



# MORNINGSIDE LENOX PARK ASSOCIATION

## Special Board Meeting Minutes – Amsterdam Walk

April 24, 2024

Board members present: *(asterisk indicates not present)*

President – Donald Campbell  
Vice President – Rob Schuler\*  
Secretary – Brandon Dhande  
Treasurer – Marc Tammes\*  
Membership – Kristen Pollack  
Security – Phyllis Wingo  
Parks – Micah Coleman  
Marketing – Eric Lewis\*

Technology – Grant Davies\*  
Events – Ryan Murphy\*  
Zoning – Rebekah Falkler\*  
Legal – Josh Kirschner\*  
Communications – Marla Johnson  
Licensing – Ashley Milam  
Public Affairs - Michael Parkerson  
Business Liaison – Nick Vachon\*

### **Special Guests:**

Aaron Fortner  
Camille Richardson  
Lee Pollock  
Jessica Hill  
Mike Green  
Darcy Simasek

### **Call to Order and Welcome**

Don Campbell called the meeting to order and recognized Camille Richardson for discussion topics. Goal is to have conversation as a Board with Aaron and answer questions. Vote will take place on May 13 during next regularly scheduled Board meeting.

### **Intro By Aaron Fortner to Portman Discussion:**

- We have the benefit of the same discussion with the Virginia Highland Board recently.
- Several things we've asked for that have received positive responses.
- Two very significant issues (1) height of buildings and (2) Portman's proposed Plan B scenario, if City does not allow Evelyn Street connection to their property.
- For a detailed summary: reference the summary provided by Camille's email to Board members.
- We've asked for a more detailed site plan; agreed to and Portman will provide.
- We've asked for more information about agreement with ABI and how that will impact affordability. Portman will provide details about agreement that are pertinent to what we want to know.



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- Portman asked for flexibility in how they locate the affordable units. ABI has negotiated this to change some distribution of buildings where units are located.
- For construction, we've asked for staging and construction traffic to avoid Amsterdam, parking in front of homes with dump trucks. Portman is amenable and will work to make Evelyn as main entrance.
- Portman added to provide biweekly construction update for neighbors.
- Regarding Parking: understanding the parking requirements of the project is complex. Different zoning districts have different requirement and calculations.
- We have communicated to Portman that we want to be aggressive in lowering the parking, within the limits available under zoning.
- Most of parking is below grade. Parking decks will be wrapped.
- Request for more open spaces that are available to public. Portman will explain how calculation is made.
- Discussion about building heights. Reducing the height might change the footprint, which is not ideal for various reasons. For example, Ponce City Market is 50 feet taller than proposal for Amsterdam Walk. Building is 400 feet away from single family homes.
- Access Discussion: Evelyn Street is not public, it is under an agreement with Atlanta Watershed, Piedmont Park Conservancy, and the Botanical Gardens. All parties are open to changing access rules. There are also Watershed Bonds attached to the road, with the need to make changes to those requirements. Requires a City Board vote. Not having access to Evelyn Street creates complications. There are no requirements to have access to Evelyn. Portman has tried to provide for a reduced development scope that could be implemented if Evelyn is not provided. The current proposal has softer residential densities, compared to C1 which is more of a commercial density with higher building heights. Residential would stay the same and nonresidential would go down, if Evelyn is not accessible.
- Mike: we are flexible here, we want you to feel like you are being considerate to your neighbors.

## **Separate Board-Only Discussion**

- Don's perspective is the positions taken by Portman are not helping with neighbors concerned about the project. Portman are making concessions but not important ones.
- Brandon: before the meeting, the concessions seemed reasonable, but agree they are not major. But the Evelyn Street problem is very concerning.
- Kristen: Perhaps we vote no if Evelyn is not decided prior to the MLPA vote.
- Long discussion about whether we vote "No" because access to Evelyn Street is uncertain. The remaining concessions are irrelevant at that point.
- Board members expressed their views on the vote and Evelyn Street.



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- Aaron is going to convey our sense to Portman.

**Concluding notes:**

- Don and Camille thanked the meeting attendees and concluded the meeting.

**ADJOURN**