

APS Forward 2040:

Re-activating and Repurposing APS Properties to Support the Student and Community Good

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One District. One Goal. Every Child.



A COMMUNITY OF BELIEVERS GETTING BACK TO BASICS

Our Strength is Our Team

Atlanta's students will have effective and engaged teachers, leaders, and staff.

- Increase concentration of highly-effective teachers and leaders
- Prioritize engagement and retention for staff
- Grow and promote strong teachers, leaders, and staff

Our Responsibility Is Shared

Atlanta's students will have supportive families, communities, and partners.

- Build meaningful partnerships
- Expand Atlanta Partners for Education (APFE) impact
- Increase access and engagement for families and communities

Our System Is Efficient & Effective

Atlanta's students will have the schools and resources they need to succeed.

- Maximize facility usage for the student and community good
- Leverage data to drive strategic financial investments
- Implement sustainability initiatives

We Are Strengthening Our Instructional Core

Atlanta's students will have high-quality instruction, materials, and targeted support.

- Implement high-quality, relevant, and engaging instructional materials and professional learning in all core content areas
- Target resources towards subgroups (eg. exceptional education, English learners, economically-disadvantaged)
- Accelerate early learning

We Are Caring For Every Child

Atlanta's students will have trusted, supportive adults meeting their unique needs.

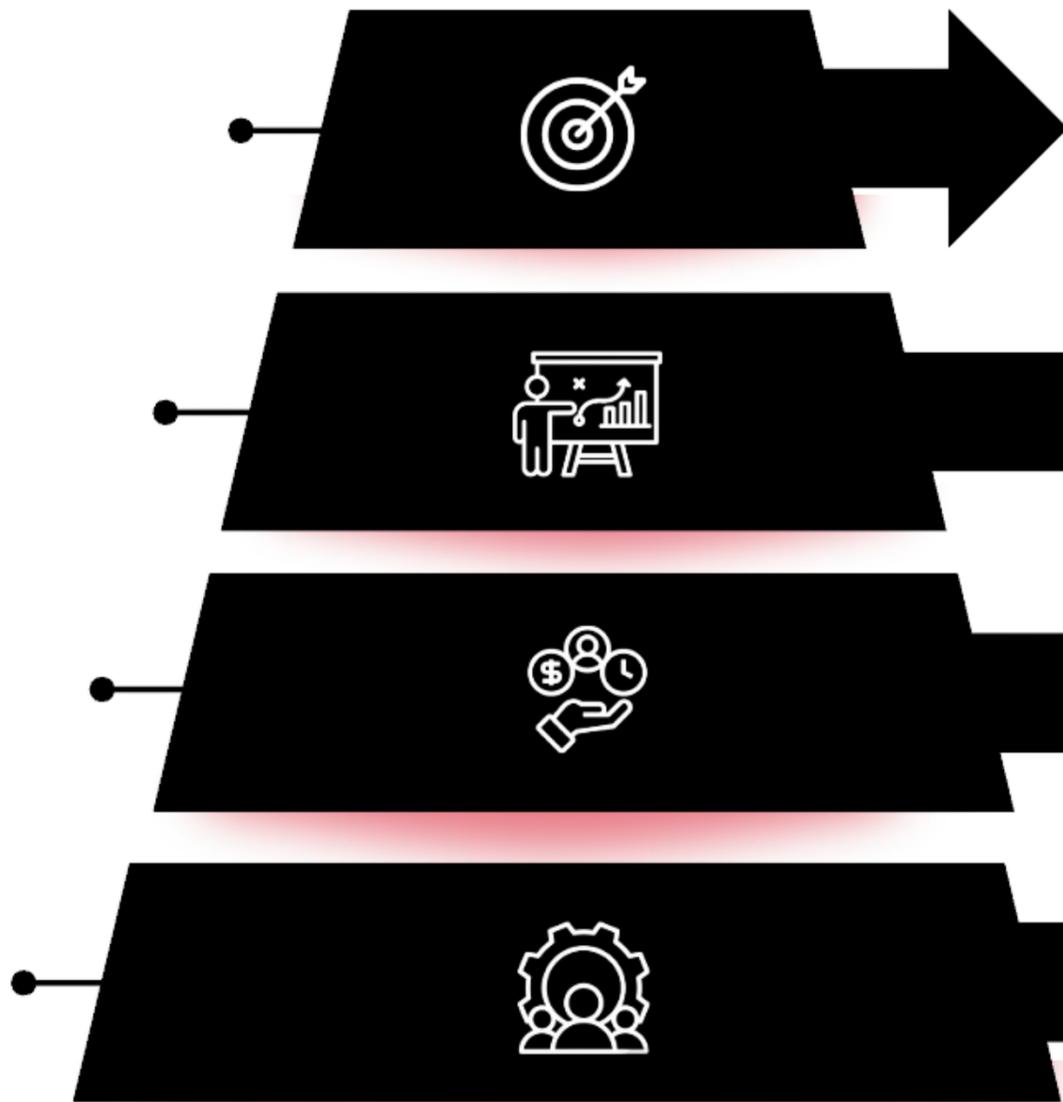
- Expand strategies that reduce chronic absenteeism and disproportionate discipline
- Implement systematic culture and climate strategies
- Increase student access to trusted and reliable adults (eg. mentors, coaches, counselors)

We Are Sparking Student Curiosity

Atlanta's students will have access to explore and expand their passions and interests.

- Promote robust arts, athletics, world language, and enrichment offerings
- Expand access to high-interest and workforce-ready offerings (e.g. career programs and pathways, advanced coursework)
- Explore specialized and innovative school models (eg. School of the Arts)





- **Focus Area**

Our system is efficient and effective

- **Objective**

Maximize facility usage for student and community good

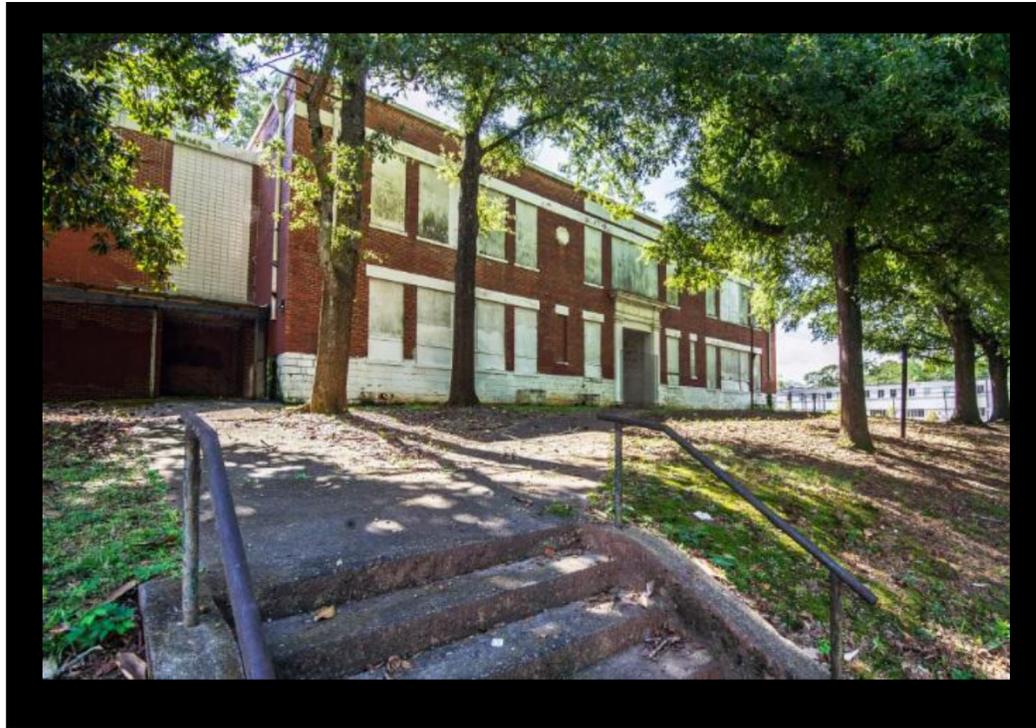
- **Success Expectations**

- Increase high-quality programming opportunities for all students in Atlanta Public Schools
- Decrease the number of unactivated properties
- Increase the number of community hubs
- Narrow the per pupil spend between our highest and lowest schools

- **Strategies**

1. Comprehensive Long-Range Facilities Plan (Enrollment, capacity, and building condition)
2. Establish processes and partnerships to reactivate properties for community good

Repurposing Success Stories



The Atlanta Journal-Constitution
News

Metro Atlanta Georgia News Legislature National & World News Business

METRO ATLANTA

Historic buildings are helping Atlanta reach affordable housing goals

Former schools, printery, bank all under consideration for revamping into housing.

A photograph showing two men standing in front of a brick building. One man is wearing a hard hat and a high-visibility vest, while the other is in a short-sleeved shirt. They appear to be on a site visit or tour.

David Mitchell, executive director of the Atlanta Preservation Center (left) joins developers on a tour of the former Lakewood Elementary School, on July 17, 2025. The school is going to be revamped into a mixed-use space with retail and affordable housing units. (Riley Bunch/AJC)



Lakewood Heights Elementary with AUDC

Repurposing Success Stories



The APS Student and Family Support Hub @ Oglethorpe Elementary



CONTEXT & PURPOSE

Unactivated Sites (Surplus and Hold) present both a cost burden and opportunity

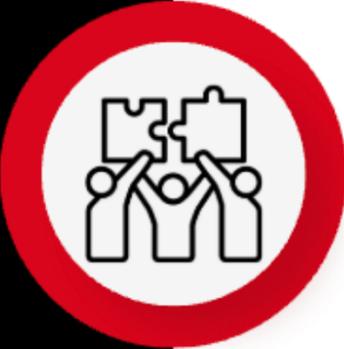


Total Unactivated Properties: 47

- 16 Surplus
- 31 Hold



Alignment between the Comprehensive Long-Range Facilities Plan, Strategic Plan, and future E-SPLOST



Need for a streamlined approach to ensure the best use of our APS properties



APS Comprehensive Long-Range Planning

Current Facilities Landscape Scenarios

APS Repurpose & Re-activation Plan for Excess Properties

**Maximize
Facility Usage
for Student and
Community
Good**



Approach to APS' Excess Properties



Old Approach: Surplus vs. Hold

- **Surplus Property**
 - Real property that is no longer needed by APS for current or future uses may be put on the market or sold or otherwise disposed of in accordance with the applicable law. Surplus property may also be exchanged for real property or a combination of real property and/or other considerations.
 - *16 Properties declared Surplus in 2023.*
- **Hold Property**
 - Excess property that has not been determined surplus. Current path is to retain ownership.



New Approach: Activating Unactivated Properties for Community Good

- **Activated Properties**
 - Excess properties that are currently being used by entities outside of APS
- **Unactivated Properties**
 - Excess properties that are currently not being used for any purpose, whether district related or other.
 - Include both Surplus and Hold

Three Approaches to Unactivated Properties

- Short, Medium, and Long-Term Leases
- Sale/Trade
- District Use

CURRENT ACTIVATED PROPERTY USES



3

YMCA



3

**Atlanta Parks
and Recreation**



6

Swing Spaces

- Coan
- Bethune
- Connally
- East Lake
- Thomasville Heights
- Towns



5

Early Learning



9

**Charter
Schools**

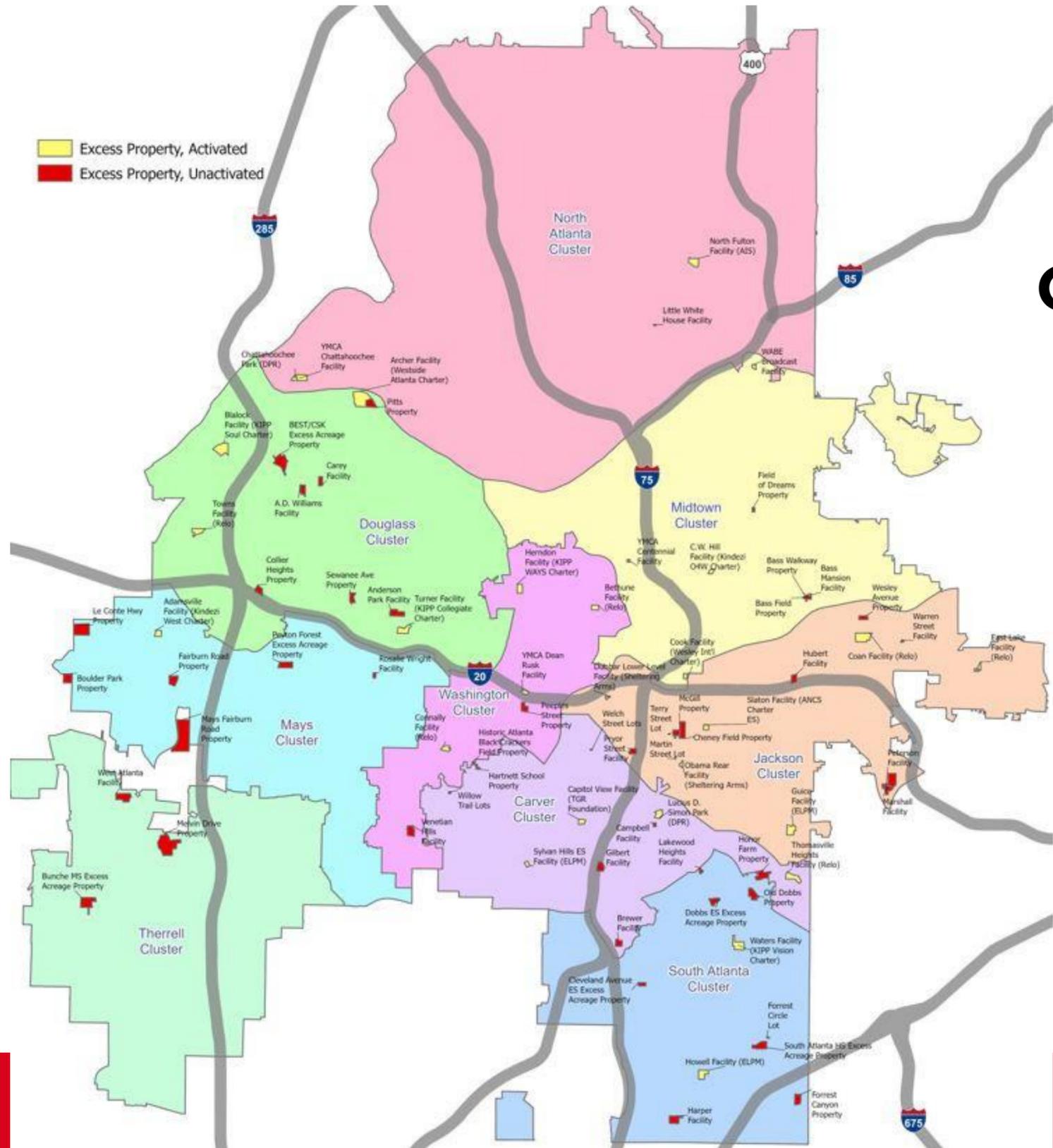


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Other

- Atlanta International School
- WABE
- Capitol View
- Bass Walkway

Where are our EXCESS properties?



Cluster

Type

CLUSTER	Activated	Unactivated	Total
Carver	4	7	11
Douglass	4	7	11
Maynard Jackson	6	10	16
Mays	1	6	7
Midtown	6	2	8
North Atlanta	3	1	4
South Atlanta	2	9	11
Therrell		3	3
Washington	4	2	6
Grand Total	30	47	77

Unactivated Type	Total
Vacant Building	14
Vacant Building/Admin	2
Vacant Building/Leased Garden	1
Vacant Land	28
Vacant Land/Athletics	2
Grand Total	47

STRATEGIES FOR REPURPOSING/RE-ACTIVATING

Atlanta Urban Development Corporation (AUDC)

Mixed-use developments, affordable housing, community focus



Request for Ideas (RFI)

Community needs/wants meet development ideas



Metro Atlanta Land Bank & Atlanta Land Trust

Single-family homesites that are sold and remain permanently affordable

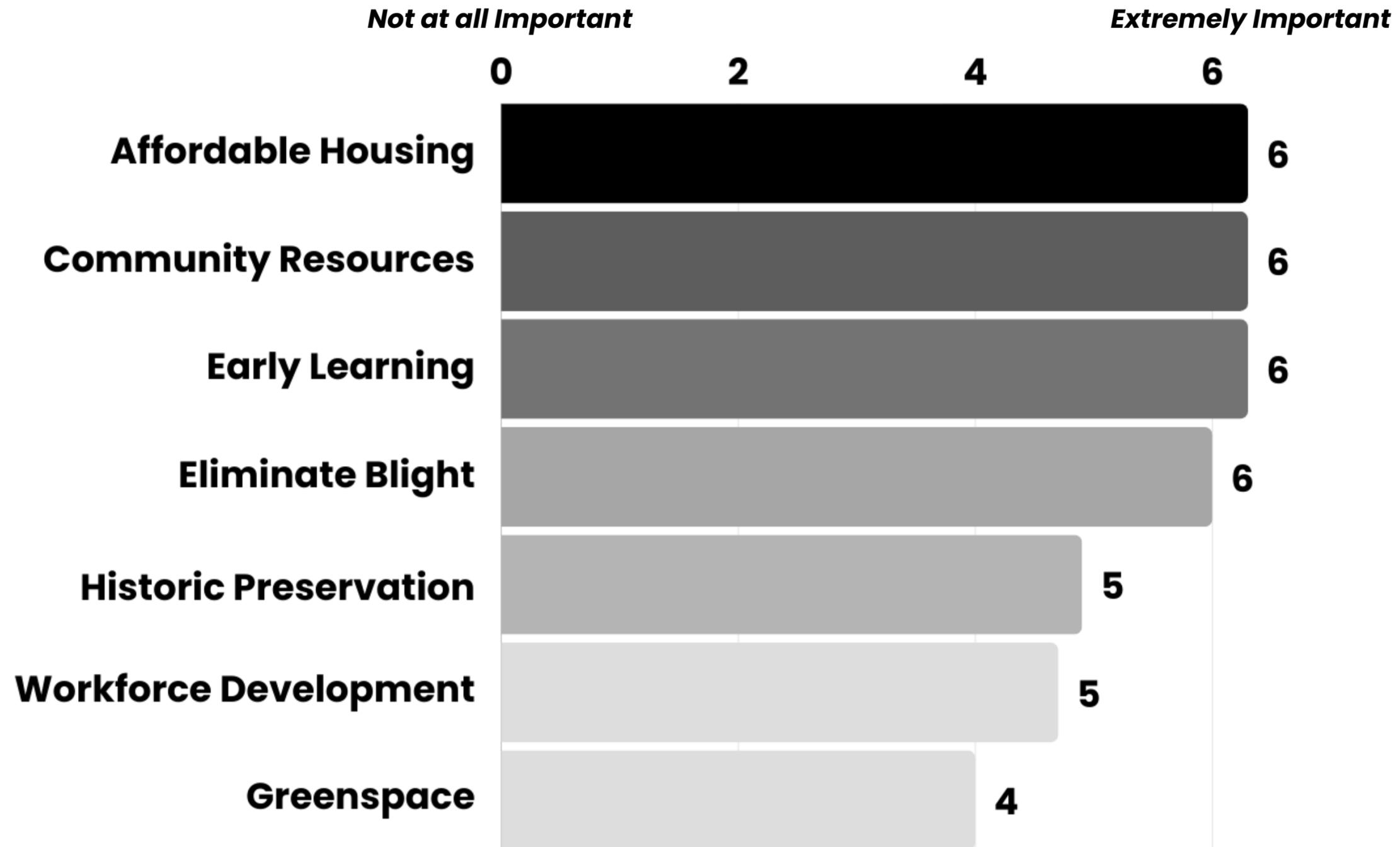


Partners & Community Hubs

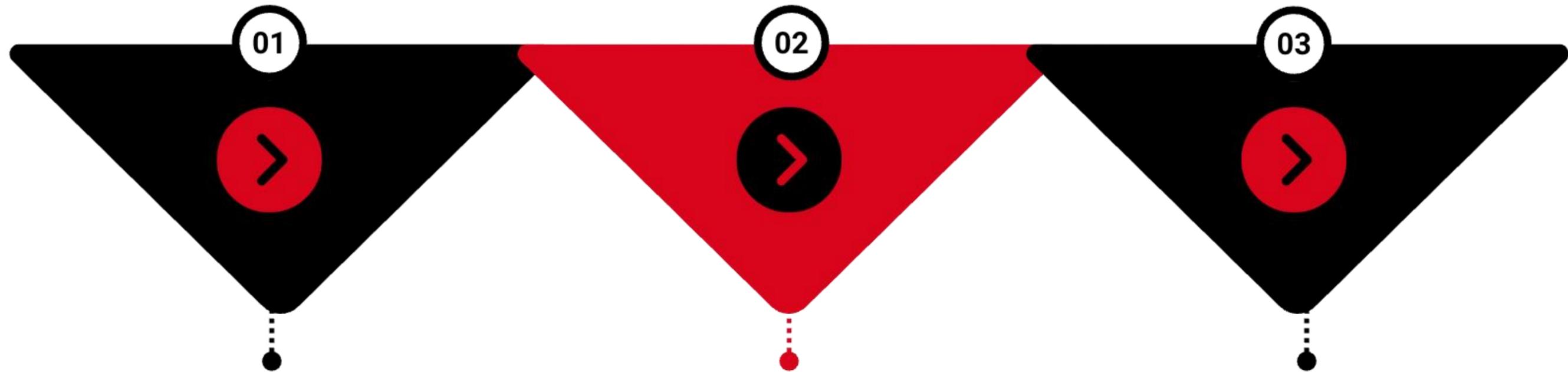
Housing partners, non-profits, early-learning, workforce development, etc.



Facilities Planning for Student & Community Good



PHASES OF REPURPOSING/RE-ACTIVATING



Phase 1:

- 4-6 AUDC
- 5 Affordable Home Ownership Sites
- 5-7 RFIs
- 2 Partner & Community Hubs

Phase 2:

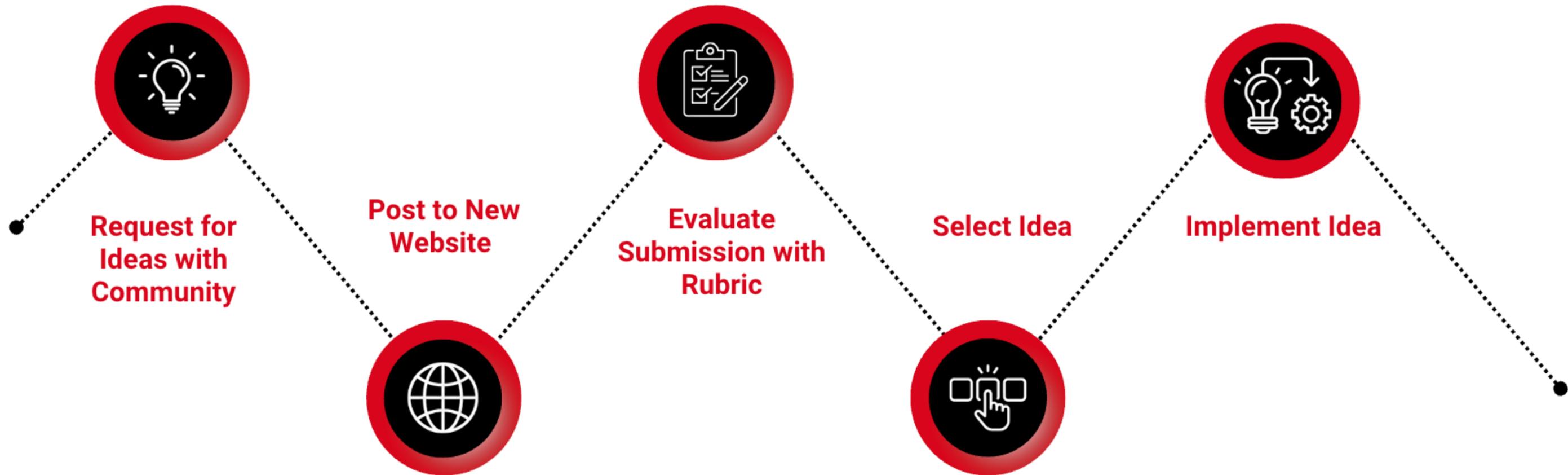
- 4-6 AUDC
- 5-7 RFIs
- 2 Partner & Community Hubs

Phase 3:

- 4-6 AUDC
- 4-6 RFIs
- 1 Partner & Community Hub



SAMPLE REQUEST FOR IDEAS PROCESS



Possible Upcoming AUDC Projects

- Rosalie Wright
- Gilbert Building
- Old Dobbs (Land)
- Forrest Canyon (Land)
- Collier Heights (Land)
- Sewanee Ave. (Land)



Peeples Street with AUDC



Upcoming Public Engagement Opportunities

Join Us For APS Forward 2040: Reshaping the Future of Education

Atlanta Public Schools is committed to transparency and eager to hear your input as we implement the Comprehensive Long Range Facilities Plan (CLRFP).

In-Person Public Meetings

Monday, August 25th 6PM*
Monday, October 20th 6PM*
Monday, November 10th 6PM*

Center for Learning and Leadership
130 Trinity Ave • Atlanta, GA 30303

Virtual Public Meetings

Monday, August 25th @ Noon
Registration: <https://bit.ly/825Meeting>
Monday, October 20th @ Noon
Registration: <https://bit.ly/1020Meeting>
Monday, November 10th @ Noon
Registration: <https://bit.ly/1110Meeting>

Community Task Force Meetings

Tuesday, August 5th 6PM
Thursday, October 9th 6PM

Center for Learning and Leadership
130 Trinity Ave • Atlanta, GA 30303
Open to public to observe

Let's Talk!

Your specific question or comment will be routed to the appropriate APS staff member, who will follow up with you in a timely fashion. Available 24/7 from your phone, computer, or tablet.

Community Outreach Meetings

Tues August 26 @ 6pm The Hub Gymnasium 601 Thomas Cole Jr Way SW Atlanta, GA 30314	Wed August 27 @ 6pm Crawford Long Middle Auditorium 3200 Latona Dr SW Atlanta, GA 30354	Thurs August 28 @ 6pm Sutton 7th & 8th Auditorium 2875 Northside Drive Atlanta, GA 30305	Wed September 3 @ 6pm Jean Childs Young Middle School 3116 Benjamin E Mays Dr SW Atlanta, GA 30311
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All meetings, updates, and planning materials can be found on the APS Forward 2040 dashboard on the district website: atlantapublicschools.us/APS2040

Other Important Dates

- Scenarios Go Public: Week of August 18th
- First Read: November Board Meeting
- Second Read: December Board Meeting
- Scan QR code for APS Forward 2040 website



*Recording Posted to Website after the meeting is adjourned.
**Additional Meetings may be added or considered as needed.



Próximas oportunidades de participación pública

Únase a nosotros para APS Forward 2040: Redefiniendo el futuro de la educación

Las Escuelas Públicas de Atlanta están comprometidas con la transparencia y están ansiosas por escuchar sus comentarios a medida que implementamos el Plan Integral de Instalaciones a Largo Plazo.

Reuniones públicas presenciales

Lunes 25 de Agosto • 18:00h*
Lunes 20 de Octubre • 18:00h*
Lunes 10 de Noviembre • 18:00h*

Centro de Aprendizaje y Liderazgo
130 Trinity Ave • Atlanta, GA 30303

Reuniones públicas virtuales

Lunes 25 de Agosto • 12:00h
Inscripción: <https://bit.ly/825Meeting>
Lunes 20 de Octubre • 12:00h
Inscripción: <https://bit.ly/1020Meeting>
Lunes 10 de Noviembre • 12:00h
Inscripción: <https://bit.ly/1110Meeting>

Reuniones del grupo de trabajo comunitario

Martes 5 de agosto • 18:00h*
Jueves 9 de octubre • 18:00h*

Centro de Aprendizaje y Liderazgo
130 Trinity Ave • Atlanta, GA 30303
Abierto al público para observar

¡Hablemos!

Su pregunta o comentario específico se enviará al miembro del personal de APS correspondiente, quien se pondrá en contacto con usted a la brevedad. Disponible 24/7 desde su teléfono, computadora o tableta.

Reuniones de extensión comunitaria

26 de agosto a las 18:00 h The Hub - Gimnasio 601 Thomas Cole Jr Way SW Atlanta, GA 30314 (Anteriormente 601 Beckwith St SW)	27 de agosto a las 18:00h Auditorio de la Escuela Intermedia Crawford Long 3200 Latona Dr SW Atlanta, GA 30354	28 de agosto a las 18:00h Sutton, 7.º y 8.º grado Campus - Auditorio 2875 Northside Drive Atlanta, GA 30305	3 de septiembre a las 18:00 h Jean Childs Joven escuela secundaria 3116 Benjamin E Mays Dr SW, Atlanta, GA 30311
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Todas las reuniones, actualizaciones y materiales de planificación se pueden encontrar en el panel de APS Forward 2040 en el sitio web del distrito: atlantapublicschools.us/APS2040

Otras fechas importantes

- Los escenarios salen a bolsa: viernes 22 de agosto Primera
- lectura: Reunión de la Junta Directiva de Noviembre Segunda
- lectura: Reunión de la Junta Directiva de Diciembre Escanee
- el código QR al sitio web de APS Forward 2040



*Grabación publicada en el sitio web después de que se levanta la reunión.
**Se pueden agregar o considerar reuniones adicionales según sea necesario.

THANK YOU!



For more information and the latest updates, visit the
Comprehensive Long Range Facility Plan @
www.atlantapublicschools.us/APS2040

To view prior presentations about surplus properties, go to:

<https://www.atlantapublicschools.us/Page/73063>

To view the current map of Excess Properties, go to:

[APS Excess Properties _As of 8-25-25](#)

Activated Properties _As of August 25, 2025

Property	ADDRESS	Type	Assigned Maint.	Current Use	CLUSTER	NPU	Neighborhood
Adamsville	286 Wilson Mill Rd SW	Activated	Kindezi	Charter: Kindezi West	Mays	H	Wisteria Gardens
Archer	2250 Perry Blvd NW	Activated	West ATL Charter	Charter: Westside Atlanta	Douglass	G	Scotts Crossing
Bethune	220 Northside Dr NW	Activated		Relo/Swing Space	Washington	L	Vine City
Blalock	1445 Maynard Rd NW	Activated	Kipp	Charter: KIPP Soul	Douglass	G	Atlanta Industrial Park
Chattahoochee Park	2571 Peyton Rd NW	Activated	DPR	Leased: DPR	Douglass	D	Riverside
Coan	1550 Hosea L Williams Dr NE	Activated		Relo/Swing Space	Maynard Jackson	O	Edgewood
Connally	1654 S. Alvarado Ter. SW	Activated		Relo/Swing Space	Washington	S	Cascade Avenue/Road
Cook	211 Memorial Dr SE	Activated	Kindezi	Charter: Wesley	Midtown	V	Capitol Gateway
East Lake	145 4th Ave SE	Activated		Relo/Swing Space	Maynard Jackson	O	East Lake
Guice	1485 Woodland Ave SE	Activated	ELPM	Leased: ELPM	Maynard Jackson	W	Custer/McDonough/Guice
Herndon	350 Temple St NW	Activated	Kipp	Charter: KIPP WAYS	Washington	K	Historic Westin Heights/Bankhead
Hill	386 Pine St NE	Activated	Kindezi	Charter: Kindezi O4W	Midtown	M	Old Fourth Ward
Howell	399 Macedonia Rd SE	Activated	ELPM	Leased: ELPM	South Atlanta	Z	Blair Villa/Poole Creek
North Fulton	2890 N Fulton Dr NE	Activated	AIS	Leased: AIS	North Atlanta	B	Garden Hills
Sheltering Arms @ Dunbar	404 Fulton St SW	Activated		Leased: Sheltering Arms	Maynard Jackson	V	Mechanicsville
Sheltering Arms @ Obama	195 Tuskegee St SE	Activated		Leased: Sheltering Arms	Maynard Jackson	V	Peoplestown
Slaton	688 Grant St SE	Activated	Atlanta Neighborhood Charter	Charter: ANCS	Maynard Jackson	W	Grant Park
Sylvan Hills ES Facility	1757 Melrose Dr SW	Activated	ELPM	Leased: ELPM	Carver	X	Sylvan Hills
Thomasville Heights	1820 Henry Thomas Dr SE	Activated		Relo/Swing Space	Carver	Z	Thomasville Heights
Towns	760 Bolton Rd. NW	Activated		Relo/Swing Space	Douglass	H	Carroll Heights
Turner	98 Anderson Ave NW	Activated	Kipp	Charter: KIPP Collegiate	Douglass	J	Dixie Hills
WABE	740 Bismark Rd NE	Activated	WABE	Leased: WABE	Midtown	F	Morningside/Lenox Park
Waters	660 McWilliams Rd SE	Activated	Kipp	Charter: KIPP Vision	South Atlanta	Z	Lakewood
YMCA Centennial	531 Luckie St NW	Activated	YMCA	Leased: YMCA	Midtown	M	Downtown
YMCA Chattahoochee	2751 Peyton Rd NW	Activated	YMCA	Leased: YMCA	North Atlanta	D	Riverside
YMCA Rusk	433 Peoples St SW	Activated	YMCA	Leased: YMCA	Washington	T	Harris Chiles

Unactivated Properties _As of August 25, 2025

Property	ADDRESS	Type	Assigned Maint.	Current Use	CLUSTER	NPU	Neighborhood
Anderson Park	2050 Tiger Flowers Dr NW	Unactivated		Vacant Building/Leased Garde	Douglass	J	Dixie Hills
Bass Field	326 Moreland Ave NE	Unactivated		Vacant Land/Building	Midtown	N	Inman Park
Boulder Park	Boulder Park Dr	Unactivated		Vacant Land	Mays	H	Boulder Park
Brewer	2352 Bagwell Dr SW	Unactivated		Vacant Building	Carver	Z	Polar Rock
Capitol View	1442 Metropolitan Pkwy SW	Unactivated		Vacant Building	Carver	X	Capitol View Manor
Carey	2588 Etheridge Dr NW	Unactivated		Vacant Building	Douglass	G	Carey Park
Cheney	701 Connally St SE	Unactivated		Athletics	Maynard Jackson	V	Summerhill
Collier Heights	3050 Collier Drive NW	Unactivated		Vacant Land	Douglass	I	Collier Heights
Excess Acreage @ BEST/CSK	1190 Northwest Dr NW	Unactivated		Vacant Land	Douglass	G	Monroe Heights
Excess Acreage @ Bunche MS	1925 Niskey Lake Rd SW	Unactivated		Vacant Land	Therrell	P	None
Excess Acreage @ Cleveland Ave ES	2672 Old Hapeville Rd SW	Unactivated		Vacant Land	South Atlanta	Z	Browns Mill Park
Excess Acreage @ Dobbs ES	2025 Jonesboro Rd SE	Unactivated		Vacant Land	South Atlanta	Z	Lakewood
Excess Acreage @ South Atlanta HS	800 Hutchens Rd SE	Unactivated		Vacant Land	South Atlanta	Z	South River Gardens
Fairburn Rd	331 Fairburn Rd SW	Unactivated		Vacant Land	Mays	H	Fairburn Mays
Fairburn Rd/Mays	Fairburn Rd SW	Unactivated		Vacant Land	Mays	Outside Atlanta	Outside Atlanta
Field of Dreams	727 Virginia Ave NE	Unactivated		Athletics	Midtown	F	Virginia Highland
Forrest Canyon	Hendon Rd	Unactivated		Vacant Land	South Atlanta	Z	South River Gardens
Forrest Cir	895 Forrest Cir NE	Unactivated		Vacant Land	South Atlanta	Z	South River Gardens
Gilbert	407 Ashwood Ave SW	Unactivated		Vacant Building	Carver	Y	Betmar LaVilla
Harper	180 Southside Industrial Pkwy S	Unactivated		Vacant Building	South Atlanta	Z	Blair Villa/Poole Creek
Hartnett	1401 Bridges Ave SW	Unactivated		Vacant Land	Carver	S	Bush Mountain
Honor Farm	MCDonough/Thomasville	Unactivated		Vacant Land	South Atlanta	Z	Thomasville Heights
Hubert	1043 Memorial Dr SE	Unactivated		Vacant Building	Maynard Jackson	N	Reynoldstown
Lakewood Heights	335 Sawtell Ave SE	Unactivated		Vacant Building	South Atlanta	Y	Lakewood Heights
Le Conte Hwy	Clement/LeConte	Unactivated		Vacant Land	Mays	H	Bakers Ferry
Little White House	2548 Peachtree Battle Ave NW	Unactivated		Vacant Building	North Atlanta	C	Peachtree Battle Alliance

Unactivated Properties _As of August 25, 2025

Property	ADDRESS	Type	Assigned Maint.	Current Use	CLUSTER	NPU	Neighborhood
Marshall	1820 Mary Dell Dr SE	Unactivated		Vacant Building	Maynard Jackson W		East Atlanta
Martin St	935 Martin St SE	Unactivated		Vacant Land	Maynard Jackson V		Peoplestown
McGill	760 Martin St SE	Unactivated		Vacant Land	Maynard Jackson V		Summerhill
Melvin Dr	3895 Melvin Dr SW	Unactivated		Vacant Land	Therrell	P	None/Old Fairburn Village
Old Dobbs	1965 Lewis Dr SE	Unactivated		Vacant Land	South Atlanta	Z	Norwood Manor
Peeples St	525 Peeples St SW	Unactivated		Vacant Land	Washington	T	West End
Peterson	1757 Mary Dell Dr SE	Unactivated		Vacant Building	Maynard Jackson W		East Atlanta
Peyton Forest Excess Acreage	0 Harlan Road SW	Unactivated		Vacant Land	Mays	I	Peyton Forest
Pitts	2210 Perry Blvd NW	Unactivated		Vacant Land	Douglass	G	Scotts Crossing
Pryor	200 Doane St SW	Unactivated		Vacant Building	Maynard Jackson V		Mechanicsville
Sewanee Ave	Boone @ Simpson	Unactivated		Vacant Land	Douglass	J	Center Hill
Terry St	753 Terry St SE	Unactivated		Vacant Land	Maynard Jackson V		Summerhill
Venetian Hills	1910 Venetian Dr SW	Unactivated		Vacant Building	Washington	S	Venetian Hills
Warren St	20 Warren St NE	Unactivated		Vacant Building	Maynard Jackson O		Kirkwood
Welch St	884 Welch St SW	Unactivated		Vacant Land	Carver	V	Pittsburgh
Wesley Ave	187 Wesley Ave NE	Unactivated		Vacant Land	Maynard Jackson O		Edgewood
West Atlanta	1335 Kimberly Rd SW	Unactivated		Vacant Building	Therrell	P	None
Williams	1065 Wilkes Cir NW	Unactivated		Vacant Building	Douglass	G	Brookview Heights
Willow Trail (Arkwright) Lots	1227-1235 Willow Trail SW	Unactivated		Vacant Land	Carver	S	Venetian Hills
Wright	329 Brooks Ave SW	Unactivated		Vacant Building	Mays	I	Florida Heights