

Adair Park Today Neighborhood Meeting January 2021

Lawrence Miller (President) called the meeting to order at 7:00 p.m.

Membership

Contact Nikita Robinson, treasurer@adairpark.com if you are a legacy resident (15+ years) or have a financial hardship to obtain a membership fee waiver

Public Safety

Capt. Adams, Zone 3 Asst. Commander (wmadams@atlantaga.gov)

- Atlanta Police Department Open Data Portal is having some issues.
- There have been a few robberies/car break ins. CSU teams are monitoring the trouble spots and conducting directed patrols. Incident # 210051330 on Lexington Avenue 1/5/2021 car break-in.
- The Zone 3 precinct is now open and all officers are working out of the precinct. Councilwoman Sheppard and community members welcomed officers to their new building.
- Still working on investigating the party house on Elbert Street (@oasis.atl) and patrolling the area.
- Lawrence asked Capt. Adams to be aware and to monitor the speeding that also occurs. Capt. Adams. Nakita submitted survey request for speed tables for second time. Reducing the speed limit has not helped, and children playing signs have been removed. The request asked for the survey and new “children playing” signs.
- Capt. Adams welcomes residents to contact him.

State Representative

- Stacy Evans, new State Representative (District 57), welcomes residents to contact her or her team regarding state agency issues; and may also be able to help with connecting to federal government agencies.
- Sign up on www.staceyevans.com for legislative updates.
- Contact information:
 - Stacey Evans: stacey@staceyevans.com or 404-275-4135
 - Director of Constituent Services Sasha Williams: sasha@staceyevans.com or 954-821-6927
- Lawrence raised the need for signage and crosswalks for the school. Rep. Evans was previously aware.
- Possible traffic circle at Metro and RDA (both state highways).
- Rep. Evans can sometimes assist on speed limit issues.

Secretary's Report

- Reviewed minutes from the December meeting. Corrections were made
- Minutes were approved with corrections. 13 Yeas, 0 Nays, 1 Abstention

Preservation

- The Met
 - Adam Parker, works for Carter, the Met's developer.
 - Check out the GOTV mural at the Met.
 - The Met signed a new lease with a nationally recognized nonprofit. Will bring 100 jobs to the area. The nonprofit will announce its move to the Met soon.
 - Speaking with more office and retail users to rent space at The Met.
 - Robbie Scott's barbeque opening in the spring.
 - The @Promise Center opening soon. (Carter was also involved in this project.) Service providers moving in. Ribbon cutting is being scheduled.
 - Q&A
 - Lawrence Miller asked about Met signage. Adam replied that the Met has to have a signage ordinance from the city that requires community input. Took AP's feedback and will be moving forward to implement signage agreement with the city. Lawrence expressed wanting to prevent light pollution on Shelton especially and praised Carter for being a great corporate partner.
 - Dana Dojnik from CreateATL asked about whether the Met's ordinance can apply to neighboring organizations.
 - Lawrence mentioned a complaint of broken glass in the dog park. Adam to have the maintenance crew look into it.
 - Mammal Gallery's lease was terminated due to COVID divestment
- Abrams Fixture Corporation
 - Randy Pimsler with Pimsler Architects presented on The Abrams Fixture Corporation Building. Gave history of projects in the area. Shared designs. Project is in the permitting process currently.
 - Located at 565 Northside Dr. (Northside, Wells and Bluff). Includes two buildings: small building (former gas station) and Abrams building.
 - Former gas station will hopefully become a restaurant.
 - Main building is divided into three sections.
 - Pink section: restaurants and fitness center, plus 35 residential units; open-air section between pink and purple sections.
 - Purple section: primarily office and commercial, and some retail.
 - Green section: office space.
 - Trying to purchase Stewart Ave to convert to a plaza.
 - Plan will meet Beltline and liveable communities requirements (i.e. pedestrian access).
 - Property has been submitted for national historic designation; going through compliance process. Restoring facade to original appearance.
 - Land disturbance permit on the verge of approval.
 - Will satisfy City of Atlanta's affordable housing requirements. Can report back to neighborhood association with details.
 - Q&A

- Lawrence Miller - what about access from Northside and Wells? Traffic management? Randy - Anticipates traffic from Bluff. There will be compliant lighting, pedestrian and tree zones. No requests from the city for traffic mods for Wells and Bluff.
 - Lawrence - will there be ties to AP's historic standards? Randy - plan will be compliant with Sec. of Interior's standards for historic registry. Very lengthy process already underway. Will come back to Lawrence once plans are approved. Will help to facilitate convos with Columbia about historic standards.
 - Michelle - Made suggestion about pedestrian crossing. Where will bike parking be? Randy - showed two areas for bike parking.
 - Happy to communicate with residents about the project. Contact Randy at randy@pimslerhoss.com, 404-875-1517
- Atlanta Beltline
 - Lynnette Reid presented on sub-area master plan
 - Sub-area master plan developed more than 10 years ago. Makes recommendations about land use, open space, connectivity, arts & culture, etc.
 - Hoped to have draft ready for community input, but plan development was delayed by COVID.
 - Contact Lynnette Reid- Ireid@atlbeltline.org
 - Link to review Draft Plans Subarea 1 and Subarea 2
<https://beltline.org/the-project/planning-and-community-engagement/master-plan-updates-feedback/>.
 - Requested AP support to adopt the draft for information only. No changes to zoning or CDP. Lee/Murphy on the west, to I-85 on the east is sub-area 2. AP is in sub-areas 1 and 2.
 - Changes made:
 - Prior plan shown as all mixed use
 - Now is mixed-industrial. Recognizes concerns about truck traffic
 - Willing to reconsider going back to mixed-use (commercial).
 - Plans need to be updated regularly - this is important.
 - Pilot program with Bank of America and Georgia Power to create Beltline Legacy Retention Fund to assist longtime residents to cover property taxes. Link to info: <https://beltline.org/2020/12/17/grant-program-aims-to-keep-legacy-residents-in-beltline-neighborhoods/>
 - Hope for vote in Feb/Mar at CDP. Looking for community input in the meantime.
 - Q&A
 - Lawrence to Create ATL - notice zoning changes that might affect the business. Pointed about how zoning changes relate to development projects underway. Wants businesses and developers to recognize that AP is in sub-area 1 as well as 2.
 - No proposed zoning or land use changes in this iteration. Lynette believes that Capitol Park Apartments' zoning should be changed to 4 or fewer

stories (currently 5-9 stories). Can't go higher because they're pursuing historic designation. Will make that change. Lawrence has fact sheet.

- Create ATL to Lynette - is Kara Cooper in the loop? Lynette will connect with Kara.
- Academy Lofts
 - Stan Sugarman presented.
 - This weekend, free art show at the school. The Creatives Project:
https://www.eventbrite.com/e/tcps-annual-exhibition-presence-tickets-134405336981?utm_campaign=post_publish&utm_content=shortLinkNewEmail&utm_medium=email&utm_source=eventbrite&fbclid=IwAR2YVDKtwr9vQ0p7J8UUNJGL-M8g-m2xvyrmAECzowNbdeRaHI8vpHBGxrw
 - 35 apartments; 30 for 60% AMI; 5 market-rate apartments 25 applicants already.
 - Partners for Home renting 5 units (solving chronic homelessness).
 - Commercial in buildout.
 - American Friends Service Committee taking one office floor.
 - Second floor still available.
 - Coffee shop needs a patio; working with City on variance.
 - Will be back for liquor license approval next month. Will announce coffee shop operator then.

Treasurer's Report

- Report doesn't include last five days of receipts.
- Citizen's Trust account balance \$22620.60
- Paypal balance is \$6511.68 (membership dues, flags, housing fund receipts, etc.)
- Cash to be deposited \$1009
- 2021 Budget:
 - The 2021 budget can be viewed at
<https://adairparkatlanta.files.wordpress.com/2020/12/2021-apt-budget.pdf>
 - Initial draft of budget was presented at December membership meeting, but has since changed. Restricted funding for Bonnie Brae Park project needs to be reviewed and approved by executive committee.
 - Motion to approve budget: *Approve the 2021 budget as written with the acknowledgment that the executive committee will bring back a new budget for approval in the February meeting.*
 - Budget was approved, pending revisions. 16 Yeas, 0 Nays, 0 Abstentions

Bylaws

- Lawrence presented
- Bylaws are being rewritten. Team took a break.
- Example of changes: allowing for waivers of membership dues.
- Committee meeting on the 13th

Events

- Lawrence presented for Alyssa Thys

- Team meeting Jan 11. Lawrence to share details

Communications

- Meeting tomorrow evening, 5:00 p.m. to discuss newsletter.
- Contact Michelle to get involved, communications@adairpark.com or 404-512-3542.
- Hoping to resume printed newsletter production by month's end.

Housing

- Reached \$10k fundraising goal. The GoFundMe will stay up. Hopes donations will continue.
- Averaging 4 days from application for assistance to approval; 7.5 days from approval to payment. Efficient operation.
- Lull in applications at present. Please let residents in need know about the fund. Wants to include info in the newsletter.
- Exploring seeking institutional donations; not urgent because there are funds available.
- If you have an institutional contact, contact Mason Reid.

Senior Program

- Learning about ongoing needs among seniors. Working to connect them to governmental and community resources.
- Also discovering non-seniors who have ongoing needs. Looking for a few neighbors who will assist case management for this non-senior population.
- Email John at seniors@adairpark.com with subject "Everyday Needs."
- Q&A
 - Dana Dojnik - CreateATL worked with AVLf and the Beltline to host community assistance fair. 20 families participated. Will share encore events with John.
 - Lawrence - one of the challenges is that COVID funding resources take time to release; AP's response is timely

Miscellaneous

- (Lauren Bigger) Metropolitan Library offering curbside pick up and free printing.
- Lawrence also willing to print (small batches) email president@adairpark.com (place "Print" in subject line)

8:38 p.m. Lawrence adjourned the meeting