

DEKALB COUNTY INDUSTRIAL LAND AND ECONOMY STUDY

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Main Findings

- Industrial economy is rapidly changing.
- DeKalb County is in a position to take advantage of these changes.
- First, several challenges must be addressed, mainly involving:
 - Industrial land and buildings
 - Industrial workforce

Main Recommendation

Establish **DeKalb Industrial Council**

- “One-stop shop”
- Agency tasked with implementing actions
- Modeled on examples from around the U.S.



SFMade in San Francisco



Brooklyn Navy Yard in New York



Detailed Actions

Infrastructure, Land, and the Built Environment Actions

- Create industrial land and building **inventory**
- **Protect** industrial land through zoning and regulation
- Envision **21st Century** industrial spaces
- Prepare sites for industrial **redevelopment**
- Create industrial **revolving loan fund**
- Prioritize industrial land for **brownfield incentives**
- Direct SPLOST or other public **funds** to **improve** industrial **infrastructure**
- Conduct **community outreach** about industrial land and economy

Detailed Actions

Education and Workforce Actions

- Work with local high schools to develop **manufacturing and logistics career academies**
- Partner with local PDR businesses to establish **apprenticeship or co-op programs**
- Create a **post-secondary level advanced manufacturing training program**



Source: <http://www.clevelandmetroschools.org/MaxSHayes>



Max Hayes High School,
Cleveland
Manufacturing and Construction
Academy

Strategic Importance

Main recommendation and detailed actions build on the 3 Strategic Objectives of the 2014 *Comprehensive Economic Development Strategic Plan*

1. *Improve business climate*
2. *Revitalize commercial corridors*
3. *Enhance quality of place*

Background: Industry in the 21st Century

Shaped by multiple trends:

- Port and canal expansion
- E-commerce and same-day shipping
- Evolving production technology (e.g. robotics)
- More sustainable and cleaner practices
- Continuing importance to growth and innovation

The Industrial Ecosystem

PDR

- Production
- Distribution
- Repair

EXAMPLES:

P: Fabricated structural metal manufacturing

D: Petroleum products distributors

R: Truck mechanics



Methodology

Study consists of

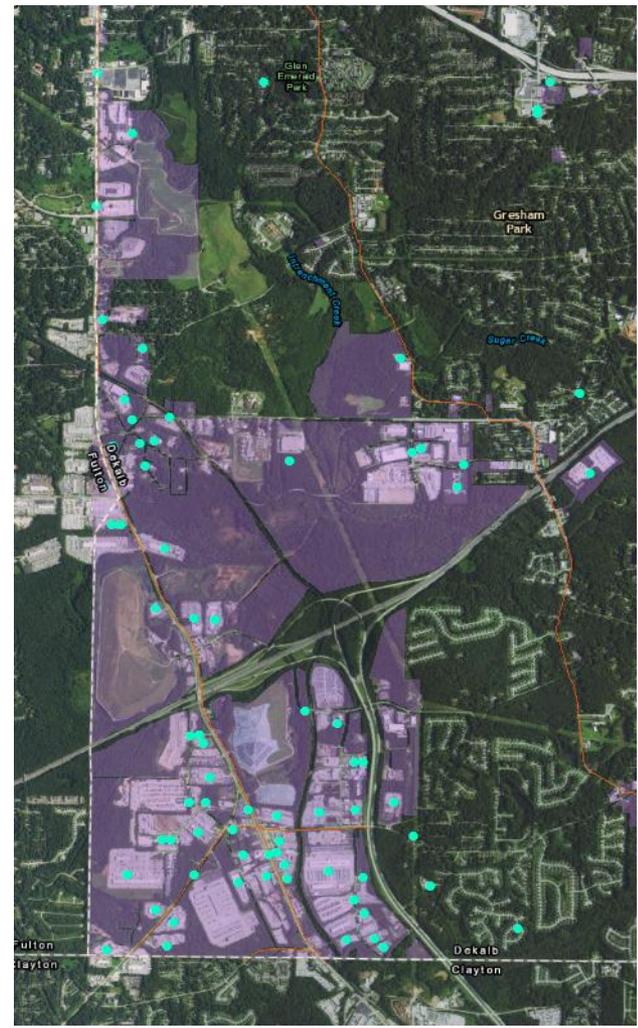
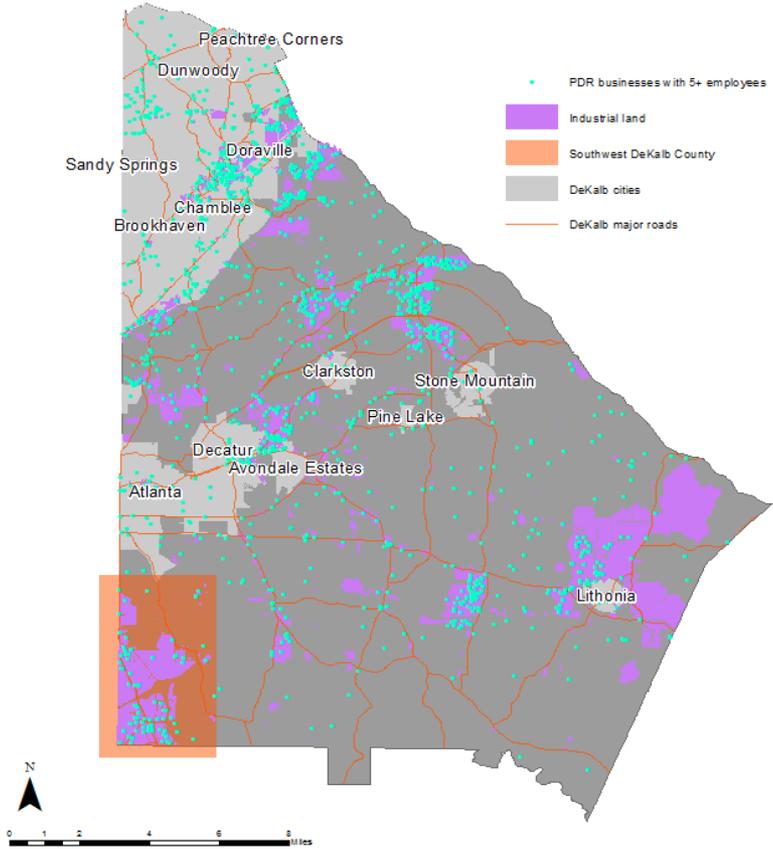
- Industrial land inventory
- Economic analysis of DeKalb's PDR economy
- Stakeholder focus groups
- Survey of strategies and practices from around U.S.

Industrial Land and Buildings

- Surplus of industrial land
- Not being used optimally due to
 - Outdated buildings
 - Inadequate site configurations
 - Inadequate infrastructure

Industrial Corridors

- 8 Industrial Corridors identified
- Southwest DeKalb (Moreland/Bouldercrest) Corridor example shown here



Industrial Economy

- The PDR sector is struggling.
- PDR employment shrinking in recent years.
- Distribution is the largest component of DeKalb's PDR sector.
 - Truck transport is growing, but
 - Warehousing and wholesaling are declining.
- Few manufacturing sectors are both significant employers and expanding.

Industrial Real Estate

Rent and Vacancy: 2015 Q1 to 2016 Q1

	DeKalb	Gwinnett
Rent/Sq Ft	\$3.75	\$4.37
Sales Price/Sq Ft	\$32	\$52
Vacancy Rate	6.1%	4.6%
Vacant Sq Ft	3,202,498	5,188,521
Absorption Sq Ft	236,563	3,356,647

Source: CoStar

Industrial Real Estate

Industrial Construction Activity: Q1 2015 to Q1 2016

	DeKalb	Gwinnett
Existing buildings	1,338	1,945
Existing sq ft	55,497,499	113,281,704
12 mo construction starts (sq ft)	400,000	2,914,747
Under construction (sq ft)	400,000	3,256,739
12 month deliveries (sq ft)	0	1,045,258

Source: CoStar

Stakeholder Input

Identified 8 themes where there are challenges to industrial redevelopment:

1. Crime and safety
2. Infrastructure
3. Aesthetics
4. Site and building conditions
5. Information availability and support services
6. Public relations and image
7. Land availability and zoning
8. Workforce and Education

Action Summary

- Create and maintain an industrial land inventory.
- Acquire, assemble, and remediate (if needed) industrial sites for redevelopment.
- Apply for and distribute planning and redevelopment funds, such as EPA brownfield grants.
- Advocate for industrial businesses (e.g. using SPLOST funds for industrial infrastructure improvement).
- Create awareness to enhance industry-community relations.
- Facilitate relationships between businesses and educators to develop PDR training programs for highly demanded skills.

Study Summary

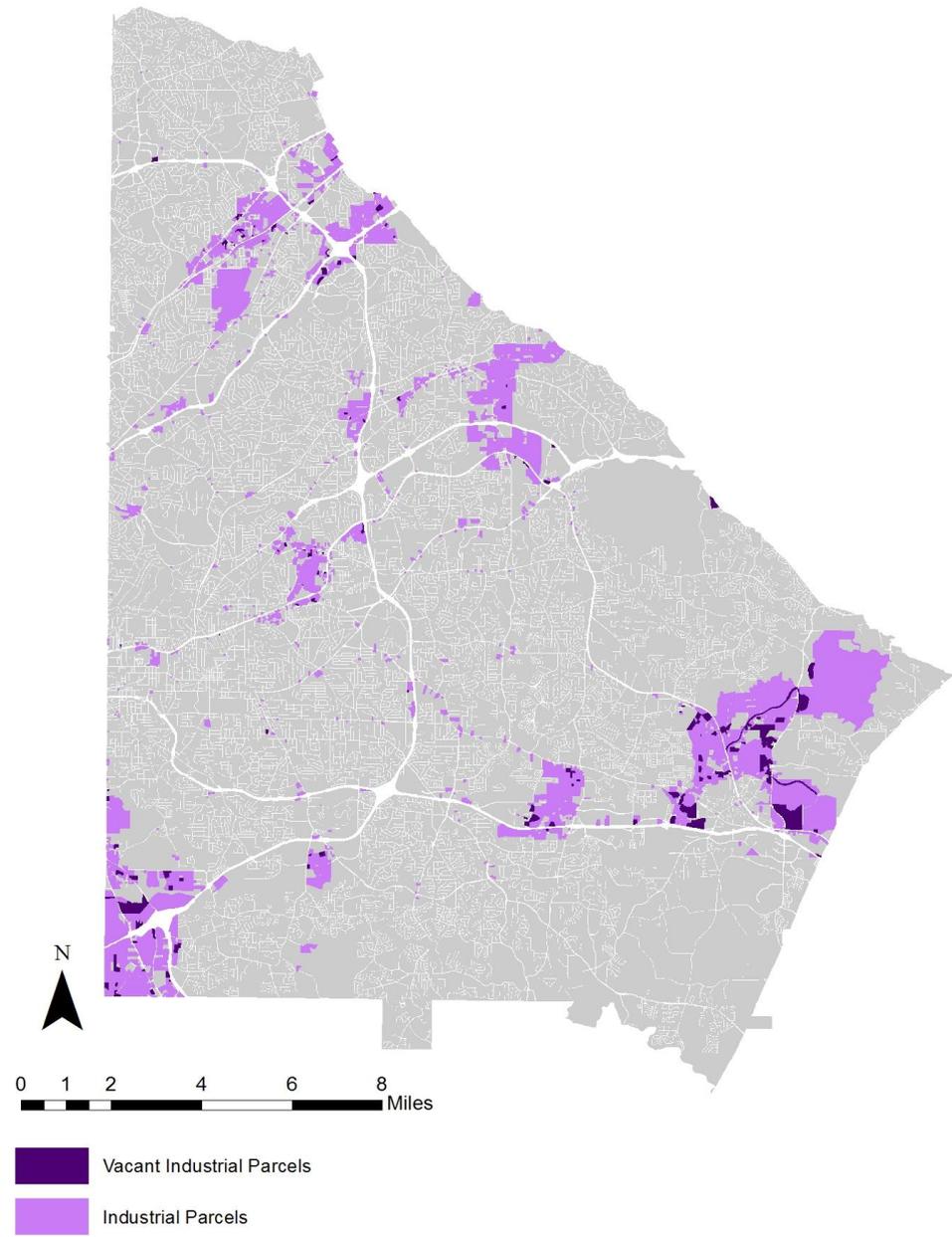
- ➔ DeKalb County has Industrial/PDR advantages and assets.
- ➔ While they are currently underutilized, they can be repositioned through focused actions.
- ➔ A one-stop shop **DeKalb Industrial Council** is needed to streamline processes and facilitate intergovernmental and public-private collaborations.



End of Presentation

Supplementary Slides Follow

DeKalb County Industrial Parcels



Economic Analysis

DeKalb PDR Employment Change

Sector	Employment 2009	Employment 2014	Growth (2009-2014)	% Growth (2009-2014)
Total PDR	61,843	53,275	-8,568	-13.9%
Distribution	31,545	29,958	-4,587	-14.5%
Production	27,742	23,891	-3,851	-13.9%
Repair	2,556	2,426	-130	-5.1%

Source: U.S. Census County Business Patterns

Economic Analysis

DeKalb PDR Location Quotient Change Relative to Atlanta Metro Region

Sector	LQ 2009	LQ 2014	LQ Change (2009-2014)
Total PDR	1.03	0.92	-0.11
Distribution	1.08	1.01	-0.06
Production	1.00	0.84	-0.16
Repair	1.00	1.04	0.05

Source: U.S. Census County Business Patterns