



CELEBRATING 20 YEARS OF  
GENERATIONAL IMPACT

# Dreaming. Doing. Delivering.



2005 - 2025

# 20 Years. 22 Miles of Possibility.

How can a project truly impact a city and its residents in a way that strengthens communities and positively impacts residents for generations to come? It's a long game, for sure.

As we look back on some of the key milestones that have brought us to where we are today, we acknowledge the work that lies ahead and reaffirm our commitment to the vision of creating a more connected city for all. The potential is limitless. The investment is priceless.

**CAPTION** Summer activity on the Southwest Trail. Photo Credit: Erin Sintos



## 1999-2004

*A dream is laid out with the graduate thesis of Georgia Institute of Technology student Ryan Gravel, leading to a grassroots community movement to support the Beltline vision.*

## 2005

The Atlanta City Council, Fulton County Board of Commissioners, and the Atlanta Public Schools Board of Education approve the Atlanta Beltline Redevelopment Plan and the Atlanta Beltline Tax Allocation District (TAD).

The Atlanta Beltline Partnership is created.

## 2006

Atlanta Beltline, Inc. (ABI) is formed and the Five-Year Work Plan is adopted.

## 2007

MARTA approves the 22-mile loop as the Locally Preferred Alternative.

Master planning and community engagement begin.

Atlanta Beltline purchases the 4.5-mile Northeast Corridor, the first piece of right-of-way secured.

## 2008

West End Trail Phase I opens, built by PATH Foundation, and enhanced by Trees Atlanta's Atlanta Beltline Arboretum.

Gordon White Park is renovated.

First Beltline TAD Bonds issued.

## 2012

Master plans for all 10 subareas are adopted by City Council.

Eastside Trail opens – the first section built within the old railroad corridor.

## 2009

Beltline adopts the Equitable Development Plan.

## 2013

City of Atlanta awarded \$18 million TIGER V grant for the Westside Trail.

Beltline adopts the 2030 Strategic Implementation Plan.

APD Path Force begins Beltline patrol.



## 2010

Northside Trail opens, built by the PATH Foundation.

Beltline hosts public art exhibition and first Lantern Parade.

West End Trail Phase II opens, built by the PATH Foundation.

## 2011

Renovated D.H. Stanton Park reopens.

Historic Fourth Ward Park and Skatepark open.

Boulevard Crossing Park Phase I opens.

## 2014

Edgewood Avenue bridge replacement is completed, reopening with bike lanes, ramp, and stair connections to the Eastside Trail.

## 2015

Design Review Committee holds its first meeting.

Stanton Oaks families in Peoplestown return to renovated affordable units.

## 2016

Atlanta voters approve TSPLOST and MARTA referenda for transit and right-of-way funding.

*cont.*



## 2017

Westside Trail opens.

Beltline acquires 13 acres for the future Northeast Trail.

Eastside Trail southern extension to Reynoldstown opens.

Affordable housing production reaches 2,500 units.



## 2018

City purchases the 4.5-mile Southside Corridor, totaling 63 acres and representing the largest remaining single land purchase.

City acquires the 1.8-mile "Kudzu Line," bringing Beltline to nearly 80% corridor control.

Affordable Housing Working Group Final Report is issued.

## 2020

Construction begins on the first Southside Trail segment.

First Business Façade Improvement projects are completed.

Beltline purchases Avon Avenue SW and Garson Drive NE properties.

Legacy Resident Retention Program (LRRP) launches.

15-mile fiber network is installed.

## 2019

Beltline publishes its first equity vision statement.

MARTA Board adopts refined MORE MARTA transit project list and implementation schedule.

Final Eastside Trail segment opens.

Private investment near corridor reaches \$6 billion.

## 2021

City approves the Special Service District, unlocking \$350 million in local and philanthropic funding for trail completion, affordable housing, and economic development.

Westside Connector opens, built by PATH Foundation.

First paved Northeast Trail segment is completed.

Beltline purchases 31 acres at Chappell Road.

Bill Kennedy Way interim improvements are completed.

First Southside Trail segment opens.

First Phase of Westside Park (now Shirley Clarke Franklin Park) opens.

City of Atlanta awarded a \$16.46 million RAISE grant from the USDOT for the Southside Trail.

58 residents receive LRRP support.





## 2022

Beltline Marketplace launches.

Northwest Trail feasibility study identifies preferred route for final quadrant of the loop.

Westside Trail – Segment 3 opens.

Construction begins on Northeast Trail – Segment 2 Phase II.

Affordable housing progress reaches 56%, totaling 3,148 units.

## 2024

Beltline completes its brand refresh.

Trail construction underway in all four Beltline quadrants following the groundbreaking of Northwest Trail – Segments 1 and 5.

Beltline awards \$525,000 in grants to Beltline business districts.

Northeast Trail – Segment 1 opens.

Affordable housing progress reaches 73%, totaling 4,126 units.



## 2023

Southside Trail – Segments 4 and 5 and Westside Trail – Segment 4 break ground.

The City of Atlanta is awarded a \$25 million RAISE grant from USDOT for Northeast Trail and connections.

Northeast Trail – Segment 2 opens.

Beltline purchases 13.7 acres at University Avenue and 6.3 acres on Chappell Road.

Beltline Business Solutions Office launches.

221 LRRP participants supported.

## 2025

Enota Park construction begins.

Westside Trail – Segment 4 opens.

Northwest Trail – Segments 5 and 3A open.

The first Beltline Career Fair welcomes 600 attendees.

Beltline launches \$2 million Local Developer Incentive Fund to spark commercial affordability.

Beltline completes 3.2-acre land acquisition at Bennett Street.





20 YEARS OF GENERATIONAL IMPACT

# Dreaming, Doing, Delivering

Twenty years ago, Atlanta made a choice. Not just to build infrastructure, but to rebuild how we connect as a city. To right the wrongs of railroads and highways that once divided us. To transform abandoned tracks into a pathway forward that honors every neighborhood, welcomes every Atlantian and visitor, and expands opportunity for all.

The Atlanta Beltline has never been just a trail. It is a testament to what happens when Atlantans dream together. It is 22 miles of possibility, linking our past to our future and powered by people who refused to accept the limits of what a city could be.



## **DREAMING.**

In 2005, the vision was audacious: Connect 45 neighborhoods, create greenspaces where concrete once ruled, build affordable housing alongside economic opportunity, and help expand a transit network that could serve generations to come. Some doubted it. Atlanta said, “Watch us.”

## **DOING.**

Two decades of intentional work are bringing that vision to life. Miles of trails now hum with activity—commuters and artists, families and entrepreneurs, neighbors discovering neighbors. Public art adorns our shared spaces. Parks restore and energize communities. Affordable housing programs protect longtime residents. Economic development sparks jobs and investment. Every piece is woven with purpose, grounded in equity.

## **DELIVERING.**

Numbers tell one story: Miles built, homes preserved, jobs created, visitors welcomed. But impact that lasts for generations also lives in the daily moments: The child learning to ride a bike on a safe path, the small business owner building a dream on a trail that invites 2.5 million visits a year, the resident able to afford a place in town and walk to work, the communities coming together where division once reigned. This is the Atlanta Beltline delivering on its promise of access, connection, and opportunity for all.

## As we celebrate 20 years, we stand at a critical juncture.

The full loop is not yet complete. Transit—the connective tissue that will complete the vision—still lies ahead. Affordable housing and commercial affordability remain urgent as our city grows. Equitable development requires vigilance and evolution.

Transformational infrastructure is a long game. A generation ago, we dared to dream. Today, we honor that dream through the hard work of delivery. Tomorrow, we must keep building, connecting, and evolving until every Atlantan can share in the opportunities this city has to offer.

The Atlanta Beltline belongs to all of us—ours to shape, protect, and complete. The next 20 years start now. Let's keep creating the Atlanta Beltline. Together.

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### MISSION

We are building a more equitable and inclusive Atlanta and engaging partners by delivering transformative public infrastructure that enhances mobility, fosters culture, and improves connections to economic opportunity.

### CORE VALUES

**Equity:** Realize benefits accessible to all

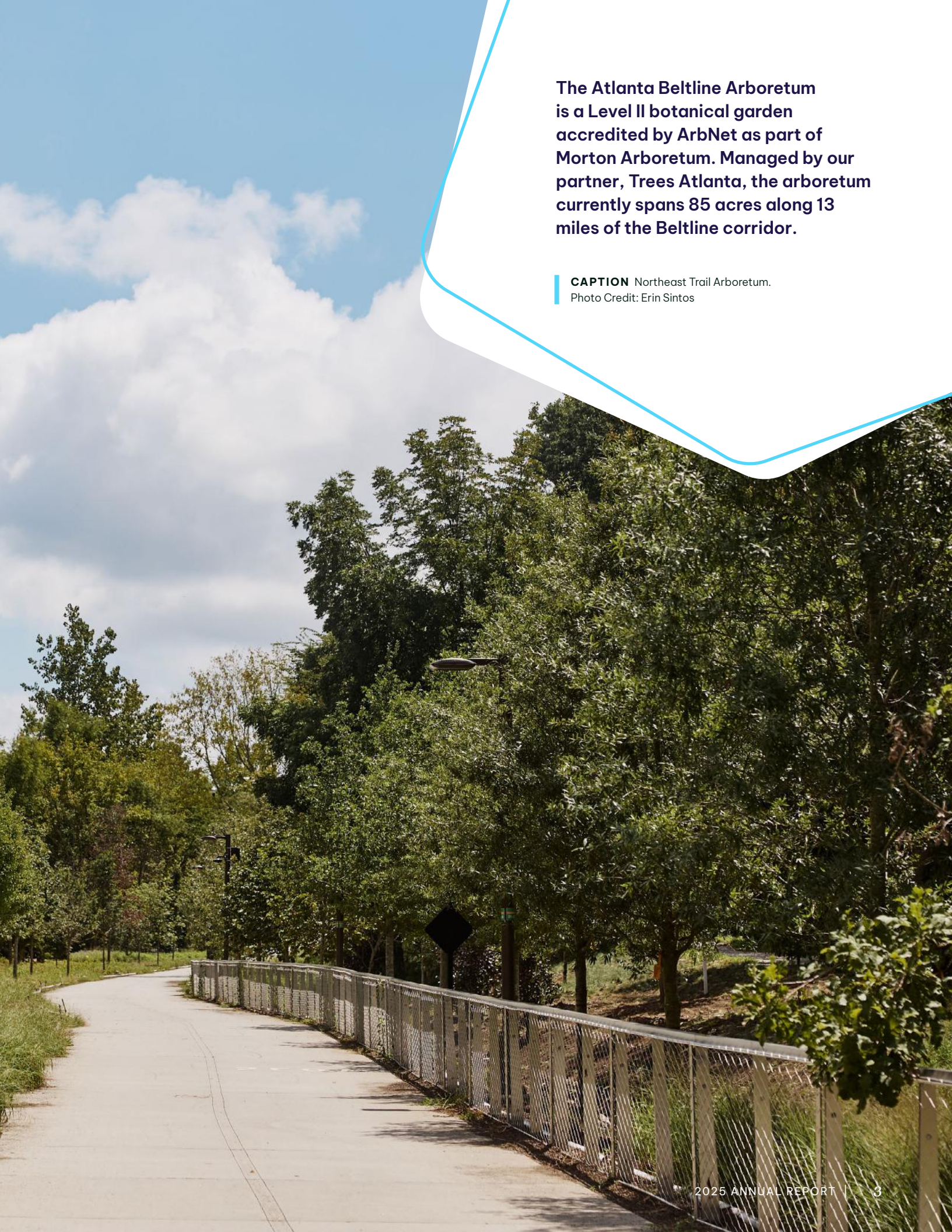
**Partnership:** Engage and collaborate with integrity

**Innovation:** Lead with creative solutions

**Commitment:** Be accountable for quality in delivery and service

**Respect:** Create trust and transparency with community and each other





The Atlanta Beltline Arboretum is a Level II botanical garden accredited by ArbNet as part of Morton Arboretum. Managed by our partner, Trees Atlanta, the arboretum currently spans 85 acres along 13 miles of the Beltline corridor.

**CAPTION** Northeast Trail Arboretum.  
Photo Credit: Erin Sintos

## A LETTER FROM THE MAYOR

### Dreaming at 20 Years

Two decades ago, a Georgia Tech graduate student dared to dream, a dream bold enough to reshape our city for generations. Some questioned whether the Atlanta Beltline could even be done. But Atlanta has always been a city where dreamers push the limits. From our early days as a railway center to leading the Civil Rights Movement, from building one of the world's busiest international airports to hosting the Olympics and FIFA World Cup 26™, Atlanta has always aimed high. The Beltline continues that legacy, proving once again that Atlanta belongs to dreamers who define our city's bright future and influence the world.

Whether it's driving economic growth, delivering affordable housing, or transforming greenspaces, the Beltline is connecting our city, linking us to jobs, parks, transit, small businesses, and most importantly, to each other. This year, alongside President & CEO Clyde Higgs and the Board of Directors, we continued to deliver the vision of a fully connected 22-mile loop.

Call me a dreamer, but I'm certain that Atlanta is poised to be the best city to raise a family, and that starts with creating whole, healthy, and connected neighborhoods. Since my time as a City Councilmember, I've believed that every Atlantan deserves access to safe, high-quality, affordable housing. My administration's ambitious goal to create or preserve 20,000 units of affordable housing citywide by 2030 continues to advance thanks to partners like the Beltline. To date, 79% of the Beltline's 5,600-unit affordability goal has been delivered in the Tax Allocation District, a testament to innovative policy, strong public-private partnerships, and the communities who helped make it possible.

This year, we reinforced our commitment to transit with a focus on the Southside Trail, addressing long-standing disparities in access to opportunity, services, and overall well-being between neighborhoods north and south of I-20. This focus ensures that communities that are more transit-dependent will benefit the most from improved connectivity.

As we look back on 20 years of Beltline progress, I'm reminded that this project has always been about believing in endless possibilities. And now, we are delivering on a dream that will continue to bring Atlantans together for the next 20 years and beyond.

Thank you to the Beltline team, our Board, our partners, and most importantly, the residents who call this great city home. Together, we will keep dreaming and building a city that works for everyone.

Sincerely,

**Andre Dickens**  
Mayor  
City of Atlanta



## A LETTER FROM THE CHAIRMAN OF THE BOARD OF DIRECTORS

### Doing the Work for Lasting Impact

As board chair, I'm proud to report on the steady progress Atlanta Beltline, Inc. (ABI) has made in our 20th year. While others have spoken to the vision that launched this project, my focus is ensuring the execution—the doing—of the work effectively translates that vision which this city has entrusted to us.

The complexity and scale of the current workload demands innovative leadership and an expanded team. Under the leadership of President & CEO Clyde Higgs, the Beltline has ramped up construction across multiple corridors, requiring strategic growth in staffing to meet these demands. This team of dedicated professionals has demonstrated the expertise needed to manage what is one of the most ambitious urban infrastructure projects in the country.

We are seeing an unprecedented level of activity for the Beltline with six trail segments simultaneously under construction. This reflects our commitment to accelerating delivery across the corridor so that we meet the deadline to finish the 22 miles of mainline trail by 2030.

We are also proud of the work that has been accomplished to create and preserve affordable housing within the Beltline Tax Allocation District. Ending the year at 79% of our 5,600 workforce housing unit goal is commendable, and thanks to the Beltline's strategic work, we have a line of sight for 2030.

The Board has prioritized two strategic areas that directly support project execution:

**Land Acquisition:** By supporting acquisitions of parcels along the corridor, we are taking a proactive approach that enables the Beltline to ensure long-term affordable commercial and residential developments around the corridor. Beyond achieving our affordable housing goals, we want to help this city catalyze balanced growth in all neighborhoods.

**Ambassador Program:** Strengthening community engagement is fundamental to the Beltline's success. The board has supported the launch of the Beltline Ambassador Program to ensure that as the Beltline builds out the trail, these Ambassadors are equipped and visible to help trail users with directions, report maintenance issues and connect with residents.

Throughout this period of acceleration, we've maintained strict fiscal discipline. We scrutinize every dollar to make sure the Beltline is deploying it efficiently. The board reviews financial performance regularly and holds the Beltline management accountable to budget commitments and transparent reporting.

The doing—the actual construction, the land deals, the team building, the budget management—is less glamorous than the dreaming, but it's what makes the Beltline real for Atlantans, and it's where the Beltline team excels.

As we look ahead, the board remains committed to supporting Beltline leadership to maintain this momentum through 2030.

Sincerely,

**John W. Somerhalder II**  
Board of Directors Chair  
Atlanta Beltline, Inc.



## A LETTER FROM THE CEO

### Delivering a More Connected Atlanta

This past year was unlike any other. It was a year defined by trail acceleration and bold milestones, culminating in a celebration of 20 years of the project that continues to deliver lasting impact for generations to come.

Excellence isn't just something we talk about—it's how our team shows up every day. Whether delivering new trails and parks, supporting small businesses, commissioning vibrant public art, or creating affordable housing, the Beltline continues to deliver the "People's Project" thoughtfully and with impact.

We moved at a pace never experienced before. This year, we quite literally opened one trail while breaking ground on the next and have now delivered 13.6 miles of the 22-mile mainline loop.

As Atlanta prepares to welcome tens of thousands of visitors for the 2026 FIFA World Cup™, we're ensuring the Beltline is safe and secure, not just for our visitors, but for Atlantans who call this city home every day. That's why we unveiled our Ambassador Program, a nine-member team that provides a helping hand and smiling face daily on the trail.

The Beltline is more than an infrastructure project: it is a catalyst for economic mobility and community impact. Our first-ever Career Fair welcomed more than 600 attendees, connecting jobseekers with opportunities across many industries. We launched the \$2 million Local Developer Incentive Fund, a groundbreaking pilot program that provides direct capital to small, local developers completing commercial development projects along the Beltline.

Looking ahead, expanding transit options along the Beltline is a critical next chapter in delivering our long-term vision. That is why we are evaluating all relevant transit modes along the corridor while supporting multimodal connections to MARTA bus and rail. This year, we strengthened our transit department to help us prepare for transit solutions for our future growth, hiring a new vice president of transit innovation. We announced a 12-month autonomous vehicle pilot program connecting the Atlanta University Center, MARTA West End Station, and Southwest Trail at Lee + White. Last-mile mobility is often talked about as something to add to a more connected Atlanta.

None of these achievements would be possible without the leadership of Mayor Andre Dickens, the Atlanta City Council, the Fulton County Board of Commissioners, Atlanta Public Schools, community leaders, neighborhood organizations, and philanthropic and corporate partners.

We have been a city of dreaming and doing, and the Beltline keeps proving it by delivering every call with excellence while advancing a more connected Atlanta. As we look ahead to the next 20 years, we remain committed to delivering transformative infrastructure that strengthens communities, ensuring every Atlantan can thrive.

Sincerely,

**Clyde Higgs**  
President & CEO  
Atlanta Beltline, Inc.



# Table of Contents

Data + Impact .....	8
Design + Construction .....	12
Northside + Northwest Trails .....	16
Westside + Southwest Trails .....	18
Southside + Southeast Trails .....	20
Eastside + Northeast Trails .....	22
Parks .....	24
Transit .....	26
Community Engagement + Planning .....	30
Affordable Housing .....	36
Economic Development .....	40
Public Art .....	46
Communications .....	50
Government Affairs .....	54
Financials .....	56
Board of Directors .....	62
Atlanta Beltline, Inc. Team .....	63
Performance Dashboard .....	68



DATA + IMPACT

# Creating Community Connections for Two Decades

Without a doubt, the Atlanta Beltline has made an impact on our city over the last 20 years. The true measure of our success will one day be defined, not merely by the goals accomplished, but by the communities strengthened through connection to opportunity and the balanced growth created for all, propelling an entire city forward. As we celebrate this major milestone and reflect on the potential legacy of this project, the Beltline continues to evolve—not only in the spaces we build, but in the ways we understand, measure, and communicate our impact.



In 2025, this commitment took a major step forward with the formation of the new Data and Impact Department, created to ensure our decisions and investments are rooted in data to advance the Beltline’s unwavering equity vision:

**“All legacy residents, new residents, and business owners—regardless of age, gender, gender identity or expression, sexual orientation, race and ethnicity, ability, income, or political ideology—benefit and prosper from the economic growth and activity associated with the Atlanta Beltline.”**

Data has always informed the Beltline’s work, but the establishment of this department in July 2025 strengthens our ability to deliver fair, measurable, and transparent outcomes for the communities throughout the Beltline corridor. This multidisciplinary team enhances how we track progress, communicate results, and remain accountable to partners, stakeholders, and the public.

**CAPTION** Running on the Southwest Trail. Photo Credit: Erin Sintos

The mission of the Data + Impact team is simple and ambitious: to empower the Atlanta Beltline and the community by serving as a trusted, transparent partner for data and insights. By connecting, clarifying, and communicating data, the department helps build a shared understanding of the Beltline’s impact today and its potential for generations to come.

The department’s work is organized around four core pillars:



DESIGN

Defining evaluation scopes, building data tools, integrating new and existing data, and applying lessons learned to strengthen impact across departments and programs.



DATA

Ensuring data is secure, governed, consolidated, cleaned, and well-managed to support reliable and ethical use.



ANALYSIS

Examining data to uncover trends, generate insights, and support evidence-based decision-making.



STORYTELLING

Transforming findings into clear visualizations and narratives that resonate with internal teams, external partners, and community members, while also inviting dialogue and feedback.

Under the leadership of our chief people and impact officer and our first director of impact and evaluation, the team has established an impact framework, designed to help Atlanta Beltline credibly articulate not just what we do, but where and how we invest and what changes for people and communities because of it.

Expanding beyond metrics that measure Beltline activities such as “miles of trail complete,” the framework seeks to measure outcomes rooted in our equity commitments and grounded in our mission – to deliver transformative public infrastructure that changes the way people live, work, play, and connect. Central to this approach is the integration of community voice, ensuring that the lived experience of residents guides how we evaluate progress and define success.

The Data + Impact Department marks a new chapter in our 20-year journey – one where dreaming, doing, and delivering are matched with deeper understanding, greater accountability, and a clearer picture of the impact we are building together.



**CAPTION** (top to bottom) (1) Atlanta Pride weekend on the Beltline. Photo Credit: Erin Sintos (2) A smiling Beltline in Action volunteer. Photo Credit: Erin Sintos (3) Accessibility via Ponce de Leon Streetscape. Photo Credit: Erin Sintos



## DESIGN + CONSTRUCTION

# Designed with Purpose, Delivered with Excellence

Entering its 20th anniversary year with unprecedented momentum, the Atlanta Beltline continued to secure its place as one of the most ambitious and wide-ranging urban redevelopment projects in the country.

More than half of the 22-mile loop is complete, with 13.6 miles of the mainline loop and 10.3 miles of connector trails currently open to the public. By FIFA World Cup 26™, nearly 17 miles of the mainline Beltline trail will be accessible. The Westside Beltline Connector will directly link the Beltline trail to Mercedes-Benz Stadium, enhancing connectivity and mobility for residents and visitors alike.



“The most recent Beltline opening (Westside Trail - Segment 4) is extremely impactful from an NPU-K standpoint. This section of Beltline touches all five neighborhoods that are in NPU-K, which means a kid in Howell Station could get on his bike and go visit his friend in Mozley Park, which wasn’t possible before.”

### **ARTHUR TOAL**

Neighborhood Planning Unit (NPU) - K Chairperson



**CAPTION** (top) (1) Progress along the Westside Trail - Segment 4. Photo Credit: LoKnows Drones (right) (2) NPU-K Chairperson Arthur Toal. Photo Credit: Rose Rosenhauer

**4.4 miles**

Mainline trail under construction

**30**

Infrastructure projects  
managed in 2025

**10**

Bridges erected since 2005

**85 acres**

Atlanta Beltline Arboretum  
acreage along 13 miles

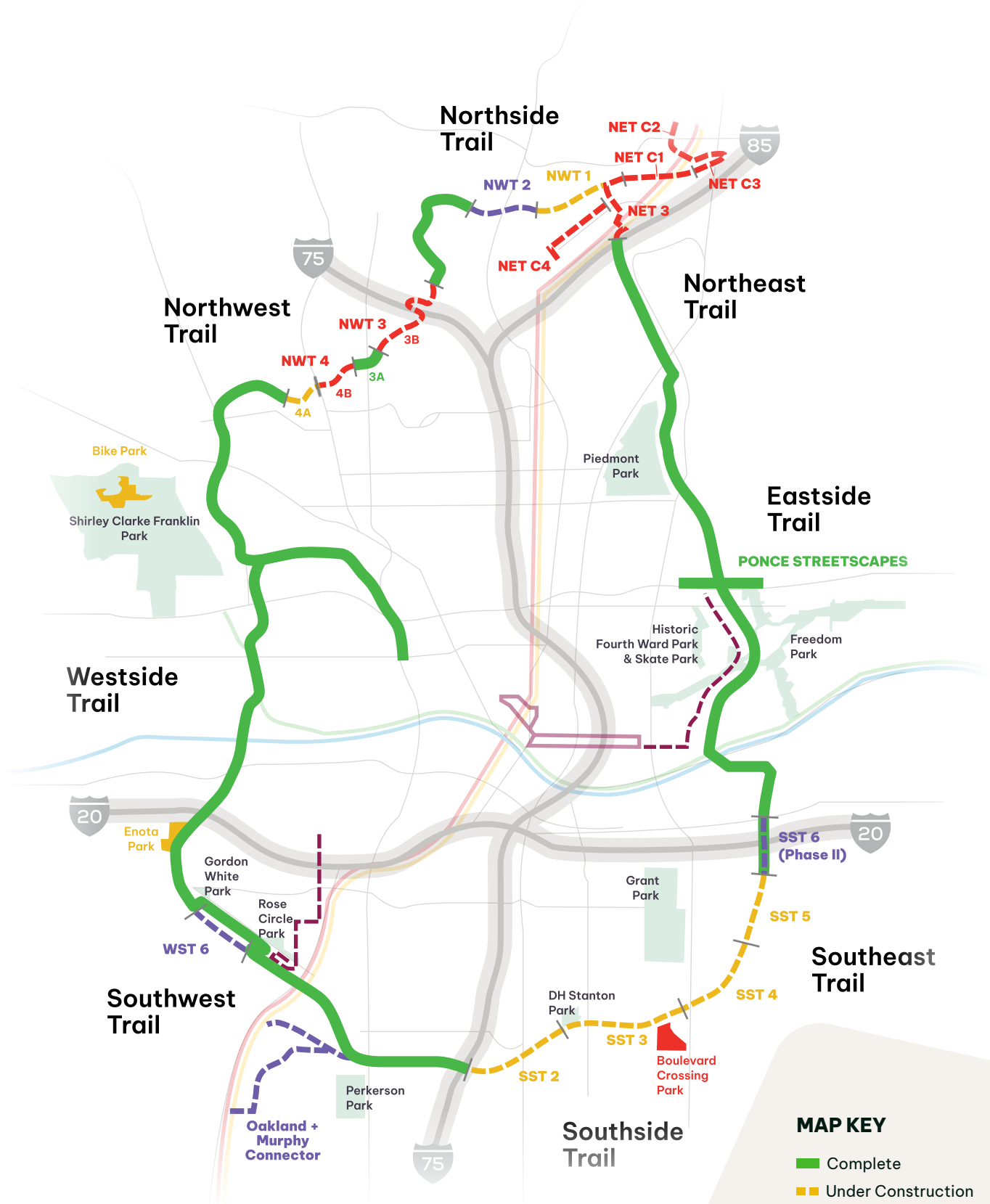


## Major Milestones

Major milestones in 2025 include two ribbon-cuttings and three groundbreakings—two occurring on the same day—demonstrating the intensity that defines our progress. Another 1.3 miles of trail was completed in June 2025 with the opening of Westside Trail - Segment 4.

The longest continuous segment was expanded to 7.4 miles in the fall, with the first section of Northwest Trail - Segment 5 opening to the public. We started construction on Enota Park, the Bike Park at Shirley Clarke Franklin Park, and Northwest Trail - Segment 4A. These achievements, alongside the completion of Northwest Trail - Segment 3A, reflect the tireless coordination, planning, and collaboration that continue to drive the Beltline vision and impact into 2030 and beyond.

**CAPTION** Westside Trail - Segment 4.  
Photo Credit: Erin Sintos



**MAP KEY**

- █ Complete
- █ Under Construction
- █ Shovel Ready
- █ In Design
- █ Downtown Street Car
- █ Future Transit
- █ MARTA Lines

**DESIGN & CONSTRUCTION PROJECT STATUS**  
 Last Updated December 2025

# Transforming Vision into Reality

## NORTHSIDE TRAIL + NORTHWEST TRAIL

### Northwest Trail - Segment 5

*(0.7 miles, Marietta Boulevard and Huff Road to Ellsworth Industrial and English Street NW)*

Construction on this segment wrapped up in the fall, and elected officials, stakeholders, and community members gathered for a ribbon-cutting on October 30. This segment extends the longest uninterrupted length of trail to 7.4 miles (Segment 6 of the Westside Trail currently detours to an adjacent sidewalk). Northwest Trail - Segment 5 also serves as a crucial connection between the Atlanta Beltline and the regional Silver Comet Trail.

### Northwest Trail - Segment 4

*(0.9 miles, English Street NW and Culpepper Street NW to Monday Night Brewery at Trabert)*

Design for this segment was completed in June 2025. The segment has been divided into two parts to provide opportunities for smaller construction firms to bid on Section B. Construction on Section 4A began this fall with a groundbreaking ceremony held on October 30. Section 4B is shovel ready and will be put out for bid in 2026.

### Northwest Trail - Segment 3

*(1.2 miles, Trabert Avenue near Monday Night Brewing's parking lot to Tanyard Creek)*

The first section of the trail (Section 3A) between Trabert and Northside opened to the public in August 2025. We have been working on real estate for the remainder of this segment and plan to put the remaining portion of the project (Section 3B) out for bid to hire a construction team in early 2026. Design work is complete and permitting is in the final stages.





## Northwest Trail - Segment 2

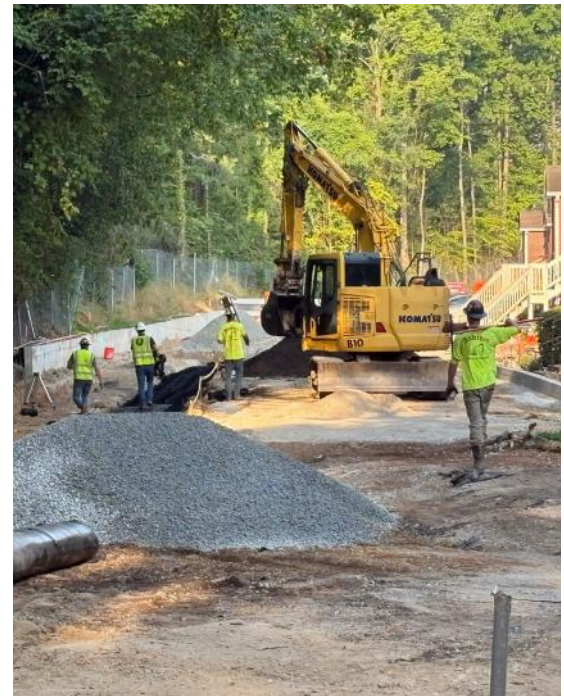
*(0.7 miles, Southeast corner of Bobby Jones Golf Course east along Colonial Homes Circle)*

The design drawings for this segment are complete, with real estate purchases and easement work in progress. The Beltline is planning to put portions of this project out to bid for construction in 2026.

## Northwest Trail - Segment 1

*(0.8 miles, Peachtree Park Drive over Peachtree Creek to Kinsey Court)*

This entire segment is now under construction, with retaining walls completed and much of the concrete poured this year. This includes sections running through the Peachtree Park apartment complex, where new curbing and sidewalks have been integrated with the existing infrastructure. Once complete, this segment will welcome a one-of-a-kind bridge for the Beltline over Peachtree Creek. The construction completion date is anticipated for fall 2027.



**CAPTION** (top) (1) A proud ribbon-cutting at the Northwest Trail - Segment 5. Photo Credit: Erin Sintos (left, top to bottom) (2) Construction on Northwest Trail - Segment 5. Photo Credit: ABI Staff (3) Northwest Trail - Segment 5 ribbon-cutting. Photo Credit: Erin Sintos (4) A shady day on Northwest Trail - Segment 3. Photo Credit: ABI Staff (right) (5) Construction on Northwest Trail - Segment 1. Photo Credit: ABI Staff



## WESTSIDE + SOUTHWEST TRAIL

### Westside Trail - Segment 4

(1.3 miles, Washington Park to Law Street)

Westside Trail - Segment 4 opened to the public in June 2025, allowing Beltline users to travel from Pittsburgh Yards® in Southwest Atlanta to Huff Road in Blandtown. Project components completed this year included work on connection points to existing roads and the plaza under Donald Lee Hollowell Parkway, pouring of the ramp from Donald Lee Hollowell Parkway on the north side, handrail construction, lights, and cameras. Landscaping was completed in the fall. The project begins at the terminus near Lena Street and Washington Park and extends north to Law Street, where it ties into the Westside Beltline Connector and Westside Trail - Segment 3.

**CAPTION** (left) (1) Westside Trail - Segment 4 ribbon-cutting. Photo Credit: Erin Sintos  
(right) (2) A new access point to the Beltline in Westview. Photo Credit: Erin Sintos

## Westside Trail - Segment 6

(0.6 miles, Lawton Street SW to Ralph David Abernathy Boulevard)

Design began this year following the selection of a design firm and is expected to be completed by spring 2026. Currently, this section of the trail is open as a sidewalk connection, diverted from the rail corridor with ramp access to the adjacent sidewalk. The project will create a dedicated trail along the rail corridor. Construction will begin after World Cup™ events scheduled for June 2026, and is tentatively scheduled to be completed by late 2027 or early 2028. However, the gravel trail will be open with new lights and cameras in the interim to provide a more direct connection around the Beltline loop.

## Ralph David Abernathy (RDA) Boulevard Streetscape

Completed in March 2025, the RDA Streetscape spans 0.5 miles from East Ontario Avenue to Willard Avenue, enhancing community safety and strengthening connection to Westview's historic business district. Key features include marked crosswalks and center medians near KIPP Strive Academy, and median-protected parking by Westview Cemetery, new bike lanes and resurfaced roads, widened sidewalks and curb replacements, and new striping and pedestrian lighting.



## RDA Boulevard Access Point

In February 2025, a new ramp, stairway, and plaza connecting to the Westside Trail were completed at South Gordon Street and RDA Boulevard, along with an improved crossing over RDA Boulevard and protected bike lanes. Supported by funding from the Beltline Tax Allocation District, the project enhances safety and connectivity in the area and highlights the Beltline's commitment to positive community impact.



## SOUTHSIDE + SOUTHEAST TRAIL

### Southside Trail - Segments 2+3

(1.9 miles, McDaniel Street at University Avenue to Boulevard)

Progress continues on this segment at a rapid pace. Brownfield remediation work is now complete, and the majority of the trail's concrete is expected to be poured by April 2026. Brownfield cleanup continued this year near the section from D.H. Stanton Park to Milton Avenue. Wall construction for D.H. Stanton Park access was completed in August 2025, with wall construction ongoing near Pryor Road, Grant Terrace, Hill Street, and Boulevard/Skylark Apartments. The trail will be open and accessible during the World Cup™, with some work possibly continuing beyond the major sporting event.

## Southside Trail – Segments 4+5

(1.2 miles from Boulevard to Glenwood Avenue)

Construction advanced across this critical corridor, with major structural elements—including the Delmar ramp system and the Ormewood Avenue pedestrian bridge—completed and concrete poured. Underground utility challenges at United Avenue extended the schedule, shifting the expected trail completion to Q1 2026, with the completion of the United Avenue ramp to follow. Concrete placement for the trail also progressed, with the Boulevard–United section receiving its first concrete pour in June and the United–Ormewood segment completed in December 2025.

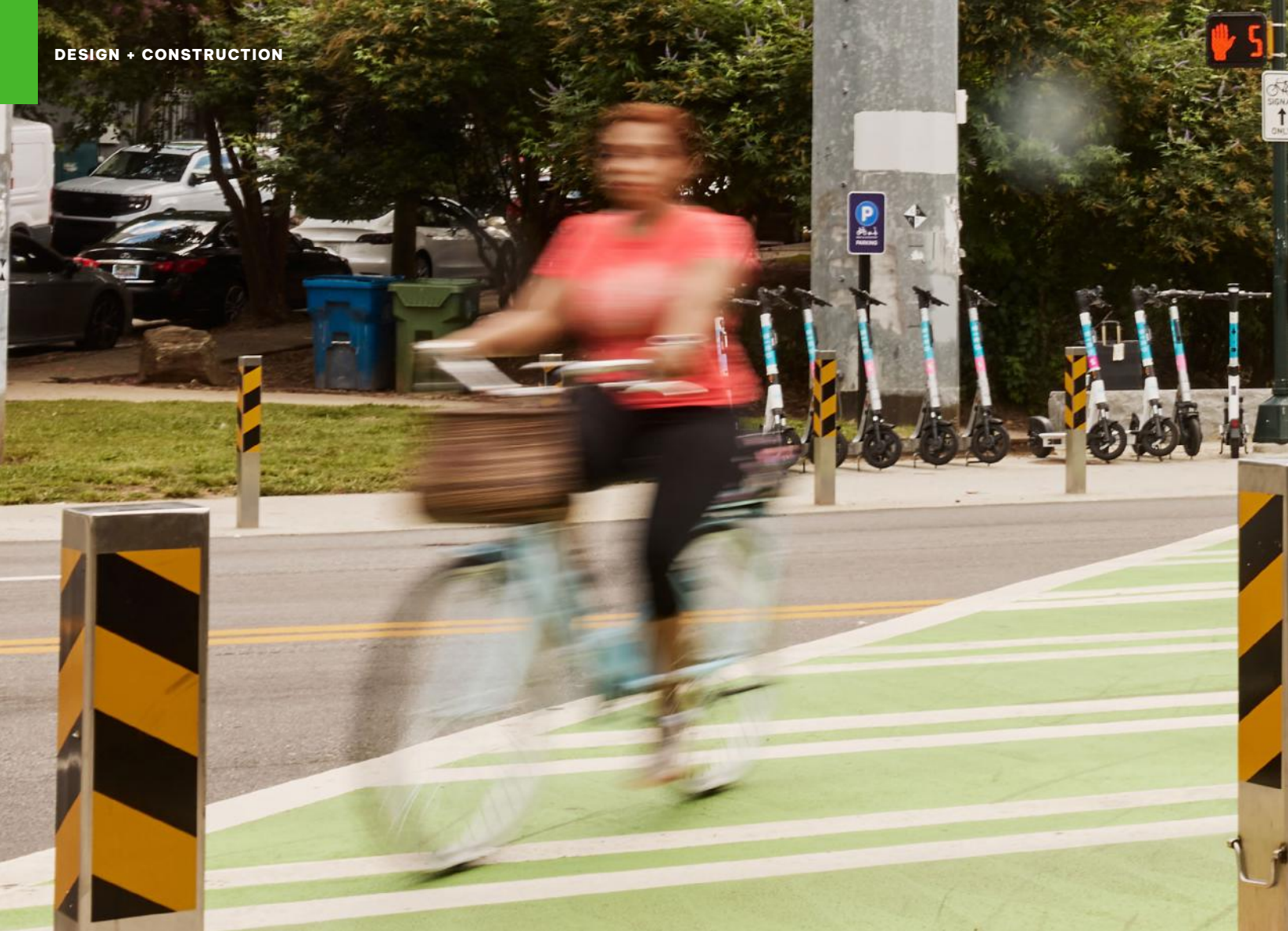
## Southside Trail – Segment 6

(Bill Kennedy Way at I-20)

This project will replace the interim condition at Bill Kennedy Way and include a new pedestrian bridge over Interstate 20. It will be completed in two sections: Section A, between Glenwood Avenue and Faith Avenue, and Section B, north of Faith Avenue. The drawings for the project are 90% complete for Section A, and expected to be 90% complete by April 2026 for Section B. The expected construction duration for each phase of work is between 16–18 months. Construction will not start until after the World Cup™.

**CAPTION** (left, top to bottom) (1) Southside Trail access at United Avenue bridge. Photo Credit: ABI Staff (2) Trail shoulder extension under Interstate 7585. Photo Credit: ABI Staff (right) (3) Pouring concrete on the Southside Trail. Photo Credit: ABI Staff





## EASTSIDE + NORTHEAST TRAIL

### Northeast Trail - Segment 3 + Connector Trails

In February 2025, real estate acquisition was completed for Northeast Trail - Segment 3 and connector trails to the MARTA Lindbergh Station, PATH 400, and the Armour Ottley business district. The project is shovel-ready and will move to procurement following the authorization of federal funding from the U.S. Department of Transportation (USDOT) with the Georgia Department of Transportation (GDOT) and the Atlanta Regional Commission (ARC). Once complete, this new trail network will connect residents to job centers and affordable housing opportunities. The construction schedule is currently projected as 42 months.

#### 10th and Monroe

The highly anticipated intersection at 10th Street and Monroe Drive was completed in spring 2025, marking a critical improvement of Northeast Trail - Segment 1, which opened in November 2024. Key pedestrian and cyclist safety improvements included a new 10th Street bike lane, a raised pedestrian crossing, improved crossings and pedestrian signals, and new traffic signals. The project has a lasting impact that provides direct access to the Beltline, enhances connectivity and safety for all trail users, and better manages traffic flow in the area. Remaining work was completed in 2025, including the repair of damaged bollards and final painting on the bike lane.



## Ponce Streetscape

Spanning 0.68 miles from Boulevard to Freedom Parkway in Old Fourth Ward, the Ponce Streetscape Project revitalizes one of Atlanta's busiest streets with thoughtful updates focused on accessibility and connection. Fully completed this fall, improvements include new sidewalks and pedestrian lighting, a new ramp to the Eastside Trail via the north side of the Ponce de Leon Avenue bridge, renovated and extended bike lanes, new traffic signals, relocated utilities, and raised center medians to calm traffic and increase safety.

**CAPTION** (top) (1) Monroe and 10th intersection. Photo Credit: Erin Sintos (right) (2) Ribbon-cutting at the Ponce Streetscape. Photo Credit: Erin Sintos

# Delivering on Dreams in Our Parks



## Enota Park

The Beltline broke ground in April 2025 on the highly anticipated transformation of a small 0.3-acre playlot in Westview, expanding the site into nearly eight acres of vibrant, family-friendly greenspace. With the site fully cleared, construction is in full swing. When complete, the park will offer southwest Atlanta families a central, walkable place to gather, play, and connect. Key features include a large lawn, boardwalks, overlooks, a performance pavilion, seating, a splash pad, a play area, a half-basketball court area, , and restroom and utility buildings. The team is working to complete the section of park along Lucile Avenue by summer 2026.



**CAPTION** (top) (1) Rendering of the new Shirley Clarke Franklin Bike Park. (left) (2) Boldly breaking ground at Enota Park. Photo Credit: Erin Sintos (right) (3) Peace up, A-Town down with Westview Resident Dion Stanford. Photo Credit: Erin Sintos



### Shirley Clarke Franklin Park Bike Park (formerly Westside Park)

Design and construction firms were selected in 2025 for an exciting and innovative biking addition to Shirley Clarke Franklin Park. Phase I design includes a bicycle playground, jump lines, a skills course, and a hiking trail, offering diverse recreational opportunities for the entire community. Phase II of the project will introduce its centerpiece, a 2.25-mile mountain bike trail designed for riders of all skill levels, along with a pump track facility to introduce new participants to the sport of mountain biking. With more than \$9 million in funding secured, and construction to begin in early 2026, fundraising will continue to bring future phases of the park's full vision to life.

Together, these projects showcase the Beltline's continuing dedication to building vibrant, inclusive, and sustainable spaces where communities across Atlanta can connect, play, and enjoy the outdoors.

“Westview has always been a community of strength, resilience, and unity. As we embrace new changes and welcome Enota Park, we are not just adding a park—we are investing in the heart and soul of our neighborhood. This park represents more than just land; it represents the next chapter of Westview, a place where the next generation can create memories, just as I did growing up here.”

### DION STANDFORD

Westview resident



## TRANSIT

# Building Mobility, Expanding Opportunity Across the Beltline

The Atlanta Beltline is much more than a redevelopment project: It is a generational commitment to building a more connected, accessible, and equitable city. From our earliest days, transit has been foundational to that vision.

Transit along the Beltline will transform how residents connect to the essential resources that define quality of life. For neighborhoods historically underserved by transit, efficient mobility means expanded access to jobs, schools, health care, and cultural destinations.

Equally important is access to daily necessities such as grocery stores, childcare, and community services—that become more easily reached when transit options expand—increasing the destinations reachable within people’s fixed daily travel budget. This year brought meaningful advances that moved the Beltline closer to delivering a transit experience long anticipated by communities, leaders, and regional partners.





## Making Atlanta the Best Place to Raise a Family

The Atlanta Beltline is one piece of a broader, multimodal transit network designed to make Atlanta not only easier to navigate, but a better place to live, grow, and thrive. We continue to closely collaborate with the City of Atlanta and MARTA as they advance planning and investment for Beltline-integrated transit, including new heavy-rail infill stations that will strengthen access for families and workers across the region.

**CAPTION** (left) (1) MARTA on the move next to the Westside Trail - Segment 4. Photo Credit: Erin Sintos (right) (2) Transit rendering of the Southside Trail at Pittsburgh Yards®. Photo Credit: Kimley-Horn



## Enhancing Access Through Transit Innovation

Innovation remains central to delivering a future-ready mobility network. In June 2025, the Atlanta-region Transit Link Authority awarded us a \$1.75 million grant to launch an autonomous vehicle pilot program that will strengthen last-mile connectivity to the Beltline in Southwest Atlanta for the community and for tourists here for World Cup 2026™. The 12-month project will provide turnkey autonomous transit service across approximately two miles of public right-of-way, enhancing access between the Atlanta University Center, MARTA West End Station, and Atlanta Beltline Southwest Trail at Lee + White. Operations are scheduled to begin in 2026.

**CAPTION** Faces of transit, Irwin Street, Eastside Trail. Photo  
Credit: The Sintoses

## A Clear Vision of Connectivity

After 30 months of planning, analysis, and engagement, we completed the Beltline Transit Study—our most comprehensive look yet at how high-capacity transit can be implemented around the full Beltline loop.

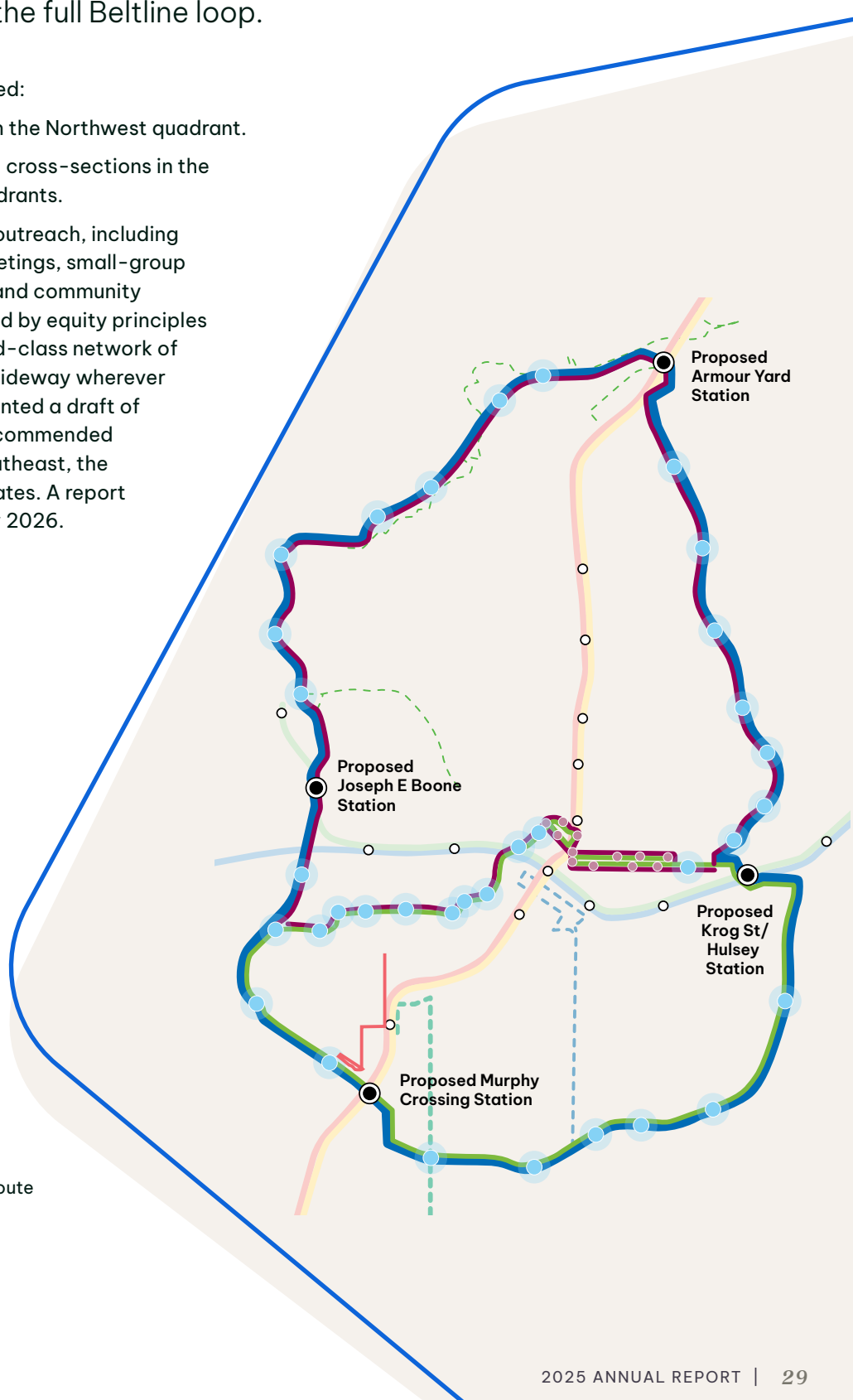
The federally funded study identified:

- A preferred transit alignment in the Northwest quadrant.
- Potential station locations and cross-sections in the Southwest and Southeast quadrants.

The study incorporated extensive outreach, including Equity Stakeholder Committee meetings, small-group roundtables, pop-up activations, and community presentations. The work was guided by equity principles with the goal of developing a world-class network of high-capacity transit in a green guideway wherever possible. In August, the team presented a draft of preferred Northwest alignment, recommended stations for the Southwest and Southeast, the initial service plan, and cost estimates. A report is scheduled to be released in early 2026.

### MAP KEY

- Proposed Beltline Transit Routes
- Metropolitan Parkway ART
- Summerhill BRT
- Autonomous Transit Pilot Project Route
- MARTA Lines
- Downtown Street Car Stops
- Proposed Beltline Transit Stops



COMMUNITY ENGAGEMENT + PLANNING

# Connecting the People to the Project

As the Beltline moves closer to its 2030 completion, keeping the community informed and involved remains essential to the project's success.

In 2025, we continued to build relationships with residents, facilitate meaningful dialogue, and advance planning initiatives that will shape the Beltline's future—all as we finish constructing a trail that runs adjacent to more than 45 unique Atlanta neighborhoods.



## Listening to Our Communities

The Atlanta Beltline is continually exploring how to engage with residents, keep them informed about our progress, and create opportunities for public input on key decisions.

Throughout the year, our Community Engagement team hosted multiple study group meetings and Citywide Conversations to share project updates and answer community questions. We completed engagement for the Beltline Transit Study and continued engagement around Murphy Crossing. We also hosted multiple project-specific stakeholder meetings. These meetings, along with participation in numerous other public forums, actively invite community voices to guide design, construction, and development decisions along the corridor.



In addition to providing updates on all programmatic elements, we provided more robust programming during our Quarterly Briefings, which provide project and program updates for all aspects of the Beltline project. Special presentations featured the City of Atlanta’s Department of Transportation and an engaging panel discussion on “The Beltline’s ‘Play’ for World Cup™: Empowering Creatives and the Local Economy.”

**CAPTION** (top) (1) The Leviathan by make.do studios in the Reynoldstown Community Space. Photo Credit: Erin Sintos (right) (2) Everest Owens, West End resident . Photo Credit: Erin Sintos

“I saw that I could get involved with the Beltline through a sign for community meetings they had held about its development throughout my neighborhood. When I went, I became way more intrigued by what the Beltline has planned. I used to see people working on the Beltline, and it just seemed so pleasant. I really felt that one could connect with how their city is designed.”

## EVEREST OWENS

West End resident



## Reaching Different Generations

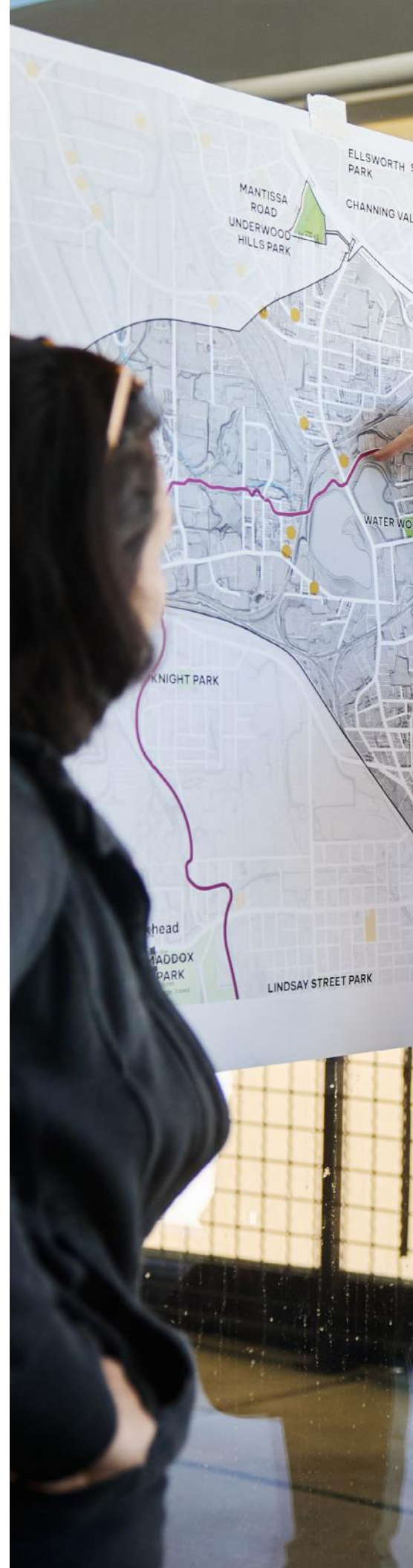
This year, concerted efforts were made to reach older and younger demographics with information about the project. Beltline 101 sessions at Georgia State University, David T. Howard Middle School, and Westminster Middle School introduced students to the project’s history and future. We also partnered with the City of Atlanta’s Primetime Seniors program and Fulton County Senior Services, engaging with more than 100 seniors at the Helene S. Mills Senior Center, Rev. James Orange Recreation Center, Arthur Langford Jr. Recreation Center, and C.A. Scott Recreation Center.

## Showing Up in the Community

Beyond meetings and presentations, we participated in community celebrations throughout the year. We joined the 404 Day Parade, set up at Atlanta Streets Alive events near various trail segments, and helped with the Washington Park Jamboree. The Jamboree, which is organized in partnership with the Conservancy at Historic Washington Park to honor the area’s rich history, brought neighbors together for free entertainment, local food, fitness activities, and health resources.

In partnership with the Big Tigger Foundation, we hosted the third annual Big Tigger’s Beltline BikeFest on the Southwest Trail to support the distribution of 300 free bikes to local youth. The event featured celebrity captains and free community health checks, creating a high-impact moment for nearby communities and offering meaningful support for youth empowerment.

This year also saw the launch of Beltline in Action, a new volunteer program that brings Beltline staff into neighborhoods adjacent to the trail to work directly with residents, assisting with home improvement projects with organizations like HouseProud Atlanta and the Atlanta Tool Bank.



**CAPTION** (left) (1) Beltline celebrates Washington Park’s rich history with new sign. Photo Credit: Erin Sintos (right) (2) Residents discuss planning at the Subarea 8 Workshop. Photo Credit: Erin Sintos



## PARKS AND GREENSPACE

### GUIDING PRINCIPLES

As part of the engagement process during the design process, the following goals were used to support the park's, green space, and recreation implementation of future projects and better activity.

Identify for the area by celebrating its unique history.

Use the industrial roots of the area by preserving its history.

Preserve the history, character, scale and environment.

Natural Features

Atlanta Beltline  
Area 8



Scale: 1 inch = 600 feet  
400 1,200  
Atlanta Beltline  
NORTH

## Creating a Welcoming Space for All

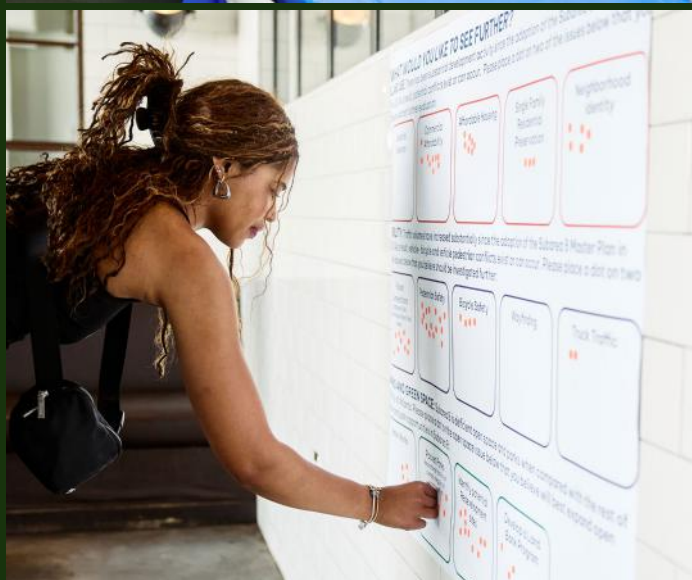
Finally, this year we launched our new Ambassador Program with nine uniformed Ambassadors enhancing the Beltline’s engagement efforts on the Westside, Southwest, and Eastside Trail. The Ambassadors provide a friendly, direct link between the Beltline and the communities, adjacent businesses, and guests we serve. Ambassador duties include helping inform trail users about the Beltline, offering directions or trail recommendations, reporting trail maintenance issues, and assisting with incident reports. This program will expand in 2026 with additional staffing and trail oversight when Atlanta hosts the FIFA World Cup 26™.

## Planning

The Beltline continues to have oversight of development along the corridor thanks to our planning team.

We kicked off an update of our Subarea 8 Master Plan with stakeholder meetings and public sessions involving neighborhoods in West Midtown (NPU-E, NPU-D, and Council District 9), followed by open house events to get feedback on the new updated draft. We also launched our Historic & Cultural Resource Study, which will develop guidelines and tools for how to preserve and recognize historical and cultural sites as the corridor continues to develop.

The team continues to lead the Beltline Design Review Committee, which provides design-focused recommendations to the City of Atlanta Office of Zoning & Development for projects seeking Special Administrative Permits within the Beltline Overlay. The committee reviewed 19 projects during their monthly meetings in 2025—ranging from mixed-use developments and adaptive reuse projects to small-scale projects—helping ensure high-quality design, contextual fit, and alignment with overlay regulations.



**CAPTION** (left, top to bottom) (1) Big Tigger’s Beltline BikeFest. Photo Credit: Dr. Arshley Emile (2) Primetime Seniors Beltline Bingo at Arthur Langford Park. Photo Credit: Erin Sintos (3) Sorting priorities with the people that make a difference. Photo Credit: Erin Sintos (right) (4) Enjoying the trails is easy with our Beltline Ambassadors. Photo Credit: Erin Sintos



**23**

Public meetings hosted in 2025  
virtual: **17** | hybrid: **6**

**1,579**

Meeting attendees in 2025

**18**

External meetings  
attended in 2025

**4**

Pop-up/outreach events in 2025

**358**

Public meetings hosted since 2005

**20,280**

Estimated attendees since 2005



## AFFORDABLE HOUSING

# Expanding Access to Quality Housing

The Beltline is setting the standard for how strategic land use and intentional, long-term planning can shape positive, generational impact.

We are now 79% of the way toward our ambitious goal of creating or preserving 5,600 affordable homes by 2030. As we continue to accelerate our own housing goals, we also contribute to the City of Atlanta's larger 2030 goal of creating or preserving 20,000 affordable units. This year, the Beltline brought the total number of units created or preserved within the TAD to 4,425, an accomplishment made possible through collaborative partnerships, strategic planning, and diverse funding sources.

The Legacy Resident Retention Program, launched in collaboration with Atlanta Beltline Partnership in 2020, continues to protect generational wealth for long-term homeowners in neighborhoods adjacent to the Beltline. This 10-year tax relief program assists seniors over the age of 60 with average incomes of \$36,589, many living on fixed incomes. To date, 276 homeowners have been approved, helping families remain in their communities and benefit from the growth around them. Based on the appraised property value in the Fulton County tax records, the home values for the 276 program participants have appreciated by a combined \$9.2 million, calculated from the time each participant joined the program.

Through a bold and proactive land acquisition strategy, the Beltline's land holdings have grown to nearly 90 acres—a \$56.4M investment. By controlling the land long-term, we can actively work with the community to plan long-term affordable housing and commercial options around the corridor that reflect shared priorities and needs, laying the groundwork for decades of impact.

## Key Development Updates

We continue to make great strides toward achieving our housing goals thanks to our partnerships with Invest Atlanta, City of Atlanta, Atlanta Housing, Development Authority of Fulton County, and Georgia Department of Community Affairs.

A groundbreaking was held in September 2025 for the first phase of the Englewood Multifamily development, led by Atlanta Housing and The Benoit Group. The development will add 200 rental units—more than half affordable—plus retail space, as part of a larger effort to bring 900 mixed-income homes to Chosewood Park near the Beltline. Atlanta Beltline provided a grant via the TAD Increment Fund. Three of six phases are currently underway.

The Residences at West End (715 Whitehall St.) and Ridge Commons (1100 Ridge Ave.), both planned to have affordable housing, received TAD funding approval this year.

In early December 2025, the Waterworks Village opened in the Berkeley Park neighborhood with 100 studio apartments. The Beltline TAD Increment Fund supported the development with a \$2 million grant. The development offers rapid housing to individuals experiencing homelessness.

The Mall at West End is entering site preparation and planning for mixed-use redevelopment, creating new opportunities for Atlanta residents and businesses.



**CAPTION** (top) (1) Englewood Senior housing development underway. Photo Credit: The Benoit Group (right, top to bottom) (2) Skyline Apartments. Photo Credit: Virtuoso Brands, LLC (3) Skyline Apartments. Photo Credit: Virtuoso Brands, LLC



“Affordable housing projects for Atlanta are so important because nobody should be left behind in the success of the Beltline.”

### STAN SUGARMAN

Principal & Co-Founder of Stryant Investments

## Investing in Land for Long-Term Affordability

Pre-development activities are charging ahead for Beltline-owned sites, paving the way for future opportunities. This year, rezoning and a conceptual plan for the redevelopment of 356 University Avenue were completed, with an RFP issued in August and submissions under review. The Beltline’s site at 350 Chappell Road was awarded 4% Low-Income Housing Tax Credits through the Georgia Department of Community Affairs competitive program. This will enable the development of new affordable homes in the Grove Park and Bankhead neighborhoods, with groundbreaking slated for 2026. The first phase of the development of 425 Chappell Road is in the works, with negotiations around proposed responses to an RFP underway. Planning advanced for Murphy Crossing, with rezoning expected in February 2026. Community input guides every step, with multiple rounds of meetings held in 2025 to share plans and gather input from neighbors and stakeholders, and additional meetings scheduled for 2026.

A mixed-use project at the 579 Garson Drive site in the South Buckhead/Lindbergh neighborhood is set to break ground in 2026. Awarded 4% Low-Income Housing Tax Credits, it will deliver 130 units ranging from 30% to 80% of the Area Median Income and approximately 8,000 square feet of commercial space. A building cleanout was completed of the Beltline property at Avon Avenue. Following roof repairs from a fire, the Beltline will begin adaptive reuse of a 230,000-square-foot space, transforming it into a vibrant hub for jobs, small businesses, and artists.

In August 2025, the Beltline also purchased six parcels along Peachtree Road and Bennett Street to support future commercial and affordable housing development. These strategic moves highlight the Beltline’s leadership, vision, and commitment to shaping Atlanta’s neighborhoods for long-term impact.

**CAPTION** (left to right) (1) Stan Sugarman. Photo Credit: ABI Staff  
(2) Englewood Senior Construction. Photo Credit: JM Wilkerson



**4,425**

Affordable housing units created/  
preserved in the TAD

**299**

Affordable housing units  
closed in 2025

**2,524**

Affordable housing units  
created/preserved in the  
Beltline Planning Area

**25\***

Housing projects Beltline has invested in since 2005  
\*Eight from Beltline Affordable Housing Trust Fund + 17 from TAD Increment

**93.58 acres**

Beltline land holdings to date

ECONOMIC DEVELOPMENT

# Preparing Atlanta's Small Businesses for Economic Prosperity

The Atlanta Beltline is a testament to how smart public infrastructure sparks lasting economic benefits. In just 20 years, what began as mostly abandoned rail lines has transformed into a destination for business, culture, and outdoor activity.



To date, over \$941 million capital investment has attracted over \$14.2 billion in private investment. This represents more than a 15:1 return on investment. With major global events like FIFA World Cup 26™ and Super Bowl LXII coming to Atlanta, we're working to ensure that small and local businesses are ready to take the stage now—benefiting them for generations to come.

## Small Business Support

Small businesses are at the heart of Atlanta's economy, and there are more than 6,000 business licenses located within a half-mile walk of the trail. The Beltline Business Solutions Office (BBSO) is the leading hub of expertise, guidance, and collaboration for small businesses around the Beltline, driving economic development and empowering entrepreneurs to thrive. It serves as a vital hub for small businesses along the Beltline by offering personalized one-on-one guidance, access to a partner referral network, and more.

This year, the team launched business walks to engage with business owners, strengthen relationships, and promote Beltline resources and city programs that support small business growth. These walks were conducted in partnership with Invest Atlanta, local business associations, and consultants in key areas across the corridor.

In collaboration with the Center by Lendistry and CVM Worldwide, we celebrated the graduation of two more cohorts from our three-month small business accelerator, Beltline Business Ventures, with one cycle dedicated to preparing local businesses for large-scale events like the FIFA World Cup 26™. The team hosted three Business Breakfasts with topics including large-scale event readiness, business financial trends, and art entrepreneurship.

Building on last year's momentum, our second annual Funding Fair connected entrepreneurs with lenders, investors, and capital resources to help scale their operations. Groundwork also began for a new retail merchandising and event engagement strategy that highlights Beltline-based businesses ahead of global events, elevating them to a larger audience.

**CAPTION** Kronchy business owners at Beltline Marketplace.  
Photo Credit: Erin Sintos

# \$15 billion

in private investment since 2005

# 21

Beltline Business Ventures graduates in 2025

# 65

Businesses that received BBSO support in 2025

# 10

Business events hosted in 2025

# 800

Participants in networking events since 2005

# \$407,688

in 2025 Façade Improvement Grants: A direct investment across five local businesses.



## Commercial Affordability

At Atlanta Beltline, we remain unwavering in our commitment to keeping corridor spaces affordable for small and legacy businesses. This year, we launched the \$2 million Local Development Incentive Fund, providing \$150,000–\$500,000 recoverable grants to local developers who include below-market-rate commercial spaces in their projects, securing more affordable spaces for entrepreneurs as market rents rise. Applications closed in late October 2025, and grant recipients will be selected in early 2026. This commitment is strengthened further by announcing the launch of the Beltline Commercial Affordability Consortium (BCAC), a diverse stakeholder group that collaborates on policies and solutions to preserve and expand affordability.

The Atlanta Beltline Marketplace, one of the Beltline’s signature commercial affordability programs, spent the year preparing for expansion, with our economic development team working hands-on with participating businesses on licensing, compliance, and operational support. This innovative incubator program offers affordable, high-visibility retail spaces along the trail, helping local businesses grow without traditional retail costs. The Atlanta Beltline Marketplace Indie Market Experience continued to bring new energy to the corridor on Second Saturdays, hosting monthly pop-up markets at the Freedom Parkway, Pittsburgh Yards®, and Allene Marketplace locations. These vibrant gatherings connect local creatives with new customers and celebrate community, commerce, and culture. In November, the Beltline observed Small Business Saturday, an annual event nationwide, with activations designed to recognize and support Atlanta’s entrepreneurs.

“Being a Beltline business has opened doors for Mason’s Super Dogs that I never imagined. The visibility, foot traffic, and constant community energy have helped us grow not just as a restaurant, but as a brand with purpose. Through this partnership, I’ve learned the power of collaboration. When the community wins, we all win. The Beltline has shown me what true support for young entrepreneurs looks like, and I’m grateful to be part of such a think-outside-the-box ecosystem.”

## MASON WRIGHT

Founder, Mason Super Dogs



## Workforce Development

The first Beltline Career Fair marked a pivotal moment in our mission to expand access to meaningful employment for communities across the corridor. More than 600 job seekers connected with 20+ employers across industries ranging from hospitality to construction, including the City of Atlanta, Emory Healthcare, and Signia by Hilton. Through pitching, sharing resumes, and filling out applications on the spot, attendees were equipped with tools to advance their careers. Our partnerships with City of Refuge and Westside Works contributed to the success of this event.

In its second year, the Beltline made significant strides in growing Atlanta’s green workforce through the Urban Forestry Career Pathways (UFOR) program, providing young adults hands-on job skills while enhancing the Beltline Arboretum. To date, 58 participants from 14 Atlanta neighborhoods have completed training, leading to 83 trees planted, 1,246 trees serviced, and 5.9 acres restored. Many UFOR graduates have gained employment, and local employers utilized the program as a credible talent pipeline. The initiative is supported by a USDA Forest Service Urban and Community Forestry Inflation Reduction Act grant and partnerships with Trees Atlanta, the Greening Youth Foundation, and On the Rise Community Development Center. The Beltline is looking to expand its local partnerships, explore urban agriculture projects on Beltline-owned land, and develop a healthcare sector strategy to increase job opportunities and improve community well-being.

**CAPTION** (left to right) (1) Beltline Business Breakfast. Photo Credit: Erin Sintos (2) Mason Wright. Photo Credit: Erin Sintos

## Commercial District Support

Fifteen community improvement districts (CIDs) and business associations form the backbone of commercial activity within the Beltline Planning Area. Working closely with local businesses and neighborhood partners, the Beltline hosts roundtable discussions and provides targeted resources to help ensure these commercial corridors remain vibrant, inclusive, and responsive to community needs.

Propelled by the strong foundation laid last year, the Beltline completed five business façades from the third round of the Façade Improvement pARTnership Grant Program and kicked off the fourth cycle. Grants of up to \$50,000 help small business owners enhance the exterior appearance of their storefronts. Each selected business is paired with a local artist to develop a unique façade design funded by the program. Since 2019, the initiative has supported small business growth, created opportunities for Atlanta's creative community, and helped preserve the distinctive character of local commercial districts.

The recipients of last year's Commercial District Support Grant spent the majority of 2025 executing on their grant activities, with the Northwest Business Association completing a resource guide and the Upper Westside CID finishing new wayfinding within their district.





## Digital Access & Innovation

Atlanta Beltline is partnering with local and national leaders in digital access and innovation to support our continued efforts to build a smarter, more equitable city. Together with Atlanta-based Fortune 500 companies and local Disadvantaged Business Enterprises (DBEs), we're developing cutting-edge digital infrastructure—including new fiber optic networks—and innovative pilot programs to expand access to technology, education, food access, and healthcare. For the last year, the team has been preparing a pilot program featuring some of the technology solutions at select locations around the corridor that will launch in early 2026.

In collaboration with Google, new WiFi benches are bringing free internet access to Beltline users ahead of the 2026 FIFA World Cup™, while the Piedmont Mobile Health Unit, powered by Google, has been delivering essential healthcare services to residents near Pittsburgh Yards® every second Saturday. Continuous community feedback and data collection will help determine the most effective long-term technology solutions to serve residents, schools, and businesses near the Beltline. This project is focused on tackling the digital divide in our city, enhancing the Beltline user experience, and generating new revenues and efficiencies to create a more sustainable Beltline.

**CAPTION** (left to right) (1) Before and after of façade improvement at Lee Street Meats. Photo Credit: The Sintoses (2) Career Fair. Photo Credit: Erin Sintos

ARTS + CULTURE

# Art That Moves a City: Creative Expression Along the Beltline

The Beltline is a vibrant, creative corridor, connecting the community to our expanding collection of public art, supporting artists, and activating spaces for cultural connection.

In celebration of the 20th anniversary and in anticipation of completing the 22-mile goal, our Arts + Culture team continued to refine and redefine the Beltline's public art program, curating art installations along the trail that reflect Atlanta's diverse cultural landscape.



# Art Installations & Cultural Events

New additions to our public exhibition have added creativity and fresh perspectives to the corridor. EuGene V. Byrd III unveiled “Work in Progress: An Honest Look at Fatherhood,” near the Southwest Trail. Chloe Alexander created “The Light We Carry” mural, in partnership with the City of Atlanta as a part of the Bloomberg Public Art Challenge, which celebrates empowered youth and thriving communities. Behind-the-scenes work is underway on several projects, including Y. Malik Jalal’s “Catherine M. Owens Memorial” sculpture, Adana Tillman and Marryam Moma’s “Quilts in the Sky” installation near Pittsburgh Yards®, and Lisa Li’s “Strata,” supported by a Forward Arts Foundation grant.

Arts activations and community programs brought creativity directly to neighbors and trailgoers. The second Southeast Woodlands Stickball Summit in May 2025 highlighted traditional Indigenous stickball games through live exhibitions and cultural education, with representatives from the Choctaw Nation of Oklahoma and the Mississippi Band of Choctaw Indians. Later that month, the Kids Lantern Parade at Pittsburgh Yards® brought together families for a magical arts experience, despite the Lantern Parade rain-out of evening activities planned by longtime collaborator, Chantelle Rytter. Fall events included Where the Weird Things Are, an “upside-down parade,” blending art, performance, and neighborhood participation; Bloom Bar, a two-day event where trail goers created custom bouquets; and the three-day StyleWriters Jam, celebrating the legacy and evolution of Atlanta’s style writing culture.



**CAPTION** (left) (1) Bringing street art to life at the StyleWriters Jam. Photo Credit: Erin Sintos (right, top to bottom) (2) Atlanta vibes with artist EuGene V. Byrd III. Photo Credit: Dr. Arshley Emile (3) Coming together at “The Light We Carry” unveiling. Photo Credit: Anthony Truth Gary (4) Stickball Summit. Photo Credit: Dr. Arshley Emile



**22**

Artists added to the Artist Registry

**5**

New Beltline Public Art Advisory Committee members brought on in 2025

**33**

Volunteers in new Arts + Culture Review Panel

**10**

Art events hosted in 2025

**521**

Art pieces commissioned on the corridor since 2005

**+550**

Artists hired since 2005

## Public Opportunities & Collaboration

As the city’s “People’s Project,” the Beltline deepened its commitment to public participation, introducing new opportunities for artists and community members to help guide Atlanta Beltline Art. Multiple public calls for artists opened in 2025, including a new Pre-Qualified Artist Registry, one for public exhibitions and special events, and a new commission for artwork designs along the Southside Trail.

In addition to public calls, we hosted the Atlanta Beltline x ArtWorks Porto Artist Residency Program in Portugal, a six-week initiative that provided advanced training in public art design and fabrication for two Atlanta-based artists through a competitive selection process. This program further demonstrated our commitment to nurturing and elevating local creative talent.

Finally, we launched the Arts and Culture Community Review Panel—made up of residents from neighborhoods where artworks are planned—to review proposals before they advance to the Beltline Public Art Advisory Committee, ensuring community voices are meaningfully reflected in the process.



“To be somebody who has been empowered by the Beltline is a beautiful thing. [The Beltline] uplifts us in so many different ways that have not only just changed my life but so many artists within the City of Atlanta.”

**CHARITY HAMIDULLAH**

Artist

**CAPTION** (left to right) (1) Atlanta culture on display in this Charity Hamidullah mural on the Northeast Trail. Photo Credit: The Sintoses (2) Family fun at Where the Weird Things Are. Photo Credit: Erin Sintos (3) Charity Hamidullah. Photo Credit: Erin Sintos

COMMUNICATIONS

# Telling the Beltline's Story

The Communications team continued to elevate awareness and engagement around the Beltline's progress, milestones, and community impact through strategic storytelling, media outreach, events, and creative campaigns.

Throughout the year, the team served as a central connector between the Beltline, its partners, and the public, providing clear and compelling narratives about ongoing work and its benefits for Atlanta communities.





### Cornerstone Events & Major Milestones

A major focus of 2025 was supporting cornerstone events and milestones across the corridor. The team led communications for all major events, including ribbon-cuttings and groundbreakings. In addition, the team partnered with the Council for Quality Growth to deliver a successful State of the Beltline 2025 event featuring updates from Beltline leadership along with a special performance honoring the Beltline’s 20-year legacy.

### Media Projects that Make an Impact

Our digital and media reach continued to expand as more people tuned in to Beltline stories. The team launched the Beltline’s first-ever Spotify channel and debuted custom Atlanta Beltline Instagram story stickers, expanding the brand’s digital toolkit. Social platforms, including Instagram and YouTube, also surpassed key milestones. Press coverage remained strong with national placements in the New York Times, CNN, the BBC, and many more, along with consistent local coverage in Atlanta Magazine, ArtsATL, and the Atlanta Business Chronicle.



**CAPTION** (left) Clyde Higgs speaking at the Fourth Quarterly Briefing. Photo Credit: Erin Sintos (right) Taking the stage at the State of the Beltline event. Photo Credit: Erin Sintos (3) Beltline Instagram stickers.



## Exceptional Community Activations

Community activations further strengthened engagement across the corridor. The TOUR Championship activation created a standout brand visibility opportunity on the Eastside Trail through a partnership with the PGA TOUR. The team also launched the Easy as ABC etiquette campaign, tabling along the Eastside Trail with flyers and signage that encouraged trail etiquette and supported a positive experience for Beltline users.

## Digital Media for the World Stage

In advance of FIFA World Cup 26™, we helped drive early planning and branding for Beltline initiatives that will debut in 2026. This work included supporting the production of a Business Readiness Toolkit for small businesses and developing a dedicated microsite highlighting major attractions, destinations, and Beltline activations planned for the tournament.

**CAPTION** (left) Fourth Quarterly Briefing. Photo Credit: Erin Sintos  
(right) Friendly faces helping the Beltline Etiquette Campaign. Photo Credit: Erin Sintos

**3,893**

media hits in 2025

**67**

number of events supported

**644k+**

social media followers

**4.1M+ people**

social media reach

**597k**

website active users

**23**

Spotify playlists launched



GOVERNMENT AFFAIRS

# Delivering Results Through Policy, Partnership, and Public Investment

For the past 20 years, the Atlanta Beltline has demonstrated what bold vision, community input, and strong public partnerships can achieve.

In 2025, our Government Affairs + Public Grants team continued to strengthen that foundation by engaging leaders at every level of government and advancing key policies that support the project's long-term success.

## Legislative Progress

The team worked closely with elected officials and municipal partners to shape and pass legislation essential to project delivery, from permitting and real estate to funding. This year's accomplishments included helping secure property for Northeast and Northwest Trail completion, establishing maintenance agreements for completed trail sections, and securing critical funding for the remaining Southside Trail segments.

## Strategic Engagement

We hosted corridor tours for state and local leaders, including key decision makers from the Governor's Office, the Georgia Department of Transportation, and Fulton County. These visits highlighted recent progress and helped guide discussions on future needs. We also hosted international delegations from Taiwan, Estonia, and Japan. Additional briefings, work sessions, and presentations with our Tax Allocation District partners kept decision-makers aligned and informed on both progress and challenges.

## Planning for the Future

Our team continued to advance federal and local priorities through targeted outreach. In Washington, D.C., our staff met with Georgia's congressional delegation to strengthen partnerships and pursue new funding opportunities. Locally, we supported legislative efforts tied to Subarea Master Plan updates, rezoning for key redevelopment sites, and land acquisition for the Northeast and Northwest corridors. Public engagement also continued through community-focused events and workshops.

## Funding Advancement

Alongside managing a robust grants portfolio, our team pursued and secured new funding throughout the year. A major milestone was the approval of Atlanta-region Transit Link Authority funding for an autonomous vehicle pilot program launching in 2026 in partnership with Beep, connecting MARTA's West End Station, the Atlanta University Center, and the Southwest Trail. The pilot will enhance last-mile connectivity between the Beltline corridor and MARTA. In addition, longstanding arts partners renewed their support, including the Georgia Council for the Arts, Fulton County Arts & Culture, and the National Endowment for the Arts.



**CAPTION** (left) (1) Atlanta Mayor Andre Dickens helped celebrate the Northwest Trail - Segment 5 ribbon-cutting. Photo Credit: Erin Sintos (right) (2) Northwest Trail - Segment 5 visit. Photo Credit: ABI Staff (3) The GDOT Board takes a tour. Photo Credit: ABI Staff



## FINANCIALS

# Investing in a More Connected Atlanta

All the progress that we have recognized within the pages of this report – both in 2025 and in the years that preceded it – is a result of careful stewardship of remarkable financial investment and meaningful partnerships at every level.

Atlanta Beltline, Inc. reached a significant milestone with the largest annual budget in Beltline history—\$241.9 million for fiscal year 2026. The Tax Allocation District (TAD) remained the primary funding source, contributing 75.8% of the total budget. An additional \$26.8 million in local and federal grants provided further support, representing 11.1% of total funding. Special thanks go to the Special Service District (SSD), as we incorporated \$19.7 million from the remaining 2022 SSD bond proceeds, which accounted for approximately 8.2% of the overall budget.

We are designing and constructing more Beltline trails, parks, crossings, and streetscapes than ever, and our fiscal 2026 budget reflects this work. A total of \$98.8 million in funding, of which 46.3% is provided by the TAD, represents our most significant investment to date in infrastructure design and construction.



## Real Estate Investments

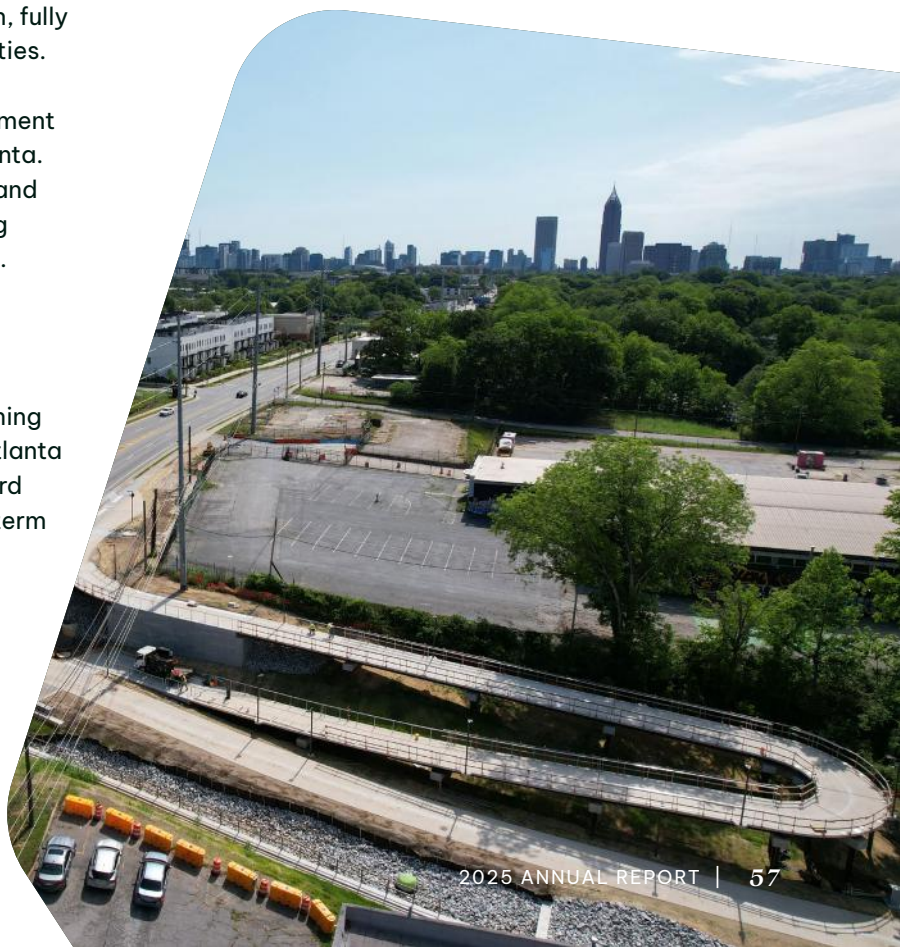
Our real estate investments support critical land acquisitions needed to secure the remaining parcels required to complete the 22-mile multiuse loop by 2030 and were supported with \$56.3 million, of which 98.1% was funded by the TAD.

Affordable housing initiatives received \$40.6 million, fully supported by the TAD, to advance a range of activities. This includes approximately \$17 million for property acquisitions and continued investment in down payment assistance programs in partnership with Invest Atlanta. Funding also supports due diligence, site planning, and other development activities essential to advancing ongoing site-specific affordable housing strategies.

## Fiscal Budget Updates

Overall, the fiscal budget reflects a 20% increase compared to the prior year. Through strategic planning and oversight of both public and private funding, Atlanta Beltline, Inc. continues to accelerate progress toward realizing the full Beltline vision and delivering long-term benefits to the communities we serve.

**CAPTION** (top) (1) Family, fitness, and friendship on the Westside Trail. Photo Credit: Erin Sintos (right) (2) Westside Trail - Segment 4 brings invaluable connectivity. Photo Credit: LoKnows Drones, LLC.



## Independent Auditor's Report

### OPINIONS

We have audited the accompanying financial statements of the business-type activities, the aggregate discretely presented component units, and the major fund of the Atlanta Beltline, Inc. ("ABI"), a component unit of The Atlanta Development Authority, d/b/a Invest Atlanta, as of and for the fiscal year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise ABI's basic financial statements, as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, the aggregate discretely presented component units, and the major fund of the Atlanta Beltline, Inc., a component unit of The Atlanta Development Authority, d/b/a Invest Atlanta, as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### BASIS FOR OPINIONS

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of ABI, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### RESPONSIBILITIES OF MANAGEMENT FOR THE FINANCIAL STATEMENTS

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about ABI's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the ABI's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the ABI's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### REQUIRED SUPPLEMENTARY INFORMATION

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 4 through 8 be presented to supplement the basic financial statements. Such information is the responsibility of management, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### OTHER REPORTING REQUIRED BY GOVERNMENT AUDITING STANDARDS

In accordance with *Government Auditing Standards*, we have also issued our report dated December 5, 2025 on our consideration of the ABI's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the ABI's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the ABI's internal control over financial reporting and compliance.

*Carmichael, Brasher, Tuvell + Co., P.C.*

**CARMICHAEL, BRASHER, TUVELL & CO, PC**  
Atlanta, Georgia December 5, 2025

## Statement of Net Position

Fiscal Year Ended December 5, 2025

Assets	Business-type Activities	Component Units	
		Chester Avenue Lofts, LLC	Green Miles Investment, LLC
<b>Current Assets</b>			
Cash and cash equivalents	\$ 20,784,651	\$ —	\$ —
Restricted cash and cash equivalents	—	—	—
Accounts receivable	118,866	1,433	—
Due from the Atlanta Beltline Partnership	1,703,557	—	—
Due from the City of Atlanta	121,285	—	—
Due from the Beltline Tax Allocation District	4,439,413	—	—
Due from Special Service District	—	—	—
Due from Georgia Department of Transportation	2,978,201	—	—
Due from Trees Atlanta	18,284	—	—
Due from Mall West End LLC	5,000,000	—	—
Prepaid items	1,000,023	—	—
<b>Total current assets</b>	<b>36,164,280</b>	<b>1,433</b>	<b>—</b>
<b>Noncurrent Assets</b>			
Capital assets, nondepreciable	441,467,963	285,313	—
Capital assets, net of depreciation	291,072	—	—
Right-to-use lease asset, net of amortization	314,711	—	—
<b>Total noncurrent assets</b>	<b>442,073,746</b>	<b>285,313</b>	<b>—</b>
<b>Total assets</b>	<b>478,238,026</b>	<b>286,746</b>	<b>—</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts payable	18,135,324	—	—
Accrued expenses	11,110,509	—	—
Notes payable, current portion	1,424,000	—	—
Due to City of Atlanta	1,209	—	—
Due to primary government (Invest Atlanta)	2,272,086	—	—
Due to the Beltline Tax Allocation District	6,039,696	—	—
Other Liabilities	7,439,802	—	—
<b>Total current liabilities</b>	<b>46,422,626</b>	<b>—</b>	<b>—</b>
<b>Noncurrent Liabilities</b>			
Deferred rent	165,896	—	—
Lease liability	453,612	—	—
Notes payable	22,632,000	—	—
<b>Total noncurrent liabilities</b>	<b>23,251,508</b>	<b>—</b>	<b>—</b>
<b>Total liabilities</b>	<b>69,674,134</b>	<b>—</b>	<b>—</b>
<b>Net Position</b>			
Net investment in capital assets	408,563,892	286,746	—
Restricted for debt service	—	—	—
Unrestricted (deficit)	—	—	—
<b>Total net position</b>	<b>\$ 408,563,892</b>	<b>\$ 286,746</b>	<b>\$ —</b>

## Statement of Activities

Fiscal Year Ended June 30, 2025

Operations	Component Units		
	Business-type Activities	Chester Avenue Lofts, LLC	Green Miles Investment, LLC
<b>Operating Revenues</b>			
Intergovernmental funding	\$ 112,239,640	\$ –	\$ –
Private grants and contributions	39,734,033	–	–
Other income	1,452,813	–	–
<b>Total current assets</b>	<b>153,426,486</b>	–	–
<b>Operating Expenses</b>			
General and administrative	23,892,274	–	–
Depreciation expense	238,813	–	–
Other expenses	–	–	–
<b>Total operating expenses</b>	<b>24,131,087</b>	–	–
<b>Operating income (loss)</b>	<b>129,295,399</b>	–	–
<b>Non-operating revenues (expenses):</b>			
Gain/loss on sale	–	–	–
Interest income	245,006	–	–
Interest expense	(1,075,272)	–	–
Right-to-use lease asset expense - GASB 87	(314,711)	–	–
<b>Total non-operating operating revenues</b>	<b>(1,144,977)</b>	–	–
<b>Change in net position</b>	<b>128,150,422</b>	–	–
<b>Net Position</b>			
<b>Net position (deficit) at beginning of fiscal year</b>	<b>280,413,470</b>	<b>286,746</b>	–
Contributed capital	–	–	–
<b>Net position at end of fiscal year</b>	<b>\$ 408,563,892</b>	<b>\$ 286,746</b>	–

# Statement of Cash Flows Proprietary Fund

Fiscal Year Ended June 30, 2025

Cash Flows from operating activities	Administrative Fund
Receipts from grantors and others	\$ 157,844,368
Payments to suppliers, vendors and other governments	(9,648,686)
Payments to employees for salaries and related benefits	122,874
<b>Net cash provided by (used in) operating activities</b>	<b>148,318,556</b>
Cash Flows from capital financing activities	
Acquisition and construction of capital assets	(130,922,788)
Principal payments on notes payable	(1,424,000)
Contributed Capital	-
Payments for interest	(1,075,272)
Rights for Interest Expense-GASB 87	(586,437)
<b>Net cash used by capital financing activities</b>	<b>(134,008,497)</b>
Cash Flows from investing activities	
Gain/loss on sale	-
Net cash provided by investing activities	-
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>14,310,059</b>
<b>Cash and cash equivalents at beginning of fiscal year</b>	<b>6,474,592</b>
<b>Cash and cash equivalents at end of fiscal year</b>	<b>\$ 20,784,651</b>
Reconciliation to Statement of Net Position	
Cash and equivalents	\$ 20,784,651
Restricted cash and equivalents	-
	<u>\$ 20,784,651</u>
Reconciliation of Operating Income to Net Cash Provided by Operating Activities	
Operating income (loss)	\$ 129,295,399
<b>Adjustments:</b>	
Depreciation expense	238,813
<b>(Increase) decrease in:</b>	
Accounts receivable	6,586
Due from intergovernmental funding	5,353,283
Due from private grants and contributions	6,098,518
Due from federal grants and other entities	(7,996,485)
Due from component units	710,974
Prepaid items	(705,237)
Interest income	245,006
<b>(Increase) decrease in:</b>	
Accounts payable and accrued expenses	7,071,678
Due to City of Atlanta	-
Due to primary government - Invest Atlanta	-
Due to the Beltline Tax Allocation District	4,700,962
Other liabilities	3,299,059
<b>Net cash provided by (used in) operating activities</b>	<b>\$ 148,318,556</b>
Non-cash capital financing activities:	
Capital assets donated to Invest Atlanta	\$ -
Capital assets donated to Atlanta Beltline, Inc.	-



BOARD OF DIRECTORS

# Leading with Purpose. Moving the Beltline Forward.

**The Honorable Andre Dickens**  
Mayor, City of Atlanta

**John W. Somerhalder, II**  
Chairman,  
Retired, President and CEO  
AGL Resources

**Councilmember Jason Winston**  
Atlanta City Councilmember,  
District 1

**The Honorable Erika Mitchell**  
Atlanta Board of Education,  
District 5

**Dawn L. Arnold**  
Invest Atlanta Appointee,  
Executive Vice President & Chief Operating Officer  
Invest Atlanta

**Ayana Gabriel**  
Secretary, Community Representative  
Vice President, Community Impact  
Community Foundation for Greater Atlanta

**Kathleen (Kathy) Farrell**  
Atlanta Beltline Partnership Appointee  
Executive Vice President,  
Head of Commercial Real Estate  
Truist Bank

**Michelle E. Nelson**  
Invest Atlanta Appointee  
Executive Talent Engagement & Operations Leader  
Ernst & Young

**The Honorable Mo Ivory**  
Fulton County Commission Appointee  
Fulton County Board of Commissioners, District 3

Atlanta Beltline, Inc. would like to thank former board member, Councilmember **Jason Winston** for his service from January 2023 to December 2025.



**EXECUTIVE TEAM**

**SENIOR TEAM**



**Clyde Higgs**  
President &  
Chief Executive Officer



**Ruben Brooks**  
Chief Operating Officer &  
Interim Chief  
Financial Officer



**Kelvin Collins**  
Vice President of  
Economic Development



**Meghann Gibbons**  
Vice President of  
Communications & Media  
Relations



**Jill Johnson**  
Vice President of  
Government & External  
Affairs



**Nonet Sykes**  
Chief People & Impact  
Officer



**Asia Mustakeem**  
Vice President & General  
Counsel



**Joe Iacobucci**  
Vice President of Transit  
Innovation



**Dave Pierce**  
Vice President of  
Real Estate & Asset  
Management



**Lynnette Reid**  
Vice President of  
Planning, Engagement  
& Art



**Dennis Richards**  
Vice President of Housing  
Policy & Development



**Carrie Tolbert**  
Deputy General Counsel



**Kimberley Wilson**  
Vice President of Design  
& Construction

**CAPTION** (top) Atlanta energy on the Eastside Trail. Photo Credit: Erin Sintos

ATLANTA BELTLINE, INC.

# Meet our Purpose-Driven Team

Behind the “People’s Project” is a small army of professionals dedicated to bringing the vision and mission of the Atlanta Beltline to life. Named one of Atlanta Business Chronicles’ Best Places to Work for the second year in a row, our team continued to expand this year to meet the growing demands of the project as we aim to deliver the completed Beltline loop in 2030.



**CAPTION** (left, top to bottom)  
(1) A proud team at the joint ceremony for Northwest Trail – Segments 4 and 5 groundbreaking and ribbon-cutting. Photo Credit: Erin Sintos (2) The joy of volunteering with Beltline in Action. Photo Credit: Erin Sintos (right) (3) Beltline in Action volunteers are all smiles after a day of giving back. Photo Credit: Erin Sintos



**17 years**

Longest tenure at Atlanta Beltline, Inc.: Kevin Burke

**12 employees**

Tenure 10+ years

**20**

Numbers of local and national boards with Beltline representation

**26**

Paid internships since 2021

ATLANTA BELTLINE, INC. TEAM



**Chelsea Arkin**  
Senior Housing Policy & Development Manager



**Sydney Batson**  
Contracts Administrator



**Layla Bellows-Banks**  
Community Data Analyst



**Kayla Betterson**  
Senior Accounting Manager



**Elsa Borrello**  
Housing Coordinator



**Brittany Brewster**  
Community Engagement Manager



**Amina Cooper**  
Director of Arts & Culture



**Jennifer Disotell**  
Senior Project Manager



**Yvonne Douglas**  
Director of Asset Management



**Jalyn Eaton**  
Marketing & Communications Coordinator



**Andrea Foard**  
Senior Development Manager



**Rhonda Forge**  
Front Desk Office Coordinator



**Meghan Injaychock**  
Senior Project Manager



**Delores Jackson-Hope**  
Executive Legal Assistant



**Camille Jones**  
Economic Development Project Manager



**Natalie Jones**  
Beltline Business Solutions Manager



**Sam Kanach**  
Senior Community Engagement Manager



**Claire Kern**  
Senior Project Manager



**Marci McKenna**  
Senior Economic Development Project Manager



**Tyrone Mitchell**  
Paralegal



**Chelsea Morey**  
Arts & Culture Project Manager



**Natalie Neil-Reid**  
Administrative Assistant



**Nancy Newell**  
Senior Project Manager



**Kim Nicholson**  
Procurement Director



**Forrest Rose**  
Senior Planner



**Jasmine Salazar**  
Asset Manager



**Shalvi Shah**  
Human Resources Generalist



**Nathan Soldat**  
Director of Community Engagement



**Zandra Solomon**  
Art Intern



**Kelly Spurlock**  
Accounts Payable & Receivable Coordinator



**Brianna White**  
Communications Intern



**Jennifer Williams**  
Paralegal Assistant



**Joni Williams**  
Procurement Coordinator



**Rashida Williamson**  
Community Engagement Manager



**Jessica Woodyard**  
Staff Counsel



**Georgia Brieske**  
Marketing & Communications Coordinator



**Kevin Burke**  
Design Director



**Lena Carstens**  
Development Officer for Public Grants



**Vicki Cimkentli**  
Executive Assistant to the CEO



**Subrena Clark**  
Procurement Manager



**Heather Clavé**  
Senior Manager, Creative Services



**Whitney Foster**  
Director of Finance



**Kynthia Gaines**  
Director of Construction



**Alex Gilliam**  
Communications & Social Media Manager



**Gabby Gordon**  
Beltline Business Solutions Coordinator



**Shaun Green**  
Principal Engineer



**Cassie Harding**  
Operations Manager



**Andreaus Leverette**  
Staff Accountant



**Bryson Levisay**  
Government Affairs Analyst



**Vivian Lin**  
GIS Intern



**Laura Linman**  
Economic Development Project Manager



**Kara Lively**  
Director of Economic Development



**Craig Love**  
Housing Intern



**Jori O'Hanley**  
GIS Manager



**Devin Olmack**  
Director of Impact & Evaluation



**Kerri Parker**  
Design & Construction Project Coordinator



**Lauryn Pettus**  
Legal Intern



**Khristie Power**  
Human Resources Director



**Marva Respres-Terrell**  
Senior Accountant



**Jay Suever**  
Senior Project Manager



**Keona Swindler**  
Communications & Media Relations Manager



**Alana Theard**  
Workforce Development Project Manager



**Justin Tolbert**  
Economic Development Intern



**Rachel Walsh**  
Project Assistant



**Takata Washington**  
Executive Assistant to the COO/CPIO

## 2025 Atlanta Beltline Performance Dashboard

2030 BENCHMARK		2025 OVERVIEW				TO DATE	
TOTAL INVESTMENT	TARGET	PLANNING STUDIES	IN DESIGN	SHOVEL READY	UNDER CONSTRUCTION	DELIVERED	% DELIVERED OF GOAL
<b>Transit Projects</b>	22 miles	17.4	0.0	0.0	0.0	0.0	
<b>Trail Projects: Main Line</b>	22 miles	0.0	1.8	2.1	4.4	13.6	61.8%
<b>Trail Projects: Connector</b>	11 miles	4.1	2.6	2.2	0.0	12	109%
<b>Greenspace Projects: Park</b>		196.6	32.4	24.4	8.0	179.3	
<b>Greenspace Projects: Non-Park</b>		4.9	14.3	10.3	50.7	306.1	
<b>Greenspace Projects: Cumulative</b>	1,300 acres	201.5	46.7	34.7	58.7	485.4	37%
<b>Streetscape Projects</b>	46 miles	0.3	0.0	0.0	0.9	17.7	38%
<b>Permanent Jobs</b>	50,000					34,470	69%
<b>Construction Jobs</b>	48,000					60,500	126%
<b>Private Development</b>	\$10B					\$14.2B	142%
<b>Affordable Units in TAD</b>	5,600					4,425	79%
<b>Affordable Units in Planning Area</b>						2,662	

INITIAL SOIL REMEDIATION	ACRES	TYPE 5 SOIL REMEDIATION	ACRES	REMEDICATION METRICS NOTES
Completed	1.5	Completed	105.4	
In Planning*	0	In Planning*	42	
TOTAL	1.5	TOTAL	147.4	

\* Estimated based on existing data and/or design plans.

\* Initial Soil Remediation: Removal of identified soil impacts with concentrations above non-residential risk reduction standards.

\* Type 5 Soil Remediation: Implementation of Type 5 risk reduction standard approach relative to arsenic soil impacts, including engineering and institutional controls.

- CHART NOTES**
- Tallies include partner projects and joint venture projects with Atlanta Beltline, Inc. partners.
  - Mileage/Acreage shown for projects in planning and design will change as design work is completed.
  - Some projects that are delivered in phases may appear in both design phases and later construction or delivered phases.
  - Greenspace includes landscaped environments along transit corridors, as indicated in the Redevelopment Plan goals.
  - Transit: 17.4 miles in Planning Studies reflect coverage area from the Beltline Transit Study (BTS) and the Beltline Autonomous Transit Pilot.

**CAPTION** Everyone belongs on the Eastside Trail.  
Photo Credit: Erin Sintos





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Atlanta, GA 30303  
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