



**ALL
SAINTS'**
EPISCOPAL + ATLANTA

Discerning Our Future Together: The Future of Our Block All Saints' Episcopal Church, Atlanta

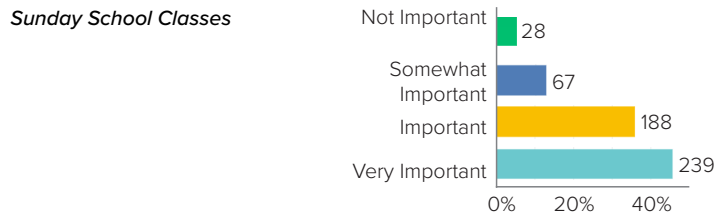
Appendix A.1

Survey Data Breakdown



Survey:

Please rate the significance that the Future of Our Block planning considers the following areas for our children and youth:



Rate the significance of Sunday School Classes:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	26	9	3	0	42	83%
71-80	52	39	13	4	117	78%
61-70	52	47	15	12	137	72%
51-60	43	42	17	6	112	76%
41-50	32	27	8	2	69	86%
31-40	19	12	6	2	39	79%
23-30	2	9	1	1	13	85%
18-22	2	0	1	0	4	50%
10-17	9	3	3	0	16	75%
Under 10	2	0	0	1	3	67%
Grand Total	213	179	64	28	552	71%

Rate the significance of Sunday School Classes:

Results only accounting for those that have children (including parents of children out of high school):

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total
61-70	1	2	0	0	3
51-60	14	12	6	1	34
41-50	24	23	7	2	56
31-40	14	8	3	1	26
Grand Total	53	45	16	4	119

Rate the significance of Sunday School Classes:

Results only accounting for those that have children (excluding parents of children out of high school):

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total
81+	19	7	2	0	32
71-80	40	37	14	11	110
61-70	36	29	17	6	90
51-60	39	23	9	3	82
41-50	24	23	7	2	52
31-40	14	8	3	1	26
Grand Total	172	127	52	23	396

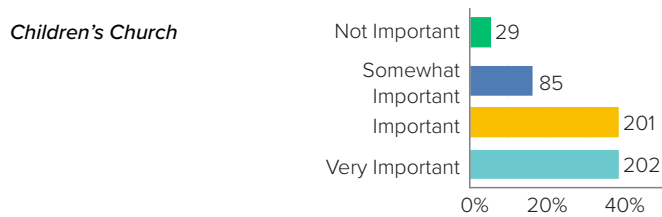
Rate the significance of Sunday School Classes:

Results only accounting youth and children:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total
18-22	2	0	1	0	4
10-17	9	3	3	0	16
Under 10	2	0	0	1	3
Grand Total	13	3	4	1	23

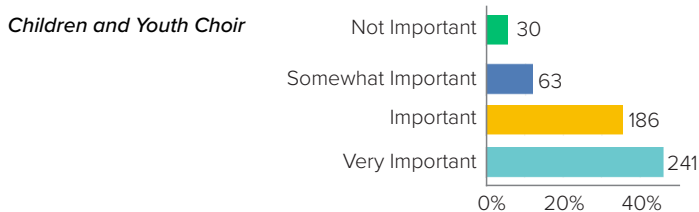
Survey:

Please rate the significance that the Future of Our Block planning considers the following areas for our children and youth (Continued):



Rate the significance of **Children's Church**:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	15	16	5	-	42	74%
71-80	39	52	24	10	137	66%
61-70	43	42	15	6	117	73%
51-60	44	40	18	6	112	75%
41-50	30	28	8	3	69	84%
31-40	21	10	6	2	39	79%
23-30	1	5	5	2	13	46%
18-22	2	1	-	-	4	75%
10-17	6	6	3	-	16	75%
Under 10	1	1	1	-	3	67%
Grand Total	202	201	85	29	552	73%



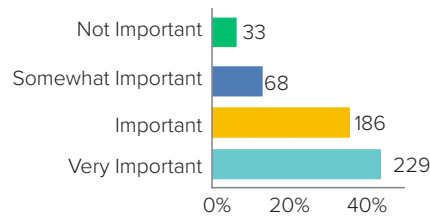
Rate the significance of **Children + Youth Choir**:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	25	10	2	-	42	83%
71-80	48	50	18	8	137	72%
61-70	46	43	15	5	117	76%
51-60	53	32	14	9	112	76%
41-50	34	26	6	3	69	87%
31-40	17	13	6	3	39	77%
23-30	1	10	1	1	13	85%
18-22	3	-	-	-	4	75%
10-17	12	1	1	1	16	81%
Under 10	2	1	-	-	3	100%
Grand Total	241	186	63	30	552	77%

Survey:

Please rate the significance that the Future of Our Block planning considers the following areas for our children and youth (Continued):

**Youth Group,
Sunday Night Live,
Attic Invasion**



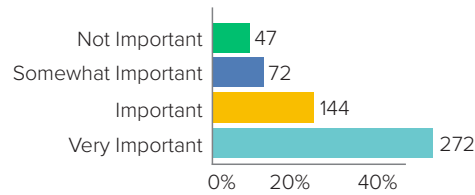
Rate the significance of Youth Group, Sunday Night Live, Attic Invasion:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	22	12	4	-	42	81%
71-80	49	43	22	11	137	67%
61-70	50	37	14	6	117	74%
51-60	47	37	13	8	112	75%
41-50	32	28	6	3	69	87%
31-40	18	13	5	2	39	79%
23-30	2	7	3	1	13	69%
18-22	2	1	-	-	4	75%
10-17	7	6	1	1	16	81%
Under 10	-	2	-	1	3	67%
Grand Total	229	186	68	33	552	75%

Survey:

Please rate the significance that the Future of Our Block planning considers the following areas of our worship and music life:

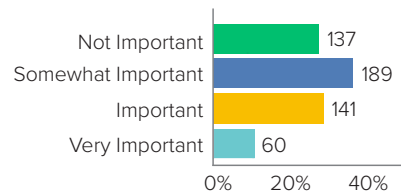
Traditional Worship



Rate the significance of traditional worship:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	25	6	8	1	42	74%
71-80	66	33	9	3	117	85%
61-70	67	34	14	17	137	74%
51-60	54	30	16	10	112	75%
41-50	32	15	12	10	69	68%
31-40	15	13	7	4	39	72%
23-30	8	2	2	1	13	77%
18-22	2	1	-	-	4	75%
10-17	2	8	4	1	16	63%
Under 10	1	2	-	-	3	100%
Grand Total	272	144	72	47	552	75%

New forms of worship



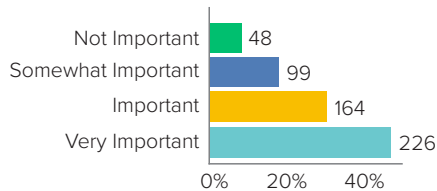
Rate the significance of new forms of worship:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	3	11	10	16	42	33%
71-80	9	28	37	35	117	32%
61-70	11	36	51	32	137	34%
51-60	12	30	35	30	112	38%
41-50	13	18	31	7	69	45%
31-40	6	9	13	10	39	38%
23-30	2	3	3	5	13	38%
18-22	1	-	1	1	4	25%
10-17	3	5	7	-	16	50%
Under 10	-	1	1	1	3	33%
Grand Total	60	141	189	137	552	36%

Survey:

Please rate the significance that the Future of Our Block planning considers the following areas of our worship and music life (Continued):

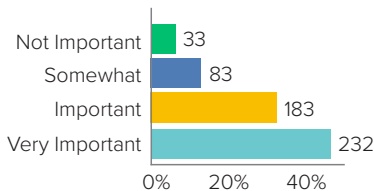
Adult Choir



Rate the significance of adult choir:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	25	10	5	1	42	83%
71-80	64	30	15	4	117	80%
61-70	53	41	26	12	137	69%
51-60	45	29	20	15	112	66%
41-50	15	25	19	10	69	58%
31-40	11	14	11	3	39	64%
23-30	5	5	2	1	13	77%
18-22	3	-	-	-	4	75%
10-17	5	8	-	2	16	81%
Under 10	-	2	1	-	3	67%
Grand Total	226	164	99	48	552	71%

Children and Youth

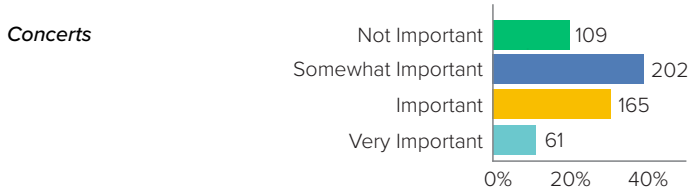


Rate the significance of children and youth music:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	23	12	5	1	42	83%
71-80	44	55	23	8	117	72%
61-70	49	37	20	3	137	74%
51-60	54	34	13	8	112	79%
41-50	27	23	13	6	69	72%
31-40	17	11	6	5	39	72%
23-30	2	7	3	1	13	69%
18-22	3	-	-	-	4	75%
10-17	10	4	-	1	16	88%
Under 10	3	-	-	-	3	100%
Grand Total	232	183	83	33	552	75%

Survey:

Please rate the significance that the Future of Our Block planning considers the following areas of our worship and music life (Continued):

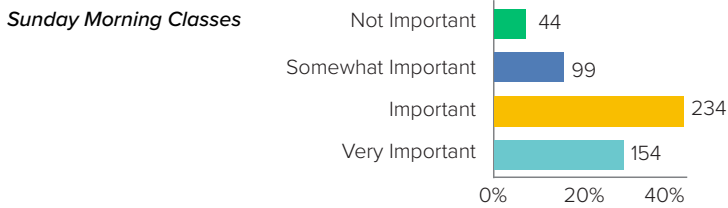


Rate the significance of concerts:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	8	13	13	7	42	50%
71-80	7	46	48	29	117	39%
61-70	16	39	43	16	137	47%
51-60	13	34	39	24	112	42%
41-50	7	12	28	22	69	28%
31-40	4	8	19	8	39	31%
23-30	2	3	6	2	13	38%
18-22	2	1	-	-	4	75%
10-17	2	7	5	1	16	56%
Under 10	-	2	1	-	3	67%
Grand Total	61	165	202	109	552	41%

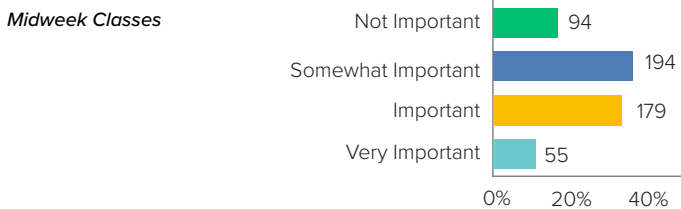
Survey:

Please rate the significance that the Future of Our Block planning considers the following areas of our adult education and formation:



Rate the significance of **Sunday morning classes**:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	21	17	-	1	42	90%
71-80	39	54	24	14	137	68%
61-70	41	46	19	8	117	74%
51-60	25	52	22	10	112	69%
41-50	17	29	16	7	69	67%
31-40	4	20	11	3	39	62%
23-30	1	9	2	1	13	77%
18-22	1	2	-	-	4	75%
10-17	5	4	5	-	16	56%
Under 10	-	1	-	-	3	33%
Grand Total	154	234	99	44	552	70%

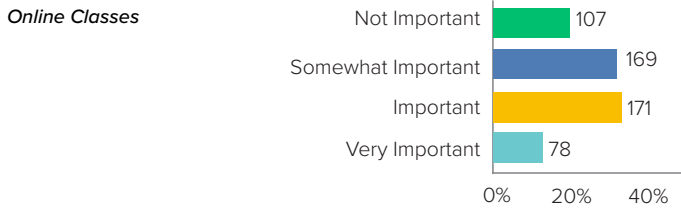


Rate the significance of **Midweek classes**:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	4	14	17	4	42	43%
71-80	12	49	47	18	137	45%
61-70	12	40	36	23	117	44%
51-60	8	37	43	20	112	40%
41-50	11	13	28	17	69	35%
31-40	3	12	15	8	39	38%
23-30	-	5	5	3	13	38%
18-22	1	2	-	-	4	75%
10-17	4	7	2	1	16	69%
Under 10	-	-	1	-	3	0%
Grand Total	55	179	194	94	552	42%

Survey:

Please rate the significance that the Future of Our Block planning considers the following areas of our adult education and formation (Continued):



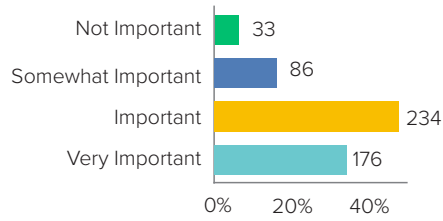
Rate the significance of **Online classes**:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	9	16	12	2	42	60%
71-80	23	38	40	28	137	45%
61-70	17	41	32	21	117	50%
51-60	10	38	34	26	112	43%
41-50	11	16	29	13	69	39%
31-40	4	12	13	9	39	41%
23-30	1	3	5	4	13	31%
18-22	1	1	-	1	4	50%
10-17	1	6	4	3	16	44%
Under 10	1	-	-	-	3	33%
Grand Total	78	171	169	107	552	45%

Survey:

Please rate the significance that the Future of Our Block planning considers the following areas of our parish life:

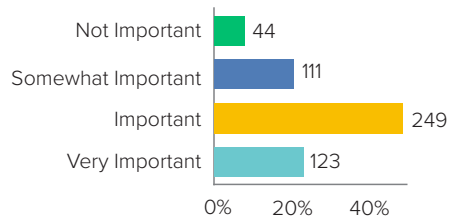
Major church events



Rate the significance of Major church events:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	13	17	5	2	42	71%
71-80	32	60	28	9	137	67%
61-70	37	48	20	7	117	73%
51-60	40	47	17	6	112	78%
41-50	29	26	8	6	69	80%
31-40	12	19	7	1	39	79%
23-30	1	10	-	2	13	85%
18-22	2	1	-	-	4	75%
10-17	9	5	-	-	16	88%
Under 10	-	1	1	-	3	33%
Grand Total	175	234	86	33	552	74%

Small Groups



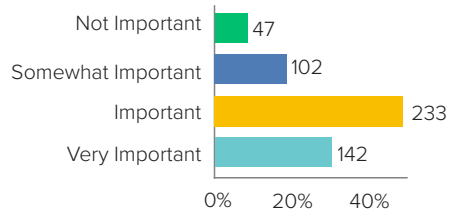
Rate the significance of small groups:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	12	18	6	3	42	71%
71-80	28	57	31	14	137	62%
61-70	33	52	19	7	117	73%
51-60	24	46	29	8	112	63%
41-50	13	35	11	10	69	70%
31-40	6	22	10	1	39	72%
23-30	2	10	-	1	13	92%
18-22	1	2	-	-	4	75%
10-17	3	6	5	-	16	56%
Under 10	1	1	-	-	3	67%
Grand Total	123	249	111	44	552	67%

Survey:

Please rate the significance that the Future of Our Block planning considers the following areas of our parish life (Continued):

Affinity Groups

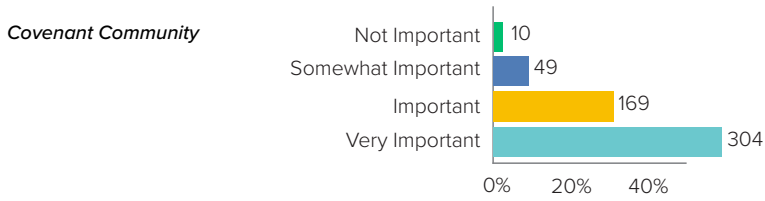


Rate the significance of Affinity groups:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	16	20	2	1	42	86%
71-80	32	54	25	17	137	63%
61-70	34	48	22	7	117	70%
51-60	28	40	26	13	112	61%
41-50	14	34	14	7	69	70%
31-40	10	20	8	1	39	77%
23-30	2	8	2	1	13	77%
18-22	2	1	-	-	4	75%
10-17	4	7	3	-	16	69%
Under 10	-	1	-	-	3	33%
Grand Total	142	233	102	47	552	68%

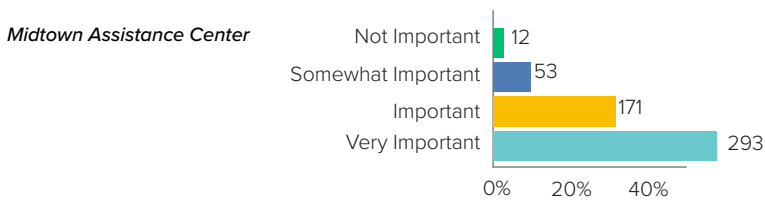
Survey:

Please rate the significance that the Future of Our Block planning considers the following areas of service ministries:



Rate the significance of **Covenant Community**:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	25	11	3	-	42	86%
71-80	75	34	19	4	117	80%
61-70	67	36	7	3	137	88%
51-60	65	37	7	2	112	91%
41-50	38	23	5	1	69	88%
31-40	16	16	5	-	39	82%
23-30	8	3	2	-	13	85%
18-22	3	-	-	-	4	75%
10-17	6	8	1	-	16	88%
Under 10	1	1	-	-	3	67%
Grand Total	304	169	49	10	552	86%



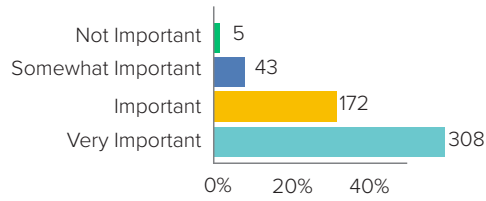
Rate the significance of **Midtown Assistance Center**:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	24	12	2	1	42	86%
71-80	68	44	14	6	117	82%
61-70	60	37	15	2	137	83%
51-60	66	34	7	2	112	89%
41-50	38	21	5	1	69	86%
31-40	18	13	6	-	39	79%
23-30	9	3	1	-	13	92%
18-22	1	2	-	-	4	75%
10-17	7	5	3	-	16	75%
Under 10	2	-	-	-	3	67%
Grand Total	293	171	53	12	552	84%

Survey:

Please rate the significance that the Future of Our Block planning considers the following areas of service ministries (Continued):

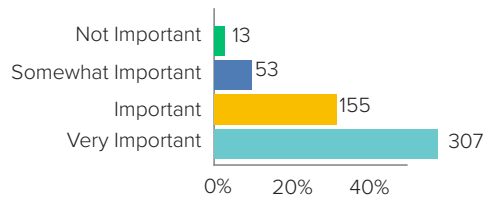
Threads



Rate the significance of Threads:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	24	9	4	-	42	79%
71-80	72	45	12	2	127	85%
61-70	71	34	6	2	117	90%
51-60	71	33	7	-	112	93%
41-50	32	30	4	1	69	90%
31-40	17	13	7	-	39	77%
23-30	7	6	-	-	13	100%
18-22	2	1	-	-	4	75%
10-17	10	1	3	-	16	69%
Under 10	2	-	-	-	3	67%
Grand Total	308	172	43	5	552	87%

Refugee Ministries

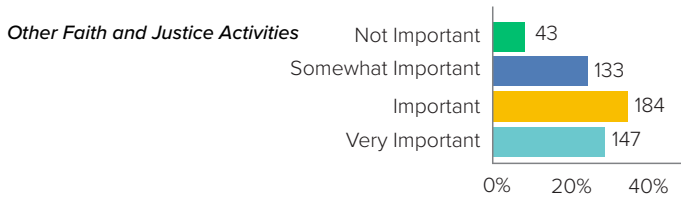


Rate the significance of Refugee Ministries:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	21	13	3	1	42	81%
71-80	71	43	12	4	117	83%
61-70	68	29	13	2	137	83%
51-60	68	27	13	2	112	85%
41-50	36	22	5	4	69	84%
31-40	19	13	6	-	39	82%
23-30	8	4	1	-	13	92%
18-22	3	-	-	-	4	75%
10-17	11	4	-	-	16	94%
Under 10	2	-	-	-	3	67%
Grand Total	307	155	53	13	552	84%

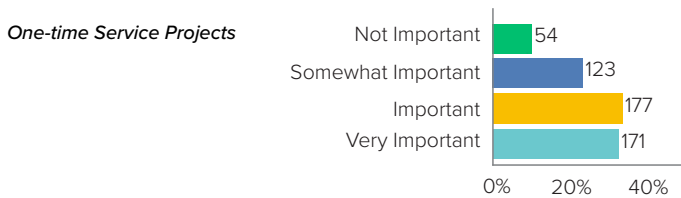
Survey:

Please rate the significance that the Future of Our Block planning considers the following areas of service ministries (Continued):



Rate the significance of **Other Faith and Justice activities**:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	13	15	7	2	42	67%
71-80	33	36	43	14	117	50%
61-70	27	42	30	8	137	59%
51-60	28	42	25	10	112	63%
41-50	18	25	15	5	69	62%
31-40	13	9	10	4	39	56%
23-30	3	9	1	-	13	92%
18-22	2	1	-	-	4	75%
10-17	8	5	2	-	16	81%
Under 10	2	-	-	-	3	67%
Grand Total	147	184	133	43	552	60%

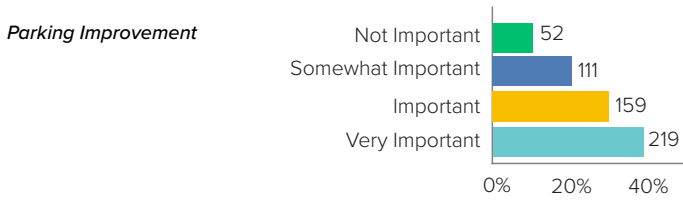


Rate the significance of **One time service projects**:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	13	15	7	2	42	67%
71-80	38	42	34	17	117	58%
61-70	38	42	19	11	137	68%
51-60	31	41	25	13	112	64%
41-50	23	17	20	6	69	58%
31-40	11	10	13	4	39	54%
23-30	5	4	4	-	13	69%
18-22	2	1	-	-	4	75%
10-17	9	4	1	1	16	81%
Under 10	1	1	-	-	3	67%
Grand Total	171	177	54	54	552	63%

Survey:

How important is it to you that parking be improved on the block for church use?

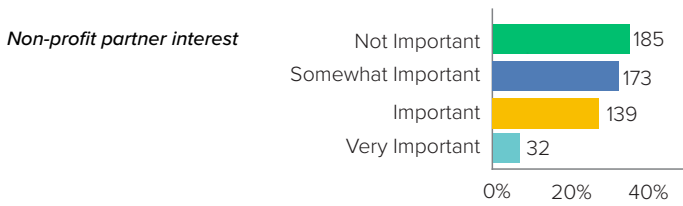


Rate the significance of parking facilities:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	29	4	4	2	42	79%
71-80	48	42	30	15	137	66%
61-70	65	33	15	3	117	84%
51-60	36	42	18	13	112	70%
41-50	25	16	16	11	69	59%
31-40	8	9	16	6	39	44%
23-30	-	5	7	1	13	38%
18-22	2	-	2	-	4	50%
10-17	6	7	2	-	16	81%
Under 10	-	1	1	1	3	33%
Grand Total	219	159	111	52	552	68%

Survey:

How open would you be to a mission-aligned or purpose-driven non-profit partner(s) becoming a long-term part of our block's life?

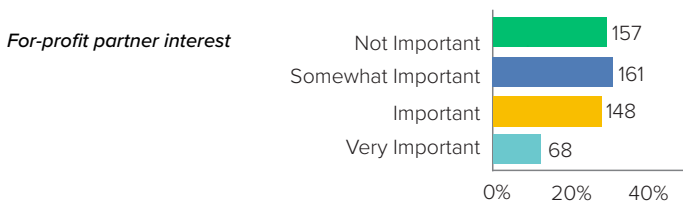


How open would you be to a mission-aligned or purpose-driven non-profit partner(s) becoming a long-term part of our block's life?

What is your age?	Very Open	Open	Somewhat Open	Not Open	Grand Total	% of very open + open
81+	12	10	13	3	42	52%
71-80	41	43	37	11	137	61%
61-70	35	32	32	11	117	57%
51-60	42	41	21	5	112	74%
41-50	31	21	16	1	69	75%
31-40	16	8	13	1	39	62%
23-30	3	7	3	-	13	77%
18-22	1	2	-	-	4	75%
10-17	3	9	3	-	16	75%
Under 10	1	-	1	-	3	33%
Grand Total	185	173	139	32	552	65%

Survey:

How open would you be to a for-profit partner(s) becoming a long-term part of our block's life as a source of income to support the church's ministries?

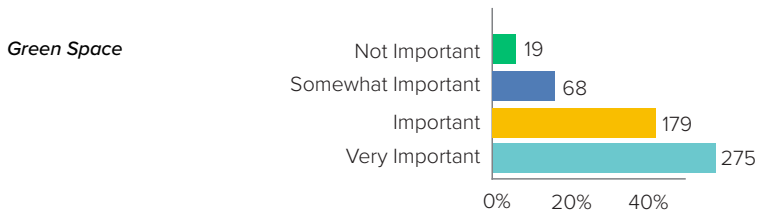


How open would you be to a for-profit partner(s) becoming a long-term part of our block's life as a source of income to support the church's ministries?

Rate the openness to for-profit partners:

What is your age?	Very Open	Open	Somewhat Open	Not Open	Grand Total	% of very open + open
81+	10	15	9	5	42	60%
71-80	44	32	44	13	137	55%
61-70	31	37	28	13	117	58%
51-60	37	33	25	16	112	63%
41-50	24	20	15	10	69	64%
31-40	6	11	17	5	39	44%
23-30	1	4	4	4	13	38%
18-22	1	1	1	1	4	50%
10-17	3	6	5	1	16	56%
Under 10	-	2	-	-	3	67%
Grand Total	157	161	148	68	552	58%

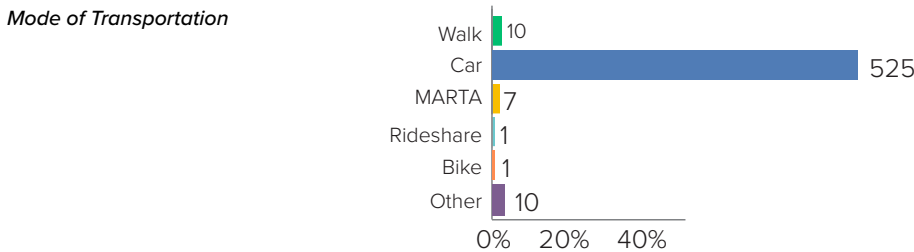
Survey:
How important is green space to you as we envision the whole block?



Rate the significance of improving or expanding green space:

What is your age?	Very Important	Important	Somewhat Important	Not Important	Grand Total	% of very important + important
81+	24	9	4	2	42	79%
71-80	64	47	21	4	137	81%
61-70	63	37	13	3	117	85%
51-60	51	41	14	5	112	82%
41-50	36	20	9	3	69	81%
31-40	21	12	4	2	39	85%
23-30	7	4	2	-	13	85%
18-22	-	3	-	-	4	75%
10-17	7	6	1	-	16	81%
Under 10	2	-	-	-	3	67%
Grand Total	275	179	68	19	552	82%

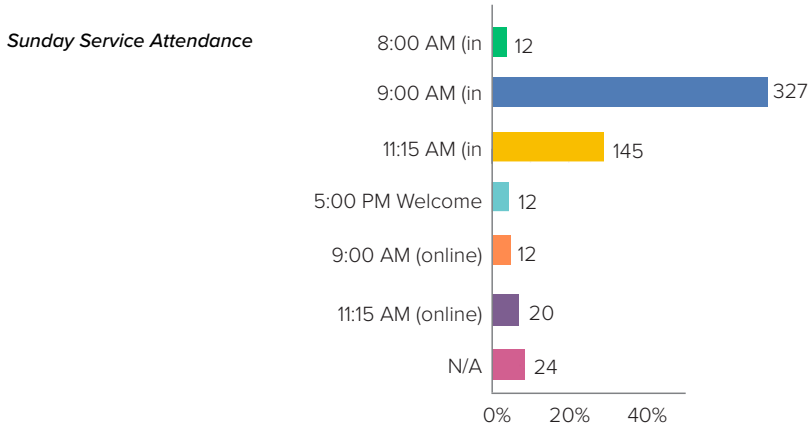
Survey:
What mode of transportation do you use to get to All Saints'?



What mode of transportation do you use to get to All Saints'?

What is your age?	Car	Walk	MARTA	Rideshare	Bike	Other	Grand Total
81+	39	-	-	-	-	3	42
71-10	125	3	3	1	1	4	137
61-70	114	2	1	-	-	-	117
51-60	110	1	-	-	-	1	112
41-50	65	1	1	-	-	2	69
31-40	38	1	-	-	-	-	39
23-30	11	1	1	-	-	-	13
18-22	4	-	-	-	-	-	4
10-17	16	-	-	-	-	-	16
Under 10	3	-	-	-	-	-	3
Grand Total	525	9	6	1	1	10	552

Survey:
Which Sunday Service do you typically attend?



Which Sunday Service do you typically attend?

What is your age?	8:00 AM (In person)	9:00 AM (In person)	11:15 AM (In person)	5:00 PM (Welcome Table Service)	9:00 AM (Online)	11:15 AM (Online)	Grand Total
81+	2	20	9	1	4	4	40
71-80	4	79	38	4	2	6	133
61-70	2	60	37	2	5	6	112
51-60	3	64	29	-	1	4	101
41-50	1	50	15	2	-	-	68
31-40	-	27	9	3	-	-	39
23-30	-	8	5	-	-	-	13
18-22	-	4	-	-	-	-	4
10-17	-	12	3	-	-	-	15
Under 10	-	3	-	-	-	-	3
Grand Total	12	327	145	12	12	20	528



**ALL
SAINTS'**
EPISCOPAL + ATLANTA

Discerning Our Future Together: The Future of Our Block All Saints' Episcopal Church, Atlanta

Appendix A.2

Survey Text Responses



Survey:

Please share what you value most about All Saints' today.

Answered: 486

Skipped: 66

- The worship service
- The people - challenging conversations, spiritual check-ins, encouragement, the reminder of God's love and action within our world. The space - the instant stress relief that I feel when I walk into the sanctuary. The services that we deliver. I volunteer at MAC weekly and the services we provide are invaluable to our community.
- Actions of welcome and commitment to community
- The community and its openness
- The people and the church and chapel themselves. The more I see of other churches, the more I like ours.
- The warmth of welcome, the inclusive attitude and the sense of loving outreach evident in the current composition of the church block.
- The All Saints' community—both clergy and parishioners— continue to provide indispensable encouragement and instruction for my spiritual journey.
- "for the city" ministries; adult education offerings that help people love God with our minds, range of ages, LGBT+ affirming and diversity of family structures
- Jesus on the Front Page and Faithful Locals
- Community, Not there on Sunday because other days are when we truly gather. Sunday everyone is dashing off to the next thing.
- I value the delicate balance between the church's ongoing commitment to being a traditional Episcopalian church with a modern commitment to community and diversity. Our Anglican beliefs and traditions are very important to me; if we don't continue them, who are we? But I love that all are welcome to take part and be included.
- Community
- The opportunity to worship with friends our journey.
- liturgy and worship
- The thoughtfulness of sacred programming, the community, the ministries which the church supports, and the music.
- Openness to exploring difficult social issues together with tolerance and love.
- Lifetime of change including support for parishioners and urban neighbors
- The worship service
- I really appreciate the clergy and their message. I am thankful for the online opportunities and the service choir and music are superb! What little I know about the outreach programs offering support to those in need are also wonderful!
- The community
- It's mission as a downtown church to serve the community in which it resides.
- The fellow members
- Community
- Ms. Kimmell and friends, Ms. Kathy, donuts, all the food, clean bathrooms?
- Community
- Children's ministries - how they include children in the services as equal participants. The wonderful music - high quality, intelligent programming, thoughtful
- I love all of the friendships I have made here
- The community
- Community
- Music
- Programs for children
- Community, children's programming, music
- Consistent outreach and programming
- That you get to make new friends and hang out with family.

- Diversity of congregation + outreach
- The service itself and of course the child care area!
- The Sanctuary
- The wonderful people that make up the congregation.
- How everything is always clean and nice. The workers like Simon are VERY kind. Choir is really fun with Ms. Kimmell. I love the game room!
- Music, Programs, Community
- The community and relationships with parishioners
- 1. The sermons; 2. The clergy--smart, approachable, caring; 3. The lectures and speakers in Ellis Hall
- Community
- The community of caring, genuine, fun-loving, exuberant, and questioning people who are searching to live out Jesus' message.
- Openness to people of many backgrounds
- Actual services (liturgy), music, the sanctuary, the compact campus, welcome to all with the bulletin providing all the direction any visitor would need, the most beautiful celebration of the holiest days of the Christian calendar!
- Our community of All Saints and our outreach commitment to help those in need within the church's midtown neighborhood.
- (1) the worship service, especially the music, (2) the four core ministries, (3) adult formation
- camaraderie and support among parishioners
- traditional episcopal church doing great work in the city

Survey:

Are there ways you believe we should grow our worship and music into the future?
Please share.

Answered: 273

Skipped: 279

- I would like to see more Jazz, Andy's Jazz Collective in the future. Also providing a space, listening space/jam space would be an interesting idea. I have also always wanted to learn to sing. My kids learned through Ms.Kimmel, but the adults...
- I would not change the music much, but we should add more modern music that younger people may enjoy. Variety is good
- I believe that we can improve and expand our worship and music without requiring substantial physical infrastructure upgrades.
- N/A
- Must admit I like it the way it is and honestly, we don't have enough volunteer to support what we already do.
- One of All Saints' greatest strengths is that it keeps its commitment to the traditions of the Episcopal Church while welcoming all to take part, a delicate balance. Our sanctuary and the chapel should stay as they are, with necessary maintenance and technology. Our music programs are very strong. They have ample facility space for what they do, but the new Director of Music may have thoughts on the quality of the space. I don't like what I perceive as a "hierarchy" that the prior director created to divide the paid choir members from the congregation volunteers, and I don't like the differentiation in the choir robe colors.
- stressing the importance of these to others; not copying other churches for worship
- All Saints' was built with a focus on the arts. I think that we would be wise to support that tradition, including a small stage or area built for performances, just like the offices/library building still has today. Wonder and mystery are communicated through the arts. I like the parish hall for events, but it does have a slight warehouse room feel to it, as compared to the rich and beautiful architecture and interior design of the library/original theatre area.
- Keep up community involvement ministries, strengthen programming for children, youth, and young adults. Also older adults :). I haven't been a regular in a few years, but one thing that I've always appreciated were the thoughtful Sunday school programs for adults. Always intellectually interesting as well as spiritually.
- Folk and traditional music as part of concert series and programs. Attention to gardens landscape and outdoor programs together with worship, memorial garden, and play spaces and living spaces. Renovate spaces for living kitchens and Threads
- Worship is a core strength; exploring less formal forms of worship (in addition) may be a good idea.
- I have wondered and researched at times if certain vocalists or bands have recording available for purchase, and how nice that would be so to listen again and more throughout the week.
- I think the music is wonderful.
- I would like to see different types and times of worship gathering opportunities
- more choir days
- I love how much the service encourages all participants to read music, chants, etc. I love that the congregants sing and follow the bulletin.
- Perhaps consider incorporating more musicians (ie guitarists, violinists, bassists, etc.)
- I believe we should continue to experiment until we hit on something that resonates and engages new demographics. However we should not alter existing services that serve our existing community.
- More modern music, especially for kids.
- solemnity...
- Private Episcopal pre-school, kindergarten and elementary school
- Yes. I was raised Catholic and loved our folk mass. We need more guitar and piano and less organ and super traditional. It's pretty and some should be at this level of traditional, but I'd love to add some pizzazz.
- We should have singing after church outside Ellis Hall.
- Make online worship available on YouTube
- Not specifically however some form of social connection to engage the younger adults

- Need to attract young families
- While growing new forms of worship and music, do not abandon traditional music and ceremonies that help many current members experience a sense of worship. I know we need to incorporate music and services with appeal to new cultural groups and ages; introducing such around festivals seems a good way of blending old and new until a critical mass is reached requiring its own worship service.
- No
- (1) Sermons should focus more on theological concepts and principles. (2) I appreciate that the music has moved away from ancient Latin selections.
- 1) Introduce new/different hymnody (but not to the exclusion of old favorites; 2) continue expanded inclusion of children and youth as worship leaders
- fix the air conditioning in pritchett
- It's beautiful as is
- More services throughout the week, not just Sunday.
- I believe we should consider a contemporary worship service that features some of the traditional, but more upbeat, songs that are often heard in churches of different denominations. We often feature these types of songs in the summer, and I think many, especially younger, parishioners really enjoy them.
- Consider the liturgical music of the Rev. Tom Belt, especially for young people (teenagers and young adults)... He was associate rector at St. Patrick's in the 1980's and 90's, but left the Episcopal Church and became an Anglican priest. The music is more like folk and is remarkable in opening participants to the Spirit. Tom founded Partners in Ministry: <https://www.pimoutreach.org/>. He's in his mid 80's now.
- I'd love space for an acoustic sing along! In the courtyard between services or after the 11:15? Or perhaps in concert with Wednesday nights?
- Lunchtime music in the courtyard
- It is somewhat difficult to find the right balance between traditional worship and a more 'modern' style. I'm 63, and definitely prefer the traditional approach, with a focus on beautiful music and the adult and children's choirs- at least at nine and 11:15 services.
- Jazz
- Keep the focus on traditional Anglican music. I feel there has been more non-traditional music lately, including hymns not in our hymnal. Would prefer fewer gospel- and jazz-focused Sundays.
- Finding ways to bring new people to worship, whatever that may look like in the 21st century. Perhaps opening the space to music and other artistic performances and projects, both sacred and secular. And certainly finding new ways to welcome people into worship. The Welcome Table has been a great addition in that vein.
- Putting on concerts and sponsoring music event would be great.
- Concert series lead by new director? Artists in residence? More Andy jazz functions?
- I'd love to see All Saints connect with the community by offering music/arts/literature series like Washington DC's historic Sixth and I synagogue - opening the space to the community to engage and connecting the house of worship and people to shared values to strengthen and expand community.
- Consider brining in outside secular music (Mandolin Orange/watchhouse played a New years eve concert at a church in Raleigh, NC, it is on you tube and I highly recommend it)
- Add in morning singing for the youth and children and a shorter sermon or limited time.
- I think widening the range of different types of music that we play and sing during services would be a good way to grow.
- I think in terms of programming, having a separate service option for youth to attend, a youth service/worship may give youth an opportunity to be more engaged if it also connects youth with adults in worship.
- no
- Maybe we could contrive a means to promote neighborhood community through music

Survey:

If you care to explain, based on your ratings, are there ways you believe this project should impact our children and youth ministries into the future? Please share.

Answered: 239

Skipped: 313

- Not applicable to me but important to health of church
- I love the attic renovation for the older kids, but am disconnected from the needs of the younger families and kids. Although not cost effective to re-do, I am open to its reconfiguration if that is needed for this project.
- Designate space for young people and their activities and let those young people participate in the planning for it.
- I don't believe that we need significant upgrades to our Existing children's ministry facilities
- The spaces on 2nd and 3rd floor are so well done they should remain the same
- Certainly we continue to support them, but how do we get more of our current members to actually be involved. We're exhausting our volunteers.
- The Pritchett Center was renovated pretty recently and the space seems more than adequate. So while those programs are essential, and all our kids took part in all of them, I don't think they need more or better facilities. Space isn't a factor in why kids do or don't take part in those programs.
- Children are the future!
- I believe the programs of the Boy Scouts of America should be part of our youth program.
- I am sad to say that my children have not participated as much in sunday school/youth ministries as I would have liked. We joined the church during the pandemic, and my children were disillusioned by church at that time. My daughter went on the pilgrimage, but longed for more deep conversation about God and the mysteries of Christianity through time. I do think that it is possible to build a strong youth program if one can start the students in 7th grade (which y'all probably do) and then opportunities for events, etc outside of church. That said, I am grateful to those who have taught and worked with youth. It has all been much harder than I anticipated, and I pray that college is providing/will provide opportunities for my children. Perhaps All Saints could focus on bringing Georgia Tech and State students to the 5:30pm service. My daughter attends college in NYC, and they all worship together and then eat together.
- Please continue strong programming for youth especially - a big help for parents who want their children to engage.
- From growing up in 1970s to parenting this millennium things grow like topsy but these spaces are so important. Keep the fun. More paper airplanes from church bulletins and outreach including Varsity and folks less fortunate.
- From my own experience, learning about Jesus, his life, goodness, death and resurrection at an early age, very early, made a lasting impact on my faith, and I would wish that for all children
- Membership seems to be gettin older. We do not compete favorably with other youth programs
- The children are the future of the church. Every effort needs to be made to build on the current programs.
- Having programs and space for children brings a lot to the community of All Saints
- It is vital that our congregation prioritize the building of relationships within the children and youth ministries. This opportunity for youth to have friends and support from their church is so important to our kids and to the future.
- Make more opportunities about making connections among youth
- Provide more space for youth activities, including those who do not worship at All Saints
- I think we generally have good spaces for our children's programming.
- Need to keep a focus on children and their families - they are the next generation of the church
- It's their spirituality and strong faith
- It isn't the facility that needs to be enhanced....it is the programs and content
- Children struggle to relate to the service oftentimes. It's long and most parts are repetitive. That's the nature of an Episcopalian service and that's ok but a shorter, more fun/interesting service that youth could connect to and be less bored would be great.
- It should impact it not at all
- How can we link the children's program to these youngsters who become young adults that motivates/excites them to continue to worship as a young adult

- Ideally, the children's experience of church would not be so separate from the sanctuary. I love when the children enter mid-way through the service and join their families. But I feel as if--especially for the older children--that they are largely absent from the sanctuary unless they're serving as acolytes. In contrast, Sunday Night Live already seems to be successful in its current form, as far as I can tell--although Sunday nights are difficult in high school because there is inevitably homework. Similarly, the children and youth choir seem to be a success already.
- It is vital to connect deeply with youth as they form values, spiritual practices, and spiritual identities. I really don't know much about how well the space supports these missions, or the curriculum.
- Although Pritchett currently is arranged to well serve children and youth programs, the building needs basic maintenance updates (HVAC, drainage, etc.) to fully serve its intended functions. The "new" buildings on the block could also provide alternate spaces for events for youth and college-age parishioners.
- if renovated fairly recently, not a high priority for this project
- Pritchett building looks nice, but some of the mechanics need work (upstairs women's bathroom, ac in choir room)
- We need to hire a staff member who will oversee Childrens and Youth Ministries and design a program where youth experience as much growth and milestones as we currently see in the Children's Ministries. This area is rich with opportunities to involve youth in life-changing relationships and volunteer opportunities with others. someone needs to manage the great youth space we have now and welcome other churches and programs to use it..
- Yes
- I think we should incorporate offerings that bring young families to our block. For example, youth sports league and an opportunity for an easy family meal.
- I never had children, and I'm not directly familiar with these ministries. Not enough to have an educated and experiential opinion.
- Children and our support of their faith formation is the future of the church (and this means their parents as well). So space for them is critical.
- I believe that any new space that we build could be a driver of new membership to the church. For example, if part of the space was used for family activities, or even for children's music lessons, then more families would come to the campus and perhaps begin worshipping here with us.
- Youth choir was a huge part if my children's upbringing
- The children's program are the important lifeblood to our church block. These must be prioritized.
- Having engaging programs for children and youth strengthen our church through friendship.
- I would love to see All Saints explore how facilities could grant access to surrounding families to connect to a community of believers through program outreach including a sports league (see Haygood Hoops from Haygood United Methodist) and bring swim buddies to the block by having a pool available to the community through lessons. I'd also love to see the opportunity for love of music to expand through a music school offering instrument lessons to students on the block. How can we use our space to invite families in. All Saints has you covered on all fronts.
- The youth are our future and need to be able to build their community and flourish
- I believe the youth ministries should go to different locations and enjoy different areas of worship.
- They are our future and are a priority to me. Making sure there is plenty of space for them to utilize both indoors and outdoors.
- We should be thinking about ways to grow our youth programming, through physical space (and full-time staffing) that connects youth and adults and gives them greater opportunities to grow in their faith through community, study and service, and to support them in their transition to life outside of All Saints.
- no thank you
- I would really love to see a youth outreach program along the lines of what neighborhood churches used to traditionally provide (although largely in Europe I guess) in which the church provides a safe haven for young people to gather and develop community through various possible means: sports, music, art, tutors and other academy support etc. Realistically we may not be ideally located for such an undertaking
- Fix Pritchett ! Our children & youth & their leaders deserve a safe, quality building for programming. Great spaces - need LOTS of attention.

Survey:

If you care to explain, based on your ratings, are there ways you believe this project should impact our adult formation/education into the future? Please share.

Answered: 166

Skipped: 386

- I always have good intentions to participate more in all that is offered at the church - commute/traffic is a big obstacle for this outside of Sunday morning. The facilities themselves seem adequate at the current moment. However, open to reconfiguration if it helps with overall use of the block.
- Make our facilities competitive with other churches in terms of amount of space, accessibility, acoustics, etc.
- I think our existing facilities adequately support our adult formation activities
- more technology to make hybrid work well in all classrooms
- We need to better ADVERTISE what we already do. I run into people who complain about lack and then I explain what we already have. somehow they are surprised.
- The Parish House and Ellis Hall have already been updated and have wonderful space for those important activities.
- We should have attractive, comfortable, technically functional spaces.
- I would like to take EFM as soon as my son graduates from high school. But in general I think adult programming is v important and seems like an important part of life at All Saints and something that makes All SAints unique and interesting.
- Often unable to attend, I could listen online, particularly if recording is archived.
- I'm thankful for your online opportunities! At one point on Easter morning, I noticed 60 people watching online, if my memory is correct. I heard from another 100 people were online for the 9:00 service!
- Sunday school seems to be struggling. Few reasons to stay between services.
- I think AS could become a spiritual center for the downtown area by offering classes, workshops, seminars, etc., for all our folks as well as people in the community.
- Obviously, I'm a parent and in this stage of life. Working, parenting, no time for personal reflection and growth.
- strong faith
- There should be ones including adults AND children.
- The traffic congestion creates a formidable barrier to attending evening events during the week. This is why I rate emphasis on midweek classes as lower. Online classes are convenient, and I certainly take advantage of them, but the intensity of the experience and participant interaction are markedly reduced in online classes. I do not see online classes as replacing in-person classes. Online classes are less effective in community building than face to face meetings.
- areas are in good shape now, therefore low priority for this project
- i don't go to any of these because i'm not an adult
- Find parishioners and others with expertise and passion to share ideas. It is key to any community survival.
- I believe we should maintain our practice of bringing in speakers and panels on interesting community topics between the morning services.
- More education on Jesus' healing ministry
- We need to retain all of these formats for the best engagement of the most parishioners. I'd personally love to see more scripture pondering/bible study offerings -- we would do well to use our physical growth as a catalyst for personal growth in our faith -- a 'what's it all for?' focus (pardon the obvious!).
- More and better adult Sunday school classes
- Pretty much the same answer as I gave above for children and family activities – our space could be a driver of membership. A coffee shop, an intimate music venue, an incubator space for nonprofits- all of these could be used during the week as a driver for our membership

- Haven't participated in too many of these but maybe if they were online i would?
- Wednesday night classes are a good way to bring the non-children parishioners and those here for Wednesday night children's choir together to break bread together. Adding to our community feel.
- Our classes are a form of outreach. Expanding the numbers of people who hear our messages is critical.
- We need to ensure the space has connectivity (smart boards, flatscreens, etc.)
- I'd love to see opportunities to connect with other parishioners outside of Weds night supper.
- If there is not good and varied formation for the adults, they won't stick around for their kids to go to Sunday school
- If its needed its needed
- Rather than expect that all ministry will happen on the block, the block should be place where adults and youth and children can also grow in their faith and become better equipped for service in the greater community and the world (missions)
- no thank you
- I know I'm all over the place with responses, but given the apparent decline of Sunday morning attendance for traditional worship, I think our block plan should consider whatever might engender community through other formats—for those already a part of our parish community and for others not yet associated with us.
- Adult Formation has remained strong, but could be stronger if some of the Sunday morning classes were offered for a full year (age/stage of life related) so that adults KNEW they had a place to go & a group to be with, just like the children & youth. Too easy to walk away on a Sunday and not get to know others.
- Other than classes in Ellis hall, I haven't participated in Adult Education and Formation, so I can't really contribute an opinion
- I enjoy learning opportunities. The Emory classes are very good.
- Maybe add more in person classes so that people can meet others and build a stronger relationship with eachother.
- Ensure access to classrooms for handicapped and older members.
- Getting people to classes on Sunday is important, it allows our congregation to know each other and feel a part of something. Part of the struggle we have noticed from teaching Sunday School is that erratic schedule and breaks cause a breakdown in child attendance and routine.
- I only attend Sunday morning classes so I am not sure how the others are attended, but I would imagine they are an opportunity to attract new membership and offer additional benefit to existing members
- An attractive, comfortable place to gather is important, but the content of these classes is what is most important to me.
- They represent the opportunity to interact with people when their they might otherwise be isolated
- We need more quality adult classes on Sunday morning
- Ellis Hall is an excellent space for Sunday morning activities; focus should be elsewhere
- Wish the Ellis Hall space did not sit empty except for Wednesday night and Sundays. Since it is so hard to commute to church on Sundays, would love to see more programs that invite use by the neighbors who can walk or bike (or just offer of space to those who may need it).
- Is this really a facilities issue?
- If "this project" means property redevelopment (its meaning isn't specified), I don't know enough about what's available already. But if we sold the block and used the proceeds for mission, there should be plenty of dispersed venues for things like formation.
- It is all going well and the last renovations gave well equipped spaces for all of the above.
- Online classes enable many people to participate in adult education when they are not able to get to church because of distance, traffic during the week, or not being able to drive at night.

Survey:

If you care to explain, based on your ratings, are there ways you believe we should grow our parish life ministries into the future?

Answered: 148

Skipped: 404

- Improvements should be geared to make people want to make the effort to attend. Attractiveness of the facilities counts if you are trying to improve the amount of participation.
- I would like to see our outdoor space reconfigured to better accommodate large, gatherings and congregating after services when the weather is nice
- these are important to the life of our parish but may not need to be central as we think about our future of the block plan
- I think our current facilities work just fine. We just need to get the word out. I have not marketing expertise, but somehow people are not reading the material we do send out and they are clueless about what all we do.
- The Parish House and Ellis Hall already have modern, nice, renovated spaces for group meetings. The plaza between Ellis and the sanctuary was redone pretty recently and works well, but it's possible there could be improvement to support church events.
- I think all of these groups can be viable ways to build community.
- A big church needs big events, always, but should be based on building community, which is best formed through small groups.
- More for twenty something and thirty something, he said at sixty something
- Enhance community events.
- It would seem that we will need more space to expand adult offerings especially if it addresses the inclusion of new community members whom we would like to enfold into our community.
- need more meeting rooms where you can hang out
- All are important to reach all parts of the congregation. We need a Men's Group!
- it's for the strong camaraderie among members in the church
- We need better event space
- No
- The small groups and affinity groups are adequately accommodated in Ellis Hall in its current form, but perhaps more or improved green space would help with major church events.
- The parish should continue to support small groups. My current women's group (St. Helena's) has traditionally met at members' homes, but as our group ages, it will be more difficult for members to host 20-30 people in their home, and more difficult for members with mobility issues (or other disabilities) to attend. I can see our group moving to meeting at All Saints'. BTW, Holy Innocents' has a space (with a double sided fireplace) they informally call their living room. It is a fabulous, beautiful space that facilitates communication and socializing.
- There used to be more gatherings following the 11:15 service but those have gone by the wayside in favor of the time between services.
- /we can use more space to offer classes and broaden our offerings.
- Not familiar with Women's Chapters. But I would love to see the development of and training for a lay healing ministry.
- Our neighborhood association has a quarterly celebration in our local park with picnicking, food trucks, a band, and games for the children. It's a wonderful opportunity to engage across our typical circles and see those we don't normally 'bump into.' I'd love to see an offering like this - in the courtyard? I think it would be a great addition. We need more 'big events' (though I'm sure logistically they're a big ask) to pull us together as a body--across those boundaries where we unintentionally find ourselves.
- I think the biggest thing is having space for meeting.
- Ease of access on one level for formation and affinity groups would be amazing.
- We need to build community, particularly between the generations at the church
- Make it fun for all ages and have different ways to join everyone together.

- We should be open to expansion, but we should hold standards high and institutionalize reviews so we can find and fix problems and grow and scale smoothly.
- I believe making out campus user friendly for all groups which will encourage groups to plan their activities on campus.
- There are not really any specific ways I think that we should grow, I think it's pretty good now.
- Lots All Saints small groups/affinity groups could be happening and maybe should be happening in people's homes.
- no thank you
- Future of the block is one of the most fun things and I look forward to it every year. I think we should invite more people and encourage them to come.
- Adequate parking and access to areas being used.
- Having spaces for these groups to gather on campus will allow them to establish routine, have a place to store items, and allow others to know of their existence.
- All of these are ways of getting to know others in our church further solidifying roots to the All Saints community.
- There needs to a place/area where the whole church community can gather. For smaller groups, having an attractive area to meet is important but again the content and relationship formed during these activities is the major focus for me.
- Dames as above.
- Parish life is a priority.
- Would love to see more neighborhood gatherings. Although parking can be a challenge for major church events, I don't want to build a new parking deck.
- Emphasis on gay communities
- Traffic and parking are major impediments to coming to events beyond the traditional weekly convocation.
- Create on line programs that will help folks not just here in ATL but folks all over the world.
- It all seems to be adequate
- Multi-use spaces that can be reconfigured according to need for flex use.
- These types of groups offer many individuals, a sense of belonging and relationship with others in the church, particularly since it is so large.
- Have something for everyone
- Having more accessible, adaptable space(s) for large parish events.
- Core necessity is having people who know, like, and want to be with one another while at the same time expanding our community. Without the core to hold together, headed to Yeats.
- Welcome brunches after some services.
- I think we need to maximize commitment to the marginalized of our communities, both local and global.
- We seem to have currently facilities for these.

Survey:

Are there other social issues that can be addressed through this project that we could explore or ways you believe we should grow our service ministries into the future? Please share.

Answered: 188

Skipped: 364

- As a dietitian, I could see providing general health education/cooking demos to families, covenant community, clients of MAC and refugee families. Providing other services to these clients to make it more of a "one stop shop". Drivers license/birth certificate, rental assistance, job training and placement (connection between clients and parishioners), adult clothing closet.
- I would like to see some sort of commercial activity, such as a coffee shop that could employ clients of Covenant and/MAC to give them job skills.
- Connection to people coming out of prison, affordable housing for them and others, etc.
- People keep saying we need a facility that provides a hub for charities that are available to the city. they don't realize that MAC already does a great deal of that. MAC provides information on resources that MAC itself doesn't provide. If we want more of that sort of charity action, then more people need to volunteer at MAC
- It's important to keep our commitment to the four core ministries listed above. Our facilities could be improved to expand services within those programs, like renovating Tate Hall to offer longer-term housing to the men of Covenant Community, and maybe also senior housing with support services in partnership with Canterbury Court. We can't be all things to all people, but we can grow our core ministries and the services they offer, to serve more people.
- We need to keep service to the community a core value!
- These are all important ministries.
- I love that the church "gives" opportunities for church members to serve. I forget that we are called to serve. But we are!
- I think these programs are the heart of what is important to me about a community like All Saints.
- Urban planning together with city, county, Diocese and neighborhood groups and businesses. MARTA is key. Emory (former Crawford Long) Midtown Hospital and St. Luke's as well as universities and schools. Planning, design, landscaping for citizens and parishioners in the changing city. MARTA and church shuttles.
- I believe these ministries are the lifeblood of our servant ministry.
- Make more connections with elderly people/community
- Incorporate social housing of some sort. This could be temporary or transitional housing aimed at refugee ministry participants.
- Undoubtedly our arrangement of including ministries on campus could be more deliberate and efficient. It also needs to be a thoughtful transition in order not to uproot the ministries altogether.
- Please explore the ways to grow our church membership. I love our priests, and our church choir. Singing at church warms my heart.
- Family Services and housing. Offering a low cost, no security deposit rental bridge to help families get into secure long-term housing.
- Being in midtown we need to a leader in addressing midtown issues - such as affordable housing, homelessness, and support for Georgia Tech students
- Build strong and good relationships with each members
- Having top notch facilities for these is of secondary import for me. Making sure they have space and continue to serve and flourish is the more important thing.
- I don't think so
- All of these service ministries seem crucial to life at All Saints! If there were ways of building or helping them, this seems like a good opportunity.
- At one point there was a worship service for children (predominantly) who had difficulty tolerating the standard services. Many of these children had impairments such as autism spectrum disorders, Downs' syndrome, intellectual disabilities. I think this service was much appreciated. There is a disconnect between the scope and size of our Refugee Ministries work and its representation on campus. The distance between

Stone Mountain, Clarkston, etc and All Saints is certainly a barrier in us having more interaction with the families with whom we are linked. I think of the refugee families as the interdenominational mostly invisible members of our congregation. I would like All Saints' to be better known as a church that strives to love our neighbors and reduce inequities. With so many people wanting to make a positive difference in society, I wish they would join up with us, knowing it is okay to question and doubt.

- The significance to the block is that we could use more space and find new ministries too.
- No specific ideas, only a general thought: it is absolutely imperative that All Saints makes good on its "in the city, for the city" message. Rightly or wrongly, churches are widely considered to be obsolete organizations that no longer provide any value to their community — and if anything, given their tax-exempt status and real estate valuations, a kind of drag on civic life. I think this is a narrow, utilitarian perspective, but it's a legitimate critique, and the only way to counter it is with action. Because of Christianity itself, churches have an almost impossibly high standard to live up to — but so it goes.
- Stephen Ministry: lay people trained to be a companion to individuals under extreme duress, such as a terminal illness or death of loved ones, for example. Also lay healing ministry.
- I feel a bit childish marking everything in each category as 'very important' - and honestly this stopped me from completing the survey prior to this submission - but these ministries are who we are as a church, All Saints and the Church at large. We are attractive to those who need ministering to as we care about the things that break God's heart - and the above core ministries of All Saints are where we walk this out. Specifically, we need to ensure going forward that our ministries have a proper space--large enough to serve effectively. I have specifically heard the need of the Threads space to be upgraded as well as the Covenant Community Space--both apparently need to be enlarged and more comfortable for those we intend to serve to be served with dignity.
- With my answers above, I'm not saying that these ministries are not important, just I'm just not sure how much space needs to be dedicated to them. For example, threads, coven Ministries could (perhaps) all be housed off campus somewhere
- Need to consider classes, entertainment and other events that can attract new people. The church community at large is in decline. We need to prioritize sharing our values of love and service. This may attract people who are otherwise put off by worship. We need to let the greater Atlanta area know that we are a welcoming, non-judgmental and flexible.
- HOUSING. We face a major housing shortage in this country and city. Adding affordable housing in an area that is the heartbeat of the city has great potential.
- I'd love to see the block offer more opportunities for affordable housing. Mirroring what we've done with Covenant community to offer Assylum Seekers adorarán housing like Casa Alterna. Could we create a coffee shop on the block that could offer employment opportunities for those who may traditionally not be hired. See <https://www.greyston.org>
- We could allow people to assign themselves to take time out of their schedules to help people.
- We should consider expansions into the student populations around us as well as the workers in Midtown and the faculty at Tech.
- I think our focus in terms of service should be our existing core ministries, specifically the ones that are physically on the block and how can we support them as they do their work and look for opportunities to grow. We shouldn't do anything without them in mind. We should continue to have meeting space for those service ministries to plan, to develop community and to grow in their capacity to serve others off the block (e.g., Refugee ministries)
- no thank you
- Women's rights should be more informed about.
- Affordable housing? Student housing? Family hospitality suites of patients at nearby hospital?
- We used to have youth programs such as scouting and campfire that allowed youth from the church and from the community to learn and come together... the spaces provided those groups were always subpar basement areas that didn't reflect the importance of the work being done there.
- Love that we are a part of these non-profits. Curious if we can work with Lost-n-Found Youth with our proximity to Marta, it could be a day time resource to LGBTQ+ kids on the street.

- I would love to see a place where refugees could share cultural events with parishioners. A multi-use facility open to the use of organizations that offer plays, concerts, artist shows would increase the awareness of the church and offer parishioners new opportunities to explore other cultures.
- Develops sense of community
- These ministries are important, but do not require a significant improvement in our facilities.
- Threads needs bigger/better space. Would like to rework access between Spring and courtyard and make facades on North and Spring more open and inviting for pedestrians.
- Threads is looking pretty threadbare.
- Emphasis on inclusion of gay communities
- mental health services, mixed housing (low, middle, high incomes)
- We should think of service ministries as beyond "this block"
- Not at this time
- space that welcomes any and all every day of the week, ie coffee house + art space + meeting space
- Can these be relocated?
- All of these ministries are very important but could be expanded and grown in ways not currently envisioned if they had room to grow beyond the constraints of being on "the block"

Survey:

Do you have a vision for our block you would like to share here?

Answered: 236

Skipped: 316

- Providing a space for social connection, to find kind people, to have a place to relax, reflect, to unplug and get to know others, create community is important for our location in the midtown. Bringing people together within walking distance as well as parishioners.
- I would like to better support Covenant House and provide additional housing for the program.m.
- I'd like to see an emphasis on parking and greenspace and renovation of existing buildings rather than tearing down and starting over (unless renovation is impossible, as I fear it might be with Egleston, in which case we'd have to tear down and start over.
- I would love to see us, use our campus as a welcoming green space to entice our neighbors onto the block, where they can learn more about All Saints and the amazing things happening there all the time.
- Yes. One thing I have been thinking about is that what really draws people into a particular space is a marketplace. As Christians, I think we are called to create alternative markets and 2-3 examples come to mind in terms of what that could look like at All Saints': (1) One is what we are already doing at Threads, where families and children "shop" without money (I think of the line from Isaiah, "you who have no money, come, buy, and eat"/shop for children's clothes!). Another example of an alternative market is SAME Café in Denver CO (So All May Eat), which is a pay what you can cafe (people with money pay more and people without a lot of resources pay what they can). SAME cafe is also concerned with ecological care and healthy food, so they serve delicious pizzas, salads, and soups with ingredients from local farms. They have a large table that encourages people to get to know one another as they eat their meal. Finally, housing that is affordable — below market value — also creates an alternative economy. So, these three pieces placed within a well-designed green space that would encourage human connection and sabbath rest would all fall under my vision of a justice-centered alternative economy. And in the Bible, the Greek word for economy has connotations with family or household, so the creation of relationships in this space through this alternative marketplace should also be central.
- Yes, I am very invested in helping our city as we can. But my main concern is getting the word out on what we already provide AND getting more members engaged. Lack of engagement isn't just an ASE problem. I am seeing it with every organization I am involved in. I think a big part of the loneliness epidemic is that people don't become involved. That's how you meet people and make friends. That's how you have a full calendar of fulfilling activities AND FUN.
- I'd like to see the SW corner, with Tate and the storefronts, renovated into a mid-rise complex with community-oriented retail in the existing storefronts, offices and space for our core ministries on the ground level facing our courtyard, and supportive housing above for graduates of Covenant Community and senior citizens in our congregation. There could be independent living "suites" with a shared kitchen per floor, and different groups on each floor. No higher than 6 stories; our block will soon have more high-rises around us..
- I envision a court yard (A close) surrounded by buildings housing various ministries as suggested above.
- If affordable housing is a great need in this city, then I wonder if we should dedicate financial resources to a larger project rather than give part of the block to a few apartments. I'm not sure that would be the best use of our space or would be particularly helpful in the long-run. I do think we should give housing to our priests! Perhaps we could provide apartments to them...I have always seen All Saints' as a think tank. Spiritual, social justice, based in Christianity. The church's greatest strength is not in its evangelicalism, per se. I think the church does best when the community is focused on a certain topic. It is no surprise that All Saints' has done this focused study, because thoughtfulness is the standard that All Saints' sets on a weekly basis. All Saints is also beautiful. The city needs beauty, all people need beauty. the parish hall is not particularly beautiful! Remember to beautify and to honor Christ from the bones - let any new building be beautiful architecturally. Also, please keep the green space. One can breathe in the green space. We could use more. There is room for more. I realize that All Saints' is not a monastery, but please let it be beautiful. God made the world beautiful. The human spirit needs beauty in order to survive and thrive and commune with one's maker.

- I second the 1970 landscape vision of father-in-law Ed Daugherty and subsequent revisions of his including memorial garden. Concerts in garden are nice.
- A garden oasis for prayer and contemplation is always a blessing!
- The green space is critical for informal gathering, quiet reflective time, and possible labyrinth walks.
- church Starbucks
- dog park
- We have a lot of street frontage, and very little of it is activated. The street level should be enhanced and reserved for partners or commercial activity where the church may not have desired use. We have an ideal location in town and across from Marta for social services to be very convenient, and some level and type of housing would be a great fit, especially on the western side. Sports facilities, especially catering to youth, would be very welcomed and provide revenue and daily activity. It would also be nice to create a place where the work, status, and needs of all ministries can be observed. I don't think everyone knows how many ministries we have, how they can help, or what they may need. This could be a revamped entry space into Ellis, showcasing even a rotating collection of ministries, or a digital dashboard people could interact with.
- We are not a business so I don't favor making an investment that does not pay for itself or relies on donations.
- Spaces and programming that speaks to the surrounding community and draws them in. The redevelopment of the campus offers the opportunity to make this happen in ways that are more logistically sound and less taxing to current resources.
- More green space
- This is an opportunity to bring the fun to the block. Less stale.
- I see us having a more open physical space - so people are drawn into our space - with "in between" spaces between the public road and inner sanctums of worship. Similarly, we need to have an operating model that has multiple layers - inner worship, middle ground (i.e. lunches, concerts, seminars, debate, support) and outreach which is mainly outward facing and in the community.
- to be very welcoming
- Maximizing space (going vertical at street level and underground for parking) and then having some market-rate tenants could be a smart financial move. This \$ could be turned back into church life and offerings.
- I would like to have a praise garden where you can pray. We should have a church cafe.
- Not a vision but to truly get the young adults engaged to influence the vision. Establish a "Youth Vestry" if you will. We need the young adults to have consistent input not adhoc listening or survey moments. We need to trust the young leaders to share a vision and implement/execute.
- First, take care of existing campus
- I would like our block to represent a community that is committed to social justice out of our faith and commitment to Jesus Christ. I would love having an informal restaurant akin to Manuel's Tavern on our block. While Manuel's is known as the place where political discussions occur, I would like the All Saints' version to be the place where social justice projects are spawned and encouraged. I also think our block needs to be designed in a way that it is easily accessible to persons having disabilities related to mobility or sensory issues. I also recommend that we include some public toilets in our plan. These would be a service to visitors to the neighborhood as well as those who are unhoused. Toilets with a self cleaning function and doors that automatically spring open after a defined period of time would be ideal; even better would be if grants were available to help pay for them.
- Parking is important because so many of our neighbors do not want to partner with us on the problem and we think the Varsity will sell eventually. I think the Pritchett Center can be fixed. Let future generations tear it down - we need the space right now and we would lose too much to close it up. Embrace and partner with Bright Horizons.....offer play space to our community here on Wed. nights.
- A place for everyone to hangout
- Parking should continue to be taken into consideration for anyone with accessibility needs. Having said that, it should otherwise be *extremely* low on the priority list. The fact is, an over-prioritization on parking has scandalized Atlanta for half a century. Midtown has addressed this problem better than most neighborhoods, but even now most urbanist-minded people (i.e., most people who live in Midtown) feel like the influx of parking podiums in Midtown over the last decade is a mistake with long-term effects — not only reinforcing an over-reliance on cars, but effectively killing any opportunity for safe, walkable, and vibrant

street life. (See the blocks of W Peachtree to the north of us. How many of the world's great cities are famous for great parking?) Other buildings will continue to add parking because they can and because it's perceived as a good business move. But All Saints isn't just another building and should be pretty indifferent to business practices. We need to be good neighbors, and most neighbors do not want more parking decks. (Besides: we should be so lucky to have a consistent shortage of parking spaces.)

- I believe that our ultimate plan for the block should be a solution that provides funding for the operation of the church in perpetuity. So I suspect this includes partnering with a developer to build a structure on one corner (or half) of our block, with the proceeds from the project placed in an endowment fund that generates more than enough to fund church activities. The bottom story or two of this structure (most likely residential) would include adequate parking and a space for MAC, Threads, etc. I think a second building should be a community center that includes the daycare and/or a school and courts for youth sports leagues (basketball, tennis, volleyball, etc.). Maybe even a soccer field on the roof... This would serve to bring young families to our block for wholesome family activities. I think we need a nice green space that becomes a gathering spot for the Midtown community and is used for large outdoor church events. Egleston should be rebuilt into a nice modern building with the features we need for church administration and music programs.
- Because Jesus' healing ministry was pivotal to his earthly mission (and that of his disciples), I think a lay healing ministry is in order. Also consider a Stephen Ministry where members are trained to be a companion to those under extreme duress, as mentioned above.
- I love the groundedness of who we are as All Saints in Atlanta, set square in Midtown--with our church as an anchor, I can see a beautiful curvilinear building (along Spring) with an atrium as I've described above--welcoming space with retail/community/ housing--and a school! I see this housing as a mix of affordable as well as middle income housing--but also with the addition of even high income housing. Housing that breaks those stratification barriers and provides a place for the whole gamut of individuals/families that comprise our church body--with green space on top! I'd love to see rental and retail space on the first few (2, 3?) floors, that provide multiple points of engagement.
- The parking lot alongside Ponce is space that we should leverage – we don't really need the lot as long as we have the parking available on the bottom of the Prichett center. Doing something on that lot, perhaps with an extension of Ellis Hall, could be significant for us, and could create a nice streetscape along Ponce for a coffee shop or other amenity. The new building there could also create more space for our ministries, and expand the capacity and opportunities for Ellis Hall. I would not be in favor of a large scale development of any kind on any portion of the block. I think it's important that we keep the scale of any development to a low rise level, no more than five or six stories. I also think it's very important that we maintain the green space that we have between Tate and Ellis Hall. Finally, as I mentioned previously, our block will be significantly impacted by whatever happens to the Varsity property. In someways, I would like for us to maybe adopt a wait-and-see attitude to see what happens over the next 5 to 10 years with that property before undertaking some large scaled development of our own. I believe we can , expand Ellis Hall towards Ponce in a way that gives us lots of new space, while leaving open the opportunity to develop the western half of the block.
- Improving accessibility and providing more access for the disabled community.
- Bring in midtown community. Use retail space for social purposes
- I think most parishioners are unaware of the maintenance pains that the Pritchett Center has caused over the years. Additional weight should be given to those who point out the need to rebuild that part of the block.
- A place for gathering is what I keep coming back to. A place where people feel welcome no matter who they are or where they are from.
- I'd love to see All Saints known for opening its doors to the community in intentional ways that build connection and invite others in during the week. See Ebenezer's Coffeehouse in Washington DC - could we create a third space outside of work and home for midtown.
- Not particularly
- N/A
- Suggestions: MAC seems to lack human resources and may require additional attention.
- This is a puzzle of missions and needs - a complex puzzle. Some design or program choices will enable activation of other possibilities. Staying open to these is important as the parish completes the planning work, including the financial elements.
- Retail that can produce community such as a coffee shop

- Not really
- I think the main structural things that come to mind are staffing and space for things that really need a deeper investment from the church, like youth programming and ministry. So many youth are growing up and abandoning church altogether. For the physical space of the block, my vision would be that there would be greater connectivity within and between the buildings on campus that would allow for more intergenerational meeting space (including green space), places for communities to congregate and to grow in faith and service together. I think many All Saints parishioners, myself included, want to see us in greater community and engagement with the individuals impacted by our core service ministries.
- no thank you
- Be open to everyone. Do not politicize the mission
- Include as much green space as possible.
- Combo Gym / Lecture Hall
- I think we should build a three story building along spring street that would become our administration building, library, ministries hub, covenant community building. This would get staff in one building, allow Egleston to be converted back to its original theater configuration, that could allow for a community theater to meet, also allow for speakers and concerts where the organ is not necessary, and large parish meetings. It would also allow the parish house spaces to be configured largely for adult Sunday School.

Survey:

Is there anything else you'd like the Future of Our Block steering committee to know?

Answered: 208

Skipped: 344

- Lack of parking or complicated parking can be a deterrent to in person attendance. Parking improvements should be considered.
- Our campus is not as accessible to people with disabilities as it should be.
- PLEASE, PLEASE, PLEASE don't build housing on our block. It is a critical problem but we don't have the land to do that without diminishing what we already have and enjoy.
- I am strongly against partnering with private developers and letting their goals dominate what we do with our campus. If the church needs more money to sustain current programs, let's talk about that openly. If the church wants to expand ministries, let's talk about that openly, with a price tag attached. I don't want greed for money to overtake and overwhelm All Saints! I suspect there is a lot of funding available to create supportive housing for Covenant Community and seniors without sharing our property with private developers, who are rapacious in Atlanta. Let's serve God, not Mammon.
- Keep in mind that physical plant needs of the parish change over the years so flexibility should be a design consideration.
- our most unique opportunity to build our presence is going to be through worship opportunities
- I thank you for your hard work. It is an honor to be part of this congregation.
- I very much appreciate all the time and effort that the Vestry, the Block committee and the Parish as a whole has put forth as we, as a congregation, determine the best path forward for our Block. It was a super smart decision to purchase the remaining property on the Block. However, unless producing significant additional revenue is an immediate concern, I do not believe that now is the time to move forward with a major project to fully develop it. Before moving forward on any project large or small, our congregation needs better direction from the Vestry and the Block committee to what degree the need to supplement revenue is the driving factor for this discussion and whether it is a near-term or long-term concern. Although revenue production will one day likely become important to our congregation, I have not yet heard any immediate, concrete concern articulated either from the Vestry or the Block committee. We will have a much better idea how to best execute a large scale project by waiting and responding to how the North Ave. Marta station and the Varsity projects are re-developed and what the opportunities created by the Midtown Connector Project may be. These opportunities will likely be a combination of revenue-producing and outreach-driven. But we need to wait a bit to see what happens before finalizing our plans so that we may better respond to the needs of our community. Any large scale project would cause significant disruption to the services of our four core ministries. I appreciate and echo the sentiment of many congregation members in our town hall meetings, and the dinner that I attended, that we as a church have made a commitment to these four core ministries and have an obligation to support them before taking on additional outreach. As someone who has been involved in Threads for many years, I can attest to how difficult it can be to find enough volunteers in the store, and those that are willing to help collect and expand our clothing donations base. I do not believe that the current church membership has the capacity to take on additional substantial outreach projects at this time. I understand that parking is a big concern for many. However, with the availability of Marta and ride-share, and the possibility of additional parking options that may come with the nearby projects mentioned above, I am opposed to building any parking deck that would shade the courtyard. I do not believe that new parking justifies the loss of sunlight or disruption to our core ministries that the construction of parking would cause. Unless we have an immediate need for significant additional revenue, I lean toward waiting to see how the other projects mentioned above shake out so that we can better assess what is needed on our block in the long-term, both from a revenue and an outreach perspective. In the short term, I vote for a smaller scale renovation of the southwest corner of the Block to provide improved facilities for our four core ministries and better integrate the church with our neighbors. I love the idea of a beautiful expanded courtyard with enhanced outreach facilities to welcome those coming on our campus to worship, to visit our core ministries, or those who simply want

a respite for calm and contemplation in our busy city. Thank you for the opportunity to contribute to this process. Best, Kristin Ramsey Clyde (404)630-9114

- We have too many surveys but I understand the need to communicate. We should grow together on and off the block.
- I was thinking there may be some benefit to engaging the Urban Planning resources at Georgia State, Georgia Tech and/or Emory to see if they have interest in supporting our redesign needs. Ga State has the Urban Studies Institute - Andrew Young School of Policy Studies. Ga Tech has the School of City & Regional Planning - Research. Emory didn't have any obvious programs that are relevant but that was only after a quick internet search.
- Thank you!!
- We come to church to be spiritually fed. How can we share that need we have with others who might not want the formal liturgy of the Episcopal church but would like to be stimulated spiritually. Let's figure out how to reach those who say "they are spiritual but not religious."
- no
- Thank you for this opportunity and thank you for your efforts.
- no
- For the long term health of the church and the block, bringing in more people and better addressing the street should be top priorities.
- I would really like to be sure this exercise is not operating on top of a forgone conclusion. It sure seems like someone is interested in a housing solution.
- There should be a Community Day where we pull weeds and clean up the campus.
- We need to be a leader in the environmental impact of our space - we need to be a leader in sustainability - aim to be top Leed certified, energy independent, reduce our waste to zero
- so far none- you are all doing great!
- Thank you so much All Saints!
- A few ideas: 1- Consider the early psychology on Sunday School Teaching: Kids are taught exclusive biblical stories that are very rigid. By the time they are moving to adulthood and exploring their journey there is a distrust in the church as they had been instructed how to think in the earlier years. They may just turn away or may not be honest going forward do to the lack of trust and ultimately may not come back as a young adult. 2- Consider focus groups with families who's children have gone through All Saints as youngsters and are now young adults and get very specific feedback from these young adults as they are the future.
- Most importantly, thank you! The way that this process has been managed and the persistence that the committee has shown are exemplary.
- Thank you for the enormous time, work, and thought you have given to us.
- Ask St. Luke's: If you had green space we would have a bigger issue with the homeless than the courtyard reeking of urine. All Saints needs to focus on providing a safe, functional space that is welcoming to families and young people who are the future of the church.
- Pritchett building is beautiful but needs maintenance. The air conditioning units and either broken or prone to flood
- i'm not interested in housing seniors either....too many competing companies and groups are doing this really well....but how about a place that offers support to grandparents raising kids? Supporting Caregivers? offering counseling?or as Jenny McBride preached: "Don't be afraid to get out of the boat and walk on the water." offer faith building to others....I am in favor of restoring Egleston hall. I would like to see us create more Archive space and have that include a few relics from our past that are still around - like the original rectors cabinet that sits rotting in the boiler room near the music Director office. Our history is important to our future and we must continue to teach it. It will increase in value as time goes by. Thank you for listening to the parish. It means a lot.
- Thanks for all your hard work on this. "In the city, for the city, but not of the city" — each of those points is a valuable insight.
- I believe that a solution that provides funding for our church operations is critical.
- More focus on ministry to members as cited above. And a relaunch of the All Saints Writers Group.
- It is my strong feeling that it is our mission to grow in service to our city.

- I'm grateful for all of your efforts!
- Parking is ver important
- I'd love to see us pursue green building - and create opportunities for community resilience through solar energy and storage on the block. Can we put together a sustainability task force for the future of the block?
- The church is good we need more parking
- The youth leader is doing a great job make sure to keep Luke Nolf as long as possible.
- Thank you! -- Emerson Tsui
- We've been to several of the briefings and the dinner event and are impressed with the steady progress that is being made.
- Tate is very old it could use a redo.
- I love the community that we have at All Saints, so anything that could support or even expand that sense of community I think would be great.
- I think that a big obstacle to growth on the block is the presence of Bright Horizons. I think if they are to stay, our relationship with them needs to change. During the week, children come to church and they cannot use the playground. The physical green space for them is very limited, so they end up either getting hurt or getting in trouble. Have we considered how any development on the block will impact them or how they might work with us to achieve our mission? Right now, they appear as a hinderance to growth, community space and connectivity. How might we better engage with them?
- no thank you
- Please find ways to substantially lift up & support (and mention aloud), truly support - children & youth ministries with qualified, full-time staff who have access to support staff - quality facilities - recognition and focus, much like our 4 Core Ministries have received in the last few years. Clergy & Vestry mentioning & visibly supporting the 4 Core Ministries has worked. Clergy need to talk about these ministries as much as the 4 Core ministries...all year - expect and encourage adults to get involved with them. And please, fix Pritchett.
- I think that we should invite more homeless people so that they feel hat they have a comfortable place to worship and a nice place to have a dinner. I also think we should spend more money helping homeless people and helping them get jobs and recover.
- No
- Greater clarity on All Saints overarching vision / mission would be very helpful in providing input here - what do we as All Saints want to accomplish?
- Norfolk/Southern needs to think hard for us to park there Sundays
- New architecture should fit with surrounding structures and help to define the community's spirit of "welcome and worship"
- There are no locations in Midtown for youth basketball and sports
- Unfortunately the development around our block has been mostly office space, and MARTA is slowly expanding but awful to use on the weekends (as a MARTA user it stinks on Sunday) relying on public transportation and people walking to All Saints is not going to solve medium range parking issues. Norfolk Souther I know have denied us, but they also have wrecked a good portion of our block with their construction activities, it would be nice if we could lean on them to help solve the problem long term, even if we were to pay security for their parking deck on Sunday mornings.



**ALL
SAINTS'**
EPISCOPAL + ATLANTA

Discerning Our Future Together: The Future of Our Block All Saints' Episcopal Church, Atlanta

Appendix B

Compilation of Long Comments



What are your thoughts on how the city block on which All Saints' Episcopal Church sits should be used?

1. Dog park / shelter
2. KEEP Midtown Assistance Center. I volunteer in the pantry every Thursday for eight years. MAC feeds and helps many people.
3. More outdoor events to draw more commuters to campus
4. With the large amount of vacant office space in downtown and midtown Atlanta and the development of low income housing at 2Peachtree Street building and with the probable sale of the Varsity property and with discussions about extending a park over the downtown connector I proposed we do no major new development of our property in the foreseeable future. I recommend we build a columbarium on the rear of the sanctuary and sell boxes to house remains of those purchasing those boxes. I suggest tearing down the buildings along Spring Street which are not being used and turning that space into a park or green space to be enjoyed by all.
5. Having been at All Saints' for 43 years, this is about the third time we have engaged in this type of discussion. I recall an architect's model, which may still be in an attic somewhere, that showed a scale model that included mixed use housing on the corner of Spring and North Avenue. That influences my thoughts. My thoughts are also influenced by the Baptismal Covenant vows we take on a regular basis which include respecting the dignity of every human being. Here they are:

Mixed use housing that includes a substantial number of affordable cost options should be a big part of the use of the block. I am on the Advisory Council for the city's Housing Opportunities for People with HIV/AIDS program. A critical and continuing need is affordable housing for this group who are often the least of the least. I also chair the Metropolitan Atlanta HIV Health Services Planning Council. We set priorities for over 31 million dollars of federal funds to provide services for those living with HIV/AIDS. While we do not currently fund housing, it is critical for those we serve to have stable housing. Concern for taking meds, meeting medical and counseling appointments falls to the bottom of the concerns for someone who is unhoused.

Housing, including affordable housing must be a key part of how we use the block.

Strong consideration should be given for the creation of an LGBTQ+ Community Center as well. Until about a decade ago, almost every single LGBTQ+ organization in Atlanta had met at some point in its existence at All Saints'. We were viewed as the safe space for those gatherings. Even the LGBTQ+ Synagogue met at All Saints' for a while. If we are serious about being welcoming and affirming to queer folks, this is one way to do that. There are several places where organizations have resorted to meeting. A central location for all would meet more needs than I can list here.

Part of the block should be devoted to providing space for social service providers, especially those dealing with domestic abuse and violence, sex trafficking, etc. We are uniquely located for those in need to find public transportation to get to us.

I think we are obligated to continue to house the Midtown Assistance Center on our block. Again, we are centrally located and accessible by public transportation.

I also think we must continue to operate Threads or an equivalent organization for the reasons already expressed.

We should continue to provide space for the critical AA/NA and related meetings to take place.

The Covenant Community must continue to be on our block. It is literally a child we birthed and continue to watch grow.

Even as close as we are to public transportation, we should also create as much underground or disguised parking as possible. People will continue to drive vehicles, including electric vehicles for decades to come. They need safe and convenient places to park them. There is no reason why this could not become a revenue stream as well when not being used by ASC or agencies on the block. Income generated could be reinvested in the programs and agencies on the block.

I was born and raised in Atlanta and recall when Spring and West Peachtree were lined with every automobile dealership anyone could want. As they abandoned the city, their sites usually became parking lots. Now most have been replaced with high rise buildings containing offices and housing, whether owned or leased. While some of this is positive, it is also creating a situation where our world is faceless and uninviting buildings for either work or living, despite attempts to make them attractive. Keeping an island of green space is also a vital need and should be the central part of what we do with the block. Our cemetery is part of that green space and is sacred ground.

We have historic buildings that should be preserved, despite the cost of doing so. Unfortunately, the most physically sound building is probably also the ugliest on the outside. We need to address that. One of our newest buildings, the Pritchett Center needs to be torn down and replaced. It's been a headache since we occupied the space! (I served on Buildings and Grounds for a while).

We should also consider leasing "air rights" where that is feasible. That might give us more flexibility in the use of our block.

At no point should we ever consider selling any part of the block. It took too long to assemble this space and we need to protect our investment by being able to control what happens on it.

The bottom line for me is that we have a treasure that should be used to the Glory of God and in service to God's people. We have always, at least until recently, been forward looking and prophetic in our actions. We have been at the forefront of civil and human rights and nudging everyone we could into seeing that every one of God's children should be loved and valued for who they are, regardless of how different they might be from most of us. This block gives us an opportunity to do that.

I do have a concern about embarking on all of this. Do we have the bandwidth of staffing in number and expertise to do this? We have lost staff at too great a rate over the last few years. We have lost a lot of institutional memory from the staff as well. While we might engage with a contractor to undertake most of what we want to do, there is still going to be an impact on our staff. Can we handle that? Likewise, do we have enough members of our congregation now to fully endorse and underwrite at least the concepts presented? And finally, where will the leadership for all of this be found? From what resource will it emerge, whether internal or external. We do not need to charge ahead until we have very firm ground under us and enough resources over us to carry through to the success we want to achieve.

Out of curiosity, has anyone considered the optics of the steering committee makeup? I am not questioning anyone's abilities or commitment. Yet, the committee is all white and straight. There are no people of color on it. As far as I know, there is no one from the LGBTQ+ community either. Appearances sometimes speak louder than intent.

6. Love the idea of a daytime drop-in center. Having MARTA access is critical for folks seeking social services and it would be wonderful if we modeled after the large churches downtown by the Capitol and supported nearby churches (North Ave Pres, St. Lukes) with currently existing outreach programs.
7. Hello!

Thanks so much for all the hard work that has gone into the future of the block. My husband and I have been coming here about a year and recently transferred our membership from The Advent in Birmingham.

The first thing that came to mind to me seems to have come from the Holy Spirit and that is to have a daycare/preschool/afterschool. There is a childcare crisis in our country and I know personally how our family's lives were enriched by First United Methodist of Marietta pre-school. It was the pre-school that caused us to transfer our membership from the Episcopal Church in Marietta. If we are looking for ways to draw in young families, I can think of nothing better.

Next I thought of going vertical with parking and mixed use/income housing and possibly expanding the green space. I remember being in Paris last spring with our children and grandchildren and our daily visits with our granddaughter to a local church with a serene garden. There are so few spots in the city - small pockets of protected nurtured green space.

It does seem that some of the space should be used to produce revenue.

We look forward to hearing the thoughts of other members.

Thanks for listening.

Warm regards,

8. A low rise multipurpose Justice Center with a commercial kitchen and coffee shop/ small cafe that will help pay rent; have entertainment possibilities similar to Eddie's Attic;
Use rooftop into urban garden.
Teaching:
Teach baking bread, sell in coffee shop, and give away the bread each day.
Teach nutrition and gardening, partnering with urban gardens in city.
Train and license tutors for public schools, partnering with city.
Set up reentry center for those coming out of carceral system; include classes in economics and banking that are also open to young undereducated Blacks, immigrants, and refugees.
9. I'd like to see All Saints' use our property resources to help others in need. Let's build on our current strengths -- Covenant Community, Threads, and childcare.
COVENANT COMMUNITY OR SIMILAR: I'd like to see us expand Covenant Community, or expand in a similar direction. Let's add more beds for men, or let's start a women's program. Can we add rooms for 12-Step meetings? And maybe we need to find a way to support the families of the people in Covenant. Also, I understand there is a need for a life stabilization program for women leaving incarceration. Let's do that.
THREADS -- Can we expand? Can we offer more than clothes? Textbooks? Food backpacks for underserved families after school?
CHILDCARE -- I understand that childcare is a major hurdle for working families. Can we expand Bright Horizons or another partnership to offer child care for younger children? Let's offer after-school care

somewhere on the block. And can we offer some childcare during the summer to address "learning loss" over the summer?

MANY THANKS to Simon, clergy, and the steering committee for asking for ideas.

10. My vision includes something on the Spring St. side/corner of the block that includes rental housing with affordable and workforce price points, while also retaining space for the 3 missions currently on the block. What First United Methodist is doing is very appealing (and includes some parking!), although their project seems too big, space-wise, for us. <https://atlanta.urbanize.city/post/peachtree-street-affordable-housing-church-high-development-happening>

If we create housing, I'd love to reserve a few units for teens leaving foster care, senior citizens on fixed incomes (maybe a two-bedroom that a teen and senior citizen share), seminarians (or those in discernment process), and/or small units or "pad splits" for single folks caught in a temporary financial bind (that could include GT or GSU students). Christy Carr Betz's "Giving Grace" Facebook page is often highlighting folks with a need for temporary inexpensive housing to get back on their feet.

Whatever we do, and even if we do nothing, I'd love to see solar panels or rooftop gardens included in any development plan or renovation.

Thanks for inviting us to share our vision!

11. Create a reason for parishioners to gather throughout the week, while creating reasons for non parishioners to be exposed to our community. Fill a void Intown that exists in facilities for various multigenerational forms of recreation, from exercise classes and lifelong learning to rec facilities for youth and adults such as a gymnasium or turf playing field (on top of a parking deck).

Fill a need for affordable housing Intown. Investigate options for federal housing aid and use of public private partnerships to do so in a fiscally responsible way. Consider use of micro apartment units to achieve this.

All solutions must include parking onsite to ensure safety of those using the facilities besides Sunday.

Allow space to continue the missions currently at the church to the extent they want to stay.

Partner with a coffee shop, juice bar, or other specialty casual F&B tenant that will support the other mix of uses.

12. I agree with others in today's meeting saying in order to have an impact on this community we should have mixed-use and multi income housing, as well as activities that welcome families, be they single parent, refugee or others.

Also, our horizontal space is limited but our vertical space is not. We can build highrises containing what we want, including green space on the roof!

- Stephen Smith

13. Thank you for the town hall this morning!

I'm excited about the opportunity to provide more connection and cohesion among the buildings on the block and being a more welcoming, visible presence from the street.

However, I don't want to lose sight of the beautiful, historical spaces that we already inhabit, many of which could use significant restoration and/or repair.

14. I would like it if anyone who wants to participate should have their name in a hat. Names drawn into groups. I hope we don't let the same people choose this path forward that are currently in church leadership. A variety of types of people and opinions would be great and we'd end up with something marvelous.

15. Given the need for more/better educational options in the city, could we explore creating an episcopal elementary school on the block? Thinking this could engage families in town from all walks of life and perhaps lead to more young families joining the community.

Another idea: The Atlanta Police Foundation's At Promise Centers are an interesting model. They are hubs for at risk youth to go to for support and feature all the relevant services from govt/social work to NGOs that can help stabilize kids. They also provide housing for Atlanta police officers so they can live in the area they patrol and build healthy relationships with the community. It might be helpful to talk with the Atlanta Police Foundation about this model - either to learn from it or partner in a way that allows all our existing ministries to play a role in helping people - particularly youth - receive resources that can improve their lives. Supporting police officers with housing is also an interesting idea given public safety is a priority while also providing an open, welcoming environment.

Given the need for more/better educational options in the city, could we explore creating an episcopal elementary school on the block? Thinking this could engage families in town from all walks of life and perhaps lead to more young families joining the community.

16. Our goal should be to maintain those attributes that draw people to church that make it a church worth attending beyond the beautiful sanctuary. To me this means our missions and greenspace primarily.
17. I think the block should be developed, but while ensuring that the community service organizations (i.e., MAC and Threads) continue to have a home on site.
18. Several thoughts here as of 2/2 and one Town Hall. I am not convinced that housing is the best use. And certainly not for the Refugee Ministries community. And in terms of street-level retail (i.e., a coffee shop), the Midtown Alliance would be the first to tell you that there is already a lot of vacant street-level retail in Midtown. And currently there really isn't significant foot travel on our block of Spring Street and North Avenue. My husband Bob suggested that if there is a strong call for some sort of space open to the public (coffee shop), it could be interesting to orient it on a rooftop to take advantage of the skyline (and church spire) views. Personally I feel strongly that we need to be asking our core ministries what they might need. I understand that Refugee Ministries does not need any additional space for its ministry. But the other ministries might need more or different or renovated spaces? At the first Town Hall, someone mentioned incorporating additional green space into any plans, and I thought that was a fabulous idea given our location in such a dense urban area. Is the committee or the church involved with the Midtown Alliance? We live in Midtown (Ansley Park) and my husband works in Midtown and is on the Board of the Midtown Alliance, and we've found it super helpful for keeping up with what is going in Midtown. I would imagine that the Committee or the church is already tapped into that group, but if not they might consider doing so. Another thought...First Presbyterian Church has a "School for Performing Arts" (a lofty name for what is a fairly modest program with space for music teachers to provide weekly lessons); has there every been any interest or demand for something similar at All Saints'? Given our strong music program it could be a good fit. And finally, my modest request is an easy (easier) way to access church space after weekday business hours and on Sunday afternoons. Currently to access meeting space (for a scheduled meeting) I either have to hope that one of my fellow attendees is there holding a door open for me or I have to corral one of the security guards in the deck to open the building for me. A central, visible from the street, welcoming area staffed with a security guard to let people into the building could be an asset and would certainly make it easier for church members and guests visiting our campus.
19. I would like to see more done with the 12 step programs. Addiction is prevalent among all walks of life. Could we find a way to help feed the homeless?
20. As a Volunteer and Board Member at MAC, I am delighted with our new home and support keeping MAC on the block. I also fully support continuing to house the other community ministries already there.
21. I think we should keep green space. Many of the blocks are covered with high rises. Two of my boys go to GA Tech and they expressed interest in some sort of hang out space with games, like duck pin bowling, in door putt putt or something like that, with a coffee shop or beer and wine. Tech kids would love to be able to walk

to something like that. With the new stitch coming in and the other development Dan Cathy is interested in investing in, the high way will be more walkable and we have a real opportunity here.

22. I want our block to be the most welcoming block in all of midtown. I want us to offer prayer and services often and to promote the arts and mud inquiry with invitational programming.

23. The block: a Justice Creation Center:

A new building, the Justice Center, same height as Pritchett Center/Parish House, built as a flexible multipurpose center that lends itself to contemporary problem solving. It can immediately offer space for voter registration and meetings of non profits focused on justice.

The Justice Center building includes 4 public bathrooms and water fountains.

The Justice Center includes an income-producing cafe coffee shop.

The Justice Center roof is an urban food garden sufficient to produce food for cafe.

The cafe kitchen is large enough to have bread making classes, preparing bread for the cafe and to give away. See AJC Feb. 12, 2024, p. C4 “Bakers Give Away Thousands of Loaves”

Highlight Creation.

Physically link and expand all ministries housed on our campus with an arbor encircling the block. Provide plantings, benches, and brick paved paths linking the ministries. (Brick and bench naming are donor opportunities).

Our block becomes a sacred creation space manifested on our grounds.

Expand inner courtyard to make it accessible/inviting from all sides and suitable for a wide variety of activities including concerts, performance, presentations, church services, and uses by our ministries’ clients. Offer courtyard worship opportunities for all campus ministry users. Ramps and rails everywhere.

Commit to the kinds of ministries we now have. If any of our core ministries relocate we have designated space for that kind of ministry. Keep our campus focus on addiction, poverty, children in need, as justice issues.

Expand all ministries. May need to include residential space at each ministry to provide block-wide security. That implies small kitchens at each ministry.

Children’s Clothing Ministry could expand to include maternity ministries providing clothing and women’s hygiene and health products; children’s library; tutoring center; art and music instruction. Covenant Community could expand to include family center, classrooms for job training, economic and other education, family skills.

MAC could expand with a clothes closet and shoe ministry (particularly for the unhoused), and mail service that provides an address for the unhoused.

Across ministries, all training programs should aim for job certification.

Rethink all current space use for efficiency, accessibility, environmental sensitivity. Become LEED certified and institute a vigorous recycling and composting program; forgo or minimize all plastic on campus.

Other possibilities include expanding and integrating Bright Horizons into our ministry lives; building urban food gardens on all rooftops (include irrigation) and teach food gardening, composting, horticulture (perhaps through existing ministries); expanding underground parking or partner with surrounding businesses and agencies to gain parking spaces.

24. I wonder if our Future of the Block challenge would make a good case study/competition for GA Tech grad students?

25. In what is perhaps a contrarian approach, I look at the older villages of Europe that sprung up and thrived because of the role of the church. A cathedral as a focal point, with services within the walls, including warming houses, market stalls, living quarters, educational spaces, and even clinics. Admittedly these often included priories or abbeys, but the notion of a church centered, Christ driven community with self

sustaining services manifesting it's ministries, rather than being something new, is actually consistent with how the church has put itself in the communities of the world for a long time. Having a single block of space within which to build such a complete approach is unusual in this day and age, but the need and desire to so is evident throughout the world in great villages and towns whose origins lay in the construction of a single house of worship.

26. I would be excited if we considered affordable housing and it would appear to be more feasible and a great opportunity to become more a part of the neighborhood if it were mixed income and mixed use. With the church and nonprofits offering support services a developer would be more competitive to be awarded low income tax credits to leverage the affordability and sustainability. We should solicit potential partnership with close nonprofits also. In addition to Covenant Community, MAC and Refugee Ministries., I encourage us to check with Atlanta Children's Shelter at N Ave who are always seeking housing for their families and can offer fundraising capability and oversight for a community. My son, Nicholas Hill, (770.314.4598) is President of the Board and asked to pass this along. I also suggest checking with Winship which now is diagonal across the street. There is great need for a Ronald McDonald type of housing/host which we lack in ATL unlike MDA in Houston.

A mixed income community would also allow folks like me and Jeanie to move into which would add a major dynamic to All Saints-living as neighbors within a diverse community. (We can afford to contribute much more by taking an equity stake of ownership in addition to contributing charitably)

Also, I recommend talking with Protip Biswas who heads the Homelessness division at United Way and is open to creative projects as well as talking to John O'Callaghan who is CEO of Atlanta Neighborhood Partnership Development which is a leader in research and development of all sorts of housing for mixed and low income. John is a longtime member of Covenant Presbyterian Church and former Atlanta City Council-person. Nathan Smith with Partnership for Southern Equity is another prominent local leader I highly recommend you speak with for input.

I look forward to our church's discernment process and greatly appreciate the staff and committee's leadership in the process. As Naomi said in her sermon yesterday, we only need to listen. And I was taught to look for where Christ is already at work, and listen for a way to join in that restorative movement.

Many thanks for your faithfulness in the process.

Ephesians 3:20

27. The same thoughts keep surfacing for me when I think about our block and the future.

I think it is a must to envision All Saints' in 20 or 30 or 50 years and what that might look like. However, we all have said over and over there are too many unknowns, too many unpredictable for us to plan with any certainty. We must remain receptive and flexible as the future unfolds.

As part of having a growing congregation that has a future, I believe we need to make the immediate and the next 5 to 8 years front and center while the long range is evolving. I definitely think there needs to be much more engagement with the youth, the teens, and the college kids. Why aren't they coming to church? What is in their thoughts when they think about church? Maybe they think about church but not God because they're uncomfortable. Maybe they're all about environmental and social service engagement and these activities will bring them to the campus but church will not.

From the past forums, including yesterday, it sounds as if much more needs to be planned on an ongoing basis for their involvement. If we want a thriving church in 5 to 10 years and beyond, they are the ones we should seek out – they are our future, not most of us who have been in the forums.

In our thoughts, ideas, and planning I think we must "change places" with the ones we want to serve. Is our giving of social services, of education, of shelter, or whatever it is All Saints finally decides to

do, coming more importantly from what “the receiver” needs rather than just what we “the giver” think is the right thing to do. It sounds as if in doing all the research with other organizations and agencies we have heard their “giver” side of the issues but has anyone talked to the “receiver” to see if the giving is what was really needed?

A small example of this was a beautiful activity at Threads last week. Threads now has 3 new volunteers from the Ellis Center who will come twice a month with their individual “Intervenors”. It is a wonderful school for children with what they term complex communication needs and multiple disabilities. The visits to Threads will act as occupational therapy sessions. Each “Ellis volunteer” with his or her Intervenor will learn how to do any number of activities that would normally be done by our regular volunteers. It may be putting samples of toothpaste into a Ziploc bag and doing this over and over. Or it may be rubber banding groups of 5 socks together over and over.

Threads is the “giver” of occupational therapy opportunities to the Ellis Center kids. However, this will only be successful for the kids if we plan to make the space, place, and activities work for the “receivers”, the kids. Do we have enough space on the floor between fixtures for the wheelchairs to easily pass from one area to another? Are the counters for an activity at the right height for a wheelchair? Is there no other activity going on in the shop that would create distractions or create too much noise? So for every visit we will listen to the needs and will have activities the Intervenor tell us are appropriate for the skills and cognitive ability of the kids. These will not be just another task that Threads needs to have done.

So my final word is to talk to and listen to enough “receivers” whomever or wherever they might be.

And thanks for all the engagement!

28. A high rise encompassing affordable apts for retirees (Canterbury Court is off the wall)

Housing for office workers and a school) a choir school.

A gym etc to attract young people) look at the congregation on Sundays. All the white heads it's looking like a cotton patch. Gone within 20 years!

Check out First Methodist !

No vanity project. Ex : Theatre and ballroom

29. I am thinking about this opportunity a lot and have several themes to share:

Challenge the location of the core ministries..is it critical to be on campus? Have any of these outgrown their space? Don't be scared to rock this boat.

I continue to think about us as a Gathering Spot...a Gathering Oasis. A residential high-rise does not excite me...it is just like what others are doing.

Do any of our neighbors want to partner with us? Norfolk Southern, the Varsity (as a legacy to the old neighborhood, GT, etc. I know these folks were interviewed, but now it is getting real. I am a new volunteer at Threads and see the donations coming from Norfolk Southern. It may be a good time to reengage with them to see what opportunities might be of interest to them as our partner.

I love the conversation about the next generation. I would like us to do something real for young people and their parents including existing parishioners, midtown neighbors, etc. Some people have mentioned a school or tutoring. How about an after-school program with skill-building, every school day? Like the Boys and Girls Club and others. It would benefit the children and really help their parents. It would also help their success at school and beyond. I could see some of our youth and adults participating as instructors and role models. An example is the excellent work of the City of Refuge.

We are looking forward to attending an upcoming dinner. Thanks to each of you for your time and commitment.

30. The city block plan should prioritize the fundamental needs of both residents within and beyond its boundaries, ensuring that it not only caters to the overall well-being of individuals and families residing within the area but contributes to the overall beautification and promotion of commerce in the surrounding environment.
31. Adequate parking space for church and new facilities – events. Needs to be vertical. Can create revenue. Ground floor of buildings should be glass, connecting with pedestrians and outside community. Example is scad on Spring Street.
Coffee shop. Gathering place for Pers, non-parishioners, possibly new parishioners. Revenue producing.
Staffed by covenant house....?
Adequate outside Piazza – space for gatherings, such as Sunday 5 PM church.
Adequate indoor spaces of various sizes. Large room or rooms like Ellis Hall as well as smaller rooms.
Connect with community. Rent out Meeting space. I have local concerts and events. Revenue producing.
Become active seven days a week, not just on church days.
Provide daycare for parishioners as well as community. Revenue producing.
Maintain – update covenant community for on-site presence.
Find Facility to maintain program during construction.
Continue threads on site
Provide space for other recovery type meetings for community
Health clinic? Samaritan
Environmentally friendly. Leeds?
32. Thank you to all who are leading and participating in this effort to consider and determine the future of the All Saints' block.
Before we add anything, I encourage us to consider are we doing the best we can with what we do/offer now. If not, I'd like to see us start here.
Also, how does what exists and what we might do build us to the church and community we want to be -- know, love and serve.
As we look to change and grow, please consider within the context of different and new how we not only continue to welcome our existing and future parishioners, but also how we keep them engaged. For example, for the parents whose children graduate from high school, what can draw the parents beyond ensuring formation for their children.
Another consideration is assessment -- as we change and grow, please remember to evaluate. Are the changes and additions we're making supporting our mission and helping us realize our vision?
Thank you for considering my thoughts.
33. The gist is that the church should create communities geared to men, in various stages of life.
34. My hope is that what is designed in our block are building(s) that mimic a "campus" where life is happening 7 days a week. There are flexible and inviting spaces (both indoor and outdoors) that invite activity 7 days a week. Spaces for recovery meetings, non-profit meeting spaces, a glass front coffeehouse/cafe, small discussion group rooms, mental health support, a central space for job opportunity postings, youth groups and performances. Maybe there is even a separate space for youth/teen services.
Currently, I am not in favor of a residential component but am open to hearing more about how that might work as a small component of the block plan.

35. On the way home from church today, I told my 10-yr-old what the Future of the Block meetings are all about and asked if she had any ideas. By the time we got home, she had a list of pretty darn good thoughts on priorities and ways to address those. She's drawing up the plans now. 😊
I hope there is a plan to include All Saints' children and teens because they have some really creative, incredible (and workable) ideas.
Will send along their plans when finished.
36. A new member of the church. What drew me to All Saints was the outreach in the community. I hope that Threads and Mac are very much a part of the plan.
37. Do Nothing.
38. All Saints' needs to adapt in terms of content, not structure. Where is the content for ALL SORTS? We have gotten more extreme in Sunday school - no more secular classes. If we can't serve all sorts, then we don't deserve to survive. My idea is to expand on existing core ministries. Maybe add a school instead of Bright Horizons.
39. Why now? To maintain flexibility in the future, we should wait.
40. All Saints' should put a coffee shop where the gravel drive is. Otherwise, leave it be. No matter what, protect the core ministries.
41. I believe we should continue to build upon those wonderful ministries which we have started and invited to participate with us on our block with the Midtown Churches. Feeding the those who hunger, clothing those who are in need, helping those who are facing addiction, and the work of recovery.
42. As I mentioned, I wanted to get my thoughts down. I'm looking at this challenge as just that. A challenge for us to be able to maintain our historic buildings and greenspace as the special place it is. The courtyard could then be actively promoted as a vibrant community space.

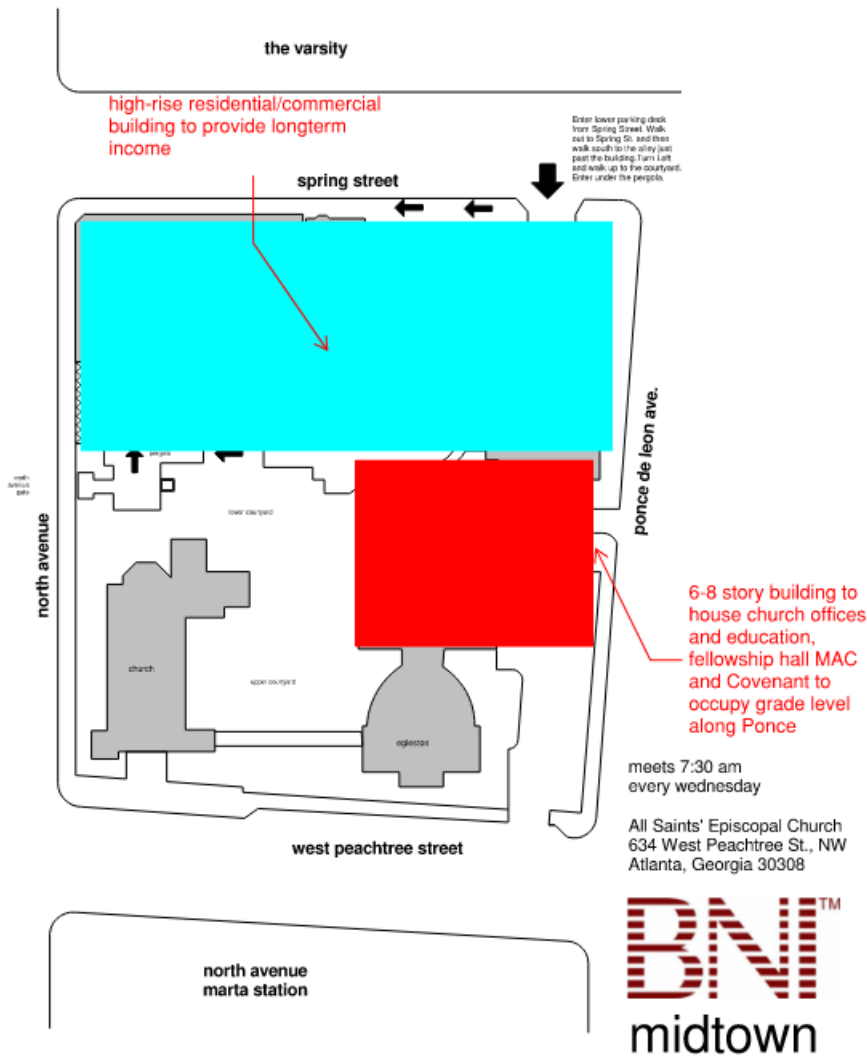
Phase 1: Relocate church offices to North Avenue spaces. This would allow for the development of a 6-8 story building to house future church offices and education facilities. It would need to be developed in conjunction with the renovation of Eggleston. Eggleston could also be developed to include a couple of apartments for visiting clergy or students. The library could be redesigned as a more functional reception room..

Our non profit partners could then be relocated into new spaces along Ponce to activate the street.

Phase 2: Replace the rest of the block with a high rise structure that could house a combination of commercial and residential spaces. Residential could accommodate senior or affordable housing.

I think this approach would have the effect of bringing long term viability to All Saints' while meeting our mission and fully activating our property. I've attached a very rough visual.

I think this approach would honor our origins as a suburban Sunday school, while embracing our place in the City that has grown around us. There are many ways to do this, but I do believe this approach represents a very sound approach. It represents a very big solution that I'm sure All Saints' would be able to meet.



43. This may have already been discussed, but I wanted to suggest that Trees Atlanta may be a good example of how All Saints could offer space to like-minded nonprofits, if that were an option depending on how the space is developed. Their headquarters has several very innovative programs related nature conservation, music and more.

44. Early on, the following nudging came to be. In this morning's Town Hall Sarah's suggestion of. Justice Center with women's ministry offering resonated deeply with me. Many women need recover options, like Covenant Community. I am also involved in the women's prison ministry with Jenny and the Freedom Writers. A presence for women returning from prison could also be very impactful.

And to speak for my dear recently departed husband Robert (and myself), parking is indeed an issue. I limit the services I come to based on when I think parking will be available. I am vastly grateful for the online offerings. I attend weekly, one way or another.

45. Who are we trying to serve? Instead of talking about what to build, we should be asking about who are we trying to serve? Is the focus Existing members or expand to new people. Not clear what is driving this plan.

Who: 40,000 students and Faculty across the road at Ga Tech. Why do we require them to come to us or shouldn't we be going to them?

New Neighbors: Larger sense of engagement with the community. Are we giving Natosha and Naomi and other gifted associates opportunities to reach out to the community. Create space for them to really shine not just in the pulpit.

Retain membership ideas:

Buck does not come to church anymore because of his hearing loss. It is not complete but enough that our current hearing aid options are not adequate. He says he has noticed many of his peers who are hearing aid members not coming any more either. He misses the community.

Wants us to explore more The promise of technology. The Temple uses Closed Caption? Our technology doesn't work. People with hearing aids don't come anymore. Offering use of personal Tablets an option for visual and hearing impaired.

Who are we attracting and what do they want. How do we get members to come back to church That have left because they cannot physically or audiological experience the service.

46. 1) provide more accessible parking for those with mobility issues and families with small children. Most of those in the congregation live away from Midtown and don't travel on Marta. Parking can create income from those attending the Fox or ball games at Georgia Tech. Overflow parking at the Varsity bus lot will no longer be available when that property becomes a high rise. There are rumors of it sale floating around.
 - 2) health clinic of some sort - vision, hearing checks for children who come to threads - mental health clinic- addiction treatment- meeting rooms for AA type organizations
 - 3) expand the Day Care facility
 - 4) expand green space
 - 5) create a space of peace and meditation
- NO HIGH RISE buildings

47. I look forward to hearing the aggregated report of what was gleaned from all the small groups. I certainly heard Parking, preserve beauty both green and nave and history.

I don't believe there is enough actual real estate to build a significant bldg like low income housing on the block without major permanent disruption or destruction to the aforementioned priorities. I keep hearing between the lines what I could interpret as a desire to make a legacy through housing, this scares me.

Thank you for making it possible for every voice to be heard.

48. Retain ownership and control of the block. It took a long time to get it, and I would not relinquish that.
Be uniquely All Saints. Be a destination unlike any other in Atlanta.
Make All Saints a lively campus 24/7. Let programming shape transformation rather than letting buildings shape programming. Initially, raise operating funds not capital funds.
Equip the saints for mission, but do not conflate mission with the church. Missions change but there'll always be a need for All Saints to embolden people to go out into the world.
Build in flexibility for the long-term.
Forge partnerships to solve problems without capital expense, especially if the capital expense cannot be monetized, e.g. parking.
In the spirit of scripture, tradition and reason, All Saints is a terrific place for worship, sacrament and celebration, and education. It has music and a history with the arts—theater, books, movies. It has a history of inclusion and standing up for the marginalized. It is at a geographic crossroads of rich and poor, which will, hopefully, improve. It is at a crossroads for transportation. It has young (preschool and universities) and old. It has a commercial kitchen, some parking and onsite missions.

Maybe we're already at capacity, or maybe we could expand on All Saints' unique strengths with no construction. Ideas for multiple programs Monday-Saturday (some harebrained no doubt): MAC, Threads,

Covenant, bike/scooter shop, preschool, after-school, summer camp, tutoring, mentoring, music lessons, playground, coffee/soup, musicians, meetings, conferences, classes, seminars, lectures, retreats, running/biking, cooking, yoga. Advertise beyond All Saints' membership. Account for increased operating expenses and charge fees for a revenue stream. See where we are after a few years of bursting at the seams, then configure our buildings to fit the programs that have rooted.

Regarding mission, my vote is to partner with organizations to leverage best practices in missions such as housing, clothing, feeding, educating...e.g. Habitat, City of Refuge, Purpose Built, GA Justice, GA State, neighboring churches, etc. Rather than give up space on the one block we have for equipping saints, I'd reach into the neighborhood with missions.

I would not permanently commit a piece of our property to an inflexible use. I would not cede control to developers or investors. I'd try to, at least lightly, monetize property to sustain the church. With apartments overbuilt and the office market on the verge of collapse, I would not consider those. Expensive though it may be, it'll be more cost effective to pay neighbors for parking than to build a deck as the economics of parking decks are lousy. I'd wait until interest rates fall to consider construction.

Hopefully, when we do build we'll have a low roof in the midst of high rises. Spilling outdoors into our sunlit garden is an inestimable gift, one unlikely to be repeated by commercial enterprises. I hope we can maintain an indoor-outdoor oasis at All Saints.

All Saints seeded my journey to the Candler School and has informed the way I see Atlanta. It is a source of strength and solace to me, and I hope it can continue to equip saints for a long time.

49. All Saints should continue to serve our parish in its present location where it has been for so very long.

50. I think what it is being used for now is amazing. MAC is an amazing organization who helps so many people. People depend on MAC.

51. Expand rehab offerings to include women.

State of the art youth facility

Additional parking

Very low rise facility for support for homeless

52. Thoughts on All Saints Block Planning Issues

The parish is engaged in a multi-generational opportunity. We should approach this with an expansive view of our community, minimal preconceived ideas, and maximum information..

These concepts lead to a series of questions:

Where is a readily accessible set of vital information for informed discussion of issues?

What is the scope of services for our consultant and does it cover all needed research and planning work?

What is the study area and why?

What do we consider our community and why?

What are the basic socio-economic data describing our community?

What are reliable forecasts for the population and employment growth in our community?

What is the existing backlog for maintenance of our facilities?

What are the actual deficiencies in our facilities for our four primary missions?

What are the mid to long term plans (programmatic and physical) for each of our missions?

Is there a preconceived idea for our block?

Do we appreciate the human scale of our current development and its value to our community?

How do we preserve and even expand that resource?

What is the mechanism for widespread communication of ideas from the parish and the wider community?

Beyond simply posing questions, there are possible directions to dealing with these questions.
An Expansive View of Our Community

It seems that the study area for the effort is confined to Midtown since all data presented relate to the area of the Midtown Alliance. This is a far too restricted area and constrains our thinking about who our neighbors are. To illustrate the point:

All Saints, literally on the southern boundary of the area defined as Midtown, is a 36 minute walk to Pershing Point Park - the northern edge of Midtown.

Woodruff Park, the heart of the Central Business district, is a 28 minute walk.

Ponce City Market is a 29 minute walk from All Saints.

Rodney Cook Park, in the heart of Vine City and the rapidly changing near west side is a 35 minute walk.

The Atlanta Civic Center is a mere 17 minute walk - and is likely to be one of the largest redevelopments in the area with a substantial housing component.

The material also identifies our area as transit oriented because of three transit stations that serve the community - North Avenue, Midtown and Arts Center.

I completely agree with the importance of transit and note that the Five Points Station is a 9 minute trip while the Arts Center is an 11 minute trip.

This much larger circle of activity is experiencing growth in population and employment and undoubtedly in a variety of social, economic and spiritual needs. I would advocate an expansion of what we define as our neighborhood, not only because of what exists now but what is likely to be the future of intown development.

Maximum Information

About our neighbors:

Whatever the study area is we should have at least basic current socio-economic data on population and population characteristics and employment by type. Forecasts should also be available to understand where we are going. There are agencies and resources available who accumulate or produce such data. They also provide tools to capture data often at small areas and make them available to the public. These are likely to be more reliable than summaries from organizations such as the Midtown Alliance.

About our facilities:

To reasonably discuss the future of the block we are obviously discussing the future of our buildings. There seems to be an intuitive understanding that there are maintenance deficiencies that would at least require significant investment to preserve and continue to use some or all of the facilities. The parish budget reflects a large portion of our funds annually going into operation and maintenance. It is essential that we have a clear understanding of what the maintenance backlog is - what it would cost to ensure our buildings are in sound operating condition.

About our missions:

It is clear, especially from the parish listening sessions conducted so far, that there is widespread desire for continuation of our existing outreach missions. For the parish to understand the consequences of continuing these missions it is essential that we understand more about the existing and proposed requirements for each of the missions. This would seem to require an understanding about existing space requirements, deficiencies these functions currently experience and any strategic plans these missions have for expansion of their missions and what the space implications might be. I assume that parishioners and staff who are involved in these missions have at least parts of this information. Even basic financial

information about these activities is not readily available. For example, the Midtown Assistance Center (MAC) website has no financial information later than a 2020 audit. To know how to ensure the continuation of all of these missions, we need information about what their practical physical and financial requirements are both now and in the future.

Linked to this should be an evaluation about the flexibility of existing space to provide for changes in priorities as these missions evolve or even go their own ways as independent organizations while others may become more central to our lives.

Dissemination of Information:

After viewing each of the parish listening sessions so far, it is obvious that there are common themes emerging, much repetition of ideas and several unique and interesting ideas. It appeared that detailed notes were taken to document these comments. To ensure the widest dissemination of these thoughts and thus honor the value of participation, these notes should be made available on the website. This will reinforce ideas, stimulate new ideas and encourage new participants to engage the process.

As important as this information is, it was a bit frustrating to see only such a high level summary of interviews with the 40 outside organizations interviewed. It would be useful to have more details about their views more readily available. Their ideas about policy and programs seem reasonable and actionable. It might be useful to inquire about perceptions of the physical and development issues they see as relates to our block and the City. Expanding the interview network to organizations dealing with the physical development of the City could be useful. Organizations such as Midtown Alliance, Central Atlanta Progress and even the City of Atlanta Urban Design staff have done considerable thinking about the physical form of the City and resources to help shape that environment.

The ULI TAP report (Creating Sacred Oasis for All Saints' Episcopal Church): <https://ulidigitalmarketing.blob.core.windows.net/ulidcnc/sites/40/2022/03/All-Saints-TAP-Final.pdf> is also of significant interest. It deals with many of the issues I have heard in the meetings so far. This report should be shared with a much wider audience - the whole parish.

Minimal Preconceived Ideas:

The zoning information is especially interesting. The thrust of the analysis, in fact the actual words, is "how big can the building be?" Unless the decision has already been made, the analysis should focus on how much development permission we have and how it can be leveraged to meet our programmatic goals. It would be especially important to get a more in depth analysis of the Transfer of Development Rights (TDR) process and a solid evaluation of the market potential for TDR. Even crude analysis of that value based on the memo suggests we could at least double our endowment through a wise sale of rights. (Scott Cullen who chaired the ULI TAP for All Saints and is familiar with the use of TDR in Atlanta was involved in the St. Mark's redevelopment. He notes that the going rate may be in the \$15-\$18/sq ft range now.)

It is possible that income from such a development approach would allow us to preserve and even expand the oasis we are within a growing urban area. At the same time we may be able to solve the real physical needs of our existing facilities while providing for legitimate programmatic needs of our existing missions within a flexible setting for evolution of our understanding of our community's needs.

In any case, having such information will help us understand whether being good stewards of the land on our block means maximizing development on our block or maximizing use of the value of that resource for our community.

Background Notes:

I have had the opportunity to watch the videos of the listening sessions conducted recently with the parish regarding the future of the block. I have also reviewed documents sent by the planning committee which I am told constitute the existing background documentation and research supporting the process.

These documents include: a zoning study, a parcel map, a summary of development in Midtown produced by the Midtown Alliance, an article about the Midtown Connector project, and 2020 estimates of future development in Midtown.

As far as I can tell, little of this information has been incorporated into a form readily accessible to the parish. It has been asserted that these constitute all of the factual information currently available for the planning effort.

I have also reviewed the All Saints website, including sections on current ministries, the annual report, and, to the extent they are available, other websites and documents on the four principal ministries.

While the planning process is still underway, I would like to focus on issues and data which should be more readily available and part of the discussion. I firmly believe that a high degree of thoroughness and transparency will serve the parish and the larger community well. We owe that to the generations who will live with our decisions.

I am happy to discuss these ideas and explore the consequences of them with those who are interested.

Additional Resources:

I have reached out to Ric Reinhart, a friend who was formerly head of Central Atlanta Progress, and now a real estate consultant, who has been focused of the status of churches who are land rich but struggling. Among other things, Ric directed me to a piece of local research on TDR. I have yet to review the whole document but it is locally based and done by folks with deep local knowledge:

https://georgiaplanning.org/student_reports/2007/13--TDR%20and%20Chatt%20Hill/CHC_TDR_report.pdf

53. I think All Saints' is a beautiful place to be and I'm so glad my family are members of this church. I would love to see the southwest portion of the block look just as beautiful as the rest of the block. As of now this commercial area looks out of place and no passerby would recognize it as part of the church. The block should be uniform in architecture and landscaping.

I do like how the ministries of the church are in this area of the block and a couple of them have outward facing doors that may invite in the very people that need them most.

Children's ministries should continue to grow and thrive. Whatever it takes to keep young families and invite them in. Children's ministries are lovely at our church and I know that they will be included in the future.

54. It is our great fortune that we can contemplate how to best use our treasure here on the block, the whole block a gem of treasure extraordinarily valuable and the anchor of our community.

In my mind's eye I hope that whatever we build to expand our physical presence here on the block: Is architecturally arresting and while harmonizing with surroundings, inspires.

Has greenspace that will naturally draw in the community and merge with and take advantage of the future phase 2 of the stitch.

Will have enhanced facilities to host the community of All Saints' and our neighbors: auditorium, presentation space, classrooms

Host the home of "pay what you can cafe" that teaches folks the hospitality industry

Adding a residence facility on a similar model, including hostel or short visit

If we are gathering folks, ample parking

Yet do we do enough with what we have, as a community and here on the block already to justify our building plans?

If we took clues from inequities that exist in our neighborhood - could we have an impact with action first and add infrastructure to enhance our evolving mission?

Who deserves the best education? Would we adopt a local neighborhood school?

Tutoring, summer school, after school activities, sports teams or league

Can we be a place that encourages good health and wellness?

Tai Chi or yoga, walking club, screenings, health fair

Could we be a place where the ASE community and the neighborhood could find an inviting place every day?

55. At one of our Sunday sessions in Ellis Hall, a young lady proposed constructing a theater offering concerts, plays, and singing, dancing and acting classes. She noted that this would be a great revenue generator. It immediately reminded me of pre-COVID conversations I heard about where parishioners were talking about the restoration of the Egleston Hall Theater to the point that they supposedly pulled out the old architectural plans. All Saints' is known for our beautiful music and it seemed an ideal way to expand our image around the arts across Atlanta, the SE and the country. We are also a historic church so it also seems appropriate to restore a historic part of our block.

I mentioned restoring the theater on the survey and at one of the Home Gatherings. However, reading the Northside Neighbor this past weekend, I learned that The Fox Theater is expanding its community partnership program, Fox Gives. Fox Gives' goal is to restore and preserve historic theaters and provide vocational opportunities for those interested in the arts through a variety of classes.

https://www.mdjonline.com/neighbor_newspapers/fulton/news/fox-theatre-launches-new-community-partnership-program/article_820034c8-e857-11ee-b6c5-933d42af6d74.html

In one of our Ellis Hall meetings, Simon mentioned various ways other churches funded their work. I was delighted to learn that we might partner with our neighbor, The Fox as part of our funding and perhaps our class offerings.

Yes, this displaces our staff offices. However, they are outdated with poor acoustics and HVAC. Our staff deserves functional offices. I propose a historic face along West Peachtree and relocating the staff to new functional offices along Spring Street.

56. Program area important to me in addition to worship and community are:
Music which probably is included under worship. Adult and children's education including the Scouting program. Enhancing green space as much as possible.
57. The vision of the use should be metropolitan in scope as reflected by the present day missions that are on the Block today and the congregants who come from all over the metropolitan area to worship, listen, learn, and be part of the community of All Saints'. The implementation of the vision must be sustainable and affordable.
58. I have already taken the survey but/and continue to think about the block and the role, history, present, and future of All Saints'. The words oasis, sanctuary, and radical hospitality keep coming up for me. A recent tour of MAC and Sunday's adult formation with Louisa Merchant and the speaker from Casa Alterna (not sure if that's exactly right) were meaningful. As is the daily presence of the men of Covenant Community. All Saints can be an oasis 7 days and nights a week. That is my vision. A human scale oasis. The high-rises on the streets around All Saints' are not human scale and are not welcoming. I know because I have worked in one across North Avenue from AS since 2013. All Saints' can stand out by being different in design, layout and context. We should be able to look at the block and see that it is a different, holy and welcoming place.
59. Here are some issues on my mind, based on 30+ years as an All Saints' parishioner and several years as the volunteer zoning and land use chairperson of an intown, historic Atlanta neighborhood of the same vintage as All Saints'. It is essential to preserve what is unique about All Saints', a true oasis in a dense, busy, urban environment. Once lost, it would be gone forever.

1. All Saints' should immediately apply for listing on the National Register of Historic Places, for which it is more than qualified. This does NOT prevent construction or renovation, but it does give a listed site federal legal protections under Section 106 of the National Historic Preservation Act (NHPA), including specific restrictions on how federal funds can be used for projects that can have a negative impact on the site or structure. This is urgent and essential, given that it is likely there will be future construction at the North Avenue MARTA station, with federal support. Having the legal status of a National Register site will give All Saints' negotiating leverage and possible compensation if that construction damages or could damage the church's property and structures.

Other churches in Atlanta that have National Register status include: Atlanta First United Methodist Church; Basilica of the Sacred Heart of Jesus; Butler Street Colored Methodist; Central Presbyterian; First Congregational; First Methodist Episcopal; First Presbyterian; New Hope AME; North Avenue Presbyterian; Park Street Methodist Episcopal; Peachtree Christian; Rock Spring Presbyterian; St. Mark United Methodist; Sardis Methodist; Shrine of the Immaculate Conception; Stewart Ave. Methodist Episcopal. The Temple is also on the National Register.

2. All Saints' may have uniquely valuable air development rights that it could transfer, for compensation, to any high-rise development at the site of the MARTA North Avenue station, or possible the Varsity site. The vestry should get counsel on this from experienced legal advisers, independent of any developers or development companies/agencies. The Academy of Medicine property, which is on the National Register of Historic Places, is one example of such a transfer of air development rights that did not alter the remaining structure.
3. I am concerned by the evident influence of the Midtown Alliance over the document that was distributed to All Saints' parishioners at the start of this process. The Midtown Alliance, in my opinion, is dominated by private developers and their interests, specifically their own growth and profits. The Midtown Alliance may pay lip service to community preservation but that has never seemed to be a priority of its leaders. We should be wary of their ideas for our block, at the very least.
4. A truly imaginative, forward-looking vision for All Saints' campus should take into account its unique setting as a tranquil oasis surrounded by high-rise office buildings with more residential construction to come. All Saints' unique contributions to the goal of a vibrant community lie less in what we might add to structures, and more in what we can offer to the people in the structures around us. There will be more and more large-scale structures, and less open air and contemplative space in the immediate vicinity of All Saints' campus. There will be less room and support for the people we serve in our four core ministries and in our own congregation.
5. I am strongly opposed to copying what some other intown churches have done or will do, i.e. enter into partnerships with private developers to build high-rise apartment buildings with units at market rates. That kind of housing will go up all around All Saints' anyway, given redevelopment at the Varsity site and at the North Avenue station. Moreover, Atlanta has seen the construction or permitting of tens of thousands of apartments in recent years – most are 1-2 bedroom luxury units that don't alleviate the housing needs of the most vulnerable among our neighbors. I'd like to see All Saints' explore the possibility of replacing Tate Hall with a limited supply of supportive housing for specific groups, plus offices for supportive services at

the ground level facing the campus and neighborhood-focused retail on the sides facing Spring Street and North Avenue.

6. We have two easily identified groups within All Saints' who would benefit from supportive housing: the residents of Covenant Community, who could have longer-term housing with All Saints; and elderly parishioners and others in the neighborhood, who need independent living with access to the kinds of supportive services available through Canterbury Court, for instance. We have a number of elderly or aging parishioners, longtime All Saints' volunteers, whose finances are very modest. Some of those parishioners are gay men and women who don't have adult children to help them as they age. Others are widowed, or just poor. If All Saints' wants to consider adding to the housing supply, it should target that kind of unmet need, the kind that "the market" will never supply. Can't we imagine senior housing with support services from Canterbury Court and the kinds of inter-generational contact and volunteer service that our Children's Center might facilitate? Good for kids, good for seniors.
7. If the block renovated the storefronts along Spring Street and North Avenue with friendly retail like a coffee shop and bakery, that would be both a service to the neighborhood, and an amenity to the parish, but also a way to offer job-training to people being served in our core ministries like Covenant Community, Threads, and the Refugee Ministries. Bakery is a skilled trade with many job opportunities for those who get access to training. As we say in the Lord's Prayer, "give us this day our daily bread." Breaking bread together is a time-honored way to build connection and community. All the people who will live around All Saints' in the future will need that kind of service and space, whatever their circumstances. That includes Tech students too.
8. Office workers in the high rises around us need comfort, tranquility, and services too. Wouldn't it be a gift to that community, for instance, if All Saints' offered weekly meetings for those struggling with substance use? All Saints' could provide that refuge to our workday neighbors with privacy and dignity.
9. We should keep the Children's Center and Ellis Hall as they are -- parishioners have already spent years and much money to update them. Tate Hall could be thoughtfully replaced or expanded as imagined above. The Parish House clearly needs updating and expansion but I would hate to see it demolished. For many of us, it has been the site of important moments in our lives, from preparing for weddings and christenings to seeking consolation before or after funerals. I myself waited for the news of my mother's final passing in the library there, as she was in Connecticut, where I had already said my goodbyes, and I was back in Atlanta. It meant so much to me to wait peacefully in the library until I got that phone call. I think the Parish House should be expanded into the surface parking lot area along Ponce, not demolished.

60. MY VISION FOR THE ALL SAINTS' BLOCK

I have been pondering this question of what the All Saints' block should be and what we as a church should be. I remember years ago before the pandemic when we heard from neighboring businesses and nonprofits and people about all the needs that surround us, and I remember thinking that we could not possibly solve every need for everybody. That doesn't mean we cannot be a part of a solution for some things, or at least we could find ways to show mercy and be a good neighbor. The more I think about this question and what we could or should focus on, I keep coming back to the ideas of PLAY and JOY and OASIS. Perhaps we could be a center of play and joy, an oasis in the city where all are welcome, and people want to come here. I'll come back to that in a bit.

I also think a lot about our core ministries, Threads, Covenant Community, MAC, and Refugee Ministries. I hope and pray that none of them is “Toxic Charity.” And the more I learn about each of those ministries, the more I think that they are not “Toxic Charity.” But it might not be a bad idea to consult again with Robert Lupton, who wrote the book about it, to make sure whatever we do is not ultimately toxic charity. So if they are indeed good and life-giving and helpful ministries, and if they want to stay on our block, I am all for them staying on our block and making sure they are all given the proper space and resources to operate well. One of those resources is our parishioners, so we (clergy and lay people) would need to continue to cultivate awareness of these ministries, the needs they have, and the motivation of parishioners to engage in ways we can help meet these needs.

I am also in favor of providing space for other organizations that are doing great things in our city, and having their offices on our block could be a benefit to them and then therefore to the city. One potential such organization is the Redress Movement. This is the non-profit that has emerged from the Rothsteins’ book Just Action. I know they want to have a presence in Atlanta like they already do in some other cities, but I don’t think they are quite set up in Atlanta yet. Perhaps we could provide some “in kind” help to them, such as office space. They are working to redress the wrongs of segregation, and I know they are trying to help coordinate to make a dent in the affordable housing arena. So maybe we do not use our space for much, if any, housing, but we use it to further those organizations who are doing important work, including addressing our housing problems in the city. Another organization, Bridge of Light, is one that our young adults have been volunteering with. I know that they have a mobile unit that goes to various parts of the city to help provide showers, clothes, and necessary items to people experiencing homelessness. I do not know much more about it, but I wonder if they would like to have a permanent space on our block in addition to the work they already do. These are the types of organizations I would welcome to our block. There are many other potential ones, and I would be open to having them.

I know that in our Attic we already have space for various youth groups to stay when they come to visit from outside of Atlanta. Whatever we do with the block, I hope we would continue to have a space where groups of any type who are coming to Atlanta for pilgrimages could have a relatively inexpensive, or in some cases free, place to stay for these short-term events. I would also be open to having some permanent housing options, potentially for our rector, a head sexton, potentially other staff, local seminarians, etc. on our block.

Back to the idea of PLAY. I know there is a children’s church curriculum called something to the effect of Holy Play. I think this is an idea that should not be limited to children. I envision our block as a place where there can be appropriate avenues of play for all people. I heard a story on NPR a year or more ago about Turner Broadcasting which is just across the highway from All Saints’. This corporation hired a woman whose job was to create ways for the adults who came to work there every day to have fun, to play, to have ways of healthy stress relief, etc. She did just that, and morale improved. I think other companies like Google have done this too. If we want people to gather together, to want to make the effort to get down to our church campus, why not make it fun? If we want to pursue this idea, hopefully we could find out who that “Play Consultant” is and ask her! I have heard parishioners talk about pickleball, putt putt or other golf, and corn hole. We may or may not do exactly those things, but I like the idea of play. It can bring people together, parishioners and all others who may come to our campus for a variety of reasons.

I am also all for “green space.” With the sun getting more and more blocked by all the tall buildings around us, it may be harder and harder to grow grass or other things. We already have artificial turf at the children’s playground. This oasis may need to be more like that, and that’s okay if that is all we can do. I also like the idea of having a community urban garden of whatever sort we are capable of having, whether it is all

on the rooftops or hydroponic or whatever else. I would love for us to learn from others in Atlanta who are already doing urban gardening and do some on our campus for the benefit of many!

I also think that one thing I have learned is that most humans want is to be listened to and heard. Therefore, I think it would be great to have a space on our campus that is some sort of dedicated listening room. I remember a story of a young child who put up a table and sign out in public in New York City that simply encouraged people to talk, to tell him their stories. It was free and a big hit! Maybe we could provide something like that (and this is different from a “confessional” space or even counseling)! Maybe we could have hours that it is staffed by volunteers, and we could also have the option of recording people’s stories if they wanted to do that, a type of ongoing oral history.

I would love it if we could incorporate a permanent labyrinth somewhere on our campus.. Perhaps we could even have a high-tech version, such as a way to laser beam the labyrinth onto the ground on demand.

I am also in favor of some sort of restaurant or cafe being on the campus, and it could be for-profit but it could also be a place where people such as those who come through Covenant Community could potentially get work experience. If we needed to lease out some of our space to make some real income, we could potentially have some good food options for sale on our block. I’m open to All Saints’ running one or alternatively to All Saints’ simply leasing out space for others who are already in that business. I know there were big problems with that particular pizza place over the years, but it sure was nice to have some food so convenient!

In summary, I hope that we will have space of course to worship (that’s a given), but also space to play, to listen to one another, to serve our neighbors, to grow food and flowers, to house some people short-term and others potentially long-term. I also think space to continue all the wonderful classes, adult and youth formation, etc. as well as a big room like Ellis Hall for bigger events, is very important.

Thank you!

61. In service to the community and church

62. It would be great if the block could be income producing to help support All Saints’s missions and ministries.

But I wonder also if a mixed income and mixed ages housing might work. Some independent/senior housing (some combination of mixed income) with some component of student/means tested housing mixed in. Finding the proper blend of income levels that doesn’t put a drain on the church’s finances is critical.

63. Please implode the Pritchett Center Building.

64. My vision for the Block:

I believe very strongly that we should not over develop our block for the following reasons:

1. Church building should remain the central focus of the block with new buildings only being 3 stories or so.
2. I have concerns that if we go too high or too deep, we will have issues with our water table and incur more cracking or worse to our church and chapel.
3. Financial considerations – we should not put ourselves in a position of having to sell off any of the land that took us so long to acquire. At worst, we should only consider a ground lease to any development partner.

Our buildings are very old or not well built. I would be in support of replacing all buildings along Spring St, Tate Hall, and Pritchett Center. Church and Chapel should be off limits. Egleston, while in severe need of a major facelift, is historical and should also be preserved despite the cost. Ellis Hall is a toss-up in my mind. Depending on the current upkeep and eventual plans for the block, it could either be replaced entirely or just reconfigured.

Church needs:

1. Children and their activities should not be squirrelled away like they are in Pritchett Center. Our new campus design vision needs to promote more inter-generational connections
2. We should consider if we need space for a more contemporary/alternative worship space. This space might double as a theatre or other performance space which could be rented. Perhaps Egleston could be converted back to a usable theatre space and move staff offices to a more modern space in a newer building. Staff deserves better/usable office space.
3. If Egleston remains, we need an elevator for disabled people to access both floors (perhaps in the space between Egleston and Ellis).
4. I'd like to see a center courtyard whereby all activities come together around the campus in the center. Space for play and gatherings (outdoor performances, lunchtime oasis, yoga, labyrinth, markets, etc) as well as access to our core ministries or any other social service providers who may rent buildings in the new structures along North and Spring.
5. Parking – we need more now for sure but we don't need to go crazy. Who knows how many spaces for cars we will need in the future (less I hope)? Consider parking on two levels like we have now under Pritchett but along Spring Street and North Ave and maybe Ponce if existing water barrier doesn't prevent digging down.

Community needs:

1. I welcome our core ministries remaining on campus if they desire to stay. MAC and Covenant have to decide this on their own. Threads and Refugees probably have no choice at this time but to stay. If core ministries do stay, I'd like to see more of a relational connection to them. Very few of our parishioners actually work with these ministries. Seems like it would be a good time to discern with each how we might be more connected on a relational rather than transactional basis. Maybe having additional entrances to these spaces off a central courtyard would make them more visible to the parish. Obviously, some of them would likely need external entrances to the street as well. We need to consider their needs and their desire as it relates to relational connection (i.e. what works for them). And we need to come up with ways to bring more of our folks down to the campus to work with them.
2. Building on our core ministries, it would be great if they could become more programmatically connected in some ways as well. Sarah Hill has suggested the following but certainly there are other potentials: Threads adds a maternity closet, library, storytelling; Covenant adds a family center; MAC adds shoes, tents, clothing for the unhoused.
3. I like keeping Bright Horizons if they want to return to campus after the development.
4. Taking into account our history in social justice, Sarah Hill has proposed a Justice Center which could serve as a resource for the city. It might also have coffee shop, café (with a "pay as you can" feature), public restrooms, program space, post office for unhoused. The Justice Center would have flex space available to rent as well as to use by the church. I love this idea (in one form or another) and support it wholeheartedly.
5. Housing – I'd like to see some additional housing options (but not tons) besides what Covenant already provides for its residents. Additional housing options might include:
 - a. Temporary housing for women leaving the carceral system and seeking to reenter life on the outside along with classrooms for training and/or legal assistance (certifications, licensing, etc) to help them reenter society.
 - b. Housing for seminarians.
 - c. Housing for youth and adult pilgrims to the city (hostel).

As much as I would like to see our campus as an oasis in the city, we have no control over the development of tall buildings around us. We will in all probability lose our last bit of sun when the Varsity/gas station are eventually redeveloped. Therefore, I think we need to be thinking of ways we can be an oasis without grass. I'd love to see rooftop gardens (where veggies could be used in a café or sold or donated), but we maybe should be thinking about hydroponic gardens. We can still offer an oasis with labyrinth, yoga, lunch tables, comfortable seating on benches, etc. I think we will have to leave the grass and greenery to the Stitch.

65. My overall view is (small "c") conservative – to retain the benefits of capital investments already made (construction of Pritchett Center and renovation of Parish House) and commitments to existing ministries (Covenant Community, Threads, Refugees, MAC).

Vision: All Saints' is a long-time (17 years) "destination" church for me. I only attend the 11:15 service and pledge regularly, so my involvement in the overall church community is limited. But, I like the community ministries this congregation has initiated and supported. If members with more involvement and knowledge continue to support our four core ministries, then we should ask the four about their needs and use that as (at least a principal) part of our vision for use of the block. I also agree with a board member of one of the four who spoke at a town hall: we should make sure that we do not unduly disrupt the ministries during whatever construction occurs. If a ministry has to suspend or relocate operations, its clients may/will be adversely affected and the ministry might not survive.

Space Utilization: Given my limited involvement (no volunteer roles to date), I defer to the good judgment of the vestry and its appointed committee on decision making about space utilization and the need for a sustained source of revenue. But, here are my thoughts:

The Tate Hall site is ripe for redevelopment and a good location for income production.

Unless the Pritchett Center and Parish Hall are grossly underutilized (now and in the projected future), we should retain these buildings and the benefits of investment already made.

If the vestry decides we need to demolish every building (except the sanctuary) and consolidate the space for church functions into a smaller footprint to maximize commercial development, so be it. However, (1) is Egleston Hall protected by an historic preservation law? (2) There's great aesthetic value (if we can afford it) in a lower-key use of our block.

For example, the low-profile, beautifully-designed Federal Reserve Building on Peachtree St., with its large lawn, is a breath of fresh air and calm in the midst of the city. All Saints' can provide a similar respite with our block. I suppose my first choice is not to add another high-rise building to tower over our steeple.

Thank you for your consideration of my views.

Other demographics: 62 year old female with adult children. I drive 30 minutes to get to All Saints.

66. Reflecting on the future of the block, I want to first applaud the clergy and vestry for engaging and listening to the parish as we percolate ideas. I'm confident your broad feedback process will help solidify All Saints' future legacy and hopefully help answer some of your pertinent questions.

From my perspective, any redevelopment needs to provide long-term financial security for All Saints' Church. The questions posed during a recent neighborhood session I attended was, "The parish must answer 'why' before we answer 'what' we should do?" My strong belief is we need to retain ownership of the entire block, but can get creative on how best to finance any redevelopment. Any redevelopment will be expensive. My justification for redevelopment of the block is to enhance the parish and ensure financial support for our mission. Long-term the church is our parish's legacy and we must remain vibrant to achieve Simon's vision of "a gathering place for baptized people, a spiritual, educational, and cultural oasis". To help bridge the financial hurdles, my out-of-the-box ideas include building 1 and 2-bedroom rental units for married student housing for Georgia Tech / Georgia State graduate students coupled with an affordable nursery school or preschool on site.

Perhaps 1-2 floors of rental units could be allocated for corporate short-term 3–6-month rentals at highly profitable market rates for nearby corporations (i.e. Norfolk Southern, Bank of America, Emory Proton Therapy Center). Additional units consistent with our mission could be earmarked for affordable housing for refugee families, associate clergy, or students attending seminary programs. Also a couple of units could be utilized for visiting guest suites for lecturers, priests, etc. In summary, a mid-rise residential housing tower would be an economic engine for redevelopment of the block. This structure could be modern, but should be architecturally inviting and not limit sunlight basking over the courtyard. Given the sunlight comes from east and south, the Prichett Center building on West Peachtree Street could go higher without overshadowing the inviting courtyard ambiance.

Architecturally I believe the core church buildings including the Egleston Hall, church offices, Parish House with Ellis Hall should all remain the same, subject to necessary remodeling. The Prichett Center is vital for Sunday school and nursery, but might get reconfigured? Unsure if surface parking beside the Parish House with entrance from West Peachtree remains or if it becomes two levels with some underground access? I suggest not foregoing any parking spaces. My thoughts are the core foundation of the Prichett Center over the parking deck could remain, however I believe this building’s design includes a foundation for additional stories? Likely the one-story wing of the Prichett Center and playground would be demolished to accommodate additional underground parking. All of the remaining buildings on Spring Street and North Avenue would also be demolished. Likely we would need to dig down for at least two levels of underground parking, including utilizing a portion of existing green courtyard. In my scenario, approximately half of existing site would be impacted by redevelopment but the courtyard would be rebuilt to help create a green oasis with access from multiple entrances. The intent would be to reconfigure the courtyard and in its existing footprint, but its elevation would likely rise. The intent is not for the courtyard to be walled off to the neighborhood. Arch gates should be closed late night and security is imperative. However, we want the green courtyard to be inviting to the neighborhood and not a walled off fortress.

Above an underground parking deck, at street level on Spring Street and North Avenue would become neighborhood gathering places (i.e. coffee shop, bakery, sandwich shop, etc.). All of the shops could have windows or access to courtyard. Note Atlanta Bread’s corporate store on South Cobb Drive in Smyrna has 2-3 small conference rooms built into the restaurant for private gatherings. Hopefully some of the street level storefronts and perhaps the second level corner space could be flex space supporting various All Saints’ ministries including: Threads, MAC, Refuge Ministries, Covenant Community. I support Jenny McBride’s description of creating a “welcome table” consistent with our historical legacy of inclusiveness and openness. Your description of Bluestone Lane Café in Manhattan hosting art performances with an adjoining “back to work” commercial kitchen resonated with me. Also perhaps a movie room, theater space, community space for lectures, Bible study, etc. could help build community and neighborhood engagement. I encourage thinking about making the new public space and the existing Ellis Hall interconnected opening onto a large green courtyard and garden. A tranquil and inviting green oasis into the middle of a concrete jungle.

Lastly, the new L-shaped or possibly U-shaped residential tower should not overshadow the church or its adjacent buildings. Economically to be financially viable, the building would likely need to be 6-8 stories tall, but hopefully still allow daylight into the remaining green space. During planning, the same amount of existing parking for Sunday services should be considered. Could Sunday church parking convert to a paid parking deck during the week, Saturday Georgia Tech football games or Fox Theatre events? Paid parking spaces during the week could become an

additional revenue generator. Subject to zoning considerations, all on-site residents should have 1-2 spaces depending on the size of their rental unit with a separate residential entrance. Perhaps Covenant Community and the refuge families could also have some preferred on-site employment opportunities. The vision of a neighborhood welcome table, enhancing our Christian faith, strengthening our core ministries while creating a nexus for our Midtown neighbors sounds inviting.

I look forward to hearing about the next steps.

Comments from our Children and Youth Groups

67. What do these buildings mean to you?
 - a. Home - I have been coming here forever
 - b. Home and escape, I feel safe when I'm here
 - c. Fun, friendship, food, family
 - d. "Just bricks"
68. What do you want this church to say to the world
 - a. "You can do better"
 - b. I want it to be a refuge
 - c. I want to show we are inclusive
 - d. I want to say that the only reason the world is slowly dying is that we are fighting so stop fighting
69. How to ensure a sustainable church?
 - a. Be comfortable with what you have, don't overstretch
 - b. Renewable energy and other methods of sustainability
70. LOTS of pools have been requested! "Refuge ministries could do their lessons here and we could swim together and get to know each other better. That would be cool since we don't have a field or big place to play together without running into adults."
71. Playground swing for those in wheelchairs. "We have a friend in VBS that is in a wheelchair and another new friend coming that can't see. It would be great if they could be included on the playground with some things that would work for them."
72. "Music Center to give free recycled instruments and lessons to those that can't afford it. Kind of like Threads but for older kids like me in school who want to be in band or orchestra."
73. "Coffee Bar where Covenant guys and maybe some women just out of prison could get a job and feel successful and learn good social skills"
74. "After school program for those that can't afford other places - it would be free and All Saints' could tutor and play games with them."
75. "Pet Washing station for those without homes. They could see a vet, we could help bath and walk them while folks get their feet washed and taken care of."
76. "Rooftop gardens on all new buildings where we can learn gardening skills, save the world by sharing it with food banks, and have salad days after church."
77. Lots of requests for Mini Golf course and a REAL Four Square court or GAGA bowl ring. Service part: "we invite people here to play with us!"



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Discerning Our Future Together: The Future of Our Block All Saints' Episcopal Church, Atlanta

Appendix C

Townhall Summaries



Town Hall #2

Future of the Block: Hank Houser Session 1 -- 28JAN2024 -- Ellis Hall, All Saints'

Key terms and concepts: (1) core ministries remaining on the block; (2) interactions among parishioners and the community; (3) multigenerational approach; (4) mystic activists; (5) intentional/strategic design; (6) covenants/commitments to those core ministries on the block; (7) eyes on the street; (8) 24/7 church, expanding activity beyond Sundays and Wednesdays; (9) green space; (10) mixed-use housing.

Summary:

Architect Hank Houser of Houser Walker introduced himself. It's important to note that he's invested in this community, as he's lived in Midtown for 30 years and is a graduate of Georgia Tech. He described the process of developing a master plan and said it involves three phases: (1) information gathering – no decisions are made in this phase; (2) narrowing down the ideas; (3) drawing plans. He emphasized that this isn't in this moment about buildings and grounds; rather, it's about how we envision the future of All Saints' position in the city for the next 50 years. "We're talking about hope for ourselves and for the future."

Q&A followed. There were 14 questions, 4 of which drew applause. Let's start with those:

Q4: I serve on Threads Executive Committee. The core ministries (Covenant Community and MAC, in addition to Threads) are so vital to what we do on that southwest corner of the block. Any redevelopment would require the 3 core ministries to vacate for a significant amount of time, and that concerns me. Even if it's a temporary move, we may have tenants who may not be so happy having those ministries as their neighbors. What brings so many of us to this church is what we do in this community, in this neighborhood, so let's try to do no harm before we try to reach too far outside of what we do best. {APPLAUSE}

A4: Part of the core of All Saints' is that you're a city church, and caring for your neighbors in need is a fundamental part of what ASC is, and that absolutely should be a part of the consideration going forward.

Q7: One of the things I think I'm hearing and that I feel very deeply is that we've made existing commitments to not 3 but 4 ministries, which includes the Refugee Ministry, and I hope that whatever we do on this block is very strategically and intentionally designed to support our existing commitments. It's not just a covenant with Covenant Community that they make to us, we've made a covenant with them. If we think about housing, my thought is to look at longer term housing for the people in Covenant Community and for the Refugee families that we assist. I'd love to have some of those families with us. There are ways to leverage both our presence and what we do here to support promises we've already made, and that's what I'd like to see. {APPLAUSE}

A7: Not just commitments, but intentional decisions that the church has made about what to support. To be in relationship with those existing ministries.

Q12: I want to put in a word for green space {APPLAUSE}. I think we could build an L-shaped building maybe half as deep as Tate Hall, not too high, and then develop the rest of the green space as a peaceful garden. The inspiration for me is General Theological Seminary in New York City – a courtyard past the front door.



A12: There are two fundamentally different types of green spaces that we should consider. For instance, I had worked on the Woodruff Arts Center renovation/expansion. Renzo Piano, using the word “piazza”, said the buildings would be background buildings to the life of the people. Another thing, here in the South, we have a history of porch-sitting, so there’s the question of how we engage the street – it’s a transitional zone -- not public, not private. It’s a space in between.

Q14: (For context it’s worth mentioning that this speaker is long-time All Saints’ parishioner Malinda Snow, and it was the final question in this session): The building we’re sitting in now was a used-car

lot when I first came to All Saints', so what I want to suggest is that if we build it, we'll figure out what to do with it. All of these plans are wonderful, and the ideas are significant, but All Saints' significance for me is that it's here, it stayed. There are other churches that went off to the suburbs and weren't committed to ministry in a place. We're committed to ministry in a place, this place, and all of our ideas, I think, will coalesce. I think what we must commit ourselves to is being a witness to the Gospel in this place and staying that way. It's the permanence that I'm most concerned about holding on to. {APPLAUSE}

A14: What a wonderful way to wrap up. Thank you, that was beautiful.

Remaining Q&A:

Q1: It seems to me that early on we need to make a decision as to whether the 3 ministries we have on this block are going to stay here: Threads, MAC, Covenant Community. If those missions leave this campus, our relationship with them will very much change. I remember a 2002 survey about Threads, and the Number 1 decision was that it had to be on our campus.

A1: I'm hearing it's not whether the ministries will survive; it's whether they'll remain on this campus or be planted elsewhere. The point is that if these ministries are planted elsewhere, they're something different.

Q2: On that some point about our core ministries, we ought to facilitate interaction among our parishioners and what's going on in those core ministries. That's what it's all about. I think we all agree we need to reach out more to the city, but it needs to be more than just opening up the block. It's about them and us being a community together. How do we be conscientious in planning the block so that we deepen the interactions that we have with people coming from other places? This is because we want them to be a part of this community.

A2: Key word is "interaction" and that it's not just ministries here: your part of a connected community and you live together.

Q3: Following up on the first two comments/(questions): I wholeheartedly support the interaction idea, and also a multigenerational approach would be nice. We have to be reminded that 2 of those ministries – both Covenant and MAC -- are independent 401-3Cs and can decide whether they wish to stay. I would love to see something multigenerational that would weave in affordable housing -- interaction with Covenant, interaction with MAC so that we're not only helping the community but also making this place more than just Sunday and Wednesday nights. Maybe not 24/7 because our sextons would kill us.

A3: Key points are that "multigenerational" is important because church attendance is shrinking. Attracting and maintaining that younger generation absolutely should be a focus. Another thing – confirming not just the

3 ministries but also potentially other ministries. Low-income housing or housing for Tech students. And more than just Sunday and Wednesday.

Q5: What are your connections with the GA Tech development plans? They're going to surround us, this whole area. If you want a growth plan, it's got to be with people a lot younger than I am, so if you're not connecting with GSU and Tech, you're missing a great opportunity.

A5: Yes, absolutely. Our only connection with GA Tech is that we're doing a few projects over there. It's interesting to note that your predecessors 100+ years ago likely sat in a room like this and talked about what they wanted in this church. In 50 years this will be a different place than it is today, so being thoughtful is necessary, and I commend the committee that's been actively engaged. All Saints' has done more research about this campus than almost any client with whom I've worked.

Q6: One thing that excites me is the location of All Saints', but I'm also thinking about how we grow on the campus -- also being a generator of mystic activists -- how equity intersects with the work that we do. What if we generated mystic activists, working to shift and change systemic -isms in the world?

A6: Big question about how ASC can change the world. When ASC does something, the world will look.

Q8: The word that keeps popping in my head is "activation." That was a big one for me when I was an architecture student at Tech – activating the block. Not just a Sunday destination but a destination all hours of the day. The idea of "eyes on the street" is an important urbanist concept. If we do something to activate the block and provide consistent activity on the block, we are providing "eyes on the street" that in turn provides a safer neighborhood. We allow the church to become "eyes on the street" for the surrounding neighborhood. How may we generate activity more days of the week so that we become that "eyes on the street"?

A8: Are you a Jane Jacobs fan? "Eyes on the street" comes from her writing. And I thought how would Jane Jacobs design an urban church. We did a similar effort with First Presbyterian Church down the road. The highest 2 ranking options for campus qualities that folks would like to envision are openness/hospitality and also safety. Interesting question of how you do both. It's people. It's exponential in terms of relationship to ministries, if you can attract people here for a variety of reasons.

Q9: No one yet has mentioned Bright Horizons, the childcare center on our block. We do have a relationship there – it's more transactional in nature, but I would hate to see us not make room for something of that nature. Something of that nature would be helpful to us as a parish, and I think it's an underestimated opportunity to bring people to this church.

A9: Although Bright Horizons may not be a core ministry, but it has a real value in bringing people here every day and brings opportunities for those people to have a relationship with All Saints'.

Q10: Comment: as an architect, I work in a completely different realm but there's a comparison. What we're talking about is not just trying to get new people but trying to get our own parishioners back. It's important to think about what would bring the parishioners back. Lots of opportunities for bringing multigenerational people to this church – bringing people to do yoga or fitness classes. Basketball leagues for children. That's a comment about something to consider. Question: in trying to create a great need for affordable housing, are there opportunities for public-private partnerships in all of this, and has that been discussed in terms of making this financially sustainable rather than just a charity?

A10: First, the church is a community, and I think that people do have to be proximate to each other to love one another. Remote worshipping is a thing we'll live with, but putting people in a room together where we can talk about things that are important to us is the foundation of relationships, so I couldn't agree with you more about figuring out how to put parishioners on campus. There has been writing comparing churches to retail. You look at how retail has played out, so much of it now has to do with creating places where community happens, and retail is a supportive part of that. So, with church decline there is a corresponding increase in inflation cost for maintaining campuses. How does that get managed? The churches that are succeeding are the ones that don't say we're just Sunday morning – being creative in being more than just a place to worship, being a part of the community. If you look back at cathedrals, they were the center of civic life. There's an opportunity for churches like All Saints' to take advantage of it.

Q11: A question about outdoor spaces. We have sidewalks and this courtyard, and one of my favorite church courtyards in the city is downtown at Central Presbyterian where the sidewalks open into the courtyard. What are your ideas for our public spaces that are more porous?

A11: Almost all of my practice has to do with the public realm, so it's a church cloister, it's an academic quad, the town square, those outdoor spaces that are democratic, they're open, the buildings are secondary to those, and those spaces especially in places like Atlanta, a developer probably isn't going to prioritize a social public space, but I think you're right that it should be a priority in how to organize the campus that's oriented to the street.

Q13: In terms of “eyes on the street”, mixed-use retail, it seems to me it could be a mixed-income. What I don't hear so much is us being part of the beloved community, living in those residences with folks in the ministry – housing for refugee students to go to Ga Tech, Covenant Community, Winship cancer treatment as well as us living there truly being a community and being a beloved community. Could you say something about “mixed use”?

A13: I couldn't agree with you more. Accepting the complexity of it.

Kate Stradtman closed the discussion. Mentioned there are 2 more of these types of meetings, which will be February 11 and February 25. Promoted Home Gatherings.

Town Hall #3

- Restoration/Expansion of Covenant Community
- (question) Future of The Varsity?
- Can we leverage existing architecture for urban garden? (green space/food production)
- Multi-generational input/ carrying on All Saints' traditions
- Maintenance of flexibility/ nimbleness in regard to ministries especially
- Making good use of real estate during the week while maintaining church's mission
- Intentional greenspace and flow
- Engaging younger generation
- Importance of flexibility and greenspace
- Parking-proximity is important
- Maintain focus on spiritual fulfillment of congregation
- Embrace complexity around us
- Using the block to connect/engage during the week (e.g. sports leagues, speaker series)
- Maintenance of existing buildings (preservation of historic elements)
- Is the church considering applying with the National Register? Associated legal rights could benefit church
- Possibility of partnering with non-profits for meeting space, etc.
- Could we implement short-term and long-term goals? (financial impact considered)
- Theater for worship, music and dance
 - Space for teaching as well
 - parking
- Development considers sustainability, carbon neutrality
- Funding?
- Who manages the project/expansion?
- Funding should contemplate maintenance

Town Hall #4

Town Hall Meeting with Hank Houser 18FEB2024

Themes: (1) synergies with metro universities; (2) women’s ministries; (3) green space -- access to the street; (4) seniors – financial and spiritual resources; (5) children/youth – retaining and attracting; (6) mid-day activity; (7) architecture + program necessarily interrelated; (8) versatility/flexibility/nimbleness; (9) precedents for both success and failure; (10) vertical construction; (11) online presence.

Q&A:

Q1	With many universities in metro Atlanta, and especially regarding Georgia Tech, could we use our space to create synergies between those campuses and ours, as purportedly we have the greatest number of college students in one location in the country?
A1	Point is we’re already in a focal point of universities. Lots of young folks who eventually will pick a church for their life. Big opportunity. In last conversation, someone suggested reaching out to Tech School of Architecture. That has been done with idea that this could become a studio project.
Q2	I was very touched by the support in these forums for the ministries we have on this campus. They are all justice ministries, so my thought is this block become a justice block and that everything we do expands those ministries, their capacities – or we make a commitment to these kinds of ministries. The only population we’re not serving on this block right now is women. With the Rev. Jenny McBride we have a link to incarcerated women. Maybe there’s something we could do for them. I think we also would want to hold up creation. We have this fabulous green space, so now I need to expand my idea to propose a justice-creation block. Perhaps we could expand our inner courtyard to make it accessible to all the ministries and people coming in off the street.
A2	Lovely idea. Certainly the idea of the core ministries and the notion of justice is something we’ve heard again and again. I thank you for that.
Q3	Affinity groups, adult formation have given me a wider opportunity to meet people. I’d hope we don’t forget the older people in the crowd. I’d like to say: “We have a lot of money.” That gives us the opportunity to help with things – university students, women. I’m wanting to emphasize the importance of those coming into the church later in life with their finances and their hearts.
A3	Important point that almost a third of regular church attendees are 65 and older, so that’s a remarkably important audience that needs to be considered.

Q4	Focusing on children, my children, frankly it's a struggle to keep them at All Saints'. Cathedral is a magnet. Peachtree Presbyterian is a magnet. Covenant Church. Passion Church. Essentially, they want to see more of their friends at ASC. Realistically, these are 2-parent families with little children in high-powered careers, and it's very easy for them to slip over to the Cathedral or Peachtree Presbyterian – hundreds of people they know. Think about the generators of the 4 core ministries – that spark was lit. I think there needs to be, unless we were to completely abandon that cohort, which I think would be regrettable, let's think about investing in our own community for that type of person because I think they'll be here for the long haul.
A4	Those young folks today will be elderly in 50 years from now. Certainly a master plan has to look at multiple generations. Thank you for that.
Q5	I guess I'm speaking for the middle-aged. When my son and I traveled in Europe this past summer, one of our favorite things was to go to the churches in the middle of the day and go inside and hear a short service in the middle of the day. Doors open, walk into the courtyard in the middle of the day, grab something to eat, short service in the middle of the days, perhaps music – those things could pull people in during their daily lives.
A5	All those points are about what pulls people to ASC.
Q6	When talking about the young folks, middle of the week stuff is really, really, really important. How we nurture mid-week things. I hope we have space for that in our hearts and plans.
A6	Advocating more things beyond Sunday. Broader trends for urban churches indicate there's absolutely that idea – how to expand relevance, reach beyond Sunday.
Q7	Church as “oxygen.” What I'm hoping for is to leverage who we are to connect with each other in ways that perhaps we haven't connected before and help each other so that we can help other people. I'm thinking of mental health as a key component.
A7	Great. Thank you. Lovely idea and expandable to what an urban church might be – a breath of air within the bustle of the city. A place where a large community connects.
Q8	If we decide we're going to do something big and bold or just renovation, we have a whole separate committee to look at how we keep our connections beyond logistical building process. Perhaps look at placing Threads in separate place on campus. Or tiny food pantry.
A8	The point is about programs beyond just the space. There is an urban planner named Dan Biederman who repurposed a park in NYC that's adjacent to the central library – was in horrible shape in 70s and 80s. They put a lot of money in it. It started with program – how to get people to use the park on a daily basis. It's become a vibrant place. Architecture and program may be two different things, but they have to be related.
Q9	Testimonial from gay member of ASC: What brought me here was a phrase: “wherever you are in your journey, you are welcome at this table.” I was 67, 68 when I had to stop fighting [the idea of belonging to a church]. Tragic. What came to mind is building a structure with space for organizations down below and then going up with rental housing. Revenue-generating + providing need for housing. Additional parking necessary. I see how potential of taking space that you can't really rent and that needs to be torn down – building new buildings being multi-purpose.
A9	That's wonderful. You've hit on a number of points. Good stuff. 1 st point: Simon sent a note reinforcing the point that all are welcome. For city churches that's an important point. Mixing point. Point about housing: when the Olympics were coming, and the urban planners were thinking about how to get people into downtown Atlanta. Answer was housing – brings investment and brings people. I think you made a number of wonderful points. Thank you.

Q10	I wish to make 2 related points: (1) let's think proactively about a PR process while in this process. Can't wait until late in the game to start planning. Opportunity here not only to rethink the space but to invite whole new communities to think about this space. It's a long and arduous process. (2) Incredible opportunity to surprise people about what a church is and can be. Opportunity to get people here to change their minds. When you do something new and fresh, even in a place where it's been around a long time, I think about the Atlanta Symphony – new conductor Nathalie Stutzmann – about 35% of our subscribers are new as of the last 2 years – we have an opportunity to do something like that here if we think about it in advance.
A10	Not only thinking about the physical space and programming but being intentional about how that's communicated to the broader audience.
Q11	Mentions Bryant Park (https://bryantpark.org/) in NYC cited above in connection with designer Dan Biederman (. I once worked there and looked down on Bryant Park. Idea is that it was able to be nimble. Able to be flexible because nothing was brick and mortar. Bustling area. Thinking about how our neighbors will look down on that area and will look down on it. I want to tease out the versatility it could offer.
A11	Yes. Interesting. Look at Colony Square—they invested in making people know it's about community. They went to great lengths to make it visible.
Q12	My interest is to say that if we're thinking about housing for the underserved to look at the other churches that have done this. We have 3 different churches in Atlanta who are/have been doing this, and they're all in a state of flux. Cathedral Towers – business to manage that property. HUD housing development that is reverting ... Lutheran Towers ... Methodist Church on Peachtree. 3 different things: one is closing, one is here, and one is opening: opportunity to study those 3 sources and determine what that involved. We need to look at things that didn't work – in addition to those things that have worked.
A12	Yes, advocating that we look at precedents to determine how housing could be accomplished. Speaking personally, we've worked on more than 3 examples of affordable housing where it ultimately didn't work for a variety of reasons. Also, there's a remarkable opportunity for ASC to advance that conversation, then ASC will have done something bigger than just what's on this block. I advocate that we not only look at the precedents but consider that we may become a precedent as well.
Q13	Around us everything is going vertical. 2 takeaways: (1) whatever goes here might need to go vertical; (2) likely a good many lonely people in those high-rises who have a need for community.
A13	Advocating consideration of something vertical, which is unique to this site -- and from a standpoint of long-term financial sustainability would be an option that ought to be considered and should be a part of the conversation.
Q14	My thoughts: I love the ideas about green space, theater, residential – let's go to the sky. Let's build something and fill it with nonprofits looking for affordable space because they used to be up and down Peachtree Street for decades – now we have world headquarters in the area – Atlanta is a small town with tall buildings – so let's go to the sky and support these ministries that we love so much.
A14	An understanding that ministries require financial resources and recognizing that the property ASC occupies is an opportunity to leverage/fund ministries in the future.
Q15	Endowments. Encourage all “these rich older folks” to recognize ASC in your Wills and Trusts.
A15	A consideration for the endowment. Last week we had a good comment that if we're doing something new, bold, different that will require future resources, then that's a part of the planning – endowment is one way to accommodate that sort of future funding and operational [costs].
Q16	The thing I think we're overlooking is our ability to have an online presence and to reach out not just in Atlanta to be available all over the world. I think we need to give a hard look at that. It's an inexpensive way to approach a lot of people.
A16	Thank you. Advocating use of technology to connect to people through an online presence.



**ALL
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EPISCOPAL + ATLANTA

Discerning Our Future Together: The Future of Our Block All Saints' Episcopal Church, Atlanta

Appendix D

Home Gathering Notes



HOME GATHERING STAFFING

#	DATE	HOST	ADDRESS	COORDINATOR/GREETER/ TIMEKEEPER	ATTENDANCE	SCRIBE
1	2/29/2024	Caroline Enloe (at Lesesne home)	1029 Clifton Road 30307	Mary Jo Bryan	Amanda Freer	Caroline Enloe
2	3/7/2024	Elizabeth and Sheffield Hale	303 Peachtree Battle Ave NE 30305	Ann Taylor	JoAnn Dalton	Louise Franklin
3	3/10/2024	Dot and Jamie Miller	130 Sweetbay Cir Alpharetta 30022	Paul Tunnell	Joe Moyers	Emilie Hitron
4	3/17/2024	Elizabeth and Toni Halkos	872 Plymouth Road NE 30306	Anne Elzemeyer	Daniel Fogel	Jerry Byrd
n/a	3/20/2024	Canterbury Court at Noon	Anne-Marie Sparrow Hosting	Kate Stradtman	n/a	n/a
5	3/24/2024	Kara and John Wilkes	5820 Long Grove Drive Sandy Springs	Emilie Hitron	Ann Stuart Pearce	David Langford
6	4/7/2024	Elizabeth and Ed Lindsey	15 Conifer Circle NE 30342	Ann Taylor	Sloan Smith	Jim Howard
7	4/11/2024	Jeanie and Richard Hill	630 Sherwood Rd NE 30324	Emilie Hitron	Anne Langan	Rick Burick
8	4/14/2024	Elena and Briley Brisendine	956 Springdale Rd NE 30306	Mary Jo Bryan	Daniel Fogel	Rick Burick
9	4/18/2024	Anne and Charlie Henn	992 Carmel Avenue 30307	Lisa Gomez	Mimi Spang	Sintra Constant
10	4/21/2024	Paige Martin & Arjun Srinivasan	1362 N Decatur Rd NE 30306	Anne Elzemeyer	Tim Dodson	Jerry Byrd

Enloe Group:

02/29 Home Gathering

All Saints is/can be:

- Like home
- Passive greenspace
- Retreat, oasis, sanctuary.
- Part of and set apart from the city.
- Hard to find a parking spot (Norfolk Southern)
- Use space we have better, more programs, better timing, outreach to GA tech.
- Expand social services.
- What are the neighbors doing?
- Financial concerns
- Alignment with neighborhood
- Access to connector park
- Keep core ministries.
- Coffee shop/bookshop
- Great Sunday school classes
- Sunday night service
- Wednesday night suppers
- Change/dynamic.
- Consider membership.
- Keep control/ownership of block.
- Sunday school offerings
- Build nothing higher than steeple.
- Justice – core ministries need to be connected.
- Volunteers- ramp that up
- Music program
- Pickleball/yoga space
- Music program
- Good preaching, worship/teachings of J.C.
- Coffee shop, bookstores, library use
- Daycare?
- Food trucks?
- Children’s Christian education and children’s choir

Hale Group:

03/07 Home Gathering

- Concern about costs in this economy
- Expand what we do well, our core ministries, especially covenant community.
- Need for instream of money for our ministries especially on-site ones.
- Like historic aspect of church
- Want us to retain our presence in downtown ATL.
- All sorts
- Love core ministries.
- Want façade retained.
- Our garden will attract neighbors.
- Welcoming all ages
- Music “glued us to the pew” – Bob Edge; Ray Chenalt music is major attribute.
- Covenant community and threads immerse us in downtown community.
- Bad parking problem
- Youth choir
- Eggleston cracks are concerning.
- Love the different ministries.
- Core ministries keep many here.
- Longtime strain of money
- There is going to be even less parking.
- Harry’s energy
- Want some place to serve.
- People in 30s and 40s are not coming to church.
- How to generate money to support ministries
- Demolish everything except sanctuary.
- All Saints brought our family to church, esp. our children.
- Want a clearer idea of where the community is going before committing us to one direction.
- Right now, we have no good money-generation possibilities
- Physical space for refugee ministry

Halkos Group

3/17 Home Gathering

- Coffee shop, MARTA, fox theater, increase engagement between parish and neighborhood.
- Keeping children engaged through sports, charge and building community.
- Space isn't being used efficiently.
- Mental health support, targeting all age groups but especially the youth, also for the homeless population.
- MAC – focus on space for this organization, expansion, more fundraising, need for visibility/signage. Needs more help, more volunteers, and donations.
- Need for education component to MAC and forming on the humanity of those served.
- Relevance. How to make church relevant to daily living? How do you get youth involved? Programs applied to today's living/community.
- Core ministries focus MAC, threads, covenant community, former tutoring program at C.W. Hill elementary also Brady/Midtown HS
- Opportunity to make letter use of courtyard = wilderness, making it more accessible to neighborhood – keeping safety and security in mind
- How to open our thoughts to making it more relevant
- Rethink our worship practices – would my young relatives want to be engaged in this? – advocating experimentation with worship while keeping a mix of traditional and new.
- Inclusiveness = extraordinary at ASC
- Childcare service to ASC and community
- 7 days a week spaces for ASC and community – evening courses, for example
- Housing – 2 to 3
- Thinking outside the box
- Cross pollination with other faiths/churches
- One outdoor space is chopped up not as useful as it could be, more functional outdoor space.
- Ways to bring people on campus – inclusivity and functional green space.
- Greater use of technology: electronic message board outside
- What is the DNA of ASC? How do we connect to midtown – GA tech students – unhoused population, MAC for instance, community love of Jesus to the community vital to ASC
- Increasing population trend: ASC is uniquely position to all housing, affordable housing crisis.
- ASC is a moral voice in the community. More obligation – affordable housing.
- Better utilize physical space, attic, for example
- Present space offer opportunity for more programming
- What if Norfolk/Southern employees could play tennis during their lunch break
- Think vertical for space utilization.
- Space where you can see the flags of the numerous ministries hanging, not just core ministries, but also the other affiliated ministries.
- Daycare critical to workforce In midtown
- Meeting space for large gatherings – 24/7
- Keeping children engaged, sports, home base or similar values
- Space is being used inefficiently
- Mental health support/space for mental health, especially for the youth
- MAC focus on space for this organization, expansion, more fund raising, need for visibility/signage. Needs more help, more volunteers, more donations
- Need for education component to MAC

“Future of Our Block”
Home Gatherings

Wilkes Group

3/24 Home Gathering

- Make parking.
- Go up – housing?
- Some services for homeless
- Housing for people who want to live intentionally at All Saints
- Better office space for staff
- Space for parents when kids are there for choir and other activities.
- Whatever we do should reflect our mission.
- What is our tolerance level for construction?

Greenspace/Oasis

- Financial stability
- Financial considerations and limits (?)
- Programs to attract youth.
- Place for contemporary services.
- Preserve Egleston and other historical places.
- Office space for non-profits (for income generation too)
- Extension of ministry – building up with a high rise
- Attractions for young families
- Rooftop greenspace
- Low-cost housing for families in need
- Theater
- Putt-putt.
- Laundry for homeless
- Guest space/hostel for retreats, youth groups from out-of-town
- Tattoo removal.
- Prisoner post-incarceration services
- Authentic social service programs that engage parish
- Should we build higher than the steeple?
- Co-op housing
- Dig down for parking.
- Labyrinth
- Center of spiritual development in ATL
- Preserve the block as a sacred space (i.e. St. James in Chicago)
- Keeping children engaged, sports, home base or similar values
- Space is being used inefficiently
- Mental health support/space for mental health, especially for the youth
- MAC focus on space for this oration, expansion, more fund raising, need for visibility/signage. Needs more help, more volunteers, more donations
- Need for education component to MAC and

“Future of Our Block”
Home Gatherings

Henn Group

Meeting Minutes 4-18-2024

- Preserve church.
- Expand threads awareness.
- Connection of ministry/buildings
- Colom barium (burial)
- Green space – comfortable, seating, congregating
- Expansion of ministries
- Revenue – income stream
- Openness – space for meditation – open gates
- Keep families – what keeps families involved?
- Handicap access.
- Benefit to community – beauty.
- Partnering – racial healing
- Multi-use design -flexibility
- Safe haven – area of peace – welcoming
- Development on SW, dense on NW, pedestrian lot, North Ave
- Storage/Ministry support
- Pro-up
- Air rights
- Expanding child and adult play, what makes it fun.
- Open space – welcoming space for young professionals
- Make it inviting for all ages.
- Careful about vacant retail
- Signage/welcoming
- Weekly/other leasing and class space
- 4 building with all ministry groups
- High end restaurant
- Get people to the campus.
- Build to make \$ to support the good
- BOLD
- Keep the feeling of HOME
- Improve commitment to 4 core ministries first.
- Opposed to a partnership w/ developer.
- Housing
 - Senior citizens
 - 6 stories
 - Coventry community
 - Small studio
- Urban Gardening – community