



Atlanta
Beltline

Atlanta Beltline, Inc. CEO Report

Atlanta Beltline Board of Directors

Wednesday, August 12, 2026





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



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Monica Pearson One-on-One Interview

ANF | INDEPENDENT
FIRST FOR ATLANTA

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Atlanta, GA 86°

Monica Pearson goes One on One with Ann Nesby, Clyde Higgs, and Simone Green



ANN NESBY, CLYDE HIGGS, & SIMONE GREEN

Monica
PEARSON
one on one

Grammy-Award winning gospel singer Ann Nesby talks about singing the blues and landing her dream role. Plus, meet the man at the helm of the Atlanta Beltline as he shares his vision for the future. And Simone Green sings a new anthem for black women.

- President and CEO Clyde Higgs interviewed with Monica Pearson to discuss his 10 years with the organization, the Beltline's 20th anniversary and the future of the trail corridor.
- Pearson is a journalist and news anchor best known for being the first female and first African-American to anchor the evening news at WSB-TV in Atlanta.
- Watch the interview on [YouTube](#).

Overlook at Garson Groundbreaking

- On August 4th, a groundbreaking ceremony was held to mark the start of construction on the Beltline-owned land at Garson Drive.
- The development will deliver 130 permanently affordable apartments for families earning between 50% and 80% of AMI.
- It also includes 10,000 square feet of affordable commercial space.
- The project is in partnership with Pennrose and Radiant Development Partners.



Beltline Mortgage Assistance Program



- On July 22nd, the Beltline announced a new down payment assistance program in partnership with Invest Atlanta.
- The program will provide up to \$30K in assistance to eligible long-term residents and public sector employees.
- Homeowners may purchase homes within the Beltline Tax Allocation District (TAD) on the west and south sides of the city.
- This initiative is funded through the Beltline's affordable housing budget.



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WELCOME > HOUSING > TRAILS & TRANSIT > ECONOMIC DEVELOPMENT > COMMUNITY ENGAGEMENT > Q&A



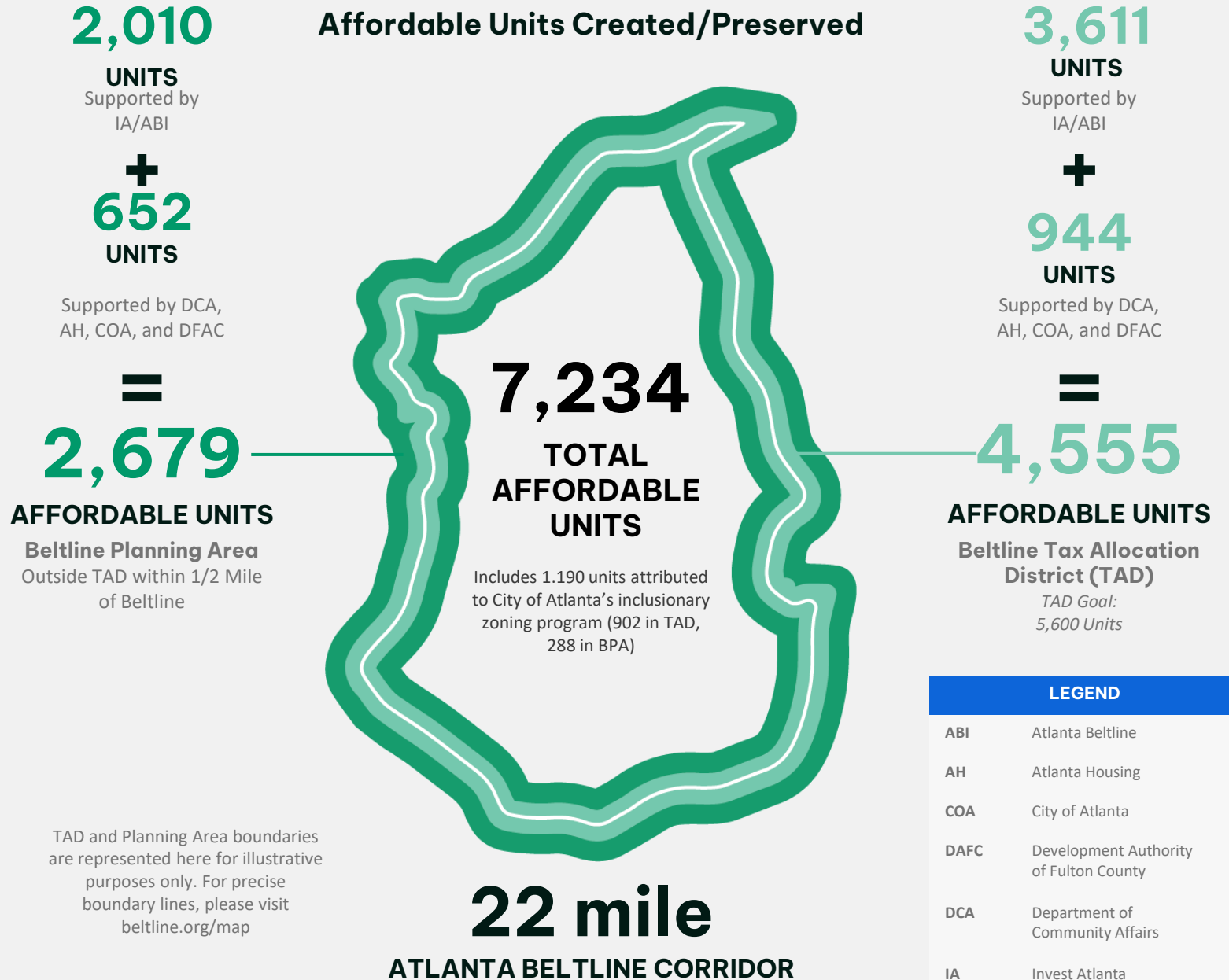
Beltline Hosts First-Ever Housing Fair

- On August 8th, over 300 attendees joined Beltline's free housing resource event at Monday Night Garage on the Southwest Trail.
- As part of the Beltline's goal to expand affordability in Atlanta, residents gained access to a variety of housing financing options and programs.
- Representatives included Atlanta Land Trust, Invest Atlanta, Westside Future Fund, and other organizations providing housing opportunities.



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Affordable Housing





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Completing the Loop



- 85% of the mainline trail (the 22-mile loop) is either complete or under construction.
- 16.7 miles of continuous trail have been delivered, along with 10.3 miles of connector trails.
- Design is now complete for the Northern Arc, with real estate acquisition in the final stages.



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Under Construction



- **Northwest Trail – Segment 1:**
Anticipated by fall 2028
- **Northwest Trail – Segment 4A:**
Anticipated by summer 2027
- **Northwest Trail – Segment 3B:**
Anticipated by fall 2028
- **Enota Park:**
Anticipated by fall 2026
- **Bike Park at Shirley C. Franklin Park:**
Anticipated by winter 2026

Northwest Trail – Segment 3B Groundbreaking



- On September 10th, a groundbreaking ceremony will be held at Atlanta Technical Center at 11:00 AM.
- The one-mile section will extend from Northside Dr. to Tanyard Creek Park.
- It will create a safe crossing over Northside Dr. via pedestrian bridge.
- This segment will connect to the completed 2.9-mile Northside Trail, running through Tanyard Creek Park.

ATL Spoke Phase II

- ATL Spoke, Atlanta's first autonomous public transit service pilot project, will launch Phase II of the project on August 19th.
- The route will extend north to the Atlanta University Center, just in time for the new school year.
- The program is in partnership with Beep, the Georgia Transportation Efficiency Authority (GTEA), City of Atlanta, and MARTA.



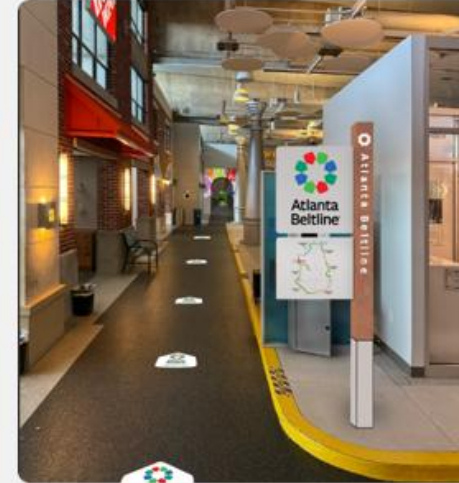
Economic Development



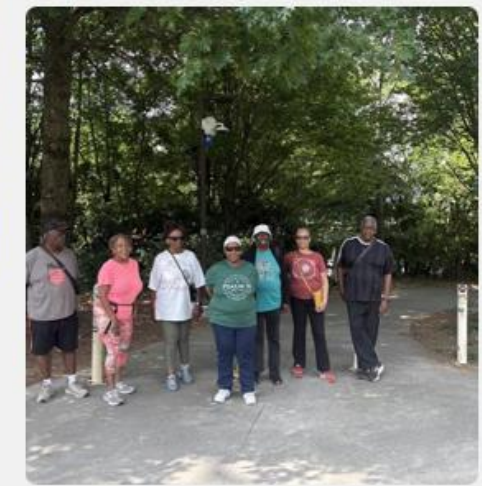
- This summer, the Beltline launched the first four of the smart corridor digital kiosks around the trail.
- The wayfinding screens will provide information such as maps, arts installations, events and things to do.
- The kiosks are part of the Beltline's Smart Corridor strategy to bring more digital accessibility to the Beltline.

Community Engagement

- In June, the Atlanta City Council adopted the updated Subarea 8 Master Plan, which provides the city with:
 - Land-use, zoning, transportation and mobility recommendations
 - Policy recommendations around commercial business affordability and housing strategies
- Subarea 7, the final subarea master plan update, has now been awarded.
- Atlanta Beltline Academy recently collaborated with Junior Achievement.
- On September 17th, the Beltline's Third Quarterly Briefing of 2026 will be held virtually.



Atlanta Beltline Academy Collaboration with Junior Achievement



Helene S Mills Beltline Walk with Older Adults



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Questions?

