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.

Northside Study Group: Subarea 7 Master Plan & Northwest + Northeast Trail Updates

Monday, November 16, 2026



Hybrid 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.



Tonight's Agenda

- Welcome
- Northwest and Northeast Trail Updates
- Subarea 7
  - Existing Conditions
  - Focus Areas
  - Community Engagement
- Next Steps

AtlantaBeltline

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

33 MILES of multi-use urban trails

1,300 ACRES of new greenspace

1,100 ACRES of environmental cleanup

$10B in economic development

50K PERMANENT JOBS

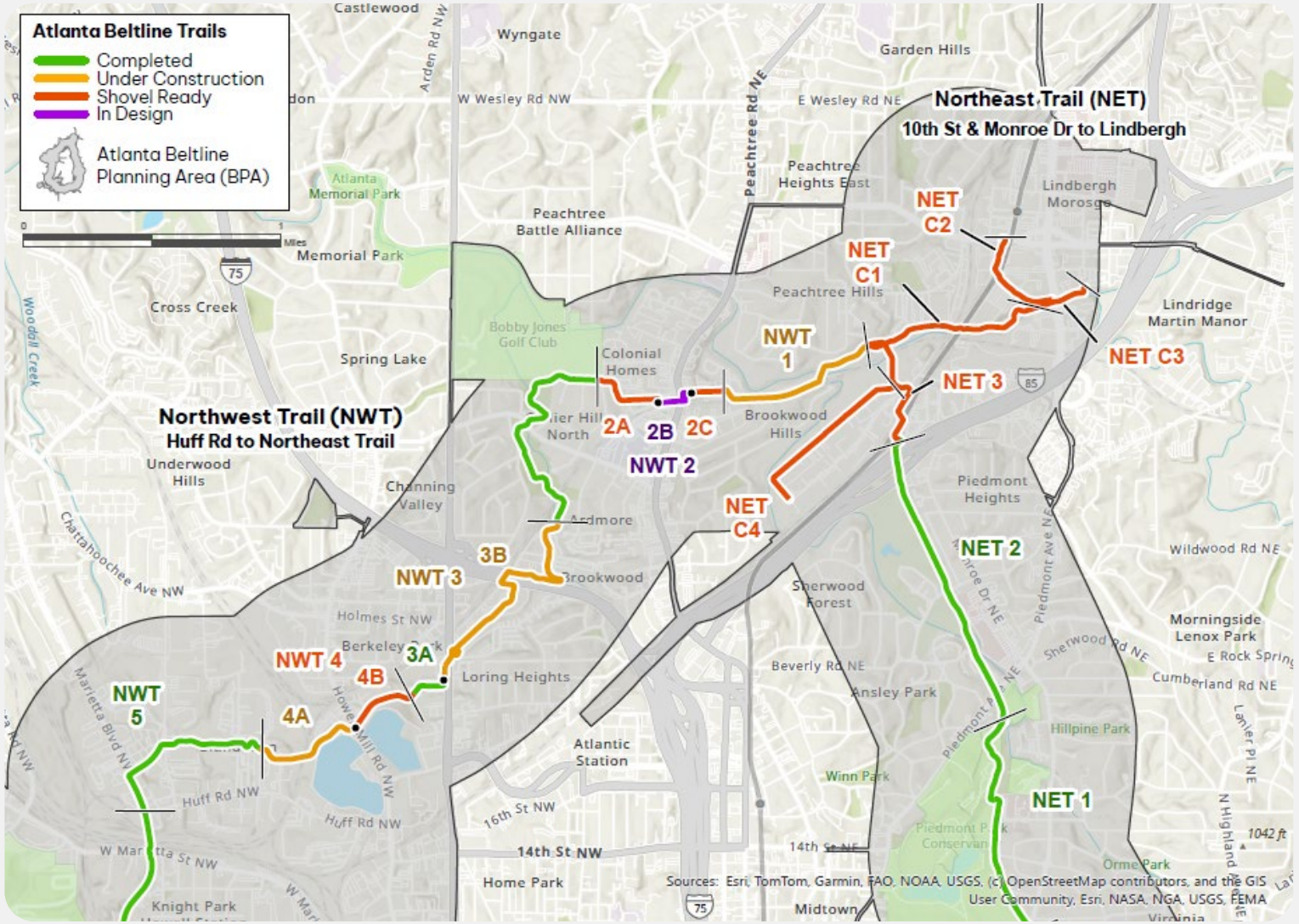
48K CONSTRUCTION JOBS

5,600 UNITS of affordable workforce housing



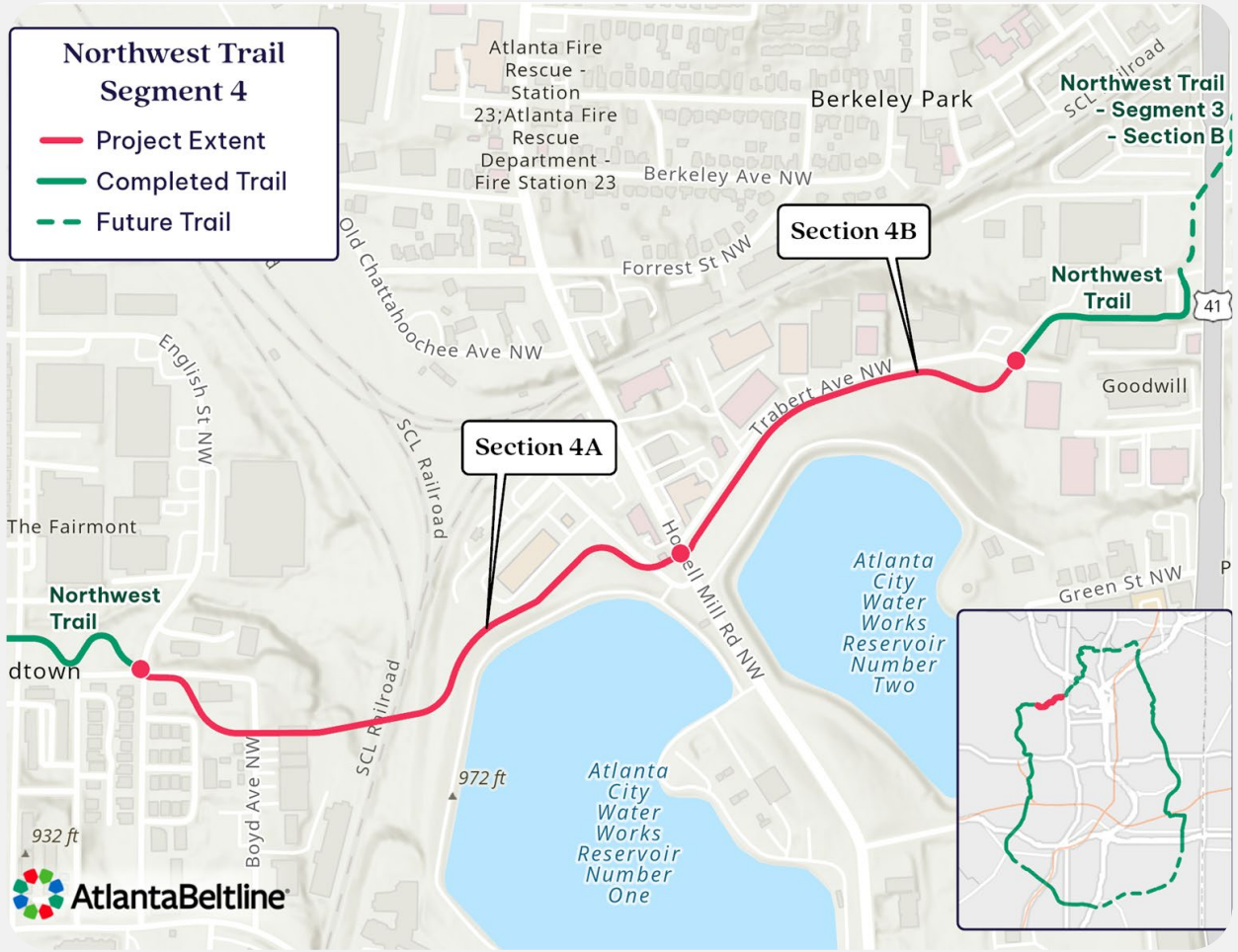
Northeast and Northwest Trail Updates

Northeast and Northwest Trail Update



Trail Segment (West -> East)	Anticipated Completion Date
NWT Seg 4A	Summer 2027
NWT Seg 4B	Summer 2028
NWT Seg 3B	Fall 2028
NWT Seg 2A	Spring 2028
NWT Seg 2B	Summer 2030 (contingent on Peachtree Rd bridge project)
NWT Seg 2C	Spring 2028
NWT 1	Summer 2028
NET Seg 3, C1-C4	Fall 2029

Northwest Trail - Segment 4 Update





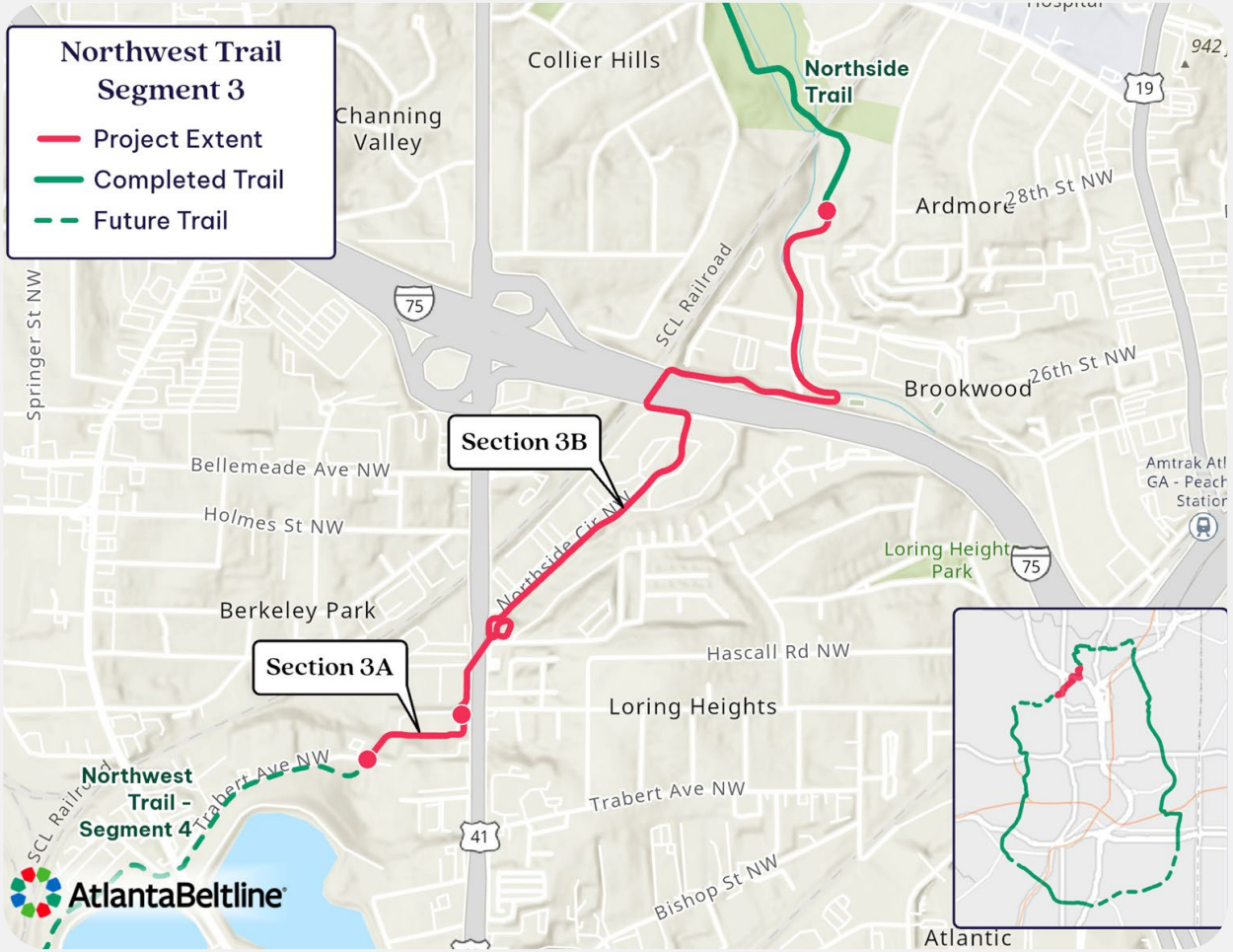




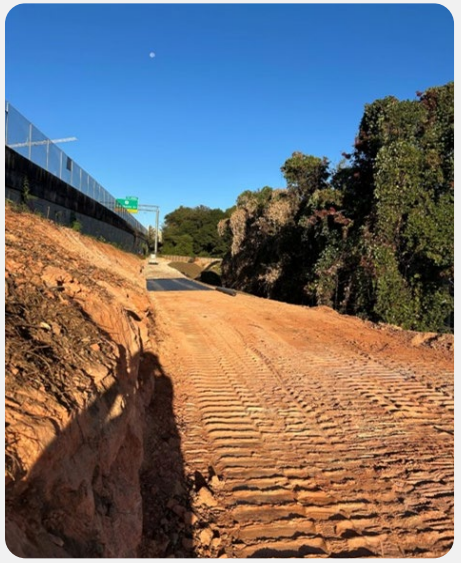


Segment 4A: Under construction; Completion: Summer 2027

Northwest Trail - Segment 3B Update



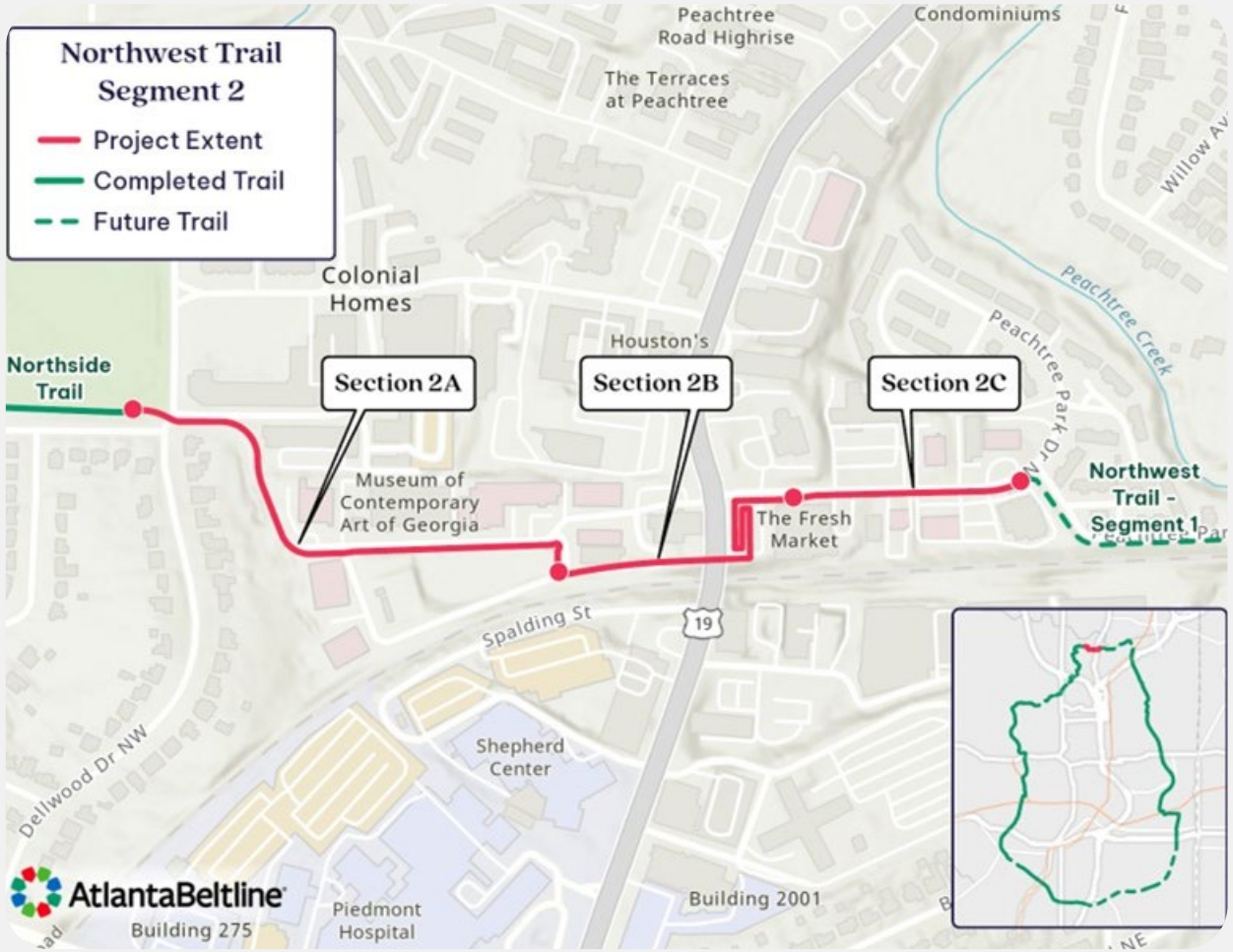




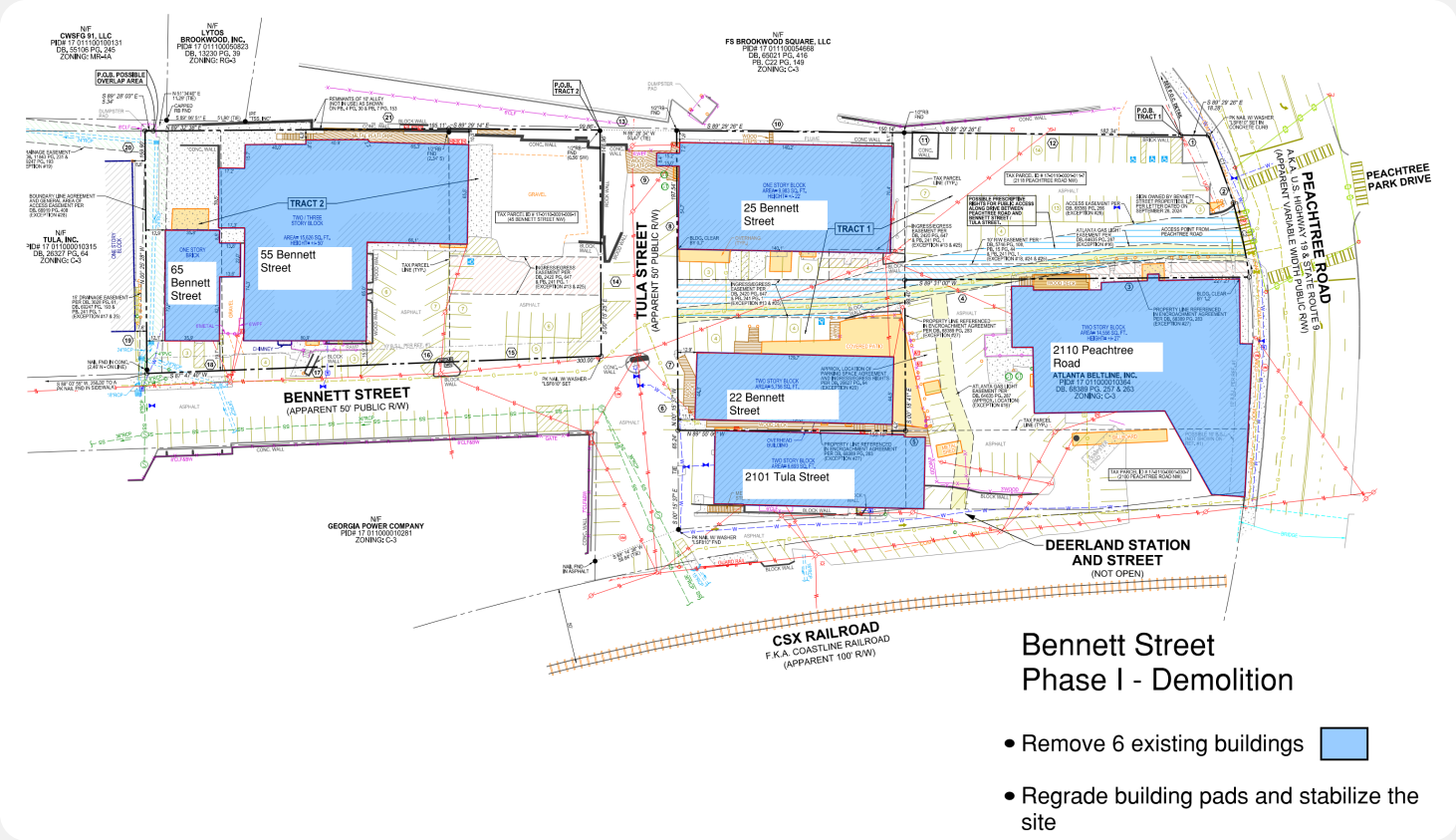
Segment 3B: Under Construction; Completion: Fall 2028

Northwest Trail - Segment 2 Update





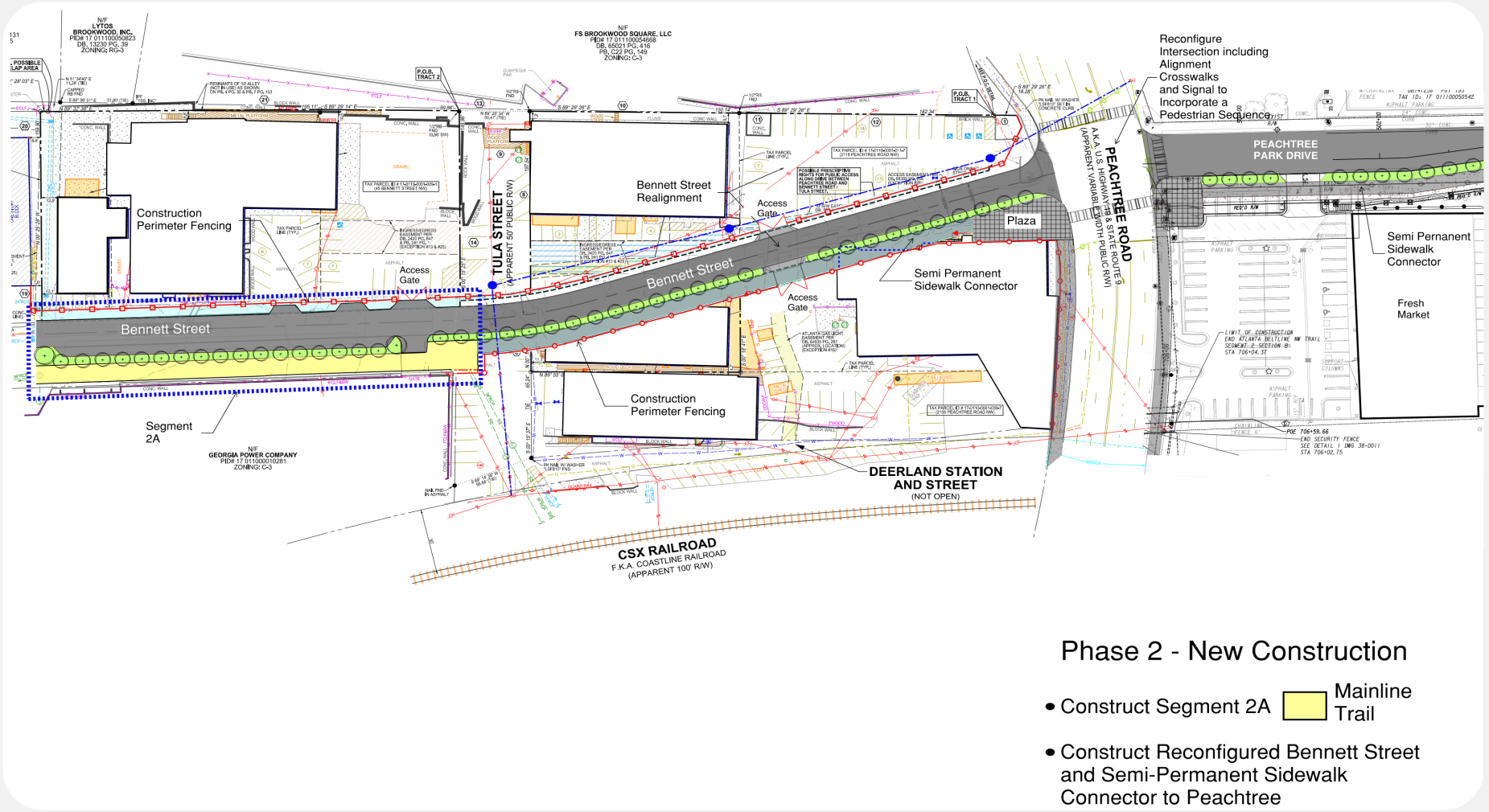
Northwest Trail - Segment 2 Update



Bennett Street Demolition

- **Start Date**: September 2026
- **Duration:** 120 days
- **Work Hours**:
  - 7:00 to 6:00 pm weekdays
  - 8:00 to 6:00 Saturdays as required

Northwest Trail - Segment 2A Update



Phase 2 - New Construction

- Construct Segment 2A — Mainline Trail
- Construct Reconfigured Bennett Street and Semi-Permanent Sidewalk Connector to Peachtree

Northwest Trail – Segment 2A Team

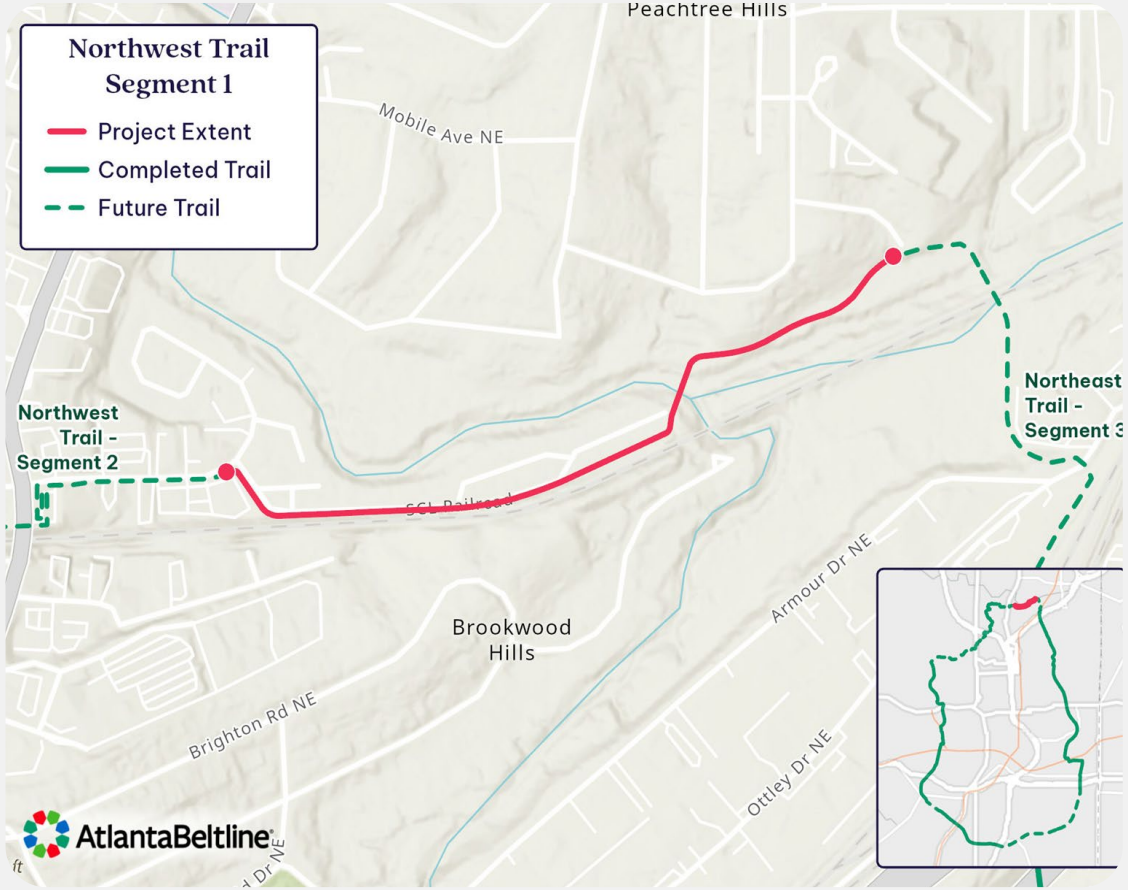
- **Contractor Team:** Hasbun Construction
- **Start Date:** Q1 2027 (after demolition is completed)
- **Project Duration:** 12-months
- **Work Hours:**
  - Weekdays - 7:00am-6:00pm
  - Saturdays as required -8:00 a.m. - 6:00 p.m.

HASBUN CONSTRUCTION



Contact Info:
Lincon Silva,
Project Manager
lsilva@hasbunconstruction.com

Northwest Trail - Segment 1 Update





Segment 1: Under construction; Completion: Summer 2028

Northwest Trail - Segment 1 Update





Subarea 7 Project Overview

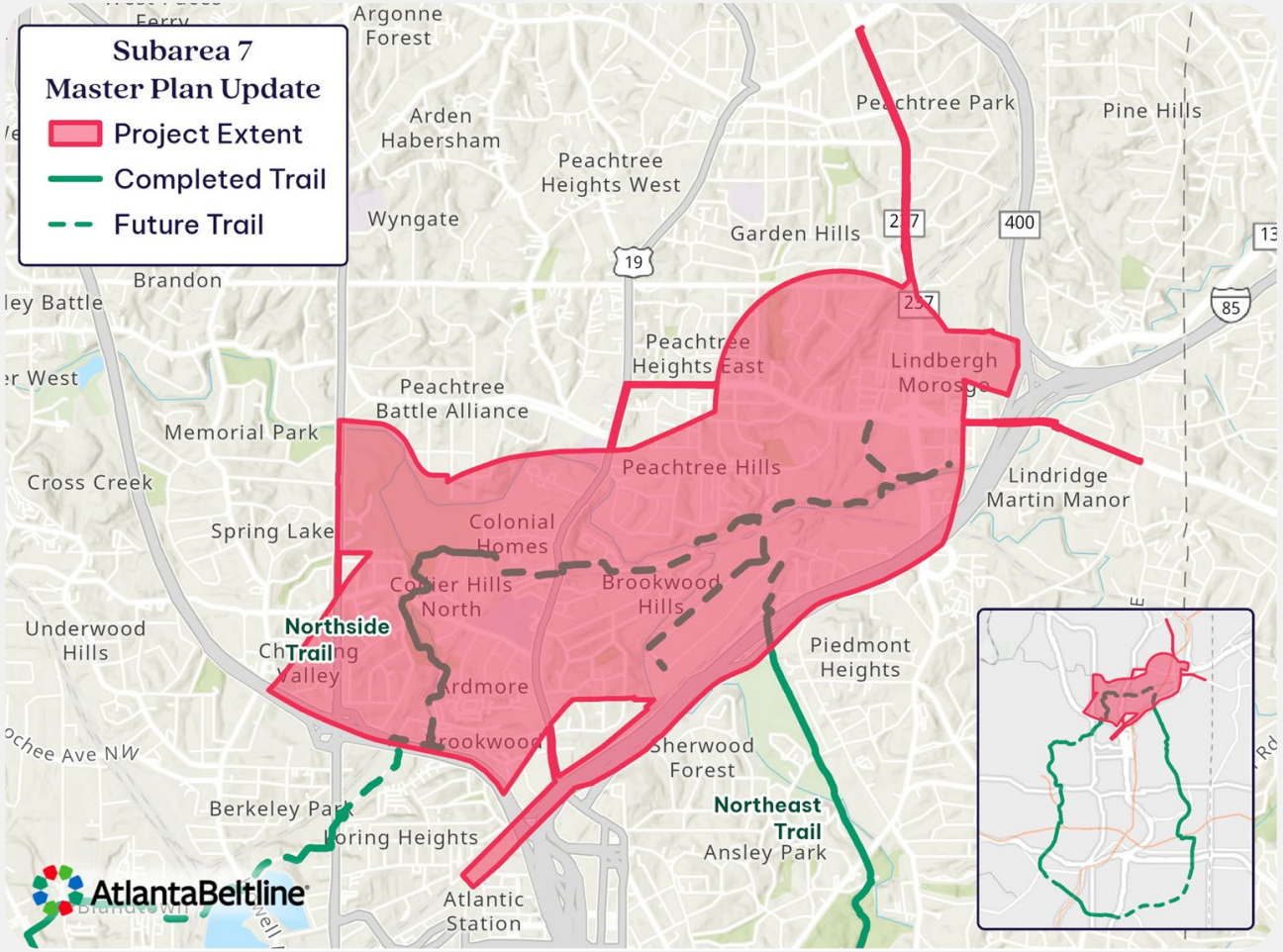
Project Purpose



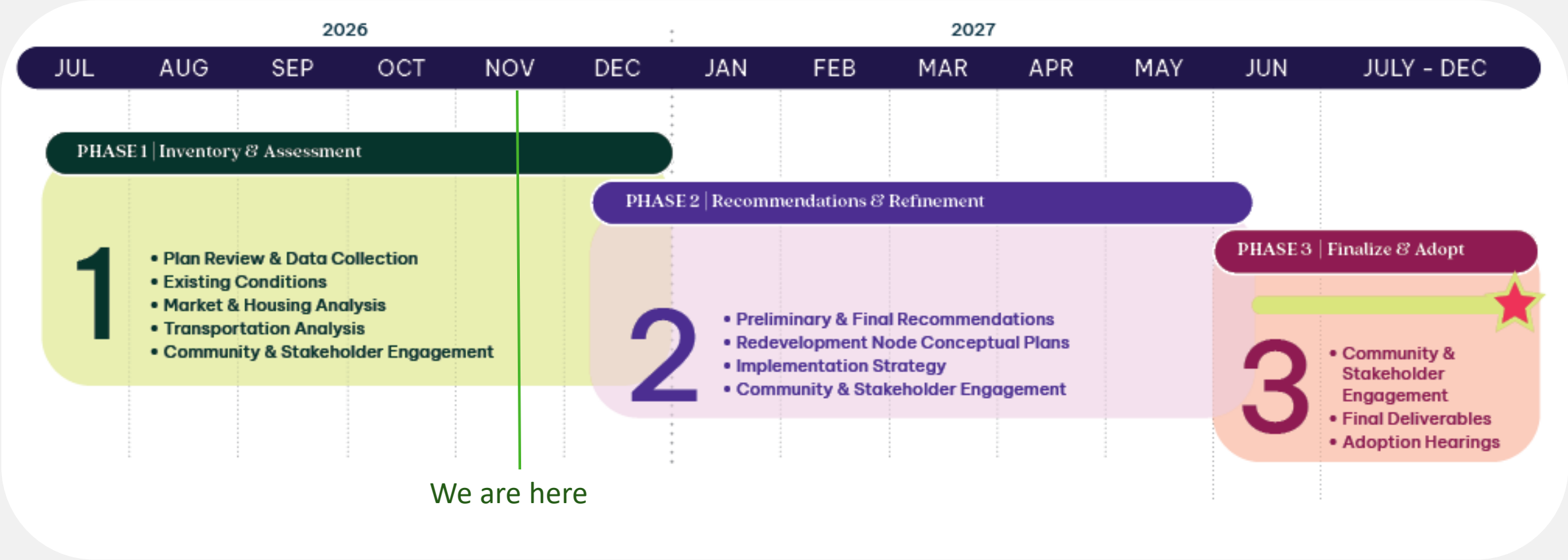
- Update the 2009 Master Plan
- Selected by the Atlanta Regional Commission as a Livable Centers Initiative in 2014
- Develop a high-level community vision for Beltline owned property and future transit nodes
- Become an official city plan, adopted by City Council
- Stakeholder and community engagement

Subarea 7 Overview

- Subarea 7 Boundary
  - Includes Ardmore Park, Brookwood and Brookwood Hills, Channing Valley, Collier Hills, Collier Hills North, Lindbergh-Morosgo, Lindbergh, and Peachtree Hills
- Key Points of Interest
  - Tanyard Creek
  - Bobby Jones Golf Course
  - Piedmont Hospital
  - Lindbergh (Uptown)
  - Armour-Ottley



Project Schedule



A CLOSER LOOK

Existing Conditions

Subarea 7 By the Numbers



- **Population and Households**: Subarea 7 grew faster than the City with a 34% increase in population (5,262 new residents) since 2010.



- **Household Size**: Households in Subarea 7 have 1.73 people per household, which is lower than the City, which have approximately 1.98 persons.



- **Income**: Over 54% of Subarea 7 households earn $100,000 or more.



- **Employment**: 25.2% of Subarea 7 residents work in in the professional, scientific, and technical services industries.

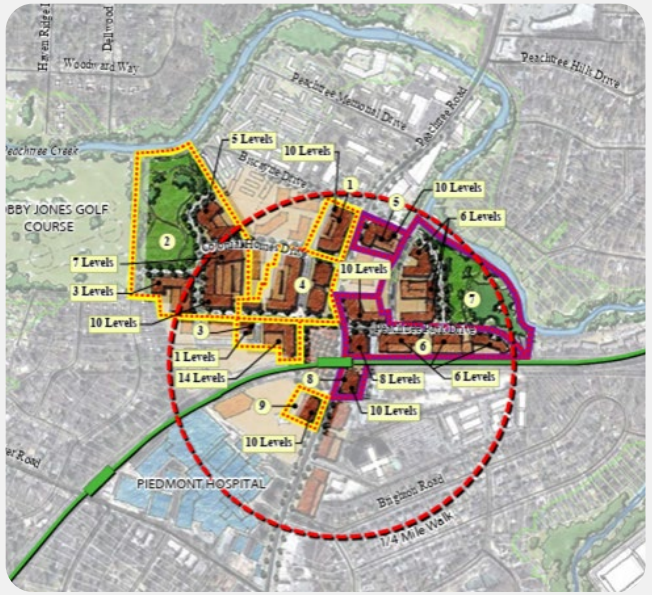
Subarea 7 Since 2009

Transportation and Mobility: Since 2009, there have been more planning efforts, completed designs, and construction progress to improve alternative transportation options in the subarea.

- **Beltline Trail and Partner Trails:** Final alignment secured for the Northside Trail and more PATH Foundation projects have begun to connect the region.
- **Beltline Transit:** Proposed Beltline Transit alignment and infill stations have been determined (2025 Beltline Transit Study).

Development Programs: Since 2009, multifamily development has occurred, primarily in the Peachtree Road focus area. While development has occurred along Piedmont Road, since 2009, little has been in the focus area from the original 2009 Master Plan.

- Peachtree Road: 746 units in the 2009 development area | 1,833 units added to the submarket.
- Piedmont Road: 0 units in the 2009 development area | 923 units added to the submarket



Peachtree Road Development Area (2009 Master Plan)



Piedmont Road Development Area (2009 Master Plan)

Existing Zoning



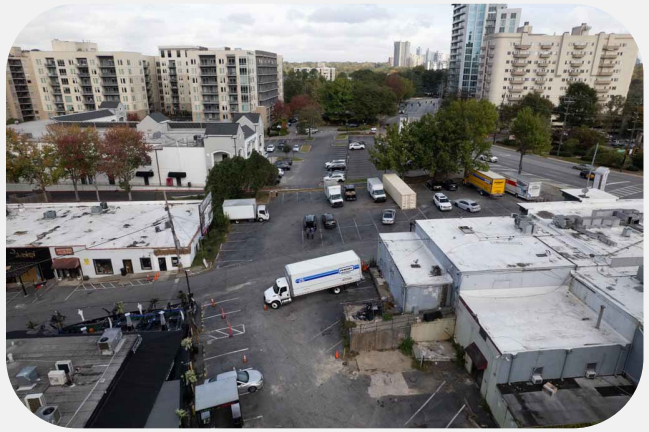
Single Family Residential
Ardmore



Industrial
Armour-Ottley



Multi-Family Residential
579 Garson Drive



Commercial
Bennett Street and Peachtree

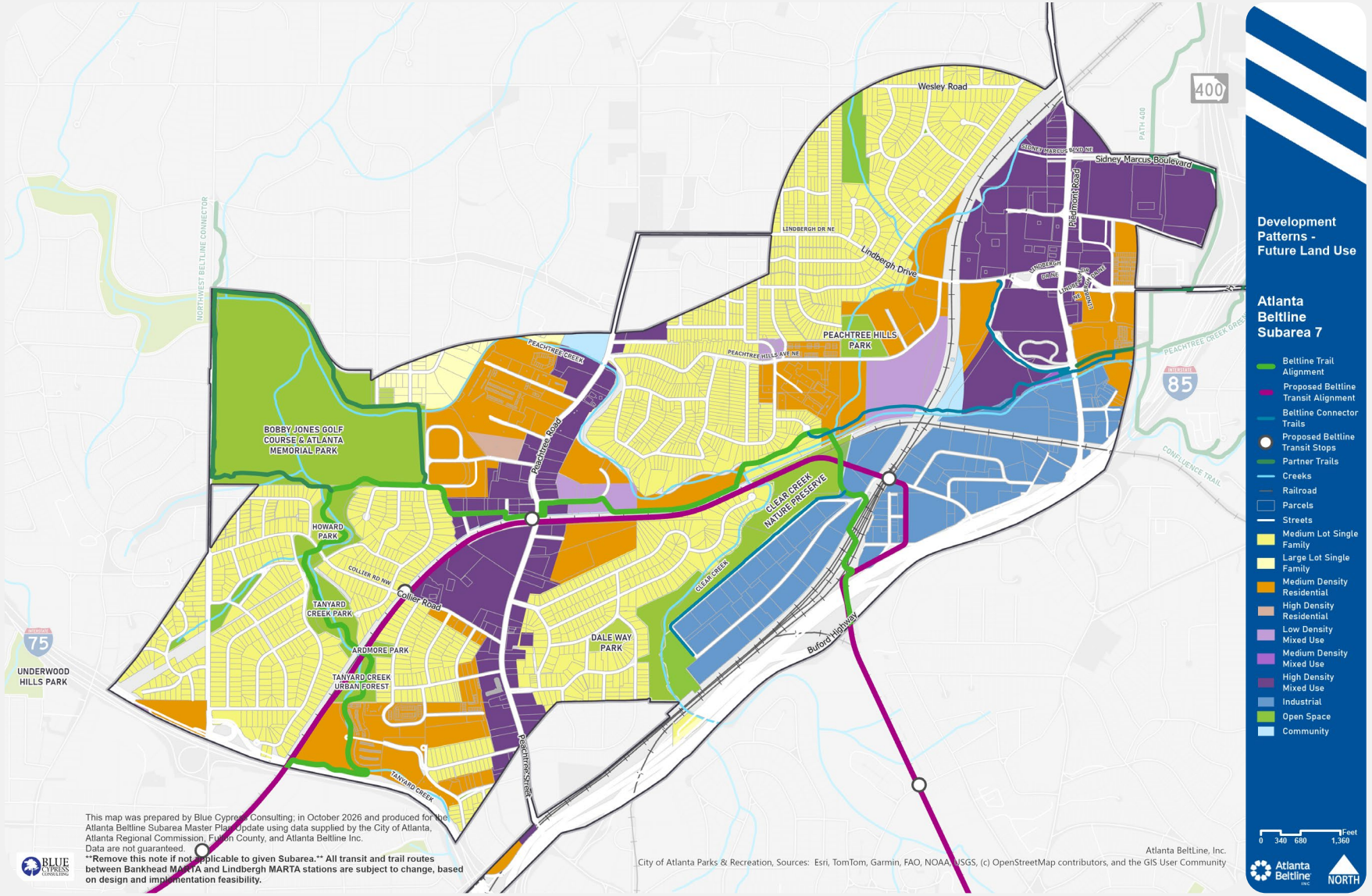


Open Space
(zoned as SF Residential)



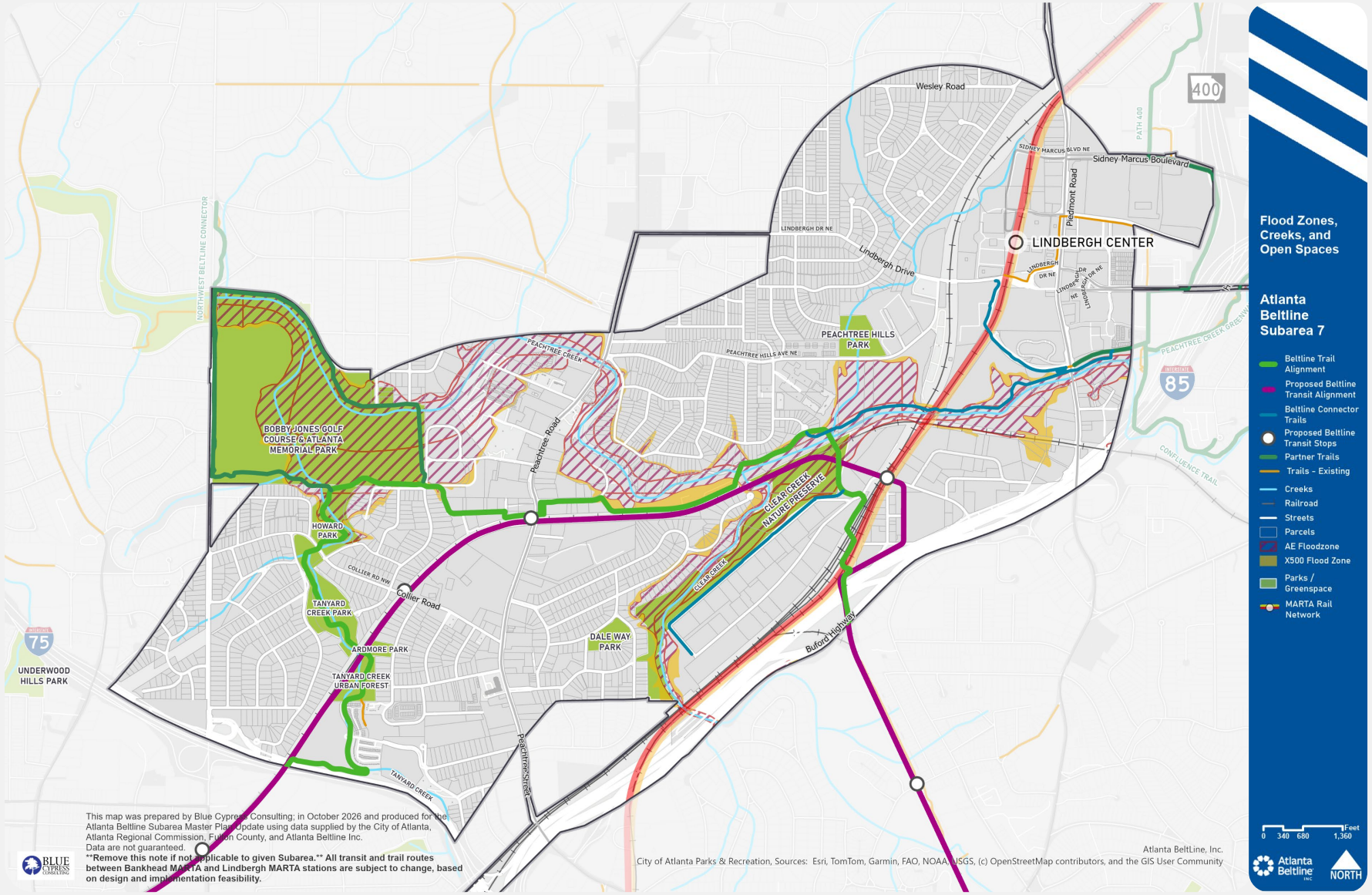
Special Public Interest (SPI)
Lindbergh/Uptown Atlanta

Future Development Patterns



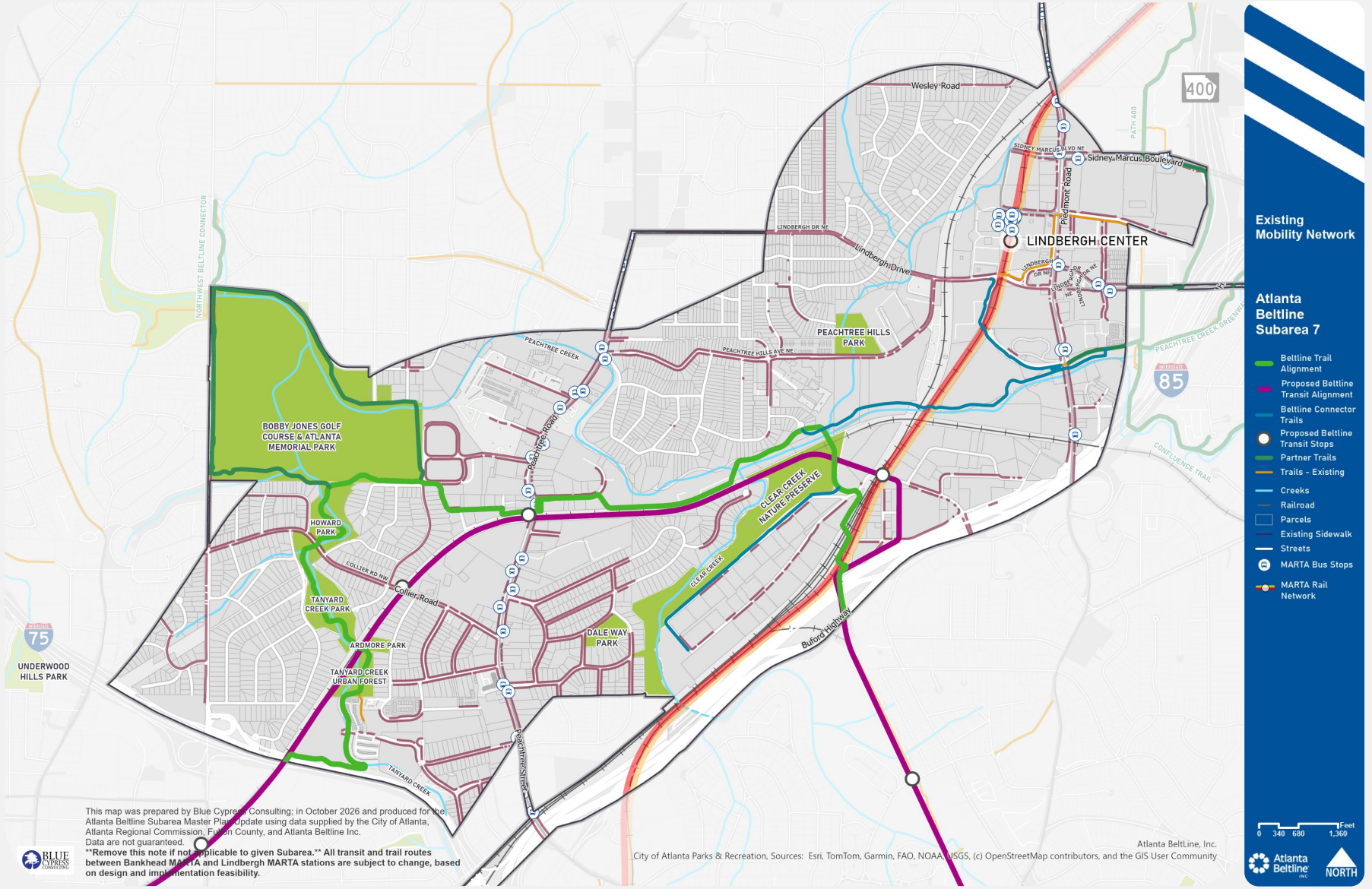
- Based on Atlanta's Comprehensive Development Plan – Plan A
- Preserves single family residential character
- Concentrates higher intensity developments along Peachtree Rd corridor & Piedmont Rd corridor/Lindbergh area
- Reinforces success of light industrial /commercial businesses (Armour-Ottley)
- Leverages unbuildable areas in flood zones for open space

Natural Features & Open Space



- Open space areas: Bobby Jones Golf Course, Atlanta Memorial Park, Tanyard Creek corridor
- Flood zone constraints along Peachtree Creek impact buildable areas
- Large preserve between Armour-Ottley district and adjacent neighborhoods

Mobility Network (Existing/Under Construction)



4 Major Arterials:
Piedmont Road **Peachtree Road**
Northside Drive **Lindbergh Drive**

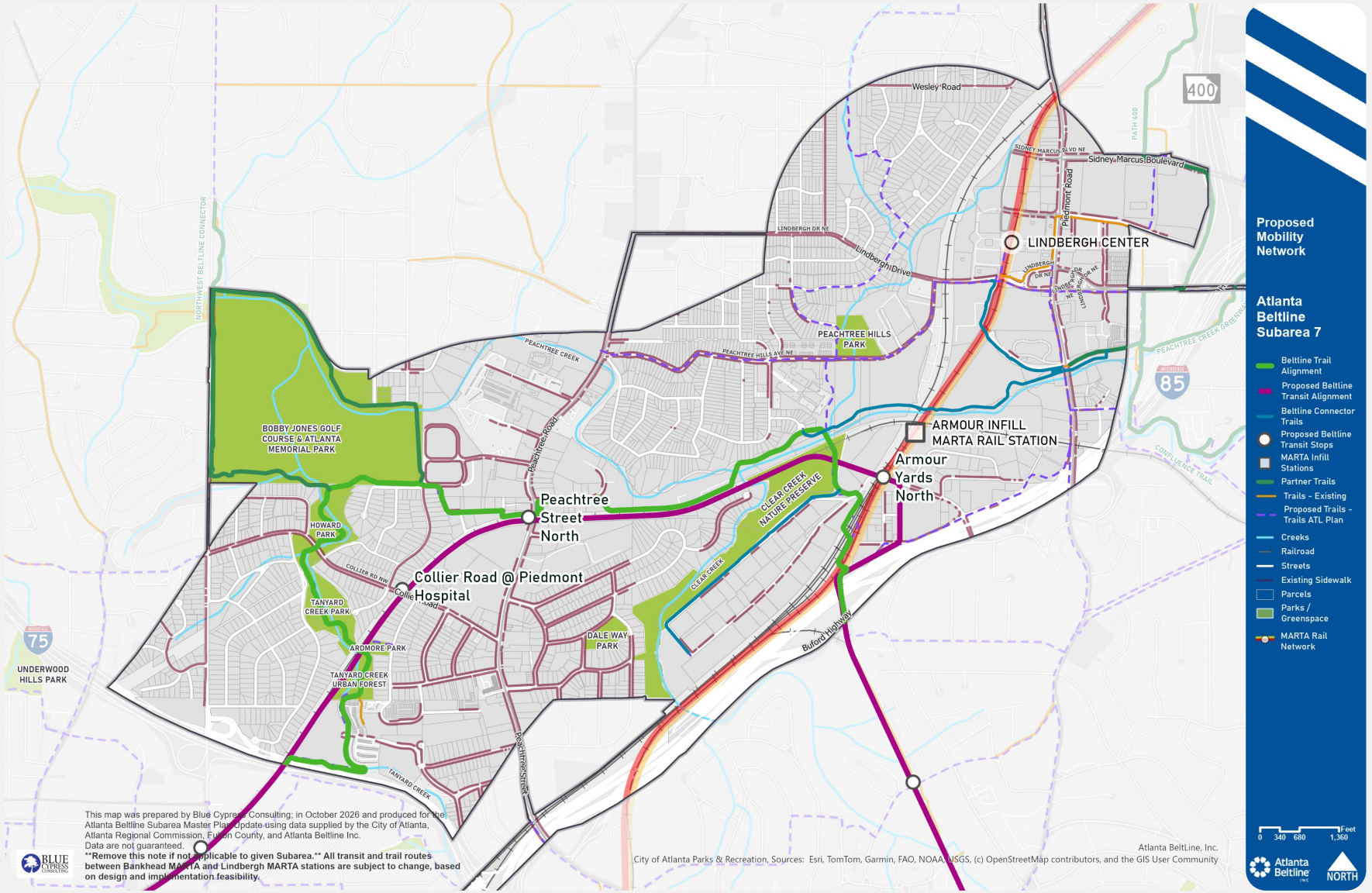
Barriers Limit **East-West** Travel

Sidewalk **Gaps**

Piedmont Road & Peachtree Road Carry **over 40K Vehicles Per Day**

Neighborhoods are **Cul-De-Sac Heavy**
Many **Dead-End Streets**

Future Proposed Mobility



Subarea 7 connects 3 Major Regional Trails:

Atlanta Beltline
Peachtree Creek Greenway
PATH 400

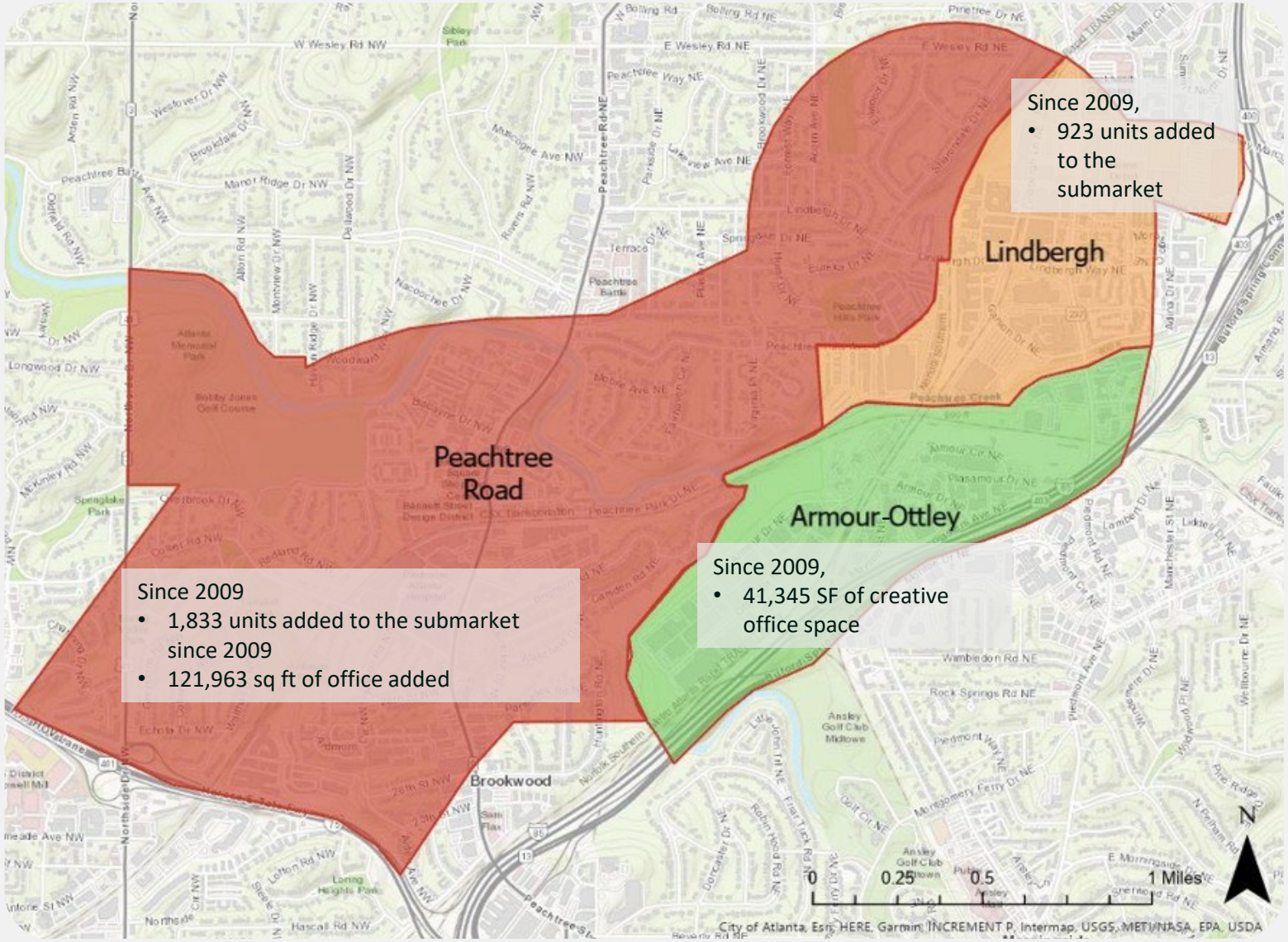
Trails will Form the backbone of walking/biking network throughout Subarea 7

Major Transit Projects:
Beltline Transit
Clifton Corridor Bus Rapid Transit
Armour Yards Infill Station

Future Beltline Transit will fill in the current east/west transit gaps in SA7

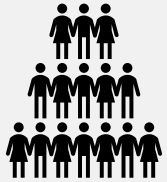
On-Street Biking Options are Limited

Market Study Summary

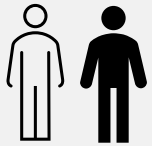


Submarket Demographics

2026	Peachtree Road	Lindbergh / Armour-Ottley	City of Atlanta
Population	14,900	6,000	539,667
Households	8,200	3,600	255,765
Average HH Size	1.79	1.60	1.98
% of Family Households	33.4%	21.7%	40%
Median Age	35.3 years	30.2 years	34.5 years
Median Income	$118,700	$90,900	$96,950
% of Residents with College Degrees	84.1%	81.7%	62.1%



Dramatic growth in Lindbergh/Armour-Ottley.



Notable loss (-60%) of Hispanic/Latino population in Lindbergh/Armour-Ottley.



Concentration of residents employed in Professional, Scientific, and Technical Services: Peachtree (29%) Lindbergh/Armour-Ottley (19%).



Lindbergh/Armour-Ottley: 1 in 4 employees work in transportation and warehousing.
Peachtree Road: 1 in 2 jobs are in health care.

Residential Market Study Summary



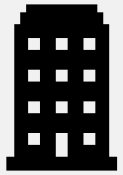
Housing Tenure: Subarea 7 is almost 65% renter occupied.

- Lindbergh/Armour-Ottley is 90% renter households.
- Peachtree increased from 41% to 47% owner occupancy since 2010.



Affordable Housing: Affordable units are under construction.

- There is not a lot of affordable housing in area, but there is less housing cost burden in Subarea 7 than in the City.



Multifamily: Subarea 7 has comparable rents to the City, but smaller units.

Lindbergh/Armour-Ottley targets a younger audience than Peachtree.

Commercial Market Study Summary

Retail: Rental rates are much higher in Subarea 7 than in the city, by more than $10 higher per square foot.

Office: The Subarea 7 office market is stabilizing.

Office Q2 2026	Peachtree Rd	Armour-Ottley	Lindbergh	City of Atlanta
Inventory (SF)	1,581,592	1,168,181	1,897,599	103,914,520
Vacancy Rate	11.2%	13.9%	37.1%	22.0%
Avg. Asking Rents, NNN	$36.35	$37.94	$35.00	$38.76
Y/Y % Change Asking Rents	2.5%	8.5%	n/a	2.1%

Market Study Summary

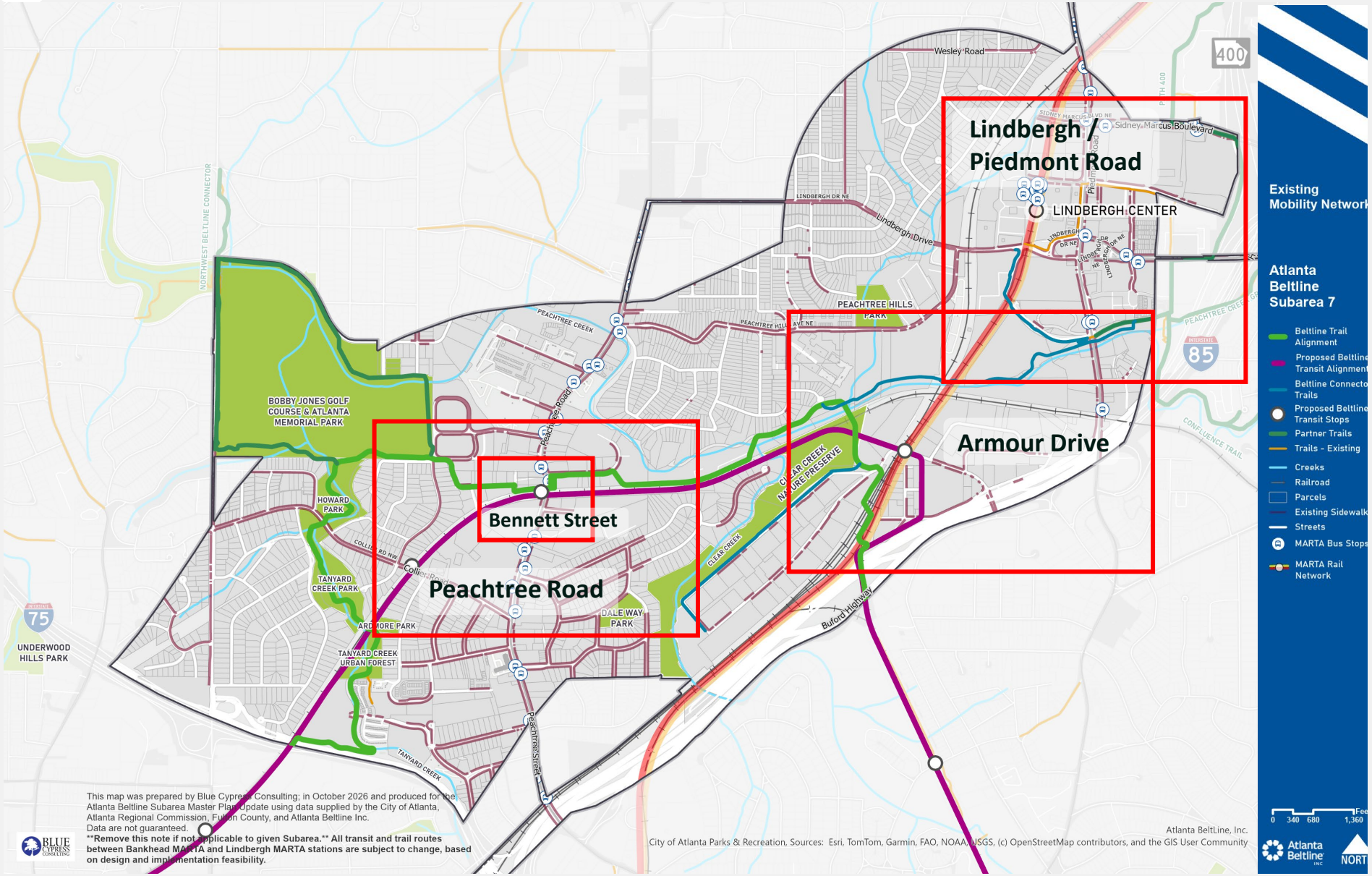
Challenges

- Despite age of commercial buildings, retail rents are generally higher than in Atlanta.
- Residential displacement has already occurred, more investigation into whether this is also true of legacy commercial businesses.

Opportunities

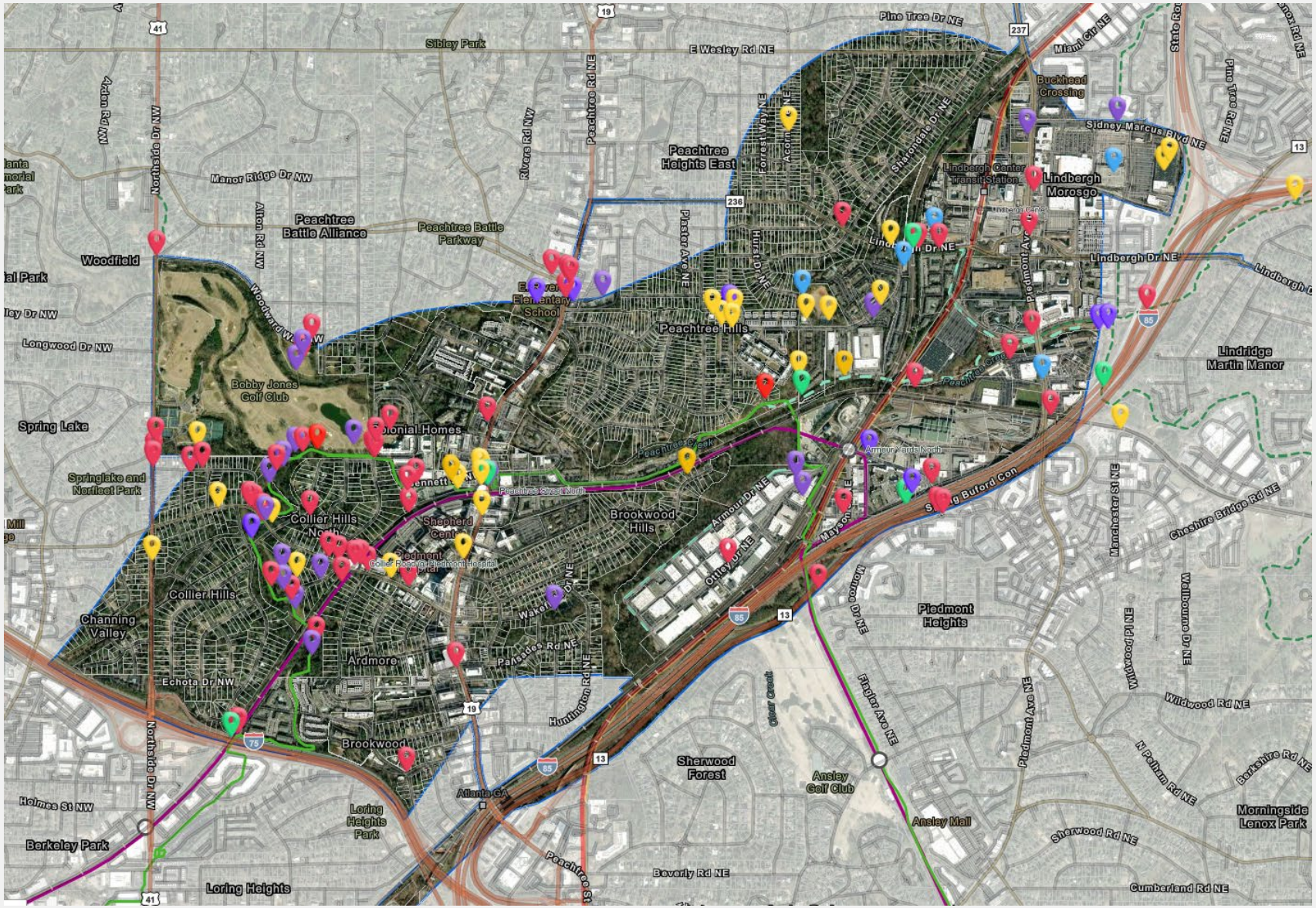
- Strong demographics to attract investment.
- Lower cost burden rates than citywide.
- Office markets are stabilizing.
- Key development opportunities in Lindbergh and Armour-Ottley.

Focus Areas



- Three (3) focus areas with development opportunities, which preserve single-family neighborhoods
- Represent areas where development pressure is occurring or anticipated
- Considers TAD boundary, future transit nodes, and flood zone impacts

Stakeholder & Community Input



Subarea 7 Community Engagement

Community Engagement Approach











Engagement To Date

180+
People

8
Meetings and Pop Ups

45
Completed Visioning Surveys

172
Unique Virtual Comments

Next Steps

“Arcade” Activities

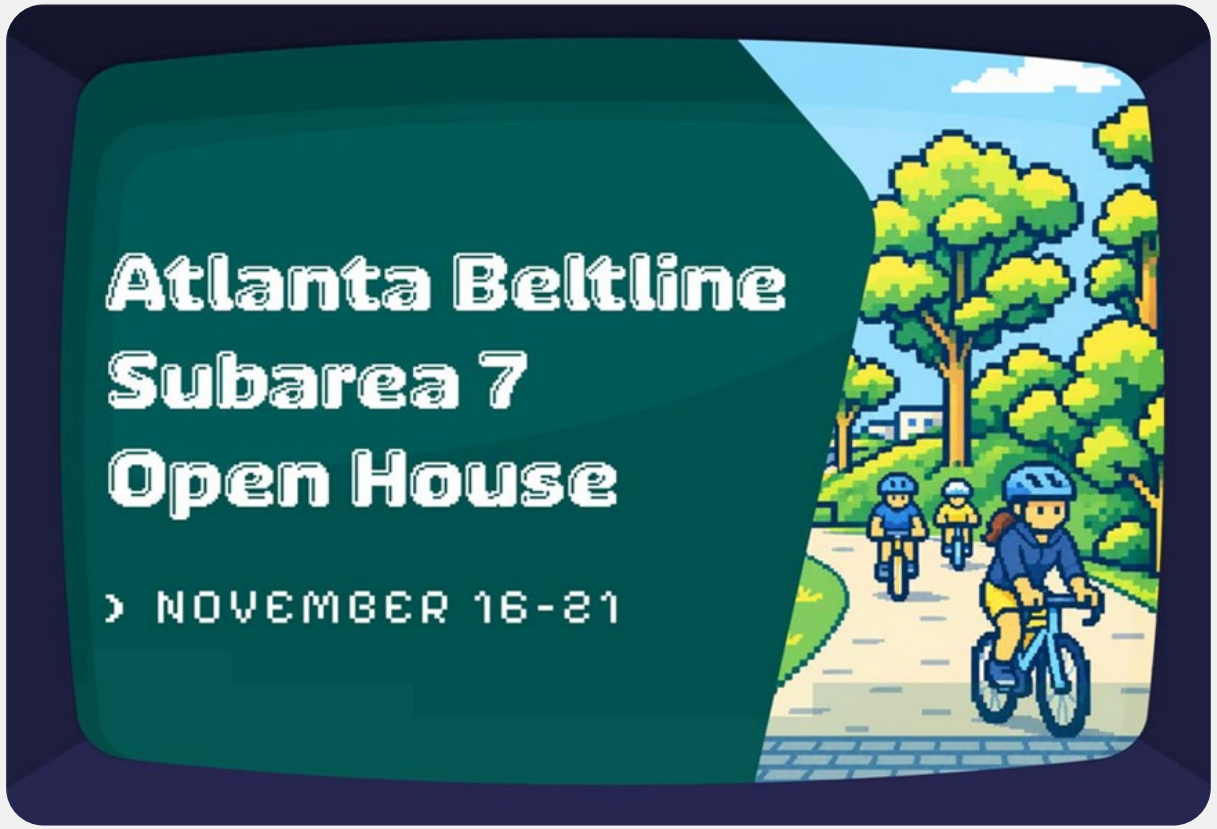






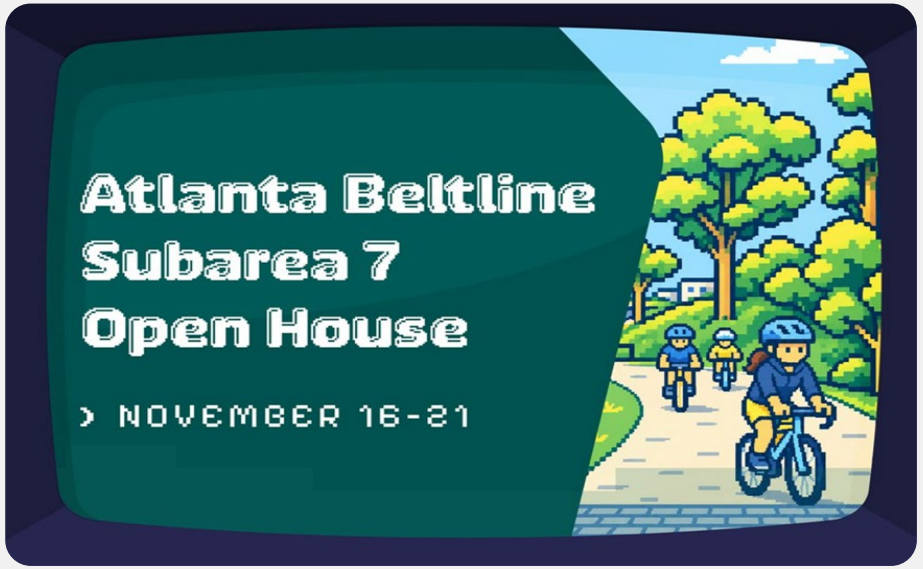


- Guiding Principles
- Redevelopment Focus Areas (Housing and Economic Development)
- Mobility
- Transportation
- Parks and Open Space
- Arts and Culture



Next Steps

1. Participate in Open House activities
2. Encourage neighbors to attend Open House drop-in hours
3. Review draft recommendations in the winter/spring



Open House Schedule					
Mon 11/16	Tues 11/17	Wed 11/18	Thurs 11/19	Fri 11/20	Sat 11/21
6:30-8pm	8am-12pm & 6pm – 8pm @ E Rivers Elem.	11am-3pm	3-7pm	8am-12pm	9am-1pm

Thank you!

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Sam Kanach, AICP
Senior Community Engagement Manager
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Share Your Feedback With Us!