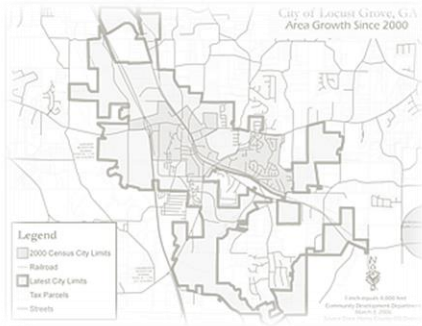


# Project Overview



## Public Safety Facility and Master Plan

Monday, December 1st 2014



**Clark Patterson Lee**  
DESIGN PROFESSIONALS

**Clark Patterson Lee**  
350 Town Center Avenue  
Suite 201  
Suwanee, Georgia 30024  
800.274.9000  
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# Today's Agenda



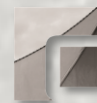
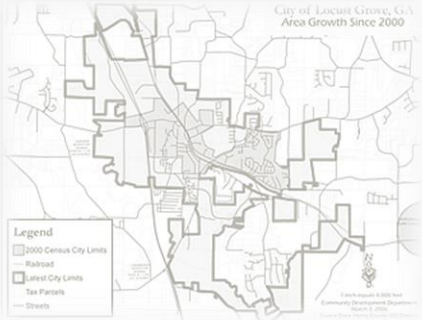
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## Today's Agenda

- Project Overview

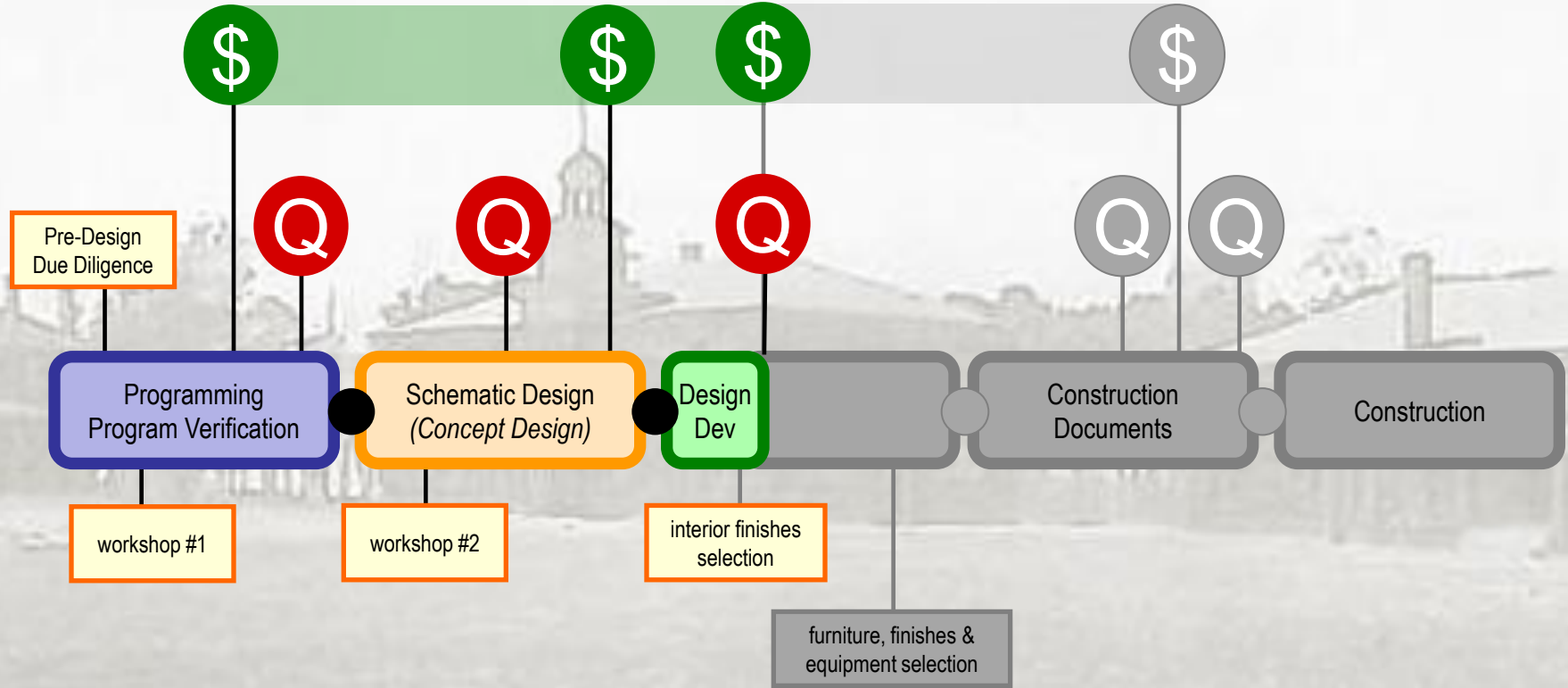
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## Next Steps



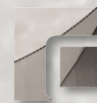
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# Project Overview



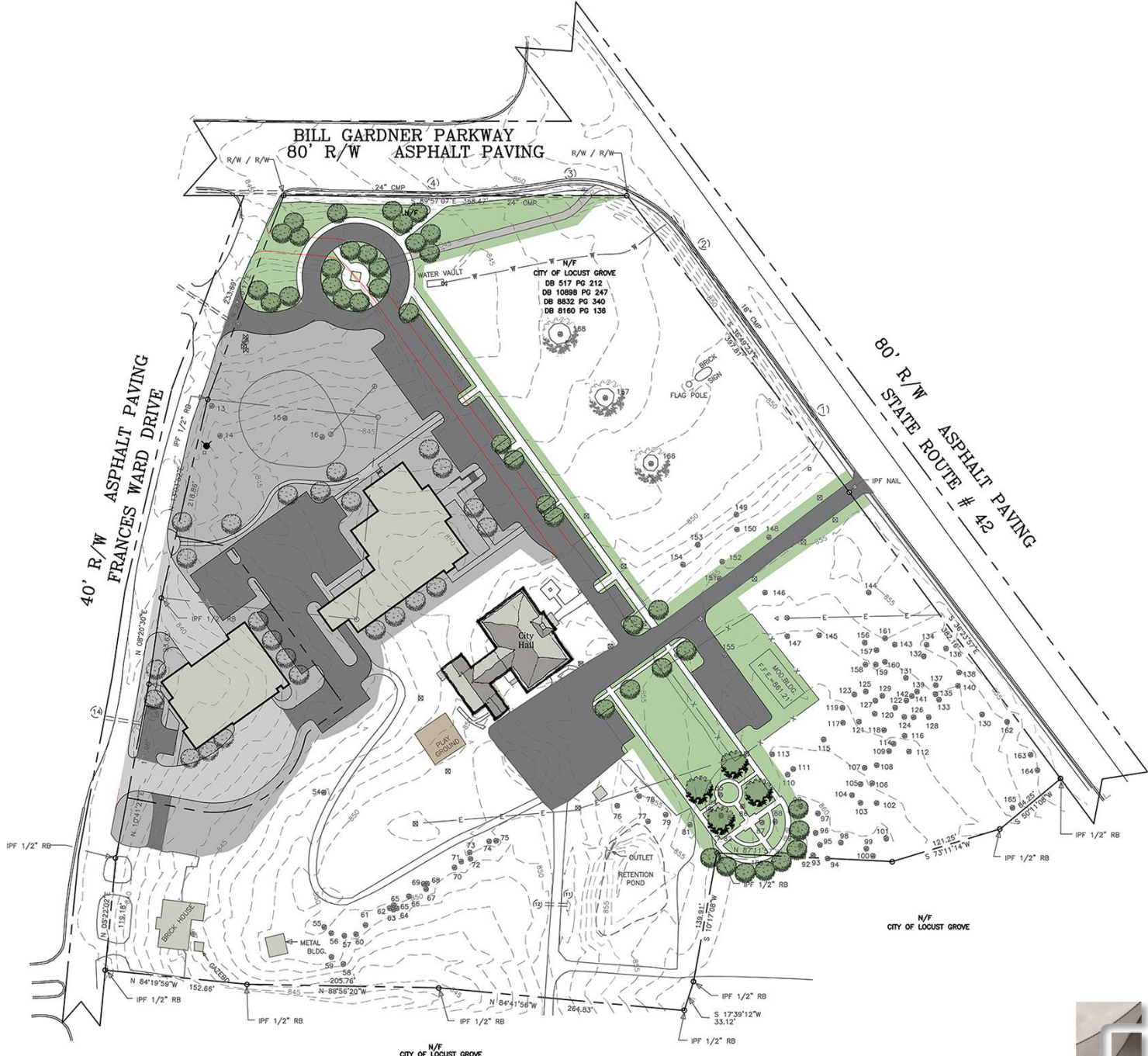
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# Master Plan Overview



























# 2024 Population Estimates

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## Vision

ONE **great** REGION

## Mission

*Foster thriving communities for all within the Atlanta region through collaborative, data-informed planning and investments.*

## Values

**Excellence** | **Integrity** | **Equity**

## Goals



**Healthy, safe, livable communities** in the Atlanta Metro area.



**Strategic investments** in people, infrastructure, mobility, and preserving natural resources.



Regional services delivered with **operational excellence** and **efficiency**.



**Diverse stakeholders engage** and take a regional approach to solve local issues.



**A competitive economy** that is inclusive, innovative, and resilient.



# The Highlights

- 📌 The 11-county Atlanta region is now home to **5,221,074 residents** as of April 1, 2024, up **62,700 new residents** since April 1, 2023. This represents a **moderate slowing of regional population growth** compared to the 66,730 increase in 2022-23, but still trails the average annual increase of 68,245 in the 2010s.
- 📌 The slight downtick of growth 2023-24 reflects a combined **slowdown in permit activity and moderating yet solid growth in our job base**. **Housing demand** remains **very high with supply low** and **prices high**, acting as a brake on population growth. Single-family permits remain constrained compared to the historical averages, and multifamily permit levels dropped off 2023-2024, compared to strong increase in the prior year.
- 📌 From 2023 to 2024, **Fulton added 17,400 new residents**, the largest single-year numeric increase in the region. Next were Gwinnett with 14,900 new residents, Cobb with 6,700 new residents, and Cherokee with 5,400 new residents.
- 📌 **The City of Atlanta continued to set the pace in the leading county of Fulton with a net increase of 10,800**. Growth did ease somewhat from the record-high levels (14,300) of 2022-23.
- 📌 **Cherokee County led the region in percentage increase 2023-24, at 1.9 percent (though down from 2.5 percent the prior year)**. Henry follows at 1.8, with Forsyth, Fulton, and Douglas following at 1.6. The 2023-24 growth rate in Douglas is notable, compared to 2022-23's 0.9% increase.
- 📌 In 2023, there were **28,595 new residential building permits in the 11-county region**, which was a decrease of nearly 7,500 permits from 2022 calendar year totals of 36,074. Current building permit activity for the 11-county region remains lower than pre-Great Recession permit levels and fell back below the 1980-2023 average annual level of 33,430.

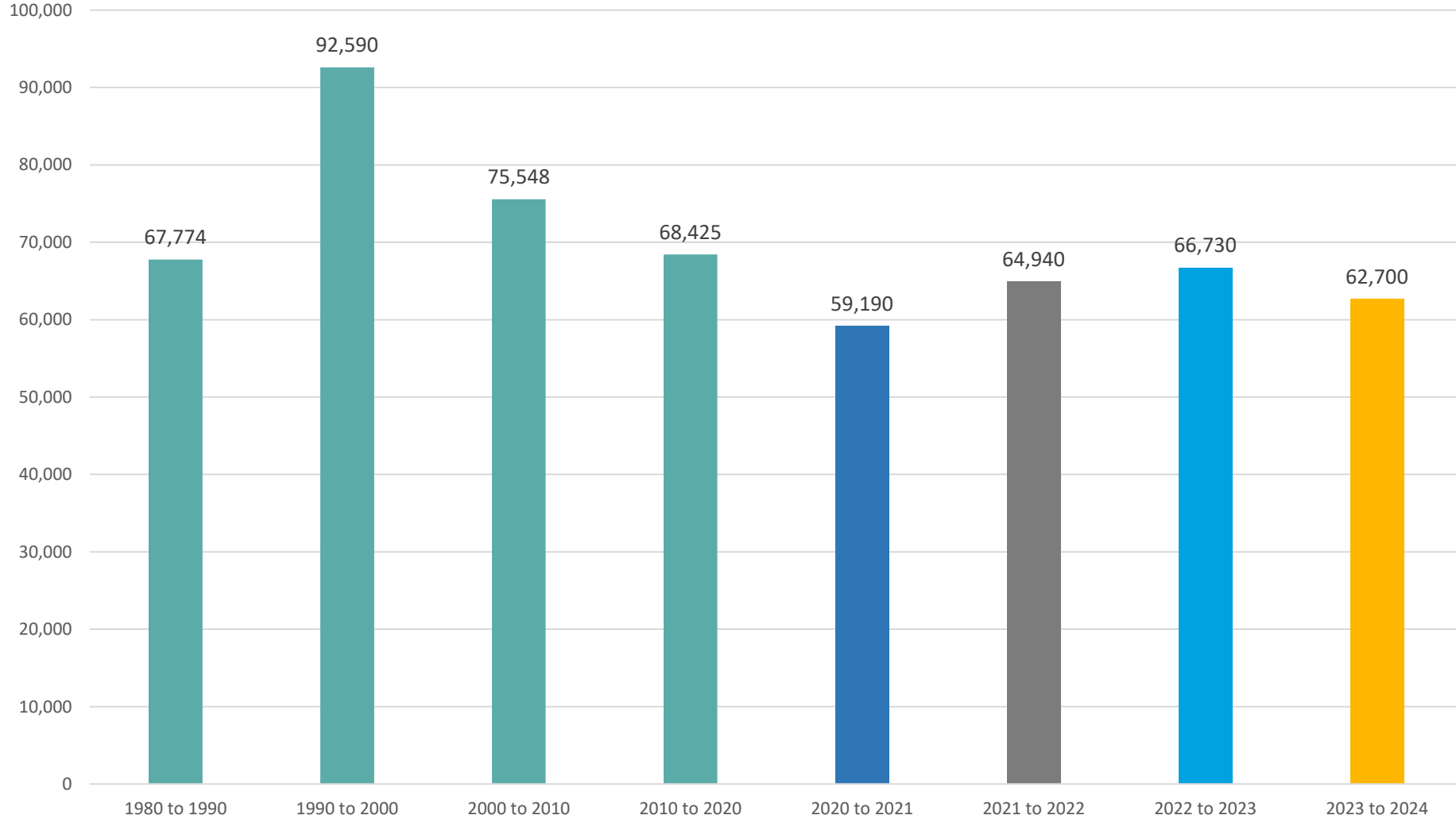
# The Estimates: 2024 ARC Population

	1980	1990	2000	2010	2020	2023	2024	Average Annual Change, 1980-2010	Average Annual Change, 2010-2020	Average Annual Change, 2020-2024
<b>Atlanta Region</b>	<b>1,924,140</b>	<b>2,601,883</b>	<b>3,527,779</b>	<b>4,283,261</b>	<b>4,967,514</b>	<b>5,158,374</b>	<b>5,221,074</b>	78,637	68,425	63,390
Cherokee	51,699	91,000	141,903	214,346	266,620	286,960	292,360	5,422	5,227	6,435
Clayton	150,357	184,100	236,517	259,424	297,595	303,315	304,215	3,636	3,817	1,655
Cobb	297,718	453,400	607,751	688,078	766,149	785,349	792,049	13,012	7,807	6,475
DeKalb	483,024	553,800	665,865	691,893	764,382	779,442	783,442	6,962	7,249	4,765
Douglas	54,573	71,700	92,174	132,403	144,237	150,697	153,097	2,594	1,183	2,215
Fayette	29,043	62,800	91,263	106,567	119,194	124,284	125,384	2,584	1,263	1,548
Forsyth	27,958	44,083	98,400	175,511	251,283	270,833	275,233	4,918	7,577	5,988
Fulton	589,904	670,800	816,006	920,581	1,066,710	1,105,670	1,123,070	11,023	14,613	14,090
Gwinnett	166,808	356,500	588,448	805,321	957,062	997,212	1,012,112	21,284	15,174	13,763
Henry	36,309	59,200	119,341	203,922	240,712	257,802	262,552	5,587	3,679	5,460
Rockdale	36,747	54,500	70,111	85,215	93,570	96,810	97,560	1,616	836	998
City of Atlanta	424,922	415,200	416,474	420,003	498,715	521,315	532,115	(164)	7,871	8,350

Average annual population change for the region is still at healthy levels, but is a little below the typical growth of the 2010s, and further behind the 30-year average of 1980-2010, which was heavily influenced by the very strong average increase in the 1990s.

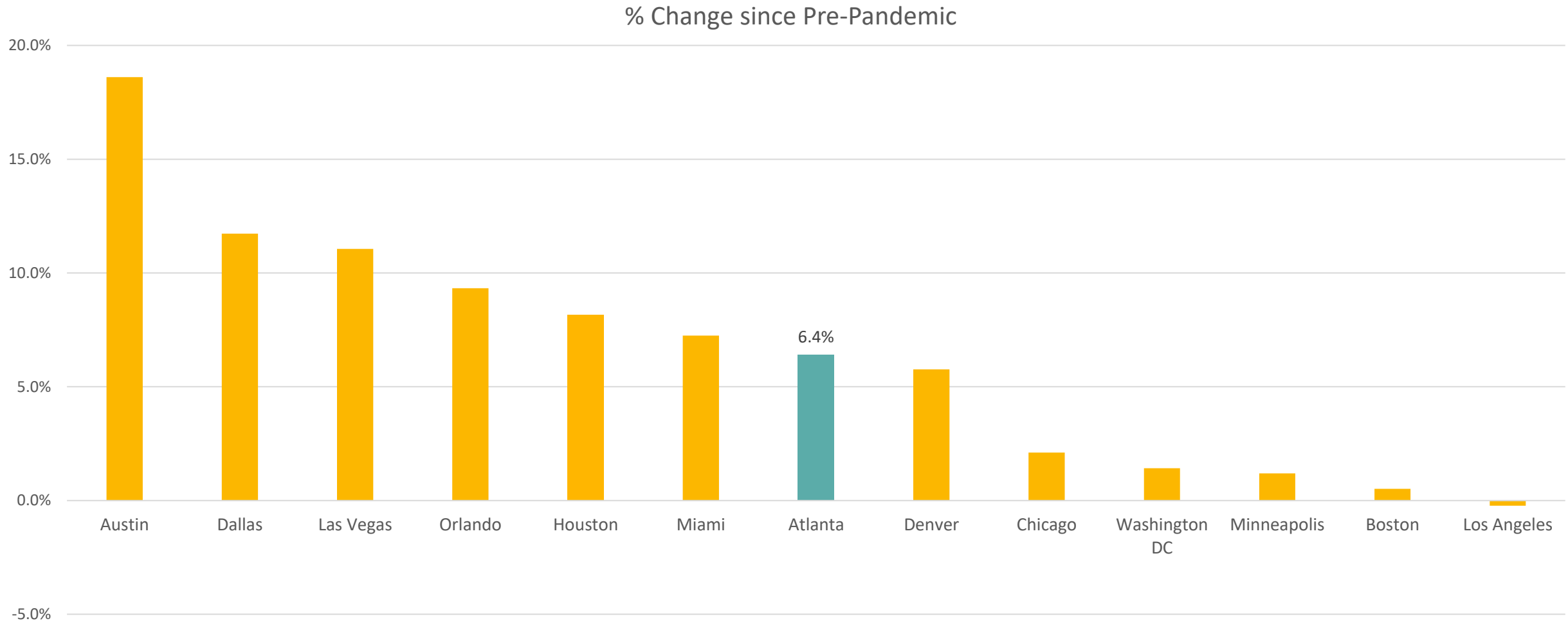
# Some Background: Historical Estimates

11-County ARC Region: Average Annual Population Change by Period



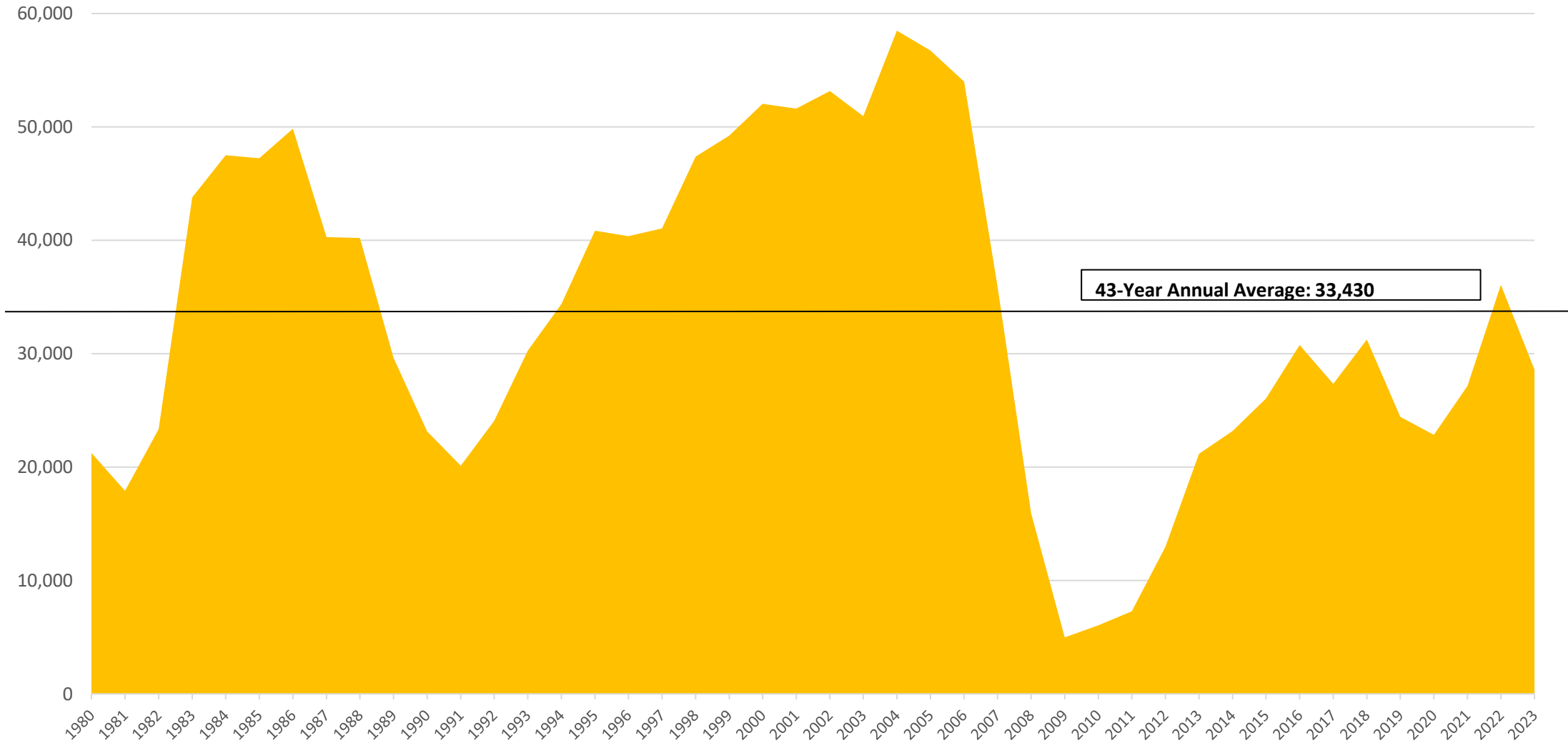
The increase of 2023 to 2024, while lagging slightly the growth since 2021, is still reflective of a pandemic bounceback. Growth in the 1990s(stimulated by the Olympics run-up and aftermath) set a “bar” that is not likely to be repeated.

# The Supporting Facts: Jobs Recovery From Pandemic (Feb 2020 – May 2024)



Job change is a co-indicator of population growth, and it slowed this past year. The Atlanta job base economy had fully recovered from the early pandemic “crash” by late 2021. By 2023, jobs had increased 5.3% from a February 2020 benchmark. Atlanta then ranked fifth among the selected peer regions shown above. By 2024, the rate of change had ticked up only to 6.4% and the relative rank had fallen to 7<sup>th</sup>.

# The Supporting Facts: Building Permits – Long View

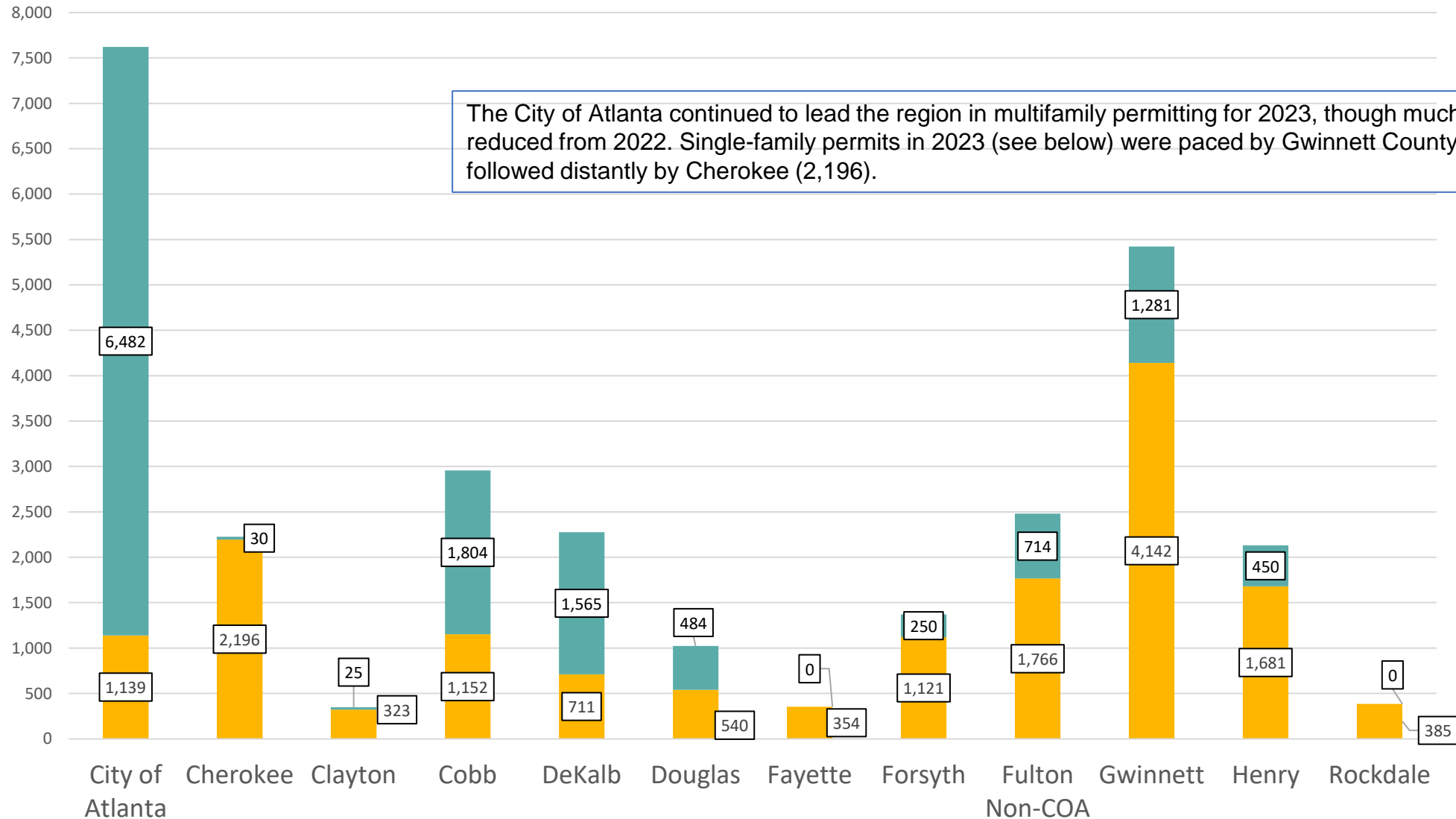


43-Year Annual Average: 33,430

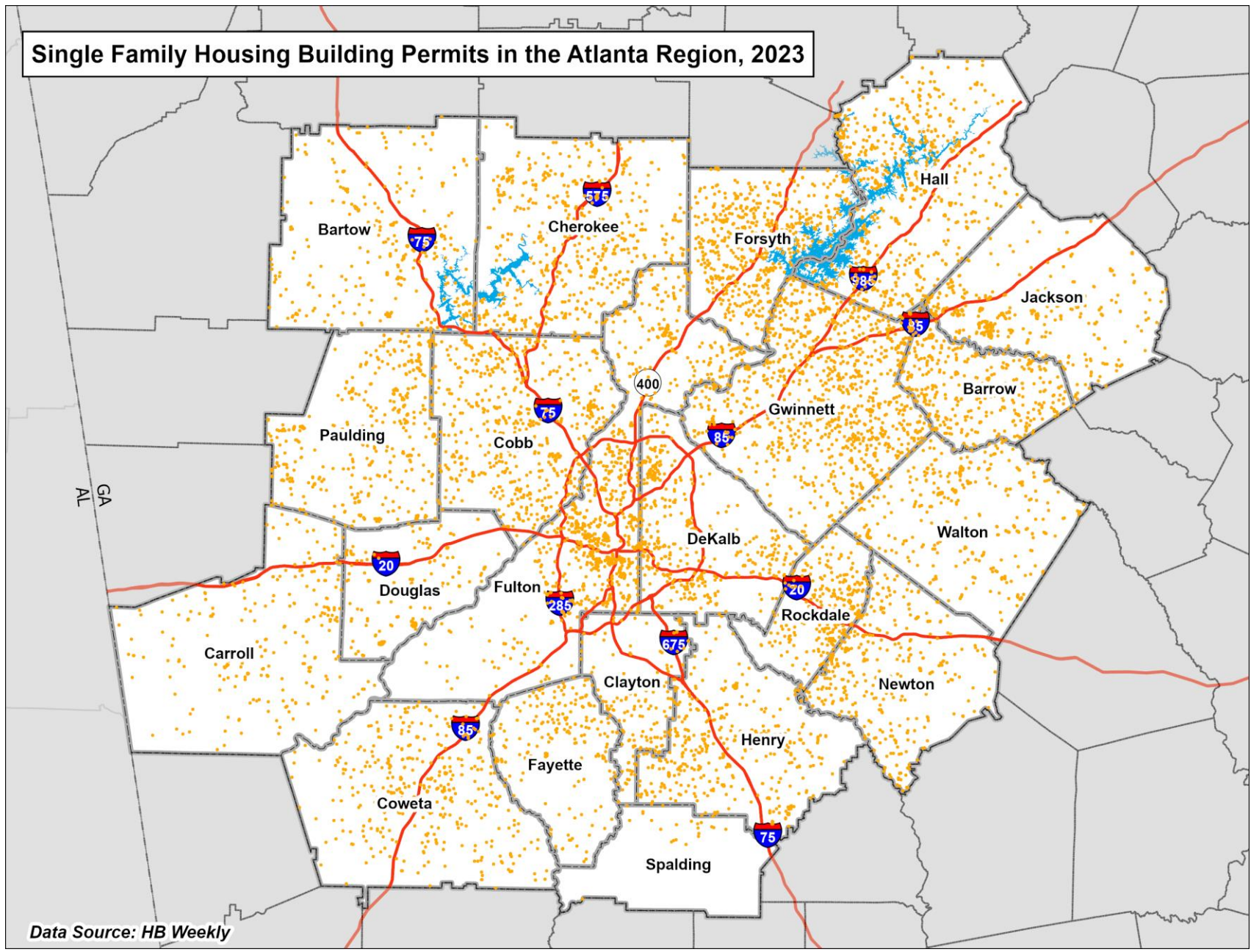
Permits fell back to under 29,000 in 2023 for a drop of 7,500 from 2022 levels. 2022 had marked the first year since 2005 that the annual increase exceeded the long-term average (1980-2023).

# The Supporting Facts: Building Permits – Last Year (2023)

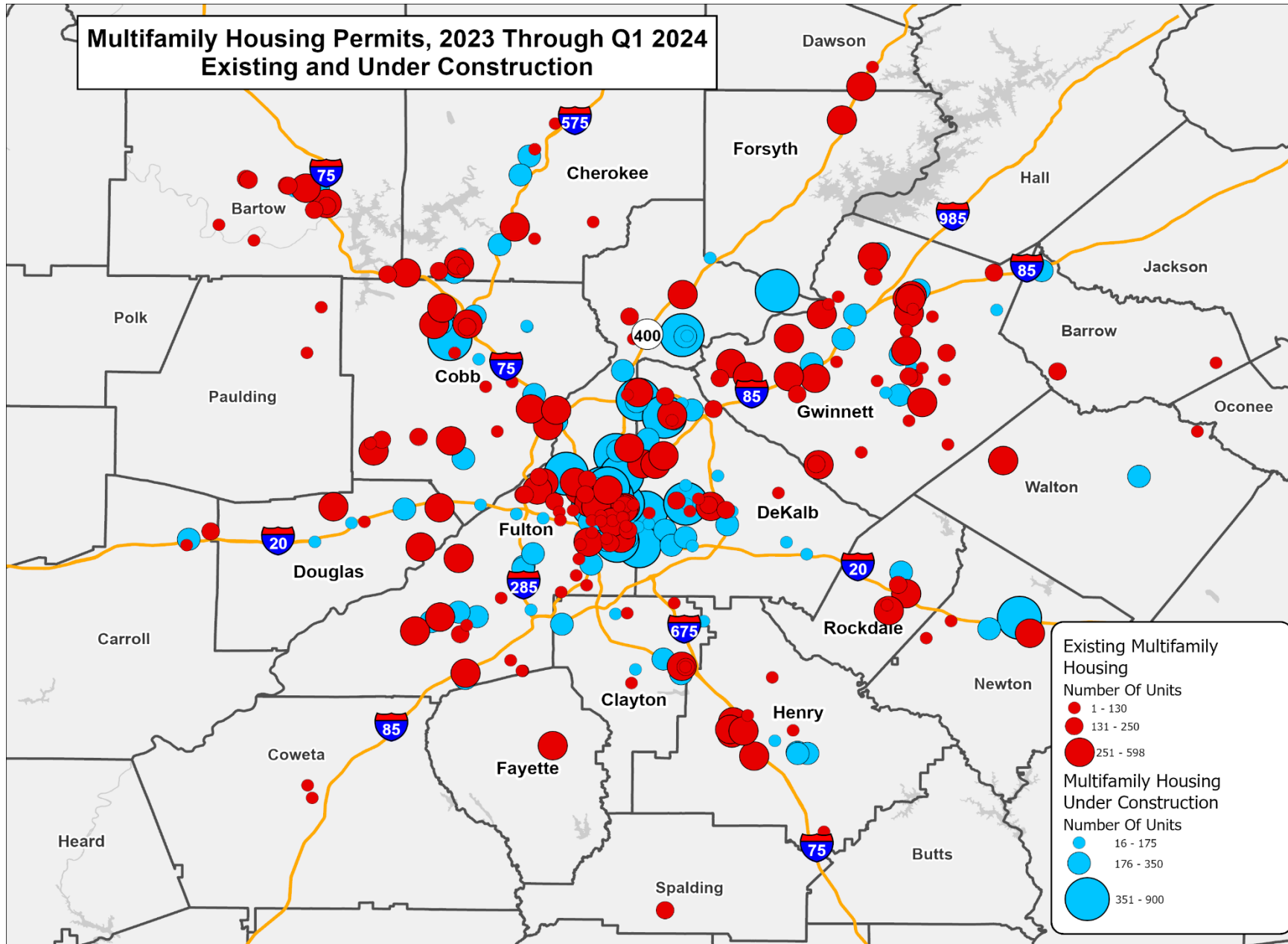
■ Single-Family ■ Multifamily



# The “Good To Have” Information: Mapping Single-Family Permits



# The “Good To Have” Information: Mapping Multi-Family Units



Source: Co-Star



Project ID	Short Description	Project Manager Name	Project Sponsor	City	Concept Text	Congressional District (Multi-value)	Districts (Multi-value)	Phase Code	Program Year (If project is outside current STIP, please add that to columns)	MPO (Multi-value)	Lump Sum Year	Counties (Multi-value)	General Project Status Update	On target for next approved program fiscal year (ROW or CST)	Next Milestone	Detail Project Status Update
0007855	SR 42 FROM DOWNTOWN MCDONOUGH TO SR 138	Marsh, Shanda G.	GDOT	McDonough	WIDEN & RECONST	010, 013	3	PE	2017	Atlanta TMA		Henry	In Preliminary Design Phase	Yes	PFPR	Project is on schedule. The project team just completed VE Study and the responses have been submitted for approval. The team is working towards requesting PFPR in Q3 2025.
									2020	Atlanta TMA		Henry				
									2021	Atlanta TMA		Henry				
									2027	Atlanta TMA		Henry				
									Outside the STIP	Atlanta TMA		Henry				
									2015	Atlanta TMA		Henry				
									Outside the STIP	Atlanta TMA		Henry				
									Outside the STIP	Atlanta TMA		Henry				
0007856	SR 155 FROM I-75 TO SR 42/US 23	Hamilton, Michael Vincent	GDOT	Not City	WIDEN & RECONST	010	3	CST	2027	Atlanta TMA		Henry	In Preliminary Design Phase	Yes	PFPR	Project is behind schedule due to delay in NTP for Preliminary Design Task Order. Project team is working towards a Supplemental PFPR in Q1 2025. Early acquisition of SW Parcel at Intersection of SR 155 and SR 42 is underway. The schedule is anticipated to be modified to reflect a ROW Authorization in Q2 2025 and a MGMT Let in Q3 2027.
									2016	Atlanta TMA		Henry				
									2024	Atlanta TMA		Henry				
									2025	Atlanta TMA		Henry				
									2027	Atlanta TMA		Henry				
0014482	WESTERN PARALLEL CONNECTOR FM HUDSON BRIDGE TO JONESBORO RD	Moseley, Antoniette K	GDOT	Not City	NL 4U(MED 18)	013	3	UTL	2024	Atlanta TMA		Henry	CST Funding Auth. And Working towards NTP to Contractor	Yes	NTP to Contractor	Project Let to construction on May 17, 2024. Award deferred. ROW certified on 6/26/2024. House on relocation parcel should be demolished by 6/28/2024.
									2024	Atlanta TMA		Henry				
									2018	Atlanta TMA		Henry				
									2020	Atlanta TMA		Henry				
									2017	Atlanta TMA		Henry				
0007856	SR 81 FROM E OF SR							CST	2025	Atlanta TMA		Henry				Project is behind schedule. The project team is working to
									2017	Atlanta TMA		Henry				
									2023	Atlanta TMA		Henry				

0015089	81 WE TO E OF CR 371/BETHANY ROAD	Marsh, Shanda G.	Henry County	McDonough	WIDEN & RECONST	010	3	UTL	2025	Atlanta TMA		Henry	In Final Design Phase with ROW acquisition in progress	Yes	FFPR	recover by the FFPR request in Q4 2024. Local ROW acquisition is behind schedule for this project.
0015090	ROCK QUARRY ROAD FROM EAGLES LANDING PKWY TO SR 42/SR 138	Hamilton, Michael Vincent	Henry County	Not City	WIDEN & RECONST	013	3	CST	2025	Atlanta TMA		Henry	Final Design	Yes	Construction Authorization	Project is at risk for MGMT Let in Q3 2024. Locals are finalizing environmental and wall design coordination to lead to Environmental Certification and CST Authorization. ROW certified.
								PE	2017	Atlanta TMA		Henry				
								ROW	2020	Atlanta TMA		Henry				
								UTL	2025	Atlanta TMA		Henry				
0015284	SR 155 FM I-75 TO HAMPTON-LOCUST GROVE RD/BILL GARDNER PKWY	Hamilton, Michael Vincent	GDOT	Not City	WIDENING	010	3	CST	Outside the STIP	Atlanta TMA		Henry	Concept Development in Progress	Yes	Concept Report Submission	Project is on schedule for Concept Report Submission in Q3 2025. Environmental and Database Survey are underway.
								PE	2026	Atlanta TMA		Henry				
								ROW	Outside the STIP	Atlanta TMA		Henry				
								SCP	2022	Atlanta TMA		Henry				
								UTL	Outside the STIP	Atlanta TMA		Henry				
0015689	SR 81 @ CR 204/NEW MORN DRIVE	Smith, Susan	GDOT	Not City	ROUNDABOUT	003	3	CST		Atlanta TMA	2025	Henry	Final Design	Yes	Construction Authorization	Project is on schedule for the August 2024 MGMT Let. Final Plans package submitted to CBA on 6/7/24.
								PE		Atlanta TMA	2017	Henry				
								ROW		Atlanta TMA	2023	Henry				
0015916	SR 20 @ CS 992/MCGARITY ROAD & CS 608/LAWRENCEVILLE STREET	Dedmon, Dawn	GDOT	McDonough	ROUNDABOUT	010	3	CST	2025	Atlanta TMA		Henry	In Final Design Phase with ROW acquisition in progress	Yes	Construction Authorization	Project is on schedule. City of McDonough's updated utility relocation plans are under review by the State Utilities Office. Awaiting signoff before design can incorporate 44-series plans ahead of the anticipated final plans submittal in September 2024.
								PE	2018	Atlanta TMA		Henry				
								ROW	2021	Atlanta TMA		Henry				
								UTL	2025	Atlanta TMA		Henry				
0017770	SR 42 FROM MLK JR BLVD TO MARKETPLACE BLVD - SCOPING ONLY	Akins, Justin	GDOT	Locust Grove	WIDEN & RECONST	003	3	SCP	2021	Atlanta TMA		Henry	Concept Development in Progress	Yes	Concept Report Submission	Project is on schedule. The project team is reviewing additional alternatives per GDOT management direction. Scoping for Concept Development task order is underway.
0019638	SR 81 FROM CR 651/KEYS FERRY ROAD TO CR 371/BETHANY ROAD	Moseley, Antoniette K	Henry County	Not City	WIDEN & RECONST	010	3	CST	Outside the STIP	Atlanta TMA		Henry	Procurement Underway	Yes	Concept Report Submission	Henry County is working to procure local consultant services. Henry County has selected their design consultant and will begin negotiations in June 2024. GDOT PM will start schedule development activities once the local consultant receives NTP.
								PE	2024	Atlanta TMA		Henry				
0019800	CR 1175/MILL ROAD FROM JONESBORO ROAD TO SR 81- SCOPING ONLY	Akins, Justin	Henry County	Not City	SCOPING	003, 013	3	SCP	2023	Atlanta TMA		Henry	Procurement Underway	Yes	Concept Report Submission	Project is on schedule. Henry County is working to procure local consultant services. Henry County has selected their design consultant and plans to present the contract to the Henry County Board of Commissioners in June 2024 for approval.

## Legend for Acronyms

- A3M-Avoidance & Minimization Measures Meeting
- BL- Baseline
- BFI- Bridge foundation Investigation
- Corrected FFPR - Corrected Final Field Plan Review
- CR - Concept Report
- CST – Construction
- DP&S - GDOT Design Policy & Support
- FFPR – Final Field Plan Review (meeting to review final design construction plans)
- FHWA - Federal Highway Administration
- FY – Fiscal Year
- IFFPR - Interim Field Plan Review
- L & D- Location and Design
- Let - Bid Opening
- NTP – Notice to Proceed
- P6 – Primavera (GDOT’s scheduling software)
- PCRFR - Project Change Request Form
- PFA - Project Framework Agreement
- PFPR – Preliminary Field Plan Review (meeting to review preliminary design construction plans)
- PIOH – Public Information Open House
- PM – Project Manager
- PS&E – Plans, Specifications, and Estimate
- PTIP – Project Team Initiation Process
- PXP-Project Execution Plan
- Resource ID - Resource Identification
- ROW - Right of Way
- SFFPR - Supplemental Final Field Plan Review
- TO - Task Order
- UTL – Utilities
- WFI- Wall foundation Investigation