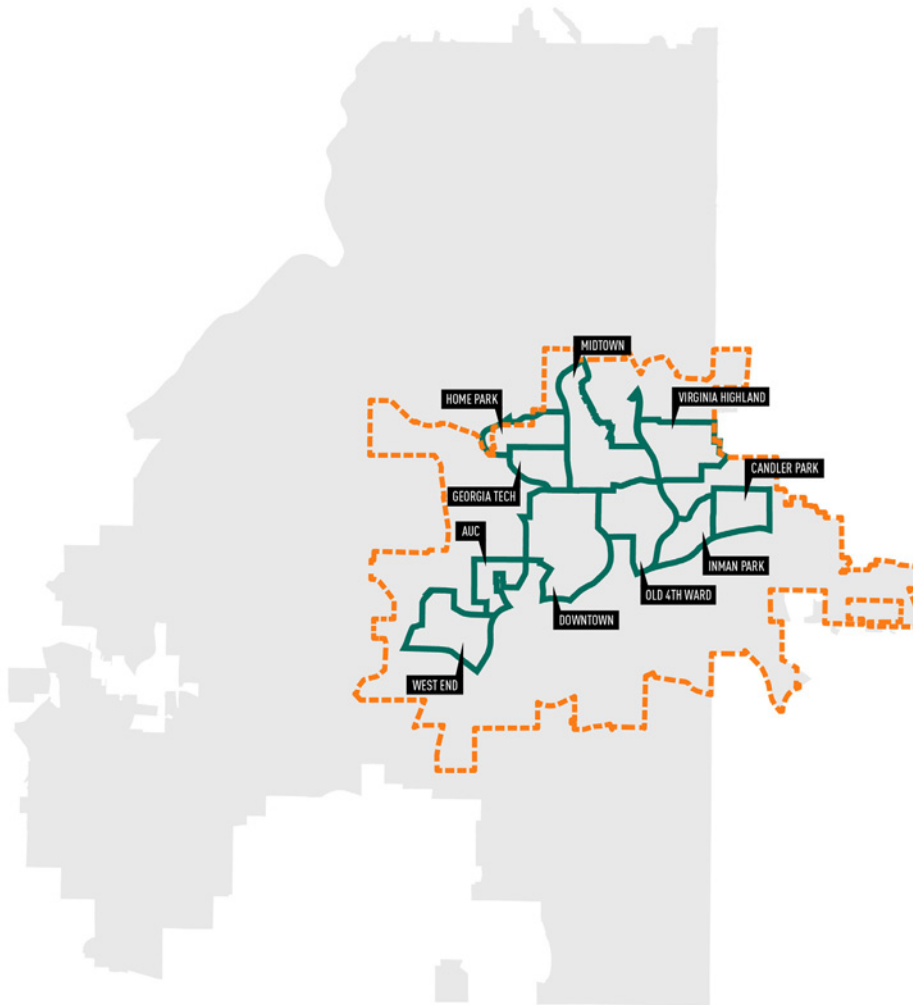
1929 City of Atlanta Zoning Map
Courtesy City of Atlanta





OF LAND ALLOWED HOUSES, DUPLEXES AND ADUS

ATLANTA IN 1929: NEIGHBORHOODS



ATLANTA'S

TOP 10

**MOST WALKABLE
NEIGHBORHOODS**

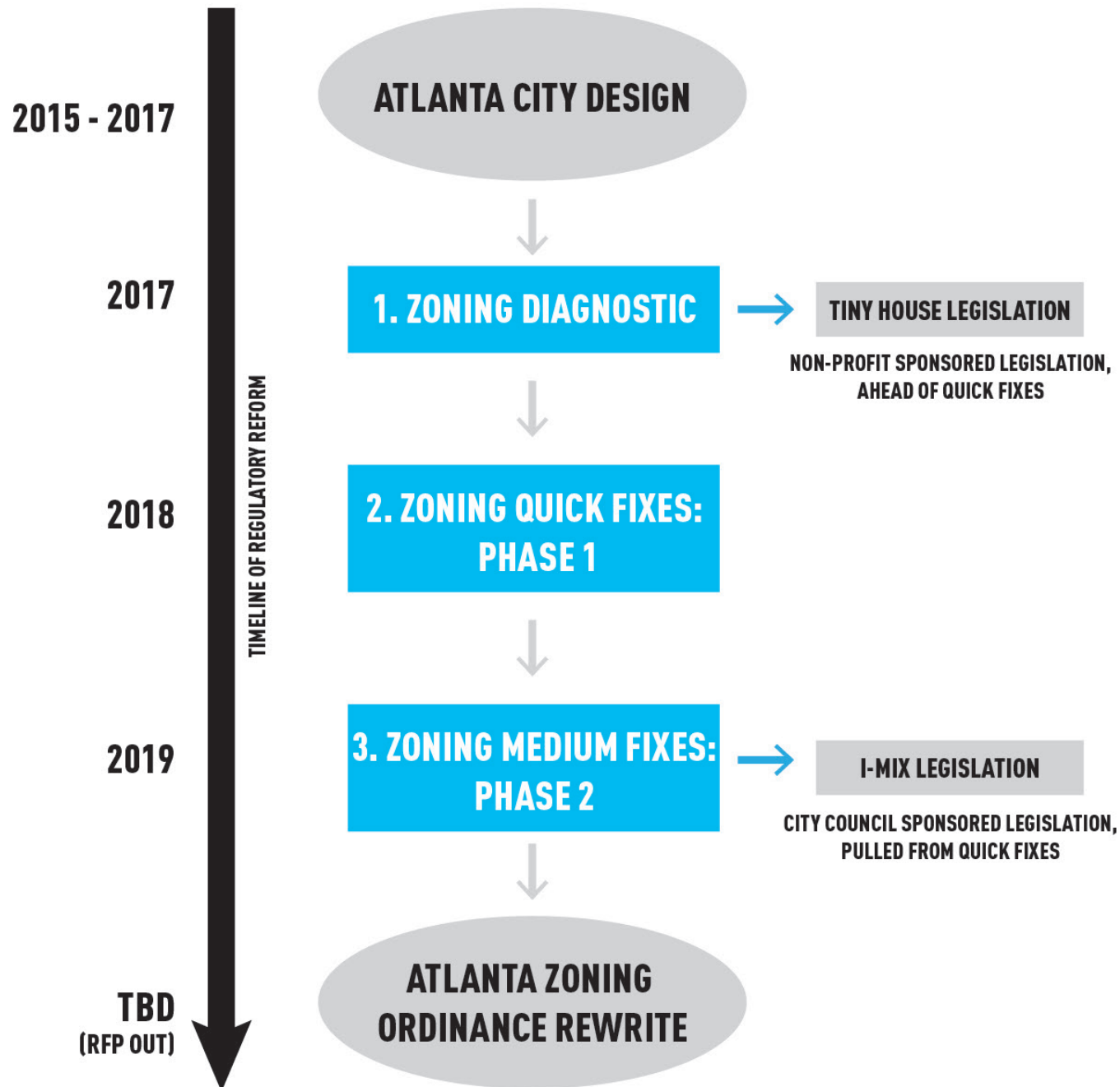
KRONBERG WALL
ARCHITECTURE • DESIGN • DEVELOPMENT



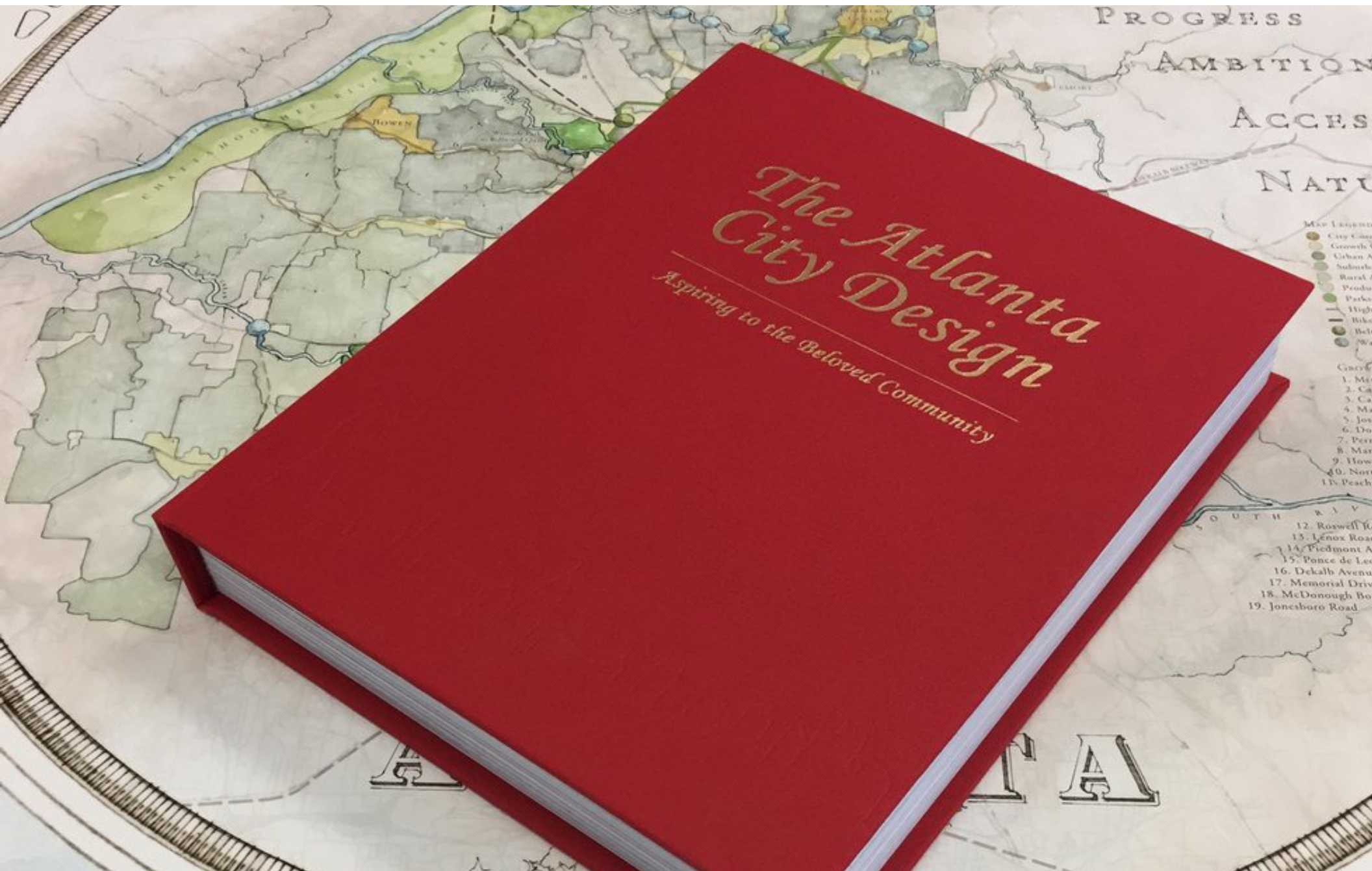
NEIGHBORHOODS ARE LOCATED INSIDE THE 1929 BOUNDARY

ATLANTA: ZONING REFORM

ATLANTA: REGULATORY REFORM



ATLANTA CITY DESIGN



**“TRANSFORM ATLANTA
INTO THE BEST POSSIBLE
VERSION OF ITSELF”**

ZONING DIAGNOSTIC

- **BEST PRACTICES**
- **CASE STUDIES**
- **STRENGTHS & WEAKNESSES OF CURRENT CODE**
- **CDP & THE CURRENT CODE**
- **LEGAL ASSESSMENT**
- **RECOMMENDATIONS:**
 - 1. QUICK FIXES (PHASE 1)**
 - 2. MEDIUM QUICK FIXES (PHASE 2)**

TINY HOUSES REQUIRE BIG CHAMPIONS



HGTV EFFECT

+



KWANZA HALL
ATLANTA CITY COUNCILMAN

=

**TINY HOUSE
POLITICAL CAPITAL**



TINY HOUSE LEGISLATION



KRONBERG WALL
CODE HACKING FOR ADUS



SOUTHFACE INSTITUTE
POLICY CRAFTING + RESEARCH



MICRO-LIFE INSTITUTE
POLICY CRAFTING + RESEARCH

**CHANGING POLICIES FOR AN ENTIRE
CITY IS A DIFFICULT.**

**FOCUS ON CHANGING POLICIES
TO ALLOW FOR INCREMENTAL
DEVELOPMENT IN HISTORIC
NEIGHBORHOODS...**

**...WHERE ADUS ARE ALREADY
LIKELY TO EXIST.**

...AND THEN TACKLE OTHER PARTS OF
YOUR CITY **INCREMENTALLY.**

OTHER REASONS FOR R-5 AS PILOT

- 1. ALREADY ALLOWS DUPLEXES**
- 2. TYPICALLY OLDER NEIGHBORHOODS WITH SOME ADUS EXISTING**
- 3. NOT WEALTHY, WHITE NEIGHBORHOODS**
- 4. IN TRANSITIONING NEIGHBORHOODS, EXPERIENCED W/ ZONING CHANGES**

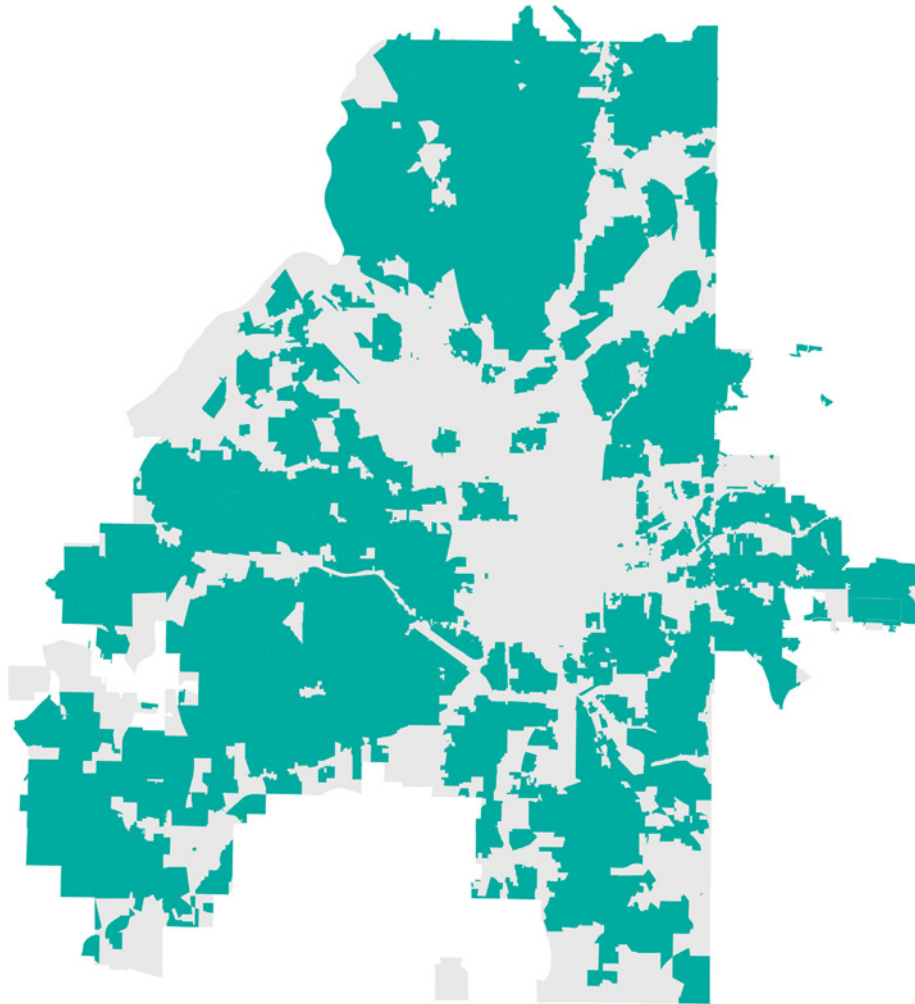
QUICK FIXES: PHASE 1

- 1. BIKE PARKING STANDARDS**
- 2. TRADITIONAL NEIGHBORHOOD STREET STANDARDS**
- 3. INDEPENDENT DRIVEWAY REQUIREMENTS**
- 4. DELETION OF UNUSED DISTRICTS**

QUICK FIXES: PHASE 2

- 1. ADUS IN R-4 DISTRICTS**
- 2. REDUCED LOADING REQUIREMENTS**
- 3. REDUCED PARKING REQUIREMENTS**
- 4. MISSING MIDDLE ZONING CATEGORY**
- 5. NEIGHBORHOOD DESIGN STANDARDS**
- 6. TRANSITIONAL HEIGHT PLANE UPDATES**

ATLANTA // SINGLE FAMILY ZONING

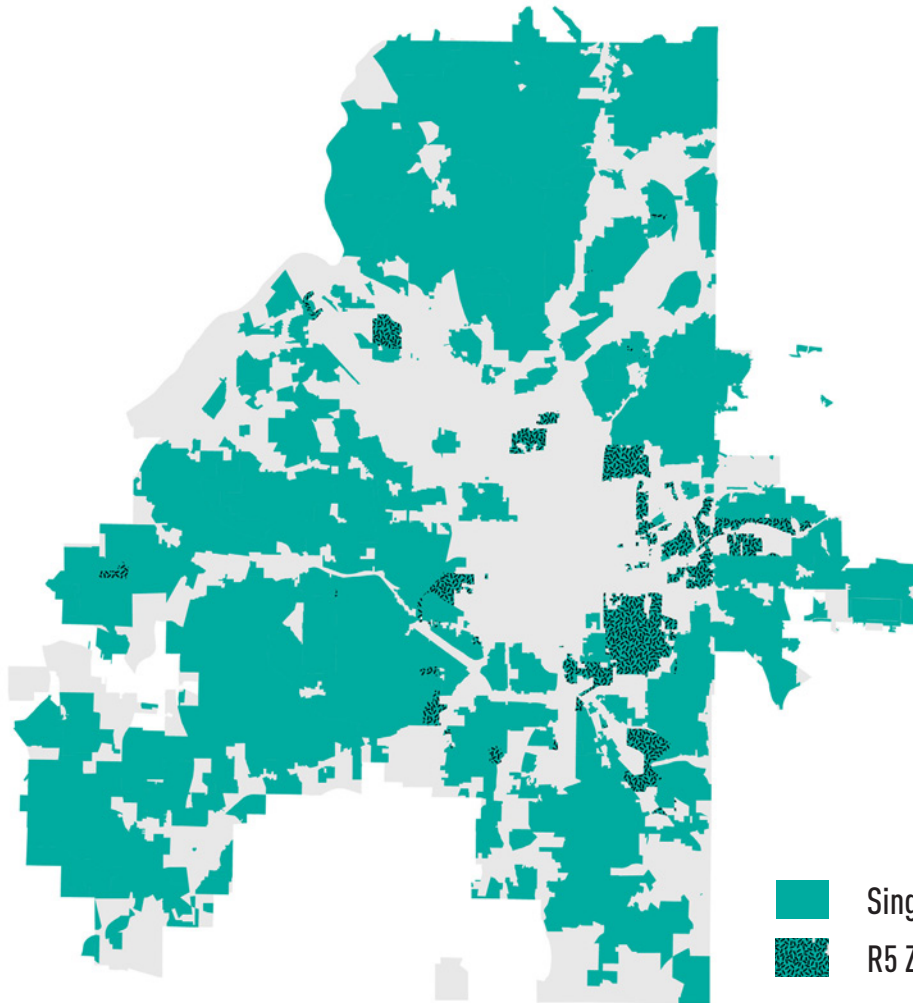


OVER

60%

**OF ATLANTA'S LAND
IS ZONED SINGLE
FAMILY (R1-R5)**

ATLANTA // TINY HOUSE LEGISLATION

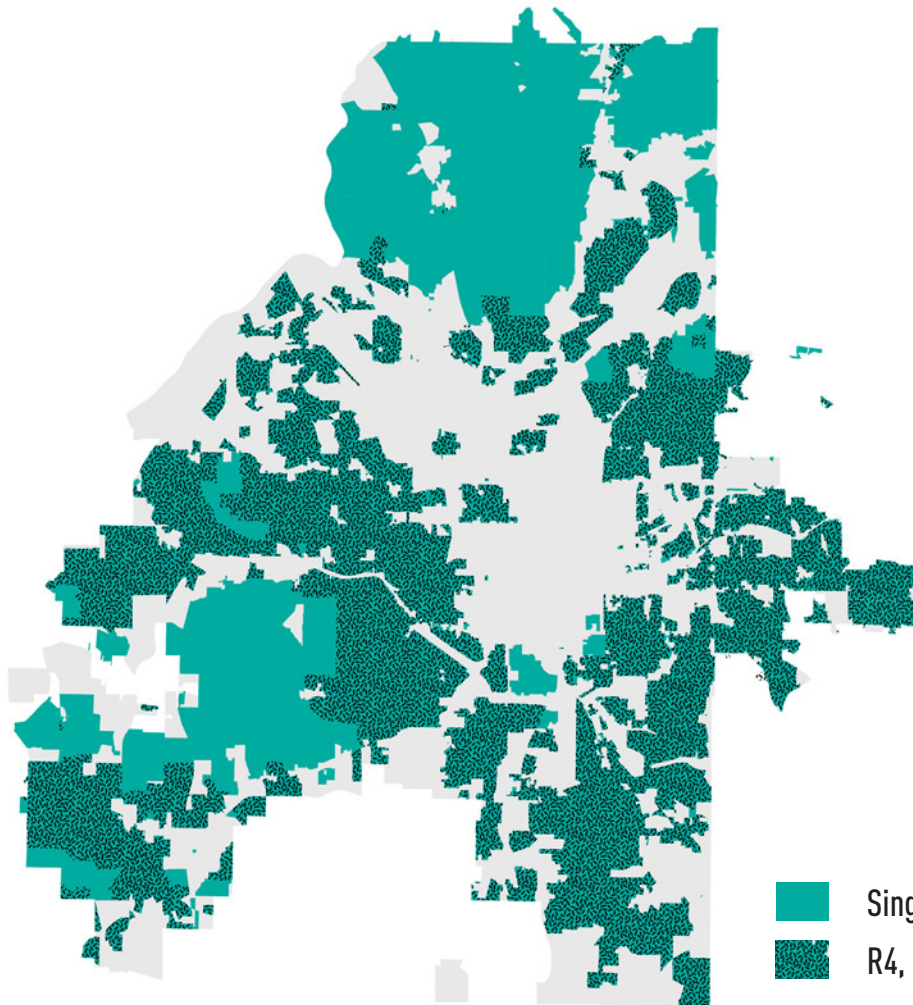


ADUS ALLOWED IN

5%

**OF SINGLE FAMILY
ZONING (THIS ZONING
ALSO ALLOWS DUPLEXES)**

ATLANTA // MEDIUM FIXES, PHASE TWO



CURRENTLY

60%

**OF SINGLE FAMILY
ZONING ALLOWS
ADUS (R4 + R5)**

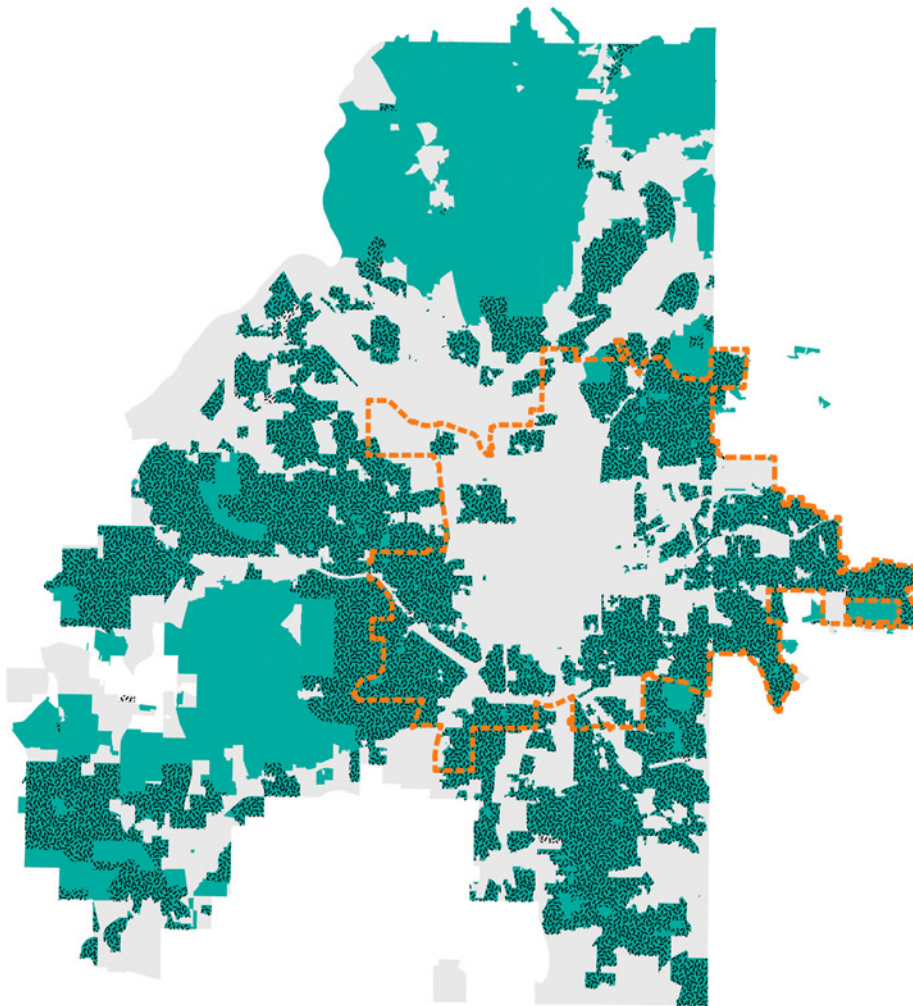
ATLANTA // MEDIUM FIXES, PHASE TWO



MEANING

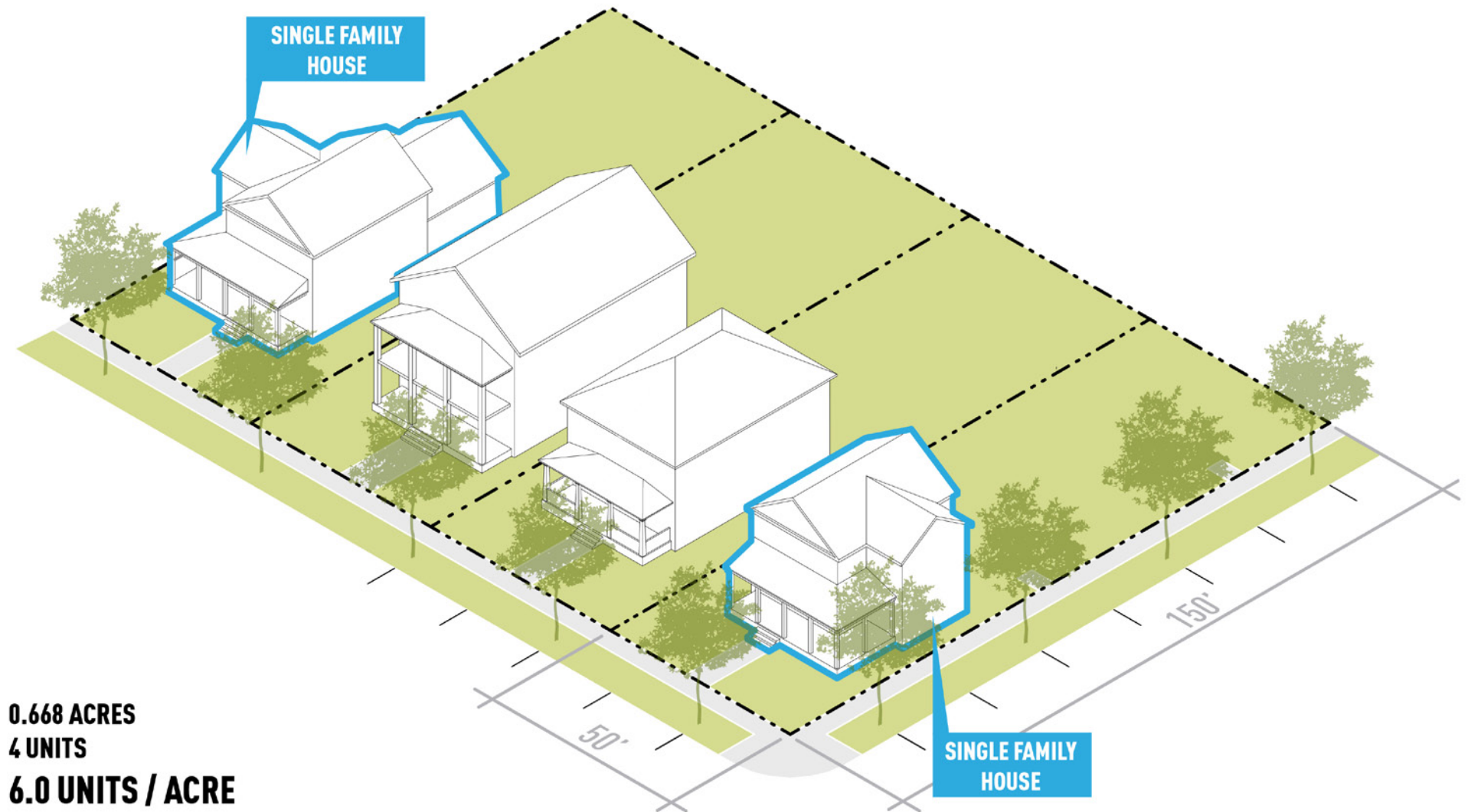
100%

OF SINGLE FAMILY
ZONING IN OUR MOST
WALKABLE NEIGHBORHOODS
ALLOWS ADUS (R4 & R5)



- Single Family Zoning
- R4 & R5
- 1929 City of Atlanta boundary

ATLANTA TODAY: WHAT EXISTS



ATLANTA R-5: WHAT WAS ALLOWED

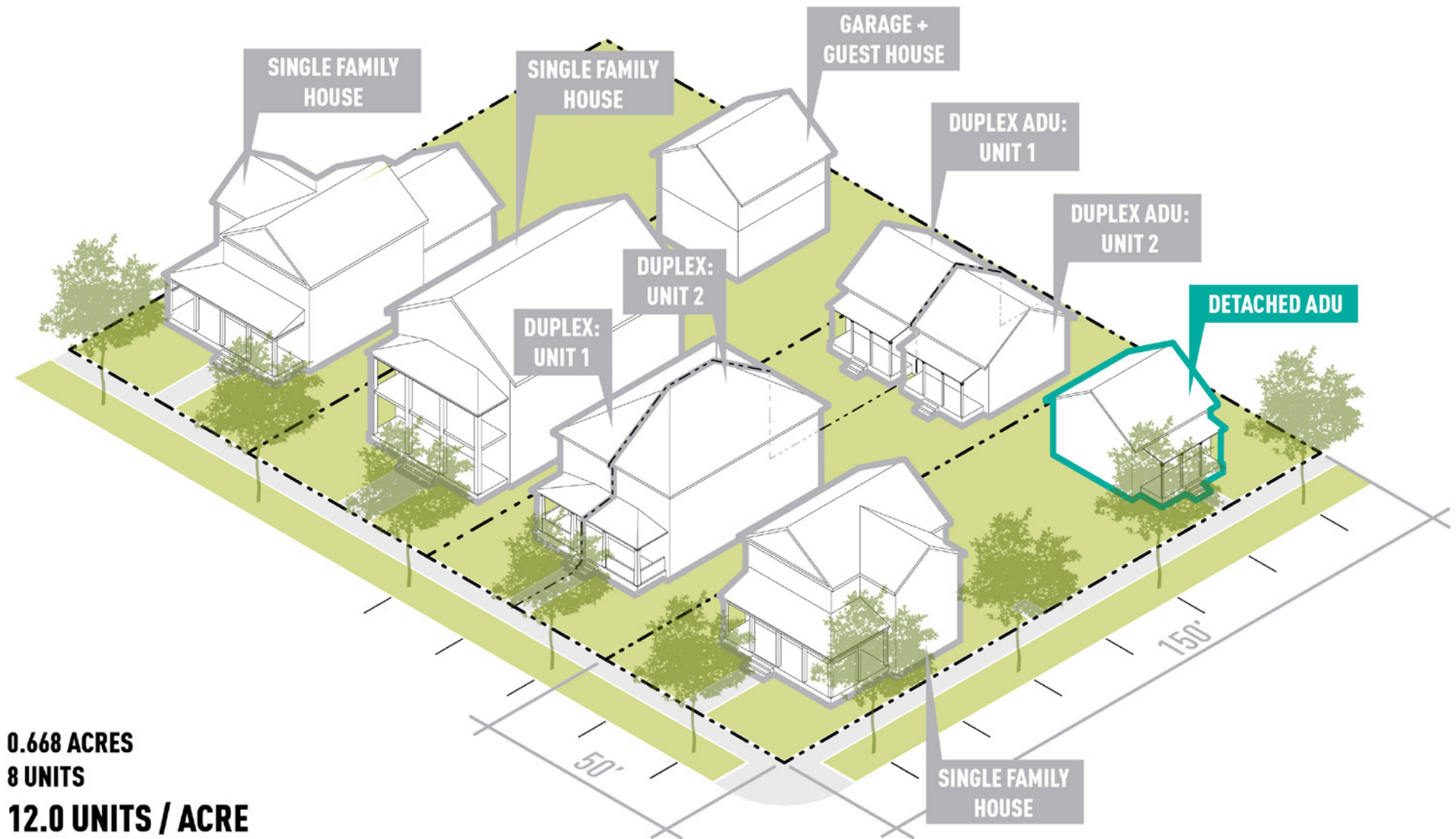


ATLANTA R-5: WHAT'S NOW ALLOWED



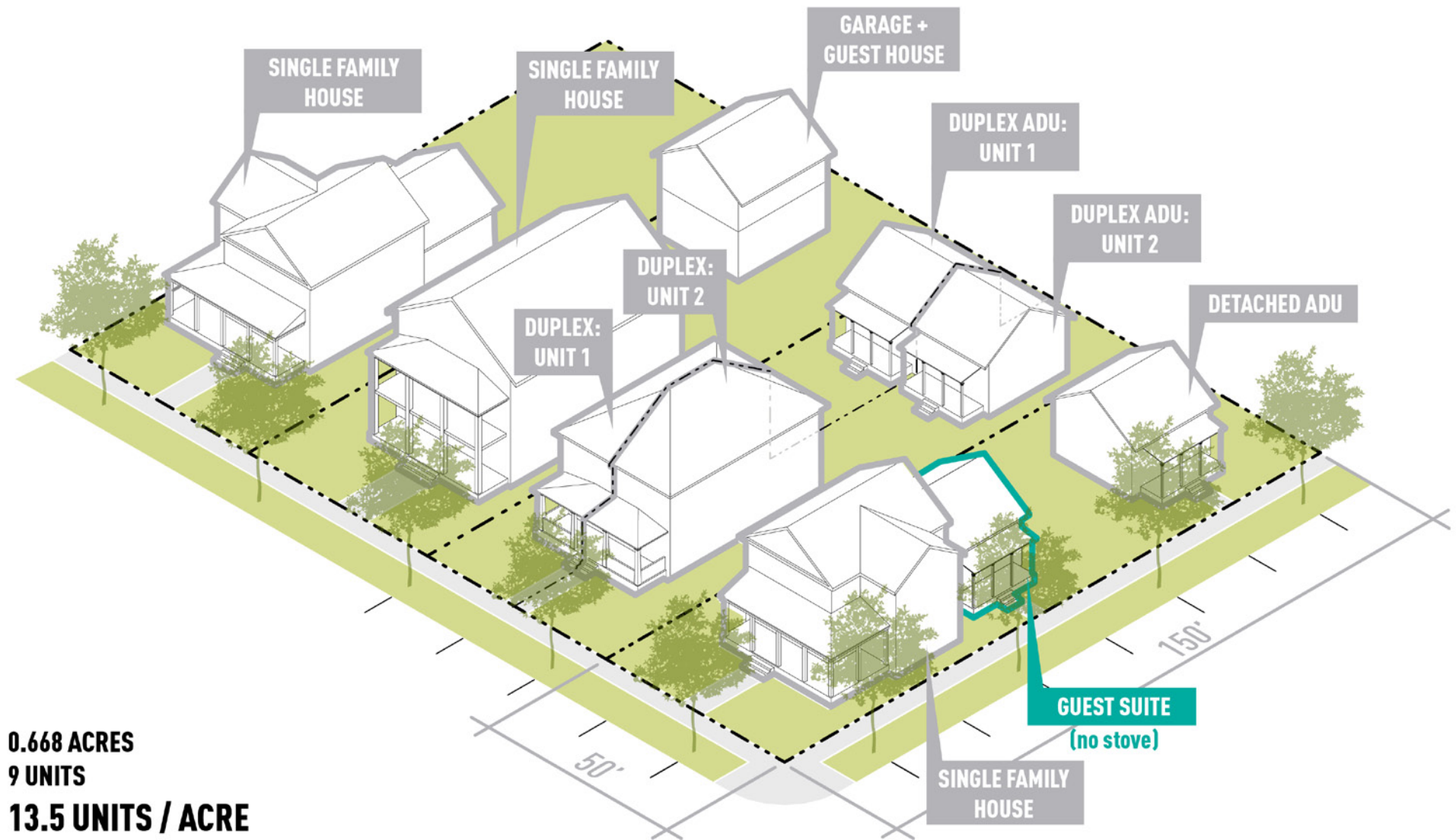
0.668 ACRES
7 UNITS
10.5 UNITS / ACRE

ATLANTA R-4, R-5: WHAT'S NOW ALLOWED



0.668 ACRES
8 UNITS
12.0 UNITS / ACRE

ATLANTA R-4, R-5: WHAT'S ALSO ALLOWED

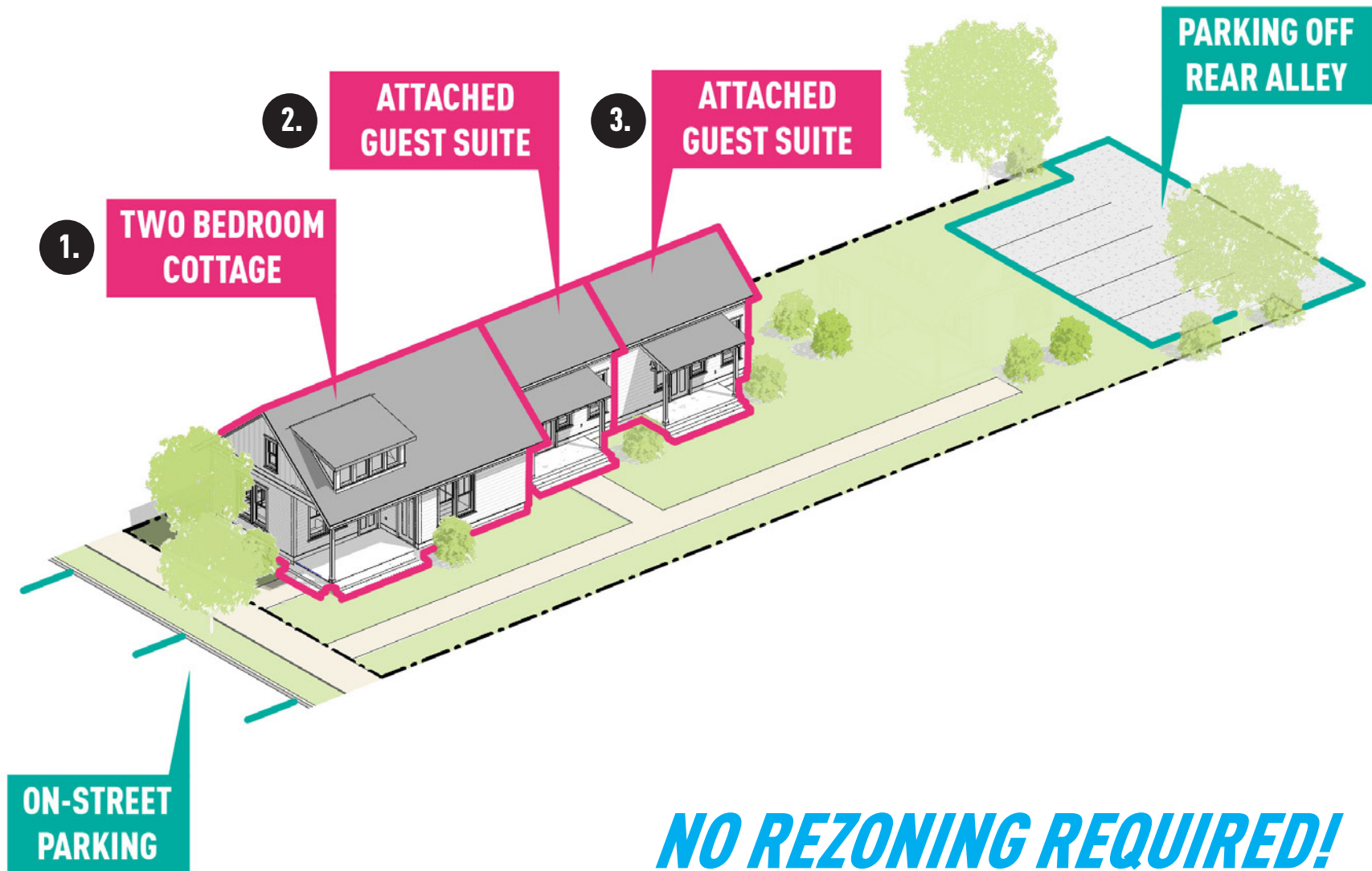


0.668 ACRES
9 UNITS
13.5 UNITS / ACRE

SINGLE FAMILY HOME = THREE FUNCTIONAL 'UNITS'

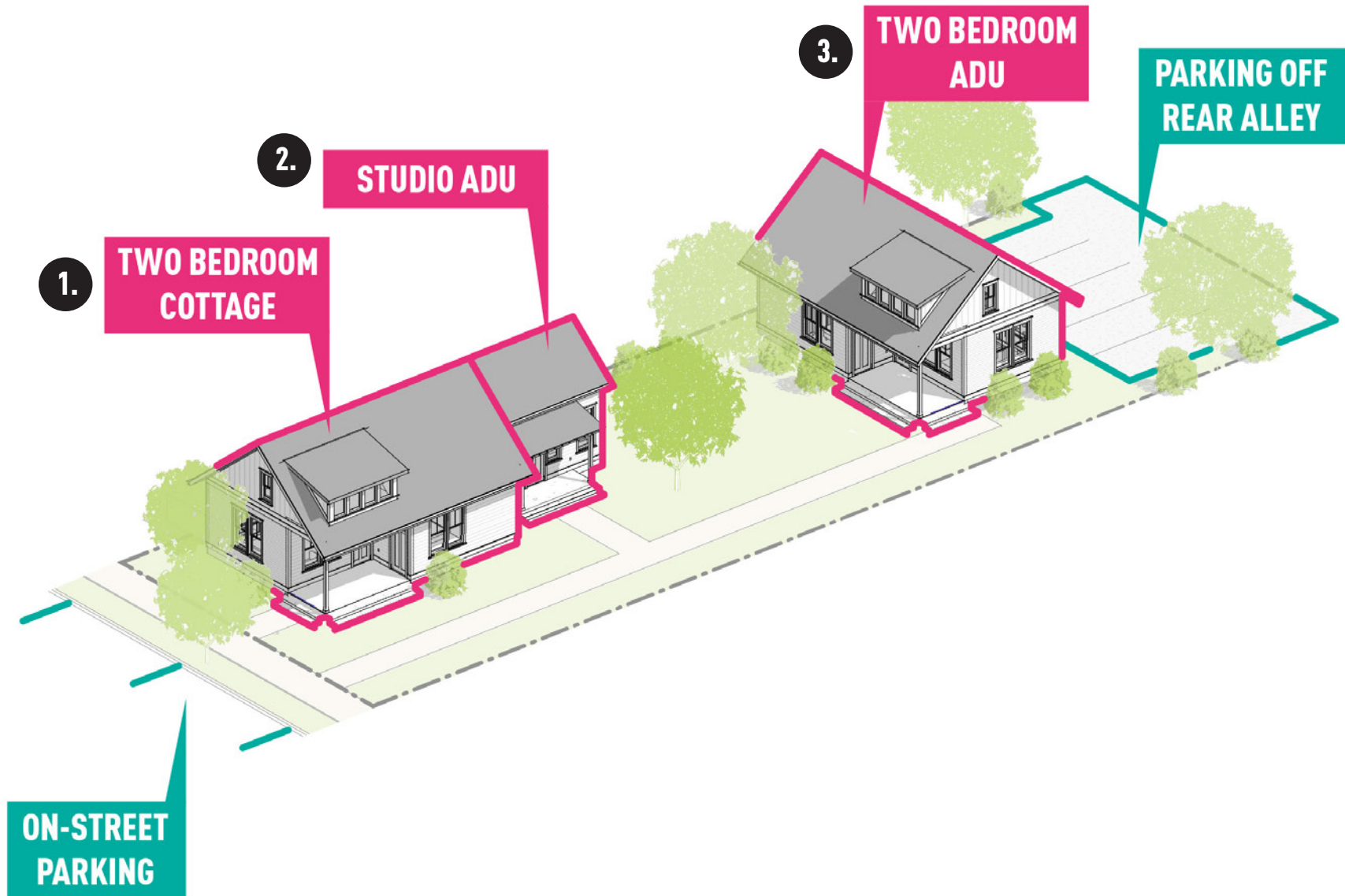


- PRIVATE SECTOR WORKFORCE HOUSING
- AGING IN PLACE HOUSING



NO REZONING REQUIRED!

ATTACHED + DETACHED ADUS = THREE UNITS



DETACHED ADUS

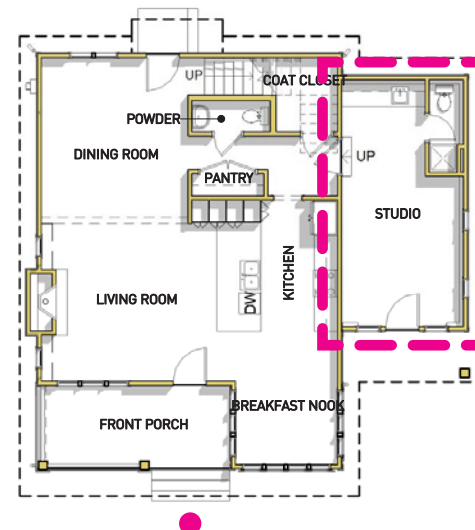
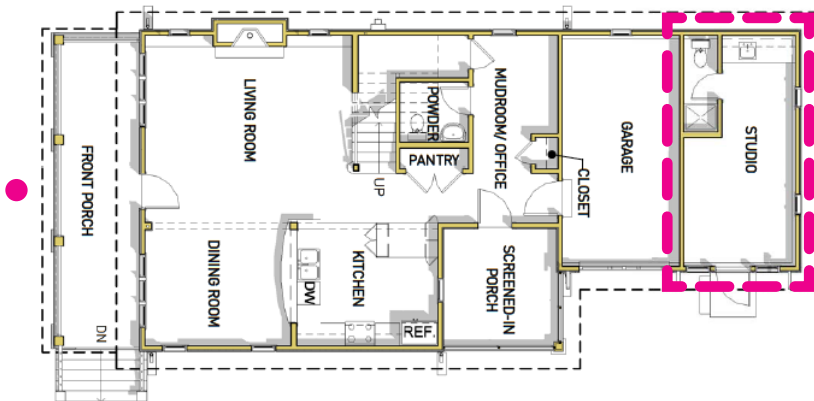


FRONT YARD VIEW



BACK YARD VIEW

ATTACHED ADUS / GUEST SUITES



WHAT CAN YOU DO TO PROMOTE HOUSING CHOICE?

SUPPORT ZONING CHANGES

1.

ALLOW ADUS IN SINGLE FAMILY DISTRICTS

Allow both attached and detached ADUs on Single Family lots. Do not require parking for ADUs.

2.

ALLOW MISSING MIDDLE IN SINGLE FAMILY DISTRICTS

Allow duplexes and small apartment buildings in Single Family districts. Provide flexibility with parking requirements.

SUPPORT LAND USE & SUBDIVISION CHANGES



1.

ALLOW SMALL COMMERCIAL IN SINGLE FAMILY

Amend land use regulations to allow small scale commercial (offices, corner stores) with no parking requirements in single family districts.

2.

ALLOW COTTAGE LOT SIZES

Amend minimum lot sizes to allow small scale cottage lots (40'x40')

SAY YES IN MY BACKYARD

1.

DON'T LET NIMBYS BLOCK HOUSING

In walkable areas near transit, neighborhood opposition should not halt housing choice.

2.

LIMIT HISTORIC DISTRICTS

Provide limitations for historic districts aiming to limit housing choice in walkable areas near transit.



KRONBERG WALL

ARCHITECTURE • DESIGN • DEVELOPMENT

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