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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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Northside Study Group: Northwest Trail – Segments 1 & 4 and Subarea 8 Master Plan

February 12, 2026





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Virtual Meeting Format

- **Your line is muted, and you won't be able to share your video on screen during the meeting.**
- **A recording of this meeting, the presentation, and all other supporting materials will be made available at beltline.org.**
- **If you are having technical difficulties during the meeting, please email engage@atlbeltline.org.**





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

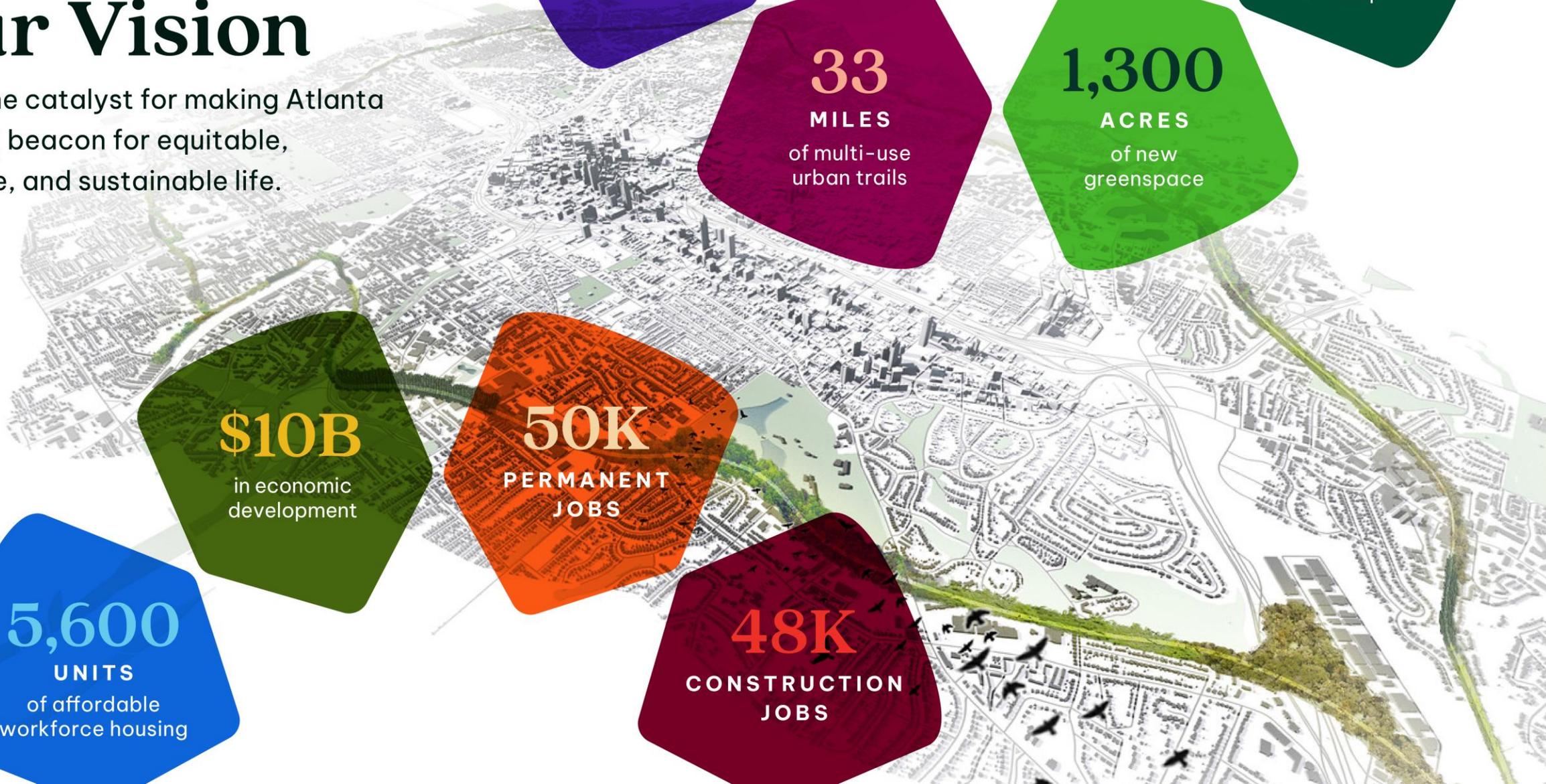
1,300
ACRES
of new
greenspace

\$10B
in economic
development

50K
PERMANENT
JOBS

48K
CONSTRUCTION
JOBS

5,600
UNITS
of affordable
workforce housing





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WELCOME > [NW TRAIL UPDATE](#) > [Q&A](#) > [SUBAREA 8 MASTER PLAN UPDATE](#) > [Q&A](#) > [WRAP UP](#)

DESIGN & CONSTRUCTION UPDATE

Northwest Trail





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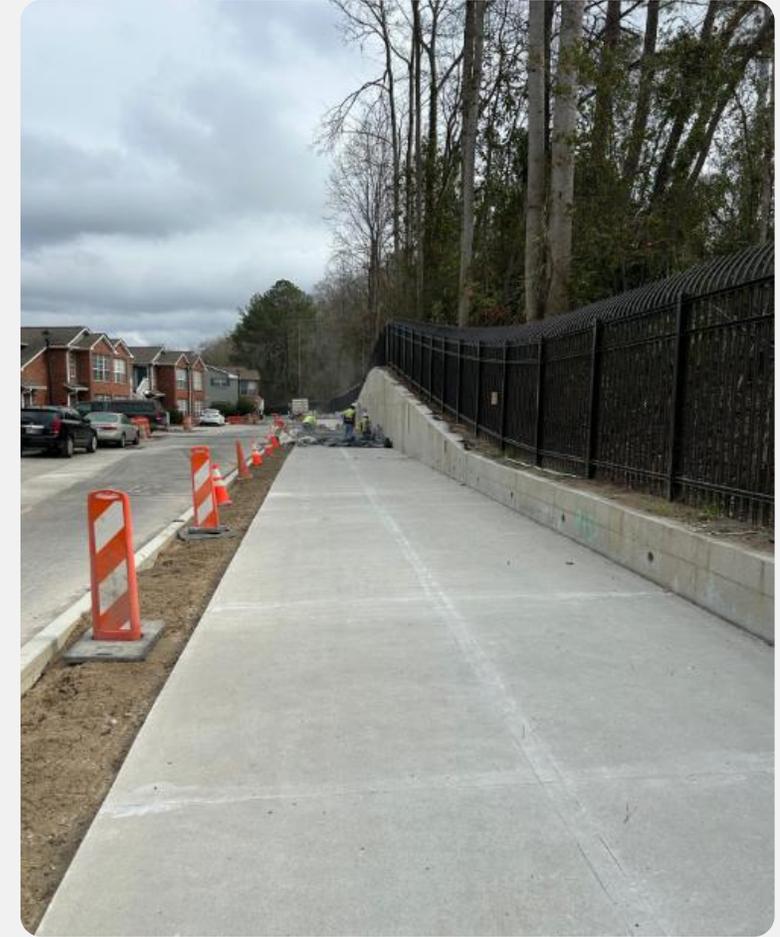
Northwest Trail - Segment 1 Update





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Northwest Trail - Segment 1 Update





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Northwest Trail - Segment 1 Update





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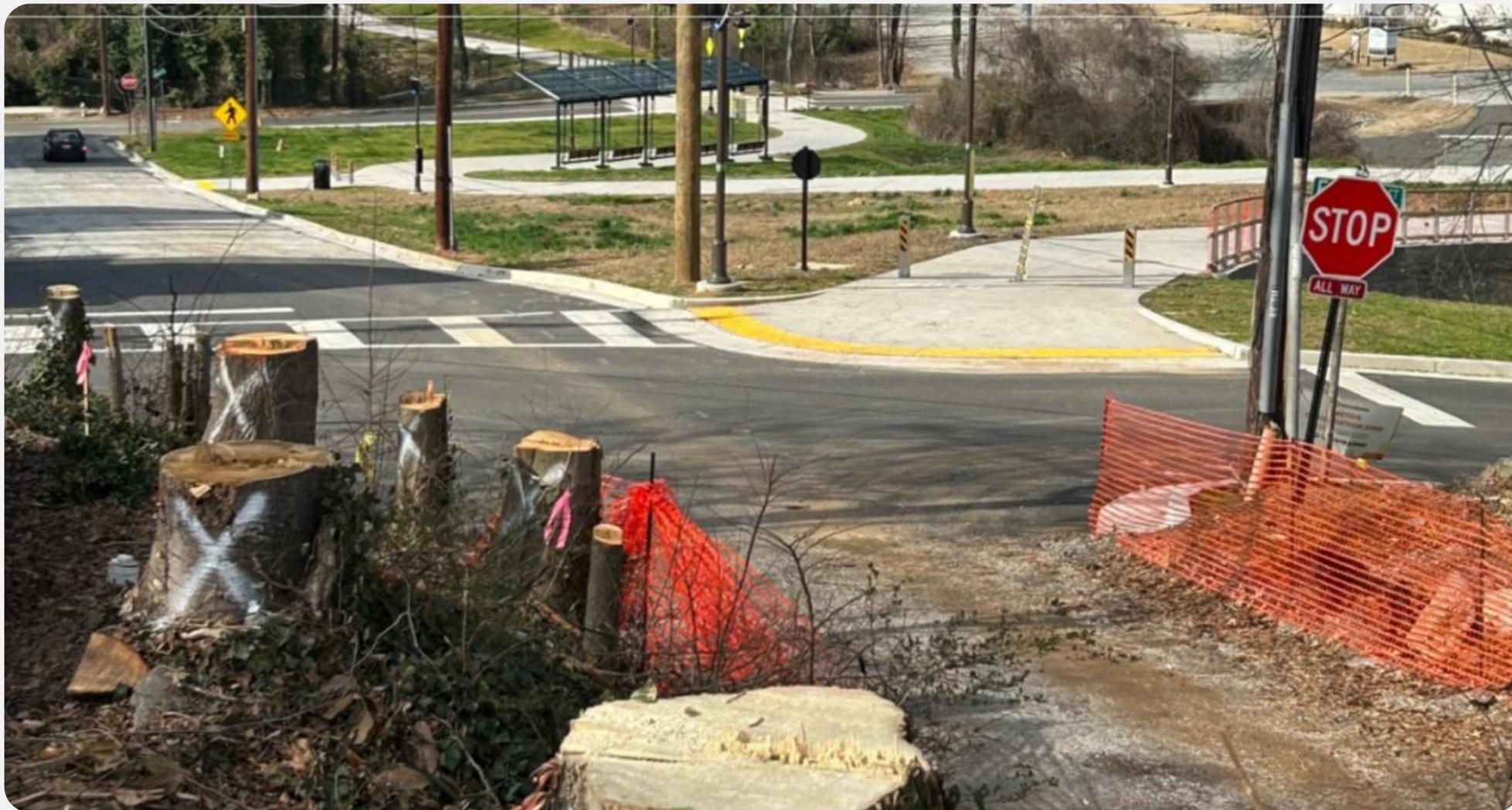
Northwest Trail - Segment 1 Update





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Northwest Trail - Segment 4A Update





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Northwest Trail - Segment 4A Update





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Northwest Trail - Segment 4A Update





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Northwest Trail - Segment 4A Update





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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.



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WELCOME > NW TRAIL UPDATE > Q&A > **SUBAREA 8 MASTER PLAN UPDATE** > Q&A > WRAP UP

Subarea 8 Master Plan Update

**Community Engagement Summary &
Draft Recommendations**





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Atlanta Beltline Team



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Senior Planner



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Vice President of
Community Planning,
Engagement and Arts &
Culture



Nathan Soldat,
Director of Community
Engagement



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Consultant Team

the COLLABORATIVE

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Senior Project
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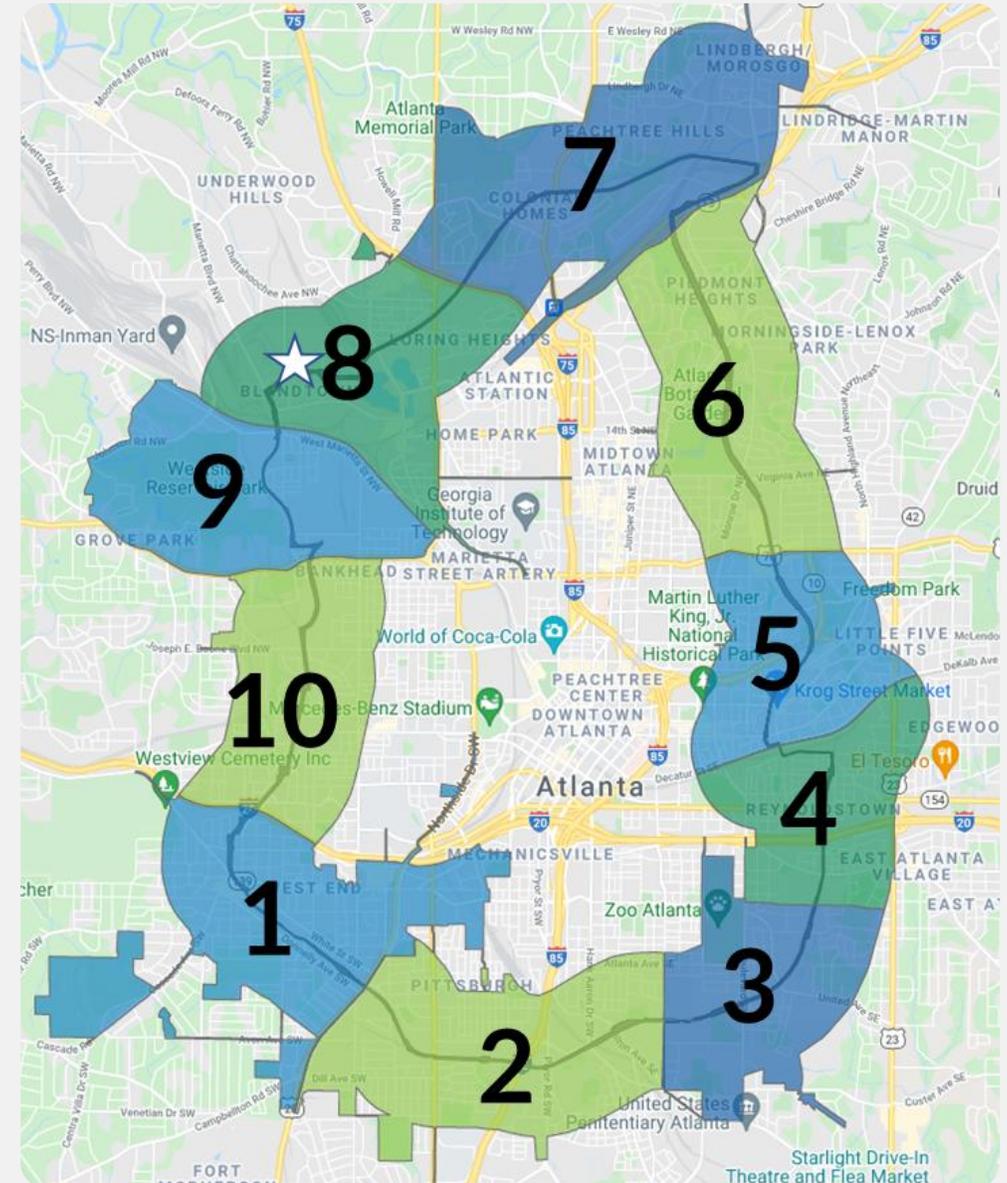
Subarea 8 Master Plan Purpose

To serve as a policy tool to help guide future growth and development for vibrant, livable mixed-use communities by make recommendations in the following areas:

- Land Use (TODs)
- Mobility
- Open Space
- Affordable Housing Policy

(Original Plan Adopted – March 2012)

Neighborhoods: Berkeley Park, Blandtown, Hills Park, Underwood Hills, Marietta Street Artery, Loring Heights





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Overview

Atlanta Beltline Subarea 8



Scale: 1 inch = 600 feet
0 600 1,200

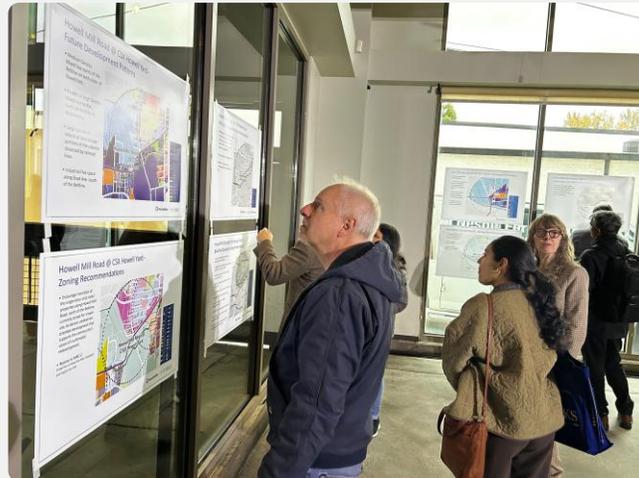
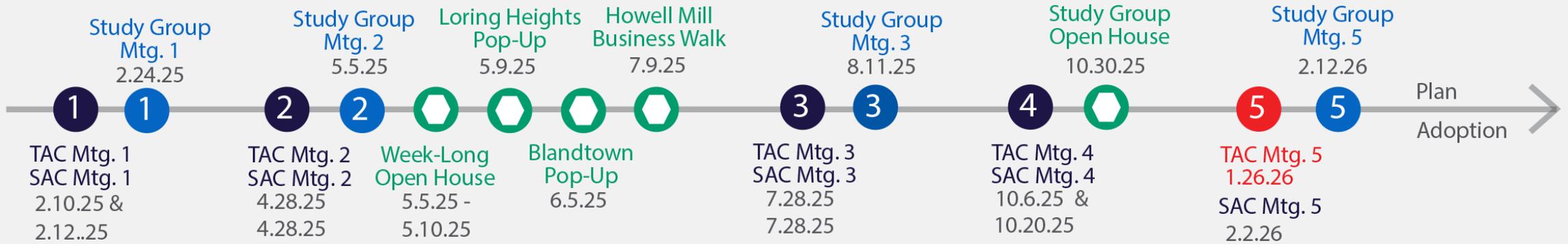


This map was prepared by the Collaborative in April 2025 and produced for the Atlanta Beltline Subarea Master Plan Update using data supplied by the Atlanta Regional Commission, Fulton County, and Atlanta Beltline Inc. Data are not guaranteed.
 **Remove this note if not applicable to given Subarea ** All transit and trail routes between Bankhead MARTA and Lindbergh MARTA stations are subject to change, based on design and implementation feasibility.



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Community Engagement Timeline





Guiding Principles

The land use, transportation and mobility, and open space and natural features guiding principles are derived from both the 2012 Subarea 8 Master Plan and community desires and concerns that emerged during the public engagement process, including a desire to:

- **Form new connections throughout the subarea**
- **Develop different housing options**
- **Expand development while retaining small businesses**
- **Promote safe, alternative forms of bicycle and pedestrian transportation**
- **Build new parks and trails**



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Guiding Principles



Land Use and Design

1. **Reconnect transforming industrial areas to surrounding assets (i.e. Georgia Tech, neighborhoods, parks, and trails)**
2. **Promote development densities sufficient to support future transit**
3. **Support redevelopment around future transit stations and in areas susceptible to change**
4. **Establish the character and scale of redevelopment based on context, access, and neighborhood adjacency**
5. **Include a diversity of employment options by integrating new light industrial and other job-generating activities**



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Guiding Principles

Transportation and Mobility

- 1. Enhance key streets to promote walkability (former industrial streets)**
- 2. Maximize connectivity to the Beltline trail and transit**
- 3. Minimize, to the extent possible, the impacts of truck activity on residential areas**
- 4. Implement traffic calming on busy neighborhood streets**
- 5. Increase east-west connectivity**
- 6. Structure redevelopment to promote connectivity**
- 7. Transform elements of the community that are in physical decline**

**Note: Guiding Principles are listed in priority order as ranked by the public during the May 2025 workshop.*



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Guiding Principles

Open Space and Natural Features

1. **Maximize accessibility to parks, trails and open spaces.**
2. **Provide adequate open space through new plazas, parks, greenways, and existing parks and open space.**
3. **Capitalize on area's unique open space opportunities.**
4. **Enliven and reinforce area's identity through public art and culture, signage and unifying themes.**
5. **Protect history, character, scale and intimacy of neighborhoods.**
6. ***Celebrate unique historic character and role in Atlanta's rail and Civil War history.***
7. ***Recognize industrial roots of area by promoting industrial materials, scale and character.***

**The italicized items represent principles that were less important to the public at previous engagement meetings.*

**Guiding Principles are listed in priority order as ranked by the public during the May 2025 workshop.*



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Draft Land Use, Zoning, and Development Recommendations

WHAT WOULD YOU LIKE TO SEE FURTHER?

NOTE: There has been substantial development activity since the last evaluation. As a result, potential conflicts exist or can occur. Please place a dot in the box for further evaluation:

Commercial
Affordability



Affordable Housing



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... can co...



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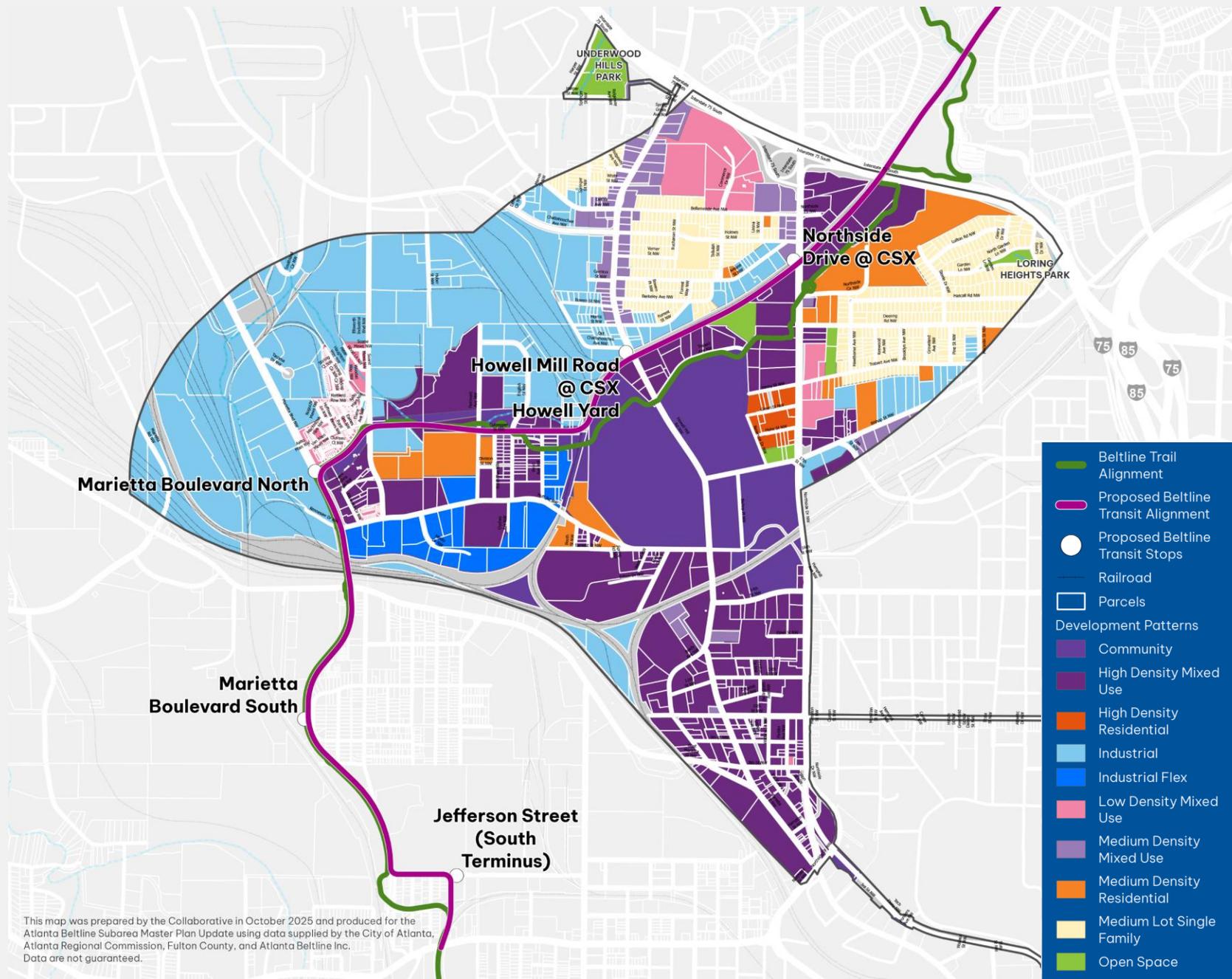
Draft Land Use (Development Patterns) Recommendations

- **The City of Atlanta Comp Plan-A was adopted in July 2025. The Subarea 8 Master Plan update therefore accepts Plan A in its entirety as the framework for future land use. No further land use changes were proposed as part of this update.**
- **Comprehensive Plan A:**
 - **Supports the vision expressed in the Atlanta City Design**
 - **Integrates Atlanta’s newest zoning ordinance, ATL Zoning 2.0**
 - **Uses “development patterns” to replace traditional land use maps to direct future growth, combining land use, character areas, and small area plans into one cohesive vision**



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Future Development Patterns – Land Use Map



This map was prepared by the Collaborative in October 2025 and produced for the Atlanta Beltline Subarea Master Plan Update using data supplied by the City of Atlanta, Atlanta Regional Commission, Fulton County, and Atlanta Beltline Inc. Data are not guaranteed.



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Draft Zoning Recommendations

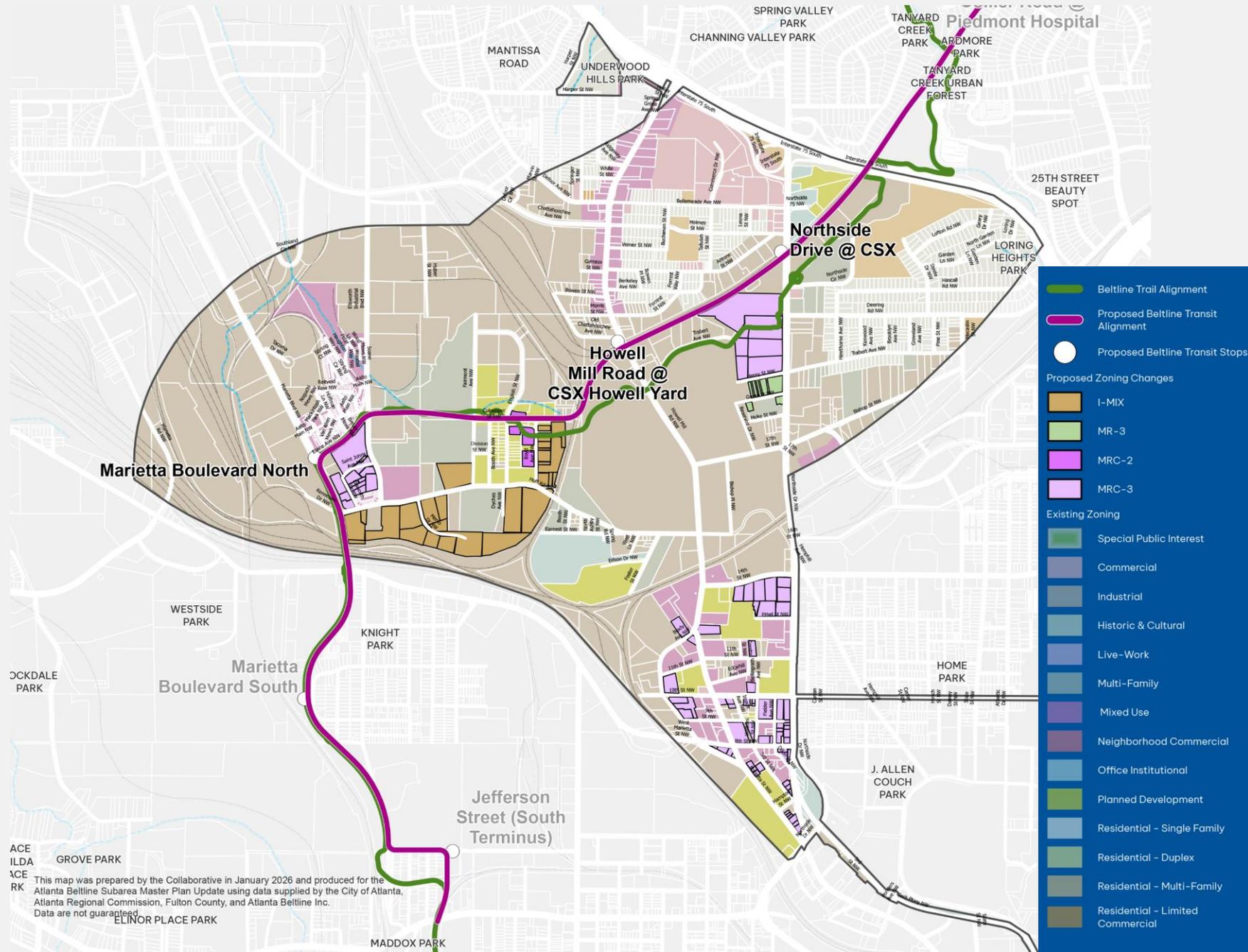
Zoning

- **The proposed zoning recommendations are intended to help inform zoning decisions for projects that may occur in the future. This update does not involve proactive rezoning.**



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Future Zoning Recommendations Map



This map was prepared by the Collaborative in January 2026 and produced for the Atlanta Beltline Subarea Master Plan Update using data supplied by the City of Atlanta, Atlanta Regional Commission, Fulton County, and Atlanta Beltline Inc. Data are not guaranteed.



Draft Economic Development Recommendations

Affordable Housing

- **Increase inclusionary zoning set aside requirements from:**
 - **10% at 60% AMI (Annual Median Income) to 15% at 60% AMI and**
 - **15% at 80% AMI to 20% at 80% AMI**
- **Updates to Inclusionary Zoning:**
 - **Include a 30% AMI option inline with the Westside Park Workforce Housing District**
 - **Expand current policy to require inclusionary zoning for for-sale developments**
 - **Increase in-lieu fees and/or increase the affordability period to exceed the current 20-year period. **Included in the City's Ordinance, which is not controlled by the Beltline.***
- **Explore opportunities to encourage residents contemplating Subarea 8 homeownership to utilize down payment assistance programs including those offered through Invest Atlanta and Atlanta Housing.**
- **Further encourage the use of the Beltline TAD Increment Fund to incentivize affordable housing development in Subarea 8.**



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Draft Economic Development Recommendations

Affordable Housing continued:

- **Focus on land acquisition as it relates to deeper affordability, long-term commitments, smaller-scale mixed-income projects, and live/work housing.**
- **Adopt a 3 market rate units for 1 workforce unit density bonus policy, allowing more market-rate units in exchange for additional affordable units above zoning limits, piloted on key Subarea 8 redevelopment sites, especially Howell Mill corridor. **Requires implementation by the City.***
- **Encourage infill housing on aging surface lots and underutilized commercial sites to increase density, support mixed-income communities, and optimize land use.**



Draft Economic Development Recommendations

Commercial Affordability:

- **In concert with the City of Atlanta Department of City Planning Office of Housing and Community Development, offer bonus density for commercial affordability, granting extra FAR, height, or units when developments lease at least 20% of space at reduced rents to small/local or legacy businesses.**
- **In concert with the City of Atlanta Department of City Planning Office of Housing and Community Development, expand the Urban Enterprise Zone and Workforce Housing tax abatements to include subsidies for developments with affordable commercial leasing as well as mixed-income housing.**
- **Create a commercial affordability fund to support the creation or preservation of affordable commercial spaces to reduce displacement impact.**



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Draft Transportation and Mobility Recommendations





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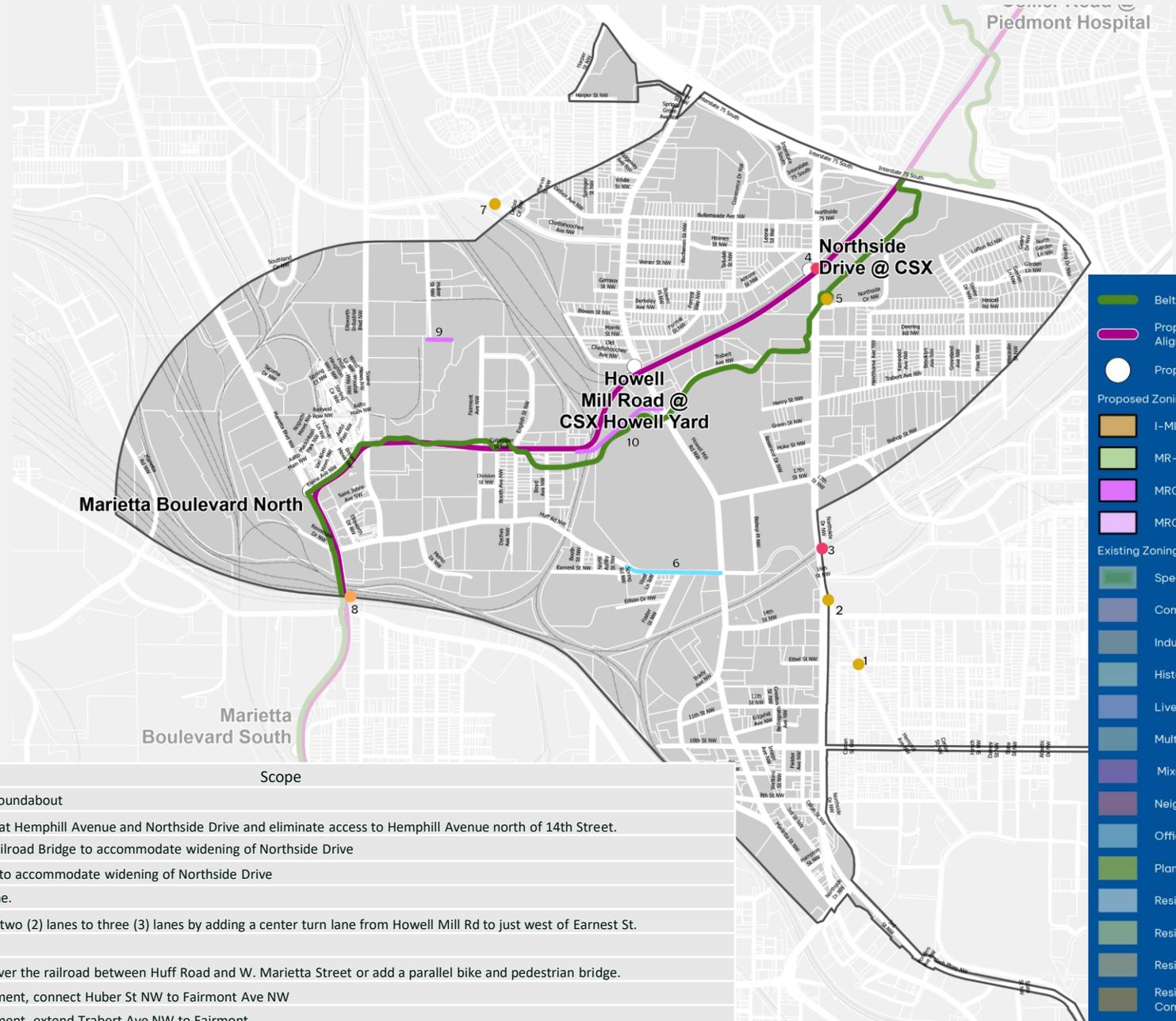
Draft Transportation and Mobility Recommendations

- **The proposed transportation and mobility recommendations focus on promoting connectivity and walkability and the community's desire for new neighborhood connections.**
- **Several of the original recommendations have occurred in conjunction with private development, while several more are in progress or in the planning stage.**



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Vehicular Circulation Recommendations



- Beltline Trail Alignment
- Proposed Beltline Transit Alignment
- Proposed Beltline Transit Stops

Proposed Zoning Changes

- I-MIX
- MR-3
- MRC-2
- MRC-3

Existing Zoning

- Special Public Interest
- Commercial
- Industrial
- Historic & Cultural
- Live-Work
- Multi-Family
- Mixed Use
- Neighborhood Commercial
- Office Institutional
- Planned Development
- Residential - Single Family
- Residential - Duplex
- Residential - Multi-Family
- Residential - Limited Commercial

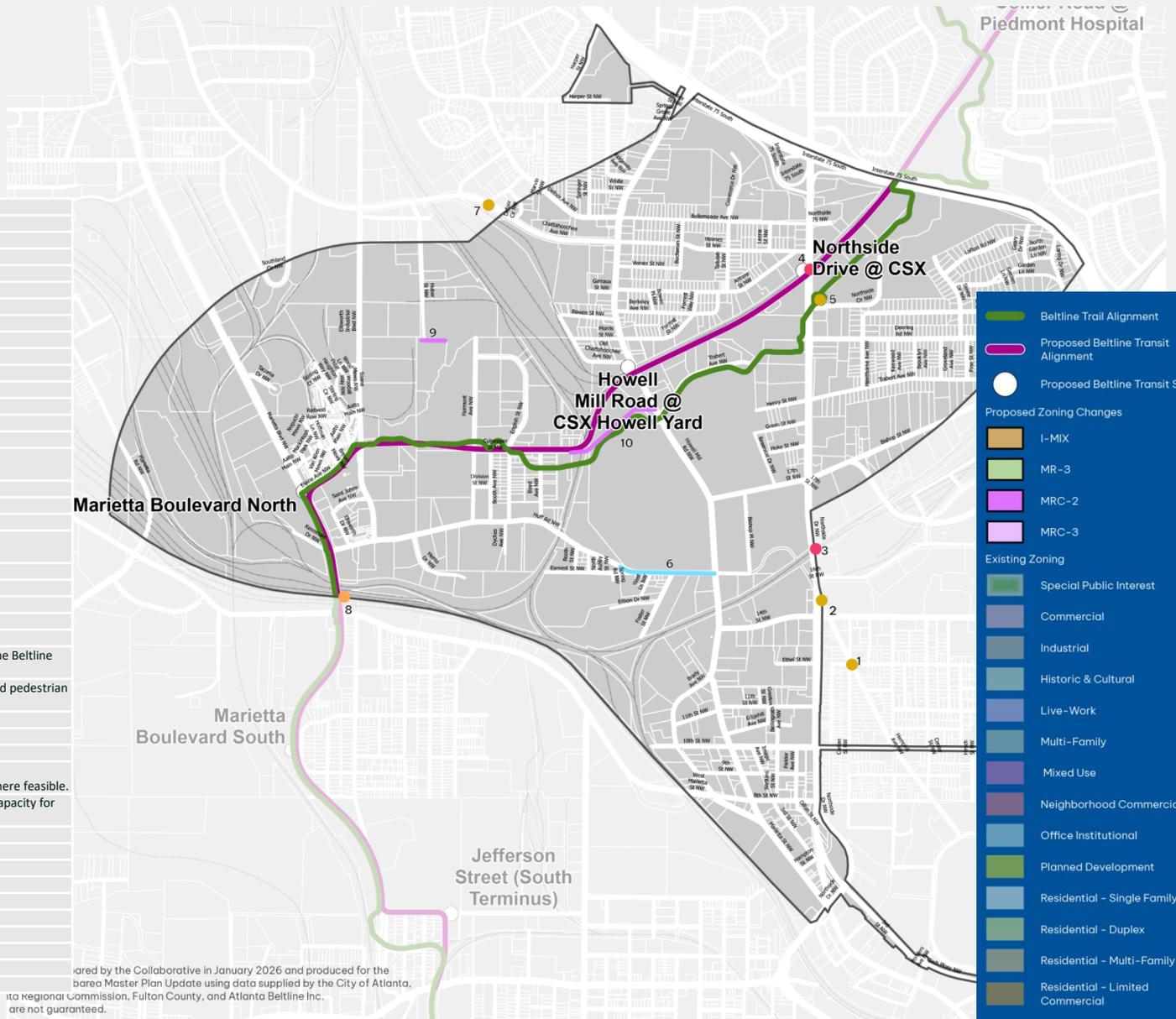
No.	Location	Scope
1	Ethel Street @ Hemphill Avenue	Convert to single lane mini-roundabout
2	Hemphill Ave. @ Northside Drive; Hemphill Ave. north of 14th St.	Remove signal and close leg at Hemphill Avenue and Northside Drive and eliminate access to Hemphill Avenue north of 14th Street.
3	Northside & Norfolk Southern RRR (17th & 16th)	Replace Norfolk Southern Railroad Bridge to accommodate widening of Northside Drive
4	Northside & CSX Railroad North of Northside Circle	Replace CSX Railroad Bridge to accommodate widening of Northside Drive
5	Northside Drive & Northside Circle	Add southbound left turn lane.
6	Huff Road from Howell Mill Rd to just West of Earnest	Widening of Huff Road from two (2) lanes to three (3) lanes by adding a center turn lane from Howell Mill Rd to just west of Earnest St.
7	Chattahoochee Ave & Taylor Street	Add new signal
8	Marietta Blvd @RR bridge between Huff & W Marietta	Expand the narrow bridge over the railroad between Huff Road and W. Marietta Street or add a parallel bike and pedestrian bridge.
9	Huber Street Extension to Fairmont Ave	In conjunction with development, connect Huber St NW to Fairmont Ave NW
10	Trabert Avenue Extension	In conjunction with development, extend Trabert Ave NW to Fairmont.



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Bicycle and Pedestrian Circulation Recommendations

No.	Location	Scope
1	Huff & Marietta Blvd NW	Improved crosswalks
2	Huff & Ellsworth Dr NW	Improved crosswalks
3	Huff within the study area	Improving & adding sidewalks on both side
4	Huff & Ellsworth Industrial Blvd NW	Improved crosswalks
5	Huff & Ellsworth Industrial Blvd NW	Bus Stop
6	Huff & Menlo Drive	Pedestrian Crossing
7	Huff, between Menlo Drive & Fairmont	Bus Stop
8	Huff & Fairmont	Bus Stop
9	Huff & Fairmont	Pedestrian Crossing
10	Huff & Booth	Pedestrian Crossing
11	Huff & English St	Pedestrian Crossing
12	Huff & English St	Bus Stop
13	Huff & Boyd Ave	Pedestrian Crossing
14	Huff & just east of Boyd Ave	Bus Stop
15	Huff & Seaboard Coast Line Railroad (East of Boyd)	Pedestrian Bridge over the RR
16	Huff & Booth	Pedestrian Crossing
17	Huff & Asbury	Pedestrian Crossing
18	Huff & Asbury	Bus Stop
19	Huff from east of Asbury to Howell Mill Rd	12' Board walk
20	Huff & Howell Mill Rd	Pedestrian Crossing
21	Huff & Howell Mill Rd	Bus Stop
22	Huff & Howell Mill Rd	Bike signal
23	Huff & Foster	Pedestrian Crossing
24	Huff & Foster	Bus Stop
25	Marietta Blvd	Improve vehicular, bicycle and pedestrian safety within the study area with a special focus on accommodating the Beltline Marietta Blvd North Station.
26	Marietta Blvd @RR bridge between Huff & W Marietta	Expand the narrow bridge over the railroad between Huff Road and W. Marietta Street or add a parallel bike and pedestrian bridge.
27	Marietta & Elaine	Add sidewalk connections to signal at Elaine for the Station.
28	Chattahoochee Ave	Add a multi-use path with lighting and a buffer within the subarea.
29	Ellsworth Industrial Boulevard	Improve vehicular, bicycle and pedestrian safety within the study area.
30	17th between Howell Mill Rd and Northside Drive	Add sidewalks and traffic calming between between Howell Mill Rd and Northside Drive. Adding landscaping where feasible.
31	17th between Northside Drive & Bishop	Improve bike/bed connection on 17th St between Northside Drive & Village Street. Evaluate using excess road capacity for bicycle lanes and landscaping.
32	14th St	Add a 2-lane cycle track on 14th St within the study area.
33	Defoor from study boundary to Spring St	Improve existing path.
34	Defoor from Spring St to Howell Mill	Extend Bike Lane.
35	Bellemeade	Remove sidewalk obstructions and add sidewalks where feasible.
36	10th between Brady Ave and Fielder Ave	Construct a Bike Path on the south side of 10th St between Brady Ave and Fielder Ave.
37	Marietta Blvd from Huff Rd to Elaine	Extend Beltline Trail from Huff Road to Elaine Avenue.
38	Beltline Trail to 1540 Northside Dr.	Add a pedestrian crossing from Beltline Trail to future open space at 1540 Northside Dr.
39	Hascall Rd. to Northside Circle	Add a pedestrian connection from Hascall Rd. to Northside Circle.
40	Northside Circle to Beltline Trail	Add a pedestrian connection from Northside Circle to the Beltline via the Atlanta Technology Center.
41	Northside Circle	Fill in broken sidewalk gaps along Northside Circle.



Map prepared by the Collaborative in January 2026 and produced for the Subarea 8 Master Plan Update using data supplied by the City of Atlanta, Atlanta Regional Commission, Fulton County, and Atlanta Beltline Inc. All information is not guaranteed.



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Draft Natural Features and Open Space Recommendations





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Draft Natural Features and Open Space Recommendations

- **Many of the original open space recommendations were linked with new private development. None of the original recommendations are complete.**
- **During the public engagement process, there was significant community interest in the development and construction of expanded recreational amenities, such as basketball courts, dog parks, playgrounds, pocket parks and small open spaces with seating. There was also a desire for indoor recreational centers and community gardens.**



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Open Space General Policy Recommendations

- **Work with the City of Atlanta Department of City Planning to ensure that new development results in the formation of open space.**
- **Focus on parcels that are publicly-owned, or on those that are difficult to develop because of topographic challenges, proximity to watershed areas, those that are small or irregular shaped, and excess ROW.**
- **Where appropriate, encourage rezoning to help address the deficiency, as both the MRC and I-Mix zoning classifications require the provision of open space for new development.**
- **Expand the Atlanta Beltline's pilot Smart Cities program to increase and improve wayfinding to help guide users to parks and other natural features along the trail.**
- **Encourage partner organizations such as the City of Atlanta and MARTA to coordinate with one another and with the Beltline on wayfinding programs and projects.**



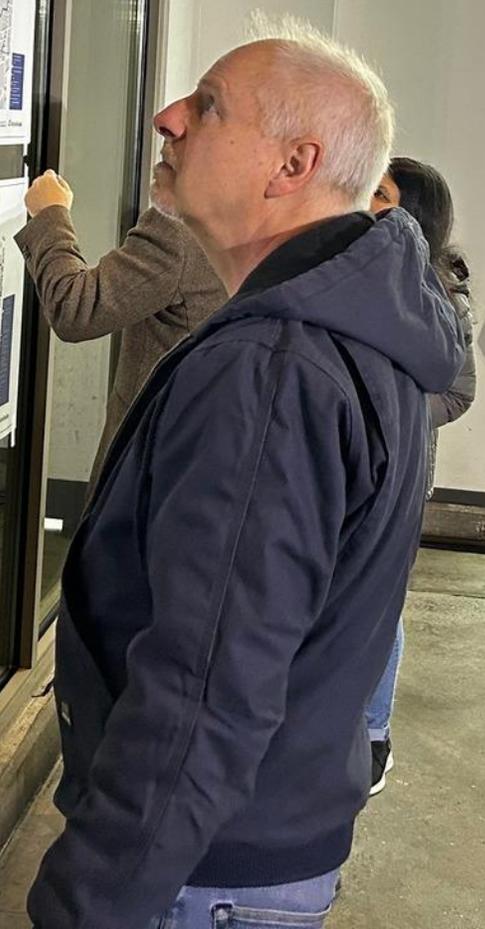
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Future Transit Station Area Recommendations

Howell Mill Road @ CSX Howell Yard - Future Development Patterns

- Medium Density Mixed Use north of the Beltline on both sides of Howell Mill.

- Pockets of High Density Mixed Use to the south of the Atlanta Beltline.





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TRANSIT STATION:

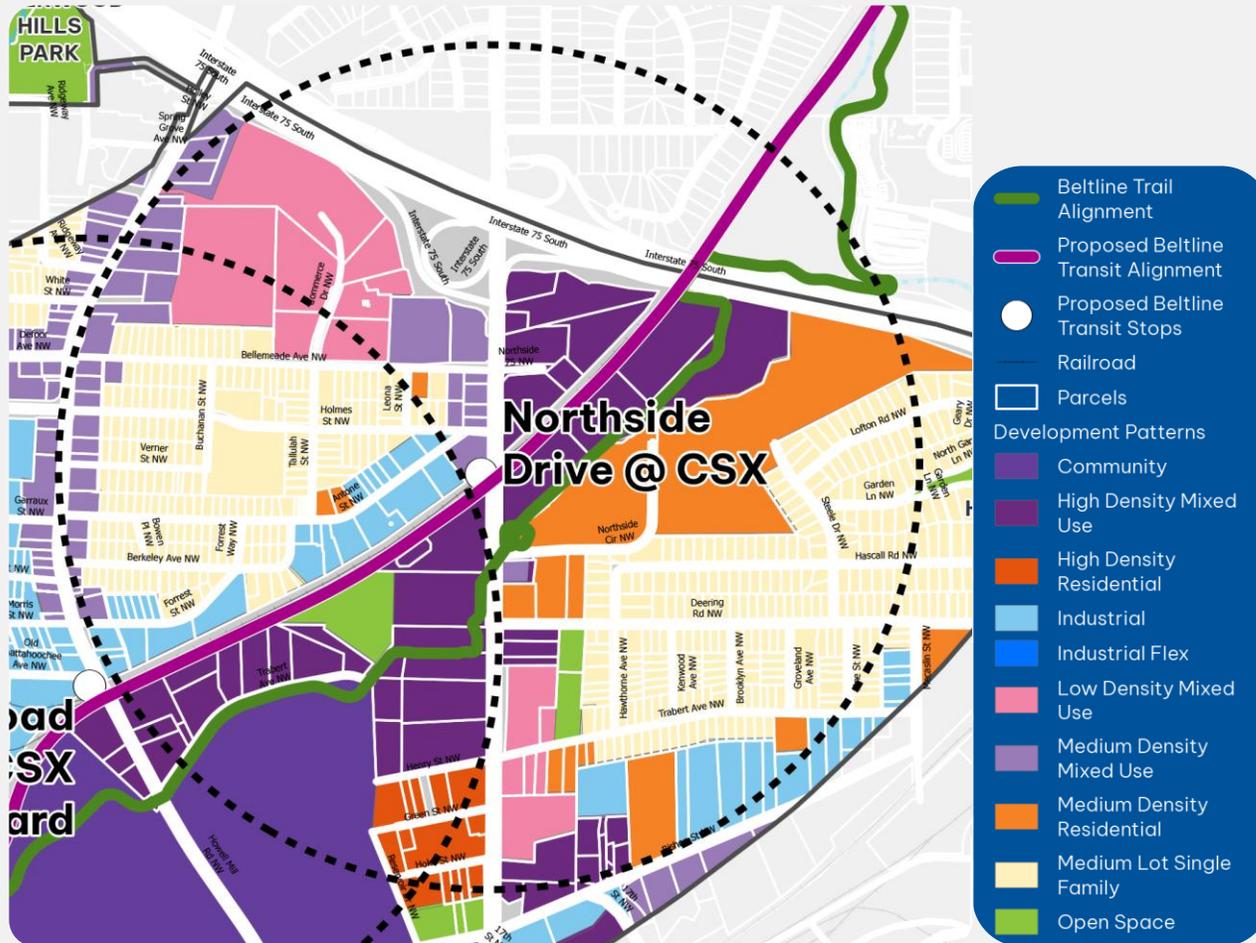
Northside Drive @ CSX





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Transit Station: Northside Drive @ CSX



Future Development Patterns - Land Use

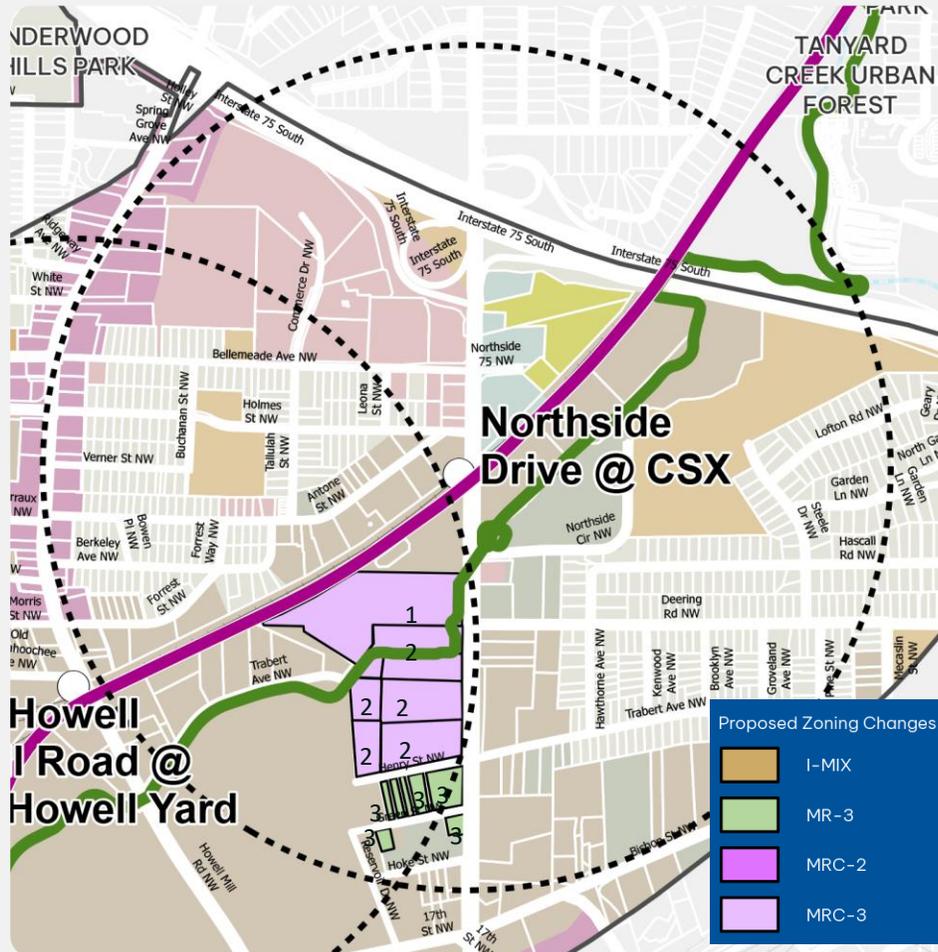
• Highlights:

- **Highest Density (Mixed-Use and Residential) on western side of Northside Drive.**
- **Medium-Density Residential borders the Loring Heights neighborhood east of Northside Dr.**
- **Industrial land remains along the CSX rail line, adjacent to the Berkeley Park neighborhood.**
- **Pockets of Medium-Density Mixed-Use north of the Beltline.**



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Transit Station: Northside Drive @ CSX



Zoning Recommendations

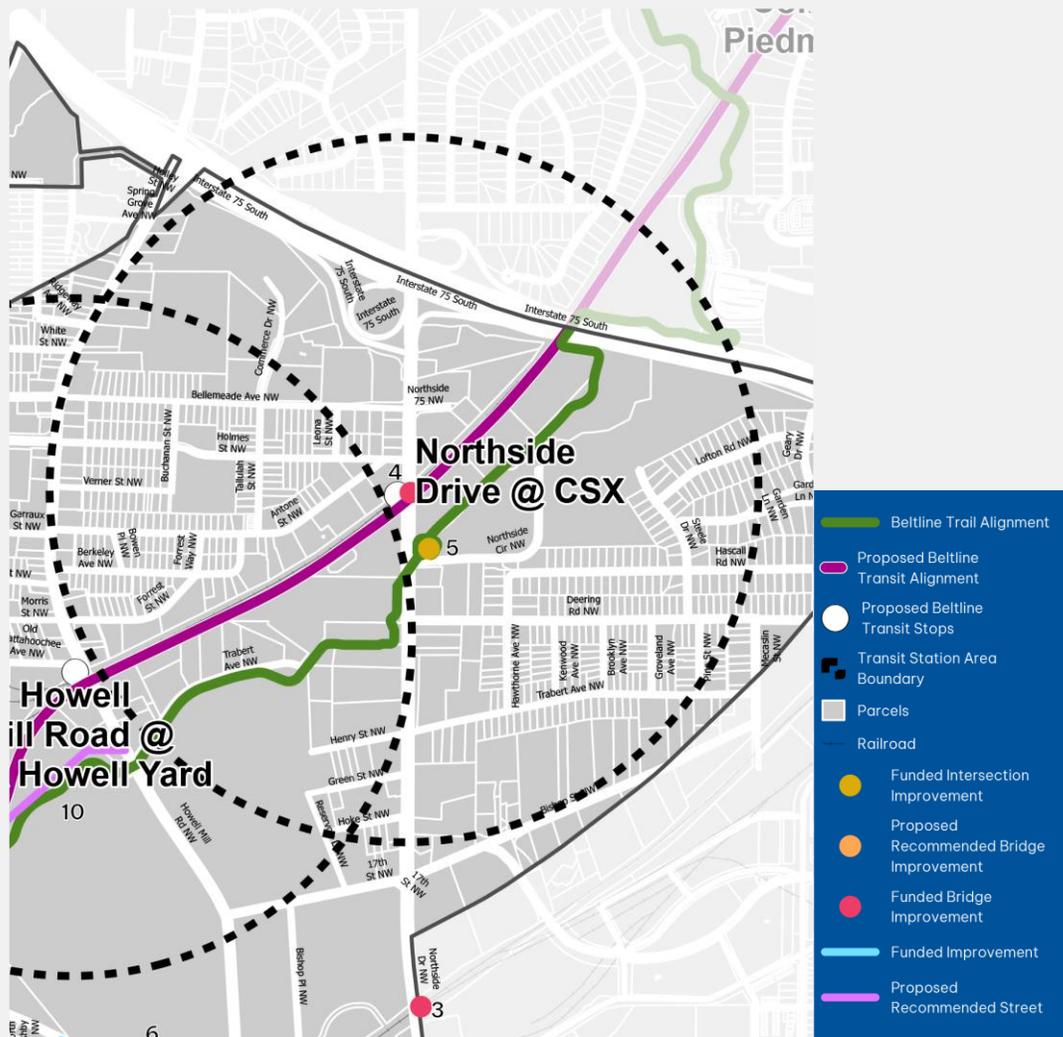
- 1. Rezone from Heavy Industrial (I-2) to Higher Density Residential (MRC-3)**
 - A target area for this change is the large parcel located at 1540 Northside Drive. City-owned property could be converted to affordable housing, recreation facilities or continued municipal use.
- 2. Rezone from Light Industrial (I-1) to Higher Density Residential (MRC-3)**
 - A target area for this zoning change includes parcels located at 1456- 1500 Northside Drive. Commercial service uses include affordable housing, market-rate housing and commercial service uses
- 3. Rezone from Light Industrial (I-1) to Mixed Residential Commercial (MR-3)**
 - Target areas for this zoning change include 1390 and 1400 Northside Dr. NW, 629-653 and 652 Green St. NW, and 612-622 Hoke St. NW. Potential uses include affordable and market rate housing.

*Note: The recommendations are the results of feedback received via Social Pinpoint and discussions with the Upper Westside CID.



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Transit Station: Northside Drive @ CSX



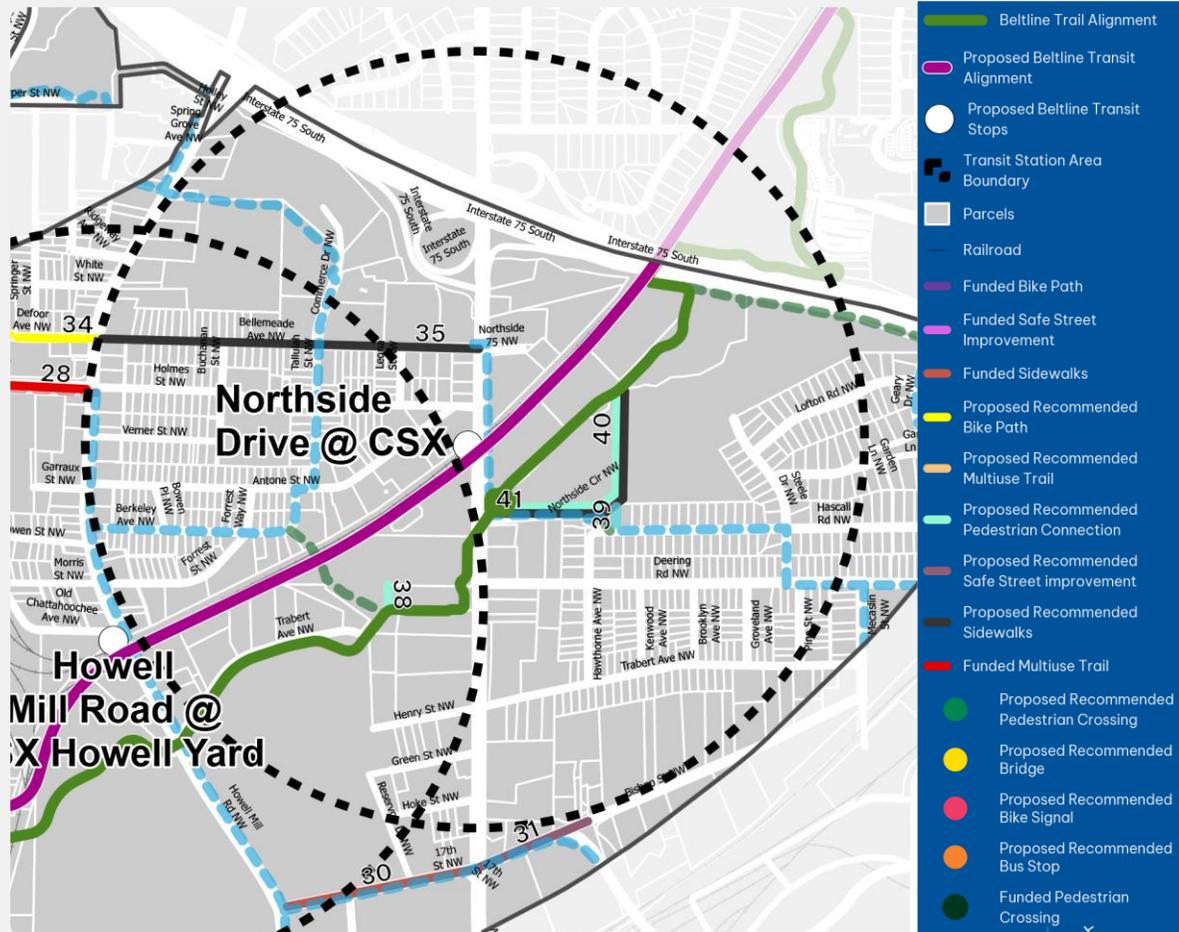
Vehicular Circulation Recommendations

- **Replace Norfolk Southern Railroad Bridge to accommodate widening of Northside Drive. (Funded): #3**
- **Replace CSX Railroad Bridge to accommodate widening of Northside Drive. (Funded): #4**
- **Add southbound left turn lane. (Funded): #5**



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Transit Station: Northside Drive @ CSX



Bicycle – Pedestrian Recommendations

- Add sidewalks and traffic calming between Howell Mill Road and Northside Drive. Adding landscaping where feasible. (Funded): #30
- *Improve bike/bed connection on 17th St between Northside Drive & Village Street. Evaluate using excess road capacity for bike lanes and landscaping. (Proposed): #31
- *Remove sidewalk obstructions and add sidewalks where feasible. (Proposed): #35, #41
- *Add connections to Beltline corridor (Proposed): #38, #40
- *Connect Hascall Road to Northside Circle via a pedestrian connection. (Proposed): #39

* = Proposed



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Transit Station: Northside Drive @ CSX



Open Space Recommendation:

- **Trabert Open Space** - In the Trabert open space corridor, create a linear, expanded open space to serve as a “window” to the Atlanta Beltline from Northside Drive. As mentioned in the original master plan, this corridor could be designed to utilize the steep existing topography to manage stormwater.
- **Central Open Space Corridor** - In the central open space corridor, restore and enhance the area surrounding the creek that runs from Northside Drive, east under I-75. Transforming this area into a public amenity would require both creek restoration and daylighting to redirect below-ground pipes to an above-ground system.



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TRANSIT STATION:

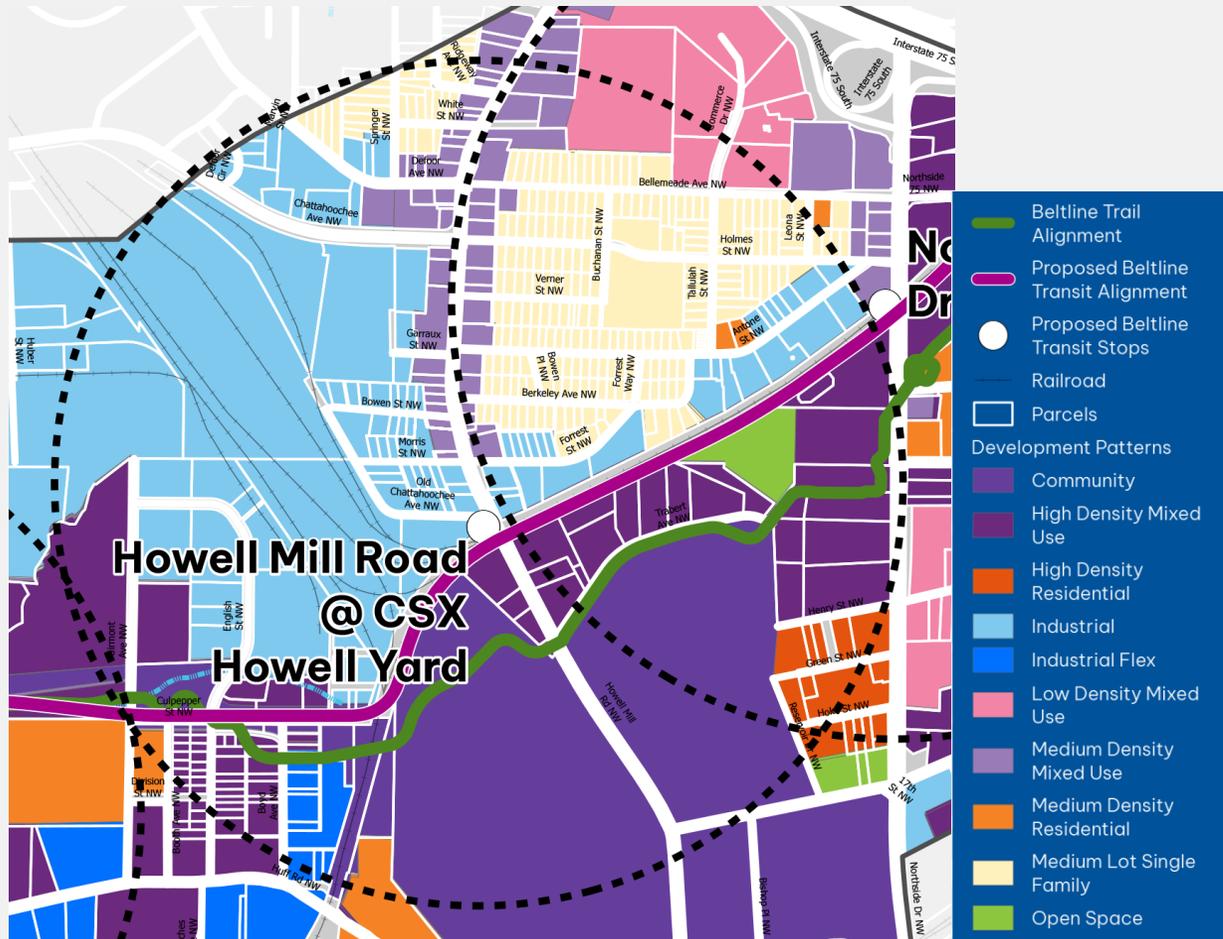
Howell Mill Road @ CSX Howell Yard





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Transit Station: Howell Mill Road @ CSX Howell Yard

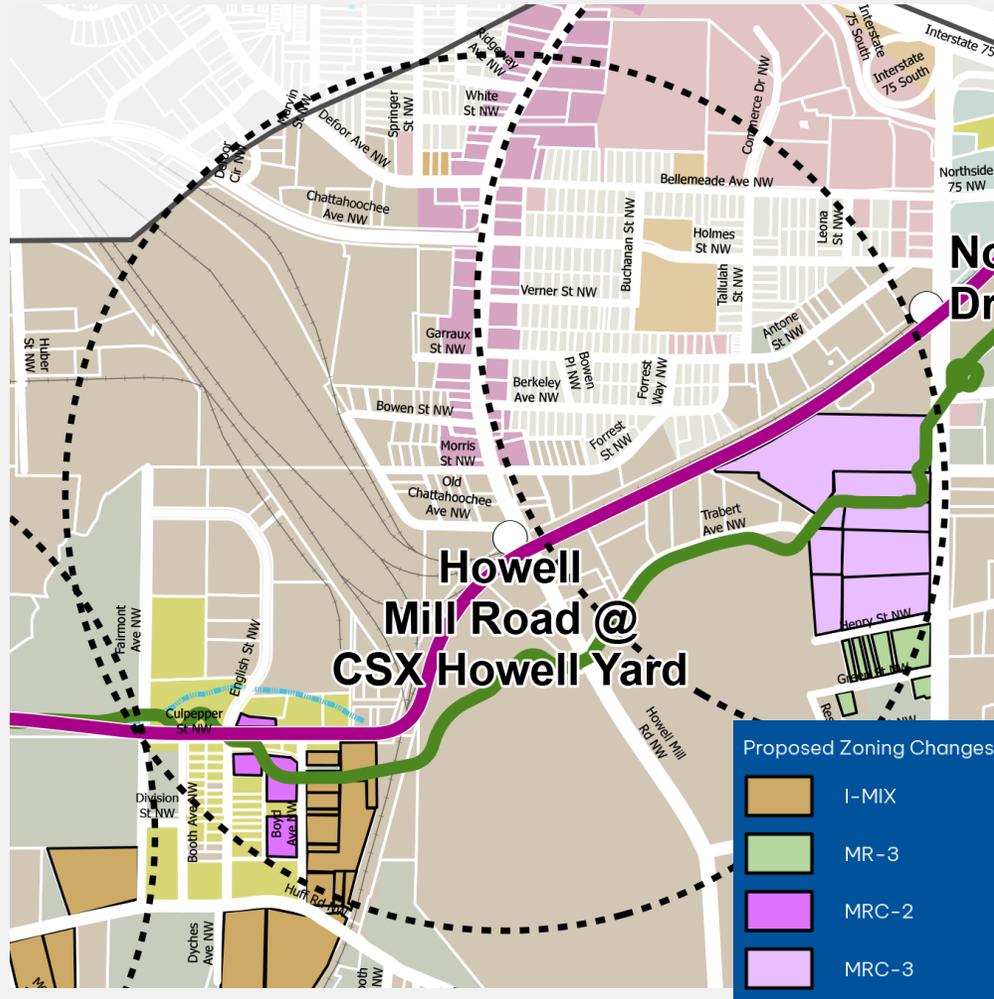


Future Development Patterns - Land Use

- **Highlights:**
 - **Medium Density Mixed Use north of the Beltline on both sides of Howell Mill.**
 - **Pockets of High-Density Mixed-Use to the north of the Atlanta Waterworks.**
 - **Large parcels of industrial land occupy portions of the subarea dissected by railroad lines.**
 - **Industrial Flex space along Boyd Ave. south of the Beltline.**



Transit Station: Howell Mill Road @ CSX Howell Yard



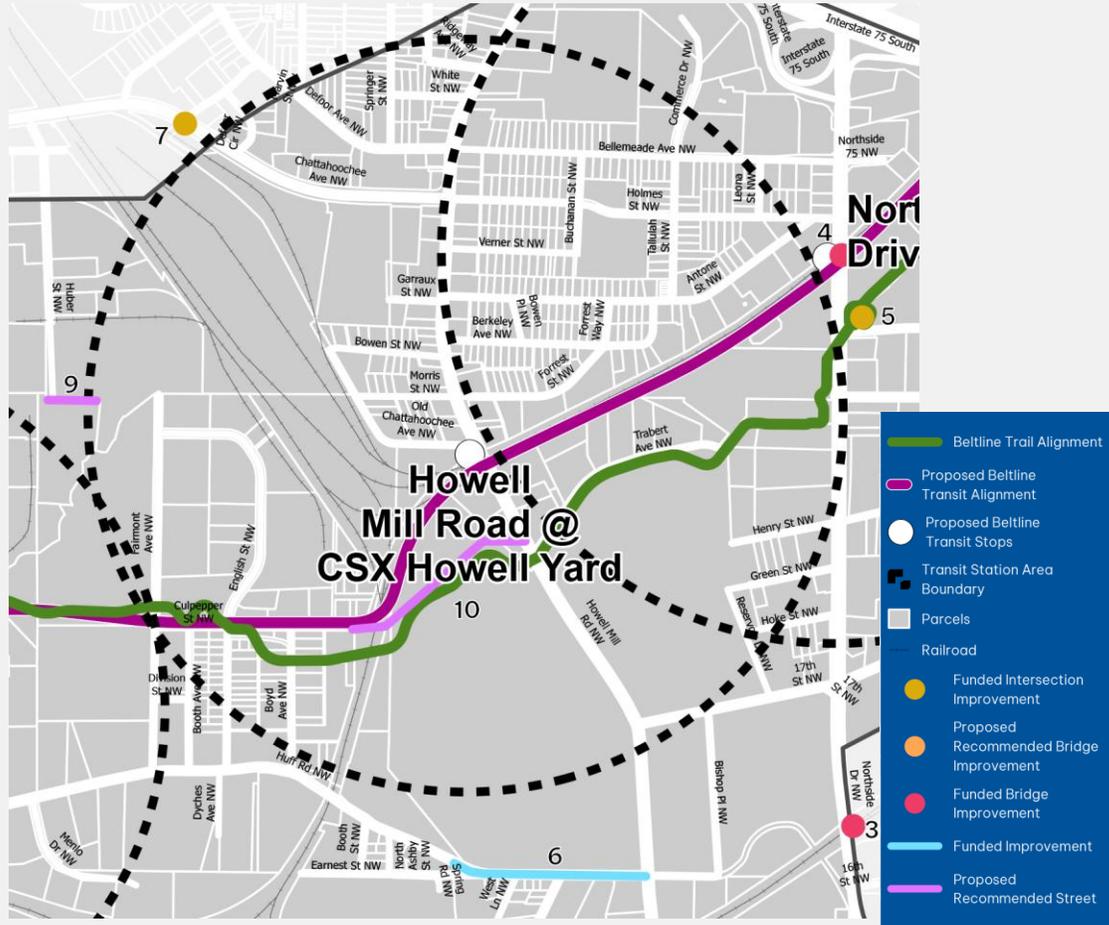
Zoning and Development Policy Recommendations

- Rezone to MRC-2 to support the redevelopment of properties on Boyd Avenue NW, Culpepper Street, and English Avenue NW.
- Encourage transition of the single-story strip retail properties along Howell Mill Road, north of the Beltline, currently zoned for mixed-use, to denser, pedestrian-oriented development that supports the community's vision of multimodal redevelopment.



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Transit Station: Howell Mill Road @ CSX Howell Yard



Vehicular Circulation Recommendations

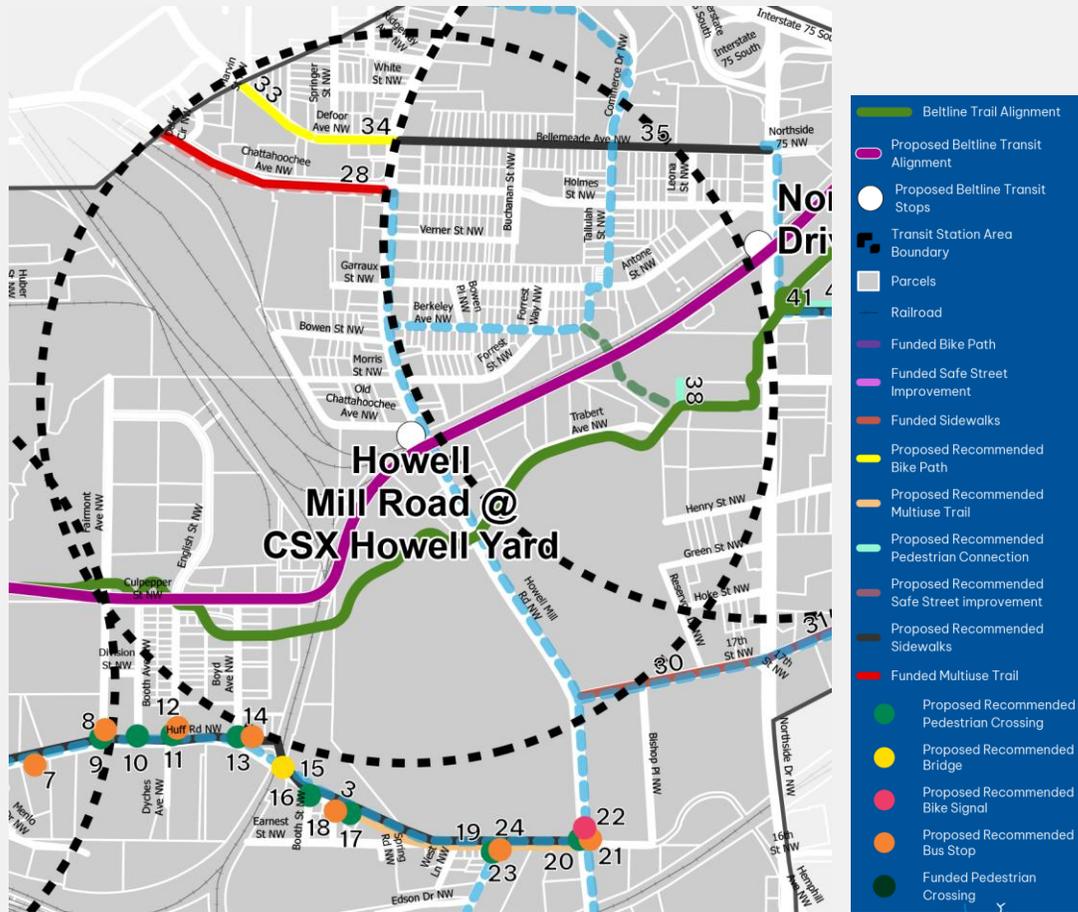
- Widening of Huff Road from two (2) lanes to three (3) lanes by adding a center turn lane from Howell Mill Rd to just west of Earnest St. (Funded): #6
- Add a new signal at the intersection of Chattahoochee Avenue and Taylor Street. (Funded): #7
- *Add a street connection from Huber Street to Fairmont Avenue. (Proposed) #9.
- *Extend Trabert Avenue from Howell Mill Road across the railroad to connect to Fairmont Avenue. (Proposed) #10

* = Proposed



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Transit Station: Howell Mill Road @ CSX Howell Yard



Bike – Pedestrian Recommendations

- ***Improving & adding sidewalks on both sides (Proposed/Recommended): #3**
- ***Pedestrian Crossing (Proposed/Recommended): #10, #11, #13, #16, #17, #20, #23**
- ***Pedestrian Bridge over the RR (Proposed/Recommended): #15**
- ***Bus Stop (Proposed/Recommended): #12, #14, #18, #21, #24**
- ***12-ft. boardwalk (Proposed/Recommended): #19**
- ***Bike Signal (Proposed/Recommended): #22**
- ***Improve existing path. (Proposed/Recommended): #33**
- ***Extend bike lane. (Proposed/Recommended) #34**
- **Add a multi-use path with lighting and a buffer within the subarea. (Funded): #28**

* = Proposed



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Transit Station: Howell Mill Road @ CSX Howell Yard



Open Space Recommendation:

- **Encourage the City of Atlanta to consider opening recreational facilities around the Hemphill Water Treatment Plant site for public use.**
- **If made publicly accessible, the open spaces surrounding the reservoirs could become passive green spaces with select trails and paths that utilize unique and picturesque viewpoints.**



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TRANSIT STATION:

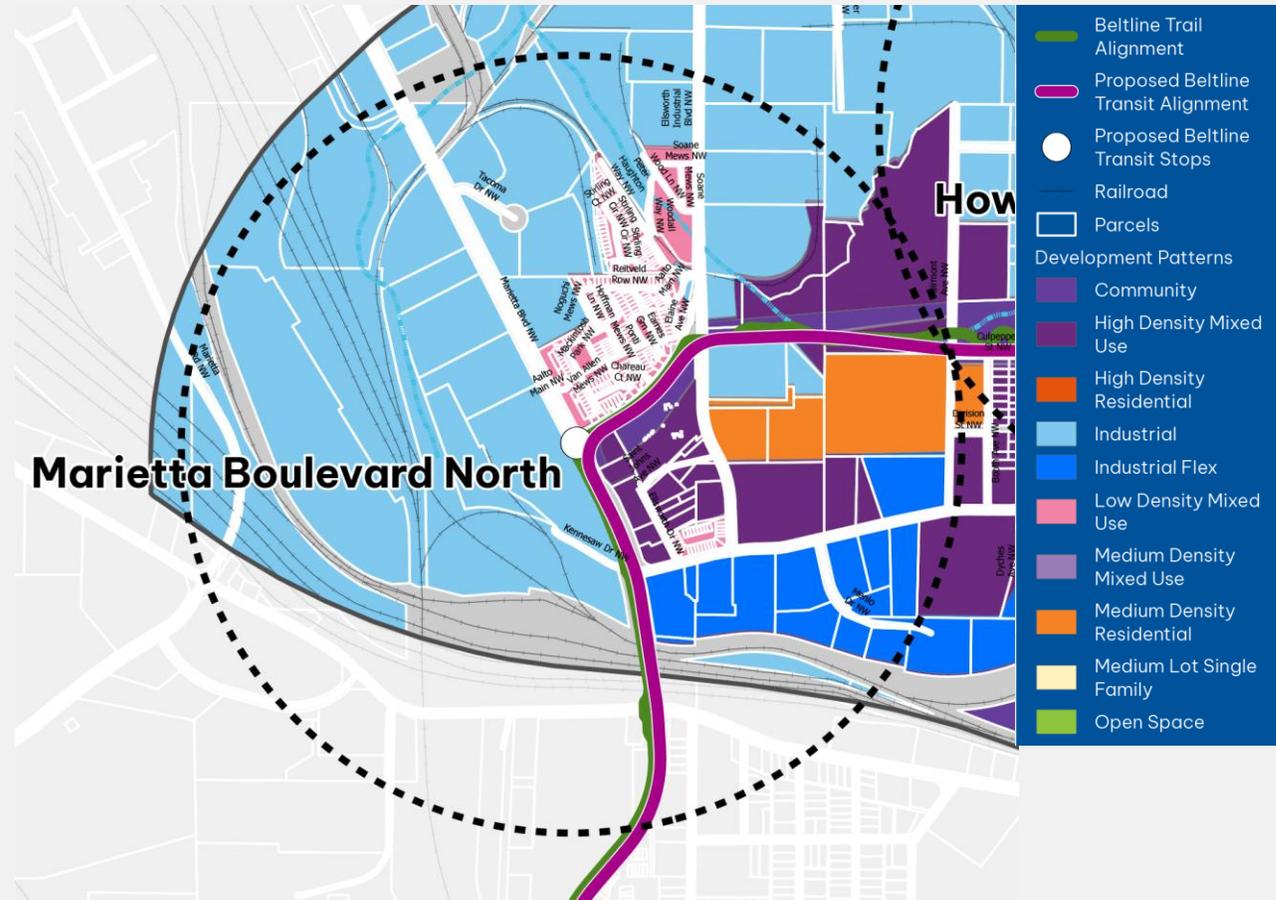
Marietta Boulevard North





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Transit Station: Marietta Boulevard North



Future Development Patterns - Land Use

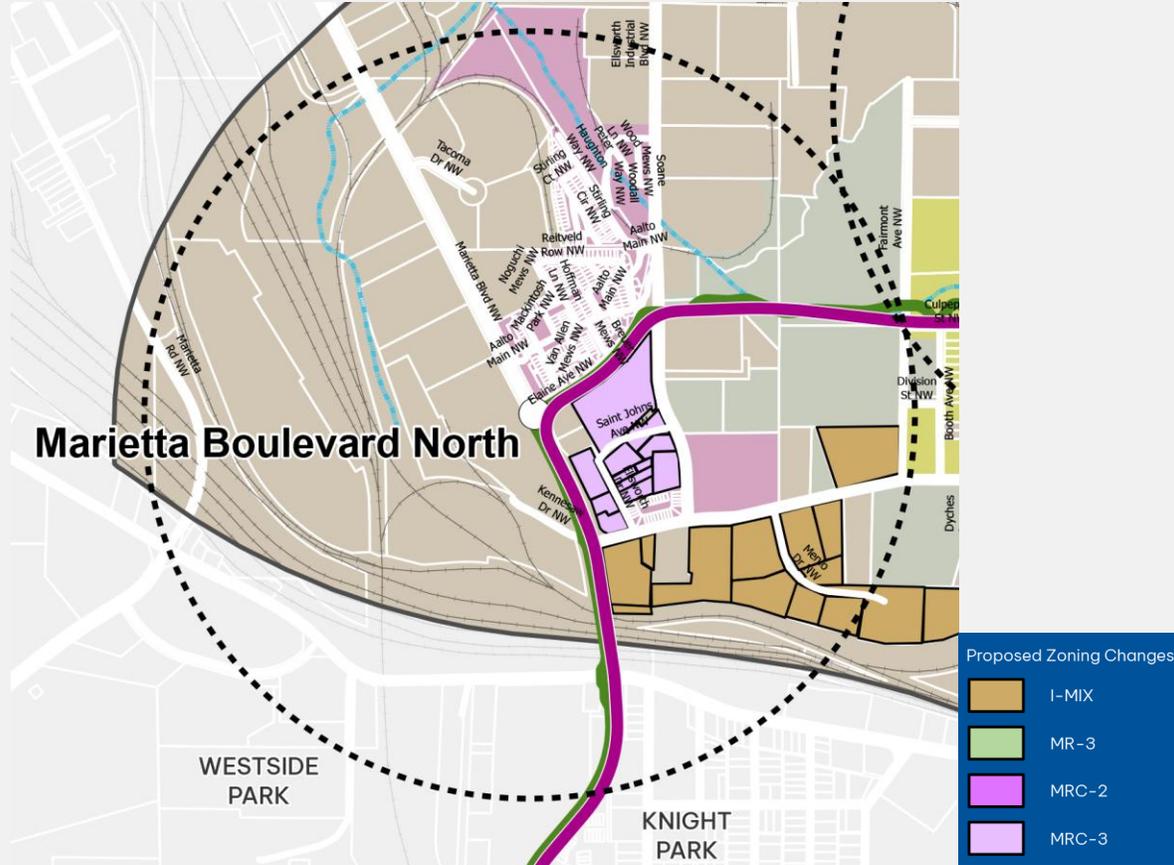
• Highlights:

- **Industrial space west of Marietta Blvd.**
- **Low-Density Mixed-Use north of the Beltline, from Marietta Blvd. to Ellsworth Industrial Blvd.**
- **High Density Mixed Use and Medium Density Residential south of the Beltline.**
- **Larger parcels of Industrial Flex space south of Huff Road.**



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Transit Station: Marietta Boulevard North



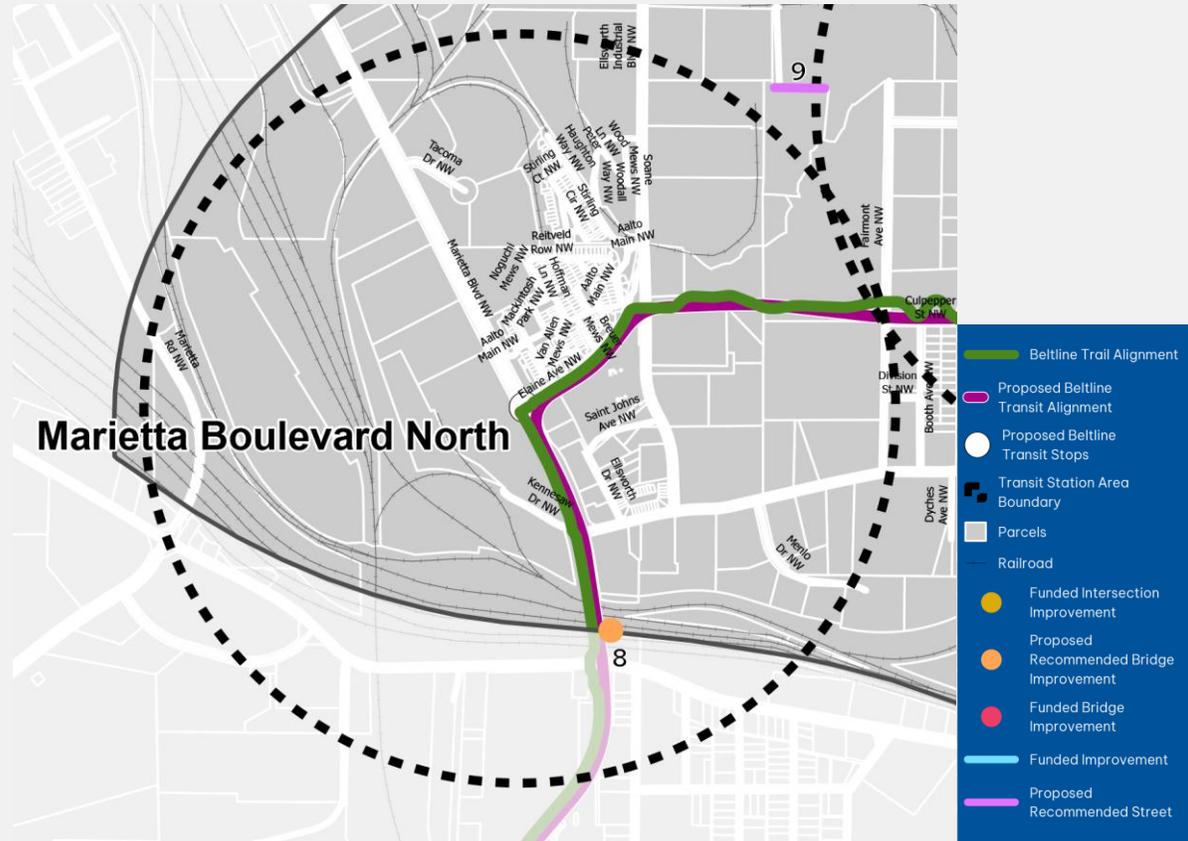
Zoning Recommendations

- **Preserve the remaining industrial parcels in the western portion of the subarea, north of the Marietta Boulevard North Station and Blandtown, especially along Marietta Boulevard NW and Ellsworth Industrial Boulevard NW. This area is one of the last remaining major industrial areas in the City.**
- **Rezone to I-Mix to support the redevelopment of properties on Huff Road NW, Menlo Drive NW, and the east side of Boyd Avenue NW.**
- **Rezone to MRC-3 to support the development of properties on Marietta Boulevard NW, Ellsworth Drive NW, and Ellsworth Industrial Boulevard N**



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Transit Station: Marietta Boulevard North



Vehicular Circulation Recommendations

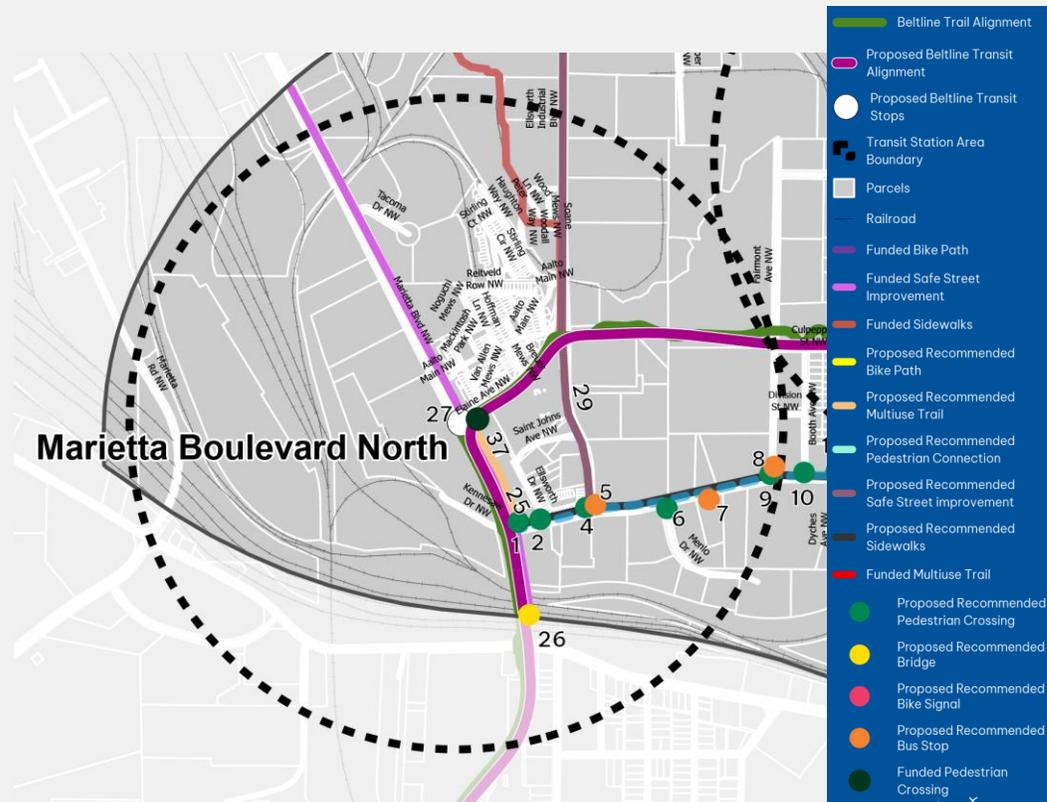
- ***Widen the narrow bridge over the railroad at Marietta Boulevard between Huff Road and West Marietta Street or add a parallel bike and pedestrian bridge (to align with ABI's effort to seek grant funds for new bicycle/pedestrian bridge and intersection improvement).**
(Proposed): #8

* = Proposed



Atlanta Beltline

Transit Station: Marietta Boulevard North



Bicycle – Pedestrian Recommendations

- ***Improved pedestrian crossings (Proposed): #1, #2, #4, #6, #9**
- ***Bus Stop (Proposed) #5, #7, #8**
- **Improve vehicular, bicycle and pedestrian safety within the study area, with a focus on accommodating the Beltline Marietta Blvd North Station. (Funded): #25**
- ***Expand the bridge over the railroad between Huff Road and West Marietta Street or add a parallel bike and pedestrian bridge (to align with ABI’s efforts to seek grant funds for new bicycle/pedestrian bridge and intersection improvement). (Proposed) #26**
- **Add sidewalk connections to signal at Elaine for the Station (Funded): #27**
- ***Improve vehicular, bicycle and pedestrian safety within the study area. (Proposed): #29**



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Transit Station: Marietta Boulevard North



Open Space Recommendation:

- **Open space corridor – Between Ellsworth Industrial Boulevard and the CSX Rail open space corridor, utilize the natural creek and adjacent utility corridor to create additional open space.**
- **The combined stream buffer and utility easement naturally restrict development and provide a significant amount of extra open space.**



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OTHER RECOMMENDATIONS:

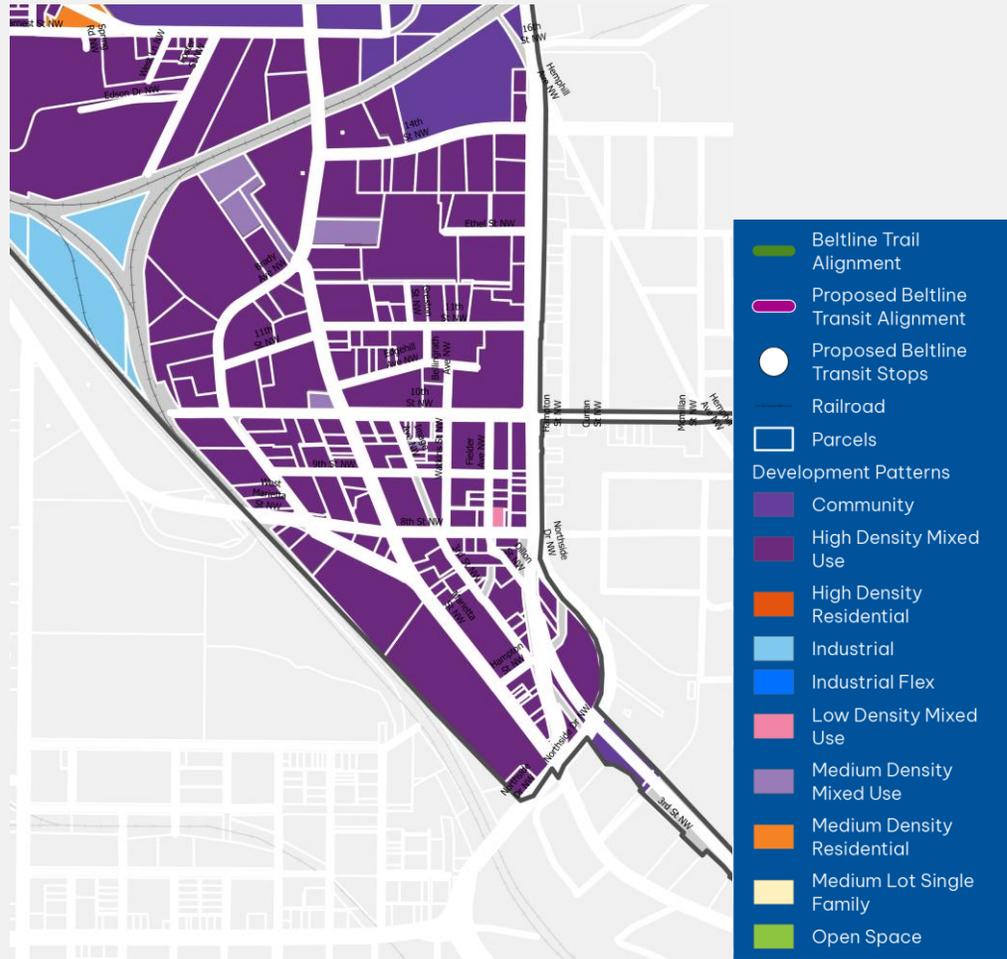
Marietta Street Artery @ Northside Drive





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Marietta Street Artery @ Northside Drive



Future Development Patterns – Land Use

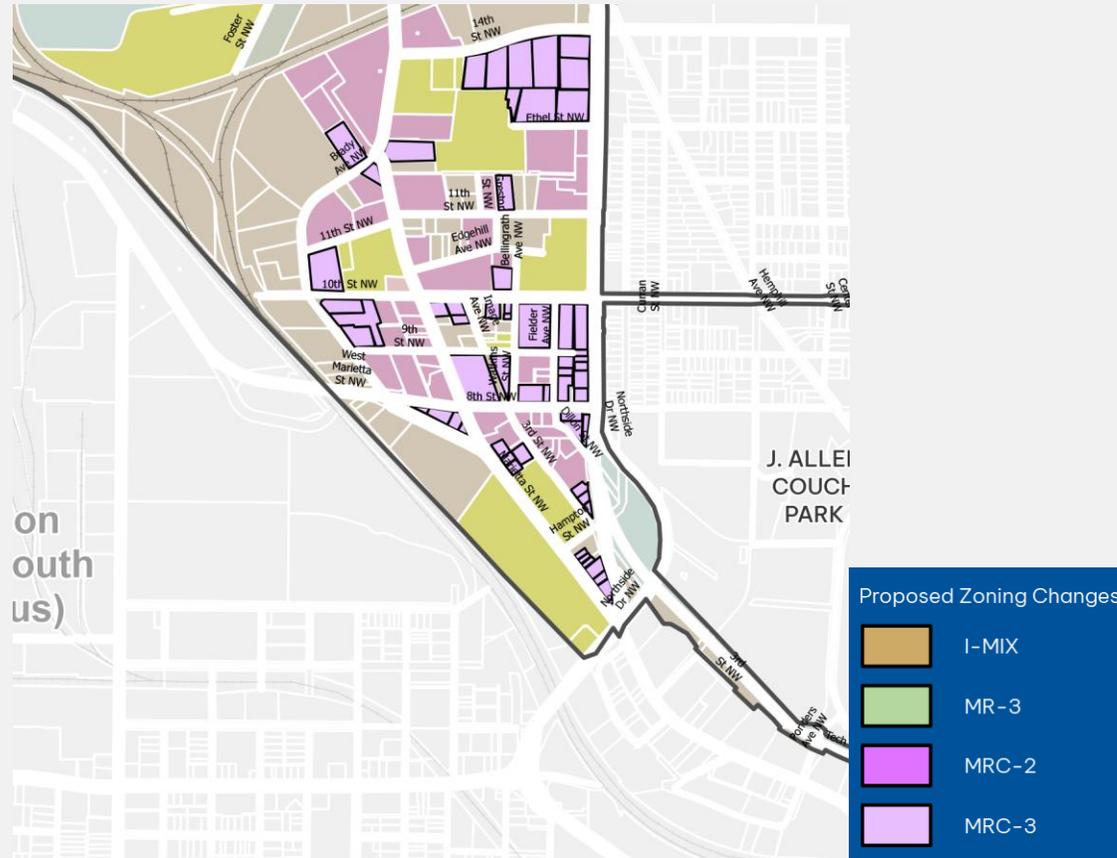
- **Highlights:**

- **Predominately comprised of High-Density Mixed-Use parcels, with occasional Medium-Density and Low-Density parcels scattered throughout**



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Marietta Street Artery @ Northside Drive



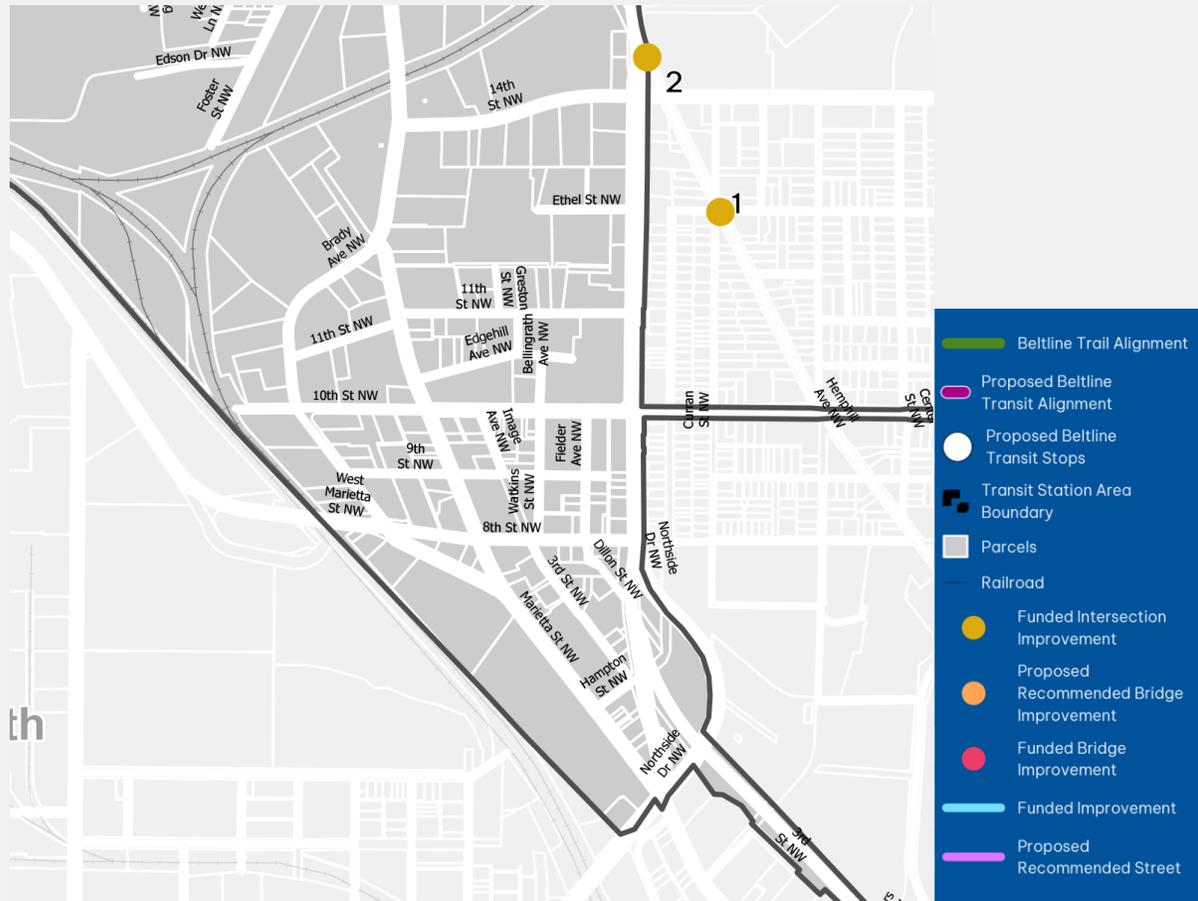
Zoning Recommendation

- **Rezone remaining Industrial properties to Mixed Residential Commercial (MRC) at the Marietta Street Artery Overlay between Northside Drive NW and the western Subarea boundary south of 14th Street NW.**



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Marietta Street Artery @ Northside Drive



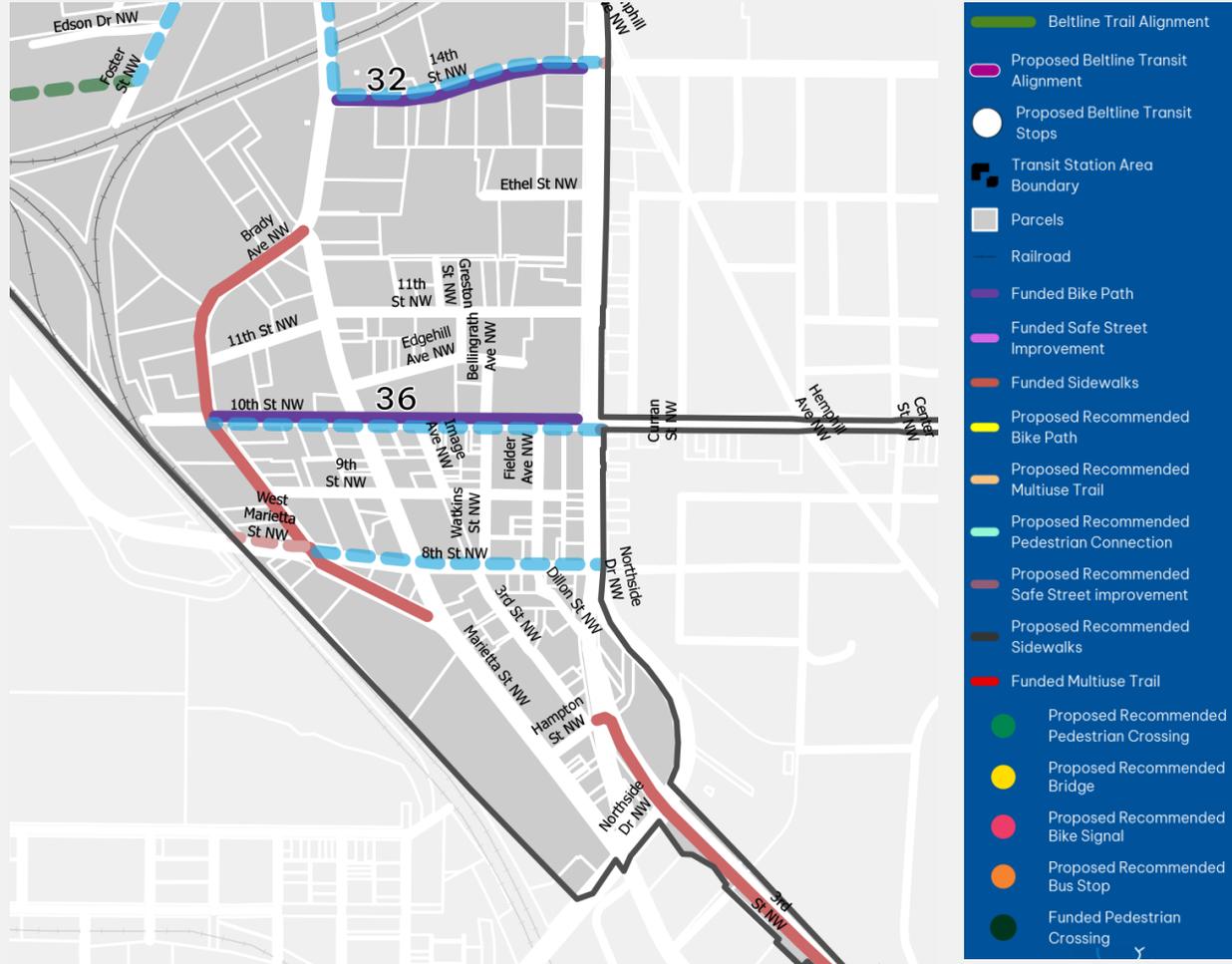
Vehicular Circulation Recommendations

- **Convert to single lane mini-roundabout (Funded): #1**
- **Remove signal and close leg at Hemphill Avenue and Northside Drive and eliminate access to Hemphill Avenue north of 14th Street (to accommodate leg closing). (Funded): #2**



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Marietta Street Artery @ Northside Drive



Bicycle - Pedestrian Recommendations

- Add a 2-lane cycle track on 14th St within the study area. (Funded): #32
- Construct a Bike Path on the south side of 10th St between Brady Ave and Fielder Ave. (Funded): #36



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Marietta Street Artery @ Northside Drive

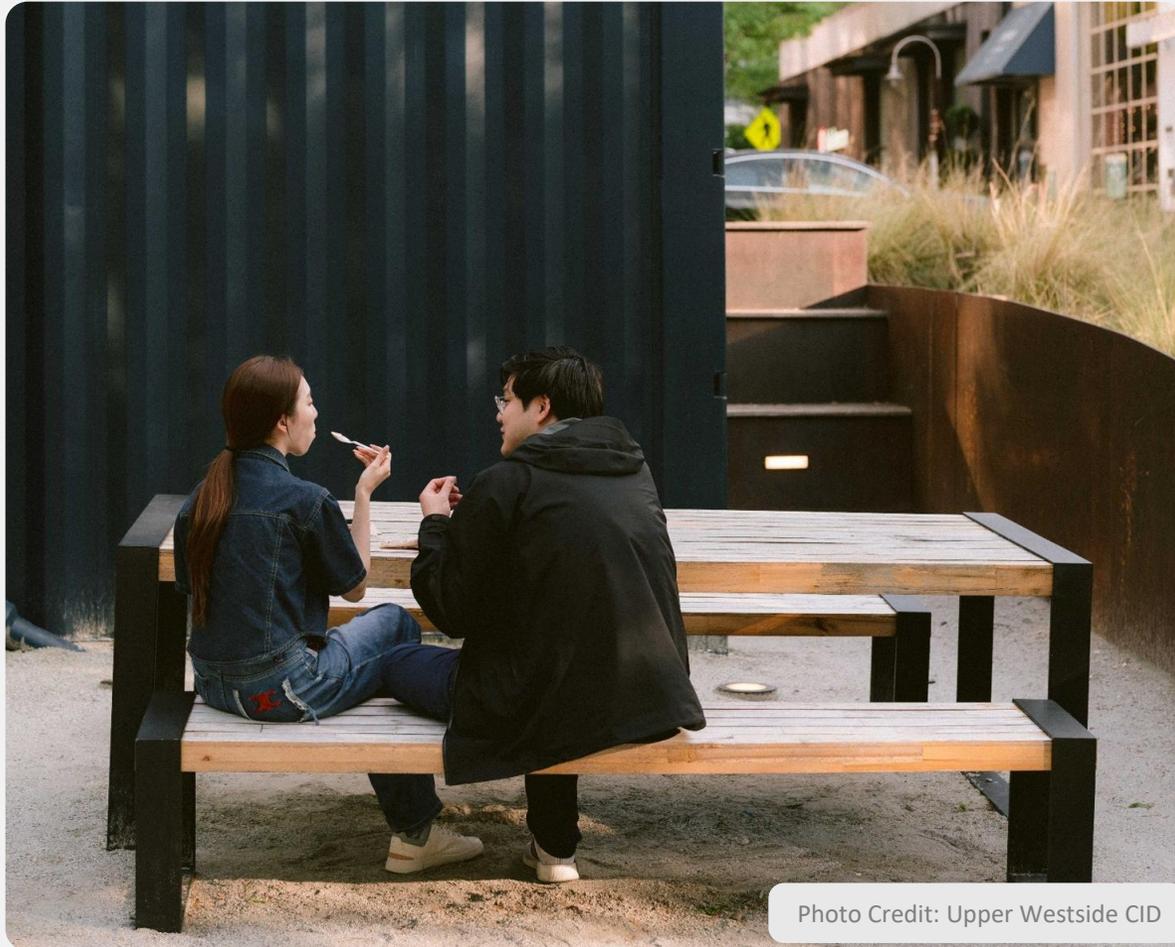


Photo Credit: Upper Westside CID

Open Space Recommendation:

- **Northside/Marietta & Lower Westside Park – At the intersection of Marietta Street and Northside Drive, create a small pocket park to mark the location of the official surrender of Atlanta to Union forces on September 2, 1864. With the realignment of Northside Drive, the resulting right-of-way provides the potential for new open space at this historic location.**



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Next Steps

- **Publish Draft Subarea 8 Master Plan update online for review and comment (public and stakeholders) through February 22, 2026**
- **Finalize the plan and proceed with NPU review and adoption- Spring 2026**
- **City Council legislative process – Spring -Summer 2026 adoption**
- **Link to the draft update for review and comment:**
 - **<https://beltline.konveio.com/draft-subarea-8-master-plan-update>**





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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.



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Meeting Feedback Survey

