

REAL ESTATE & CONSTRUCTION REVIEW



Carolinas/Georgia Edition

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construction  communications

Facts & Figures

Owners/Developers: Wood Partners (Alta Inman Park); Parkside Partners, Inc. (The Blue Horse); Ultima Holdings, LLC (Inman Park Village Lofts); Brunning & Stang (bungalows and townhouses)

Type of Project: A mixed-use development comprising new construction and adaptive reuse

Size: 26,794 square feet (The Blue Horse); 92,160 square feet (Inman Park Village Lofts); 51,000 square feet (bungalows); 53,000 square feet (townhouses); 270,201 heated square feet (Alta Inman Park)

Cost: \$1.3 million (The Blue Horse); approximately \$5.6 million (construction costs for the bungalows); approximately \$5.85 million (construction costs for the townhouses); \$18.5 million (apartments)

Construction Time: Fall 2003 - summer 2004 (The Blue Horse); November 2004 - February 2006 (Inman Park Village Lofts); April 2004 - summer 2009 (anticipated completion for the bungalows and townhouses)

The Need: Redevelopment of a former industrial area into a mixed-use community

The Challenge: Managing the large redevelopment with multiple project teams working simultaneously



Benchmark Design
Architect

Harrison Design Associates
Architect (bungalows and townhouses)

Lord, Aeck & Sargent
Architect (The Blue Horse)

Surber Barber Choate & Hertlein Architects, P.C.
Architect

Brunning & Stang
General Contractor (bungalows and townhouses)

The Griffin Company
Construction Manager/General Contractor

J.M. Wilkerson Construction Co., Inc.
Construction Manager/General Contractor

WP South Builders
Construction Manager/General Contractor

Berkel & Company Contractors, Inc.
Foundation Contractors

Communications & Entertainment, Inc.
Audiovisual

Highland Engineering, Inc.
Civil Engineers

Oxford Garden
Wood Furniture Manufacturer (Outdoor)

ThyssenKrupp Elevator
Elevators/Escalators

Universal Watermain, Inc.
Underground Utility Contractors

**SURBER BARBER
CHOATE & HERTLEIN**
ARCHITECTS, P.C.



Photo courtesy of SBCH Architects

Atlanta, Georgia

Inman Park Village

Inman Park Village is an aggressive redevelopment project in the historic Inman Park neighborhood of Atlanta. Encompassing multiple projects built concurrently by different developers with different project teams, the development represents an ambitious plan to create a 21st century community while respecting the area's history and architecture.

The Mead paper factory was originally built in 1954 by The Montag Brothers, a company well known for its Blue Horse school notebooks. When it closed, there was a question of which developer would get the land and what the process for redevelopment of the area might entail. In 2003, Wood Partners purchased the land and created the master plan for Inman Park Village with the

help of Surber Barber Choate & Hertlein Architects, P.C.

The 21-acre, mixed-use community comprises for-sale and rental housing, office and retail space, parking, and green space in the form of two small parks. Wood Partners developed Alta Inman Park, which includes rental apartments and condominiums. Ultima Holdings, LLC developed Inman Park Village Lofts, which includes condominium lofts above restaurant and retail space. Parkside Partners, Inc. was responsible for renovating the Mead office building, the only retained structure in the development, and converting it to office condominium space. Brunning & Stang developed and built 17 single-family bungalows and 94 townhouses.

Inman Park Village Lofts is a six-story concrete structure with two levels of below-grade parking, street-level retail, and 68 condominiums on the three levels above. The building's fourth floor includes a lounge area with an adjacent outdoor terrace. Residential units facing the street enjoy views of the skyline and the dynamic urban streetscape, while units at the rear of the building overlook a park with a small pond.

According to Rick Bizot, AIA, of Surber Barber Choate & Hertlein, the Village Lofts project team was tasked with creating a high-quality urban building within the confines of a tight budget. By using exposed structural elements to add character, along with careful composition and articulation of simple design forms,

designers were able to create the feel without the cost.

The renovated Mead office building, now called The Blue Horse, provides much-needed class A office space for the neighborhood. Jeff Pollock, vice president of Parkside Partners, said that although the team performed extensive renovations to the building's interior, it respected the history of the building. "...When you walk on the inside it feels like a new building, but [it] retains the integrity of the original design," he said.

"As with all adaptive-[re]use projects, this dialogue between the old and the new was the key to a successful project," said David Green, AIA, LEED AP, principal for Lord, Aeck & Sargent, the architect for The Blue Horse. "Unlike a residential project, however, we needed to set up a system that was as flexible as possible to accommodate future



Photo courtesy of John Clemmer Photography

office tenants. One of the early decisions...was to locate the circulation to the rear of the building, as opposed to the center. While we gave up some direct access to win-

dows at the rear of each of the offices, we gained immensely by the efficient organization of both the vertical and horizontal circulation. We ultimately ended up with

a building that was flexible enough to accommodate a variety of tenant types and sizes, but without losing the coherent fabric of the historic structure."

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Located on the edge of the development directly fronting the Inman Park Historical Neighborhood, the bungalows needed to be compatible with the existing bungalows on the street, according to Geoffrey D. Brunning, president of Brunning & Stang, the developer and general contractor of the bungalows and townhouses. The structures were new, but built along the design and scale of the time period for the neighborhood, utilizing wood and brick.

"Unlike the bungalows, there is no historical precedence for townhomes in Inman Park," said Robert C. Pich, project designer for Harrison Design Associates, the architect for the bungalows and townhouses. Very few townhouses were built in Atlanta, yet the project team's goal was that these new townhouses should look as if they had been built between 1880 and

1900. "We chose the Italianate style of many similar townhomes found in Baltimore, Washington and Philadelphia of the time."

Each of the projects had its share of challenges, but the new development is well on its way to a successful completion with most of the buildings already open and in use. With a mix of adaptive reuse and new construction that blends with its historic surroundings, Inman Park Village shows how a redevelopment project can respect the past and create the future at the same time.

Said Green, "...The entire area shows how, with the correct framework in place, a group of very disparately designed buildings and styles can work together to produce a vibrant and successful urban fabric and the logical extension of the neighborhood." ■

— Marci Grossman

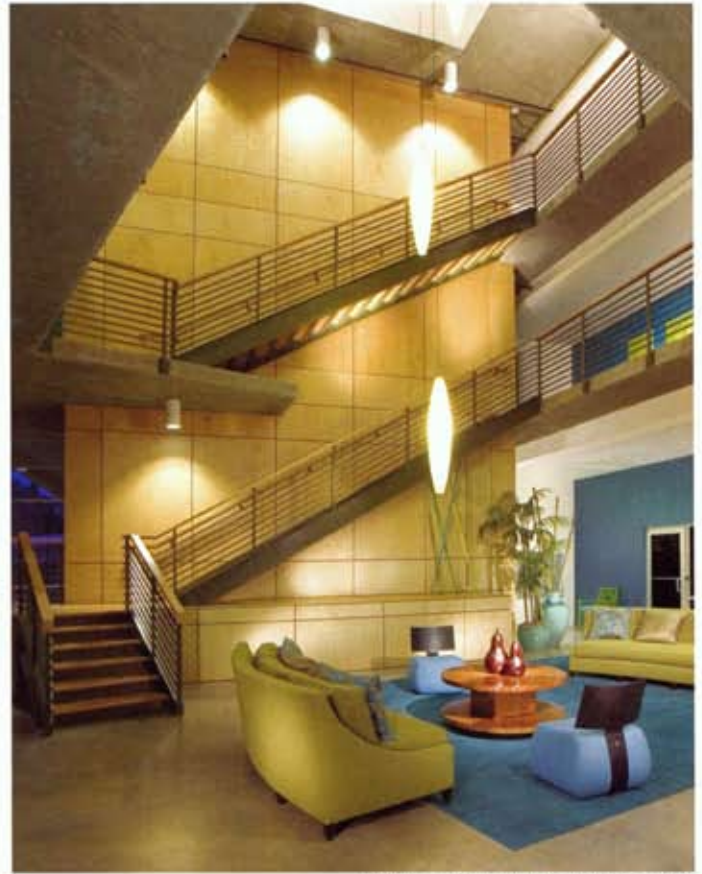


Photo courtesy of John Clemmer Photography



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