

HOUSING CHOICE + INCREMENTAL DEVELOPMENT

WHERE + WHAT

WHO IS KRONBERG WALL?



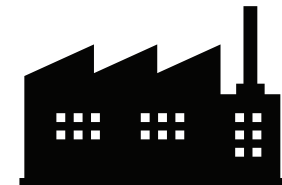
WE BELIEVE IN CONTEXT SENSITIVE
DESIGN & DEVELOPMENT



NEIGHBORHOOD ACTIVATORS



URBAN INFILL



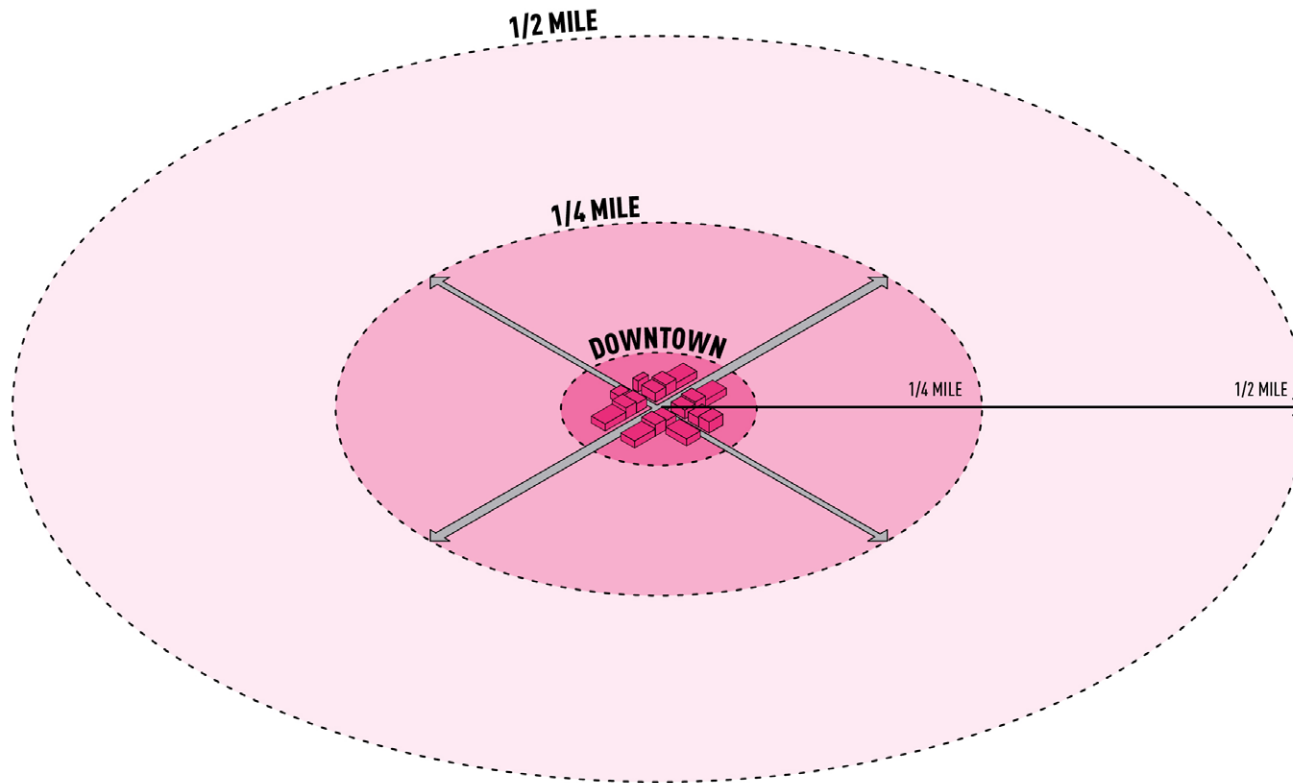
ADAPTIVE REUSE

WHERE DO WE NEED TO FOCUS ON PROVIDING HOUSING CHOICE?

ACCESS MATTERS.

We need to focus on increasing our housing choice and housing diversity in areas with access to daily needs without a car.

CONTEXT MATTERS: FOCUS ON YOUR CORE



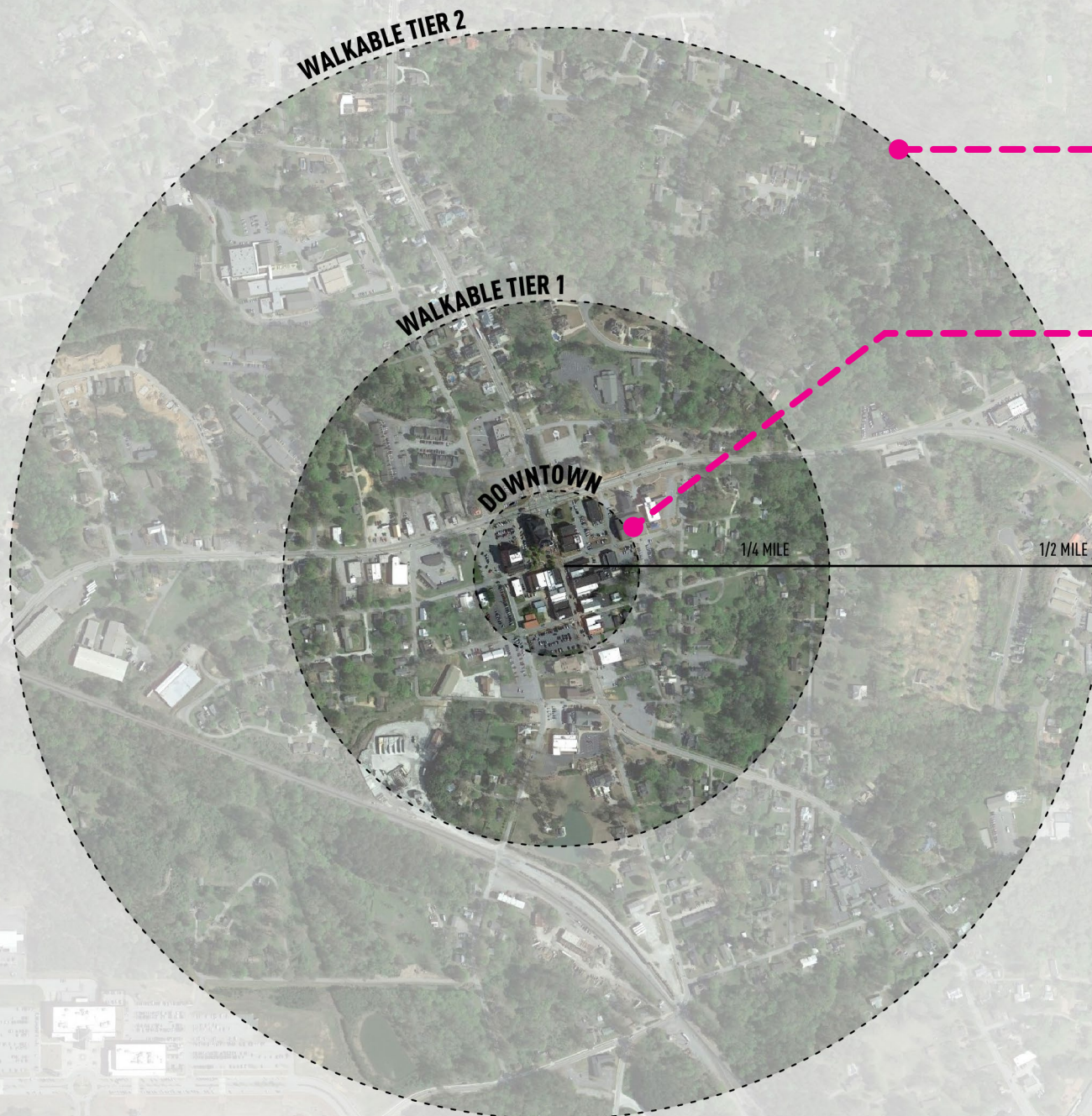
- Focus on areas near existing goods and services
- A “20 minute neighborhood” is a good rule of thumb for walkability

ACCESS MATTERS: WALKABILITY SUPPORTS YOUR CORE



- **Most people will walk 5 -10 minutes for daily goods and services**
- **Providing housing choice near your downtown helps support your downtown**

DALLAS, GA: HOUSEHOLDS PER ACRE



1/2 MILE =
500 ACRES
LESS 30% PUBLIC SPACE=
350 ACRES

TYPICAL COMMERCIAL NODE =
30,000 SF

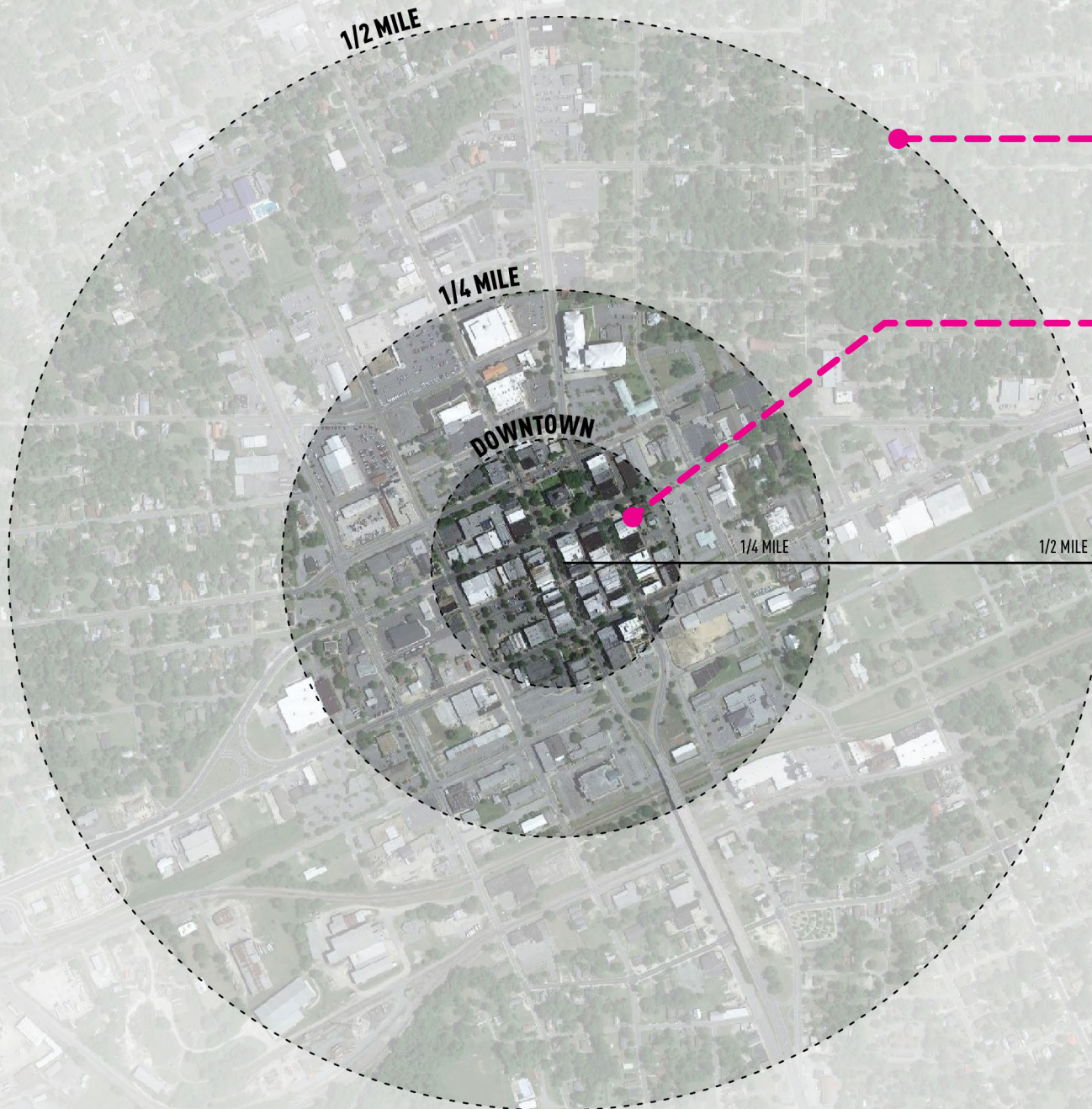
2,000 HOUSEHOLDS NEEDED
TO SUPPORT 30,000 SF

2,000 / 350 ACRES =

5.7 HOUSEHOLDS / ACRE
NEEDED WITHIN A
1/2 MILE WALK OF
DOWNTOWN

DALLAS TODAY:
1.5 HOUSEHOLDS / ACRE

VALDOSTA, GA: HOUSEHOLDS PER ACRE



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LESS 30% PUBLIC SPACE=
350 ACRES**

**TYPICAL COMMERCIAL NODE =
30,000 SF**

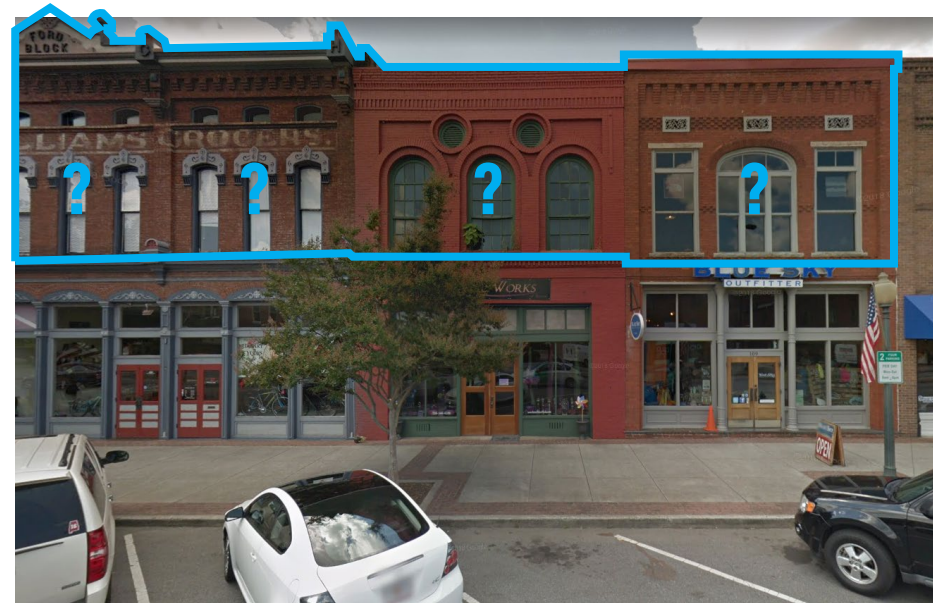
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**VALDOSTA TODAY:
4 HOUSEHOLDS / ACRE**

ROME, GEORGIA



**Detached ADU, 3 blocks from
Broad St.**



**Duplex, 4 blocks from
Broad St.**

VALDOSTA, GEORGIA



Detached dwelling, 3 blocks
from Patterson St.



Duplex, 4 blocks from
Central Ave.

FITZGERALD, GEORGIA



Duplex,
6 blocks from Main St.

HOMERVILLE, GEORGIA

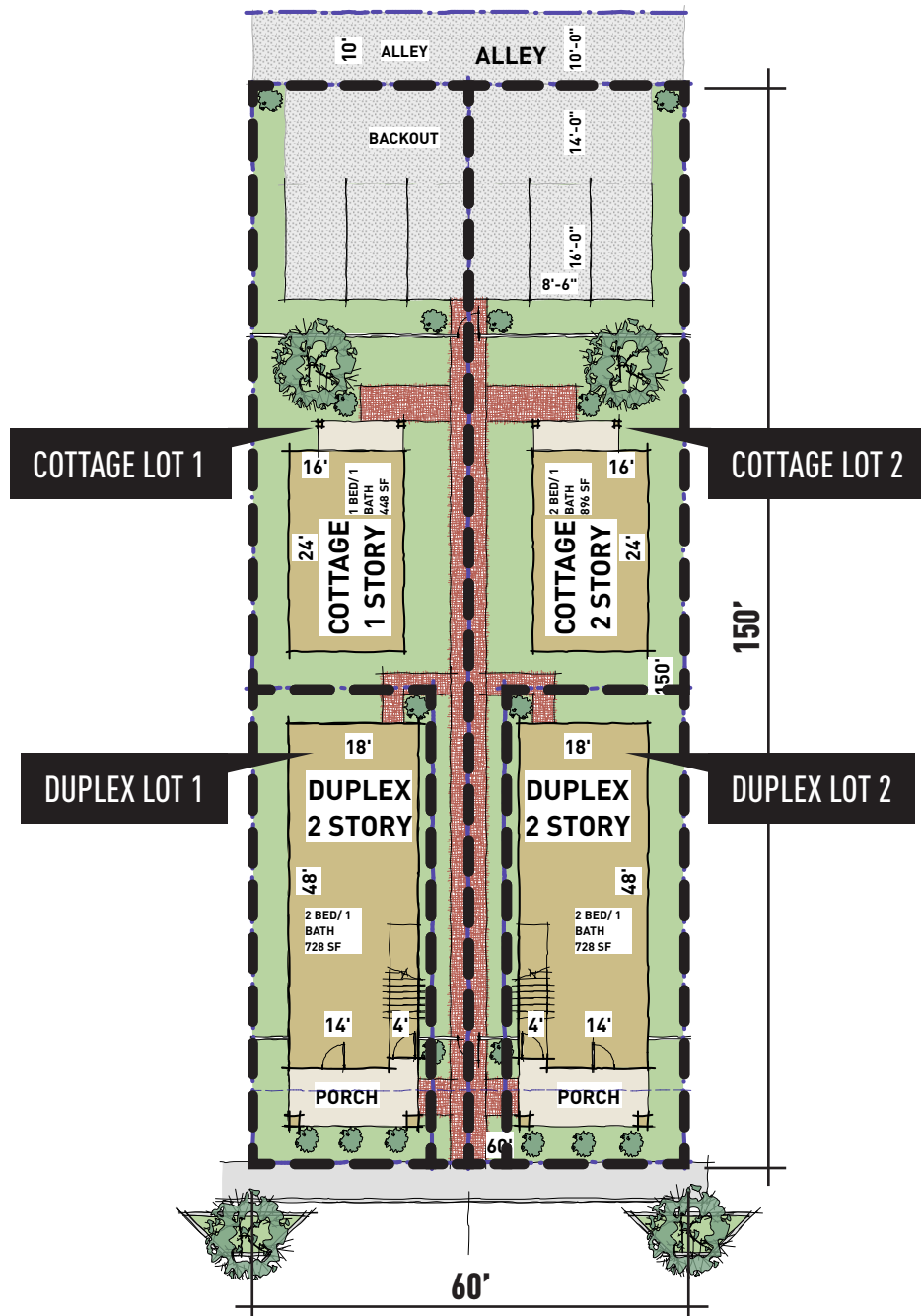


QUITMAN, GEORGIA



WHAT ARE DESIGN STRATEGIES FOR HOUSING CHOICE?

LOT SIZES MATTER



ALLOW EXEMPTIONS FROM MINIMUM LOT SIZE IF ADDITIONAL HOUSING UNITS ARE BEING PROVIDED.

Fee simple lots are the easiest to finance, and therefore cost less to build, sell, and buy. Allowing smaller lots provides flexibility for more diverse for-sale housing that can provide affordability.

THRESHOLDS MATTER: IRC V. IBC

DUPLEX + DADU = IRC = NO SPRINKLERS



TRIPLEX = MULTIFAMILY = IBC = SPRINKLERS



City of Atlanta has very different permit and physical improvement requirements based on size and complexity of your project.

PERMITTING MATTERS

- SITE PERMITTING REQUIREMENTS
- BUILDING PERMITTING REQUIREMENTS

SINGLE-FAMILY RESIDENCE



DUPLEX

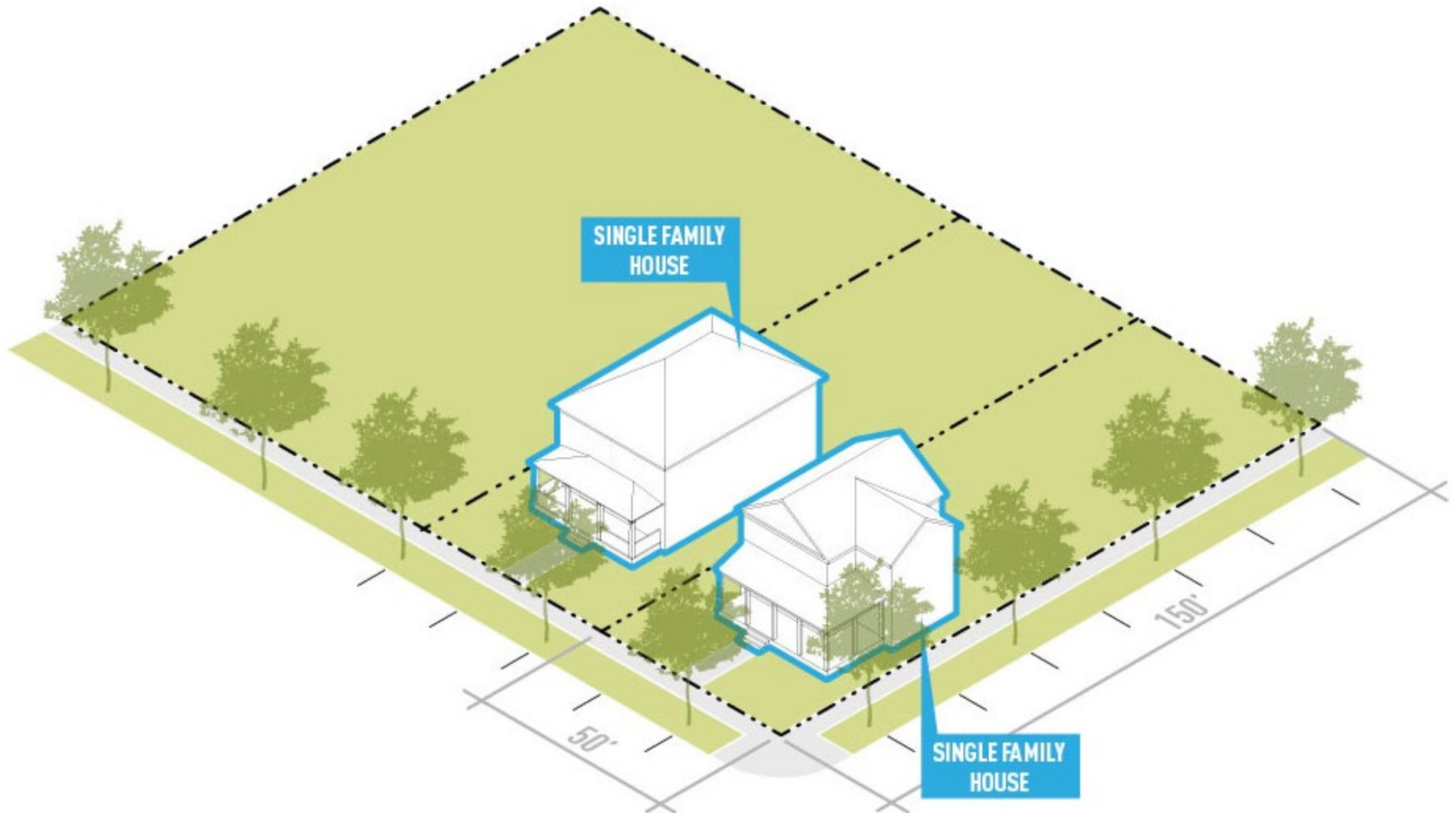


DUPLEX + ADU

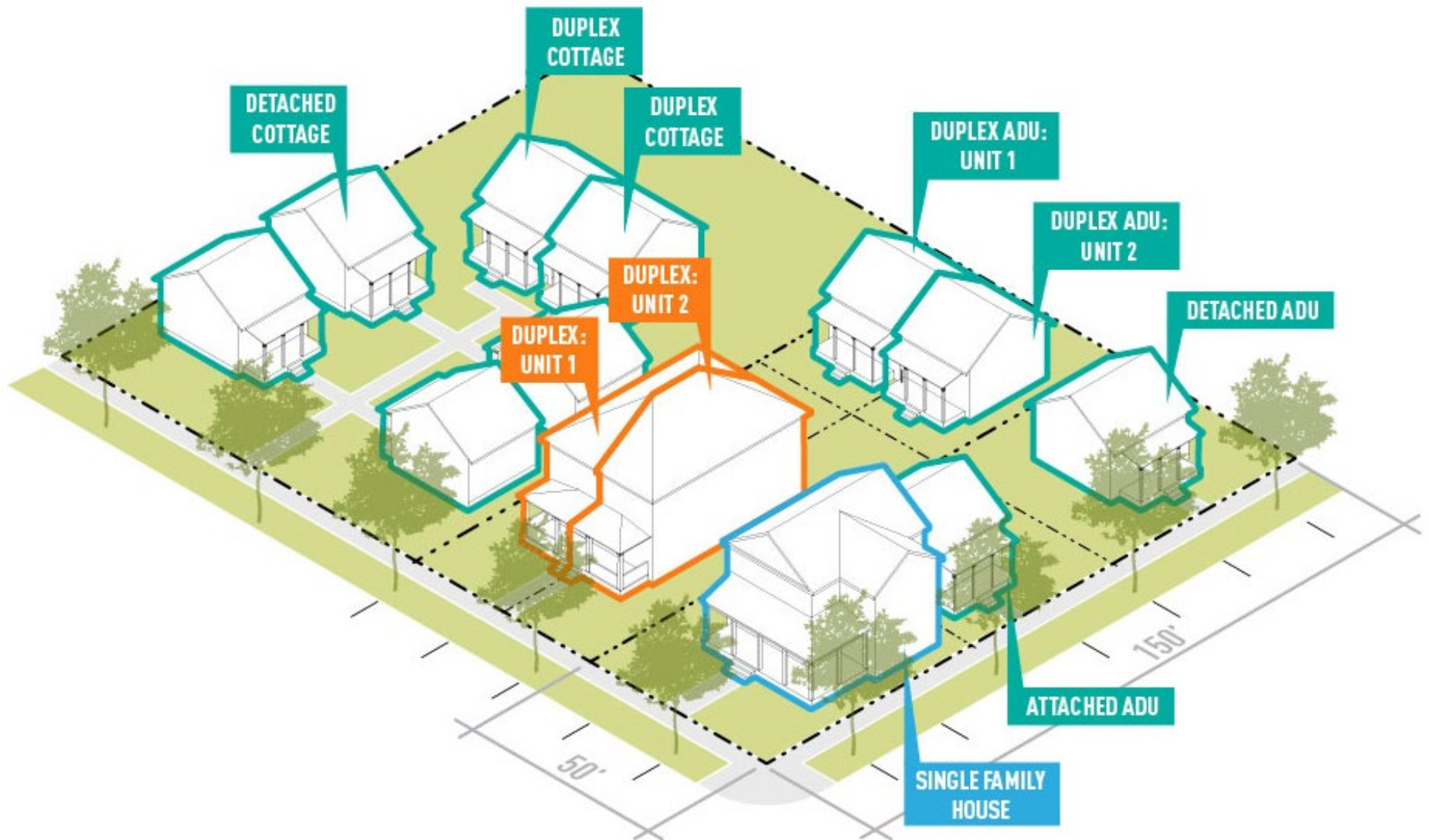


To reduce regulatory barriers, Missing Middle developments less than 4,000 SF should require same permit and review process as a single-family house. This includes building department and site review, stormwater requirements, and impact fees.

IRC COMPATIBLE HOUSING INFILL



IRC COMPATIBLE HOUSING INFILL



KRONBERG WALL: INFILL HOUSING EXAMPLES



- 1. ACCESSORY DWELLING UNITS (ADUs)**
- 2. MISSING MIDDLE HOUSING**
- 3. POCKET NEIGHBORHOODS**
- 4. SUBSIDIZED AFFORDABLE HOUSING**

KRONBERG WALL: INFILL HOUSING EXAMPLES



LOWEST BARRIER

1. ACCESSORY DWELLING UNITS (ADUs)

2. MISSING MIDDLE HOUSING

3. POCKET NEIGHBORHOODS

HIGHEST BARRIER

4. SUBSIDIZED AFFORDABLE HOUSING



ACCESSORY DWELLING UNITS

WHAT

Accessory Dwelling Units (ADUs) are called many things: guest houses, granny flats, tiny houses. ADUs can be detached or attached, but must be 'accessory' to a primary unit on a lot.

WHY

ADUs are a great, low-barrier way to provide affordable housing variety in Single Family neighborhoods. They can be used by the owner as a guest house, nanny suite, or place for their older kids, rented out as separate units, or they can be AirBnB'd—all great options for supplemental income.

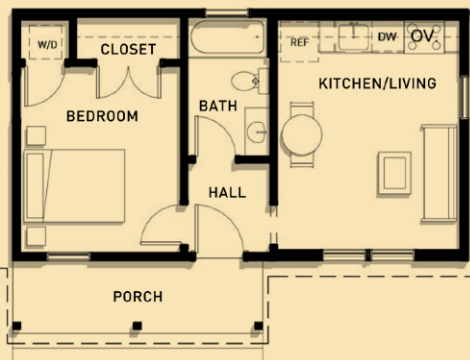


**THE R-TOWN
& R-TOWN+** 07

1 BEDROOM / 1 BATH

440 SF WITH 75 SF PORCH
\$107,000 / \$127,000 DESIGN/PERMIT/BUILD

Named after the home of ATL ADU Co, the Reynoldstown is an efficient accessory dwelling unit with a bedroom (with closet), full bathroom, galley kitchen, and living room all in a compact 440 SF footprint. Large windows are placed to deliver as much natural light as possible to the interior and facilitate natural ventilation when weather permits. The R-Town has a lot to offer in a small footprint, which also helps to accommodate challenging lot conditions.



NOT INCLUDED CONTINGENCIES:

- Tree removal- Est. \$1,600-\$2,000 per occurrence
- Sanitary Plumbing Lift Station- \$1,410
- Excessive Grading Situations- Est. \$900- \$1,400
- Zoning Variance Assistance- \$1,500
- Demolition of any required Existing Structures- Est. \$3,000- \$8,000

All contingencies will be identified at the end of the Feasibility and Investigation Phase

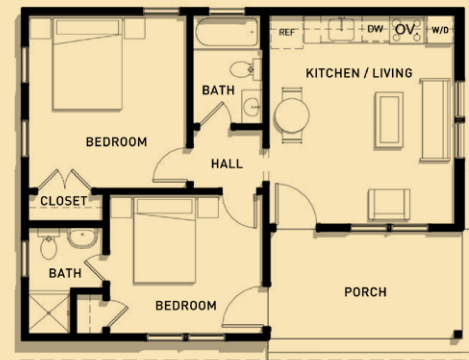


**08 THE K-WOOD
& K-WOOD+**

2 BEDROOM / 2 BATH

644 SF WITH 105 SF PORCH
\$143,000 / \$163,000 DESIGN/PERMIT/BUILD

Inspired by Atlanta's abundance of American Craftsman bungalows, the K-Wood features two bedrooms, each with separate bathroom and storage space. A kitchen and living room open onto a deep covered porch. Generous windows provide natural light and ventilation through the interior, and the galley kitchen offers plenty of room for prep and appliances. With a footprint only slightly larger than the R-Town and two exterior entry doors, the K-Wood offers an ideal setup for Airbnb rental, aging parents, and/or a long-term rental.



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MAINTAINS CHARACTER

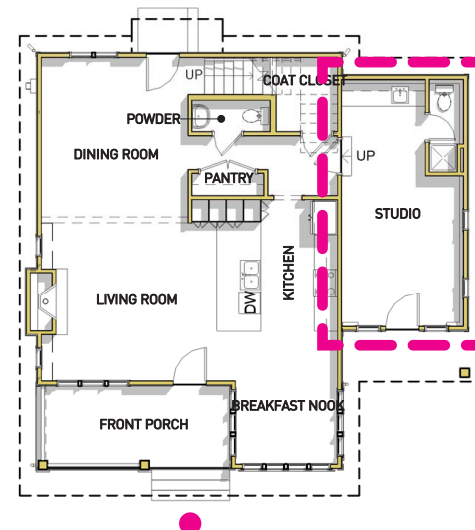
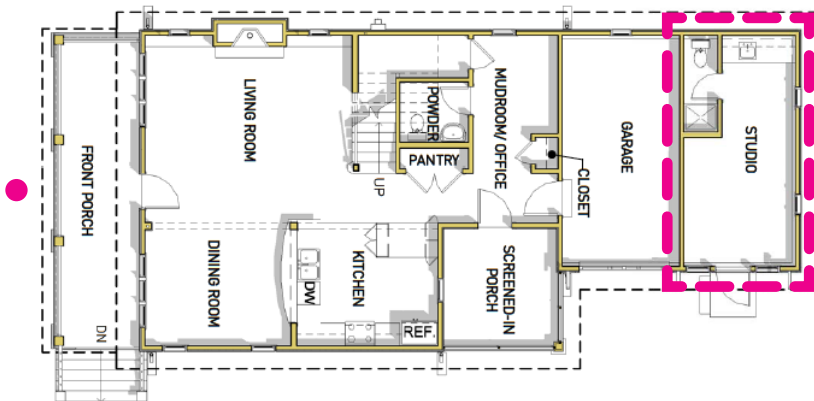


FRONT YARD VIEW



BACK YARD VIEW

MAINTAINS CHARACTER



HOUSING + TRANSPORTATION COSTS

2-CAR HOUSEHOLD // ATLANTA



2-CAR HOUSEHOLD // LAFRANCE



THE SAME PRICE HOUSE IS

26% MORE AFFORDABLE

1-CAR HOUSEHOLD // LAFRANCE



THE SAME PRICE HOUSE IS

46% MORE AFFORDABLE

KEY TAKEAWAYS // ADUS

1.

REQUIRES ZONING UPDATES

Accessory Dwelling Units should be allowed in all residential zoning districts—particularly in older, more walkable neighborhoods.

2.

ADDS HOUSEHOLDS, MAINTAINS CHARACTER

PRIMARY STRUCTURE + AADU + DADU = UP TO 3 UNITS/LOT

Accessory Dwelling Units allow density to be doubled or tripled while maintaining the street-front character of existing single-family homes.

2.

MISSING MIDDLE HOUSING

WHAT

Missing Middle Housing consists of a variety of housing types between the traditional single family home and the large multi-family developments we see a lot of today. It includes 'plexes (duplexes, triplexes, quadplexes, etc), courtyard apartments and cottage courts.

WHY

It provides housing types that can fit seamlessly into existing “single family” neighborhoods and offers affordable options (for rent or for sale) in desirable areas.

COTTAGE EXAMPLE // BRUNSWICK, GA



EXISTING:
1 UNIT

SINGLE-FAMILY RESIDENCE



LOT 1:
2 UNITS

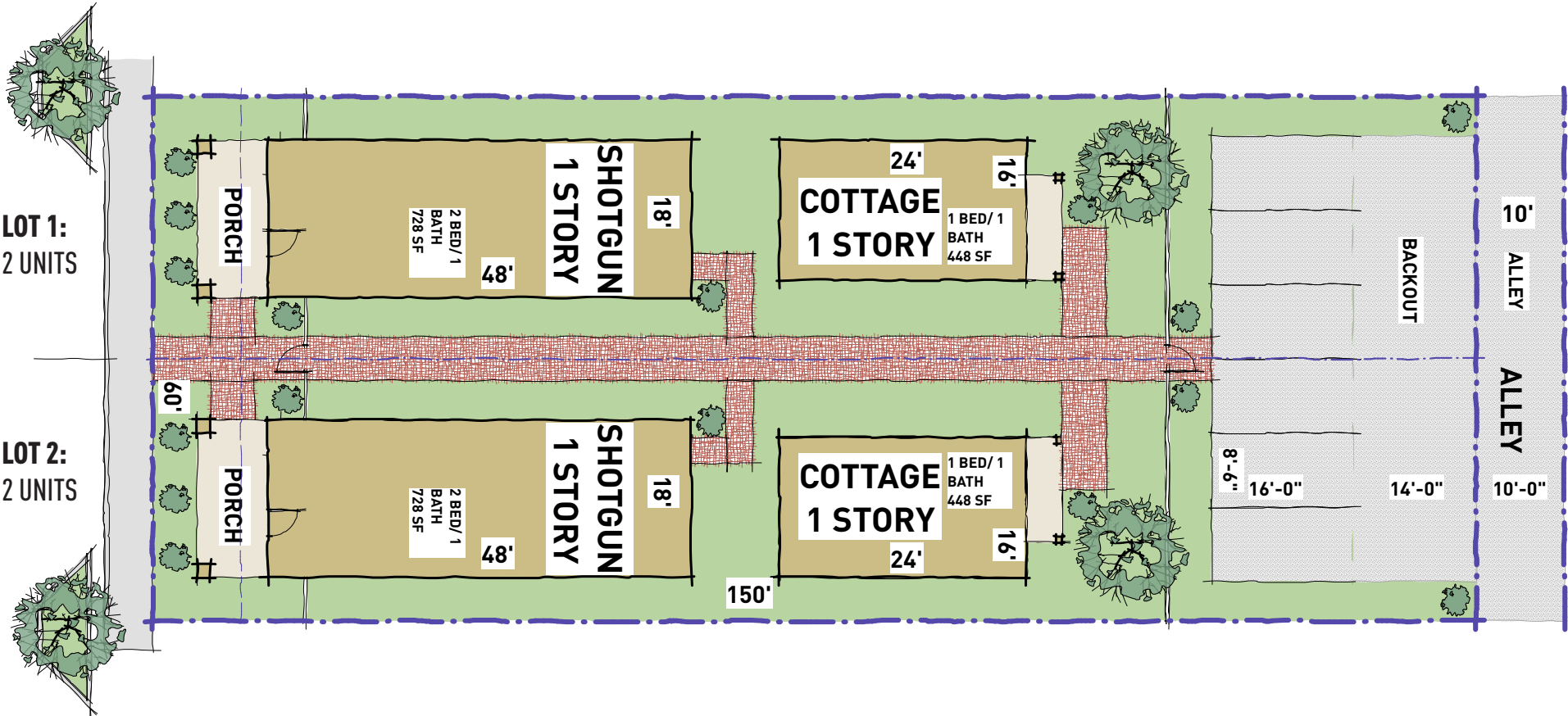
SINGLE-FAMILY RESIDENCE + ADU



LOT 1:
2 UNITS

SINGLE-FAMILY RESIDENCE + ADU

COTTAGE EXAMPLE // BRUNSWICK, GA



LOT SIZE	# LOTS	# UNITS
30 X 150	2	4

DUPLEX EXAMPLE // BRUNSWICK, GA



EXISTING:

1 UNIT

SINGLE-FAMILY RESIDENCE



LOT 1:

2 UNITS

DUPLEX

LOT 2:

3 UNITS

DUPLEX + ADU

KRONBERG WALL
ARCHITECTURE • DESIGN • DEVELOPMENT



QUADPLEX EXAMPLE // BRUNSWICK, GA



EXISTING:

2 UNITS

DUPLEX



LOT 1 + 2:

6 UNITS

4-PLEX + 2 ADUS

LOT 3 + 4:

6 UNITS

4-PLEX + 2 ADUS

WARNING: REQUIRES IBC & SPRINKLERS!

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KEY TAKEAWAYS // MISSING MIDDLE HOUSING



1.

ALLEY ACCESS FOR PARKING WORKS BEST

Parking is one of the most difficult variables for missing middle housing—on-street parking is ideal and alley access is required if parking is to be provided on-site.

2.

MAINTAINS HISTORIC LOT SIZES

Missing middle housing increases housing choice while maintaining small, historic block sizes (often 50x150, or smaller) that promote walkable neighborhoods.

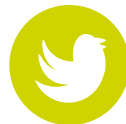


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