



VIRGINIA-HIGHLAND

CIVIC ASSOCIATION

10th & Monroe Invest Atlanta Meeting Summary

Invest Atlanta did not allow public comment before their vote. All but two Invest Atlanta board members – Julian Bene and Bill Bozarth – supported the matter. Bene noted that he and previous IA Board member Kirk Rich had campaigned to have IA approve development goals for the parcel before the RFP went out to bid, and to make compliance with those goals part of the approval criteria. That did not happen, though some IA board members subsequently agreed in open discussion that the idea had merit.

IA made public comments the very last agenda item, after the vote. Mayor Reed left the meeting before the public comments. When comments were allowed, Councilmember-Elect Jennifer Ide, members of the VHCA Planning Committee and VHCA Board, and residents from Virginia-Highland and Midtown emphasized disappointment with the lack of community input before the vote and the need for robust community engagement moving forward. Councilmember-Elect Jennifer Ide and Councilmember Wan also submitted a letter to Invest Atlanta requesting that their vote be delayed until there was an opportunity for community input. Councilmember-Elect Matt Westmoreland also attended the meeting.

Councilmember Natalyn Archibong, who is on the Invest Atlanta board, noted that this is the start of what is envisioned as a nine-month process and that proposed rezoning and land use changes will ultimately be voted upon by City Council. She and other members of Council expect a “robust community engagement process.” She was joined by several other members of the IA Board in emphasizing that the specifics of this development were “not set in stone” and could change dramatically. BeltLine CEO Brian McGowan agreed; the developer, Jeff Fuqua, and Jim Kegley, the owner of the single family homes on Cresthill and Monroe that are contemplated as part of the development, said they were willing to consider many options and uses.

The drawings the developer submitted, which were noted to be “renderings only,” may be seen at IA’s website. ([https://www.boarddocs.com/ga/investatlanta/Board.nsf/files/AU9MR75C6628/\\$file/1016%20Monroe%20Award%20Fact%20Sheet%20v8%2012.20.17.pdf](https://www.boarddocs.com/ga/investatlanta/Board.nsf/files/AU9MR75C6628/$file/1016%20Monroe%20Award%20Fact%20Sheet%20v8%2012.20.17.pdf)). Given the assurances offered following the vote by Invest Atlanta, we accept the “rendering only” concept at face value and will therefore not comment now about the absence of single-family residential along Cresthill or the failure to take into account the single family home on Cresthill that is not owned by Kegley.

The letter that VHCA submitted to Invest Atlanta is included below. VHCA will continue to partner with NPU-F and surrounding neighborhoods to insist on a meaningful public input process and will keep the community updated on the dates of community input meetings and the status of this project.