



VIRGINIA-HIGHLAND

CIVIC ASSOCIATION

**Letter from VHCA to Brian McGowan, ABI:**

Dear Brian,

It's Jenifer Keenan and Jack White, writing from the Virginia-Highland Civic Association Planning Committee. We spoke to you at the Invest Atlanta meeting and appreciated your and Mr. Higgs's public and private assurances that the project and processes for 10th and Monroe would reflect the planning in place in local communities.

This neighborhood provided significant input for both the BeltLine Redevelopment Plan and the Subarea 6 Plan. Needless to say, we were very dismayed to see a proposed development for 10th and Monroe that conflicts the these two BeltLine policy documents that were developed following robust public input.

Consistent with our participation in the Redevelopment Plan and Subarea 6 Plan, this neighborhood has invested a huge amount of discussion, effort, and money into formal planning that comports with the CDP and the SA6 Plan. The Virginia-Highland Master Plan carefully solicited input from both the City of Atlanta Planning Department and ABI. Aaron Fortner and Bob Zoeckler were integral parts of that effort and emphasized that the city's acceptance of our plan would require that it be consistent with and complement existing city planning.

We also prepared for the (then scheduled) ABI revision of the SA6 in 2014, holding a public meeting specifically in anticipation of it, at which Aaron reported to us the approaches and values he had observed in the revisions then in progress in SA5.

We welcomed the chance to reexamine the SA6 plan because it would have been a chance to put into practice the 'plan before you build' axiom that all parties have historically championed. As we noted at the IA meeting, community input in the context of an abruptly announced new development that conflicts with the existing planning and contemplates major land use and zoning changes has already lead to significant community angst and distrust of the prior BeltLine planning and assurances.

While we appreciated the assurances voiced in the IA meeting that the illustrated uses were (in Mr. Kegley's words) 'renderings' and that many other options were possible, the obvious conflicts between existing and proposed uses have generated considerable concern within this community about the absence of planning processes and the changes that are contemplated here. We share those concerns and questions.

With that in mind, we are requesting a meeting with you, Councilmember Ide, and Mr. Fortner and Mr. Zoeckler as soon as possible. Please let us know what dates your are available to meet during the week of January 8 or January 15.

We believe that there are many opportunities near 10th and Monroe consistent with the vision of the BeltLine that can achieve many of the expressed goals and still respect the existing historic single family neighborhoods. The scope of such planning should logically



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include the city-owned land on which the Park Tavern is located, where there are a number of future options. Uses for that area should be explored during the comprehensive planning process that is needed for the 10th and Monroe area.

We look forward to hearing from you.

Best wishes for a Happy New Year.

Sincerely,

Jenifer Keenan  
VHCA Board Member

Jack White  
VHCA Planning Committee

cc: David Brandenberger, VHCA President  
Aaron Fortner, Canvas Planning  
Robert Zoeckler, Esq.