



ATLANTA
URBAN DEVELOPMENT

CBRE



SEWANEE AVENUE PROPERTY

Community Planning and Urban Design for Redevelopment
of the former Sewanee Ave Property Site

PUBLIC MEETING #1



Tonight, in ninety minutes

01	Welcome and meeting expectations	10 min
02	The basics: site 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 poster boards and community survey — weigh in before you head out	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. 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 the opportunity at hand.

Sewanee site history



Fulton County Schools Archives Digital Collection, 1909

Center Hill School was one of the first rural schools to be annexed into Fulton County Schools in 1952 under Mayor Hartsfield.



Fulton County Schools Archives Digital Collection, 1982

Center Hill Elementary was constructed in 1934 by the Works Progress Administration as an elementary school for African American students in the Atlanta areas



Atlanta History Center Digital Archives , 1952

Much of the homes in Center and Dixie Hills were constructed between 1940 and 1969 and many current residents are the original homeowners.

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 Corporation

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 NPU J are in the room.

Center Hill and Dixie Hill neighborhoods.

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	\$75,400/yr	\$94,250/yr	\$1,768/mo	\$2,121/mo
Around here, today	\$46,240/yr	\$46,240/yr	\$1k-1.3k/mo	\$1.5k-2k/mo

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.

Planning Concepts

Development planning concepts and design principles.

- Traditional Complete Neighborhood Design
- Walkable Streets with a Main Street Mixed-Use Concept
- Parking and services located behind buildings to reduce curb cuts
- Buildings front the street, creating active "eyes on the street"
- Future retrofit opportunities including on-street parking
- Densification without altering open space networks or street patterns
- Density and intensity transition aligned with surrounding neighborhoods

Vision Elements

Walkability

Mixed-Use

Human Scale

Future Ready

Connected neighborhood pattern focused on streets, public realm, and long-term adaptability.

Development Types

A calibrated range of homes and mixed-use formats supports households at different stages of life.



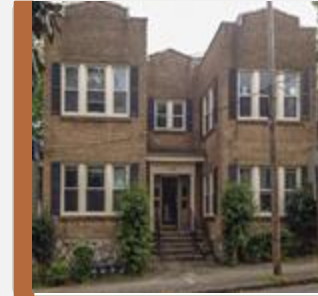
Single Family Attached (Townhouse/LiveWork)

- 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



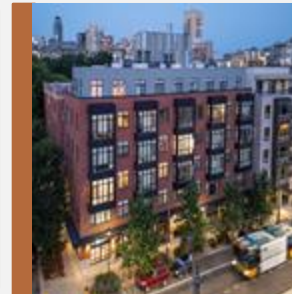
Six-Plex

- 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

Current Zoning

Existing conditions define the rezoning and site-preparation strategy.



CURRENT



R-4A

7,500 sqft

minimum lot requirement

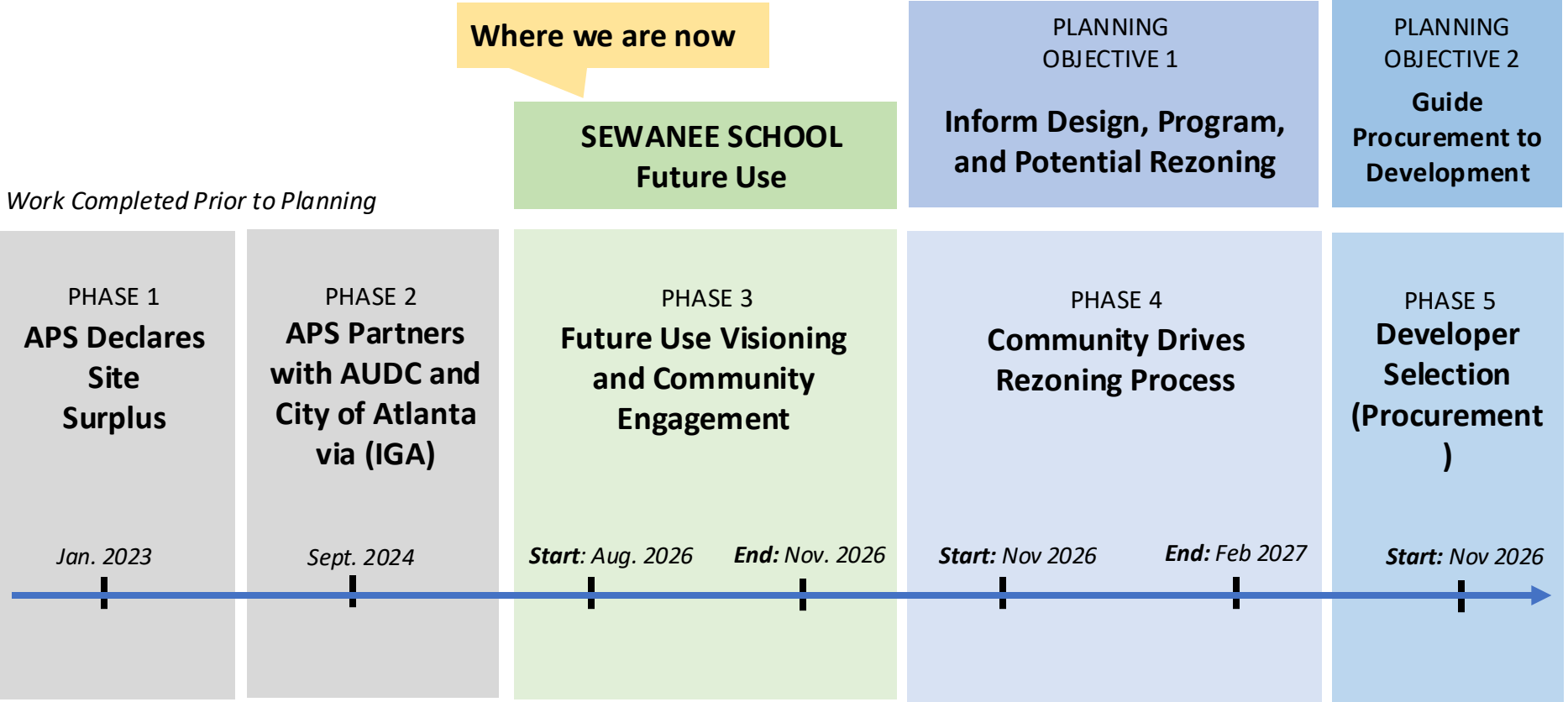
Current Zoning is R-4A, which is a single-family zoning district, requiring minimum lot of 7,500 sqft. Will need to be rezoned to allow for higher density. Substantial tree coverage, could complicate development.

04

Your voice

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

COMMUNITY ENGAGEMENT TIMELINE



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. Public Meeting #2: September 30

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

Thank you

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