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# Land Acknowledgment

Beginning with the forced removal of Indigenous Peoples and continuing through the implementation of anti-Black public policies and redevelopment practices, Atlanta is no stranger to the displacement of indigenous people and the destruction of African American communities. It is woven into the very origin story of our city.

We are on the traditional homelands of the Muscogee Creek and Cherokee Peoples. These Indigenous people were displaced through violence and governmental policies in the 1830s to make room for European settlers. Atlanta was built on top of thriving trade routes that connected Appalachia to the Sea and was home to ceremonial grounds and vibrant communities.

Our acknowledgement comes with responsibility. As we steward the land of the largest infrastructure project this city has ever seen, we recognize the historical trauma and continued displacement along with the great responsibility we have for ensuring equitable access to all the benefits the Atlanta Beltline has, can, and will bring to our communities.

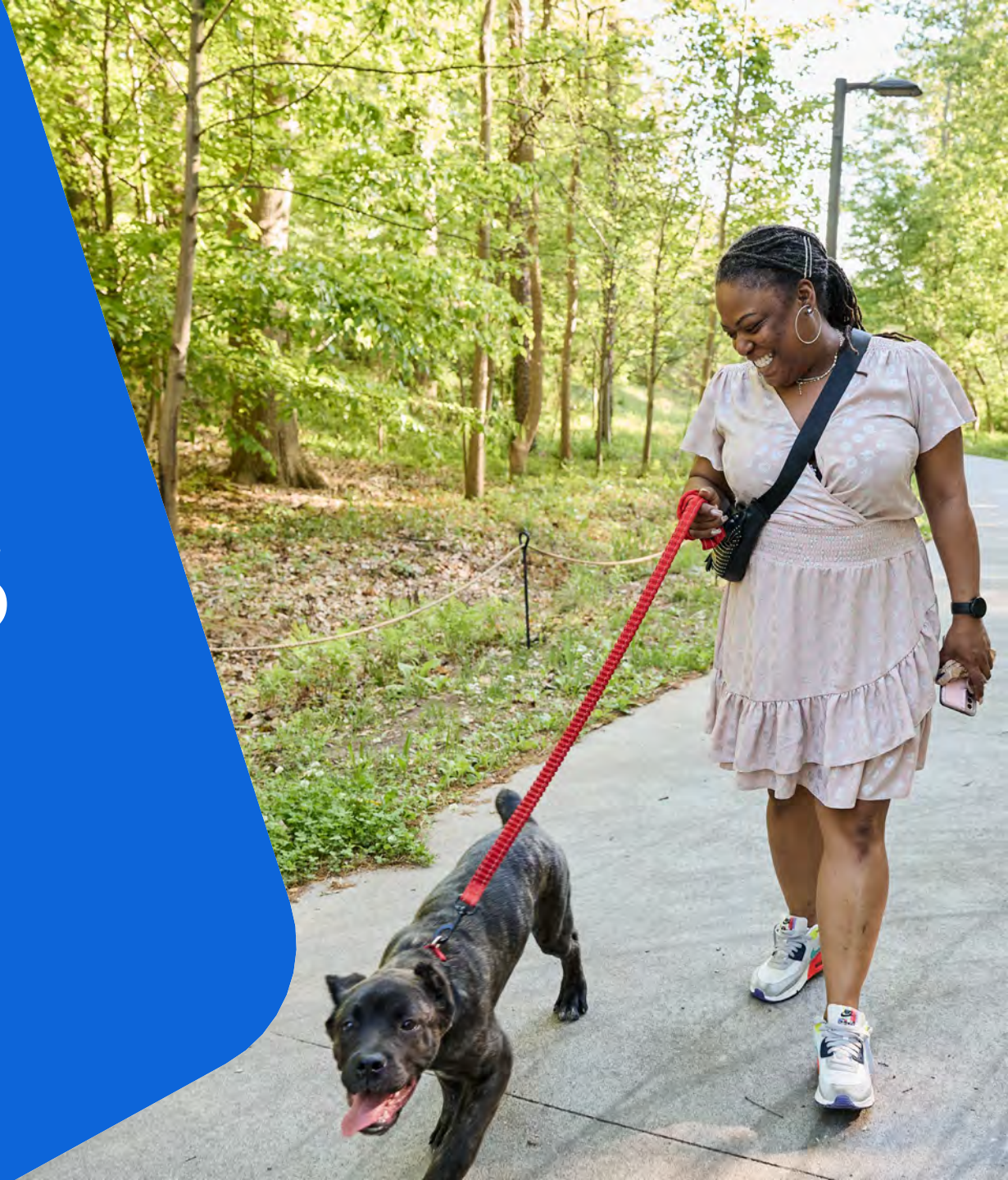
To learn whose land you are on, visit: [www.native-land.ca](http://www.native-land.ca)



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# Third Quarterly Briefing of 2025

September 18, 2025





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# Data Collection

In order to meet our promise of a Beltline for all, we are working to collect demographic and geographic information from our participants. This information is strictly for internal reference and research purposes only to guide us in outreach and public engagement efforts and will not be distributed to other organizations.







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# Upcoming Events

Every Thursday: Run Club | Rotating Locations | 6:15 - 8:00 p.m.

Various Days: Free Fitness | Various Trail Segments | Various Times

Bus Tours: September 19, November 14  
Pittsburgh Yards | 8:45 a.m. - 12:00 p.m.

Site visits: September 26, October 24, November 20, December 17  
Bike Park at Shirley Franklin Park and Enota Park | 10:00 a.m. - 12:00 p.m.

September 27: Washington Park Jamboree  
Historic Washington Park | 12:00 - 4:00 p.m.

October 2: An Evening with the Atlanta Beltline  
Krog Junction | 5:30 - 7:30 p.m.

October 8: Time Management & Prioritization with Bank of America  
Pittsburgh Yards | 12:00 - 8:00 p.m.

November 4: Thriving Mind with Bank of America  
Pittsburgh Yards | 6:30 - 7:30 p.m.

November 8: Eastside Beltline 3K-10K  
112 Krog Street, Atlanta, GA | 7:30 a.m. - 12:00 p.m.



FOR ALL  
EVENTS  
VISIT [BELTLINE.ORG/EVENTS](https://beltline.org/events)

SCAN





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# Beltline Safety and Etiquette

Reminder that we ALL play a role in keeping the Beltline safe and fun for everyone!

- Share the space: Walk two across
- Slow down: Travel at safe speeds while on bikes or scooters
- Furry friends: Keep dogs on a <6ft leash
- Know your resources: APD, APD Path Force, Beltline Ambassadors are all available to ensure public safety on the trail







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# Ambassador Program Launched



- On June 24, we launched the Atlanta Beltline Ambassador Program managed by Block by Block.
- The nine-person team supports community engagement and public safety on Eastside and Westside Trails.
- The program will expand to include the Westside Connector Trail next year when Atlanta hosts the FIFA World Cup 26™.



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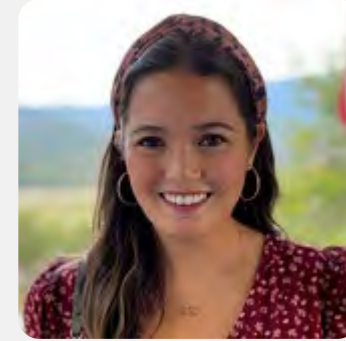
# New Team Members



**Marci McKenna**  
Senior Economic Development  
Project Manager



**Lauryn Pettus**  
Legal Intern



**Sydney Batson**  
Contracts  
Administrator



**Devin Olmack**  
Director of Impact and  
Evaluation



**Vivian Lin**  
GIS Intern



**Ikram Tayob**  
Art Intern





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# 2030 and Beyond

- The Beltline continues to work closely with the Mayor's team and TAD Partners to make the TAD extension a reality.
- The extension will allow us to continue to make a positive impact on the city by:
  - Creating car-free options for moving around Atlanta
  - Long-term affordable housing
  - Economic development
  - Additional trails and parks
- The extension will enable the Strategic Implementation Plan (SIP) to fulfill the completion of the original and amended goals.





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# Selected as a Best Place to Work



- Named to *Atlanta Business Chronicle* Best Places to Work for the 2nd year
- Ranked in the medium-sized employer category
- The Best Places to Work Awards celebrate local employers who have excelled in creating an outstanding workplace culture.



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# National Media Coverage



- CNN article published on Beltline Kevin highlights the trail as a hub for Atlanta's community.
- “Over the past two decades, this city has reimagined its industrial past by transforming former railway corridors into the [Beltline](#) — a 22-mile loop of mixed-use trails now woven into the fabric of city life.”





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# Virtual Meeting Format

- Your line is muted, and you won't be able to share your video or screen during the meeting.
- A recording of this meeting, the presentation, a copy of tonight's Q&A and all other supporting materials will be made available online at [www.beltline.org/meetings](http://www.beltline.org/meetings).
- If you are having technical difficulties during the meeting, please email [engage@atlbeltline.org](mailto:engage@atlbeltline.org).



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# Poll Question #1

## What neighborhood do you live in?

- Beltline Neighborhood Northeast Atlanta
- Beltline Neighborhood Southeast Atlanta
- Beltline Neighborhood Southwest Atlanta
- Beltline Neighborhood Northwest Atlanta
- Beltline neighborhood in the City of Atlanta not on this list
- A neighborhood in the City of Atlanta not on this list
- A neighborhood not in the City of Atlanta





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# Poll Question #2

**How long have you lived in your neighborhood?**

- 1-5 years
- 6-10 years
- 11 or more years



# Poll Question #3

## What is your relationship to the Atlanta Beltline?

- I use the trail
- I am a homeowner in a Beltline neighborhood
- I rent a home in a Beltline neighborhood
- I am a residential landlord
- I am a business owner in a Beltline neighborhood
- I am a commercial landlord
- I am a developer
- I am a real estate broker
- I am a community activist/advocate
- I am generally interested in the Beltline project





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# Poll Question #4

**What are your most likely to be doing on the trail?**

- Exercising or other recreation
- To run errands
- To get to work or school
- To engage in leisure activities
- I don't use the trail



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# Poll Question #5

**Is tonight your first Beltline meeting?**

- Yes
- No



# Our Vision

To be the catalyst for making Atlanta a global beacon for equitable, inclusive, and sustainable life.

22

MILES

of pedestrian-  
friendly rail transit

1,100

ACRES

of environmental  
cleanup

33

MILES

of multi-use  
urban trails

1,300

ACRES

of new  
greenspace

\$10B

in economic  
development

50K

PERMANENT  
JOBS

5,600

UNITS

of affordable  
workforce housing

48K

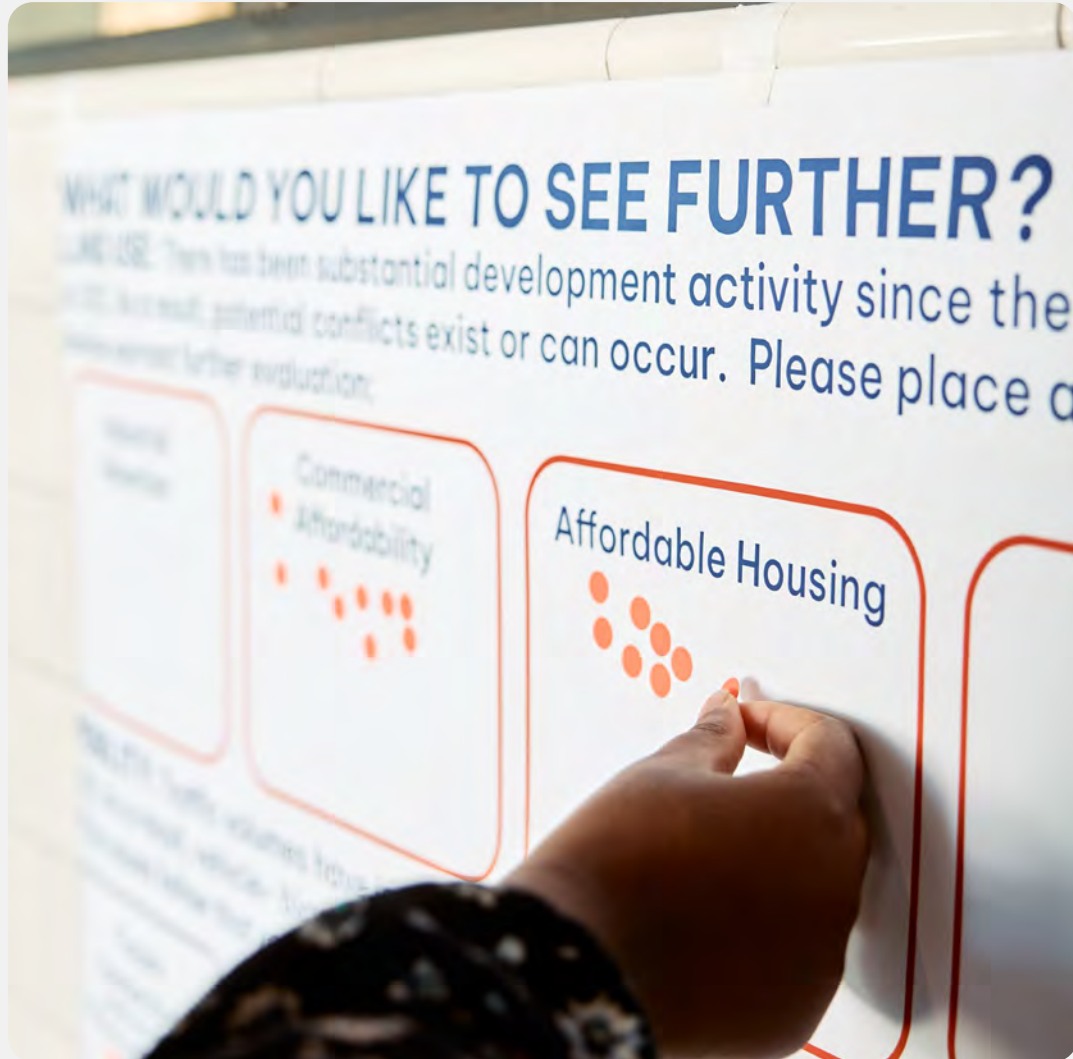
CONSTRUCTION  
JOBS





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# Planning Updates



## Subarea 8 Master Plan Update

- Public input on current conditions in the subarea: completed June 2025
- Project update and draft recommendations meeting held on August 11
- Next Steps – Fall 2025
  - Refined recommendations for public review and feedback open house scheduled for October 30
  - Draft plan for review and comment

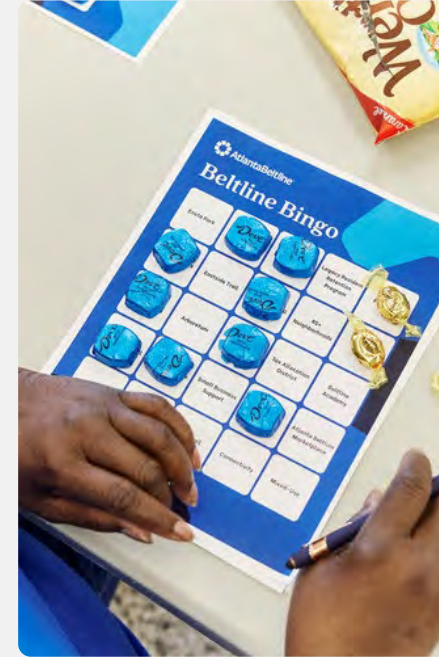
## Historic and Cultural Resource Study

- This project will equip the Beltline with information and guidance to strategically implement the vision of the Beltline project while enabling historic and cultural preservation activities where feasible
- Technical Stakeholder engagement has begun
- Citywide public meeting scheduled for September 30

# Reflecting on Summer 2025

## What we have been up to:

- Launching our Community Give Back program
- Popping up in communities such as the KIPP Woodson Park Academy Back to School Bash to share resources
- Teaching older adults about the Beltline at Helene S Mills Senior Center
- Leading stakeholders on a Murphy Crossing site tour
- Hosting hybrid and virtual public meetings







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# What's Ahead



## Upcoming Public Meetings

- **September 30:** Citywide Conversation: Historic and Cultural Resource Study (Virtual)
- **October:** Southwest Study: Murphy Crossing Redevelopment Project (Hybrid)
- **October 30:** Subarea 8 Master Plan Open House (Monday Night Brewing)
- **November 6:** Southside Trail Segments 2-6 (Virtual)
- **December:** Citywide Conversation: Historic and Cultural Resource Study (Hybrid)
- **December 12:** Fourth Quarterly Briefing (Hybrid)





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# Conserving Art on the Beltline Trail



"Story Box" TeMika Grooms, 2021





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# Atlanta Beltline Art Partners with National Black Arts Festival for Thriving Together Atlanta



A new mural is coming to the Atlanta Beltline Southwest Trail in September! The site of the beloved “Singer” mural by artist Suzy Schultz will become the new home of a mural created by a local artist through a partnership with the National Black Arts Festival and their Thriving Together Atlanta public art initiative.

More information about the public unveiling and celebration to be shared soon.



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# Where the Weird Things Are: An Upside-Down Parade



**Date: October 4th, 2025, 7:30pm**

Everyone is invited to be a weird thing or visit with them at the Weird Things Upside Down Parade.

On October 4th at sunset, the Krewe of Grateful Gluttons will inhabit the H4W Park Amphitheater with 30+ giant weird thing puppets accompanied by the music of the Black Sheep Ensemble.





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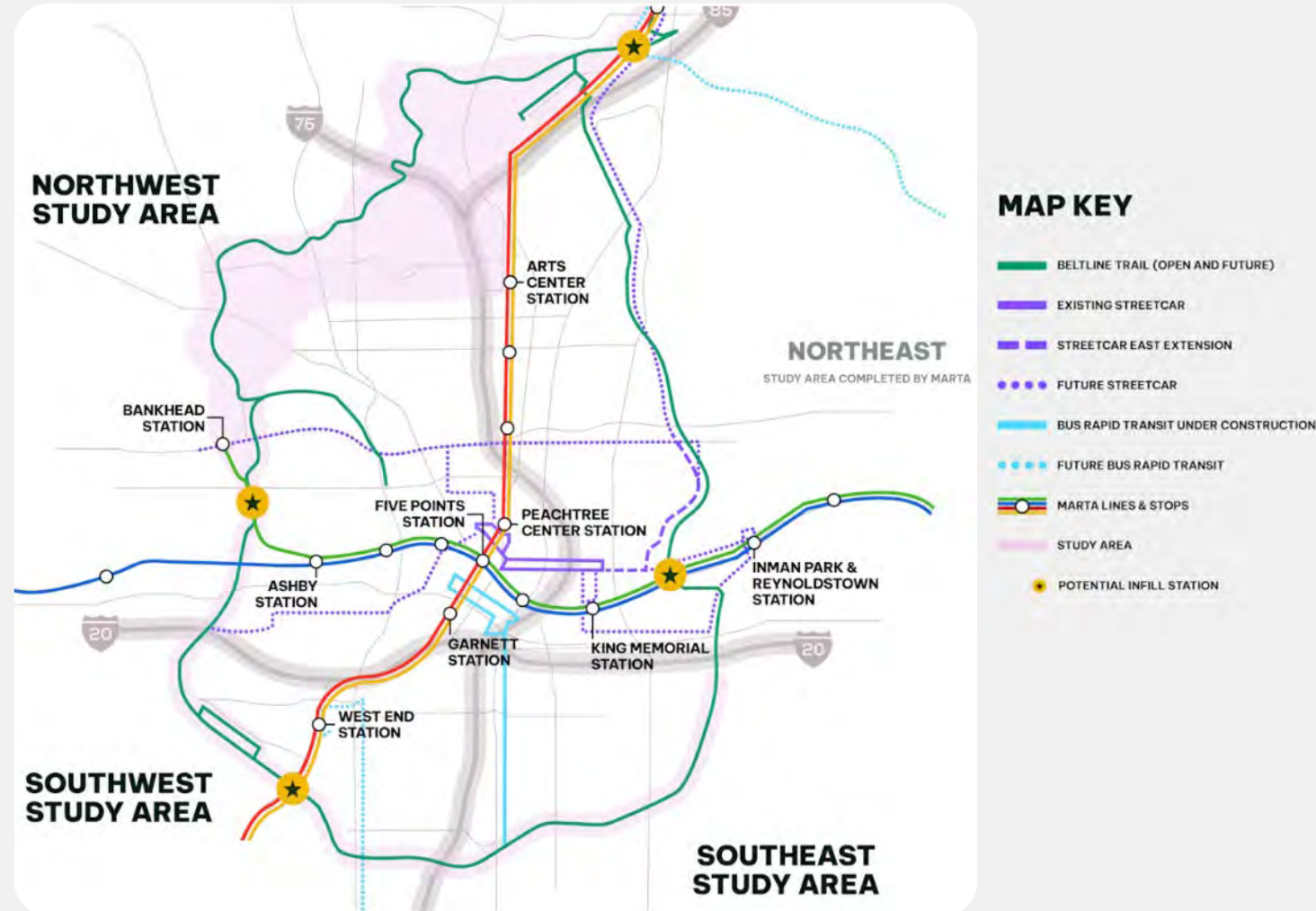
# Beltline Transit Study

## Needs

- Improve mobility and safety
- Increase connectivity
- Advance Atlanta Beltline sustainable economic development goals

## Goals

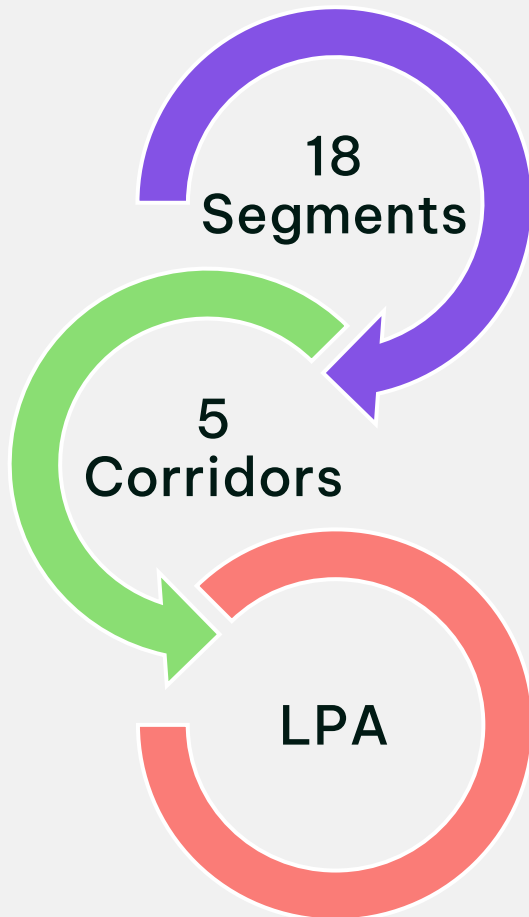
- Connectivity
- Sustainability
- Mobility Access
- Implementation & Operations





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# Alignment Refinement

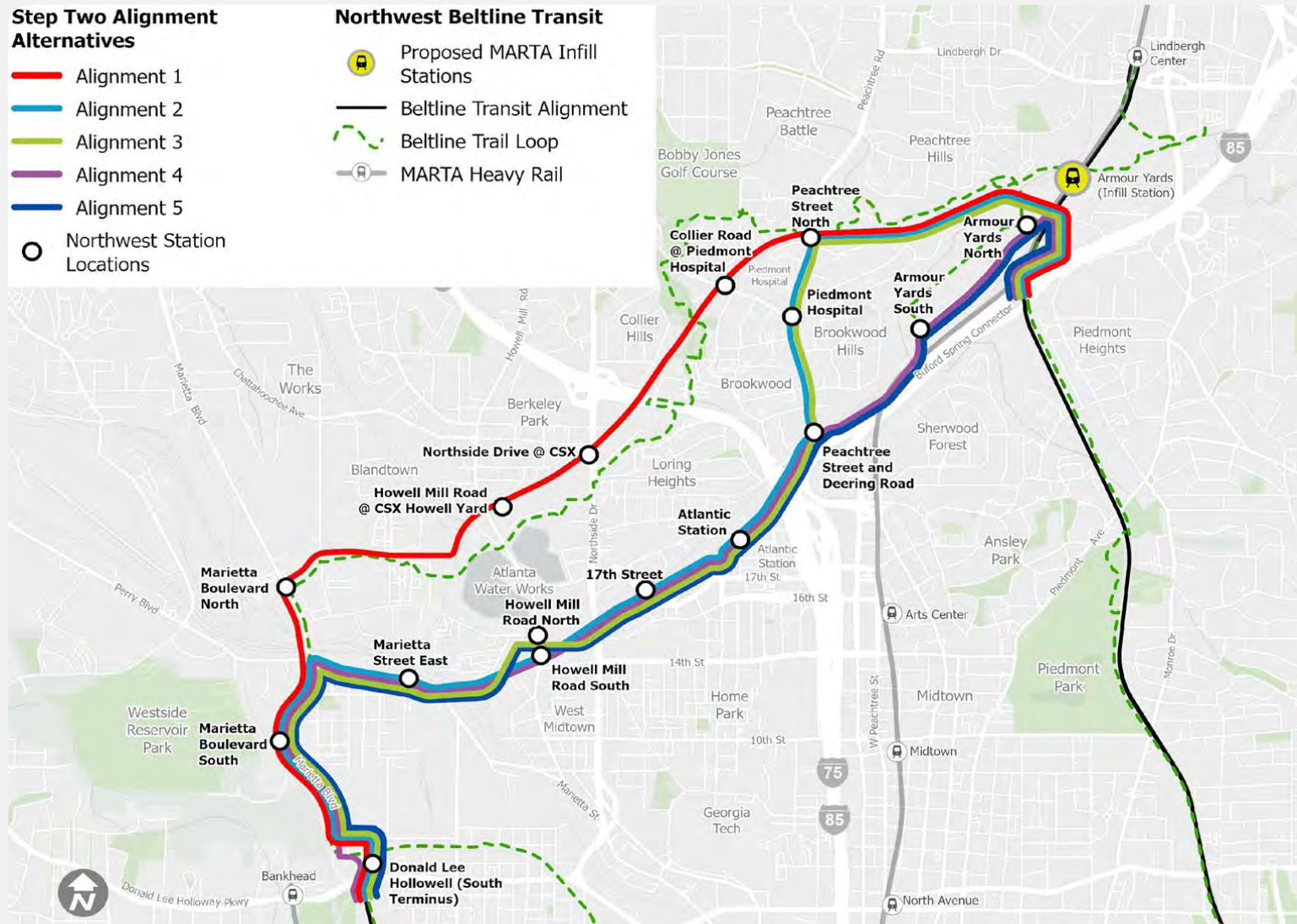


## Step Two Alignment Alternatives

- Alignment 1
- Alignment 2
- Alignment 3
- Alignment 4
- Alignment 5
- Northwest Station Locations

## Northwest Beltline Transit

- Proposed MARTA Infill Stations
- Beltline Transit Alignment
- Beltline Trail Loop
- MARTA Heavy Rail

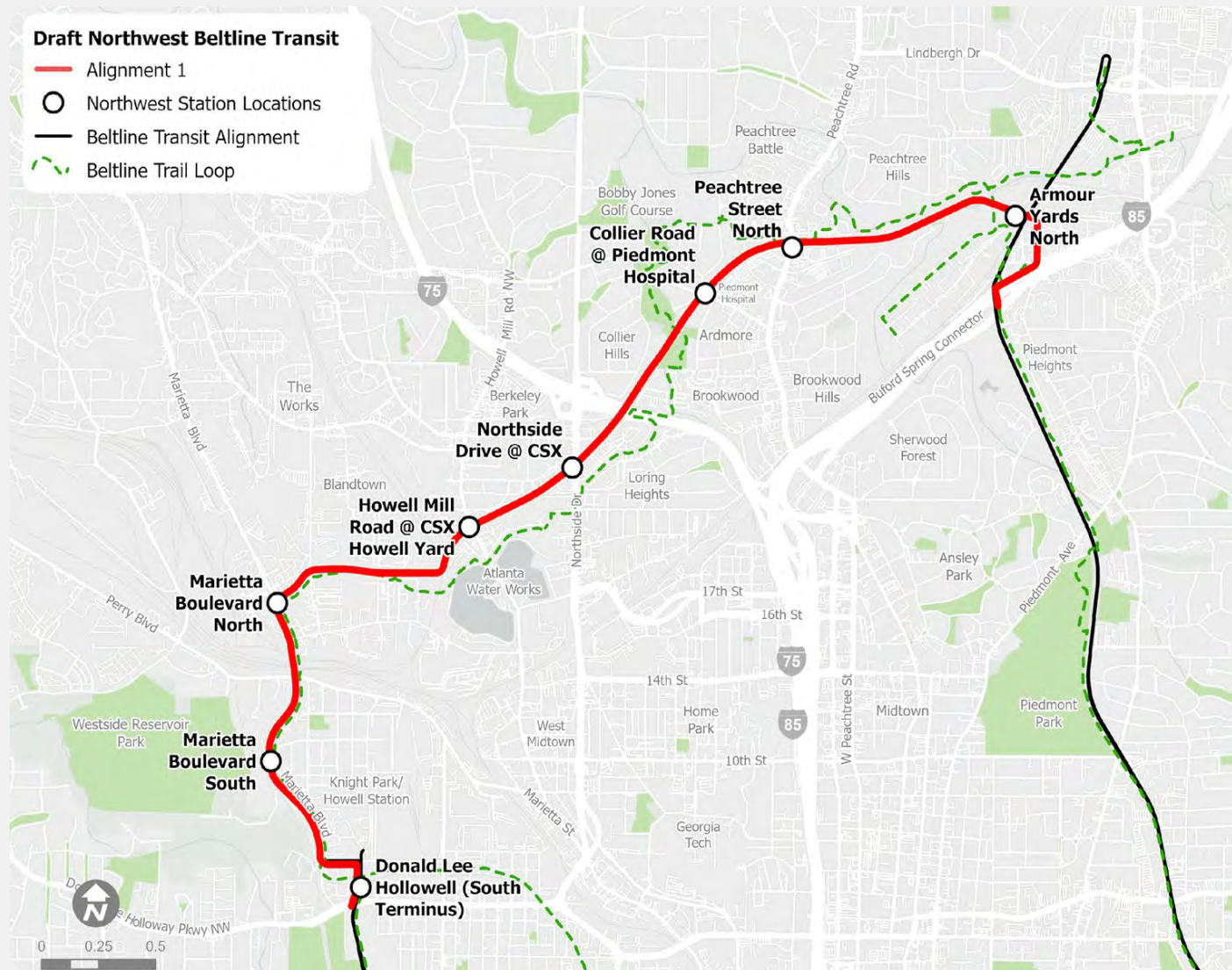






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# Preferred Alignment

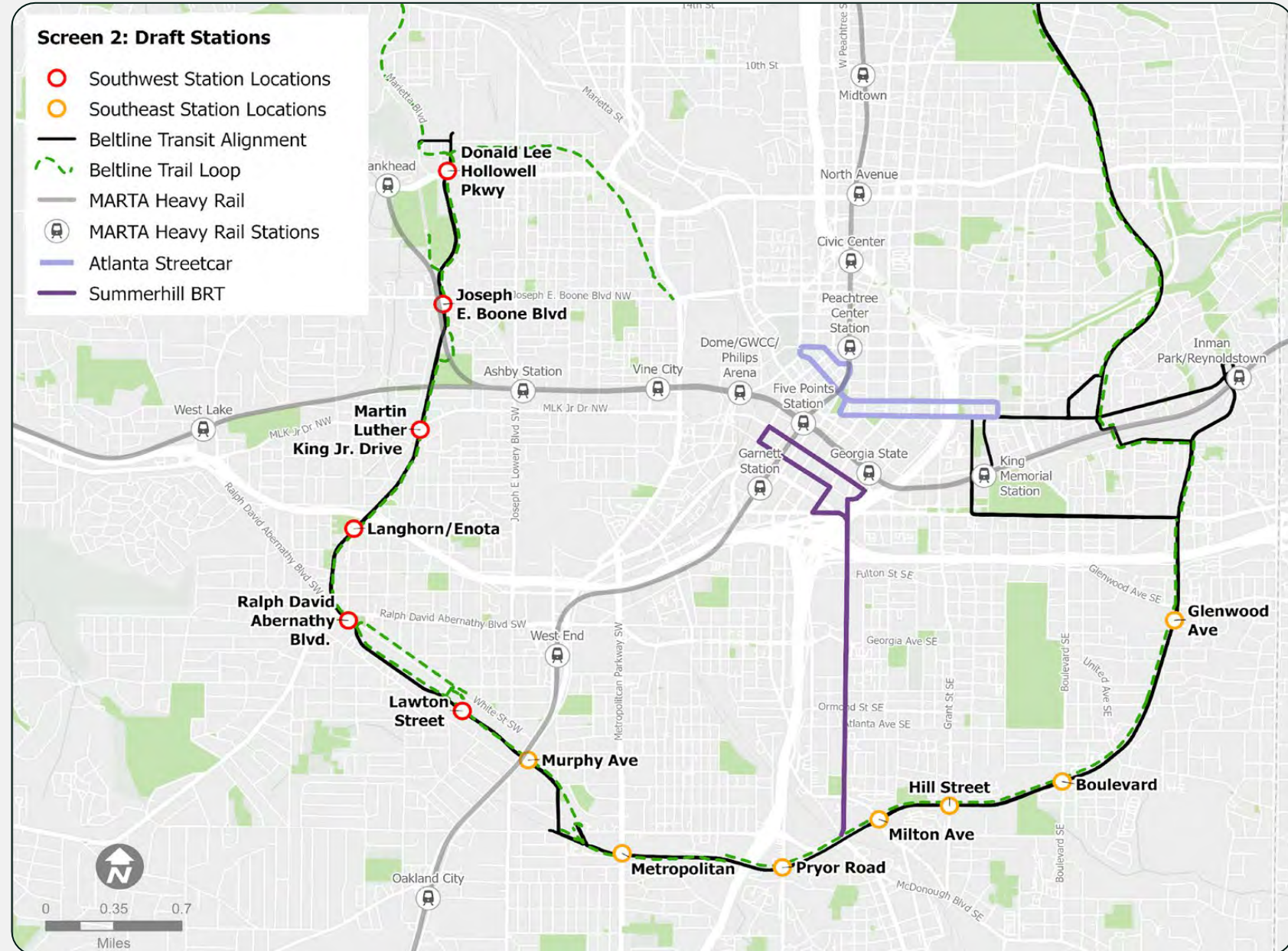






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# Southwest & Southeast Quadrants

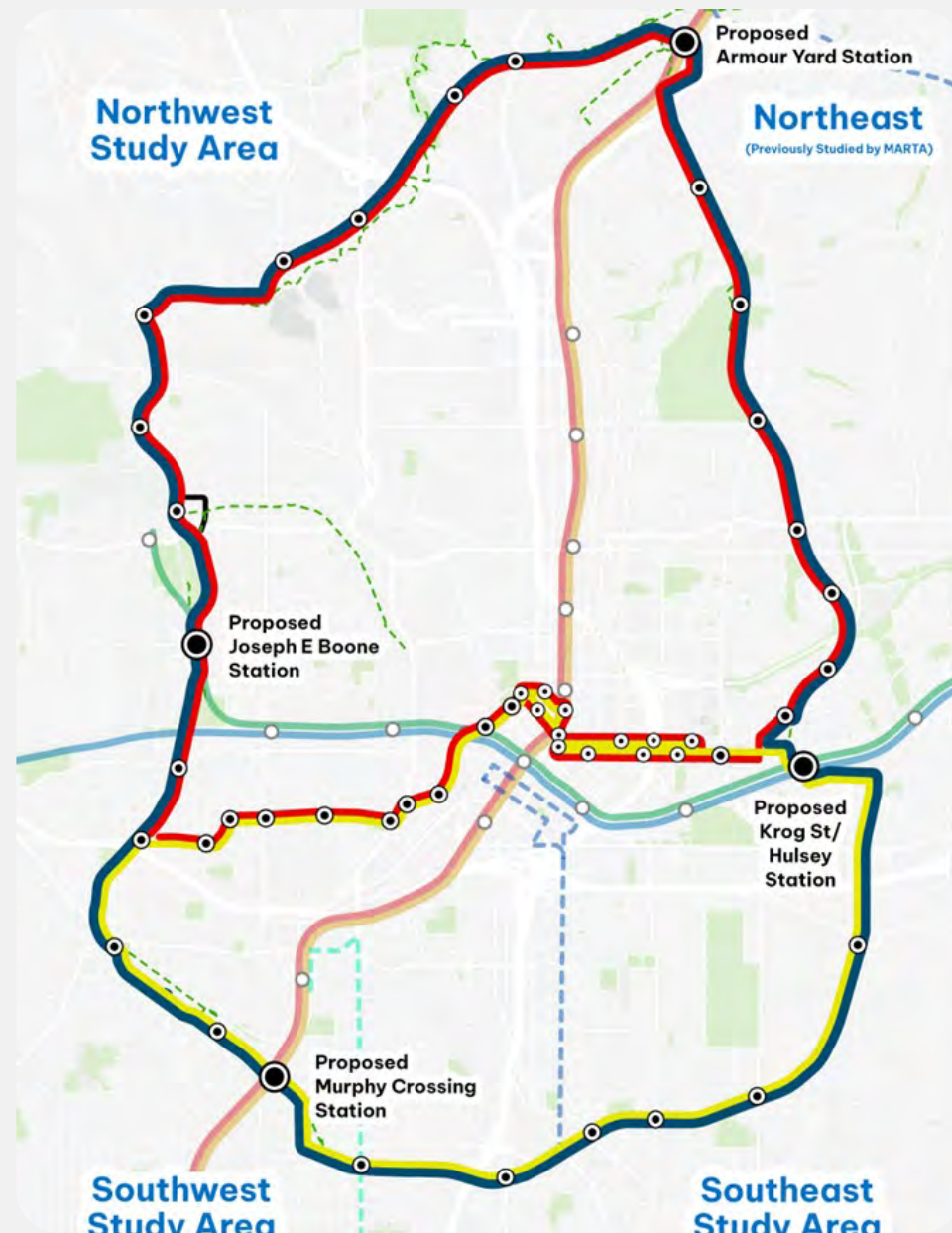




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# Service Plan

- 3 Routes with bi-directional service
  - Beltline loop (blue)
  - Northern loop (red)
  - Southern loop (yellow)
- 20-minute headways on each loop
  - Effective 10-min headways at platforms
  - 1-Seat ride anywhere in system
- Includes MARTA HRT Infill stations







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# Concept Level Capital Cost Estimates (2025)

## NW Quadrant

5.5 Miles  
\$800M

## Crosstown West

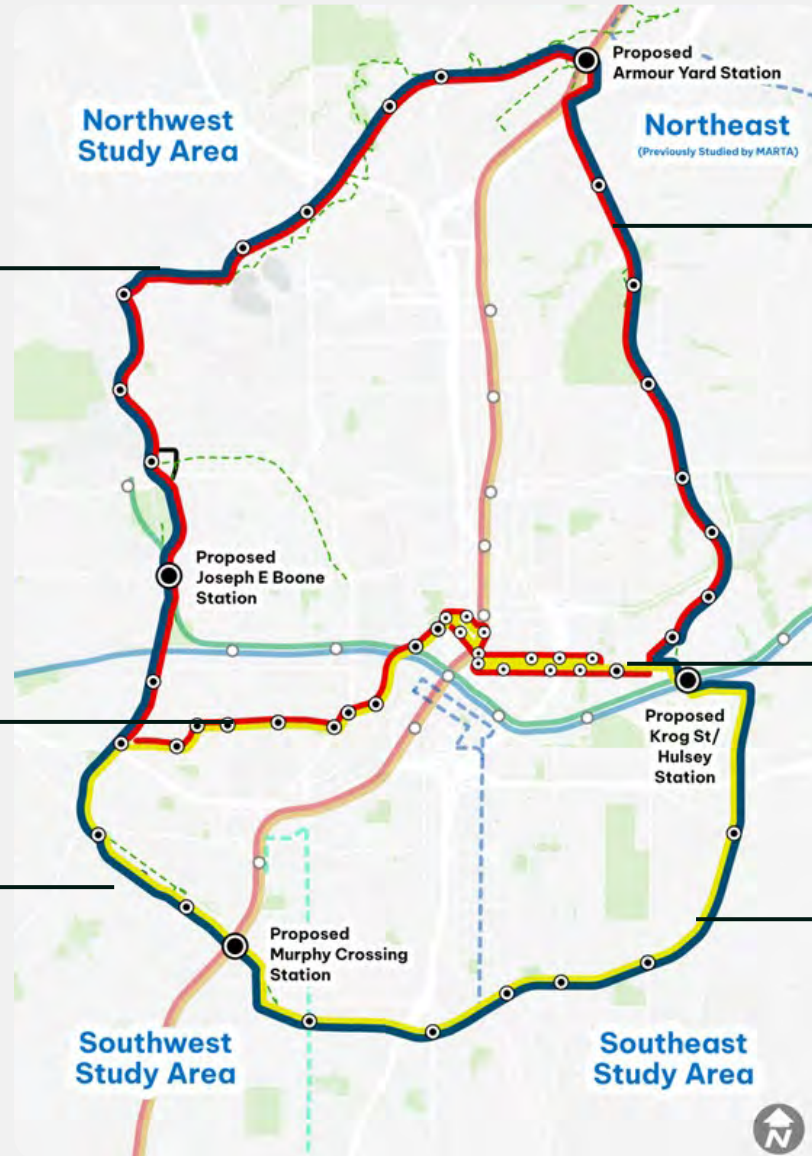
4 Miles  
\$500M

## SW Quadrant

3.7 Miles  
\$375M

## Support Facilities

\$210M



## NE Quadrant

4.7 Miles  
\$520M

## Crosstown East

2 Miles  
\$400M

## SE Quadrant

4.3 Miles  
\$435M

## 42 Transit Vehicles

\$270M





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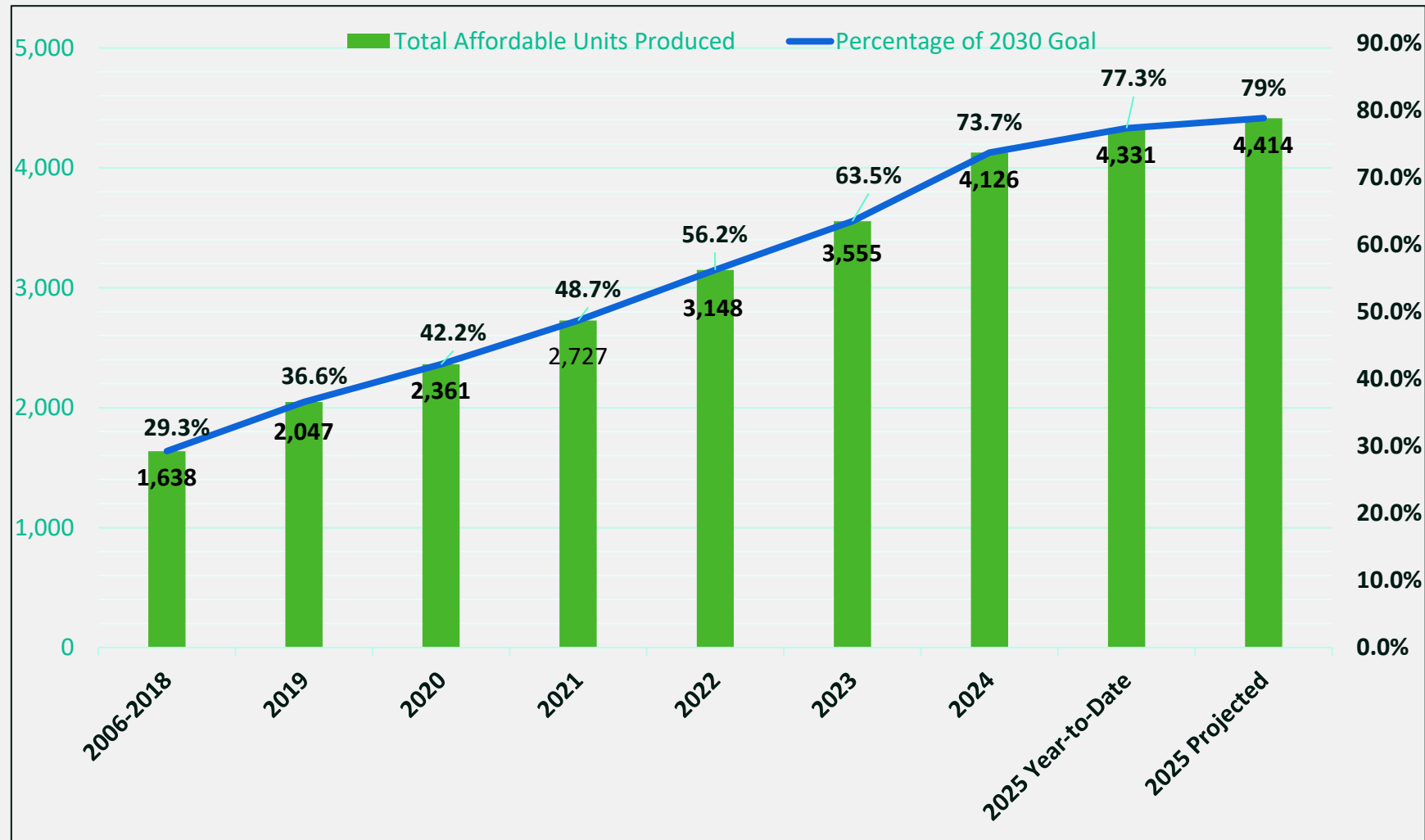
# Affordable Units Created/Preserved





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# Affordable Units Created/Preserved



- Average of ~250 units per year needed to meet 2030 goal of 5,600 units
- Annual production has exceeded this average every year since 2021
- 205 units closed in 2025 to date
- ~83 additional units in 2025 pipeline





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# Updates: ABI Housing Developments

## 579 Garson Drive

- 130 affordable units (50%-80% AMI) + ~8,000 SF affordable commercial space
- Closing anticipated in Q1 of 2026

## 350 Chappell Road

- 218 affordable units (30%-80% AMI)
- Closing anticipated in Q1 of 2026

## 425 Chappell Road (Open Procurement)

- Phase 1: Procurement process underway
  - Aim to develop up to 150 single-family units + 5,000 SF commercial
- Proctor Creek stream restoration project
  - Target start: January 2026
  - Target completion: March 2028

## 356 University Avenue (Open Procurement)

- DRI completed; currently rezoning site
- RFP responses due October 27, 2025

## Murphy Crossing

- Planning and entitlement underway
- Community meeting details to be posted at [beltline.org/meetings/](https://beltline.org/meetings/)



425 Chappell



356 University



## MISSION

Design and implement a community-driven economic development strategy that delivers shared prosperity for residents, businesses and the broader Atlanta Beltline community





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# Workforce Development

- Beltline held first Career Fair on August 27
- Connected over **600 Beltline residents** to career opportunities
- 20 major employers from various industries - The City of Atlanta, Emory Healthcare and Signia by Hilton Atlanta
- Partnered with City of Refuge & Westside Works





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# Why Commercial Affordability?

Advancing a commercial affordability strategy, ensures that diverse, local small businesses remain open along the corridor and benefit from the economic growth generated by the Beltline.





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# Commercial Affordability Data Trends

- Since 2011, retail rents in almost all neighborhoods increased. Southeast and southwest rents increased 300% and 400% respectively.
- Access to affordable office space is also a challenge. Southwest experienced the most dramatic rent increase, growing 775% since 2011.
- Property ownership is increasingly unattainable for small businesses that continue to remain vulnerable to an ever-changing rental market.





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# Key Affordability Challenges



## Cost of Space

Once affordable areas and neighborhoods are becoming increasingly unaffordable



## Feasibility Gap

A gap between what a small business can afford to rent or versus rent thresholds developers seek for financially feasible projects:



## Leasing Barriers

Non-financial barriers to leasing spaces, complicated leasing terms and criteria, permitting and regulatory challenges



## Type of space

Limited suitable commercial space being delivered around the Beltline (e.g., smaller spaces with flexible build outs)





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# Existing Commercial Affordability Efforts

## Land Acquisition Strategy

- 90 acres of land dedicated to affordability
- ~ 300,000 sq. ft of affordable commercial space

## Beltline Marketplace

- Expanded from 2 to 4 locations
- Supporting 14 small businesses

## Façade Improvement Grant

- 10 small businesses received upgraded façades
- \$535,000 Invested

## Beltline Business Solutions Office

- Five cohorts of Beltline Business Ventures
- Graduated 58 expansion ready businesses





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# Planned Next Steps

- In the coming weeks, Beltline will announce an initial investment in commercial Affordability
- Join us at the State of the Beltline for more details
  - Date: September 24<sup>th</sup>
  - Time: 8am – 10:30am
  - Location: The Eastern – 777 Memorial Drive SE, Atlanta, GA 30316







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# Virtual Meeting Q&A

## Phone Attendees

- Press \*9 on telephone keypad to “raise your hand” during the Q&A to indicate you want to speak. Facilitator will unmute your mic.

## Online Attendees:

- Submit a question or comment any time in Q&A box.
- The “raise your hand” feature is available to all Zoom participants however we are prioritizing phone attendees.

## Facebook Live Attendees:

- Please feel free to participate in the “Comments Section.” Someone on our staff will make sure I see your questions.

ABI Third Quarterly Briefing | September 18, 2025



## What to expect from the upcoming Comprehensive Transportation Plan (CTP)?



# CITY OF ATLANTA



## DEPARTMENT OF TRANSPORTATION

Mayor Andre Dickens

ATLDOT Commissioner Solomon Caviness IV



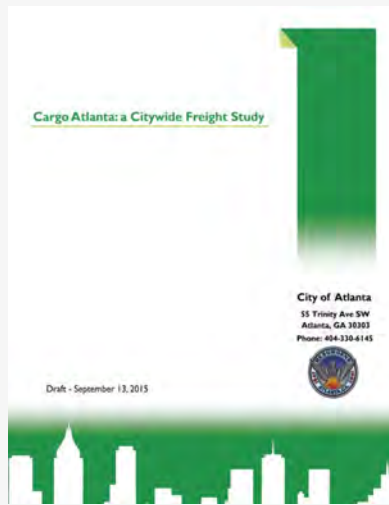
# Where have we been?



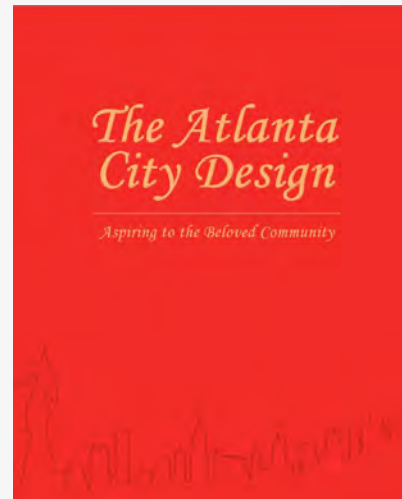
2008



2013/2018



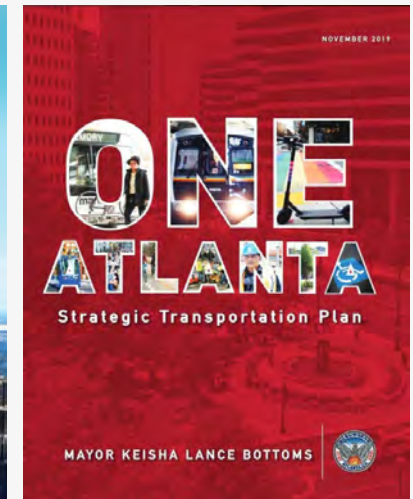
2015



2017



2018



2019

## Previous Transportation Plans

# Where are we headed?

ATLDOT is planning for **safe**, **efficient**, and **equitable** transportation.



Street Typologies for  
Collectors and  
Arterials



Transit-Priority  
Investments



Curbside  
Management



Pedestrian and  
Bicycle Plan



Sustainability  
Plan



Freight  
Plan



Asset  
Management  
Plan



# We want to hear from you!

Our goal is to reach at minimum **3% of Atlanta residents or approximately 15,000 people** during our engagement process.

Through the engagement process, we also want to:

- Build trust with Atlanta's communities
- Promote transparency in project development
- Work with residents to evaluate the trade-offs of different transportation solutions

# Poll



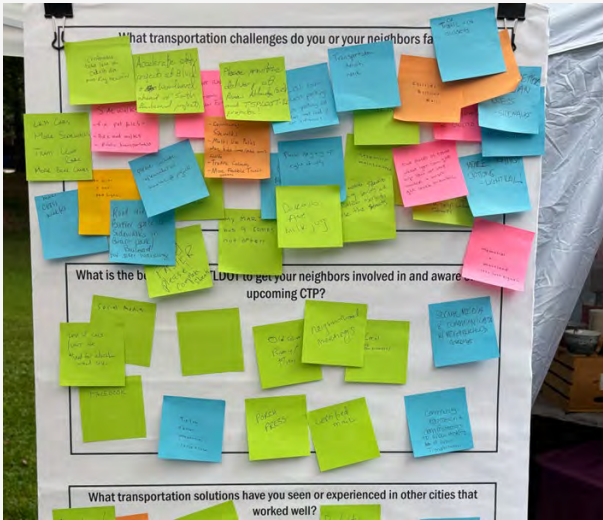
**What is the best way for ATLDOT to get your neighbors involved and aware of the upcoming CTP?**

- A. Social Media
- B. Open Houses/Public Meetings
- C. Community Events
- D. Flyers/Printed Materials
- E. Other



# Engagement Approach

## Listening



*Fall 2025 - Winter 2026*

## Collaborating



*Spring 2026 - Summer 2026*

## Refining



*Fall 2026 - Winter 2027*

# Opportunities to Get Involved

- Use QR to take our survey
- Share events in your neighborhood – [kaschaffer@atlantaga.gov](mailto:kaschaffer@atlantaga.gov)
- Submit transportation project ideas to the CTP team



<https://arcg.is/0njWrD0>





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- Please feel free to participate in the “Comments Section.” Someone on our staff will make sure I see your questions.



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# Poll Question #6

**Was the information presented tonight helpful?**

- Yes
- No
- No opinion





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# Poll Question #7

**Did you learn something new?**

- Yes
- No
- Need more clarity



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# Thank You!

Please reach out to [engage@atlbelpline.org](mailto:engage@atlbelpline.org)  
with any additional questions or comments.

