



COMPREHENSIVE LONG RANGE FACILITIES PLAN

APS FORWARD 2040: RESHAPING THE FUTURE OF EDUCATION

ATLANTA PUBLIC SCHOOLS

COMMUNITY CONVERSATION

for

OVER-UTILIZED HIGH SCHOOLS

September 10, 2025



WAYS TO ALLEVIATE OVERCROWDING

- **Construction**

- Additions to existing facilities
- Portable classrooms

- **Boundary Change**

- Elementary feeder changes
- District-wide realignment

- **Change Grade Configuration**

- 9th grade centers

- **Schedule:**

- Block schedule / Period schedule
- Extended time schedule (daily, yearly)

- **Create Choice High Schools**

- Standalone school (i.e. Magnet)
- Program within existing school



PURPOSE OF A COMPREHENSIVE FACILITIES PLAN

- **Provide a Roadmap for appropriate facilities infrastructure:**

- Facilities Condition supports a safe & healthy school environment
- Facility Condition and Suitability supports appropriate educational spaces
- Buildings are utilized to maximize programmatically and financially viable schools

- **Support ESPLOST Program:**

- Plan should inform funding to maximize taxpayer supported dollars

- **Implement APS's Strategic Plan:**

- 2025 Strategic Plan – Specifically related to “OUR SYSTEM IS EFFICIENT & EFFECTIVE”

- **District's Responsibility to Continuously Perform Facilities Reviews**

- National best practice (and State Law in many States) is to perform a comprehensive facilities capital improvement plan AT LEAST every 5 years
- Facilities planning should be part of Standard Operations Procedures



ELEMENTS OF A COMPREHENSIVE FACILITIES PLAN

- **KEY ELEMENT IS BALANCING DATA & COMMUNITY INPUT**

- Both are key to creating Scenarios and recommendations for optimal educational and operational efficiencies

- **Demographics**

- Enrollment Analysis
- Live/Attend Analysis
- Housing
- Birth and Census

- **Facility Data**

- Condition
- Capacity / Utilization

- **Program Information**

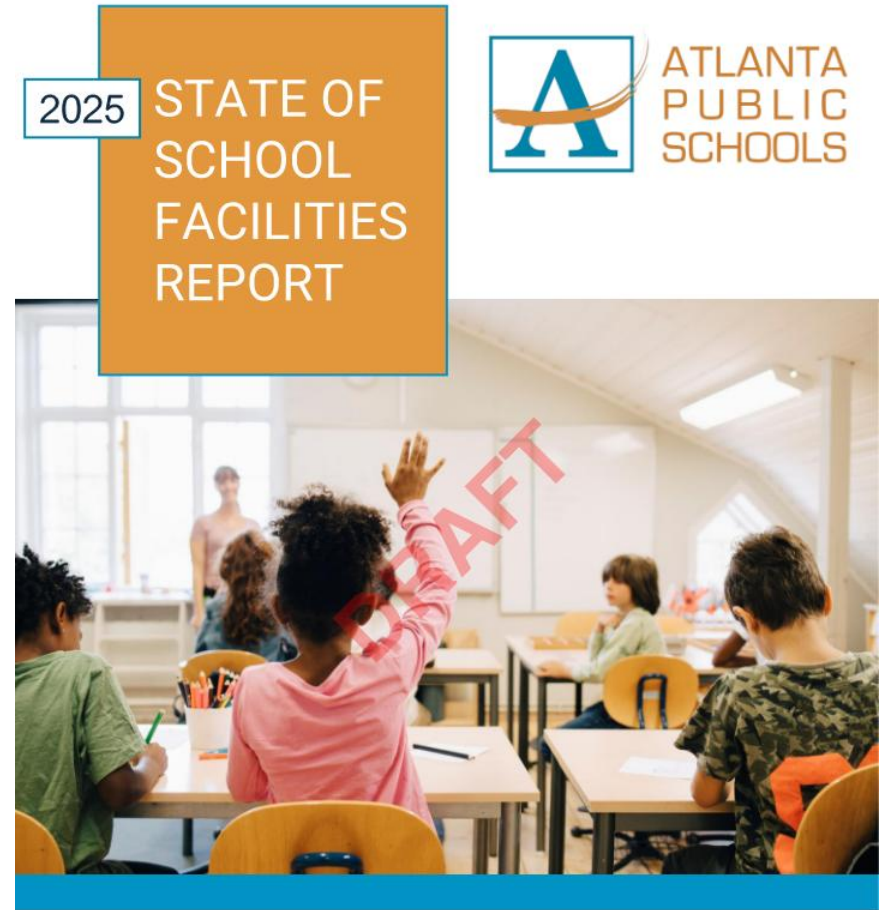
- CTAE (Career Ed)
- Exceptional Students
- Dual Language
- Specialized Programs
- District-wide Choice
- Charter / Partner Impacts

- **Community Feedback**

- Community Task Force (all Clusters)
- Community Presentations
- On-Line Surveys
- Board Meetings

STATE OF THE SCHOOLS REPORT

- Available on District Website
- Data by District, By Cluster, By School



May 2025



2-Step Process

1. Year 1: District-Level Discussion of Overall Facilities Structure (Current)

2. Year 2: Community Level Discuss of Redistricting of Remaining Facilities (2026-2027)

(Implementation (beginning 2027-28) depends on building level improvements and complexity of boundary change)

Board Policy AD for process #2: [View Board Policy AD: School Attendance Zones](#), that outlines the "criteria [used] when... making redistricting decisions:

- Utilization (the ratio of available core classroom capacity to projected enrollment)
- Proximity (distance to elementary school, followed by middle school and high school, while maximizing the number of students assigned to a school who are within the walk zone)
- Traffic and safety patterns within a geographic school zone
- Past rezoning decisions impacting a school or community
- Neighborhood cohesion, as identified by the City of Atlanta
- Equity impacts, including, but not limited to, access to instructional programs"

Design Committee, Communications & Design Reviews



This memorandum summarizes the approach of the APS Construction Management Team in maintaining structured design review process and communication between all parties during the planning, design, construction and renovation of Atlanta Public Schools' facilities.

1. Establishment of a Design Committee

To ensure communication and participation of the school community throughout the design and construction process, the school Principal will be asked by the Project Manager to assist in the establishment of a Project Committee including representatives for the following parties:

- School Principal
- Associate Superintendent (instruction)
- Director / Executive Director (facilities)
- School Board Representative
- Project Manager
- Architect
- PTA Representative (2 max)
- Go Team Representative (2 max)
- School Faculty Representative
- Community Member (NPU Rep., etc.)

2. The Project Committee will meet during the course of the project as outlined below

1. **Meeting #1.0** Validate school needs and define Architect's scope of work.
2. **Meeting #2.0** Review Schematic Design options proposed by Architect.
3. **Meeting #3.0** Review Construction Documents at 50% completion and discuss the phased construction or relocation and construction process.
4. **Meeting #4.0** Construction briefing to be held prior to the start of construction to inform the Design Committee of what to expect during the construction phase.

3. Bi-weekly Design Review Meetings Between Architect and Project Manager

The Project Manager will meet with the Architect's team on a bi-weekly basis to ensure that the project is moving through Schematic Design, Design Development and Construction Document phase in a timely fashion. The Architect should inform the Project Manager of meeting times with design consultants as these meetings can possibly serve as a part of the bi-weekly meetings.

4. APS Design Reviews

In addition to the scheduled design review by the Design Committee, there are two other design reviews by the internal departments at APS. These departments include Facilities, Instruction, Technology, Maintenance, Security and Nutrition. All APS design reviews will be coordinated by the Project Manager and scheduled as follows:

1. **Design Review #1** - will occur at the end of Schematic Design Phase
2. **Design Review #2** - will occur at 95% completion of Construction Documents

The Architect will be responsible for coordinating the other design reviews and/or approvals with the GaDOE, City of Atlanta and other applicable agencies, as outlined in the Contract.

5. Record of Meetings

The Architect is responsible for the recording and distribution of minutes for all meetings.

APPROPRIATELY ENROLLED – PROGRAMMATICALLY STRONG

Maynard Jackson High School (0-5 Year Timeline)

Scenario

- Consider an addition ranging between 400 and 750 seats (exact size TBD)
- + *Provides further improved facility for area students*
- + *Maintains cluster lines*
- *Disruptive to students and staff during construction*

School	Building Capacity	2024-25 Enrollment	2024-25 Utilization	2029-30 Projected Live-In	2029-30 Projected Non-Charter Live-In	FCA (Condition)
Maynard Jackson HS	1475	1549	105.0%	2315	2018	91.25

Charter School (2024-25 Enrollment)	PK-5 Enrollment	6-8 Enrollment	9-12 Enrollment
Atlanta Neighborhood Charter - Elementary	394		
Atlanta Neighborhood Charter - Middle		233	
Charles Drew Charter JA/SR Academy		460	481
Charles R. Drew Charter School	961		

Historical & Projected Enrollment & Utilization – Jackson HS

Jackson HS - Historical Enrollment					
19-20	20-21	21-22	22-23	23-24	24-25
1361	1412	1494	1474	1551	1549

Historical Live-In Enrollment (without Charter Students)									
15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25
1086	1088	1329	1260	1334	1384	1456	1479	1578	1589

Projected Live-In Enrollment (without Charter Students)									
25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
1678	1744	1819	1939	2018	2090	2102	2085	2178	2175

Jackson HS	Capacity	Actual Utilization	Projected Live-In Utilization (without Charter Students)									
		24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Current	1475	105.0%	113.8%	118.2%	123.3%	131.5%	136.8%	141.7%	142.5%	141.4%	147.7%	147.5%
w/ 400 Seat Addition	1875				97.0%	103.4%	107.6%	111.5%	112.1%	111.2%	116.2%	116.0%
w/ 600 Seat Addition	2075				87.7%	93.4%	97.3%	100.7%	101.3%	100.5%	105.0%	104.8%
w/ 750 Seat Addition	2225				81.8%	87.1%	90.7%	93.9%	94.5%	93.7%	97.9%	97.8%

APPROPRIATELY ENROLLED – PROGRAMMATICALLY STRONG

Maynard Jackson High School
(0-5 Year Timeline)

Jackson High School

SUMMARY:

1. Multiple options accommodate projected enrollment increases of +450, +625, and +825 in new classrooms & lab buildings.
2. Cafeteria, Media Center & Kitchen expanded in each option to meet DOE & APS guidelines.
3. Parking expansion options:
 - A. Options +21 and +22: new surface lot adds ± 170 spaces, but reduces coveted campus green space between building and baseball field by 75%. Track, softball, fieldhouse, bleachers all relocated to accommodate new surface lot.
 - B. Option +29: Adds new parking deck located in existing surface lot along Glenwood Ave. Concern with traffic congestion along Glenwood. APS to engage Traffic engineer. Green space and sports amenities preserved.
 - C. Option +40: same as Option +29 above, plus 60 new tennis court spaces.
4. Refer to civil drawings for additional information.

PARKING OPTION +22 (surface lot):

Current spaces:	171
Spaces lost:	0
Spaces added (surface):	170
Parking required:	338
Parking provided:	341

PARKING OPTION +29 (parking deck):

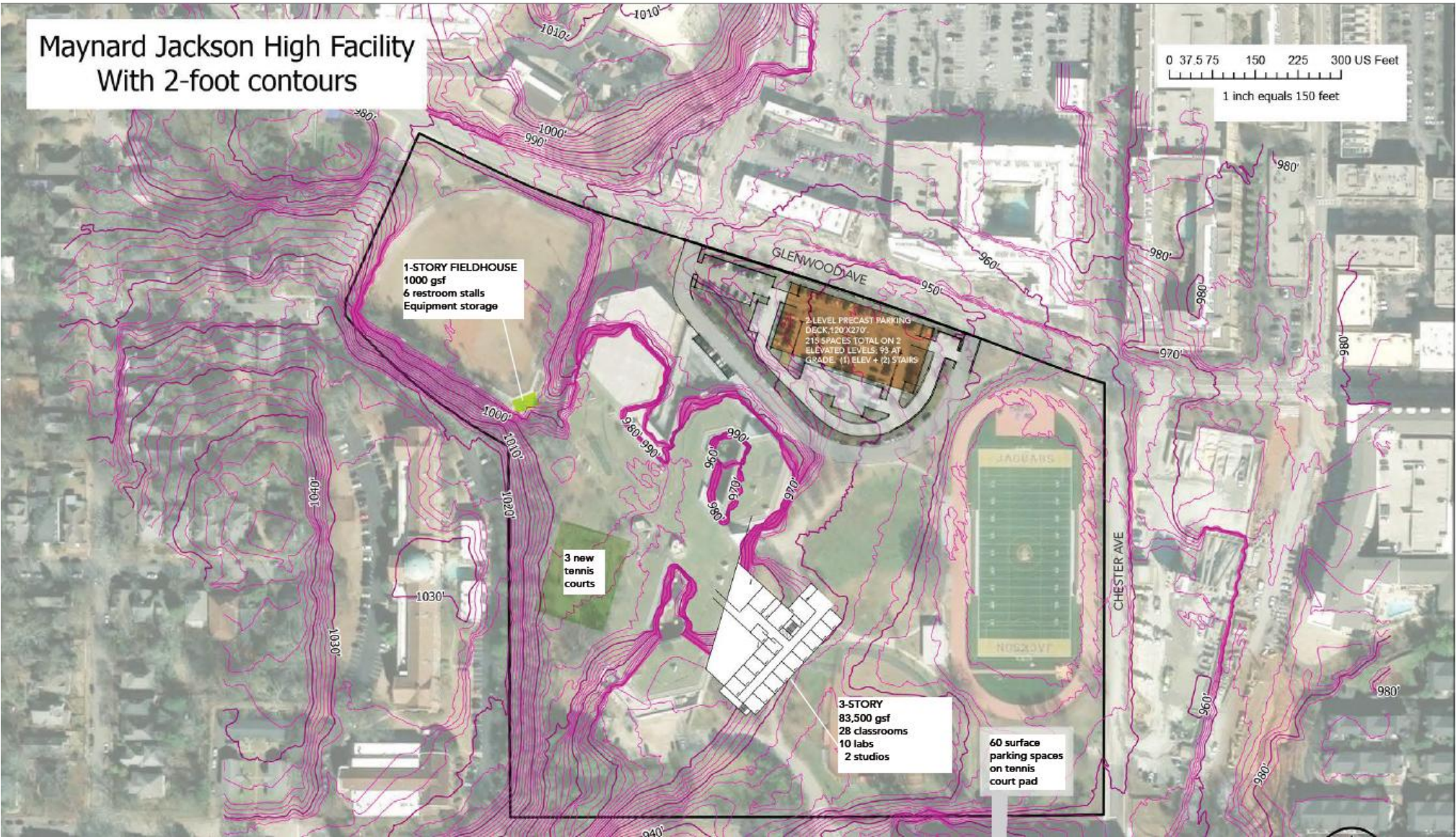
Current spaces:	171	
Spaces lost:	43	
Spaces added (2-elevated tier deck):	215	[120'x 270']
Parking required:	361	
Parking provided:	344*	underparked by 17 spaces

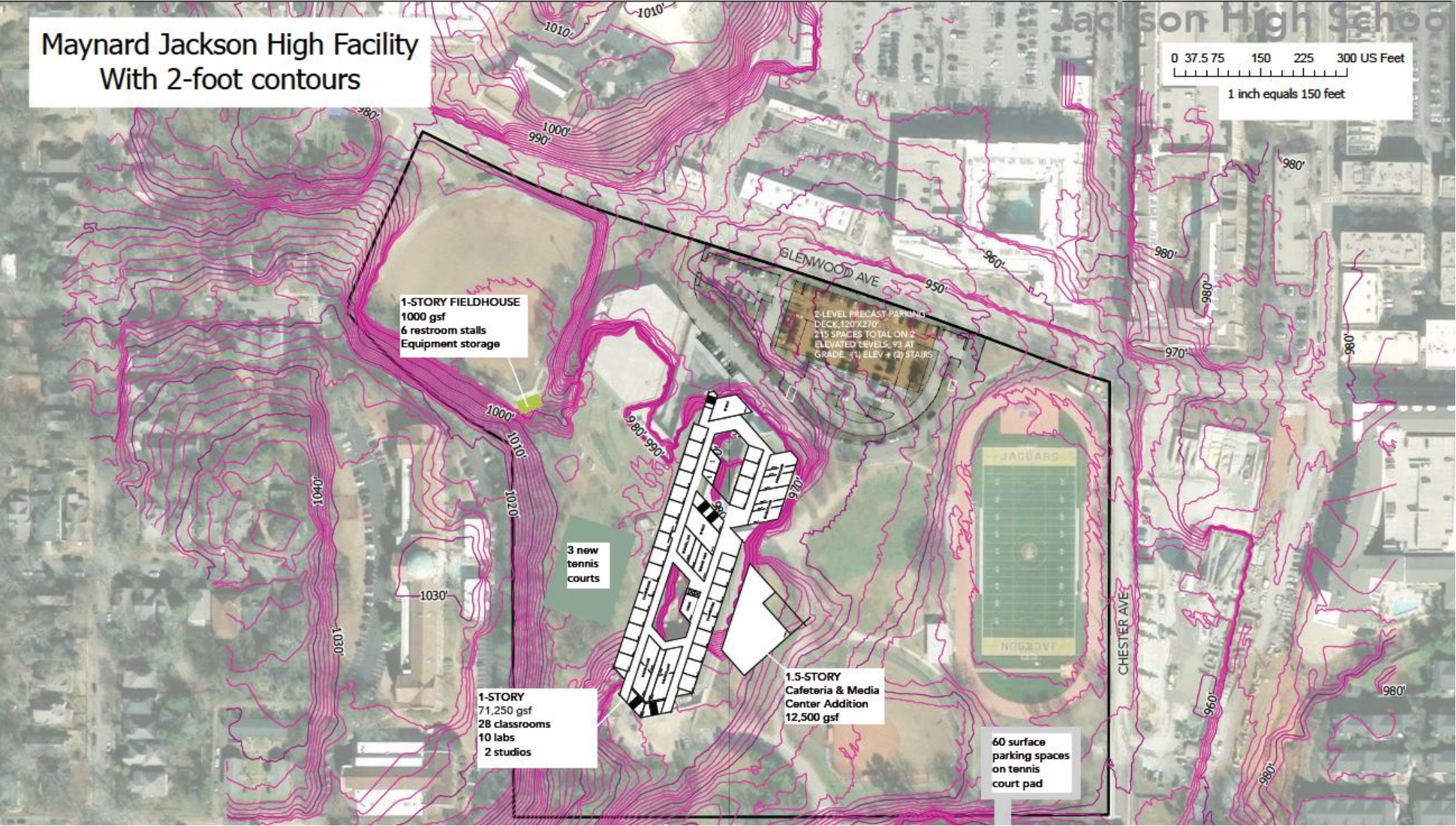
* New tennis court parking not provided in this option

PARKING OPTION +40 (parking deck):

Current spaces:	171	
Spaces lost:	43	
Tennis court (new surface spaces)	60	
Spaces added (2-elevated tier deck):	215	[120'x 270']
Parking required:	399	
Parking provided:	403	

- Feasibility Studies for 450, 600 & 825 capacity additions
- \$50-\$100M cost range
- CLRFP scenario ranges from 400 to 750





APPROPRIATELY ENROLLED – PROGRAMMATICALLY STRONG

Midtown High School (0-5 Year Timeline)

Scenario

- Consider an addition of up to 300 seats
 - + *Provides further improved facility for area students*
 - + *Maintains cluster lines*
 - *Disruptive to students and staff during construction*

School	Building Capacity	2024-25 Enrollment	2024-25 Utilization	2029-30 Projected Live-In	2029-30 Projected Non-Charter Live-In	FCA (Condition)
Midtown HS	1675	1696	101.3%	1756	1712	94.95

Charter School (2024-25 Enrollment)	PK-5	6-8	9-12
	Enrollment	Enrollment	Enrollment
Centennial Place Academy (Charter)	513	244	
Kindezi Old 4th Ward	216	105	
Wesley International Academy Charter	511	265	

Historical & Projected Enrollment & Utilization – Midtown HS

Midtown HS - Historical Enrollment					
19-20	20-21	21-22	22-23	23-24	24-25
1473	1518	1545	1602	1658	1696

Historical Live-In Enrollment (without Charter Students)									
15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25
1357	1340	1446	1377	1480	1537	1559	1636	1711	1739

Projected Live-In Enrollment (without Charter Students)									
25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
1688	1650	1617	1676	1712	1773	1812	1817	1839	1825

Midtown HS	Capacity	Actual Utilization	Projected Live-In Utilization (without Charter Students)									
		24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Current	1675	101.3%	100.8%	98.5%	96.5%	100.1%	102.2%	105.9%	108.2%	108.5%	109.8%	109.0%
w/ 300 Seat Addition	1975				81.9%	84.9%	86.7%	89.8%	91.7%	92.0%	93.1%	92.4%

APPROPRIATELY ENROLLED – PROGRAMMATICALLY STRONG

Midtown High School
(0-5 Year Timeline)

Midtown High School

SUMMARY:

1. Accommodates projected enrollment increase (+525) in a new classroom & lab building.
- Option A: Demolish existing Auxiliary Gym and Black Box Theater. Construct new 2-story Classroom/Lab building on footprint of Auxiliary Gym. Preserve existing tree canopy and courtyard hardscapes. Construct new Black Box Theater and restroom battery adjacent to existing Theater. Straddle existing sewer easement.
- Option B: Demolish existing 1-story structure attached on westside of Main Gym. Construct new 3-story classroom/lab/gym support building on existing surface parking lot. Straddle existing sewer easement.
2. Construct new 1-tray parking structure along 10th street on existing tennis court pad. (1) elevator + 2 stairs.
3. Tennis courts relocated nearest 10th Street / Monroe intersection.

EXPANSION DATA

Option A: 2-story Classroom/Lab bldg
38,000 gsf *
15 classrooms
5 labs

* includes Black Box Theater (5,650 gsf) + Connector (1,150 gsf)

BUILDING ADDITIONS: 12,000 gsf
Auxiliary Gym building; 1-story

TOTAL NEW CONSTRUCTION: 47,000 gsf

TOTAL RENOVATION: 3,500 nsf

PARKING:

Current spaces: 304
Spaces lost: 135
Spaces added (surface) 100
(deck) * 89

Parking required: 372
Parking provided: 372

* new 1-tier parking deck [120'x240']

Refer to civil drawings.

Option B: 3-story Classroom/Lab building
47,000 gsf *
16 classrooms
5 labs

* includes 3-story Bridge Connector, New Bldg Lobby, Locker Rooms & Offices

TOTAL NEW CONSTRUCTION: 47,000 gsf

TOTAL RENOVATION: 6,000 nsf

PARKING:

Current spaces: 304
Spaces lost: 103
Spaces added (surface) 68
(deck) * 89

Parking required: 372
Parking provided: 372

* new 1-tier parking deck [120'x240']

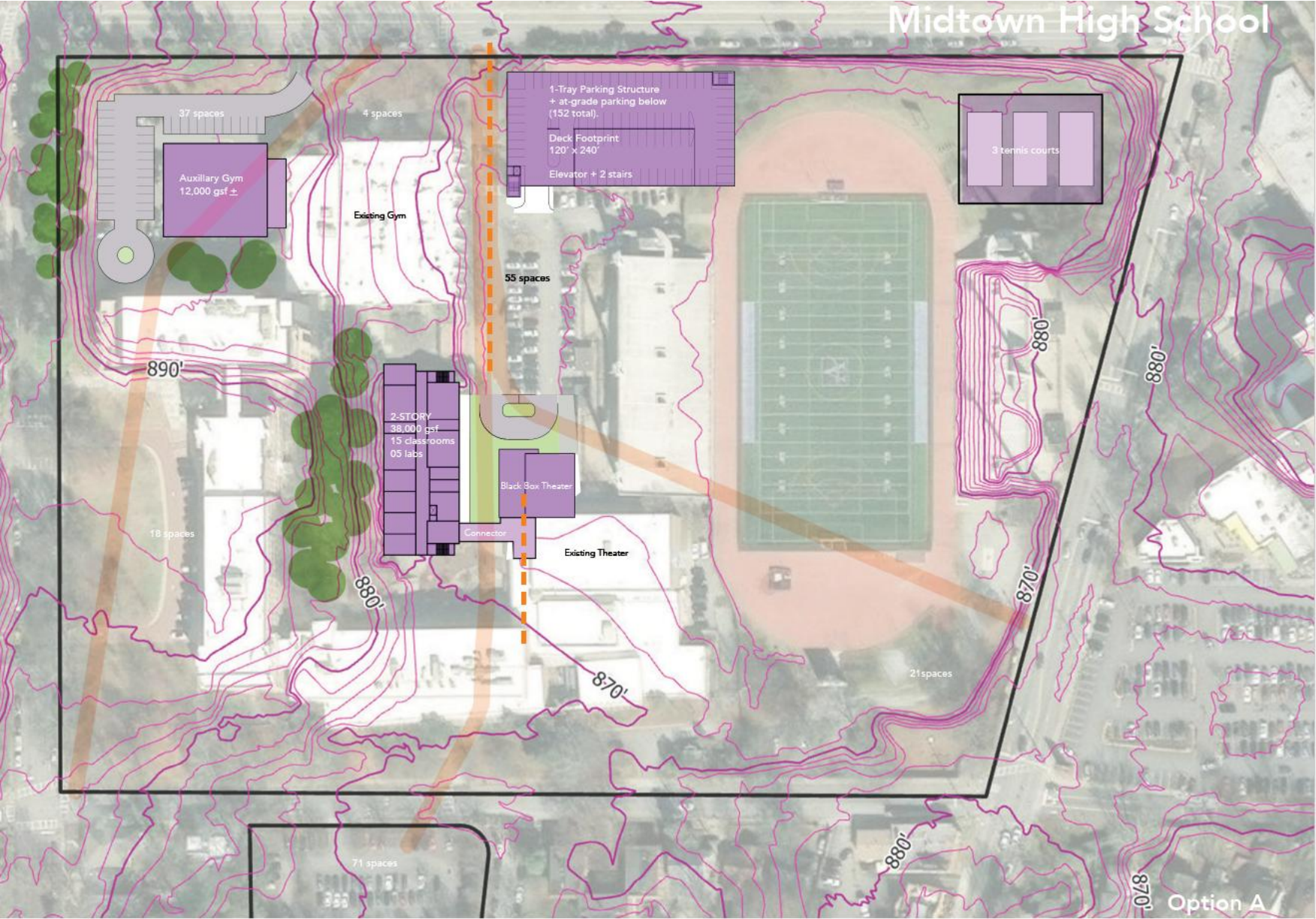
- 525 Capacity Addition
- \$40-\$80M cost range
- CLRFP scenario for up to 300 seats

REVISED 1.24.25



Feasibility Study Only

Midtown High School

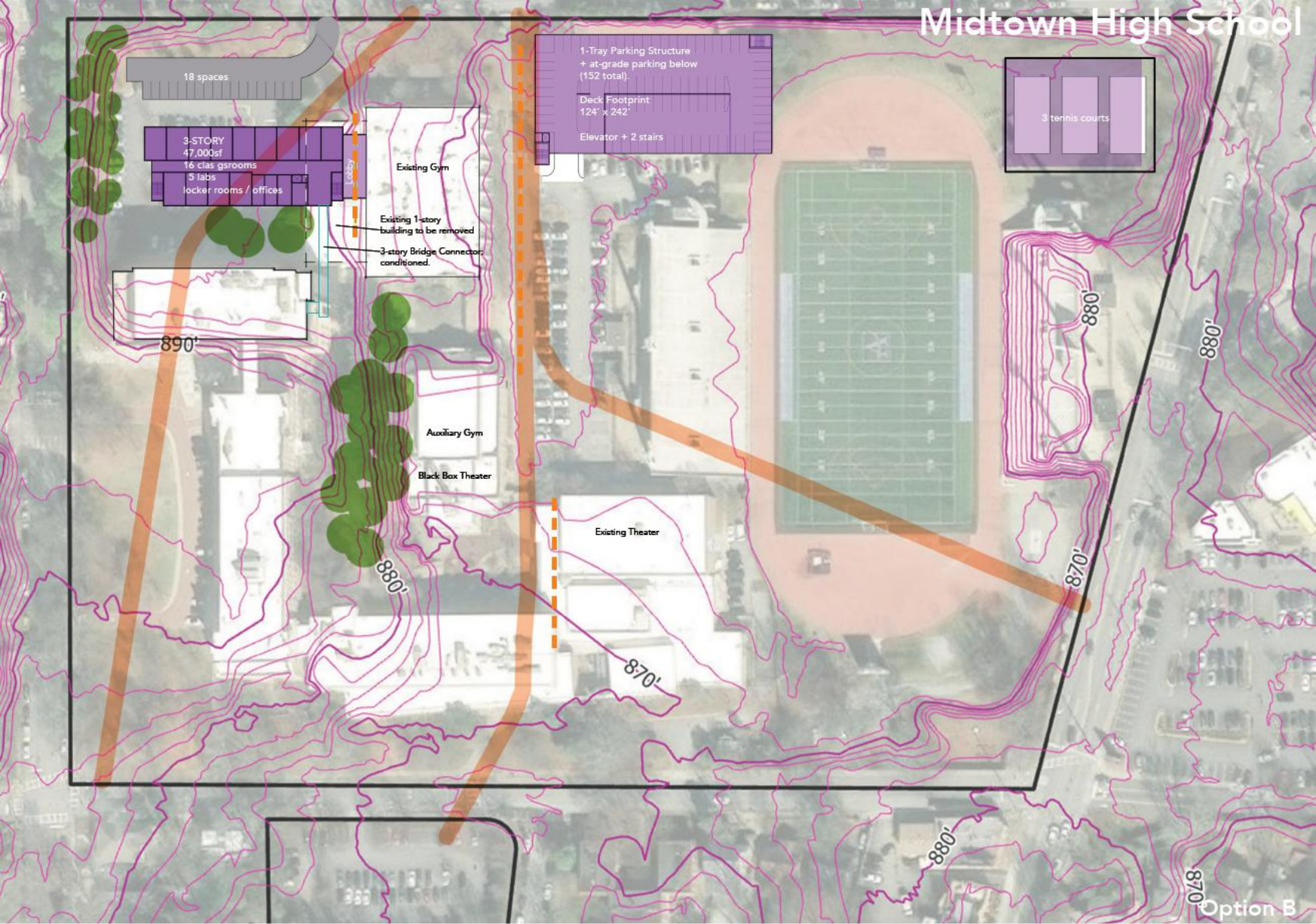


REVISD 1.24.25



Feasibility Study Only

Midtown High School



APPROPRIATELY ENROLLED – PROGRAMMATICALLY STRONG

North Atlanta High School
(5-10 Year Timeline)

Scenario

- Consider an addition of up to 250 seats
- + Provides further improved facility for area students
- + Maintains cluster lines
- Disruptive to students and staff during construction
- Tight site means any construction would be relatively expensive per sq ft
- Invests funds in a facility with an already high FCA (99%)

School	Building Capacity	2024-25 Enrollment	2024-25 Utilization	2029-30 Projected Live-In	2029-30 Projected Non-Charter Live-In	FCA (Condition)
North Atlanta HS	2375	2368	99.7%	2382	2262	99.6

Charter School (2024-25 Enrollment)	PK-5 Enrollment	6-8 Enrollment	9-12 Enrollment
Atlanta Classical Academy	327	199	171



Historical & Projected Enrollment & Utilization – North Atlanta HS

North Atlanta HS - Historical Enrollment					
19-20	20-21	21-22	22-23	23-24	24-25
2127	2095	2218	2316	2332	2368

Historical Live-In Enrollment (without Charter Students)									
15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25
1643	1772	2094	1912	2081	2053	2165	2274	2291	2333

Projected Live-In Enrollment (without Charter Students)									
25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
2353	2340	2331	2321	2262	2266	2232	2237	2271	2304

North Atlanta HS	Capacity	Actual Utilization	Projected Live-In Utilization (without Charter Students)									
		24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Current	2375	99.7%	99.1%	98.5%	98.1%	97.7%	95.2%	95.4%	94.0%	94.2%	95.6%	97.0%
w/ 250 Seat Addition	2625				88.8%	88.4%	86.2%	86.3%	85.0%	85.2%	86.5%	87.8%

APPROPRIATELY ENROLLED – PROGRAMMATICALLY STRONG

North Atlanta High School
(5-10 Year Timeline)

North Atlanta High School

SUMMARY:

- 1. Accommodates projected enrollment increase (+475) in a new classroom & lab building.
- 2. Cafeteria expands by 7,400sf to meet APS guidelines (FTE/3 seatings) x16sf. DOE minimum requires 2,890 sf increase.
- 3. Difficult terrain. 75’ State Waters setback around lake and creek on ballfield side of Hillside building.
- 4. New glass & exposed tubular steel truss bridge @ Levels 3 & 5.
- 5. Refer to civil drawings.

EXPANSION DATA

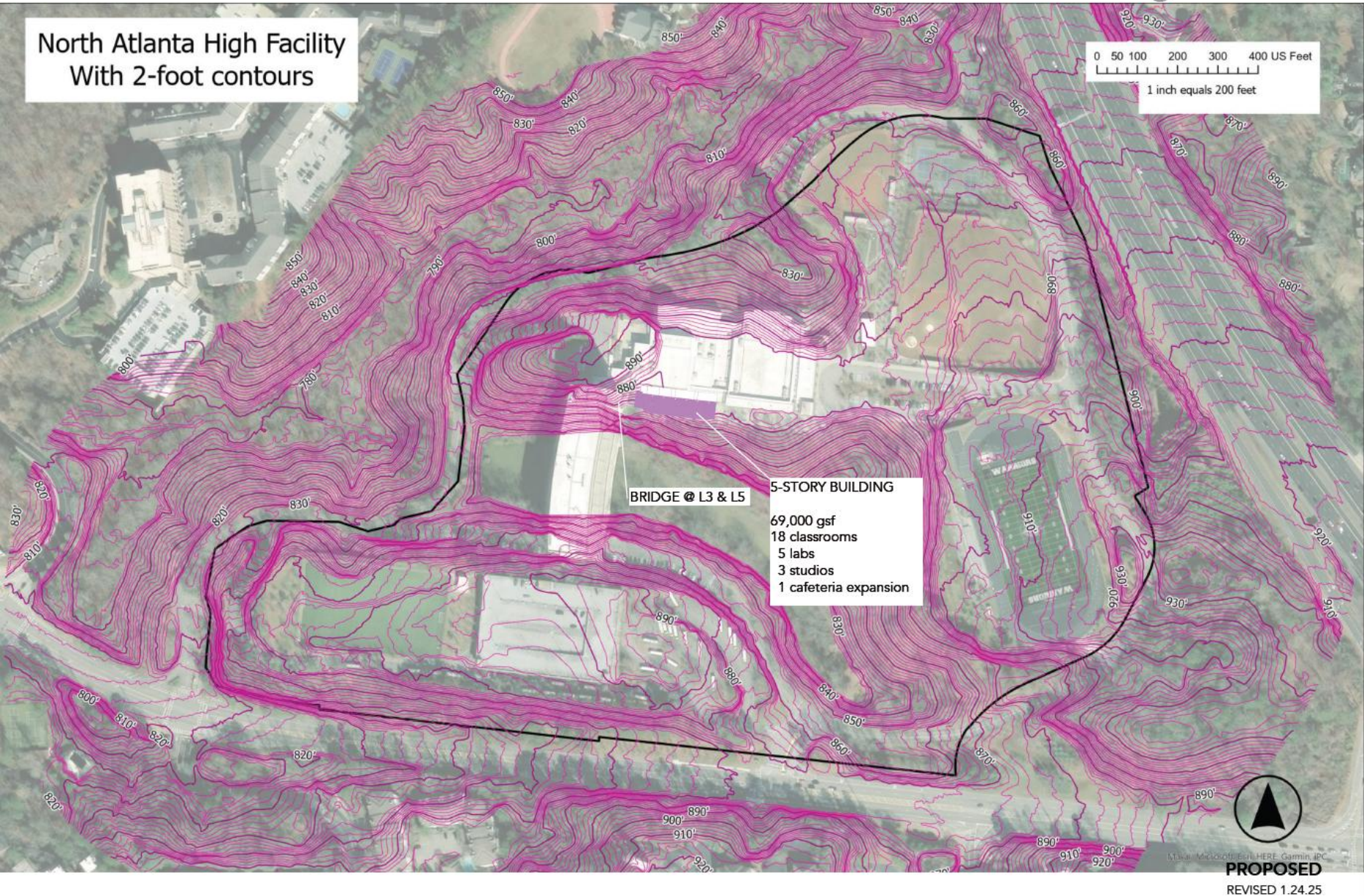
NEW BUILDING:	5-story Classroom/Lab building 69,000 gsf 18 core classrooms 5 labs 3 studios 1 Cafeteria expansion at Level 1 1 Cafeteria expansion @ Balcony (900sf)
NEW BRIDGE @ Levels 3 & 5:	2,000 gsf * * 1000 gsf @ each level + steel truss
TOTAL NEW CONSTRUCTION:	71,000 gsf
TOTAL RENOVATION:	765 nsf- Media Center expansion 450 nsf- MOID relocation 450 nsf- PEC Staff relocation 2,000 nsf- Glass cube renovation
PARKING: no additional parking required; existing 945-car parking deck satisfies need	
Current spaces:	1100
Spaces lost:	0
Spaces added:	0
Parking required:	483
Parking provided:	1100

- 475 Capacity Addition
- \$50-\$80M cost range
- CLRFP scenario for up to 250 seats

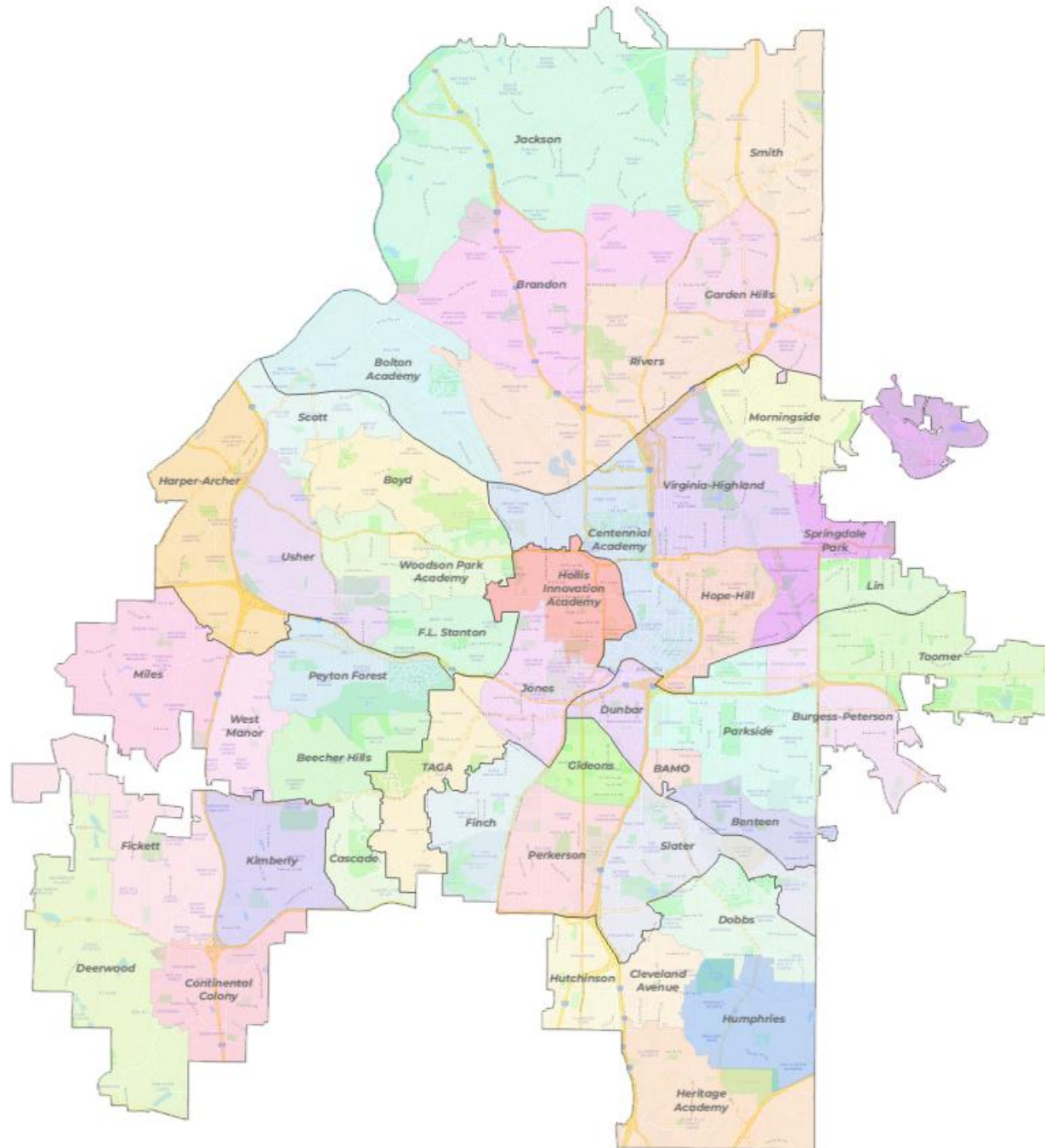
Feasibility Study Only

North Atlanta High School

North Atlanta High School



Boundary Map





Public Comment Guidelines

Comment Card Required

To speak, you must complete and submit a public comment card.

Time Limit

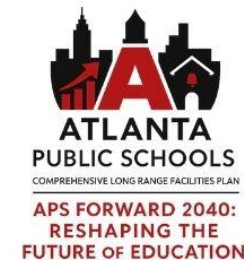
Speakers are limited to 2 minutes each. Please be prepared to conclude when your time is called.

One Opportunity Per Person

Each individual may speak once during the meeting.

Respectful Conduct

No shouting, personal attacks, or disruptive behavior. Please remain courteous to all participants.



Public Comment Guidelines

Use the Microphone

Please speak clearly into the microphone so your audio is picked up and recorded.

Questions and Comments

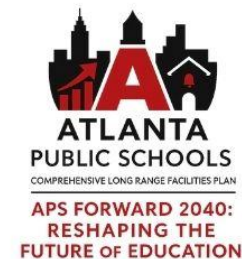
Some comments we will respond to immediately, as best we can. Others will be taken as feedback to be considered as part of the planning process. Multi-part or complex questions that require additional research may need to be answered outside of this meeting.

Focus on the Plan

Comments should address the Comprehensive Long Range Facilities Plan. Off-topic remarks may be ended by the moderator.

Moderator's Role

The moderator will enforce these rules to ensure everyone has a fair chance to be heard.



Online Survey

Please visit the project website or use the QR code below to access an Online Survey to provide level of support and comments to Scenarios

<https://www.atlantapublicschools.us/APS2040>

Survey QR Code

www.surveymonkey.com/r/APSScenariosSurvey



Comprehensive Long Range Facilities Plan - Scenarios Survey

Introduction

Atlanta Public Schools is embarking upon a Comprehensive Long Range Facilities Planning process, the purpose of which is to provide an actionable road map to improve the condition of facilities, align enrollment to capacity, and to create spaces that align to current and future programs.

This survey will ask questions related to various scenarios for the future of APS facilities. These scenarios have been created based on the results of the previous framework survey, information from the Community Task Force and APS Leadership Committee, from demographics and GIS data as well as the experience of the planning department.

The purpose of this survey is to receive feedback from the community that will provide guidance for future decision-making of facilities.

It is important to note that scenarios for facility actions found within this survey are scenarios only and NOT RECOMMENDATIONS. No decisions have been made. Your feedback is important as we consider recommendations to be made to the Board in early summer of 2025.