



www.atlantadna.org
downtownatl@hotmail.com

ADNA MEMBERSHIP

The strength of the Atlanta Downtown Neighborhood Association relies on participation by the community members it serves; therefore, we strive to increase membership. Are you a member of the ADNA? Yes, no, not sure? Watch for 2006 membership data to be posted on the website soon.

What is the process for becoming a member? It's very simple. Attend three or more ADNA monthly community meetings during the calendar year. Complete the sign in sheet each time so the membership team has a record of your attendance. That's it! Welcome aboard if this is your third meeting in 2006. If you are a carry-over member from 2005, we thank you for your participation. To maintain your membership in 2006 you should also attend at least three monthly meetings and complete the sign in sheets.

Attendance

January = 74
February = 53

Membership

2005 returning members = 63
2006 attended 2 meetings = 24



ADNA Monthly Newsletter

MINUTES FROM LAST MEETING

Submitted by Whitney Rusert

Feb. 14 ADNA Community Meeting
Healey Building Rotunda
6:30-8:00pm

Fifty-three ADNA members and guests attending the regular February ADNA meeting enjoyed champagne, chocolate (courtesy of The Mark) and fresh fruit in a special Valentine's Day event.

Randall Roberts from Empire Distributors spoke about the history of champagne from the origins in the Champagne region of France to its use in present day celebrations.

Heather Alhadeff from Central Atlanta Progress made a presentation introducing FlexCar, an hourly membership club for commuter car rental. FlexCar and other hourly rental car clubs are already popular in several large U.S. cities and in Europe, and are an economical and environmentally friendly alternative to owning or leasing a private vehicle. Hourly rental includes gas, insurance, maintenance and parking charges. After reserving a vehicle online, members have access to conveniently located cars with an electronic keycard.

This intriguing program is currently under study by Central Atlanta Progress. More information can be obtained by contacting heather@centralatlantaprogress.org.

Downtown residents were also invited to participate in a focus group as part of a study by the Downtown Transportation Management Association and the Center for Transportation and the Environment. This event took place on Feb. 23 at Sidebar from 5:00-7:00pm and included ½ price drinks, free food and door prizes - always a winning

combination! Residents completed questionnaires for a study about how they traveled to work and play. For more information contact gaula@urbantrans.com

BIG NEWS!

The Atlanta Downtown Festival & Tour
May 20th and 21st

Tour Tix on sale April 1st!

\$15 in advance
\$20 at the door

Call the Theatrical Outfit Box Office to get your tickets now (678)528-1500 or at TIX.com

. FESTIVAL FOCUS ON ARTS - BIGGER & BETTER

ATLANTA DOWNTOWN FESTIVAL RETURNS MAY 19 & 20 WITH JURIED VISUAL ARTS MARKETS, MORE MUSIC & FAMILY FUN

ATLANTA- The Atlanta Downtown Neighborhood Association (ADNA) will again present the annual Atlanta Downtown Festival and Tour, a showcase of downtown life, on May 20 and 21, 2006 in the Fairlie Poplar and Centennial Park districts of downtown Atlanta. The Association produces the arts festival and tour of downtown dwellings annually, after having launched the Festival in 2002 and taken responsibility for the tour started by Central Atlanta Progress in the mid 90's. This year's Festival takes a substantial step forward by initiating a juried artist market aimed at drawing some of the finest visual artists and crafts people in the Southeast. Market participation will be determined by a team of judges to ensure the quality of the offerings available to the public during the festival

weekend. Cash prizes will be awarded in a number of categories.

The Downtown Festival and Tour is a resident led event held on Walton, Broad and Poplar Streets in the heart of Fairlie Poplar and includes the artist's market, live music on two stages, a children's activity area, as well as the well-established tour of downtown homes . For eight years, CAP hosted one of the region's most popular home tours, The Downtown Tour of Lofts and Lifestyles. In 2002 the Atlanta Downtown Neighborhood Association launched a festival on the streets of the historic Fairlie Poplar district on the same weekend as the loft tour. In 2004, the two organizations came together to produce the combined event, and in 2005, Central Atlanta Progress turned over the reins of the event to the neighborhood association.

This year's tour will feature 15 to 20 lofts, condos and other unique living spaces on a walking tour in and around Fairlie Poplar and Centennial Olympic Park. The festival site in the heart of the district will include live entertainment on two stages beginning at noon each day, an artist market with more than 100 booths, a beer garden and other activities designed to showcase the vibrancy of downtown living. Some of the Southeast's finest visual artists will display their work at the Artists' Market. The children's area will let young artists create their own masterpieces and enjoy a series of artist-led hands-on activities and storytelling.

Applications for artists, vendors and entertainers wishing to participate in the festival are available at the ADNA website www.atlantadna.org.

Sponsors for the Festival include ING, AMC America's Mart, The Georgia Council for the Arts, Sweetwater Brewing Co., Yellowbee, Novare.

For more information or the latest updates, log onto www.atlantadowntown.com

SPOTLIGHT ON DOWNTOWN BUSINESSES

By Whitney Rusert

In a new ADNA newsletter feature, we will spotlight downtown locally-owned businesses. This month's subject is Les Fleur de Lis Café, located in the Healey Building, with an entrance on Walton Street. After opening in November 2004, this intimate (39 inside seating, 28 outside in the Healey rotunda) dining space has achieved the look and feel of France in our very own neighborhood!

Lenny Robinson, chef and co-owner (with Roger Carr,) and formerly of Mosaic and Anise restaurants, serves lunch on Monday through Friday from 11:30-3:00pm with items ranging from Garlic Prawns with Polenta (\$9) to Pumpkin Ravioli (\$8).

Three course dinners are served evenings from 6-9pm on Tuesday through Thursday and 6-11pm on Friday. Saturday night service is in the near future. Appetizers range from \$4 to \$12 and include Baked Brie, Pate du Jour, and Mussels Marinere. Entrees include Skate Wing with candied fennel, cured olives and tangerine consommé (\$18) and Pork Tenderloin with chestnut risotto and cherry jus (\$19). This fine repast concludes with desserts like Chocolate Souffle (\$7) and Pear Tarte (\$6).

Beer and wine are available by the glass and bottle, with an emphasis on French wines and Belgian beers, as well as specialty martinis, aperitifs, and champagne. Future plans include end of the week drink specials on Thursdays and Fridays.

When we interviewed Chef Robinson, he was preparing for one of his twice-monthly (Wednesday) Tastings, a fixed price multi-course feast spotlighting wines or beers and the foods that complement them. Or visa versa. This week's fare included Quail with Truffled Potato Salad, Short Ribs with Apple glaze, Pan Roasted Halibut with Orange glaze and Walnuts and Pork with Beans in a Castelain recipe. All courses that

evening were served with Continental Beers.

For those lazy weekend mornings, Brunch is served on Sundays from 11-4pm and include Formosas, dark and rich French coffee, Steak and Eggs, Crepes, Frittatas and my personal favorite, Crab Cakes served with poached eggs and lemon Hollandaise sauce. Mmmm...

A warning: service is leisurely, but it is my opinion that a good meal should not be a preamble but a destination. Also, Spanish guitar will soon fill the air in the Healey as Les Fleur de Lis plans live entertainment soon.

The restaurant is also available for custom catering and special events.

Reservations are not required but advised: 404-230-9151

HEADING TO THE CITY

By Sharron Reeves

When I decided to leave the suburbs and relocate to downtown Atlanta I chose the Centennial Hill area. Excitedly I shared details with all my family and friends. My new condo in Museum Tower was bounded by Baker and Simpson; street names I discovered are familiar to my 83 year old Aunt Sara. She now lives in Shepherdstown, West Virginia but grew up in south Fulton County and remembers Atlanta well.

Aunt Sara has lived an adventurous life, one that led her to New Orleans, government service in Washington, DC and Honduras, and a second career as a business woman in metro DC. She is a quilter, a voracious reader, and a published author of knitting books and family genealogy. Best of all she is a wonderful story teller! I asked Aunt Sara to reflect on her adventures as the country girl from "Goodes" near Palmetto, Georgia moving to an apartment in the big city.

No I-285 in the 1930's so this doesn't qualify as an OTP-to-ITP relocation but was still a major move for a young woman.

**Theatrical Outfit at Balzer
Theater presents**

**The Immigrant by Mark
Harelik**

March 15-April 8

A touching story, based on the playwright's grandparents, who as a young couple fled the pogroms of Czarist Russia in 1909, and ended up in the tiny Baptist community of Hamilton, Texas. It's a tale of parents and children, newcomers and natives, Christians and Jews, and the realization of the dreams that bind us together.

*Theatrical Outfit is offering all ADNA supporters and residents **two tickets for the price of one** on two dates: Friday, March 24, 7:30 pm (regular price \$37.80 each) and Saturday, March 25, 2:30 pm (regular price \$28.08 each). Call the box office @ 678-528-1500 and mention the ADNA special offer.*

**ATLANTA DOWNTOWN CONDO
MARKET**

From the Wall Street Journal - submitted by Chris Ciovacco

IN A SNAPSHOT: To drive up sales and per-square-foot prices, developers have shrunk condo units 12%.

The condo market in Atlanta's core "intown" areas -- Downtown, Midtown and Buckhead -- took off after the city hosted the Summer Olympics in 1996, and sales have continued at a record pace. Last year, 4,089 condos were sold in the area, a 34% jump according to data tracker Smart Numbers, which gathers data from a multiple-listing service and property deeds. The median price per square foot for new construction also rose 10% to \$247 after dropping 2% in 2004.

Still, median sales prices for intown condos fell 1% last year because of a burst of new, cheap units. To drive sales, developers have reduced condo-unit sizes. According to Smart Numbers, median condo size dropped 12% to 972 square feet from 2004 to 2005. Developers also have

Also, I haven't been to Miami in twenty-five years, but I still remember.

**Please join noted Hawaii
filmmaker**

EDGY LEE

**for the Atlanta premiere of
her new film**

"THE HAWAIIANS-

REFLECTING SPIRIT"

Thursday, March 16 at 7
p.m. Rialto Center for the
Performing Arts

80 Forsyth Street NW

Atlanta, GA 30303

Parking available in the Equitable
deck on Fairlie St.

www.rialtocenter.org/directions

Please R.S.V.P. your attendance
in advance to Nedielyn Bueno

by phone (toll free) at 1-877-909-
3222 ext. 114 or by e-mail to

Nedielyn@TheLimtiacoCompany.com

This evening is brought to you by

the Office of Hawaiian Affairs

and FilmWorks Pacific.

The Hawaiians - Reflecting Spirit is a film that offers important cultural insights into who the Hawaiians are as a people, their origins, historical challenges and current social conditions. Most importantly, the film points to the revival of spirit of a native people whose identity is intrinsically tied to their Hawaiian homeland.

"Our hope in making this film is to bring deeper awareness of the great and beautiful Hawaiian culture to a national public whose image of Native Hawaiians has so often been shaped by Hollywood stereotypes."

Filmmaker, Edgy Lee

Atlanta is the first stop on a six city screening tour that includes Chicago, Las Vegas, Nashville, New York, and Phoenix.

Her thoughts follow....

REMEMBERING---

Sara W. Brooks

February 9, 2006

Long, long ago, well it was before World War II, I lived in Atlanta. I shared an apartment with two other girls. One slept on the living room sofa, one slept on a pallet, which fit under the dining table when it wasn't in use, and lucky me, I slept in the bedroom! I paid an extra 2 dollars a month for the privilege! One girl was a waitress, the other changed jobs often. I worked nights at Western Union and went to school at the University of Georgia Extension on Luckie Street.

I had small feet, and Chandler's Shoe Store samples came in size 4! My size! Their new models came out in January and were shown in Miami. That fit in with my school break at UGExt, and I could get a week off from Western Union. I knew the manager of the Atlanta store so I got the job!

Chandler's paid my round trip train fare and hotel bill, and paid me \$5.00 a day for modeling their shoes. That was a lot of money in those days. I did have to share a room with two older girls who liked to do the night life, and always came in after a drink or two with the giggles, which woke me. But for five nights I could stand it! Also, I could buy any pair of shoes that I modeled for one dollar! In those days I loved high heeled shoes!

I went two or three times and loved seeing Miami! The weather wasn't always great. It rained at least one time when I was there but who cared! I was in Miami!

Once on the train on the way home I went to sleep. I was awakened by a large woman trying to pull the bag with my new shoes from under my seat. I sprang up and grabbed it and said, "They wouldn't fit you!" She insisted that they were falling and she caught the bag for me.

The years have passed. I don't have pretty legs any more, and I definitely don't wear spike heels.

begun to offer incentives. At Paces 325, a high-rise in Buckhead that was completed in mid-2004, the developer recently began offering to pay homeowners-association dues (\$270 to \$450 a month) for new buyers for a year. Why? Half of the building's 206 units, priced from the \$190,000s to \$400,000s, are unsold. The incentive "comes and goes as needed," says Jennifer Rust, the sales manager.

Sellers of existing condos are also coming up with inducements. Lenaya Miller, a real-estate agent who sold her six-year-old condo near Midtown in October for \$164,000, says she paid the buyer's first year of homeowners-association fees (\$5,000) and the closing costs (\$4,900). "To be competitive, I gave them everything but the shirt off my back," she says

MEET THE ADNA BOARD

Chris Ciovacco – VP of Public Policy

I moved my personal money management business, Ciovacco Capital Management, LLC, to Museum Tower in 2003. Downtown's central location and excellent amenities at Museum Tower, including an impressive class A conference room, were attractive to assist in the continued growth my firm. My wife, Kathy, and I were also attracted to the proximity of Centennial Park and the numerous entertainment and cultural options located in the area. The ability to walk to Georgia Tech and Thrashers games was an added bonus to relocating downtown.

My interest in Public Policy for the ADNA is primarily motivated by what I see as a need for our neighborhood to become better connected to local business and government leaders. The ADNA finds itself at an important and opportunistic crossroads where increasing both our visibility and membership base continue to be of paramount importance. As a neighborhood organization, we can only hope to influence local leaders who ultimately make important decisions that affect

both the residential and business environment downtown. Leaders will listen to a large group of prospective voters who are organized and conduct themselves in a professional manner while becoming involved in the future of our community.

My vision for the ADNA is for our membership base to grow exponentially over the next few years as numerous new residential properties are developed. With an ever expanding membership and an organized and professional approach to local issues, the ADNA can build strong partnerships with local leaders, which will enable the organization to positively influence local policy decisions. I look forward to working with all of you in the years to come to create a vibrant and enjoyable place to live and work. There has never been a more important and opportunistic time to become involved with the ADNA. I invite all of you to contribute your time and talents as we work together to improve the place we call home.

NEIGHBORHOOD BYTES

By Camille Smith

I drove by the site of the now demolished Palamont Motor Lodge, at the corner of Piedmont and Auburn Avenues. The sign posted on the fenced enclosure promised to "reclaim the spirit" of Sweet Auburn Avenue, spearheaded by a Partnership between The Integral Group and Big Bethel AME Church. This major redevelopment effort, called Renaissance Walk at Sweet Auburn, includes plans for condominiums, retail space, restaurants, and more. Although the Palamont Motor Lodge is gone, it once was, according to the Atlanta Daily World (1-08-88), the oldest Black owned and operated hotel in Atlanta. The Palamont, formerly known as the Bellview Hotel, was established in 1963 by Mr. O.T. Bell, once one of Atlanta's prominent Black entrepreneurs. It is unclear as to when the name changed. Built during an era of segregation, there were few options for Blacks seeking accommodations. Auburn Avenue, once referred to

as "The richest Negro street in the world", was then Atlanta's "haven for Black commerce".

The Palamont sat vacant for 20 years before being sold in 2003 to Big Bethel AME Church. It had fallen to such a state of neglect over the years, that the decision to restore or tear down became painfully clear. This was not without some controversy, however. According to the AJC news archives (2-26-88), the former Fulton County Commission Chairman Michael Lomax was "threatened" with a recall petition during that period. This was due, in part, to his efforts to acquire the land to build the Auburn Avenue Research Library on the site of the Palamont Motor Lodge. Mr. Lomax ran afoul of the Bell Family when it was "suggested" that the Palamont had no historical significance due to its crime-ridden history and dilapidated state. His revitalization efforts also ran into opposition from the Sweet Auburn Merchants Association, which questioned the County's manner of land acquisition. Ultimately, a decision was made in favor of the Library's current location.

Let us hope that this time the "spirit" is truly reclaimed and the once vibrant Sweet Auburn Avenue is "sweet" once again.

PRESIDENT'S CORNER

One challenge that the 2006 ADNA Board has set for itself is to gain experience as an advocate for Big Picture issues that matter to Downtown residents and small businesses. Where we shop for groceries is one of the biggest of the Big Picture issues. To jump start the recruitment of a quality grocer to Downtown, the Board has decided to devote the Tues May 9 Community Meeting to this topic. Representatives from Whole Foods, Fresh Market, Publix, and Kroger are being invited to attend and get to know the neighborhood. Our neighbors from the Castleberry Hill and Marietta Street Artery associations will join us as well. Complete plans for the evening will be announced at April's meeting. Please plan to join us for this important meeting.

Jay Tribby