

HEALTHY NEIGHBORHOOD DEVELOPMENT

HISTORIC ZONING AS A FUTURE LAND USE TOOL

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



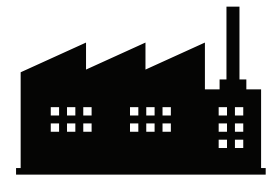
PLACES OF ENCOUNTER



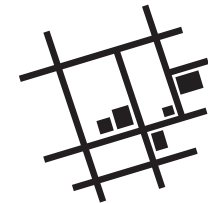
PRESERVING CULTURE
& HISTORY

URBAN INFILL

ADAPTIVE REUSE

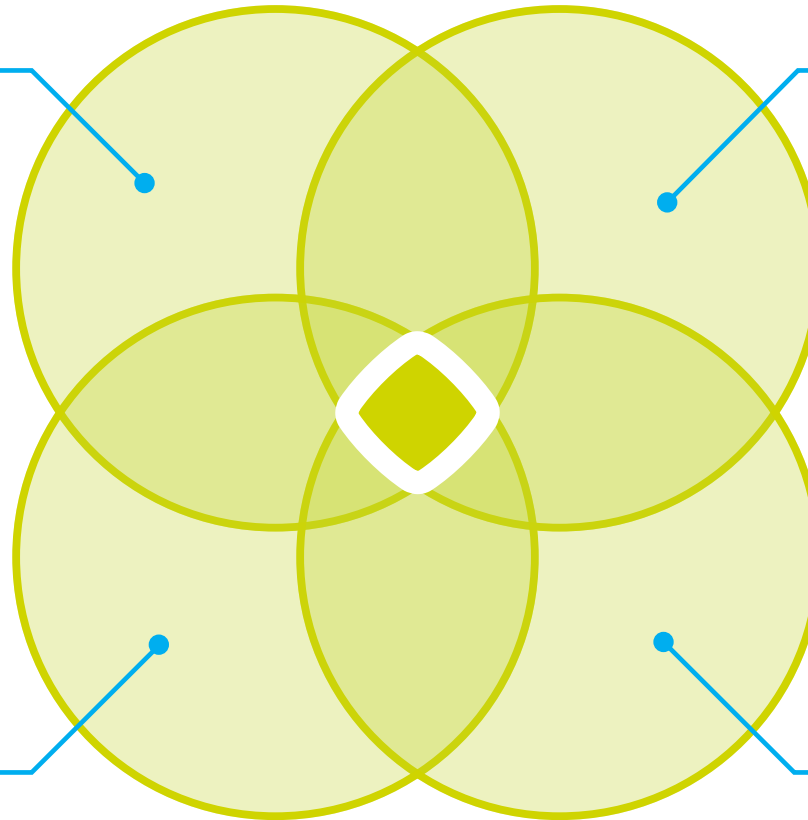


TRANSFORMING PAST
INTO FUTURE



CURATING GREAT
PLACES

URBAN DESIGN & POLICY



OUR PARTNER: GEORGIA CONSERVANCY



Sustainable Growth Program

In today's world, protecting Georgia's critical lands and habitats means more than just natural resource conservation; it also requires our built spaces - cities, towns and neighborhoods - grow and develop more sustainably.

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.**

WHEN THE COMMON INTEREST OUTWEIGHS THE PRIVATE INTEREST

**“HEALTH,
SAFETY, AND
WELFARE”**

ATLANTA & GROWTH

ATLANTA: INCOME INEQUALITY



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: HOUSING AFFORDABILITY



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

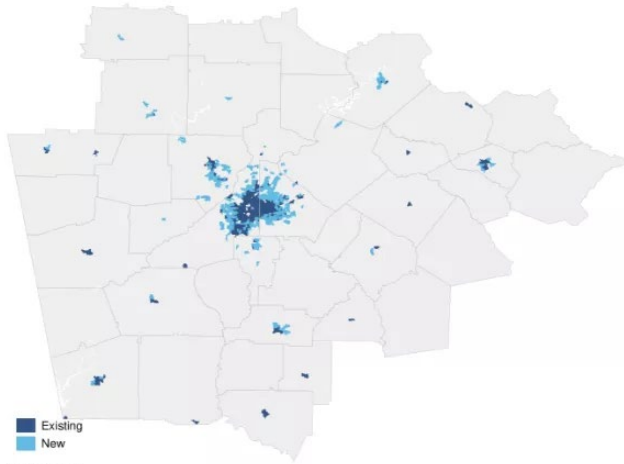
DATA SOURCE: ATLANTA REGIONAL COMMISSION

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

ATLANTA: METRO GROWTH

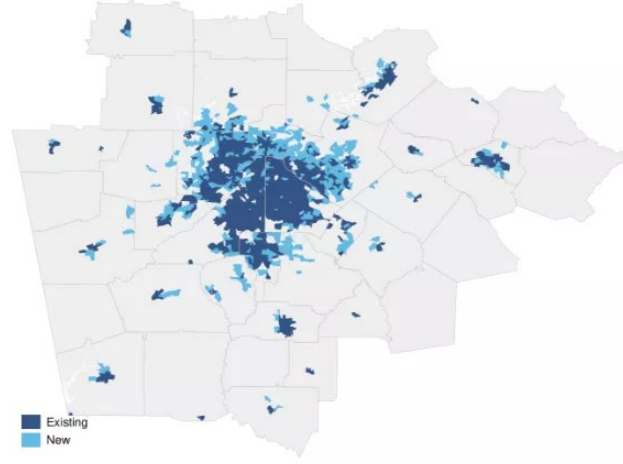
1950s

Atlanta—Athens—Clarke County—Sandy Springs, GA CSA
1950s



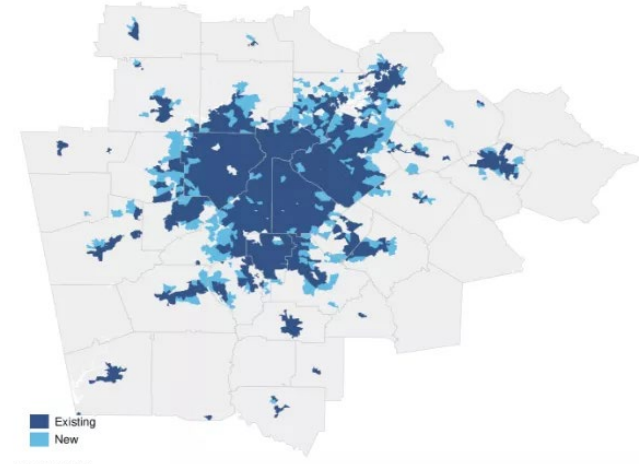
1980s

Atlanta—Athens—Clarke County—Sandy Springs, GA CSA
1980s



2000s

Atlanta—Athens—Clarke County—Sandy Springs, GA CSA
2000s



CURRENT POPULATION OF METRO ATLANTA

5,710,795

2030 PROJECTED POPULATION

7,116,006

INCREASE OF

1,405,211

ATLANTA: METRO GROWTH

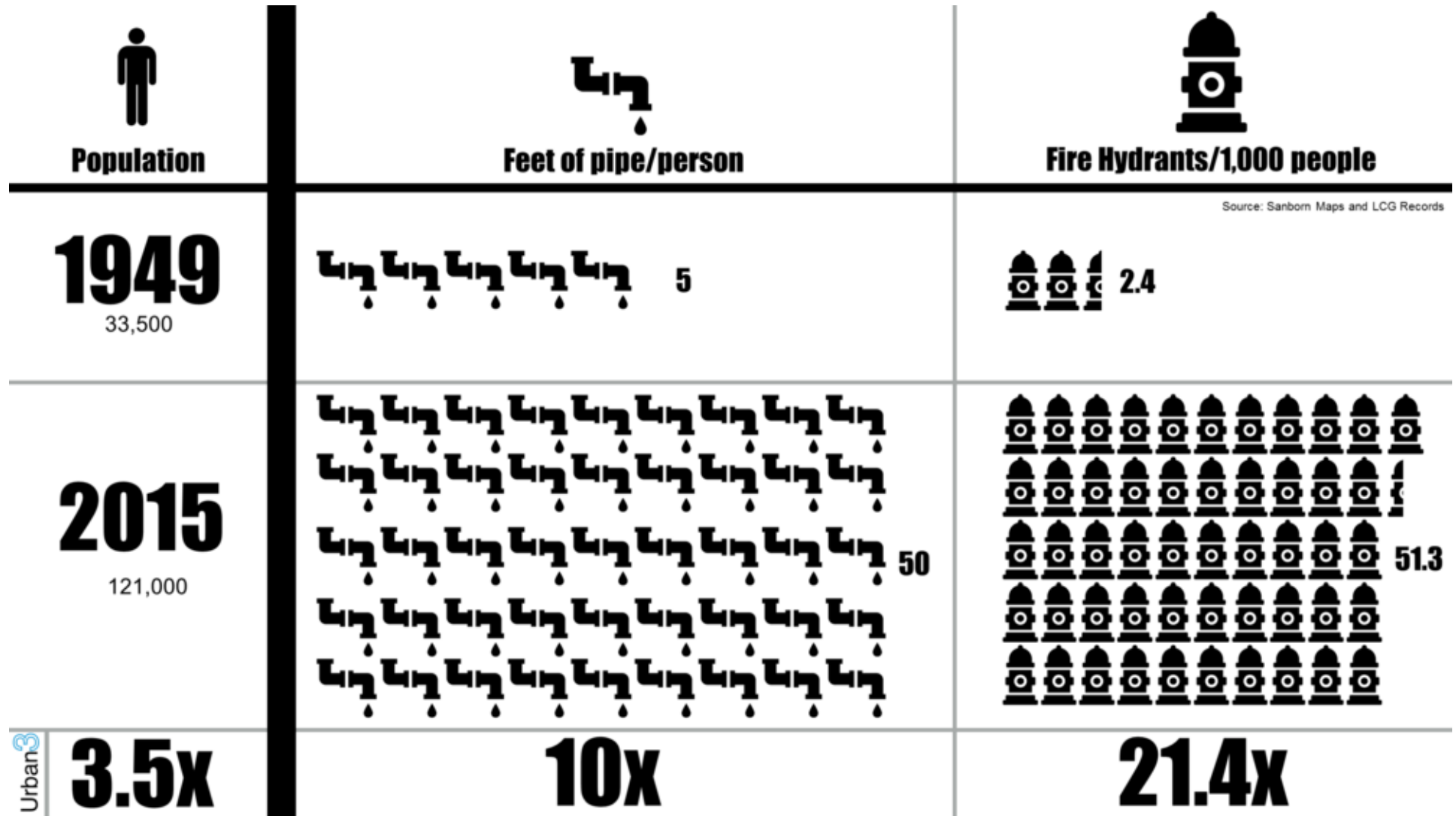
FROM 1950 TO 2000...

METRO LAND GROWTH WAS NEARLY **6x**
THAT OF METRO POPULATION GROWTH

CITY OF ATLANTA LAND GROWTH WAS NEARLY **4x**
THAT OF CITY OF ATLANTA POPULATION GROWTH

Low density land use patterns
have led to consuming way
more land than we need.

LOW DENSITY REQUIRES MORE INFRASTRUCTURE

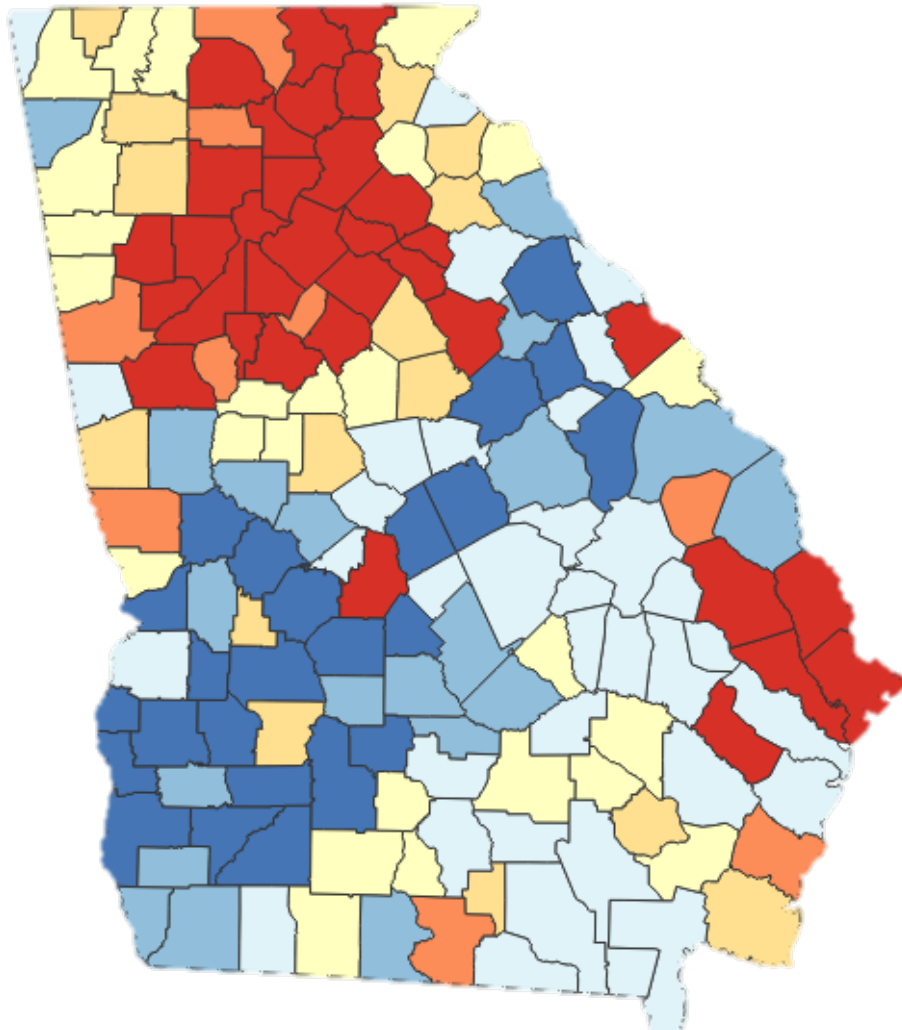


1,405,211

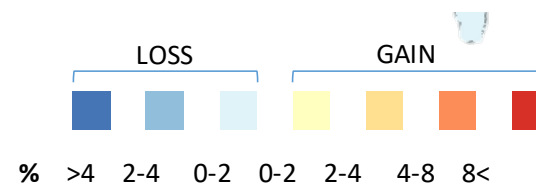
**HOUSING PEOPLE IS
AN ECONOMIC ISSUE,
AN ENVIRONMENTAL ISSUE,
A HEALTH, SAFETY & WELFARE ISSUE**

GEORGIA'S GROWING PROBLEMS

POPULATION GROWTH RATE BY COUNTY



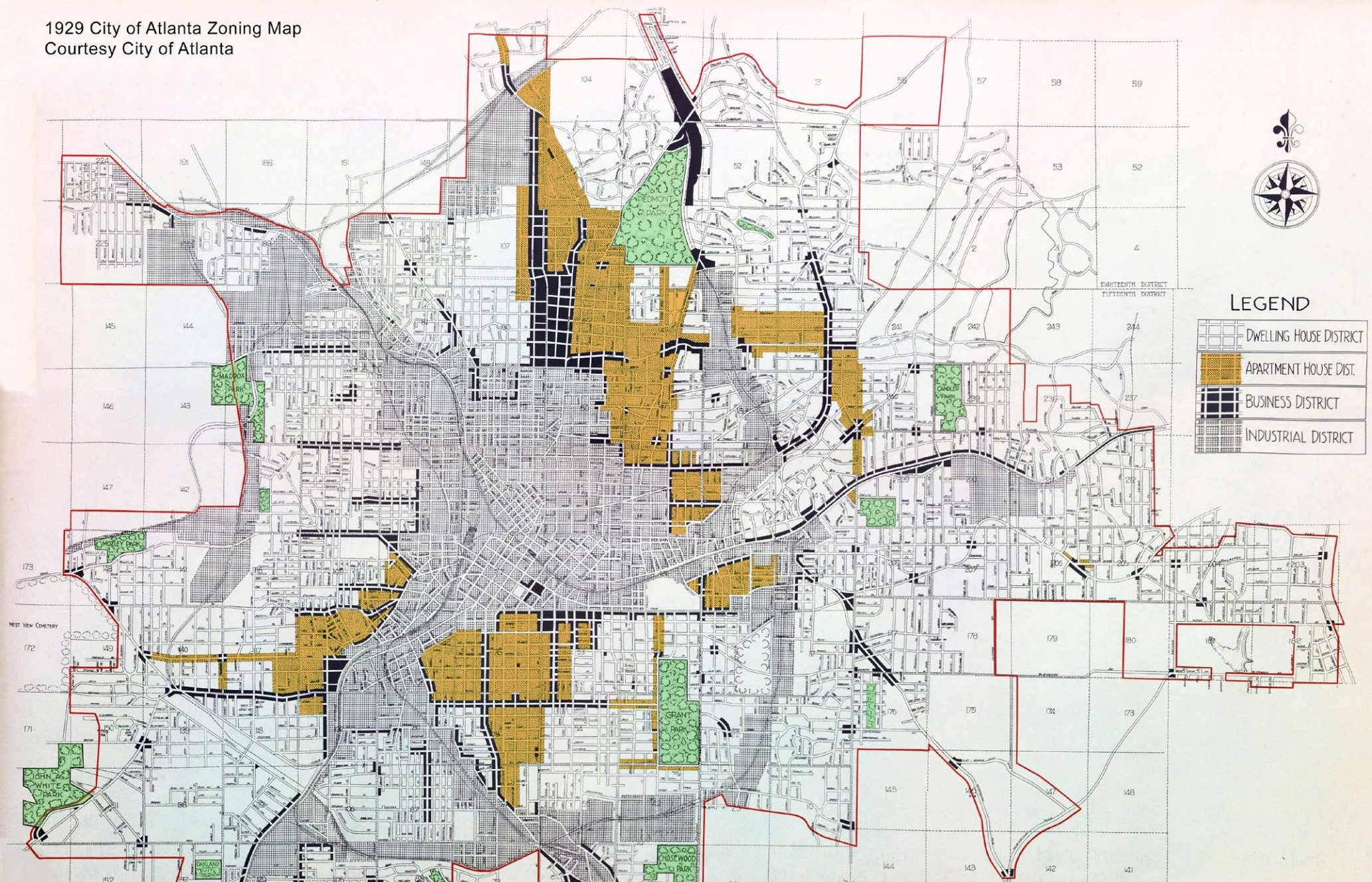
GEORGIA IS
PROJECTED TO
GROW BY
4 MILLION
PEOPLE BY 2030



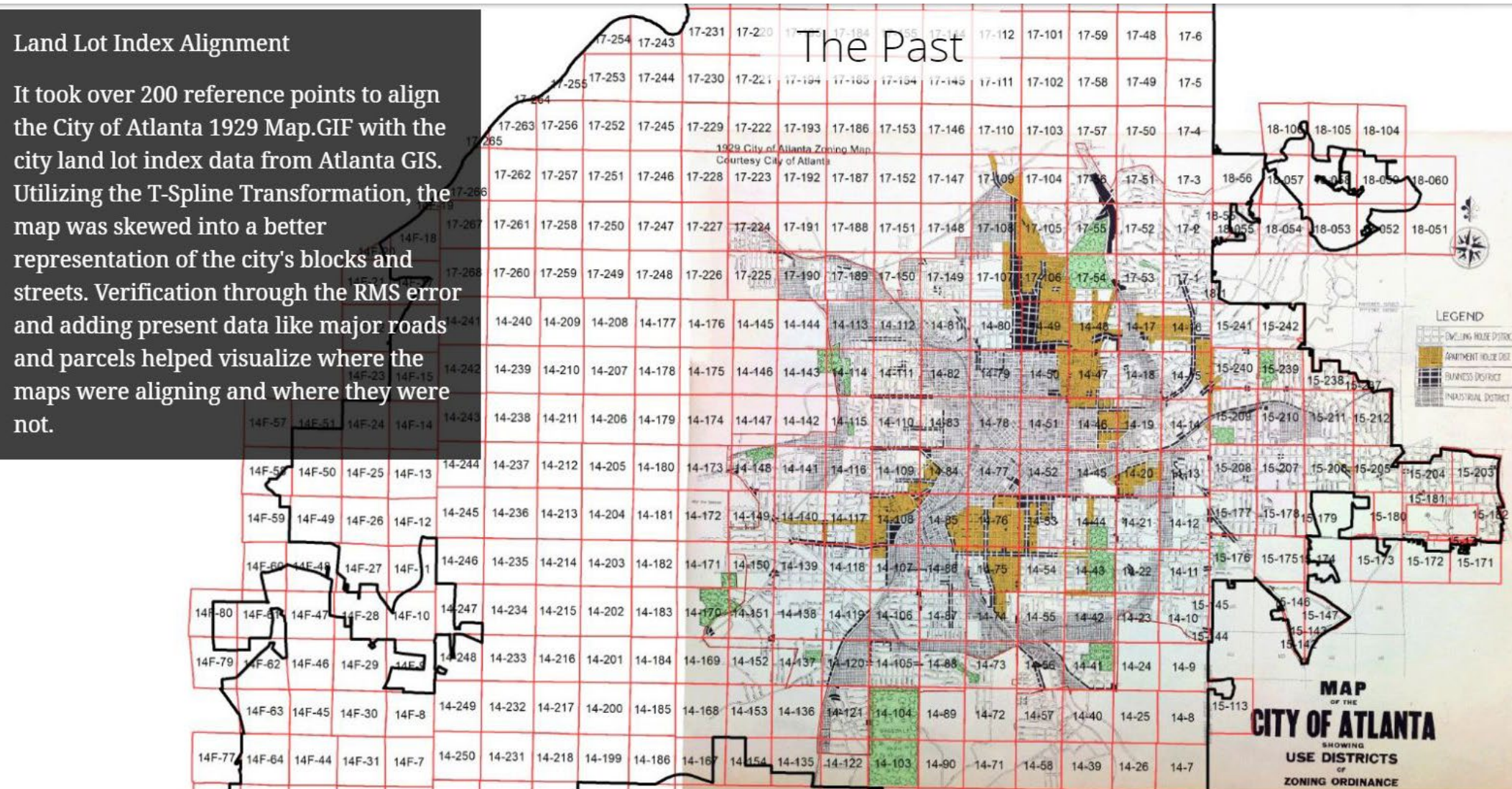
ATLANTA IN 1929

ATLANTA: 1929 ZONING MAP

1929 City of Atlanta Zoning Map
Courtesy City of Atlanta



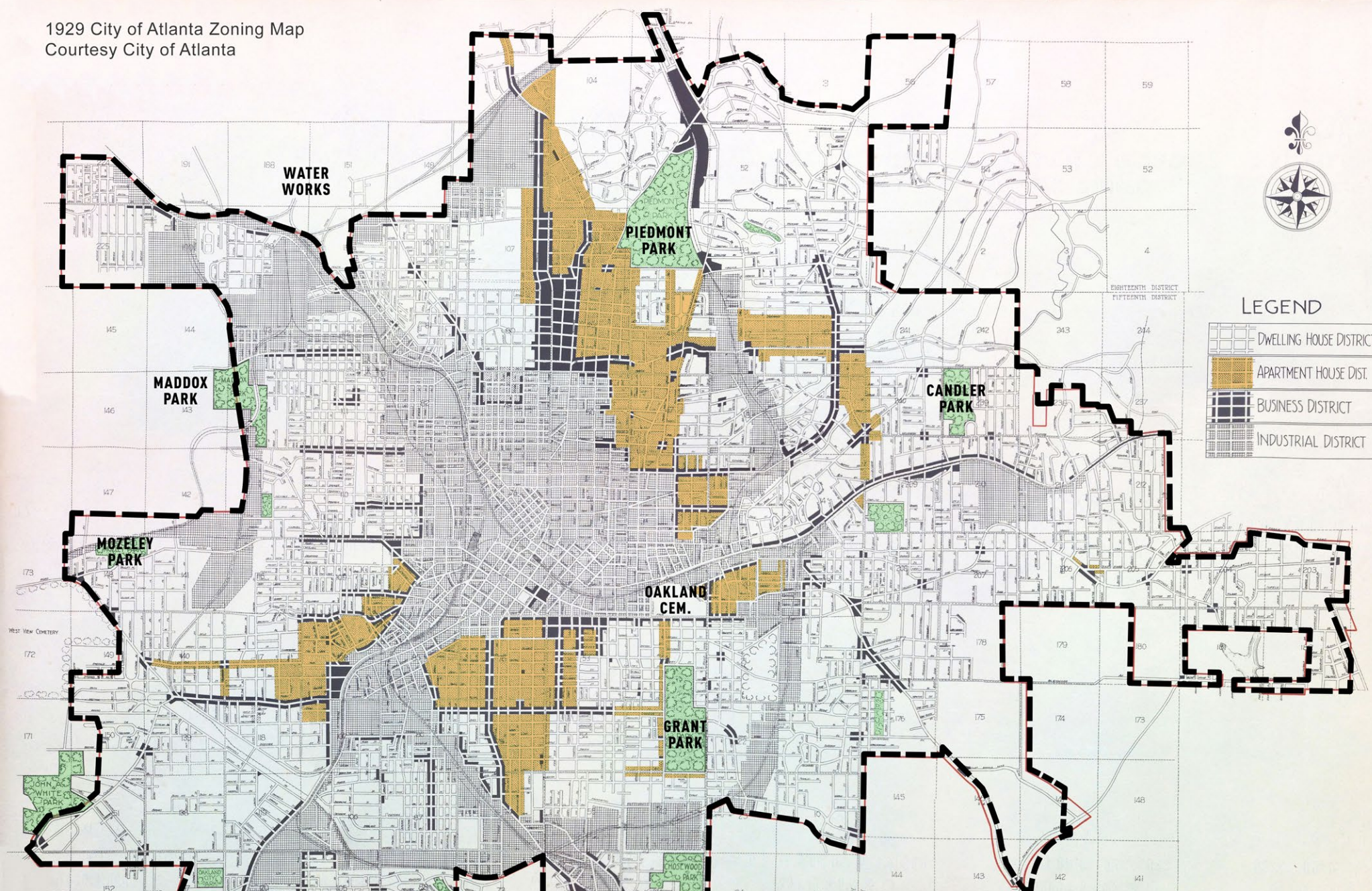
ATLANTA: 1929 ZONING GIS ANALYSIS



<https://arcg.is/1XmCOy>

ATLANTA: 1929 ZONING MAP

1929 City of Atlanta Zoning Map
Courtesy City of Atlanta

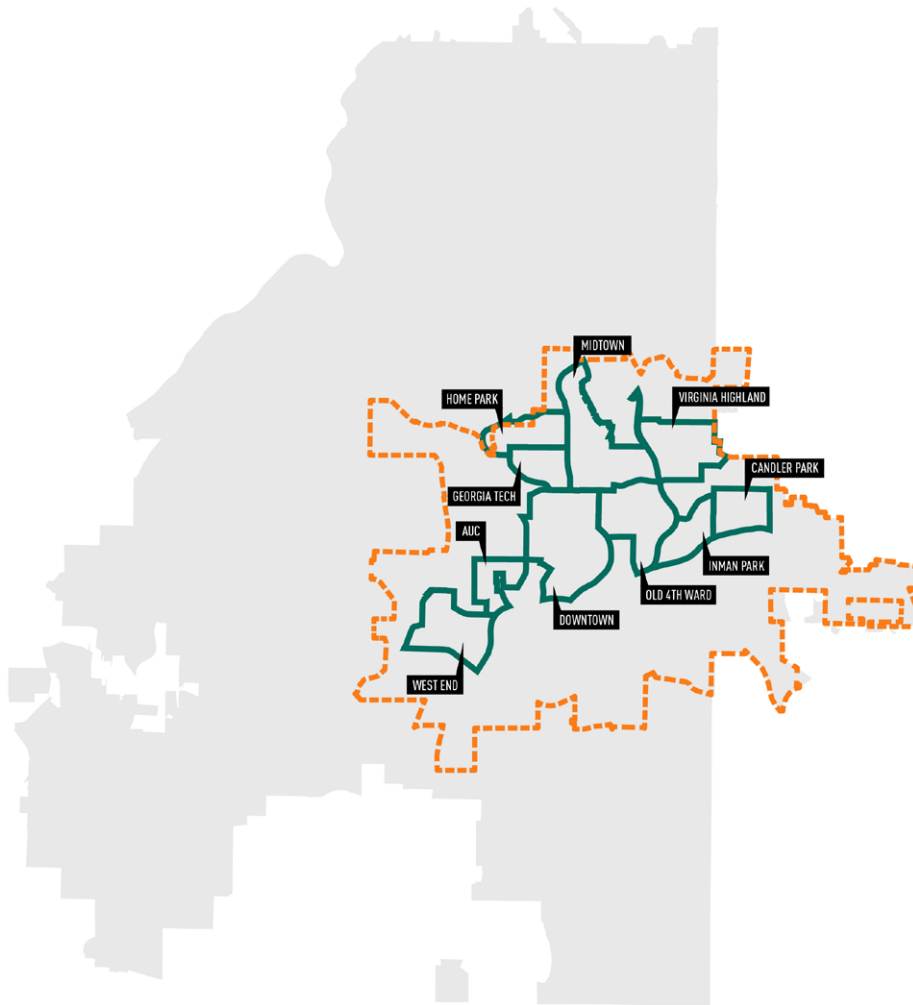


ATLANTA IN 1929: NEIGHBORHOODS

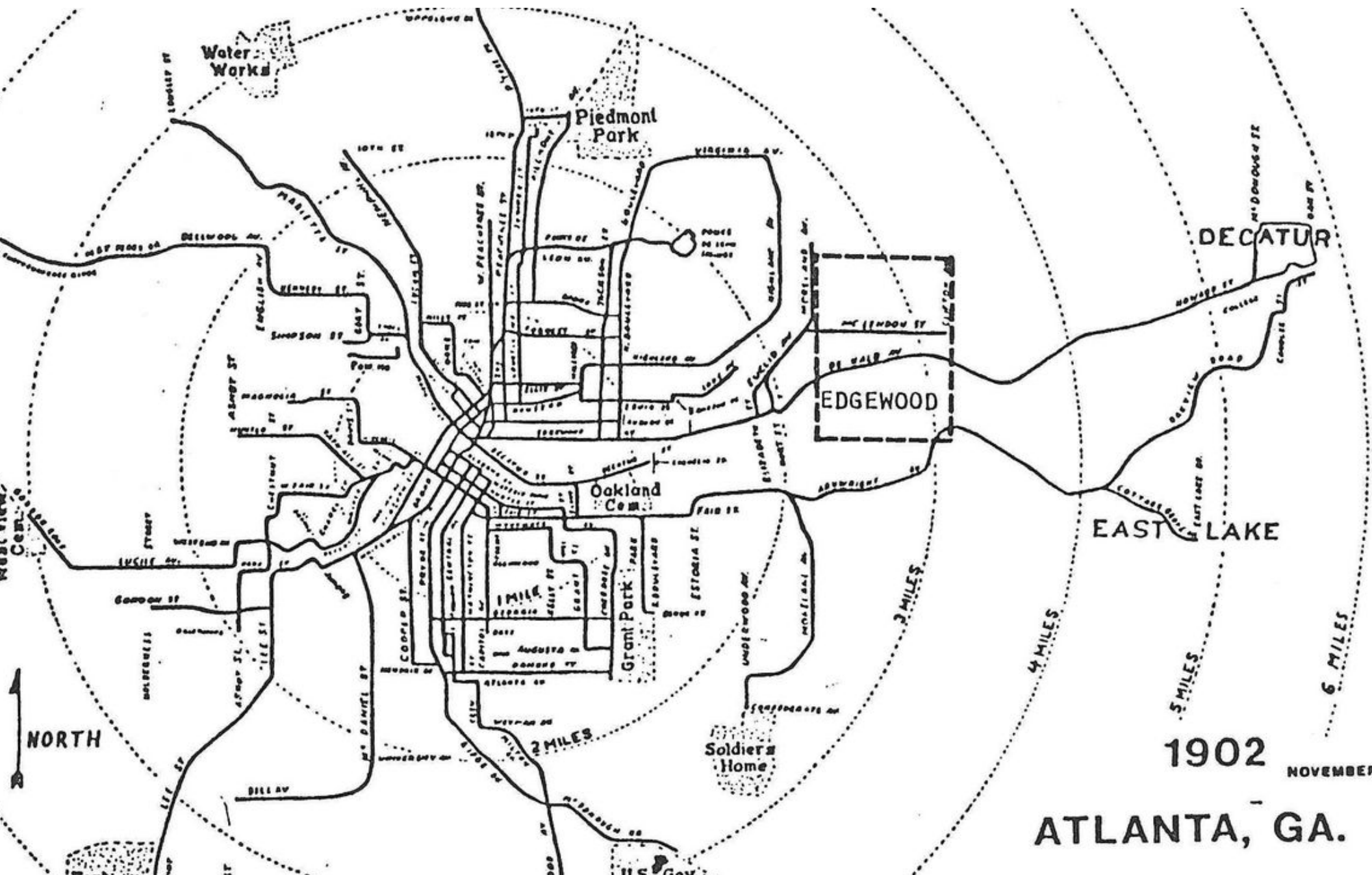
ATLANTA'S

TOP 10

**MOST WALKABLE
NEIGHBORHOODS**



ATLANTA: HISTORIC STREETCARS



ATLANTA: HISTORIC STREETCARS

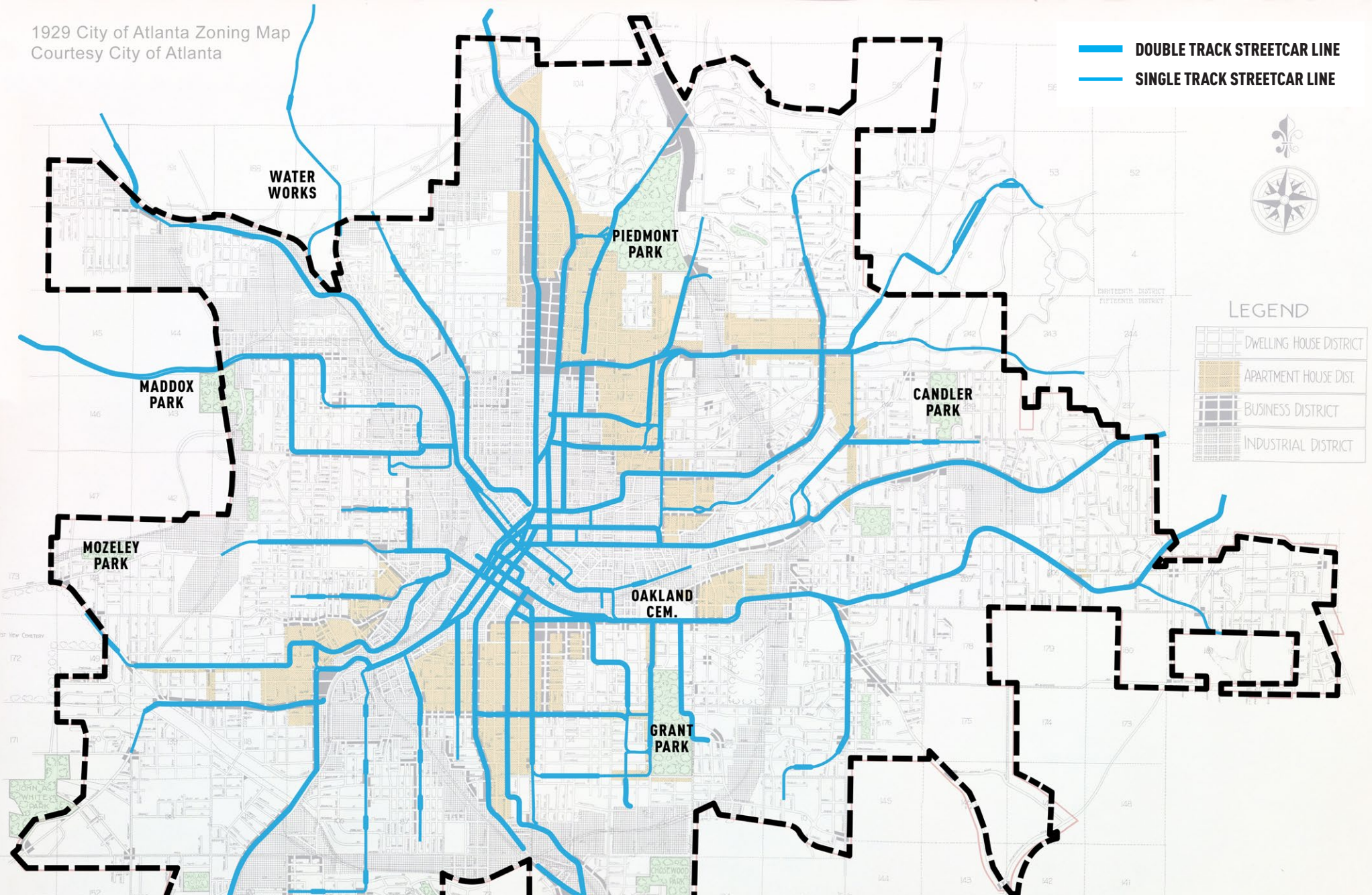


ATLANTA: HISTORIC STREETCARS



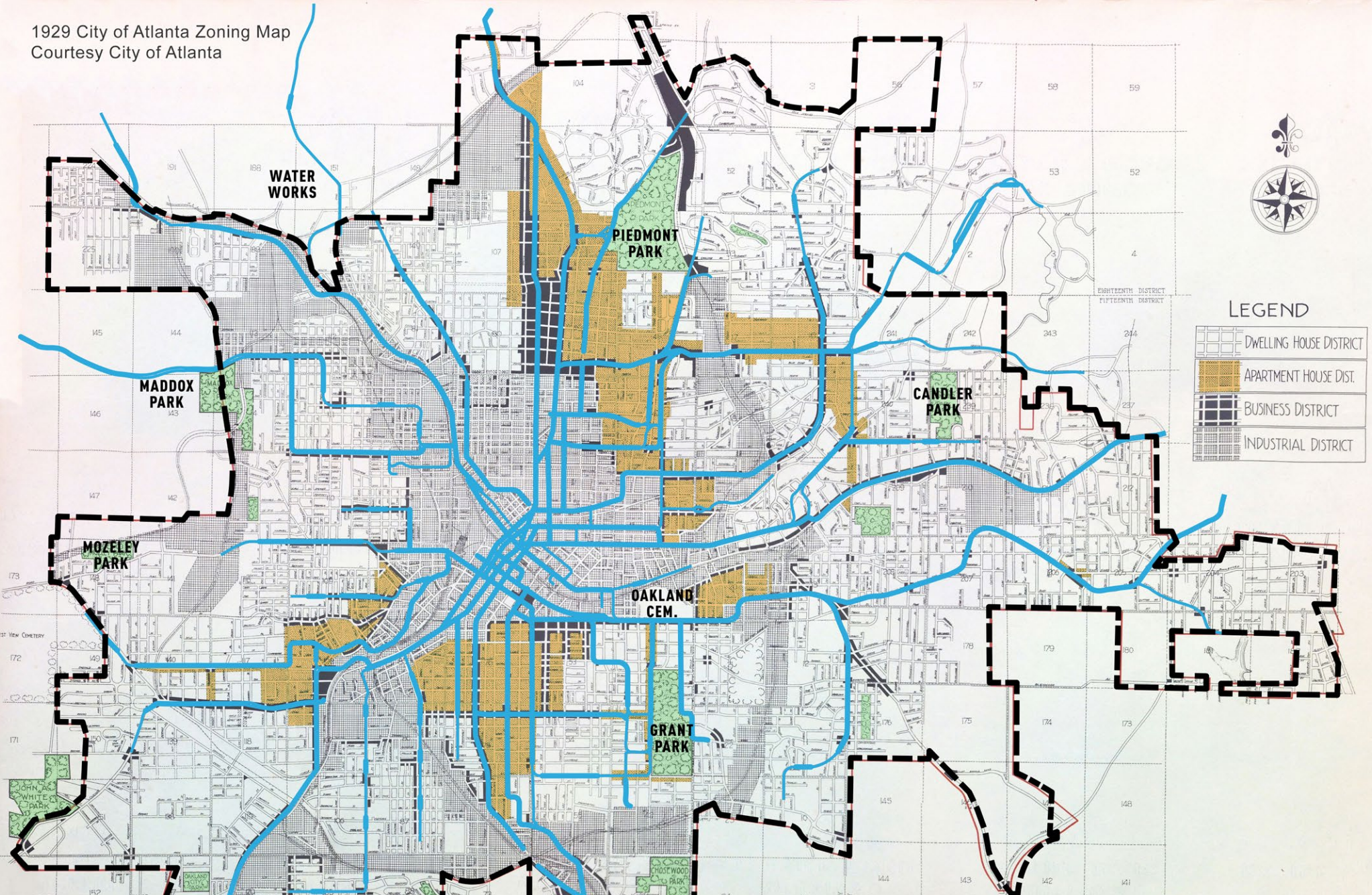
ATLANTA IN 1929: STREETCARS

1929 City of Atlanta Zoning Map
Courtesy City of Atlanta



ATLANTA IN 1929: THE ORIGINAL TOD

1929 City of Atlanta Zoning Map
Courtesy City of Atlanta



ATLANTA IN 1929: ALLOWABLE HOUSING TYPES

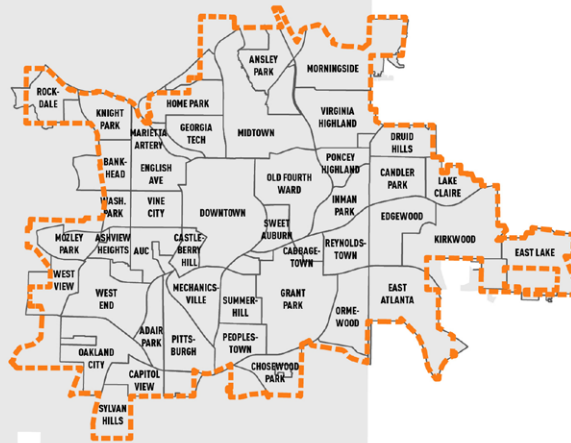
1929 ATLANTA ZONING ORDINANCE

(l) A “dwelling” is a building arranged, intended or designed to be occupied by not more than two families living independently of each other and doing their own cooking upon the premises.

(m) An “apartment house” is a building arranged, intended or designed to be occupied by three or more families living independently of each other and doing their own cooking upon the premises or by three or more individuals or groups of individuals living independently but having a common heating system and a general dining room.



ATLANTA IN 1929: NEIGHBORHOODS



IN 1929 ATLANTA,

100%

OF LAND ALLOWED HOUSES,
DUPLEXES AND ADUS

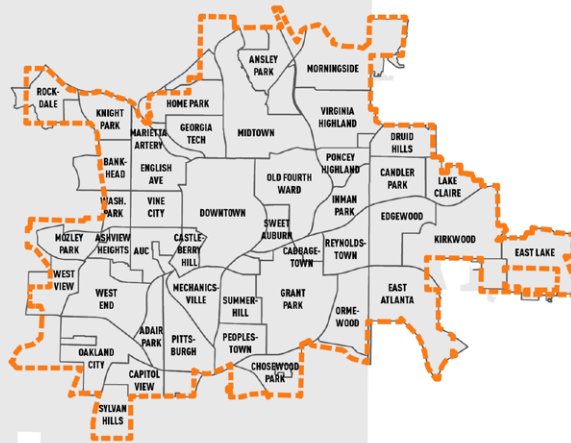
ATLANTA'S MOST WALKABLE NEIGHBORHOODS



ALL OF ATLANTA'S

**MOST
WALKABLE**

NEIGHBORHOODS ARE
LOCATED INSIDE THE 1929
BOUNDARY



ATLANTA TODAY

PEOPLE WANT WALKABILITY



The data is in, from a variety of sources. A majority of adults (55%) want to live in walkable neighborhoods.

BUT WALKABILITY IS SCARCE

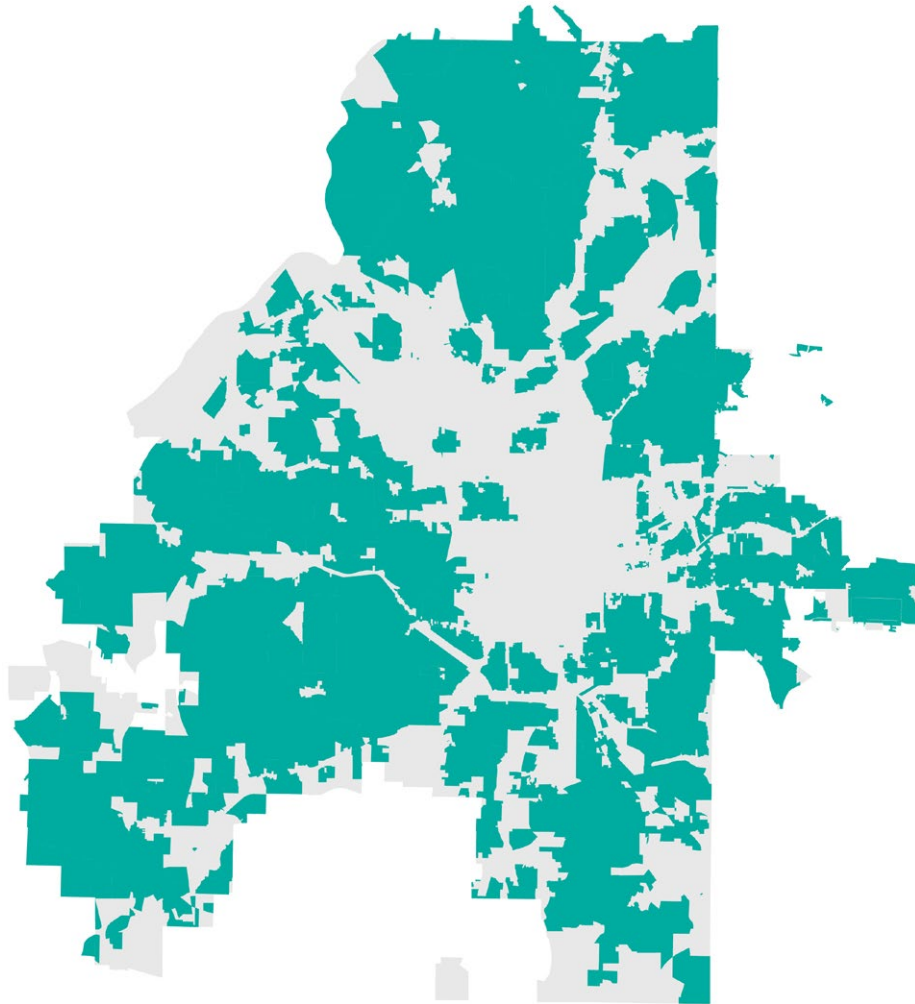


**Less than 5% of our available
housing stock is located in
walkable neighborhoods.**

DATA SOURCE:
Christopher B. Leinberger
The WalkUP Wake-Up Call: Atlanta

It's not a walkable neighborhood shortage, it's a housing shortage within walkable (or potentially walkable) neighborhoods.

ATLANTA: SINGLE FAMILY ZONING

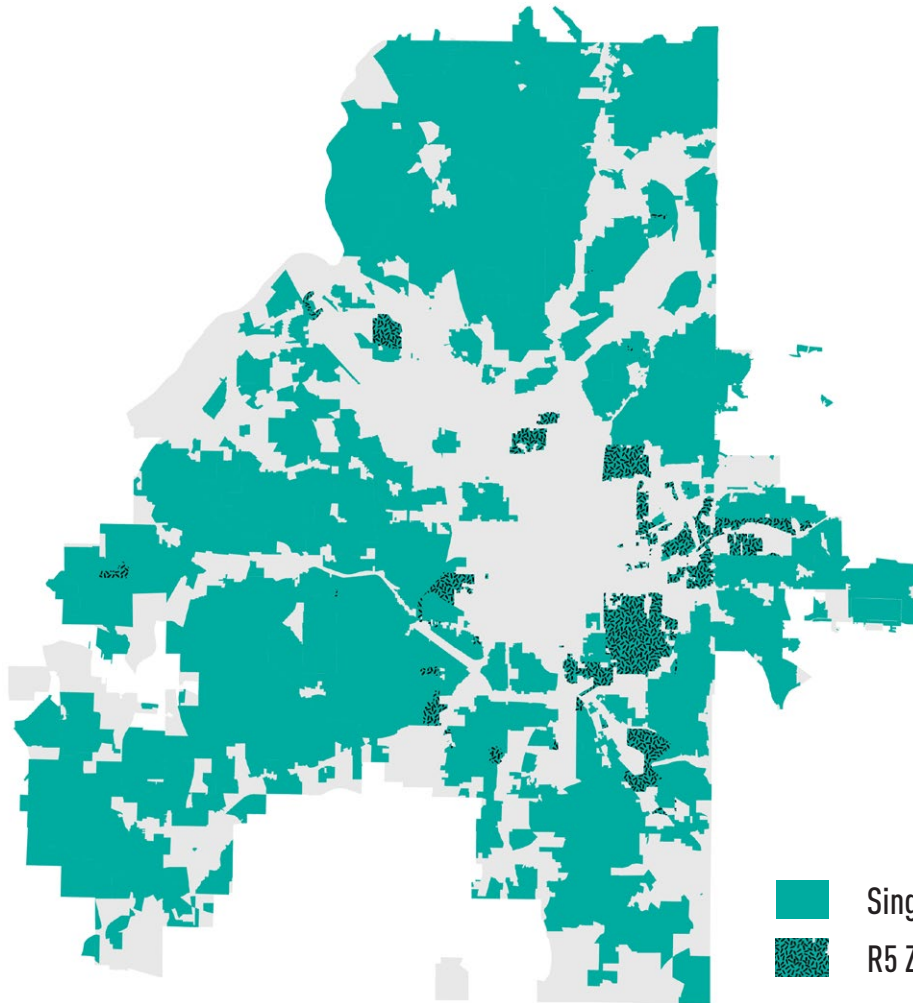


OVER

60%

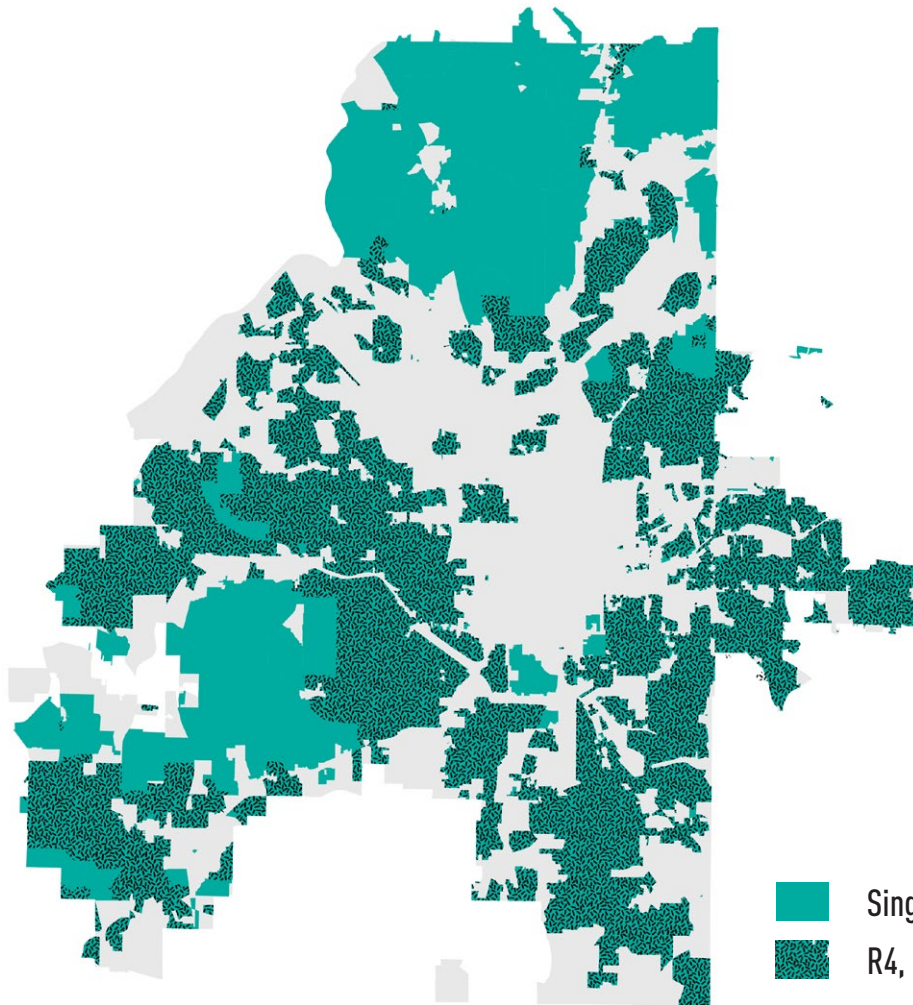
**OF ATLANTA'S LAND
IS ZONED SINGLE
FAMILY (R1-R5)**

ATLANTA: DUPLEXES



ONLY
5%
OF SINGLE FAMILY
ZONING ALLOWS
DUPLEXES

ATLANTA: ADUS

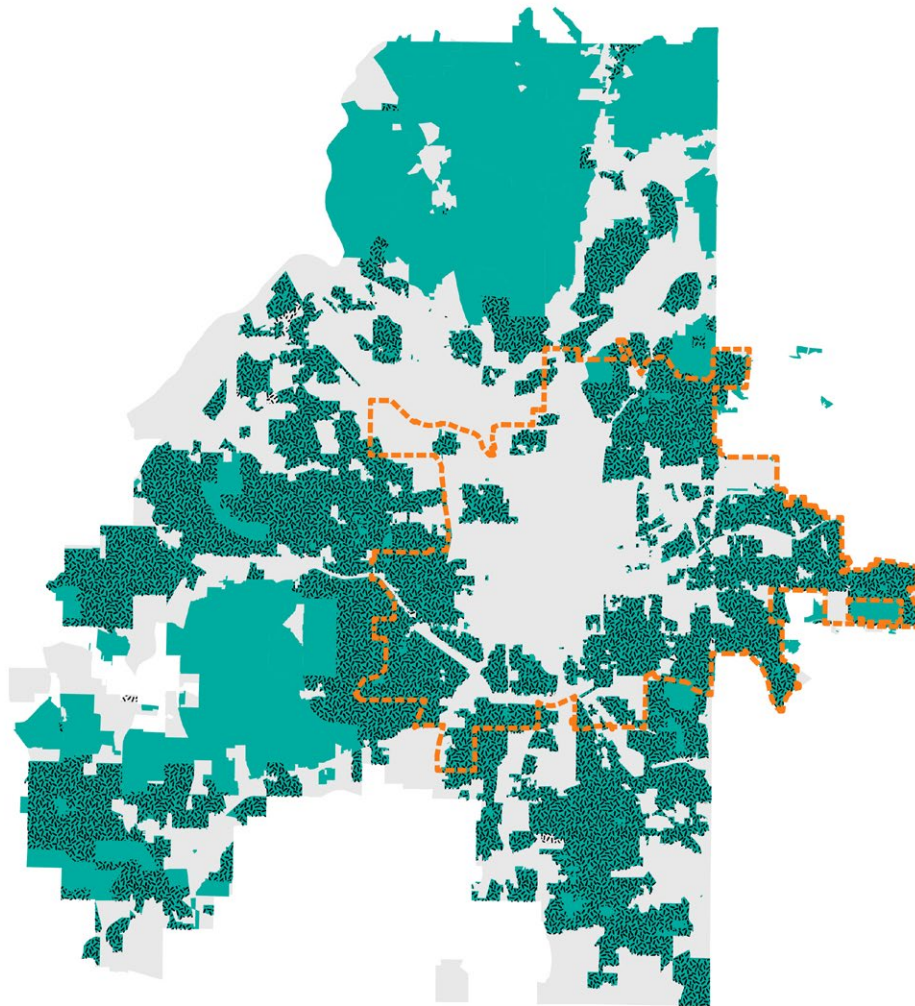


CURRENTLY

60%

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

ATLANTA: ADUS



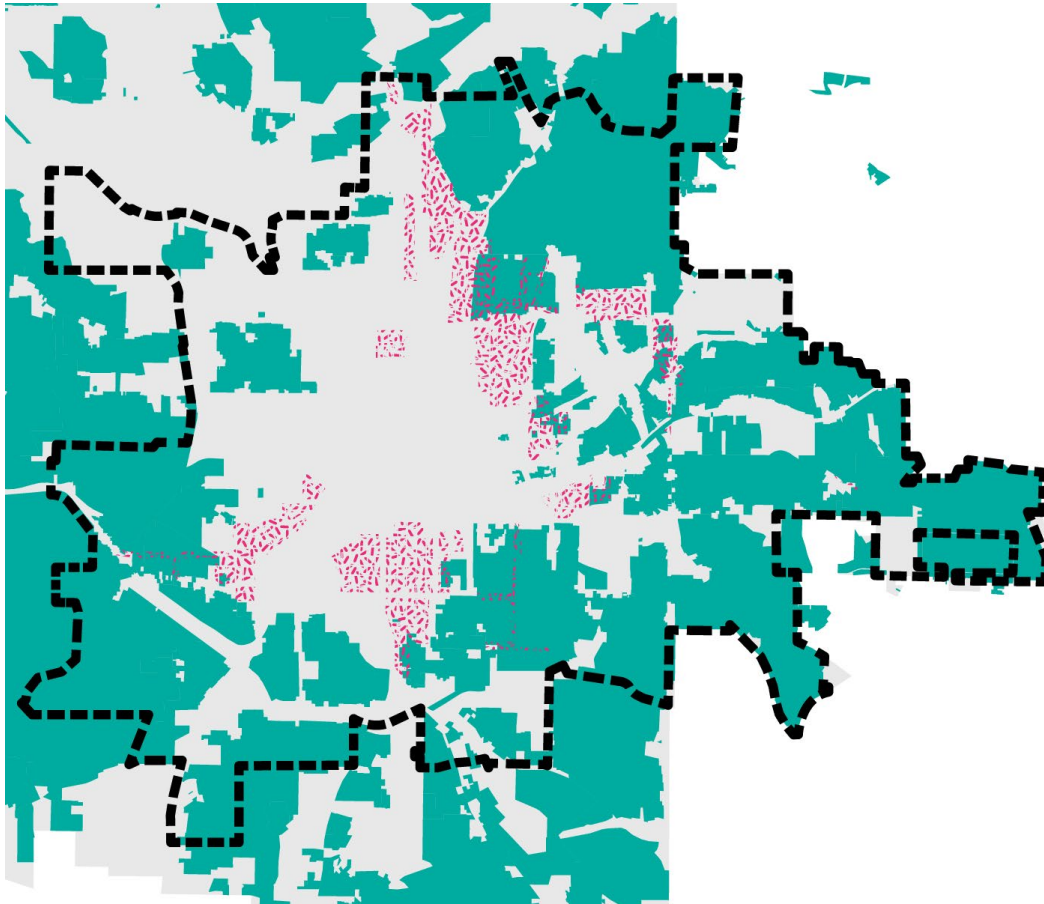
-  Single Family Zoning
-  R4 & R5
-  1929 City of Atlanta boundary

MEANING

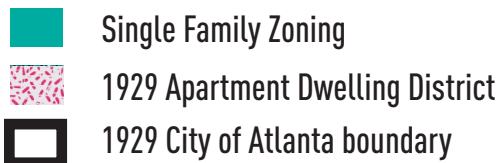
100%

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

ATLANTA: APARTMENTS TO SINGLE FAMILY



**LOST APARTMENT DISTRICTS
IN OUR MOST WALKABLE
AREAS**



ATLANTA'S FUTURE

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

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

**...WHERE INFRASTRUCTURE FOR
WALKABILITY IS ALREADY LIKELY
TO EXIST.**

**WE NEED TO TARGET OUR LOW
DENSITY ZONING IN HIGH VALUE
LAND AREAS.**

**NOT ALL SINGLE FAMILY ZONING
LAND CAN OR SHOULD SUPPORT
MORE DENSITY. BUT OUR
HIGHEST VALUE LAND
SHOULD.**

**WE CONSIDER OUR
HIGHEST VALUE LAND
TO BE THE MOST WALKABLE,
LEAST CAR DEPENDENT LAND.**

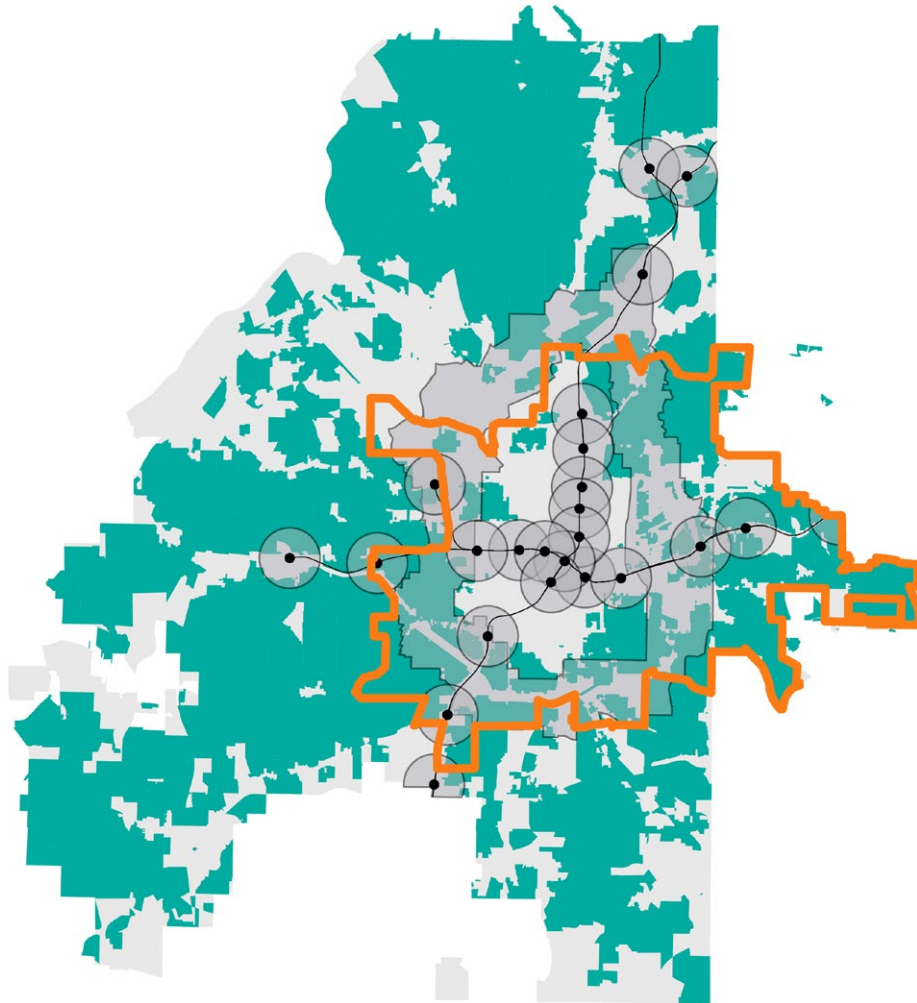
HIGHEST VALUE LAND



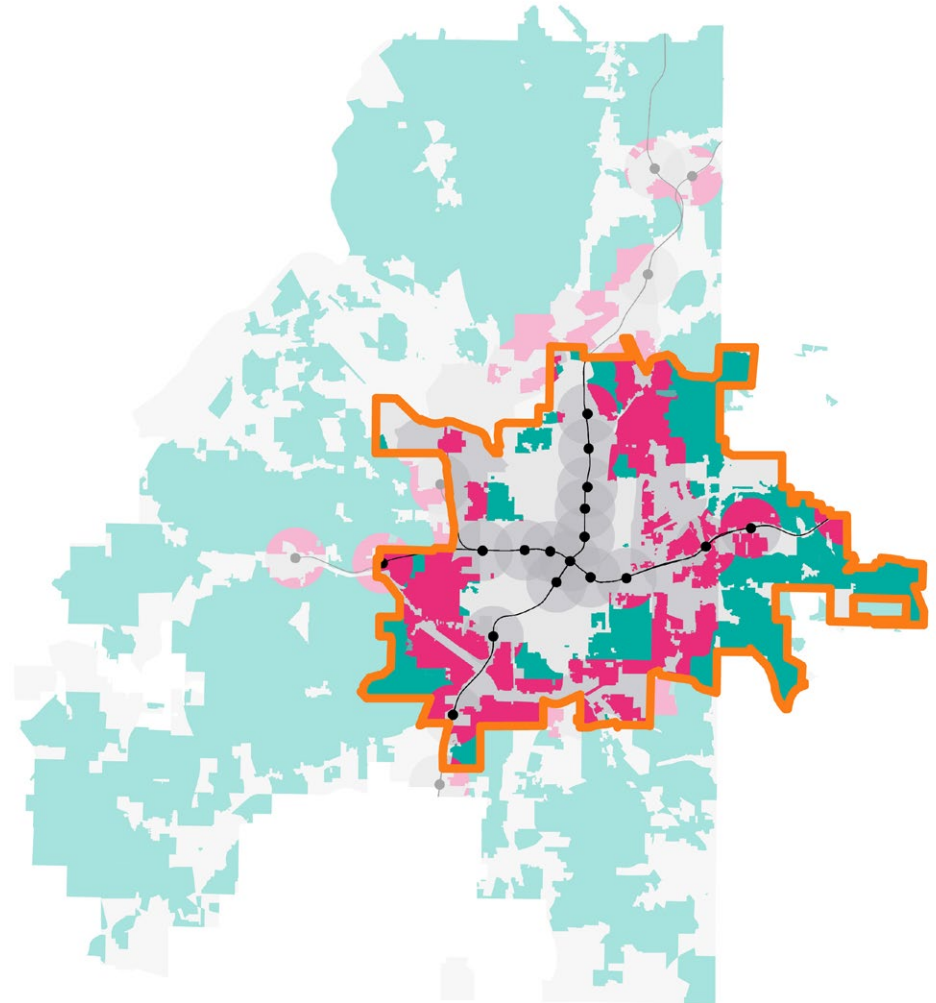
**LAND WITHIN THE 1929 CITY
BOUNDARY AND LAND WITHIN
1/2 MILE OF CURRENT TRANSIT.**

ATLANTA: TRANSIT & SINGLE FAMILY ZONING

SINGLE FAMILY ZONING + TRANSIT



SINGLE FAMILY WITHIN 1/2 MILE OF TRANSIT



 R1-R5 (Single Family Zoning)

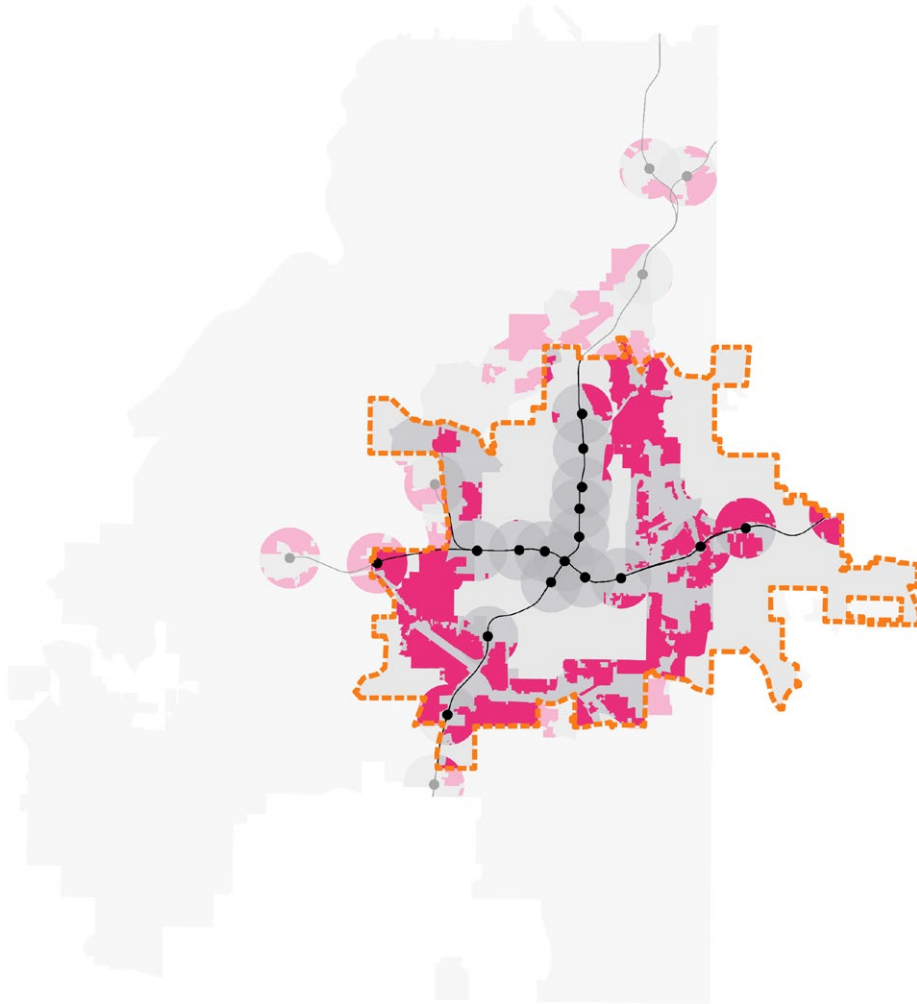
 Transit Walk Shed (1/2 mile)

 1929 City of Atlanta boundary

 Single Family Zoning within Transit Walk Shed

ATLANTA: TRANSIT & SINGLE FAMILY ZONING

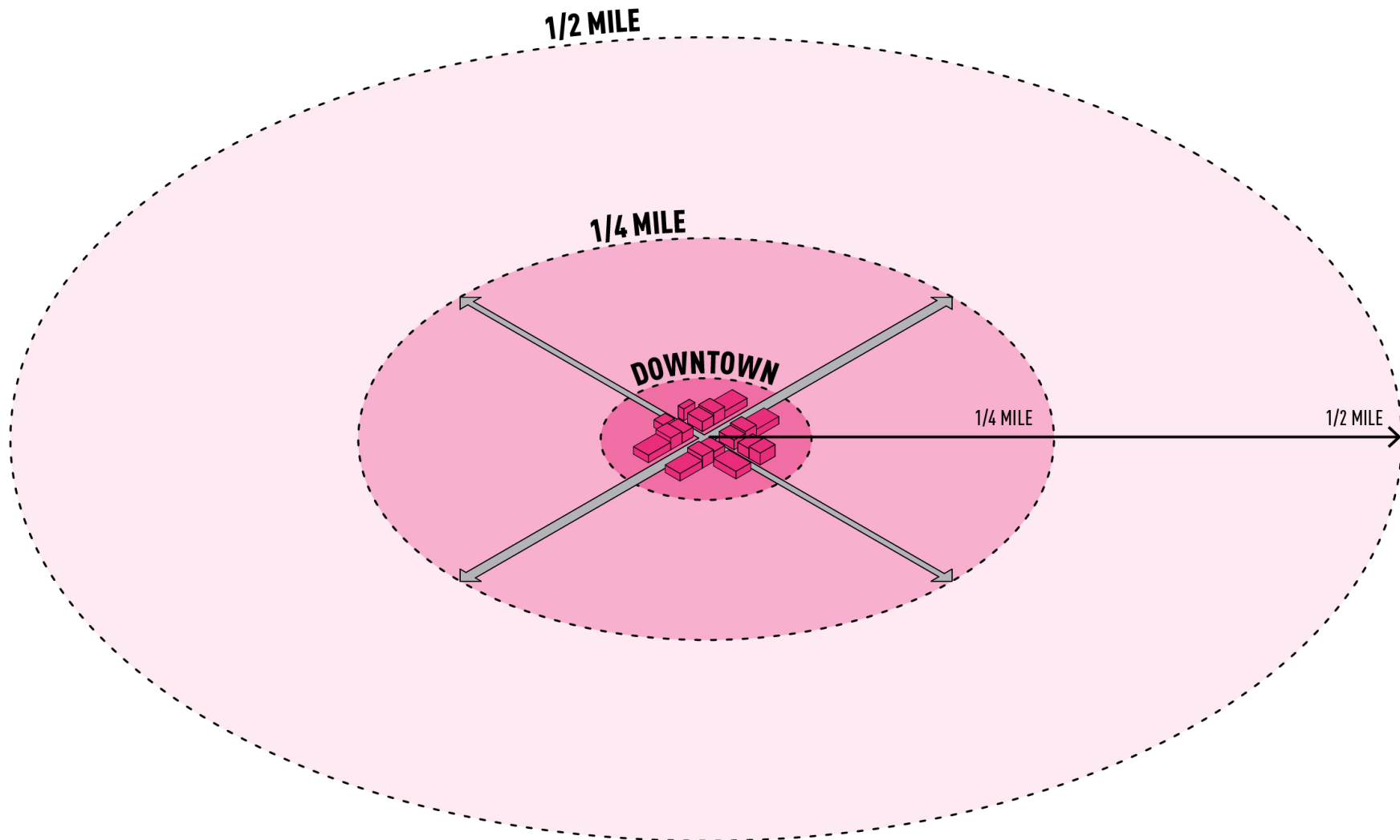
SINGLE FAMILY ZONING + TRANSIT



OVER
34%
OF OUR HIGHEST
VALUE LAND IS
ZONED SINGLE
FAMILY (R1-R5)

NOTE:
SINGLE FAMILY WITHIN 1/2 MILE OF TRANSIT IS 15% OF TOTAL SINGLE FAMILY LAND

TRADITIONAL NEIGHBORHOOD OVERLAY



TRADITIONAL NEIGHBORHOOD OVERLAY

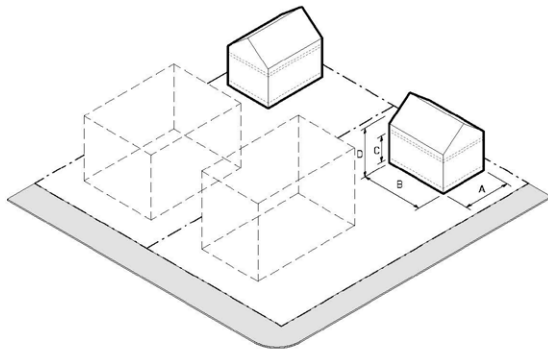


Zoning LaGrange

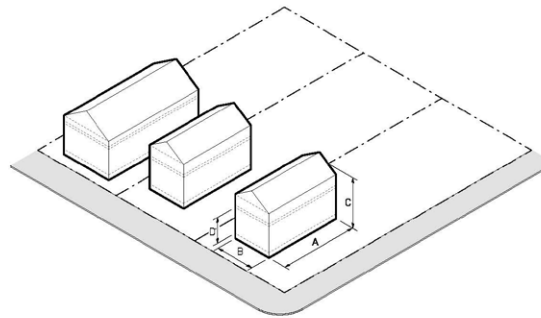
a rewrite of LaGrange, Georgia's zoning code

[Home](#)[Helpful Info](#)[Contact](#)

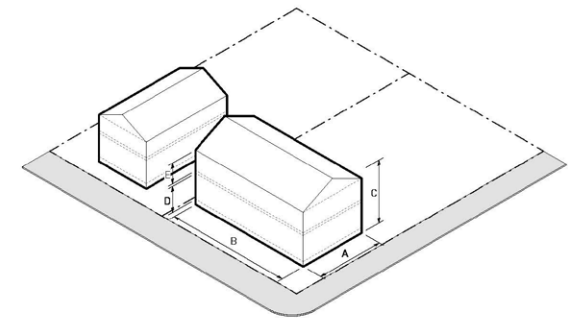
TRADITIONAL NEIGHBORHOOD OVERLAY



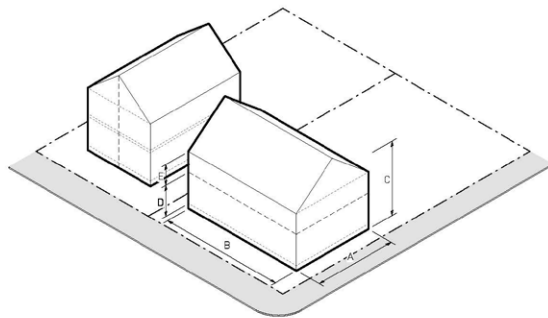
BACKYARD COTTAGE



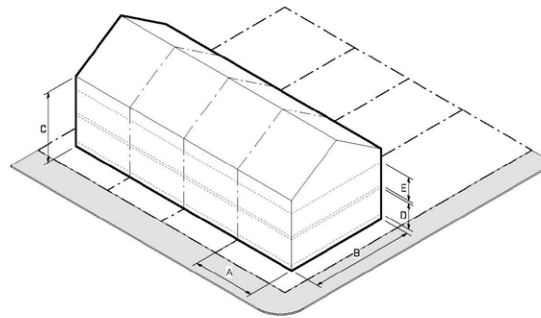
COTTAGE HOUSE



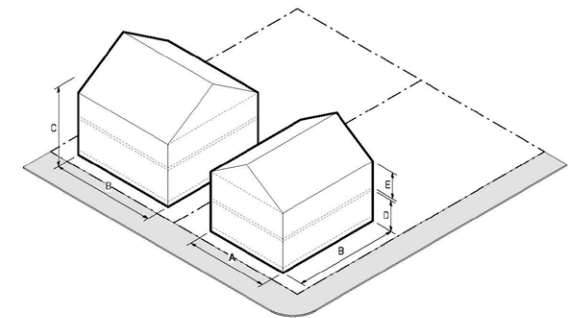
DETACHED HOUSE



DUPLEX



TOWNHOUSE



WALK-UP FLAT

WHAT CAN WE DO TO ENSURE WALKABLE, INCLUSIVE NEIGHBORHOODS TODAY?

1.

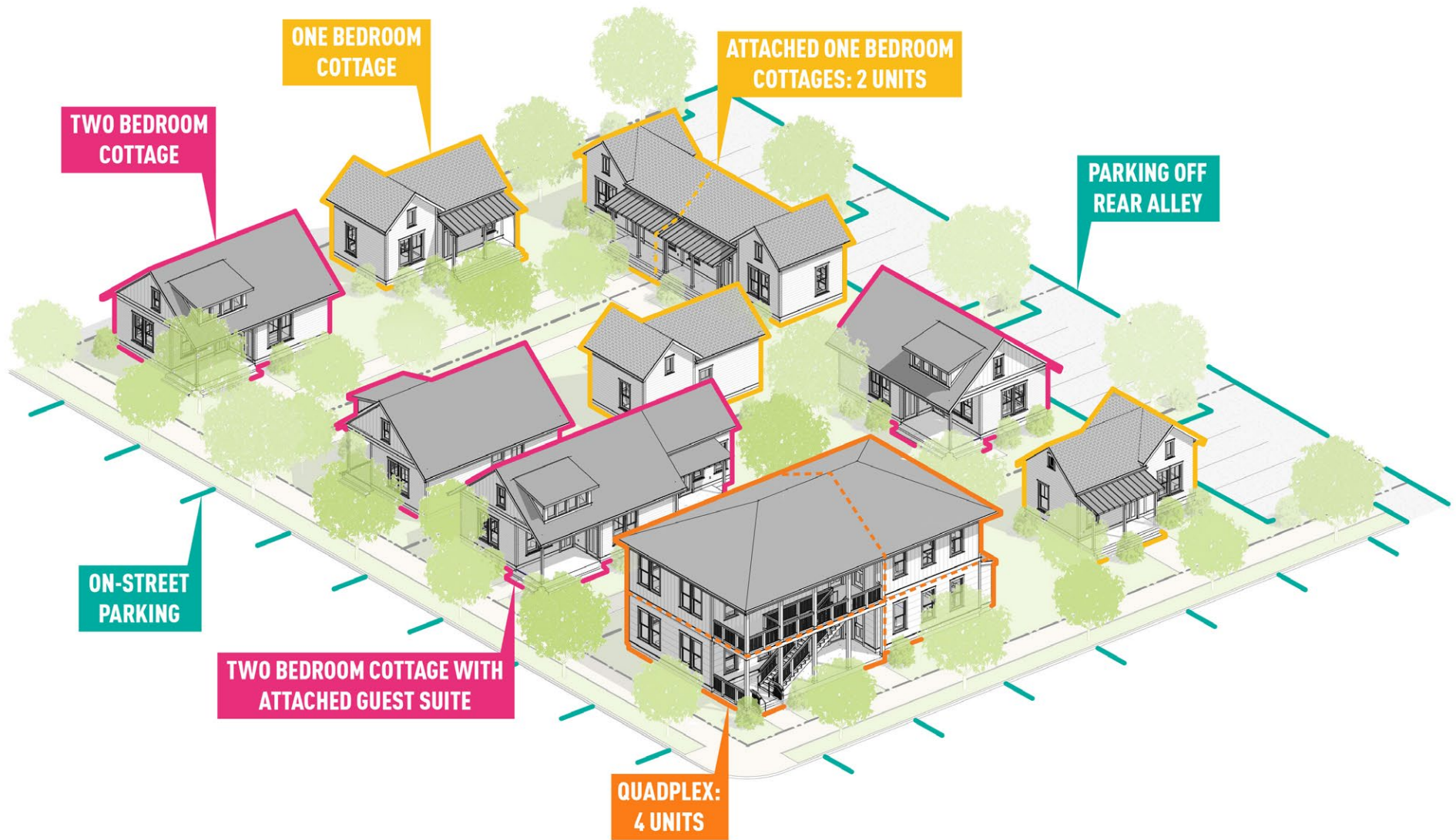
ALLOW ADUS IN SINGLE FAMILY DISTRICTS

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

2.

ALLOW MMH IN SINGLE FAMILY DISTRICTS

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



WHEN THE COMMON INTEREST OUTWEIGHS THE PRIVATE INTEREST

ZONING: POLICE POWER

**“HEALTH,
SAFETY, AND
WELFARE”**



KRONBERG WALL

ARCHITECTURE • DESIGN • DEVELOPMENT

887 Wylie St, Atlanta, GA 30316 • 404-653 -0553

www.kronbergwall.com

3.

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.

4.

CREATE A CONTEXT SENSITIVE TREE ORDINANCE

Tree requirements near transit should vary to incentivize denser development.

SINGLE FAMILY SERVICE DISTRICT



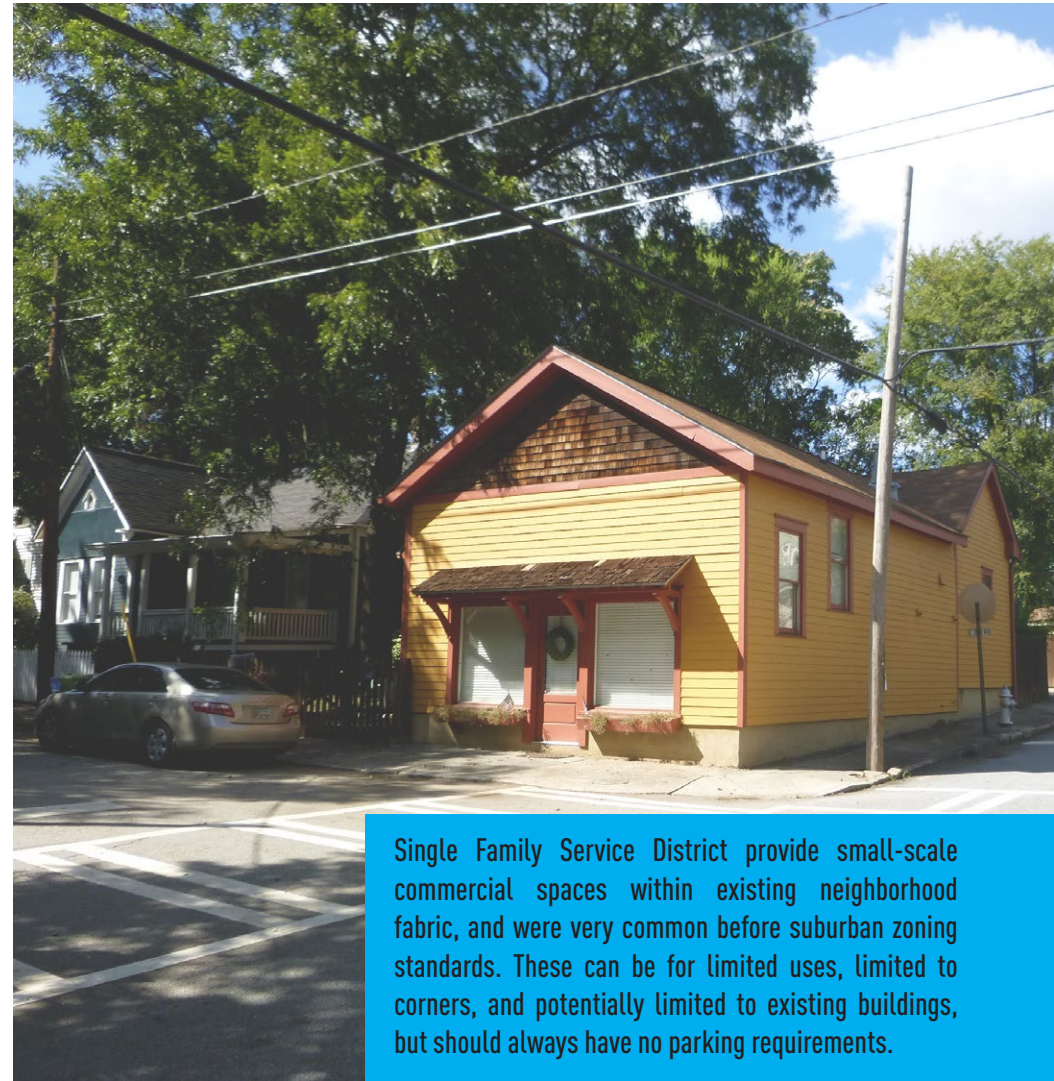
NEIGHBORHOOD COMMERCIAL

KRONBERG WALL OFFICE



LIVE-WORK

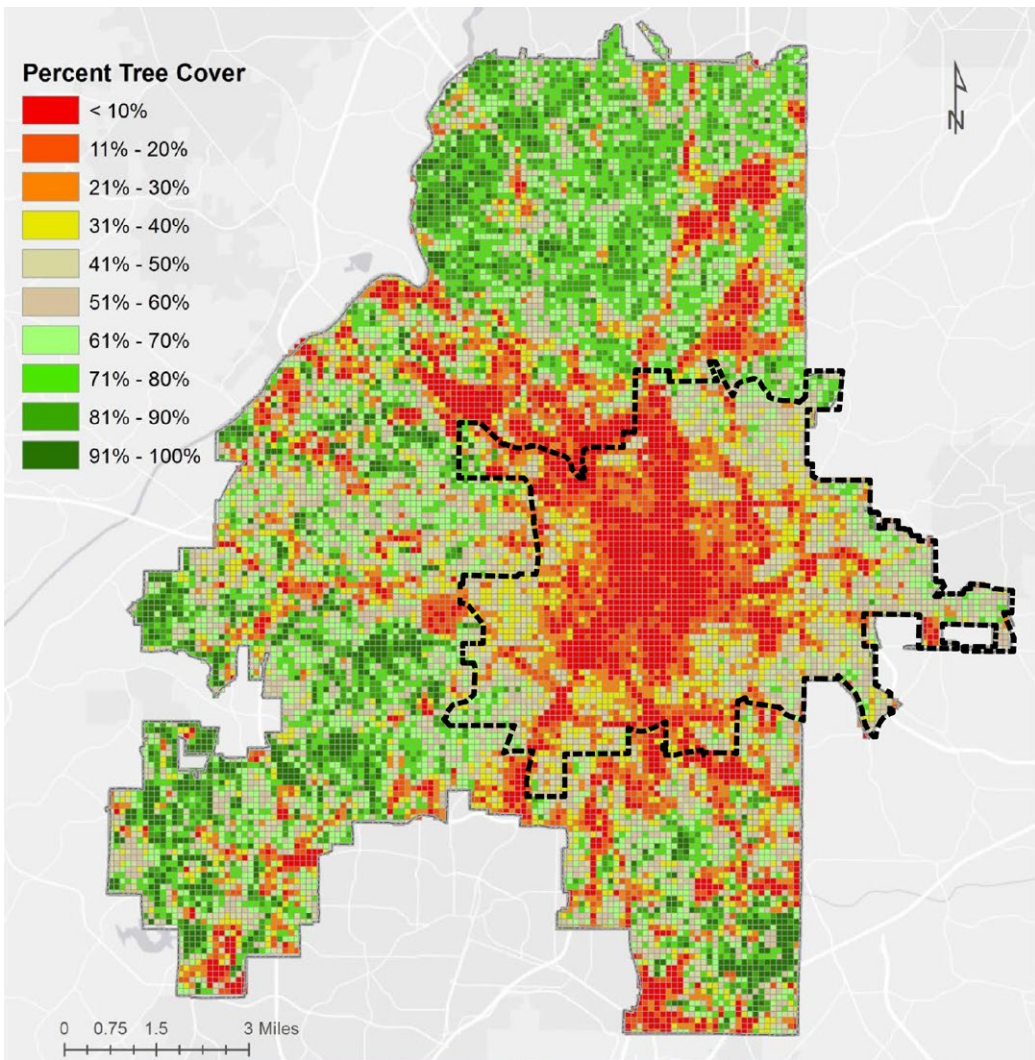
CABBAGETOWN | ATLANTA, GA



Single Family Service District provide small-scale commercial spaces within existing neighborhood fabric, and were very common before suburban zoning standards. These can be for limited uses, limited to corners, and potentially limited to existing buildings, but should always have no parking requirements.

TREE CANOPY IN ATLANTA

PERCENT TREE COVER



PERCENT TREE COVER BY NPU

