THE DEVELOPMENTAL PORT REGION: A KIND OF PLANNING
Stephen Ramos

AFFILIATION: College of Environment and Design. University of Georgia. 285 S. Jackson St. Athens, GA 30602
REFERENCE: *Proceedings of the 2017 Georgia Water Resources Conference*, held April 19-20, 2007, at the University of Georgia

On June 10, 2014, President Obama signed the Water Resources Reform and Development Act of 2014, which authorized $2 billion federal funds for port projects, including Savannah, GA Harbor expansion. The $706 million Savannah Harbor Expansion Project (SHEP) will dredge 32 miles of the Savannah River navigation channel from 42 to 47 ft: 14 miles of Atlantic Ocean entrance channel and 18 miles of the river upstream to Garden City Terminal. On September 10, 2015, the Dredge Alaska barge began SHEP offshore work after 16 years of litigation. The Port of Savannah is the 4th busiest U.S. container port, and since 2001, the fastest-growing U.S. container port. Its Garden City Terminal is the largest single container terminal in North America, with 9,700 ft of continuous berth space, with Class 1 CSX and Norfolk Southern rail service directly onsite. With SHEP, freight container truck traffic and rail movement is predicted to increase for the metropolitan region from 3.73 million TEU to 6.5 million TEU by 2030. The Colliers International's 2016 2nd Quarter Savannah Industrial Market report includes Information for Chatham, Effingham, Bryan, Liberty counties, GA, and Jasper County, SC, with a total of 47,955,950 sq ft, 2,282,000 sq ft under construction, and a 1.93% vacancy rate (among the lowest in the U.S). Key national industrial land developers in the region include Duke Realty, Panattoni, ID Gazely, Prologis, TPA Group, and Stratford Land. By using Christopher C.M. Lee's criteria for the "developmental city," the paper focuses on the impact of port expansion on regional industrial land-use markets as a way to explore relationships among private sector agents and the various levels of government in the determination of coastal and riparian land management.

Program reference: 2.5.5