

# 2024 Atlanta Regional Freight Mobility Plan (ARFMP)

Atlanta Regional Commission / Freight Advisory Task Force

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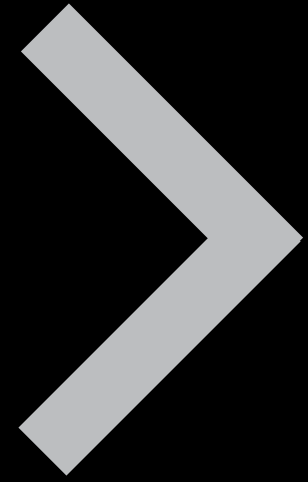
Jon Tuley, KH



08/08/2023

# AGENDA

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- Project Overview (Recap)
- Freight Activity Across the Region
- How is the Region growing and expected to Grow
- 2023 Freight Cluster Areas
- Stakeholder Engagement Update– Jurisdiction Level sessions
- Expected Future Growth and Needs
- Closing

# Project Overview (Recap)



- Strategic plan to identify intermodal freight needs in the 20-county region
  - Leverage regional freight planning over the last 20 years
  - Align with state freight and logistics efforts
- Maximize freight funding opportunities associated with Infrastructure Investments and Jobs Act (IIJA)
- Develop tailored, localized tools and products to support plan implementation

## Key Freight Considerations




- Increasing congestion on Georgia's intermodal freight network
- Community impacts of industrial and freight-oriented development
- Growth in e-commerce and associated freight impacts
- Urban goods delivery and complex curbside management needs
- Deployment of new technologies with associated infrastructure needs
- Ability to connect a trained workforce to freight employment opportunities
- System risk and resiliency

# Project Task Structure

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# Goals and Objectives for the 2024 Atlanta Regional Freight Mobility Plan

Goal Category	Goal	Objectives
Safety 	Improve the safety and security of the regional freight system and its users	<ul style="list-style-type: none"> <li>• Safety of all road users who interact with freight</li> <li>• Safety and security of freight operators while on the road and parked</li> </ul>
Operations 	Enhance the operations of the freight network	<ul style="list-style-type: none"> <li>• Performance as measured by key metrics such as travel time, travel time reliability, and network connectivity</li> <li>• Use and enhancement of intermodal connectors to improve system operations</li> <li>• Improvement in travel efficiency from trip beginning to end</li> </ul>
Economy 	Acknowledge and support key industries and their positive impact on the regional economy	<ul style="list-style-type: none"> <li>• Strengthening of the capabilities of the regional freight industry</li> <li>• Understanding of the importance of freight by the public and decision makers</li> </ul>

# Goals and Objectives for the 2024 Atlanta Regional Freight Mobility Plan

Goal Category	Goal	Objectives
<p>Sustainability and Resiliency</p> 	<p>Create a more sustainable and resilient network that incorporates innovative tools and technologies</p>	<ul style="list-style-type: none"> <li>• Investment in freight infrastructure to ensure a resilient, sustainable system</li> <li>• Use of technology and other innovation to streamline system performance and enhance environmental sustainability</li> </ul>
<p>Quality of life</p> 	<p>Leverage freight to enhance the quality of life for all people in the metro Atlanta region</p>	<ul style="list-style-type: none"> <li>• Access to equitable employment opportunities for all individuals and communities from diverse backgrounds through improved transportation options</li> <li>• Follow best practices in context-sensitive land use planning in the siting of future industrial developments, seeking the fair and equitable treatment of all communities</li> <li>• Thoughtful integration of freight activity in urban areas—</li> <li>• Convenient, expeditious, and reliable goods delivery</li> </ul>
<p>Integrated Planning</p> 	<p>Ensure the consideration of freight in broader transportation and land use planning processes.</p>	<ul style="list-style-type: none"> <li>• Consideration of freight and industrial developments within the larger community and their impacts</li> <li>• Acknowledgment of the need for housing within a reasonable commute time of industrial employment areas and development of policy to facilitate its creation</li> <li>• Encouragement of meaningful discussion and collaboration between public and private sector entities</li> <li>• Creation of local government guidance and tools to support the integration of freight with the local planning process</li> </ul>

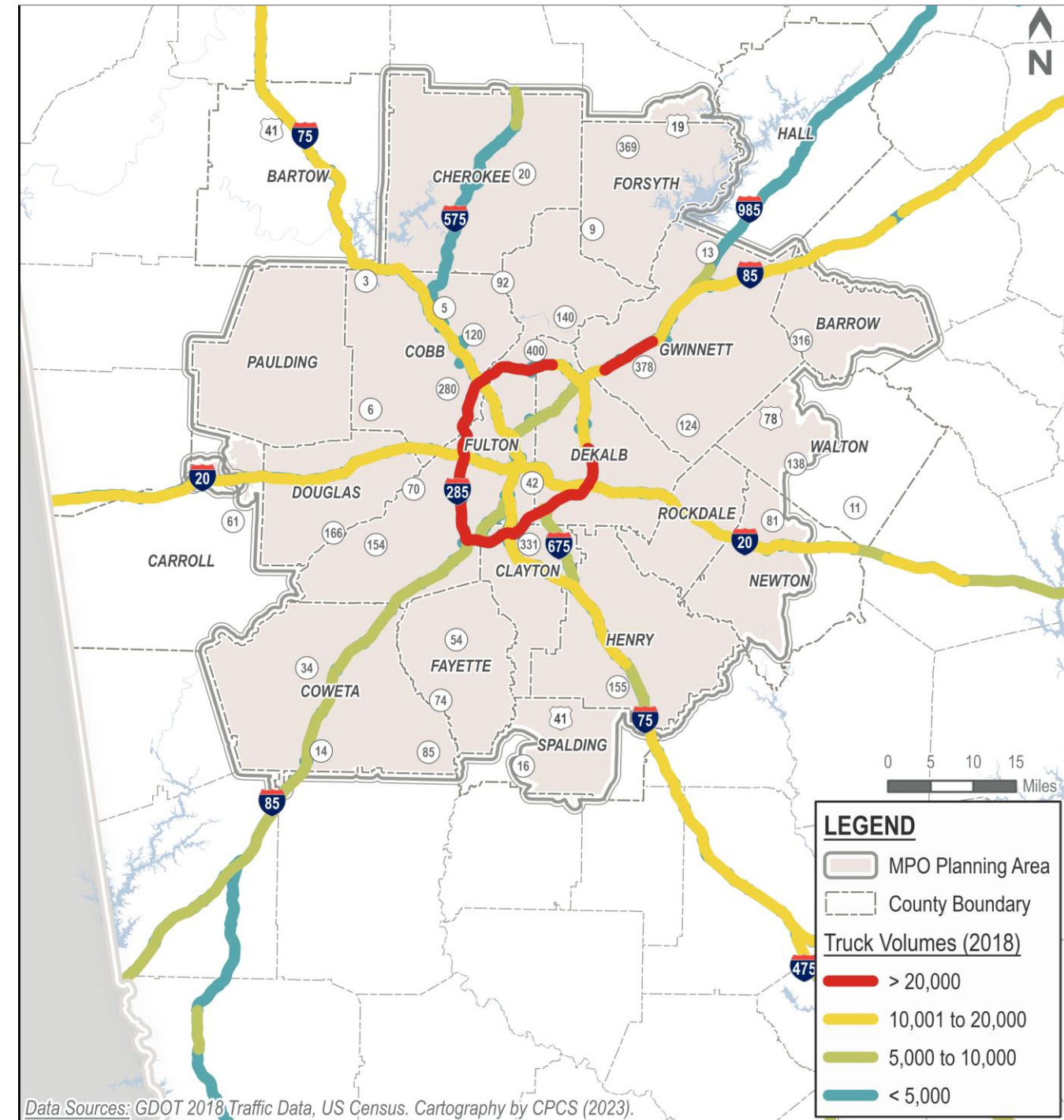


# *Freight Activity Across the Region*

# High Truck Volume Corridors

- High truck volumes are present on I-285 and I-85 outside of the perimeter
- Truck volumes decrease as you move away from the city center
- Lowest truck volumes are on the interstate segments that split off I-85 and I-75

Atlanta Region Truck Volume Estimates on Interstates, 2018



Source: GDOT, 2022



# → Top Ten Truck Count Locations, 2022

## Top Ten Interstate Locations

Rank	Roadway, County	Location	Truck Count	Truck % of Traffic
1	I-85, Gwinnett	N. of Jimmy Carter Blvd	31,906	10.6%
2	I-285, Clayton	S. of Atlanta Int'l Airport	31,842	17.4%
3	I-85, Gwinnett	S. of Jimmy Carter Blvd	31,565	10.7%
4	I-75, Henry	Near Hudson Bridge Rd	28,417	15.7%
5	I-285, Fulton	S. of Washington Rd	27,482	18.2%
6	I-75, Henry	Near McDonough Rd	25,800	21.5%
7	I-285, Cobb	Near Paces Ferry Rd	24,675	14.1%
8	I-285, Fulton	N. of I-20 interchange	24,450	15.0%
9	I-285, Clayton	Near Atlanta Int'l Airport	24,327	15.9%
10	I-75, Clayton	Near Forest Pkwy	23,084	11.6%

## Top Ten Non-Interstate Locations

Rank	Roadway	Location	Truck Count	Truck % of Traffic
1	SR 316	Collins Hill Rd	7,806	13.6%
2	SR 316	Huntington Rd	7,344	6.8%
3	SR 316	E. of SR 20	7,326	11.0%
4	SR 316	W. of SR 20	7,215	11.6%
5	SR 400	N. of I-285	6,432	3.2%
6	Camp Creek Pkwy	NW of Old Fairburn Rd SW	6,309	15.5%
7	South Fulton Pkwy	E. of SR 29	6,238	10.7%
8	Camp Creek Pkwy	E of Enon Rd SW	6,175	17.2%
9	Camp Creek Pkwy	W of Enon Rd SW	6,055	17.3%
10	Fulton Industrial Blvd	Camp Creek Pkwy	5,974	14.5%

# → Truck Parking

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- *Public Truck Parking Facilities*

Publicly-controlled facilities within the study area and key adjacent counties. Specific facilities included in this tier include rest areas, weigh stations, and state welcome centers.

- *Privately-Owned Truck Parking Facilities*

Major private facilities with amenities, including truck stops and commercial transport services used for short truck driver rests or single night truck parking. The three major privately-owned truck stop companies are Pilot/Flying J's, Love's, and TA TravelCenters/Petro.

- *Industrial Outdoor Storage Sites*

Primary use is for multi-day storage of tractors, trailers, RVs, boats and assorted types of industrial equipment.

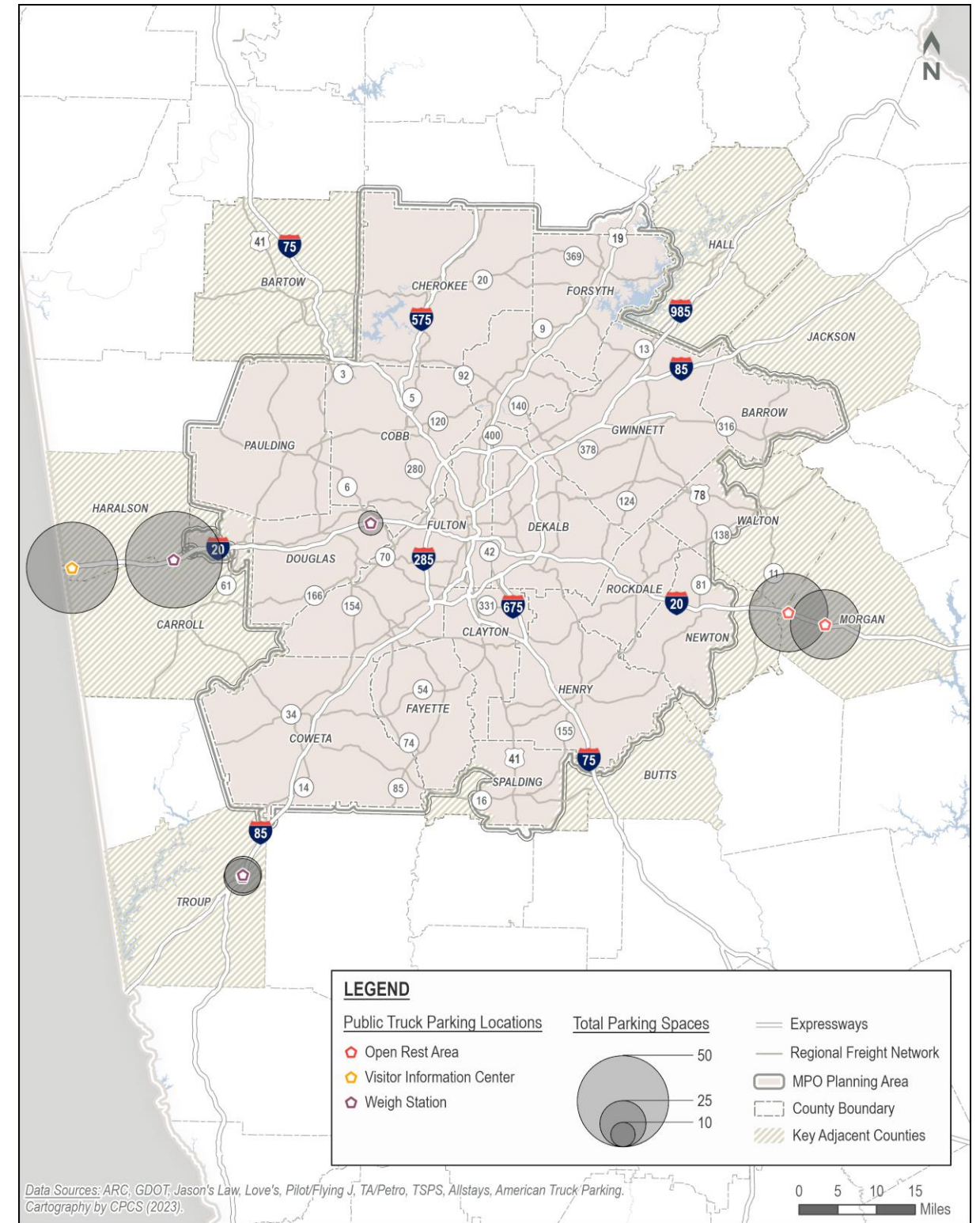
# Public Truck Parking Facilities

- 2018 and 2023 Inventory Comparison

Database	Number of Sites		Number of Spaces	
	MPO Area	Adjacent Counties	MPO Area	Adjacent Counties
2018 Inventory	1 (in Douglas Co.)	4*	13	176
2023 Inventory	1 (in Douglas Co.)	6 (includes Troup Co.)	13	224 (includes Troup Co.)

\*2 rest areas in Troup County not included in 2018 inventory.

## Public Truck Parking Facilities in the Region, 2023



Data Sources: ARC, GDOT, Jason's Law, Love's, Pilot/Flying J, TA/Petro, TSPS, Allstays, American Truck Parking. Cartography by CPCS (2023).

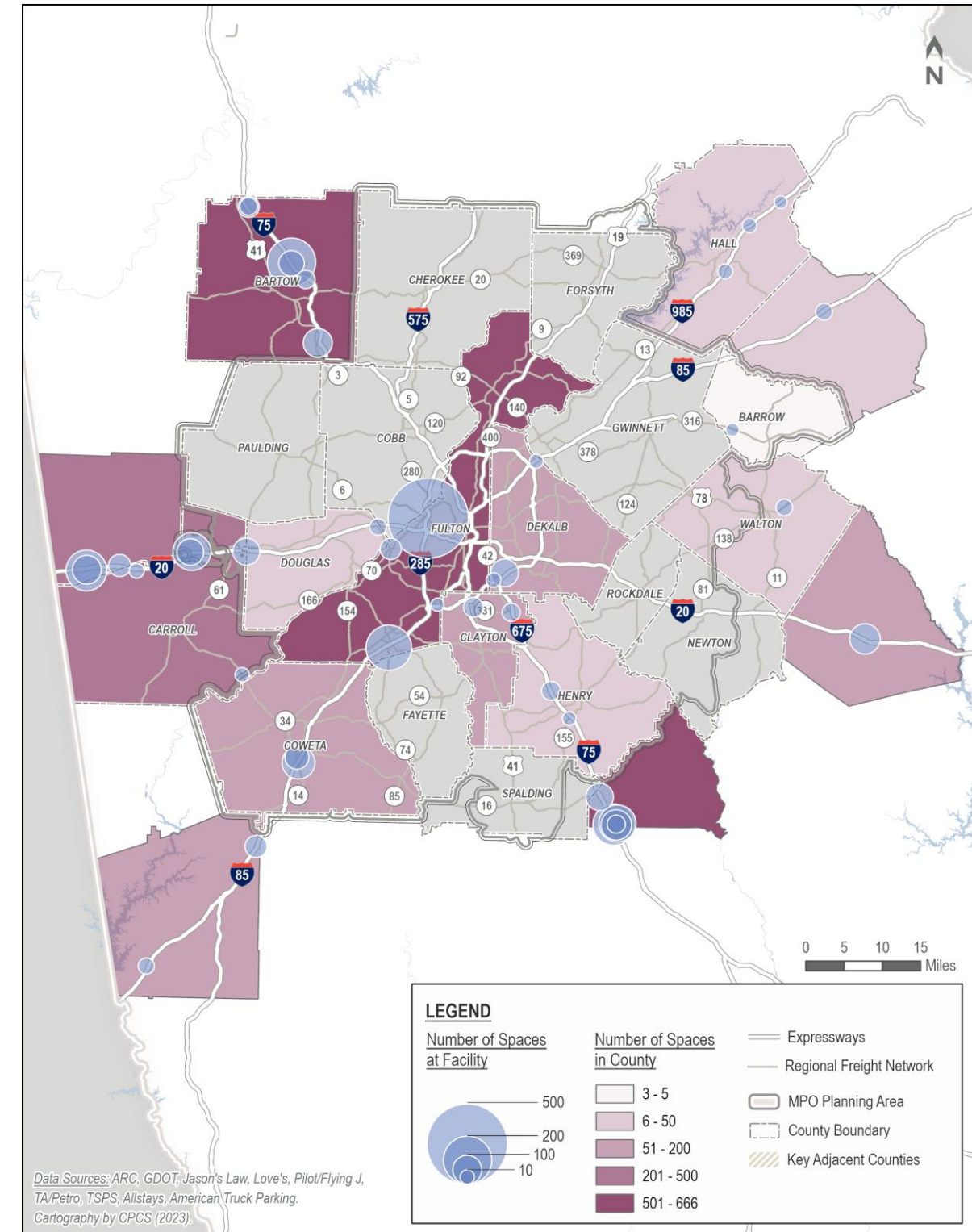
# Privately-Owned Truck Parking Facilities

## 2018 and 2023 Inventory Comparison

Database	Number of Sites			Number of Spaces		
	MPO Area	Adjacent Counties	Total Sites	MPO Area	Adjacent Counties	Total spaces
2018 Inventory	20	27	47	1,412	2,166	3,578
2023 Inventory	17	31	48	1,365 (-3%)	2,367 (+9%)	3,732 (+4%)

- Most of the truck parking spaces are on the west and south sides of the region.
- Within the MPO Area, truck spaces appear to have decreased, while in adjacent counties, it has increased slightly.
- Based on trucking industry surveys the lack of available truck parking has consistently been one of the top concerns for truck drivers.\*

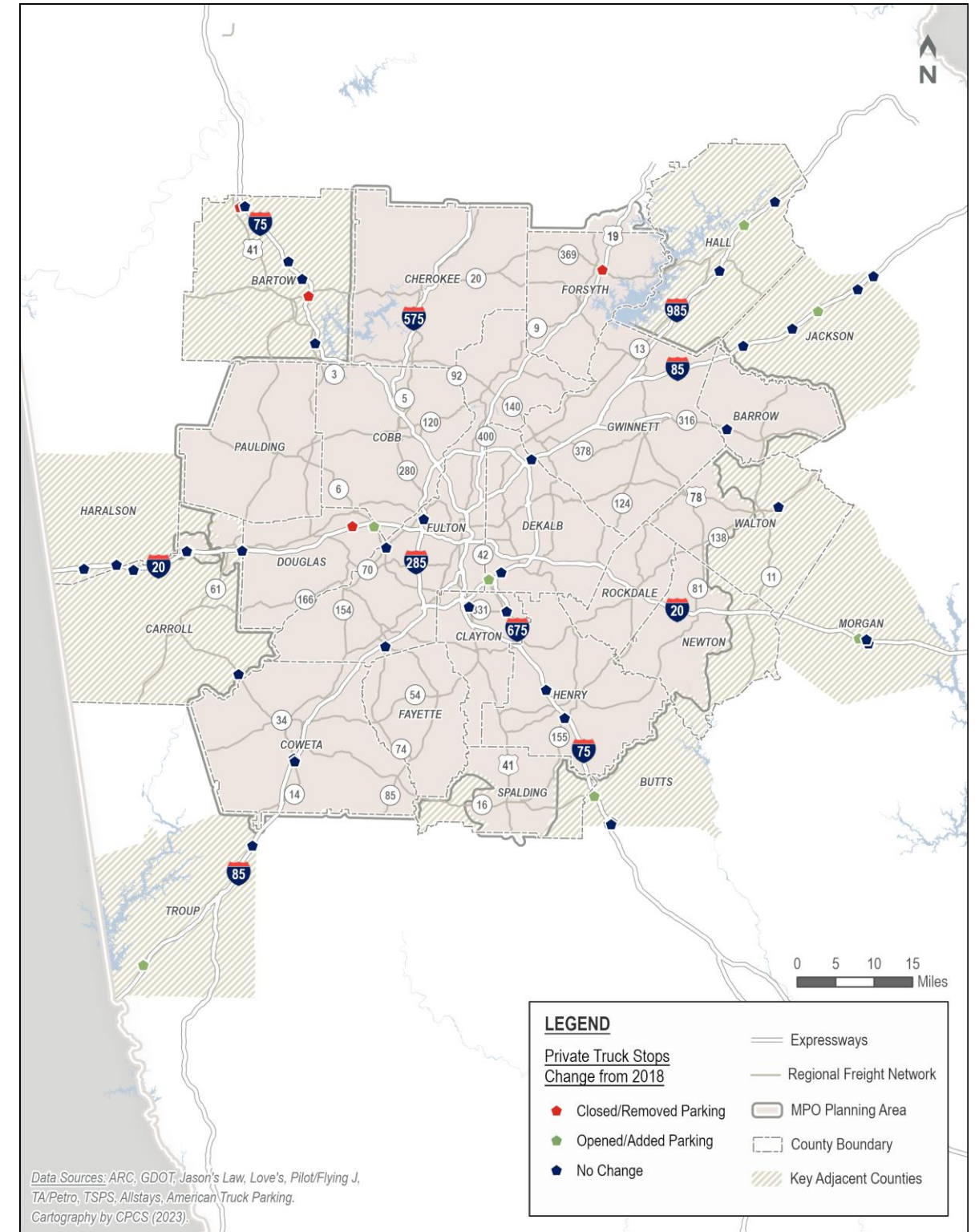
Source: ARC, GDOT, Jason's Law, Love's Pilot Flying J, TA/Petro, TSPS, Allstays, American Truck Parking  
 \* ATRI, Critical Issues in the Trucking Industry, 2022. <https://truckingresearch.org/wp-content/uploads/2022/10/ATRI-Top-Industry-Issues-2022.pdf>



## Changes in Privately-Owned Truck Parking Facilities, 2018-2023

# ➔ Changes in Private Truck Parking Facilities

Name	Location	County	Status since 2018	Change in spaces in database since 2018
Love's	1500 Monticello Road	Morgan	Opened in 2021	+108
JP Travel Center	2781 GA-16	Butts	Opened in 2020	+90
Circle K	1810 Dry Pond Road	Jackson	Opened in 2021	+28
RaceTrac	1211 Thornton Rd	Douglas	Purchased/renovated in 2018	+24
TA Express Travel Center	85 Exit 6, 300 Kia Blvd	Troup	Opened in 2020	+23
Chevron	2964 Moreland Ave	Clayton	Did not allow truck parking/didn't have trucks parked there until 2018	+13
QuikTrip	3522 White Sulphur Rd	Hall	Opened in 2021	+10
Capital Fuels	2338 Sullivan Rd	Fulton	Location has been here since 2013, but wasn't included in the 2018 inventory	+3
Chevron	3850 Flat Shoals Road	Fulton	Does not have truck parking spaces.	-2
Citgo	3097 Moreland Avenue	Clayton	Does not have truck parking spaces.	-4
BP	5198 Hwy 85	Clayton	Does not have truck parking spaces.	-5
Sunoco	3845 Browns Bridge Road	Forsyth	Closed and demolished.	-5
Circle K	5646 Highway 20 SE	Bartow	Parking converted to McDonalds	-6
Marathon	7512 Lee Rd	Douglas	Renovated in 2018 and removed parking	-20
Citgo	4590 Fulton Industrial Blvd	Fulton	Does not have truck parking spaces. Area where trucks could park is fenced off.	-25
All American Truck Stop	7746 GA 140	Bartow	Out of business	-70



Source: ARC, GDOT, Jason's Law, Love's Pilot Flying J, TA/Petro, TSPS, Allstays, American Truck Parking

Data Sources: ARC, GDOT, Jason's Law, Love's, Pilot/Flying J, TA/Petro, TSPS, Allstays, American Truck Parking. Cartography by CPCS (2023).

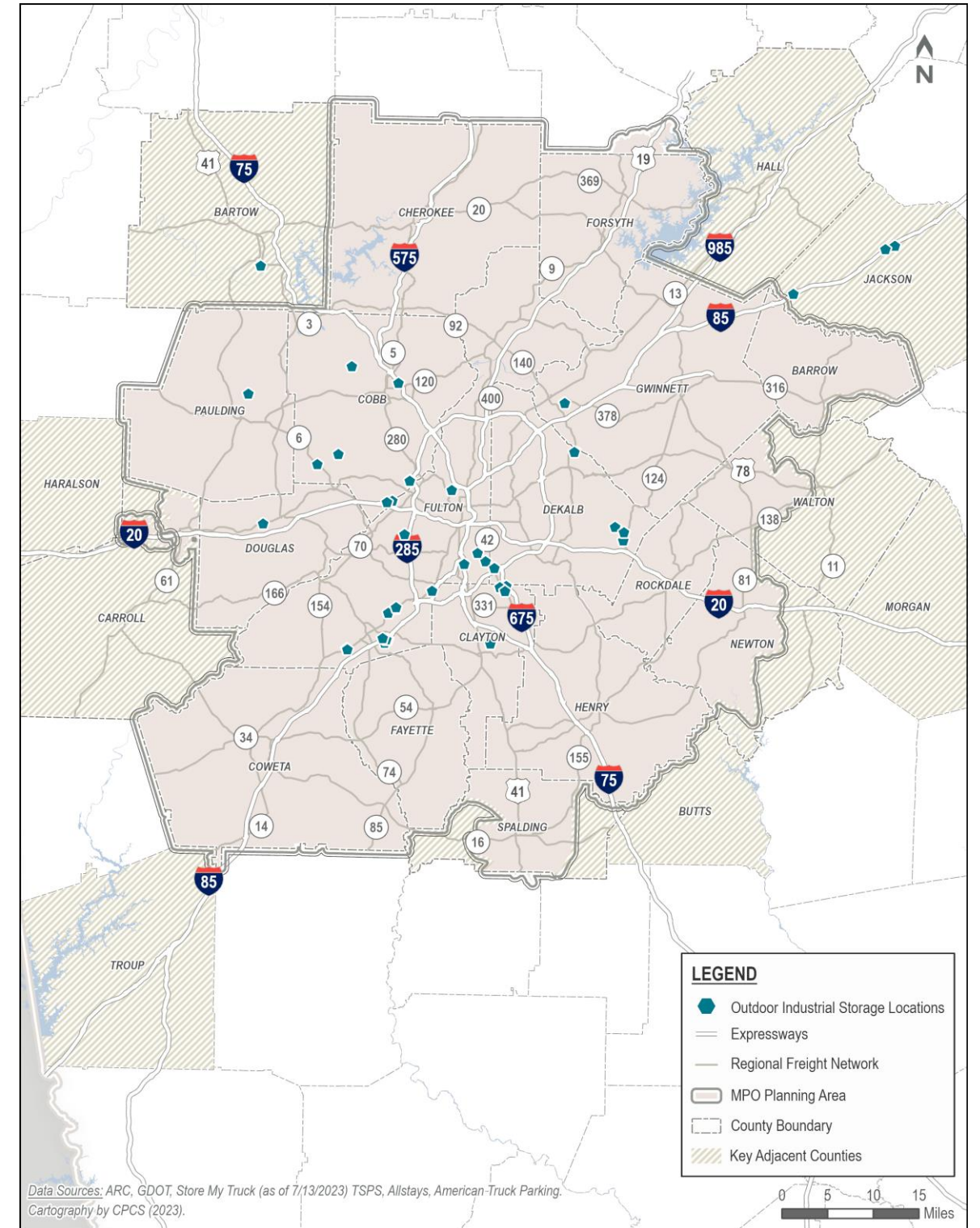
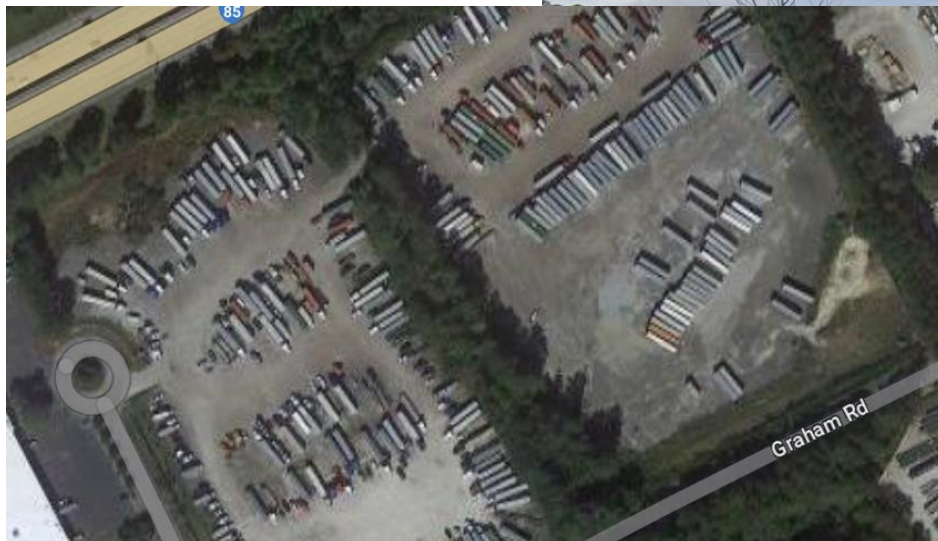
# Industrial Outdoor Storage Sites

## Industrial Outdoor Storage Sites in the Region, 2023

	Number of Sites	
	MPO Area	Adjacent Counties
2023 Inventory	39	4

- Sites are more concentrated within the region compared to the large private truck parking facilities.
- Any missing sites?

Example: StoreMyTruck.com Tractor and Trailer Storage Location on Graham Road in Fairburn





*How is the region growing  
and expected to grow*

# → Regional Commodity Flow – Tonnage

## Freight Flows (tons) in Metro Atlanta, 2019

Direction	Inbound	Outbound	Within	Total	Percent of Total
<b>Truck*</b>	85,876,878	44,529,072	63,099,989	193,505,939	83.8%
<b>Rail*</b>	27,932,120	8,564,936	306,128	36,803,184	15.9%
<b>Air**</b>	351,503	333,130	0	684,633	0.3%
<b>Total</b>	114,160,501	53,427,138	63,406,117	230,993,756	100.0%
<b>Percent of Total</b>	49.4%	23.1%	27.4%	100.0%	

- The vast majority of freight tonnage moves by truck
- Similar to most areas, there is an imbalance of freight tonnage into the Atlanta region

\* The domestic and international commodity flow data for truck and rail, and the domestic commodity flow data for air is based on S&P Global's Transearch data for the 20-County Metro Atlanta region in 2019. The international flow for truck and rail mainly refers to flows to/from other NAFTA countries, i.e., Canada and Mexico.

\*\* The international air commodity flow data is based on FHWA's FAF5 database, for the Atlanta-Athens-Clarke County-Sandy Springs, GA CFS Area, which is larger than the 20-county Metro Atlanta region used in the Transearch queries. The FAF county-level data provided by GDOT does not have 2050 projections.

Source: S&P Global Transearch Data, 2019; Surface Transportation Board Carload Waybill Data, 2019; FHWA FAF5, 2019



# → Regional Commodity Flow – Value

Value of Freight Flows (billions of USD) in Metro Atlanta, 2019

Direction	Inbound	Outbound	Within	Total	Percent of Total
<b>Truck*</b>	86.2	67.2	86.3	239.7	60.1%
<b>Rail*</b>	55.6	33.2	1.3	90.1	22.6%
<b>Air **</b>	34.6	34.2	0.0	68.8	17.3%
<b>Total</b>	176.3	134.6	87.6	398.5	100.0%
<b>Percent of Total</b>	44.2%	33.8%	22.0%	100.0%	

- The truck mode also carries the majority of freight in terms of value
- Air cargo moves a relatively high percentage of freight value in the region because of its tendency to move high value commodities

\* The domestic and international commodity flow data for truck and rail, and the domestic commodity flow data for air is based on S&P Global's Transearch data for the 20-County Metro Atlanta region in 2019. The international flow for truck and rail mainly refers to flows to/from other NAFTA countries, i.e., Canada and Mexico.

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# → Freight Flow Methodologies

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- *Small differences in methodologies lead to vastly different forecasts*
- *FHWA Freight Analysis Framework (FAF) methodology*
  - Base year commodity derived from an establishment survey detailed in the Bureau of Transportation Statistics Commodity Flow Survey supplemented with industry-specific analysis.
  - Freight flow forecasts are primarily based on S&P Global Business Market Insights (BMI) economic and employment growth factors developed at the 2-digit commodity level of detail. International freight forecasts developed using growth drivers for international business transactions and gateway/port market analysis.
- *Transearch methodology*
  - Base year and forecasts developed by leveraging proprietary services from within S&P Global: U.S. Macroeconomic Service, U.S. Agricultural Service, Energy Service, Automotive Service, World Trade Service, and Business Transactions Matrix.

# → Projections, Percent Growth and Compound Annual Growth Rate (CAGR), 2050

## Total Tonnage

Mode	2019 Base year	Low Growth (FAF) Scenario**	High Growth (Transearch) Scenario***
Truck	193,505,939	332,306,170	429,387,527
Rail	36,803,184	55,940,325	72,170,247
Air	684,633*	1,164,143	1,191,396
<b>Total</b>	<b>230,993,756</b>	<b>389,410,638</b>	<b>502,749,170</b>

- Applying Transearch and FAF forecast growth rates to base year volumes results in two forecasts

## Tonnage Compound Annual Growth Rate

Mode	Low Percent Growth (FAF)	High Percent Growth (Transearch)	Low Growth (FAF) CAGR	High Growth (Transearch) CAGR*
Truck	72%	122%	1.8%	2.6%
Rail	52%	96%	1.4%****	2.2%
Air	70%	74%	1.8%	1.7%
<b>Total</b>	<b>69%</b>	<b>118%</b>	<b>1.7%*****</b>	<b>2.5%</b>

- Small differences in annual growth rates result in big forecast differences

\* The 2019 base year air cargo data is the total of the domestic air cargo data sourced from S&P Global's Transearch database for the 20-County Atlanta region and international air cargo data sourced from FHWA's FAF5 database for the for the Atlanta-Athens-Clarke County-Sandy Springs, GA CFS Area, which is larger than the 20-county Metro Atlanta region used in the Transearch queries.

\*\*The Low Growth Scenario is based on the projection from the FAF data, downloaded from the FHWA website for the Atlanta-Athens-Clarke County-Sandy Springs, GA CFS Area

\*\*\*The High Growth Scenario is based on the projection from S&P Global's Transearch projection for the Metro Atlanta Region between 2019 and 2050. The international air cargo growth projection is based on FAF5 projections, as the Transearch data does not have international air commodity flow projections.

\*\*\*\* Rail includes rail and multiple modes & mail volume.

\*\*\*\*\* The total volume excludes pipeline and other and unknown tonnage.



***Stakeholder Engagement  
Update –  
Jurisdiction Level  
sessions***

# Stakeholder Engagement

## ATLANTA REGION ENGAGEMENT CHALLENGES



### TIME

Freight partners are time-limited because they are operating at peak capacity, often understaffed

### REACH



Communities and partners never-before involved in freight movement are now at the heart of freight operations because of COVID-19

### ACCESS



Much of the private freight industry operates behind closed doors with a key contact required for access



# Stakeholder Engagement Overview: Stakeholders

Engagement Activity	Audience	Completed / Total Planned
Local Jurisdiction Sessions	County and municipal staff	20 / 20
Regional Roundtables	Air Cargo Stakeholders Land Use Stakeholders	2 / 2
Interviews	Public and Private sector freight industry leadership	9/15
Online Surveys	Stakeholders	0 / 2
Advisory Committees	Freight policy and advisory leadership Industry support agencies and organizations	0/3

# Completed Interviews

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GDEcD



UPS



AMAZON



US Foods



Kroger



CSX



Coke



Georgia Motor  
Trucking Association

**Stonecrest Industrial  
Council**

# Completed Jurisdiction Level Sessions And Agency Attendees

Jurisdiction Level Session	Agency Attendees
Barrow County	Barrow County
Cherokee County	City of Canton
	Cherokee County
	Chamber of Commerce
Clayton County	Clayton County
	Development Authority of Clayton County
	Lake City
	City of Kennesaw
Cobb County	City of Marietta
	Cobb Chamber of Commerce
	Town Center CID
	City of Smyrna
	Cumberland CID
	Cobb County
	City of Powder Springs
	City of Austell

Jurisdiction Level Session	Agency Attendees
Coweta County	City of Newnan
	Coweta County Planning
	Three Rivers Regional Commission
	Coweta County Public Works
DeKalb County	East Metro CID
	DeKalb County
	City of Decatur
	City of Doraville
	Tucker Summit CID
	City of Tucker
	City of Brookhaven
	Tucker-Northlake CID
Douglas County	City of Chamblee
	Douglas County
	City of Villa Rica



# Completed Jurisdiction Level Sessions And Agency Attendees

Jurisdiction Level Session	Agency Attendees
Fayette County	Fayette County Schools
	Fayette County
	City of Fayetteville
	Fayette County Chamber of Commerce
	Town of Brooks
Forsyth County	Forsyth County
	South Forsyth CID
	Forward Forsyth
Fulton County	City of Atlanta
Fulton County - North	City of Alpharetta
	City of Milton
	City of Sandy Springs
	SAIA
	City of Roswell
	City of Johns Creek
	Perimeter CIDs

Jurisdiction Level Session	Agency Attendees
Fulton County - South	City of East Point
	City of South Fulton
	City of Union City
	Aerotropolis Atlanta Alliance
	City of Fairburn
Gwinnett County	City of College Park
	ATL Airport CID
	Boulevard CID
	Sugarloaf CID
	Carbonated Logistics
	City of Norcross
	Gateway 85
	Gwinnett County
	ECG Freight LLC
	Gateway 85 CID
Peachtree Corners	
Gwinnett County	Evermore CID
	Gwinnett Place CID
	Suwanee
	City of Duluth
	Gwinnett DOT
	City of Suwanee

# Completed Jurisdiction Level Sessions And Agency Attendees

Jurisdiction Level Session	Agency Attendees
Henry County	Henry County
	Henry County Development
Newton County	Newton County
	Northeast Georgia Regional Commission
	278 CID
Paulding County	Paulding County
	Northwest Georgia Regional Commission
	City of Dallas
Rockdale County	Rockdale County
	City of Conyers
Spalding County	Consultant
	Spalding County
Walton County	Precision Planning
	Walton County
Public Safety	HERO Operator
	Georgia Motor Carrier Compliance Division



# Feedback from Jurisdiction Level Sessions

## Top Needs and Challenges

### Truck Parking

- Overnight and long-term parking
- Need of policy guidance
- Safe truck parking

### Land -Use

- Industrial space conflicts with residential
- Some communities limit industrial opportunities/ while others embrace them

### Workforce

- Workforce safety
- Hiring and retention
- Access to the workplace (transit and roadway congestion)

### Local Delivery

- Guidance around policy for curbside management
- Implementation and enforcement

### Railroad Crossings

- Train blocking crossings
- Trucks stuck at grade crossings

# Audience Input

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- What stands out as significant or surprising within the feedback collected?
- Are there any opportunities or challenges that we are not exploring with the stakeholders across the region
- Can you share some examples of similar needs and challenges that you are familiar within the Atlanta region?



## *2023 Freight Cluster Areas*

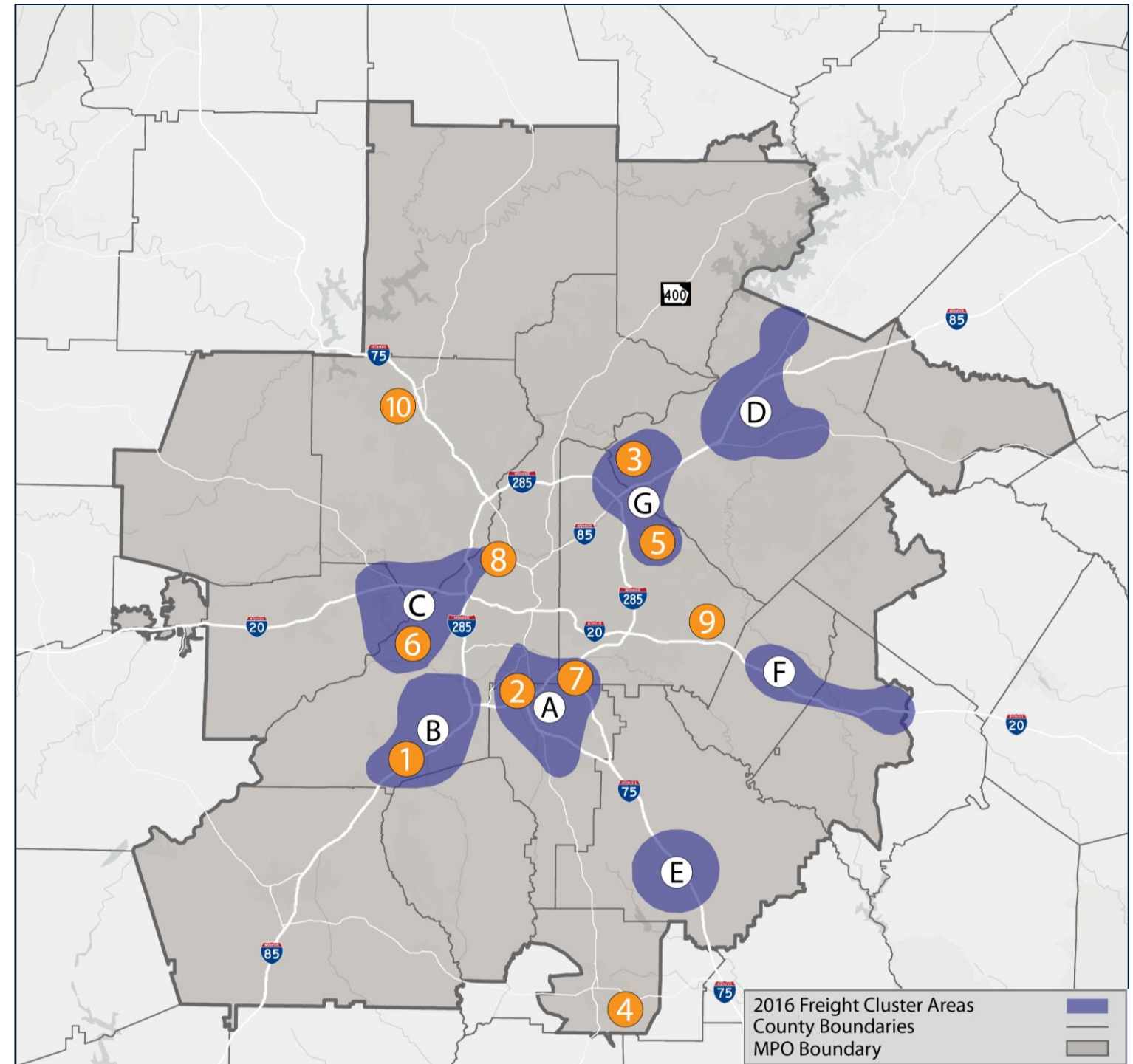
# 2016 Freight Cluster Areas

## 2016 Freight Cluster Areas

- (A) Airport/Clayton
- (B) Fairburn
- (C) Fulton Industrial Blvd
- (D) Gwinnett/Satellite Blvd/SR-316
- (E) Henry/McDonough
- (F) I-20 East
- (G) I-85/PIB/Jimmy Carter Blvd

## Freight Cluster Plans (by year completed)

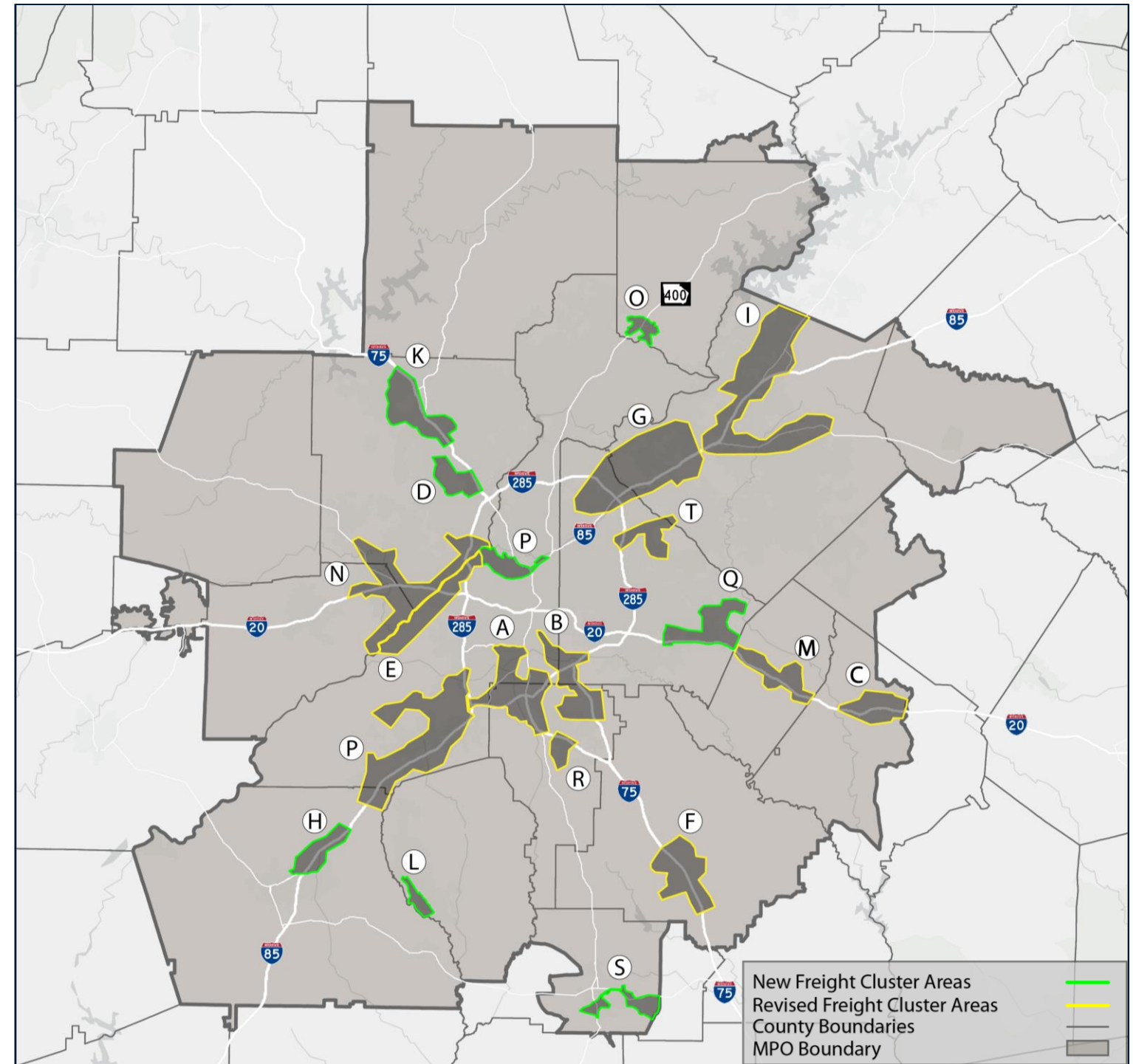
- 1 South Fulton CID (2018)
- 2 Aerotropolis CIDs (2020)
- 3 Gateway 85 CID (2020)
- 4 Spalding County (2020)
- 5 Tucker Summit CID (2021)
- 6 Fulton Industrial Blvd CID (2022)
- 7 Metro South CID (2022)
- 8 Northwest Atlanta (2023)
- 9 Stonecrest (Ongoing)
- 10 Town Center (Ongoing)



# 2023 Freight Cluster Areas

MPO Industrial Properties	14,880
MPO Total Industrial SQ.FT.	717,471,097
Cluster Industrial Properties	9,025
Cluster Total Industrial SQ.FT.	580,585,937
Percent of MPO Industrial SQ.FT	81%

- |                                   |                               |
|-----------------------------------|-------------------------------|
| <b>(A)</b> Airport                | <b>(K)</b> Northwest Cobb     |
| <b>(B)</b> Conley                 | <b>(L)</b> Peachtree City     |
| <b>(C)</b> Covington              | <b>(M)</b> Rockdale           |
| <b>(D)</b> Dobbins                | <b>(N)</b> South Cobb/Douglas |
| <b>(E)</b> Fulton Industrial Blvd | <b>(O)</b> South Forsyth      |
| <b>(F)</b> Henry                  | <b>(P)</b> South Fulton       |
| <b>(G)</b> Norcross               | <b>(Q)</b> Southeast DeKalb   |
| <b>(H)</b> North Coweta           | <b>(R)</b> Southlake          |
| <b>(I)</b> North Gwinnett         | <b>(S)</b> Spalding           |
| <b>(J)</b> Northwest Atlanta      | <b>(T)</b> Tucker             |



# 2023 Freight Cluster Areas

Three tiers by Total Industrial SQ.FT.

## Tier 1: 40M sq.ft. and Above – 405.7M (56.2% of MPO)

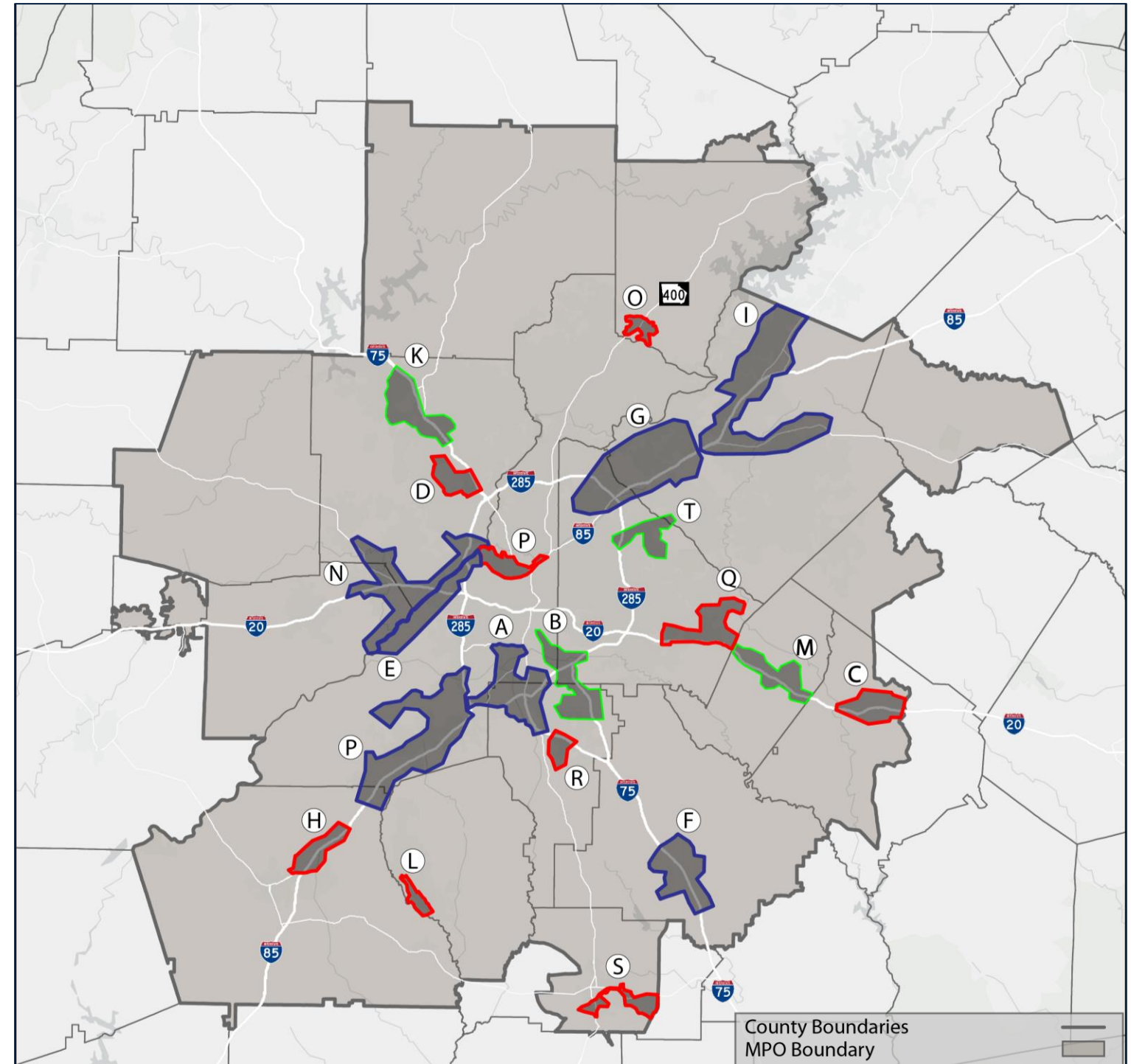
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|---|-------------------------------------|
| <b>(A)</b> Airport (42M)                | <b>(I)</b> North Gwinnett (73M)     |
| <b>(E)</b> Fulton Industrial Blvd (53M) | <b>(N)</b> South Cobb/Douglas (54M) |
| <b>(F)</b> Henry (48M)                  | <b>(P)</b> South Fulton (61M)       |
| <b>(G)</b> Norcross (72M)               |                                     |

## Tier 2: 20M sq.ft. and Above – 87.8M (12.2% of MPO)

- |                                 |                           |
|---------------------------------|---------------------------|
| <b>(B)</b> Conley (21M)         | <b>(M)</b> Rockdale (17M) |
| <b>(K)</b> Northwest Cobb (27M) | <b>(T)</b> Tucker (21M)   |

## Tier 3: Below 20M sq.ft. – 87M (12.1% of MPO)

- |                                    |                                   |
|------------------------------------|-----------------------------------|
| <b>(C)</b> Covington (10M)         | <b>(O)</b> South Forsyth (11M)    |
| <b>(D)</b> Dobbins (6M)            | <b>(Q)</b> Southeast DeKalb (12M) |
| <b>(H)</b> North Coweta (13M)      | <b>(R)</b> Southlake (8M)         |
| <b>(J)</b> Northwest Atlanta (12M) | <b>(S)</b> Spalding (5M)          |
| <b>(L)</b> Peachtree City (6M)     |                                   |

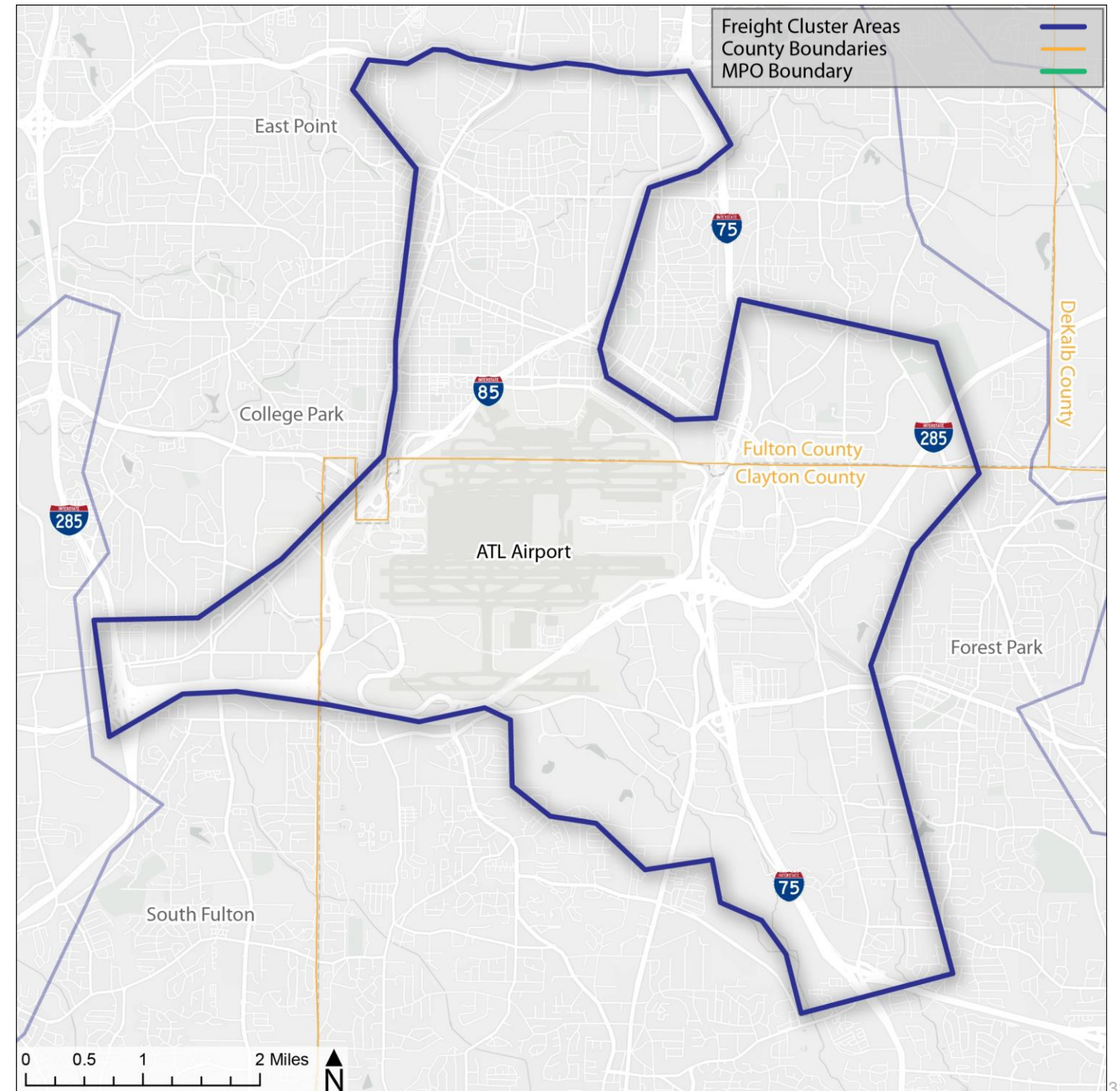




# (A) Airport

<b>Median Year Built</b>	1975
<b>Total SQ.FT.</b>	42,533,754
<b>Average SQ.FT.</b>	58,667
<b>% of Regional SQ.FT.</b>	5.9%
<b>Average Building Height</b>	20.2'
<b>Average Loading Docks</b>	17.3
<b>2023 Total Population</b>	29,977
<b>2023 Employment</b>	51,065
<b>Total Acreage</b>	18,057

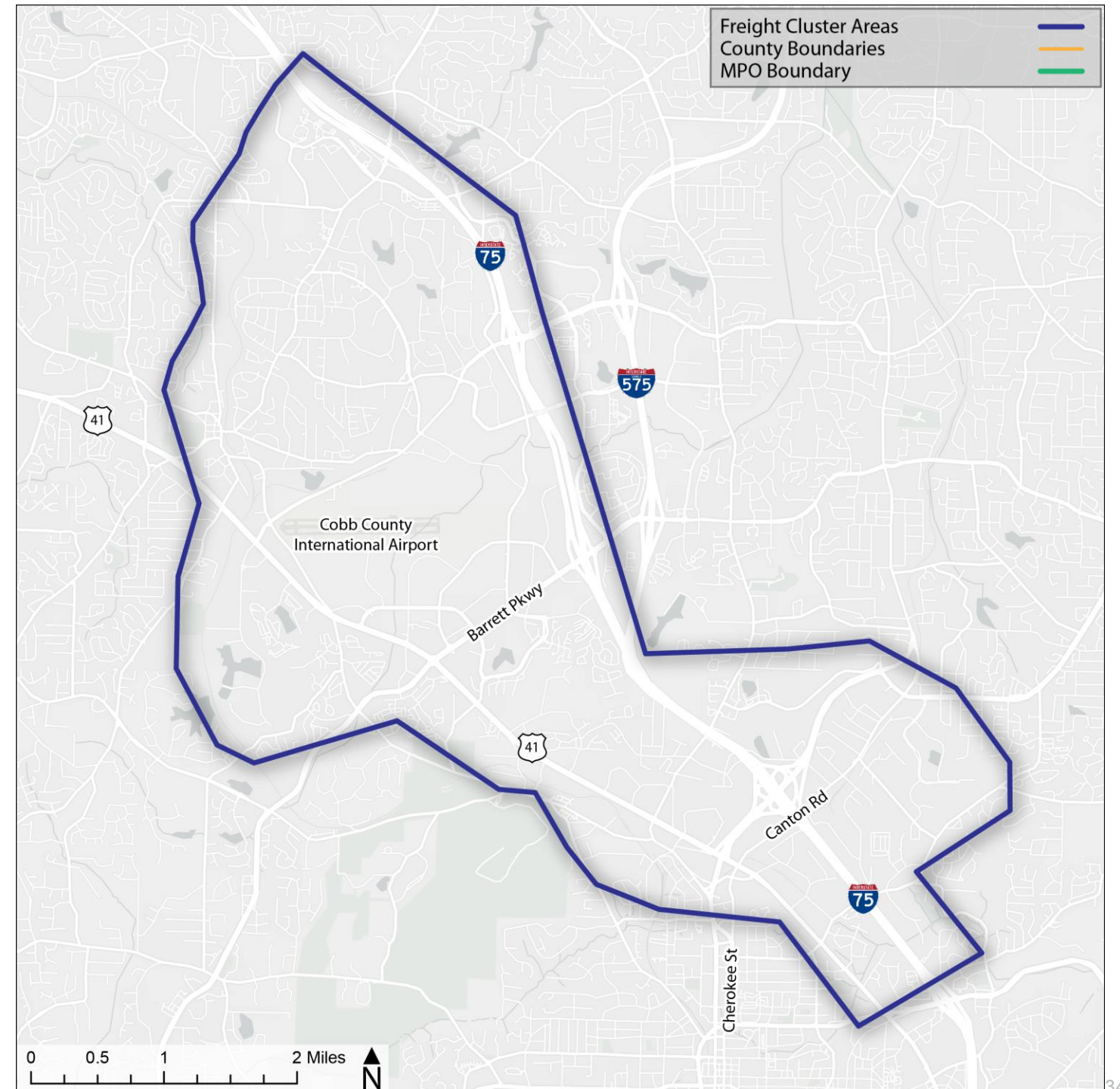
- Previous Freight Area (revised)
- Atlanta, College Park, East Point, Forest Park, Fulton County and Clayton County, Atlanta Airport CIDs
- I-75, I-85, I-285
- Hartsfield-Jackson Atlanta International Airport
- Primary focus is warehouse and distribution
- A hub for food production and distribution
- Air cargo facilities on north and south side of the airport
- Previously included several large manufacturing facilities (Ford, Owens-Illinois, etc.)
- Completed Freight Cluster Plan

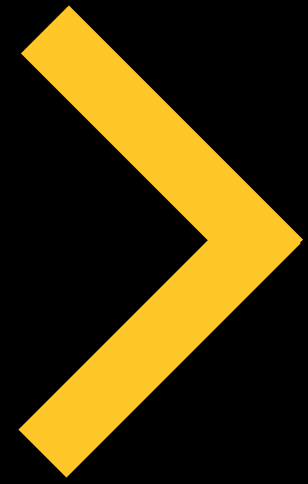


# (K) Northwest Cobb

<b>Median Year Built</b>	1983
<b>Total SQ.FT.</b>	27,574,077
<b>Average SQ.FT.</b>	43,837
<b>% of Regional SQ.FT.</b>	3.8%
<b>Average Building Height</b>	20.5'
<b>Average Loading Docks</b>	9.2
<b>2023 Total Population</b>	39,276
<b>2023 Total Employment</b>	(3) 55,581
<b>Total Acreage</b>	12,838

- New freight area
- Kennesaw, Marietta, Cobb County, Town Center CID
- I-75, I-85, Bolton Road, Marietta Boulevard
- Mix of smaller warehouse/distribution and public utilities
- FedEx Ground, Heidelberg USA, M&M Mars, Yamaha Motor Corporation
- Cobb County International Airport
- Town Center Mall
- Freight Cluster Plan underway for Town Center area





*Expected Future Growth  
and Needs*

# Freight Needs for the Future (Discussion)

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## Infrastructure Needs

- Roadway congestion on Freight Corridors
- Freight bottlenecks
- Truck Parking
- Rail crossings /grade-separated crossings

## Guidance on Policy Needs

- Truck parking
- Design ( land use , roadways, curbside management etc.)
- Truck Routes
- Emerging topics such as Alternative Fuels, Intelligent Transportation Systems (ITS)
- Access to Jobs

What future needs are not identified here?

# Contact Information

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Sunil Dhuri, ICF

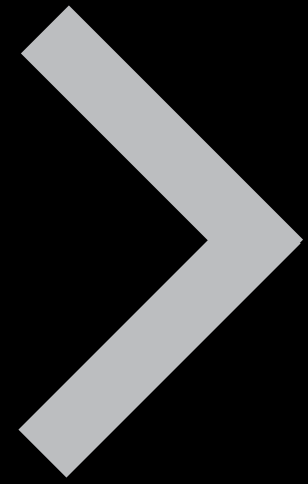
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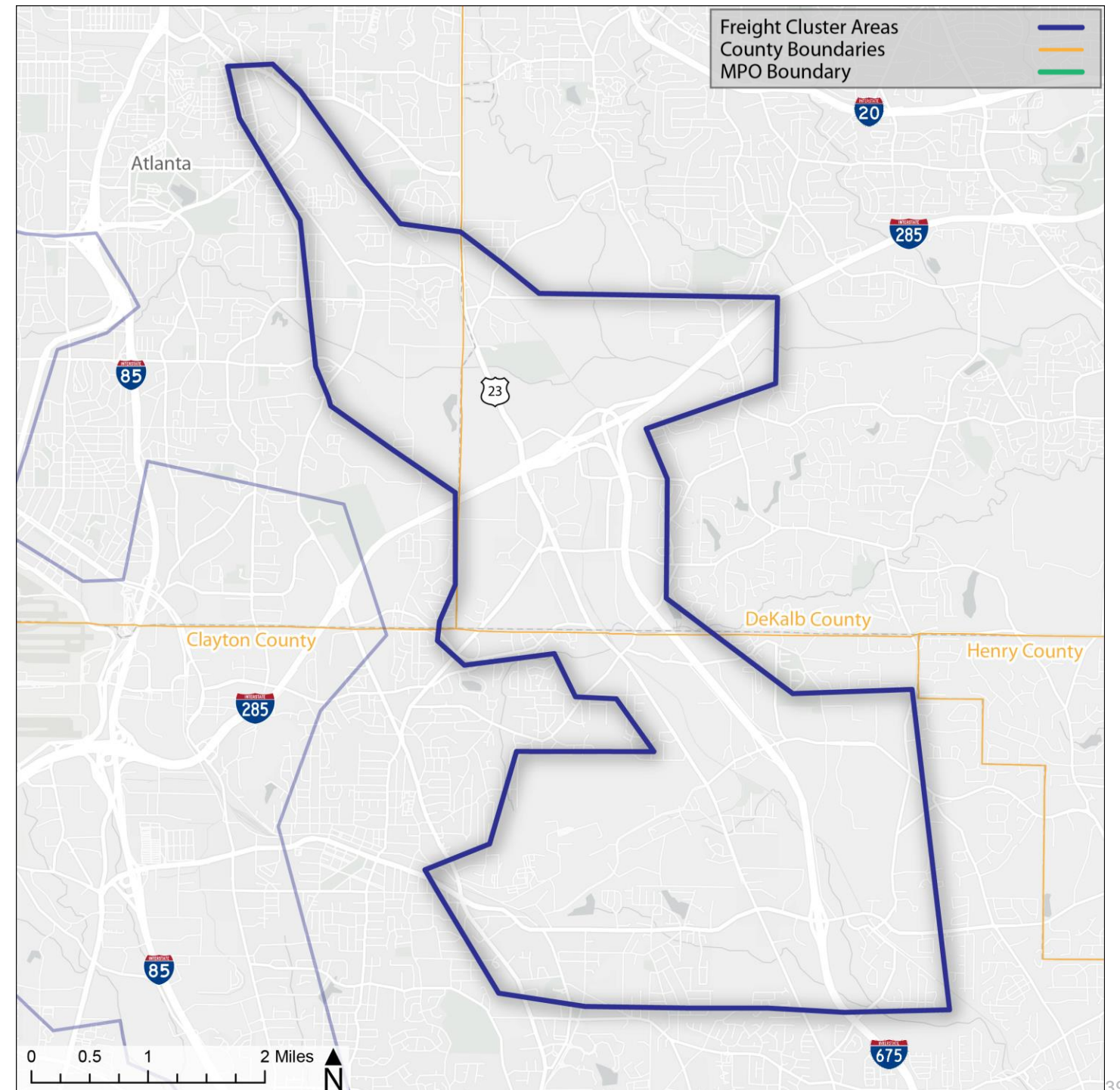


# 2024 Atlanta Regional Freight Mobility Plan

## (B) Conley

<b>Median Year Built</b>		1982
<b>Total SQ.FT.</b>		21,535,175
<b>Average SQ.FT.</b>		57,274
<b>% of Regional SQ.FT.</b>		3%
<b>Average Building Height</b>		20.6'
<b>Average Loading Docks</b>	(3)	37.7
<b>2023 Total Population</b>		16,502
<b>2023 Total Employment</b>		28,024
<b>Total Acreage</b>		13,091

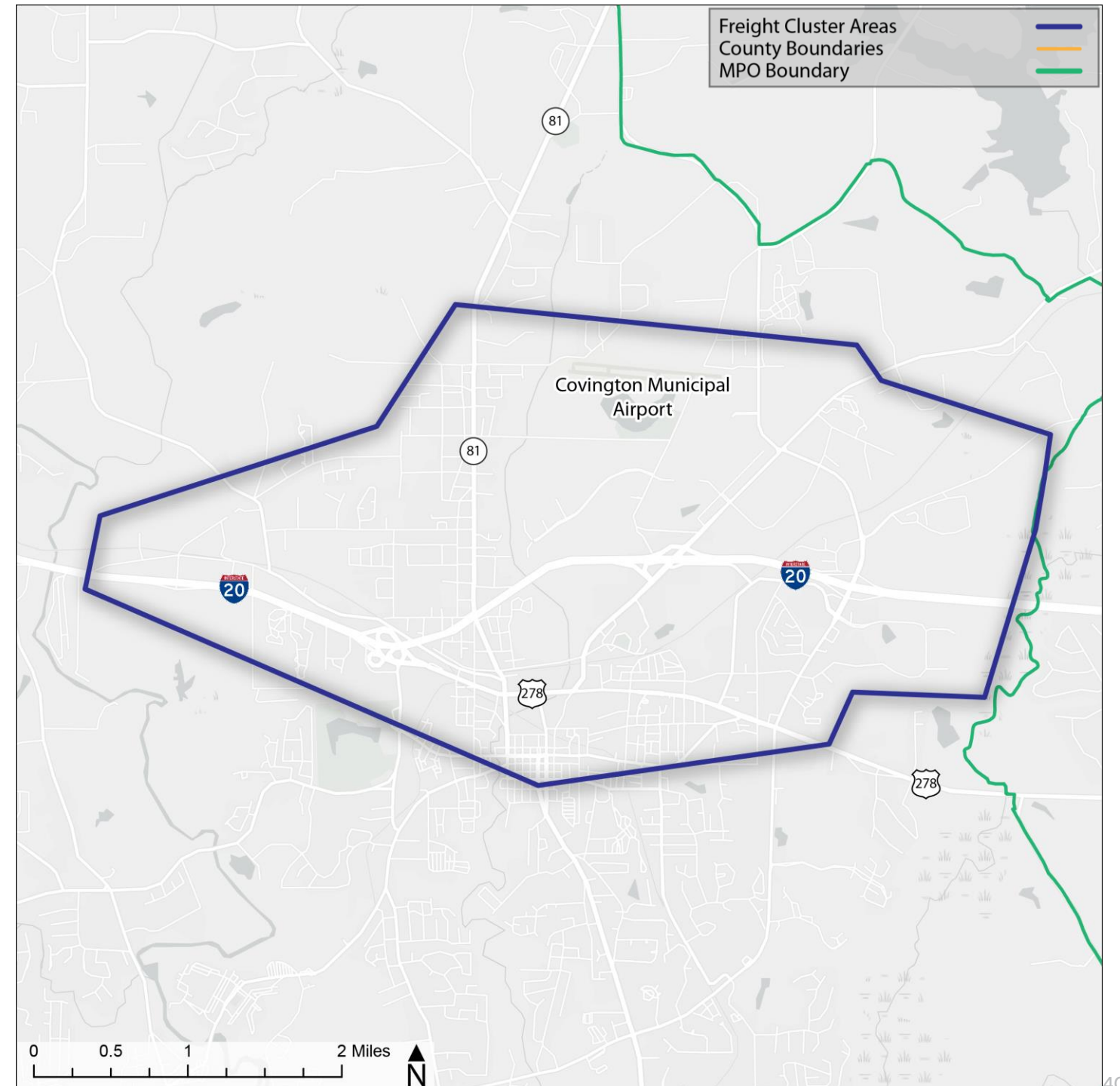
- Previous Freight Area (revised)
- Atlanta, Clayton County, DeKalb County and Fulton County, Metro South CID
- I-285 and I-675
- Gillem Logistics Center
- Kroger Distribution Center
- Primary focus is trucking and truck terminals
- A hub for food production and distribution
- Includes former Lakewood GM facility
- Completed Freight Cluster Plan



# (C) Covington

<b>Median Year Built</b>	1993
<b>Total SQ.FT.</b>	10,783,706
<b>Average SQ.FT.</b>	53,918
<b>% of Regional SQ.FT.</b>	1.5%
<b>Average Building Height</b>	20.7'
<b>Average Loading Docks</b>	8.8
<b>2023 Total Population</b>	8,381
<b>2023 Total Employment</b>	14,187
<b>Total Acreage</b>	8,254

- Previous freight area (split from Conyers)
- City of Covington and Newton County
- I-20, US 278
- Covington Municipal Airport
- Future home of Archer eVTOL manufacturing facility
- Primary focus is manufacturing with some warehouse/distribution

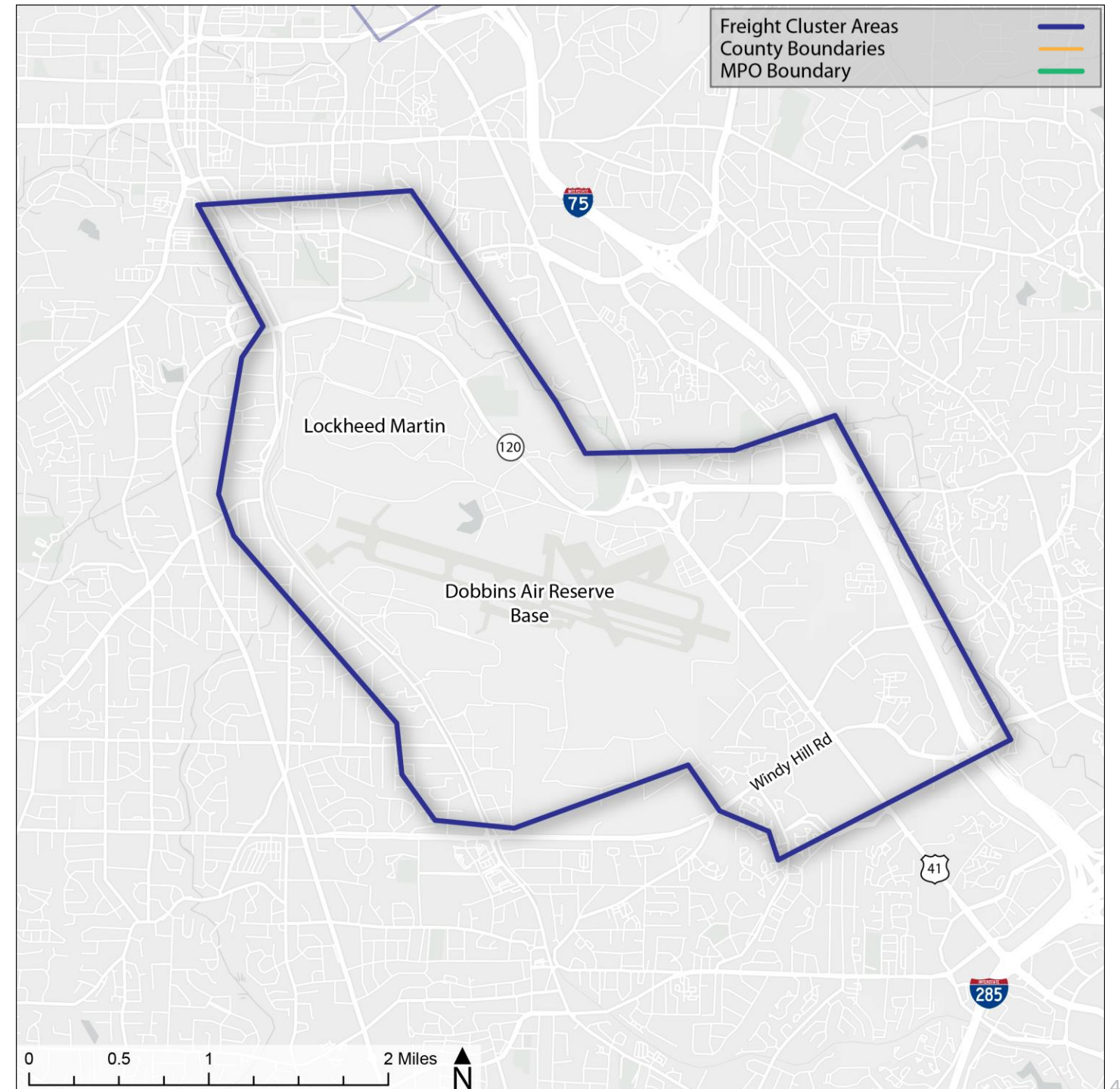




# (D) Dobbins

<b>Median Year Built</b>	1984
<b>Total SQ.FT.</b>	6,237,069
<b>Average SQ.FT.</b>	29,145
<b>% of Regional SQ.FT.</b>	0.9%
<b>Average Building Height</b>	18.9'
<b>Average Loading Docks</b>	5.7
<b>2023 Total Population</b>	13,827
<b>2023 Total Employment</b>	26,517
<b>Total Acreage</b>	5,833

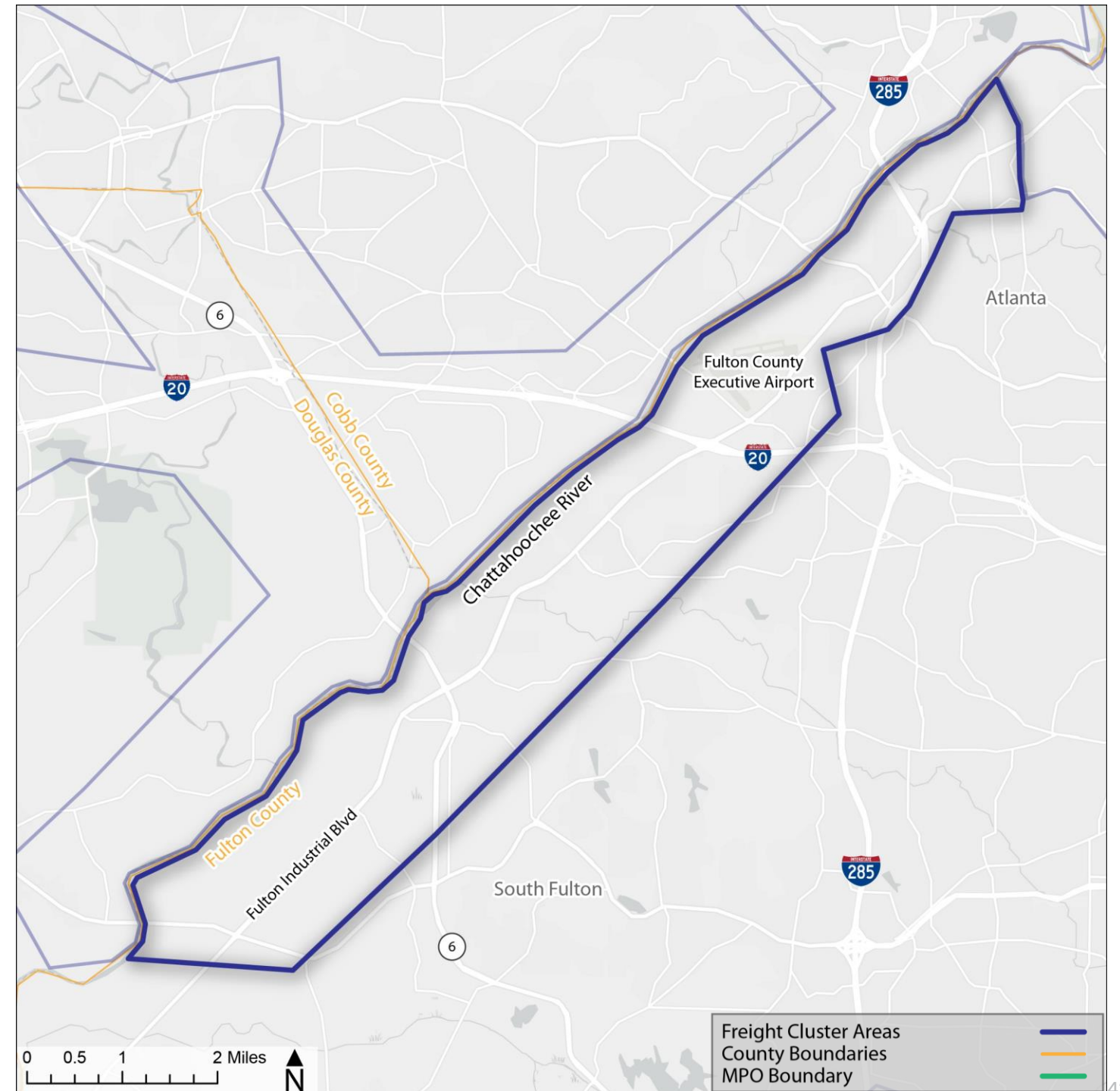
- New freight area
- Marietta, Smyrna, and Cobb County, Gateway Marietta CID
- I-75, Cobb Parkway, and Atlanta Road
- Dobbins Air Reserve Base, Lockheed Martin
- Primary focus is manufacturing and military use with some smaller warehouse/distribution



# (E) Fulton Industrial Blvd

<b>Median Year Built</b>	1977
<b>Total SQ.FT.</b>	53,452,240
<b>Average SQ.FT.</b>	88,497
<b>% of Regional SQ.FT.</b>	7.5%
<b>Average Building Height</b>	21.6'
<b>Average Loading Docks</b>	15.8
<b>2023 Total Population</b>	12,207
<b>2023 Total Employment</b>	22,198
<b>Total Acreage</b>	11,302

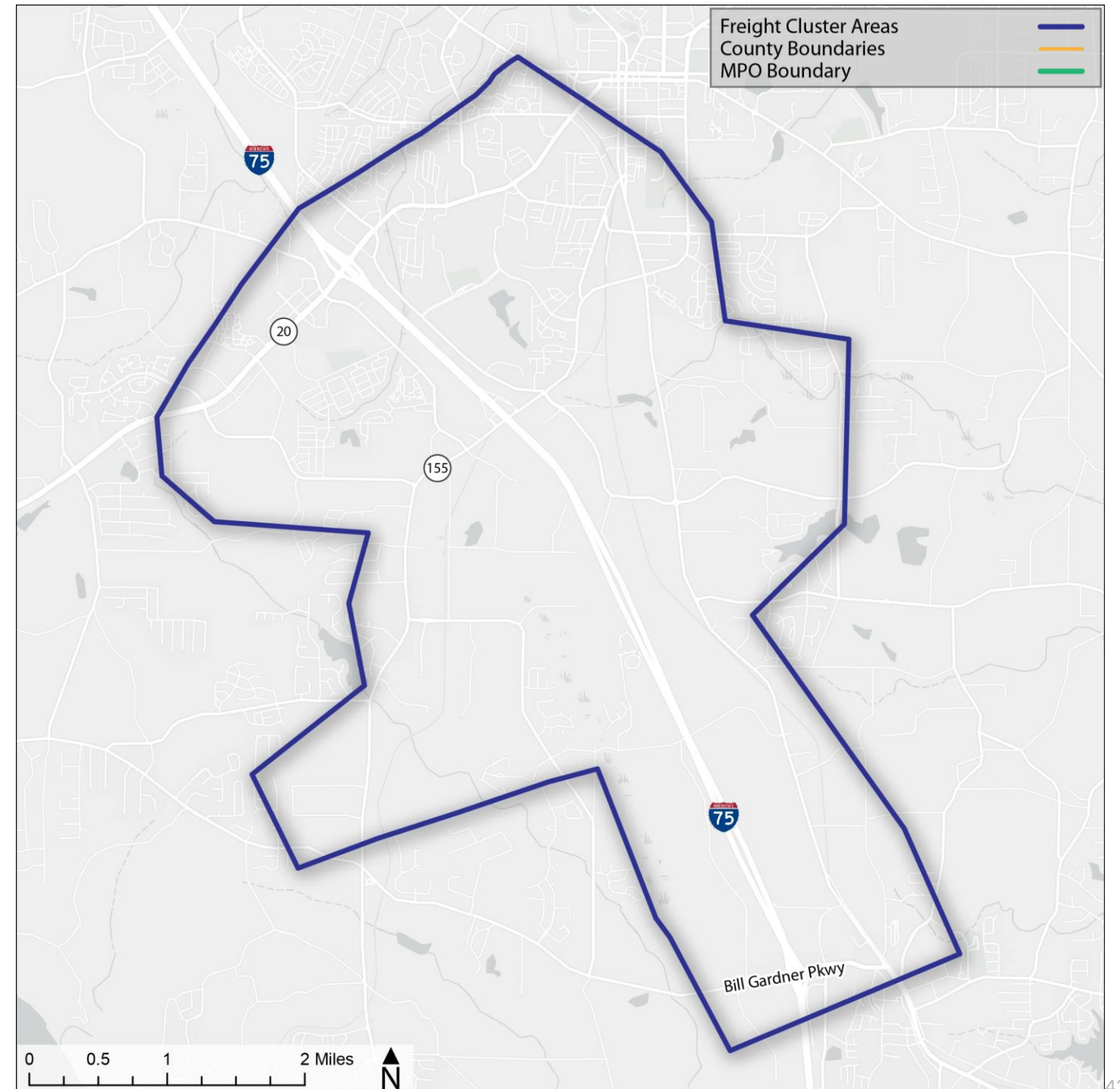
- Previous freight area (split from South Cobb)
- City of Atlanta, South Fulton, Cobb County, Fulton County, Fulton Industrial Boulevard CID
- I-20, Fulton Industrial Boulevard
- Fulton County Executive Airport
- UPS Smart Hub
- Primary focus is warehouse/distribution
- Mix of smaller, older facilities with some larger new facilities
- Completed Freight Cluster Plan



# (F) Henry

<b>Median Year Built</b>	(1)	2000
<b>Total SQ.FT.</b>		48,517,737
<b>Average SQ.FT.</b>	(2)	197,226
<b>% of Regional SQ.FT.</b>		6.7%
<b>Average Building Height</b>		24.9'
<b>Average Loading Docks</b>	(1)	52.7
<b>2023 Total Population</b>		21,781
<b>2023 Total Employment</b>		17,337
<b>Total Acreage</b>		13,946

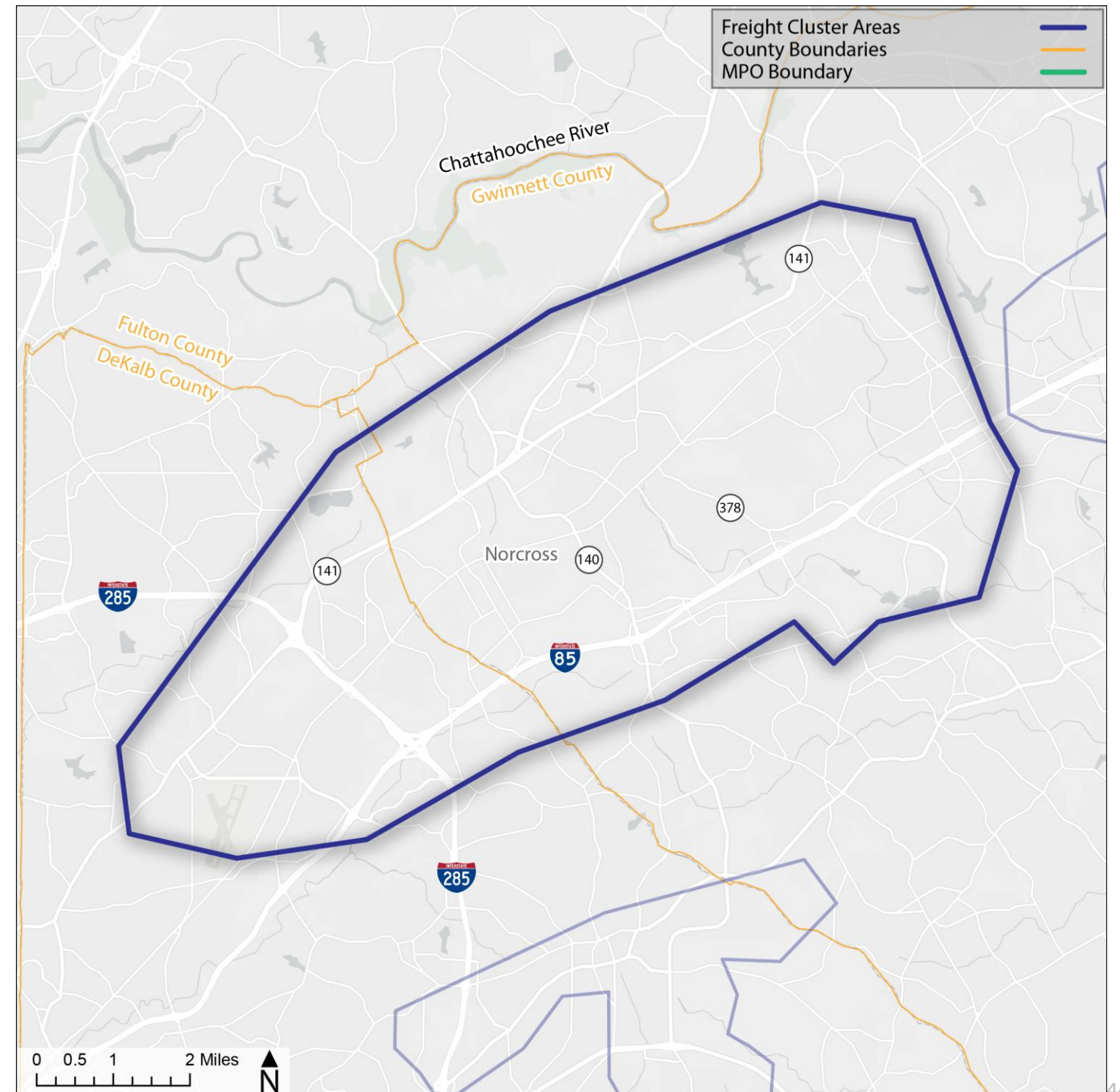
- Previous freight area (revised)
- McDonough, Locust Grove, and Henry County
- I-75, SR 20, SR 155, Bill Gardner Parkway
- Primary focus is warehouse/distribution
- Closest Metro Atlanta distribution area to the Port of Savannah via I-75
- Newest building stock (median year built)
- Largest average building size
- Second largest average docks per building
- Georgia Pacific, Home Depot (3), Nestle
- Proposed interchange at Bethlehem Road



# (G) Norcross

<b>Median Year Built</b>		1982
<b>Total SQ.FT.</b>	(2)	72,080,243
<b>Average SQ.FT.</b>		44,193
<b>% of Regional SQ.FT.</b>		10%
<b>Average Building Height</b>		19.4'
<b>Average Loading Docks</b>		8.4
<b>2023 Total Population</b>	(1)	181,820
<b>2023 Total Employment</b>	(1)	129,315
<b>Total Acreage</b>	(2)	34,985

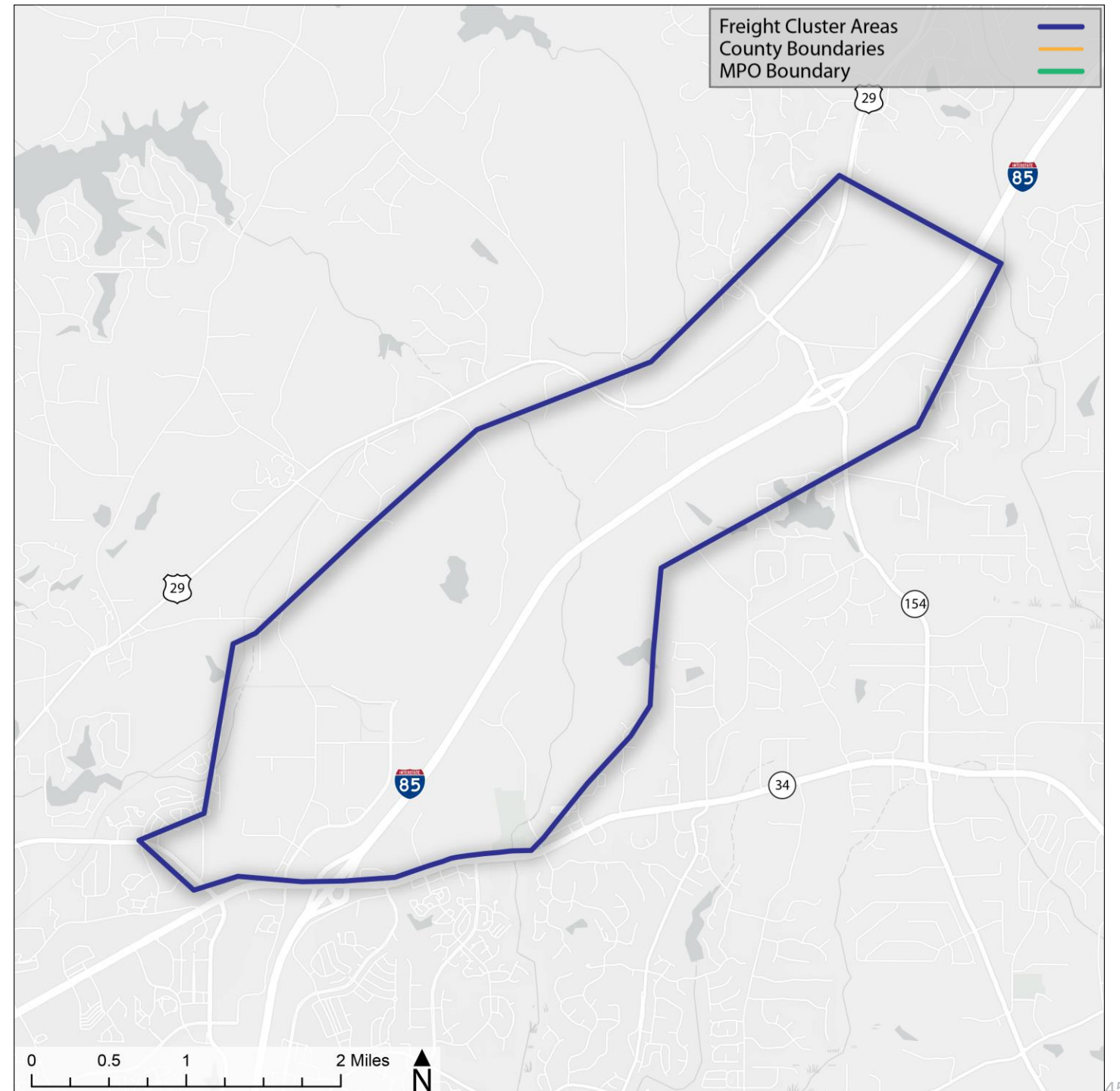
- Previous freight area (split from Tucker)
- Chamblee, Doraville, Norcross, Berkeley Lake, DeKalb County, Gwinnett County, Gateway 85 CID, Gwinnett Place CID
- I-85, I-285, SR 141, SR 140
- PDK Airport
- Mix of manufacturing, warehouse/distribution, flex office, and movie studios
- Amazon (2), AJC, Eagle Rock, FedEx Ground, Intuitive Surgical, OFS, UPS Hub, Vulcan Quarry
- Includes former Doraville GM site, now a movie studio



# (H) North Coweta

<b>Median Year Built</b>		1997
<b>Total SQ.FT.</b>		13,116,088
<b>Average SQ.FT.</b>	(3)	128,589
<b>% of Regional SQ.FT.</b>		1.8%
<b>Average Building Height</b>		24.3'
<b>Average Loading Docks</b>		23.9
<b>2023 Total Population</b>		1,689
<b>2023 Total Employment</b>		6,401
<b>Total Acreage</b>		6,326

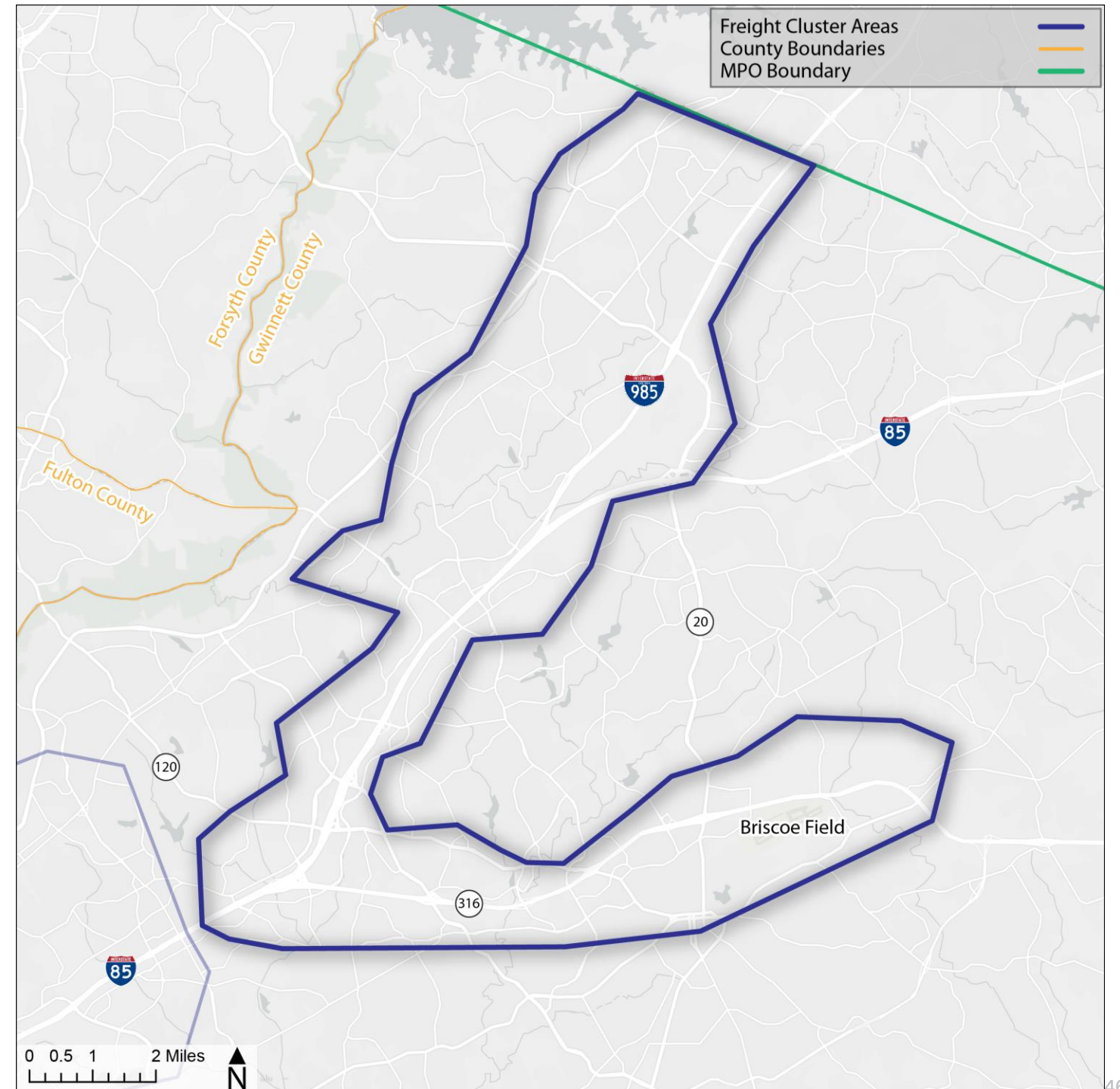
- New freight area
- Newnan and Coweta County
- I-85, US 29, SR 34, SR 154
- Mix of manufacturing and warehouse/distribution
- PetSmart, Dollar General, Yamaha Manufacturing, Vulcan



# (I) North Gwinnett

<b>Median Year Built</b>	(3)	1998
<b>Total SQ.FT.</b>	(1)	73,345,439
<b>Average SQ.FT.</b>		66,435
<b>% of Regional SQ.FT.</b>		10.2%
<b>Average Building Height</b>		21.9'
<b>Average Loading Docks</b>		16.1
<b>2023 Total Population</b>	(2)	110,112
<b>2023 Total Employment</b>	(2)	117,075
<b>Total Acreage</b>	(1)	39,529

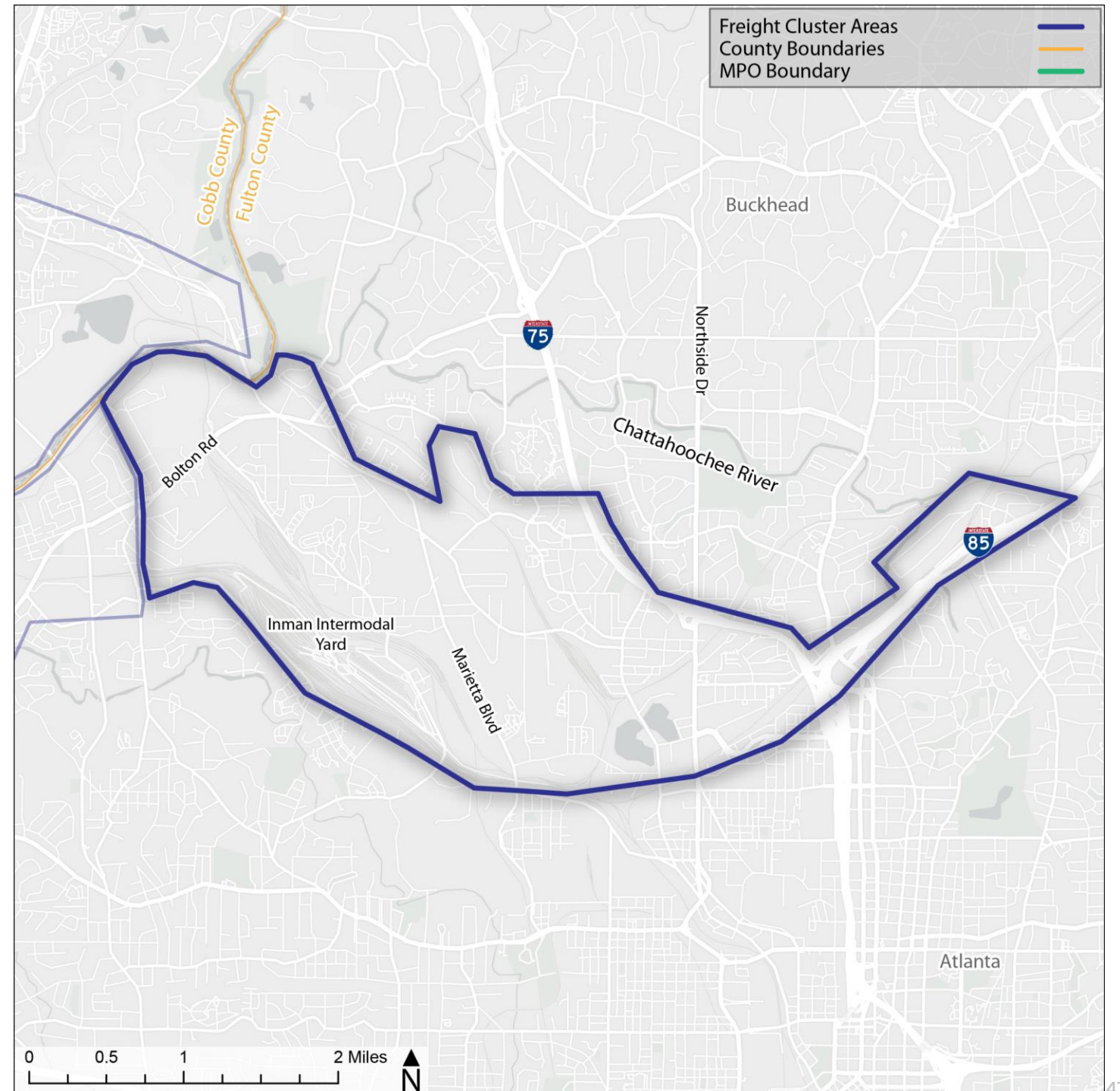
- Previous freight area (revised)
- Buford, Suwanee, Lawrenceville, Gwinnett County, Sugarloaf CID
- I-85, SR 120, SR 316, SR 20
- Mix of manufacturing and warehouse/distribution
- Mitsubishi Electric, Publix, Rooms to Go, Target, USPS
- Gwinnett Technical College, Georgia Gwinnett College,
- Briscoe Field



# (J) Northwest Atlanta

<b>Median Year Built</b>	(20)	1967
<b>Total SQ.FT.</b>		12,032,592
<b>Average SQ.FT.</b>	(20)	27,284
<b>% of Regional SQ.FT.</b>		1.7%
<b>Average Building Height</b>		17'
<b>Average Loading Docks</b>	(20)	3.7
<b>2023 Total Population</b>		22,899
<b>2023 Total Employment</b>		29,159
<b>Total Acreage</b>		4,938

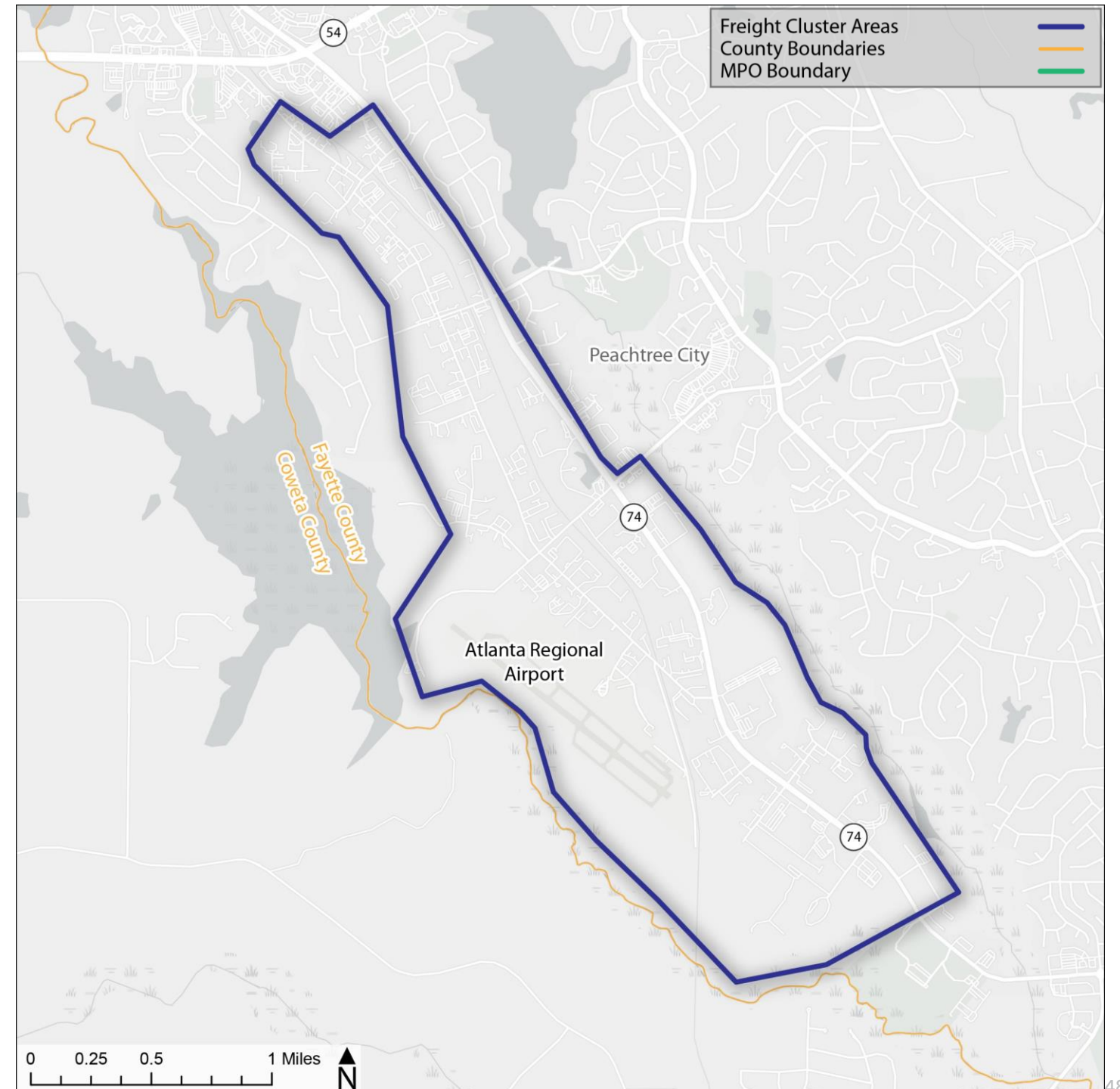
- New freight area
- City of Atlanta and Fulton County, Upper Westside CID
- I-75, I-85, Bolton Road, Marietta Boulevard
- Mix of smaller warehouse/distribution and public utilities
- Amazon, Inman Intermodal Yard, RM Clayton Water Reclamation Plant, Atlanta Water Works, Armour Yards, Sweetwater Brewing
- This freight area has the oldest median age
- Recent redevelopment from industrial to commercial and residential uses
- Completed Freight Cluster Plan



# (L) Peachtree City

<b>Median Year Built</b>		1990
<b>Total SQ.FT.</b>		6,301,272
<b>Average SQ.FT.</b>		59,445
<b>% of Regional SQ.FT.</b>		0.9%
<b>Average Building Height</b>		22.5'
<b>Average Loading Docks</b>		6.6
<b>2023 Total Population</b>	(20)	236
<b>2023 Total Employment</b>		5,741
<b>Total Acreage</b>	(20)	2,248

- New freight area
- Peachtree City and Fayette County
- SR 54 and SR 74
- Mix of small warehouse/distribution and small manufacturing
- Aventure Aviation, Hoshizaki America, Inc., Panasonic Automotive, SANY America,
- Atlanta Regional Airport (Falcon Field)
- National Weather Service
- Federal Aviation Administration

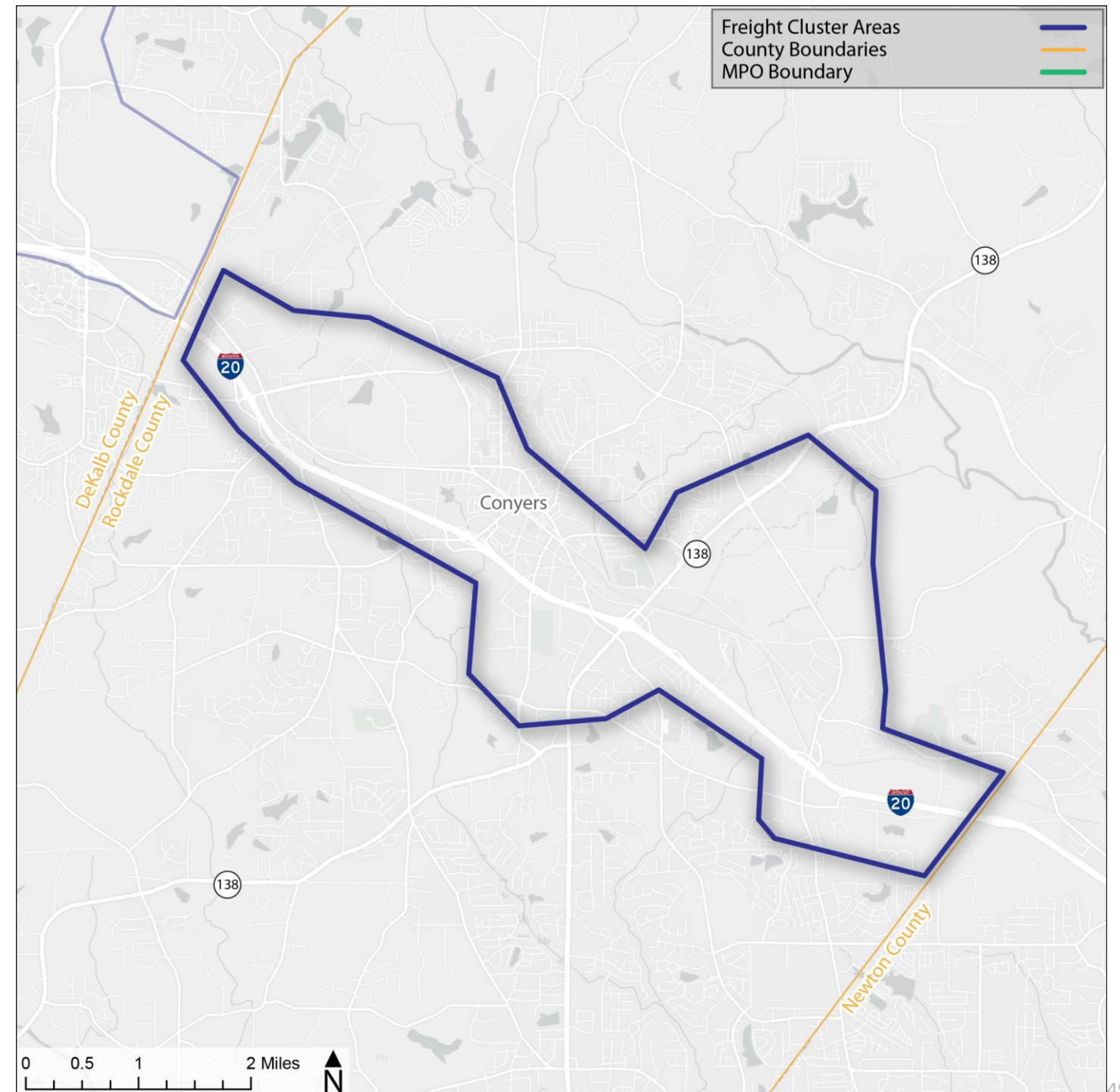




# (M) Rockdale

<b>Median Year Built</b>	1988
<b>Total SQ.FT.</b>	17,706,517
<b>Average SQ.FT.</b>	37,673
<b>% of Regional SQ.FT.</b>	2.5%
<b>Average Building Height</b>	19.6'
<b>Average Loading Docks</b>	8.1
<b>2023 Total Population</b>	12,975
<b>2023 Total Employment</b>	26,017
<b>Total Acreage</b>	8,962

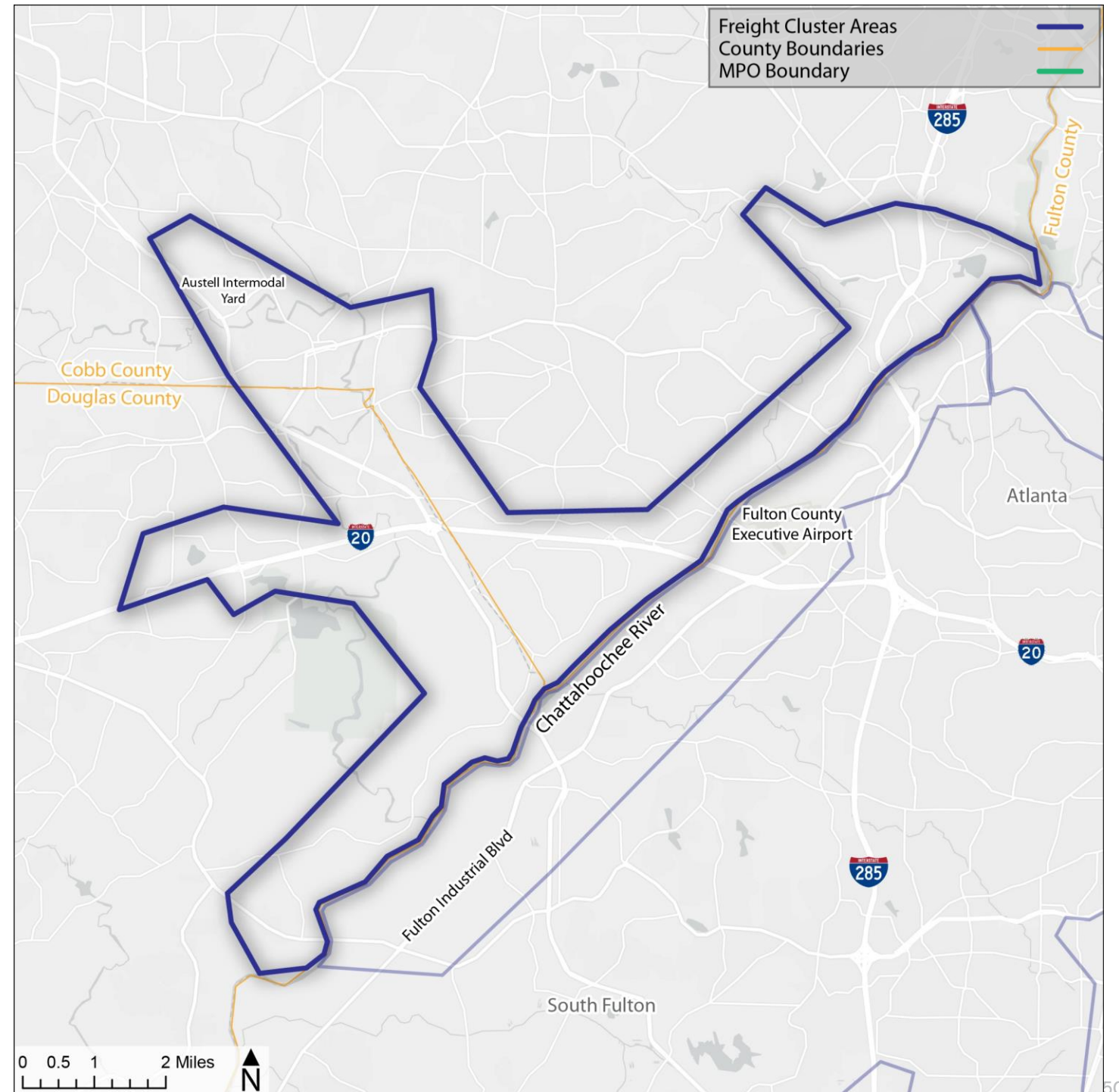
- Previous freight area (split from Covington)
- Conyers and Rockdale County
- I-20, SR 138
- Mix of manufacturing, small warehouse/distribution, equipment rental, and storage
- Pratt Industries, BioLab



# (N) South Cobb/Douglas

<b>Median Year Built</b>	1990
<b>Total SQ.FT.</b>	54,016,451
<b>Average SQ.FT.</b>	78,626
<b>% of Regional SQ.FT.</b>	7.5%
<b>Average Building Height</b>	22.1'
<b>Average Loading Docks</b>	18.9
<b>2023 Total Population</b>	56,451
<b>2023 Total Employment</b>	34,873
<b>Total Acreage</b>	23,635

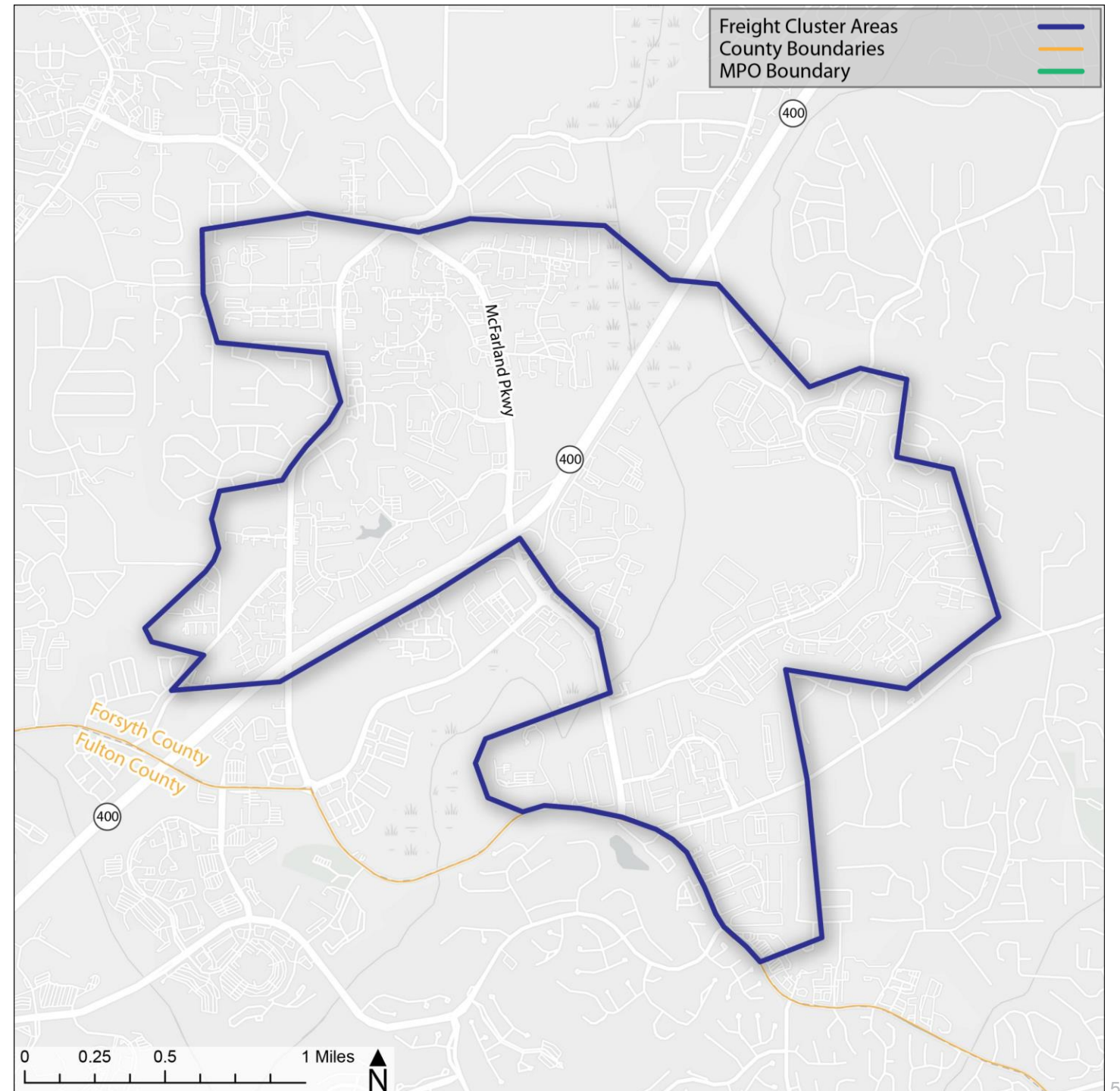
- Previous freight area (split from FIB)
- Douglasville, Cobb County, Douglas County
- I-20, I-285, SR 6
- Primarily warehouse/distribution
- Amazon, FedEx Ground, Google Data Center, Mars, Pepsi, Quaker Oats, Staples, Sysco, Vulcan
- Austell Intermodal Yard
- Six Flags



# (O) South Forsyth

<b>Median Year Built</b>	1997
<b>Total SQ.FT.</b>	11,508,991
<b>Average SQ.FT.</b>	44,436
<b>% of Regional SQ.FT.</b>	1.6%
<b>Average Building Height</b>	20.6'
<b>Average Loading Docks</b>	9
<b>2023 Total Population</b>	3,029
<b>2023 Total Employment</b>	11,823
<b>Total Acreage</b>	2,606

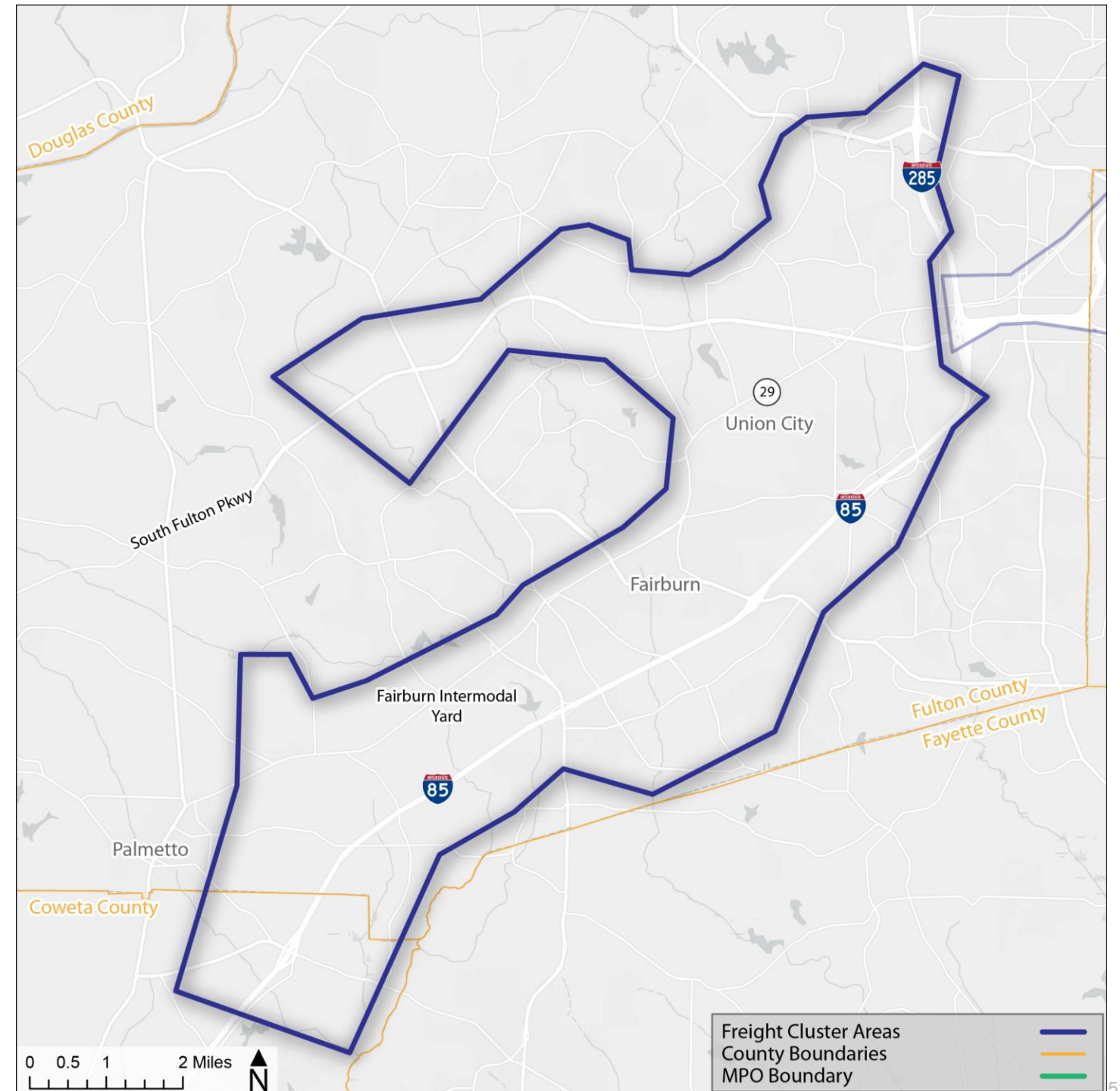
- New freight area
- Forsyth County
- GA 400, McFarland Parkway
- Mix of warehouse/distribution and manufacturing
- Amazon, Home Depot, Siemens



# (P) South Fulton

<b>Median Year Built</b>	(2)	1999
<b>Total SQ.FT.</b>	(3)	61,760,436
<b>Average SQ.FT.</b>	(1)	212,235
<b>% of Regional SQ.FT.</b>		8.6%
<b>Average Building Height</b>		26.2'
<b>Average Loading Docks</b>	(2)	51.4
<b>2023 Total Population</b>	(3)	61,966
<b>2023 Total Employment</b>		24,364
<b>Total Acreage</b>	(3)	33,457

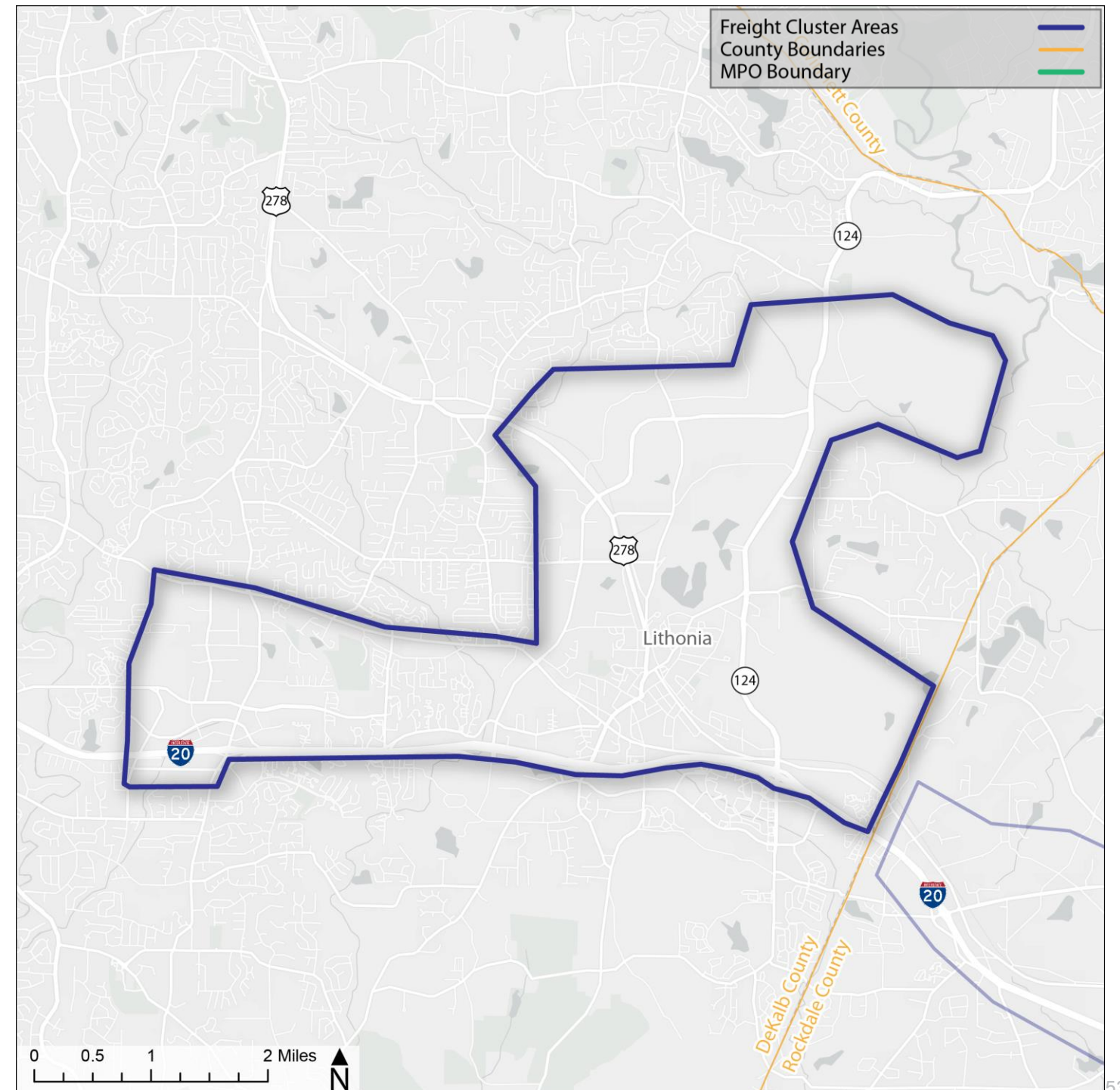
- Previous freight area (revised)
- Atlanta, East Point, Fairburn, Palmetto, South Fulton, Union City, Fulton County, Coweta County
- Primarily warehouse and distribution
- I-85, I-285, South Fulton Parkway, US 29
- Amazon (3), ASOS, Atlanta Community Food Bank, Chick-fil-A, Costco, Dick's Sporting Goods, Home Depot, Kraft Foods, Lowe's, Martin-Marietta, Nestle-Purina, Proctor & Gamble, Toto USA, Walmart
- Fairburn Intermodal Yard
- Second largest freight area by total sq.ft.



# (Q) Southeast DeKalb

<b>Median Year Built</b>	1980
<b>Total SQ.FT.</b>	12,414,844
<b>Average SQ.FT.</b>	44,497
<b>% of Regional SQ.FT.</b>	1.7%
<b>Average Building Height</b>	18.8'
<b>Average Loading Docks</b>	6.9
<b>2023 Total Population</b>	18,559
<b>2023 Total Employment</b>	12,608
<b>Total Acreage</b>	10,425

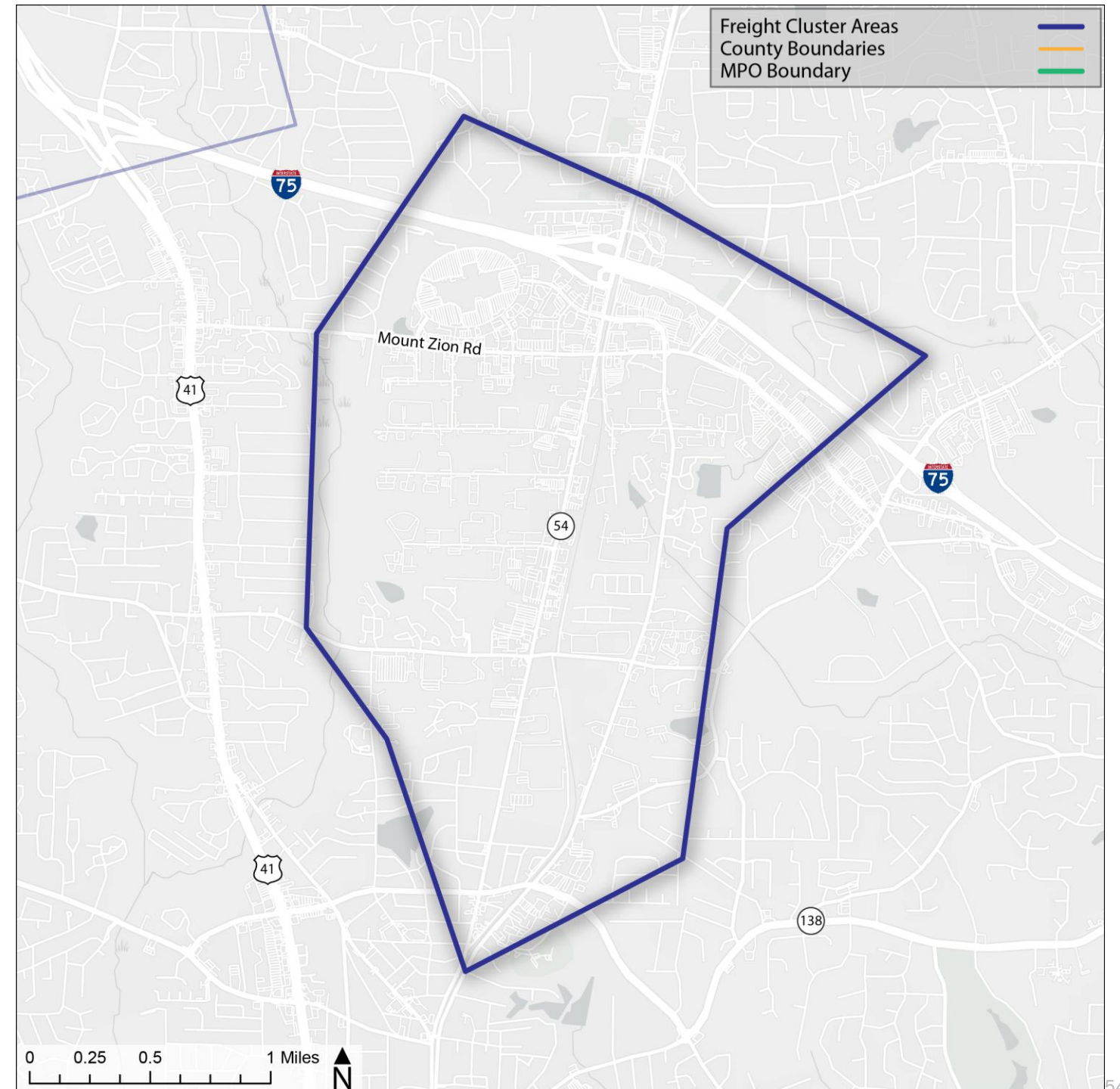
- New freight area
- Lithonia, Stonecrest, DeKalb County, East Metro DeKalb CID
- Mix of small warehouse, manufacturing, and mining
- I-20, US 278, SR 124
- Fairburn Intermodal Yard
- Home Depot, Marshalls, Swift Transportation,
- Heidelberg Materials, Martin Marietta, Vulcan



# (R) Southlake

<b>Median Year Built</b>	1986
<b>Total SQ.FT.</b>	8,864,347
<b>Average SQ.FT.</b>	78,445
<b>% of Regional SQ.FT.</b>	1.2%
<b>Average Building Height</b>	21.1'
<b>Average Loading Docks</b>	14.1
<b>2023 Total Population</b>	10,101
<b>2023 Total Employment</b>	9,963
<b>Total Acreage</b>	3,257

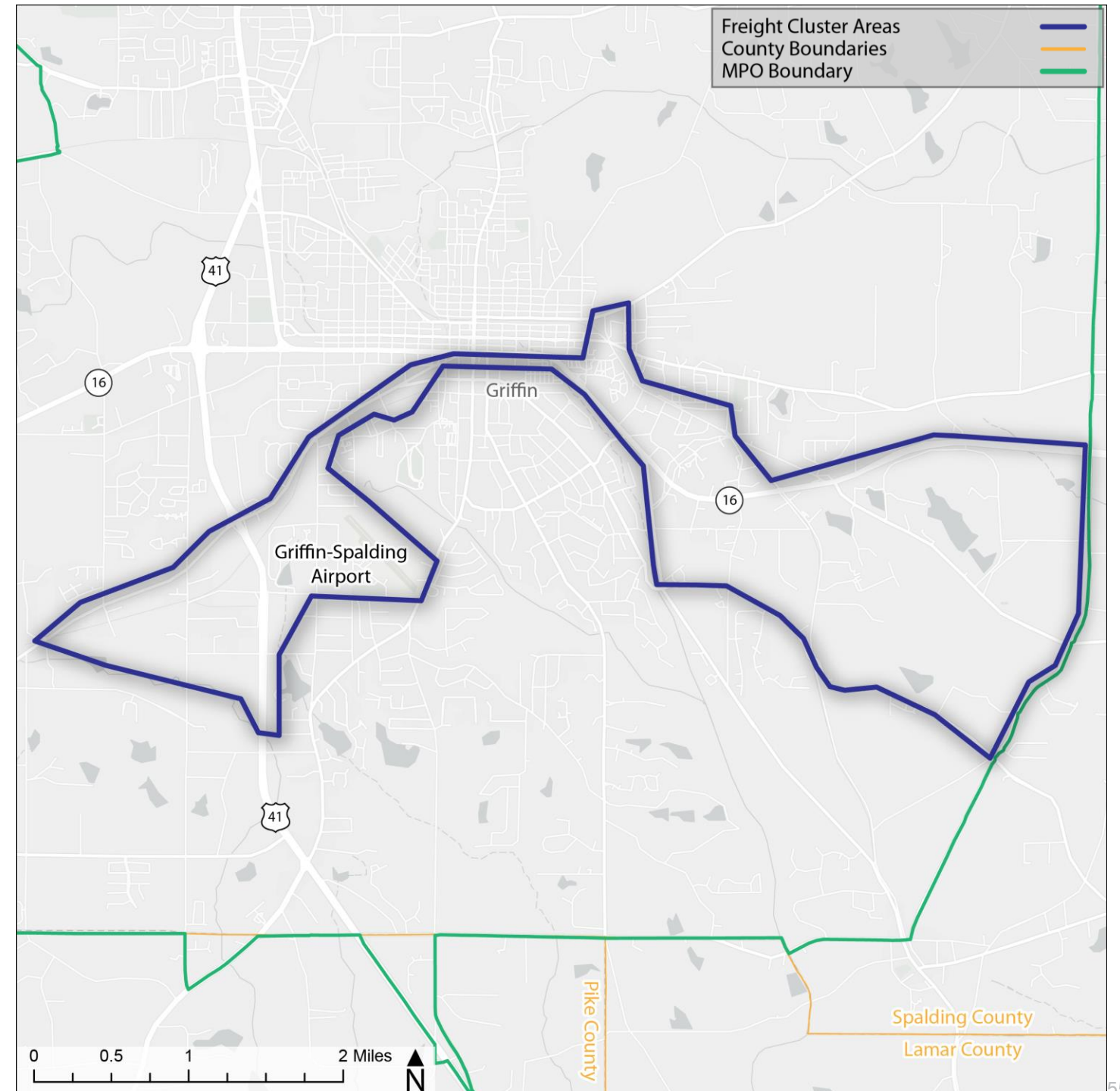
- Previous freight area (split from Airport and Conley)
- Morrow, Jonesboro, Clayton County
- Mix of small warehouse
- I-75, SR 54
- Chrysler Parts, SA Recycling, Toto USA, UPS,
- Southlake Mall



# (S) Spalding

<b>Median Year Built</b>		1989
<b>Total SQ.FT.</b>	(20)	5,805,823
<b>Average SQ.FT.</b>		56,367
<b>% of Regional SQ.FT.</b>		0.8%
<b>Average Building Height</b>		20'
<b>Average Loading Docks</b>		6.2
<b>2023 Total Population</b>		2,343
<b>2023 Total Employment</b>	(20)	4,241
<b>Total Acreage</b>		4,615

- New freight area
- Griffin and Spalding County
- Primary focus is manufacturing with some warehouse/distribution
- US 41, SR 16
- Caterpillar, Carters, Hoshizaki America, International Paper, Otsuka Chemical America, Rinnai America
- Griffin-Spalding Airport
- Completed Freight Cluster Plan



# (T) Tucker

<b>Median Year Built</b>	1979
<b>Total SQ.FT.</b>	20,999,136
<b>Average SQ.FT.</b>	47,189
<b>% of Regional SQ.FT.</b>	2.9%
<b>Average Building Height</b>	18.8'
<b>Average Loading Docks</b>	7.5
<b>2023 Total Population</b>	24,810
<b>2023 Total Employment</b>	24,150
<b>Total Acreage</b>	6,673

- Previous freight area (split from Norcross)
- Tucker, Stone Mountain and DeKalb County, Tucker Summit CID
- Primary focus is manufacturing, food production and distribution with some warehouse/distribution
- US 41, SR 16
- Acro International Food Distributors, CSM Bakery, Flowers Baking, Hormel Foods, Marten Transportation, Pepsi, Ricoh America,

