ARC Freight and Goods Movement Planning Update

TCC Meeting
August 4, 2022

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ATLANTA REGIONAL COMMISSION

Savannah Port Growth

ATLANTA REGIONAL COMMISSION

PRESS RELEASES JULY 26, 2022 Revised: JULY 26, 2022

Savannah stays on pace at nearly 5.8M TEUs in FY2022

3 MIN READ Share

The Georgia Ports Authority closed out Fiscal Year 2022 with its busiest June ever, handling 494,107 twenty-foot equivalent container units. GPA is handling the highest volume of ad hoc and new service vessels the Port of Savannah has experienced to date.

“**Fiscal Year 2022 was another record-breaker for the Georgia Ports Authority**, with container volumes growing 8 percent for a total of 5.76 million twenty-foot equivalent container units.”

“**The Port of Savannah ended the year with a record June**, handling 494,107 TEUs in total cargo, **up 10.6 percent** or 47,300 TEUs compared to the same month last year.”

“In addition to organic growth among its port customers, Savannah trade has also been boosted by West Coast labor talks and delayed access to rail at West Coast ports, prompting a significant shift in vessel calls.”

https://gaports.com/press-releases/savannah-stays-on-pace-at-nearly-5-8m-teus-in-fy2022/ 7/26/2022

Savannah Port Growth

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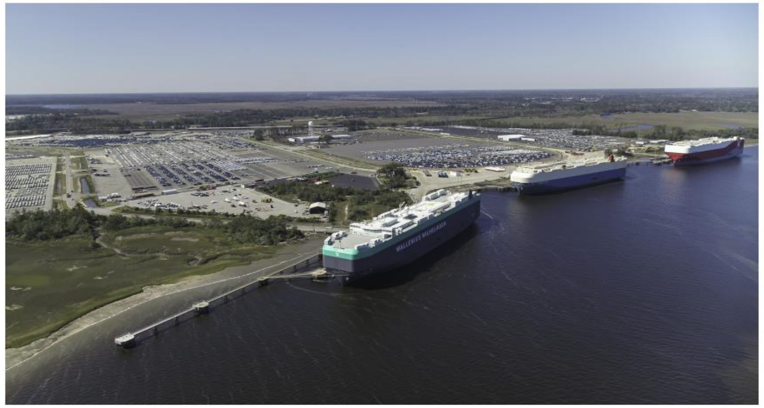
PRESS RELEASES MARCH 29, 2022 Revised: MARCH 29, 2022

GPA extends growth trend with busiest February ever

3 MIN READ Share f in

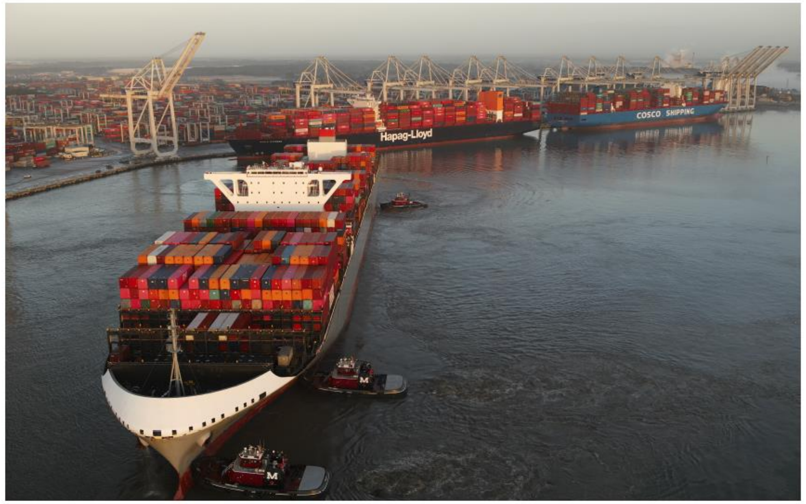


The Georgia Ports Authority will develop 85 additional acres and expand its vehicle processing facilities at the Port of Brunswick. Already the nation's largest terminal for the import-export of autos and machinery,

PRESS RELEASES MAY 17, 2022 Revised: MAY 17, 2022

Port of Savannah moves nearly 500K TEUs in record April

3 MIN READ Share f in



The Port of Savannah handled 4.75 million twenty-foot equivalent container units over

PRESS RELEASES JUNE 15, 2022 Revised: JUNE 15, 2022

GPA sets all-time trade record in May

3 MIN READ Share f in

The Port of Savannah handled more than 519,000 twenty-foot equivalent container units in May, a record. Georgia Ports Authority is expanding Berth 1 (50 percent complete) and yard capacity in Savannah to accommodate the growing container trade. Find print-quality images here. (Georgia Ports Authority)

https://gaports.com/corporate-communications/press-releases/

Savannah Port Growth

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PRESS RELEASES MARCH 25, 2022 Revised: MARCH 25, 2022

Port of Savannah marks milestone: Harbor deepening complete

3 MIN READ

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Georgia Gov. Brian Kemp speaks at a ceremony

“**Dredging for the Savannah Harbor Expansion Project started in September 2015, adding five feet in depth to the shipping channel.** Initial feasibility studies for the harbor deepening began in 1997.”

“According to a Corps of Engineers study, the project is expected to net more than $291 million in annual benefits to the nation, or approximately $7.70 for every dollar invested in the project.”

“Deepening the Savannah Harbor to 47 feet at mean low water (the average depth at low tide), provides ample draft for vessels carrying 16,000+ twenty-foot equivalent container units, allowing ships to transit the river with more containers each trip and during more hours of the day.”

https://gaports.com/press-releases/port-of-savannah-marks-milestone-harbor-deepening-complete/ 3/25/2022

FIVE FAST FACTS: ATLANTA INDUSTRIAL REAL ESTATE Q2 2022

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1. Material Shortages Drive Construction Delays: - 6.7 MSF of new W/D, flex, and data center product delivered this quarter as developers were forced to extend their timelines on dozens of projects. More than 50.6 MSF of construction projects remains underway.

2. Average Rent Continued to Climb: - Asking rents increased further in Q2, with the average rent for all industrial property types rising to $6.77 PSF. The W/D rate climbed 26.8% YOY to $5.45 PSF. W/D vacancies 300,000 SF+ averaged $4.59 PSF while smaller spaces average $6.06 PSF. Annual rent escalations are now frequently in the 3.5-4% range, up from the 2-2.5% norm several years ago.

3. Vacancy Falls Further: - **The vacancy rate fell below the 3% mark for the first time in market history**, dropping to 2.7%. Across all of Metro Atlanta, only seven opportunities with immediate vacancies exist for tenants seeking spaces 300,000 SF or larger.

4. National Leader of Absorption: - **More space was absorbed in Atlanta during Q2 than any other market in the country.** With 11.7 MSF of Q2 occupancy gains, the metro recorded a YTD total of 18.6 MSF of net absorption.

5. Demand Remains Robust: - New leasing activity totaled 12.1 MSF. This marks the sixth consecutive quarter of 10 MSF+ in new demand and represents an 18.0% increase over Q1 leasing.

https://www.cushmanwakefield.com/en/united-states/insights/US-Articles/Atlanta-Industrial-Fast-Facts 7/7/2022

Core ARC Freight Planning Work Activities

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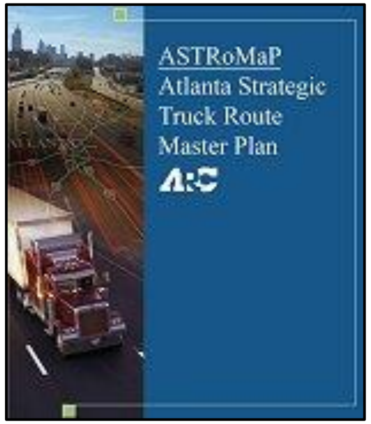
Freight Advisory Task Force Formed

2003

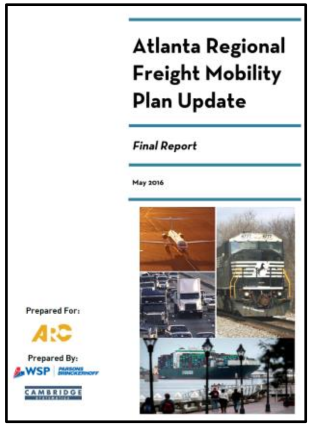
Atlanta Regional Freight Mobility Plan

2005-2008



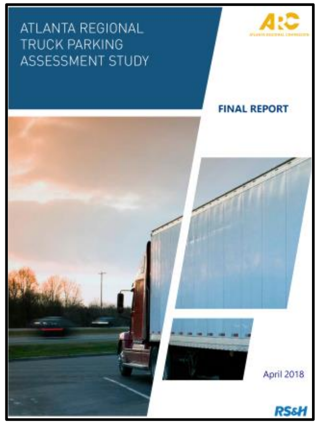
Truck Route Master Plan

2010



Atlanta Regional Freight Mobility Plan Update

2015-2016



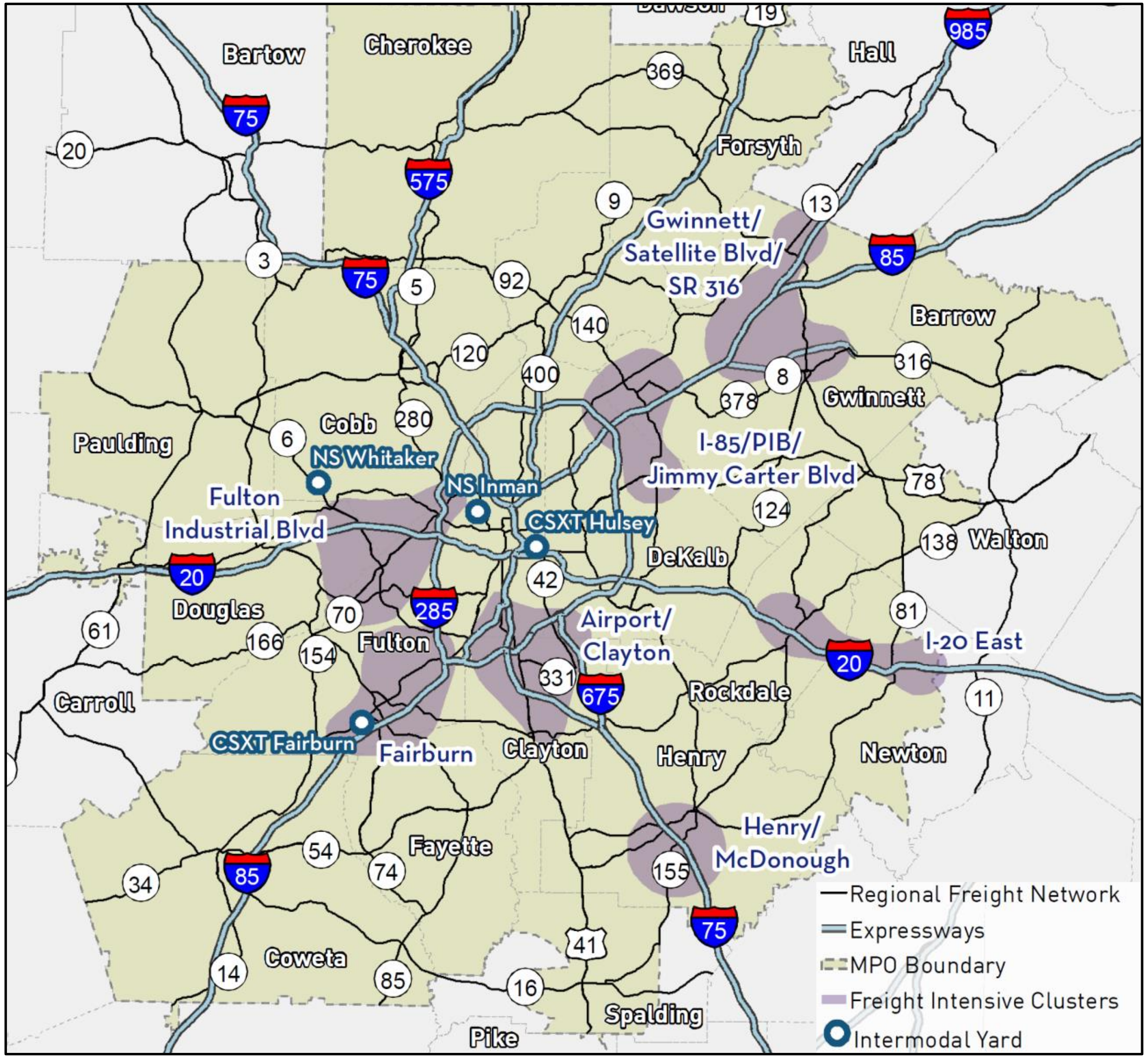
Truck Parking Study

2017-2018

Freight Cluster Plans

2019-???

Freight Cluster Plan Program



Freight clusters were identified based on existing development

- Industrial development commonly is located near other industrial development
- Infrastructure in these “Freight Clusters” supports economic development

Plan Elements

- Existing Conditions/Needs Assessment
- Traffic Study
- Extensive Outreach Efforts
- Recommendations
  - Prioritized project list
  - What projects will be implemented first?

Current Freight Planning

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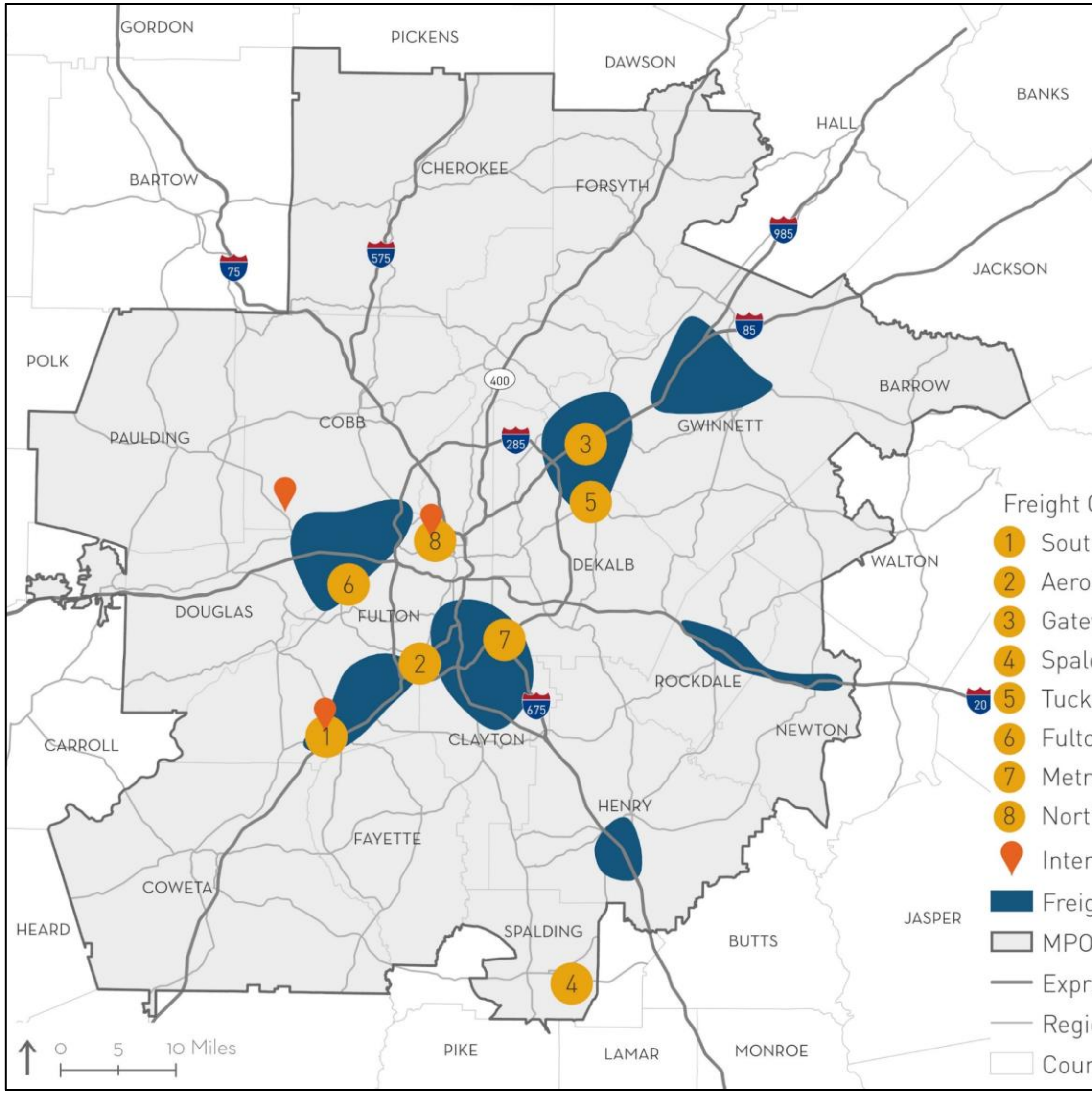

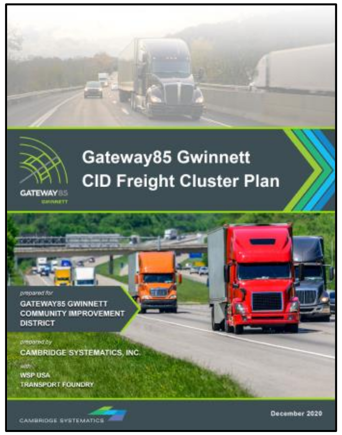

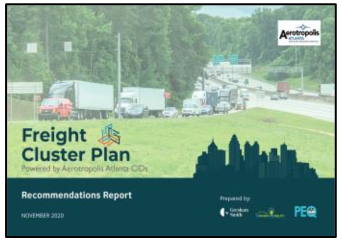

- Eight freight cluster plans completed or ongoing
- Two new plans upcoming:
  - Town Center CID
  - City of Stonecrest
- GDOT State Freight Plan – Ongoing
- ARC Regional Freight Plan Update – Working on contract

Plan Approach

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ASSESS FREIGHT DEMAND AND FREIGHT MOVEMENT

Q3 2022-Q1 2023

Tasks 2, 4, 6

- Current, Projected Population and Employment
- Current, Projected Land Use and Development
- Origin and Destination Patterns
- Industry Projections
- Industry Input

INTERPRET KEY TRENDS

Q1-Q2 2023

Tasks 2, 3, 4, 6

- E-Commerce
- Technology
- Alternative Fuels
- Extreme Weather
- Safety
- Land Development
- Community Impacts - "Freight as a good neighbor"
- Workforce

PROFILE THE NETWORK, PERFORMANCE, AND NEEDS

Q2-Q4 2023

Tasks 5, 6, 8

- Capital Investments
- Funding
- Technology
- Partnerships
- Land Use Policy
- Local Resources and Tools
- Workforce Development

IDENTIFY AND COMMUNICATE PRIORITY INVESTMENTS

Q4 2023-Q3 2024

Tasks 2, 7, 9, 10

- Short and Long-Range Priorities
- Coordinated Investments Aligned with Key Regional and Statewide Initiatives
- Targeted Messaging
- Bringing Plan to Life – Tools and Data

STAKEHOLDER ENGAGEMENT

Assess Freight Demand and Freight Movement

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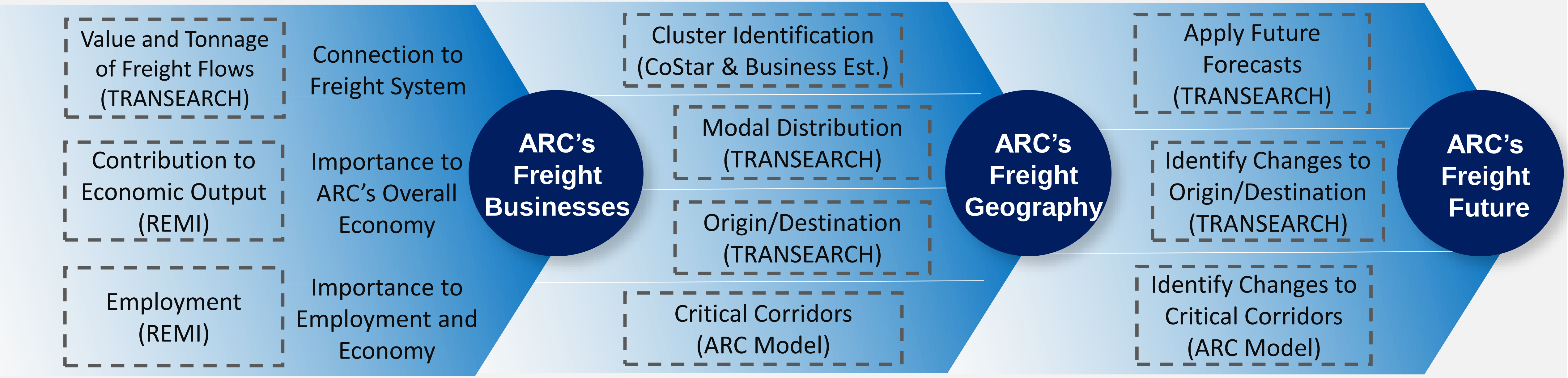
FREIGHT IN THE ATLANTA REGION KEY QUESTIONS

- What are the key freight related industries in the region and what is their economic value?
- Where are freight generators located and how do they influence freight movement?
- What changes in freight flows can the region expect in the future?



Interpret Key Trends

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E-CCOMMERCE KEY QUESTIONS

- Where are e-commerce fulfillment centers and how have they changed over time?
- How have e-commerce volumes changed over time?
- How has e-commerce affected the transportation network and land redevelopment?

Approach	Primary Outcome
Historical and future industrial growth • CoStar • Freight cluster studies • Stakeholder Input	Identify and map e-commerce fulfillment centers.
E-commerce spending and travel demand • Replica • ITE Trip Generation Manual	Identify electronic purchases over time using Replica data. Identify trip generation of e-commerce relative to other warehouse and distribution centers.
Trip generation analyzing goods moving through the road network • RITIS O/D, volume, and route data	Identify major roads and connectors in Atlanta region that are critical to e-commerce truck trips. Compare trips over time for new e-commerce establishments. Inform plan and project recommendations. Inform future ARC modeling and planning projections.

Assess Freight Demand and Freight Movement

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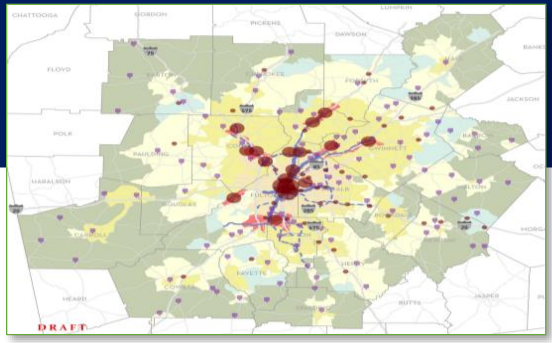
LAND USE AND DEVELOPMENT PATTERNS KEY QUESTIONS

- How are land use patterns in the region influencing freight demand and freight movement?
- How are land use policies influencing freight performance?

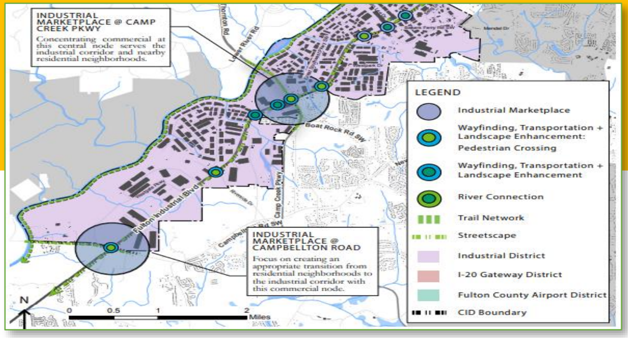
REGIONAL PLANS AND POLICIES

- Region's Plan / UGPM
- Comprehensive Economic Development Strategy
- Truck Parking Assessment
- GDOT, GRTA/SRTA, and other State plans or studies



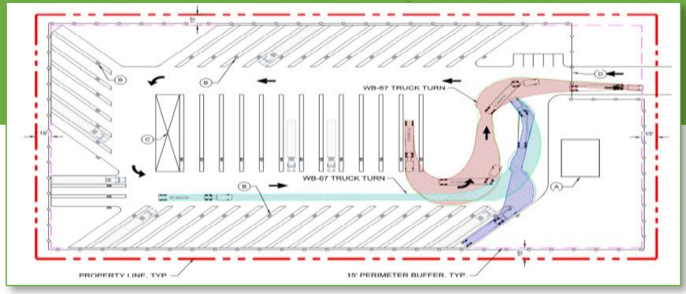
LOCAL PLANS AND POLICIES

- Comprehensive Plans
- CID Master Plans
- Freight Cluster Plans
- LCIs / Corridor studies
- Zoning and land use regulations
- TADs, opportunity zones, etc.



IMPLEMENTATION/ PARTNERS

- Local governments
- Development authorities
- CIDs
- State and regional agencies
- Private sector partners
- Design guidelines
- Zoning ordinance and revisions



Interpret Key Trends

TECHNOLOGY AND ALTERNATIVE FUELS KEY QUESTIONS

- What is the best approach to implement cost-effective solutions and support private sector innovation?
- How can the region avoid investing in technology that may be obsolete quickly or unable to be managed?
- What will be the expected demands for truck charging, hydrogen fueling, etc. over the coming decades?
- How can public agencies best support this transition, given current uncertainties?

Focus on systems that provide actionable information to freight operators

Leverage existing systems and regional collaborative technology efforts managed by GDOT

Leverage extensive EV readiness planning work

Build on the strong regional foundation and relationships

- Freight Information Management
- Truck Parking Systems
- Curb Management Systems
- CAV Applications
- Electric Vehicle / Fleet Transition

Questions?

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TCC Meeting, August 4, 2022

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