



Atlanta
Beltline

INTRODUCTIONS > STUDY OVERVIEW > PRELIMINARY RESEARCH FINDINGS > NEXT STEP > Q&A

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.





Atlanta
Beltline

HISTORIC AND CULTURAL RESOURCES STUDY

Citywide Conversation

Tuesday, September 30, 2025

A photograph of a building entrance with a sign that reads "ARCHIVES & HISTORY BLDG. 15". The building has a modern design with a dark metal frame and a light-colored roof. The entrance is covered by a large, open-sided structure. The sky is blue with white clouds, and there are green trees in the background.

ARCHIVES & HISTORY
BLDG. 15



Atlanta
Beltline

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.



Atlanta
Beltline

Agenda

- Welcome and Introductions
- Study Overview
- Preliminary Research Findings
- Next Steps
- Question and Answer



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



Atlanta
Beltline

Poll Question #2

How long have you lived in your neighborhood?

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



Atlanta
Beltline

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



Atlanta
Beltline

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



Atlanta
Beltline

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



Atlanta
Beltline

Project Alignment with Beltline Guiding Values

1. Equity
2. Partnership
3. Innovation
4. Commitment
5. Respect



Atlanta
Beltline®

Core Project Team



Forrest Rose,
Senior Planner



Lynnette Reid,
Vice President of
Community Planning,
Engagement and Arts &
Culture



Sam Kanach, AICP
Senior Community
Engagement Manager



Tom Wilson,
Senior Architectural
Historian



Joachim Hillier,
Senior Architectural
Historian



Atlanta
Beltline

Historic and Cultural Resource Study Overview

- Study Origins
- Relation to the Beltline
- Purpose
- Engagement





Atlanta
Beltline

Historic and Cultural Preservation 101



- A **cultural resource** is anything created, used, or valued by people in the past or present that helps tell the story of a community. Cultural resources are the places and traditions that connect us to our history and identity. This can include:
 - Buildings and neighborhoods
 - Archaeological sites and artifacts
 - Landscapes, bridges, and railroads
 - Traditions, stories, and cultural practices
- **Historic Preservation** focuses on protecting historic places, buildings, landscapes, etc. (preservation of tangible cultural resources).
- **Cultural Preservation** focuses on sustaining traditions, stories, and community identity (preservation of cultural practices/traditions).



Preservation 101: Historic Designation Levels

Designation Level	Who Manages It?	What It Does	Effect	Key Point
Atlanta Local Level	City of Atlanta Urban Design Commission (AUDC)	Designates Local Landmark Buildings/Sites and Historic Districts under city ordinance	Regulatory: COA required for demolition, exterior changes, new construction	Only level with enforceable design review and protection
Georgia State Level	Georgia Historic Preservation Division (HPD), Dept. of Community Affairs	Maintains state-level register mirroring National Register	Recognition & access to state preservation incentives; no direct regulatory power	Supports recognition and incentives, not regulation
National Register Level	National Park Service (NPS) in partnership with SHPOs	Official federal list of significant historic places (local, state, national)	Recognition & eligibility for federal tax credits; triggers Section 106 review if federal funds/permits involved	Primarily about recognition, incentives, and federal review (not local control)



Atlanta
Beltline

Preservation 101: Contributing vs. Noncontributing

Contributing Resource

- A building, structure, site, or object that **adds to the historic character, significance, or integrity** of the district.
- It was usually built during the district's **period of significance** (the years when the district gained its historic importance) and still retains enough of its historic features to convey that character.
- *Example:* A 1920 Craftsman bungalow in the Adair Park Historic District that still has its original porch, windows, and roof form.

Noncontributing Resource

- A property within the district that **does not add to the historic significance**. Why?
 - Built **outside the period of significance** (such as a 1990s infill house in a district significant for 1890-1940 architecture).
 - Has been **altered too much** (loss of original siding, windows, form, etc.) to convey its historic character.
- *Example:* A heavily remodeled Victorian house with vinyl siding and enclosed porches that no longer looks historic.



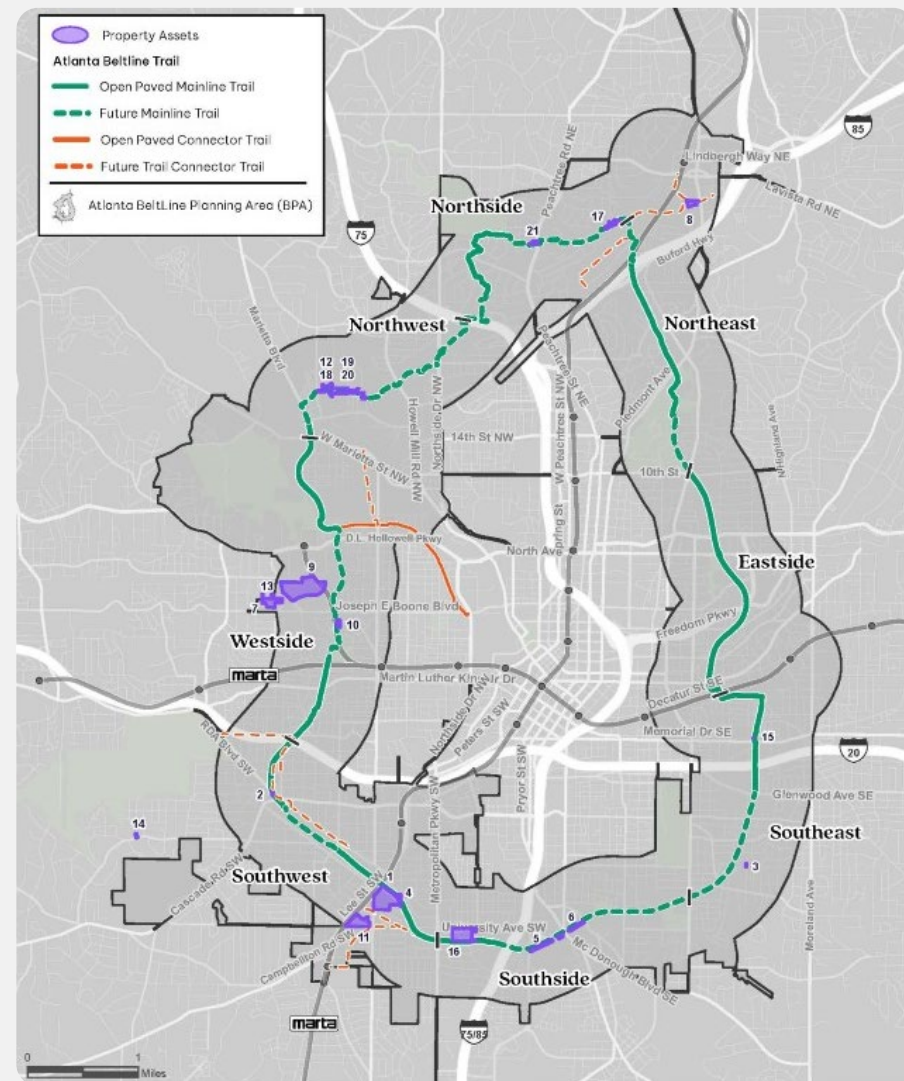


Atlanta
Beltline

Study Parameters

Atlanta Beltline Property Assets				
Map Key	Name	Address	Description	Acres
01	Murphy Crossing	1050 Murphy Avenue SW	20-acre site, includes 12 buildings	21.5
02	RDA	1385 Ralph D Abernathy Blvd SW	Vacant Lot	0.1
03	Eden Ave	872 Eden Avenue	Vacant Lot	0.2
04	Allene Ave	1055 Allene Avenue NW	Vacant Lot	0.4
05	Capitol Ave	1255 Capitol Avenue	Commercial building	2.9
06	Milton Ave	95 Milton Avenue	Industrial Warehouse	1.6
07	350 Chappell Rd	350 Chappell Road NW	Vacant Lot	6.8
08	Garson	579 Garson Drive NE	Vacant Lot	2.5
09	725 Chappell Rd	725 Chappell Road NW	Vacant Lot	34.2
10	Washington Manor	Washington Manor	7 Vacant Lots in Residential Community	1.2
11	Avon Site	1150 Murphy Avenue	Industrial Warehouse	9.6
12	English Ave	1388 English Avenue	Vacant Lot	1.6
13	Conway	1400 Conway Place NW	Vacant Lot	0.3
14	Beecher Rd	2039 Beecher Road SW	Vacant Lot	0.3
15	Memorial Dr	890 Memorial Drive, Unit A	Office Condo	0.0
16	University Ave	356 University Ave	Vacant lot	13.7
17	Virginia Place	2193 Virginia Place	Vacant Lot	2.5
18	Boyd Ave	1352 Boyd Ave NW	Vacant Lot	0.4
19	Brock Properties	0 Fairmount Ave NW	Vacant Lot	8.6
20	Culpepper St	0 English St NW	Vacant Lot	0.2
21	Bennett St	2100 Peachtree Rd NW	Vacant Lot	1.0
Total				109.8

- Focus of this study is on Beltline-owned or controlled property, including:
 - 22-Miles of Beltline trail and future transit corridor
 - Spur trails
 - 100+ acres of redevelopment property
 - Parks and green spaces





Atlanta
Beltline

Relevant Work to Date

- Past projects
 - Ormewood Ave. bridge local landmark dedication (2021)
 - Historical signage project
- Adaptive reuse projects
- Public art installations and cultural events
- Collaboration with legacy residents
- Planning and documentation efforts
 - 2006 History of the Beltline
 - Subarea Master Plans
 - Arts and Culture Study

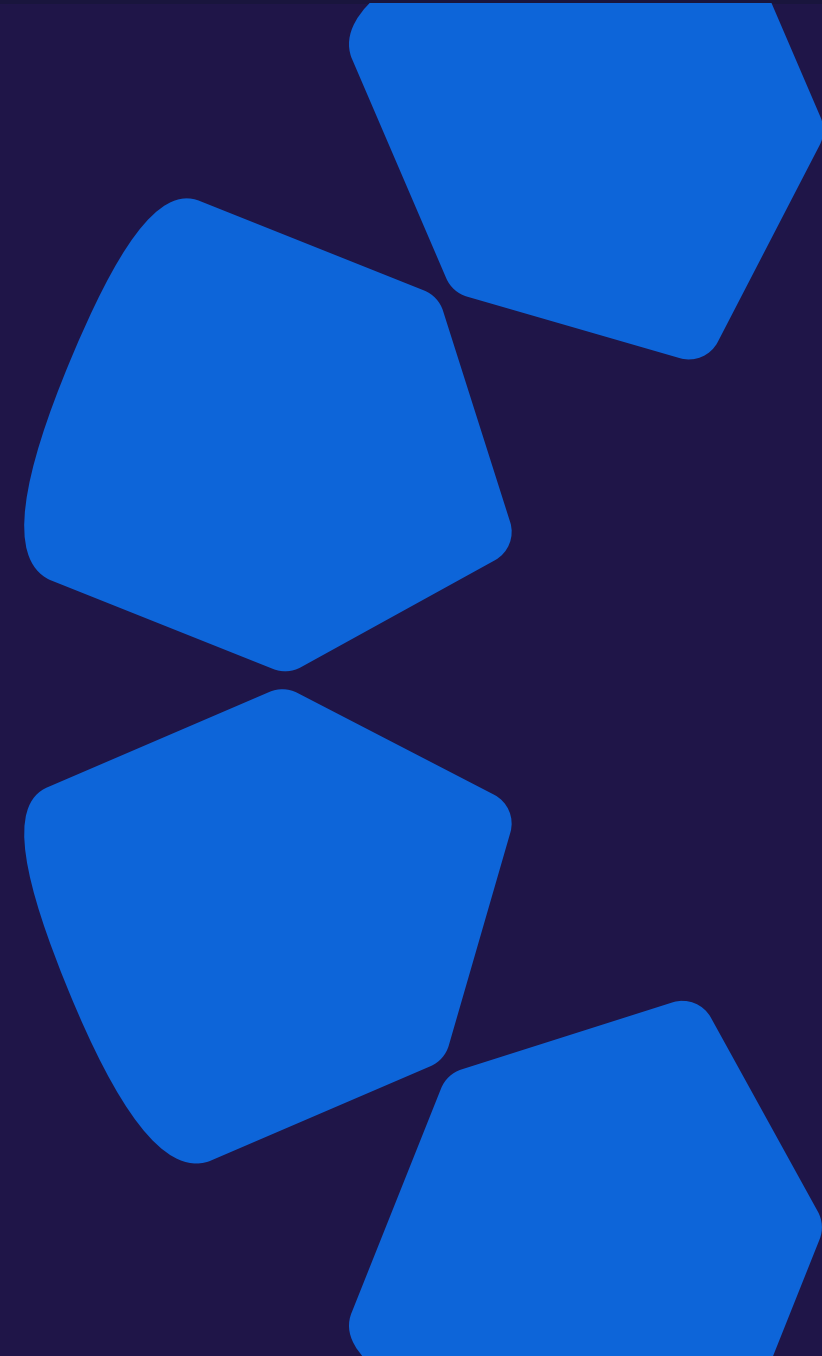




Atlanta
Beltline

INTRODUCTIONS > STUDY OVERVIEW > **PRELIMINARY RESEARCH FINDINGS** > NEXT STEPS > Q&A

Preliminary Research Findings





Atlanta
Beltline

Research Materials

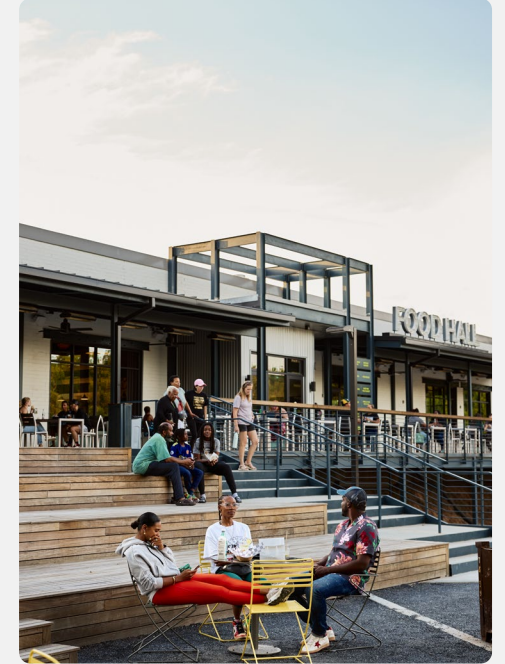
- Field survey observations and analysis of historic resource data
- 10 Subarea Master Plans
- A History of the Atlanta Beltline and its Associated Historic Resources
- 2018 Arts and Cultural Strategic Implementation Plan
- 2020 Arts Brookhaven
- 2023 LGBTQ+ Historic Context Statement
- Historic resource studies by EP and others provided by the Beltline
- Local newspaper and blog posts



Atlanta
Beltline

Initial Findings

- Corridor overlays late 19 – early 20th century railroads
- Passes through NRHP-listed and eligible neighborhoods and districts
- Spur trails knit historic neighborhoods together
- Successful adaptive reuse projects
 - Ponce City Market
 - Historic Fourth Ward Park
 - Lee + White
 - Ralph David House
 - Krog Street Market





Atlanta
Beltline

Key Themes



- Opportunity for stronger connection to the original railroad, potential storytelling angle with future transit vision
- Beltline serves as a connector/access point to existing NRHP neighborhoods and districts
- Subarea master plans demonstrate strong interest in placekeeping as redevelopment accelerates
- Intersection with City of Atlanta's historic and cultural resource focus



Atlanta
Beltline

Field Survey Findings



Atlanta Beltline Property:

- Sites with structures
 - Mid 20th Century industrial corridor (Murphy, Avon)
 - Remaining structures have a loss of integrity (Milton, Bennet)
- Vacant sites
 - Potential to be non-contributing sites within a historic district



Atlanta
Beltline

Field Survey Findings

Beltline Corridor:

- Historic railroad Infrastructure
- Development adjacent to the Beltline
 - Eastside
 - Westside
 - Southside



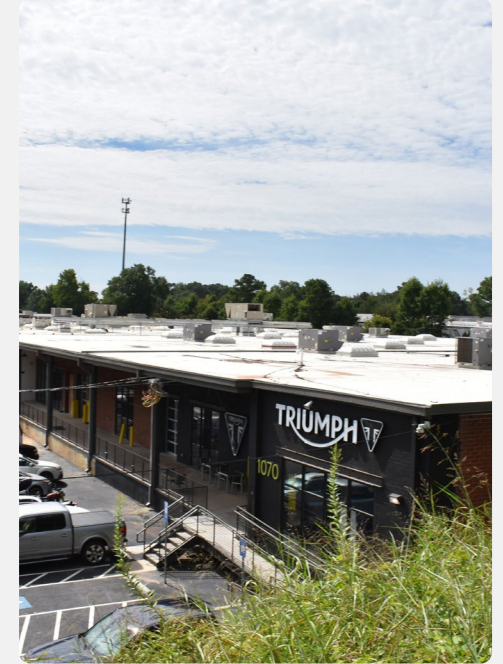


Atlanta
Beltline

Field Survey Findings

Adjacent Properties and Districts:

- Significant recent non-historic construction along Eastside trail
- Individually listed buildings remain extant
- Adjacent listed and eligible districts have seen a significant amount of change and loss of integrity





Atlanta
Beltline

INTRODUCTIONS > STUDY OVERVIEW > PRELIMINARY RESEARCH FINDINGS > **NEXT STEPS** > Q&A

Next Steps



Atlanta
Beltline

Next Steps

December 2025: Citywide
Conversation #2

Spring 2026: Citywide
Conversation #3



Atlanta
Beltline

INTRODUCTIONS > STUDY OVERVIEW > PRELIMINARY RESEARCH FINDINGS > NEXT STEPS > Q&A

Virtual Meeting Question & Answer





Atlanta
Beltline

Discussion Question

What types of stories, traditions, or places along the Beltline corridor are most meaningful to you and your community?



Atlanta
Beltline

Discussion Question

What types of cultural programming would make you feel more connected to the Beltline?



Atlanta
Beltline

Discussion Question

Are there specific buildings, landscapes, or cultural spaces along the Beltline you feel should be preserved or reused?



Atlanta
Beltline

INTRODUCTIONS > STUDY OVERVIEW > PRELIMINARY RESEARCH FINDINGS > NEXT STEPS > Q&A

Virtual Meeting Question & Answer

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





Atlanta
Beltline

Poll Question #6

Was the information presented tonight helpful?

- Yes
- No
- More clarification would help



Atlanta
Beltline

Thank You!

For more information:

Forrest Rose

Senior Community Planner

frose@atlbeltline.org

Samantha Kanach, AICP

Senior Community

Engagement Manager

skanach@atlbeltline.org

