



Facilities Planning at Atlanta Public Schools

Georgia Institute of Technology, Master in City
and Regional Planning Program

Our Team

Housing & Community Development

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Framing Context

Impact of School Closures



Redistricting, closings, and consolidations have been very controversial



Disagreement within neighborhoods tends to fall on race and class lines



Closings and consolidations have been concentrated in south Atlanta



Majority of school closings occur in poor and minority communities, causing disruption in students' lives

Impact of Economic & Real Estate Trends



Regional economy growing, but with little positive impact on inequality.



Gap between labor demands of firms and skills of local workforce.



Regional ED strategy based on high LQ's in Knowledge, Production, Logistics, and Entertainment sectors.



Job growth trending back towards national average.



Graduation rates have improved, but college-readiness and completion rates are poor.



Housing market healthy in terms of inventory, but not affordability.

Our Focus

This studio seeks to bridge the gap between city planning and school facility planning that has historically undermined the importance of community-centered schools. Our team has evaluated potential uses for APS vacant properties that adhere to the following objectives:

- 1) Prioritize the equitable distribution of resources and opportunity*
- 2) Address the intrinsic connection between student and community success*
- 3) Foster community engagement and buy-in for new initiatives*

Our Approach

We have created an equity centric decision-making framework that the District can utilize to inform the comprehensive facilities plan. There are two phases to our approach:

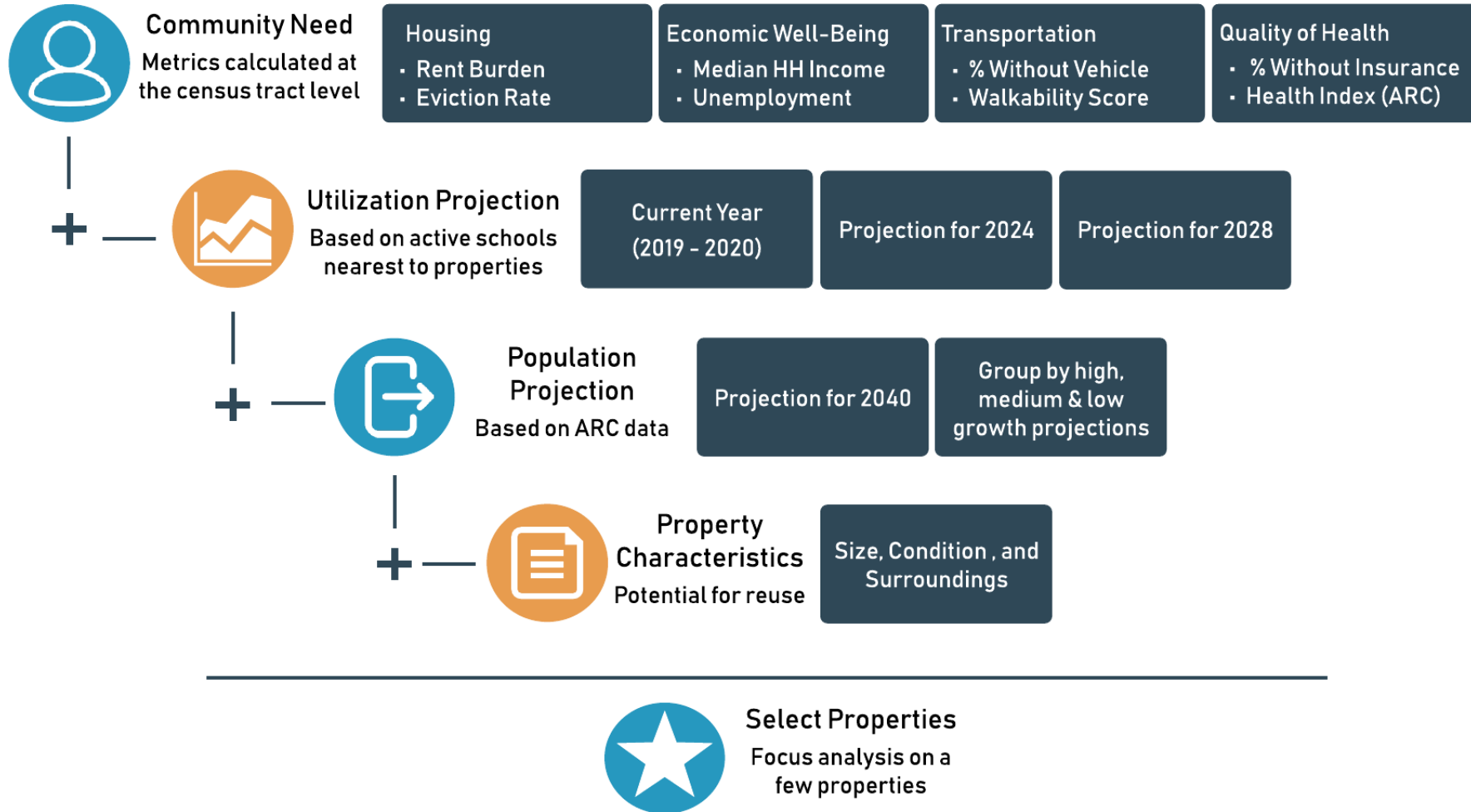
1) A quantitative community needs assessment and prioritization of resources

2) A qualitative property analysis

Ultimately, we highlight potential options for four sites sites to illuminate the range of possibilities for other vacant properties and illustrate future applications of this framework.

Phase I: Property Selection Process

- 1
- 2
- 3
- 4
- 5



1

Community Need Rubric

Census tract level data across 8 indicators was collected and converted to 1-5 scores to identify those properties located in high community need census tracts

VACANT PROPERTIES	Transportation		Health	
	Percent without a vehicle	Walkability	Percent without Health Insurance	ARC Health Index
	SCORE	SCORE	SCORE	SCORE
Former Connally ES				
Old Dobbs ES				
Venetian Hills				
White	5	3	3	5
Capitol View ES	1	3	3	5
A.D. Williams ES	3	3	1	4
Bankhead Homes Property	4	2	3	3
Collier Heights ES	2	4	3	5
Finch Site	1	1	1	5
Pitts ES	1	3	3	5
Pryor Rd Site	3	3	4	3
Bass Field	4	5	3	3
Doane St	5	1	5	5
Marshall MS	5	1	5	4
Wesley Ave ES	2	4	3	3
Wesley Ave ES	1	2	3	3
Cooper St SW	3	2	3	3
Martin St SE	3	2	3	5
Terry Street Property	4	5	3	4
Reynoldstown ES Site	1	3	4	3
Boulder Park Drive	1	3	3	5
Fairburn Road Site (10 acre)	1	2	3	5
Fairburn Road Site (55 acre)	4	2	3	5
Fairburn Road Site (55 acre)	2	2	4	5
Le Conte Hwy Property	5	4	3	4
Lakewood ES	3	2	3	4
Forrest Canyon Site	3	2	3	5
Honor Farm Property	2	1	3	5
Melvin Dr SW	4	2	3	5
Peeples St SW	3	3	2	9 5

Utilization Projection

We used census data to identify APS 10-year utilization projections of nearby schools to identify levels of change: very low, medium, high, very high

VACANT PROPERTIES	PROJECTED UTILIZATION - ELEMENTARY	PROJECTED UTILIZATION - MIDDLE	PROJECTED UTILIZATION - HIGH
Former Connally ES			
Old Dobbs ES			
Venetian Hills	65.57%	76.43%	43.13%
White	78.38%	58.16%	50.46%
Capitol View ES	133.54%	81.20%	47.38%
A.D. Williams ES	70.36%	69.46%	44.77%
Bankhead Homes Property	82.00%	81.20%	47.38%
Collier Heights ES	52.02%	81.20%	47.38%
Finch Site	60.98%	81.20%	47.38%
Pitts ES	57.97%	81.20%	47.38%
Pryor Rd Site	57.97%	81.20%	47.38%
Bass Field	87.57%	153.51%	109.49%
Doane St	96.25%	100.91%	78.47%
Marshall MS	55.71%	100.91%	78.47%
Wesley Ave ES	91.96%	100.91%	78.47%
Cooper St SW	96.25%	100.91%	78.47%
Martin St SE	94.52%	100.91%	78.47%
Terry Street Property	94.52%	100.91%	78.47%
Reynoldstown ES Site	91.96%	100.91%	78.47%
Boulder Park Drive	96.00%	92.07%	83.90%
Fairburn Road Site (10 acre)	96.00%	92.07%	83.90%
Fairburn Road Site (55 acre)	96.00%	92.07%	83.90%
Le Conte Hwy Property	96.00%	92.07%	83.90%
Lakewood ES	65.57%	76.43%	43.13%
Forrest Canyon Site	69.85%	76.43%	43.13%
Honor Farm Property	65.57%	76.43%	43.13%
Melvin Dr SW	68.89%	110.26%	52.07%
Peebles St SW	75.86%	58.16%	50.46%

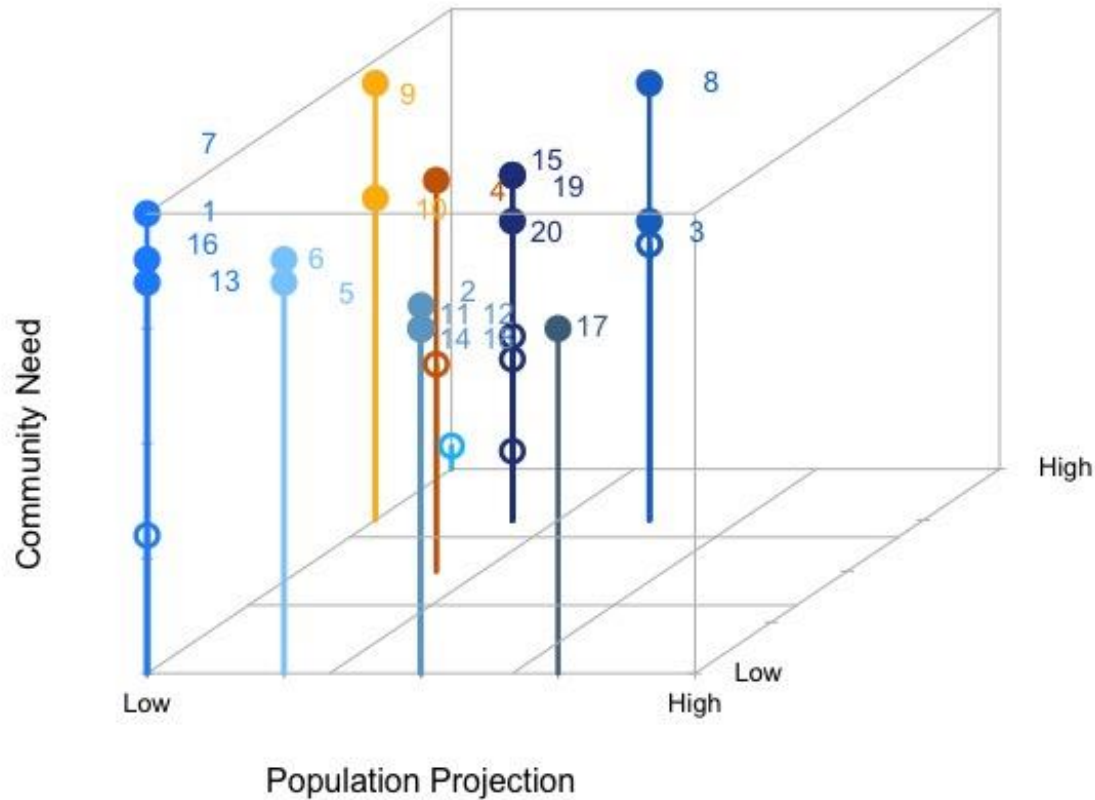
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Population Projection

We used census data to identify population growth rates to identify levels of change: very low, medium, high, very high

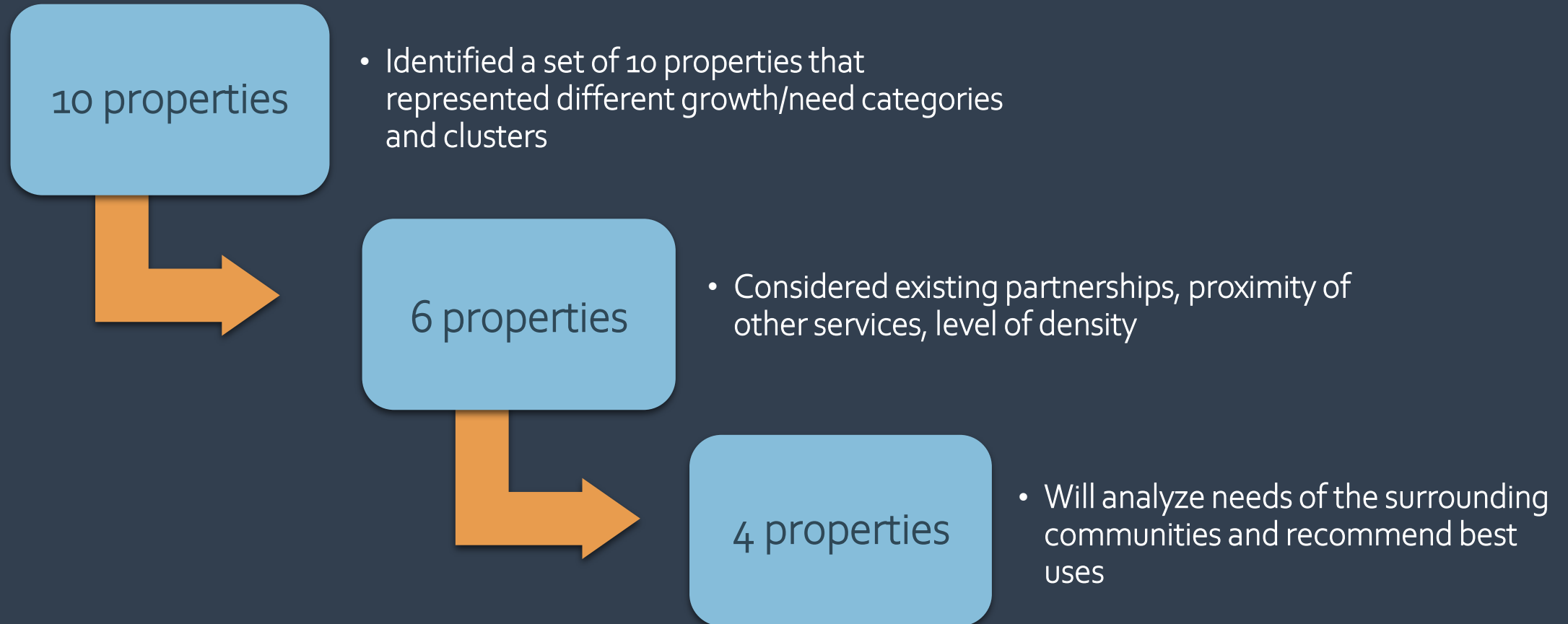
VACANT PROPERTIES	CENSUS TRACT POPULATION PROJECTIONS 2015-2040	2019-2024 Cluster Population Change in Age Cohort 0-4	2019-2024 Cluster Population Change in Age Cohort 5-9	2019-2024 Cluster Population Change in Age Cohort 10-14
Former Connally ES				
Old Dobbs ES				
Venetian Hills				
White	VERY LOW			
Capitol View ES	MID			
A.D. Williams ES	VERY LOW			
Bankhead Homes Property	MID			
Collier Heights ES	LOW	35	-75	7
Finch Site	LOW	79	-70	67
Pitts ES	LOW	79	-70	67
Pitts ES	VERY LOW	79	-70	67
Pryor Rd Site	MID	79	-70	67
Bass Field	HIGH	79	-70	67
Doane St	MID	79	-70	67
Marshall MS	VERY LOW	654	218	170
Wesley Ave ES	VERY LOW	224	65	241
Cooper St SW	LOW	224	65	241
Martin St SE	LOW	224	65	241
Terry Street Property	MID	224	65	241
Terry Street Property	LOW	224	65	241
Reynoldstown ES Site	LOW	224	65	241
Boulder Park Drive	LOW	224	65	241
Fairburn Road Site (10 acre)	MID	51	-28	25
Fairburn Road Site (55 acre)	VERY LOW	51	-28	25
Le Conte Hwy Property	LOW	51	-28	25
Lakewood ES	MID	51	-28	25
Lakewood ES	MID	67	-21	-2
Forrest Canyon Site	MID	67	-21	-2
Honor Farm Property	MID	67	-21	-2
Honor Farm Property	VERY LOW	67	-21	-2
Melvin Dr SW	LOW	66	8	11 37
Peeples St SW	VERY LOW	74	-18	11

Population, Utilization, & Community Need Comparison

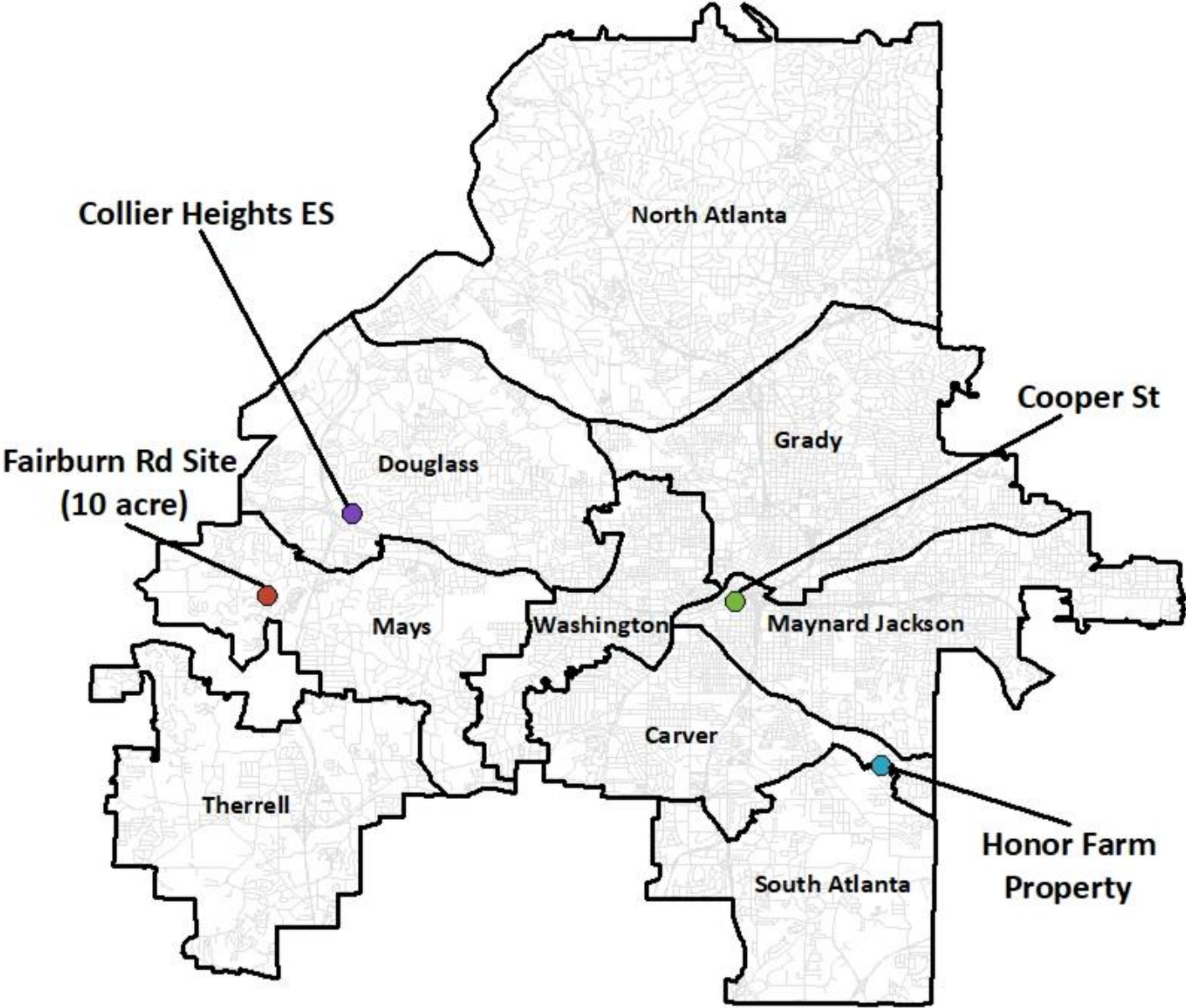


1	Former Connally ES
2	Old Dobbs ES
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5	Bankhead Homes Property
6	Capitol View ES
7	Collier Heights ES
8	Cooper St SW
9	Doane St
10	Fairburn Road Site (10 acre)
11	Finch Site
12	Forrest Canyon Site
13	Honor Farm Property
14	Lakewood ES
15	Martin St SE
16	Peeples St SW
17	Pitts ES
18	Pryor Rd Site
19	Terry Street Property
20	Wesley Ave ES

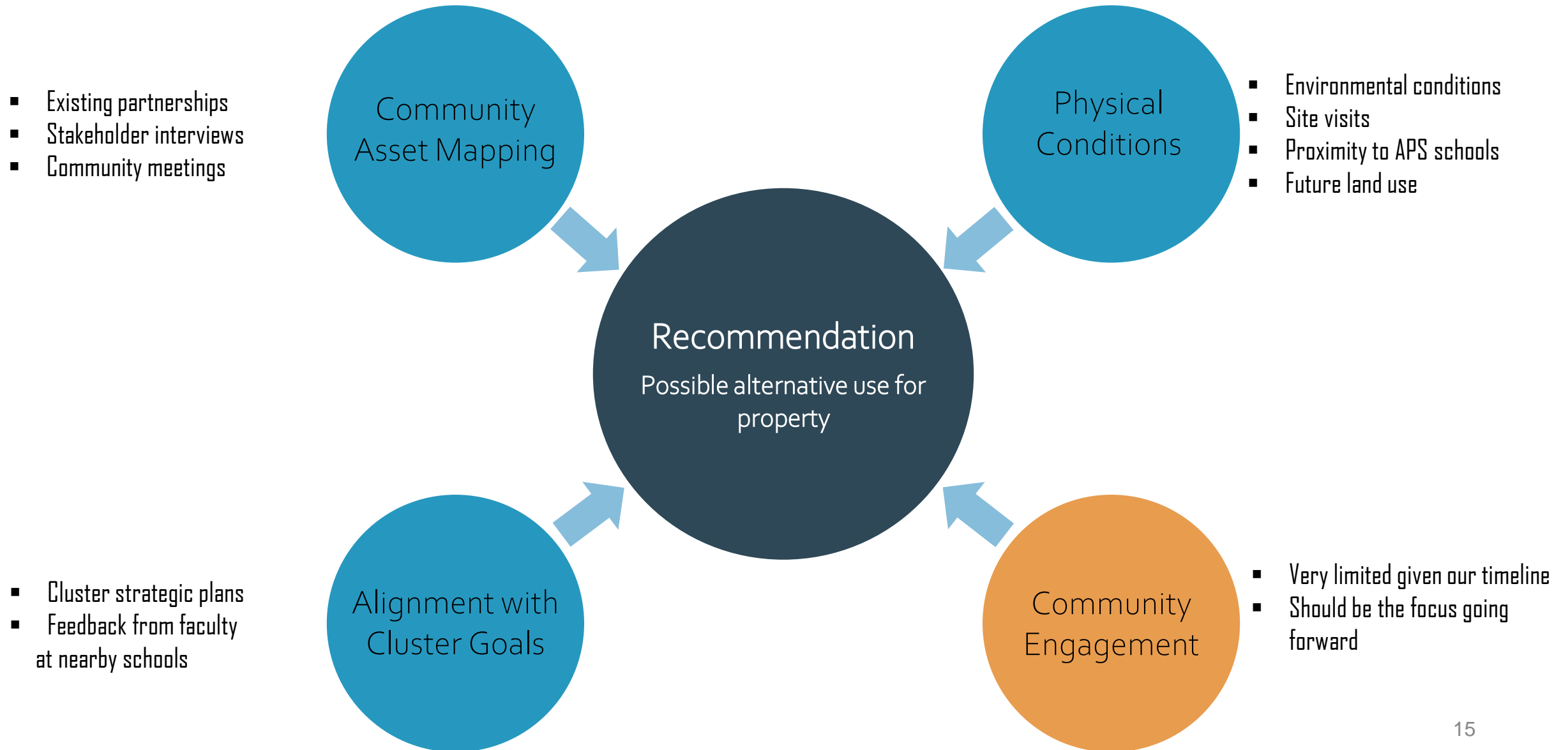
Property Characteristics & Final Selection



The Final Four Properties



Phase II: Qualitative Assessment



Timeline of Interviews and Meetings

August 30: APS Master Facilities Retreat
September 5: Sizemore Group + APS meeting
September 12: Larry Hoskins call
September 20: Kavi Maddula call
September 25: Matt Underwood meeting
September 26: John Franklin call
September 27: Dr. Katika Lovett call
October 2: Rachel Sprecher meeting
October 4: Larry Hoskins meeting
October 7: Travis Norvell (Director of Strategy Mgmt.) call
October 23: Evan Smith (Purpose Built Communities) visit
October 25: Kara Stimpson (Principal of Young MS) meeting
October 28: Sizemore visit

Public Meetings: October 2nd, 16th, 17th, and 23rd



ATLANTA
PUBLIC
SCHOOLS



Recommendations

*We highlighted potential options for four sites sites to illuminate the range of possibilities for other vacant properties and illustrate future applications of this framework. These four sites represent a range of community profiles that demonstrate the framework's applicability to different contexts. As a result, our recommendations offer four distinct examples of ways vacant properties can be used to address unique community needs, including a **cradle-to-career community center**, an **outdoor learning space**, a **middle school STEM/technical training facility**, and a **health and wellness center**.*

FAIRBURN ROAD

PHASE 1 ANALYSIS: QUANTITATIVE

HIGH

COMMUNITY NEED

LOW

POPULATION
PROJECTION

HIGH

UTILIZATION
PROJECTION

PHASE 2 ANALYSIS: QUALITATIVE

ASSETS

- Concentration of multifamily, mixed income housing
- Accessible by MARTA bus routes
- Nearby senior and rec centers
- Engaged school principals

CHALLENGES

- Not walkable from nearby schools
- Educational attainment
- Lack of after school programming and summer enrichment activities

PROPOSAL: CRADLE TO CAREER EDUCATION CENTER

Ultimate Goal: **skills enrichment opportunities from early childhood through older adulthood**

Potential First Phases Ideas:

- Skills based adult training
- Incubation or entrepreneurship space
- Maker-space
- Support services for nontraditional middle school students



RATIONALE

28.9% of those older than 25 living within 1 mile of the property have some college experience but no degree.

Stakeholder interviews highlighted a gap in services for nontraditional middle school students – such as students who are parents or are older than their peers – who need additional wraparound support and opportunities.

Next Steps

- 1) Assess individual properties with more granularity*
- 2) Finalize recommendations for each site*
- 3) Build out digital data tools for future usage of framework*
- 4) Create website to host process and site-specific recommendations*