



DECEMBER 2015

MESSENGER

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to roll into L5P
(it's not Santa)**

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Looking back, looking ahead

By Zaid Duwayri

As we look back on 2015, CPNO has a significant list of achievements for all of us to be proud of. Before I attempt to list a few of these achievements, I must convey the appreciation and gratitude of the Organization to the outgoing board members. I would like to thank Lexa King (outgoing vice president), Peter Bluestone (outgoing treasurer), Mark Clement (outgoing special projects officer), John Skatch (outgoing environmental officer) and Ken Edelstein (outgoing president) for their passion, talent and dedication in support of CPNO. Each member of this group exceeded their expected commitment to the organization and led one or more high-impact community projects for the betterment of our neighborhood.

- 2015 achievements included the kick off of the long-awaited

PRESIDENTIAL BRIEFING

security patrol. A strong community push culminated the efforts of the CPNO and launched a security patrol that would support law enforcement in protecting the Candler Park and Lake Claire communities (www.cplcpatrol.org).

- The 2015 Candler Park Fall Fest might have been a wet one, but that did not dampen the efforts of the largest Fall Fest team ever assembled. The enthusiasm and dedication of the team helped generate significant revenue for our organization and is already going strong in planning for next year's festival.

See President, p. 5

LAUGHTER IN THE PARK

By Deb Milbrath



The mission of the **Candler Park Neighborhood Organization** is to promote the common good and general welfare in the neighborhood known as Candler Park in the city of Atlanta.

BOARD of DIRECTORS

PRESIDENT president@candlerpark.org	Zaid Duwayri 404-372-5871
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FUNDRAISING OFFICER fundraising@candlerpark.org	Drew Jackson
EXTERNAL AFFAIRS external@candlerpark.org	Lauren Welsh

Find a complete list of CPNO committee chairs, representatives and other contacts at www.candlerpark.org.

MEETINGS

CPNO Members Meetings are held every third Monday at First Existentialist Congregation, 470 Candler Park Drive.

Committee meetings take place at Epworth United Methodist Church, 1561 McLendon Ave., unless otherwise announced (enter from the street level door and ring the bell if you're late).

All are welcome. Only registered members are eligible to vote at monthly meetings. Membership applications must be received by Membership Officer by the first day of the month of meeting.

Find specific meeting information on page 1 and a complete list of CPNO meetings at www.candlerpark.org.

MEMBERSHIP

CPNO membership is free to Candler Park residents, property owners and businesses. Membership must be renewed annually.

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- The Candler Park Conservancy was established in 2015. A high-priority item in the Candler Park master plan, the conservancy came together through the efforts of passionate neighbors and with the support and guidance of CPNO (www.candlerparkconservancy.org).

- We also redesigned and rebuilt our website to address technical challenges and refresh our presence on the internet with a modern design and updated technology (www.candlerpark.org). The website continues to be a highly visited destination for Candler Park news and events.

- Last, but not least, the organization refreshed its bylaws this year, which were adopted in September. One of the primary goals of the bylaws committee was to reinforce a structure

of standing committees of engaged neighbors overseeing a broader set of interests. This is meant to encourage a focused and efficient participation of our neighbors in their areas of interest and expertise.

I could not give due justice to all of the topics above and the rest of the achievements of 2015 in this article. Future issues of the Messenger will contain more about each of these topics and others.

We still have plenty on our plate. Candler Park's master plan is full of great ideas and important projects that require the focus and dedication of our entire neighborhood. CPNO will continue to drive the efforts and resources to turn these ideas into long-lasting achievements to celebrate in years to come.

Finally, I would like to wish you a happy and peaceful holiday season and a great 2016. I look forward to engaging with you to improve our neighborhood, so feel free to contact me at president@candlerpark.org.

A hearty cheer for Brewhouse Cafe!

The Brewhouse Cafe, which stands at the very entrance to our neighborhood, contributes to community-building once again this year by providing food for our December 14 CPNO Members' Meeting. Located at the corner of Moreland and McLendon, the Brewhouse features a full menu from English-pub style classics, like bangers & mash and spicy meat pies, to such American favorites as burgers, steamed clams and veggie wraps. If you know of another local food purveyor who wishes to partner with CPNO as a cash-free meeting sponsor, email Chris Fitzgerald at chrisfitzgerald@gmail.com.



THE MESSENGER

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The Messenger is the monthly newsletter of the Candler Park Neighborhood Organization. Articles reflect the opinions of authors, and not necessarily those of CPNO, the CPNO Board of Directors, the Messenger or the editor.

Articles must be signed and submitted via email to editor@candlerpark.org by the 18th of the month prior to publication.

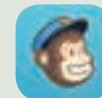
If you have a news tip or story idea, please email relevant information including contacts to editor@candlerpark.org or call the editor.

If you live in CP or own a business in CP, and aren't receiving the Messenger by mail, be sure to notify us! Send your name and address to editor@candlerpark.org. Place the words "Messenger Delivery" in the subject line.

CP ONLINE

For the most up-to-date information on Candler Park events and news, check us out on the Web at candlerpark.org.

JOIN CPNO TO GET EMAIL BLASTS



To receive informative email blasts, sign up online to become a CPNO member. We don't spam!

MESSAGES & CRIME ON NEXTDOOR



Join the Candler Park group at candlerpark.nextdoor.com to keep up on crime reports and other messages.

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You'll get the latest news and will be able to interact with 500 of your neighbors at facebook.com/CandlerPark.

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Our handle is your handle: twitter.com/CandlerParkATL

Cover photo: David Terraso

DATES TO REMEMBER

DECEMBER

14 CPNO Board Meeting,
7 pm, Epworth Church

21 CPNO Members
Meeting, 7 pm, 1st
Exist. Church

23 Candler Park
Conservancy Meeting,
9 am, 1st Exist. Church

*In case of cancellations or changes,
check calendar at candlerpark.org. For
meetings at Epworth, knock on door at
street level to get in. All CPNO meetings
are open to the public.*



From left to right Zaid Duwayri, Chris Fitzgerald, Bonnie Palter, Roger Bakeman, Seth Eisenberg, Lindy Kerr (photo unavailable), Russell Miller, Drew Jackson and Lauren Welsh.
Credit: Photos provided by the officers.

Events In Your Hood

Want to find out what's hip and happening in Candler Park for the month of December? Take a look below and see what strikes your fancy.

Candler Park Arts Center at Epworth United Methodist Church

December 11, 6 p.m. - 10 p.m.
Parents Night Out

Frank Hamilton Folk School at Epworth United Methodist Church

December 18, 8 p.m. - 10 p.m.
Folk for Merriment: A Benefit
Concert for the Frank Hamilton
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If you know of spaces in Candler Park that aren't listed that host events, just send a nice friendly note to the editor and he'll try to include it next month.

Candler Park Neighborhood Organization elects new board members

At the November meeting, CPNO elected a new slate of board members. The bylaw changes adopted this year eliminated a few posts, like vice president, environmental officer and special projects officer. Thank you to Lexa King, vice president; John Skach, environmental officer; and Mark Clement, special projects officer for their enthusiastic service.

Thanks also to Peter Bluestone who served as treasurer and always gives great motions plus enthusiastic spiels enticing people to sign up to be the next beverage purchaser for the monthly meetings. It's always one of the highlights of the members' meeting for me.

And a super hearty special thanks to El Presidente Ken Edelstein who has been a steady and enthusiastic leader for his terms here - not to mention being a great resource for the editor of this fine publication (ok, so I'm editorializing, but hey I'm the editor. I get to do that!).

The two new positions added by the bylaw changes are fundraising officer and external affairs officer. Without further ado, here are the new officers as elected at the meeting.

President: Zaid Duwayri
Treasurer: Chris Fitzgerald
Secretary: Bonnie Palter
Membership Officer: Roger Bakeman
Zoning: Seth Eisenberg
Public Safety Officer: Lindy Kerr
Communications Officer: Russell Miller
Fundraising Officer: Drew Jackson
External Affairs: Lauren Welsh
Thanks to everybody who ran and participated in this fine demonstration of democracy at the neighborhood level (cue the Lee Greenwood music).

-David Terraso

BRIEFS

What about the Master Plan has you jazzed?

At the end of October, Candler Parker Kelly Jackson posted a survey on NextDoor.com asking people which items from Candler Park's Master Plan interest them the most. Although NextDoor allowed the posting of only a few options, here are the results.

- Fix the sidewalks - 57%

- Dog park - 10%
- Security cameras - 10%
- Bike sharrows/shared lane markers - 10%
- Improve pool amenities - 7%
- Text message crime notification system - 3%
- More neighborhood functions - 3%
- Signs indicating you have entered Candler Park - 1%

If you have a burning desire for something else, let us know!

-Kelly Jackson

CPNO welcomes new members!

- Byron and Bronwyn Robinson
- Nicole Yarberry
- Nick and Jen Avery

Become a member or renew by visiting, <http://candlerpark.org/register>.

*-Roger Bakeman
Membership Secretary*




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255 Southerland Terrace – sold in 9 days

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People in Your Neighborhood: Sergeant Alan Gruen, APD

By David Terraso

Sergeant Alan Gruen has been with the Atlanta Police Department (APD) for the past 10 years. He came to APD after spending time with the Tampa Bay Police Department, a job he held after 23 years as an airplane mechanic. He is the coordinator of the Candler Park/Lake Claire Patrol (CPLC), which has a little more than 360 members and started rolling on October 2 of this year.

DT I understand you coordinate several other neighborhood patrols in Atlanta.

AG I started with the Cabbagetown/Reynoldstown Security Patrol about three years ago. That began with a group of officers and I became the coordinator after a while. I also coordinate the East Lake Neighborhood Security Patrol and now the CPLC. That means I manage the patrol, keep the schedule full and the officers working. We're considered off-duty police when we're on these patrols, but we're X-ray units, which means we are on radio with the department and are bonafide state-certified officers with arrest powers. The only difference is we're not driving a police car.

DT What do you do in APD?

AG I work for Special Victims, which is a unit of the Criminal Investigation Division. We work with child exploitation-type cases, adult sex crimes, child deaths and runaways. We also have a cybercrimes division. My primary function is I'm the supervisor of crimes against children, which some people refer to as the Youth Squad.

DT Tell me what you do for CPLC.

AG I gave CPLC input on how to get started. We have seven officers. I schedule the officers and triage the crime patterns. Let's say McLendon is getting hammered with car larcenies, then I will triage the hours to have the officers work certain times. I also look at the crime stats before they are presented at our safety meeting, so that I can arrange our patrol according to what crimes are happening in the area. Say we've had an influx of graffiti in the park, then I'll arrange for us to target and do a sweep of the park.

We only get so many hours because of the budget. It is new, but these neighborhood patrols will grow exponentially. Right now I have everybody on five days a week, three hour shifts. That's not a lot of coverage, but it's enough to get the exposure. So, if I can get them out there so people will know we are patrolling, then the patrol will start growing.

Also it's seasonal. Shopping starts soon. It's going to go off the chain the last week of November. Our crime stats are probably going to rise. So, I'm hoping we'll get more hours for December because of all the shopping. So, if I get hours then I can try to get everybody longer shifts to work.

DT What kind of crimes are you concerned about with CPLC?

AG Quality of life crimes, the crimes you see everyday, so the gentleman at the corner soliciting for money in the roadway, a person urinating in public, two or three guys sitting in the park drinking - those basically make it uncomfortable for the citizens when they see that. I refer to them as nuisance crimes, for instance if you don't feed them they aren't going to be there.



Sergeant Alan Gruen holds the reins on the CPLC Patrol. Credit: David Terraso

It's like feeding a cat, if you change their environment they'll go somewhere else.

The real crimes there are the larceny crimes, that's the ones where the families and neighbors are victims. That's entering your autos, taking your valuables, damaging your property, taking stuff off your porch, breaking into your house. So we have burglaries. We have auto larcenies. But moreover we have pedestrian robberies. That's what happened in Little Five Points months ago when the two gentlemen were shot. You cannot prevent that, but just the presence of an off-duty officer could prevent that crime from occurring.

DT Why should people join CPLC?

AG When more people join you get more hours, more police, more boots on the ground. Unfortunately when a person becomes a victim, that's when they join.

The police are spread thin. You've got one cop for one beat, you've got 12 cops for one zone. If one cop is on a call, that's going to take a lot of manpower and you might lose all of your policemen for one call. So that extra cop from the patrol is a freebee for the city. Keep in mind there are discretionary units patrolling in high crime areas as well.

I tell people if you're out of town and you give me a request, I'll forward it my guys. They put it on the list and they'll show up at that house and make sure the newspapers aren't stacked up, make sure the windows aren't broken.

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People in Your Neighborhood: Officer Alex Crawford, APD

By David Terraso

Officer Alex Crawford has been with the Atlanta Police Department for 13 years. He was hired by the Little Five Points Business Association in May as part of their response to the double murders that occurred in a parking lot off Moreland in March. He provides security for the neighborhood on busy nights, walking from end to end, keeping the peace and maintaining a visible presence that keeps patrons secure and puts would-be criminals on notice.

DT Tell me about the origin of this patrol.

AC Before I started out here there were the two horrible murders last spring. There was a lot of unruly behavior, fights, drunkenness, aggressive panhandling. The beat officers were doing as much they could, but they were going back and forth on calls. Little Five Points really needed something extra. I met with Kahle Davis and David Simpson, of the Little Five Points business association, and we came up with a plan. I spoke with Officer Larossa, the day watch officer who's based in the mini-precinct, and I decided I would come out here at night.

We set up a plan to come two to three nights a week. So we started going after the aggressive panhandling, the unruly behavior, which a lot of them were just people drifting through. It took about a month or so. I had to make quite a few arrests. It was a lot of the transients as well as the local homeless guys. They've pretty much learned and they've calmed down a lot.

DT Tell us about it.

AC It took a couple of months, but the progress was obvious. Most of the really bad people cleared out. Violent crimes - a few happened the first month or two, but in the past month or so there hasn't been any violent crime to speak of.

Theft from autos has dropped in the area. They were coming back here in the parking lots and breaking windows out or jamming the locks and breaking them. Every now and then there still might be one or two, but it's been a pretty successful venture so far.

Little Five Points installed some new lights in some parking lots. They also started locking the back gate (connecting Seminole with the parking lot of Aurora Coffee). For a lot of the crimes the guys would come back through that back gate and try to rob somebody, or break into a car and then run out the back. It seems like such a minor thing, but it's really made a difference. Since they started doing that there's been really no crimes over here in this area. The gate at the Vortex stays open because there are a lot of people walking there; it's closer to the businesses.

DT So what do you do on the patrol?

AC I walk up to the Starbucks and then down to the Zesto's. I go down Euclid around El Myr, and then walk the back parking lots behind the businesses. I'm here around 9



Officer Alex Crawford keeps the peace in L5P. Credit: David Terraso

p.m. or 10 p.m. and until about 3 a.m. I'll talk with Officer Larossa about what's going in the neighborhood. If he has any incidents, he'll let me know who's responsible and I will update him on anything that happens at night.

DT What has the neighborhood's reaction been?

AC The business owners have all said it's reduced problems of people panhandling their customers and the unruly behavior in front of their businesses.

A lot of unruly people have commented, "Do you sleep out here? Are you ever not out here?" That's good. That's the message I want. Every now and then some new guys will come through, but they usually don't stick around too long.

DT What's a typical night like?

AC Tonight is relatively calm. There've been a lot more of these nights lately. The first couple of months it was pretty rowdy. I had to call for help a few times. There were some guys threatening me, probably testing me. They were testing to see what kind of officer I am. They found out that I'm not going to tolerate any unruly riff-raff.

DT You work full-time at APD and then you do additional work on this patrol, do you like it?

AC I'm glad to be doing this; I enjoy it. I like Little Five Points community. I like the people out here. I like the small town atmosphere. Even though it's in the big city of Atlanta, it's almost a little town in this community. I like to see people coming out to me saying 'thank you, we appreciate you being out here.'

I hope we can keep it up. I plan on being out here as long as they'll have me. Hopefully we can keep it a safe and nice place for people to come out. And we can send a message to the criminal element that they should avoid wandering through Little Five Points if they have the urge to partake in malice or mischief, or they could easily find themselves explaining their poor decision making to a city or county judge.



MARTA plans to turn a mostly empty parking lot into an urban wonderland. Courtesy: MARTA/Columbia Ventures

MARTA launches website seeking community input on Edgewood development plans

By David Terraso

MARTA has teamed with CoUrbanize to share the latest information with the public on its mixed-use development plans for the Edgewood side of the Edgewood/Candler Park MARTA station at a website (<http://www.courbanize.com/edgewood-candler>) launched at the end of October.

Jason Ward, manager of transit oriented development at MARTA, said the authority has already spent the past months seeking input from both Edgewood and Candler Park at public meetings. They decided to partner with CoUrbanize, a company founded out of MIT's School of Architecture and Planning, in order to continue to gather feedback and increase transparency.

"One of the things we promised the community is transparency in this process," said Ward. "We strongly encourage all interested parties to refer to the website. It gives residents the opportunity to learn about the project and see renderings. It also gives residents the opportunity to ask questions. We monitor that website and have every intention to answer every question that's sent."

The development, which will be built by Edgewood Retail District developer Columbia Ventures, will be located where an under-utilized parking lot is now. Phase 1 is will be bounded by Whiteford to the west, LaFrance to the south and the existing pedestrian bridge to the station, near Lowry, at the east. While phase 2 will

cover the eastern portion of the parking lot that borders Mayson.

Phase 1 is set to begin in April 2016 and to be completed late 2017 (dates haven't been set for phase 2 yet). It will feature 215 of the project's planned 395 apartments. In addition it will contain 10,00 square feet of retail. It will also feature 20,000 square feet of cultural space that will be managed by Moving in the Spirit, a non-profit entity that focuses on youth development via the arts, dance and ballet.

"We're very excited to have them involved in this project," said Ward. "They are in the middle of a capital campaign to raise money to build the facility."

The price points of the apartments will be similar to the market rates of the Edgewood retail district with one important distinction, according to Ward. Since MARTA has an affordable housing policy, they're aiming to reserve 20 percent of the units for people with incomes in the \$30,000-\$35,000 range.

"There's been the desire to redevelop this MARTA station for many years," said Ward. "As it currently sits, it's not really welcoming. It's an island. We want to change that. We also want to open it up, make it more pedestrian friendly and improve walkability to our station."

It's this traffic issue that occupies the bulk of the questions Candler Parkers have about the project. MARTA brought in Center Forward as a transportation consultant to investigate the current traffic

patterns of the area and how the new development will change those.

"We wanted a better understanding of what's going on now, what do people want and don't want and what can we recommend," said Heather Alhadeff, president of Center Forward.

Randy Pimsler, who was chair of the master plan coordinating committee for Candler Park in 2015, said there was a lot of concern that a new development would create serious traffic problems in Candler Park along Oakdale, a street that already is rife with cars during the rush hours.

"There's a whole push for increased density and an idea that if it gets denser it will push people out of their cars and they'll get out on bikes and on mass transit," said Pimsler. But he indicated there remains some doubt in Candler Park as to whether that will happen. "I think any increase in traffic is a problem, because it's already significant."

But it's not just about car trips, said Alhadeff.

"It's also where are entrances placed? How many cars can get off the street while they're waiting for the parking garage arm to raise? Where are the valet stands? These all affect congestion on the street and smart selection of where to place these can dramatically affect congestion on the street. These are the things that usually cause more headaches than the number of cars and the number of car trips," she said.

Another point of discussion has been the intersection of LaFrance and Whiteford.

"Originally the community was split on two options, a four-way stop and a traffic signal," said Alhadeff. "The options for that street are limited by those bridge columns - the roundabout, which came out of the discussions with the citizens, was a much better solution - you don't get too much queuing that will backup on Oakdale."

"The beauty of a roundabout is that you don't have to widen the street at the bridge, you allow for better flow and it can be designed to be bike/pedestrian friendly and allow bus turning movements. Some residents liked that the roundabout also creates a visual focal point for plants or gateway signage."

Have yourself a safe little Christmas (or Hanukkah)

By David Terraso

The holiday gift-giving season is a great time for getting together with family and friends to let them know how much they mean to you. Your gifts mean a lot to area criminals as well. Here are some tips to keep you and your gifts safe, provided by Sergeant Alan Gruen and Officer Ralph Woolfolk of the Atlanta Police Department.

- Don't let packages sit in front of your house. Have a neighbor get your packages. If you go out of town, make it look like someone's home. Make sure your mail and newspapers aren't piled up. Have a neighbor take them in. Have your driveway shared with neighbors, so that no one knows your patterns. Turn on lights. "These kids that are doing this stuff are staking you out. And then they're going to steal a van from a nearby street, come up your road and use it to rob your house and then drive around dump everything. Don't make it easy for them," said Gruen.
- Park in well lit areas. Don't do all your shopping at one time. Take a partner with you. If you're carrying large amount of electronics and bogged down with getting those items back to the car, you might not be as aware of your surroundings and it increases the value of a perpetrator targeting you.
- When you're going to a holiday party, travel in groups. When you're going to and from make sure you verify your surroundings.

If you take a rideshare, like Uber or Lyft, make sure the face of the driver matches up with the face on your app.

- If your cell phone does get stolen, don't deactivate it. Police can track it if it's on.
- If you think someone is following you, switch directions or cross the street. If the person continues to follow you, move quickly to an open store, restaurant or lighted house. Don't be afraid to yell for help.
- Have your key out as you approach your door.
- If you're wearing a purse, wear it across your body so it's difficult for a snatcher to grab it. Put your wallet in an inside coat pocket or your front pants pocket.
- Make yourself less inviting to thieves. Don't keep valuables visible in your car. Don't put electronics in your foyer to charge. "People can get in and out of the house in seconds and get a camera, a phone, a laptop and iPad before your security system can get your call," said Gruen.
- Remember the legal limit for alcohol is .02, so if you're drinking don't risk it, carpool, or take an Uber, Lyft or taxi.
- If you're shopping with kids, teach them to go to a police officer, security guard or store clerk if you get separated.

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Residents debate potential newcomer to L5P

By David Terraso

The long-empty Little Five Points Coin Laundry and Dry Cleaners may not be vacant for much longer, and that has some residents excited while others are dreading the crowd the business will bring.

Brad Johnson bought the property, which includes Sherwin Williams, from the previous owner, Joe Gargiola, earlier this year with the intention of turning it into a Chipotle restaurant. Johnson met with residents on adjacent Josephine Street last month to talk with them about concerns they had about having a commercial neighbor.

The residents came up with nine conditions (see Chipotle article on page 13) for the property to meet before they felt comfortable giving their support. Johnson was able to meet eight of them, but the last one was the sticking point. As a result the Candler Park Zoning Committee voted against the variance and the issue came before the Candler Park Neighborhood Organization (CPNO) Members' Meeting on November 16 where Zoning Officer Seth Eisenberg reported on the vote. The members launched into a passionate and lengthy debate.

At issue was parking. The city of Atlanta requires the restaurant to have parking for 56 vehicles, while Johnson is seeking a zoning variance to allow it have spaces for 32.

Johnson made a deal with the owner of an adjacent pay parking lot to allow his employees to park there, so they don't occupy any of the spaces at Chipotle. He also moved some dumpsters off his property to allow spaces for eight more cars (bringing it to 32). But the sticking point was requiring the owner to purchase 20 spaces at the adjacent pay lot for use of its customers and employees. Johnson said he could agree to everything else, but this one. And that left some residents at the board meeting feeling they couldn't support the variance.

"A lot of nights I can't park on my street because of the barbecue and because of the traffic on Moreland," said Tom Murphy, Josephine resident. "It's just way too many spaces to be giving up in a place where we have no parking."

Residents on Elmira Place may understand Josephine's pain. The very popular Fox Brothers Barbecue sits at the corner of Elmira and DeKalb Avenue. Diners often park streetside on Elmira, leaving little room for residents and their guests. Even



Chipotle looks to clean up this spot on Moreland. Credit: David Terraso

more frustrating to the residents of Elmira is when they can't leave or enter their driveway because a diner car is blocking it. It's scenarios like these that Josephine residents are afraid of.

But others argue that there is a vast difference between a unique destination like Fox Brothers, where people drive from all over the city to dine, and a common chain like Chipotle.

"I've walked the area from the back of her house (referring to a resident of Josephine), all the way to the back of our restaurant. It took me 17 minutes," said Johnson. "There's not a person in here, I think, if they've got \$3 parking next door, that's going to walk 20 minutes from Josephine Street. Now I might do it for Fox Brothers Barbecue, I apologize for that, but you're not going to find a single customer who's going to park on Josephine Street just to go to Chipotle."

While residents of Josephine are concerned about the parking, others point out that the space is already attracting undesirables.

"It seems to be a hangout for the homeless people," said Lexa King, then-vice president of CPNO. "I think it's in the best interest of the neighborhood to not have this a vacant space. It's a

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magnet for crime. It's a magnet for problems. I think it's right that we have someone in there who's willing to address every issue that they can address."

This past summer some of the residents of Josephine gathered to clear trees and underbrush from the area between the back of their street and the DeKalb off-ramp, in an effort to remove the homeless campers behind their houses. The homeless often left trash, debris and sometimes drug paraphernalia in the area. Since the residents cleared the area the homeless have left that spot and found new places to reside, some, arguably, at the property in question.

Other members argued that the parking regulations are too strict for a city environment and more suitable for the sprawl of the suburbs.

"If you look at the research, building parking brings cars, just like building a lane on the highway brings traffic," said Lauren Welsh, now-External Affairs Officer for CPNO. "If you start creating more of these lots then you end up creating these strip mall suburban areas and this is a city."

"What's actually best is having some good pedestrian access, maybe some bike racks. It should service our neighborhood. It should serve Little Five Points," she added.

In October the issue came before the Little Five Points Business Association (L5PBA), which voted 7 to 1, to support Johnson's plan for Chipotle.

Some at the meeting felt that Johnson would be a better neighbor than Gargiola who, in 2014, attempted to bring Dunkin Donuts to the neighborhood to no avail.

"Brad is looking to work with the neighbors," said Don Bender, chairman of Little Five Points Community Improvement and member of L5PBA. "He has a totally different attitude. I've opposed every proposal for redevelopment of that property

because it was totally insensitive to the neighborhood. There was no effort to respond to the neighborhood. And the last one called for a drive through even though we have a stipulation against that in our zoning."

But the prospect of Chipotle customers parking on their already crowded and narrow street was just too bleak for most of the residents of Josephine who came to the CPNO Members Meeting.

"There is no solution that is suitable to the residents of Josephine," said Charlotte Starfire, Josephine resident. "I feel like I'm begging the members of my neighborhood to consider if you lived on my street you would be desperately opposed to this. I took Uber to this meeting because I am afraid of driving home and not having a place to park at my age, a single woman and not being able to feel safe getting to my house. I beg the neighbors to have some compassion and consideration for their neighbors."

Key to Starfire's concerns is the contrast between the process for residents seeking variances and businesses that seek variances.

"Why is it that if a resident requests a variance, they have to get written concurrence from all contiguous neighbors, but that seems to not be the process for businesses? That was the unanswered question for me. Of course, neighbors who are not contiguous have a completely different viewpoint than those of us that are," she added after the meeting.

After the debate CPNO members voted to support the variance leaving out the parking stipulation, but including the other eight conditions that were part of the zoning committee's vote. The vote was 38 in favor, 16 against with four abstentions.

The issue went before NPU-N the following Monday where it was passed with the same eight conditions. It will appear before the city's Board of Zoning Adjustment on December 3.

Chipotle agrees to conditions in return for CPNO and NPU-N support

At the November members' meeting, CPNO members voted to support the variance requested by Chipotle at 299 Moreland Ave NE, as long as owner, Brad Johnson, agreed to the following eight conditions. These are the same conditions he agreed to in exchange for the Zoning Committee's support.

1. Security lighting behind the building will utilize cut-off type fixtures to minimize light-spill over adjacent residential properties.
2. A new six-foot high solid wood fence will be constructed in close proximity to the continuous property line with the adjacent residentially zoned property.
3. Hours of operation of the restaurant will be restricted to 11 a.m. to midnight on weekends and 11 a.m. to 11 p.m. on weekdays.
4. Dumpster service for the on-site dumpsters will be restricted to 9 a.m. to 8 p.m.

5. Food service to the restaurant will be limited to 7 a.m. to 9 a.m.

6. Two dumpsters will be provided on site, one for Sherwin Williams and one for the restaurant. Additional dumpsters for the restaurant will be provided off site.

7. The restaurant will not provide drive through service.

8. The owner will obtain an allowance for all employees, up to 20 parking spaces, from the adjacent lot for employees.

The condition that wasn't met was and was the reason for some residents not supporting the variance request was.

9. The restaurant will obtain 20 parking spots from the adjacent lots that are designated for the use of their customers and employees.

The motion to support the variance request passed CPNO on November 16. There were 38 votes for, 16 against and 4 abstentions.

The motion to support the variance request passed NPU-N on November 23. There were 7 votes for, 0 against and 1 abstention.

Candler Park crime reports, October 5 - November 8

Crime reports are provided by Atlanta Police Department Zone 6 and compiled by CPNO member David Bruce.

500 block Moreland Ave

(Not Candler Park boundaries but close) –

Larceny – 10/7 Wednesday Evening. Coffee shop. Juvenile B/M snatched keys and iPhone 6 off table. He was chased by 2 people towards Seminole Ave. 2 officers observed the chase and caught 2 suspects and arrested them. Both 16 YO. A third, 15YO, was with them but not arrested. The cell phone was found on the ground next to the suspects and the keys were found on Mansfield Ave.

500 block Page Ave – Larceny from auto – 10/18 Sunday Morning. Window broken out. Spiderman headphones taken.

1200 block Druid Pl – Larceny from auto – 10/23 Thursday Morning. Street. Window broken. Nothing taken.

300 block Candler Park Dr – Auto theft – 10/18 Sunday Evening. Driveway. 2001 yellow Jeep Cherokee with GA tag stolen.

1200 block DeKalb Ave – Larceny from auto – 10/27 Tuesday Day. Parking lot. Door lock picked. Video shows at 2:01pm a B/M at the corner of the parking lot. He approached the vehicle and looked inside. Shortly after a white car pulls up next to the vehicle. Perpetrator gets out of car and approaches vehicle but can't see incident occur. At 2:04pm car drives off. Welding gloves, glasses, 2 rulers and micrometer taken.

351 Moreland Ave – Larceny from auto – 10/27 Sunday Day. Possible picked lock. Suitcase, clothing, shoes, make-up, flat iron, hair dryer, jewelry, prescriptions and tool kit taken.

400 block Sterling St – Burglary – 11/3 Tuesday Day. Victim said when she returned home she noticed the padlock ripped off the front screen door and her 50" TV taken.

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Veal with Meaux Mustard Sauce

Ingredients:

6 veal medallions	3T Meaux Mustard (this is a mustard from a specific region in France, kind of like Dijon. When I don't have Meaux, I do use Dijon but it's better with Meaux Mustard.)
1 oz clarified butter	
3 shallots, minced	
1/2 cup port wine	
1 cup heavy cream	2 T butter cut into small pieces

Preparation:

1. Salt and pepper the veal.
2. Cook over medium heat in clarified butter until golden brown. If using a thick medallion, leave in the pan for the remaining steps. If using a cutlet, then remove and add back later.
3. Add minced shallots into the pan and sauté for 2-3 minutes.
4. Add the port wine to deglaze the pan and scrape up any brown bits.
5. Reduce the port by 1/2.
6. Add the cream and reduce by about 1/2 as well.
7. Remove from heat, add mustard and whisk in butter one small piece at a time.
8. Pour sauce over veal cutlets.

Recipe of the Month

Courtesy of McNack's Kitchen
mcnackskitchen.com



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November 16 CPNO Members Meeting — draft minutes

These draft minutes are presented for review. They may be amended before being considered for official adoption at the December 21 Members Meeting

The meeting was called to order at 7:00 pm by President Ken Edelstein. New neighbors were introduced and welcomed. Motion to adopt the agenda as written passed.

Guest Speakers:

The APD representative was not present.

Announcements:

- Thank you to Sylvia Edelstein for preparing tonight's buffet dinner.
- Thank you to all providers of food for the year.
- Recognition of Kwanza Hall, District 2 Councilman
- Recognition of Judge JP Boulee, DeKalb County Superior Court
- Thank you to Zaid Duwayri, this month's voluntary 'bar tender'

Treasurer's Report:

Peter Bluestone reported that Cash on Hand at the beginning of the year = \$55,000. This included the \$10,000 being held for The Candler Park Conservancy. Total revenue for Fall Fest 2015 was \$97,000. After final expenses CPNO will realize \$11,000- \$12,000.

General Discussion:

- Paideia School Field Day will be April 1, 2016. Motion to support the Paideia Field Day passed.
- Movie Night 2016- Peter Bluestone, representing Friends of Candler Park, has filed the appropriate grant application requesting \$2,300 for movie rights and use of the park's pool house (source of electricity and bathrooms). In 2015 other Sponsors donated \$4,000 to Friends of Candler Park.
- Candler Park Golf Course-Ken Edelstein and Zaid Duwayri met with the Director of Parks and Recreation concerning a new contract for management of the City's golf course. The present 30 year contract expires in June 2016. The Candler Park Golf Course consistently loses money. There are three possible scenarios for the fate of the golf course. As of now, the RFP (Request for Proposal) has not been offered for our golf course. Amy Phuong, Director of Parks and Recreation for the City has offered to meet with members for the purpose of seeking input. This will be scheduled for a future meeting.

Zoning:

Seth Eisenberg, Zoning Officer

- 549 Oakdale Road- The motion to support Variance-15-320 with the conditions that the project be built specific to the site plan filed with the City of Atlanta and that the applicant appear before the NPU prior to appearing before the BZA passed.
- 299 Moreland Avenue- The motion to support Variance-15-222 with the stipulation that the eight conditions be met passed.

Election of the Board of Directors for 2016:

The following Officers were elected by acclamation: Zaid Duwayri-President; Chris Fitzgerald-Treasurer; Bonnie Palter-Secretary; Membership-Roger Bakeman; Fundraising-Drew Jackson; Zoning-Seth Eisenberg. Russell Miller withdrew his nomination for Public Safety Officer. Lindy Kerr was nominated from the floor and elected as Public Safety Officer. Communication Officer- after a nomination from the floor Russell Miller was elected by acclamation. External Affairs Officer had two nominees: Mark Clement, the Nominating Committee nominee and Lauren Welsh-nominee from the floor. Lauren Welsh was elected by ballot.

The Meeting was adjourned at 9:10 pm.

Submitted by

Bonnie Palter, Recording Secretary
November 16, 2016



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Candler Park Messenger

15

December 2015

CPNO officer and committee reports for November

These reports were submitted by officer and committee chairs prior to the November Members Meeting

President's Report-Ken Edelstein

As a board and an organization, CPNO's most notable achievements in 2015 included updating our Bylaws, reforming Fall Fest, implementing the Oakdale-McLendon four-way stop, and establishing the Candler Park Conservancy. We provided a vehicle for neighborhood input on school issues and zoning decisions, including MARTA's transit-oriented development in Edgewood. Going forward, CPNO faces a major challenge in implementing transportation, sidewalk and zoning recommendations from the neighborhood Master Plan, as well as in fundraising. I'm particularly pleased at the prospective engagement in 2016 of a strong board and a growing group of community-engaged volunteers. Thank you, neighbors, for all your support, volunteerism and kindness over the last two years.

Special Projects Officer-Mark Clement

Paideia will have their annual field day in Candler Park April 1.

Annual report

The CPNO the 15th annual Fall Fest. Things went well, however the weather did not cooperate. Final numbers are not yet available. Several other events took place all with the appropriate notice and communications. With help from the Friends of Candler Park six movie nights were produced with over 2400 residents entertained for free.

Zoning Officer-Seth Eisenberg

This past year once again provided a steady flow of residential variance applications. Candler Park homeowners continue to seek development opportunities that are thoroughly reviewed by the Zoning Committee. All residential variance applications in 2015 ultimately received the support of the neighborhood in proceeding through the city zoning process. Candler Park community was the focus of several commercial development projects. The Transit Oriented Development at the Candler Park/Edgewood MARTA station presents an opportunity for future residential and commercial connectivity between the Edgewood and Candler Park neighborhoods. Chipotle has expressed an interest in leasing commercial space at 299 McLendon Avenue.

The Zoning Committee remains dedicated to regulating the neighborhood's land use. Special thanks to Committee members Tom Painter, Amy Erwin, Randy Pimsler, Bill Morris, Derek Mayweather, and Mischa Uppleschoten for their tireless effort in analyzing these important zoning matters throughout the year.

Freedom Park Conservancy-Carol Gregory

Freedom Park Conservancy board met on Nov. 9 for their regular meeting on the 2nd Tuesday of the month at the Carter Center. Several board members attended

the pedestrian bridge meeting. The bridge will impact the park. The board was updated on the 1099 North development that will border Freedom Park by Steve Cushing, Poncey Highlands representative. The board asked for a representative of the developer to attend a board meeting. The Manuel Tavern developers will also continue to update the board and agreed to keep two trees that were identified by a board member when they develop the small portion of the park adjacent to the development. Because the board's meeting with the Park Commissioner was postponed to Nov. 17, the board put together talking points for that meeting. Officer elections were postponed until January and the board continues to seek new members. Please contact Carol Gregory carolagreg@gmail.com if you have an interest in Freedom Park and would like to help preserve it.

Communications Officer- Zaid Duywari

One major communications achievement this year was creating our new website. The new design and technology allow for better maintenance and efficient communications. In addition, the design of the website is attractive and is in line with current design themes.

We were also fortunate to have found a great volunteer editor for our Messenger Publication. David Terraso took over the editing mid-year and has been doing an excellent job in soliciting community input and putting together a strong publication each month. Finally, additional communication media such as Twitter, Facebook and the email newsletter were utilized more efficiently this year in distributing news about CPNO events. Over 2016, we grew our Facebook Likes

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from 600 to 1,600 and Twitter followers from 385 to 455. Our Nextdoor community grew from 700 members to over 1,300 members in 2016.

Membership Officer-Roger Bakeman

CPNO membership now stands at 381. This year saw a reorganization of the membership files and a recovery of some historical data. The result is easier sign-in at meetings and more accurate information about membership numbers. We also made renewal simpler for members who attend the first few meetings of the year and helped some member's transition to the new web site.

Treasurer-Peter Bluestone

In 2015, several changes were made to help stabilize the CPNO budget. On the expenditure side, we capped child care at 2 hours. We have incorporated a donations system for general membership meeting beverages. We also have reduced our bookkeeping expenses. In addition, we have limited our proposals for event spending to movie night and the egg hunt. These changes have been successful limiting our spending. On the revenue side, we went all in on Fall Fest. The results of all the work the committee did were remarkable. Going into the Fall Fest we had tremendous amounts of sponsorship, artist market and food vendor revenue. Unfortunately, the weather was terrible and we sold very little beer. Despite that, the Fall Fest did make about \$15,000. Again this is a credit to all those on the committee that worked so hard. The committee has already begun to plan for next year and is working on ways to limit our weather related risks. Continued vigilance on the expenditure side and building on the Fall Fest experience of 2015 and working on some diversity in our fund raising efforts, including a new position of Fundraising Officer on the Board, should prove a winning formula for CPNO in 2016.

Public Safety Officer-Russell Miller

2015 Was a pivotal year for safety awareness in Candler Park. Neighborhood Watch activities included: City Wide Safety Training at the downtown APD facility in March and again in July. Public Safety Town Hall with Chief Turner and Mayor Reed at the ZooGuerrilla warfare against graffiti! National Night Out in August. Monthly Crime Stats Tracked and Posted Aside from these positive Neighborhood Watch activities, there was plenty of "be on the lookout" and safety discussions on the NextDoor site, all of which have contributed to a more robust dialogue around safety in Candler Park. Obviously the creation and launch of the CPLC Patrol was the most significant Safety related event in 2015. In February, I put out a call to action for anyone who wanted to be part of the founding team. In response, Matthew (Matty) Brooks, Lindy Kerr, Gail Turner, Claire Carothers Oates and I from Candler Park along with Sam Collier, Cecily Stevens and Daniel Morris from Lake Claire formed the Candler Park Lake Claire Patrol a 501 C4 non profit organization. Over the course of several months (the heavy lifting I always referred to) we were able to not only form the official body, but were about to recruit enough members (225) to launch at the beginning of October. Now the CPLC Patrol has over 360 members and is still growing which means more hours for patrol.

CPNO Membership Application

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Optional contributions

If you wish to help CPNO continue serving the neighborhood, please take this opportunity to make a contribution.

Please circle: **New Enrollment** **Renewal**

I elect to contribute _____

Membership involvement and interests

☐ New neighbor welcome ☐ Newsletter/Messenger
☐ Historic Preservation ☐ Candler Park/Environment
☐ 5K Road Races ☐ Land Use / Zoning
☐ Tour of Homes ☐ Flyer Distribution
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The holidays are here!

How is that even possible? It seems as if it was just the other day when we were pulling all of the boxes full of decorations out of the attic and here we are doing it again. For most people during the holiday time, you are feeling a bit festive and perhaps will entertain outside of your traditional family meal. Here are a few of our favorite tips to enjoy an impromptu get together with friends and neighbors.

Set the mood:

Start with some music. Who doesn't like the sound of Christmas carols to get you in the mood for the festivities. But don't stop there. Fill a saucepan about half way with water, add some cinnamon sticks, cloves, and star anise and let it simmer on your stove. The aroma will certainly warm you up and get you in the spirit. No reason to buy expensive mulling spices at the store. Oh, and be sure to add water every now and again.

Be prepared:

Most of the time, the desire to invite someone over for a glass of wine is not thought out weeks in advance. Instead, the impromptu gathering just happens and it is best to be prepared. Make sure your bar is well stocked during the season, and make sure your fridge and pantry are well stocked too. An assortment of cheeses, cured meats, dried fruit and crackers will always work in a pinch to quell a little hunger to go with that fabulous glass of wine.

Have fun in the kitchen:

The holidays are a great time to experiment with new and fun recipes. The tried and true menu items may always need to be there to make your family feel like it is Christmas but there is no reason why you can't get out of the comfort zone a little. In fact, find a recipe you think is intriguing, buy the ingredients, invite a couple of friends over and cook it together! The veal with Meaux mustard would be a great one!

For more tips like these, please visit our website at www.mcnackskitchen.com.
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