



Atlanta
Beltline

WELCOME > BELTLINE PROJECT UPDATES > Q&A > AFFORDABLE HOUSING UPDATES > Q&A > WRAP UP

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



Atlanta
Beltline

Third Quarterly Briefing of 2026

September 17, 2026





Atlanta
Beltline

WELCOME > BELTLINE PROJECT UPDATES > AFFORDABLE HOUSING UPDATES > Q&A > WRAP UP

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

The Atlanta Beltline Belongs to Us All



Ensuring a safe and welcoming Beltline experience takes all of us.

- **Look out for one another:**
 - If you see something suspicious, call 911
- **Share the trail:**
 - Keep to the right, pass left, and travel no more than two across
 - Bike at safe speeds and consider walking your bike in large crowds
- **Care for shared spaces:**
 - Keep dogs on a short leash and clean up after them
 - Report maintenance issues to ATL311



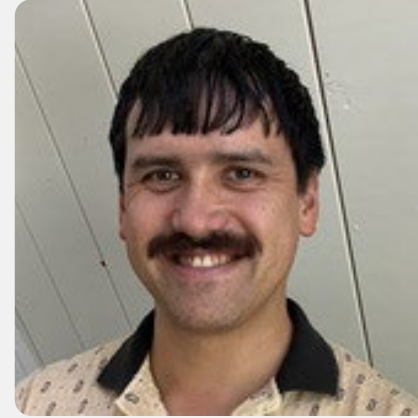
Atlanta
Beltline

WELCOME > BELTLINE PROJECT UPDATES > Q&A > AFFORDABLE HOUSING UPDATES > Q&A > WRAP UP

New Team Members



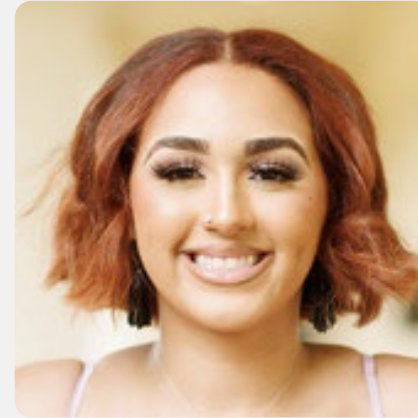
Andrea Smith
Procurement Manager



Louie Lewis
Asset Manager



Erin Jones
Community Engagement Manager



Kennedy Sarrazin
Arts & Culture Coordinator



Atlanta
Beltline

Overlook at Garson Closing



- The development will deliver **130 permanently affordable apartments** for families earning between 50% and 80% of AMI
- It also includes **9,000+ square feet of affordable commercial space**, owned and operated by the Atlanta Beltline and our Economic Development team
- A groundbreaking ceremony was held on Tuesday, August 4
- The project is in partnership with Pennrose and Radiant Development Partners



Atlanta
Beltline

Northwest Trail – Segment 3B Groundbreaking



- Completed Northwest Trail will stretch 1.2 miles from Trabert Avenue to the Northside Trail at Tanyard Creek Park
- Will provide a safe crossing over Northside Drive through the construction of a new pedestrian bridge
 - Will also pass under I-75
- Construction to wrap up in late 2028



Atlanta
Beltline

WELCOME > BELTLINE PROJECT UPDATES > Q&A > AFFORDABLE HOUSING UPDATES > Q&A > WRAP UP

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.
- If you are having technical difficulties during the meeting, please email engage@atlbeltline.org.
- Please save the link for Quarterly Briefing Feedback Survey to participate in after the meeting (QR code to the right).





Our Vision

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

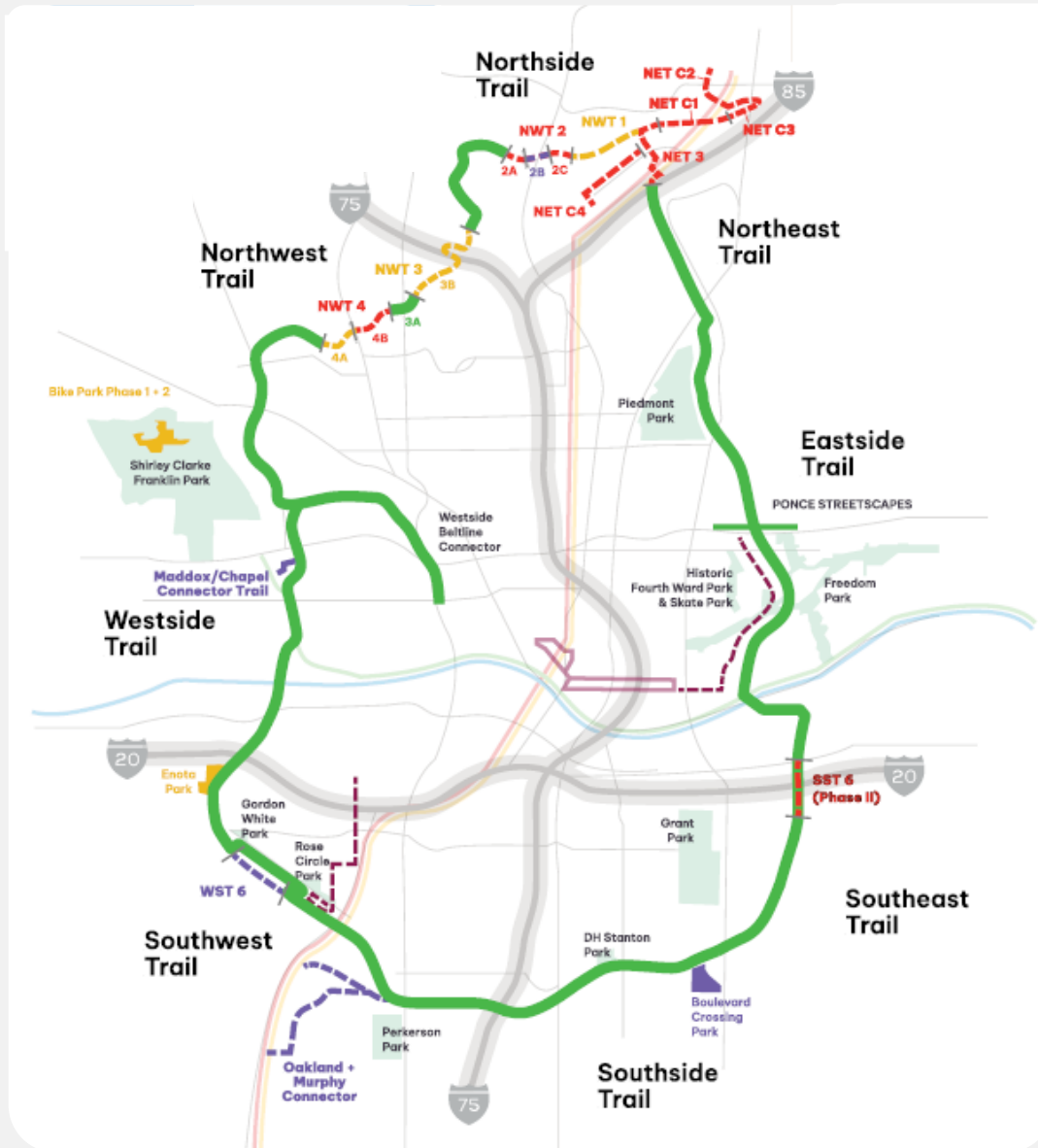
CONSTRUCTION
JOBS



Atlanta
Beltline

Completing the Loop

- The 22-mile mainline trail is 78% complete with 16.7 miles of trail open.
- Design is complete for all segments of the Northern Arc, except for 0.3 miles where the trail crosses Peachtree St. All shovel ready projects shown in red will be under construction within the next 12 months.
- Two parks (Enota and the Bike Park) are under construction on the west side of Atlanta.



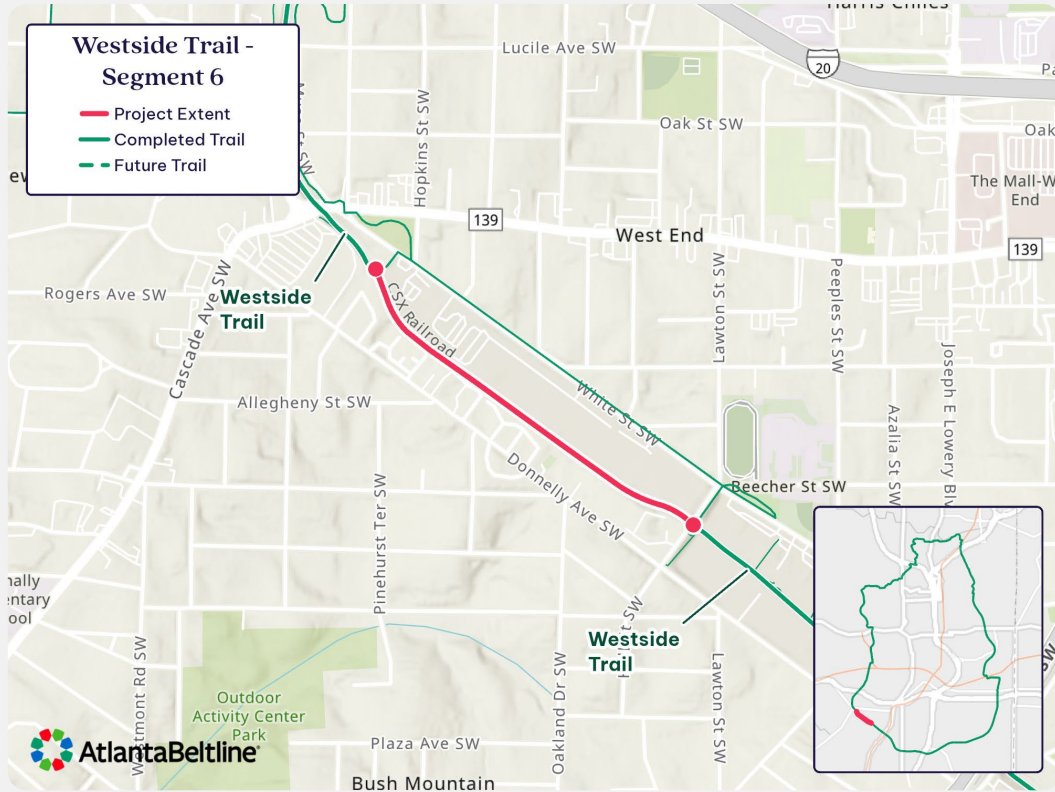
MAP KEY

- COMPLETE
- UNDER CONSTRUCTION
- SHOVEL READY
- IN DESIGN
- DOWNTOWN STREETCAR
- FUTURE STREETCAR
- MARTA LINES



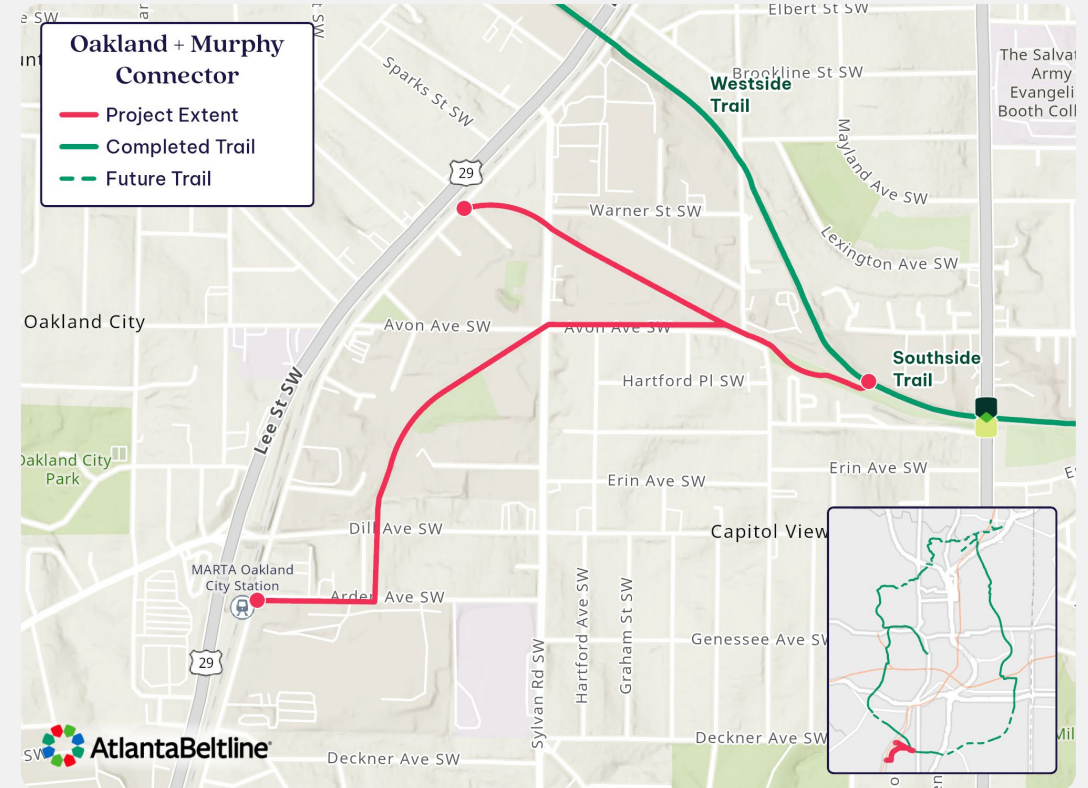
Atlanta
Beltline

Design Projects



Westside – Segment 6

- 0.6 miles of trail on existing rail bed at Westside Trail
- Lawton Street SW to Ralph David Abernathy Blvd
- Design: 90% Complete



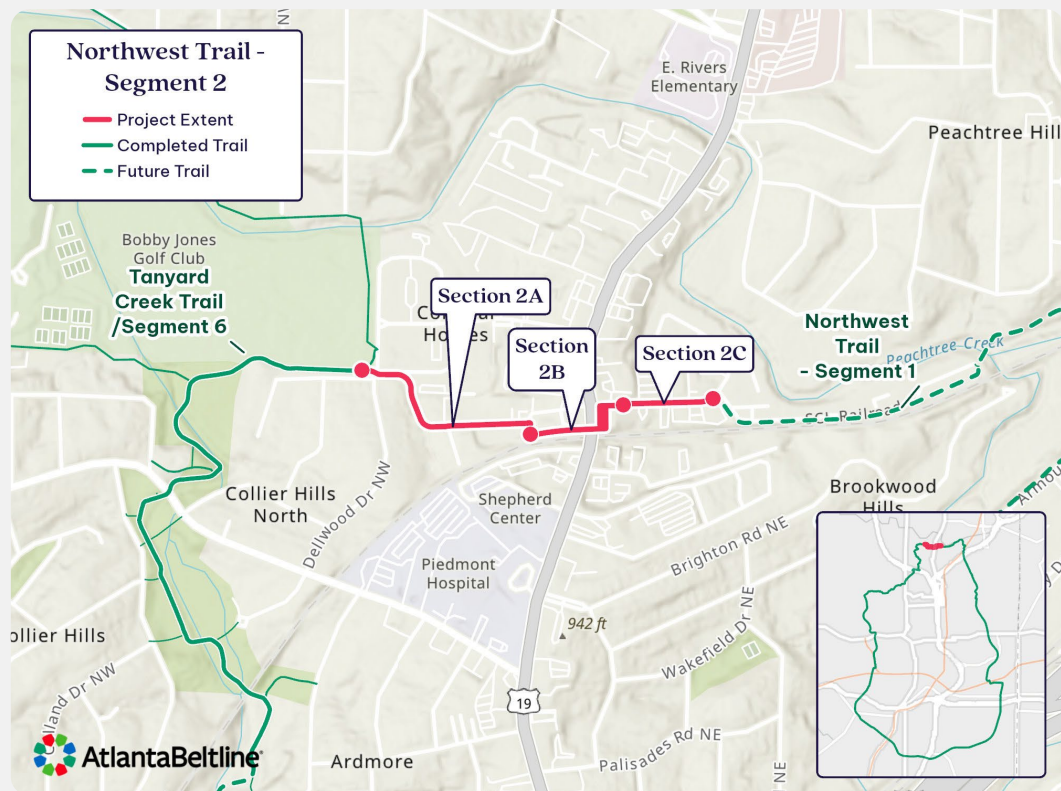
Southside – Oakland + Murphy Connector

- 1.3 miles of trail that is split into two segments
- Allene Ave SW to Murphy Ave and to Oakland MARTA
- Design: 60% Complete



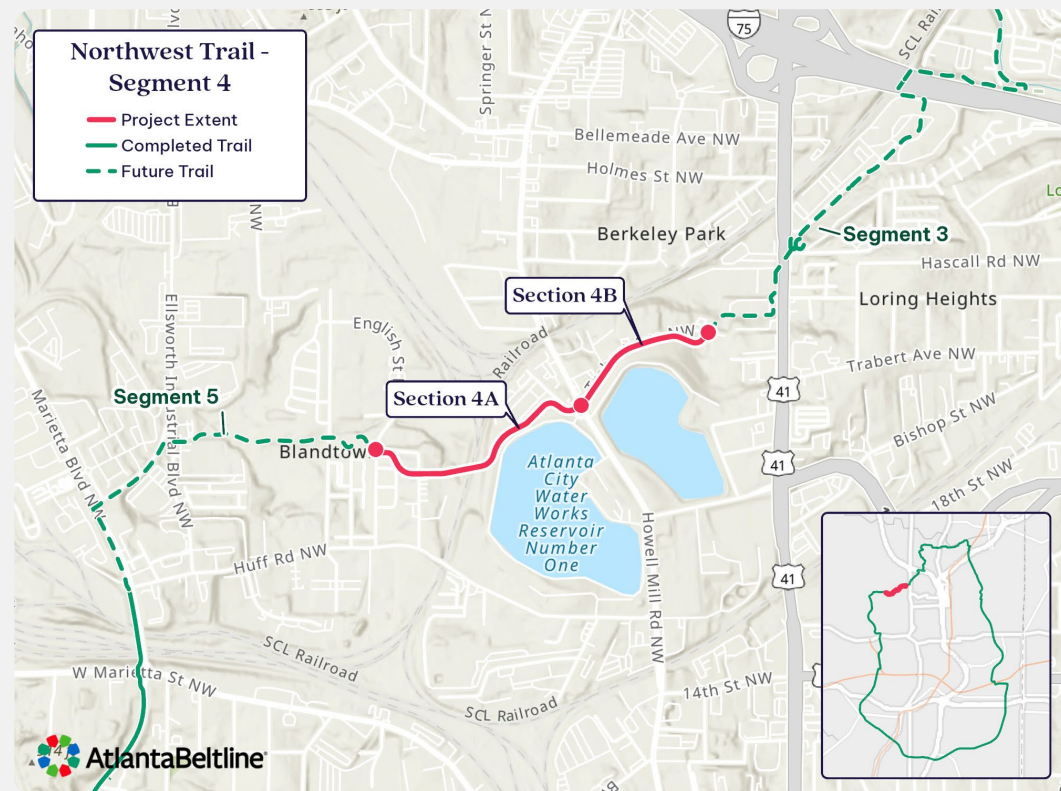
Atlanta
Beltline

Shovel Ready Projects



Northwest Trail – Segment 2

- 0.7-mile trail from Bobby Jones Golf to Bennett Street, passing under Peachtree Rd. to Peachtree Park Dr.
- Section 2A is currently in procurement and 2C will bid for construction in Q4 2026.



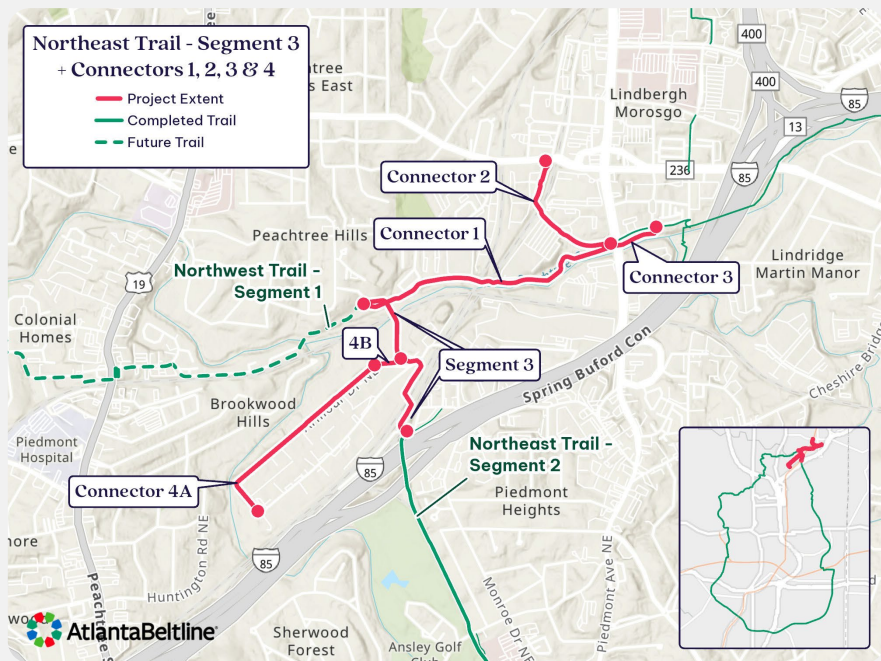
Northwest Trail – Segment 4

- 0.9-mile trail from English and Culpepper along the City Waterworks, crossing Howell Mill to Trabert.
- Section 4B will bid for construction in early 2027.



Atlanta
Beltline

Construction – Bid In Progress



Northeast Trail – Segment 3

- 0.7 miles of elevated mainline trail from Buford Highway to Peachtree Hills
- Connector trails to PATH 400, Armour-Ottley, and MARTA Lindbergh
- Design, permitting, real estate and all approvals from GDOT to bid the project are complete
- Construction bid is in progress with bids due in October; anticipated schedule is 36 months.



Atlanta
Beltline

Construction



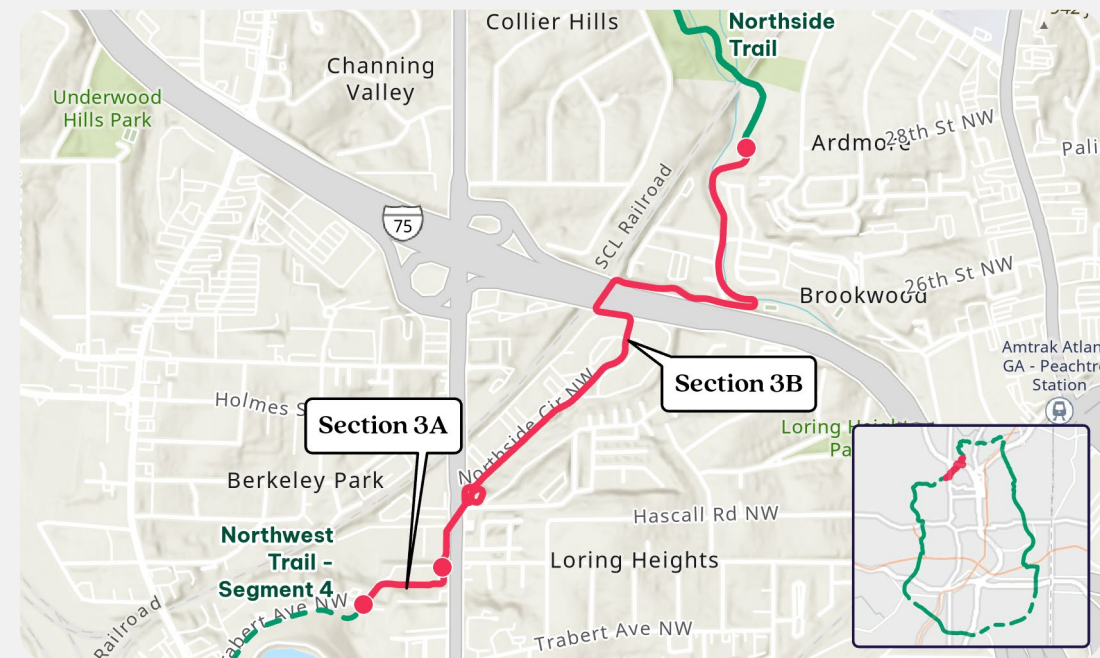
Northwest Trail – Segment 1

- 0.8 miles of trail under construction from Peachtree Park Apartments to Kinsey Court
- Trail along Peachtree Park Apartments is complete and open. Bridge deconstruction and rebuild required across Peachtree Creek
- Target Completion: Q2 2028



Atlanta
Beltline

Construction



Northwest Trail – Segment 3B

- This 1-mile segment begins at Northside Drive and ends at Tanyard Creek Park
- Notice to proceed was issued to the contractor in May 2026
- Target Completion: Q3 2028



Atlanta
Beltline

Construction



Northwest Trail – Segment 4A

- 0.5 miles of trail under construction from English and Culpepper to Howell Mill
- Project is under construction with work starting in November
- Target Completion: Q3 2027



Atlanta
Beltline

Construction



Westside – Enota Park

- 8-acre park, bound by Enota Place, I-20, and the Westside Trail, is under construction
- Boardwalk is almost complete, storm water and grading
- Target Completion: Q4 2026



Atlanta
Beltline

Construction



Bike Park and Trails at Shirley Clarke Franklin Park

- Shirley Clarke Franklin Park expansion from master plan – Phase 1 is under construction
- Phase 1 includes the completion of a pump track
- Target Completion Phase 1: Late Q4 2026, possibly stretching into Q1 2027



Atlanta
Beltline

WELCOME > **BELTLINE PROJECT UPDATES** > Q&A > AFFORDABLE HOUSING UPDATES > Q&A > WRAP UP

Transit Innovation



Atlanta
Beltline

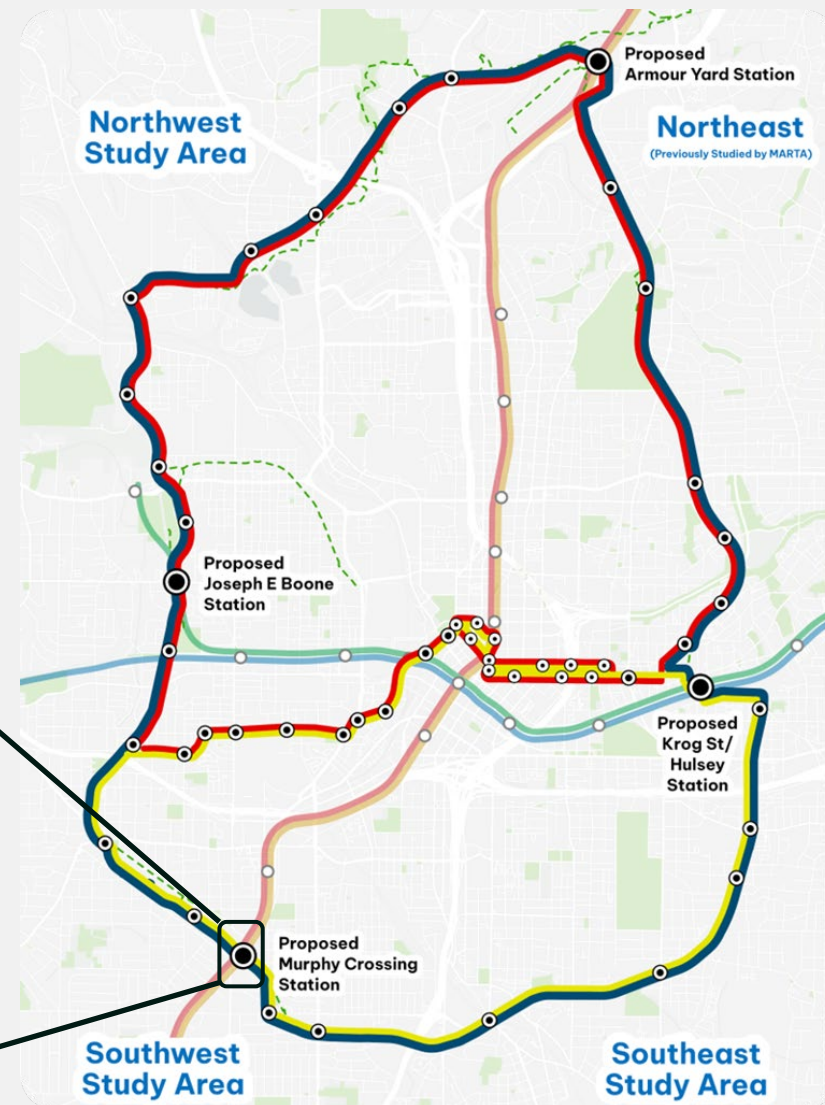
WELCOME > BELTLINE PROJECT UPDATES > Q&A > AFFORDABLE HOUSING UPDATES > Q&A > WRAP UP

Beltline Transit Study

- Hybrid public meeting on Sept. 3, 2026
- 200+ in-person and 80+ virtual attendees
- Comment period closes on Nov. 3, 2025
- Next up: Murphy Crossing infill station



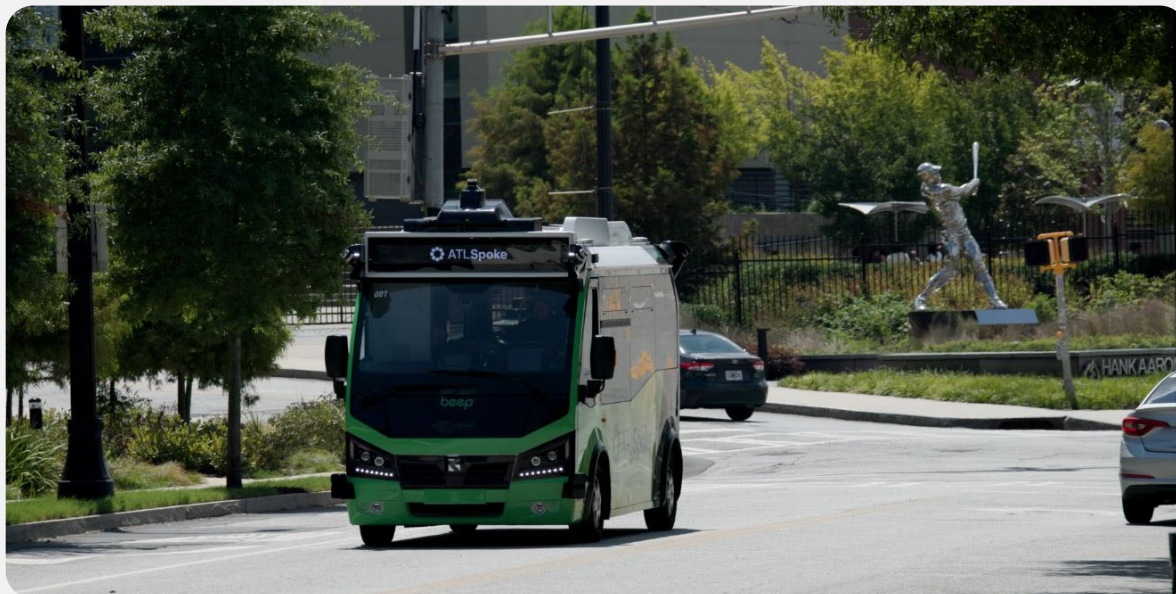
Learn More



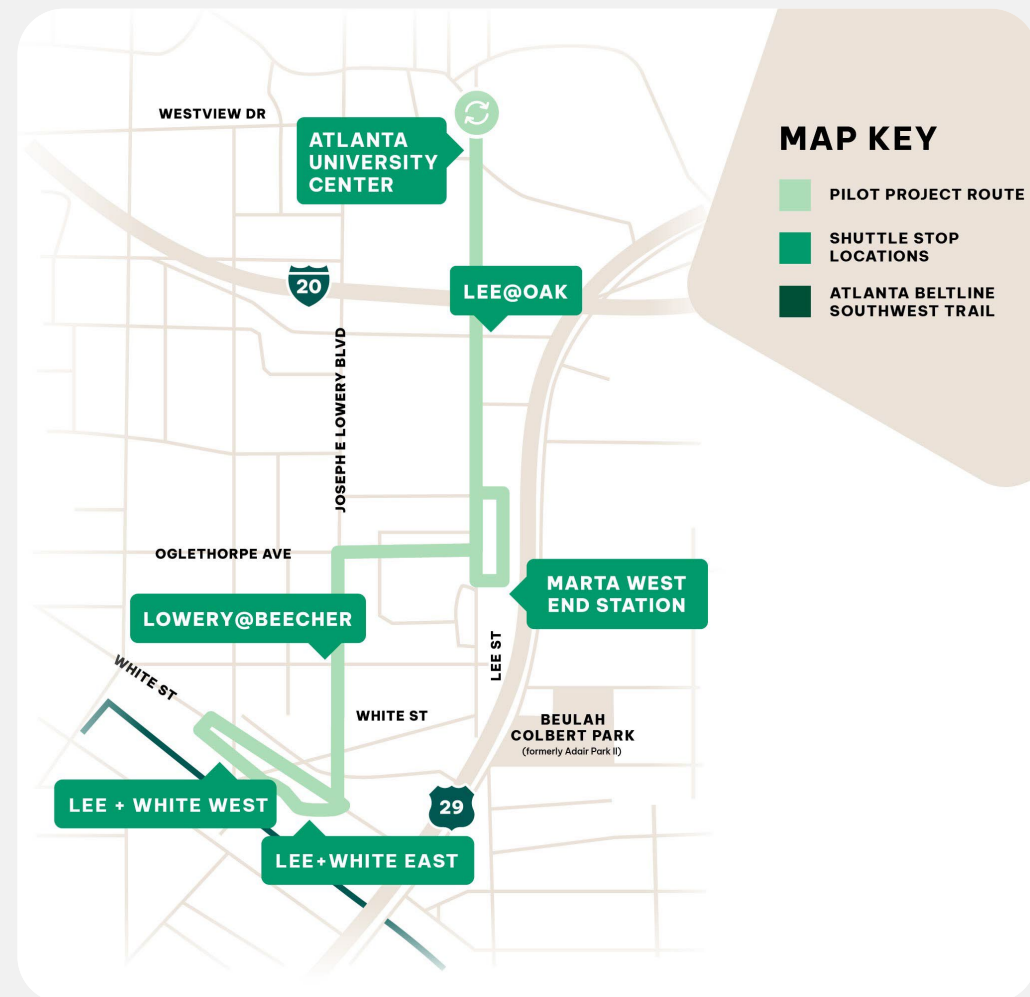


Atlanta
Beltline

ATL Spoke



- 12-month pilot autonomous shuttle service providing Southwest Atlanta with safe, equitable, next-generation transit.
- Operates seven days a week, every 12-15 minutes, from noon to 10:00 p.m.
- Shuttles are staffed by an attendant, available to answer questions, ensure safety, and promote a positive user experience.





Atlanta
Beltline

ATL Spoke

- ATL Spoke connects riders to jobs, education, and transportation hubs across the city.
- As the service matures, the team continues addressing challenges associated with deploying autonomous vehicle technology in a dynamic operating environment.
- Maintaining reliable service and building rider confidence remain top priorities, with performance metrics tracked to drive learning and continuous improvement.

Ridership

- June: 1,497
- July: 1,307

Service Availability

- June: 93.9%
- July: 88.5%

Autonomous Rate

- June: 76.4%
- July: 78.9%



Atlanta
Beltline

Local Businesses Have a Global Storefront



- Two Atlanta Beltline Market stores are now open on Concourse B, created with airport concession partners Hudson and Paradies.
- Participating small businesses have been part of the Beltline Business Ventures or Atlanta Beltline Marketplace programs.
 - Try Deas: Assorted snacks
 - Vine & Olive: Olive oils and balsamic vinegars
 - Urban Grind: Coffee



Atlanta
Beltline

Apply for Atlanta Beltline Marketplace



- A unique small business incubator that offers affordable commercial spaces directly on the Atlanta Beltline to participating local businesses.
- Applications are open through October 7.





Atlanta
Beltline

Planning Updates



Historic and Cultural Resources Study

- **Overview:** Building an inventory and guidelines for historic and cultural resources across Atlanta Beltline-owned properties
- **Recent Work:** Finalized Challenges and Opportunities Report (strategy) for the Atlanta Beltline.
- **Next Steps:** Onboard consultant to assist with implementing high-priority recommendations.

Subarea 7 Master Plan Update

- **Overview:** Update the original 2009 Master Plan. Focuses on land-use, zoning, transportation and mobility, parks and open space, arts and culture.
- **Location:** Subarea 7 extends from I-75/85 to the south, Buckhead and Lindbergh to the north, Peachtree Road to the east, and Northside Drive to the west.
- **Next steps:** Stakeholder kick-off, NPU updates, fall pop-up engagements and open-house.



Atlanta
Beltline®

Community Engagement

What we have been up to:

- Hosting hybrid and virtual public meetings
- Engaging older adults
- Supporting students as they give back
- Using community input to build our community engagement strategy





WE WANT TO HEAR FROM YOU

What's working when it comes to Atlanta Beltline's community engagement? What could be better? Whose voices are being heard – and whose aren't?

Take 10 minutes to share your perspective. Your feedback will help us strengthen how we listen, communicate and connect with our communities.

Your experience matters.
Your perspective matters.
Your voice matters.



**TAKE THE
10-MINUTE
SURVEY**

Survey is open
until October 2
at 11:59 PM.





Atlanta
Beltline

2026 Lantern Parade



Saturday, September 19

- Kids Parade at Pittsburgh Yards®
 - 4:00 p.m.: Kids lantern workshop
 - 5:45 p.m.: Kids Parade line-up
 - 6:00 p.m. – Kids Parade step off
- Main Parade
 - 7:15 p.m.: Parade line-up
 - 8:00 p.m.: Parade step off
 - 9:15–10:00 p.m.: Jam Session





Atlanta
Beltline



Nick “Turbo” Benson



Brandon Sadler



Atlanta
Beltline

WELCOME > BELTLINE PROJECT UPDATES > Q&A > AFFORDABLE HOUSING UPDATES > Q&A > WRAP UP

Next Stop

Nick “Turbo” Benson

Cameron M. Alexander

Boulevard Westside Beltline

Connector





Atlanta
Beltline

As Above So Below

Brandon Sadler
Virginia Avenue Bridge
Northeast Trail





Atlanta
Beltline

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.



Atlanta
Beltline

WELCOME > BELTLINE PROJECT UPDATES > Q&A > **AFFORDABLE HOUSING UPDATES** > Q&A > WRAP UP

Affordable Housing Updates



Atlanta
Beltline

Affordable Units Created/Preserved

2,010

UNITS

Supported by
Invest Atlanta*

+

652

UNITS

Supported by DCA,
AH, COA, and DFAC

=

2,679

**AFFORDABLE
UNITS**

Beltline Planning Area and
Zoning Overlay
Outside TAD within 1/2
Mile of Beltline

7,234

**TOTAL
AFFORDABLE
UNITS**

Includes 1,214 units
attributed to City of Atlanta's
inclusionary zoning (963 in
TAD, 251 in BPA)

22 mile

ATLANTA BELTLINE CORRIDOR

3,611

UNITS

Supported by
IA/ABI*

+

944

UNITS

Supported by DCA, AH,
COA, and DFAC

=

4,555

**AFFORDABLE
UNITS**

Beltline Tax Allocation
District (TAD)
TAD Goal:
5,600 Units

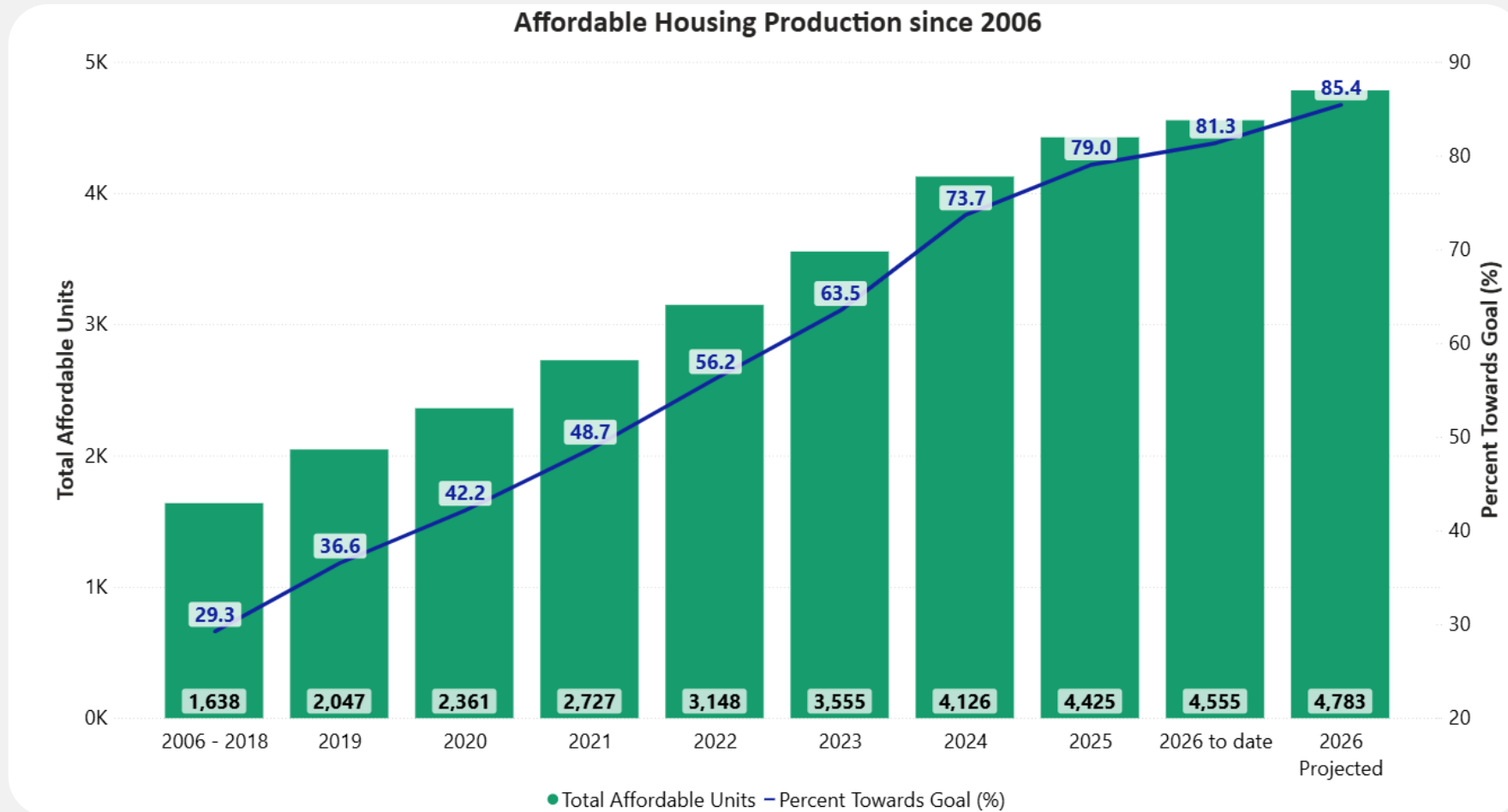
TAD and Planning Area boundaries are represented here for illustrative purposes only. For precise boundary lines, please visit beltline.org/map

*Units are assigned to the Invest Atlanta or ABI/IA group if the development received any ABI or IA support, and may also have support from other partners.



Atlanta
Beltline

Affordable Housing Production



- **130 units closed in 2026, 228 more in the pipeline**
- **Need to average about 240 units per year to reach the goal of 5,600 units by 2030**
- **Continuing to meet and exceed this goal every year**



Atlanta
Beltline

Inaugural Housing Fair

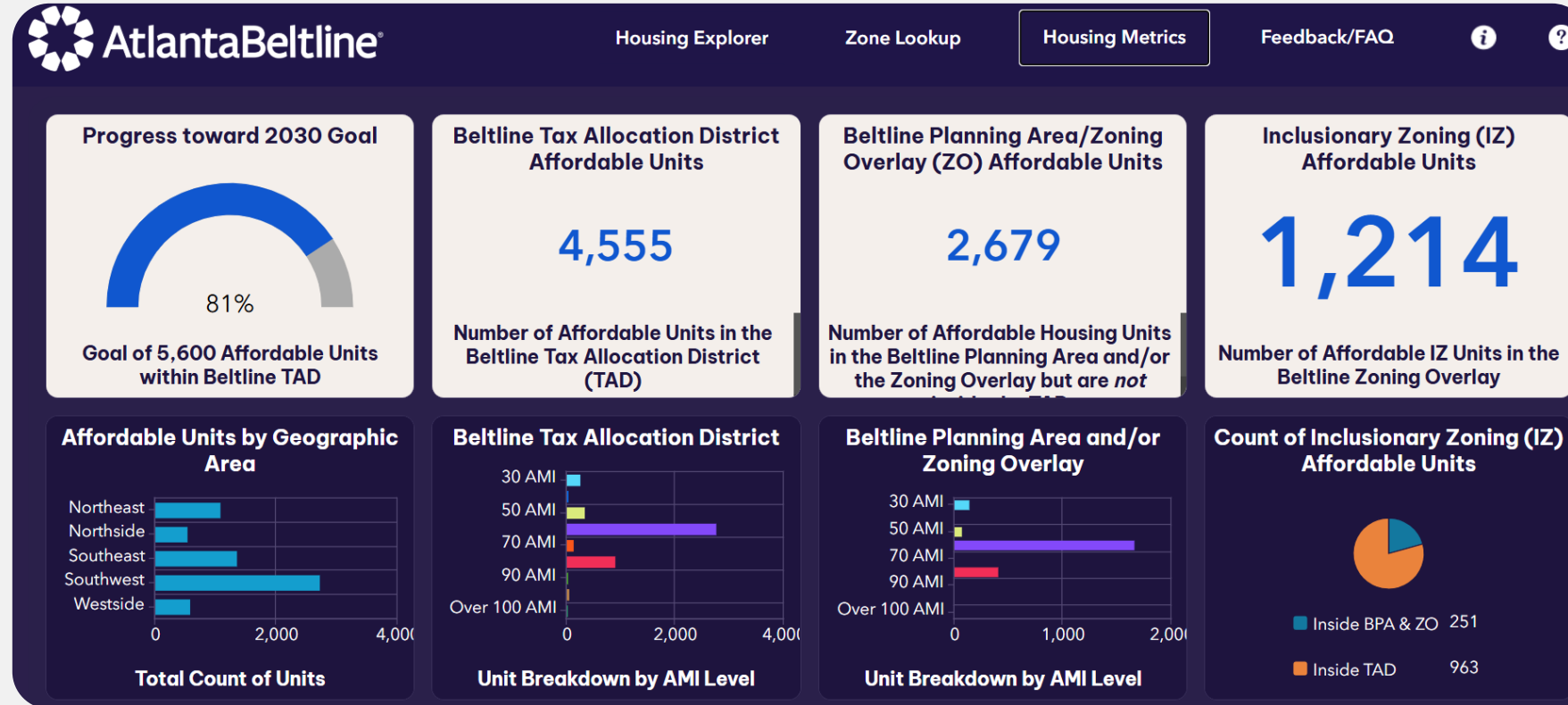
- Bridging the gap between Atlantans, essential support resources, and affordable housing units along the Atlanta Beltline.
- 300 attendees
- 24 properties and organizations represented
- Over 400 affordable and senior units marketed





Atlanta
Beltline

Affordable Housing Dashboard



- View affordable units around the corridor
- Connect directly with properties
- Track progress toward our 5,600-unit goal





Atlanta
Beltline

The Overlook at Garson

- **Bringing workforce housing to a high-opportunity corridor:** 130 units at 50-80% AMI rise along Peachtree Creek, steps from the Lindbergh MARTA station, giving working families transit-connected housing in the Buckhead/Lindbergh community
- **Backed by competitive 4% LIHTC financing,** secured in 2023
- **7,855 SF of ground floor commercial space** owned and operated by the Beltline, activating the ground floor and connecting residents to local retail and services
- **Closed in June 2026 and groundbreaking in August,** with an expected 2-year construction timeline





Atlanta
Beltline

WELCOME > BELTLINE PROJECT UPDATES > Q&A > **AFFORDABLE HOUSING UPDATES** > Q&A > WRAP UP

Overlook at Garson Groundbreaking





Atlanta
Beltline

350 Chappell Road



- **Delivering 218 units of 100% affordable housing to Grove Park:** every unit at 30–80% AMI
 - **1, 2, and 3 bedroom units**
 - **Deepening affordability further with 54 Project-Based Voucher units** through the Georgia Department of Community Affairs, extending housing access to households at the lowest income levels
- **Backed by competitive 4% LIHTC financing,** awarded in 2024
- **Pairing housing with wraparound support:** City of Refuge will provide workforce development and family support services on-site, helping residents build stability beyond just a place to live
- **Closing anticipated in September 2026**



Atlanta
Beltline

425 Chappell Road Redevelopment



Phase I (outlined in blue)

- Currently in procurement for Phase I of site development
- RFP issued for up to **150 homeownership opportunities**
 - Minimum **30% affordable**
 - 5,000 SF commercial
 - Activate area: interactions with Beltline spur, North Ave, Chappell Rd.
 - Pedestrian-friendly site layout and design
- Design development will kick off late 2026
 - Working toward closing in Q4 2027



Atlanta
Beltline

Restoration of Proctor Creek at 425 Chappell Rd.



Georgia Environmental Protection Division (GAEPD) Section 319(h) Nonpoint Source Implementation Grant

- This cooperative project has been funded in part by the United States Environmental Protection Agency

Status: In open procurement to bring GC on board



Grant activities include:

- Removal of impervious surfaces
- Removal of invasive species
- Revegetation of stream buffer
- Removal of trash



Atlanta
Beltline

356 University Avenue Redevelopment

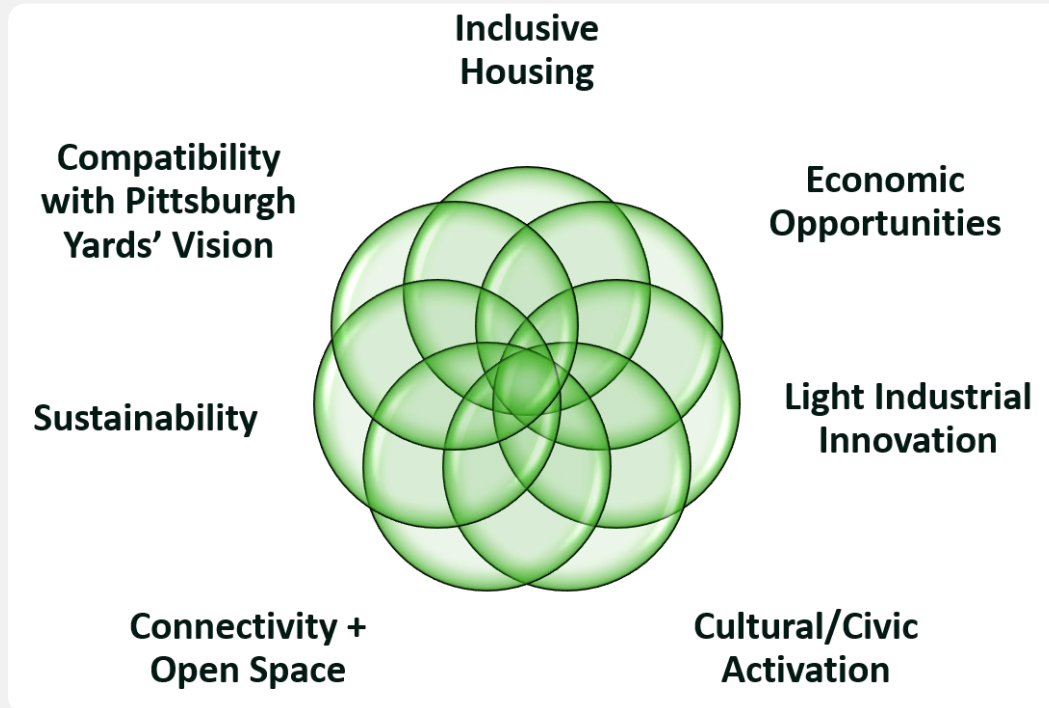


- 13.7-acre site in Pittsburgh, adjacent to current Pittsburgh Yards® 61,000-sf Nia Building along Southside Trail
- Extensive planning and predevelopment process in advance of RFP's release
- Advised by stakeholders and multidisciplinary consultant team
- Envisioned as mixed, income, mixed use community – to serve as job anchor, entrepreneurial hub, cultural destination
- Zoning: I-Mix (Industrial Mixed Use), with conditions
- Issued RFP for development of the site; currently open procurement

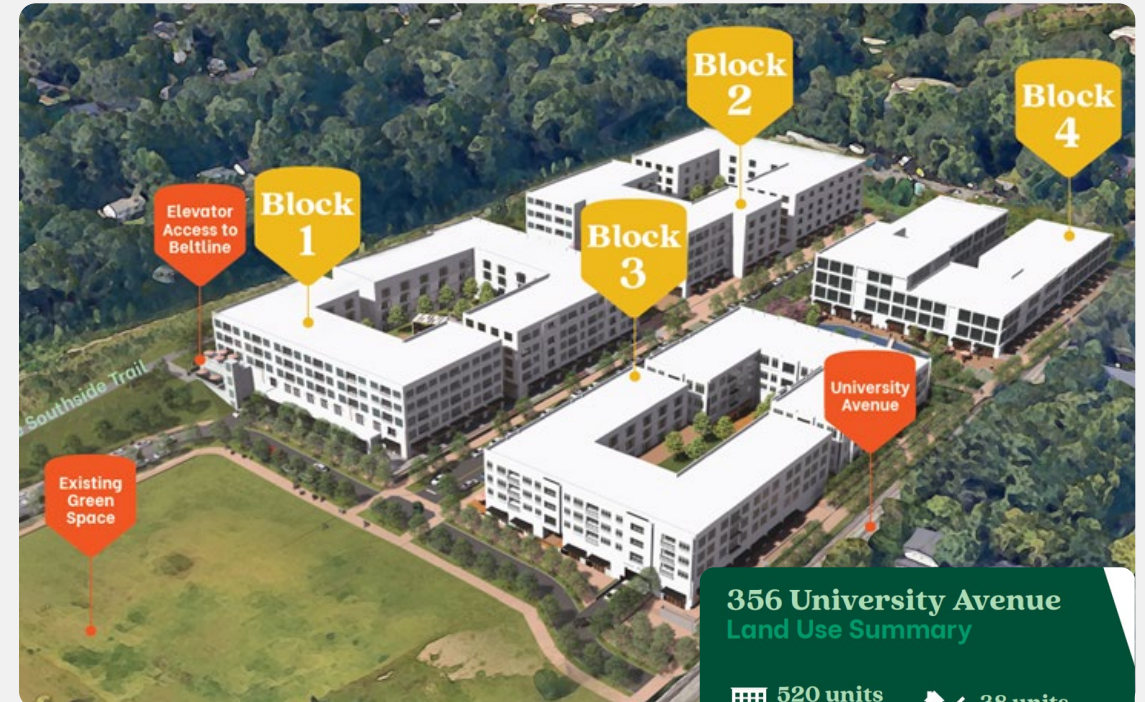


Atlanta
Beltline

RFP: 356 University



Status: In open procurement; finalizing negotiations with selected developer finalist



356 University Avenue Land Use Summary

 **520 units**
of multifamily
in mixed use

 **38 units**
per acre

102,000
square feet
commercial
in mixed use



5.6 acres
open space
(parks, plazas)



 **180,000**
square feet
light industrial

 **1,120**
parking
spaces

 **122**
bike
racks



Atlanta
Beltline

Murphy Crossing Redevelopment



Project Overview

- 20+ acre mixed-use site
- 625 residential units, 256K square feet commercial space
- 1.4-acre stormwater park, Beltline connectivity



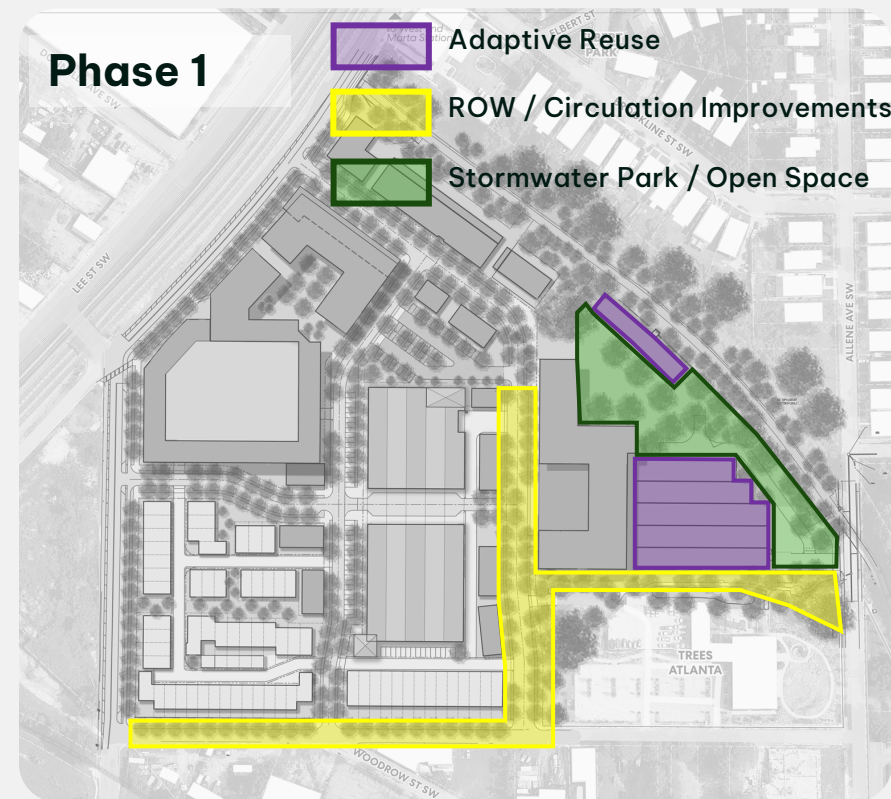
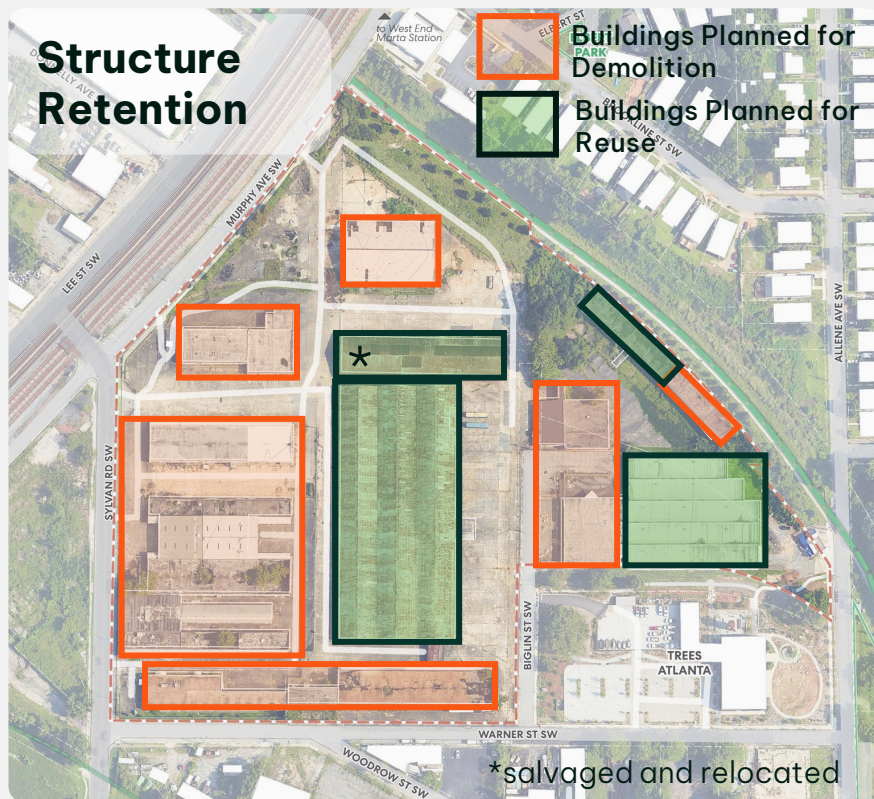
Progress Since Spring 2026

- Completed civil engineering due diligence activities
- Issued ITB for demolition contractor
- Received conditional SAP approval for vertical demolition activities
- Filed lot consolidation & demolition permit applications



Atlanta
Beltline

Upcoming Milestones



Q3 2026

Demolition contractor mobilization, permitting
Initiate design of Phase 1 adaptive reuse buildings & stormwater park



Q4 2026

Anticipated demolition start



Q1 2027

Complete demolition of existing structures



Q2 2027+

Phase 1 permitting
Begin Phase 1 horizontal improvements
Initiate vertical construction of Phase 1 adaptive reuse buildings



Atlanta
Beltline



Available Beltline adjacent units in West End and Oakland City

Avenue at Oakland City - 1095 Tucker Avenue
3 bedroom units starting at **\$265,000**
Contact LaCressa Morrow at 404-808-1684



Trust at Oakland City - 964 Lawton Avenue
3 bedroom units starting at **\$250,000**
1 bedroom units starting at **\$165,000**
Contact Maja Sly at 470-588-0960



879 White St SW
2 bedroom units starting at **\$230,000**
1 bedroom units starting at **\$175,000**
Contact Karen Babino at 404-257-6399



*Learn more at
atlantalandtrust.org*



Atlanta
Beltline

Beltline Mortgage Assistance Program



Visit qrco.de/beltlinehome to find out if a property is eligible for the Atlanta Beltline Mortgage Assistance Program.

- Available for qualified home buys in Subareas 1-3, 8-10 (South & West)
- \$20,000 in assistance for income-qualified buyers; up to \$30,000 for legacy residents and civil servants
- Open to buyers earning up to 140% AMI, supporting a range of homeownership opportunities
- Structured as a no-interest, deferred second mortgage with flexible use at closing
- Managed by Invest Atlanta. Details below.





Atlanta
Beltline

Protecting Legacy Residents



Legacy Resident Retention Program pays annual increase in property taxes through 2030 for residents:

- Located in Subareas 1, 2, 9, or 10 (south/west sides)
- Owned and occupied home since before March 2017
- Household income at or below AMI (e.g., \$80,000 for a 1-person household in 2025)





Atlanta
Beltline

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.



Atlanta
Beltline

Share Your Feedback!

Please share your thoughts via our Quarterly Briefing feedback survey.





Atlanta
Beltline

Thank You!

