

THE Inman Park Advocator



Atlanta's Small Town Downtown News • Newsletter of the Inman Park Neighborhood Association
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President's Message Schrodinger's BeltLine

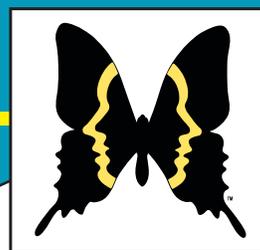
BY NEIL KINKOPF • PRESIDENT@INMANPARK.ORG

Halloween is always a fun time of year in Inman Park. If we had an official holiday (other than Festival), it would probably be Halloween. If I had to hazard a guess, I suspect we enjoy Halloween so much because the costume tradition gives us such a great opportunity for self-expression. As your Dear Leader, I have agonized over my Halloween costume. First, I thought I would dress as an Inman Park sidewalk. Too messy and scary. Then, I considered dressing as the FY2016–2017 Budget. Too orderly and boring. Next, I thought about dressing as a bottle of Grolsch, but I don't want to spend the holiday getting chased around by a faux General wearing wooden shoes. Finally, I had a stroke of genius. I am going to dress up as the BeltLine. Ah, but the road to the Halloween Costume Hall of Fame is a rocky one indeed. What is my costume supposed to look like?

It seems clear that the BeltLine has captured our neighborhood's attention and affection. It also seems like the BeltLine has established itself as a permanent and indelible feature of our cityscape, like the capitol's gold dome or Piedmont Park. But it isn't. First, of course, the BeltLine is not finished (or even close to it). Second, and more important at the moment, there is no final design for the BeltLine. Today, the BeltLine is not a definite creation or concept. It is a bundle of possibilities.

This is a crucial moment for the BeltLine. The decisions we make today can determine which of those possibilities remain viable and which are effectively foreclosed. I can assure you that the IPNA Board grasps the importance of the moment. I also believe the neighborhood, as a whole, demonstrated its appreciation for this point by the remarkable turn-out and participation at our last neighborhood meeting. I am tremendously proud to be an Inman Park resident for many reasons. At the past meeting, I was impressed with the level of engagement, of understanding, and of passion for the BeltLine. But I was most proud of our broad-mindedness. Not one person asked which version of the BeltLine is best for Inman Park.

continued on page 8



the next

Porch Party October 28 • 7:30 p.m.

**At the home of Cindy
Weinbaum and Mark Prausnitz
at 934 Waverly Way**

Please bring a dish to share
and your favorite beverage to enjoy.



Your porch wants to host a party!
Call Pat or Richard Westrick to get on the
schedule for 2015. 404.523.4801

Happenings
Happenings this
month

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BeltLine
An important
discussion

Page 10-12

**Lifelong
Inman Park**
Strategic
planning session
summary

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NOW I GET IT! TUTORING

WE BELIEVE IN
YOUR CHILD'S BRILLIANCE!

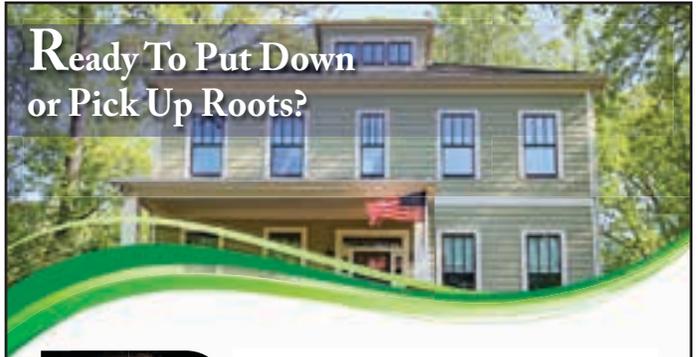
We noticed a tremendously positive impact on both my daughter's Algebra grade and her sense of accomplishment in a very short period of time.
~Patricia O., The Galloway School

My son's reading lessons looked like so much fun, my daughter asked if she could have them, too!
~Sara G., Springdale Park Elementary School

My son went from 8 to 12 on the SAT essay, and my daughter has increased from 540 to 710 in reading and from 500 to 730 in writing. I am so grateful for all you've done for my children!
~Carol L., Emory University and The Lovett School

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The *Advocator* is the official newsletter of the Inman Park Neighborhood Association, Inc. (IPNA). In addition to the reports by the IPNA board of directors, officers, committee chairs, and the agenda for the current month's meeting, the *Advocator* publishes letters to the editor, press releases, articles deemed of interest to the community and paid advertising. Publishing of display advertisement, articles, letters, or notices does not constitute an endorsement by IPNA, its Board of Directors and/or the *Advocator* and the *Advocator* staff. The content and opinions of a published article or letter represent the opinions of the author and not the opinion of IPNA, its Board of Directors and/or the *Advocator* and the *Advocator* staff unless it is expressly stated. IPNA reserves the right to edit all items submitted for publication and to reject any material or ads submitted for publication. Material submitted anonymously, including press releases, will not be published. By submitting materials and photos you acknowledge you have the right to do so and understand the *Advocator* is published online as well in print.

Content is due on the 20th of the month prior to publication and should be submitted to advocator@inmanpark.org.

IPNA Business Meeting Minutes - September 21, 2016

BY BEVERLY MILLER • IPNA SECRETARY • SECRETARY@INMANPARK.ORG

President Neil Kinkopf called the meeting to order at 7:31 p.m.

Minutes: It was moved, seconded, and approved to accept the August, 2016 IPNA Minutes.

Announcements: On Oct., 7, **Dr. Meria Carstarphen**, APS Superintendent, will speak at newly renovated MLK Middle School. **Cristy Lenz** announced a Lifelong Inman Park Neighbors' Stroll on Sat., Oct. 1, at 8:00 a.m., beginning at Poplar Circle. **Anna Sharp**, Streets Alive volunteer, announced Streets Alive on Sunday, Sept. 25, 2:00 p.m. - 6:00 p.m. **Alex Kronmeyer** issued an invitation to Syp, the young professionals' Walkable Inman Park. Alex also announced the Porch Party September 30 at 7:30 p.m. at the home of Carol and Ben Mitchell, 1107 Austin Ave. Please bring a dish to share and a beverage. **Neil Kinkopf** and **Regina Brewer** announced the Lifelong Inman Park Strategic Workshop Sept. 29, 7:30 p.m., at the Trolley Barn. Oreon Mann announced Intown Living has a great article about the Trolley Barn; IP Book Club will discuss *Circling the Sun* by Paula McLain on Sept. 27 at 7:00 p.m. at the home of Shirley Brown, 870 Inman Village Parkway, Unit 512. Bring a dish to share and a beverage. **Regina Brewer** announced that L5P Pharmacy is now a UPS access point.

IPNA officers' reports:

Chuck Clarke, V.P. Zoning: 1) Liquor license application for 99 Krog St, Restaurant: Varuni Napoli, Applicant: Luca Varuni. It was motioned, seconded, and approved 35-0 to support the application.

Brian Roof, V.P. Historic Preservation, announced votes regarding 670-690 DeKalb Ave.: 1) Type III Certificate of Appropriateness application to UDC for new construction, lot consolidation, and height variance; 2) Special Use Permit application (U-16-020) to transfer excess residential development rights from other BeltLine property to this property; 3) Application by ABI and NAP to abandon Gunby St. **Sharon Gay** of Dentons, **Richard Munger** of North American Properties, and architect **Ben Hudgins**, presented the details of the project and the variances that need approval for the proposed mixed-use development to proceed. Plans are to put retail on the Beltline as opposed to surrounding streets. Richard said they have changed their plans over the last year as a result of residents' feedback. **Colleen Kiernan**, Kwanzaa Hall's policy director, who's been involved with the BeltLine since its inception, said Kwanzaa

wants a solution for this site, but Perkins and Will designed the entire corridor to 25% in 2011, and their design is not the one currently being proposed. **Paul Morris**, President and CEO, Atlanta BeltLine, Inc., explained early design was done to validate **Ryan Gravel's** original plans. Because the original railroad tracks were not all connected, it is difficult to achieve a loop, so original alignments were changed. ABI has a contract on the Aramark property but cannot afford to pay for brownfield clean-up. NAP has agreed to take over that obligation. ABI assumes the BeltLine will be building its transit phase before CSX moves from Hulsey Yard. ABI entered into the process of applying for FTA transit funds about 6 months ago and is submitting two plans: the original direct route under Hulsey Yard and a meandering route east to Grant Park, a much longer and slower route requiring the trolley to run in the street. Future streetcars may be granted preemption at signals, somewhat alleviating congestion. Costs for building both routes are essentially equal. The FTA will shortly determine whether one or both of the proposed routes can go forward. ABI thinks that the chances of the two routes getting FTA funding are equal; the choice will then be made by the City Council. Residents need to let the city know if we want the original route. Plans for the proposed development allow 80 feet of BeltLine right-of-way between the buildings as opposed to the originally planned 105-foot corridor. The trail could go over a new covered tunnel or through the Krog St. tunnel. Another option has two tunnels, one for pedestrians and one for transit. The contract with NAP assures that ABI property is protected into perpetuity, along with all the infrastructure they need to maintain the route. **Angel Poventud**, who's been involved in the BeltLine since its inception, showed the original design for this site with corridor, trail, and transit going straight under DeKalb and angling out onto Wylie. He explained the design of the original engineers is different and that ABI's current numbers do not agree with those in the original plans. Neil said the IPNA Board favors the first option with the 105-ft corridor, which allows for contingencies and uncertainties, whereas the current proposal does not permit any leeway. Paul said the project will collapse and the developers will not go forward because they will lose a wing of their building if the path is widened. Paul said 80-foot sections of the BeltLine exist elsewhere that do not involve tunnels, but NAP's plan involves combining the trail and transit stacked to save space. Paul showed drawings of the proposed path through the development. A resident commented: 1) we gain nothing from the

proposed solution as opposed to the direct connection; 2) in the long term a straight line is better; 3) if the long eastward route is built, we will never get a tunnel, and pedestrians and bikers will go through the Krog St. tunnel forever; 4) it is not practical to cut off options for one development. Others expressed concerns about reducing green space, ensuring safety, and whether the height restriction is a problem because of the historic district overlay, which Richard confirmed. Sharon said that they are willing to defer the vote to keep working on their plans. It was moved, seconded, and approved to defer all three votes to allow for further negotiation and study. It was then motioned, seconded, and approved to accept an amended motion to vote on vacating Gunby; the amended motion passed. Residents commented that: IPNA could be better informed about what working committees are doing; transit path options should avoid Wiley St.; IPNA wants to work with NAP and ABI, but we feel like we're losing the BeltLine.

Brian Roof, V.P. Historic Preservation: Renovations at 835 Virgil - withdrawn

David Adams, Treasurer: FY2017 Budget: Neil announced the budget has been published in the Advocate. IPNA will vote on it next month. There is a large surplus with a bank balance over \$500,000. Maintaining the proposed \$150,000 reserve leaves lots of money for one-time capital expenditures. David explained the \$30,000 one-time allocation for education grants in addition to the line item for education and said he will give more detail next month. David explained we face IRS penalties for failing to file a 990 for two years. Neil said we are hiring a CPA to make sure this doesn't happen again and are trying to have the taxes abated. **Sarah Maffey-Duncan** explained committees should seek other sources of funding and the proposed budget allows for deferred repairs and maintenance. David said the public safety budget is lower because we over-budgeted the year before, and it is impossible to schedule as many officers as we budget for.

Committee Reports: **Danny Feig-Sandoval**, Transportation Committee, announced the upcoming scramble light at Austin and Elizabeth and progress with the redesign of Moreland.

New Business: none

It was moved, seconded, and approved to adjourn. The meeting was adjourned at 10:15 p.m. 

Other Happenings to Note

Freed Spirits at the Horizon Theatre

Through October 30 • Horizon Theatre • horizontheatre.com

Even if you were unable to get tickets to the sold out Oakland Cemetery Halloween Tours, never fear! Or perhaps do fear, because you still have a chance to experience a spooky time at the Cemetery by attending the Horizon's new production, Freed Spirits, set in that very location! Ticketed.

Sukkot Pickling / Simchat Torah

*Thurs. Oct. 20 & Mon. Oct. 24 • Moishe House Inman Park
moishehouse.org/houses/atlanta-inman-park*

Moishe House Inman Park is a pluralistic, intentional community and networking resource for Jewish young adults. This month the residents are hosting a Sukkot Pickling event on October 20 at Moishe House and celebrating Simchat Torah on October 24 at Ahavath Achim Synagogue. All are welcome, with a special invite to Jewish young adults in their 20s and 30s.

Atlanta World Kite Festival and Expo

Sat., Oct. 22 • 1 p.m. to 6 p.m. on the Meadow • Piedmont Park • atlantaworldkitefestival.com

Come to Piedmont Park to fly a kite, get good eats from a food truck, have your face painted and listen to live music. Then, visit the photo booth to prove you were there! Free.

Fernbank BOO-seum Trick or Treat

Sat. Oct. 29 • 10 a.m. to 2 p.m. • Fernbank Museum • fernbankmuseum.org

Follow the screams (of delight) to a day of frightening-ly fun Halloween-themed activities including treats for kids in costume, games, music and more. Included with museum admission. Free to members.

Chomp & Stomp (C&S) Festival

Sat. Nov. 5 • 11 a.m. to 6 p.m. • Cabbagetown • chompandstomp.com

The C&S includes a romp through Cabbagetown (5k) followed up with beer for breakfast for the hardy. Find that perfect spot at one of four music stages for some bodacious bluegrass music that traveled from all over just to see you. At 12:30 the Chili Tasting Begins! Grab that \$5 spoon and dive down the Chili Rows. Artist Market, too. Sorry, no pooches.

Veterans Day Parade

Sat., Nov. 12 • 11:11 a.m. • Downtown • gavetsdayparade.org

The 35th Annual Atlanta Veterans Day parade is organized to honor, support and thank all those who have served or are serving our country in the U.S. military. This year's theme is "Honoring the USO."

Democracy Achieved! An Ode to the Perfection of American Politics

Oct. 7 – Nov. 5 • Dad's Garage • dadsgarage.com

Want to laugh instead of cry this election season? Try the Dad's Garage take on our American political landscape. From a Joe Biden Dos Equis commercial to Atlanta Street Car sketches that last about as long as its route. Nothing is off-limits! **M**

IPNA Calendar

**October
19**

IPNA Meeting
The Trolley Barn
7:30 p.m.

**October
22**

Neighbors' Stroll
Poplar Circle (Hurt at
Euclid) 8:30 a.m.

**October
25**

Book Club
7:00 p.m.
See this page for details.

**October
27**

NPU-N Meeting
L5P Community Center
7:00 p.m.

**October
28**

Porch Party
See page 1 for details.
7:30 p.m.

**Nov
16**

IPNA Meeting
Trolley Barn
7:30 p.m.

**Nov
28**

NPU-N Meeting
L5P Community Center
7:00 p.m.

Book Club Calendar

The Inman Park Book Club meets on the last Tuesday of the month at 7 p.m. to discuss the featured selection. Please bring a covered dish to share and contact Jan Keith (404-688-7330) with any questions.

**Oct
25**

The Nightingale
by Kristin Hannah
Cathie Jamison,
805 B Edgewood Avenue

Nov

No Book Club this month!
Happy Thanksgiving!

Recognition of the Honorable John Lewis

BY RUTH WALL • INMAN PARK NEIGHBOR

The Honorable John Lewis, our fifth district Congressman, was recognized on August 7, 2016 at the 25th Anniversary of the signing of the Settlement Agreement in Dellwood Park. This park was one of the Olmsted Parks saved from destruction by the proposed Presidential Parkway.

Presented by long-time friend and former Inman Park neighbor, Ruth Wall:

“With Gratitude and Great Respect, we salute you for your tireless contribution to the protection of our Historic Intown Neighborhoods that were threatened for 10+ years by a Major Highway.

You were there:

1982 - Defying continuous calls from Former President Jimmy Carter for you to support his destructive Highway through our Neighborhoods.

You were there:

1983 - Georgia Department of Transportation (GDOT) held a public Hearing on the Presidential Parkway and YOU and 3,000+ citizens aggressively condemned “The Road.”

You were there:

1985 - To teach the Roadbusters Proper Civil Disobedience – they chained and climbed trees before they were arrested in Shadyside and Goldsboro Parks. At an Earth Day Rally in Dellwood Park, YOU famously said “This land is OUR Land, Not the Land of Jimmy Carter, Not the Land of Andy Young, Not the Land of Marvin Arrington, This Land is Our Land – the Land of You and Me!!”

You were there:

1986 – With Major tireless support of CAUTION Neighborhoods with many Parties and Fundraisers – You were ELECTED to the U.S. Congress!!

You were there:

1987 – Bringing the U.S. House of Representatives, Chairman of the Appropriations Committee, to the Wall House in Inman Park for a meeting with the GDOT Chairman Hal Rives, Atlanta City Council Finance Chair Ira Jackson and 5th District GDOT Board Member Brad Hubbard, to discuss Financial possibilities for a Federal Park in Atlanta.

You were there:

1988 – After Bert Roughton’s Atlanta Journal-Constitution front page article: “GDOT Traffic Counts Juggles to Justify Road,” you wrote the FHWA asking for an investigation into allegations that GDOT falsified traffic counts to justify proceeding with the Presidential Parkway.

You were there:

1988 – “Victorian Nights; Victorious Days” – During the Democratic



Convention in Atlanta, you chose Inman Park to host a party for over 40 of your Congressional Colleagues and Guests. Inman Park closed Elizabeth Street, dressed in Victorian attire and had a parade with bands, a donkey and horse & carriage. Mint Juleps and hors d’oeuvres were served at the Asa Candler Mansion. This event was covered in USA Today, the Washington Post and a full page spread in the Atlanta Journal-Constitution. In addition to members of Congress and the Georgia Legislature, Luminaries attending were Dan Rather, Doug Marlette and CBS Harry Smith & Ed Bradley of 60 Minutes.

You were there:

1991 – You spoke at “Capitol Rally Seeks Dead End for Parkway” (Atlanta Journal-Constitution headline) along with Congressman Ben Jones,

Mayor Maynard Jackson, Lt Gov Pierre Howard and many Georgia Senators and Representatives. Over 67 politicians who opposed the ROAD were elected to office between 1982 and 1991!

You were there:

1991 – You attended the Celebration of the Mediated Settlement of the Freedom Park Plan by GDOT, the city of Atlanta and all CAUTION affected Neighborhood Associations.

You were there:

2005 – You attended the Dedication of “The Bridge” at the John Lewis Commemorative Plaza in Freedom Park by world renowned artist Thornton Dial. This statue is a tribute to Congressman John Lewis for Steadfast Commitment through 10 years of battles with the major powers in Atlanta to Save Historic Neighborhoods, Create Parks and STOP THE ROAD!!! As John Lewis has so often said, “Don’t give up! Don’t Give In! Keep the Faith! And Keep Your Eyes on the PRIZE!”

Thank you, Congressman John Lewis – We Love You!”

August 7, 2016 **M**

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187 Degress Avenue.....SOLD!
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820 DeKalb Avenue, Unit 6.....SOLD!

...and that's just so far this year!

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President's Message

continued

Rather, we sought to pursue the best version of the BeltLine for the whole region.

Regrettably, there were few answers to the many intelligent and probing questions raised. The picture of the BeltLine that emerged was contingent and confusing. So, what is my costume supposed to look like? Based on what we heard at the last meeting, my BeltLine costume will be a Jackson Pollock painting. We can debate whether there is beauty in the chaos. There is certainly confusion and frustration.

I would like to be able to report that the Board has achieved clarity since the last neighborhood meeting. At the moment I write this, we have not. By the time you read this, we may have. The Board continues to work with the developers and Atlanta BeltLine Inc. (ABI) to achieve clarity before the next neighborhood meeting. Updates will be posted to the website as well as on Nextdoor.

Please, please, please, do not be discouraged by the confusion. It may seem that the last neighborhood meeting accomplished nothing. In fact, it was exceedingly consequential. The neighborhood showed all the other stakeholders that Inman Park is emphatically committed to making sure that we develop the best possible version of the BeltLine for all of Atlanta. To follow through on that commitment, we must stay engaged. During the next month, we will work diligently to determine real specifics to be presented on the neighborhood website in advance of our next meeting.

Until then, my costume will stay in its box, next to Schrodinger's cat, an indeterminate bundle of possibilities.

This coming month, our neighborhood meeting may give us a chance to prove just how healthy our meeting stamina is. We have two crucially important issues to consider: the proposed development at the end of the Inman Park stretch of the BeltLine (670-690 DeKalb Ave.) and the FY2017 budget. At our last meeting, we discussed at length the site plan for the proposed BeltLine development. The parcel at issue sits at a critical location for the BeltLine, because it is the last parcel on the North side before the trail crosses the MARTA and CSX rail lines. Much of the discussion focused on whether the proposed development would render rail development along the trail prohibitively expensive, requiring a long tunnel under the rail yard. I was extremely proud to be an Inman Park resident that night. Not one of the comments made was based in narrow, parochial interests. Rather, everyone involved was concerned about making sure that development along the BeltLine would be pursued in a way that maximizes its benefits for the entire city.

Since that meeting, members of the IPNA board have met with Councilman Kwanza Hall and representatives of Atlanta BeltLine Inc. (ABI) and North American Properties (the developer of the parcel). BeltLine officials have assured us that the site plan has been developed in a way that protects the option of adding transit service alongside the pedestrian trail. They have told us that this is



specifically included in their contract with North American Properties. (These parties have not closed on their agreement yet. Once they do, the contract will become a public document.)

These are all positive developments, but we are not out of the woods. As we will discuss further at the next neighborhood meeting, ABI is still considering two alternatives for the future development of transit: one would remain with the BeltLine pedestrian trail and the other would separate from the BeltLine to meander as a streetcar through Old Fourth Ward to Grant Park. It is no exaggeration to assert: the choice between these two alternatives will determine the future of the BeltLine. The September issue of the *Advocator* included an exchange of views between BeltLine Mastermind and Inman Park resident Ryan Gravel and North American

Properties. I encourage everyone to read the exchange and study the accompanying site rendering in preparation for the next meeting.

As if that is not enough, the IPNA board will present the FY2017 budget for the neighborhood's consideration and discussion. (The vote will not take place until the October meeting.) Please take time to review our proposal below, and come to the next meeting prepared to offer your views. As you will see, we are proposing a substantial increase in spending. Over the years, our predecessor IPNA boards have carefully managed our treasury. As a result, we have healthy surplus. The budget reflects our judgment about how to put this surplus to best use for the neighborhood. We look forward to a constructive discussion of the budget at the next meeting.

I am well aware that covering these issues is apt to take more time than a reasonable person would like to spend at a meeting. But these issues are vital to our neighborhood. The most important thing to do is to take whatever time we need to make good decisions about the BeltLine and the budget. We also ask that you refrain from using any performance enhancing supplements. Just think of Lilly King and how good it will feel to win clean in the Team Endurance Meeting competition. **M**

An advertisement for East Wing Acupuncture. On the left is a portrait of Nicole Mobley, L.Ac., a woman with short dark hair, smiling, wearing a dark top and a necklace. To the right of the portrait is a blue background with white text. The text reads: 'East Wing Acupuncture', 'Accepting Insurance', 'Nicole Mobley, L.Ac.', 'eastwingacupuncture.net', '772 Edgewood Ave. Suite 4', 'Atlanta GA 30307', and '404-695-0842'.



Wine Stroll on the BeltLine was a Success

Beautiful weather and wonderful wine were the perfect blend on a Saturday afternoon in late September for 700 attendees of the Wine Stroll on the BeltLine. The final numbers are not in yet but it is estimated that the event raised more than \$30,000 for Springvale Park improvements and the Inman Park Security Patrol. Congratulations and thanks to the BeltLine Wine Stroll Committee for a superb event. Also key to this year’s success were the 40 volunteers on the day of the event, our generous Wine Stroll sponsors and the participating businesses and restaurants.

Event Sponsors and Supporters

Liz Lapidus Public Relations • Intown Animal Hospital • Leigh Hays • Andre de Winter • HUX House Cleaning • Atlanta BeltLine Partnership • Baker Donelson • Food Tours Atlanta

Participating Restaurants and Businesses

Two Urban Licks • King of Pops • City Issue • Cobbler Union • Fritti • Pure Taqueria • The Albert • Bread & Butterfly • BeetleCat • Made Again • Hampton & Hudson • Bartaco • MF Sushi • VinoTeca • Barcelona • Inman Perk • Nandina Home and Design • Mint by Sandpiper • Parish • Lady Bird Grove & Mess Hall • Atlanta BeltLine Bicycles • IceBox • Serpas • The Collective



Growing an Inman Park Tradition – We need your Help!

BY RYAN FORBES • NEIGHBOR • RFORBES02@GMAIL.COM
770-634-4133

It’s time to get started on the Christmas Balls project! Over the last three years, we have started this tradition in Inman Park. Our big trees, with large horizontal limbs are perfect – and the overall effect is just beautiful. We HIGHLY encourage the apartments and condos to participate as well. These Christmas Lighted Balls look beautiful from your balconies. We would love to see them across all of Inman Park!

You have three options to get your Christmas Lighted Balls made:

- A) **Make** yours on your own at home. You need chicken wire and strings of mini lights. The video links below can help. Video about how to make lighted balls: (<https://goo.gl/xtKX2U>); PDF instructions (www.lightedchristmasballs.blogspot.com)
- B) **Buy** yours for \$25 each. Order instructions will be announced via Nextdoor and Yahoo!
- C) **Come to a “Ball Makin’ Workshop”**. Bring \$10 (per Lighted Ball) and we’ll provide all the materials for your Christmas Lighted Balls. Workshop times are below:

- Thursday, November 17th at 6 p.m.
- Saturday, December 3rd at 2 p.m.

Both held at Inman Park UMC on Edgewood Avenue.

Hanging starts December 3rd so get your Lighted Balls ready!

Inman Park Security Patrol Activity

	August 2016	September 2016
Directed Patrols.....	361	471
Drop Ins	63	69
Susp. Person	6	9
Parking Complaint	4	1
Alarm	3	1
Fight	1	1
Theft.....	1	0
Diminished Person.....	1	0
Person Injured.....	1	0
Member Contact.....	0	3
Noise Complaint	0	1
Person with Narcotics	0	1
Theft from Auto	0	1
Person Armed.....	0	1

Affordable Housing, The BeltLine, and Inman Park

By REGINA BREWER • NEIGHBOR, FORMER IPNA PRESIDENT, FORMER CHAIR ATLANTA URBAN DESIGN COMMISSION • RAB63@COMCAST.NET

In 1999, I was part of a planning group Inman Park to create a long-term vision for our fellow residents. A survey was sent out and answered by well over half the neighborhood (quite a feat in those days). We wanted to live here as long as we could, protect our historic buildings, require reasonable, quality designed mixed-use development, and ensure that Inman Park remained affordable. Those goals were codified in the Inman Park local historic district regulations.

At the August IPNA meeting, we discussed the new development at 670 DeKalb Avenue that straddles O4W and Inman Park. With the BeltLine Trail (and future transit) running through the development, it is a critical juncture and must be designed and implemented so that it can safely go under the Hulsey Yard (CSX railroads loading and distribution facility) and come out onto Wylie Street. Neighbors expressed concern over the layout of the transit/trail and that the proposed development might prevent future transit implementation. In regard to the development's proposed mix of uses, quality of design, and requested height variance, the neighborhood expressed support and noted that if the transit issues were addressed, the development would have the neighborhood's full support.

At the September IPNA meeting Atlanta BeltLine Inc. President and CEO Paul Morris and his engineers gave a very thorough presentation, and we now know: 1) Inman Park can and should express its preference for the ABI straight trail/transit corridor configuration, 2) CSX has sovereign immunity and they have to agree to anything that crosses under or over their yard, and 3) The development's current planned layout, with our preferred path/transit configuration, can absolutely allow for future transit. One issue remains. ABI and their engineers have confirmed that the proposed trail/transit tunnel width of 80 feet with the preferred straight configuration can meet all the goals. Ryan Gravel, an urban planner, designer, and author of the original vision for the Atlanta BeltLine, has stated that the trail/transit width should be 105 feet to allow for unforeseen circumstances and to reduce impact on the outdoor spaces adjacent to the development. It comes down to 25 feet.

With a 105-foot trail width, the development cannot be built as it is currently planned and also be financially viable. Paul Morris made this very clear. Why? This development has a requirement of 20%

affordable housing along the BeltLine. There will be thirty-six 1- and 2-bedroom units dedicated to families that earn less than 80% of the average median income (AMI) in Atlanta. Thirty-six families can have their children live in safe, affordable housing and attend the nationally ranked Grady Cluster schools. Can Inman Park really vote down a development that meets all of its goals, ensures trail and transit, and guarantees the continuation of the Eastside trail? ABI is very confident that they can deal with any construction issues. From my personal experience working in Decatur during the MARTA plaza reconstruction and my time living in Washington DC during the construction of the Metro, I can tell you that while it can be terribly inconvenient, businesses can and do survive being adjacent to a major infrastructure project.

Everyone wins if Inman Park supports this project with the BeltLine configuration it overwhelmingly prefers. Thirty-six families can live in safe, affordable housing that gives them access to great schools, a great neighborhood, and a world-class amenity. The development achieves all of our neighborhood goals and to me that proves that Inman Park is the neighborhood that really can stop a road, demand great urban design, protect its historic resources, and ensure that we still have room in our neighborhood and in our hearts for families that need affordable housing. **M**

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helpanimals@ourpalsplace.org

The “Elegant” BeltLine Solution and 670-690 Dekalb

BY KLAUS ROESCH • NEIGHBOR, ARCHITECT, AND CITY PLANNER • KLAUS.K.ROESCH@GMAIL.COM

The presentation at the September IPNA meeting revealed two distinct issues that require consideration prior to making an informed vote.

Issue One - Streetcar/Light Rail Route Options

TWO options will be presented to the Federal Government to get major funding.

Option A: Streetcar/Light rail will run in its own right-of-way which is principally next to and part of the BeltLine pathway and will go straight south, underneath Dekalb Avenue and Hulsey Yard.

Option B: Streetcar/Light rail will depart from the BeltLine path at Lake Avenue and make its own way through Old Fourth Ward and end up at the Grant Street tunnel to reach Memorial Drive. I believe Option B is a non-option. Choosing this option will destroy any opportunity to build a new tunnel under Dekalb Avenue and Hulsey Yard because the need is eliminated as the BeltLine multi-purpose path will crawl through the Krog Street tunnel and the rail will go through the already existing Grant Street tunnel.

Issue One Recommendation: The neighborhood should support Option A, and Option B should be taken OFF THE TABLE and NOT be sent to the Federal Government.

Issue Two - Alignment Options

There are two alignment options for the BeltLine and its Streetcar after it passes under Edgewood Avenue.

Option A:

The “Elegant” Solution, based on the original BeltLine concept, moves the BeltLine straight towards Dekalb Avenue, heads straight under Hulsey Yard, and turns left to create a new right-of-way between Hulsey Yard’s retaining wall and Wylie

Street to Krog Street. According to the presentations at the September IPNA meeting, this is a doable solution regarding permitted grade changes so that the multi-purpose trail and the Streetcar can run side-by-side.

Option B:

The “Swerve” solution starts to bend the BeltLine slightly to the east once it passes under Edgewood Avenue, cuts in below the current pedestrian ramp and heads towards Krog Street Tunnel. Near Dekalb Avenue, the Streetcar corridor moves more to the south and adds a curve to the east underneath Hulsey Yard in order to meet the grade at Krog Street Tunnel. To be brief, there is no advantage in this alignment for the Streetcar or for the BeltLine. The curve and the rise underneath Hulsey do raise concerns.

Alignment Recommendation: Option A, the “Elegant Solution” is better, easier, more attractive, and should be the only one to be pursued.

Consequences of Issue One and Two decisions

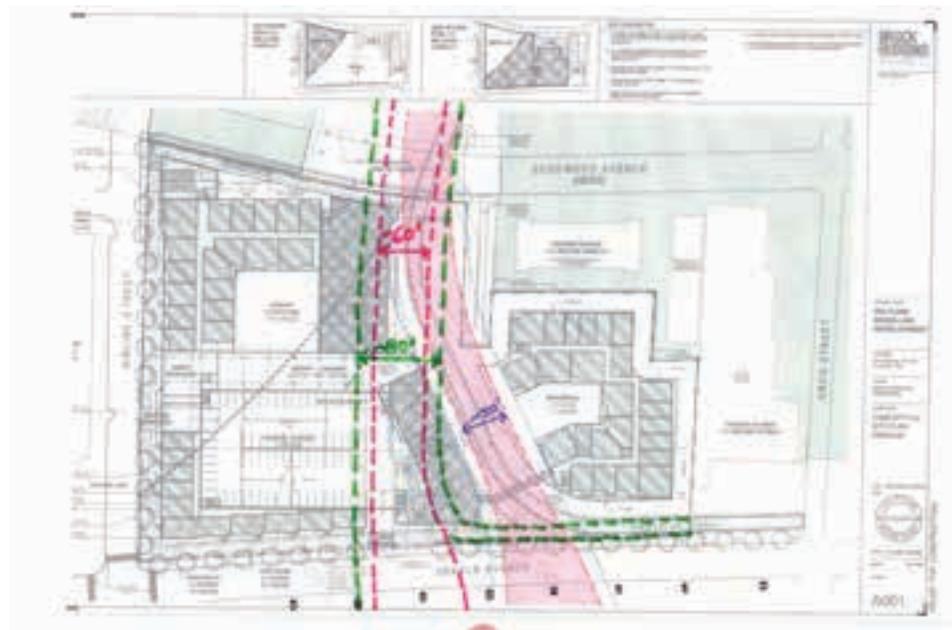
The “Swerve” plan as currently presented

will not preserve the opportunity for the “Elegant Solution” without severe revisions. Alternative site plans presented during the September IPNA meeting may allow for the “Elegant Solution” to be implemented but, I believe, will require severe reduction of the BeltLine’s right-of-way, and, require a longer tunnel, running underneath the newly constructed buildings.

The pending application to the Atlanta Urban Design Commission is far-reaching and ambitious on part of North American Properties and Brock Hudgins, the architect. The majority of the parcel falls under the Inman Park Historic District Regulation which regulates all building aspects and states that, “uses and building forms [will be] compatible with the scale and character of Subarea 1,” which is the historic core of Inman Park.

All three applications for 670-690 Dekalb Avenue are designed to modify the framework as provided by the Historic District Regulations for the Railroad Corridor. All three applications will result in a higher density than permitted under the regulations, hence the need for variances. In addition, if the variances are granted, the BeltLine may be able to retain its preferred alignment, however

continued on page 12



BeltLine Solution

continued

not its desired right-of-way or openness. Unfortunately, the driving force behind this new development is not how to achieve the highest quality environment for the BeltLine but how to achieve the most profitable and highest population density for the development.

Inman Park adopted Historic District Regulations so that architects and planners have guidelines for successful project development and to assure desirable, quality development. The site plans presented so far will only work if the neighborhoods involved decide to grant variances resulting in greater building height, higher densities, and higher occupancies than is currently permitted without variances.

Final Conclusion

Inman Park should request a professionally-conducted presentation,

explaining all proposed building heights and volumes as well as uses, unit counts, vehicular access and parking decks. In addition there needs to be clarity about the impact of the Development Right Transfers and the height variances, presented with the audience in mind. Meanwhile the development team should withdraw its application to the Atlanta Urban Design Commission (AUDC) until the neighborhood has been informed sufficiently to make sound decisions. This would avoid motions resulting in the vote for the Gunby right-of-way abandonment; it was connected to the approval of the site plan and should have been treated accordingly. Motions to vote are only as good as the understanding of their consequences.

The BeltLine, a principally city-owned public institution, has gained huge public recognition and continues to increase

the quality and the attractiveness of adjacent neighborhoods. This success and economic potential should not be compromised by allowing high density to become the primary goal of development. Development should value inventiveness and playfulness in creating spaces for people to live, work, and relax. The frequently expressed response that ...“otherwise this project is not financially viable” is only a feeble excuse to not revise a very limited business model. Given the strong, national reputation of the BeltLine, alternative solutions can certainly be found and developed.

This article was modified from the original submission from the author for clarity and space constraints. M



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Lifelong Communities are places where individuals of all ages can live throughout their lifetimes; they provide a full range of options to residents, insuring a high quality of healthy, productive lives for all.

Inman Park Lifelong Committee focus

- Housing and Transportation
- Social Interaction
- Mobility and Accessibility
- Access to Services and Information

If you are interested in working with the committee, email lifelong@inmanpark.org.

Lifelong Inman Park Community Workshop

BY KATHLEEN BUSKO • LIFELONG IP PUBLICITY
LIFELONG@INMANPARK.ORG

Over 45 enthusiastic neighbors gathered at the Lifelong Inman Park Community Workshop at The Trolley Barn on September 29th to work on our lifelong community goals. Councilman Kwanza Hall attended to lend his support. The workshop was conducted by Caleb Racicot of TSW Planners. During the evening, groups of neighbors considered housing, mobility/accessibility, services, and social interaction. Each group presented ideas that TSW and the Lifelong Steering Committee will consider for inclusion into our lifelong draft plan to be presented to Inman Park in January 2017. This event moved us one step closer to becoming the Lifelong Community we all desire.



If you were not able to join the workshop and have ideas you would like to contribute, please send them to lifelong@inmanpark.org.

Finally, Lifelong Inman Park wants your Inman Park Story:

Maybe Inman Park has been your home for over 30 years or maybe only 30 days. Regardless, folks working on the Inman Park Lifelong Community Plan want to hear from you. They're looking for stories from residents of all ages about what brought them to Inman Park, how the neighborhood accommodates young and old alike, and what they hope for Inman Park's future. Some stories will be included in the master plan document when it is produced later this year. E-mail your story to Caleb Racicot at cracicot@tsw-design.com. Keep it to 300 words or less, please! **M**

WALKABLE INMAN PARK NEIGHBORS' STROLL

OCTOBER 22 @ 8:30 a.m.
Meet Up in Poplar Circle
(Euclid at Hurt)

**Note the new time for Fall*



Walkable Inman Park admires a new sidewalk on Waverly Way



Many streets in Inman Park are getting new sidewalks

New Young Professionals Walking Group - Syp

BY ALEX KRONEMEYER • NEIGHBOR • [HTTP://EEPURL.COM/B8ZTUL](http://eepurl.com/b8zTUL)

Syp is a mystery... a secret if you will. A group designed specifically for young professionals that live in one of the best walkable neighborhoods in Atlanta! Every month we'll meet up at a different location in Inman Park and take a walk to... somewhere interesting. The walk will take no longer than 15 minutes and the final destination will be kept hidden until we begin the adventure. We look forward to walking with you! **M**

The next Secret Young Professionals (Syp) Event is on Saturday, November 5!

Sign up at this URL:
<http://eepurl.com/b8zTUL>

Mission Possible: The Mary Lin Education Foundation Reaches for the Stars!

By LINDSAY HILL AND KIM MEYER • PARENTS AND TRUSTEES ON THE MARY LIN EDUCATION FOUNDATION
LINDSAYHARRISHILL@GMAIL.COM OR KIM@CATALYSTDP.COM

Mary Lin’s mascot is The Rockets, and we are determined to reach new heights this year by encouraging all of our parents and other community stakeholders to contribute to our first Annual Giving Campaign: The Rocket Fuel Fund. No donation is too big or too small. EVERY AMOUNT COUNTS! 100% Participation = Galactic Giving!

We hear this question a lot: “Why does a high-performing public school need a foundation?” It’s a great question, and the answer surprises many people.

Inman Park residents know an excellent public school is key to a thriving community, but many people don’t know that high-performing APS schools like Mary Lin operate with smaller budgets than lower performing schools in the district. (It’s one of six in the district that does not receive Title-1 funding – significant funds allocated to schools where 40% of students qualify as disadvantaged.) We are fortunate to live where we do, but this means it’s primarily up to Mary Lin parents and other community members to provide additional funding to fill the gap between the budget we are allocated and the budget we need to ensure every child succeeds in the classroom.

A robust foundation supports both immediate needs in the classroom and long-term educational initiatives like professional development, innovative technology and proven curriculum enrichment resources already being utilized by high performing schools throughout APS (and the state and/or nationwide). Look under the “Foundation



Highlights” tab on our website (www.marylinfoundation.org) to see the impressive list of resources the Mary Lin Education Foundation has already paid for this year ... and we’re just getting started!

Thank you to everyone who has already donated. The campaign is off to a great start, but we need higher participation to achieve our goal to raise \$85,000 by Nov. 8th. By complementing our famous parent involvement with a successful annual giving campaign (marked by awe-inspiring participation), we can ensure EVERY student at Mary Lin can reach for the stars and beyond! Please visit www.marylinfoundation.org and the “Support Mary Lin” tab for more details on why we need this campaign, how the funds will be utilized, and more. 

IPNA 2016-2017 Proposed Budget

REVENUE		FY15 Budget	FY16 Budget	FY17 Budget	Notes
IPNA Security Memberships					
	Individuals - Online	0	0	120,000	61K received (2/1/16 - 7/31/16)
	Individuals - Checks	116,300	120,000	7,000	3.5K received (2/1/16 - 7/31/16)
	Inman Park Village	0	0	0	
	Inman Mews	0	0	2,070	
	IronWorks	0	0	950	
	Krog Condo	0	0	750	
	Waddell Street Lofts	0	0	400	
	Jennie's Cleaners	0	0	300	
	IP Animal Association	0	0	300	
	Other Multifamily	0	0	10,000	
	Interest	0	25	15	
	Festival	157,500	181,250	185,000	185K received 8/20/16
	IPNA Flags & Banners	750	500	500	
		\$274,550	\$301,775	\$327,285	
EXPENSES					
Public Safety					
	Police Officers	135,000	157,500	135,000	
	Vehicle Expense	15,000	15,000	15,000	
	Signs/Stickers	1,000	1,500	1,750	
	Graffiti Removal	500	500	500	
	Telephone	1,000	1,000	900	
	Officer Appreciation	0	0	10,000	Meals & Recognition
	Subtotal	152,500	175,500	163,150	

IPNA 2016-2017 Proposed Budget *continued*

		<i>FY15 Budget</i>	<i>FY16 Budget</i>	<i>FY17 Budget</i>	<i>Notes</i>
Communications	Advocator	100	100	250	
	Website	16,000	4,500	5,000	5K Memberclicks Subscription
	Hospitality	500	500	1,500	
	Directory	2,500	2,500	1,000	
	Subtotal	19,100	7,600	7,750	
Planning	NPU-N Mtg Space	50	50	50	
	Lifelong Inman Park	0	0	1,550	
	Neighborhood Study	0	0	5,000	City to fund remainder
	Traffic Calming	15,000	3,000	1,000	
	Archives	0	0	0	
	Subtotal	15,050	3,050	7,600	
Beautification	Beautification Maintenance	18,000	20,000	18,000	
	Beautification Enhancements	0	0	10,000	
	Springvale Maintenance - General	7,500	12,000	8,000	
	Springvale Maintenance - Phase 3	0	0	7,000	
	Homeowner Sidewalk Subsidies	7,000	25,000	55,000	
	Lights - Freedom Park/Euclid	0	0	87,000	
	Grant - Tree Watch	0	0	2,000	
	Sign Toppers	0	0	2,000	
	Subtotal	32,500	57,000	189,000	
Executive	General Board Expenses	3,000	3,000	4,000	
	CPA - Audit Expense	1,000	1,500	4,500	
	CPA - 990/Tax Preparation	0	0	2,500	
	CPA - Account Monitoring	0	0	1,500	
	Insurance - E&O for Officers	1,700	4,600	4,600	
	Insurance - Liability/Umbrella	0	0	20,000	RFP in process by Brian
	Bank Charges	100	100	100	
	Trademark	60	60	60	
	Corp Registration	50	110	150	
	Legal	7,190	8,000	20,000	
	Gordon Park Expenses	100	255	250	
	Subtotal	13,200	17,625	57,660	
Social	IPNA Flags & Banners	750	750	500	
	Porch Parties	150	150	500	
	Holiday Party	11,000	12,000	12,000	
	4th of July Party	800	600	450	
	Subtotal	12,700	13,500	13,450	
Grants	Little 5 Mini Precinct	5,000	5,000	5,000	
	Freedom Park Conservancy	5,000	5,000	5,000	
	Education - Grady	10,000	8,000	8,000	
	Education - Inman Middle	0	3,500	3,500	
	Education - Mary Lin	0	3,000	3,000	
	Education - Hope Hill	0	500	2,500	
	Ponce de Leon Library	500	500	500	
	Trolley Barn Investment	0	30,000	0	
	MLK Library	500	500	500	
	Art on the BeltLine	0	1,000	1,000	
	Dad's Garage	5,000	0	0	
	Inman Park UMC	0	0	2,000	For handicap accessibility - ADA
	PEDS	2,000	2,000	2,000	
	Discretionary Grants	1,500	3,500	30,000	Includes 34K Education Requests
Subtotal	29,500	62,500	63,000		
Total Expenses		\$274,550	\$336,775	\$501,610	
Shortfall				(\$174,325)	



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Classic Blinds & Shutters

678-820-7998

Closet Organization

Closet Designs & More - 678-392-4597

Decks/Outdoor Living

Leisure Time Decks - 404-935-0212

Electrical Services

Casteel Heating & Air - 770-419-7463

Home Remodeling & Renovation

Hammersmith - 404-377-1021

Home Theater/Automation

Atlanta Audio & Automation

404-602-0559

Outdoor Kitchen/Fireplaces/Gas Logs

The Mad Hatter - 770-740-8133

Painting

The Painting Company - 678-710-9240

Plumbing

Dupree Plumbing - 770-872-0476

Plumb Pros - 770-384-1886

Real Estate

Big Canoe Realty - 770-893-2733

Swimming Pools

Mirage Pools - 770-886-1304

Executive Pools - 678-225-8892

Tree Services

AKA Tree Removal - 404-496-5405

Under Deck Systems

Undercover Systems - 678-608-4384

Upcoming Events at Inman Park United Methodist Church

1015 Edgewood Ave. NE

These events are open to all! Please join us!

Trunk or Treat!

Sunday, October 30 • 4 p.m. - 6 p.m.

Please join us for a fun time with friends and neighbors as our little ones “trick or treat” from trunk to trunk. We’ll have candy, games and a hot dog supper. All ages welcome! Those participating by decorating their trunks should arrive at 3 p.m. in the church parking lot behind the playground. If interested in decorating your trunk please email Lisa Yates at lisayates@gmail.com (note the ‘s’ between Lisa and Yates) or the church office at inmanparkumc@gmail.com.



Christmas Concert

Sunday, December 11 • 6 p.m.

Join us for a candlelight lessons and carols service with Inman Park flair! You’ll hear eclectic Christmas music performed by our many talented musicians and singers, including several guest performers. 

A poster for the Waldorf School of Atlanta Holiday Fair. It features a young girl with curly hair smiling. The text includes: 'the waldorf school OF ATLANTA', 'Food, Music & Activities For All Ages', 'Holiday Fair', 'Info at waldorfallanta.org', 'SAT., NOV. 12, 2016 10AM-4PM', and '827 Kirk Road Decatur, GA 30030'.

Welcome New Neighbors

Carla Toro and James Cox
of Sinclair

Randy Pimsler and Elaine Gale
of Austin

Birth Announcements



Congratulations to Katie Stoudenmire and Keith Taylor of Alta Avenue on the birth of their daughter Charlotte Kathryn Taylor.

Our Sympathy & Condolences

Sympathy to Karen Kelly on Haralson for the loss of her mother.

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Agenda

October 21, 2016

IPNA Meeting • 7:30 p.m. • Babysitting Available
The Trolley Barn • 963 Edgewood Ave. NE

- I. Welcome & Introduction of Newcomers
- II. Police Officers' Report
- III. Minutes of Last Meeting
- IV. Announcements
- V. Elected Officials' Reports
- VI. IPNA Officers' Reports
 - A. President
 - B. Planning
 - C. Zoning
 - D. Historic Preservation
 - E. Public Safety
 - F. Communications
 - G. Treasurer
 - i. FY2016-2017 Budget Vote
 - H. Secretary
- VII. Committee Reports
- VIII. Old Business
- IX. New Business
- X. Adjourn

Check inmanpark.org the day of the meeting for any agenda updates.



Good to Know

Inman Park Neighborhood Association (IPNA) membership:

Available to those who live within, own property within or operate a business within the boundaries of Inman Park. Membership is free with online registration at inmanpark.org. Membership allows you to vote (see bylaws online for details), gives you access to the directory and makes you eligible for special neighborhood events. In addition to being a member of IPNA, you may register for the Inman Park Security Patrol (IPSP) which staffs off-duty Atlanta Police officers to patrol our neighborhood. There are four levels of commitment starting at \$50 per year.

IPNA meetings are held at 7:30 p.m. on the 3rd Wednesday of each month at The Trolley Barn.

IPSP membership is based upon a rolling annual membership term. Your renewal date is one year from your membership date and again every year after that.

Websites

InmanPark.org
InmanParkFestival.org
Facebook.com/InmanPark

Report All Crimes: Call 911

IP Security Patrol: 404-414-7802
L5P Mini-Precinct: 404-658-6782

L5P Business Association

www.little5points.com

Want to be a part of next month's *Advocator*?

If you have news to share with your neighbors in the November issue of the *Advocator*, please send your submissions to advocator@inmanpark.org on or before October 22.

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