



Atlanta Public Schools FACILITIES MASTER PLANNING

Phase Two & Excess Property Recommendations

August 11, 2022

Agenda

I. Phase Two Recommendations

A. Overview

B. Review Approach and Recommended Scenario:

- Criteria, Goals, Purpose
- Recommendation
 - Lewis Invictus/BEST-CSKYWLA
 - Woodson Park
 - West Manor
 - Toomer
 - Under Utilized Schools

C. Draft Consultant's Recommended Phasing

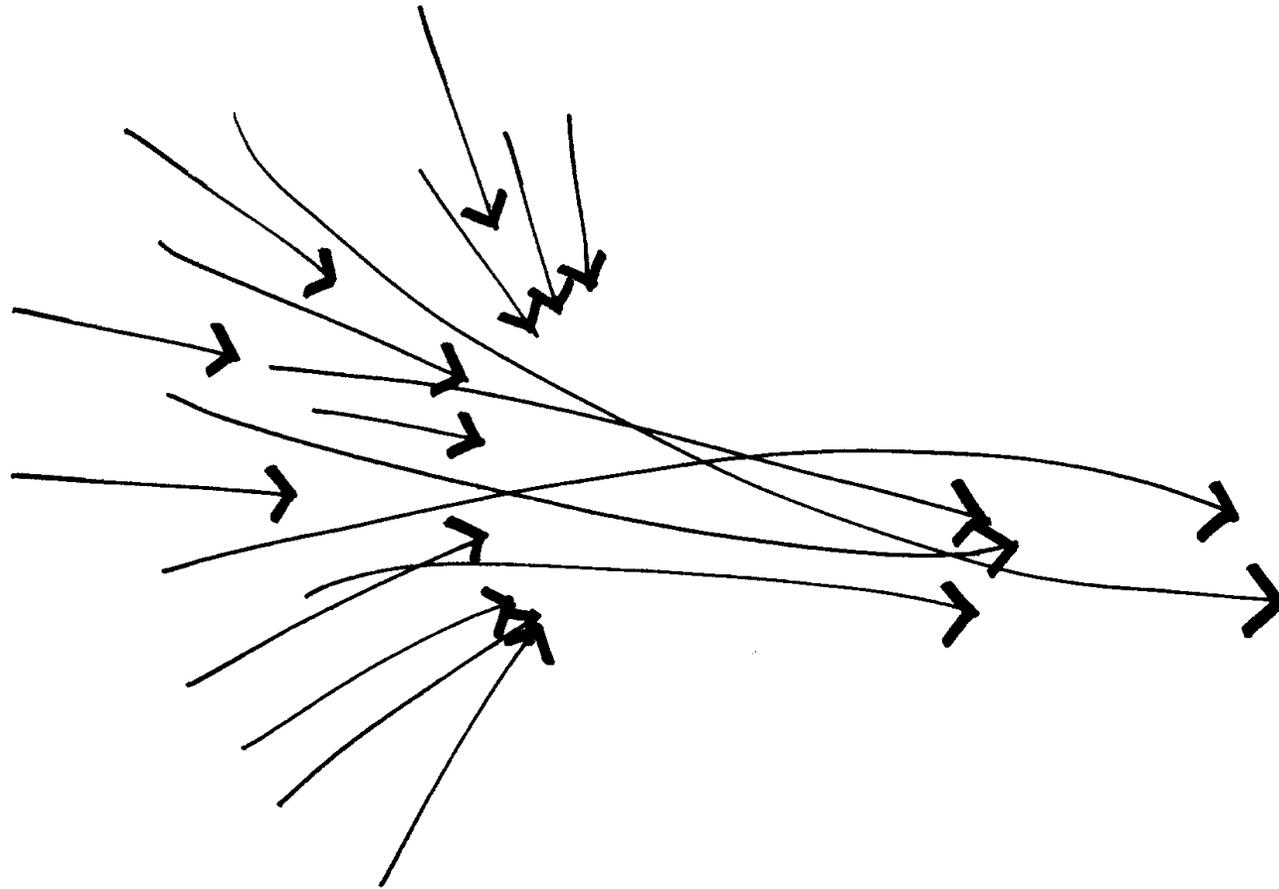
II. Excess Property Recommendations

A. Overview - Definitions

C. Draft Recommendations

III. Next Steps

Strategic Facilities Master Planning for APS



Metro Atlanta

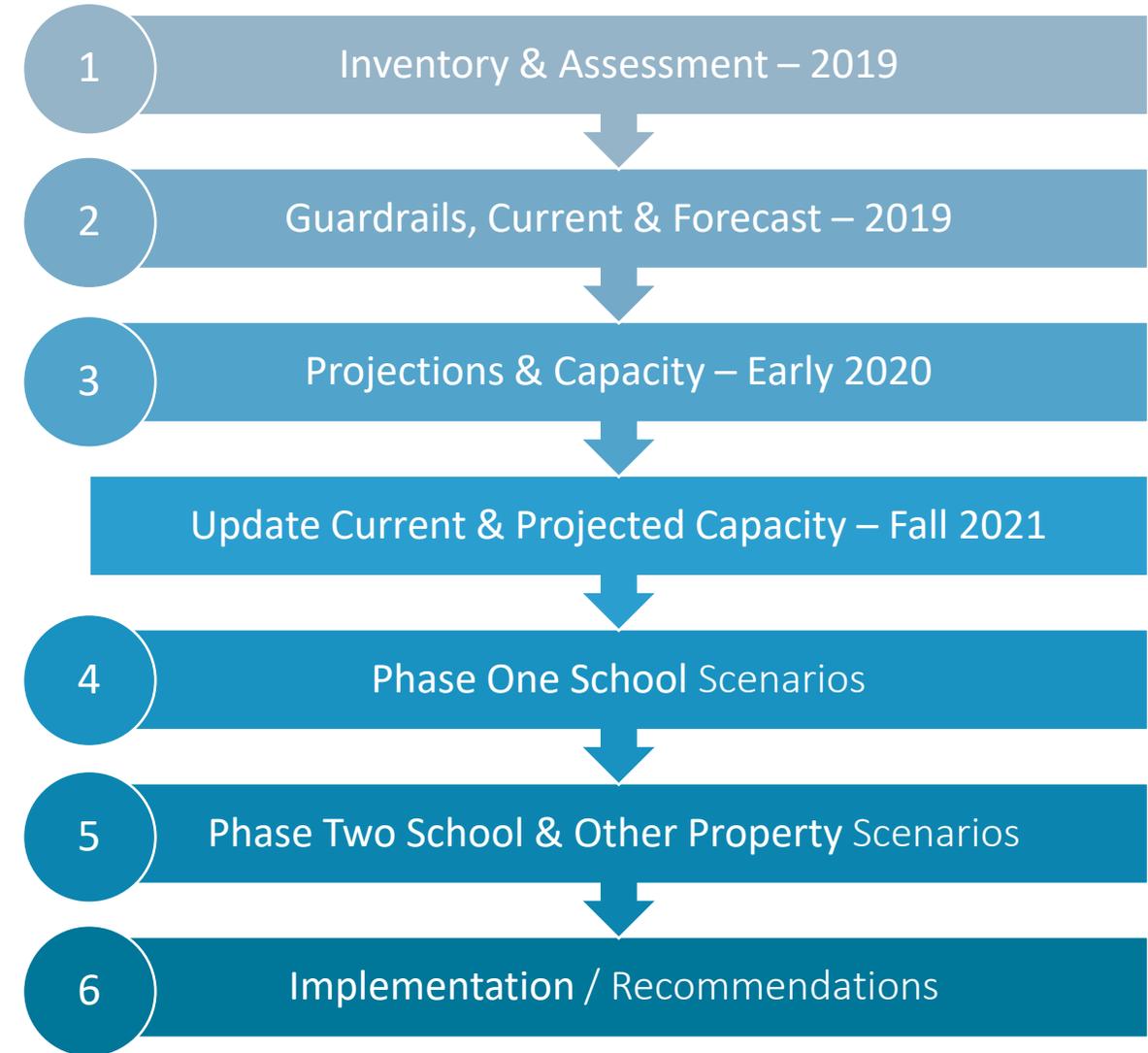
Cluster

School

Capital Project

Scope & Flow

- Through February 2020
- Update Fall 2021
- Re - Engagement
 - Board
 - Community



Facilities Master Plan Goals

The planning for this project is guided by these goals:

To equitably create innovative, sustainable, flexible, and efficient environments.

To equitably provide quality schools that align facility and academic objectives to strengthen communities.

To equitably distribute instructional space among facilities.

To equitably align property use, disposition, and acquisition with APS values and priorities while exploring alternative opportunities for the usage of facilities.

Our Purpose

Recommendations will leverage opportunities to accommodate Future Enrollment within APS (active and inactive) properties with the ultimate objective of:

Creating the best learning environment for our children with the resources available.



Phase Two Criteria & Considerations –

Criteria:

Meet APS BoE Goals: Schools and Other Properties

Build Community

Meet the FMP Guardrails: School and Site Capacity

Incorporate the Facility's Geographic Setting

Considerations:

Relieve Pressure at Schools over Capacity

Boost Enrollment at under-capacity schools

Leverage Physical Boundaries: Neighborhoods, Roads, etc.

Manage the Impact of Change

Optimize 'feeder' (matriculation) pattern/flow from elementary through high school

Douglass Cluster - Woodson Park K-8 Partnership School: Proposed next actions

Woodson Park Academy

- KIPP does not operate its facilities as APS does and by the KIPP estimate, Woodson Park Academy can accommodate 820 students in the existing facility. Therefore, the projected Utilization in 2026-2027 falls from 99% to 94%.

Consultant's Recommendations:

- No immediate action
- Maintain Woodson Park as a K-8 school
- Continue to monitor Woodson Park enrollment

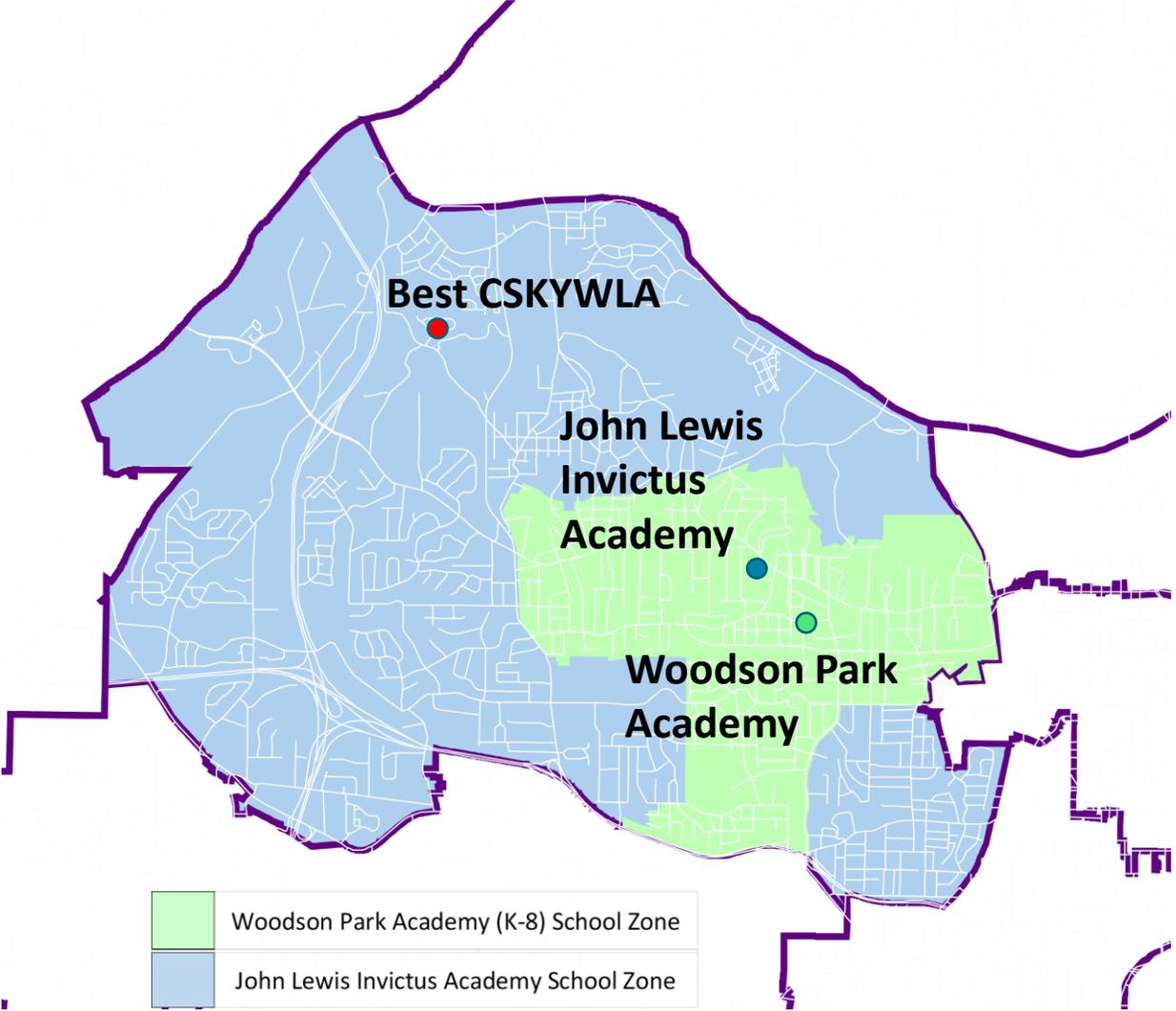
Cluster	School Name	"As-Is" 2026-27 SY		
		2026-27 Enrollment	School Capacity (KIPP)	2026-2027 Utilization % (KIPP)
Douglass	Woodson Park (K-8)	771	820	94%

Woodson Park Projected Utilization (Based on SSF Capacity)							
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2031-2032
Woodson Park (K-8)	90%	99%	97%	96%	95%	94%	102%

Douglass Cluster: As-Is Zoned Middle School Locations

Issue:

- John Lewis is **NOT** located in its attendance zone.
- The children that live near John Lewis (6-8) are zoned for Woodson Park (K-8) and cannot attend the John Lewis Academy.



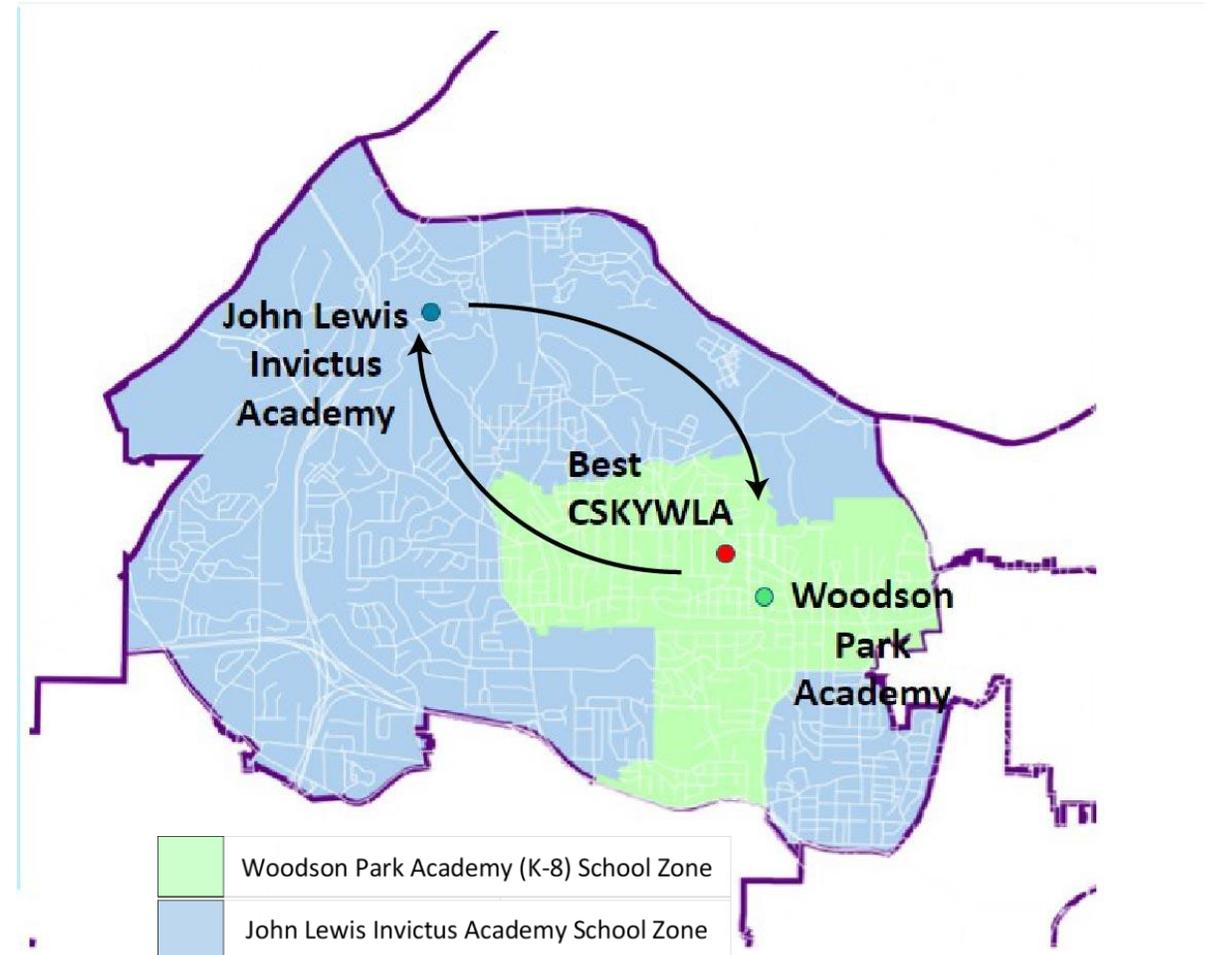
Douglass Cluster: Consultant's Recommendation: Zoned Middle School Locations

DOUGLASS CLUSTER



Consultant's Recommendations:

- Move John Lewis Invictus (zoned 6-8) to BEST/CSKYWLA facility
- Move BEST/CSKYWLA (6-12 school of choice) to John Lewis Invictus facility
- Implement in 2024-2025



Douglass Cluster: Zoned Middle Schools Proposed next actions

Consultant's Recommendations:

Swap BEST/CSKYWLA and John Lewis Invictus locations

- Both buildings have the capacity to serve their new function
- Consultant's Recommended Implementation in 2024-2025



- Certain BEST/CSKYWLA athletic teams like track, baseball, softball, and tennis would be transported back to their former facility or to some other suitable facility

Cluster	School Name	After Implementation in 2024-25 SY [Implemented Phase II]		
		2026-27 Enrollment	School Capacity (SSF)	2026-2027 Utilization % (SSF)
Citywide	BEST /CSKYWLA (6-12)	543	1,848	29%
Douglass	Lewis Academy MS (6-8)	674	1,769	38%

BEST /CSKYWLA Projected Utilization (Based on SSF Capacity)							
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2031-2032
BEST /CSKYWLA (6-12)	30%	29%	27%	28%	28%	29%	35%

Lewis Academy MS Projected Utilization (Based on SSF Capacity)							
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2031-2032
Lewis Academy MS (6-8)	49%	47%	43%	42%	40%	38%	37%

Mays Cluster: "Do Nothing" Utilization 2026-2027

MAYS CLUSTER

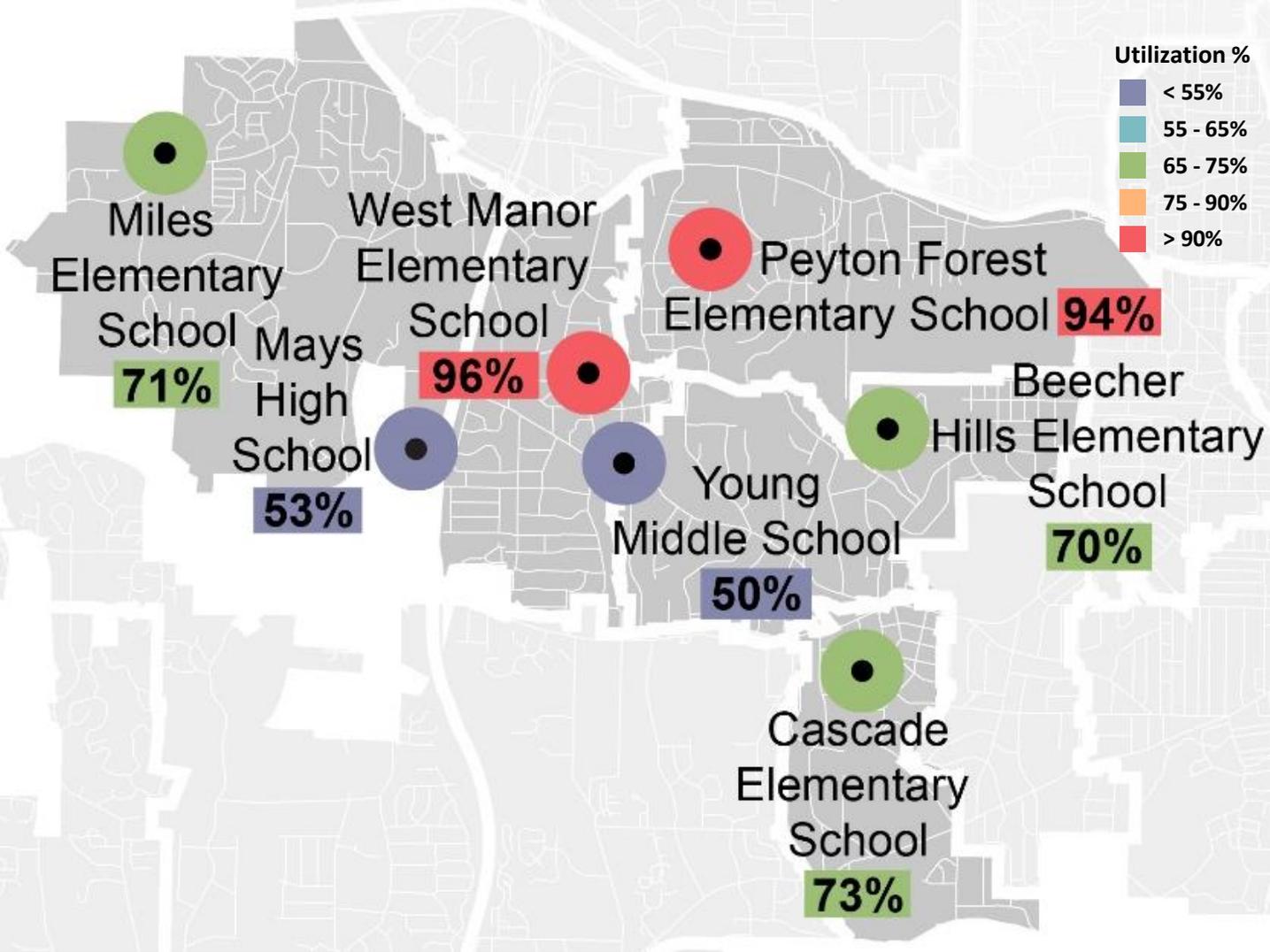


Items to Address:

- If we do nothing by the 2026-27 school year, the utilization in the elementary schools will be uneven with near over-crowding at West Manor, and Peyton Forest, while the other elementary schools have a lower utilization
- West Manor has a very small site which cannot accommodate portable classrooms

Consultant's Recommendations:

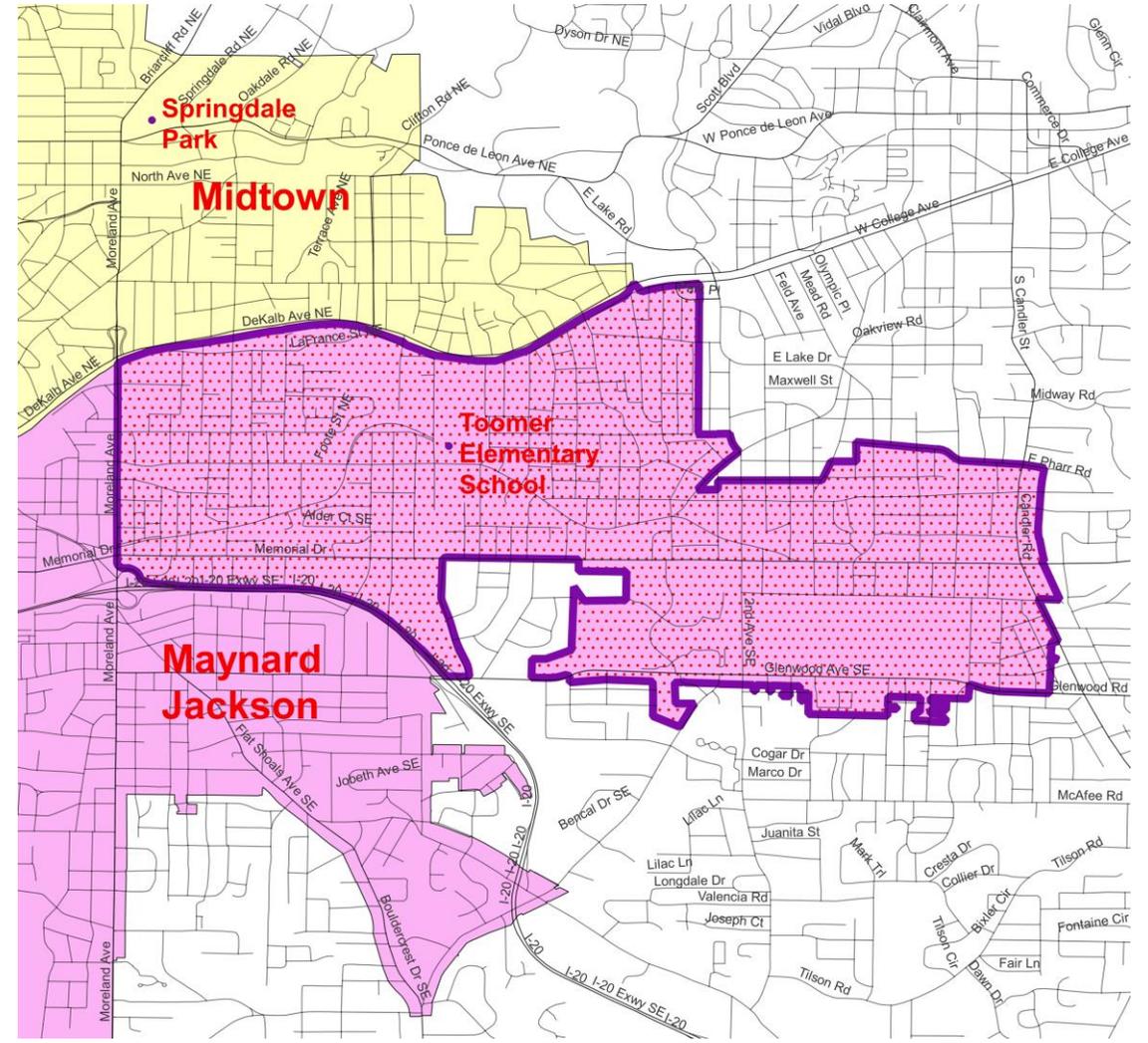
- Renovations to Peyton Forest are recommended. An addition to Peyton Forest is not recommended (modification to SPLOST 2022)
- Monitor enrollment at West Manor annually for action if needed



Toomer: Jackson Cluster

Toomer: Jackson Cluster

- Renovations to Toomer are recommended
- An addition to Toomer is not recommended (Modification to the SPLOST 2022)



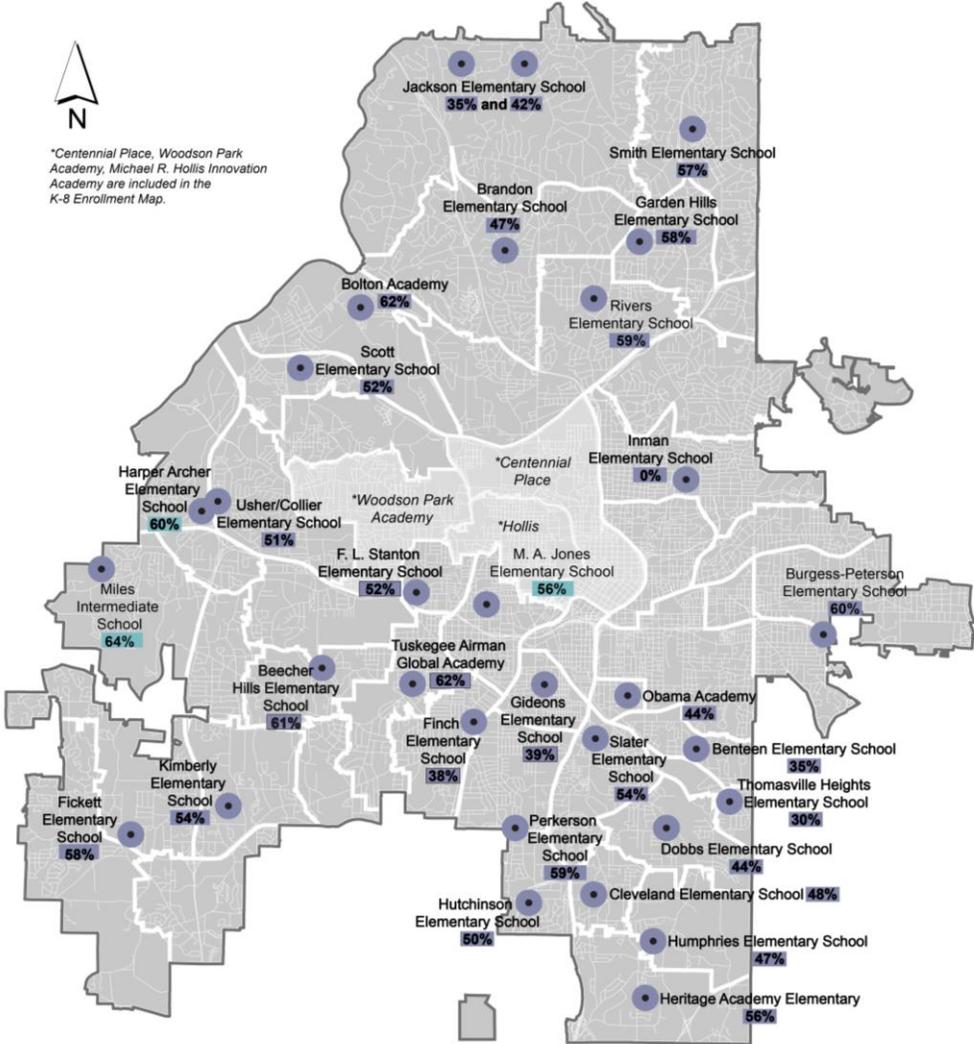
Toomer Elementary School Projected Utilization (Based on SSF Capacity)

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2031-2032
Toomer Elementary School	80%	90%	79%	80%	79%	79%	81%

Monitor Schools Below 65% Utilization

Schools that are projected to be below 65% capacity in 2026-2027

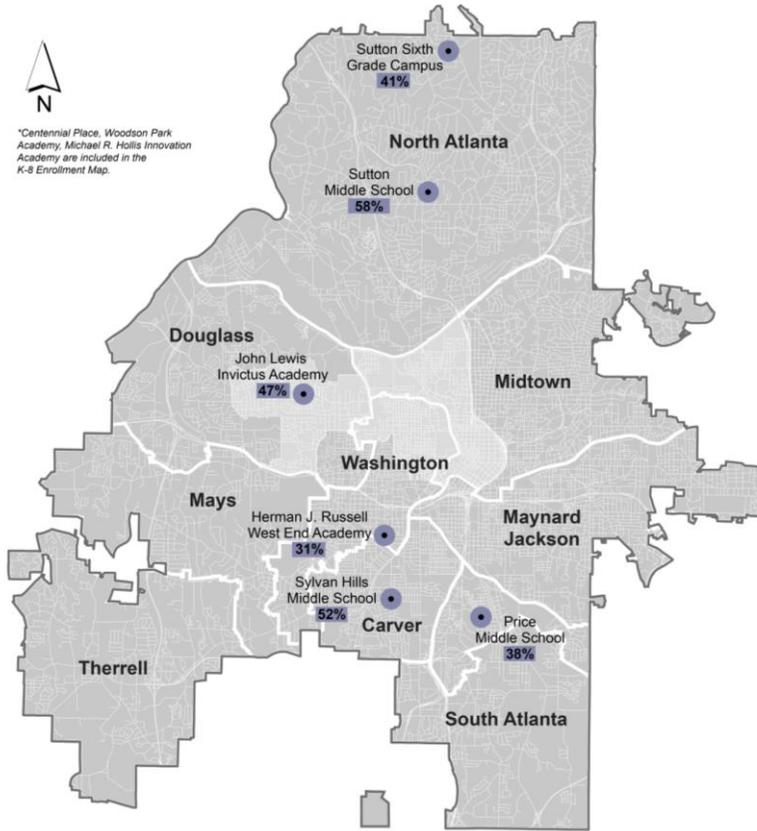
- Monitor annually for 2-3 years to determine changes in Utilization before considering potential solutions
- Schools partner with the community to leverage available space, while maintaining facilities for future educational capacity



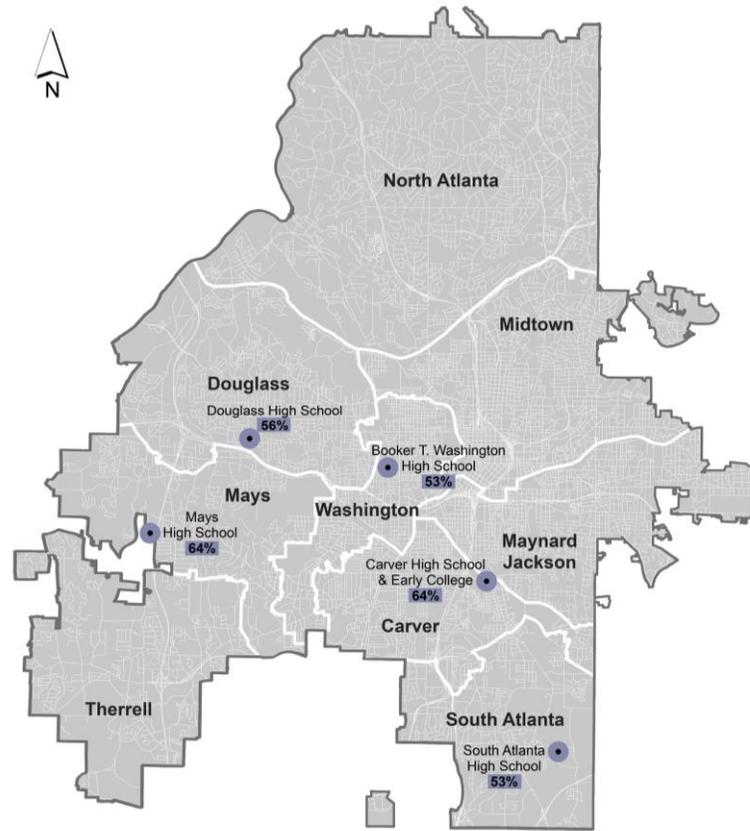
Elementary Schools Below 65% Utilization

Monitor schools below 65% Utilization: Middle and High School & Multi-Level

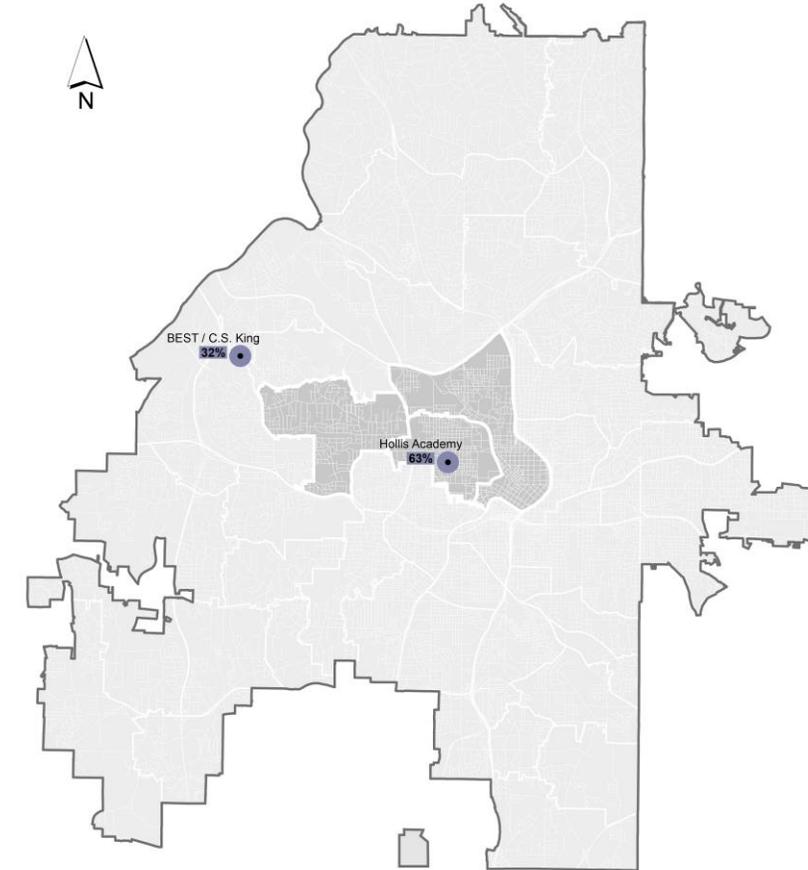
Middle Schools Below 65% Utilization in 2021-22



High Schools Below 65% Utilization in 2021-22



Multi-Level Schools Below 65% Utilization in 2021-22



Final Draft Consultant's Recommended Implementation Phasing for Active Schools

Phase 2: 24-25 SY and thereafter:

- 2024-2025 SY: Swap Lewis Invictus Academy (Middle School 6-8) facility with the BEST/CSKYWLA (6-12) facility
- SPLOST 2022 adjustments: Renovations are recommended at Toomer and Peyton Forest, but additions are not recommended.
- Annually monitor enrollment at West Manor, Woodson Park, and all schools with utilizations less than 65%

A dimly lit classroom with students at computers in the foreground and a teacher at the front in the background. The text is overlaid on the image.

Atlanta Public Schools FACILITIES MASTER PLANNING

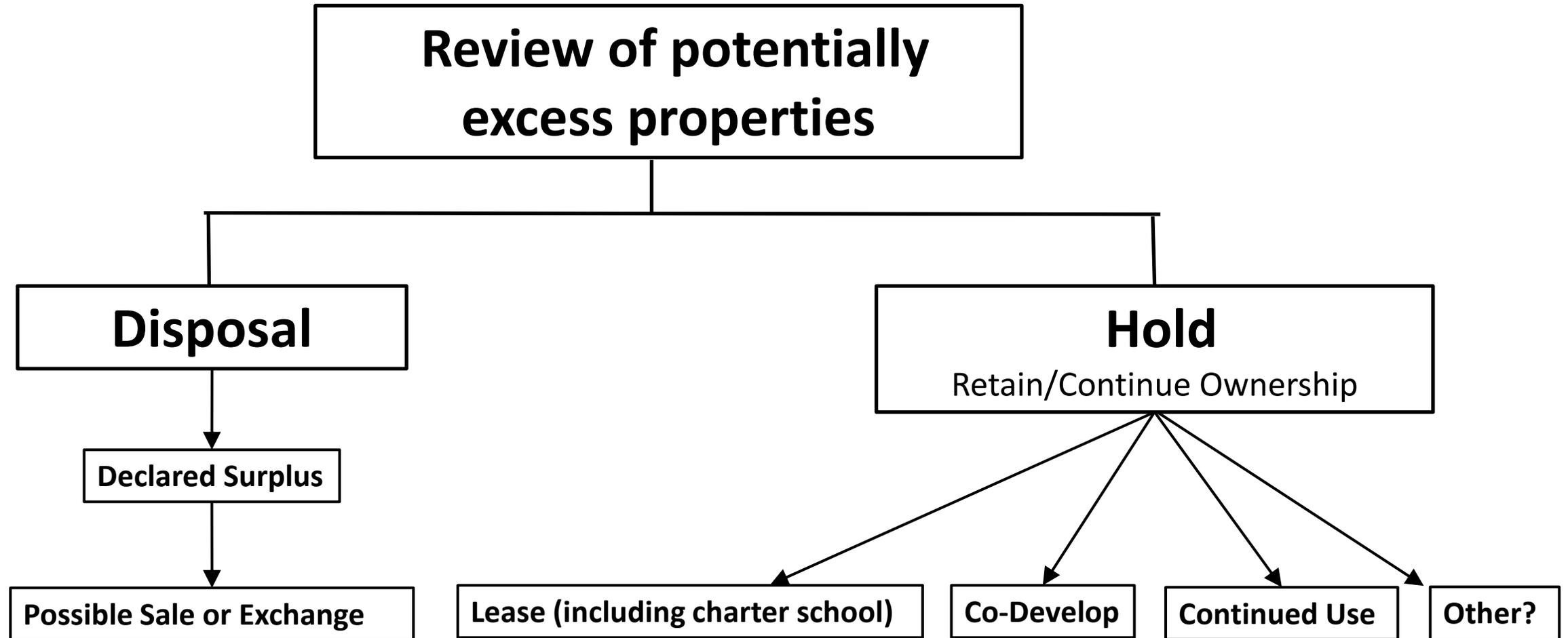
Excess Property Recommendations

August 11, 2022

Definition of Terms

- **Potentially Excess Property** – 47 properties not currently in active use, as determined by APS; these are the properties that Sizemore is reviewing for “hold” or “disposal.”
- **Disposal** – Sale or exchange of property (no longer hold title to the property). No longer hold for active use.
- **Hold** – Maintain ownership for active or “reserve” Atlanta Public Schools use. May be leased.
- **Surplus** – A declaration by the Board of Education designating possible future disposal of properties.

Scope of work: Property Review and Disposal Process



Scope & Flow: Review of potentially excess properties



Problem Statement for Excess Properties

Problem Statement:

- APS must accommodate future student enrollment.
- APS owns properties including unused facilities & land.
- APS will use the outcome of this analysis to inform them on how to strengthen communities (such as by providing affordable housing, art centers, community centers, workforce housing, etc.).

Therefore, the plan needs to focus on:

- Holding properties needed for future enrollment within each cluster.
- Identifying properties for potential disposal.

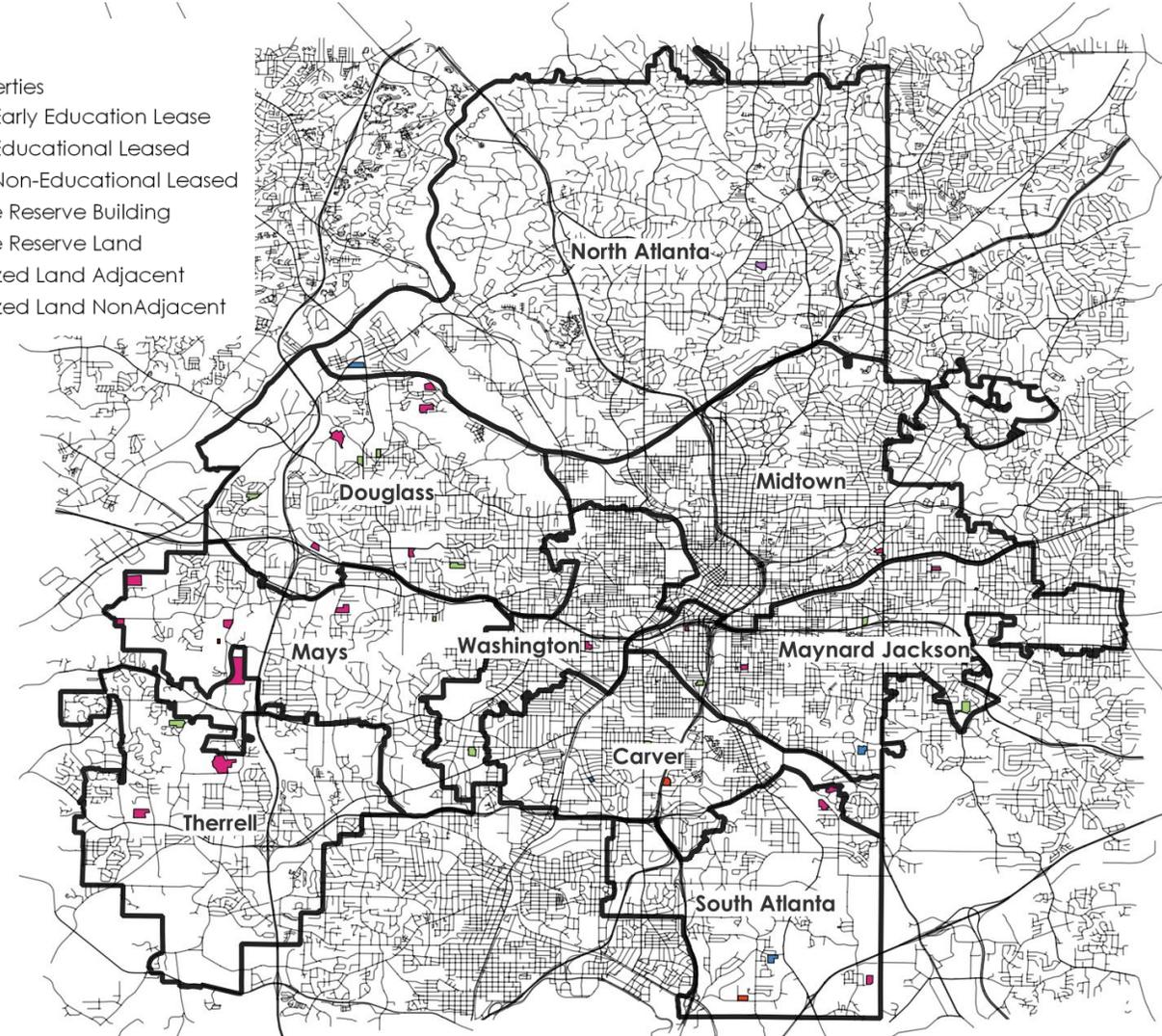
47 Potentially Excess Properties (PEPs)

Active	Active Early Education Lease	4
	Active Educational Leased	1
	Active K-12 Support APS	1
	Active Non-Educational Leased	2
Inactive Building	Inactive Reserve Building	13
	Inactive Reserve Land	21
Inactive Land	Undersized Land Adjacent	3
	Undersized Land Non-Adjacent	2

47 Potentially Excess Properties

Excess Properties

- Active Early Education Lease
- Active Educational Leased
- Active Non-Educational Leased
- Inactive Reserve Building
- Inactive Reserve Land
- Undersized Land Adjacent
- Undersized Land Non-Adjacent



All Potentially Excess Properties (1 of 2)

CATEGORY	EXCESS PROPERTIES	ADDRESS	CLUSTER	Area	Current Use
Active Early Education Leased	ELPM at Guice Elementary Facility	1485 Woodland Ave SE	Maynard Jackson	9.9	Leased: Easterseals Child Development (Expires 4/2032)
Active Early Education Leased	ELPM at Minnie Howell Elementary Facility	399 Macedonia Rd SE	South Atlanta	9.3	Leased: Easterseals / Premier Academy (Expires 5/2032)
Active Early Education Leased	ELPM at Sylvan Hills Elementary Facility	1757 Melrose Dr SW	Carver	2.5	Leased: Easterseals Child Development (Expires 6/2029)
Active Educational Leased	Atlanta International School at North Fulton High Facility	2890 N Fulton Dr NE	North Atlanta	9.3	Leased: Atlanta International School (Expires 6/2051)
Active K-12 Support APS	Little White House Facility	2548 Peachtree Battle Ave NW	North Atlanta	0.2	School: After school programming
Active Non-Educational Leased	AFR Training Gilbert at Facility	407 Ashwood Ave, SW	Carver	7.5	Leased: Atlanta Fire Rescue
Active Non-Educational Leased	APD Training at Harper ES Facility	180 Southside Industrial Pkwy SE	South Atlanta	7.4	Leased: Atlanta Police Department
Inactive Reserve Building	Anderson Park Elementary Facility	2050 Tiger Flowers Dr NW	Douglass	10.9	Vacant
Inactive Reserve Building	Capitol View Elementary Facility	1442 Metropolitan Pkwy SW	Carver	4.2	Vacant/Film
Inactive Reserve Building	Carey Elementary Facility	2588 Etheridge Dr NW	Douglass	4.7	Vacant -
Inactive Reserve Building	Hubert Elementary Facility	0 Stovall Street SE (982 Memorial Dr)	Maynard Jackson	5.8	Vacant
Inactive Reserve Building	Lakewood Heights Elementary Facility	335 Sawtell Ave SE	South Atlanta	2.1	Vacant
Inactive Reserve Building	Marshall Middle Facility	1820 Mary Dell Dr SE	Maynard Jackson	14.8	Vacant/Film
Inactive Reserve Building	Pryor Street School Facility	200 Doane St SW	Maynard Jackson	4.8	Vacant
Inactive Reserve Building	Rosalie Wright Elementary Facility	360 Autumn Ln SW	Mays	1.9	Vacant -
Inactive Reserve Building	Towns Elementary Facility	760 Bolton Rd. NW	Douglass	8	Vacant -
Inactive Reserve Building	Venetian Hills Elementary Facility	1910 Venetian Dr SW	Washington	9.3	Vacant
Inactive Reserve Building	Warren Road Facility	20 Warren St NE	Maynard Jackson	0.7	Admin: Storage
Inactive Reserve Building	West Atlanta Elementary Facility	1335 Kimberly Road SW	Therrell	13.9	Vacant -
Inactive Reserve Building	Williams Elementary Facility	0 James Jackson Pkwy NW (about 1100)	Douglass	6.4	Vacant
Inactive Reserve Land	Bass Field	326 Moreland Ave / 1136 Austin Ave	Midtown	4.8	Recreational Field
Inactive Reserve Land	Boulder Park Land Site	0 Boulder Park Dr SW (about 4500)	Mays	10.1	Land Holding -

All Potentially Excess Properties (2 of 2)

CATEGORY	EXCESS PROPERTIES	ADDRESS	CLUSTER	Area	Current Use
Inactive Reserve Land	Fairburn Road Land Site	0 Fairburn Road SW (about 301)	Mays	9.6	Land Holding
Inactive Reserve Land	Fairburn Road-Mays Site	0 Fairburn Road SW (about 900)	Mays	54	Land Holding -
Inactive Reserve Land	Former Collier Heights Elementary Site	338 Collier Drive NW	Douglass	6.4	Land Holding
Inactive Reserve Land	Former Cooper Street School Site	405 Cooper St SW	Maynard Jackson	2.2	Land Holding
Inactive Reserve Land	Former Dobbs Elementary Site	1965 Lewis Road SE	South Atlanta	10.2	Land Holding
Inactive Reserve Land	Former Finch Elementary Site	0 Ajax Drive NW (about 2198)	Douglass	13.6	Land Holding - Title Dispute -
Inactive Reserve Land	Former McGill Elementary Site	750 Martin St SE	Maynard Jackson	4.9	Recreational Field
Inactive Reserve Land	Former Peeples Street School Site	0 Peeples St SW (about 575)	Washington	6.2	Vacant
Inactive Reserve Land	Former Pitts Elementary Site	2210 Perry Blvd NW	Douglass	9	Land Holding
Inactive Reserve Land	Former Wesley Avenue School Site	187 Wesley Avenue NE	Maynard Jackson	4.4	Community park - Hold long term
Inactive Reserve Land	Forrest Canyon Land Site	0 Hendon Rd SE (about 1100)	South Atlanta	8	Land Holding
Inactive Reserve Land	Honor Farm Land Site	0 Thomasville Blvd SE (about 500)	South Atlanta	12.1	Land Holding
Inactive Reserve Land	Inman Field of Dreams	0 Virginia Avenue NE (SW corner of Ponce Place)	Midtown	1.4	Recreational Field
Inactive Reserve Land	LeConte Hwy Land Site	0 Bakers Ferry Rd SW	Mays	23.2	Land Holding -
Inactive Reserve Land	Melvin Drive Land Site	3895 Melvin Drive SW	Therrell	39.9	Land Holding
Inactive Reserve Land	Simpson Road Property	0 Joseph E Boone Blvd (SE corner of Boone & Sewanee)	Douglass	6.1	Wooded excess acreage
Inactive Reserve Land	Wooded Acreage @ Bunche Middle	1925 Niskey Lake Rd SW	Therrell	16.8	Wooded excess acreage
Inactive Reserve Land	Wooded Acreage @ Peyton Forest Elementary	0 Harlan Road SW (about 270)	Mays	12	Wooded excess acreage
Inactive Reserve Land	Wooded Land/Field Road	0 Watts Road NW	Douglass	19.1	Wooded excess acreage
Undersized Land Adjacent	Forrest Circle lot at South Atlanta High	0 Forrest Circle SE (about 895)	South Atlanta	0.4	Land Holding
Undersized Land Adjacent	Martin Street Lot at Obama ES	0 Martin Street SE (about 935)	Maynard Jackson	0.1	Land Holding
Undersized Land Adjacent	Welch Street Lots at Gideons ES	884 Welch Street SW	Carver	0.3	Land Holding
Undersized Land Non-Adjacent	Manigault/Reynoldstown (COA Park?)	0 Manigault St SE (about 1000)	Maynard Jackson	0.2	COA Park
Undersized Land Non-Adjacent	Terry Street Lot Site	753 Terry St SE	Maynard Jackson	0.1	Land Holding

Weighting Values of Four Criteria

1. The Greatest Weight (45%) is given to the **Utilization** of each Cluster.

- Elementary schools are considered the primary building block of each cluster.
- Middle schools and high schools may be expanded if the site allows it, or elementary schools might be redistricted from one cluster to another to allow for growing high school and middle school enrollment.

2. **Risk Hazards** are the second most valued criteria (30%).

- While some risks can be mitigated by the design of the site and building, they represent a limitation at least and a possible prohibitive criterion at the most severe.

3. **Property Size** (15%) while some sites are very small,

- They may add to and support an existing site.
- They may be supplemented by parks or community centers.
- They may be used for administrative services.
- APS operated the Campbell Elementary at 1.5 acres and are now operating Hope Hill with a 1.8-acre site.

4. **Proximity** (10%):

- A. Sites which are isolated from other schools, but in a potentially residential area may be useful, no matter the size. Proximity from Active Elementary School (5%).
- B. If two or more excess properties are close to one another, only one should be chosen to be developed as an elementary school. Proximity from another Potentially Excess Property (5%).

Excess Property Weighted Criteria Matrix

	Cluster	Property Name	Utilization	Risk Hazard	Property Size/Area	Proximity to active school	Proximity to other Potentially Excess Property	Weighted Score
			45%	30%	15%	5%	5%	100%
1	Carver	Welch Street Lots	4	2	4	4	2	3.3
2	Carver	Capitol View Elementary Facility	4	3	2	2	2	3.2
3	Washington	Former Peeples Street School Site	4	3	1	4	2	3.15
4	Carver	ELPM at Sylvan Hills Elementary Facility	4	2	3	4	2	3.15
5	Douglass	Simpson Road Property	4	3	1	0	4	3.05
6	Douglass	Towns Elementary Facility	4	3	1	4	0	3.05
7	South Atlanta	Lakewood Heights Elementary Facility	4	2	3	4	0	3.05
8	Douglass	Former Pitts Elementary Site	4	2	1	4	4	2.95
9	South Atlanta	ELPM at Minnie Howell Elementary Facility	4	2	1	4	2	2.85
10	Douglass	Former Collier Heights Elementary Site	4	2	1	4	0	2.75
11	Douglass	Anderson Park Elementary Facility	4	2	0	2	4	2.7
12	South Atlanta	Former Dobbs Elementary Site	4	2	0	2	4	2.7
13	Carver	AFR Training at Gilbert ES Facility	4	2	1	2	0	2.65
14	Douglass	Carey Elementary Facility	4	1	2	2	2	2.6
15	South Atlanta	Honor Farm Land Site	4	2	0	0	4	2.6
16	South Atlanta	APD Training at Harper ES Facility	4	1	1	4	2	2.55

Higher Scores are more favorable for disposal

Consultant's Recommendation: Disposal of Properties with a weighted score of greater than 2.5

Excess Property Weighted Criteria Matrix

	Cluster	Property Name	Utilization	Risk Hazard	Property Size/Area	Proximity to active school	Proximity to other Potentially Excess Property	Weighted Score
			45%	30%	15%	5%	5%	100%
17	Douglass	Former Finch Elementary Site	4	1	0	4	4	2.5
18	South Atlanta	Forrest Circle lot at South Atlanta High	4	0	4	0	2	2.5
19	Douglass	Wooded Land/Field Road	4	2	0	0	2	2.5
20	Washington	Venetian Hills Elementary Facility	4	1	1	4	0	2.45
21	Jackson	Martin Street Lot	1	3	4	4	4	2.35
22	South Atlanta	Forrest Canyon Land Site	4	1	1	0	2	2.35
23	Douglass	Williams Elementary Facility	4	1	1	0	2	2.35
24	Jackson	Manigault/Reynoldstown	1	3	4	2	4	2.25
25	Jackson	Former Cooper Street School Site	1	3	3	4	2	2.1
26	Jackson	Terry Street Lot Site	1	2	4	4	4	2.05
27	North Atlanta	Little White House Facility	1	2	4	4	2	1.95
28	Jackson	Warren Road Facility	1	2	4	4	2	1.95
29	Jackson	Pryor Street School Facility	1	3	2	2	2	1.85
30	Jackson	Hubert Elementary Facility	1	3	1	2	4	1.8
31	Jackson	Former McGill Elementary Site	1	2	2	4	4	1.75
32	Jackson	ELPM at Guice Elementary Facility	1	3	1	4	0	1.7
33	Therrell	West Atlanta Elementary Facility	2	2	0	0	2	1.6
34	Jackson	Former Wesley Avenue School Site	1	2	2	2	2	1.55
35	Mays	Rosalie Wright Elementary Facility	0	3	3	2	2	1.55

Higher Scores are more favorable for disposal

Recommendation: Disposal of Properties with a weighted score of greater than 2.5

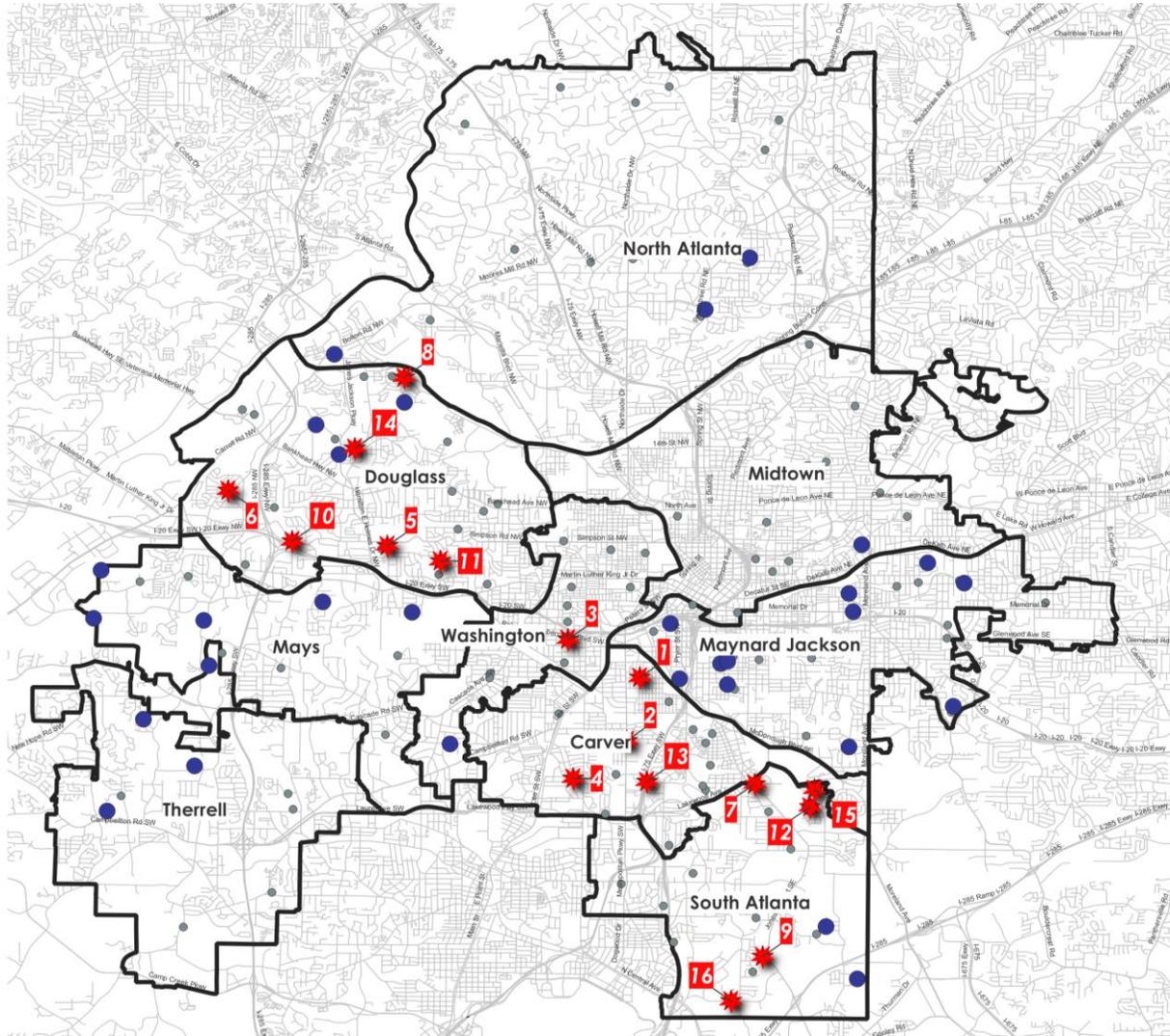
Excess Property Weighted Criteria Matrix

	Cluster	Property Name	Utilization	Risk Hazard	Property Size/Area	Proximity to active school	Proximity to other Potentially Excess Property	Weighted Score
			45%	30%	15%	5%	5%	100%
36	Midtown	Bass Field	0	3	2	4	2	1.5
37	North Atlanta	Atlanta International School at North Fulton High Facility	1	2	1	4	2	1.5
38	Therrell	Wooded Acreage @ Bunche Middle	2	2	0	0	0	1.5
39	Midtown	Inman Field of Dreams	0	2	4	4	0	1.4
40	North Atlanta	YMCA at Former Chattahoochee ES Facility	1	2	0	4	2	1.35
41	Therrell	Melvin Drive Land Site	2	1	0	0	2	1.3
42	Jackson	Marshall Middle Facility	1	2	0	2	0	1.15
43	Mays	Fairburn Road-Mays Site	0	2	0	0	4	0.8
44	Mays	Wooded Acreage @ Peyton Forest Elementary	0	2	0	4	0	0.8
45	Mays	LeConte Hwy Land Site	0	1	0	4	4	0.7
46	Mays	Fairburn Road Land Site	0	1	1	0	4	0.65
47	Mays	Boulder Park Land Site	0	1	0	2	4	0.6

Higher Scores are more favorable for disposal

Recommendation: Disposal of Properties with a weighted score of greater than 2.5

Summary of Consultant's Recommendations

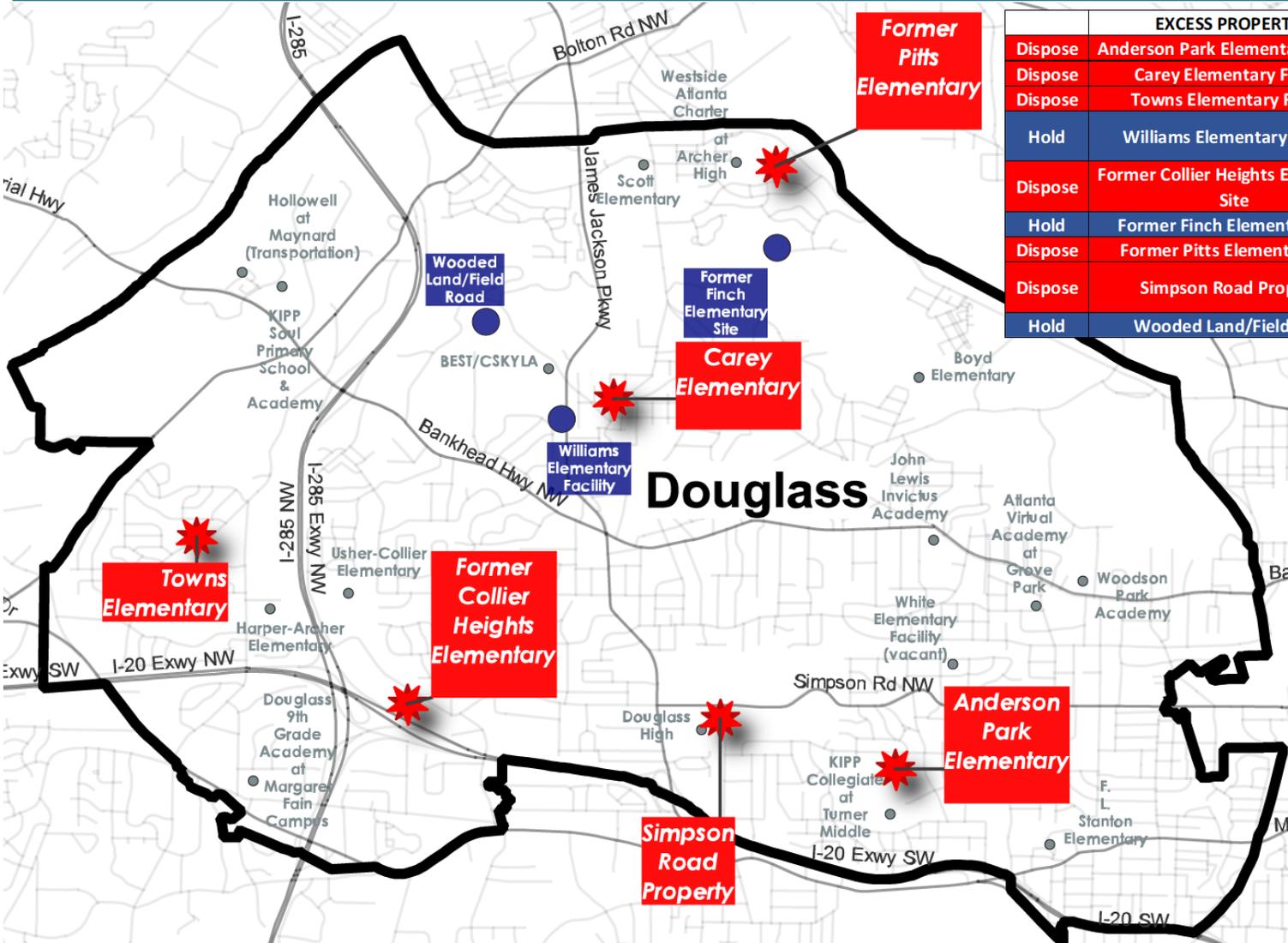


16 Properties Recommended to Consider for Disposal

Label	Cluster	Property Name	Weighted Score
1	Carver	Welch Street Lots	3.3
2	Carver	Capitol View Elementary Facility	3.2
3	Washington	Former Peebles Street School Site	3.15
4	Carver	ELPM at Sylvan Hills Elementary Facility	3.15
5	Douglass	Simpson Road Property	3.05
6	Douglass	Towns Elementary Facility	3.05
7	South Atlanta	Lakewood Heights Elementary Facility	3.05
8	Douglass	Former Pitts Elementary Site	2.95
9	South Atlanta	ELPM at Minnie Howell Elementary Facility	2.85
10	Douglass	Former Collier Heights Elementary Site	2.75
11	Douglass	Anderson Park Elementary Facility	2.7
12	South Atlanta	Former Dobbs Elementary Site	2.7
13	Carver	AFR Training at Gilbert ES Facility	2.65
14	Douglass	Carey Elementary Facility	2.6
15	South Atlanta	Honor Farm Land Site	2.6
16	South Atlanta	APD Training at Harper ES Facility	2.55

	Active Properties
	Consider for Disposal
	Hold

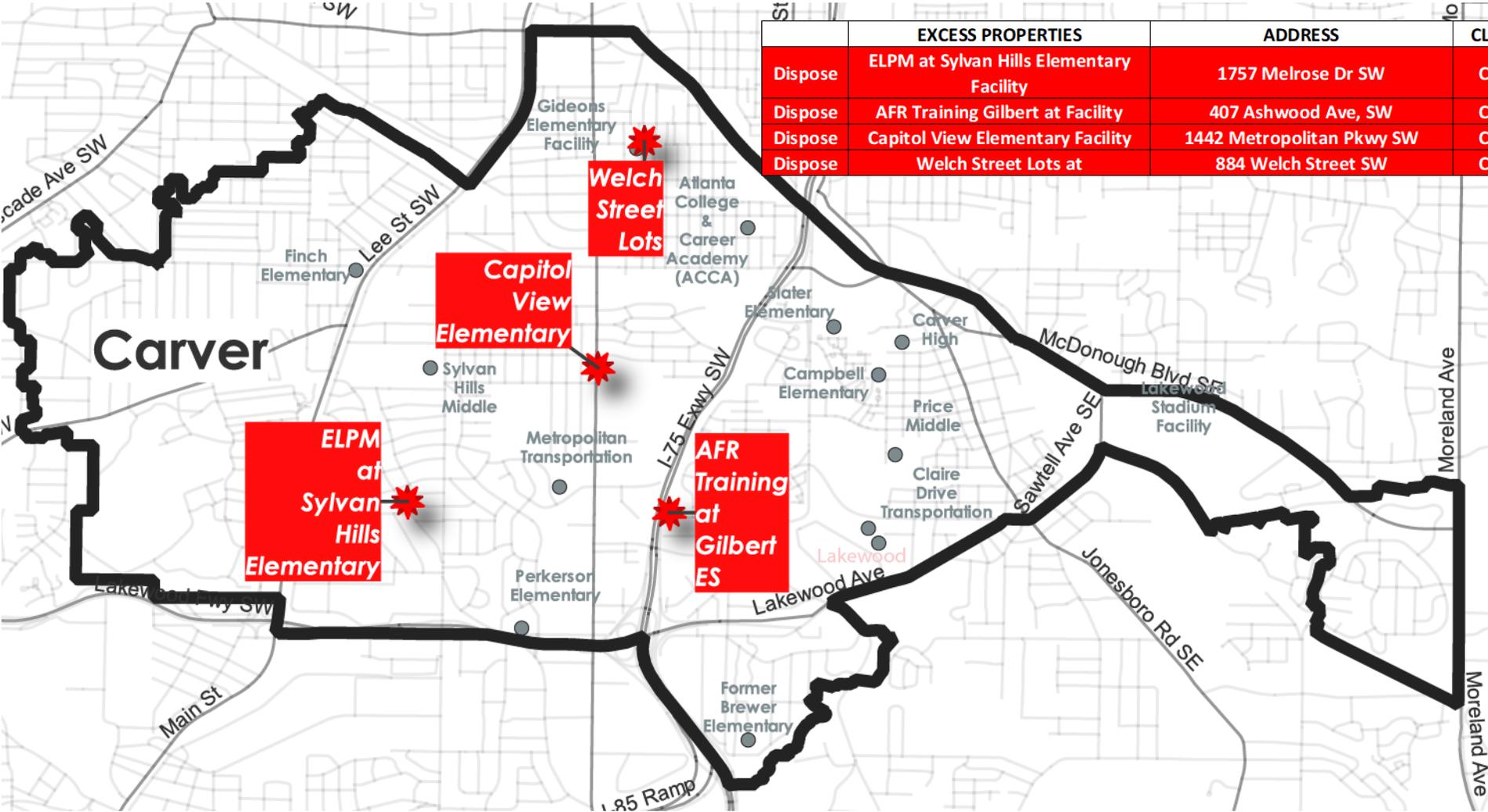
Douglass Cluster Recommendations



	EXCESS PROPERTIES	ADDRESS	CLUSTER	Area	Current Use
Dispose	Anderson Park Elementary Facility	2050 Tiger Flowers Dr NW	Douglass	10.9	Vacant
Dispose	Carey Elementary Facility	2588 Etheridge Dr NW	Douglass	4.7	Vacant -
Dispose	Towns Elementary Facility	760 Bolton Rd. NW	Douglass	8	Vacant -
Hold	Williams Elementary Facility	0 James Jackson Pkwy NW (about 1100)	Douglass	6.4	Vacant
Dispose	Former Collier Heights Elementary Site	338 Collier Drive NW	Douglass	6.4	Land Holding
Hold	Former Finch Elementary Site	0 Ajax Drive NW (about 2198)	Douglass	13.6	Land Holding - Title Dispute -
Dispose	Former Pitts Elementary Site	2210 Perry Blvd NW	Douglass	9	Land Holding
Dispose	Simpson Road Property	0 Joseph E Boone Blvd (SE corner of Boone & Sewanee)	Douglass	6.1	Wooded excess acreage
Hold	Wooded Land/Field Road	0 Watts Road NW	Douglass	19.1	Wooded excess acreage

	Active Properties
	Consider for Disposal
	Hold

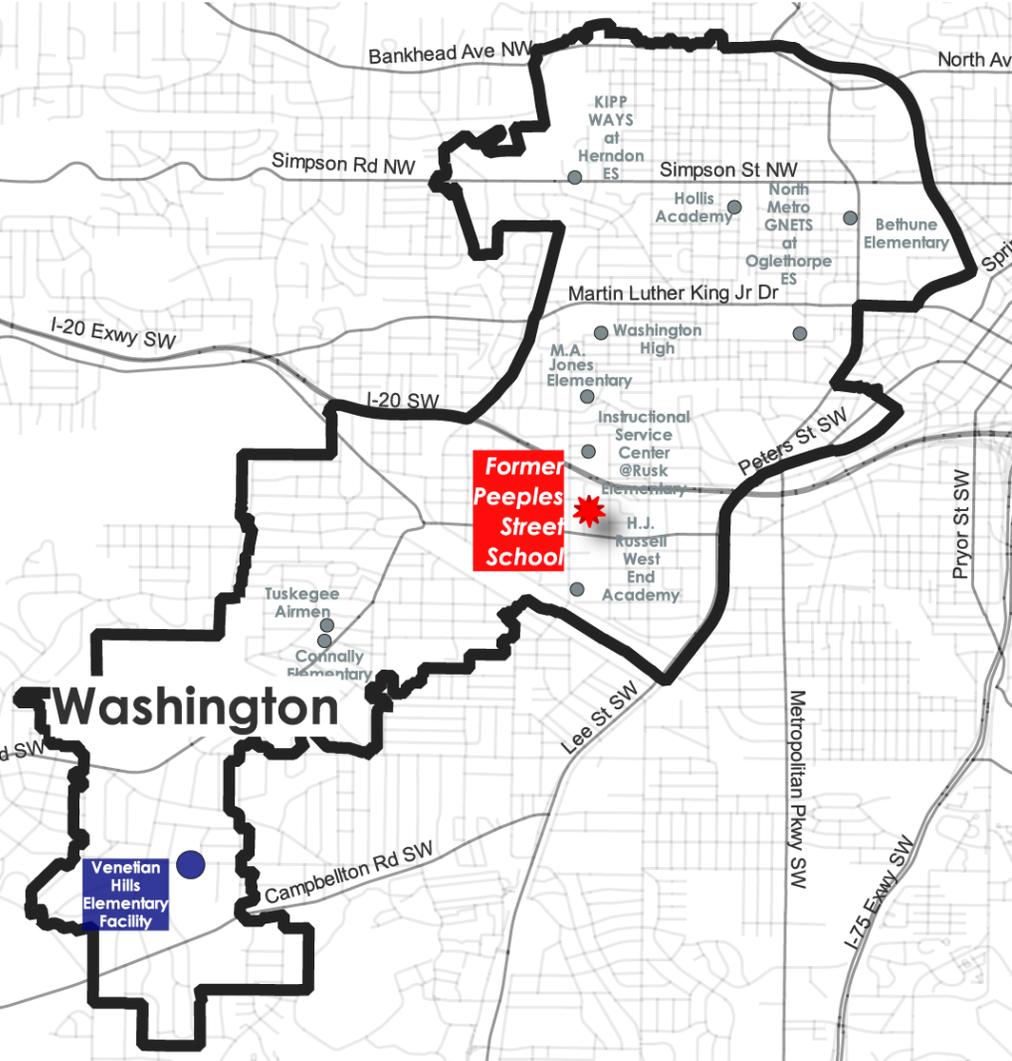
Carver Cluster Recommendations



	EXCESS PROPERTIES	ADDRESS	CLUSTER	Area	Current Use
Dispose	ELPM at Sylvan Hills Elementary Facility	1757 Melrose Dr SW	Carver	2.5	Leased: Easterseals Child Development (Expires 6/2029)
Dispose	AFR Training Gilbert at Facility	407 Ashwood Ave, SW	Carver	7.5	Leased: Atlanta Fire Rescue
Dispose	Capitol View Elementary Facility	1442 Metropolitan Pkwy SW	Carver	4.2	Vacant/Film
Dispose	Welch Street Lots at	884 Welch Street SW	Carver	0.3	Land Holding

	Active Properties
	Consider for Disposal
	Hold

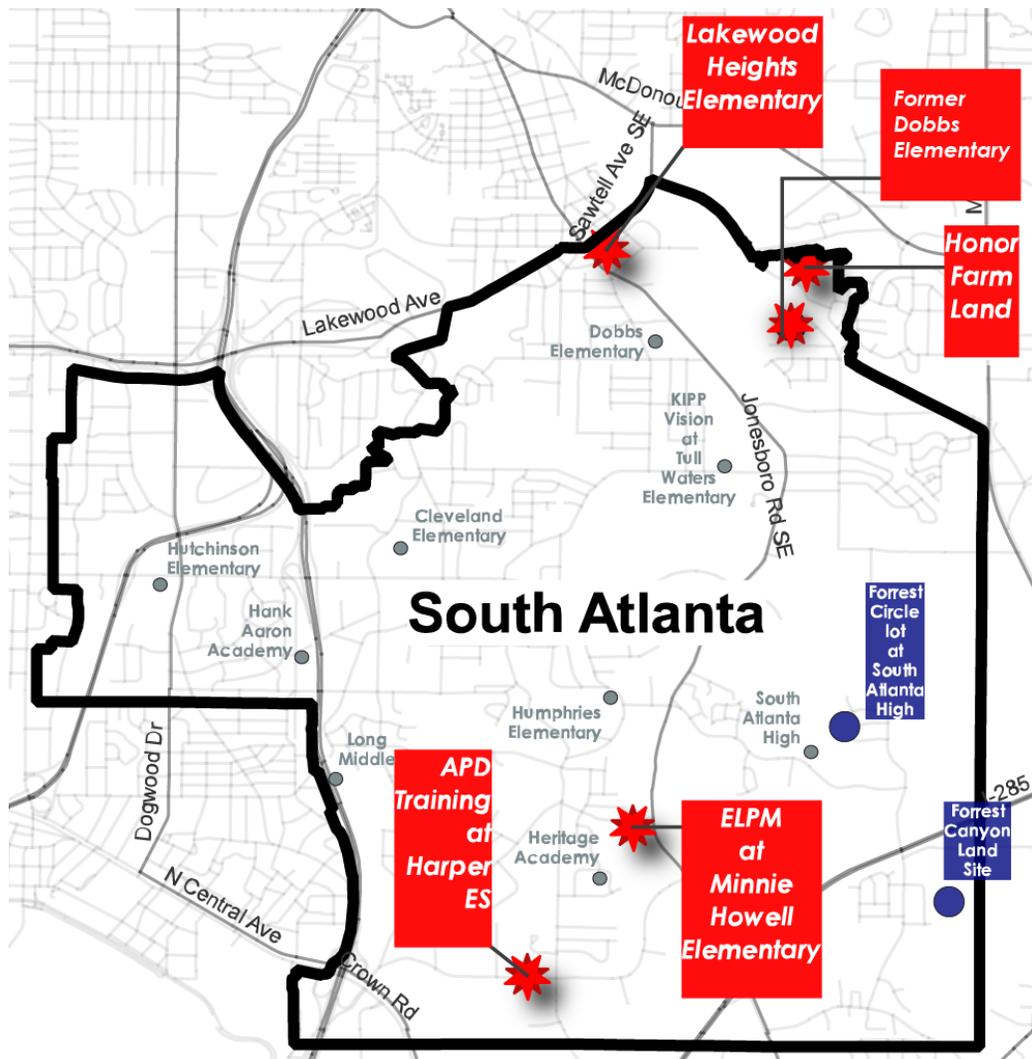
Washington Cluster Recommendations



	EXCESS PROPERTIES	ADDRESS	CLUSTER	Area	Current Use
Hold	Venetian Hills Elementary Facility	1910 Venetian Dr SW	Washington	9.3	Vacant
Dispose	Former Peeples Street School Site	0 Peeples St SW (about 575)	Washington	6.2	Vacant

	Active Properties
	Consider for Disposal
	Hold

South Atlanta Cluster Recommendations



	EXCESS PROPERTIES	ADDRESS	CLUSTER	Area	Current Use
Dispose	ELPM at Minnie Howell Elementary Facility	399 Macedonia Rd SE	South Atlanta	9.3	Leased: Easterseals / Premier Academy (Expires 5/2032)
Dispose	APD Training at Harper ES Facility	180 Southside Industrial Pkwy SE	South Atlanta	7.4	Leased: Atlanta Police Department
Dispose	Lakewood Heights Elementary Facility	335 Sawtell Ave SE	South Atlanta	2.1	Vacant
Dispose	Former Dobbs Elementary Site	1965 Lewis Road SE	South Atlanta	10.2	Land Holding
Hold	Forrest Canyon Land Site	0 Hendon Rd SE (about 1100)	South Atlanta	8	Land Holding
Dispose	Honor Farm Land Site	0 Thomasville Blvd SE (about 500)	South Atlanta	12.1	Land Holding
Hold	Forrest Circle lot at South Atlanta High	0 Forrest Circle SE (about 895)	South Atlanta	0.4	Land Holding

	Active Properties
	Excess: Dispose
	Excess: Hold

Consultant's Final Draft Recommended Actions

Phase 2: 24-25 SY and thereafter:

- August 2022- Early September 2022 - Public Engagement
 - 2024-2025 SY: Swap Lewis Invictus Middle School facility with the BEST/CSKYW facility.
 - SPLOST 2022 adjustments: Renovations are recommended at Toomer and Peyton Forest, but additions are not recommended.
 - Annually monitor enrollment at West Manor, Woodson Park, and all schools with utilizations less than 65%.
 - **Consider the sixteen properties as potential for disposal.**

Engagement: Next Steps

New K-5 Midtown Elementary School

Purpose: To hire a principal; outline clear next steps for students, staff, and families; begin forming planning committees. (Collaborate)

Timeline: Fall 2022 (August: Principal Hire, September: Committee Launch)

High School Capacity (Carver, Washington, Midtown, Jackson)

Purpose: To work with the community on short-term and long-term strategies addressing both capacity challenges and opportunities to grow schools with available space (Collaborate)

Timeline: Fall 2022 (August 2022-January 2023)

Phase II (JLIA/BEST/CSK, Toomer, Peyton Forest, Monitor)

Purpose: To inform and receive feedback on the recommendations from the FMP Consultants (Consult)

Timeline: Fall 2022 (See Specific Timelines)

Potential Excess Properties

Purpose: To inform and receive feedback on the processes for designating excess properties and property uses (Consult)

Timeline: Fall 2022 (August 2022-September 2022)

High School Capacity Engagement Timeline

Purpose: To work with the community on short-term and long-term strategies addressing both capacity challenges and opportunities to grow schools with available space (Collaborate)

Timeline: Fall 2022 (August 2022-January 2023)

August 30

Kick-Off Meeting

Virtual & In-Person

Large Group

- Share Data
- Understand Impact
- Outline Next Steps

September 5 - 16

*Small Groups**

Virtual & In-Person

Divided by Challenge

- Dive Deeper into Impact
- Brainstorm Solutions

September 26 -

October 7

*Small Groups**

Virtual & In-Person

Divided by Challenge

- Review Solutions
- Prioritize

October 18

Sharing Meeting

Virtual & In-Person

Large Group

- Share Solutions
- Receive Feedback
- Agree on Next Steps

October 19 - November 17

Internal Review

November

Reconvene Small Groups, if needed

December

Leadership Review

* GO Teams will be included as small groups

Phase II: FMP Engagement Timeline

Purpose: To inform and receive feedback on the recommendations from the FMP Consultants (Consult)

Timeline: Fall 2022

Douglass Cluster (JLIA & BEST/CSK)

August 23rd Kick-Off

Virtual @ Noon & In-Person @ 6pm

September: GO Team Meetings (Elementary, JLIA, BEST, & CSK)

TBD, based on GO Team calendar

September: Focus Groups

Virtual & In-Person

Scheduled during August 23rd Meeting

September: Surveys

Distributed Paper & Electronic

Toomer & Peyton Forest

Engagement directly with school leadership and the design team

Monitoring & Addressing Underutilization

Create process for monitoring utilization and leverage recommendations from the over and under capacity engagement conversations

Phase II: Potential Excess Properties

Purpose: To inform and receive feedback on the processes for designating excess properties and property uses (Consult)

Timeline: Fall 2022 (August 2022-September 2022)

August 25th Kick-Off

Virtual @ Noon & In-Person @ 6pm

September: Focus Groups

Virtual & In-Person

September: NPU Meeting

TBD

Key Questions:

1. What are your thoughts on the criteria used to designate properties?
2. What should community engagement look like through the lifecycle of APS property designation?

October

Board First Read

November

Board Vote

Comments/Questions

- **Definition of Terms**
- **Methodology and Four Criteria for Determining Potentially Excess Properties**
- **Properties Owned by APS**

Definition of Terms

Definition of terms, as defined by APS

- **Active Non-Educational Leased** – APS Properties that are leased as training facilities to other Governmental Agencies such as the Atlanta police and fire departments and WABE Broadcast Studios.
- **Active Administrative APS** – Administrative sites, Adult Education, Testing Center, teacher training, Service centers, Transportation Centers.
- **Active K-12 APS** – K-12 Schools currently in use by APS.
- **Active K-12 APS (Relocation)** – Administrative Relocation, Elementary School Relocation site, Storage.
- **Active Early Education Leased** – Properties that are currently in use as Early Education sites and which are operated by organizations outside of APS.
- **Active Educational Leased** – Properties which are leased to independent K-12 educational organizations, principally Charter Schools.
- **Active K-12 Support APS** – Properties currently used by APS for support operations such as Digital learning centers, bus parking and maintenance, and after school programming, and Athletics Facilities, Stadiums.

Definition of Terms

- **Inactive Reserve Land*** – Properties without any buildings/improvements.
- **Reserve Building*** – Properties with current use such as storage location, recreational field/site, and community use plus other properties which may be currently vacant.
- **Reserve Land*** – Potential or current community park, recreational sites, wooded sites adjacent to active facilities.
- **Undersized Land Adjacent*** – Small sites adjacent to currently active K-12 schools.
- **Undersized Land Non-Adjacent*** – Relatively isolated small sites.
- **ARC** – Atlanta Regional Commission - The Atlanta Regional Commission is the regional planning and intergovernmental coordination agency for the 10-county Atlanta region.
- **Proximity** – Closeness, a definition of how close a potentially excess property is from other APS Properties in walking distance.

* As defined by APS

Methodology and Four Criteria for Determining Potentially Excess Properties

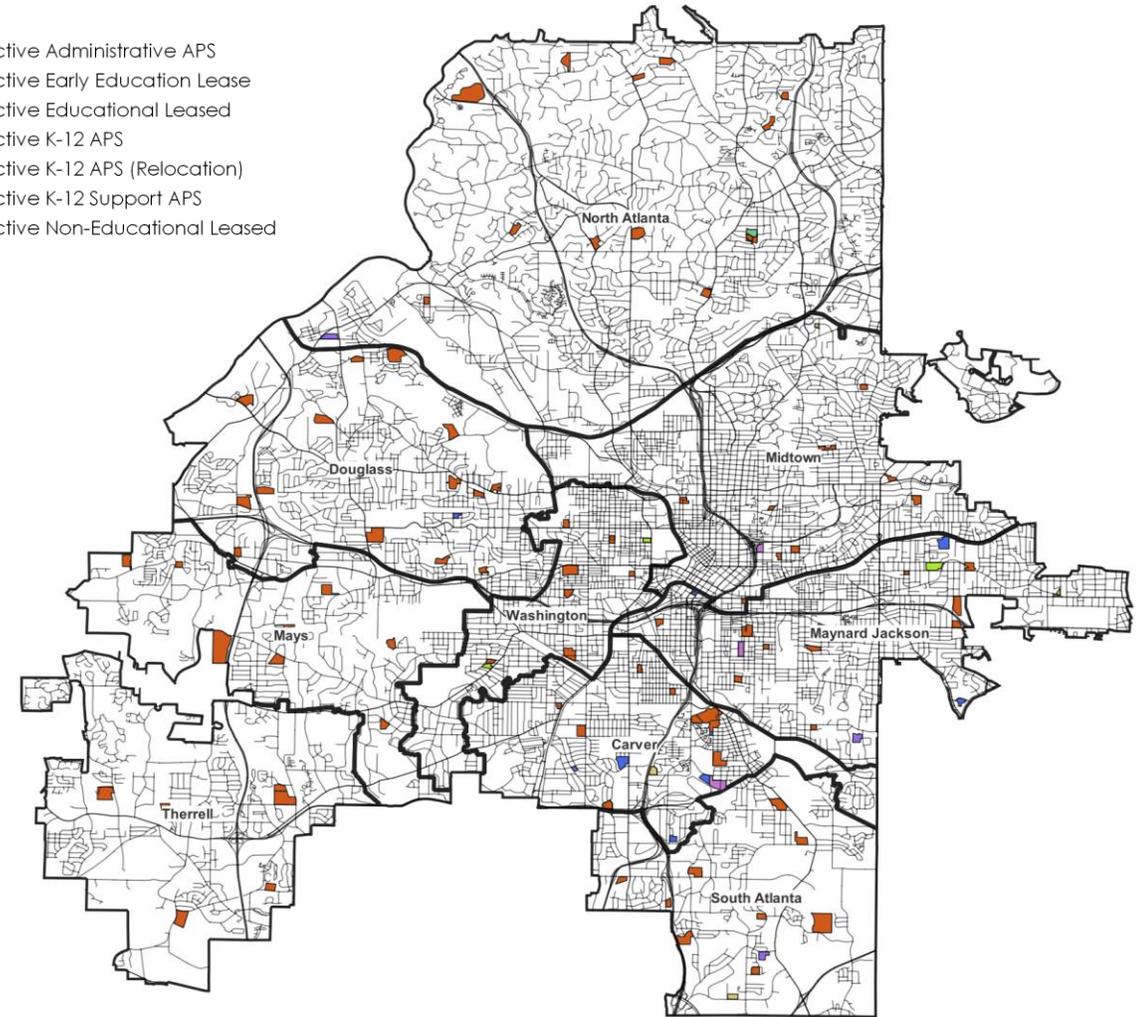
All Properties Actively Used by APS

APS has **105** (of 152) properties which are currently in-use:

Active Administrative APS	9
Active K-12 APS	85
Active K-12 APS (Relocation)	5
Active K-12 Support APS	4
Active Non-Educational APS	1
Active Non-Educational Leased	1

105 Active / In-Use Properties

- Active Administrative APS
- Active Early Education Lease
- Active Educational Leased
- Active K-12 APS
- Active K-12 APS (Relocation)
- Active K-12 Support APS
- Active Non-Educational Leased



Four Criteria and Methodology

Criteria:

Data:

1. Facilities' Utilization



ARC 2050 population data compared to the active school capacity of each cluster

2. Preliminary Risk Hazard



Proximity to Rail/Highway, Natural Gas, High Power Electrical lines as defined by GDoE

3. Developable for school or administrative use.



Size of Property

4. Geographic

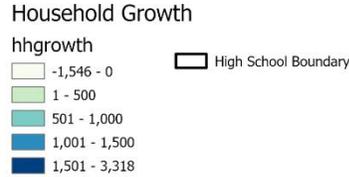
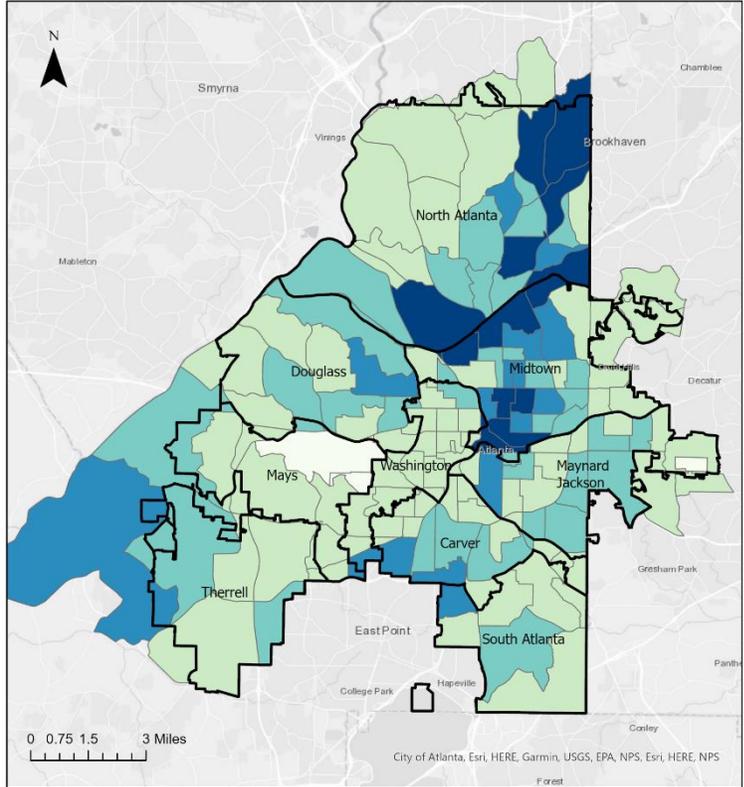


Proximity to other schools and other excess properties

Criteria #1: 2030-2050 School Age Enrollment Growth, By Cluster

School	Low Proportionate distribution of Elementary Growth	High Proportionate distribution of Elementary Growth	Low Proportionate distribution of Middle Growth	High Proportionate distribution of Middle Growth	Low Proportionate distribution of High Growth	High Proportionate distribution of High Growth
Midtown	1393	1901	649	885	892	1217
North Atlanta	1135	1549	397	541	520	709
Maynard Jackson	418	570	164	224	332	453
Douglass	255	348	142	194	168	230
Carver	273	373	120	163	131	179
Washington	219	299	89	121	112	153
Mays	151	206	56	77	78	106
South Atlanta	135	184	64	87	64	87
Therrell	129	176	56	76	56	76

ARC Household Growth Forecast by Census Tract, 2030 - 2050



Projected 2050 School Facility Utilization By Cluster

Cluster	School Type	School Name	School Capacity (SSF)	2050 High Projected Enrollment	2050 Utilization				
Carver	ES Total	Elementary Total	3552	1891	53%				
	MS Total	Middle Total	1,882	828	44%				
	HS Total	High Total (Carver)	1,550	908	59%				
Douglass	ES Total	Elementary Total	4,507	1630	36%				
	MS Total	Middle Total (Lewis)	2,136	1475	69%				
	HS Total	High Total (Douglass)	2,125	1750	82%				
Midtown	ES Total	Elementary Total	3,422	4678	137%				
	MS Total	Middle Total (Howard)	1,752	2150	123%				
	HS Total	High Total (Midtown)	1,275	2999	235%				
Jackson	ES Total	Elementary Total	3,218	2504	78%				
	MS Total	Middle Total (King)	960	987	103%				
	HS Total	High Total (Jackson)	1,513	2053	136%				
						COLOR INDEX			
							Enrollment > 90% of Capacity		
							Enrollment Between 75%-90%		
							Enrollment between 65%-75%		
							Enrollment between 55%-65%		
							Enrollment below 55%		

Projected 2050 School Facility Utilization By Cluster

Cluster	School Type	School Name	School Capacity (SSF)	2050 Projected Enrollment	2050 Utilization		Washington	ES Total	Elementary Total	3,109	1664	54%
Mays	ES Total	Elementary Total	2199	2039	93%		Washington	MS Total	Middle Total (Brown)	1,811	675	37%
	MS Total	Middle Total (Young)	1,152	763	66%			HS Total	High Total (Washington)	1,633	818	50%
	HS Total	High Total (Mays)	1,975	1052	53%							
North Atlanta	ES Total	Elementary Total	6481	5577	86%							
	MS Total	Middle Total	3,096	1949	63%							
	HS Total	High Total (North Atlanta)	2,600	2554	98%							
South Atlanta	ES Total	Elementary Total	3015	1540	51%		COLOR INDEX					
	MS Total	Middle Total (Long)	1,031	725	70%			Enrollment > 90% of Capacity				
	HS Total	High Total (South Atlanta)	1,618	725	45%			Enrollment Between 75%-90%				
Therrell	ES Total	Elementary Total	2619	1894	72%			Enrollment between 65%-75%				
	MS Total	Middle Total (Bunche)	934	817	87%			Enrollment between 55%-65%				
	HS Total	High Total (Therrell)	1,373	818	60%			Enrollment below 55%				

Criteria #1: PEPs, by 2050 Elementary Utilization

Cluster	Property Name	Utilization
		45%

Cluster	Property Name	Utilization
		45%

Higher Scores are more favorable for disposal

Mays	Rosalie Wright Elementary Facility	0
Midtown	Bass Field	0
Midtown	Inman Field of Dreams	0
Mays	Fairburn Road-Mays Site	0
Mays	Wooded Acreage @ Peyton Forest Elementary	0
Mays	LeConte Hwy Land Site	0
Mays	Fairburn Road Land Site	0
Mays	Boulder Park Land Site	0
Jackson	Martin Street Lot	1
Jackson	Manigault/Reynoldstown	1
Jackson	Former Cooper Street School Site	1
Jackson	Terry Street Lot Site	1
North Atlanta	Little White House Facility	1
Jackson	Warren Road Facility	1
Jackson	Pryor Street School Facility	1
Jackson	Hubert Elementary Facility	1
Jackson	Former McGill Elementary Site	1
Jackson	ELPM at Guice Elementary Facility	1
Jackson	Former Wesley Avenue School Site	1
North Atlanta	Atlanta International School at North Fulton High Facility	1
North Atlanta	YMCA at Former Chattahoochee ES Facility	1
Jackson	Marshall Middle Facility	1

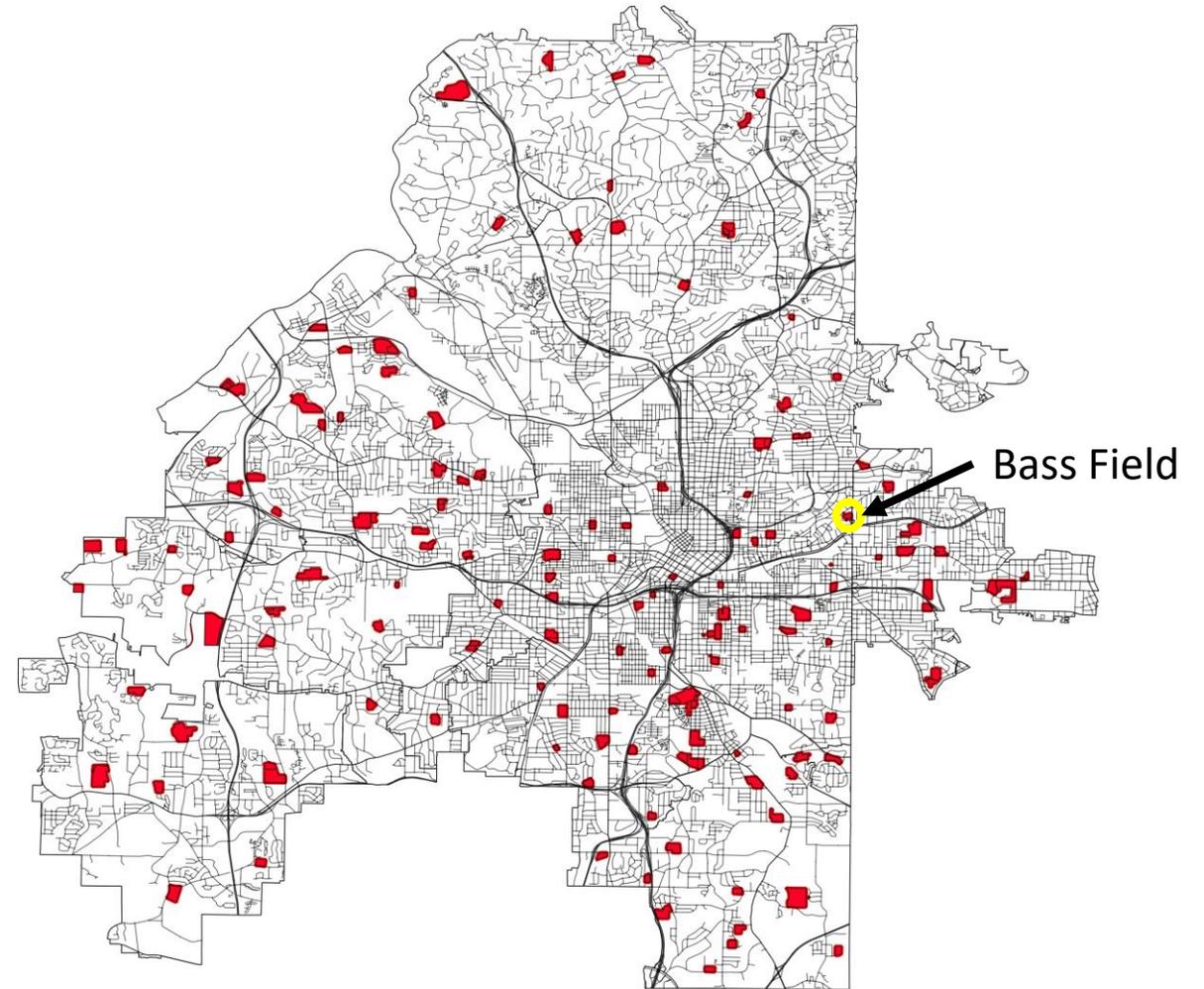
Therrell	West Atlanta Elementary Facility	2
Therrell	Wooded Acreage @ Bunche Middle	2
Therrell	Melvin Drive Land Site	2
Carver	Welch Street Lots	4
Carver	Capitol View Elementary Facility	4
Washington	Former Peeples Street School Site	4
Carver	ELPM at Sylvan Hills Elementary Facility	4
Douglass	Simpson Road Property	4
Douglass	Towns Elementary Facility	4
South Atlanta	Lakewood Heights Elementary Facility	4
Douglass	Former Pitts Elementary Site	4
South Atlanta	ELPM at Minnie Howell Elementary Facility	4
Douglass	Former Collier Heights Elementary Site	4
Douglass	Anderson Park Elementary Facility	4
South Atlanta	Former Dobbs Elementary Site	4
Carver	AFR Training at Gilbert ES Facility	4
Douglass	Carey Elementary Facility	4
South Atlanta	Honor Farm Land Site	4
South Atlanta	APD Training at Harper ES Facility	4
Douglass	Former Finch Elementary Site	4
South Atlanta	Forrest Circle lot at South Atlanta High	4
Douglass	Wooded Land/Field Road	4
Washington	Venetian Hills Elementary Facility	4
South Atlanta	Forrest Canyon Land Site	4
Douglass	Williams Elementary Facility	4

Utilization	
	Enrollment > 90% of Capacity
	Enrollment Between 75%-90%
	Enrollment between 65%-75%
	Enrollment between 55%-65%
	Enrollment below 55%

Note: % Utilization is using the high proportionate distribution of elementary student growth in 2050. Higher scores (range 0-4) are more favorable for disposal (vs hold).

Example: Bass Field – Criteria #1: 2050 Utilization

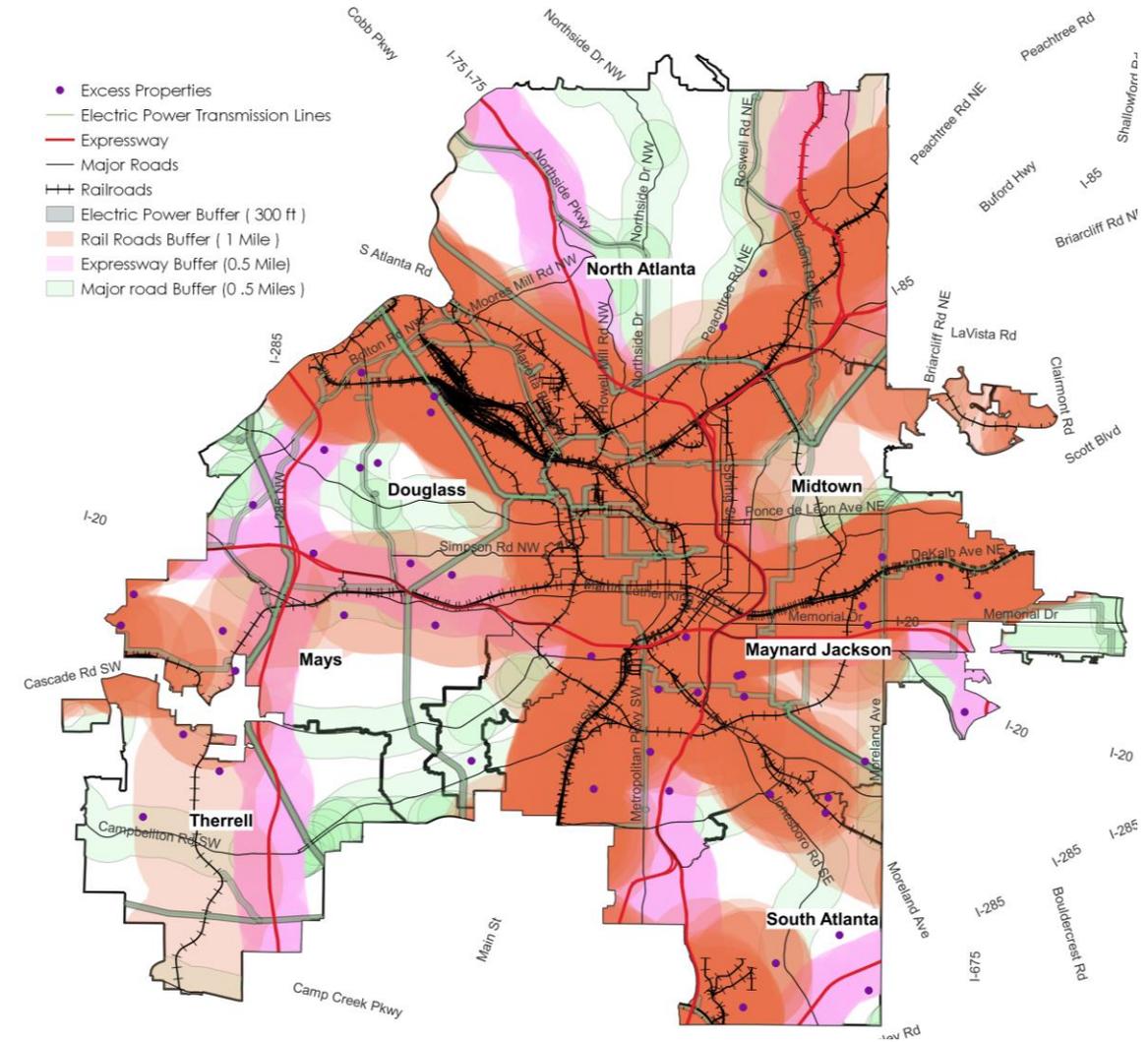
Bass Field is in the Midtown cluster which is projected to be overcrowded in 2050. The property scored 0 out of 4 with a high score favoring possible disposal.



Criteria # 2: Excess Sites with Risk-Hazard Issues

Obvious Risk Hazard Issues for Schools in Atlanta include:

- Major Roads – 0.5 Mile Buffer
- Expressways – 0.5 Mile Buffer
- Railroads – 1 Mile Buffer
- High Power Transmission Lines – 300' Buffer



Risk Hazards – as defined by GDoE

TABLE 2: DISTANCES FOR IDENTIFIED HAZARDS –

FEATURE	LOCATION/ ORIENTATION	COMMENTS
Streams	On or adjacent to Site	Unless a major stream or river, only streams located adjacent to or on the site are of concern for children’s direct access
Streams	Up-Stream of Site	Large water-sheds are sources for flooding. sites located at confluence of streams are subject to flooding
Pond and Lakes	On or adjacent to Site	Bodies of water on or adjacent to site are of concern for children’s direct access
	Up-Stream of Site	Source for flooding due to failure/breach or activating the emergency spillway
Power Lines	300 feet of Site	must be greater than 300 feet from the portion of the site to be used for facilities or where students gather
Fuel Pipelines	1 Mile Radius	
Chemical Pipelines	1Mile Radius	
Fuel Facilities	1Mile Radius	1/2 mile for gas stations and 1 mile for large fuel storage facilities
Industrial Facilities	1Mile Radius	
Airports	3Mile Radius	Sites should not be located in-line with runways.
Highways and Rail	1-Mile Radius	½ mile for highways and 1 mile for railroads
Landfills	½ Mile Radius	Landfills adjacent to a site can be a major concern for vectors and methane. Methane gas migration may extend ½-mile from landfill
Dry Cleaners	1-Mile Radius	Very few cleaners store large quantities of cleaning fluids.
Power Plants	1-Mile Radius	Electrical substations – ½ mile
Nuclear Facilities	3-Mile Radius	
Note: Other features, impacts or sources may exist and are not included in this table		

Obvious Risk Hazard

LABEL	Rail Roads Buffer	Major Roads Buffer	Expressway Buffer	Power Line Buffer	Total
Forrest Circle lot at South Atlanta High			0	0	0
APD Training at Harper ES Facility	1		0	0	1
Boulder Park Land Site	1		0	0	1
Carey Elementary Facility		1	0	0	1
Fairburn Road Land Site	1		0	0	1
Former Finch Elementary Site	1		0	0	1
Forrest Canyon Land Site			1	0	1
LeConte Hwy Land Site	1		0	0	1
Melvin Drive Land Site	1		0	0	1
Venetian Hills Elementary Facility		1	0	0	1
Williams Elementary Facility		1	0	0	1
AFR Training at Gilbert ES Facility		1	1	0	2
Anderson Park Elementary Facility	1	1	0	0	2
Atlanta International School	1	1	0	0	2
ELPM at Minnie Howell Elementary Facility	1	1	0	0	2
ELPM at Sylvan Hills Elementary Facility	1	1	0	0	2
Fairburn Road-Mays Site	1		1	0	2
Former Collier Heights Elementary Site	1		1	0	2
Former Dobbs Elementary Site	1	1	0	0	2
Former McGill Elementary Site	1		1	0	2
Former Pitts Elementary Site	1		0	1	2
Former Wesley Avenue School Site	1	1	0	0	2
Honor Farm Land Site	1	1	0	0	2
Inman Field of Dreams	1	1	0	0	2
Lakewood Heights Elementary Facility	1	1	0	0	2
Little House White Facility	1	1	0	0	2
Marshall Middle Facility		1	1	0	2
Terry Street Lot Site	1		1	0	2

LABEL	Rail Roads Buffer	Major Roads Buffer	Expressway Buffer	Power Line Buffer	Total
Warren Road Facility	1	1	0	0	2
Welch Street Lots	1	1	0	0	2
West Atlanta Elementary Facility	1	1	0	0	2
Wooded Acreage @ Bunche Middle	1	1	0	0	2
Wooded Acreage @ Peyton Forest Elementary	1	1	0	0	2
Wooded Land/Field Road		1	1	0	2
YMCA at Former Chattahoochee ES Facility	1	1	0	0	2
Bass Field	1	1	0	1	3
Capitol View Elementary Facility	1	1	1	0	3
ELPM at Guice Elementary Facility	1	1	0	1	3
Former Cooper Street School Site	1	1	1	0	3
Former Peebles Street School Site	1	1	1	0	3
Hubert Elementary Facility	1	1	1	0	3
Manigault/Reynoldstown (COA Park?)	1	1	1	0	3
Martin Street Lot	1	1	0	1	3
Pryor Street School Facility	1	1	1	0	3
Rosalie Wright Elementary Facility	1	1	1	0	3
Simpson Road Property	1	1	1	0	3
Towns Elementary Facility		1	1	1	3

Criteria #2: PEPs, By Obvious Risk Hazard

Cluster	Property Name	Risk Hazard
		30%

Cluster	Property Name	Risk Hazard
		30%

South Atlanta	Forrest Circle lot at South Atlanta High	0
Douglass	Carey Elementary Facility	1
South Atlanta	APD Training at Harper ES Facility	1
Douglass	Former Finch Elementary Site	1
Washington	Venetian Hills Elementary Facility	1
South Atlanta	Forrest Canyon Land Site	1
Douglass	Williams Elementary Facility	1
Therrell	Melvin Drive Land Site	1
Mays	LeConte Hwy Land Site	1
Mays	Fairburn Road Land Site	1
Mays	Boulder Park Land Site	1
Carver	Welch Street Lots	2
Carver	ELPM at Sylvan Hills Elementary Facility	2
South Atlanta	Lakewood Heights Elementary Facility	2
Douglass	Former Pitts Elementary Site	2
South Atlanta	ELPM at Minnie Howell Elementary Facility	2
Douglass	Former Collier Heights Elementary Site	2
Douglass	Anderson Park Elementary Facility	2
South Atlanta	Former Dobbs Elementary Site	2
Carver	AFR Training at Gilbert ES Facility	2
South Atlanta	Honor Farm Land Site	2
Douglass	Wooded Land/Field Road	2

Jackson	Terry Street Lot Site	2
North Atlanta	Little White House Facility	2
Jackson	Warren Road Facility	2
Jackson	Former McGill Elementary Site	2
Therrell	West Atlanta Elementary Facility	2
Jackson	Former Wesley Avenue School Site	2
North Atlanta	Atlanta International School at North Fulton High Facility	2
Therrell	Wooded Acreage @ Bunche Middle	2
Midtown	Inman Field of Dreams	2
North Atlanta	YMCA at Former Chattahoochee ES Facility	2
Jackson	Marshall Middle Facility	2
Mays	Fairburn Road-Mays Site	2
Mays	Wooded Acreage @ Peyton Forest Elementary	2
Carver	Capitol View Elementary Facility	3
Washington	Former Peeples Street School Site	3
Douglass	Simpson Road Property	3
Douglass	Towns Elementary Facility	3
Jackson	Martin Street Lot	3
Jackson	Manigault/Reynoldstown	3
Jackson	Former Cooper Street School Site	3
Jackson	Pryor Street School Facility	3
Jackson	Hubert Elementary Facility	3
Jackson	ELPM at Guice Elementary Facility	3
Mays	Rosalie Wright Elementary Facility	3
Midtown	Bass Field	3

Higher Scores are more favorable for disposal

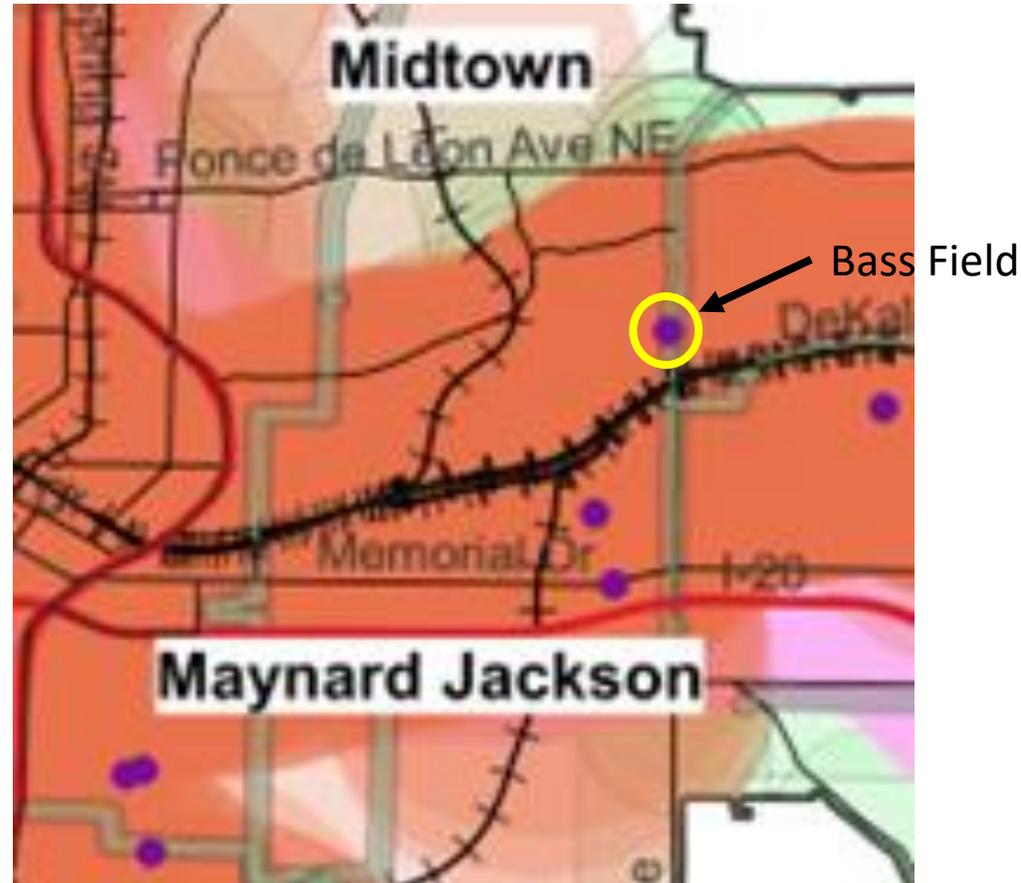
Obvious Risk Hazards	
	4 Risk Hazards
	3 Risk Hazards
	2 Risk Hazards
	1 Risk Hazards
	0 Risk Hazards

Example: Bass Field – Criteria #2, Risk Hazards

Bass Field is close to a Railroad, a State Highway and a 100 kVA Power Transmission Line.

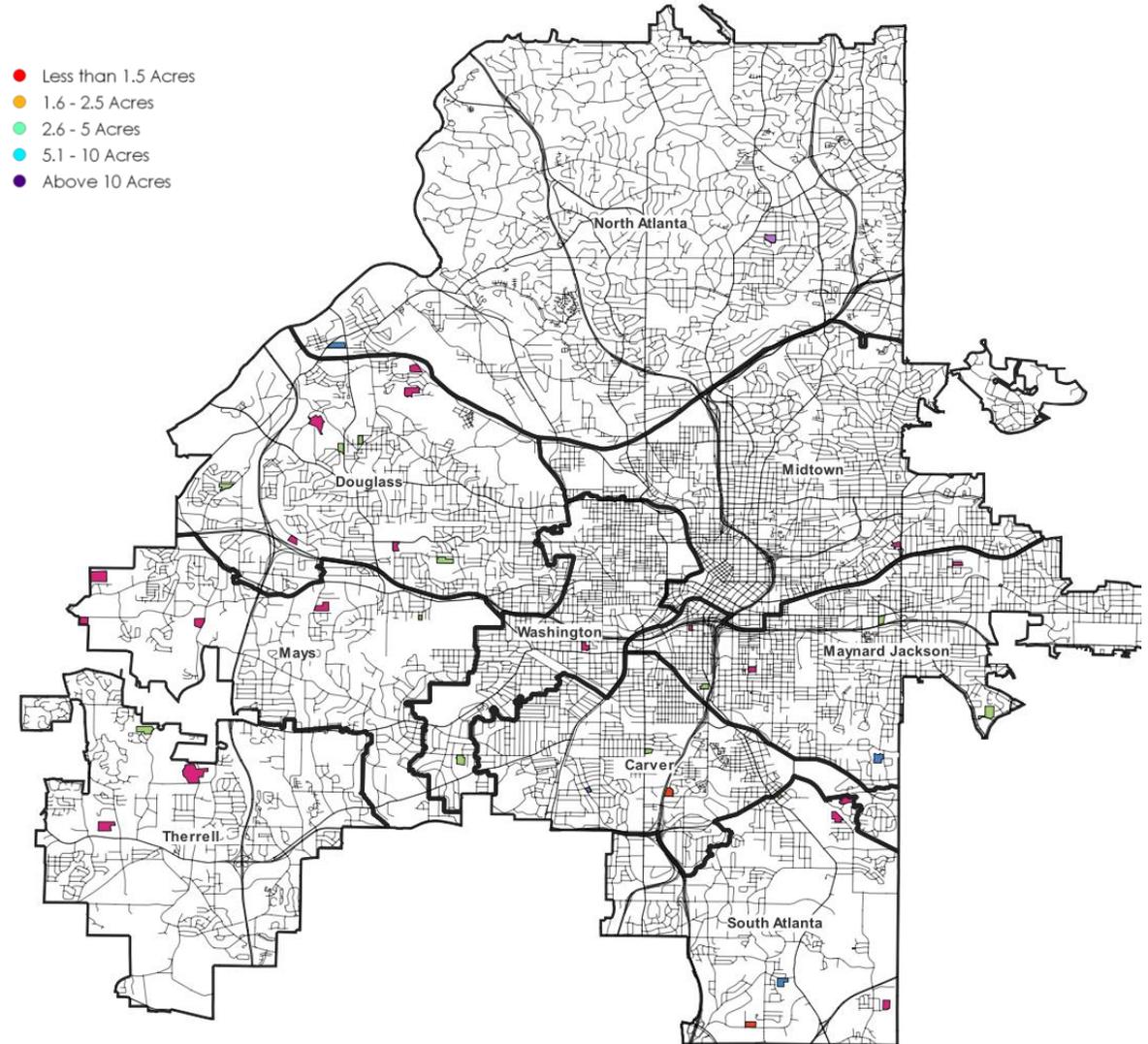
Scored 3 out of 4 with high score favoring possible disposal.

kVA – kilovolt-ampere



Criteria #3: Property Size

- Small Properties are difficult to build on, BUT
- Other factors may make a small site desirable for school use:
 - Adjacent Park
 - Location in High Growth Area
 - Distance from Other schools
- Other school uses may be needed



Criteria #3: PEPs, By Site Size

Cluster	Property Name	Property Size/Area
		15%

Douglass	Anderson Park Elementary Facility	0
South Atlanta	Former Dobbs Elementary Site	0
South Atlanta	Honor Farm Land Site	0
Douglass	Former Finch Elementary Site	0
Douglass	Wooded Land/Field Road	0
Therrell	West Atlanta Elementary Facility	0
Therrell	Wooded Acreage @ Bunche Middle	0
North Atlanta	YMCA at Former Chattahoochee ES Facility	0
Therrell	Melvin Drive Land Site	0
Jackson	Marshall Middle Facility	0
Mays	Fairburn Road-Mays Site	0
Mays	Wooded Acreage @ Peyton Forest Elementary	0
Mays	LeConte Hwy Land Site	0
Mays	Boulder Park Land Site	0
Washington	Former Peeples Street School Site	1
Douglass	Simpson Road Property	1
Douglass	Towns Elementary Facility	1
Douglass	Former Pitts Elementary Site	1
South Atlanta	ELPM at Minnie Howell Elementary Facility	1
Douglass	Former Collier Heights Elementary Site	1
Carver	AFR Training at Gilbert ES Facility	1

Cluster	Property Name	Property Size/Area
		15%

South Atlanta	APD Training at Harper ES Facility	1
Washington	Venetian Hills Elementary Facility	1
South Atlanta	Forrest Canyon Land Site	1
Douglass	Williams Elementary Facility	1
Jackson	Hubert Elementary Facility	1
Jackson	ELPM at Guice Elementary Facility	1
North Atlanta	Atlanta International School at North Fulton High Facility	1
Mays	Fairburn Road Land Site	1
Carver	Capitol View Elementary Facility	2
Douglass	Carey Elementary Facility	2
Jackson	Pryor Street School Facility	2
Jackson	Former McGill Elementary Site	2
Jackson	Former Wesley Avenue School Site	2
Midtown	Bass Field	2
Carver	ELPM at Sylvan Hills Elementary Facility	3
South Atlanta	Lakewood Heights Elementary Facility	3
Jackson	Former Cooper Street School Site	3
Mays	Rosalie Wright Elementary Facility	3
Carver	Welch Street Lots	4
South Atlanta	Forrest Circle lot at South Atlanta High	4
Jackson	Martin Street Lot	4
Jackson	Manigault/Reynoldstown	4
Jackson	Terry Street Lot Site	4
North Atlanta	Little White House Facility	4
Jackson	Warren Road Facility	4
Midtown	Inman Field of Dreams	4

Higher Scores are more favorable for disposal

Property Size	
	less than 1.5 Acres
	Between 1.5 and 2.5 Acres
	Between 2.6 and 5 Acres
	Between 5.1 and 10 Acres
	Over 10 Acres

Example: Bass Field – Criteria #3, Site Size

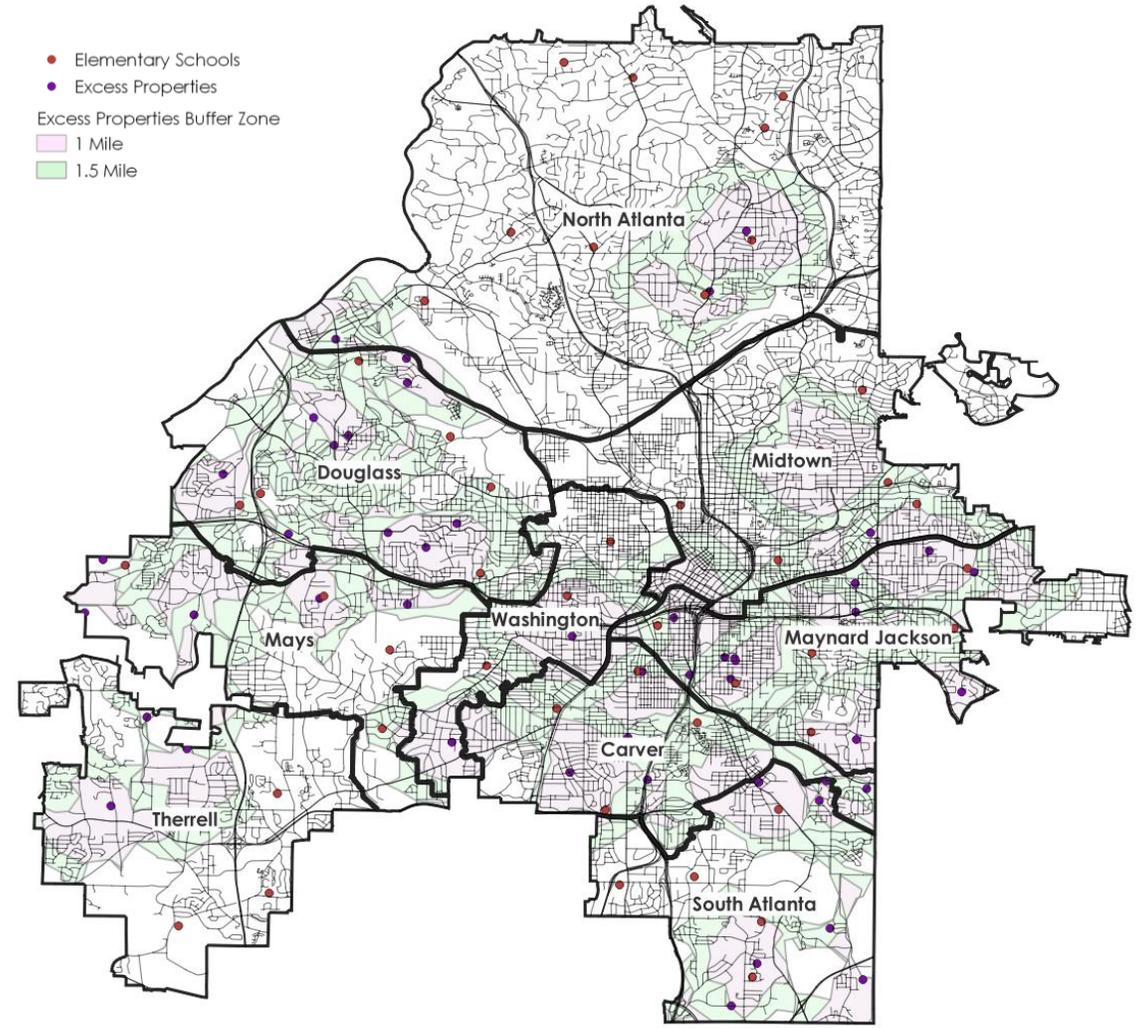
The Bass Field site is 4.8 acres in size, between 2.6 and 5.0 Acres. Scored 2 out of 4 with high score favoring possible disposal.



Bass Field

Criteria #4: Proximity – Potentially Excess Properties

- Potentially Excess Properties within 1 or 1.5 miles walking distance of another school may be too close to be useful as an elementary school site.
- Properties within 1 or 1.5 miles of another Potentially Excess Property may be redundant. Perhaps another nearby property is a better choice for use as a school site.



Criteria #4A: PEPs, Proximity to Active Elementary School

Cluster	Property Name	Proximity to active school
		5%

Douglass	Simpson Road Property	0
Douglass	Williams Elementary Facility	0
Douglass	Wooded Land/Field Road	0
Mays	Fairburn Road Land Site	0
Mays	Fairburn Road-Mays Site	0
South Atlanta	Forrest Canyon Land Site	0
South Atlanta	Forrest Circle lot at South Atlanta High	0
South Atlanta	Honor Farm Land Site	0
Therrell	Melvin Drive Land Site	0
Therrell	West Atlanta Elementary Facility	0
Therrell	Wooded Acreage @ Bunche Middle	0
Carver	AFR Training at Gilbert ES Facility	2
Carver	Capitol View Elementary Facility	2
Douglass	Anderson Park Elementary Facility	2
Douglass	Carey Elementary Facility	2
Jackson	Former Wesley Avenue School Site	2
Jackson	Hubert Elementary Facility	2
Jackson	Manigault/Reynoldstown	2
Jackson	Marshall Middle Facility	2
Jackson	Pryor Street School Facility	2
Mays	Boulder Park Land Site	2
Mays	Rosalie Wright Elementary Facility	2
South Atlanta	Former Dobbs Elementary Site	2

Cluster	Property Name	Proximity to active school
		5%

Carver	ELPM at Sylvan Hills Elementary Facility	4
Carver	Welch Street Lots	4
Douglass	Former Collier Heights Elementary Site	4
Douglass	Former Finch Elementary Site	4
Douglass	Former Pitts Elementary Site	4
Douglass	Towns Elementary Facility	4
Jackson	ELPM at Guice Elementary Facility	4
Jackson	Former Cooper Street School Site	4
Jackson	Former McGill Elementary Site	4
Jackson	Martin Street Lot	4
Jackson	Terry Street Lot Site	4
Jackson	Warren Road Facility	4
Mays	LeConte Hwy Land Site	4
Mays	Wooded Acreage @ Peyton Forest Elementary	4
Midtown	Bass Field	4
Midtown	Inman Field of Dreams	4
North Atlanta	Atlanta International School at North Fulton High Facility	4
North Atlanta	Little White House Facility	4
North Atlanta	YMCA at Former Chattahoochee ES Facility	4
South Atlanta	APD Training at Harper ES Facility	4
South Atlanta	ELPM at Minnie Howell Elementary Facility	4
South Atlanta	Lakewood Heights Elementary Facility	4
Washington	Former Peoples Street School Site	4
Washington	Venetian Hills Elementary Facility	4

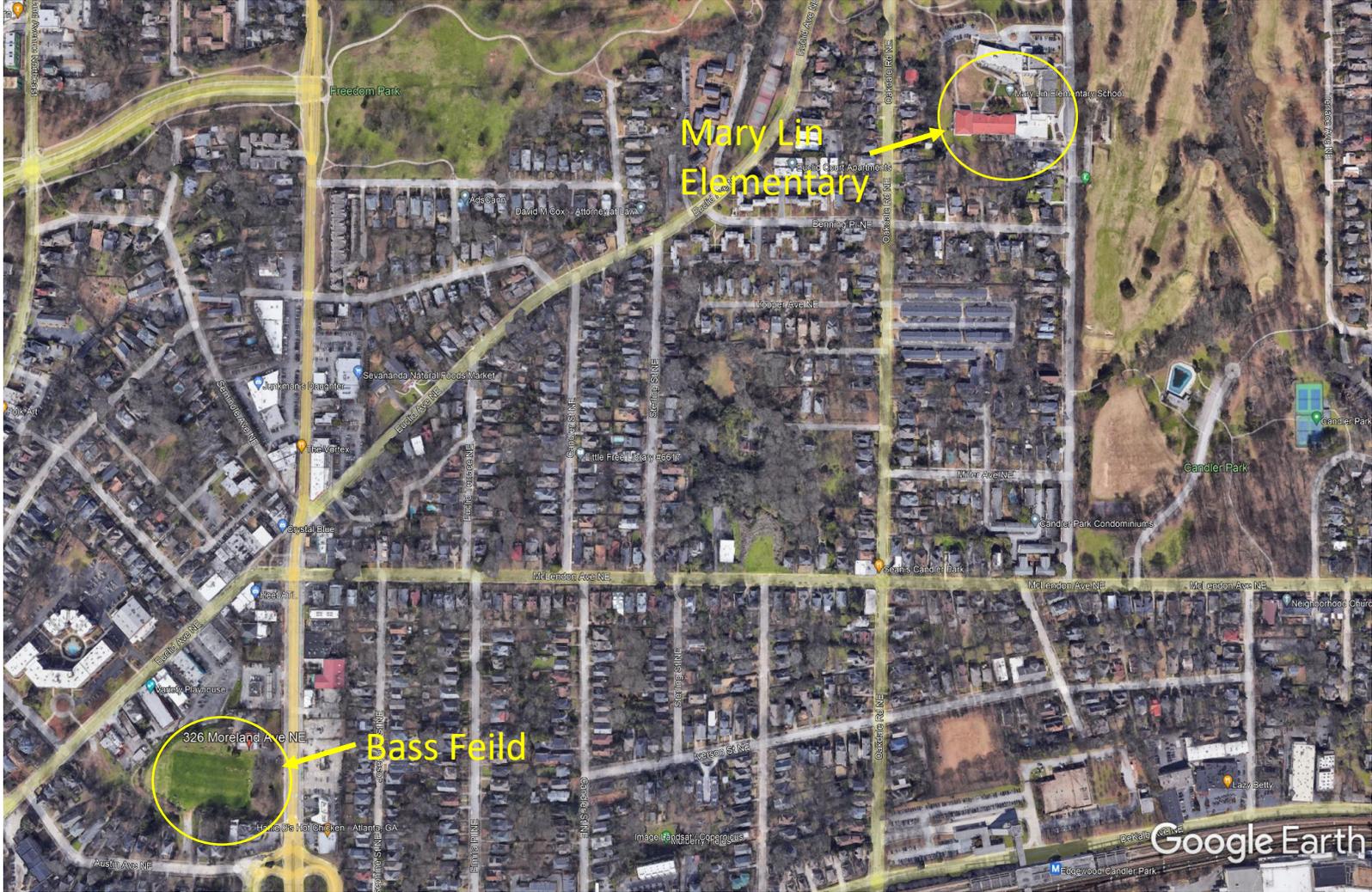
Higher Scores are more favorable for disposal

Proximity to Active Elementary School

- 4 Closer than one mile from Active school
- 2 Between 1 and 1.5 miles from an active school
- 0 More than 1.5 miles from an active school

Example: Bass Field – 4A Proximity to Elementary Schools

Bass Field is within a mile of Mary Lin Elementary School. Scored 4 out of 4 with a high score favoring possible disposal.



Criteria #4B: PEPs, Proximity to Nearest Excess Property

Cluster	Property Name	Proximity to other Potentially Excess Property
		5%

Carver	AFR Training at Gilbert ES Facility	0
Douglass	Former Collier Heights Elementary Site	0
Douglass	Towns Elementary Facility	0
Jackson	ELPM at Guice Elementary Facility	0
Jackson	Marshall Middle Facility	0
Mays	Wooded Acreage @ Peyton Forest Elementary	0
Midtown	Inman Field of Dreams	0
South Atlanta	Lakewood Heights Elementary Facility	0
Therrell	Wooded Acreage @ Bunche Middle	0
Washington	Venetian Hills Elementary Facility	0
Carver	Capitol View Elementary Facility	2
Carver	ELPM at Sylvan Hills Elementary Facility	2
Carver	Welch Street Lots	2
Douglass	Carey Elementary Facility	2
Douglass	Williams Elementary Facility	2
Douglass	Wooded Land/Field Road	2
Jackson	Former Cooper Street School Site	2
Jackson	Former Wesley Avenue School Site	2
Jackson	Pryor Street School Facility	2
Jackson	Warren Road Facility	2
Mays	Rosalie Wright Elementary Facility	2
Midtown	Bass Field	2

Cluster	Property Name	Proximity to other Potentially Excess Property
		5%

North Atlanta	Atlanta International School at North Fulton High Facility	2
North Atlanta	Little White House Facility	2
North Atlanta	YMCA at Former Chattahoochee ES Facility	2
South Atlanta	APD Training at Harper ES Facility	2
South Atlanta	ELPM at Minnie Howell Elementary Facility	2
South Atlanta	Forrest Canyon Land Site	2
South Atlanta	Forrest Circle lot at South Atlanta High	2
Therrell	Melvin Drive Land Site	2
Therrell	West Atlanta Elementary Facility	2
Washington	Former Peeples Street School Site	2
Douglass	Anderson Park Elementary Facility	4
Douglass	Former Finch Elementary Site	4
Douglass	Former Pitts Elementary Site	4
Douglass	Simpson Road Property	4
Jackson	Former McGill Elementary Site	4
Jackson	Hubert Elementary Facility	4
Jackson	Manigault/Reynoldstown	4
Jackson	Martin Street Lot	4
Jackson	Terry Street Lot Site	4
Mays	Boulder Park Land Site	4
Mays	Fairburn Road Land Site	4
Mays	Fairburn Road-Mays Site	4
Mays	LeConte Hwy Land Site	4
South Atlanta	Former Dobbs Elementary Site	4
South Atlanta	Honor Farm Land Site	4

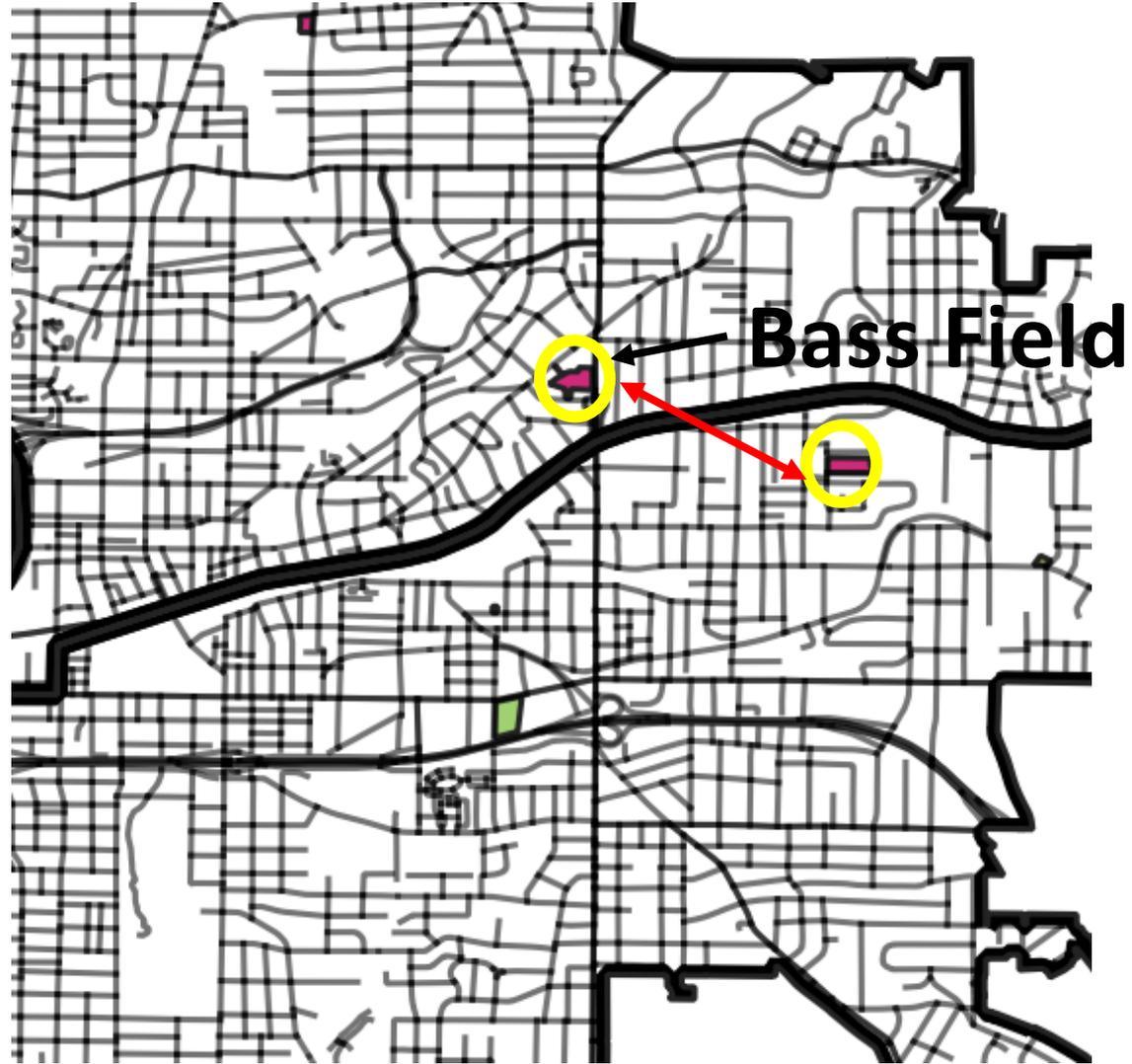
Higher Scores are more favorable for disposal

Proximity to other Potentially Excess Properties

- 4 Excess Properties closer than one mile from another Potentially excess property
- 2 Excess Properties between 1 and 1.5 miles from another Potentially excess property
- 0 Excess Properties further than 1.5 miles of another Potentially excess property

Example: Bass Field – 4B Proximity to Other PEP

Bass Field is within 1 to 1.5 miles of walking distance of the closest er Possible Excess Property. Scored 2 out of 4 with high score favoring possible disposal.



Properties Owned by APS

All properties actively used by APS (1 of 4)

Cluster	Site Name	Category
Carver	Campbell Elementary Facility	Active Administrative APS
Carver	Claire Drive Transportation	Active Administrative APS
Carver	Former Brewer Elementary	Active Administrative APS
Carver	Metropolitan Transportation Facility	Active Administrative APS
Carver	Atlanta College & Career Academy (ACCA) Facility	Active K-12 APS
Carver	Carver High Facility	Active K-12 APS
Carver	Finch Elementary Facility	Active K-12 APS
Carver	Gideons Elementary Facility	Active K-12 APS
Carver	Perkerson Elementary Facility	Active K-12 APS
Carver	Price Middle Facility	Active K-12 APS
Carver	Slater Elementary Facility	Active K-12 APS
Carver	Sylvan Hills Middle Facility	Active K-12 APS
Carver	Thomasville Heights Elementary Facility	Active K-12 APS (Relocation)
Carver	Lakewood Stadium Facility	Active K-12 Support APS
Douglass	White Elementary Facility (vacant)	Active Administrative APS
Douglass	Atlanta Virtual Academy at Grove Park Facility	Active K-12 APS
Douglass	BEST/CSKYLA Facility	Active K-12 APS
Douglass	Boyd Elementary Facility	Active K-12 APS
Douglass	Douglass 9th Grade Academy at Margaret Fain Campus	Active K-12 APS
Douglass	Douglass High Facility	Active K-12 APS
Douglass	F. L. Stanton Elementary Facility	Active K-12 APS
Douglass	Harper-Archer Elementary Facility	Active K-12 APS
Douglass	John Lewis Invictus Academy Facility	Active K-12 APS
Douglass	KIPP Collegiate at Turner Middle Facility	Active K-12 APS
Douglass	KIPP Soul Primary School & Academy	Active K-12 APS
Douglass	Scott Elementary Facility	Active K-12 APS
Douglass	Usher-Collier Elementary Facility	Active K-12 APS

All properties actively used by APS (2 of 4)

Cluster	Site Name	Category
Douglass	Westside Atlanta Charter at Archer High Facility	Active K-12 APS
Douglass	Woodson Park Academy	Active K-12 APS
Douglass	Hollowell at Maynard (Transportation)	Active Non-Educational APS
Maynard Jack	Center for Learning and Leadership Facility	Active Administrative APS
Maynard Jack	Peterson (Adult Ed) Facility	Active Administrative APS
Maynard Jack	Valerie Dial Thomas Facilities Center Facility	Active Administrative APS
Maynard Jack	ANCS Elementary at Slaton ES Facility	Active K-12 APS
Maynard Jack	Barack and Michelle Obama Academy Facility	Active K-12 APS
Maynard Jack	Benteen Elementary Facility	Active K-12 APS
Maynard Jack	Burgess-Peterson Elementary Facility	Active K-12 APS
Maynard Jack	Dunbar Elementary Facility	Active K-12 APS
Maynard Jack	King Middle Facility	Active K-12 APS
Maynard Jack	Maynard Jackson High Facility	Active K-12 APS
Maynard Jack	Parkside Elementary Facility	Active K-12 APS
Maynard Jack	Phoenix Academy at East Atlanta Campus Facility	Active K-12 APS
Maynard Jack	Toomer Elementary Facility	Active K-12 APS
Maynard Jack	Toomer Pre-K at Whitefoord Elementary Facility	Active K-12 APS
Maynard Jack	East Lake Elementary Facility	Active K-12 APS (Relocation)
Maynard Jack	Former Coan Middle Facility	Active K-12 APS (Relocation)
Maynard Jack	Cheney Stadium	Active K-12 Support APS
Mays	Beecher Hills Elementary Facility	Active K-12 APS
Mays	Cascade Elementary Facility	Active K-12 APS
Mays	Kindezi West at Adamsville ES Facility	Active K-12 APS
Mays	Mays High Facility	Active K-12 APS
Mays	Miles Elementary Facility	Active K-12 APS
Mays	Peyton Forest Elementary Campus	Active K-12 APS

All properties actively used by APS (3 of 4)

Cluster	Site Name	Category
South Atlanta	Dobbs Elementary Facility	Active K-12 APS
South Atlanta	Hank Aaron Academy Facility	Active K-12 APS
South Atlanta	Heritage Academy Facility	Active K-12 APS
South Atlanta	Humphries Elementary Facility	Active K-12 APS
South Atlanta	Hutchinson Elementary Facility	Active K-12 APS
South Atlanta	KIPP Vision at Tull Waters Elementary Facility	Active K-12 APS
South Atlanta	Long Middle Facility	Active K-12 APS
South Atlanta	South Atlanta High Facility	Active K-12 APS
Therrell	Bunche Middle Facility	Active K-12 APS
Therrell	Continental Colony Elementary Facility	Active K-12 APS
Therrell	Deerwood Academy Facility	Active K-12 APS
Therrell	Fickett Elementary Facility	Active K-12 APS
Therrell	Kimberly Elementary Facility	Active K-12 APS
Therrell	Therrell High Facility	Active K-12 APS
Washington	Instructional Service Center @Rusk Elementary Facility	Active Administrative APS
Washington	H.J. Russell West End Academy Facility	Active K-12 APS
Washington	Hollis Academy Facility	Active K-12 APS
Washington	KIPP WAYS at Herndon ES Facility	Active K-12 APS
Washington	M.A. Jones Elementary Facility	Active K-12 APS
Washington	North Metro GNETS at Oglethorpe ES Facility	Active K-12 APS
Washington	Tuskegee Airmen Facility	Active K-12 APS
Washington	Washington High Facility	Active K-12 APS
Washington	Bethune Elementary Facility	Active K-12 APS (Relocation)
Washington	Connally Elementary Facility	Active K-12 APS (Relocation)

All properties actively used by APS (4 of 4)

Cluster	Site Name	Category
Mays	West Manor Elementary Facility	Active K-12 APS
Mays	Young Middle Facility	Active K-12 APS
Midtown	Centennial Academy Facility	Active K-12 APS
Midtown	David T. Howard MS Facility	Active K-12 APS
Midtown	Hope-Hill Elementary Facility	Active K-12 APS
Midtown	Inman Elementary Facility	Active K-12 APS
Midtown	Kindezi O4W at C.W. Hill ES Facility	Active K-12 APS
Midtown	Lin Elementary Facility	Active K-12 APS
Midtown	Midtown High Facility	Active K-12 APS
Midtown	Morningside Elementary Facility	Active K-12 APS
Midtown	Springdale Park Elementary Facility	Active K-12 APS
Midtown	Wesley International Academy at Cook ES Facility	Active K-12 APS
Midtown	Henderson Stadium Facility	Active K-12 Support APS
Midtown	Walden Athletic Complex	Active K-12 Support APS
Midtown	WABE Broadcast Facility	Active Non-Educational Lease
North Atlanta	Bolton Academy Facility	Active K-12 APS
North Atlanta	Brandon Elementary Facility	Active K-12 APS
North Atlanta	Brandon Primary Facility	Active K-12 APS
North Atlanta	Garden Hills Elementary Facility	Active K-12 APS
North Atlanta	Jackson Elementary Facility	Active K-12 APS
North Atlanta	Jackson Primary Center Facility	Active K-12 APS
North Atlanta	North Atlanta High School Facility	Active K-12 APS
North Atlanta	Rivers Elementary Facility	Active K-12 APS
North Atlanta	Smith Elementary Facility	Active K-12 APS
North Atlanta	Smith Primary Center Facility	Active K-12 APS
North Atlanta	Sutton 6th Grade Campus Facility	Active K-12 APS
North Atlanta	Sutton Middle 7-8th Grade Facility	Active K-12 APS
South Atlanta	Cleveland Elementary Facility	Active K-12 APS