



ONE **great** REGION

# 2024 Atlanta Regional Freight Mobility Plan

Board and TAQC Meeting, August 9, 2023

Daniel Studdard, AICP



# Core ARC Freight Planning Work Activities



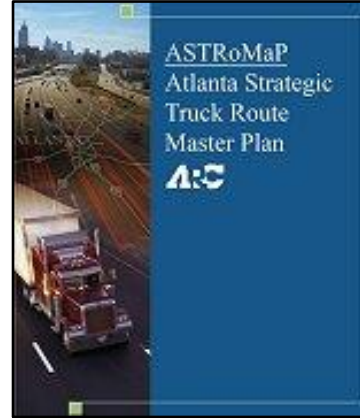
Freight Advisory  
Task Force  
Formed

2003



Atlanta Regional  
Freight Mobility  
Plan

2005-2008



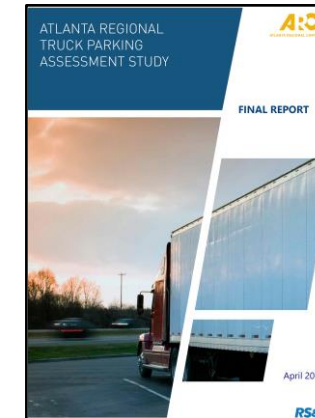
Truck Route  
Master Plan

2010



Atlanta  
Regional  
Freight  
Mobility  
Plan Update

2015-2016



Truck  
Parking  
Study

2017-2018



Freight  
Cluster  
Plans

2019-???

# Project Task Structure



Consultant Team

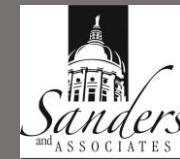


Kimley » Horn

CPCS ATKINS

URBANTRANS  
NORTH AMERICA

ATLAS



ARC

# Stakeholder Engagement

## Atlanta Region Engagement Challenges

- Freight partners are time-limited because they are operating at peak capacity, often understaffed
- Communities and partners never-before involved in freight movement are now at the heart of freight operations because of COVID-19
- Much of the private freight industry operates behind closed doors with a key contact required for access





# Plan Goals

Objectives have also been identified for each goal to direct the planning process

Goal Category		Goal
Safety		Improve the safety and security of the regional freight system and its users
Operations		Enhance the operations of the freight network
Economy		Acknowledge and support key industries and their positive impact on the regional economy
Sustainability and Resiliency		Create a more sustainable and resilient network that incorporates innovative tools and technologies
Quality of Life		Leverage freight to enhance the quality of life for all people in the metro Atlanta region
Integrated Planning		Ensure the consideration of freight in broader transportation and land use planning processes.

# Metro Atlanta Industrial Development, Q4 2022

- Q4 Industrial Vacancy Rate: 3.3%
- “Nearly 31.1 million square feet (msf) of new construction delivered across Metro Atlanta in 2022—the metro’s largest annual volume of new supply on record.”
- Metro Atlanta recorded 9.2 msf of absorption in Q4, more than any other market in the U.S.”
- “Despite ongoing economic volatility, Atlanta is expected to remain among the nation’s most active and competitive industrial markets during 2023, buoyed by strong tenant demand for W/D product.”

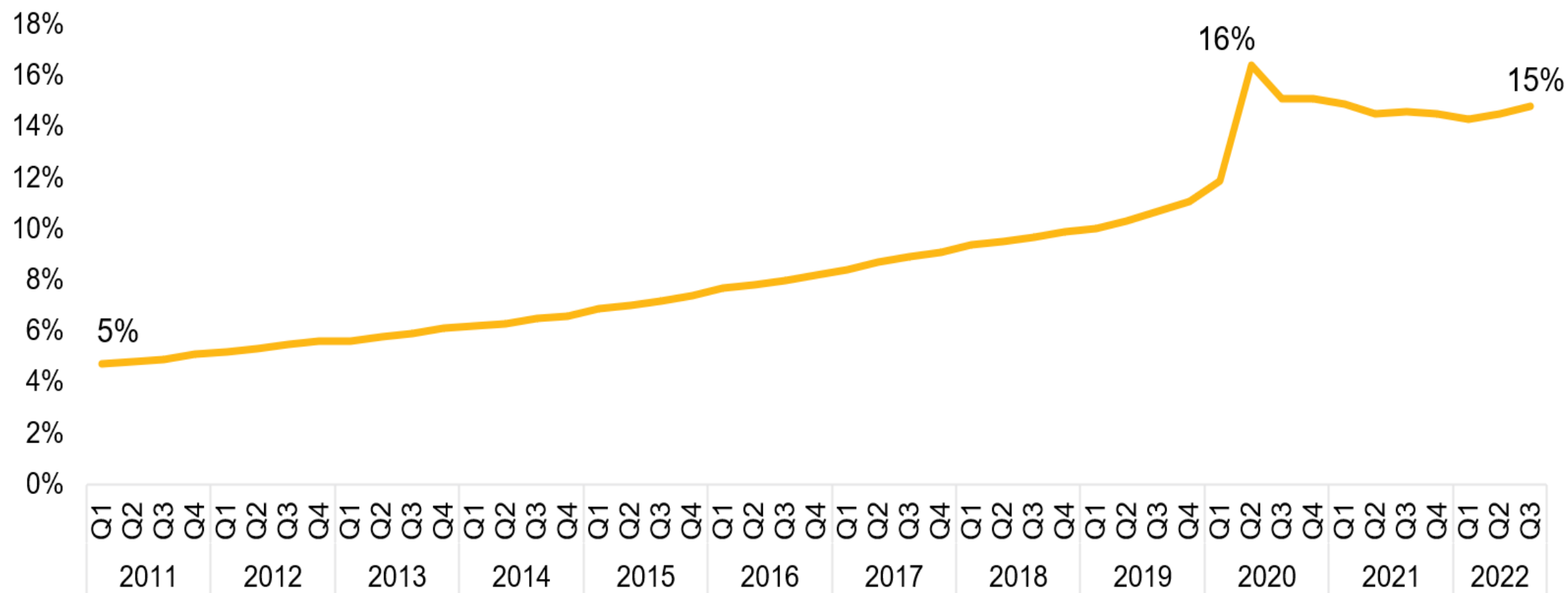
Marketbeat Atlanta, Industrial Q4 2022, Cushman & Wakefield

<https://www.cushmanwakefield.com/en/united-states/insights/us-marketbeats/atlanta-marketbeats>



# National Trends - Online Retail Spending, Q3 2022

US Quarterly E-Commerce Sales as a Percent of Total Retail Sales



# Industrial Development as of 2022

## Existing Development

MPO Properties: **14,880**

MPO Rentable Building Area (RBA): **717.4M SF**

Max MPO RBA: **2.8M SF**

Min MPO RBA: **240 SF**

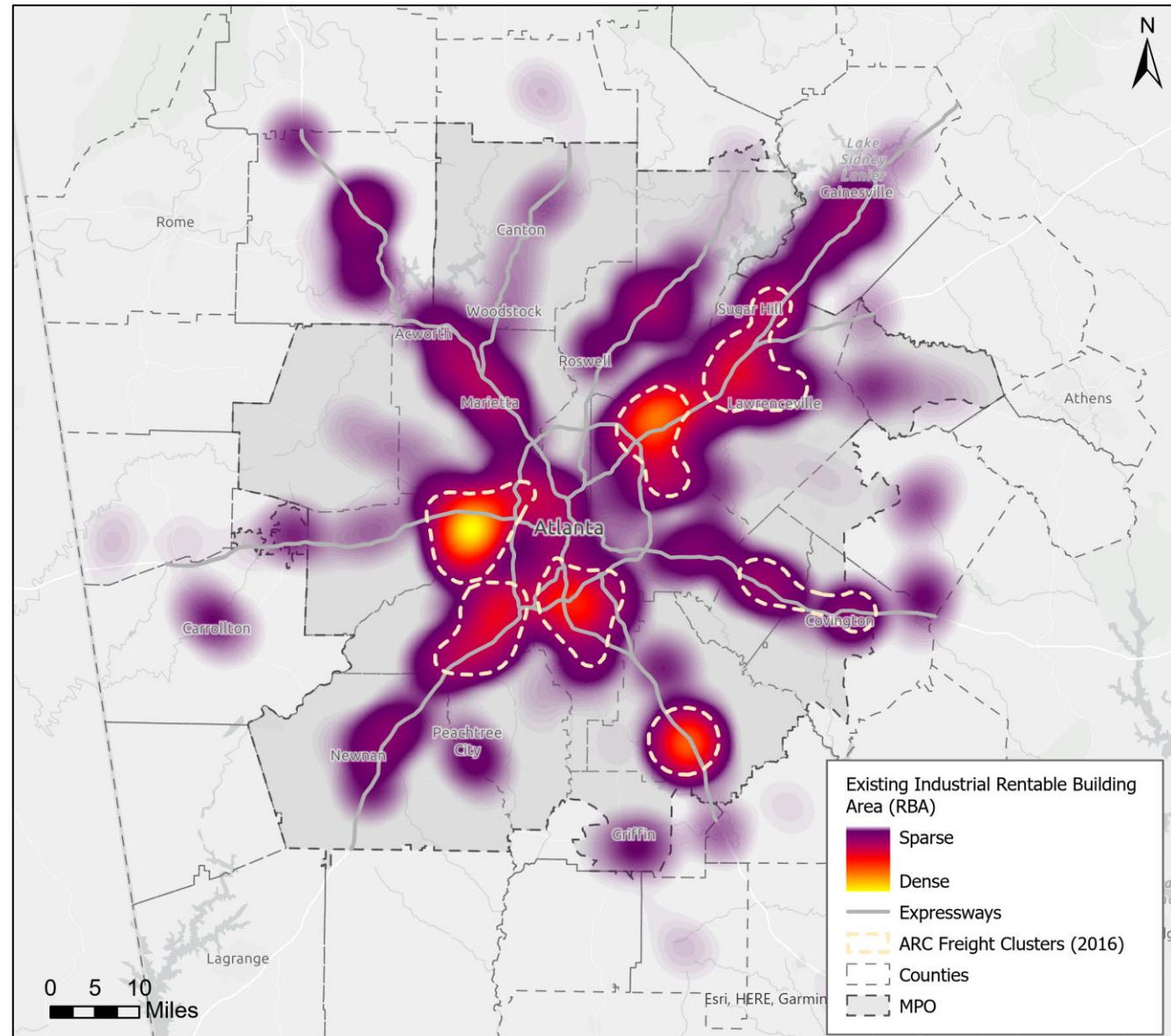
MPO+ Properties: **18,114**

MPO+ Rentable Building Area (RBA): **846.2M SF**

Max MPO+ RBA: **2.8M SF**

Min MPO+ RBA: **240 SF**

MPO+ is ARC MPO boundary plus some areas that border MPO boundary





# Industrial Development as of 2022

 Built from 2016 - 2022

MPO Properties: **522**

MPO Rentable Building  
Area (RBA): **113.3M SF**

Max MPO RBA: **2.8M SF**

Min MPO RBA: **720 SF**

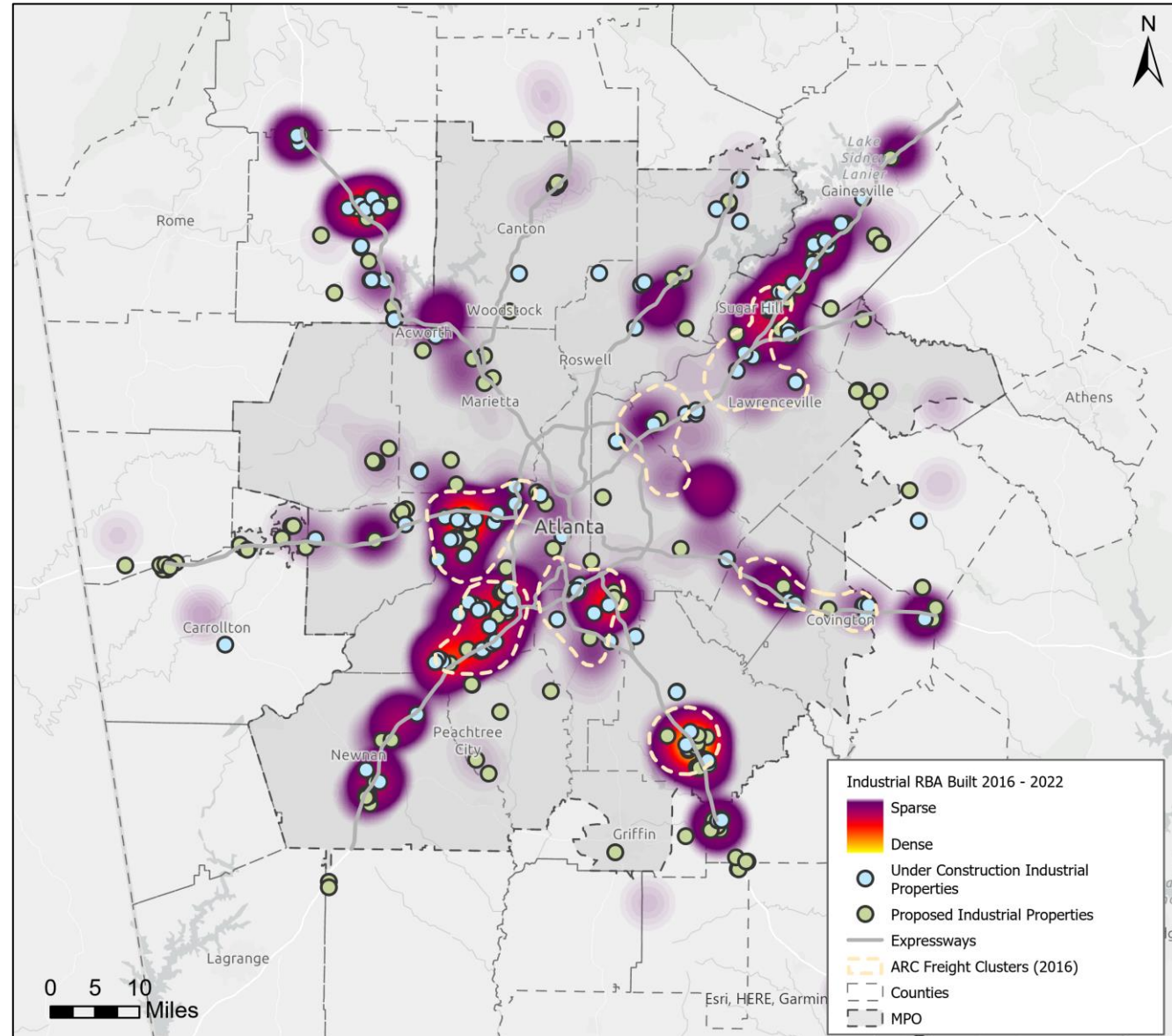
MPO+ Properties: **711**

MPO+ Rentable Building  
Area (RBA): **146.9M SF**

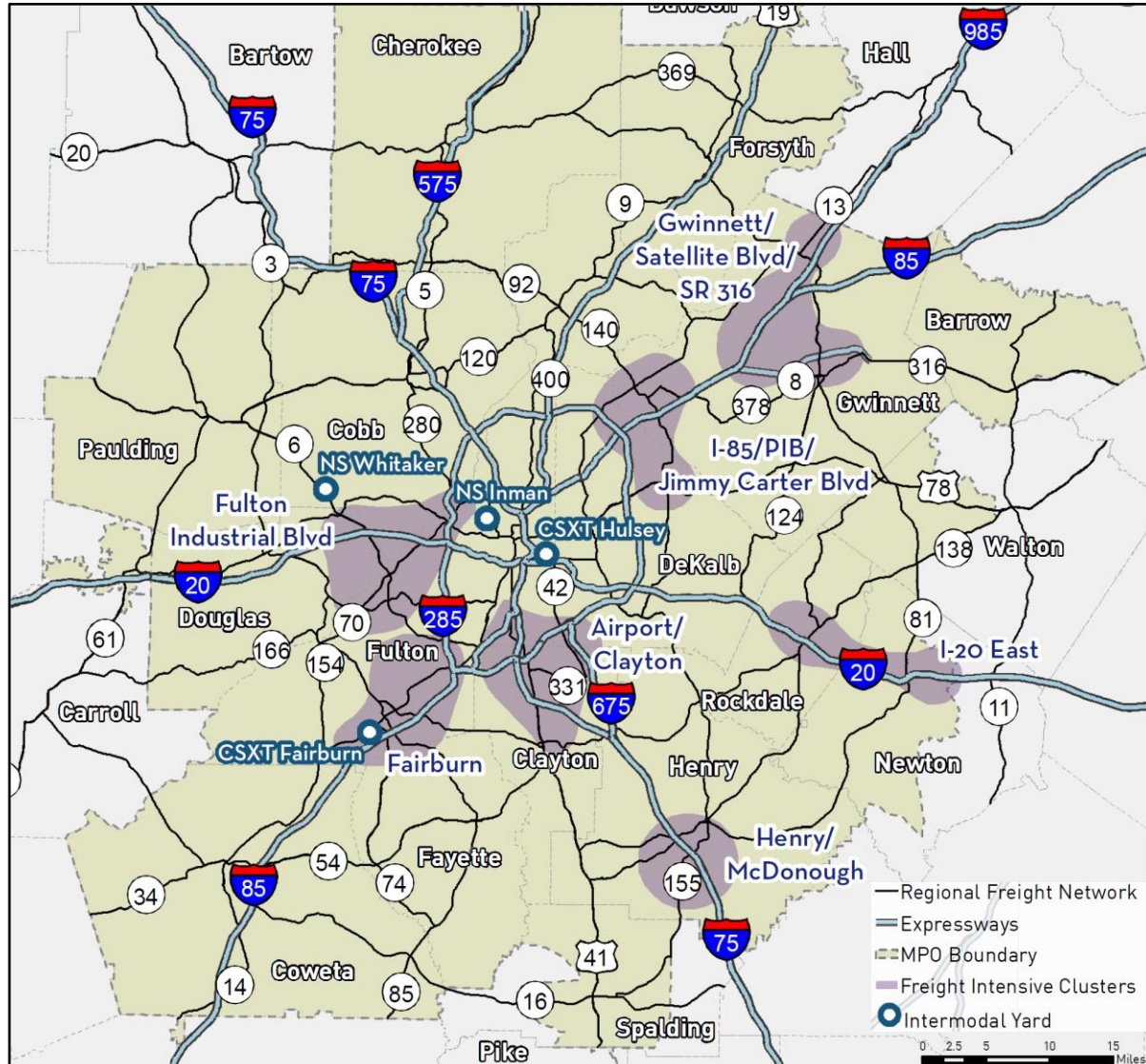
Max MPO+ RBA: **2.8M SF**

Min MPO+ RBA: **470 SF**

MPO+ is ARC MPO  
boundary plus  
some areas that border  
MPO boundary



# Original Freight Clusters



- Developed as part of the *2016 Atlanta Regional Freight Mobility Plan Update*
- Most intense areas of industrial development in the region
- Infrastructure in these Freight Clusters supports jobs and economic development
- Basis for the Freight Cluster Planning Program

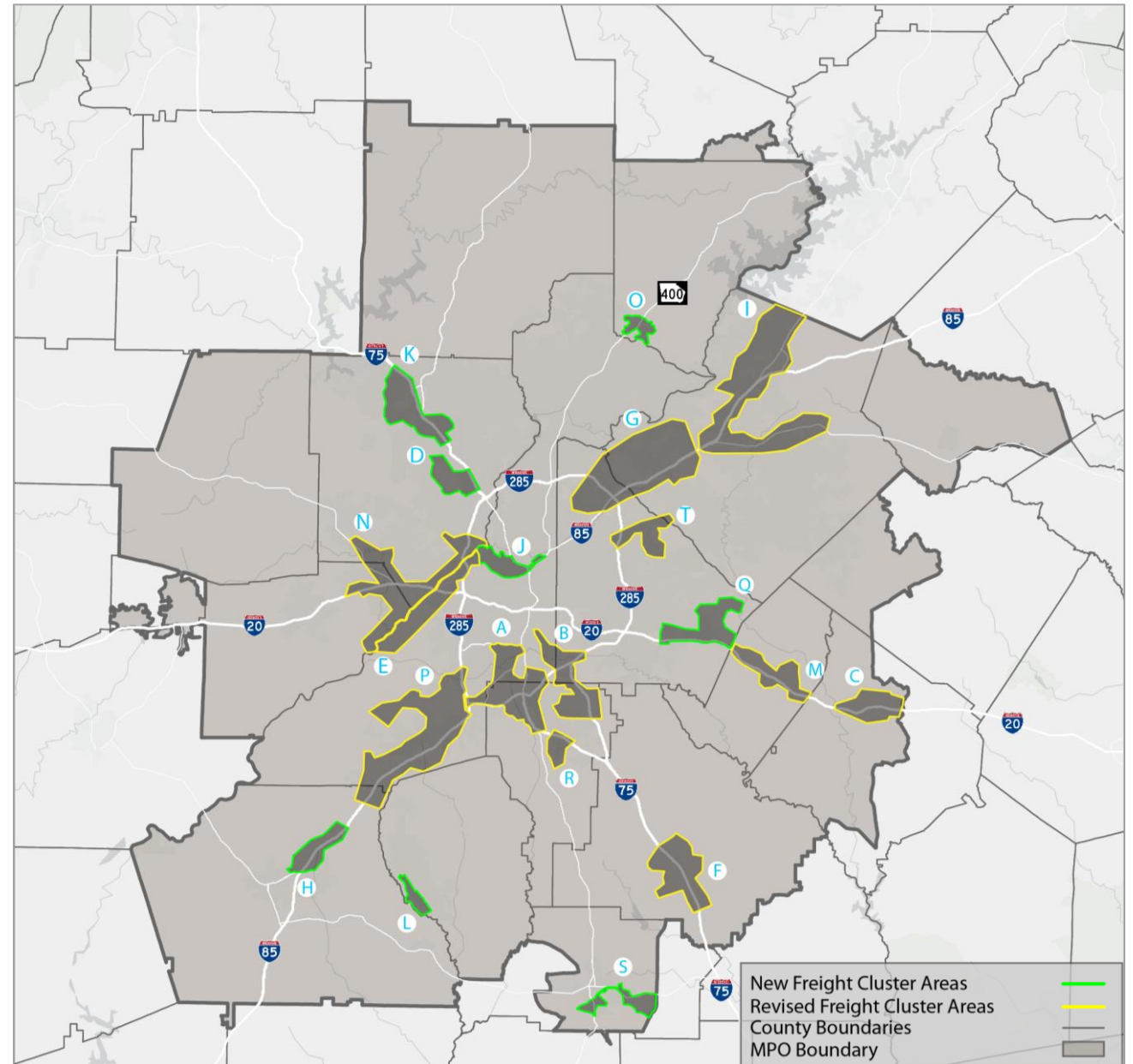


# 2023 Freight Clusters

Revised based on CoStar data

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 SQ.FT	81%

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





# Questions?

**2024 Atlanta Regional  
Freight Mobility Plan**

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ONE  
**great**  
REGION

The logo for 'ONE great REGION' features the word 'ONE' in a yellow, sans-serif font. Below it, the word 'great' is written in a large, bold, yellow, sans-serif font. At the bottom, the word 'REGION' is written in a yellow, sans-serif font. To the left of the text is a graphic consisting of several overlapping, semi-transparent, colorful rectangles in shades of blue, green, orange, and red, arranged in a way that suggests a stylized map or a cluster of buildings.