



ATLANTA
URBAN DEVELOPMENT

CBRE

Hummingbird



JEREMIAH GILBERT ELEMENTARY SCHOOL

Community Planning and Urban Design for
Redevelopment
of the former Gilbert Elementary 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.

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 Betmar LaVilla (also Joyland, Park Place South, Pryor Road), and NPU-Y are in the room.

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	\$50,822/yr	\$50,8220/yr	\$1,485/mo	\$1,918/mo

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

03

What is being studied

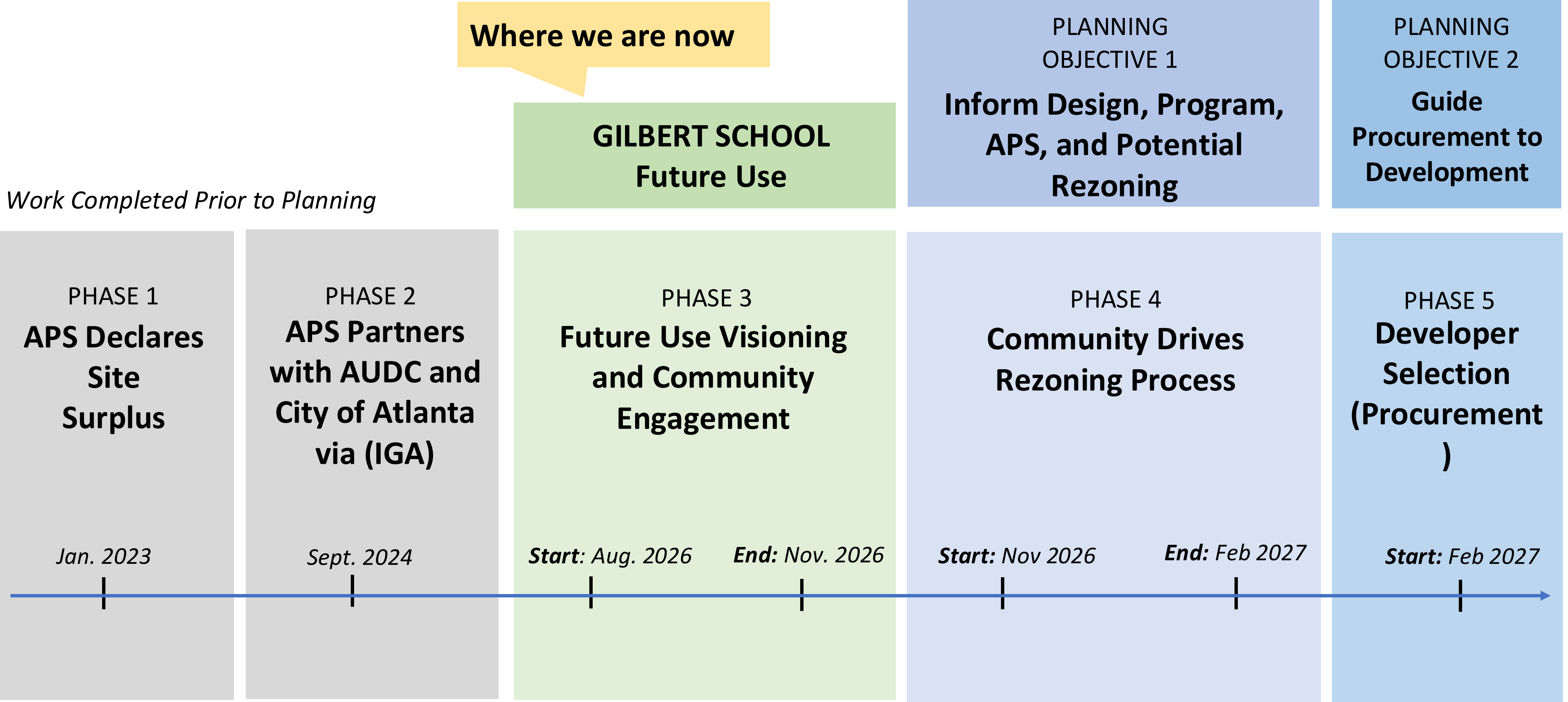
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04

Your voice

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

COMMUNITY ENGAGEMENT TIMELINE



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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.

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What else belongs here, besides homes?

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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

mrumley@hummingbirdfirm.com · dsmith@hummingbirdfirm.com

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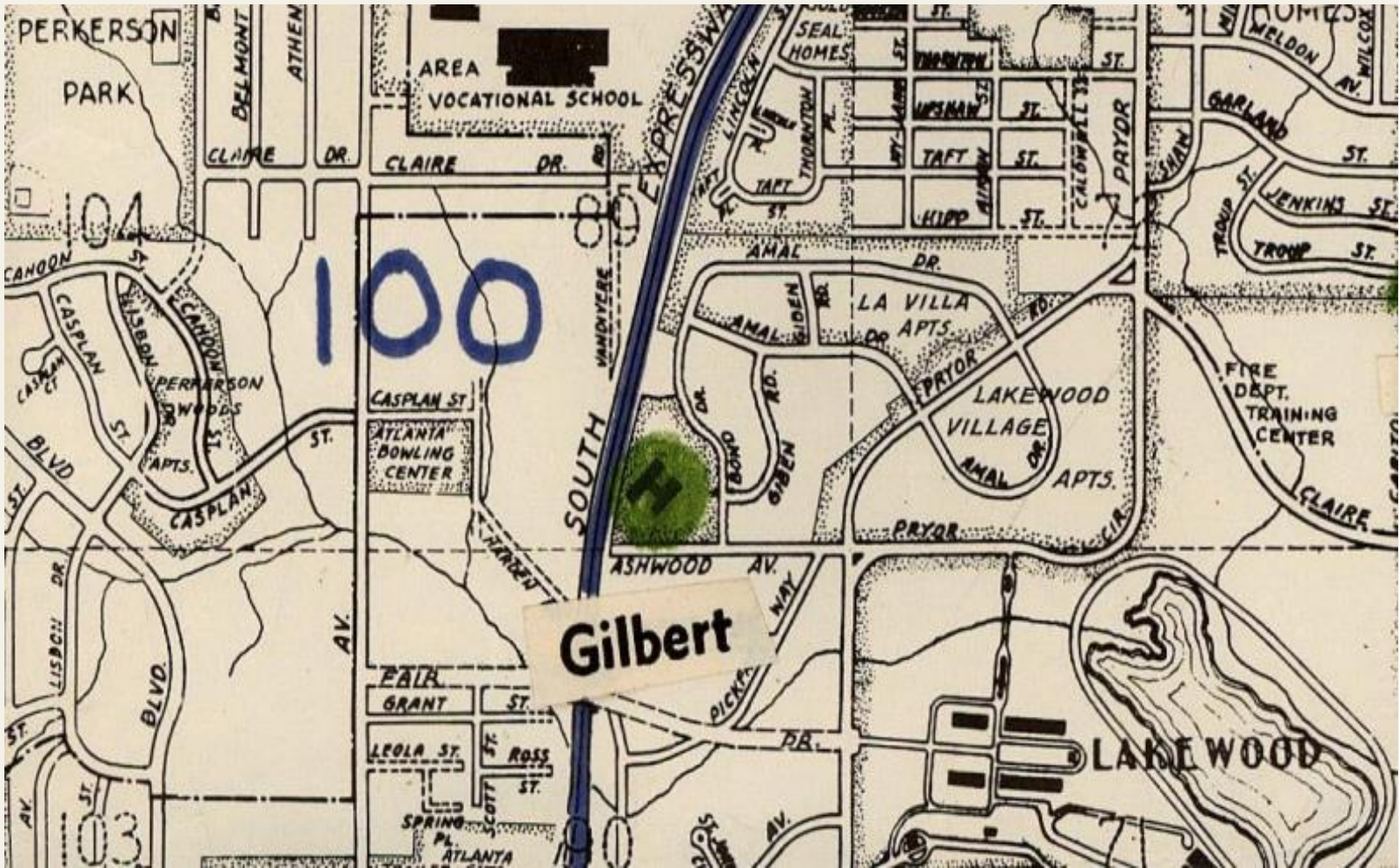
GILBERT ELEMENTARY HISTORICAL OVERVIEW



History Summary

Opened in the 1950s, and located at 407 Ashwood Avenue SE, Gilbert Elementary served the surrounding working-class, predominantly Black neighborhood and the adjacent Gilbert Gardens community in Southeast Atlanta.

The school permanently closed in 1983 due to sharp enrollment drops from neighborhood demographic shifts, district-wide APS consolidations, and expanding airport-corridor flight paths. It was then used as a fire training center by the City of Atlanta until 2025/6.



**Photo Credits: The Atlanta Urban Design Commission at the History Center*

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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
- Density without altering open space networks or street patterns
- Density and intensity transition aligned with surrounding neighborhoods

Vision Elements

Walkability

Mixed-Use

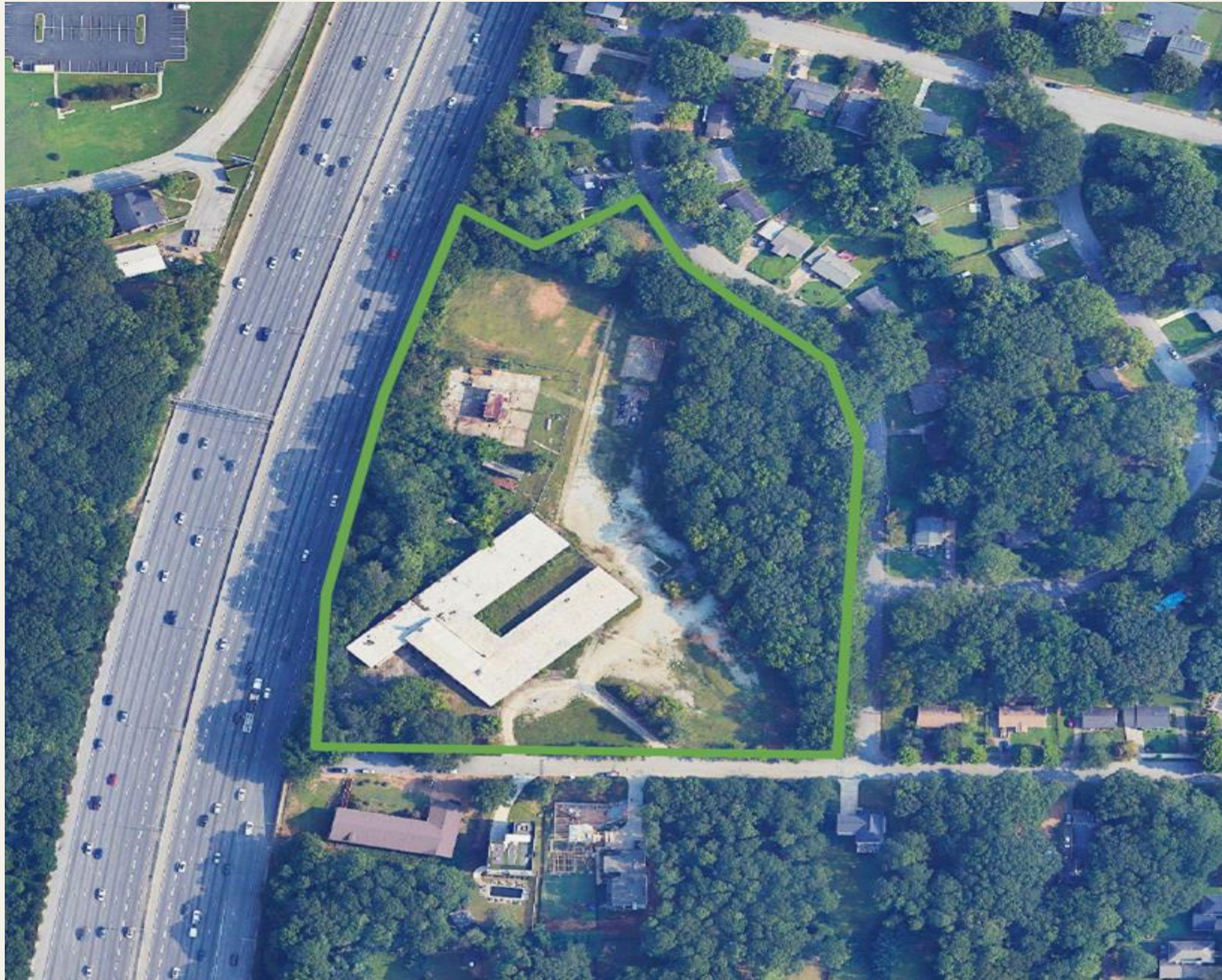
Human Scale

Future Ready

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

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 size of 7,500 sqft. Will need to be rezoned to allow for higher density. Has existing structures that may need to be demolished. Small wooded area.

A variety of development types



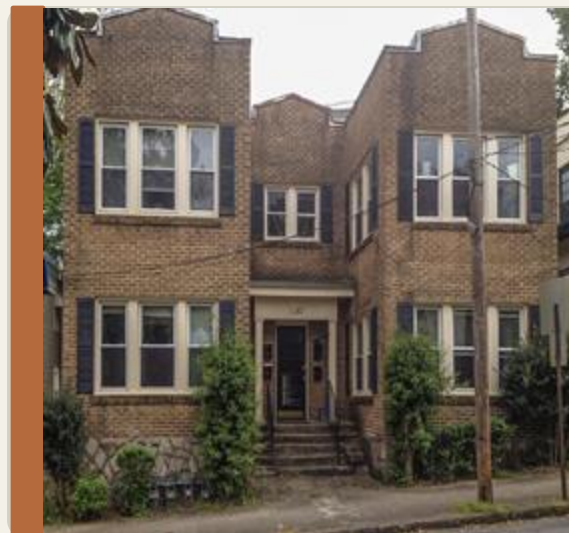
Single Family Attached (Townhouse/LiveWork)

- 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

Gilbert - Mid Density

A compact neighborhood with a broad housing mix and a civic heart.

#

130

Total Residential Units

🛏

314

Total Bedroom Count

🏠

1, 2, 3 and 4

Unit Types

📏

3 Stories

Maximum Height

🏢

COMMERCIAL OR
COMMUNITY CENTER
POTENTIAL

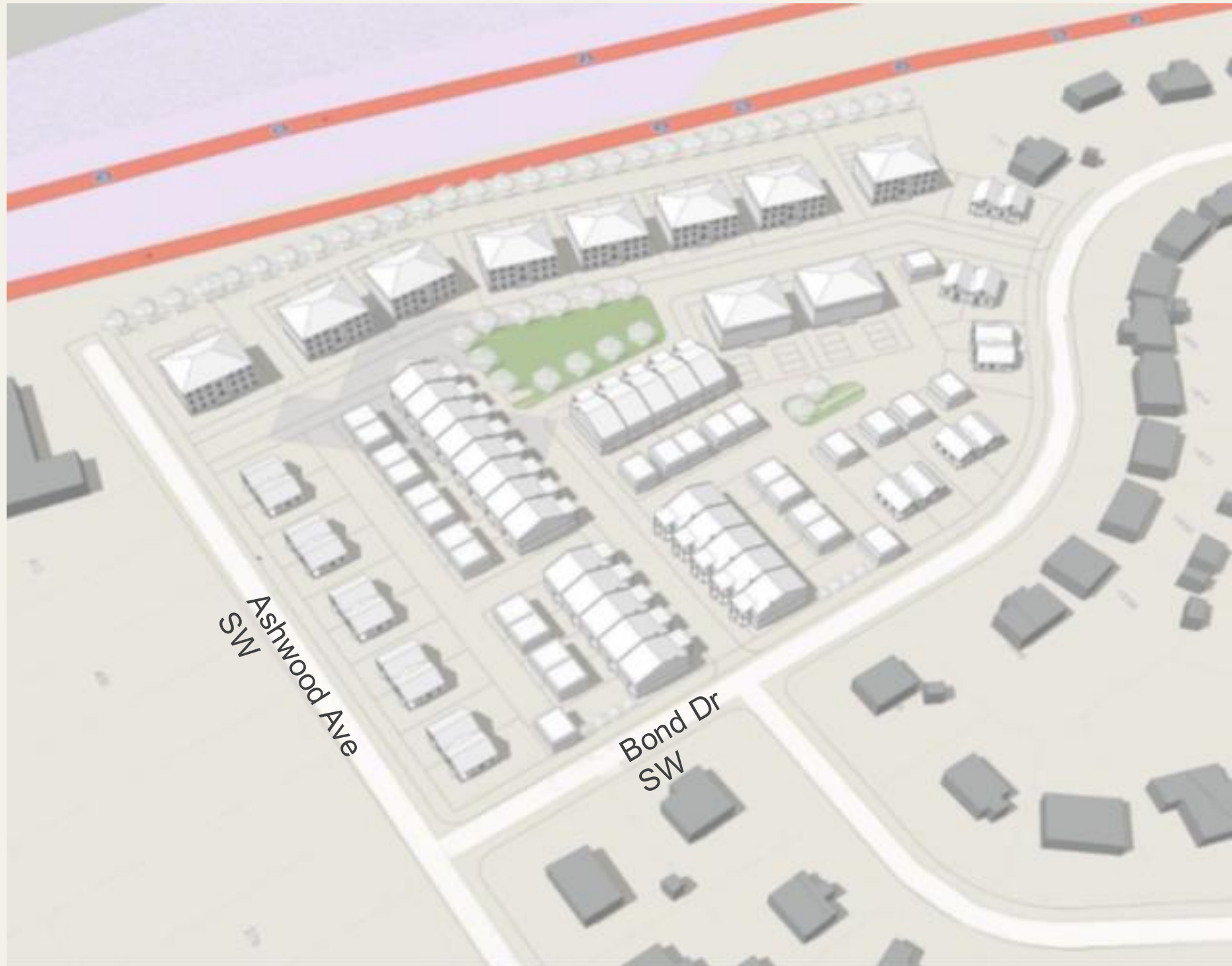
Yes - Around
central green



Gilbert – Mid Density

A connected plan centered on shared green space

130 HOMES | 314 BEDROOMS | 3 STORIES
MAX



Gilbert - High Density

A compact neighborhood with a broad housing mix and a civic heart.



179

Total Residential Units



397

Total Bedroom Count



1, 2, 3 and
4

Unit Types



3 Stories

Maximum Height



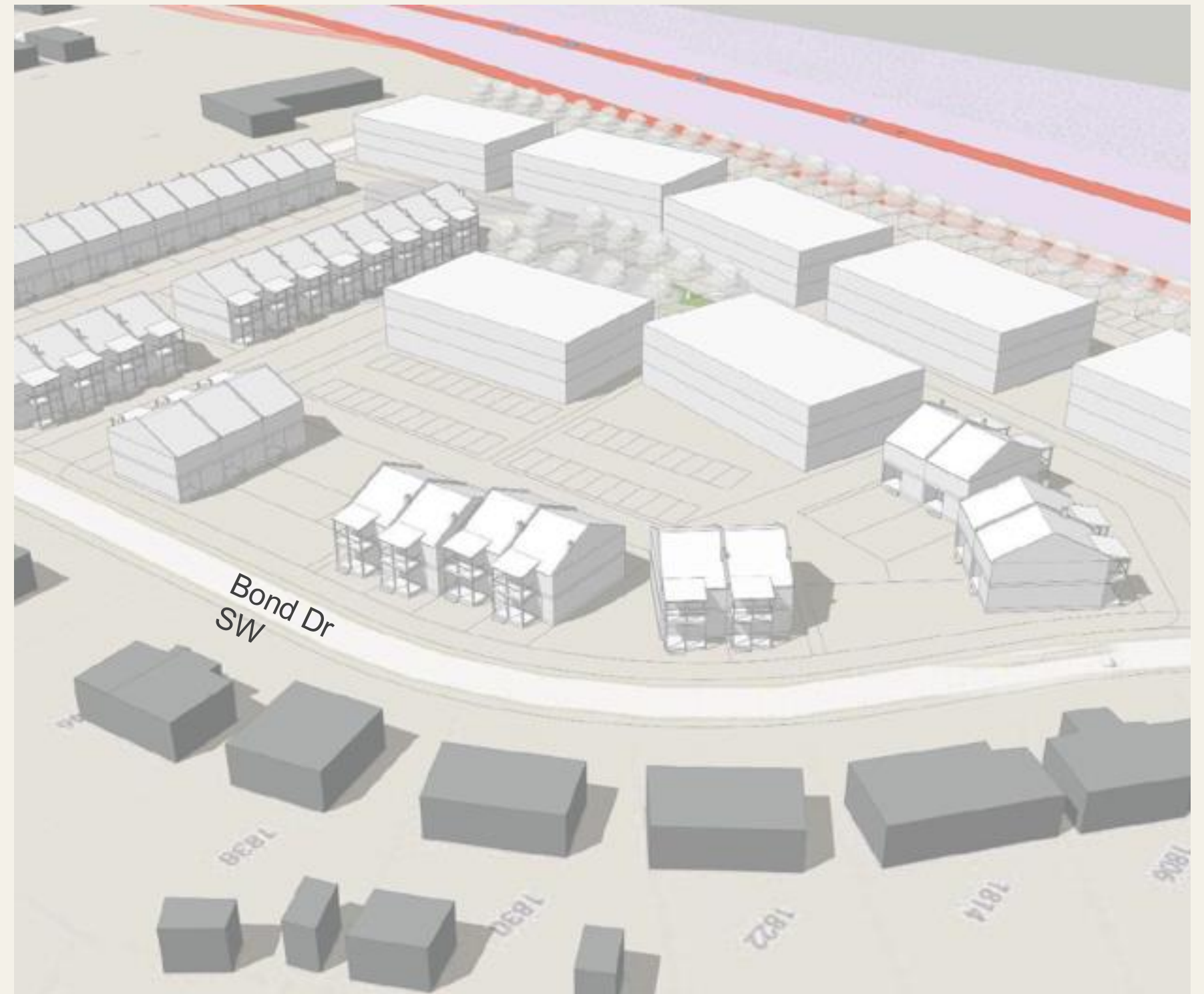
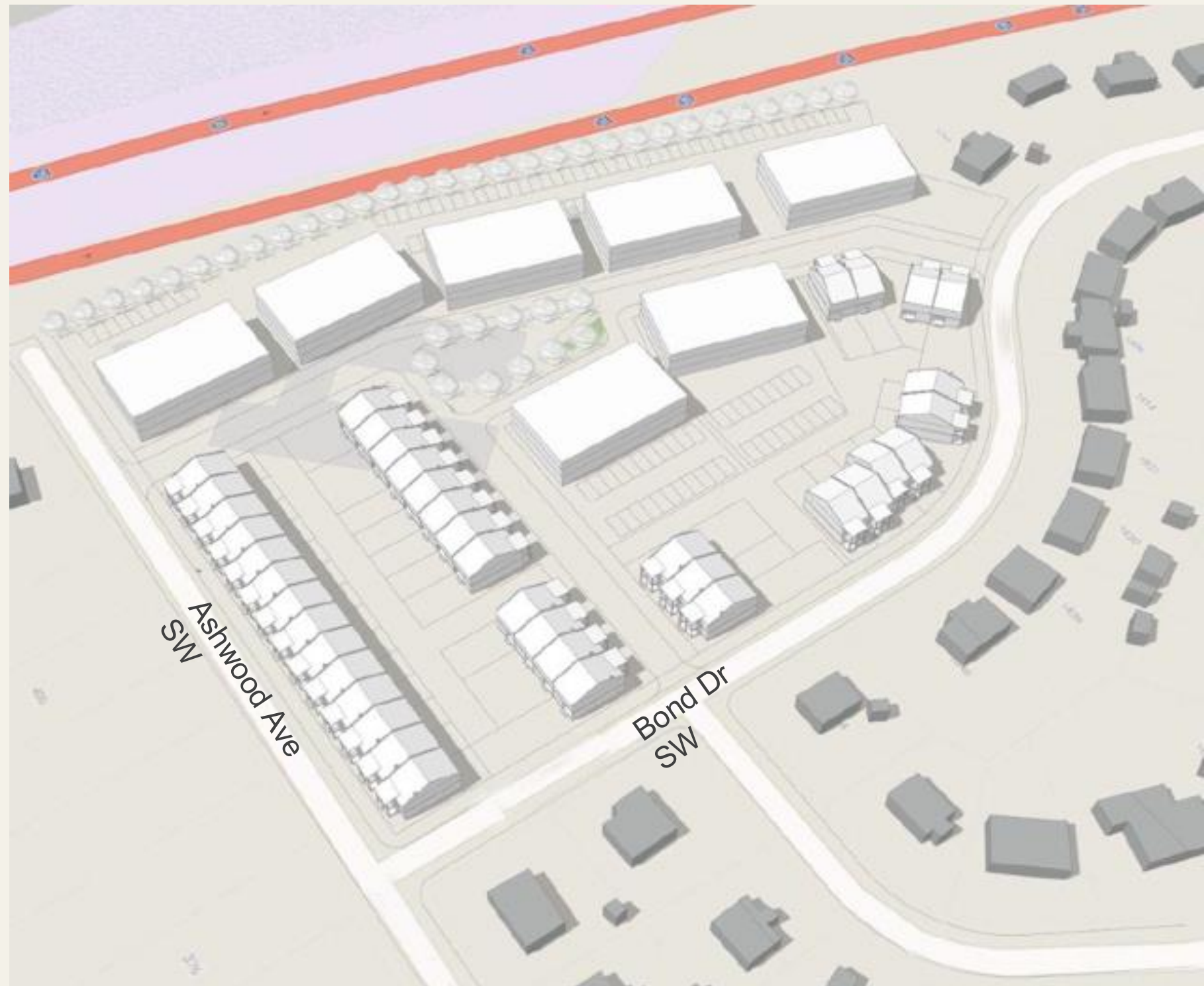
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Yes - Around
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Gilbert - High Density

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179 HOMES | 397 BEDROOMS | 3 STORIES
MAX



Gilbert - High Density

A compact neighborhood with a broad housing mix and a civic heart.

127 HOMES | 254 BEDROOMS | 3 STORIES MAX

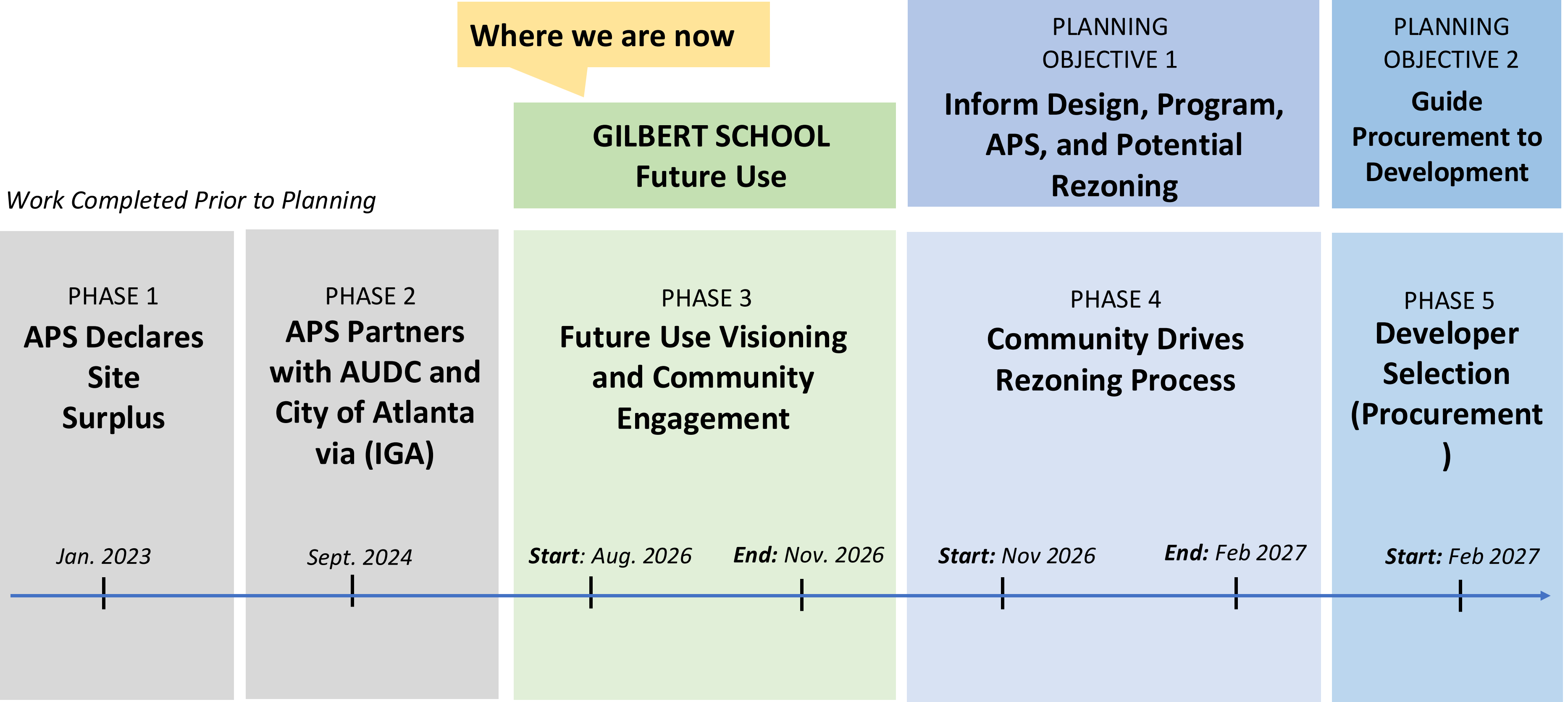


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