



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 #1 | February 24, 2026



AGENDA

City of Atlanta

- Welcome & Purpose
- Project Context & Overview

Historical Concepts

- Design Overview
- Interactive Exercises

WELCOME & PURPOSE

WELCOME AND PURPOSE

COMMUNITY ADVISORY TEAM



LANDOWNING STAKEHOLDERS

- Surrounding Residential Owners
- Surrounding Commercial Owners

PROJECT MANAGEMENT TEAM



ATLANTA
URBAN DEVELOPMENT

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

URBAN DESIGN CONSULTANT



- Historical Concepts

STAKEHOLDER BACKGROUND

AUD and APS engaged in a partnership to development former elementary schools through an official Intergovernmental Agreement. As such there are rules in place for the development:

Potential Uses:

Affordable Housing as overarching priority, anchor mixed-use development that may also include the following priorities and community amenities:

- Affordable Housing with Community Resources (arts, nonprofit use, etc.)
 - Affordable Housing with Greenspace
 - Affordable Housing with Early Learning
 - Affordable Housing with Workforce Development
 - Affordable Housing with Commercial/Retail
-
- The property will be retained by APS and **governed under the AUDC/APS project-specific intergovernmental agreement for up to 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.*

CENTERING COMMUNITY VOICE

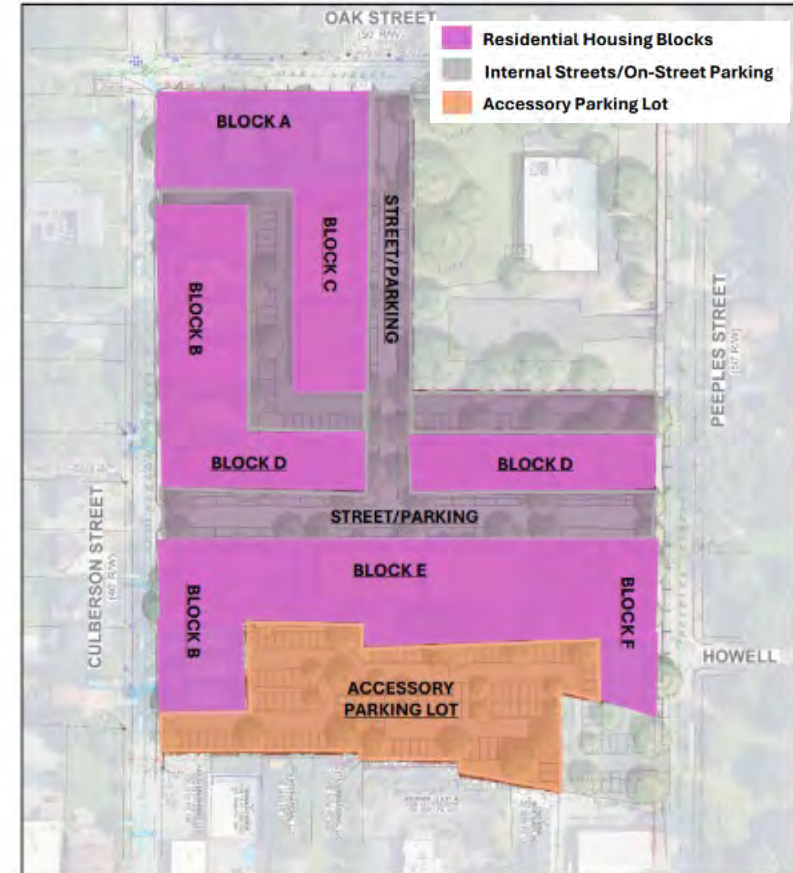
COMMUNITY ENGAGEMENT OUTCOMES

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



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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



PROJECT CONTEXT

SITE OVERVIEW

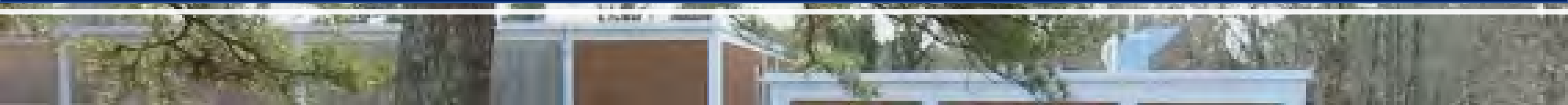
SITE STATS

- Former Rosalie H. Wright Elementary
- **Address:** 360 Autumn Ln SW, Atlanta, GA (0 Brooks Ave SW in Fulton County tax record)
- **Size:** 1.9 acres of now-vacant, lightly wooded land
- **Existing Zoning:** The site is currently zoned R-4, Medium Lot Single Family





PROJECT CONTEXT: Current Conditions



**ROSALIE H. WRIGHT ELEMENTARY
MASTER PLAN**

Atlanta, GA

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Public Meeting One
February 24, 2026





Custom Residential



Club Amenities



Commercial & Mixed-Use



Institutional



Residential Renovation



Residential Estates



New Community Master Plans



Downtown Infill Development Plans



Neighborhood Infill Plans



NEIGHBORHOOD MAP



SCALE: 1" = 500'-0"

STREET MAP



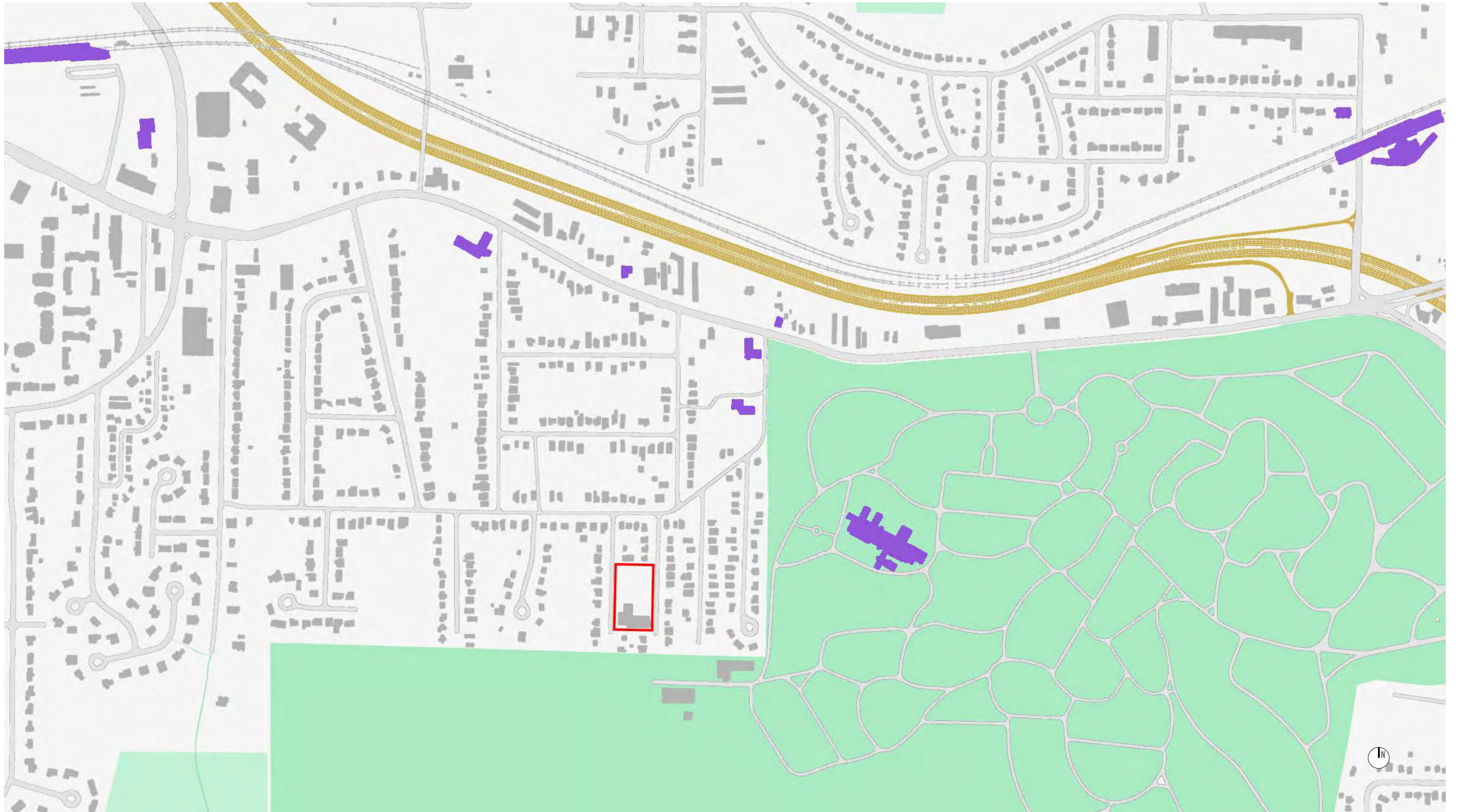
SCALE: 1" = 500'-0"

BUILDING FOOTPRINTS



SCALE: 1" = 500'-0"

OPEN SPACE & INSTITUTIONS



SCALE: 1" = 500'-0"



SCALE: 1" = 500'-0"

SITE MAP



NOT TO SCALE

SITE ANALYSIS

What parameters do we have to work within?

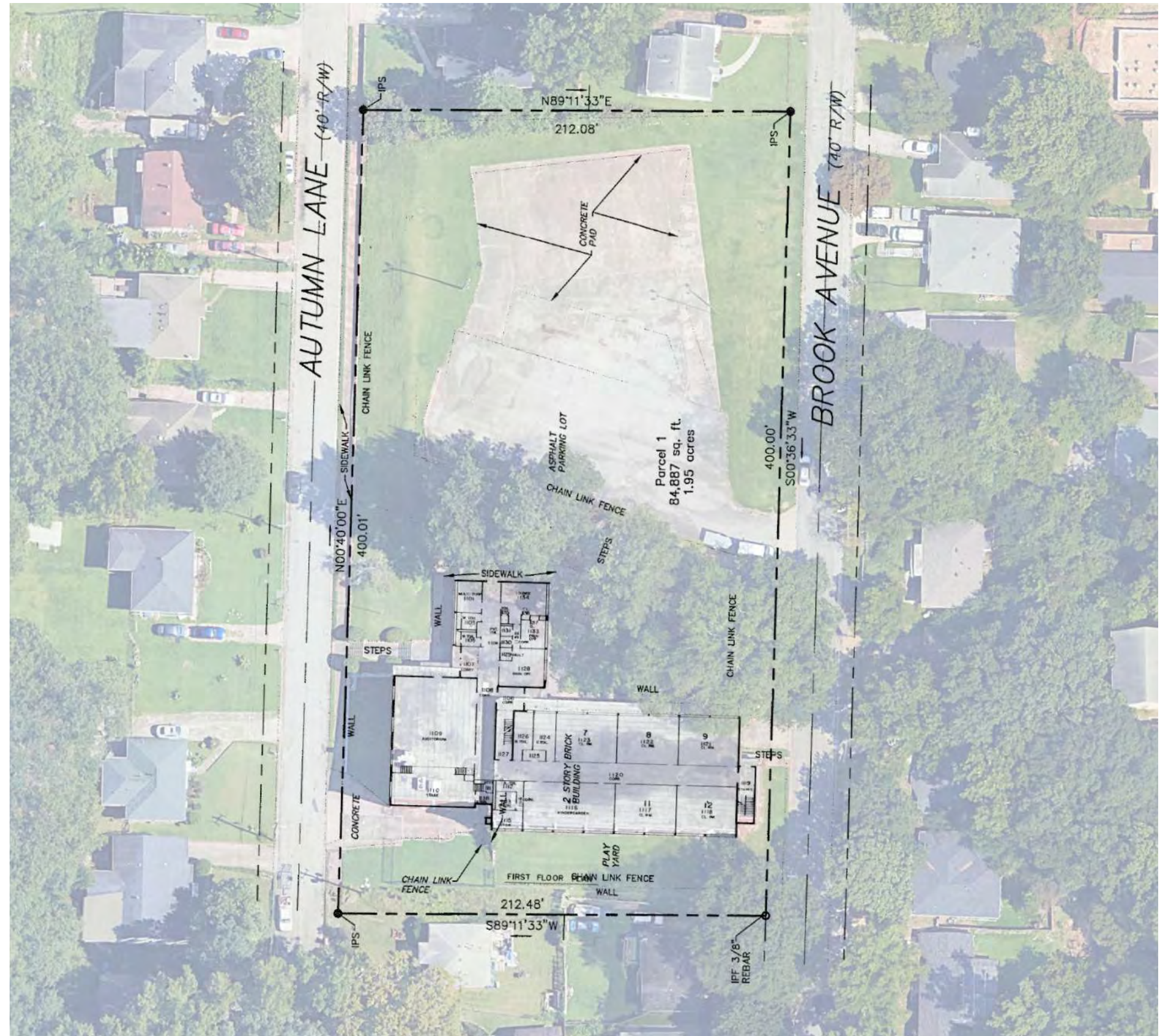
Site Features:

- Existing school building at South side of site
- Mature trees in school courtyard
- Block wall along Autumn Ln
- Significant slope toward South and West

Current Zoning: R-4 Single Family Residential

By-Right Limitations:

- Minimum lot size: 9,000 sq ft.
- Minimum lot width: 70'
- Building type limitations: Detached single-family dwellings only allowed residence
- Based on these restrictions, **only 9 lots** can be added by right
- Only 5 lots fit in addition to the school building



NOT TO SCALE

BUILDING CONDITIONS



What shape is Rosalie H. Wright Elementary in?

Assessment by Landmark Preservation:

Structure is sound

- All concrete and CMU walls

- Some roof leaks, but roof structure is good

Significant damage to finishes

- Needs extensive remediation

- Lead paint and asbestos

Steel windows are salvageable

- Need repainting and Re-glazing



The Bad News:

Building is not currently registered for NRHP

- Needs to apply for tax credits

- Would take time and risk

The Good News:

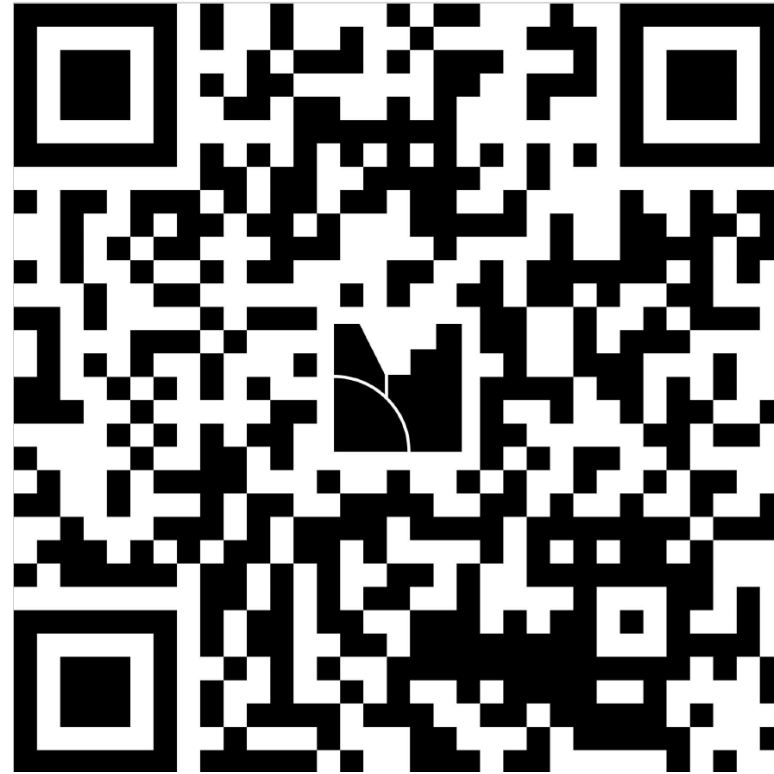
Age and character would qualify for NRHP

Rehab requirements are not out of the ordinary



Online Survey will stay open for 4 weeks! Spread the word:

<https://www.menti.com/algqrx8ma6ph>



Paper surveys are available - raise your hand if you need one!
Breakout discussions to follow.