



YOUR NEIGHBORHOOD ASSOCIATION NEWS

December 2021

It's the holiday season and we hope it's a happy one for all. Please take a moment to [join or renew](#) your membership today (if you haven't already), because we look forward to working with you in 2022!

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President's Note

Happy holidays! Lots to be grateful for:

1. Holiday spirit. Thanks to the countless neighbors who contributed to our toy drive! APD drove off with a full van of toys thanks to your donations. We look forward to also treating Zone 6 officers to holiday meals on December 21 – HUGE thanks to Matt Coggin from [D.B.A Barbecue](#) for an extremely generous gift of food and gift cards to the hard-working officers that support us.

2. New wheels. Speaking of gifts ... thanks to ending the year with financial strength, the board approved the decision to buy the security patrol a new car to improve our presence in the neighborhood and give our hard-working officers a vehicle that has functionality to help them be effective and comfortable. We are looking for a small or medium SUV (such as a RAV-4/Rogue/Tucson). If anyone in the neighborhood has a dealership connection to help us negotiate a great deal as a non-profit organization, please let us know! We can of course provide advertising in return. Did we mention how amazing [D.B.A Barbecue](#) is?

3. Getting ready for 2022. The board will spend time in January determining priorities for the year – please send us any thoughts that are important to you. Contenders are continuing some of the crime action work we started last summer, ensuring parks like Sunken Garden have long-term visions to build toward, and abating the problems affecting neighbors from the Cheshire Bridge construction detour. We hope to meet with our new District 6 Council Member Alex Wan early in the year on those priorities.

We are also grateful to Council Member Jennifer Ide for end-of-year budget donations to both Sidney Marcus and Sunken Garden parks (\$10,000 each!). She has also assured that as part of passing the Renew and T-Splot 2.0 lists, there will be budgets for additional park investment as well as resurfacing work on Cheshire Bridge and N. Highland. I don't have full details but will share as we get them.

Let's keep that spirit and be generous to each other in the year ahead. Happy holidays and all the best for a healthy 2022!

Ben Nemo, president@mlpa.org



Holiday Coffee in Morningside Village

Join with neighbors tomorrow (Thursday) morning for complimentary coffee and pastries!

Hosted By: Gene Kansas Commercial and Real Estate, on behalf of Asana Properties

For: Morningside Village businesses and Morningside residents

When: Thursday, December 16 from 9:30-11am

Where: 1395 N. Highland, Suite I (*above Whiskey Bird*)

Why: Curious about all of the changes in Morningside Village over the past year? Want to get the inside scoop? Let's mix and mingle in the holiday spirit!



Morningside's Generosity: APD Zone 6 Toy Drive

WOW! What an incredibly generous neighborhood! You all went above and beyond ... beautiful

dolls, STEM toys, games, trucks, puzzles, scooters, soccer balls, footballs, Disney watches and more! Thank you so much. This year for the second time, Morningside participated in the Atlanta Police Department (APD) Zone 6 Annual Toy Drive for needy families residing in the Zone 6 catchment area.

Officers in Zone 6 identify families in need through their connections within the community. In addition, toys are donated to the local [PAL](#) unit and [Frontline Response](#), previously named Atlanta Dream Center. On December 17, the APD in Kirkwood will host a party for these families. All toys were new and unwrapped, suitable for children 10 years old and younger. Officer Russel Stanio is managing this drive. He is the Quality-of-Life Officer for Zone 6 and a really terrific guy. Ms. Hart is the Senior Administrative Assistant for Zone 6.

Many thanks for your kindness to help another family!



MLPA Brightens Holidays for First Responders

The MLPA is always happy to recognize the service of the Atlanta Police Department and Atlanta Fire Rescue Department during the holidays. Thanks to your membership, we are able to show our appreciation for the vigilance of these personnel working in our community.

This year, in partnership with Piedmont Heights, we contributed to a Thanksgiving dinner to support Fire Station 29 on Monroe Dr. We also worked Piedmont Heights to support the Zone 2 police with \$25 gift cards to Chick-Fil-A.

We are looking forward to providing a holiday appreciation meal to the Zone 6 officers and staff on December 21, as well. Other neighborhoods contributing to this event include Druid Hills, Piedmont Heights, and Virginia-Highland. [D.B.A. Barbecue](#) has generously offered to deliver two hot meals that day: at 1:00pm for the day and evening shifts, and at 9:30 pm for the morning shift. D.B.A. Barbecue is also donating \$15 gift cards for the restaurant.

Our neighborhoods greatly appreciate the service of those keeping us safe every day. These efforts are a small thanks for the work they do to protect our homes and families.



Security Patrol Vehicle Purchase

As mentioned above, the MLPA is undertaking a search for a new vehicle for the Morningside Security Patrol. (The existing vehicle is a 2000 Chevy Malibu that has served the neighborhood well for many years.) The objective is to furnish the patrol with a safe vehicle that allows them to patrol safely, to provide security for the Morningside neighborhood, and to act as a roving deterrent for criminals.

The Security Committee took into consideration input from Patrol Lead Rick Vazquez, his team, MLPA members, and other neighborhood associations. The proposal is to purchase a compact or subcompact SUV with 1) Bluetooth optionality for ease of sending emails to neighbors who are out of town and have requested vacation patrol coverage; and 2) with rear-view and back-up cameras for more easily maneuvering curved and/or narrow driveways during house checks. ***If you operate a car dealership - or have a connection to one - and could work with us to make this purchase, please email security@mlpa.org or morningsidepatrol@gmail.com.***



Morningside Elementary Temporary Noise Variances

As construction for the renovation and addition at Morningside Elementary continues, so do the temporary noise variance renewals. Please be aware that Parrish Construction Group requests weekday times from 5:00am-10:00pm, and weekend times of 6:00am-9:00pm, for general construction noise, construction workers, delivery trucks and equipment operating.



Cheshire Bridge Demolition Completed

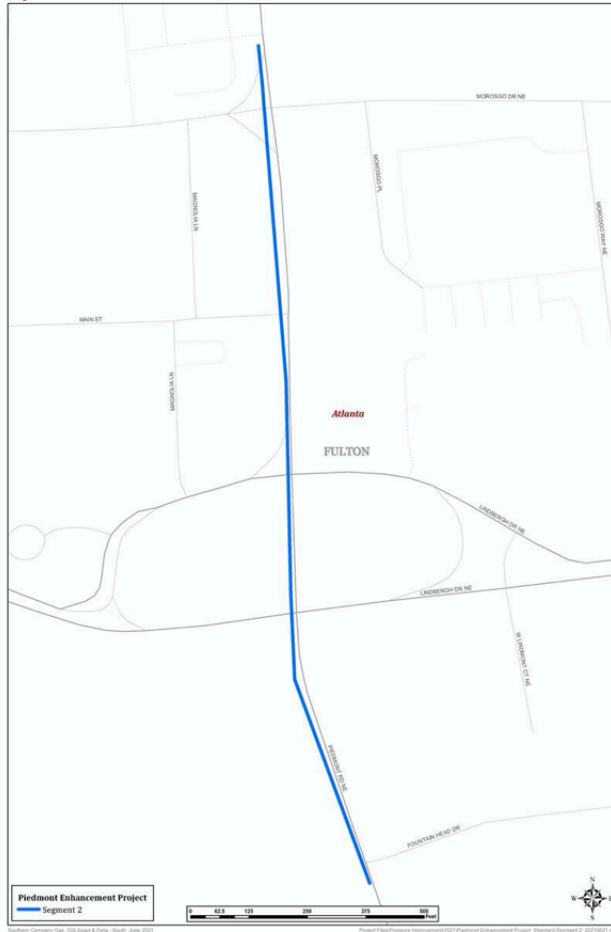
On December 1, the Atlanta Department of Transportation's Communications Team shared the following update. Please continue to support the many businesses that are OPEN on both sides of the bridge - including in the Manchester district. You can also [email Commissioner Josh Rowan](#) to express your thoughts and concerns for expediency around this rebuild project.

The City of Atlanta Department of Transportation (ATLDOT) is pleased to announce demolition of the Cheshire Bridge over South Fork Peachtree Creek has been completed as scheduled.

The bridge has been closed to all modes of transportation since August 2021, when a fire severely compromised its safety and efficacy. Demolition work began nearly four (4) weeks ago and has steadily progressed without major obstacles. Crews will continue to remove demolition debris from the area through the end of the week.

Currently, the procurement process is underway, with the bridge rebuild estimated to begin in the first quarter of 2022.

ATLDOT reminds the public that pedestrians are restricted from entering the bridge construction zone until the demolition and rebuild are complete. For your safety, please do not enter the creek bed, sloping, and fenced off bridge areas on either side of the creek. Cheshire Bridge Rebuild updates are available on the ATLDOT website (atldot.atlantaga.gov). Stay engaged with ATLDOT on our Twitter feed @ATLDOT, ATLDOT Facebook page, Instagram channel @ATL.DOT, and NextDoor platforms.



Piedmont Enhancement Project Update

Atlanta Gas Light began Segment 2 of their [Piedmont Enhancement Project](#). In case you haven't already gotten caught in the resulting traffic snarls just north of our neighborhood, this segment includes Piedmont Road between Fountainhead Lane and Morosgo Drive.



Fire Station #19 Renovation Underway

Located in Virginia-Highland, Fire Station #19 has graciously and steadfastly served our Morningside community decade after decade. The station is currently undergoing a much-needed and long-awaited renovation. As such, crews and equipment have been temporarily relocated. The project is expected to take about nine months.

From the Virginia-Highland Voice

In early September, Station 19's firefighting and EMT teams redeployed to nearby stations 15 (on 10th Street) and 29 (on Monroe Drive.) Even a temporary departure of this competent group of professionals leaves us uneasy. We already miss them; it feels like they have been here for a hundred years.

In fact, it's only been 96. Opened in 1925, FS19 is Atlanta's oldest operating fire fighting facility. Organized efforts to keep it operable have been underway in various forms for over a decade, accelerating in 2015 when the city formally considered finding a new site.

The prospect of a relocation was demoralizing and alarming. 19's fire and EMT personnel have assisted hundreds of residents in fire events and medical emergencies (including this writer), and the structure is an official and unofficial community center and landmark. For decades, firefighters have conducted tours of the station and hosted thousands of local children on the equipment.

The eventual decision to remain at the site and renovate was a huge relief to VaHi and Morningside residents - perhaps a bit prematurely. Fundraising was a formidable task. The arc of planning to approval to design to costing to contract to permitting took several years, not months. Three new chiefs took office over that span, and each left evidence of having reviewed - and re-reviewed - the decision to keep the station. (Our determined local council members were front and center in these moments.) ...

To read more about the issues, process, funding and scope of work, please [click here](#) for the complete article written by Jack White.



Winterfest Recap

We hope you were able to enjoy the festivities and kick off this holiday season at the inaugural [Winterfest](#) on December 4! Many (many!) thanks to the [Virginia Highland District](#) for organizing this joyous event and bringing it to Morningside. The Jingle Jog and Holiday Parade connected our two neighborhoods along Lanier Blvd, and the day was a huge success and so much fun. We are already looking forward to next year's!



Craft Crawl Recap

Neighbors Suzy Lee and Susan Doyle did it again. They organized another wonderful Morningside Craft Crawl - the fourth one, in fact - on November 20. Part block party and part festival, this year's show featured their tried and true formula: bands, artisanal food, handmade soaps, jewelry, bags, fine art and more. We appreciate the creativity of all the local makers and artists, the residents who share their yards along the route, and the opportunity for neighbors to gather at such a feel-good event. We can't wait for the next one!

THANK YOU TO OUR SPONSOR

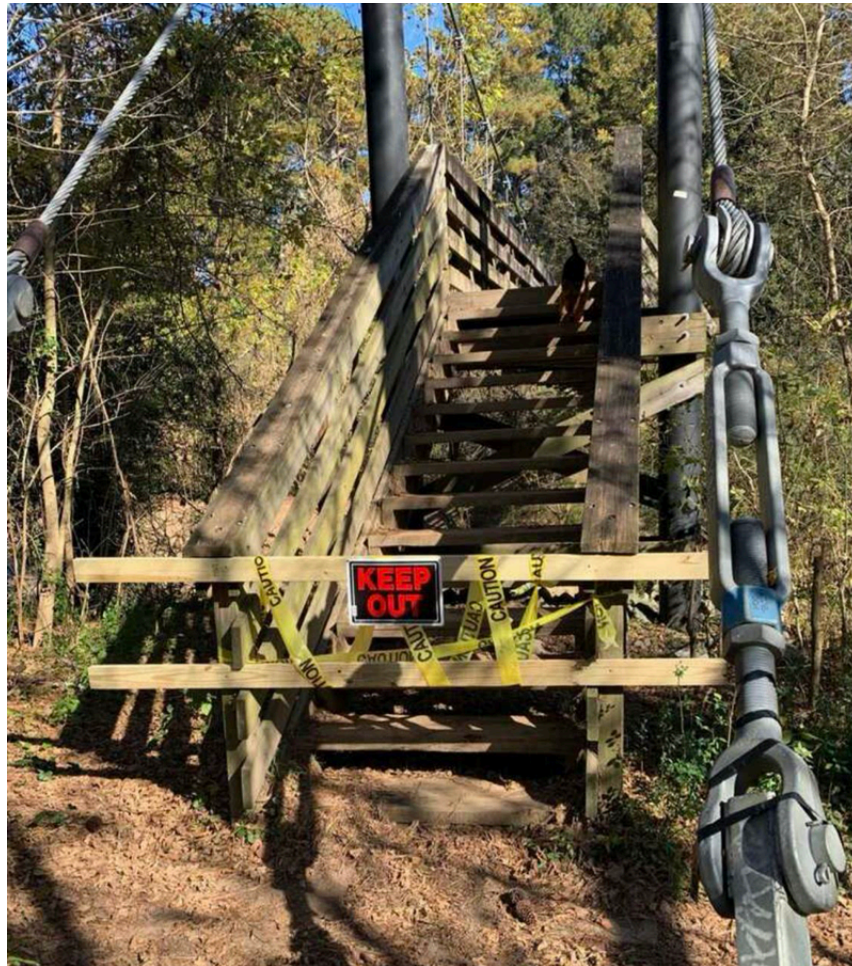


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KRISTEN POLLOCK

Become an MLPA Sponsor in 2022

Start the new year off as an MLPA Sponsor in 2022! We are excited to share partnership packages that will further support our work in the neighborhood. With three levels for engagement, the MLPA Business Partnership Program will connect you with our members and other Morningside homeowners and residents. Click [here](#) to see our different tiers, their benefits and to become a sponsor. For more detailed information, click [here](#) or contact our Partnerships Chair, [Mark Smith](#), with any questions.

Parks



Morningside Nature Preserve

City of Atlanta Parks has temporarily closed the Morningside Nature Preserve (MNP) suspension bridge. The bridge's current condition is a serious safety hazard. The Department of Parks and Recreation's Commissioner recently shared that civil engineers will be evaluating the bridge in the next few weeks, and repairs will be outsourced soon thereafter. The boardwalk between the Lenox Road entrance and the bridge will be fixed, as well.

Without the bridge, MNP is divided into two parts on either side of South Fork Peachtree Creek. To reach the east side of South Fork Peachtree Creek (stairs, boardwalk, beach area), use the Lenox Road entrance. To reach the west side of South Fork Peachtree Creek trails, use the Wellbourne Drive entrance or the unmarked Wildwood entrance. Please plan accordingly.



Sidney Marcus Park

On December 10, the [Friends of Sidney Marcus Park \(FSMP\)](#) hosted a groundbreaking event to celebrate the end of a long wait for permission from the City of Atlanta and the Department of Parks and Recreation to start a major park renovation. Construction will start in the new few weeks and the majority of Sidney Marcus Park - including the playground area - will be closed. A few of the picnic tables near Cumberland Rd should still be available for use. The upcoming project is slated to cost \$200,000 and will focus on drainage, erosion control and watershed management. Based on the FSMP Vision Plan, it is the first major step towards realizing the vision for the park.

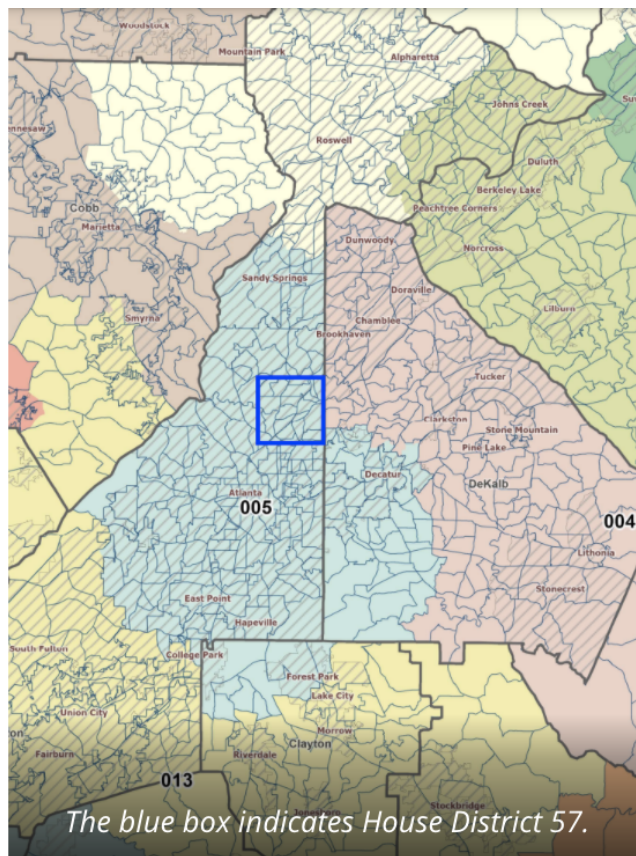
The festive celebration featured a presentation from John Pappas of FSMP, Patrick Hand of Integrated Land Design, music from the Pandemic Players and some sweet holiday treats. The groundbreaking event also capped off the 5th quarterly Sidney Marcus Park Food Drive to benefit Intown Collaborative Ministries.

Zoning

Two zoning case were heard in December by the Zoning Committee and MLPA Board:

- **[V-21-299](#) 626 East Morningside Dr.**
 - Applicant seeks a variance from the zoning regulation to 1). reduce the required west side yard setback from 7 feet to 3 feet, and 2). Increase the height of an accessory structure from 20 feet to 24.5 feet and 3). Increase the maximum total floor area of an accessory structure from 30% of the main structure to 53% of the main structure in order to construct two accessory structures (garage/carriage house and a pool pavilion)
 - Approved
- **[V-21-309](#) 13 Highland Park Lane**
 - Applicant seeks a variance from the zoning regulation to reduce the required north side yard setback from 5 feet to 3 feet 4 inches in order to enclose an area under an existing deck.
 - Approved

The next zoning meeting will be held online via Zoom on January 4 at 7:00 pm. Any neighbors interested in variance outcomes should come to these meetings. All neighbors are welcome to attend; come to three meetings to qualify to vote. For more information, contact MLPA Zoning Chair, Rebekah Falkler, at zoning@mlpa.org.



State House Representative Updates

We appreciate that our House District 57 Representative Stacey Evans - and/or members of her staff - attend our monthly board meetings. Please see the latest updates from our meeting last week:

- House, Senate and Congressional lines have been redrawn. [Click here](#) to see the maps.
- All of Morningside stays together in House District 57 and Congressional District 5.
- If you would like to watch any of the special session or any committee hearings, you can go to the house website (<https://www.legis.ga.gov/>). For hearings, just click the little video icon next to the meeting you want to watch.

If you have any questions or concerns, please email [Olivia Buckner](#). You can also reach Stacey via [email](#) or 404-275-4135.

Meet the Board



Ben Nemo, President

How long have you lived in Morningside?

12 years this month!

Where are you from originally?

Born and bred in Cincinnati, Ohio - and painfully still a Bengals fan

Where did you go to school?

Duke University (I hear you groaning, UNC neighbors)

Tell us about your family.

I met my wife Tatiana when we were MBA classmates at Stanford in 1996. (I was smart enough to marry her but she is the smart one.) She returned to her native Mexico City and we reconnected several years after graduation at which point we married and settled here in Atlanta. Andrea is our 9-year old daughter (a 3rd grader at Morningside Elementary) and Cinnamon is our 2-year old Boston Terrier.

How many years have you served on the board?

This concludes my fourth year on the board - I spent a year as security co-chair as I got involved in the MLPA due to a general desire to make sure the neighborhood was doing what we could to keep it as safe as possible - and then last three years as president. (Now that presidents are limited to 4 years in the by-laws I only have one more year ahead so you readers better step up to volunteer in 2023...)

How do you spend your time when you're not volunteering to serve our neighborhood?

Outside of my day job and home jobs I love to play tennis, travel, entertain friends...and did I say play tennis?

What do you enjoy most about living in Morningside?

I've lived all over the US - NY, SF, LA, Miami, DC - so I know you can't have it all anywhere. But in Morningside you can have so much with so little sacrifice - we feel like we found our people with diverse yet community-minded neighbors and we love the walkable green streets yet the convenience to so many parts of the city (not to mention travel). I honestly believe you can't find a neighborhood like ours across the country - so strengthening neighborhood character and safety and meeting new neighbors is why I enjoy being part of the MLPA. Shameless plug!





Morningside Farmers' Market Special Updates

Pop-Up Chef: Maricela Vega, December 18

Bulk Goods

Pumpkin-Sweet Potato Hot Sauce, 8oz

Tamales, 6 packs: mushroom mix, pollo mole, cabra & came

Frijoles de la Olla, 12oz

Hot & Fresh

Hibiscus & Mushroom Asada Tacos

Frijoles de la Olla

Agua Fresca Pint

Atole de Chocolate

REMINDER: Special Market Hours

12/25: Closed

1/1: Closed

Please note, after careful consideration we will be closed 2 weekends in a row. This will allow our market vendors to rest, recharge, and be with their families over these holiday weekends. Thank you for understanding! Stock up on root vegetables now!

Visit the farmers, artisans and vendors at [Morningside Farmers' Market!](#)

Atlanta's Organic Market

Every Saturday, year-round, from 8am - 11:30am

Morningside Presbyterian: [1411 N. Morningside Dr NE, Atlanta, GA 30306](#)

(Street parking or spots available in the small lot accessed from Wessyngton Rd NE)

Neighborhood Meeting Schedule

All neighborhood meetings are open to the public and your involvement is always welcome. There will be a public comment period at the beginning of each MLPA Board meeting if you would like to share an idea or concern. Or just join us to learn more. We hope to see you there!

- **MLPA Board Meetings** - 2nd Monday of every month, 7:00 pm [Contact](#)
- **MLPA Parks Committee Meetings** - 1st Thursday of every month, 7:00pm [Contact](#)
- **MLPA Zoning Meetings** - 1st Tuesday of every month, 7:00pm [Contact](#)
- **NPU-F Meetings** - 3rd Monday of every month, 7:00pm, [Online via Zoom](#)

Around Town



Apotheos Roastery changing name back to San Francisco Coffee. In 2020, we chose to explore a new adventure and changed our name to Apotheos. Many lessons were learned and we have listened closely to the people we care about the most - our customers. If this COVID-time has taught us anything, we need to follow our hearts. Given this, we are returning back to our home base. So this week, we're proud and humbled to announce that we will once again become San Francisco Coffee Roasting Co.



**Weekday bus service will follow
Saturday schedules on most routes**



MARTA making temporary service modifications to address bus operator shortage. Beginning Saturday, December 18, 2021, the majority of our bus routes will follow Saturday schedules on weekdays. This service plan will allow MARTA to better adhere to posted schedules with our current staffing levels.

To learn more, please visit: <https://itsmarta.com/servicechanges.aspx>

SEE YOUR BUSINESS HERE

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ASSOCIATION

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[CLICK TO LEARN MORE >>](#)

Quick Links

- [MLPA](#) - Morningside Lenox Park Association website
- [NPU-F](#) - Neighborhood Planning Unit F website
- [APD](#) - Atlanta Police website
- [PEDS](#) - A quick link to report pedestrian hazards to city
- [City of Atlanta](#) - City's website
- [Atlanta District 6](#) - Our City Council District website
- [Senate District 36](#) - Nan Orrock, Georgia State Senator
- [House District 57](#) - Stacey Evans, Georgia State Representative
- [House District 83](#) - Becky Evans, Georgia State Representative
- [Atlanta Public Schools](#), [Morningside Elementary School](#), [David T. Howard Middle School](#), [Midtown High School](#)
- [VHMPA](#) - Virginia Highland Morningside Parent Association
- [NextDoor](#) - Neighborhood List Serve (not affiliated with MLPA)



[Join MLPA or Renew Membership](#)

This is your newsletter. Please send questions, ideas and photos to communications@mlpa.org.

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