



# WELCOME!

**VHCA TOWN HALL** April 29, 2025

## AGENDA

Welcome

Summerfest 40 for 40

APS Pool Engagement

History of Field of Dreams

VHCA Considerations



KICK OFF PARTY | 5K | KIDS FEST | ART | MUSIC

# SUMMERFEST

1985 VIRGINIA-HIGHLAND 2025

JUNE 6-8, 2025

**BECOME A 40 for 40 SPONSOR!**



DONATE HERE

Our goal is to raise \$40k in honor of Summerfest's 40<sup>th</sup> Anniversary - otherwise known as '40 for 40!' Join your neighbors now in this campaign as we engage 400 Virginia-Highland families in donating \$100.

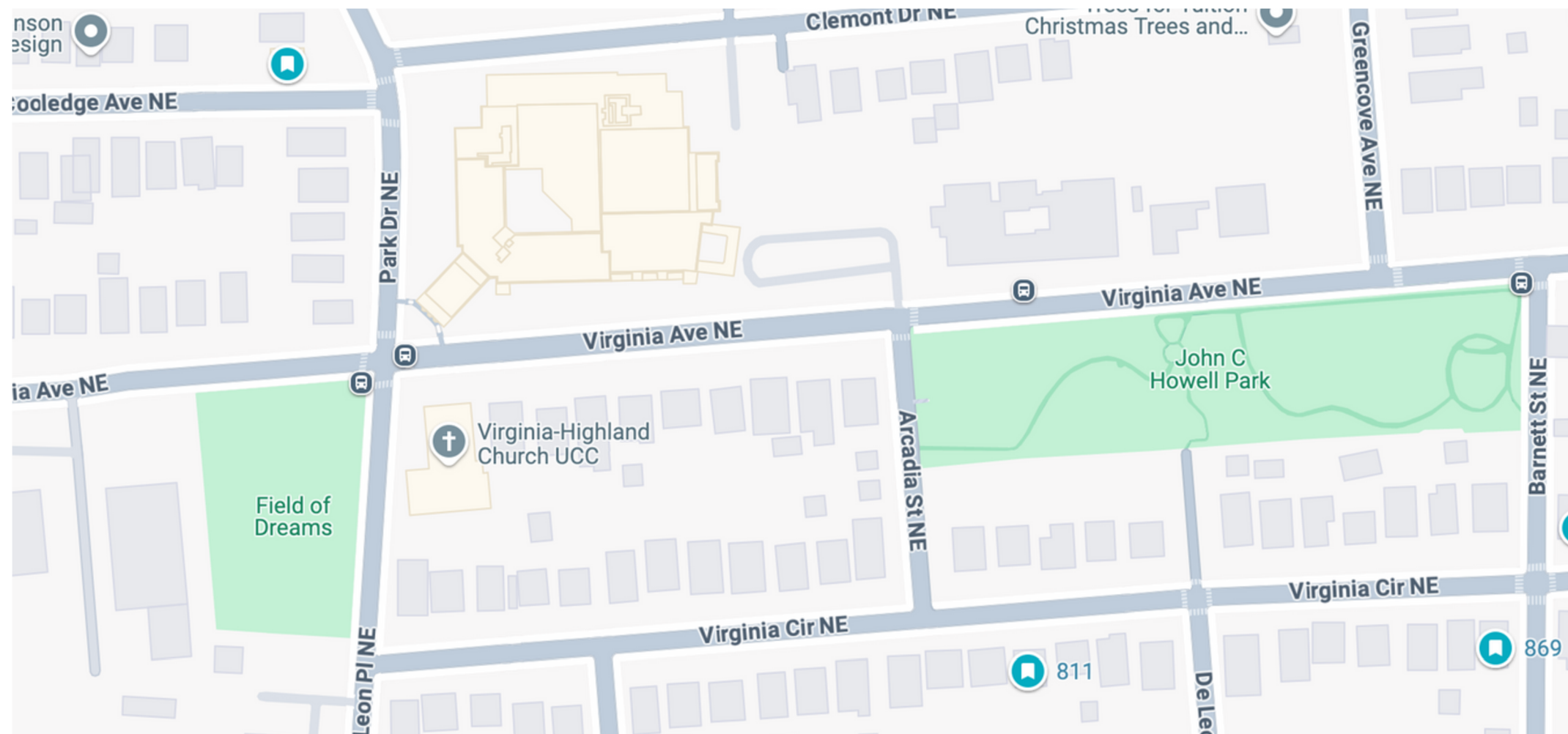
- VA-HI Summerfest T-Shirt
- Recognition on Summerfest Sponsor page, VOICE newsletter, VHCA Social Channels, VHCA Town Halls, and Concert at Villager Level
- Participation in Annual Friends of VA-HI gathering
- and MORE!

## NEIGHBORHOOD ENGAGEMENT #1

# APS POOL PROPOSAL

## HISTORY OF FIELD OF DREAMS

Georgia Power originally gifted the Field of Dreams to APS, for the benefit of the community. Over the years, the field has served many roles—as a park, a practice field for Inman Middle School, and a recreational space for soccer. The VHCA has long been a steward and partner with APS in caring for the Field of Dreams. An early example: in 1994, VHCA helped fund the fencing that still surrounds the field today!



The “Field of Dreams” is classified by APS as “Inactive Reserve Land.”

It has not been declared surplus, is not among the 46 APS properties identified for potential sale, and has no active RFPs.

Any future consideration of a change would require a public process with community input.

To date, APS has shown no intention to sell or dispose of the Field of Dreams.

# POOL ENGAGEMENT

The responsibility of the VHCA's Planning Committee is to make a recommendation to decision makers based on how a project will impact residents and the broader community, while ensuring it aligns with the goals outlined in the VA-HI Master Plan.



FULL TIMELINE OF VHCA ENGAGEMENT +  
SUPPORTING DOCS





# VHCA CONSIDERATIONS

The responsibility of the VHCA is to make a recommendation to decision makers based on how a project will impact residents and the broader community, while ensuring it aligns with the goals outlined in the VA-HI Master Plan.

For this particular project, the signed developer’s pre-agreement is currently the only guiding document in the decision making process. In order to make an informed recommendation, the following questions and concerns should be addressed.



**APS POOL  
PRE-AGREEMENT**

01	Pool Usage + Hours
02	Lights + Noise
03	Infrastructure
04	Safety
05	Traffic
06	Parking
07	Equity + Neighborhood Access
08	Long Term Implications
09	Educational Impacts for Students

01

# POOL USAGE + HOURS

ACCORDING TO THE PRE-AGREEMENT, THE  
POOL WILL SERVE:

- **APS AQUATICS TEAMS**
- **APS STUDENTS**
- **PRIVATE MEMBERS**
- **GENERAL PUBLIC**

## COMMUNITY INPUT

“ Atlanta has a complicated history when it comes to public pools and who gets access. What’s being done up front to make sure this pool is really accessible to all APS families—not just the ones who can pay?

What are the **operational hours** for the pool year-round (summer, school year, events)?

What is the **capacity** of the pool?

Will **priority be given to Midtown Cluster** swimmers? Or will this be for all of APS? And will the pool before swimming, diving and water polo teams?

What is the **typical swim meet attendance**- including swimmers, coaches, staff , vendors and supporters? How long do meets last? What time do they typically begin and end?

The pre-agreement says the **Virginia-Highland Pool Association will set operating hours** and rental policies outside of APS use. Will neighbors have any input on policies around large gatherings?

02

# LIGHTS + NOISE

THE PRE-AGREEMENT LEAVES LIGHT AND NOISE PROTECTIONS TO BE DETERMINED

What provisions will be made for **lighting and noise**, especially during private events?

Will there be **permanent exterior lighting** (such as stadium lights) outside of the seasonal pool bubble? Will they remain year round?

03

# INFRASTRUCTURE

THE PROPOSED POOL DEVELOPMENT IS NOT IN THE VIRGINIA-HIGHLAND MASTER PLAN OR THE CITY OF ATLANTA COMPREHENSIVE DEVELOPMENT PLAN (CDP)

Currently there are number of **watershed issues** - what is the plan to repair and restore proper function to these down stream areas certain to be impacted by the pool?

What is the final size and scale of the **bubble during winter months**, and how visible will it be from Virginia Avenue and neighboring properties? When is it typical to put up and take down the bubble?

In alignment with the VAHI Master Plan, Virginia Ave is set to have a **bike lane on Virginia Ave**- what is the infrastructure plan to direct pool visitors from interfering with the bike lane?

## COMMUNITY INPUT

“Swim meets are loud. They start early and go late. Megaphones, whistles, crowd noise, bright lights, increased trash, all disturbing for neighbors. What can be done to mitigate these effects?

## 04 SAFETY

### THE PRE-AGREEMENT DOES NOT OUTLINE SPECIFIC APS SAFETY PROTOCOLS FOR POOL OPERATIONS

#### COMMUNITY INPUT

“ No designated place for drivers to pull over is not only an inconvenience, but a serious safety concern, especially for the students. How will any proposed plan take into account the need for relieving congestion and improving pedestrian and vehicular safety at that intersection?

What is the plan to supervise the **unaccompanied 14 year old** students dropped off from around the district? Will there be security in place to keep them safe?

What specific traffic management plan is proposed for **drop-offs, pickups, and large event days**? How will chaotic drop-offs, especially at peak hours, be prevented to avoid double-parking, blocking streets, and creating hazards? Will there be designated safe drop-off zones?

How will **child safety** be ensured during peak usage times given the property's proximity to Virginia-Highland Elementary and the Church?

What are the plans for **after-hours security at the pool**? Pools can be tempting for kids or teenagers to try to access after closing, especially in the summer. Will there be night lighting, physical barriers, surveillance, or security patrols to ensure the site is safe and secure outside of operating hours?



# TRAFFIC

THE PRE-AGREEMENT DOES NOT INCLUDE A TRAFFIC OR EVENT MANAGEMENT PLAN FOR DAILY OPERATIONS OR LARGE EVENTS.

## COMMUNITY INPUT

“ I’ve heard the elementary principal and crossing guard speak recently in the news about the incredibly dangerous and stressed intersection at Virginia and Ponce Pl with children repeatedly nearly being struck. What safety mitigation steps would APS and the pool commit to take if that intersection of young walkers and bikers is further overburdened by pool and event traffic?

What are the planned <b>traffic mitigation improvements</b> at the already stressed Virginia Ave/Ponce Place intersection?
What specific traffic management plan is proposed for <b>drop-offs, pickups, and large event days</b> ?
Has the plans for the <b>Monroe Road Diet</b> - and the potential increase of local and through traffic into the neighborhood - been studied?
Some community pools in Atlanta require police to direct traffic because of cars and busses. Will this be a part of the VaHi pool plan? Who will pay for that?

# PARKING

THE PRE-AGREEMENT DOES NOT GUARANTEE ON-SITE PARKING, RELYING INSTEAD ON EVENT-BASED RENTAL OF THE VIRGINIA-HIGHLAND ELEMENTARY LOT

## COMMUNITY INPUT

“ Our street is simply not wide enough to accommodate two lines of parking and two lanes of traffic. Consequently, it will be extremely congested and dangerous, something we already experience pretty regularly, due to the heavy use by the church, local festivals, school parents, etc. The pool will make a concerning situation all the worse and much more dangerous.

What <b>parking options</b> will be a part of the pool development?
Given that the proposed pool could have <b>600 members plus additional day-pass visitors</b> , how do the developers plan to manage the expected increase in on-street parking demand in an already constrained residential area?"
Is there a plan for <b>bus parking</b> during events and meets?
How will parking be addressed for <b>neighbors in close</b> proximity?

07

EQUITY + ACCESS

THE PRE-AGREEMENT DOES NOT PRIORITIZE OR RESERVE ACCESS FOR VIRGINIA-HIGHLAND RESIDENTS.

COMMUNITY INPUT

“ Given that, Virginia-Highland residents will have relatively limited use of the facility while absorbing year-round impacts like traffic, noise, and safety concerns. Why should the community feel confident that the benefits of this project outweigh the burdens?

How will <b>APS students and the public access the pool</b> during peak times (summer weekends, after school) relative to private members?
What is the <b>real capacity for "free access"</b> for APS students during summer and weekends under the 30% rule?
Will day passes be available during <b>peak community times</b> , like weekends, or will those times primarily be reserved for members?
For a <b>neighbor who doesn't buy a membership</b> , when could they realistically drop by and use the pool?"
What process will be in place to ensure that day passes are <b>fairly available</b> , and not consistently sold out due to member priority?
Apart from June and July, what hours will community members have access to the pool? What after school hours in fall, winter and spring will be reserved for APS use?

# LONG TERM IMPLICATIONS

FIELD OF DREAMS WAS GIFTED FOR COMMUNITY GOOD AND IS CATEGORIZED AS APS INACTIVE RESERVE LAND WITH NO PAST OR CURRENT PLANS FOR SALE OR OFFLOADING; ANY FUTURE CHANGES OR RFPS WOULD REQUIRE PUBLIC INPUT

## COMMUNITY INPUT

“ Since this developer group is new and hasn’t managed a project like this before, what’s the plan if things don’t go smoothly? How will APS make sure the project stays on track and protects the public’s investment?

If APS needs to reclaim the land at the end of the <b>16-year lease</b> , what financial and logistical costs will APS (and taxpayers) inherit?
How will the public have recourse if the pool association fails to meet their commitments? If the pool struggles financially or cannot sustain operations, what happens to the property? Is there a plan to <b>protect it from falling into disrepair</b> ?
What is the <b>financial accountability plan</b> if fundraising or operations fall short during or after construction?
What guarantees are there that <b>commitments made now will be enforceable over time</b> , especially once leadership inevitably changes?
Given that the lease is only 16 years, what happens after it ends? <b>Who decides what comes next</b> – and will the community have a say?



# EDUCATIONAL INTEREST OF STUDENTS

APS IS EVALUATING FACILITIES AND ENROLLMENT IN THE MIDTOWN CLUSTER, AS MIDTOWN HIGH SCHOOL ENROLLMENT CONTINUES TO PUSH ITS CAPACITY LIMITS.

RECLAIMING THE LAND COULD CARRY SIGNIFICANT COSTS- IF APS LATER DETERMINES THE SITE IS NEEDED FOR EDUCATIONAL PURPOSES, THEY MAY TERMINATE THE AGREEMENT WITH 60 DAYS' NOTICE. APS WOULD BE OBLIGATED TO REIMBURSE THE DEVELOPER FOR OUT-OF-POCKET PROJECT DEVELOPMENT COSTS.

## COMMUNITY INPUT

“ Before cementing a hole in the ground, what has APS done to explore all the academic ways the property could be used? With it's close proximity to Midtown High School, are they absolutely sure the property could not help relieve overcrowding by offering an academic use?

Has APS formally studied whether this parcel could help meet **future Midtown Cluster educational needs** (classroom expansion, administrative space, or sports fields)?

Given that APS rezoning discussions are active again across the Midtown Cluster – and recognizing that Virginia-Highland is unique in having **two elementary schools within a small geographic footprint** – has APS evaluated whether keeping the Field of Dreams property available could offer future flexibility for educational use, such as relieving overcrowding or adapting to enrollment shifts over the next 10–20 years?

Is it short-sighted to commit this land to a private project before we know how the **Midtown Cluster rezoning** will impact school capacity needs?

