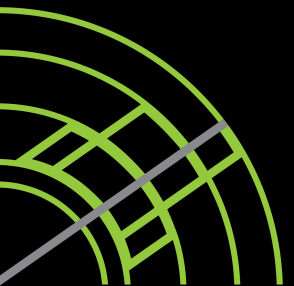
GATEWAY85

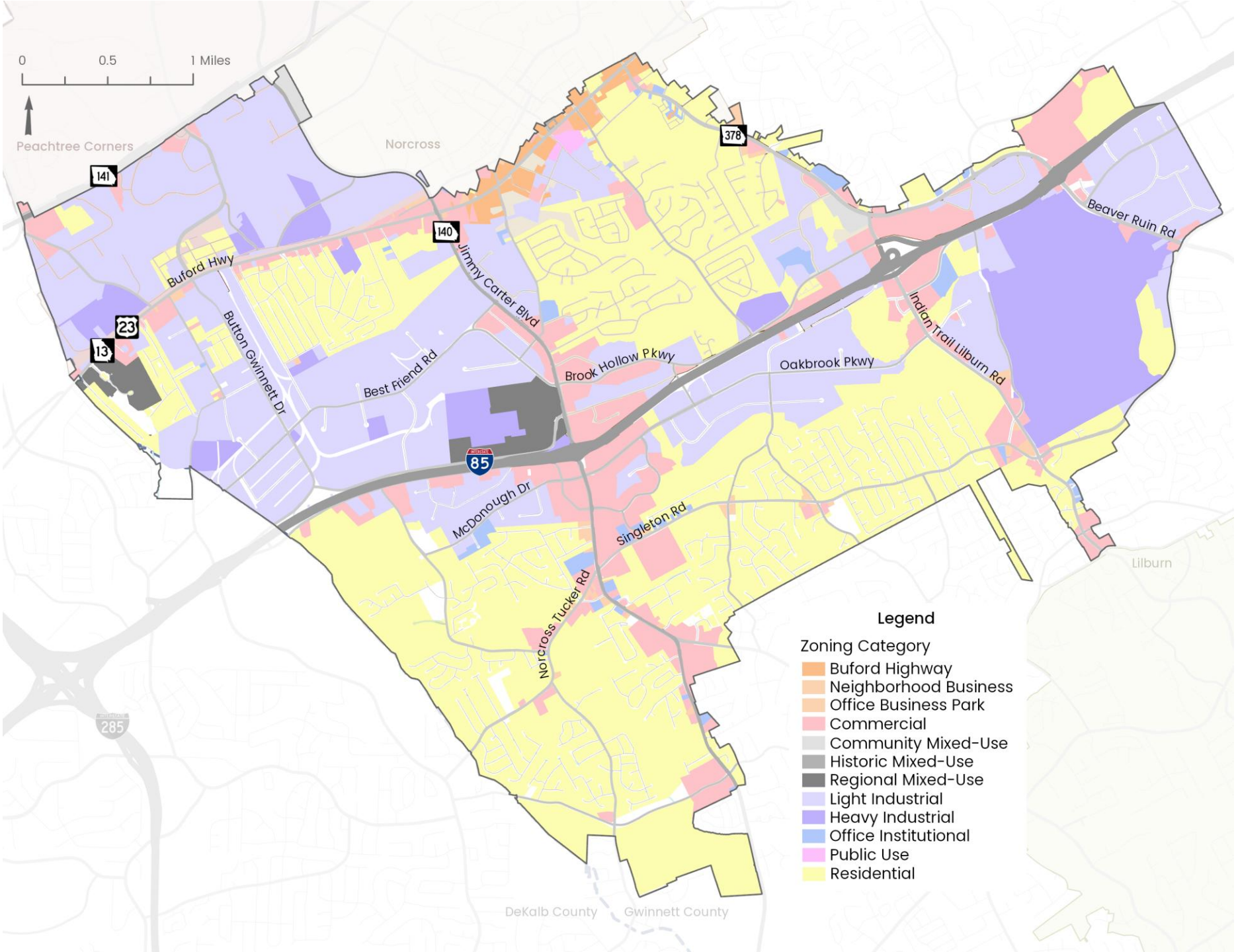
Freight Sustainability Cluster Study

Presentation to ARC Freight Advisory Task Force

June 24, 2026

Study Overview




0
0.5
1 Miles
Peachtree Corners
Norcross
Lilburn
DeKalb County
Gwinnett County
141
140
378
23
13
85
285
Buford Hwy
Jimmy Carter Blvd
Beaver Ruin Rd
Button Gwinnett Dr
Best Friend Rd
Brook Hollow Pkwy
Oakbrook Pkwy
Indian Trail Lilburn Rd
McDonough Dr
Singleton Rd
Norcross Tucker Rd
Legend
Zoning Category
Buford Highway
Neighborhood Business
Office Business Park
Commercial
Community Mixed-Use
Historic Mixed-Use
Regional Mixed-Use
Light Industrial
Heavy Industrial
Office Institutional
Public Use
Residential

GATEWAY85 CID

WWW.GATEWAY85.COM

60 MILLION

SQUARE FEET

OF HIGHLY LEASED INDUSTRIAL, OFFICE AND RETAIL SPACE

14

SQUARE MILES

OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT

3K+

BUSINESSES

CALL THE GATEWAY85 CID HOME

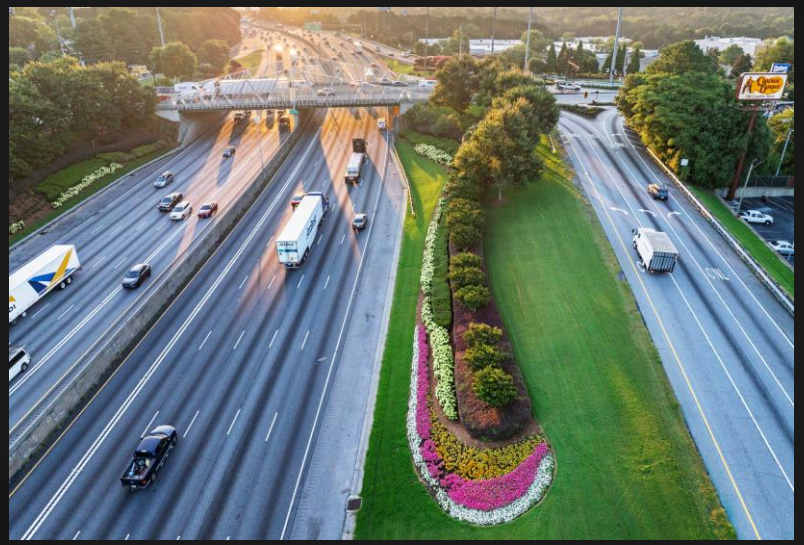
$10+ BILLION

IN ASSESSED COMMERCIAL PROPERTY VALUE

$18.5 BILLION

IN ANNUAL ECONOMIC IMPACT

PROJECTS INCLUDE

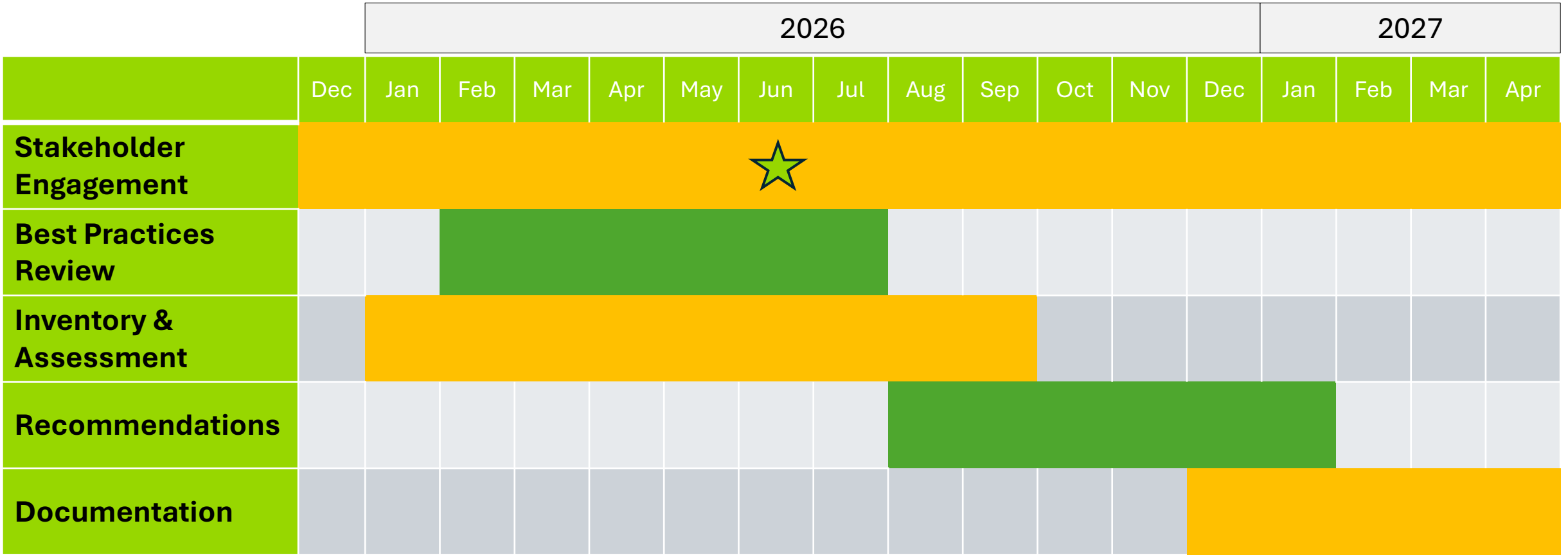








Schedule


2026
2027
Dec
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
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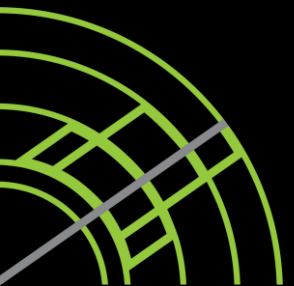
Apr
Stakeholder Engagement
Best Practices Review
Inventory & Assessment
Recommendations
Documentation

Best Practices Review



Best Practices Review

How are other cities, regions, and countries improving freight sustainability?

- Reducing freight vehicle emissions
- Encouraging alternate commute modes
- Working with businesses to help freight be a “good neighbor” - e.g., mitigating air and noise impacts



Source: ProLogis

The optimal alternative fuel depends on the vehicle type and duty cycle

- Amazon uses EV delivery vans for localized routes in higher-density zones, where it is easier to optimize routes for efficient delivery.
- Waste haulers make circular use of methane in landfills by generating RNG to fuel their fleet vehicles.
- Biodiesel and renewable diesel can be used in conventional diesel engines (with some modifications needed for B21-B100).



Source: Amazon

Availability of alternative fuels

- Biodiesel is widely available at many commercial fuel stations and truck stops.
- Hydrogen is a zero tailpipe emission fuel and can facilitate long-haul trips, but production and infrastructure are not yet available at scale.
- Electricity is available, but large-scale infrastructure requires longer lead time.
- CNG and RNG are widely available; rates are currently attractive compared to diesel fluctuations.



HTWO Energy Savannah station depictions are represented for the planned Pooler, GA facility.

Source: HydroFleet

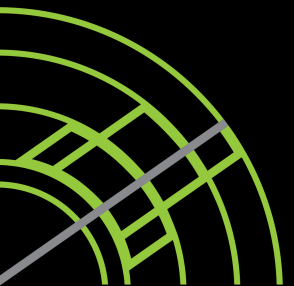
Infrastructure needs to support alternative fuels

- Electrification requires grid capacity and advanced collaboration with local electric utility.
- Charging may be private (“behind the fence”) or on-the-go (available publicly).
- Need to consider impact to electric grid for freight hubs that charge heavy-duty commercial vehicles



Source: Tesla

Stakeholder Engagement



Stakeholder Engagement

Collaboration between businesses, utilities, local and state agencies, and alternative fuel associations

- Best practices in freight sustainability
- Clean technology infrastructure
- Grid capacity and resilience planning
- Incentives and financing mechanisms
- Foster connections to help businesses, utilities, and local government partner for sustainable freight

Stakeholder Advisory Committee

Stakeholder Interviews

Focus Groups

- Public Sector Agencies
- Freight Ecosystem Partners
- Electrification & Energy Entities

Stakeholder Advisory Committee

NORCROSS
a place to imagine

GDOT
Georgia Department of Transportation

CLEAN CITIES
GEORGIA
PARTNERSHIP FOR CLEAN TRANSPORTATION

Peachtree Corners

Gwinnett
vibrantly connected

Electrification Coalition

NS
NORFOLK SOUTHERN

Feedback - Stakeholder Advisory Committee

Over the next 10-15 years, do you think sustainability will grow or shrink as a priority among CID business entities and residents?

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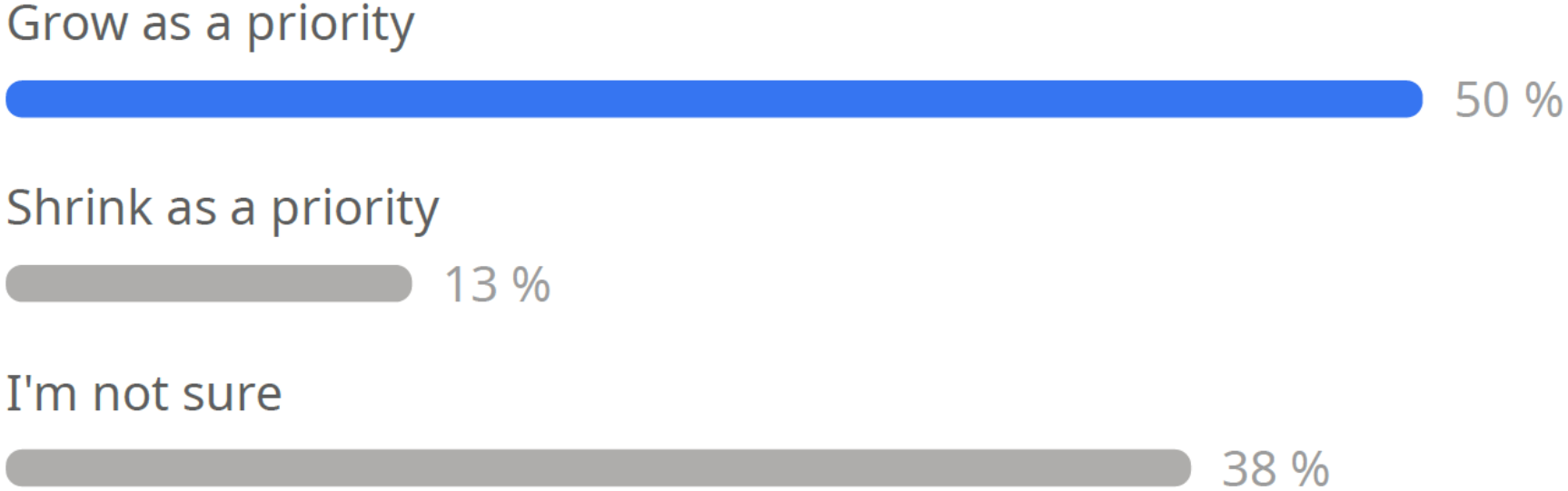


Feedback - Stakeholder Advisory Committee

Make a Business Case for Freight Sustainability

Freight sustainability must balance the needs of businesses, infrastructure and community impact.

Return on investment drives decisions in the private sector.



Source: Southern Green Industry

Feedback - Stakeholder Advisory Committee

Leverage Technology and Shifts to Other Modes

Encourage use of rail spurs to shift trips from trucks to trains.

There is a strong interest in technology-driven solutions and partnerships.



Source: Inbound Logistics

Feedback - Stakeholder Advisory Committee

Workforce Access Solutions

Existing microtransit service may be an opportunity to expand access for the local workforce.

Examine opportunities for companies to install EV charging on-site for employee use.



Source: Gateway85 Gwinnett CID

Stakeholder Interviews

Southern Company

Lucky Shoals Community Association

OPAL FUELS

JACKSON ELECTRIC MEMBERSHIP CORPORATION

CLEAN CITIES GEORGIA PARTNERSHIP FOR CLEAN TRANSPORTATION

Georgia Tech

NORCROSS a place to imagine

GEORGIACOMMUTEOPTIONS

ACT AAA COOPER TRANSPORTATION

Focus Groups



























Feedback – Interviews and Focus Groups

Planning for Alternative Fuel Infrastructure

- Involve electric utilities as early as possible for evaluation of load requirements, infrastructure needs, and rate options.
- When planning for EV charging, note that there are different equipment needs for light-duty trucks (sub-megawatt) vs. freight hubs (megawatt-scale).
- Evaluate Georgia Power's Make Ready program and maintain a list of property owners interested in EV chargers, to quickly match funding to potential sites (public entities).

Feedback – Interviews and Focus Groups

Planning for Alternative Fuel Infrastructure

- Replacing older diesel trucks can deliver substantial gains, especially for short-haul fleets.
- As diesel prices rise, RNG and CNG are of increasing interest to fleet operators.
- Hydrogen is ideal because of its extended range and rapid refueling. No infrastructure is currently planned for Gateway85, but there is a refueling station near the Port of Savannah.

Feedback – Interviews and Focus Groups

CID's Role in Freight Sustainability

- The CID can play a critical role as a connector and resource for implementation of sustainable freight practices.
- The CID could host a clean trucking demonstration event, to build awareness among local businesses.
- The CID could host a workshop on siting, permitting and funding for alternative fuel infrastructure.

Resources to help companies

Industry groups are available to help companies -

- Research available technology and the best fit for their operations
- Identify best practices and case studies
- Find grants and funding opportunities
- Report on carbon emissions
- Share the latest technology and innovations in clean transportation

CLEAN CITIES GEORGIA
PARTNERSHIP FOR CLEAN TRANSPORTATION

NACFE
NORTH AMERICAN COUNCIL FOR FREIGHT EFFICIENCY

Smart Freight Centre

EPA

Electrification Coalition

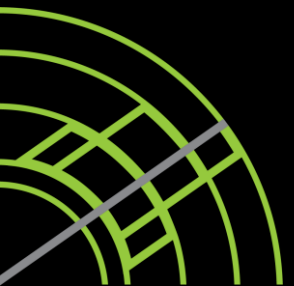
SmartWay

SHEA
Southeast Hydrogen Energy Alliance

ACT NEWS

THE TRANSPORT PROJECT

Questions and Discussion



We want to hear from you!

- Are there freight operators in your area that are utilizing sustainable freight practices?
- What success stories have you observed in your area or other areas?
- What are some of the hurdles to helping companies adopt more sustainable freight operations? How have you seen those overcome?

Thank You!

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