

Atlanta Public Schools

Approach for Review of Potentially Excess Properties

June 23, 2022

Agenda

1. Overview - Definitions
2. Review Approach, Data and Criteria
3. Comments
4. Next Steps

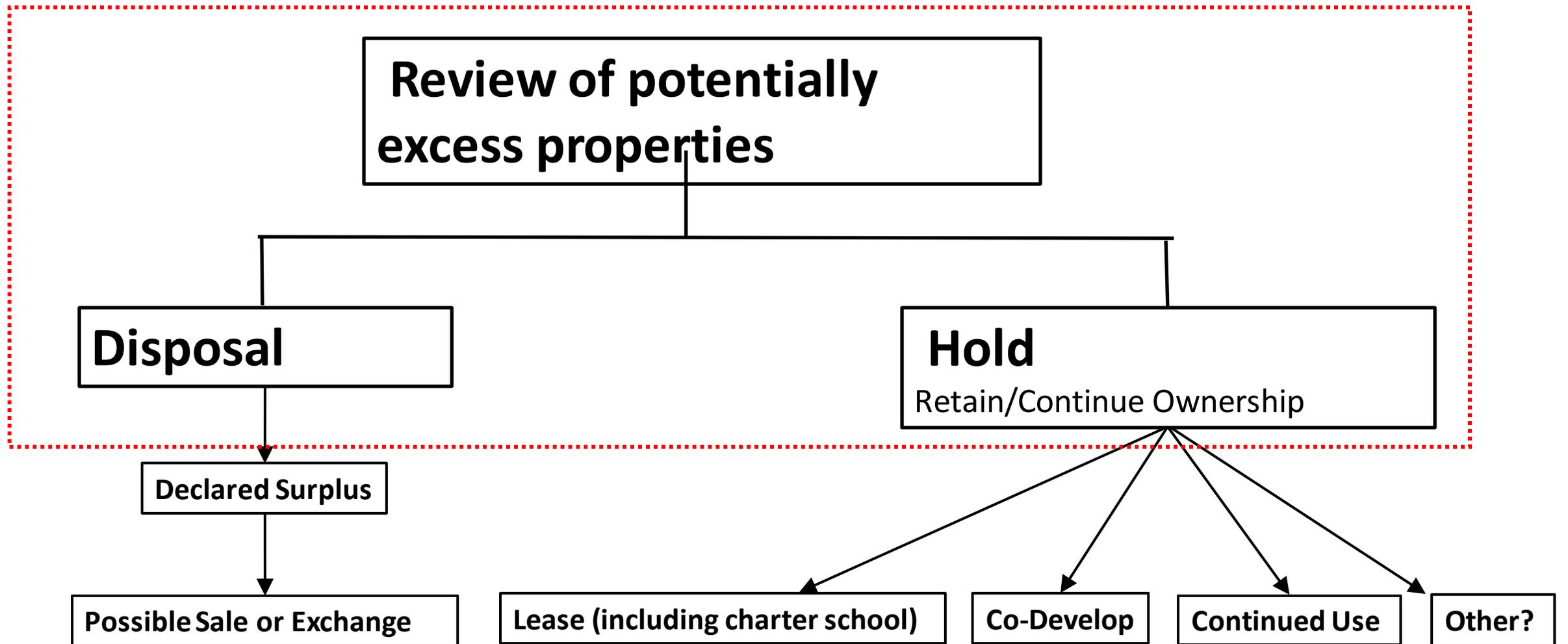
Definition of terms

- **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.
- **Surplus** – A declaration by the Board of Education designating possible future disposal of properties.
- **Hold** – Maintain ownership for active or “reserve” Atlanta Public Schools use.
- **Unused**- term used in the law to provide a property to a local charter school.

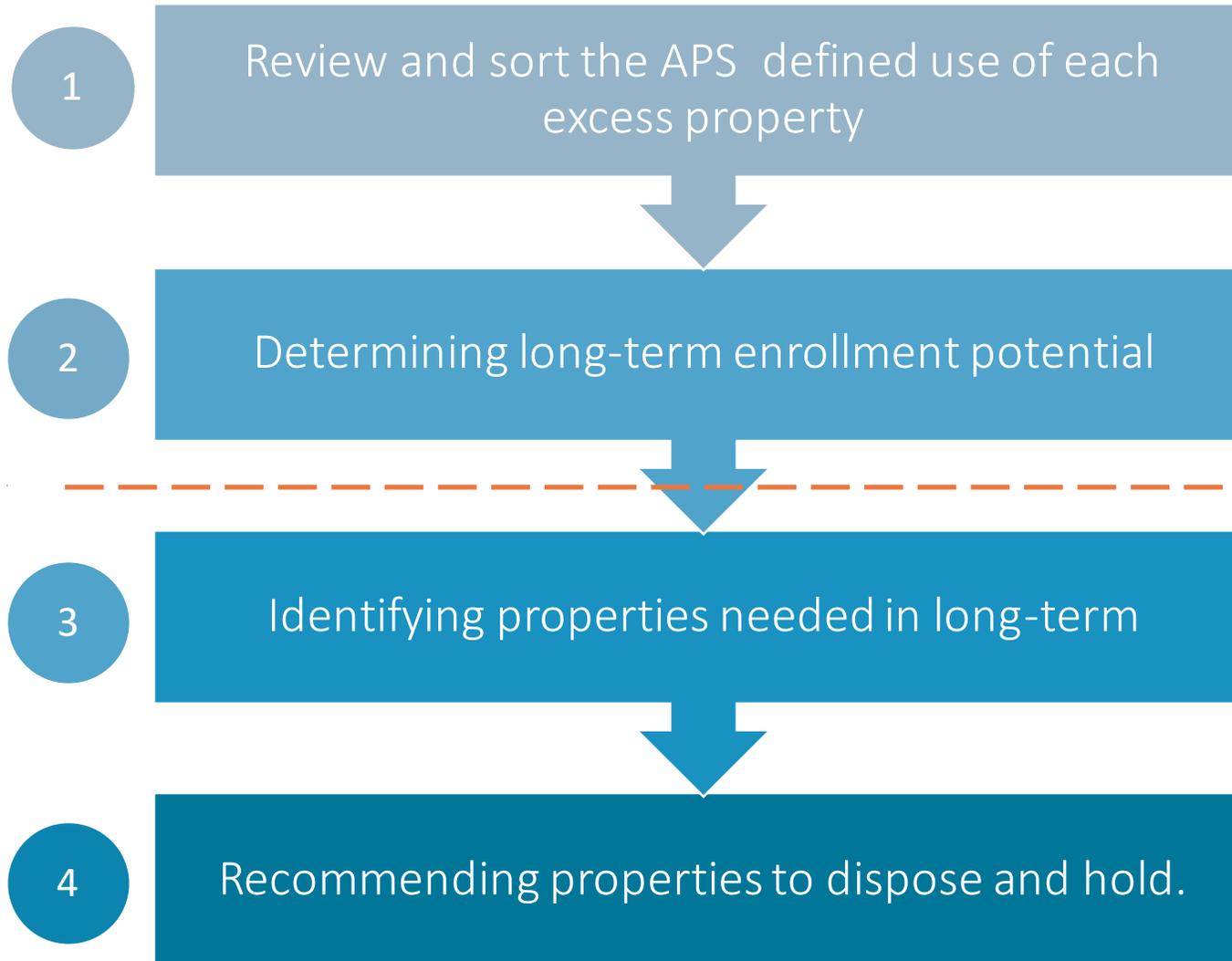
Policy wording

- **“Surplus”** ...available for sale (“Disposal” - No longer owning) or lease (continue owning) is at variance with Surplus as used in this presentation

Scope of work.... / property review and disposal process.



Scope & Flow: Review of potentially excess properties



June 23, 2022

August 11, 2022 -
November 2022

Problem Statement

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.*

Proposed Methodology

- **Sort and Hold** properties which are currently and actively being used by APS
- Declare the remainder “**Potentially Excess**” and determine 4 Criteria for each:
 - Determine the **Utilization** of each Cluster based on 2050 ARC Population projections and the total Active Capacity of the school facilities in each Cluster
 - Determine the **Obvious Risk Hazards** (as defined by Georgia Department of Education) of each Potentially Excess Property. (Detailed Risk Hazard Assessments will need to be done on each site considered for an Education site)
 - Determine the **Size** of each Potentially Excess Property
 - Determine each Potentially Excess Property’s **Proximity** to existing elementary schools
- Determine a **Weighting Value** for each Criteria
- Rank the future desirability to APS of each Excess Property based on their **Weighted Score**

Criteria & Considerations

Criteria:

Data:

Facilities' Utilization



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

Preliminary Risk Hazard



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

Developable for school or administrative use.



Size of Property

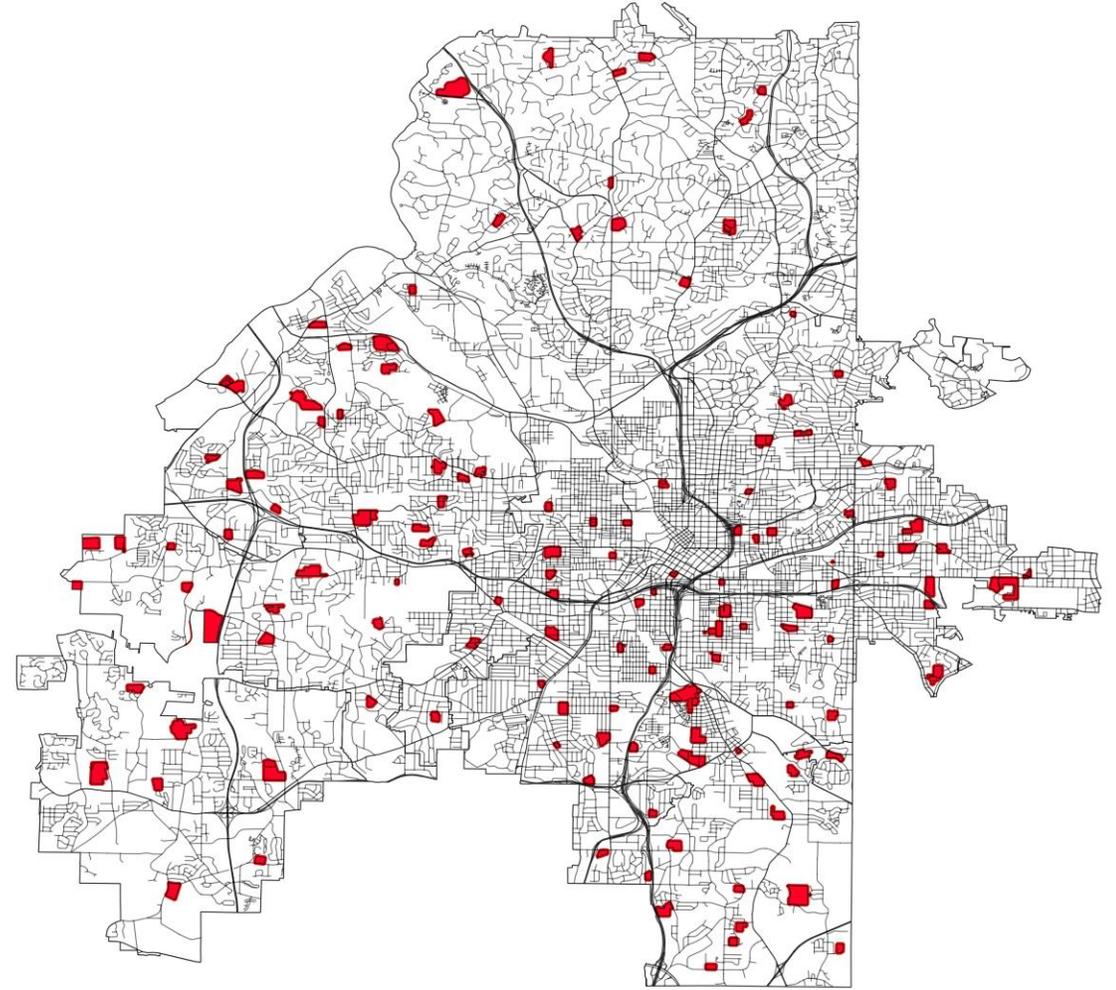
Geographic



Proximity to other schools and other excess properties

All APS properties

Atlanta Public Schools owns **152** properties most of which have active use, and some of them may be in excess of the future needs



Definition of terms

- **Active Non-Educational Leased** – APS Properties which 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 which 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.

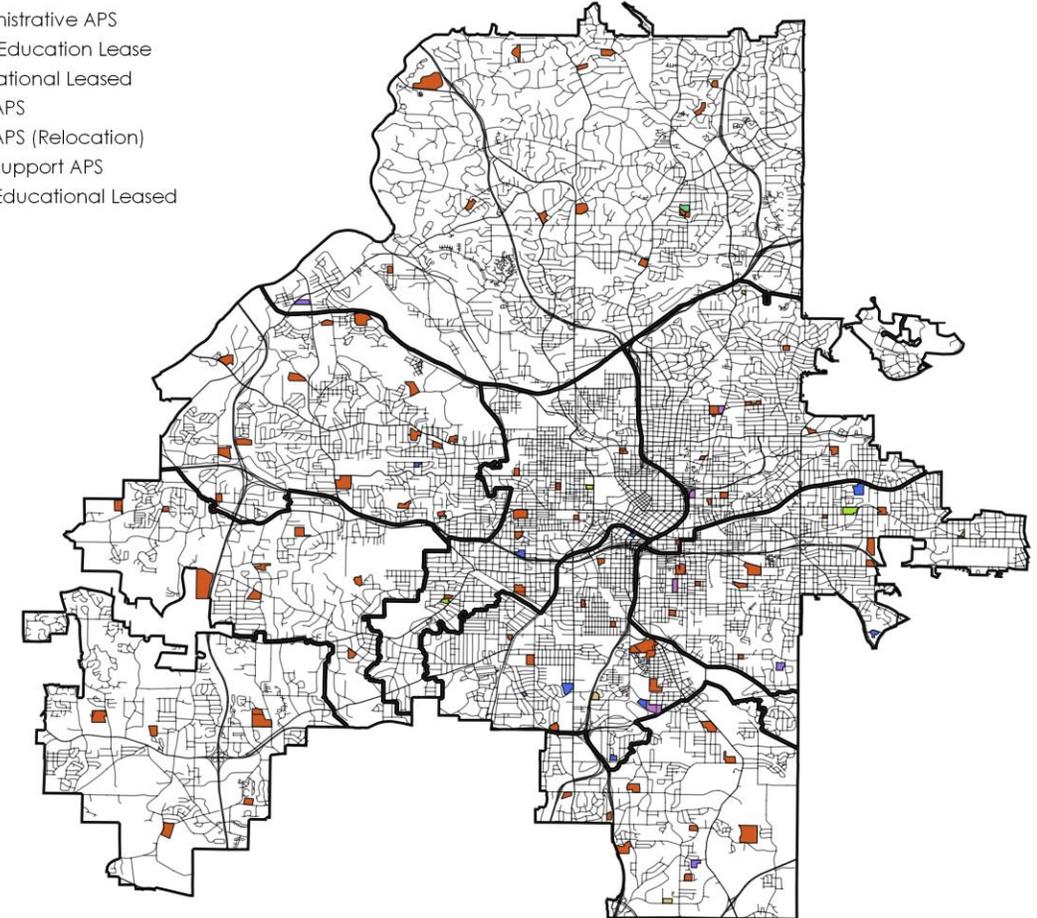
All properties actively used by APS

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

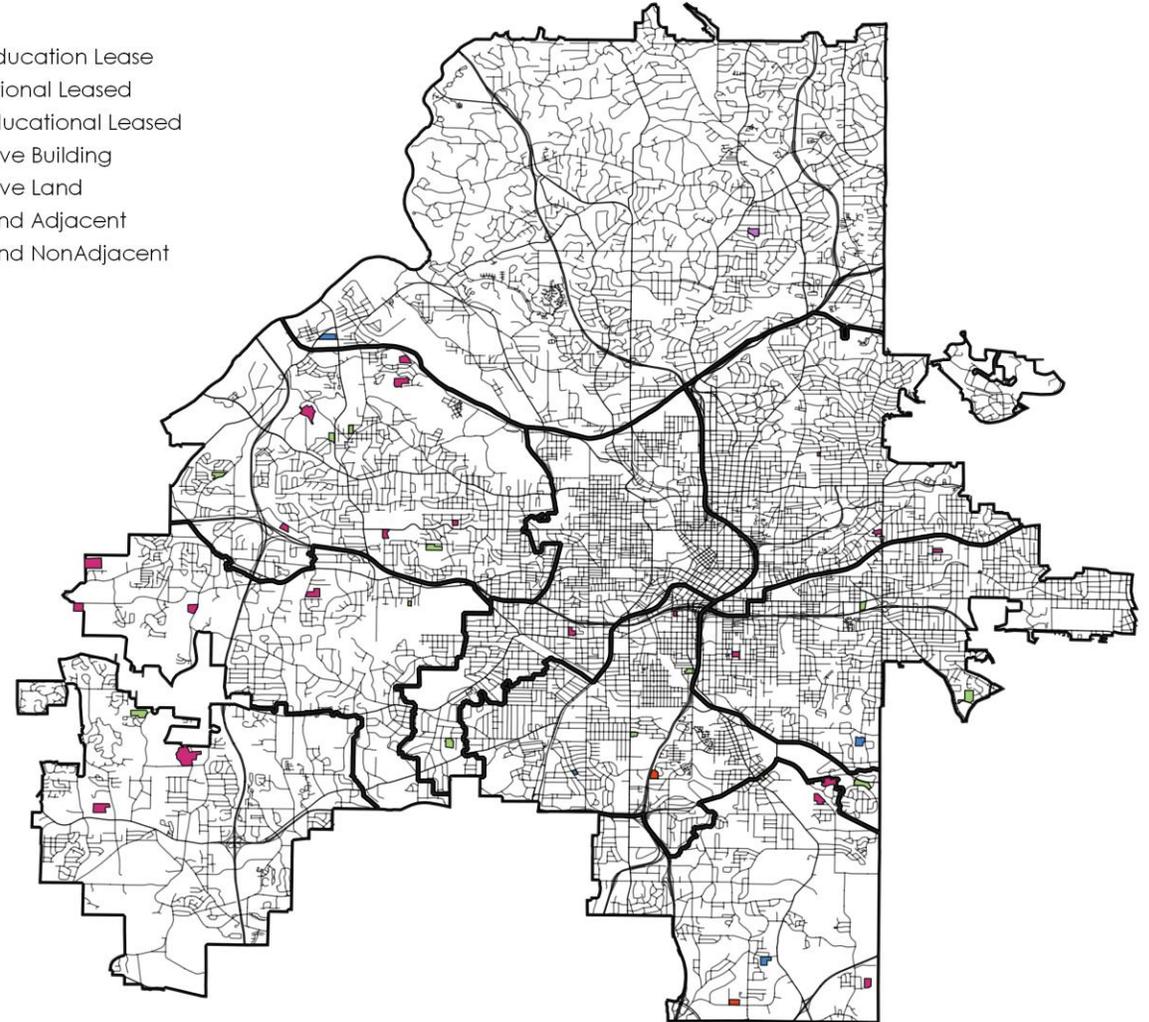


47 Potentially Excess Properties (PEPs)

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



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.

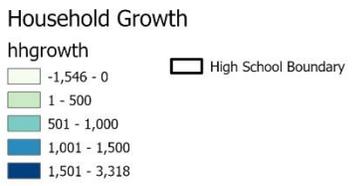
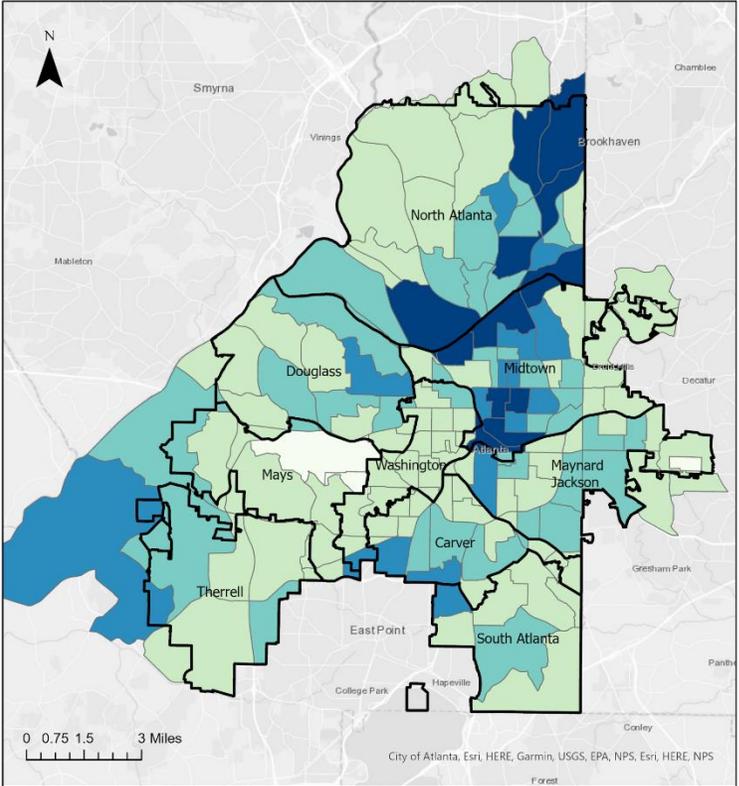
Size of Property

4. Geographic

Proximity to other schools and other excess properties

Criteria # 1: 2050 School age enrollment growth, by cluster

ARC Household Growth Forecast by Census Tract, 2030 - 2050



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

Criteria #1: PEPs, by 2050 Elementary Utilization

Cluster	Property Name	Utilization
Mays	Boulder Park Land Site	0
Mays	Fairburn Road Land Site	0
Mays	Fairburn Road-Mays Site	0
Mays	LeConte Hwy Land Site	0
Mays	Rosalie Wright Elementary Facility	0
Mays	Wooded Acreage @ Peyton Forest Elementary	0
Midtown	Bass Field	0
Midtown	Inman Field of Dreams	0
Jackson	ELPM at Guice Elementary Facility	1
Jackson	Former Cooper Street School Site	1
Jackson	Former McGill Elementary Site	1
Jackson	Former Wesley Avenue School Site	1
Jackson	Hubert Elementary Facility	1
Jackson	Manigault/Reynoldstown	1
Jackson	Marshall Middle Facility	1
Jackson	Martin Street Lot	1
Jackson	Pryor Street School Facility	1
Jackson	Terry Street Lot Site	1
Jackson	Warren Road Facility	1
North Atlanta	Atlanta International School at North Fulton High Facility	1
North Atlanta	Little White House Facility	1
North Atlanta	YMCA at Former Chattahoochee ES Facility	1
Therrell	Melvin Drive Land Site	2

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

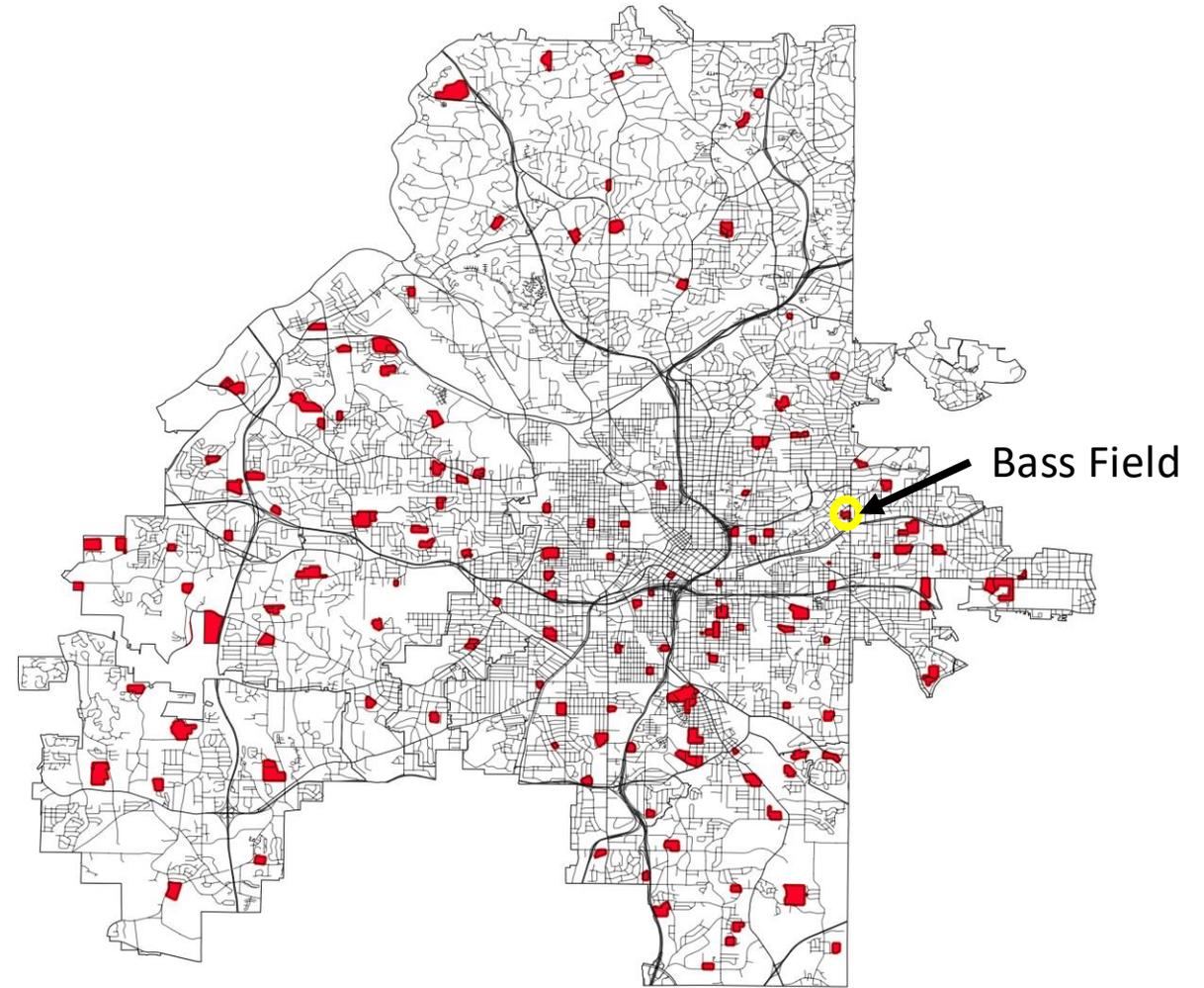
Higher Scores are more favorable for disposal

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).

Bass Field – Criteria #1: 2050 Utilization

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

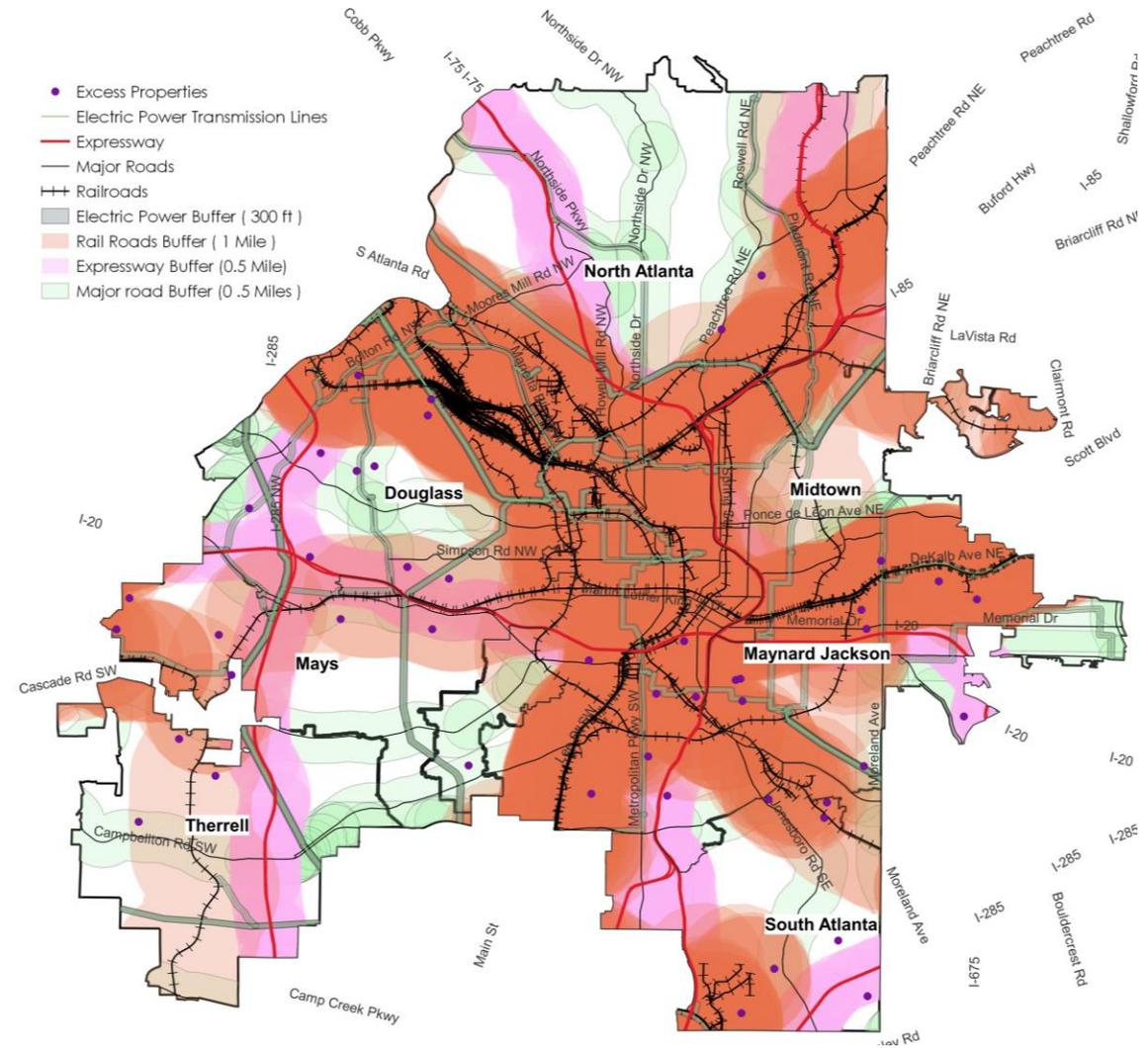


Criteria # 2: Excess Sites with Risk-Hazard Issues

Obvious Risk Hazard Issues for Schools

in Atlanta include:

- 100 Year Flood Plain – No Buffer
- Highways/Major Roads – 0.5 Mile Buffer
- Railroads – 1 Mile Buffer
- High Power Transmission Lines – 300' Buffer



Criteria #2: PEPs, by Obvious Risk Hazard

Cluster	Property Name	Risk Hazard
Carver	AFR Training at Gilbert ES Facility	3
Carver	Capitol View Elementary Facility	3
Douglass	Simpson Road Property	3
Jackson	ELPM at Guice Elementary Facility	3
Jackson	Former Cooper Street School Site	3
Jackson	Hubert Elementary Facility	3
Jackson	Manigault/Reynoldstown	3
Jackson	Pryor Street School Facility	3
Mays	Rosalie Wright Elementary Facility	3
Midtown	Bass Field	3
Washington	Former Peeples Street School Site	3
Carver	Welch Street Lots	2
Douglass	Anderson Park Elementary Facility	2
Douglass	Former Collier Heights Elementary Site	2
Douglass	Former Pitts Elementary Site	2
Douglass	Towns Elementary Facility	2
Douglass	Wooded Land/Field Road	2
Jackson	Former McGill Elementary Site	2
Jackson	Former Wesley Avenue School Site	2
Jackson	Marshall Middle Facility	2
Jackson	Martin Street Lot	2
Jackson	Terry Street Lot Site	2
Mays	Fairburn Road-Mays Site	2

Cluster	Property Name	Risk Hazard
Mays	Wooded Acreage @ Peyton Forest Elementary	2
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	ELPM at Minnie Howell Elementary Facility	2
South Atlanta	Honor Farm Land Site	2
South Atlanta	Lakewood Heights Elementary Facility	2
Therrell	Wooded Acreage @ Bunche Middle	2
Carver	ELPM at Sylvan Hills Elementary Facility	1
Douglass	Carey Elementary Facility	1
Douglass	Former Finch Elementary Site	1
Douglass	Williams Elementary Facility	1
Jackson	Warren Road Facility	1
Mays	Boulder Park Land Site	1
Mays	Fairburn Road Land Site	1
Mays	LeConte Hwy Land Site	1
Midtown	Inman Field of Dreams	1
South Atlanta	APD Training at Harper ES Facility	1
South Atlanta	Former Dobbs Elementary Site	1
South Atlanta	Forrest Canyon Land Site	1
Therrell	Melvin Drive Land Site	1
Therrell	West Atlanta Elementary Facility	1
Washington	Venetian Hills Elementary Facility	1
South Atlanta	Forrest Circle lot at South Atlanta High	0

Higher Scores are more favorable for disposal

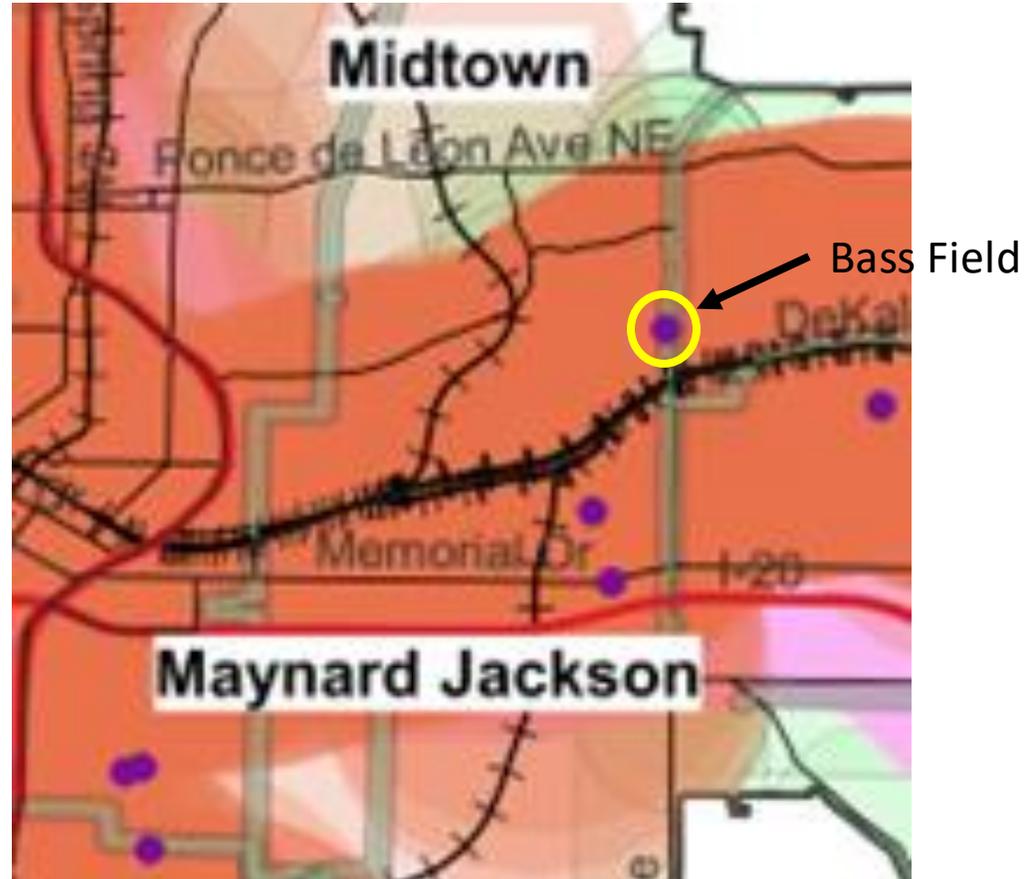
Obvious Risk Hazards	
	4 Risk Hazards
	3 Risk Hazards
	2 Risk Hazards
	1 Risk Hazards
	0 Risk Hazards

Bass Field – Criteria #2: Risk Hazards

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

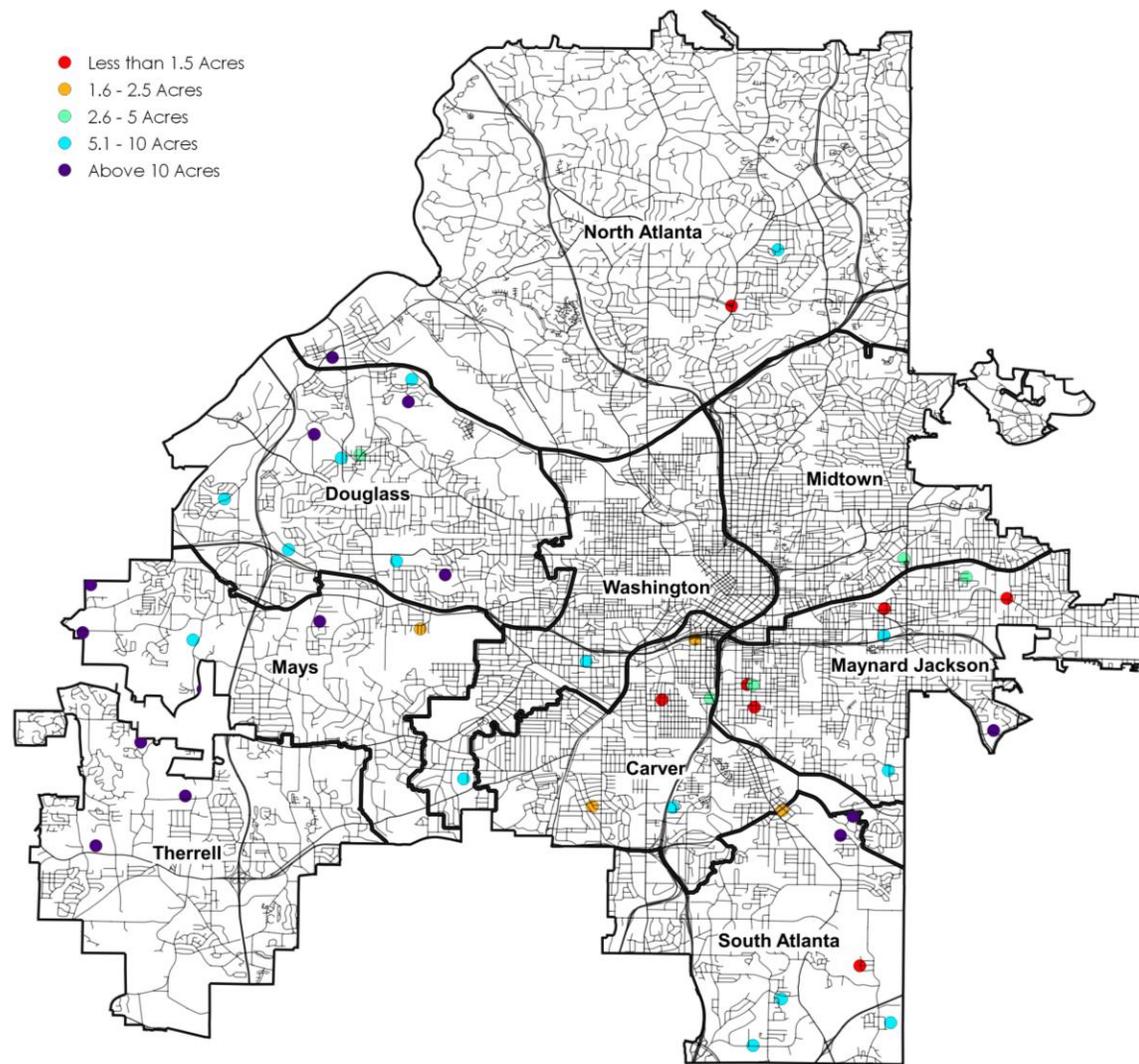
Scored 3 out of 4 with high score favoring possible disposal.

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
Carver	Welch Street Lots	4
Jackson	Manigault/Reynoldstown	4
Jackson	Martin Street Lot	4
Jackson	Terry Street Lot Site	4
Jackson	Warren Road Facility	4
Midtown	Inman Field of Dreams	4
North Atlanta	Little White House Facility	4
South Atlanta	Forrest Circle lot at South Atlanta High	4
Jackson	Former Cooper Street School Site	3
Mays	Rosalie Wright Elementary Facility	3
South Atlanta	Lakewood Heights Elementary Facility	3
Carver	Capitol View Elementary Facility	2
Carver	ELPM at Sylvan Hills Elementary Facility	2
Douglass	Carey Elementary Facility	2
Jackson	Former McGill Elementary Site	2
Jackson	Former Wesley Avenue School Site	2
Jackson	Pryor Street School Facility	2
Midtown	Bass Field	2
Carver	AFR Training at Gilbert ES Facility	1
Douglass	Former Collier Heights Elementary Site	1
Douglass	Former Pitts Elementary Site	1

Cluster	Property Name	Property Size/Area
Douglass	Simpson Road Property	1
Douglass	Towns Elementary Facility	1
Douglass	Williams Elementary Facility	1
Jackson	ELPM at Guice Elementary Facility	1
Jackson	Hubert Elementary Facility	1
Mays	Fairburn Road Land Site	1
North Atlanta	Atlanta International School at North Fulton High Facility	1
South Atlanta	APD Training at Harper ES Facility	1
South Atlanta	ELPM at Minnie Howell Elementary Facility	1
South Atlanta	Forrest Canyon Land Site	1
Washington	Former Peebles Street School Site	1
Washington	Venetian Hills Elementary Facility	1
Douglass	Anderson Park Elementary Facility	0
Douglass	Former Finch Elementary Site	0
Douglass	Wooded Land/Field Road	0
Jackson	Marshall Middle Facility	0
Mays	Boulder Park Land Site	0
Mays	Fairburn Road-Mays Site	0
Mays	LeConte Hwy Land Site	0
Mays	Wooded Acreage @ Peyton Forest Elementary	0
North Atlanta	YMCA at Former Chattahoochee ES Facility	0
South Atlanta	Former Dobbs Elementary Site	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

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

Bass Field – Criteria #3: Site Size

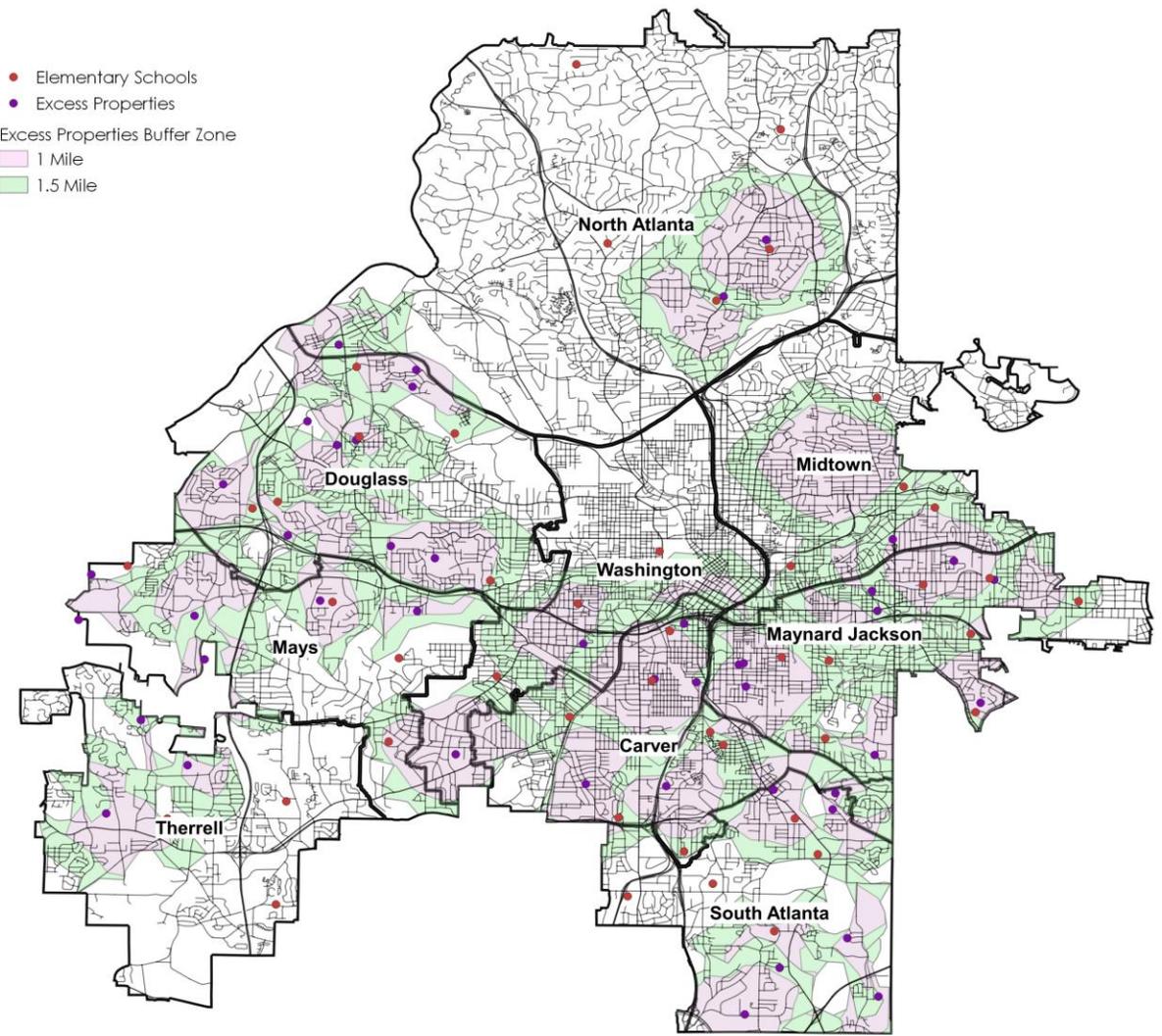
The Bass Field site is 4.8 acres in size, between 2.6 and 5.0 Acres. Scored 2 out of 4 with high score favoring possible disposal.



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	Cluster	Property Name	Proximity to active school
Carver	Welch Street Lots	4			
Jackson	Manigault/Reynoldstown	4	South Atlanta	Forrest Circle lot at South Atlanta High	2
Jackson	Martin Street Lot	4	Mays	Rosalie Wright Elementary Facility	2
Jackson	Terry Street Lot Site	4	Carver	Capitol View Elementary Facility	2
Jackson	Warren Road Facility	4	Carver	AFR Training at Gilbert ES Facility	2
Midtown	Inman Field of Dreams	4	Douglass	Former Collier Heights Elementary Site	2
North Atlanta	Little White House Facility	4	Douglass	Simpson Road Property	2
Jackson	Former Cooper Street School Site	4	Douglass	Williams Elementary Facility	2
South Atlanta	Lakewood Heights Elementary Facility	4	South Atlanta	APD Training at Harper ES Facility	2
Carver	ELPM at Sylvan Hills Elementary Facility	4	South Atlanta	Forrest Canyon Land Site	2
Douglass	Carey Elementary Facility	4	Washington	Venetian Hills Elementary Facility	2
Jackson	Former McGill Elementary Site	4	Douglass	Anderson Park Elementary Facility	2
Jackson	Former Wesley Avenue School Site	4	Douglass	Former Finch Elementary Site	2
Jackson	Pryor Street School Facility	4	Mays	Boulder Park Land Site	2
Midtown	Bass Field	4	South Atlanta	Former Dobbs Elementary Site	2
Douglass	Former Pitts Elementary Site	4	South Atlanta	Honor Farm Land Site	2
Douglass	Towns Elementary Facility	4	Therrell	Melvin Drive Land Site	2
Jackson	ELPM at Guice Elementary Facility	4	Therrell	West Atlanta Elementary Facility	2
Jackson	Hubert Elementary Facility	4	Therrell	Wooded Acreage @ Bunche Middle	2
North Atlanta	Atlanta International School at North Fulton High Facility	4	Mays	Fairburn Road Land Site	0
South Atlanta	ELPM at Minnie Howell Elementary Facility	4	Douglass	Wooded Land/Field Road	0
Washington	Former Peoples Street School Site	4	Mays	Fairburn Road-Mays Site	0
Jackson	Marshall Middle Facility	4			
Mays	LeConte Hwy Land Site	4			
Mays	Wooded Acreage @ Peyton Forest Elementary	4			
North Atlanta	YMCA at Former Chattahoochee ES Facility	4			

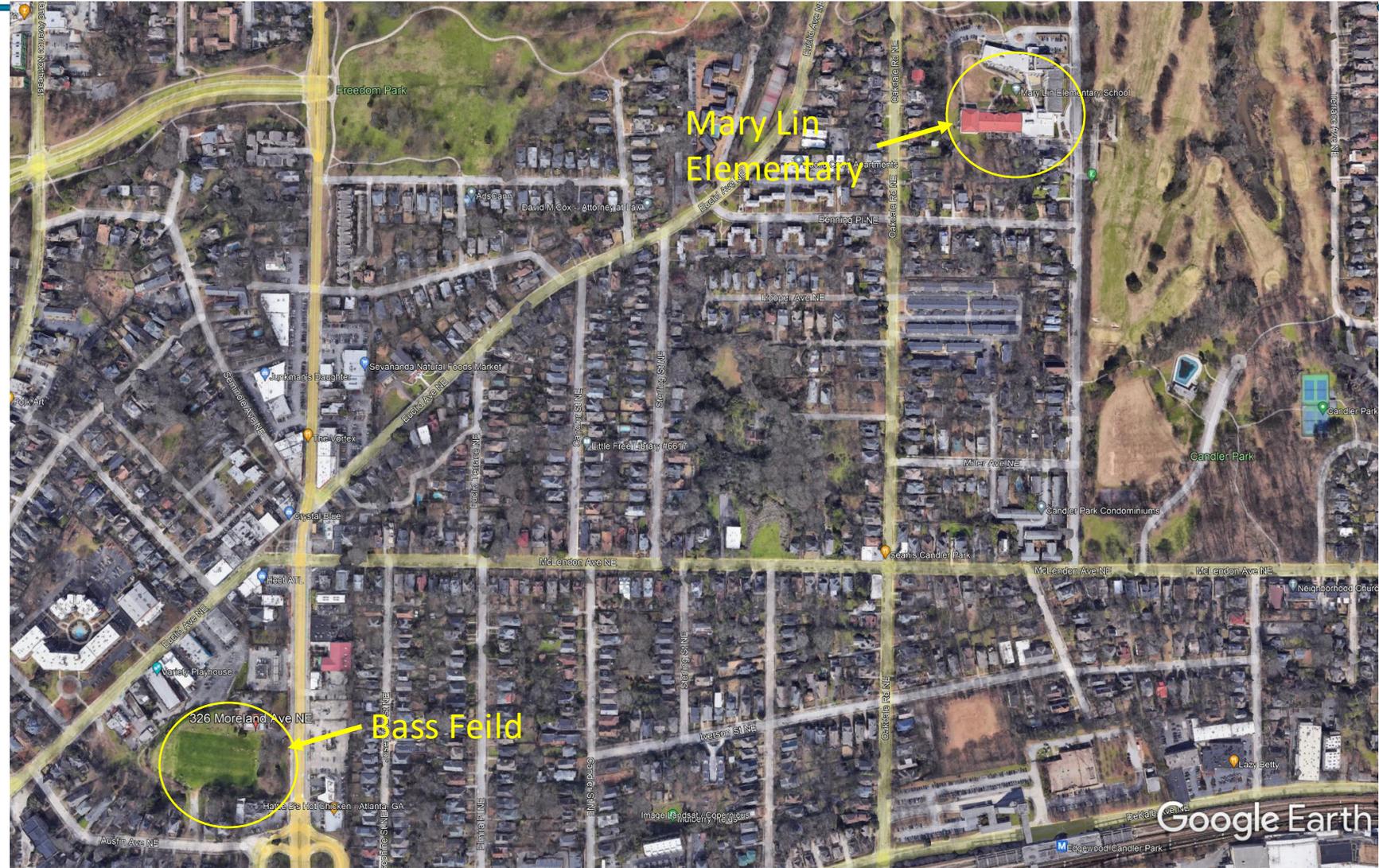
Higher Scores are more favorable for disposal

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

Bass Field – 4A Proximity to Elementary Schools

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



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

Cluster	Property Name	Proximity to other Potentially Excess Property
Carver	Welch Street Lots	4
Jackson	Manigault/Reynoldstown	4
Jackson	Martin Street Lot	4
Jackson	Terry Street Lot Site	4
Jackson	Former McGill Elementary Site	4
Jackson	Former Wesley Avenue School Site	4
Jackson	Pryor Street School Facility	4
Douglass	Former Pitts Elementary Site	4
Jackson	Hubert Elementary Facility	4
Mays	LeConte Hwy Land Site	4
Douglass	Simpson Road Property	4
Douglass	Anderson Park Elementary Facility	4
Douglass	Former Finch Elementary Site	4
Mays	Fairburn Road Land Site	4
Mays	Fairburn Road-Mays Site	4
Jackson	Warren Road Facility	2
North Atlanta	Little White House Facility	2
Jackson	Former Cooper Street School Site	2
South Atlanta	Lakewood Heights Elementary Facility	2
Carver	ELPM at Sylvan Hills Elementary Facility	2
Douglass	Carey Elementary Facility	2
Midtown	Bass Field	2
Douglass	Towns Elementary Facility	2
North Atlanta	Atlanta International School at North Fulton High Facility	2
South Atlanta	ELPM at Minnie Howell Elementary Facility	2

Cluster	Property Name	Proximity to other Potentially Excess Property
Washington	Former Peoples Street School Site	2
Mays	Wooded Acreage @ Peyton Forest Elementary	2
North Atlanta	YMCA at Former Chattahoochee ES Facility	2
South Atlanta	Forrest Circle lot at South Atlanta High	2
Carver	Capitol View Elementary Facility	2
Carver	AFR Training at Gilbert ES Facility	2
Douglass	Williams Elementary Facility	2
South Atlanta	APD Training at Harper ES Facility	2
South Atlanta	Forrest Canyon Land Site	2
Mays	Boulder Park Land Site	2
South Atlanta	Honor Farm Land Site	2
Midtown	Inman Field of Dreams	0
Jackson	ELPM at Guice Elementary Facility	0
Jackson	Marshall Middle Facility	0
Mays	Rosalie Wright Elementary Facility	0
Douglass	Former Collier Heights Elementary Site	0
Washington	Venetian Hills Elementary Facility	0
South Atlanta	Former Dobbs Elementary Site	0
Therrell	Melvin Drive Land Site	0
Therrell	West Atlanta Elementary Facility	0
Therrell	Wooded Acreage @ Bunche Middle	0
Douglass	Wooded Land/Field Road	0

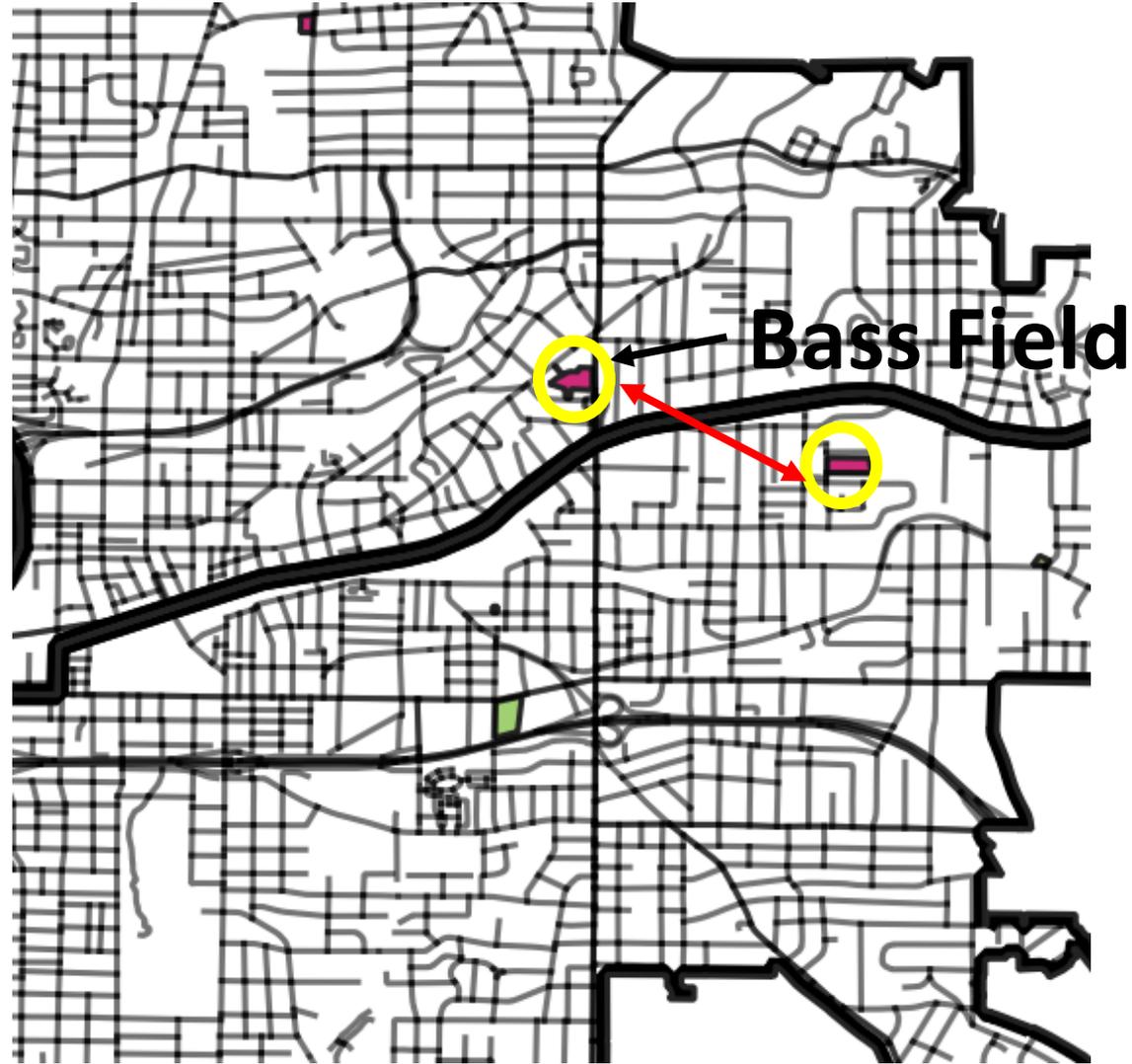
Higher Scores are more favorable for disposal

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

Bass Field – 4B Proximity to other PEP

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



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 possibly prohibitive criteria at the most severe.
- 3.Property Size & Buildable area (15%) while some sites are very small,
 - They may add to and support an existing site, or
 - 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
							100%
Carver	Welch Street Lots	4	2	4	4	4	3.4
Carver	Capitol View Elementary Facility	4	3	2	2	2	3.2
Douglass	Simpson Road Property	4	3	1	2	4	3.15
Washington	Former Peebles Street School Site	4	3	1	4	2	3.15
South Atlanta	Lakewood Heights Elementary Facility	4	2	3	4	2	3.15
Carver	AFR Training at Gilbert ES Facility	4	3	1	2	2	3.05
Douglass	Former Pitts Elementary Site	4	2	1	4	4	2.95
Douglass	Towns Elementary Facility	4	2	1	4	2	2.85
South Atlanta	ELPM at Minnie Howell Elementary Facility	4	2	1	4	2	2.85
Carver	ELPM at Sylvan Hills Elementary Facility	4	1	2	4	2	2.7
Douglass	Carey Elementary Facility	4	1	2	4	2	2.7
Douglass	Anderson Park Elementary Facility	4	2	0	2	4	2.7
Douglass	Former Collier Heights Elementary Site	4	2	1	2	0	2.65
South Atlanta	Forrest Circle lot at South Atlanta High	4	0	4	2	2	2.6
South Atlanta	Honor Farm Land Site	4	2	0	2	2	2.6
Douglass	Williams Elementary Facility	4	1	1	2	2	2.45
South Atlanta	APD Training at Harper ES Facility	4	1	1	2	2	2.45
South Atlanta	Forrest Canyon Land Site	4	1	1	2	2	2.45
Douglass	Former Finch Elementary Site	4	1	0	2	4	2.4
Douglass	Wooded Land/Field Road	4	2	0	0	0	2.4

Higher Scores are more favorable for disposal

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
							100%
Jackson	Manigault/Reynoldstown	1	3	4	4	4	2.35
Washington	Venetian Hills Elementary Facility	4	1	1	2	0	2.35
South Atlanta	Former Dobbs Elementary Site	4	1	0	2	0	2.2
Jackson	Former Cooper Street School Site	1	3	3	4	2	2.1
Jackson	Martin Street Lot	1	2	4	4	4	2.05
Jackson	Terry Street Lot Site	1	2	4	4	4	2.05
Jackson	Pryor Street School Facility	1	3	2	4	4	2.05
North Atlanta	Little White House Facility	1	2	4	4	2	1.95
Jackson	Hubert Elementary Facility	1	3	1	4	4	1.9
Jackson	Former McGill Elementary Site	1	2	2	4	4	1.75
Jackson	Former Wesley Avenue School Site	1	2	2	4	4	1.75
Jackson	ELPM at Guice Elementary Facility	1	3	1	4	0	1.7
Jackson	Warren Road Facility	1	1	4	4	2	1.65
Therrell	Wooded Acreage @ Bunche Middle	2	2	0	2	0	1.6
Midtown	Bass Field	0	3	2	4	2	1.5

Higher Scores are more favorable for disposal

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
							100%
North Atlanta	Atlanta International School at North Fulton High Facility	1	2	1	4	2	1.5
Mays	Rosalie Wright Elementary Facility	0	3	3	2	0	1.45
North Atlanta	YMCA at Former Chattahoochee ES Facility	1	2	0	4	2	1.35
Therrell	Melvin Drive Land Site	2	1	0	2	0	1.3
Therrell	West Atlanta Elementary Facility	2	1	0	2	0	1.3
Jackson	Marshall Middle Facility	1	2	0	4	0	1.25
Midtown	Inman Field of Dreams	0	1	4	4	0	1.1
Mays	Wooded Acreage @ Peyton Forest Elementary	0	2	0	4	2	0.9
Mays	Fairburn Road-Mays Site	0	2	0	0	4	0.8
Mays	LeConte Hwy Land Site	0	1	0	4	4	0.7
Mays	Fairburn Road Land Site	0	1	1	0	4	0.65
Mays	Boulder Park Land Site	0	1	0	2	2	0.5

Higher Scores are more favorable for disposal

Our Questions to the BOE

- **Are these your preferred criteria?**
 - Are there others?
 - Should there be fewer?
- **Are these Weighting Factors appropriate?**

Comments/Questions from the Board

Next Steps



- March 10 – 29th, 2022

- Final Recommendations (Phase 1): April 15, 2022
- First Read: May 2, 2022
- Approval: August 8, 2022

- Board Retreat (Surplus Properties): June 23, 2022
- Board Retreat (Phase 2 and Surplus Properties): Aug 2022
- Round 5 Community Conversation (Phase 2): Aug-Sep 2022
- Final Recommendations (Phase 2): Sep 15, 2022
- First Read: October 3, 2022
- Approval: November 7, 2022

APPENDIX

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

All Potentially Excess Properties (1 of 2)

Cluster	Site Name	Address	Category	Current Use
Carver	ELPM at Sylvan Hills Elementary Facility	1757 Melrose Dr SW	Active Early Education Leased	Leased: Easterseals Child Development
Carver	AFR Training Gilbert at Facility	407 Ashwood Ave, SW	Active Non-Educational Leased	Leased: Atlanta Fire Rescue
Carver	Capitol View Elementary Facility	1442 Metropolitan Pkwy SW	Inactive Reserve Building	Vacant/Film
Carver	Welch Street Lots	884 Welch Street SW	Undersized Land Adjacent	Land Holding - potential surplus - affordable housing?
Douglass	Anderson Park Elementary Facility	2050 Tiger Flowers Dr NW	Inactive Reserve Building	Vacant
Douglass	Carey Elementary Facility	2588 Etheridge Dr NW	Inactive Reserve Building	Vacant - Potential Surplus
Douglass	Towns Elementary Facility	760 Bolton Rd. NW	Inactive Reserve Building	Vacant - Potential Surplus/Community Use
Douglass	Williams Elementary Facility	0 James Jackson Pkwy NW (about 1100)	Inactive Reserve Building	Vacant
Douglass	Former Collier Heights Elementary Site	338 Collier Drive NW	Inactive Reserve Land	Land Holding - Potential Surplus - possible trade with COA Parks
Douglass	Former Finch Elementary Site	0 Ajax Drive NW (about 2198)	Inactive Reserve Land	Land Holding - Title Dispute - Potential Surplus
Douglass	Former Pitts Elementary Site	2210 Perry Blvd NW	Inactive Reserve Land	Land Holding
Douglass	Simpson Road Property	0 Joseph E Boone Blvd (SE corner of Boone & Sewanee)	Inactive Reserve Land	Wooded excess acreage
Douglass	Wooded Land/Field Road	0 Watts Road NW	Inactive Reserve Land	Wooded excess acreage
Maynard Jackson	ELPM at Guice Elementary Facility	1485 Woodland Ave SE	Active Early Education Leased	Leased: Easterseals Child Development
Maynard Jackson	Hubert Elementary Facility	0 Stovall Street SE (982 Memorial Dr)	Inactive Reserve Building	Vacant - Potential Surplus
Maynard Jackson	Marshall Middle Facility	1820 Mary Dell Dr SE	Inactive Reserve Building	Vacant/Film
Maynard Jackson	Pryor Street School Facility	200 Doane St SW	Inactive Reserve Building	Vacant
Maynard Jackson	Warren Road Facility	20 Warren St NE	Inactive Reserve Building	Admin: Storage
Maynard Jackson	Former Cooper Street School Site	405 Cooper St SW	Inactive Reserve Land	Land Holding - Potential Surplus
Maynard Jackson	Former McGill Elementary Site	750 Martin St SE	Inactive Reserve Land	Recreational Field
Maynard Jackson	Former Wesley Avenue School Site	187 Wesley Avenue NE	Inactive Reserve Land	Community park - Hold long term
Maynard Jackson	Martin Street Lot	0 Martin Street SE (about 935)	Undersized Land Adjacent	Land Holding - potential surplus - affordable housing?
Maynard Jackson	Manigault/Reynoldstown (COA Park?)	0 Manigault St SE (about 1000)	Undersized Land Non-Adjacent	COA Park
Maynard Jackson	Terry Street Lot Site	753 Terry St SE	Undersized Land Non-Adjacent	Land Holding - Potential Surplus

All Potentially Excess Properties (2 of 2)

Cluster	Site Name	Address	Category	Current Use
Mays	Rosalie Wright Elementary Facility	360 Autumn Ln SW	Inactive Reserve Building	Vacant - Potential Surplus
Mays	Boulder Park Land Site	0 Boulder Park Dr SW (about 4500)	Inactive Reserve Land	Land Holding - Potential Surplus - trade with COA Parks
Mays	Fairburn Road Land Site	0 Fairburn Road SW (about 301)	Inactive Reserve Land	Land Holding
Mays	Fairburn Road-Mays Site	0 Fairburn Road SW (about 900)	Inactive Reserve Land	Land Holding - Potential Conservation
Mays	LeConte Hwy Land Site	0 Bakers Ferry Rd SW	Inactive Reserve Land	Land Holding - Possible trade with COA? Add to Miles campus
Mays	Wooded Acreage @ Peyton Forest Elementary	0 Harlan Road SW (about 270)	Inactive Reserve Land	Wooded excess acreage
Midtown	Bass Field	326 Moreland Ave / 1136 Austin Ave	Inactive Reserve Land	Recreational Field
North Atlanta	YMCA at Former Chattahoochee ES Facility	2751 Peyton Rd NW	Active Early Education Leased	Leased: YMCA Head Start
North Atlanta	Atlanta International School at North Fulton High	2890 N Fulton Dr NE	Active Educational Leased	Leased: Atlanta International School
North Atlanta	Little White House Facility	2548 Peachtree Battle Ave NW	Active K-12 Support APS	School: After school programming
South Atlanta	ELPM at Minnie Howell Elementary Facility	399 Macedonia Rd SE	Active Early Education Leased	Leased: Easterseals / Premier Academy
South Atlanta	APD Training at Harper ES Facility	180 Southside Industrial Pkwy SE	Active Non-Educational Leased	Leased: Atlanta Police Department
South Atlanta	Lakewood Heights Elementary Facility	335 Sawtell Ave SE	Inactive Reserve Building	Vacant - Potential Surplus
South Atlanta	Former Dobbs Elementary Site	1965 Lewis Road SE	Inactive Reserve Land	Land Holding - Potential Surplus
South Atlanta	Forrest Canyon Land Site	0 Hendon Rd SE (about 1100)	Inactive Reserve Land	Land Holding - Potential Surplus
South Atlanta	Honor Farm Land Site	0 Thomasville Blvd SE (about 500)	Inactive Reserve Land	Land Holding - Potential Surplus
South Atlanta	Forrest Circle lot at South Atlanta High	0 Forrest Circle SE (about 895)	Undersized Land Adjacent	Land Holding - Potential Surplus
Therrell	West Atlanta Elementary Facility	1335 Kimberly Road SW	Inactive Reserve Building	Vacant - Potential Surplus
Therrell	Melvin Drive Land Site	3895 Melvin Drive SW	Inactive Reserve Land	Land Holding
Therrell	Wooded Acreage @ Bunche Middle	1925 Niskey Lake Rd SW	Inactive Reserve Land	Wooded excess acreage
Washington	Venetian Hills Elementary Facility	1910 Venetian Dr SW	Inactive Reserve Building	Vacant
Washington	Former Peeples Street School Site	0 Peeples St SW (about 575)	Inactive Reserve Land	Vacant
Midtown	Inman Field of Dreams	0 Virginia Avenue NE (SW corner of Ponce Place)	Inactive Reserve Land	Recreational Field

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%					

Obvious Risk Hazard

EXCESS PROPERTIES	Rail Roads Buffer	Major Roads Buffer	Expres sway Buffer	Power Line Buffer	Risk Zones
Manigault/Reynoldstown	1	1		1	3
Former Peeples Street School Site	1	1		1	3
Rosalie Wright Elementary Facility	1	1		1	3
Bass Field	1		1	1	3
Hubert Elementary Facility	1	1		1	3
Capitol View Elementary Facility	1	1		1	3
Pryor Street School Facility	1	1		1	3
ELPM at Guice Elementary Facility	1		1	1	3
Simpson Road Property	1	1		1	3
Former Cooper Street School Site	1	1		1	3
AFR Training at Gilbert ES Facility	1	1		1	3
Welch Street Lots	1		1		2
Atlanta International School at North Fulton High Facility	1		1		2
Anderson Park Elementary Facility	1		1		2
Former Pitts Elementary Site		1		1	2
Terry Street Lot Site		1		1	2
Former Wesley Avenue School Site	1		1		2
Wooded Acreage @ Peyton Forest Elementary	1		1		2
YMCA at Former Chattahoochee ES Facility	1		1		2

EXCESS PROPERTIES	Rail Roads Buffer	Major Roads Buffer	Expres sway Buffer	Power Line Buffer	Risk Zones	
Former Collier Heights Elementary Site			1	1	2	
ELPM at Minnie Howell Elementary Facility	1			1	2	
Former McGill Elementary Site		1		1	2	
Lakewood Heights Elementary Facility	1			1	2	
Towns Elementary Facility				1	1	2
Little White House Facility	1			1		2
Wooded Acreage @ Bunche Middle	1			1		2
Fairburn Road-Mays Site			1		1	2
Wooded Land/Field Road			1		1	2
Marshall Middle Facility			1		1	2
Martin Street Lot			1		1	2
Honor Farm Land Site	1			1		2
Melvin Drive Land Site			1			1
ELPM at Sylvan Hills Elementary Facility			1			1
West Atlanta Elementary Facility			1			1
Forrest Canyon Land Site					1	1
Carey Elementary Facility				1		1
APD Training at Harper ES Facility			1			1
LeConte Hwy Land Site			1			1

Obvious Risk Hazard

EXCESS PROPERTIES	Rail Roads Buffer	Major Roads Buffer	Express way Buffer	Power Line Buffer	Risk Zones
Former Dobbs Elementary Site		1			1
Williams Elementary Facility			1		1
Inman Field of Dreams		1			1
Fairburn Road Land Site		1			1
Former Finch Elementary Site		1			1
Boulder Park Land Site		1			1
Venetian Hills Elementary Facility			1		1
Warren Road Facility		1			1
Forrest Circle Lot					0