



ATLANTA  
URBAN DEVELOPMENT



# ROSALIE H. WRIGHT MASTER PLAN

Community Planning and Urban Design for Redevelopment  
of the former Rosalie H. Wright Elementary School Site

PUBLIC MEETING #2 | March 25, 2026



# AGENDA

## City of Atlanta

- Welcome & Purpose
- Engagement To Date
- What to Expect Next

## Historical Concepts

- Survey Results
- Preliminary Design Results

WELCOME & PURPOSE

# WELCOME AND PURPOSE

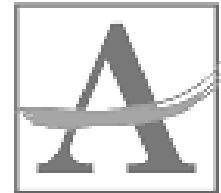
## COMMUNITY ADVISORY TEAM



## LANDOWNING STAKEHOLDERS

- Surrounding Residential Owners
- Surrounding Commercial Owners

## PROJECT MANAGEMENT TEAM



ATLANTA  
PUBLIC  
SCHOOLS



ATLANTA  
URBAN DEVELOPMENT

- City of Atlanta Mayor's Office
- Atlanta Public Schools
- Atlanta Urban Development

## URBAN DESIGN CONSULTANT



- Historical Concepts

# PROCESS TIMELINE

# COMMUNITY ENGAGEMENT OUTCOMES

## APS PRIORITIES GUIDE FRAMEWORK FOR REDEVELOPMENT



### FEEDBACK THROUGH COMMUNITY ENGAGEMENT

In deciding how to position procurement, APS will use feedback through engagement to guide redevelopment of the site on these topics, and more:

Scale of  
development

Public  
amenities

Commercial  
mix

Urban  
design

Bedroom  
sizes

Parking  
lot design

Greenspace/  
tree canopy



## MASTER PLAN INFORMS APS REDEVELOPMENT PLAN OF ACTION

APS future actions related to entitlements, procurement, and partnerships

# COMMUNITY ENGAGEMENT GOAL 1

Through the master planning process, you are helping us inform the future life of the property, create a plan for rezoning of the property, and design the procurement to engage a private developer.

## GUIDE PROCUREMENT

- Programming
- Design
- Development partner characteristics
- Accompanying investments



### LAKESIDE HEIGHTS ELEMENTARY REQUEST FOR QUALIFICATIONS

For the Redevelopment of Atlanta Public Schools-Owned Property at 335 Sawtell Rd  
For Integration of Neighborhood Retail and Affordable Housing



### PEEPLER STREET REQUEST FOR QUALIFICATIONS

For the Redevelopment of Atlanta Public Schools-Owned Property at 0 Peeples Street (formerly 757 Peeples St)  
To create family-oriented, mixed-income neighborhood development



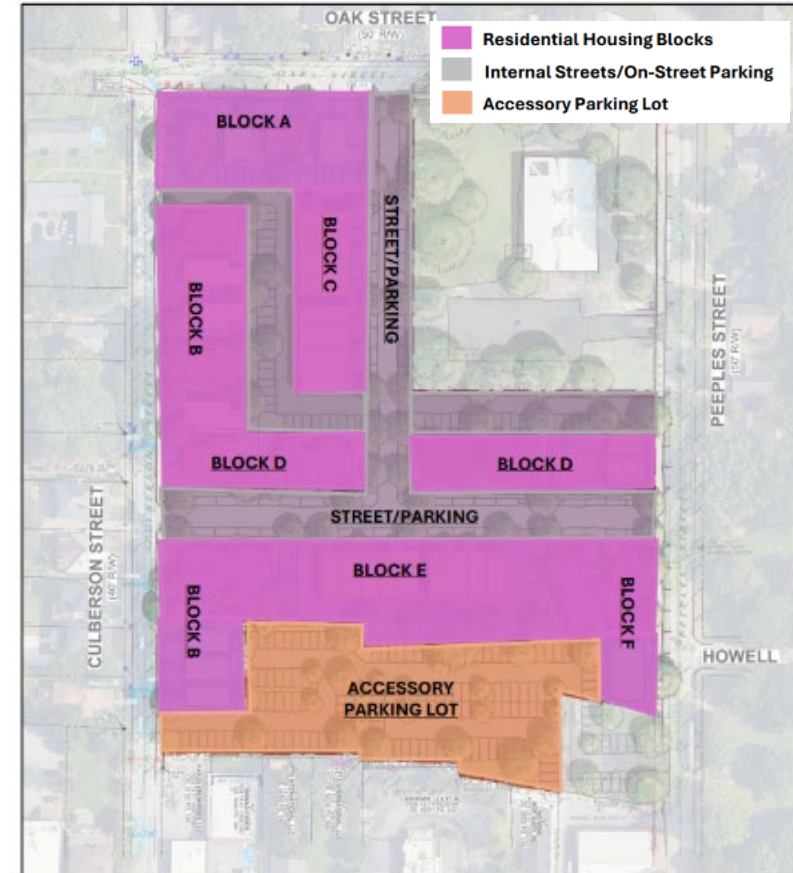
# COMMUNITY ENGAGEMENT GOAL 2

Through the master planning process, you are helping us inform the future life of the property, create a plan for rezoning of the property, and design the procurement to engage a private developer.

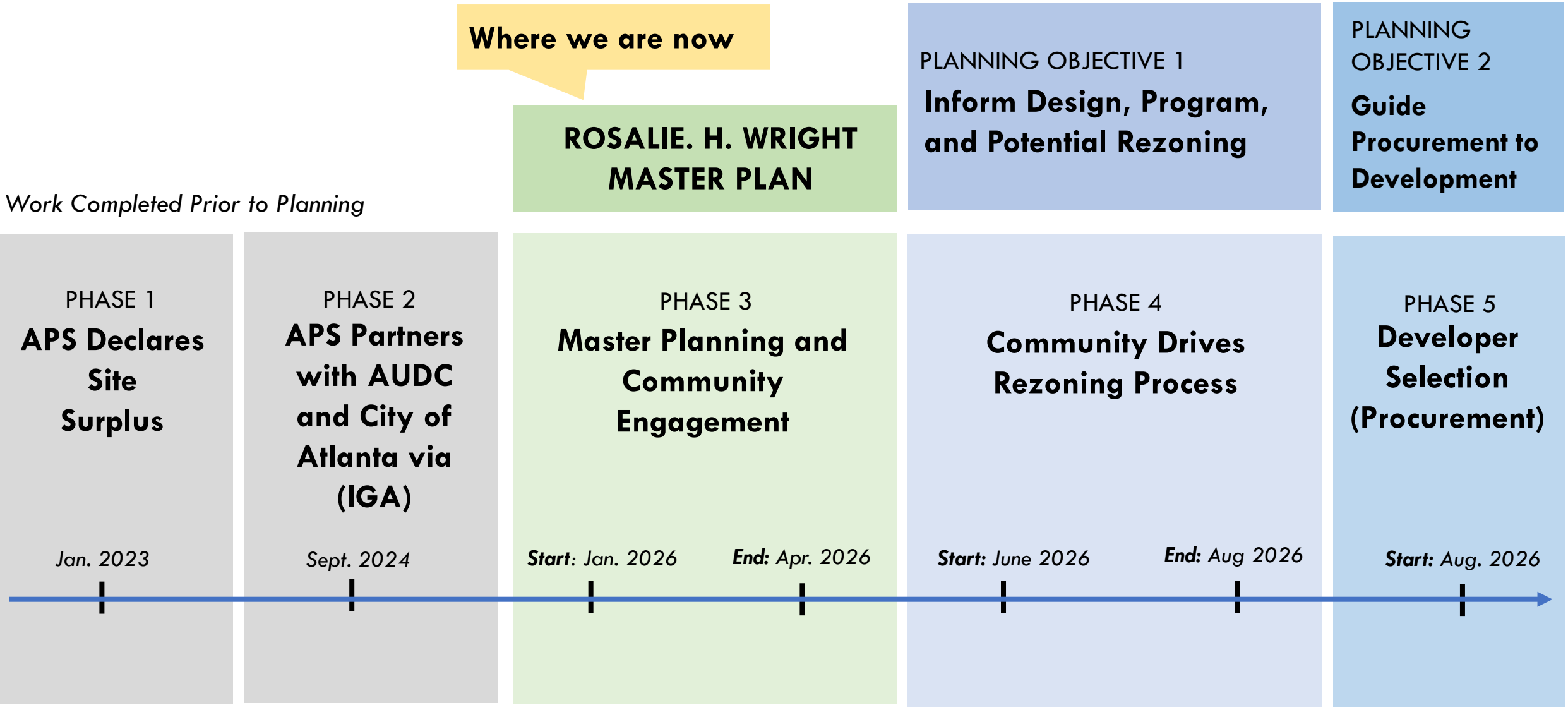
## INFORM REZONING

Document will be used to support a rezoning of the property, incorporating community vision, in advance of procuring a developer.

- SPI District
- Future Land Use
- Associated zoning conditions



# COMMUNITY ENGAGEMENT TIMELINE



# STAKEHOLDER BACKGROUND

**AUD and APS engaged in a partnership to development former elementary schools through an official Intergovernmental Agreement.**

*Work Completed Prior to Planning*

## PHASE 1

### APS Declares Site Surplus

Jan. 2023

- Analysis of 16 total properties by APS included former Rosalie H. Wright School site
- Surplus property was recommended for **long term lease**

## PHASE 2

### APS Partners with AUDC and City of Atlanta via Intergovernmental Agreement (IGA)

Sept. 2024

- IGA outlines the requirements of the process for APS to redevelop the property
- Requirements include **affordable housing component, historic preservation, and 50-year ground lease**

## Project-Related Requirements

1. **Affordable Housing**  
Rental housing on the site will have this minimum affordability:
  - 20% of units at or below 50% AMI
  - 10% of units at or below 80% AMI
2. **Historic Preservation**  
Plan will help guide future goals around potential preservation of the existing structure.
3. **50-Year Ground Lease**  
APS would continue to own the land. *This might limit the ability to build ownership housing.*

# MASTER PLANNING COMMUNITY ENGAGEMENT

Public engagement will involve in-person and online formats

Where we are now

## ROSALIE H. WRIGHT MASTER PLAN

PHASE 3

### Master Planning and Community Engagement

Start: Jan. 2026

End: Apr 2026



### Jan 2026 – NPU, neighborhoods, and CAT Engagement Begins

Begin engagement with neighborhoods, NPU, and Community Advisory Team (CAT). Engage which continued every month throughout the process

### February 24, 2026 - Public Meeting I

The first meeting convened over 30 attendees. Held at the At-Promise Center on MLK, the meeting included a presentation of project context, and an interactive survey to gather feedback from attendees

### March 25, 2026 - Public Meeting II

The presentation updated attendees on the process and what to expect next, reviewed survey findings, and had participants vote on preliminary design concepts

### Apr 2026 – Initial Concepts Presented to neighborhoods (Apr 10 + 27) and NPU I (Apr 15)

Where we are today

# WHAT COMES NEXT

## Inform Design, Program, and Potential Rezoning

## Guide Procurement to Development

PHASE 4

### Community Drives Rezoning Process

*Start: June 2026*

*End: Aug. 2026*

- Master plan will be brought to the APS Board for approval
- **June 17** - (Potential) Rezoning and land-use presentations to neighborhoods and NPU to ensure zoning can support design frameworks and desired neighborhood goals
- **July 15** - Entitlement votes of support for the neighborhoods and NPU

PHASE 5

### Developer Selection (Procurement)

*Start: Aug. 2026*

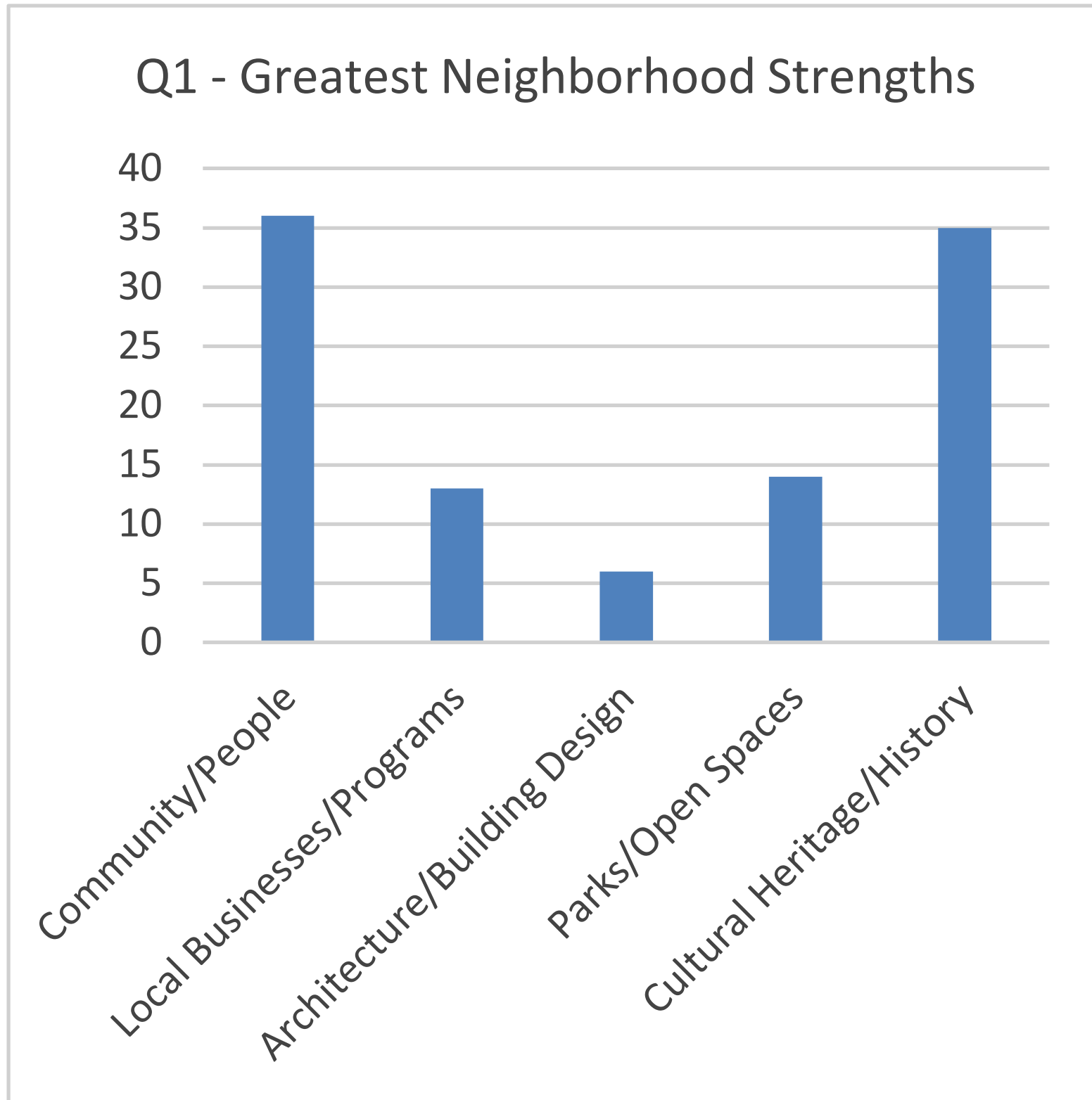
- AUD issues procurement to select development partner
- Development priorities and recommendations are part of developer selection

**ROSALIE H. WRIGHT ELEMENTARY  
MASTER PLAN**

Atlanta, GA

.....  
*Public Meeting Two*  
*March 25, 2026*

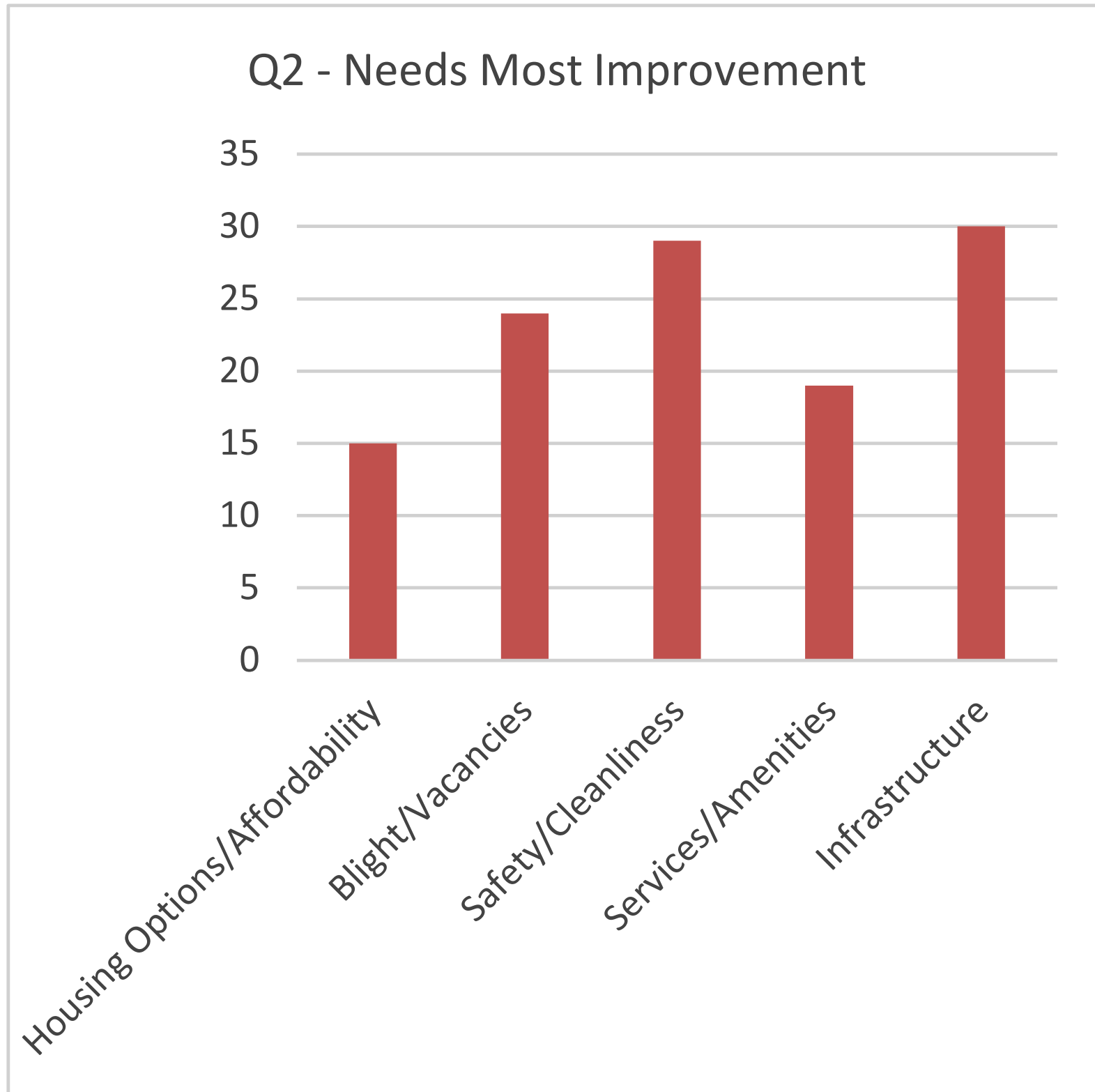




### Write-In Responses:

- Tree canopy
- Legacy residents
- Walkability
- The School Building
- Lionel Hampton-Beecher Hills Park
- Family appeal
- The historic name **Rosalie H. Wright**

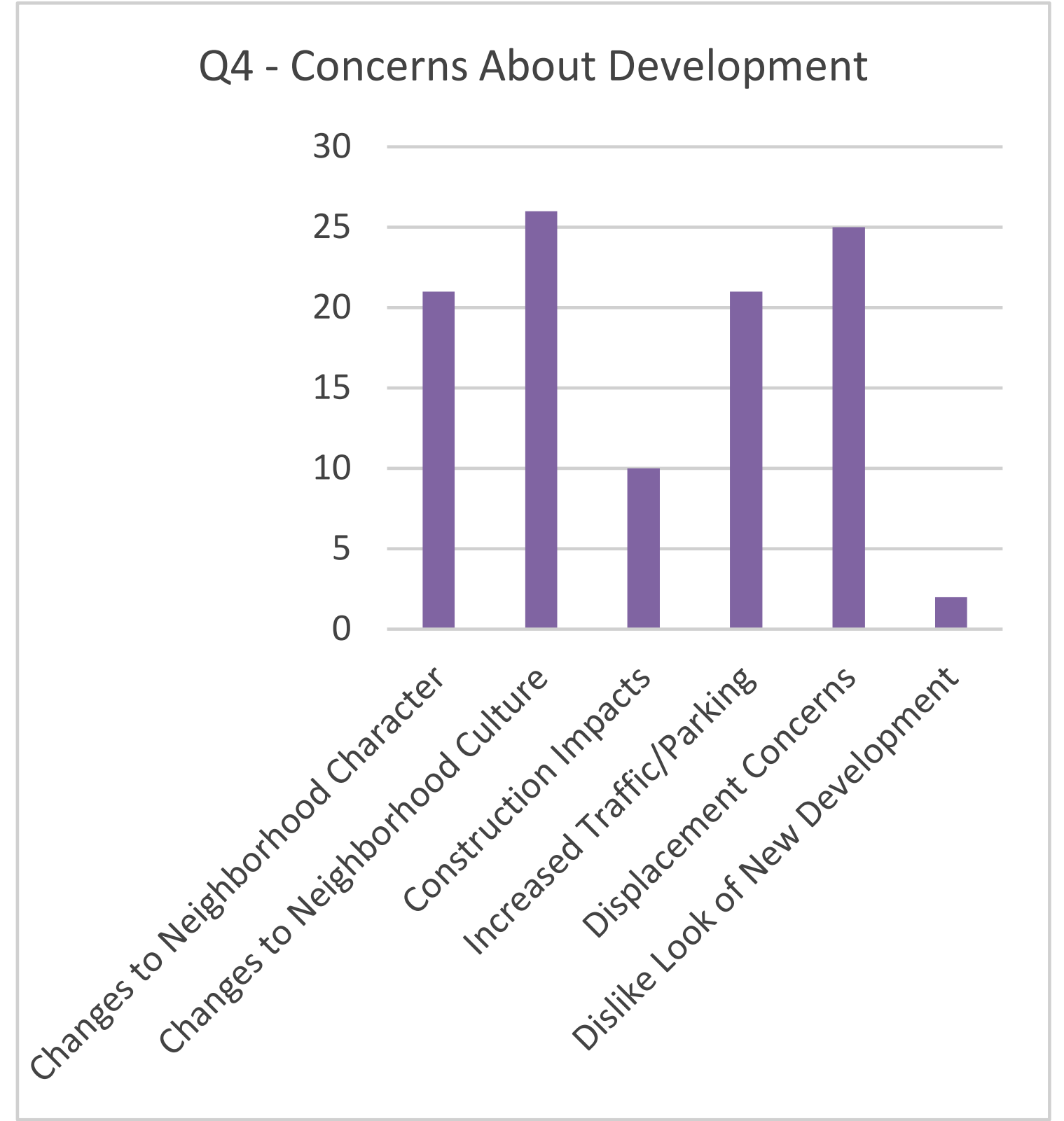
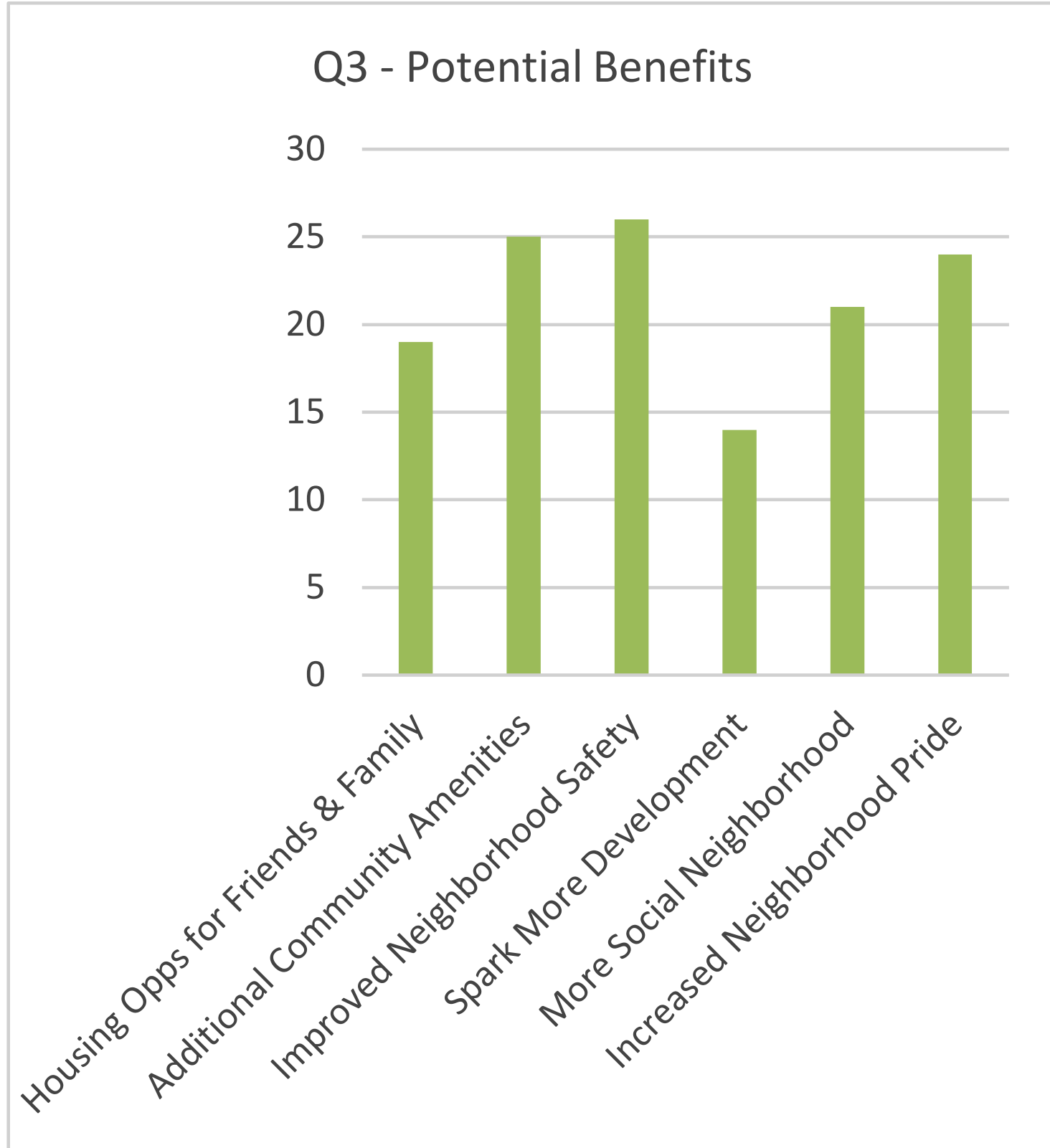
The people and the history are top priority!



### Write-In Responses:

- Fresh food access
- Sit down restaurants
- Playgrounds
- Sidewalks
- Places for kids
- Parks/green spaces
- Police precinct
- Stray animals
- “Third places”

Need more space for community and better maintenance of it.

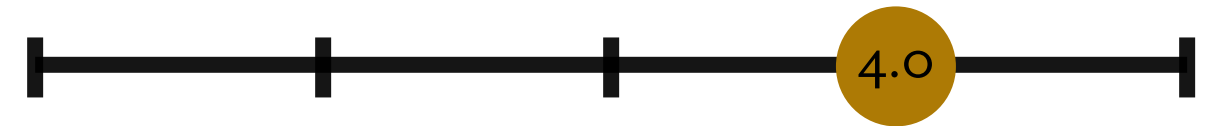


Want to lift up the community, worried about losing them

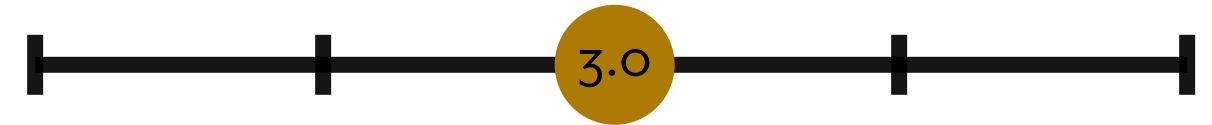
## The Rosalie H. Wright Elementary School...



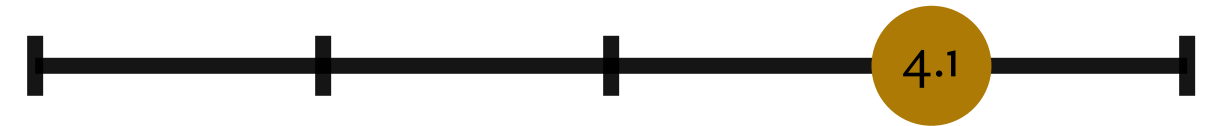
Has Historic Value



Is a Beautiful Building



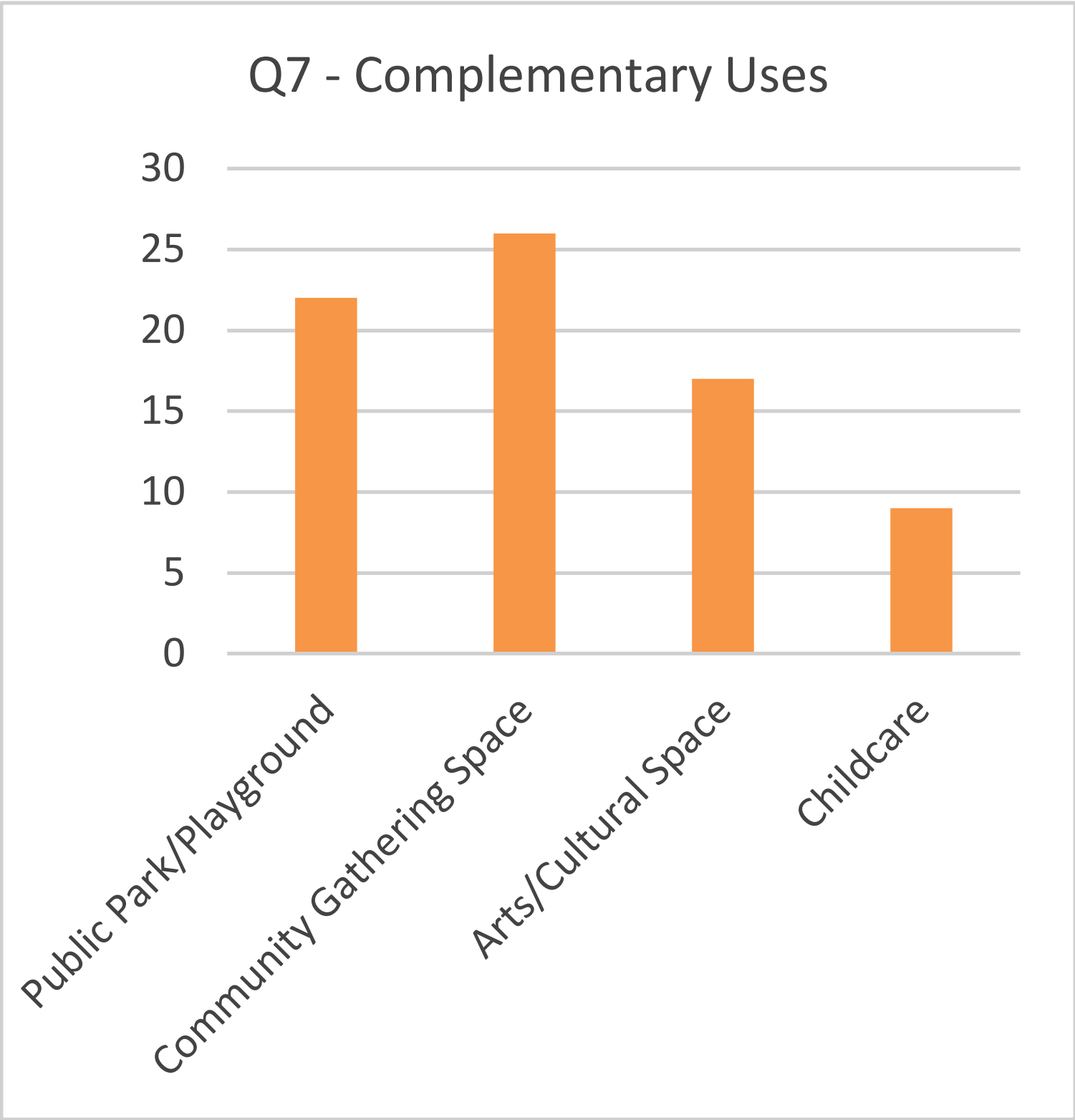
Is a Community Landmark



The building is still loved for its social and historic value!

## Places most admired:

- Allen Temple
- Douglas County Ampitheater
- Midtown High School
- MLK Historic Site
- Lynhurst Dr.
- Atlanta Preservation Center
- Krog Street Market
- Westview
- Pittsburgh Yards
- Glenwood Park
- Carver area food banks
- English Avenue
- Battery
- Cascade
- Grant Park
- Lee & White/West End
- Beltline
- Summerhill
- Inman Park
- Downtown Decatur
- Simpsonwood Park
- Center for Puppetry Arts
- Washington High School
- Mosley Park
- San Antonio, TX
- New York City



# IMAGERY REACTIONS



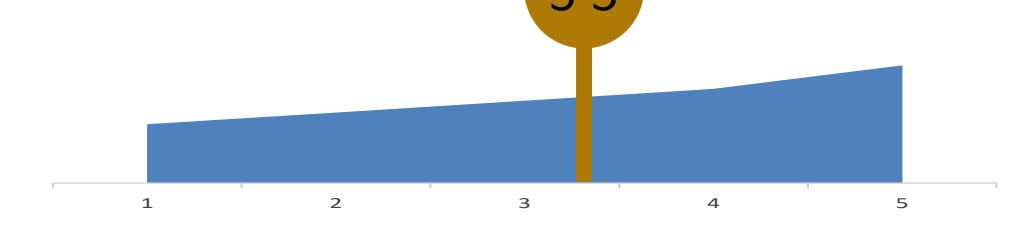
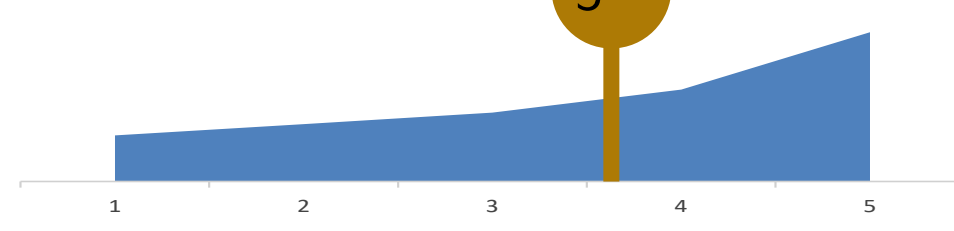
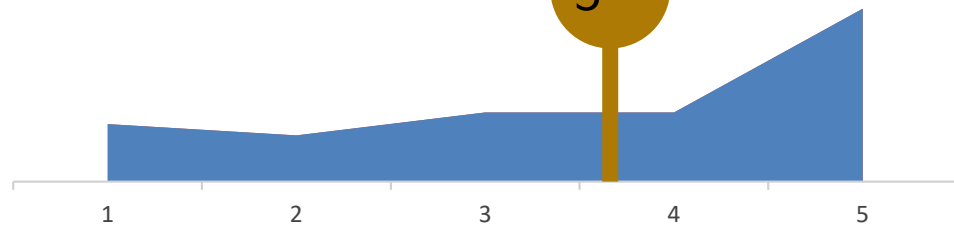
3.6



3.6



3.3



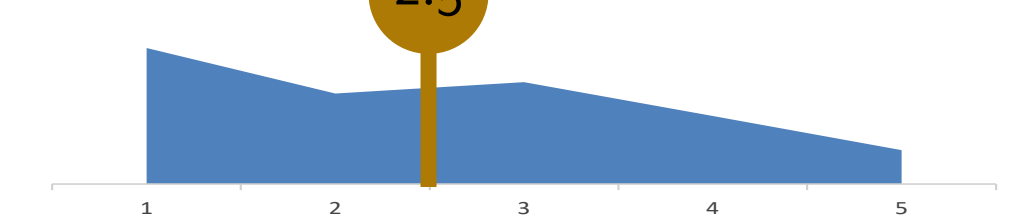
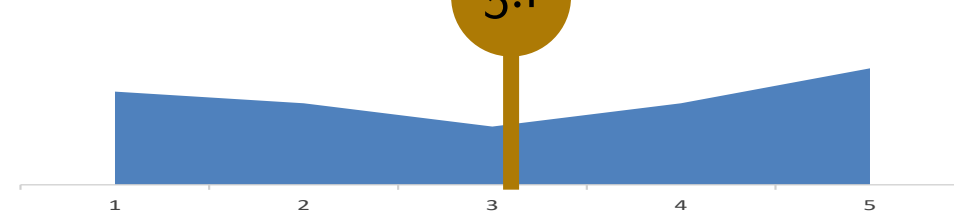
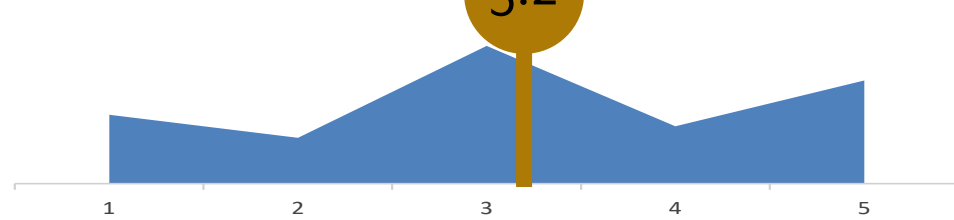
3.2

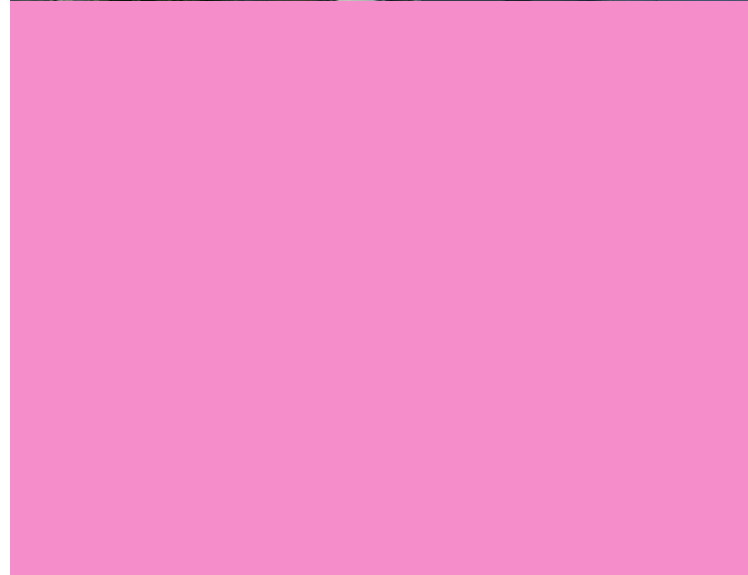


3.1

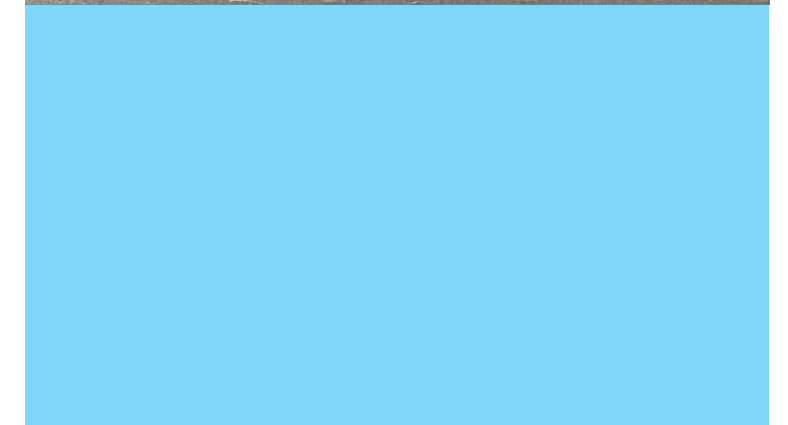
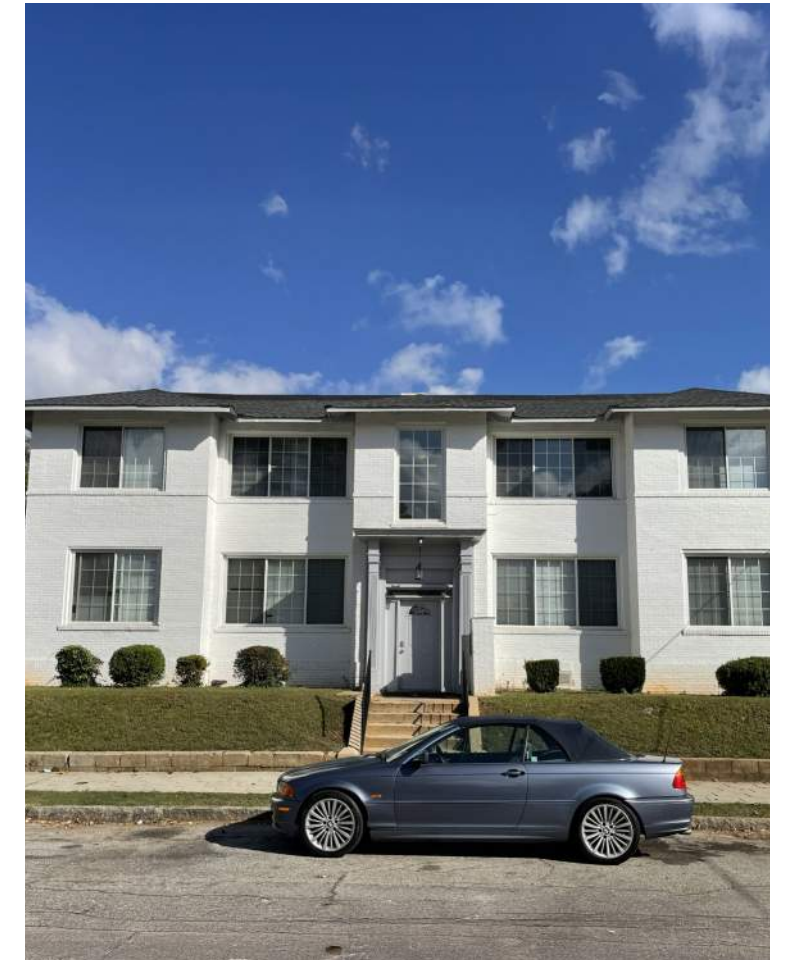
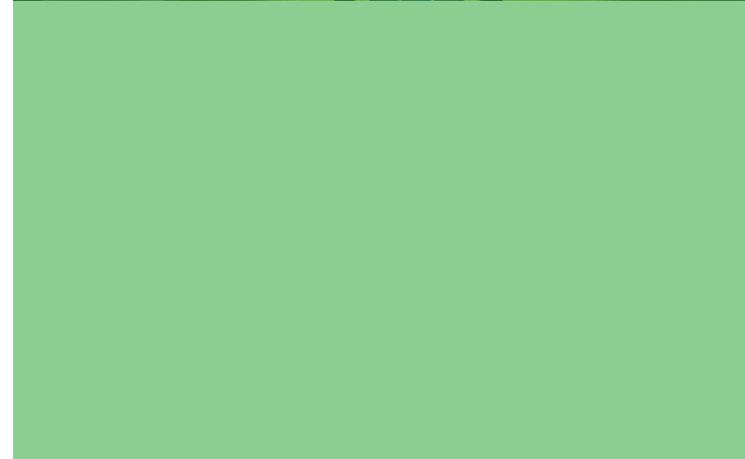
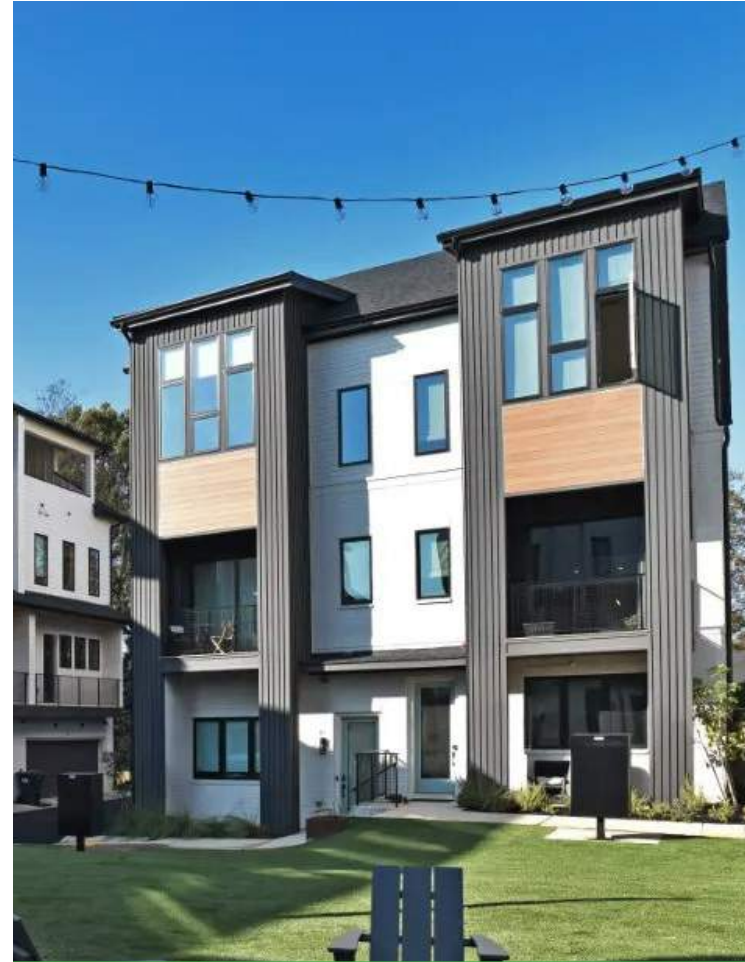
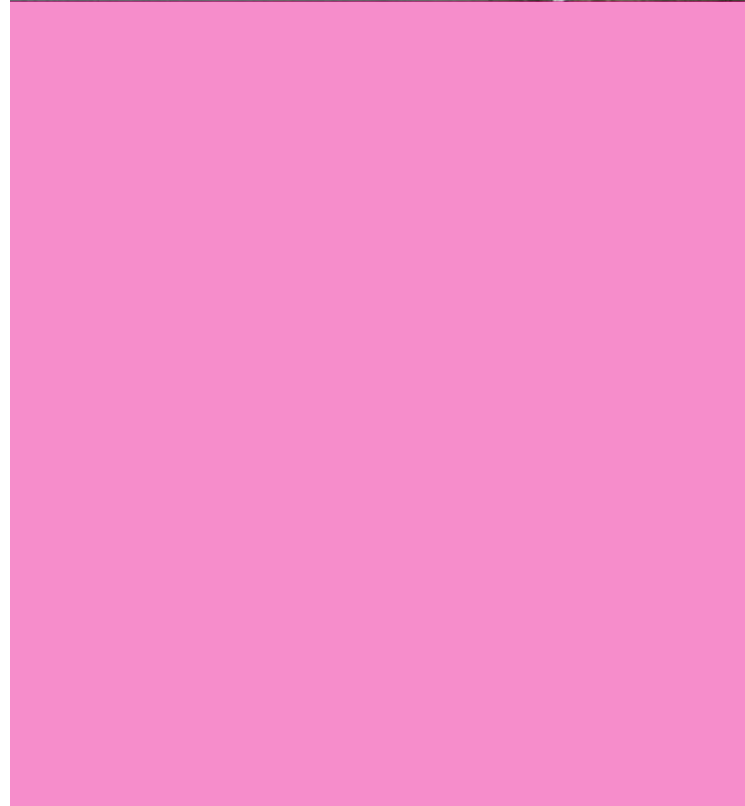


2.5

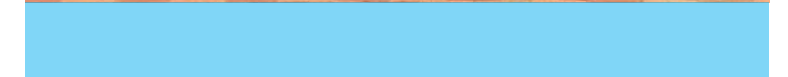
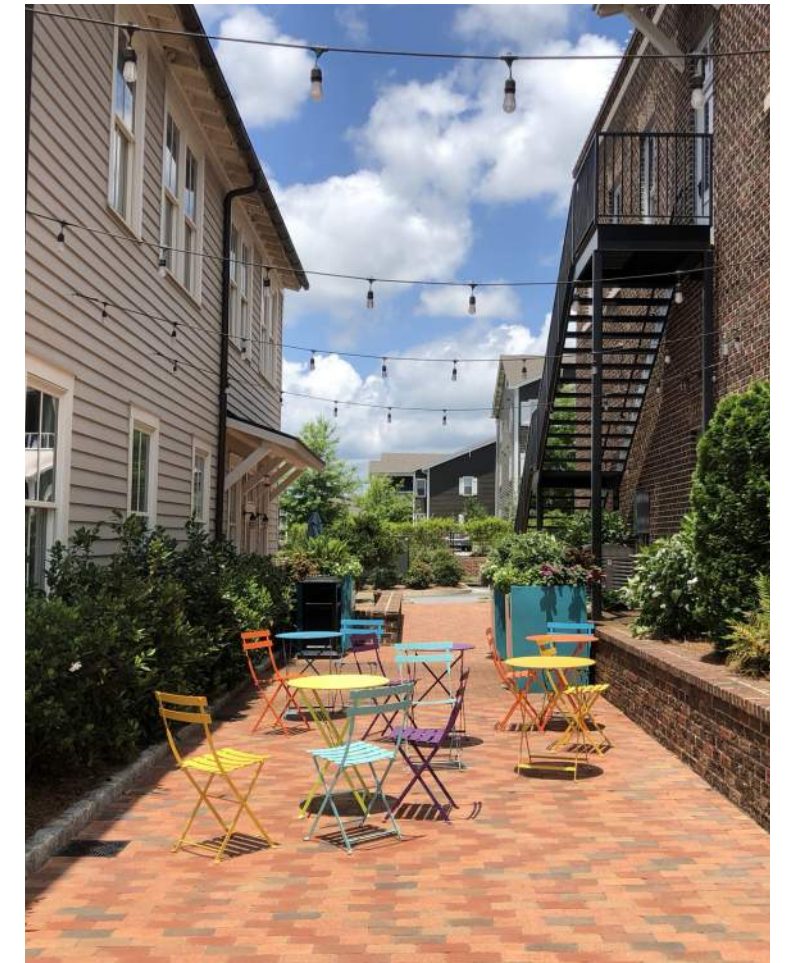
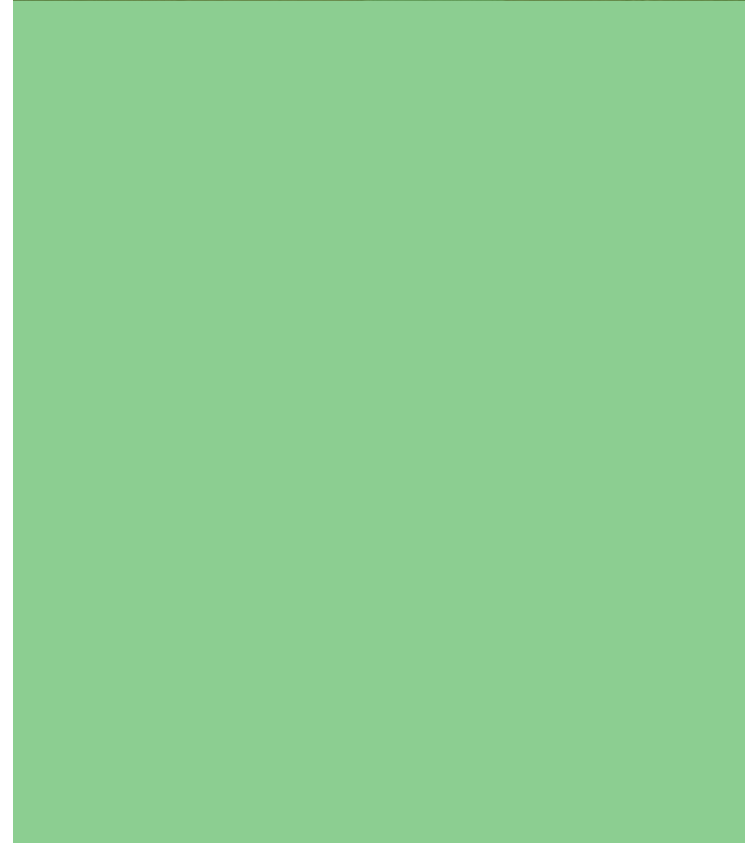
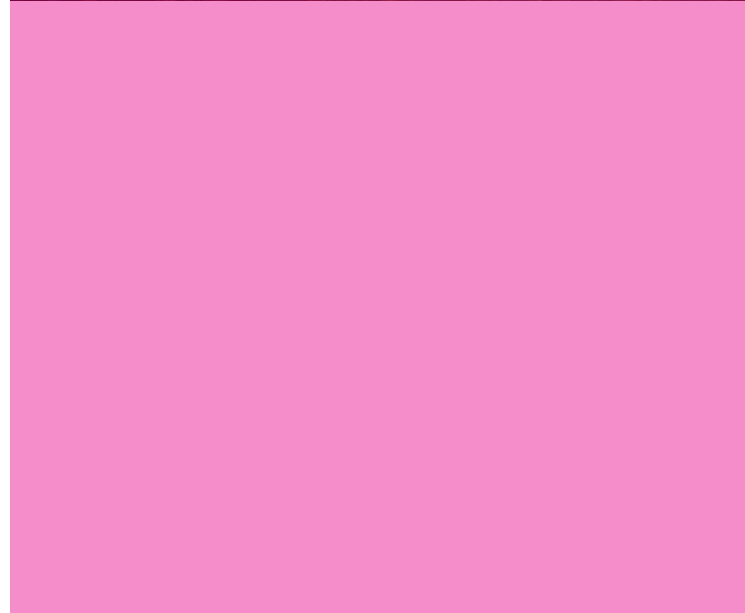




# IMAGERY REACTIONS



# IMAGERY REACTIONS



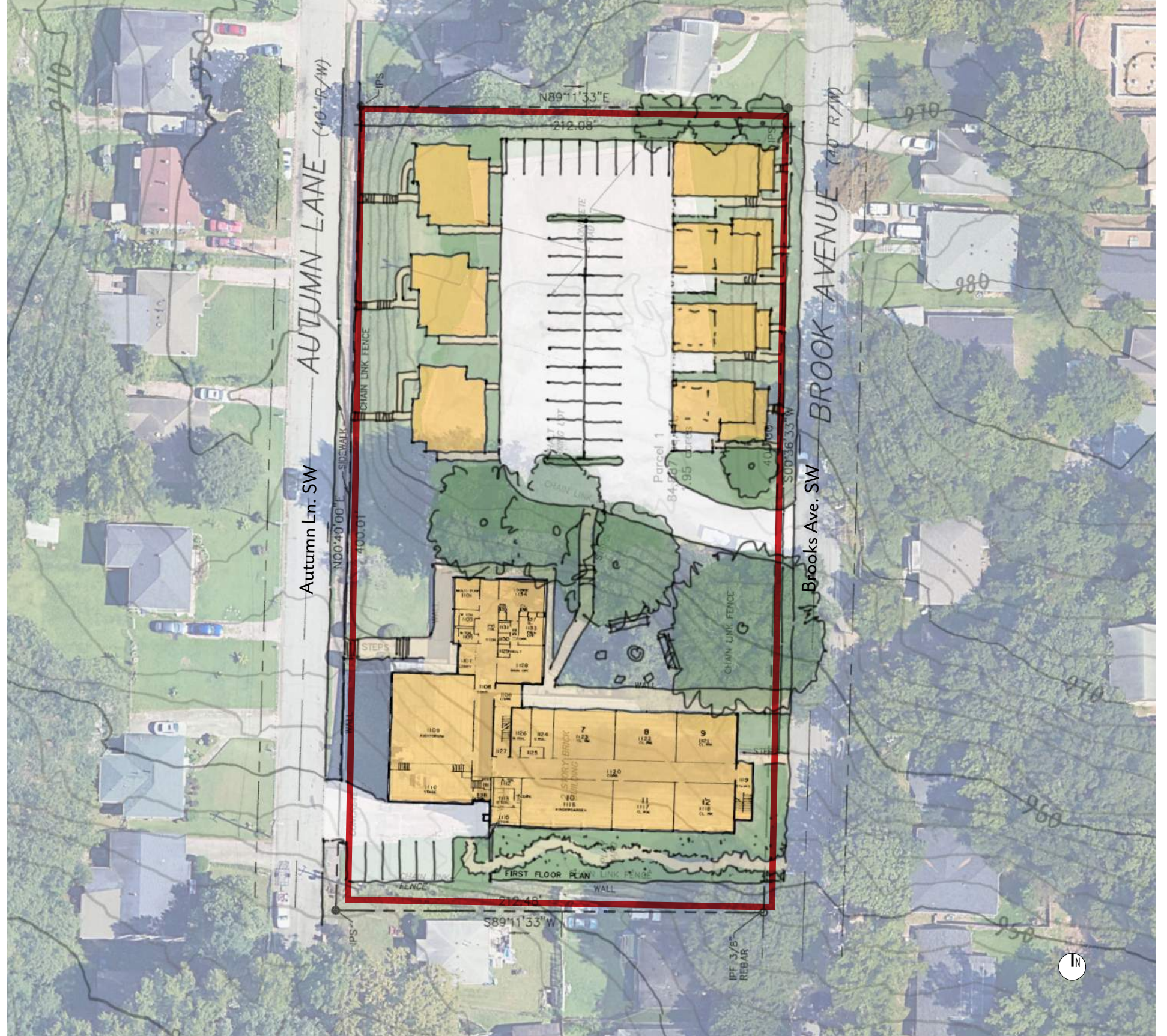
- This project should preserve the history, the community, and the name of Rosalie H. Wright
- More housing gives more opportunity for safety, infrastructure maintenance, and community building
- 3 design concept, aiming to achieve:
  - » Balance of residences, open space, & parking
  - » Reflection of the context: the neighborhood and the school

# SITE MAP



NOT TO SCALE

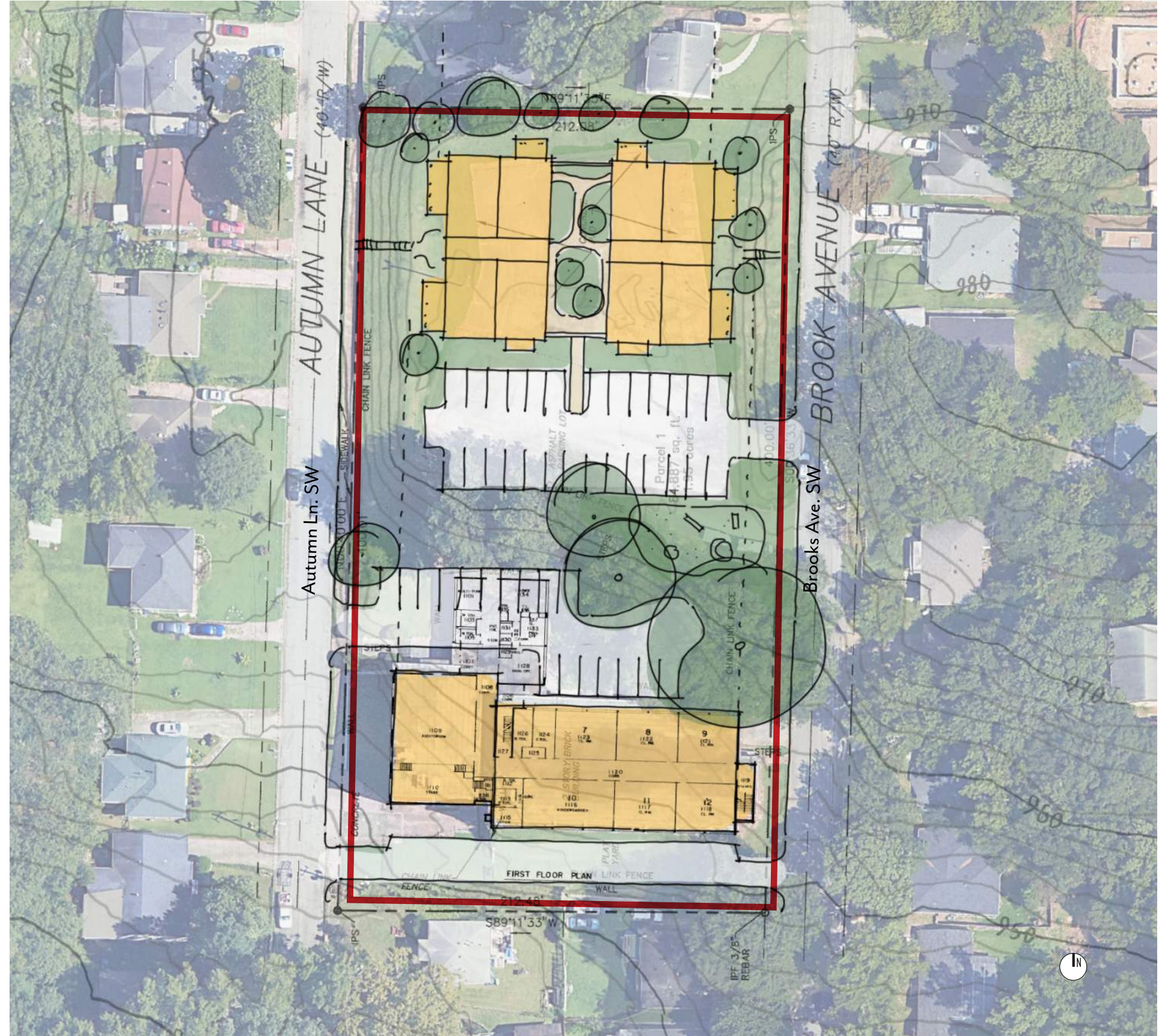
# FIRST CONCEPT



NOT TO SCALE



# SECOND CONCEPT



NOT TO SCALE

# SECOND CONCEPT

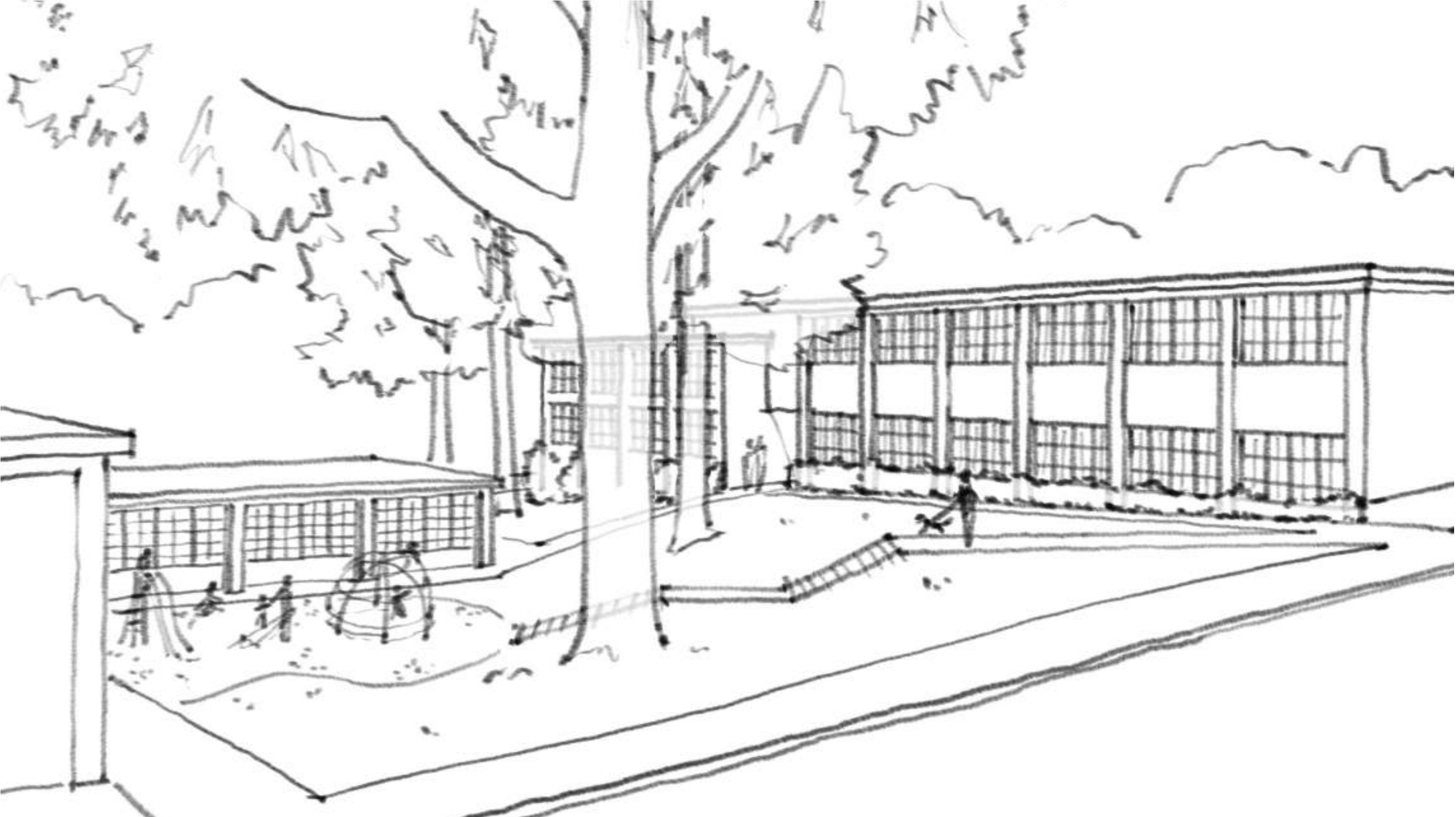


# THIRD CONCEPT



NOT TO SCALE

# THIRD CONCEPT



# WHAT DO YOU THINK?

