



ATLANTA
URBAN DEVELOPMENT

CBRE

Hummingbird



OLD DOBBS ELEMENTARY SCHOOL



Community Planning and Urban Design for
Redevelopment
of the former Old Dobbs Elementary School Site

Community Public Meeting #1

Tonight, in ninety minutes

01	Welcome, who is in the room, community agreements	10 min
02	The basics: history, requirements, zoning, timeline	15 min
03	Learning stations — including Ask APS directly	30 min
04	Report-back: what each station heard	10 min
05	The community survey — fill it out before you go	8 min
06	Closing, and next steps	2 min

What tonight is — and what it isn't

THIS IS
An information meeting

We explain what is being studied, answer your questions, and write down what you tell us. Everything you say tonight goes into the written record.

THIS IS NOT
A public hearing or a vote

No rezoning application is on the table tonight. Formal rezoning recommendations are not expected until later this fall, with their own public process.

NOT YET DECIDED
Almost everything

How many homes. What kinds. Whether they are for rent or for sale. What else goes on the site. How much stays green. That is what we are asking you about.

01

The site, and its history

How this land came to be a school, and how it came to be empty.

NORWOOD MANOR NEIGHBORHOOD



Historic Subdivision

Norwood Manor is one of Atlanta’s oldest post-WWII, Black-owned subdivisions. The neighborhood was intentionally developed for African American homeowners.

Photo Credit: Atlanta Journal Constitution Photographic Archive



Thomasville Elementary School

The school was originally known to the community as Thomasville Elementary School until it was renamed to honor Civil Rights pioneer John Wesley Dobbs

Photo Credit: Facebook



A Symbolic Transition

John Wesley Dobbs passed away on August 30, 1961, the day Atlanta Public Schools desegregated, resulting in a prominent funeral where Dr. Martin Luther King gave the invocation.

Photo Credit: Digital Library of Georgia, Works Progress Administration (WPA) Projects in Georgia

ADDITIONAL HISTORY SLIDE - KNOX FAMILY



Pictured Above: Founding Family—Mr. and Mrs. Robert Norwood Sr

Original Land Ownership

Starting around 1913, the Knox family transitioned from sharecropping to outright property ownership, securing a large, massive land grant that was parceled out in 1939.

Photo Credit: Norwood Manor Civic Association



Transition to Norwood Manor

In the 60s and 70s, portions of the historic Knox family acreage were acquired by Norwood Construction, transforming the land into Atlanta's first planned, Black-owned, and Black-developed residential subdivision.

Photo Credit: Norwood Manor Civic Association

This land was given by neighbors

The **Knox** and **Norwood** families donated land here for a school.

Henry Thomas is part of this land's history, and of how the neighborhood remembers it.

Old Dobbs Elementary served Norwood Manor and Thomasville Heights for decades.

APS declared the site surplus in **September 2024**.

APS has completed title research and can provide it in writing: clear title, no use conditions.

Who is in the room tonight

WHO OWNS THE LAND

Atlanta Public Schools

APS owns the site and will keep owning the land

Representatives are here tonight to answer your questions directly

WHO IS RUNNING THE PROCESS

City of Atlanta & Atlanta Urban Development

Partnered with APS through an intergovernmental agreement

Supported by CBRE on real estate and Hummingbird on engagement

WHO IS WATCHING ON YOUR BEHALF

The Community Advisory Team

Neighbors from Norwood Manor, Thomasville Heights and NPU-Z

They met first, and pushed for tonight to be information-only

Two things are already set

REQUIREMENT ONE

APS keeps the land — a 50-year ground lease

APS would lease the land rather than sell it. Ground leased land cannot be sold as for-sale homes. The Community Advisory Team asked us to press on this, and we are: we are in conversation with APS about how ownership could still work here if the site is designed for it.

REQUIREMENT TWO

Affordability minimums on rental homes

If homes on the site are rented, at least 20% must be affordable at or below 50% of area median income, and another 10% at or below 80%. Those are floors, not targets — and the next slides explain what those percentages mean in actual dollars.

02

Plain language

The words you will hear tonight, in ordinary English.

Five words worth knowing

TERM	WHAT IT ACTUALLY MEANS
Surplus property	Over and above the amount that is actually being used
Ground lease	APS keeps the land and rents it out long-term. The buildings can change hands; the land does not.
Rezoning	Changing the rulebook for what can be built on a piece of land. It requires its own public process.
AMI	Area median income — the midpoint income for the metro region, used to set affordable rents.
Missing middle	Small buildings between a single house and an apartment block: duplexes, cottages, four-plexes.

What “affordable” means in dollars

AFFORDABILITY LEVEL	A TWO-PERSON HOUSEHOLD EARNING UP TO	A FOUR-PERSON HOUSEHOLD EARNING UP TO	RENT FOR A 1-BEDROOM	RENT FOR A 2-BEDROOM
50% AMI	\$47,150/yr	\$58,900/yr	\$1,105/mo	\$1,326/mo
80% AMI	\$75,440/yr	\$94,240/yr	\$1,768/mo	\$2,122/mo
Around here, today	\$40-42,000/yr (Lakewood Heights)	\$52-56,000/yr	\$1,350/yr	\$1,700/yr

Rent caps include estimated tenant utilities (gross rent). If residents pay utilities separately, base rent is reduced accordingly.

03

What is being studied

Sketches, not plans. Nothing here has been approved by anyone.

What the rules allow today

The site is zoned **R-4** — single-family homes only, on 9,000 square feet lots.

Anything other than single-family houses would require a **rezoning** , with its own public process and its own votes.

The wooded northwest corner is steep. It is not easily buildable, whatever the zoning says.

CURRENT

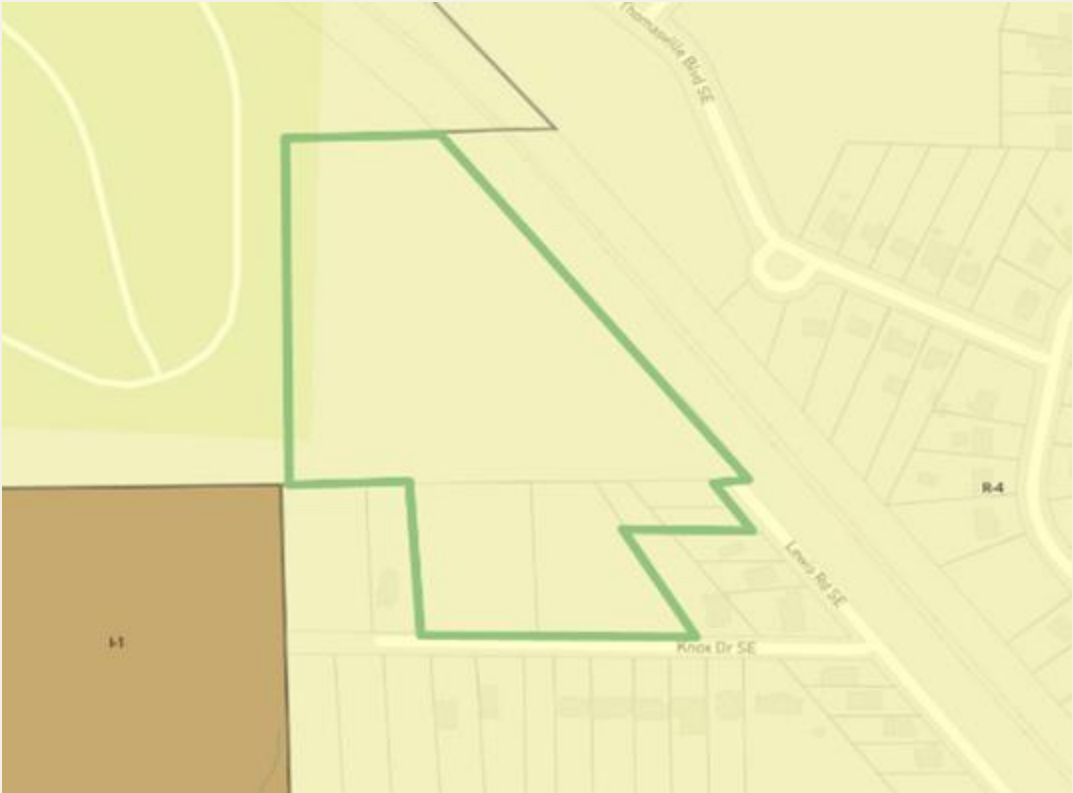


9,000 sqft

minimum lot requirement

R-4

Current Zoning is R-4, which is a single-family zoning district, requiring minimum lot of 9,000 sqft. Will need to be rezoned to allow for higher density. The wooded area at the North-West side has a steep topography, this area is not easily developable.



Three directions on the table

ILLUSTRATIVE ONLY • NO DECISIONS HAVE BEEN MADE

LOWER DENSITY

Cottage court, most of the site left alone

Small missing-middle homes on one side of Lewis Road, with the majority of the site left undeveloped. Designed for ownership if it can be structured that way. The team is actively studying this after the access research.

MID DENSITY

About 100 homes

Roughly 100 homes and 202 bedrooms, three stories at the most, in a mix of four-plexes and six-plexes around a shared green — with room for one commercial or community space.

HIGHER DENSITY

About 140 homes

Roughly 140 homes and 280 bedrooms, still three stories at the most, with one to four bedroom units and more commercial or community space at the ground floor.

A variety of development types



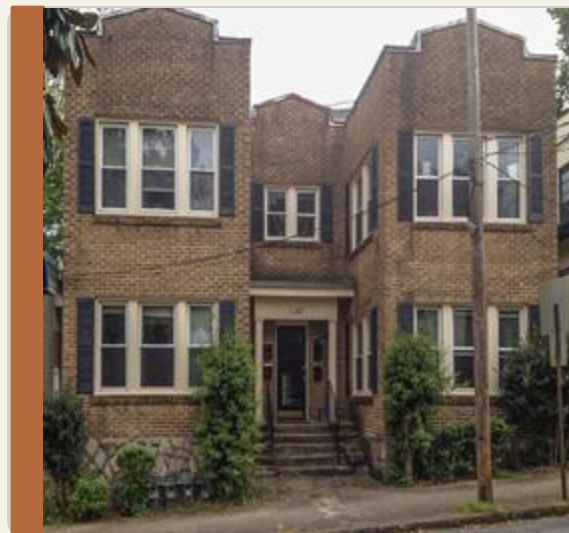
Single Family Attached (Townhouse/LiveWork)

- 1 Unit
- 2 - 3 Stories
- 2 - 4 Bedrooms
- 1,400 to 1,800 sqft
- LiveWork - 400 sqft Commercial at ground floor



Accessory Dwelling Unit (ADU)

- 1 Unit
- 1 Story (on ground or over parking garage)
- 1 Bedroom
- 800 sqft



Four-Plex

- 4 Units
- 2 Stories
- 2 - 3 Bedrooms each
- 6,000 to 6,400 sqft



Six-Plex

- 6 Units
- 3 Stories
- 2 - 3 Bedrooms each
- 9,400 to 9,600 sqft



Flex

- 4 - 5 Units
- 3 Stories
- 2 - 3 Bedrooms each
- 9,400 to 9,600 sqft
- Commercial/Community Space ground floor



Apartment Building

- 14 - 20 Units
- 3 Stories
- 1 - 3 Bedrooms each
- 25,000 sqft
- Commercial/Community Space ground floor

The sketches, side by side

These drawings exist to give you something to react to. Unit counts, heights, and how much of the site is built on are all still open.

ILLUSTRATIVE ONLY



Mid-Density



High-Density

Getting in and out

Lewis Road is the only way in and out of Norwood Manor today.

The active **Norfolk Southern** line blocks the obvious second route.

The City has researched whether additional road connections are possible, and presents those findings tonight.

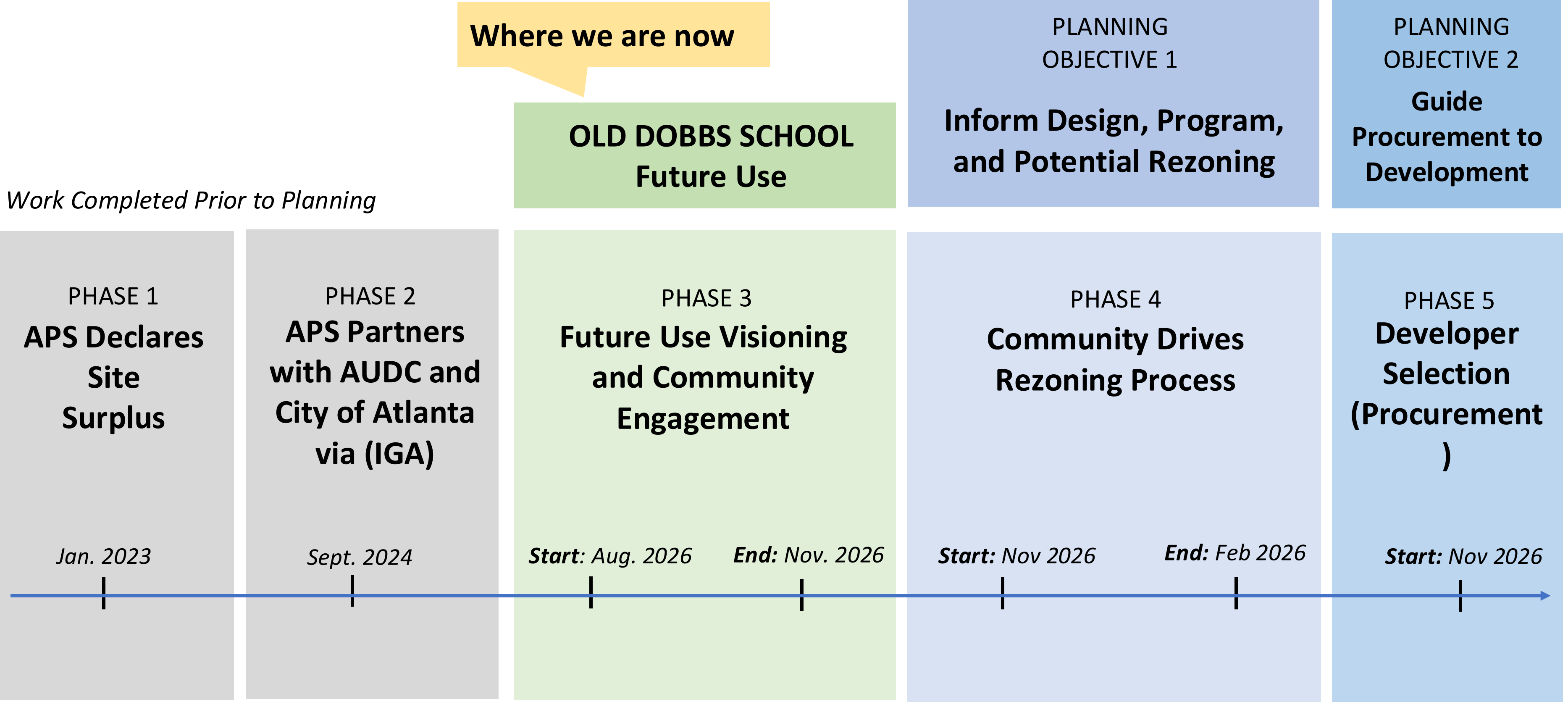
What that research finds shapes how much can responsibly be built here — access is a limit, not a detail.

04

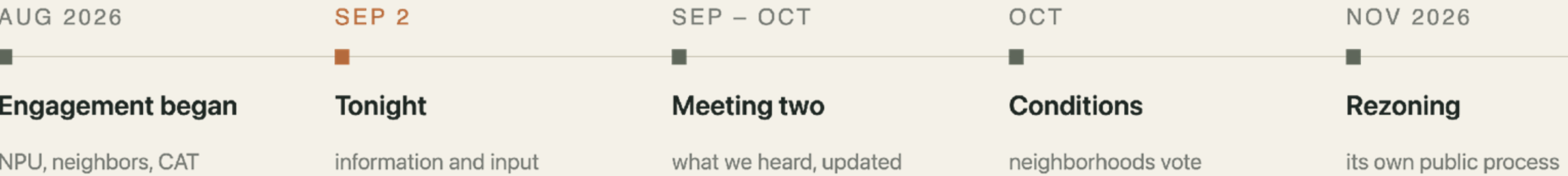
Your voice

Where we are in the process, and how your answers get used.

COMMUNITY ENGAGEMENT TIMELINE



Where we are in the process



The Community Advisory Team told us this schedule moves too fast and asked for a longer engagement period with more information and feedback sessions. We have carried that request to the City and APS.

Three things we are asking you tonight

1

What kinds of homes, and for whom?

How many bedrooms. Homes for families, for elders, for people starting out. Rented or owned. Tell us what this neighborhood is short of.

2

What else belongs here, besides homes?

A shop. A clinic. A community room. Childcare. Nothing at all. If ground-floor space gets built, you should decide what it is for.

3

What should stay open?

Trees, green space, a playfield, a garden, gathering space. Which parts of the site should not be built on, and what should they become?

How your answer gets counted

Fill out the survey before you leave. This is how opinions get counted, not just heard. Paper copies are on every table and volunteers have tablets.

Every station is being written down. Notes from each station, and every question we could not answer tonight, go into a written debrief that comes back to you.

Come to the next one. Thomasville Heights Civic League, September 14 at 6:30 PM, TH Recreation — the project team is on the agenda.

Bring a neighbor. The more of this neighborhood that answers, the harder our answers are to ignore.

THANK YOU

Thank you

This land was given by families in this neighborhood. Our job is to run a process that honors that — and that starts with getting your answers on the record.

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