ATLANTA INDUSTRIAL PARK

Atlanta Industrial Park (AIP) was established in the 1980s by the City of Atlanta as a large-scale industrial area. Over the past decades, AIP has been home to a variety of light industrial and commercial businesses. Suburban competition from more attractive industrial parks containing larger parcels and modern facilities has taken its toll on AIP. However, there are significant expansion opportunities to strengthen AIP, and companies such as Wamar International, Inc. are still locating manufacturing operations in the industrial park.

The established industrial park is bordered by Donald Lee Hollowell Parkway (Southbound Highway NW) to the south, I-285 to the north, an area of residential development to the east (between Fulton Industrial Boulevard NW and I-285), and the CSX railroad to the west. There is some livable space in existing buildings, but there is not much vacant land in the established industrial park to accommodate new manufacturers. The border of AIP is relatively strong. The inclusion of the recently vacated public housing areas and underutilized commercial properties along D.L. Hollowell Parkway makes sense to maintain the fabric of the industrial area and open-up future industrial land.

In three years, 1,000 acres will be vacated from AIP. This acreage is available at buffer and transition areas that maintain the form of the industrial park and protect adjacent residential neighborhoods.

Several acres near the main AIP entrance are being converted to recreational soccer fields. Incompatible conversions of land hurt the form and function of the industrial park.

AIP is accessible from I-285 via D.L. Hollowell Parkway. The main entrance to the park is at D.L. Hollowell and Atlanta Industrial Parkways. The development along D.L. Hollowell Parkway between the industrial park entrance and the highway with I-285 spans is a gap station on both sides of the industrial park. Other commercial developments line the main entrance corridor, and the highway is wider and undisturbed. Heartland Express, a national truckload carrier, is located at the intersection of D.L. Hollowell Parkway and Fulton Industrial Boulevard NW. There is also an available corridor for approximately an acre at the same intersection. The former public housing facilities, and underutilized commercial and vacant land along eastern D.L. Hollowell Parkway west of Atlanta Industrial Parkway. These observations are important to the planning efforts of revitalizing the industrial area because D.L. Hollowell Parkway is the main commercial route to the industrial park.

Although industrial uses dominate the land use, the AIP has various non-industrial uses, such as offices, schools, and civic buildings, and is located near the Chattahoochee River. AIP will draw the Chattahoochee River. Future planning of the industrial area should support the City of Atlanta Chattahoochee River Use: impact efforts in maintaining buffer setbacks and other designations.

Wamar International, Inc. has recently acquired Wamar International, Inc. and hundreds of jobs. On November 16, 2009, Governor Sonny Perdue announced that Wamar International, Inc. would expand its Georgia operations, creating 100 jobs over the next three years and 500 jobs over the next 10 years. Wamar will consolidate its three business units - defense and security, energy, and procurement, and logistics - into one location in AIP. Wamar's manufacturing operations will be relocated to a 50,000 square foot building at 3135 Atlanta Industrial Parkway. The company has a 10-year lease with the option to purchase the property. The Atlanta Development Authority cited AIP's access to Hartsfield-Jackson Atlanta International Airport, interstates, and skilled workforce as major considerations in the business's decision to locate in AIP.