



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



- 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



LAKESWOOD 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



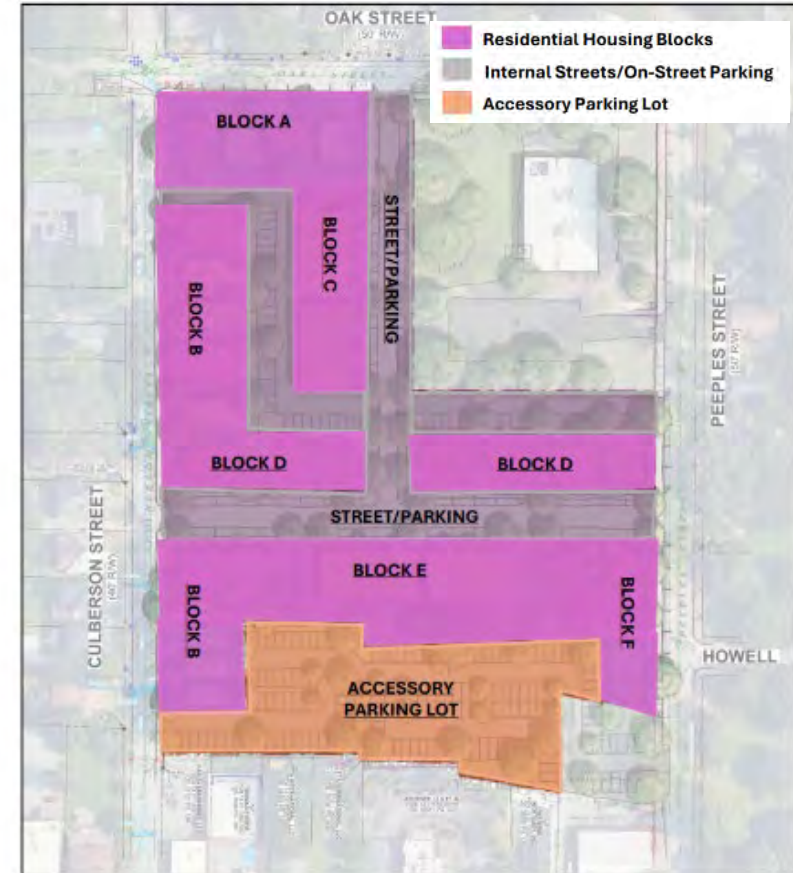
COMMUNITY ENGAGEMENT GOAL 2

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.

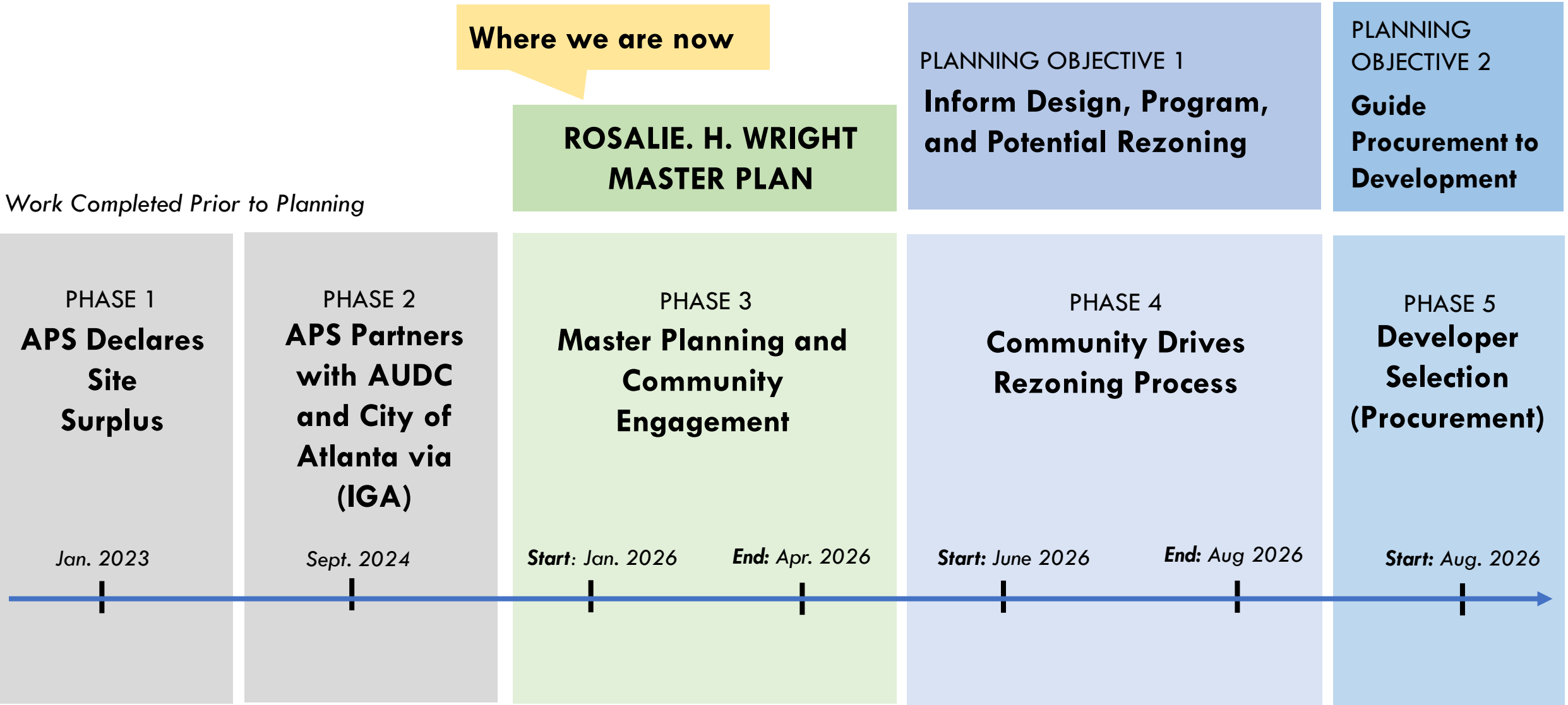
INFORM REZONING

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



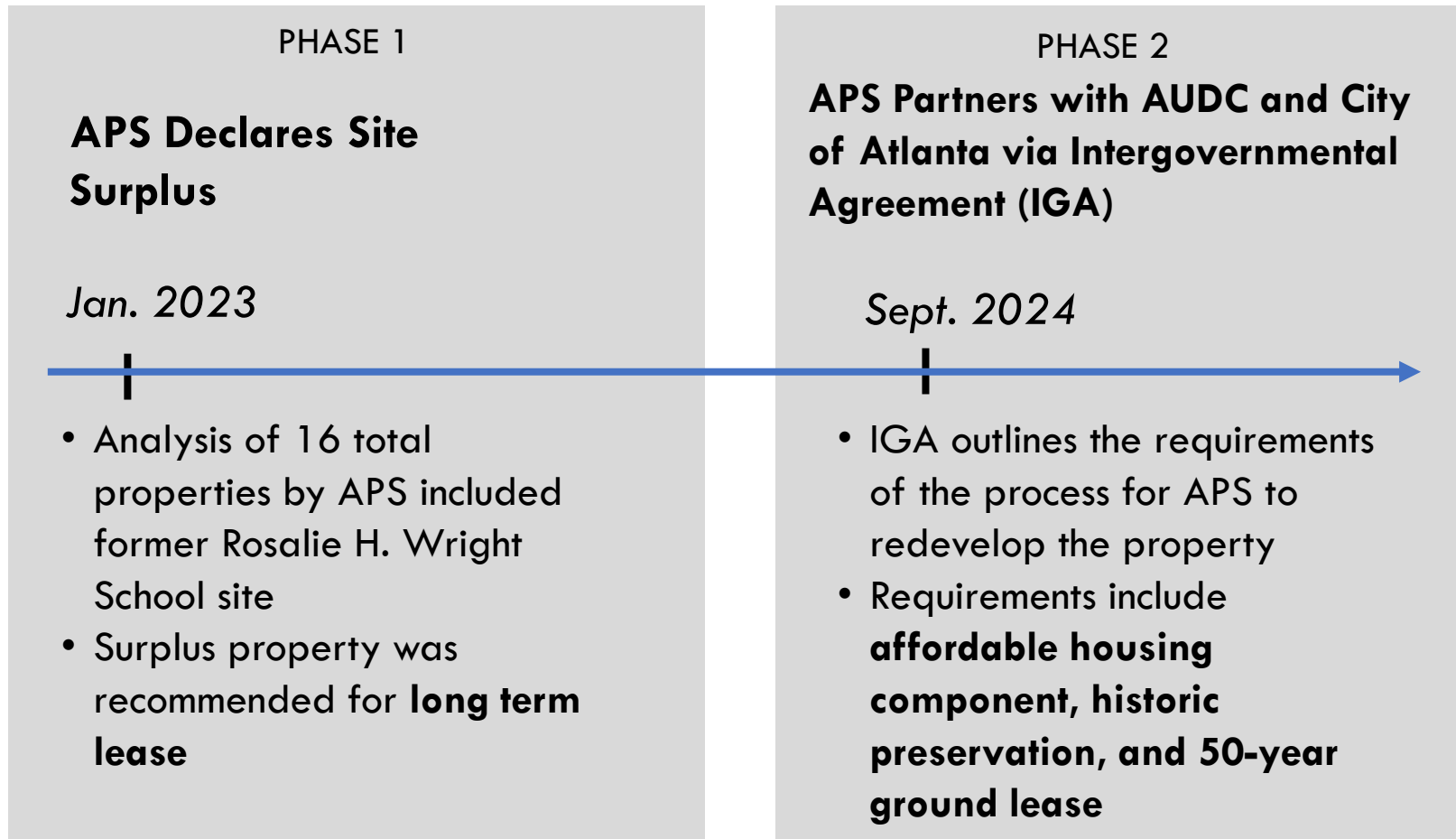
COMMUNITY ENGAGEMENT TIMELINE



STAKEHOLDER BACKGROUND

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

Work Completed Prior to Planning



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

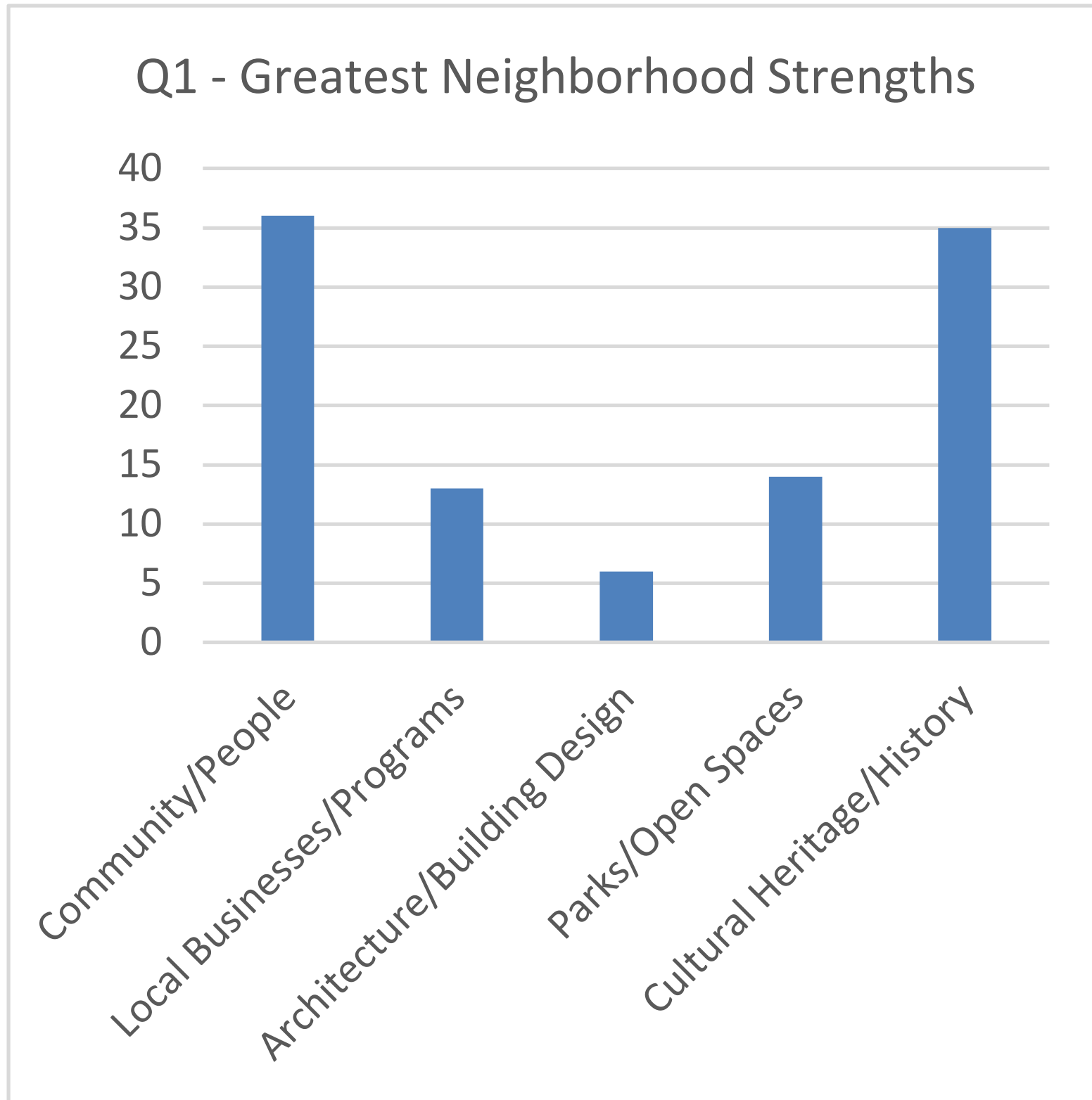
- AUD issues procurement to select development partner
- Development priorities and recommendations are part of developer selection

**ROSALIE H. WRIGHT ELEMENTARY
MASTER PLAN**

Atlanta, GA

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Public Meeting Two
March 25, 2026

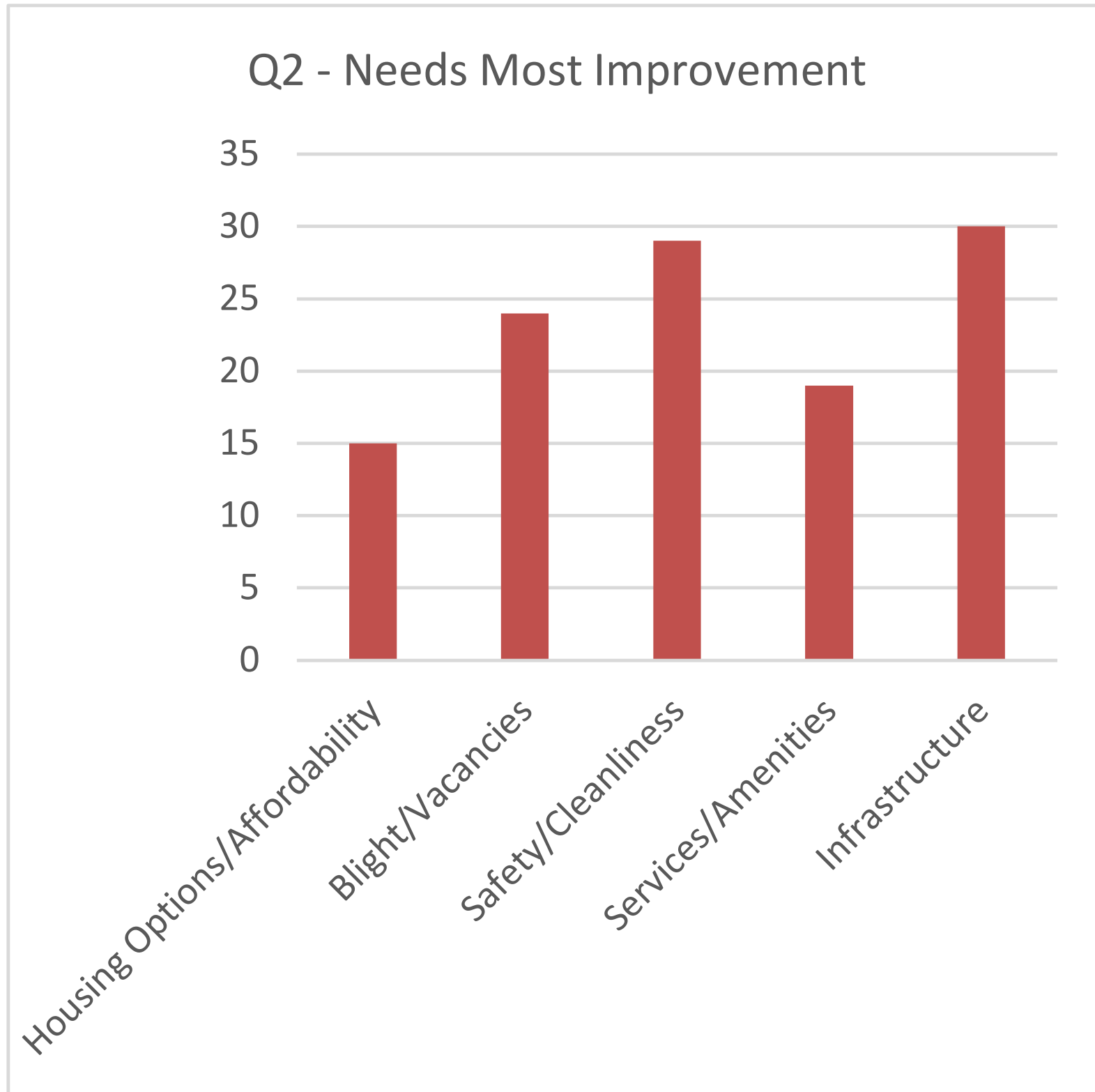




Write-In Responses:

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

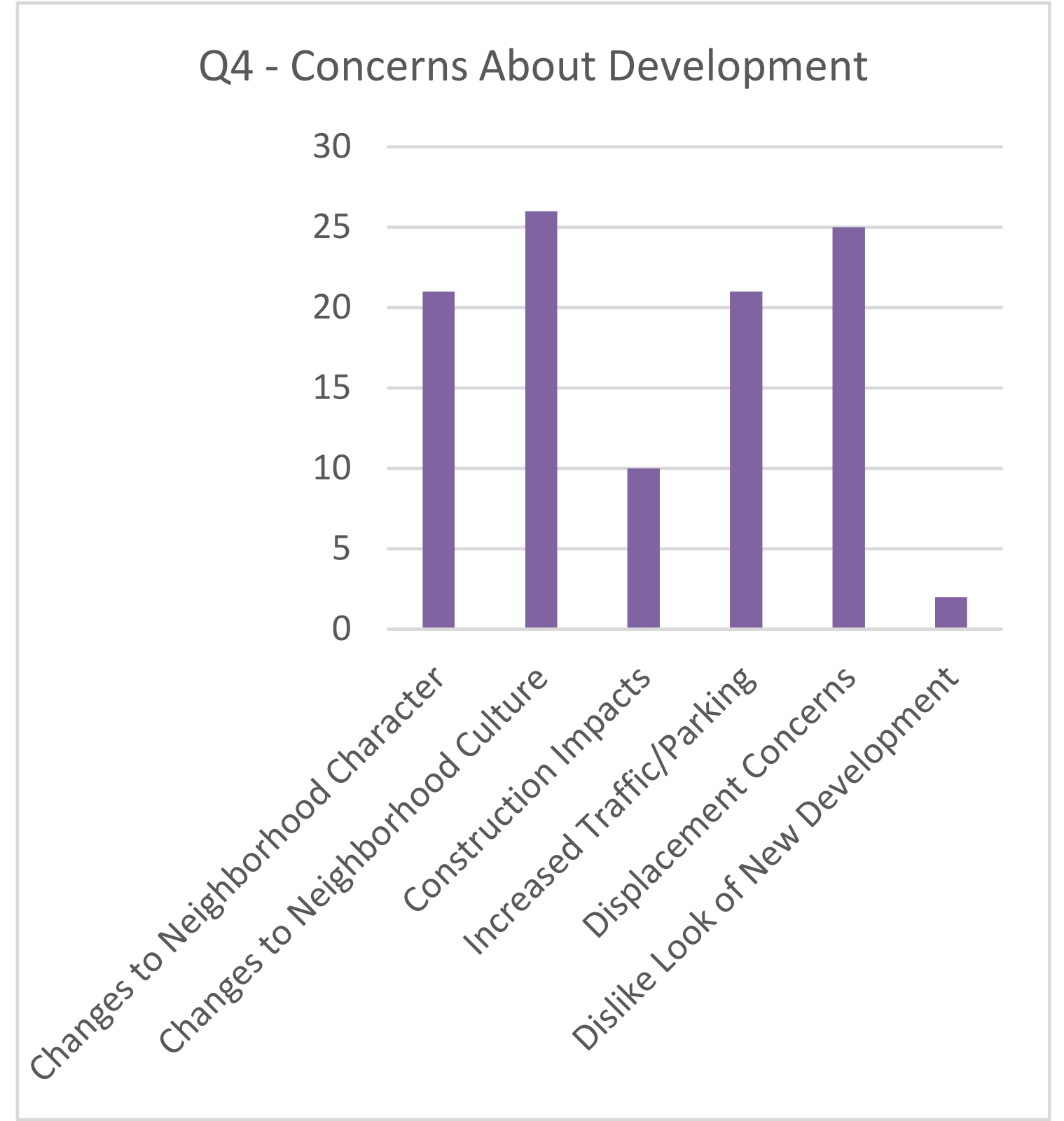
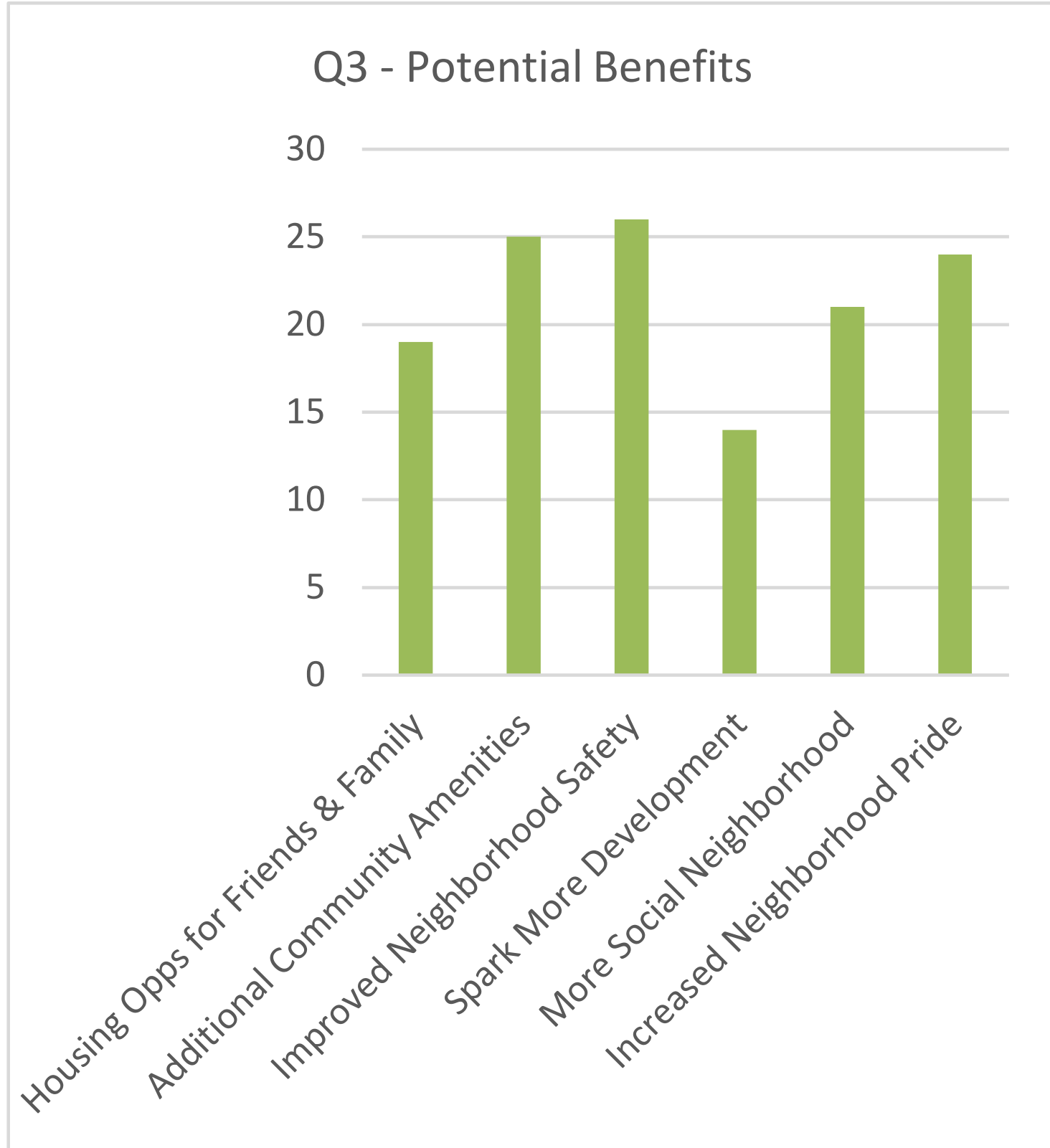
The people and the history are top priority!



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.

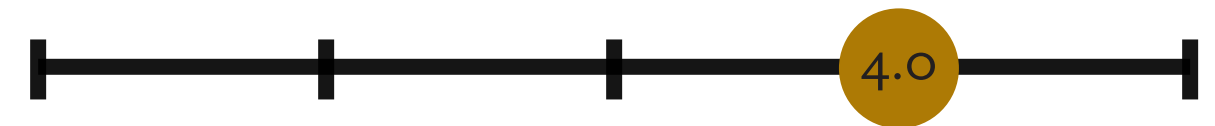


Want to lift up the community, worried about losing them

The Rosalie H. Wright Elementary School...



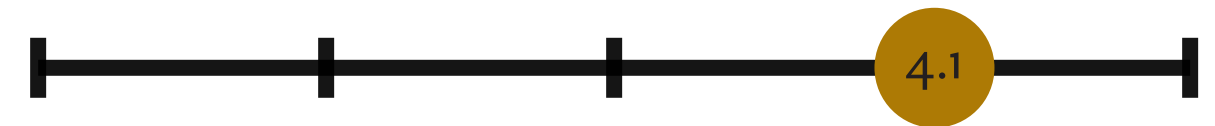
Has Historic Value



Is a Beautiful Building



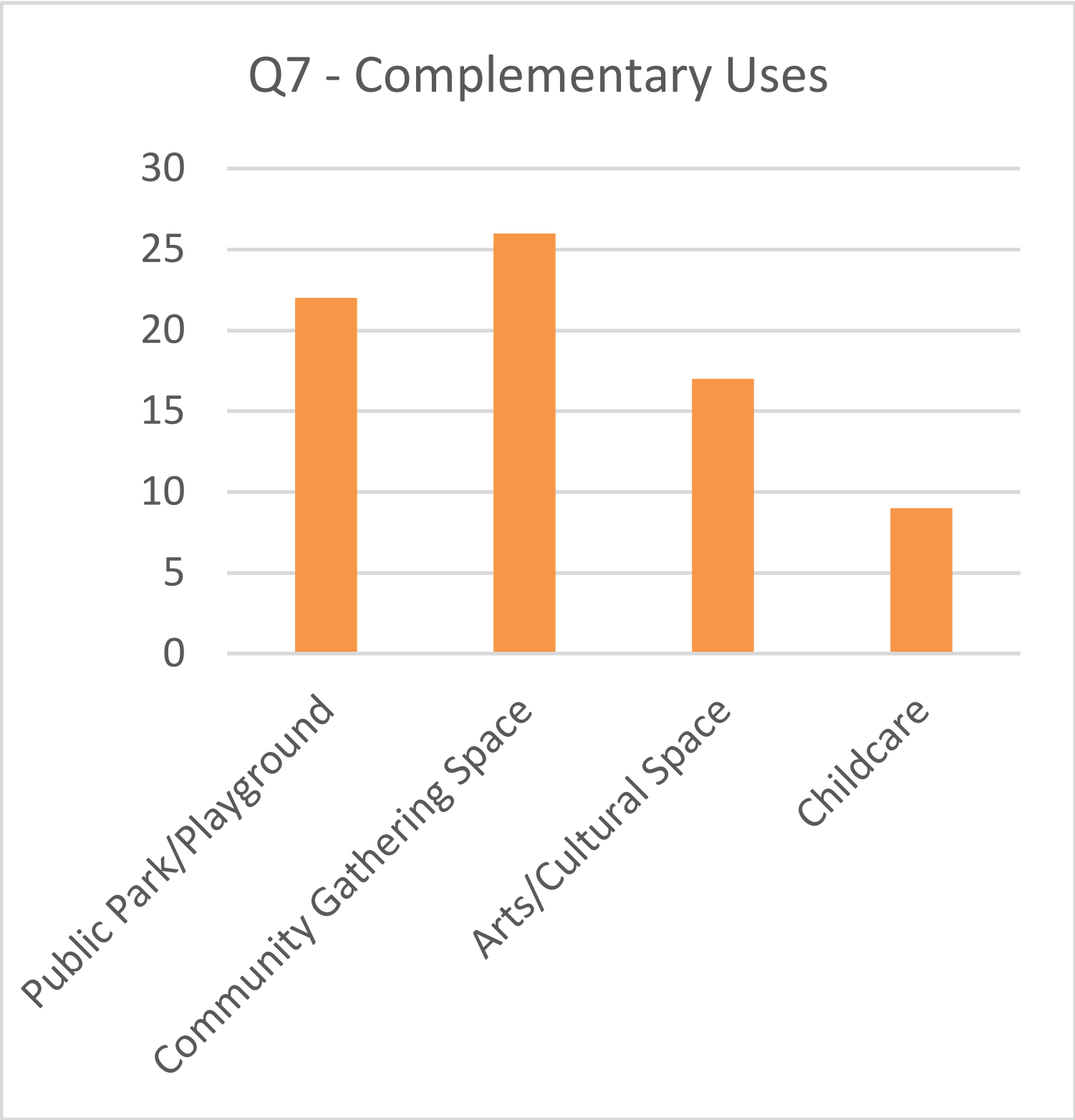
Is a Community Landmark



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



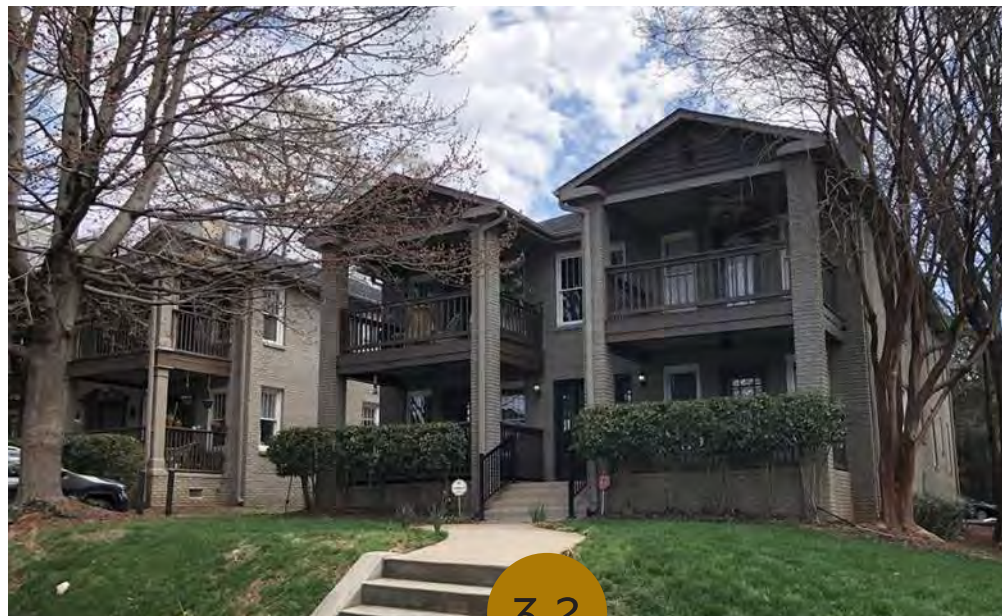
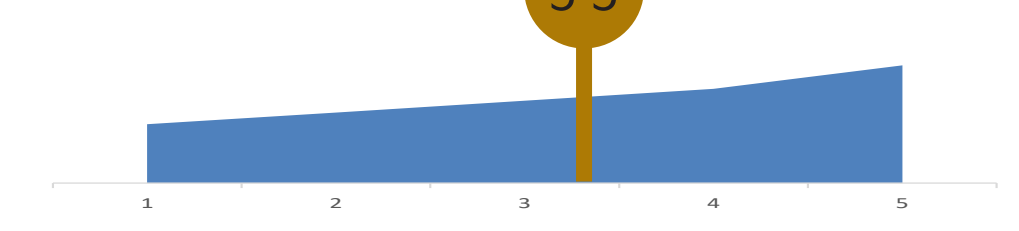
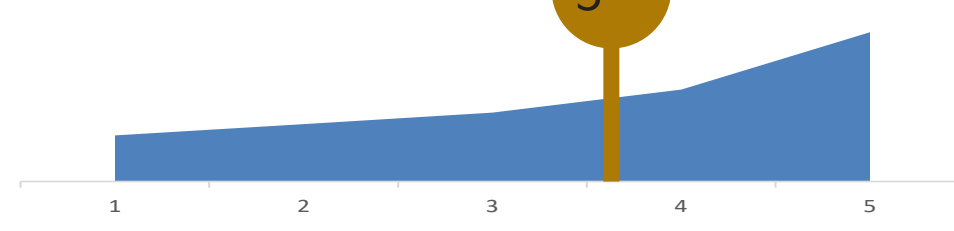
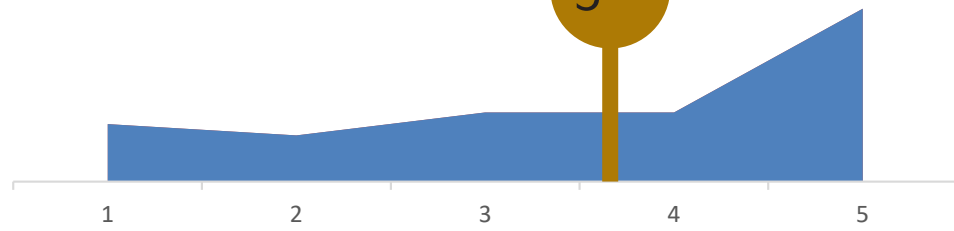
3.6



3.6



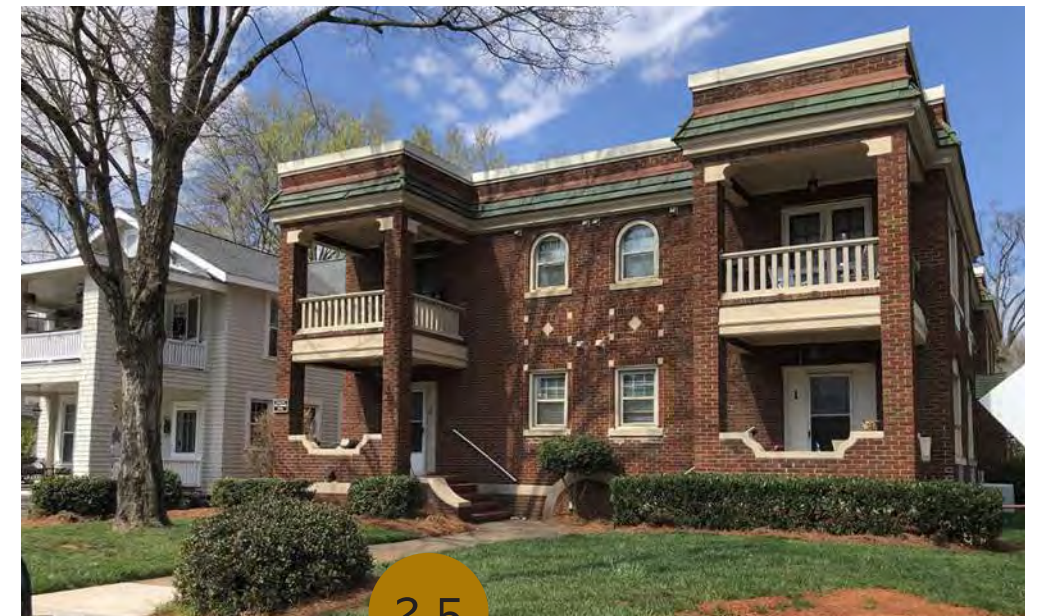
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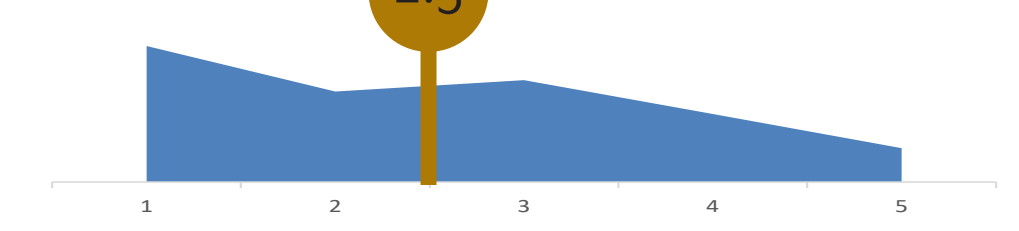
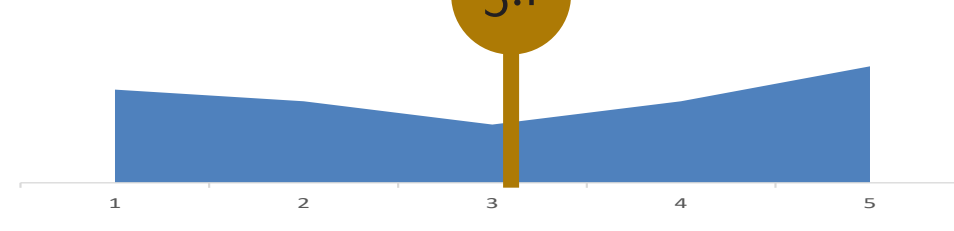
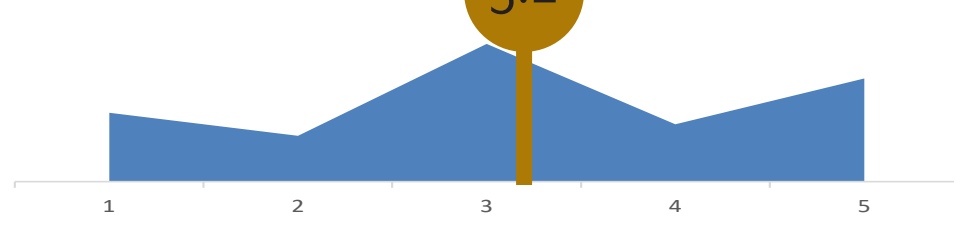
3.2



3.1

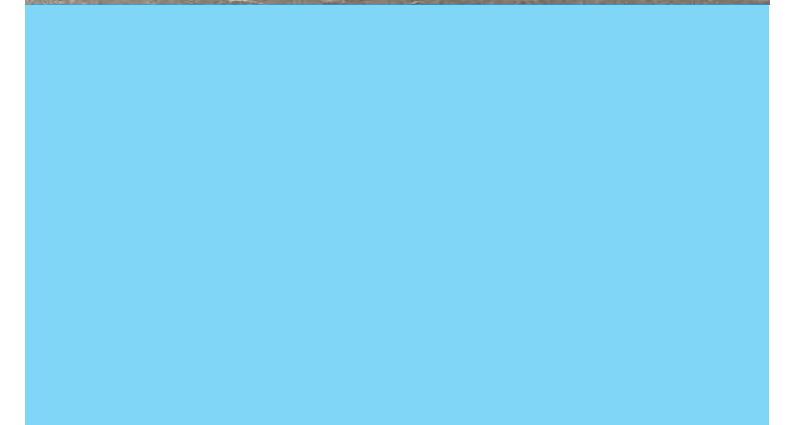


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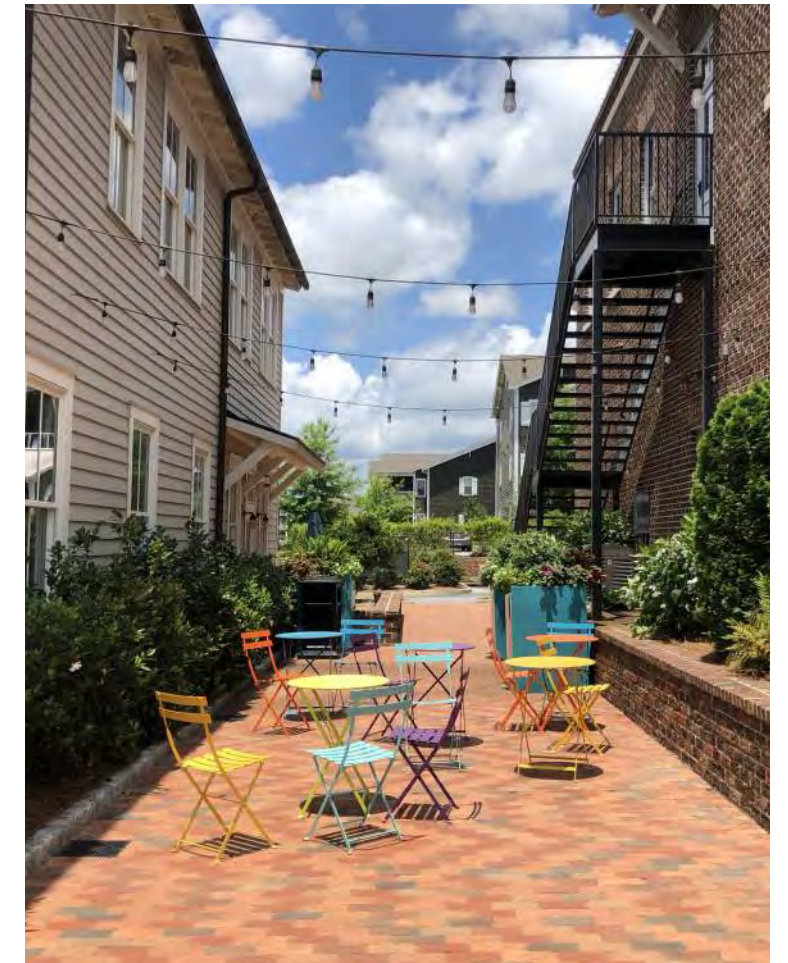
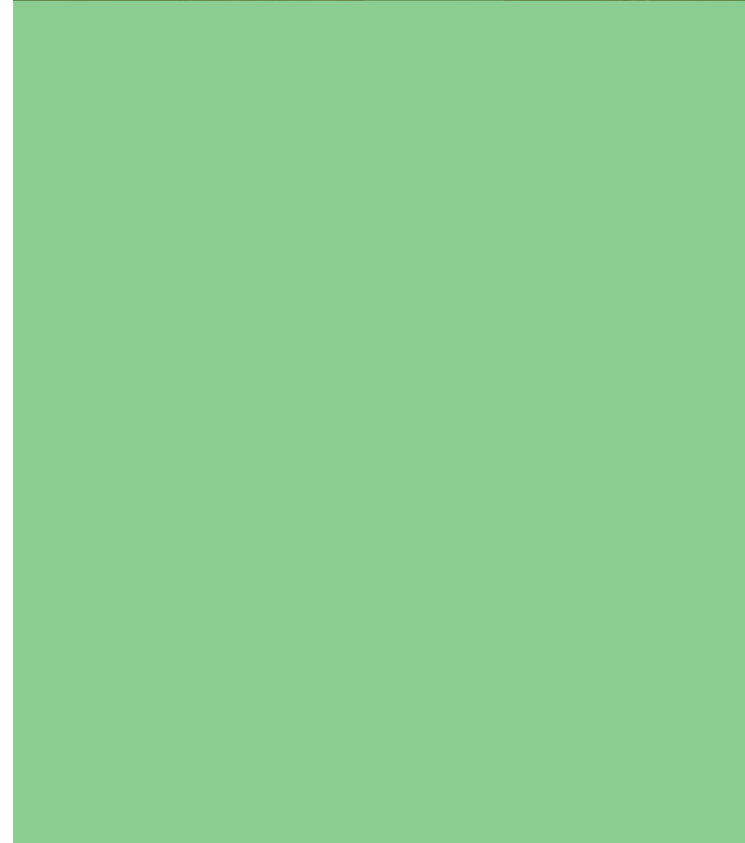




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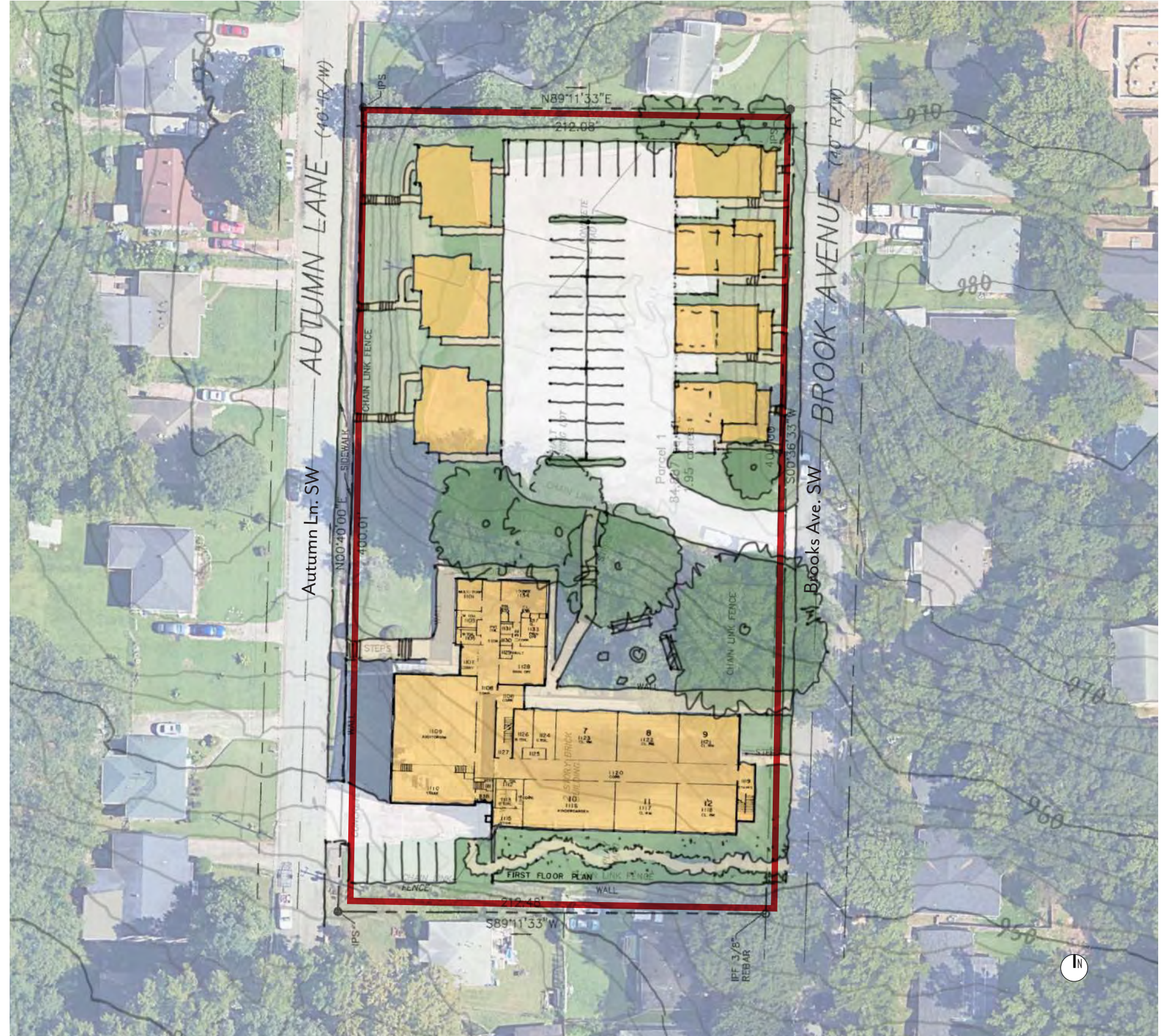
- This project should preserve the history, the community, and the name of Rosalie H. Wright
- More housing gives more opportunity for safety, infrastructure maintenance, and community building
- 3 design concept, aiming to achieve:
 - » Balance of residences, open space, & parking
 - » Reflection of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

SITE MAP



NOT TO SCALE

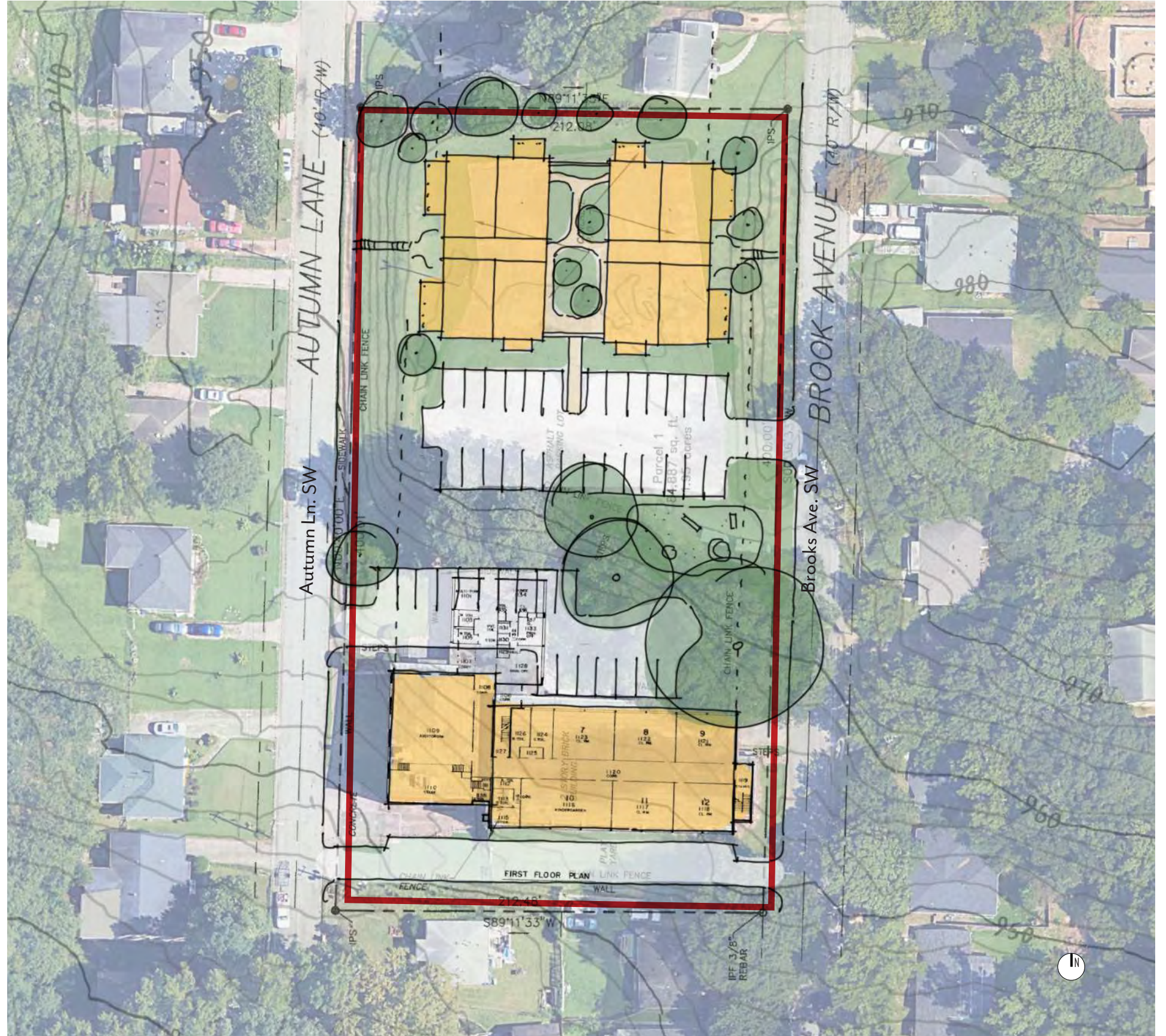
FIRST CONCEPT



NOT TO SCALE



SECOND CONCEPT



NOT TO SCALE

SECOND CONCEPT



THIRD CONCEPT



NOT TO SCALE

THIRD CONCEPT



WHAT DO YOU THINK?

