

May 13, 2025

Dr. Bryan Johnson, Superintendent
Atlanta Public Schools
685 Mercer Street, SE
Atlanta, GA 30312

Dear Superintendent Johnson,

At the May 12, 2025 public board meeting, the Virginia-Highland Civic Association (VHCA) Board of Directors **voted unanimously not to support** the "*Development Agreement V.10*" between Atlanta Public Schools and the Virginia-Highland Pool Association Inc., regarding the proposed pool development on the site known as "The Field of Dreams".

However, the VHCA does note that—as is consistent with our long-standing practice—any applicant, including the Virginia-Highland Pool Association, is welcome to return with revised materials that align with the core standards we apply to land use proposals in our neighborhood. These include, but are not limited to:

- **Pre-design and schematic programming study** assessing facility scale, seasonal programming, circulation, stormwater management, lighting, noise, and safety/traffic/parking impacts.
- **Professional development and project oversight** to manage scope, timeline, fundraising, permitting, and construction risks.
- **Comprehensive conceptual site plan** including all structures (seasonal and permanent), parking layout, access points, utility considerations, and surrounding land use context.
- **Traffic, parking, and safety impact analysis and mitigation plans** to address competition with other local facilities, capacity during peak usage, and preservation of neighborhood quality of life.
- **Evidence of complete project funding** before construction including allowances for overruns—must be secured and verified prior to breaking ground.
- **Zoning compliance or an equivalent design review process**, including how the project will conform to—or be reviewed against—typical R4 zoning standards (height, massing, setbacks) in the absence of city zoning enforcement.
- **A binding mechanism for neighborhood oversight**, including a formal role for VHCA in reviewing and approving design and site changes.
- **A comprehensive operations overview**, including projected hours of use by stakeholder group, membership structure, financial model, security protocols, and ongoing management plans.

As with any applicant, should the Virginia-Highland Pool Association bring forward a new Pre-Development Agreement and a revised approach that meets these expectations, the VHCA will review these materials accordingly and in good faith.

As always, our role is to ensure that any proposed changes to public land reflect a balance of thoughtful planning, community input, and long-term neighborhood impact—guided by our responsibility as stewards of a century-old community and a 50-year-old civic body.

Sincerely,
The Virginia-Highland Civic Association Board of Directors

cc:
Atlanta Public Schools:
Dan Drake, Facilities Services Senior Executive Director
Larry Hoskins, Chief Operating Officer APS
Katie Howard, Atlanta Public Schools School Board, District 1
Ken Zeff, EdD, Atlanta Public Schools School Board, District 3