



ROSALIE H. WRIGHT

NEIGHBORHOOD UPDATE

May 2026



WELCOME AND PURPOSE

COMMUNITY ADVISORY TEAM



LANDOWNING STAKEHOLDERS

- Surrounding Residential Owners
- Surrounding Commercial Owners

PROJECT MANAGEMENT TEAM



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

URBAN DESIGN CONSULTANT



- Historical Concepts

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 -> WHAT IT'S SHAPING

Through Community Advisory Team meetings, visioning sessions, and surveys, your input is directly guiding the future of the **Rosalie H. Wright** site.

COMMUNITY INPUT IS GUIDING:



SCALE OF DEVELOPMENT

Building types and density that fit the neighborhood



PUBLIC AMENITIES

Community spaces, services, and gathering opportunities



URBAN DESIGN

Walkability, connectivity, streetscapes, and site layout



GREENSPACE / TREE CANOPY

Parks, open space, and preserving our tree canopy

WHAT WE HEARD:



Preserve the Rosalie H. Wright school and honor its history

A valued community anchor and part of our legacy



Prioritize walkability, green space, and gathering areas

Spaces that bring people together—not just housing



Address affordability and displacement concerns

Ensure the development reflects and supports our community

THIS INPUT IS SHAPING WHAT COMES NEXT:

GUIDING PROCUREMENT



- Informing design, programming, and amenities
- Defining development partner expectations and community priorities
- Ensuring long-term community benefits



INFORMING REZONING



- Creating a community-supported land use plan
- Establishing zoning conditions and protections
- Building a framework that reflects the community vision

CURRENT SITE CONDITIONS

EXISTING BUILDING CONDITIONS



The existing elementary school building remains on the site.

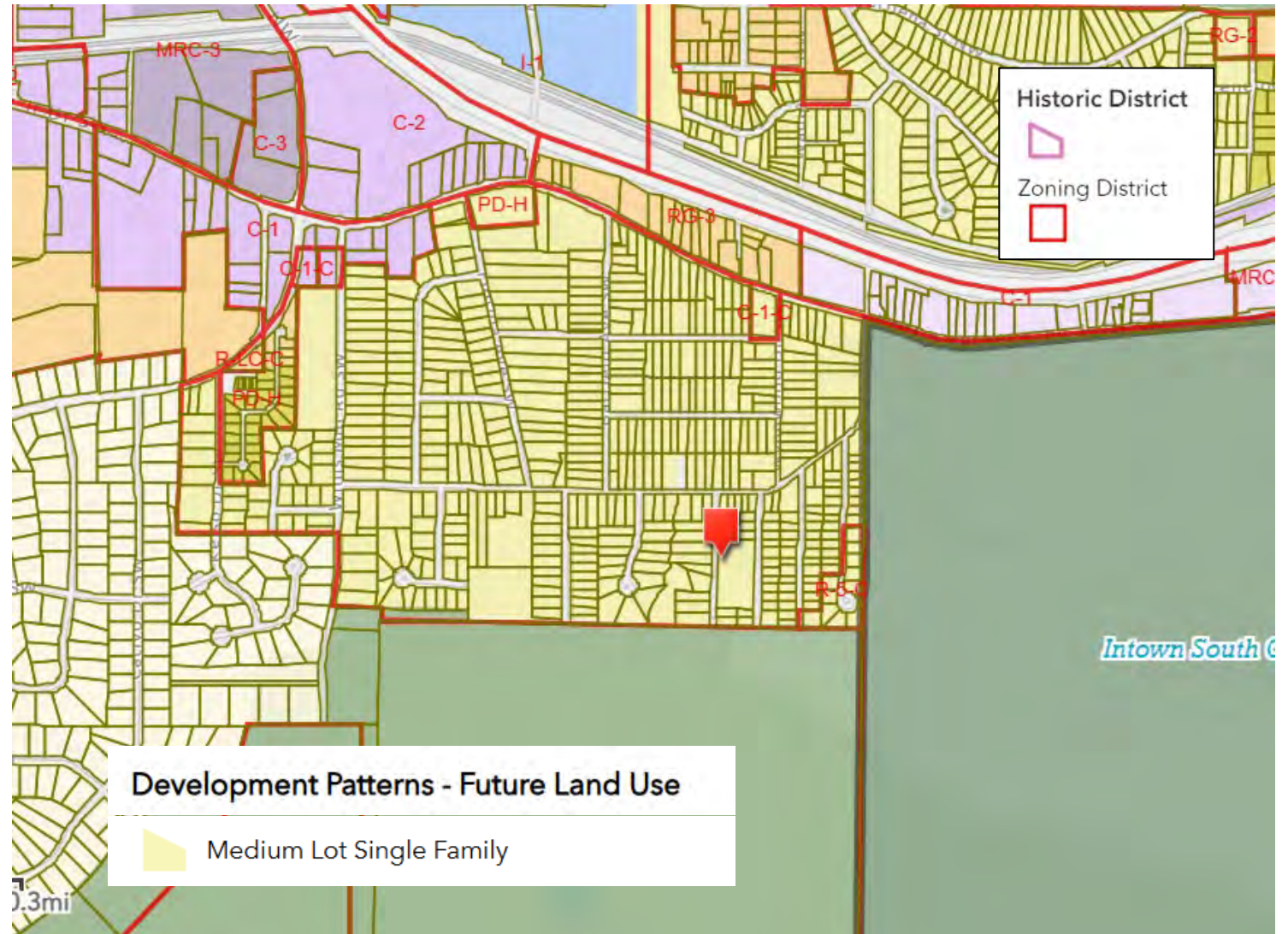
Current condition of the school building will be identified through a Building Conditions Assessment, which is currently underway.

CURRENT ZONING

The parcel in question is zoned R-4, Medium Lot Single Family. The parcel's existing designation greatly limits the development possibilities for the site by greatly limiting density.

Impacts of Current Zoning

- Currently zoning would not allow for redevelopment of the school as requested.
- The R-4 only allows single-family detached housing to be built on the property
- R-4 does not allow for missing middle housing typologies on the site
- Based on these restrictions, only five single-family lots would be possible.

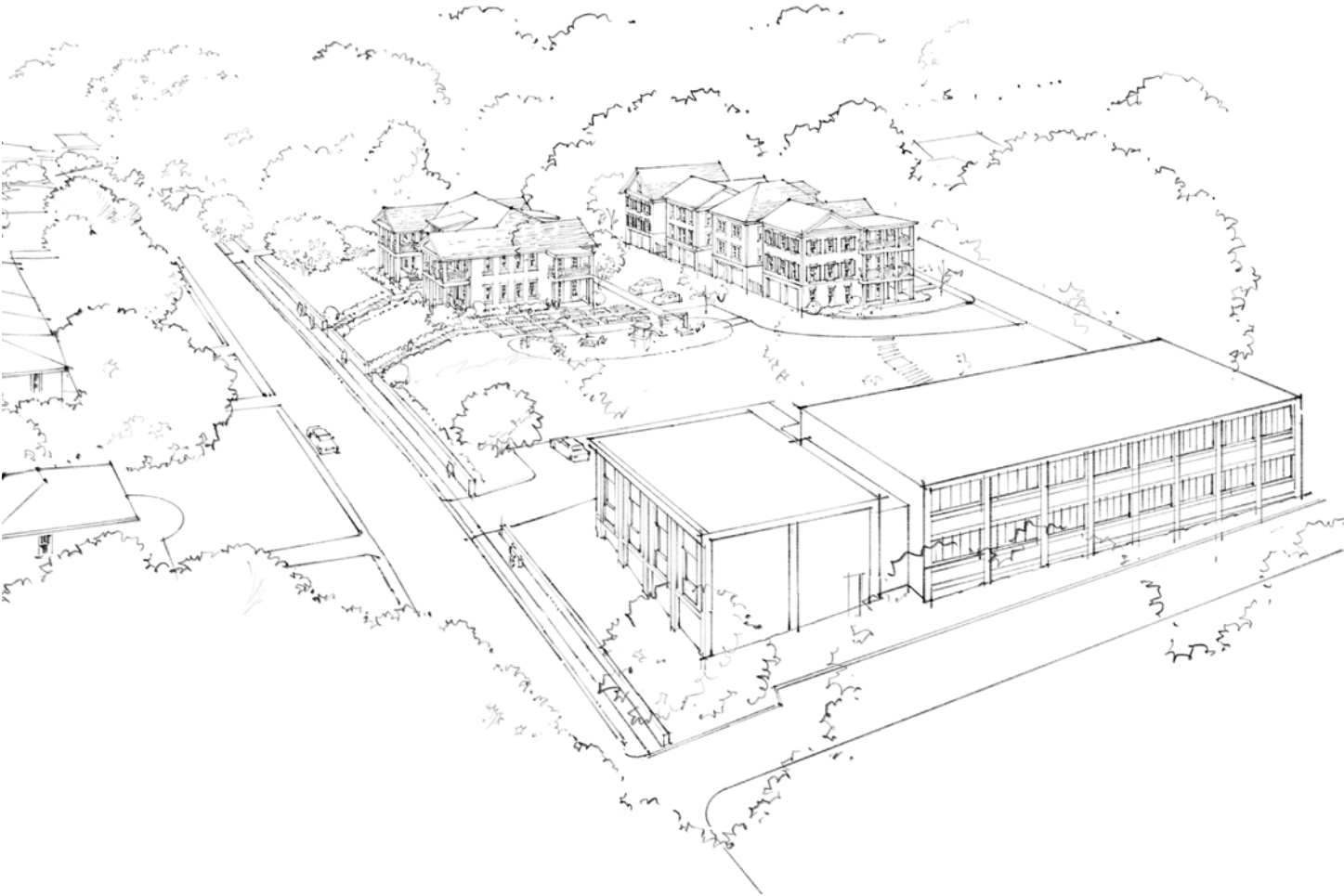


PROPOSED DESIGN

THE THREE INITIAL CONCEPTS



VERSION RESULTING FROM THE FEEDBACK



SITE PLAN

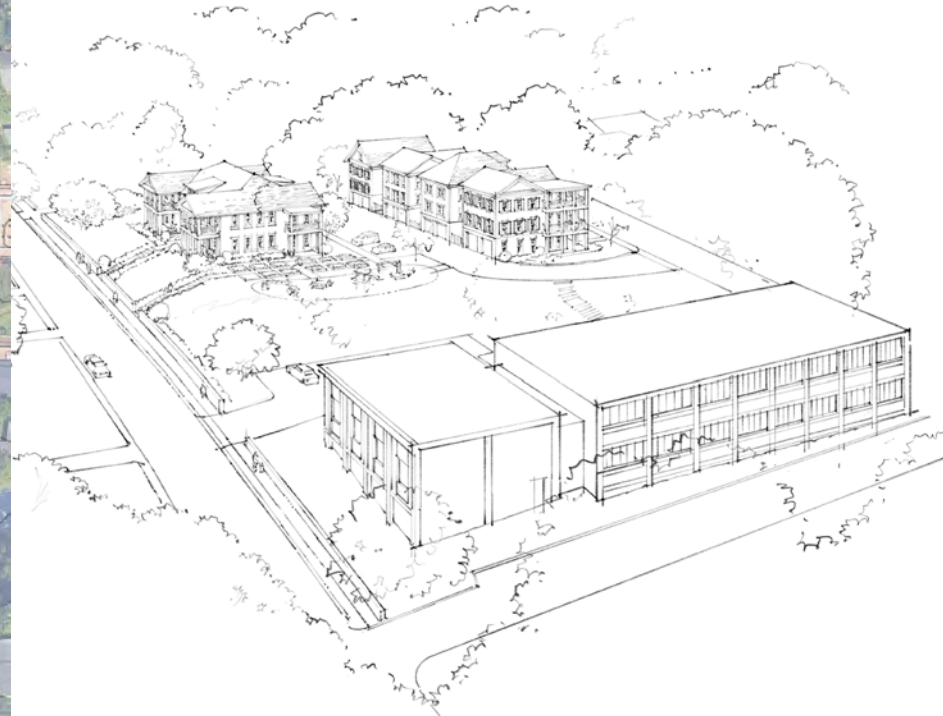
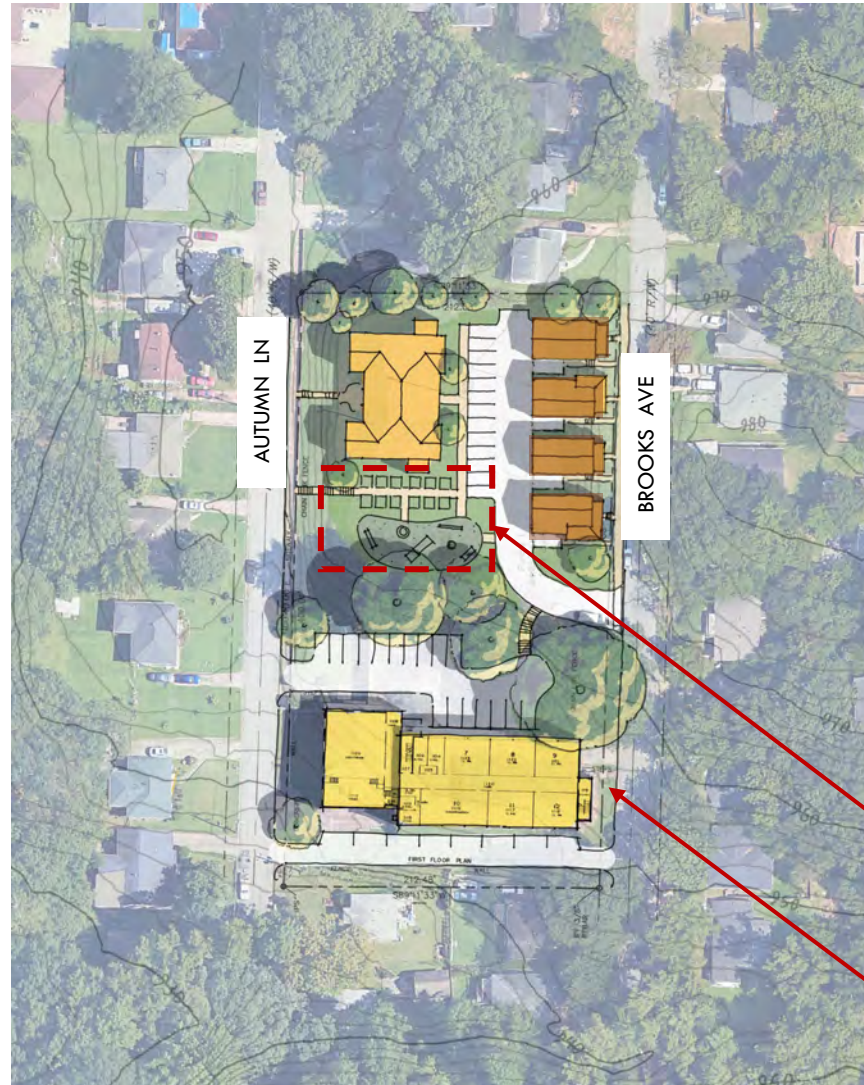
Preferred Alternative, “Missing Middle”: By applying Development Recommendations, the following vision demonstrates a viable redevelopment program and design for the site which incorporates mixed-income rental housing in a mixture of neighborhood school development tenures and is in line with the proposed Development Recommendations.

Site Program

- Adaptive Reuse Multifamily
- Duplexes
- Small Multifamily

	Rental
total units	30-40
1-Bedroom	10-15
2-Bedroom	10-15
3-Bedroom	5-10

Parking spaces:
1.2-1.5/BR, or ~50 spaces



Buildings are 2 stories tall

Community
Green Space

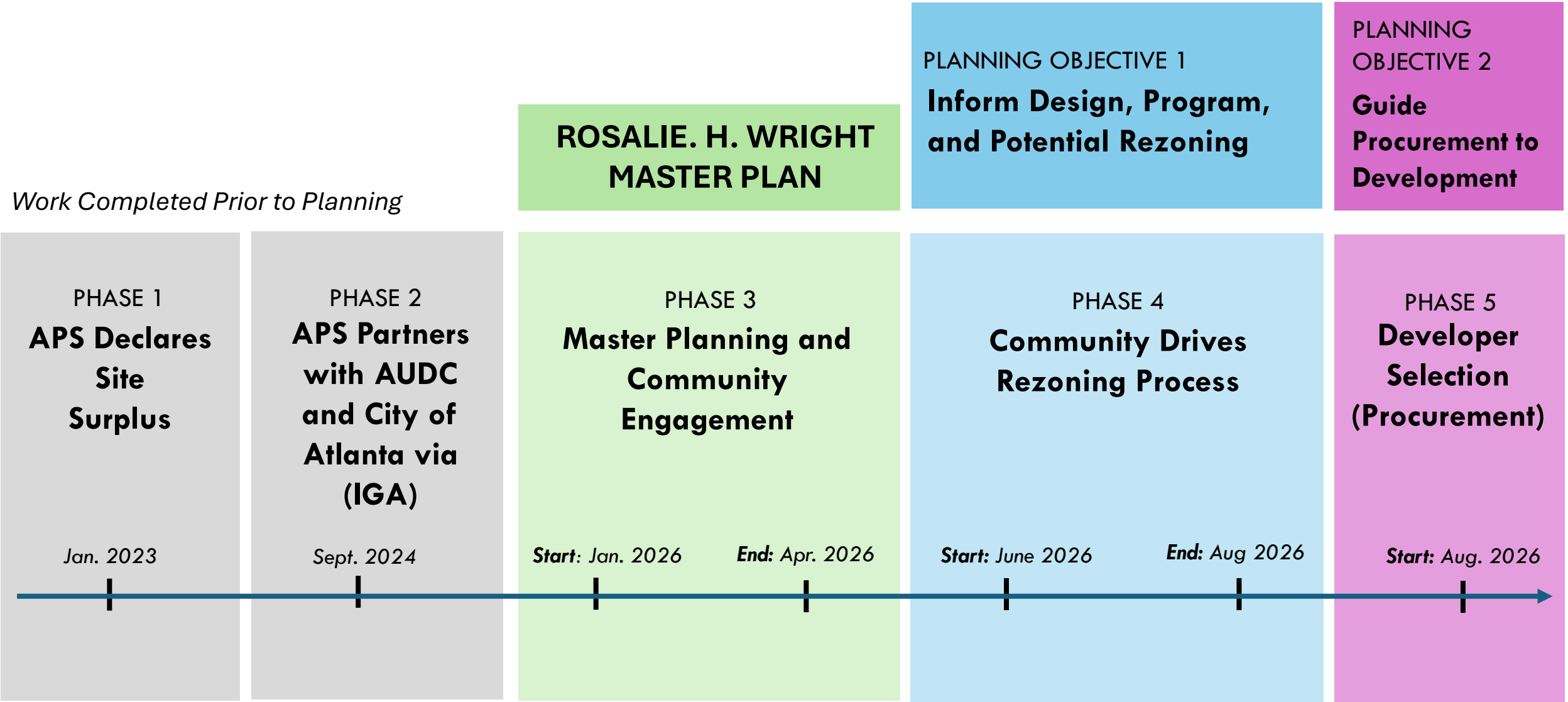
Historic
School
Building

PROPOSED SITE DESIGN



TIMELINE & NEXT STEPS

TIMELINE



MASTER PLANNING

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

Where we are today

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

WHAT'S HAPPENING NEXT

What you can expect next:

ROSALIE H. WRIGHT MASTER PLAN

PHASE 4

Community Drives Rezoning Process

Start: June 2026

End: Aug 2026



May 4, 2026 – APS Board

APS Board votes to on whether to move forward with the project and on the proposed rezoning category

June 8, 2026 – Rezoning Legislation is Introduced

The Mayor's Office introduces the legislation to rezone the property at Zoning Committee

July 15, 2026 – NPU I Review and Comment

The rezoning legislation is officially routed to the respective neighborhoods and NPU I for official review and comment.

August 19, 2026 – NPU I Rezoning Vote

The rezoning legislation is officially routed to the respective neighborhoods and NPU I for official review and comment.

AFTER ZONING COMES PROCUREMENT

ROSALIE. H. WRIGHT MASTER PLAN

PHASE 5

Developer Selection (Procurement)

Start: Aug 2026



Fall 2026

- Release RFQ, the procurement document
- Property Tour and Developer Q&A
- RFQ Submission Deadline
- Evaluation Committee Selected & Committee Reviews Submissions
- Developer Interviews Conducted

Winter 2026 – 2027

- Section of Finalist and Runner-Up
- Negotiations Begin

