



ATLANTA
URBAN DEVELOPMENT



ROSALIE H. WRIGHT MASTER PLAN

Executive Summary
May 2026



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 - Will Tucker
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Thank you!

EXECUTIVE SUMMARY

Atlanta Public Schools has partnered with Atlanta Urban Development Corporation (AUD) and the City of Atlanta to redevelop the former Rosalie H. Wright Elementary School into an attractive mixed-income residential development which honors the historic legacy of Rosalie H. Wright and the Battle Hill site.

This master plan creates the framework for the future redevelopment of the former Rosalie H. Wright Elementary School. Designated as surplus property by APS in early 2023 and following the formalization of an intergovernmental agreement between APS and AUD in late 2024, the site was identified by the Atlanta Preservation Center as one of significance. This master plan, created collaboratively with Atlanta-based design firm Historical Concepts along with the Rosalie H. Wright Neighborhood Council and the Florida Heights Neighborhood Association and NPU-I, outlines development and neighborhood recommendations to Atlanta Public Schools and AUD for the preservation of the original Rosalie H. Wright elementary school.

The planning process included two public meetings, multiple stakeholder meetings, design exercises, and more to study the Lakewood Heights Elementary School and its potential for future redevelopment. Existing conditions analyses, including an existing building assessment, was performed as a precursor to evaluating different design frameworks for the site that balance demographic data trends, parking requirements, new programmatic uses, architectural styles, community preferences, and more.

Moving forward, AUD will administer competitive procurement for a master developer to move forward with the site with the development priorities and neighborhood recommendations outlined in the plan.

*Former Rosalie H. Wright
Elementary School Site*



Existing conditions for the 1.9 acres project site includes two flat portions on the north and south ends of the property with a significant topographic change in the middle of the property. The existing 1958 is in good condition structurally, but will require significant remediation. The wing extension is contemplated to be removed to facilitate the desired design concept.

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



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

Why is APS partnering with AUDC and the City of Atlanta to redevelop former Rosalie H. Wright Elementary?

Atlanta Public Schools



Surplus Property Redevelopment Initiative: APS has identified eight surplus school properties, which includes Rosalie H. Wright Elementary, for redevelopment in partnership with the City of Atlanta and AUD. This initiative aims to transform underutilized sites into mixed-income housing and community assets, supporting the city's affordable housing goals.

Atlanta Urban Development Corporation (AUD)



Establishment and Mission: AUD is a specialized non-profit entity, formed as a subsidiary of Atlanta Housing, created to lead the redevelopment of public land into marketable, mixed-income housing. Its mission is to create inclusive neighborhoods that offer housing opportunities for residents across all income levels.

Community-Centric Development Approach: AUD prioritizes projects that not only provide affordable housing but also enhance community assets, such as green spaces and commercial areas. This approach aims to create vibrant, sustainable neighborhoods that serve the diverse needs of Atlanta residents.

Atlanta Public Schools & AUD Partner to Further Affordable Housing Priorities

APS has partnered with AUDC through recognizing the need and priority for affordable housing in the City of Atlanta following its assessment of existing surplus property throughout the city. Alongside Rosalie H. Wright, APS also previously led this process with the former Lakewood Heights and Peoples St Elementary School in the West End neighborhood and has plans to engage the community for many of its other surplus and vacant sites.



Work Completed Prior to Planning

**ROSALIE. H. WRIGHT
MASTER PLAN**

PLANNING OBJECTIVE 1
**Inform Design, Program,
and Potential Rezoning**

PLANNING
OBJECTIVE 2
**Guide
Procurement to
Development**

PHASE 1
**APS Declares
Site
Surplus**

Jan. 2023

PHASE 2
**APS Partners
with AUDC
and City of
Atlanta via
(IGA)**

Sept. 2024

PHASE 3
**Master Planning and
Community
Engagement**

Start: Jan. 2026 End: Apr. 2026

PHASE 4
**Community Drives
Rezoning Process**

Start: June 2026 End: Aug 2026

PHASE 5
**Developer
Selection
(Procurement)**

Start: Aug. 2026

What are the objectives for this master planning process?

The goal of this planning process is to build a neighborhood plan through engagement with residents and stakeholders from the surrounding neighborhoods that will determine an appropriate scale, mix of uses, affordability, and other important factors for redevelopment. The plan will also be used to inform potential rezoning and to guide procurement of private development partner. AUD will competitively solicit responses to a **Request for Qualifications** from potential development partners, after which a selection committee identified by AUD and APS will select the best match.

ROSALIE H. WRIGHT MASTER PLAN

APS is using this initiative to host and elicit feedback from Lakewood Heights neighbors and stakeholders towards these objectives

PLANNING OBJECTIVE 1

Inform Design, Program, and Potential Rezoning

Document will be used to support a **rezoning** of the property, incorporating community vision, in advance of procuring a developer. This rezoning will align with the development framework created with the neighborhood during Community Engagement Phase I.

- Infrastructural improvements
- Scale and layout of buildings
- Strategies to mitigate displacement
- Design for greenspace
- Safety improvements
- Future Land Use and zoning
- Associated zoning conditions

PLANNING OBJECTIVE 2

Guide Procurement to Development

Document will be used to create a **Request for Qualifications (RFQ)** to competitively select a master developer to lead the redevelopment of the site. This document will be leveraged to competitively select a partner that aligns with the goals of the development and neighborhood at-large.

- Programming & Uses
- Development Priorities
- Affordability mix
- Number of units
- Typology of housing
- Development partner characteristics and values
- Potential funding streams

What are major priorities that Atlanta Public Schools must achieve to redevelop this property?

APS signed an **intergovernmental agreement**, or **IGA**, with AUDC after evaluating three main priorities for its surplus sites. These three requirements are that the site must contain **affordable housing**, that the school must be **historically preserved**, and that APS must maintain a **50-year ground lease** on the property. The requirements are outlined in the IGA as necessary for the redevelopment of the Rosalie H. Wright Elementary site. The IGA serves as a legal foundation between APS and AUDC to work together on the redevelopment of the site.

Language from Intergovernmental Agreement between APS and AUD:

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

Preservation of the historic structure is assumed to be part of any proposed use.

- 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 preservation of the structure.
3. **50-Year Ground Lease**
APS would continue to own the land. *This might limit the ability to build ownership housing.*

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



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 & Survey

The first meeting convened app 40 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 second meeting convened app. 40 attendees, reviewed survey findings, and then led an interactive exercise for participants to respond to and vote on the three preliminary design concepts

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

Following public engagement, the following vision was created for the redevelopment of Rosalie H. Wright Elementary school. Residents and businessowners emphasized **the preservation of the school to preserve Rosalie H. Wright's legacy, the thoughtful design of housing to prevent traffic disruptions and to match the neighborhood character.**



Honor the legacy of Rosalie H. Wright and Battle Hill

Preserving and honoring the story of the Battle Hill site, Rosalie H. Wright, and the school named in her honor is a central priority for the neighborhood and residents who have lived there for 50+ years. Preserving a landmark ensures the retention of neighborhood identity and cultural heritage.



Provide quality housing options suited to higher-income residents

Expanding housing options for higher-income households can balance the area's demographic mix, attracting new resources and supporting local economic growth. Such housing enhances the neighborhood's desirability while maintaining opportunities for inclusivity.



Facilitate a positive community hub

A central hub fosters connection by providing spaces for residents to gather, collaborate, and create new community with the incoming residents. Creating a welcoming environment strengthens social ties and enhances the overall quality of life.



Cultivate intentional green space

Introduce a community green space amenity where residents can gather, for children of the neighborhood, and for families. Promote accessibility of the amenity and create connectivity with the surrounding neighborhood.



Center traffic and parking design to reduce disruption

Design future development with ingress and egress options to break up the traffic flow on either residential street and break up the traffic patterns. Conduct traffic studies



Allow moderate density increase to attract retail amenities

Smaller, missing middle density would be allowed by residents as a means to attract quality retail amenities to the MLK corridor, including most centrally a fresh food access point or grocery store.

Following the completion of the master plan study, the Master Plan has outlined the following key recommendations to APS for the redevelopment of Lakewood Heights Elementary School:

1 Require preservation of most – if not all of - the school building to maintain character defining features

The neighborhood has identified historic preservation as one of the most important features of the project due to a long history of teardown and community divestment. The neighborhood is interested in exploring the listing of the property on the national registry, and if not officially listed, the careful preservation of the majority of the façade.

2 Consider removing the wing extension

Removing the southern wing of the building would allow for a second ingress and egress point and the separation of the parking into two segments. This would in turn reduce traffic volume and introduce additional greenspace.

3 Introduce a community greenspace amenities

Design a community centered green space which can be accessed by surrounding neighborhoods, including a garden or orchard and a playground for families.

4 Prioritize mixed use development that creates a community hub for neighborhood

Mixed-use development can serve as a focal point for the community, offering spaces for retail, dining, and social interaction. A strong commercial anchor can also stimulate broader economic growth and attract further investment in the surrounding area.

5 Require mixed-income housing with emphasis on attracting residents with incomes at or above 80% AMI, with a third of built area reserved for 2-3 bedroom units

Mixed-income housing promotes social diversity and aligns with inclusive neighborhood goals. Prioritizing units for tenants at 80% AMI or higher, including family-sized units, addresses local housing needs while supporting a sustainable financial model.

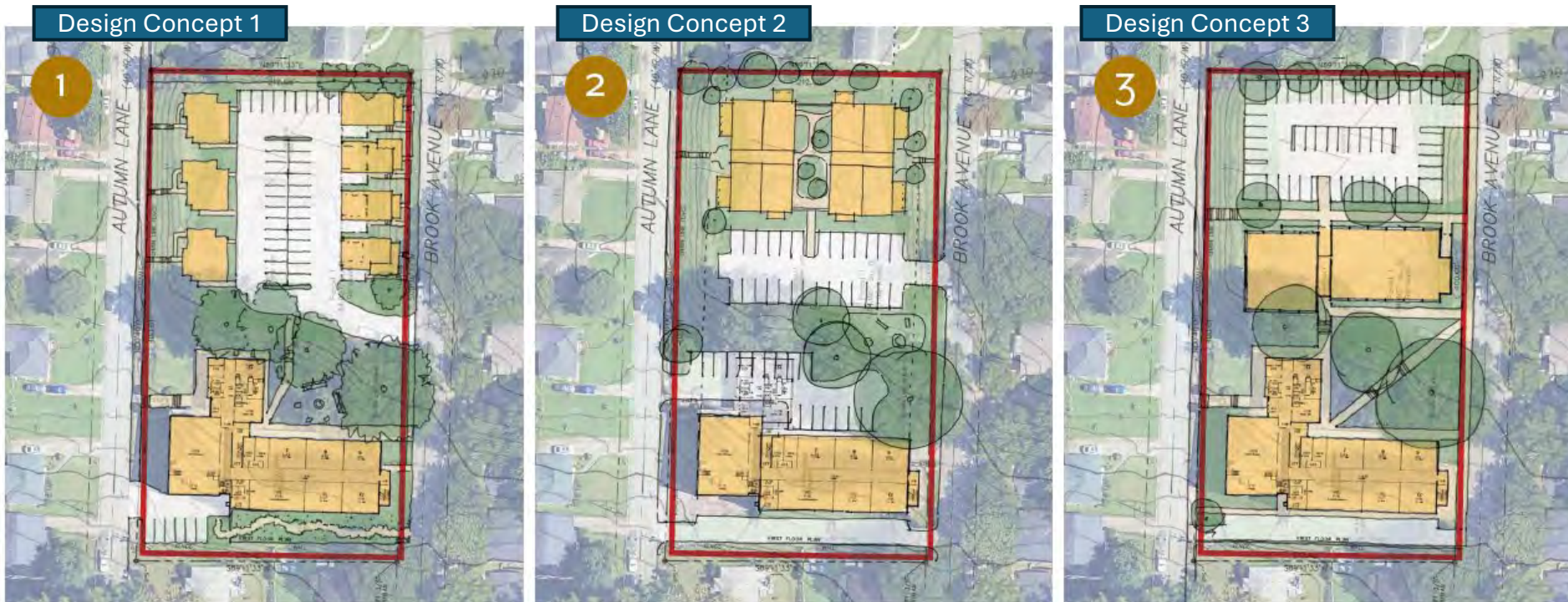
6 Require design that incorporates multiple ingress and egress options

By providing 2 access points for the site, site vehicular connectivity is improved and enhances safety. It also supports a variety of transportation modes, such as walking, biking, and public transit.

7 Require responses to procurement to incorporate a traffic study

A comprehensive parking strategy balances the need for adequate parking with efforts to minimize impervious surfaces and encourage alternative transportation. Innovative approaches, such as shared parking or reduced minimums, can optimize land use and support sustainability goals.

Four design concepts were presented to the community that showed different design, programming, and parking configurations. Ranging from 35-55 units, each concept approached how buildings and program could be arranged on the site differently to support the different needs and preferences of the neighborhood.



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.

Estimated Program:

30-42 units in total Rosalie H. Wright

- **Elementary renovated into 14-20 units**, depending on average unit size and bedroom count
- **New buildings have 16-22 units**, with an emphasis on 2-bedroom or 3-bedroom
- **50 parking spaces off-street**; half accessed from Brooks Ave., half from Autumn Ln.
- **Community garden or orchard and playground**, open to the whole neighborhood





Based on the community engagement feedback and development recommendations, the following rezoning plan is proposed to meet the neighborhood goals and restore the property to active use as a mixed-income residential community.

PROPOSED REZONING FAST FACTS

- **Location:** Former Rosalie H. Wright Elementary School site
- **Size:** 1.9 acres
- **Current Use:** Historic School Building
- **Current Zoning:** R-4 – Medium Density Single-Family
- **Proposed Zoning:** MR-3 or RG-3
- **Future Use:** Residential Development

PROPOSED REZONING BENEFITS

- **Historic Preservation:** Renovation and preservation of the historic school building
- **Housing that matches the neighborhood's character:** Smaller buildings and duplex homes
- **Family-sized homes:** At least 60% will be 2- or 3-bedroom homes
- **No commercial uses:** The site will remain fully residential