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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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Westside Study Group: Maddox Park Connector and Chappell Road Redevelopment

Westside Study Group

March 30, 2026





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Hybrid 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.



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WELCOME > MADDOX PARK SPUR TRAIL > Q&A > 425 CHAPPELL > 350 CHAPPELL > PROCTOR CREEK > Q&A > MEETING WRAP UP



Tonight's Agenda

- Welcome
- Maddox Park Spur Trail
- Q&A
- 425 Chappell Road
- 350 Chappell Road
- Proctor Creek Restoration
- Q&A
- Meeting Wrap Up

Docked Bike Share Business Plan



ATLDOT is reviewing the feasibility of launching a new docked bikeshare system. The feasibility study that will be completed in June 2026 includes:

- Assessment of current and past shared micromobility efforts
- Review of best practices from peer cities
- Exploration of different services, governance, and funding models, focusing on the financial feasibility of a publicly-funded system

Take the survey about the future of bikeshare in Atlanta! →



← Provide feedback about potential dock locations on this map!



Our Vision

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

22
MILES
of pedestrian-
friendly rail transit

1,100
ACRES
of environmental
cleanup

33
MILES
of multi-use
urban trails

1,300
ACRES
of new
greenspace

\$10B
in economic
development

50K
PERMANENT
JOBS

5,600
UNITS
of affordable
workforce housing

48K
CONSTRUCTION
JOBS



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Maddox Park Spur Trail





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Study Area



Project Goal:

- Connect the proposed 425 Chappell Road development to the following:
 - Westside Trail – Segment 4
 - Maddox Park
 - Potential future Bankhead MARTA station connection

Current Phase:

- Concept and Alignment Study

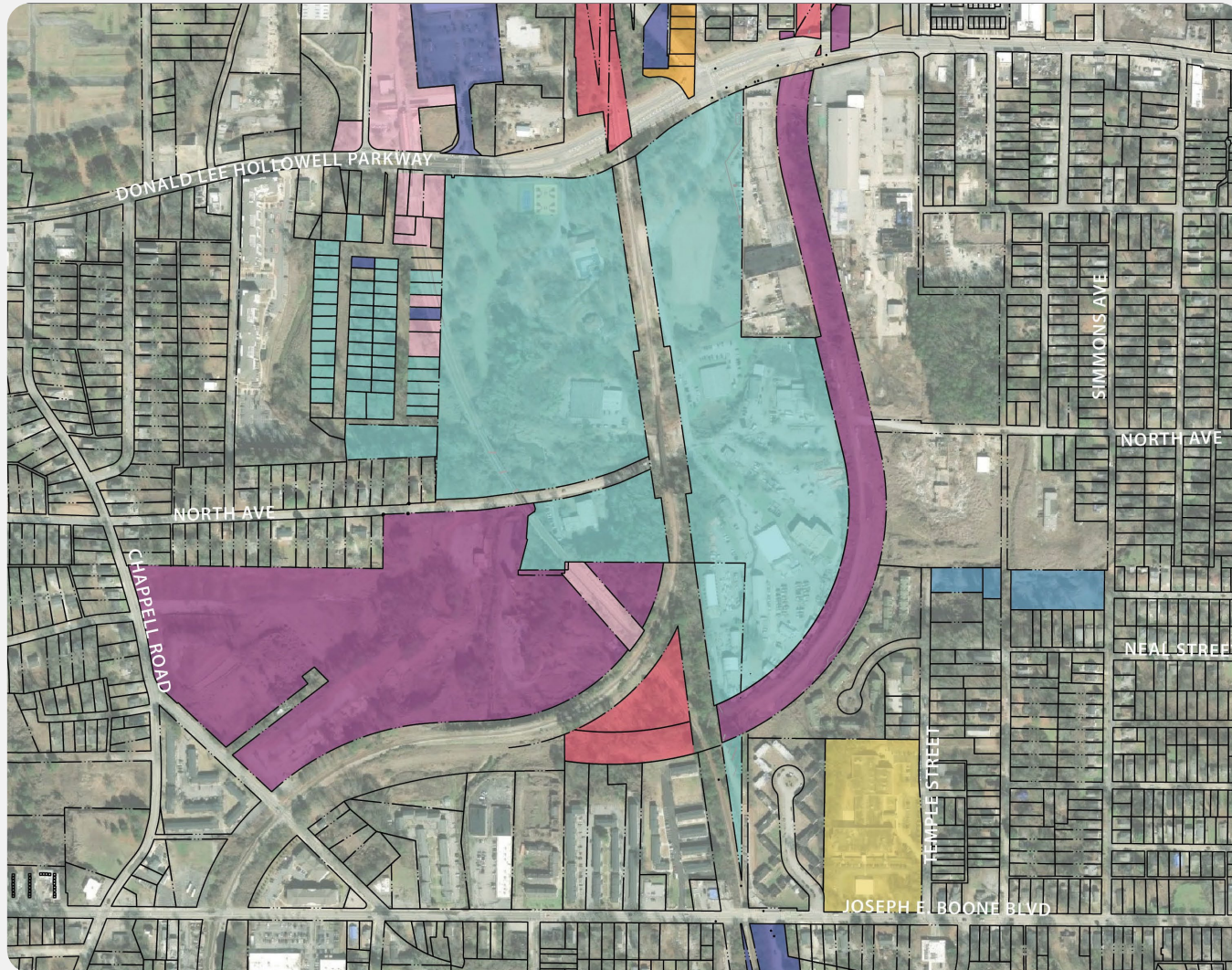
Alignment Study Team:









- Perez Planning + Design
- Heath & Lineback Engineers
- Hasbun Construction



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Land Ownership

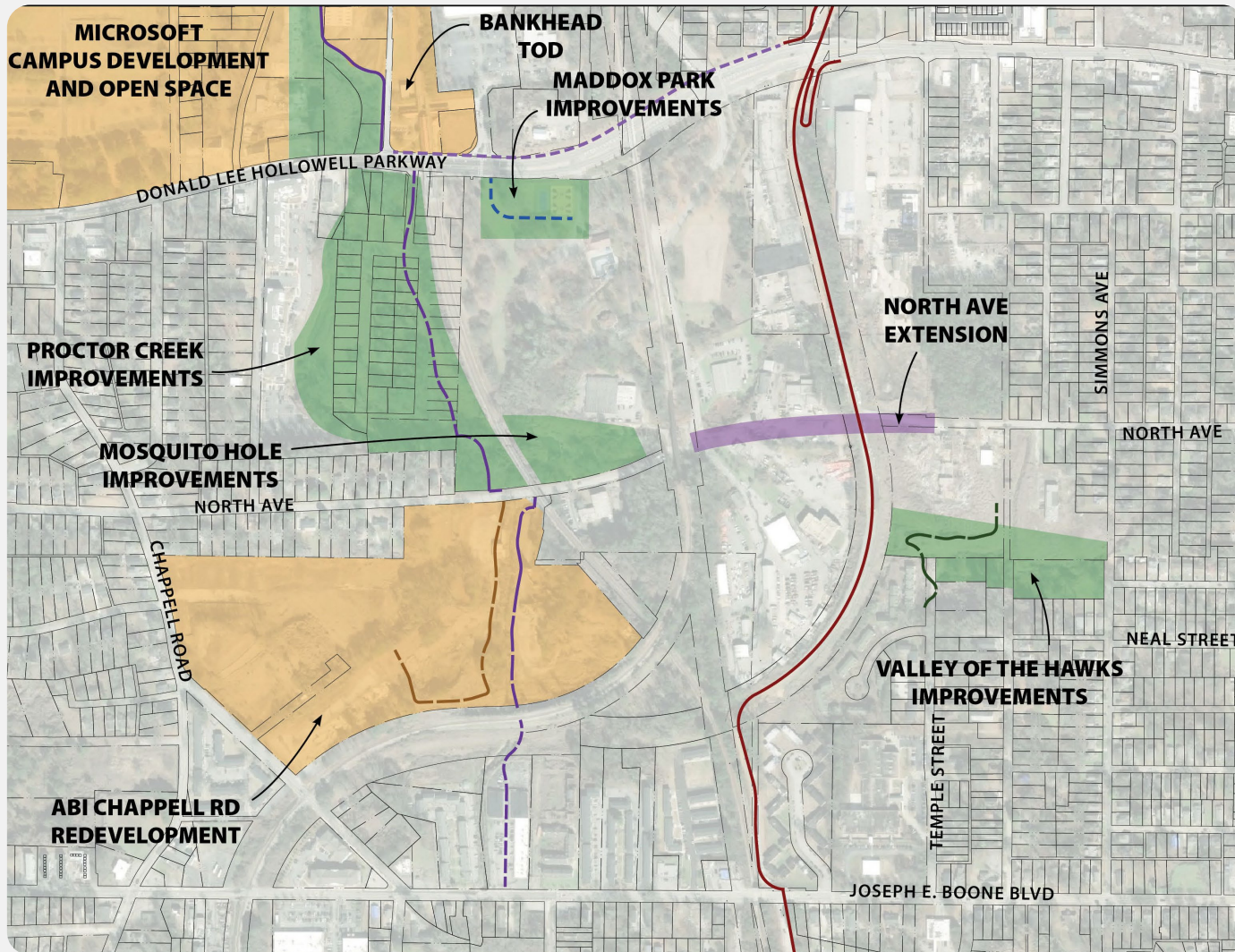


-  City of Atlanta
-  Atlanta Beltline, Inc.
-  Fulton County
-  MARTA
-  Railroad
-  Atlanta Schools
-  Dept. of Transportation
-  Conservation Fund



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Planned Projects

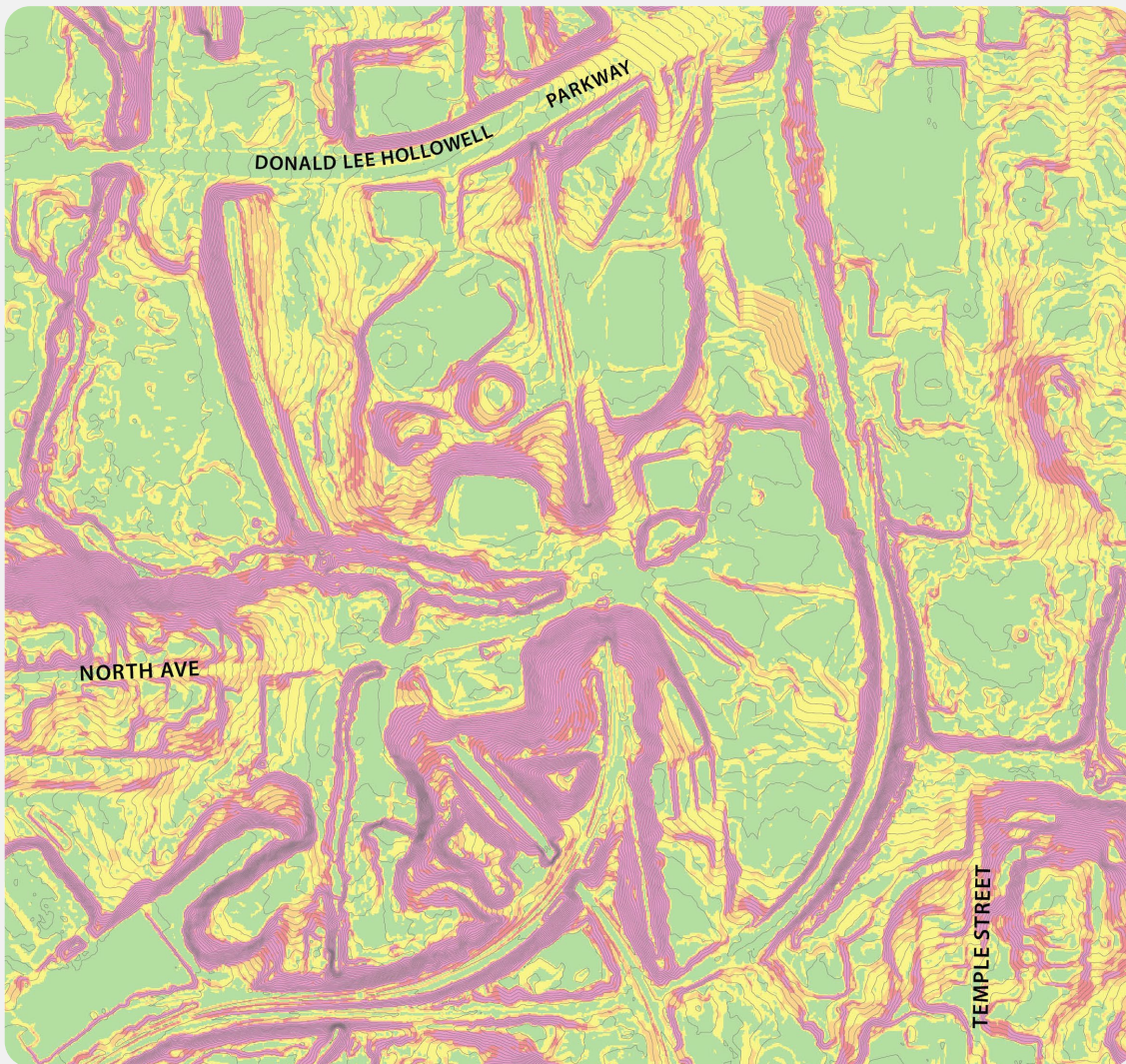


- Open Space Projects
- Redevelopment Projects
- Beltline Trail (Existing)
- Proctor Creek Trail (Existing)
- Proctor Creek Trail (Proposed)
- GDOT Improvements
- Valley of the Hawks Trail (Proposed)
- Redevelopment Trail (Proposed)
- Maddox Park Trail (Proposed)
- Study Routes



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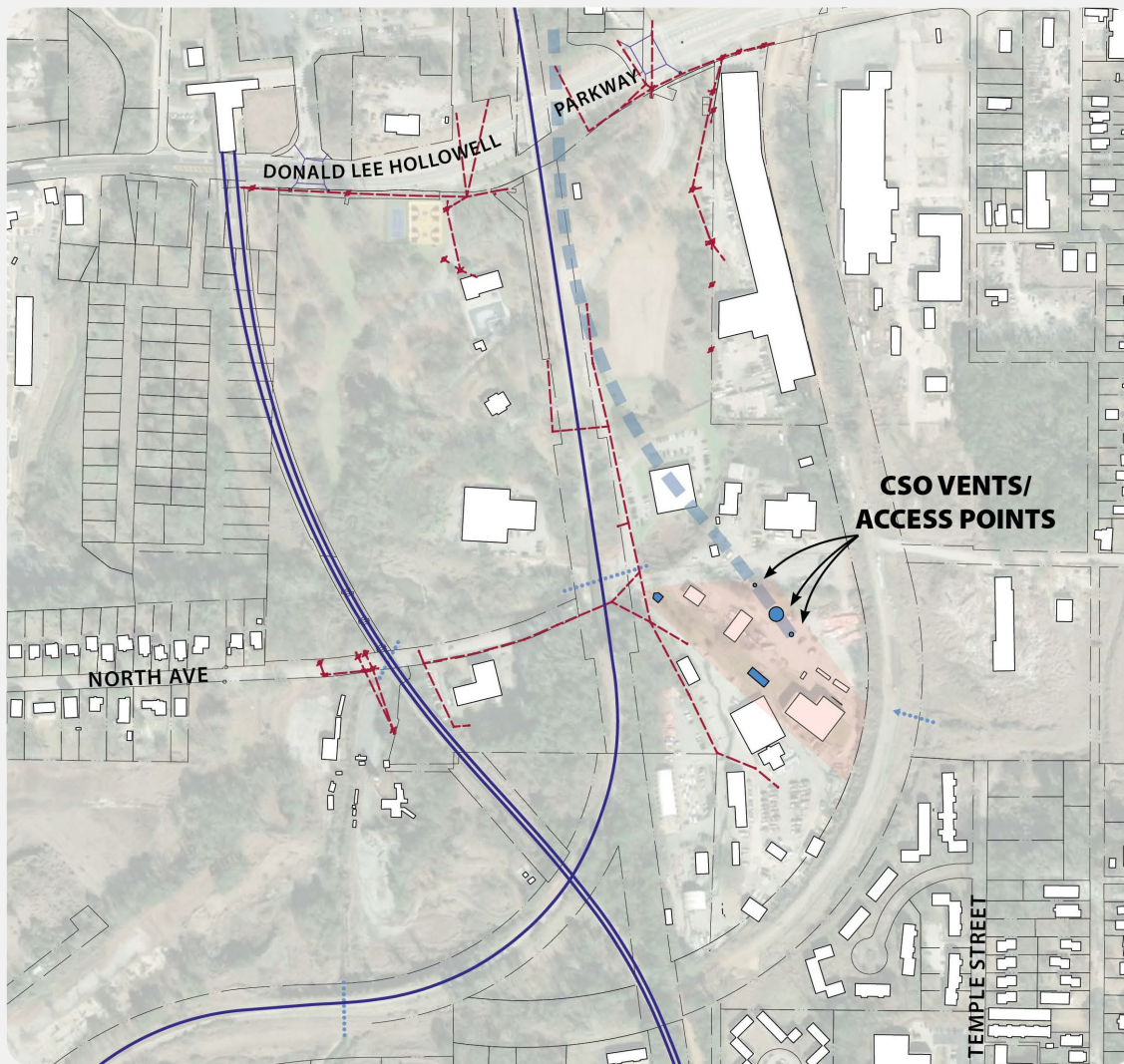
Topography and Slope Analysis





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Utility and Infrastructure



Overhead Utility Lines

Railways

Underground CSO Line

CSO Buffer Zones

Probable Culvert Locations

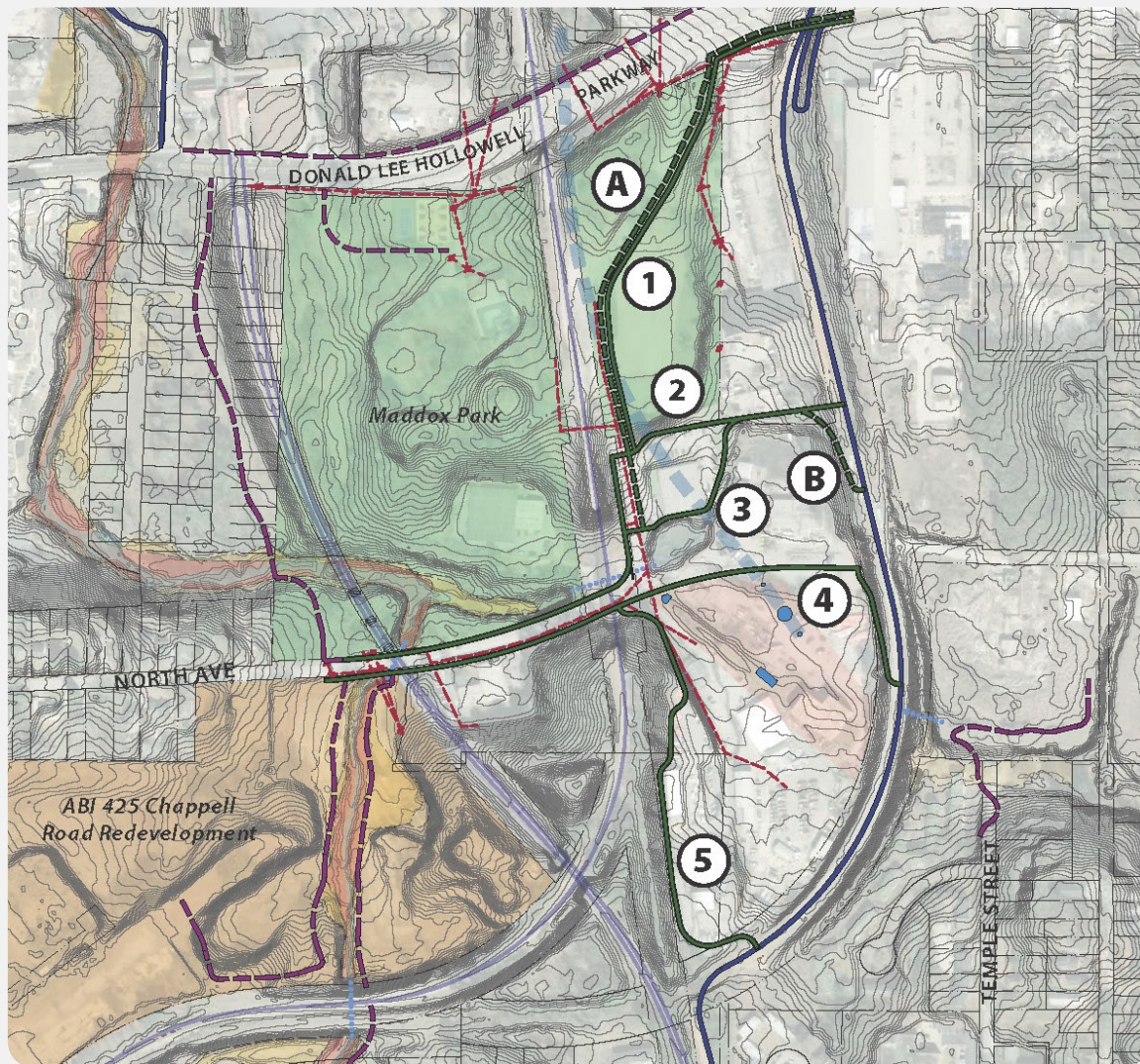
Existing Buildings

CSO Features



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Alternatives Overview



Primary Corridors

1. North through Maddox Park to Donald Lee Howell Parkway
2. Northeast around north side of office building
3. Northeast around southside of office building
4. East via North Avenue extension
5. South along Railbed

Alternate Corridors

- A. Extension via Maddox Park to Donald Lee Hollowell Parkway
- B. Ramp options to Beltline



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Alignment 2



Approx. length: 1,840'

Opportunities

- Could be coordinated with future developments
- Gentle slopes along rail berm
- Doesn't impact high-use maintenance areas

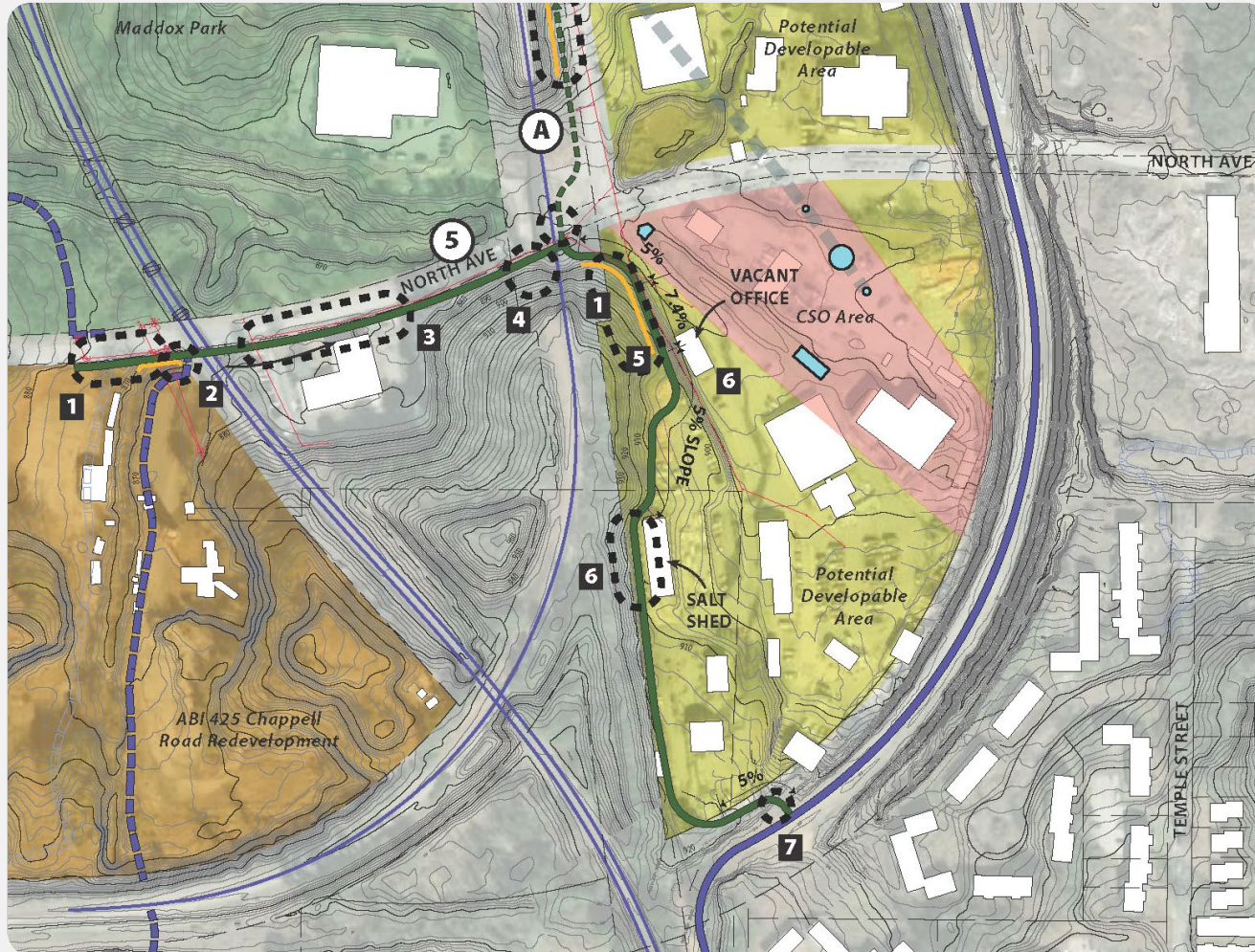
Challenges

1. Utilities along north side of North Avenue would likely require relocation
2. Drop-offs to "Mosquito Hole" stream and detention pond may require stream buffer variance from GAEPD
3. Steep slope along street
4. Trail requires crossing North Avenue extension, creating pedestrian/vehicle conflict
5. Impacts on fencing/gatehouse along street
6. Requires private property access
7. Ramp B along rail berm, may require stabilization



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Alignment 5



Approx. length: 2,100'

Opportunities

- Only impacts city-owned property
- Could be coordinated with future developments

Challenges

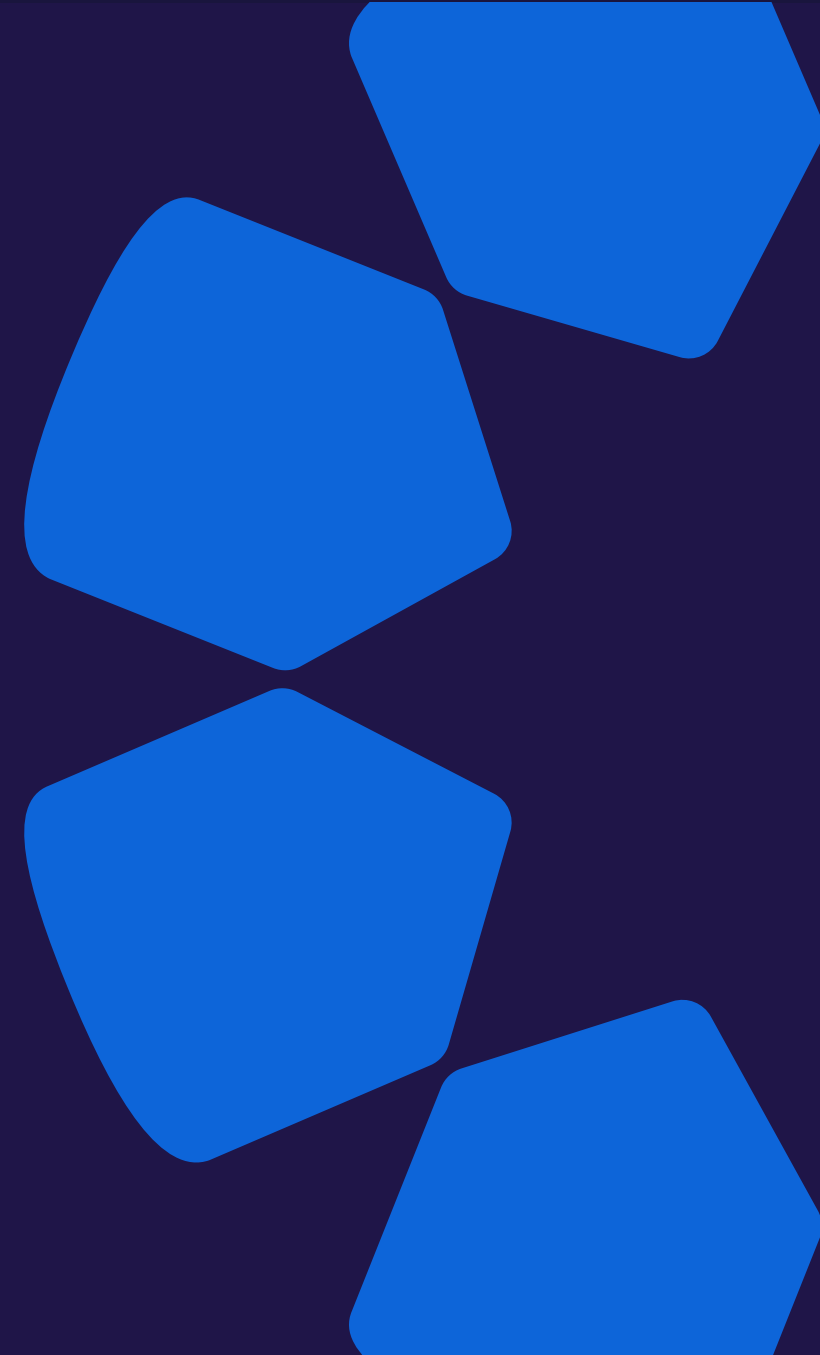
1. Utilities along south side of North Avenue would likely require relocation
2. Culvert/drop-off at west end of trail may require stream buffer variance from GAEPD
3. Fence and loading dock at P&R building limit available trail space to roadway
4. Trestle is constrained, may require coordinating with CSX
5. Requires ramp along hillside behind vacant building
6. Encroachments on existing sheds and structures - requires removal or relocation of structures
7. Culvert needed at Beltline trail connection



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Next Steps





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Next Steps

Select Preferred
Alignment
(Spring 2026)

Final Concept
Due
(Spring 2026)

Procure Design
Professional
(Spring/
Summer 2026)

Start Design
Drawings
(Summer/ Fall
2026)



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Hybrid Meeting Question & Answer

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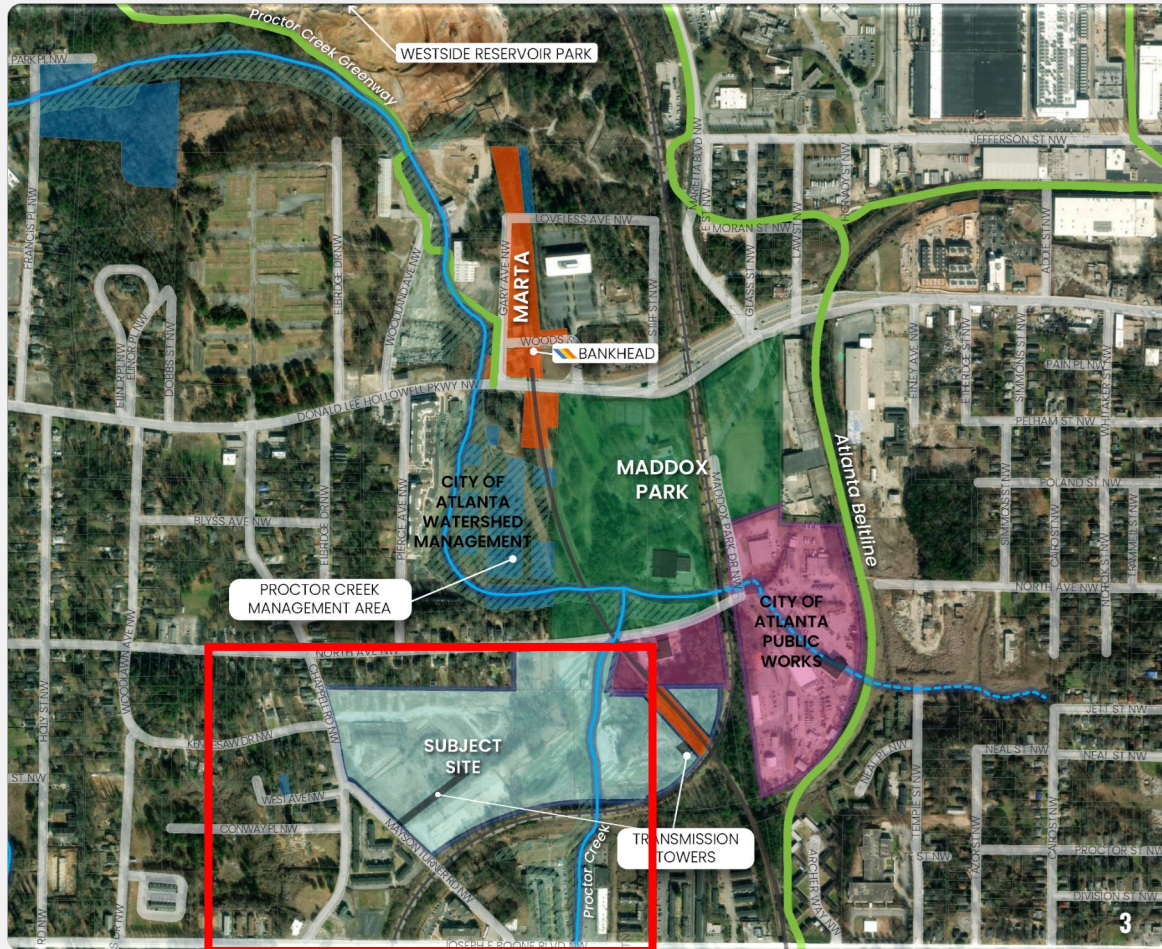
425 Chappell Road Redevelopment





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425 Chappell Road



- 31-acre site in Bankhead/Historic Westin Heights
 - Adjacent to 30-acres of City-owned property
 - South of Maddox Park
 - Adjacent to Westside Trail - Segment 4
- Section of Proctor Creek runs through site
- Entitlement completed – PD-MU
- Plans for site include:
 - Single-family & multifamily housing
 - Neighborhood-level commercial space



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STUDY AREA COMBINED FINAL VISION

COMBINED FINAL VISION LAND USE SUMMARY

3,292
HOUSING UNITS

65
UNITS
PER ACRE

3,144 UNITS
OR MIXED USE
MULTIFAMILY



68 UNITS
SMALL MULTI-
FAMILY/FLATS

123,250
SQARE FEET
COMMERCIAL

40 UNITS
TOWNHOUSE
OVER FLAT



32 UNITS
TOWNHOUSES



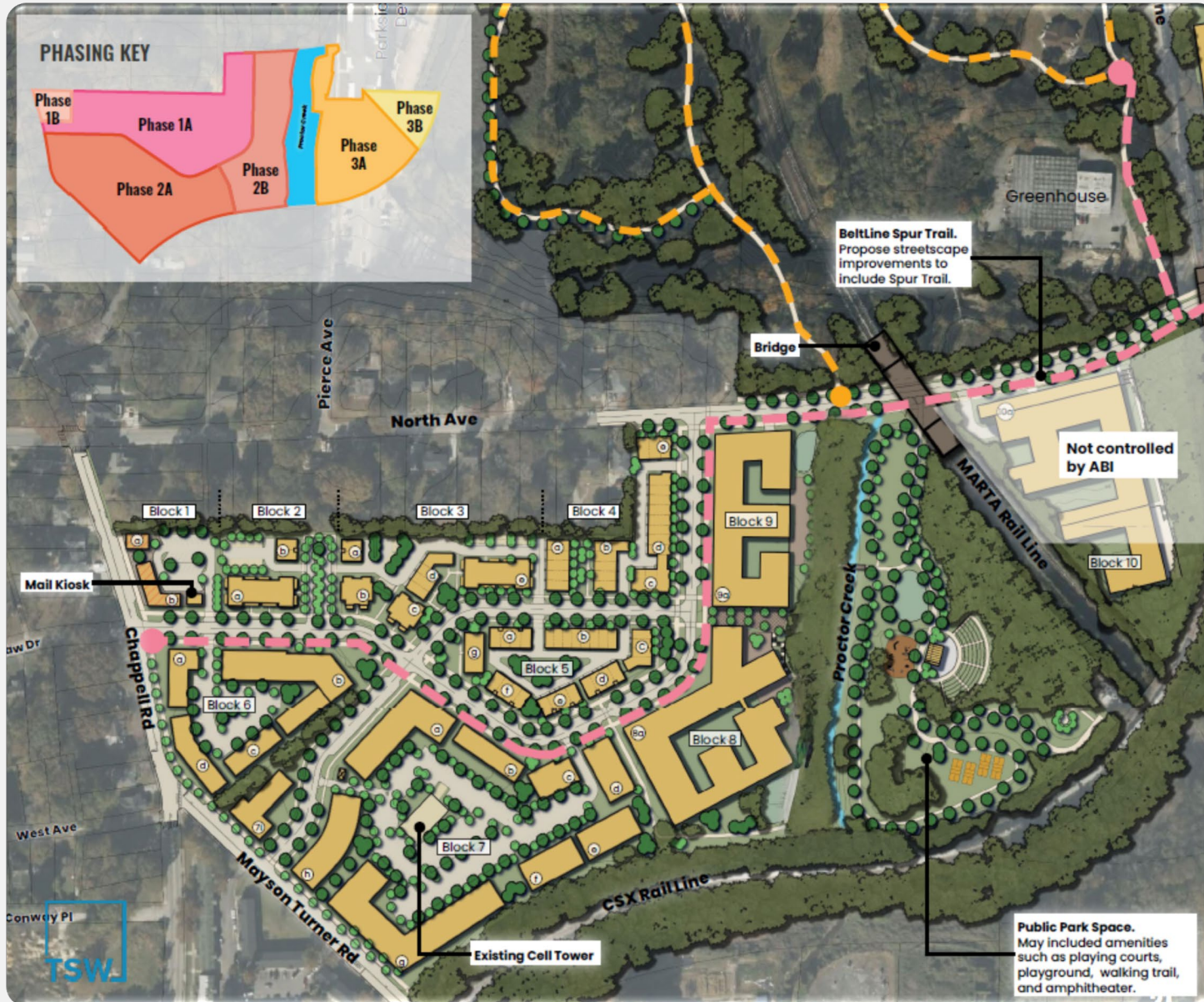
8 UNITS
LIVE/WORK

8 ACRES
PARKS/PLAZAS





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Beltline Property Only

- Total housing units: 1,031
 - 883 Multifamily
 - 148 Single family
- Commercial space: 4,850
- Park space: 7 Acres

Phases of Development:

- Phase 1A: SF & Low-density MF
- Phase 1B: Commercial
- Phase 2A: Low density MF
- Phase 2B: High density MF
- Phase 3A: Green Space/Townhomes
- Phase 3B: High density MF



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RFP for Phase I: Blocks 1-5



- At least 140 homeownership opportunities
 - Diversity of units and housing types (1,2,3 bedrooms)
 - All low- to medium-density (townhomes, small scale multifamily, live work)
 - 120% AMI and below,
 - > 30% at 100% AMI
 - > 20% at 80% AMI
 - Permanent affordability
- ~5,000 sf commercial
- Road access from Chappell Rd. + North Ave.
- Site must activate area through interactions with Beltline spur trail, North Ave., and Chappell Rd.
- Pedestrian friendly in site layout and design



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Proctor Creek Restoration





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Proctor Creek Stream Restoration



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

- Currently working with consultant to develop plans and specs for the work
- This cooperative project has been funded in part by the United States Environmental Protection Agency



- Grant activities include:
 - Removal of impervious surfaces
 - Removal of invasive species
 - Revegetation of stream buffer
 - Removal of trash



Next Steps

425 Chappell – Development of Site

- Beltline currently in negotiations with developer finalist for Phase I of development of site
 - Community engagement to continue with selected development partner
- Beltline working on plans for RFP for Phase II, all multifamily

Proctor Creek Stream Restoration Project

- Consultant developing plans and specs for work to be completed
- Once complete, we will issue an RFQ for contractor to complete the work
- In contracting with Chattahoochee Riverkeeper for water testing and community engagement



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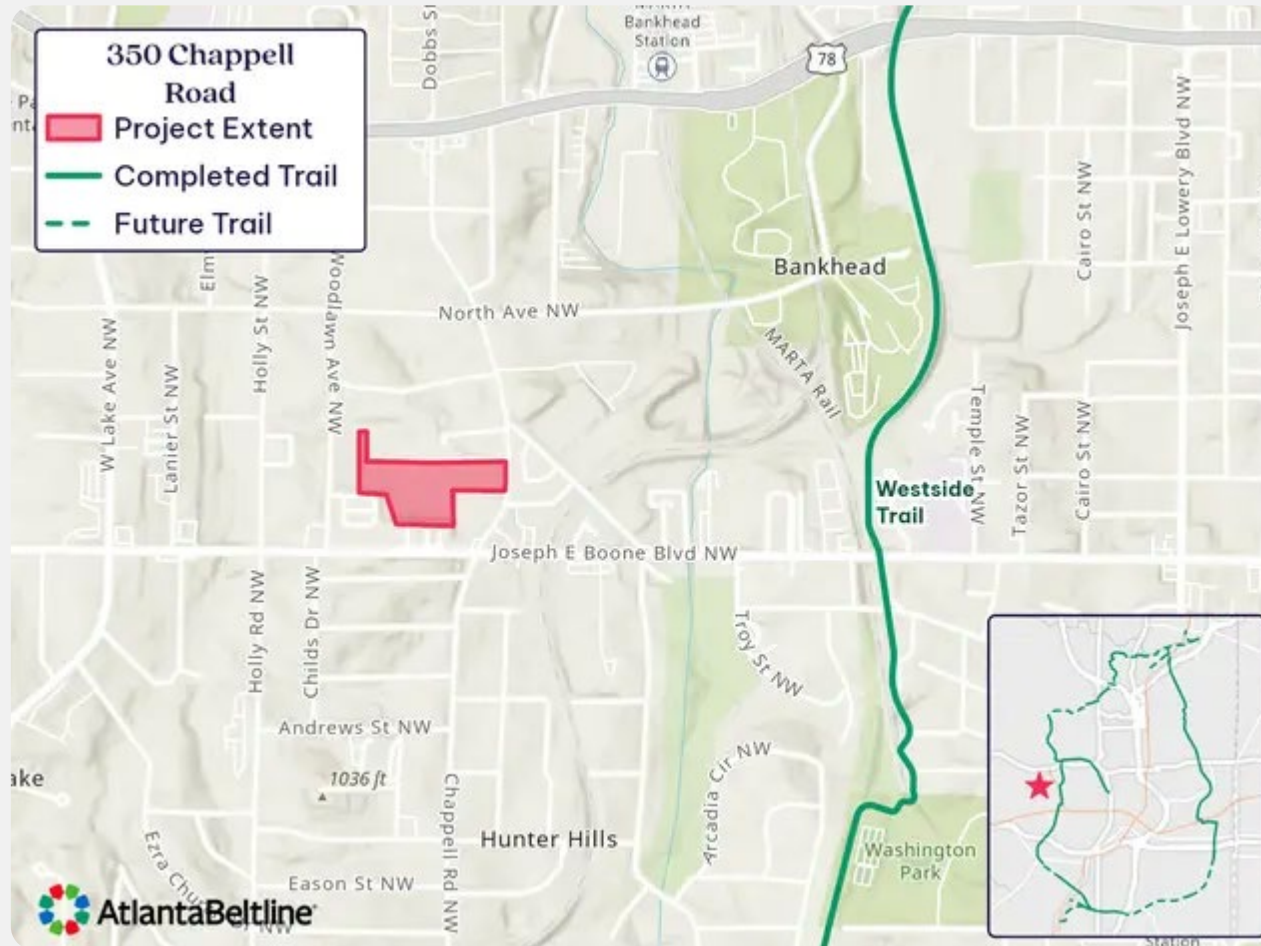
350 Chappell Road





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Project Overview



- +/- 6.36-acre site on Chappell Road
- Easy access to transportation
 - 0.1 miles from MARTA bus stop
 - < 1 miles from Bankhead MARTA Station
- Purchased by the Atlanta Beltline in partnership with the City of Refuge in 2023
- Collaborative project between Beltline, TBG Residential, and City of Refuge
- This project is funded by:
 - Beltline TAD increment fund
 - Low-Income Housing Tax Credits from the GA Dept of Community Affairs
 - Atlanta Housing's Co-Investment Fund



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Affordable Housing



- 218-unit apartment community that will serve families
- Amenities include fitness room, computer room, pavilion and BBQ facilities, and equipped playground
- Will serve residents at 30%, 60%, 70%, and 80% of the Area Median Income.
- 54 Units will be covered by PBVs from DCA
- Unit Mix:
 - 1 bedroom/1 bath: 67 units
 - 2 bedroom/2 bath: 90 units
 - 3 bedroom/2 bath: 61 units



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Project Update Status



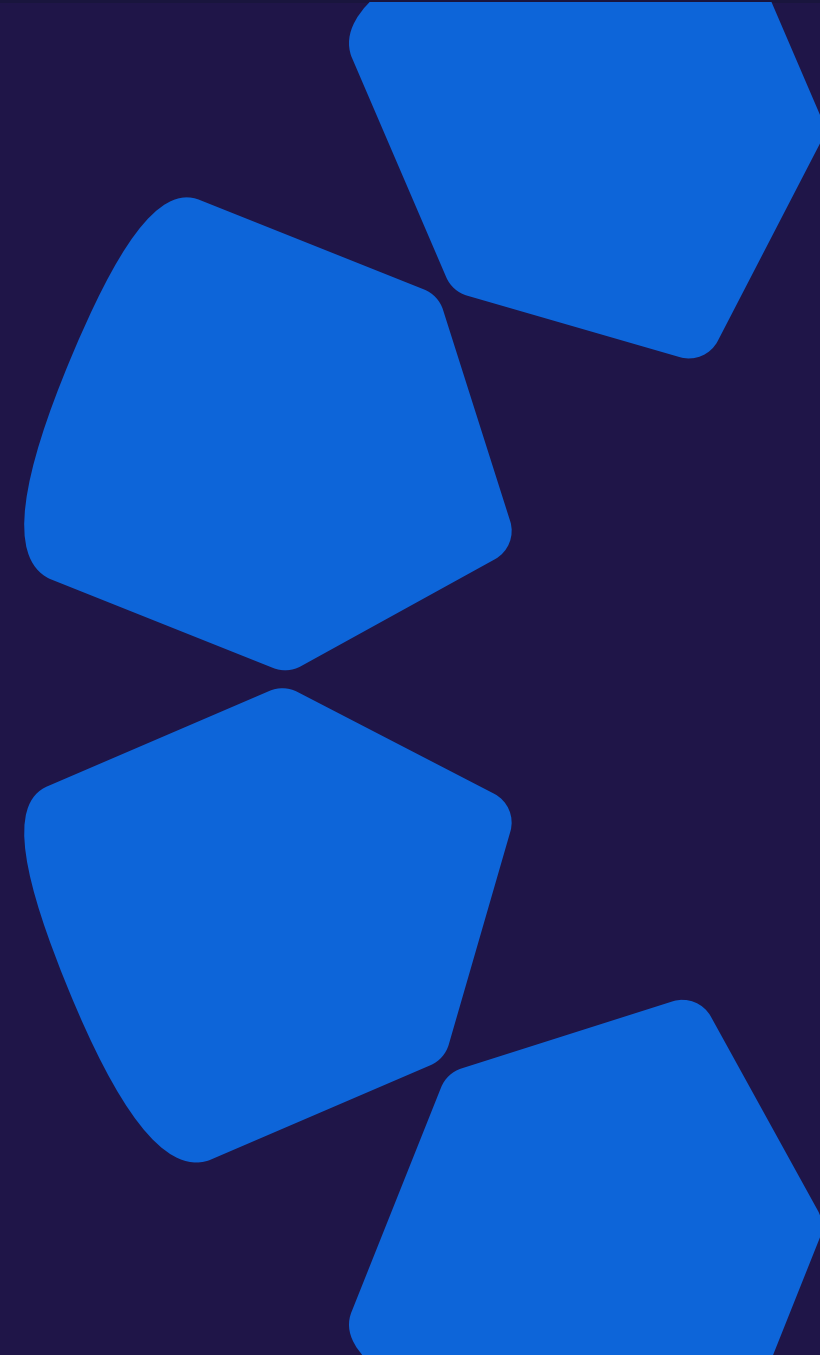
- Project has been rezoned to RG-3
- Submitted land disturbance planning permits with the City of Atlanta
- Financial closing is anticipated in Summer 2026
- Next steps include:
 - Permit approval
 - Financial closing
 - On-site grading



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City of Refuge Transformation Center





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Transformation Center “1343”

- City of Refuge project now open
- Received funding from the Beltline TAD Increment Fund
- Project details
 - 37,000 sq ft building, three story
 - 25 units of affordable housing geared toward legacy residents
 - 13 units are for renters earning 30 percent of AMI or less
 - 7,640 sq ft of commercial and amenity space including fresh market, mental health clinic, bank and entrepreneurship incubation
- Nearby attractions
 - City of Refuge Westside campus
 - Bankhead MARTA station
 - Future 425 and 350 Chappell Road projects
 - Maddox Park



Photo courtesy of City of Refuge website



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Stay Engaged



Stay tuned for upcoming Citywide Conversations, Quarterly Briefings and Study Groups



Visit the Chappell Road Project page



Reach out to engage@atlbeltline.org with pop-up opportunities



Contact project leads for specific questions



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Let Us Know
Your Thoughts!



Maddox Park Connector Trail

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Chappell Road Redevelopment

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