

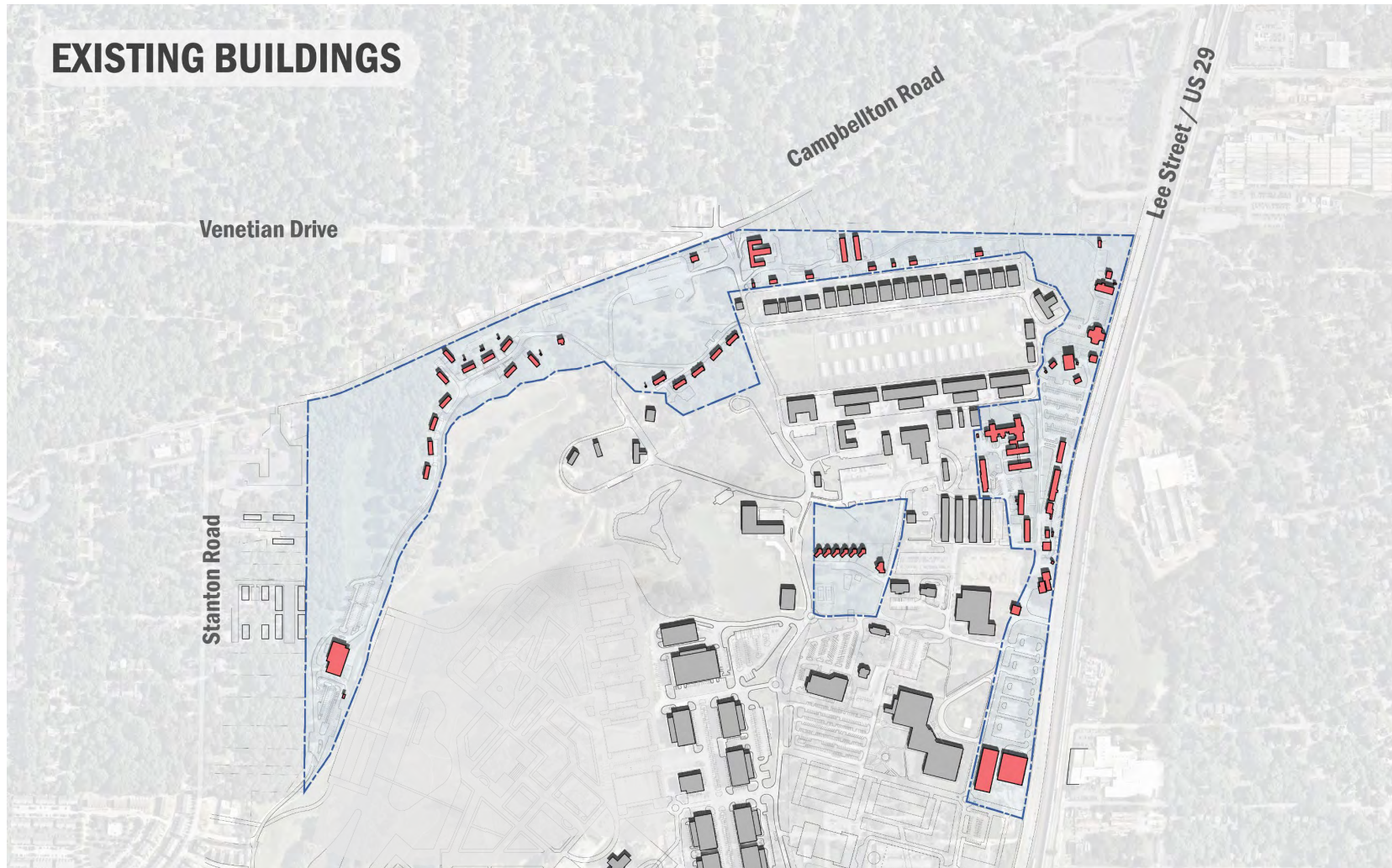
SUMMARY FROM DRAFT INTERIM PLANNING



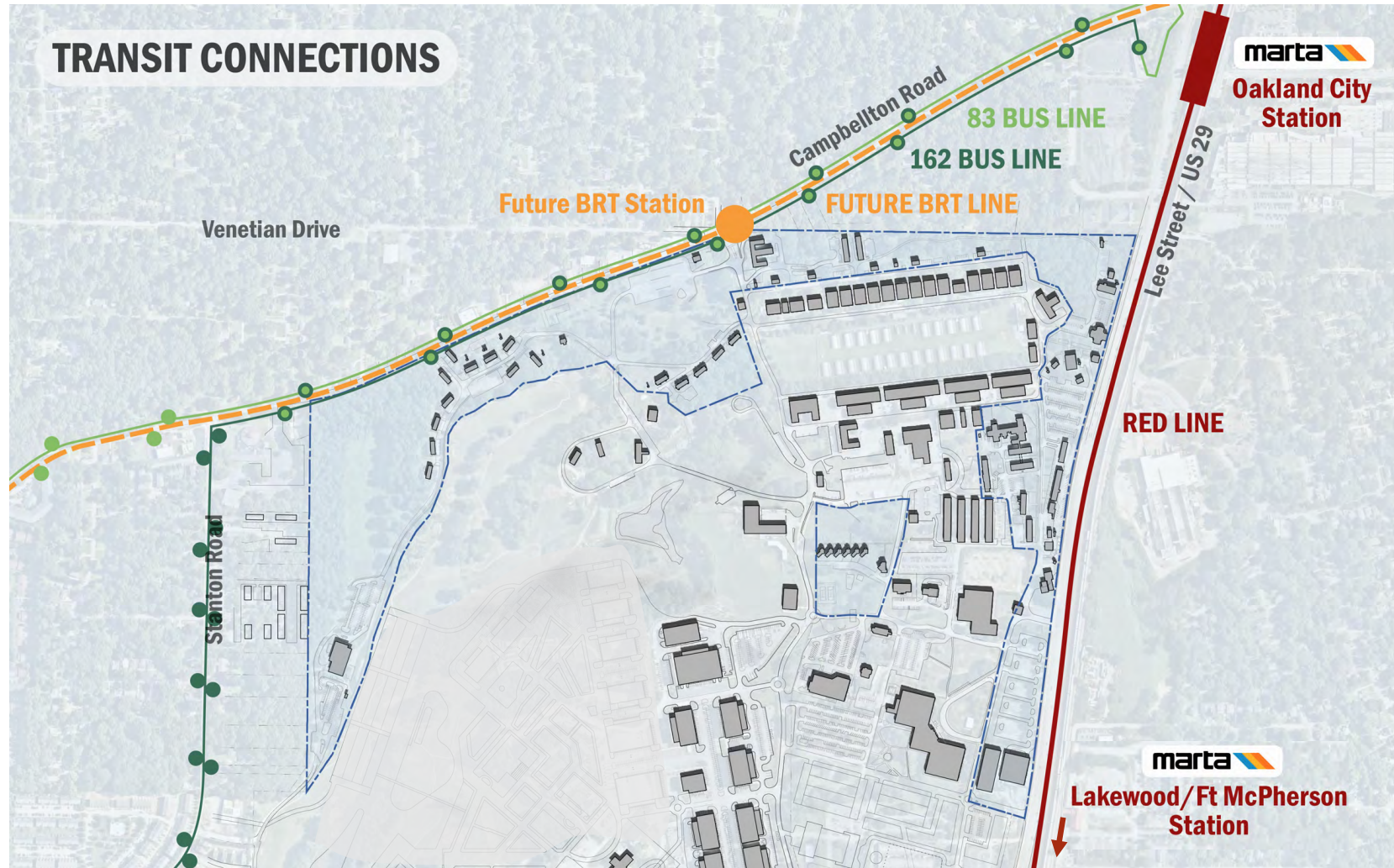
FT MCPHERSON DRAFT MASTER PLAN
11 OCTOBER 2021

PERKINS —
EASTMAN

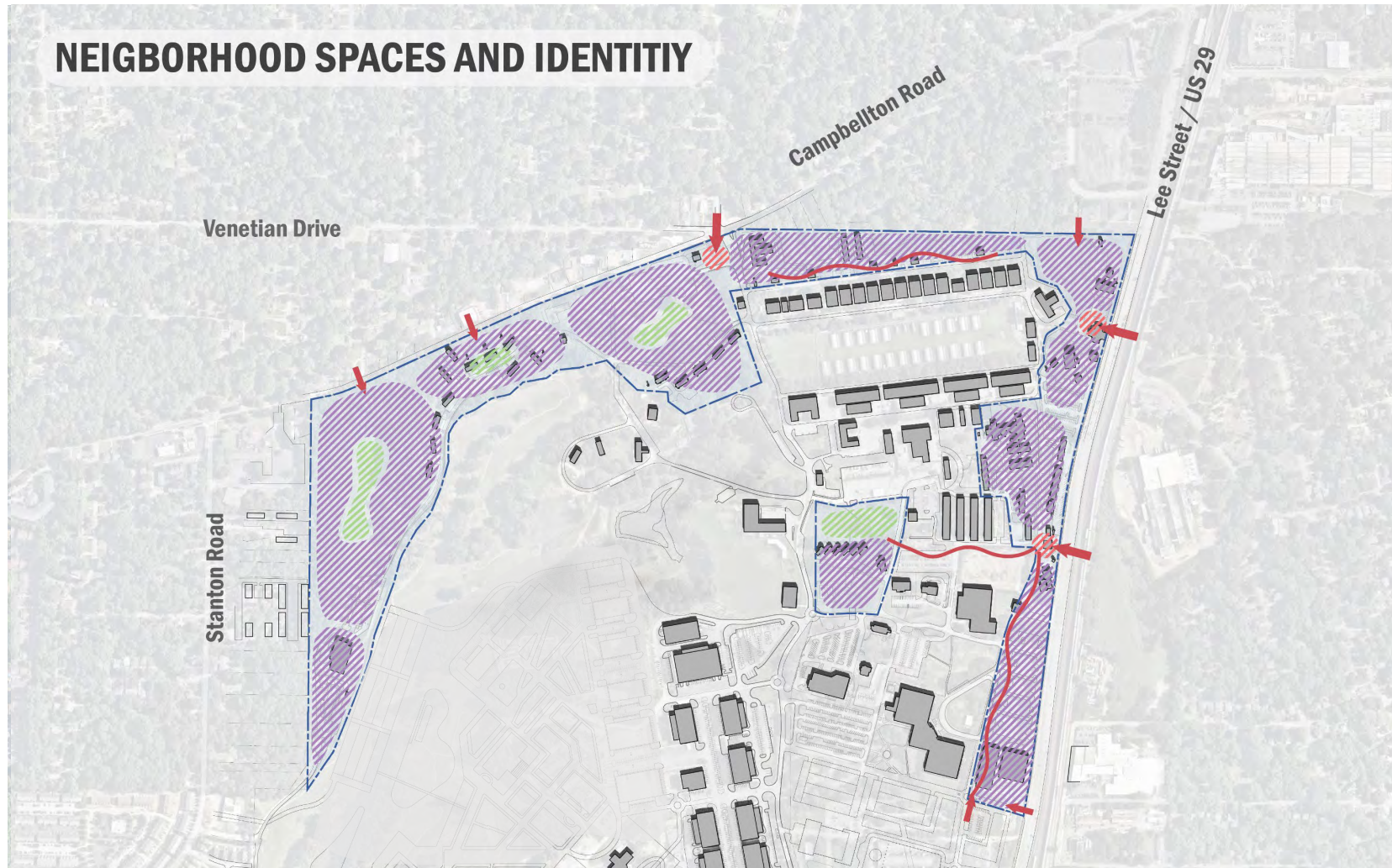
EXISTING BUILDINGS



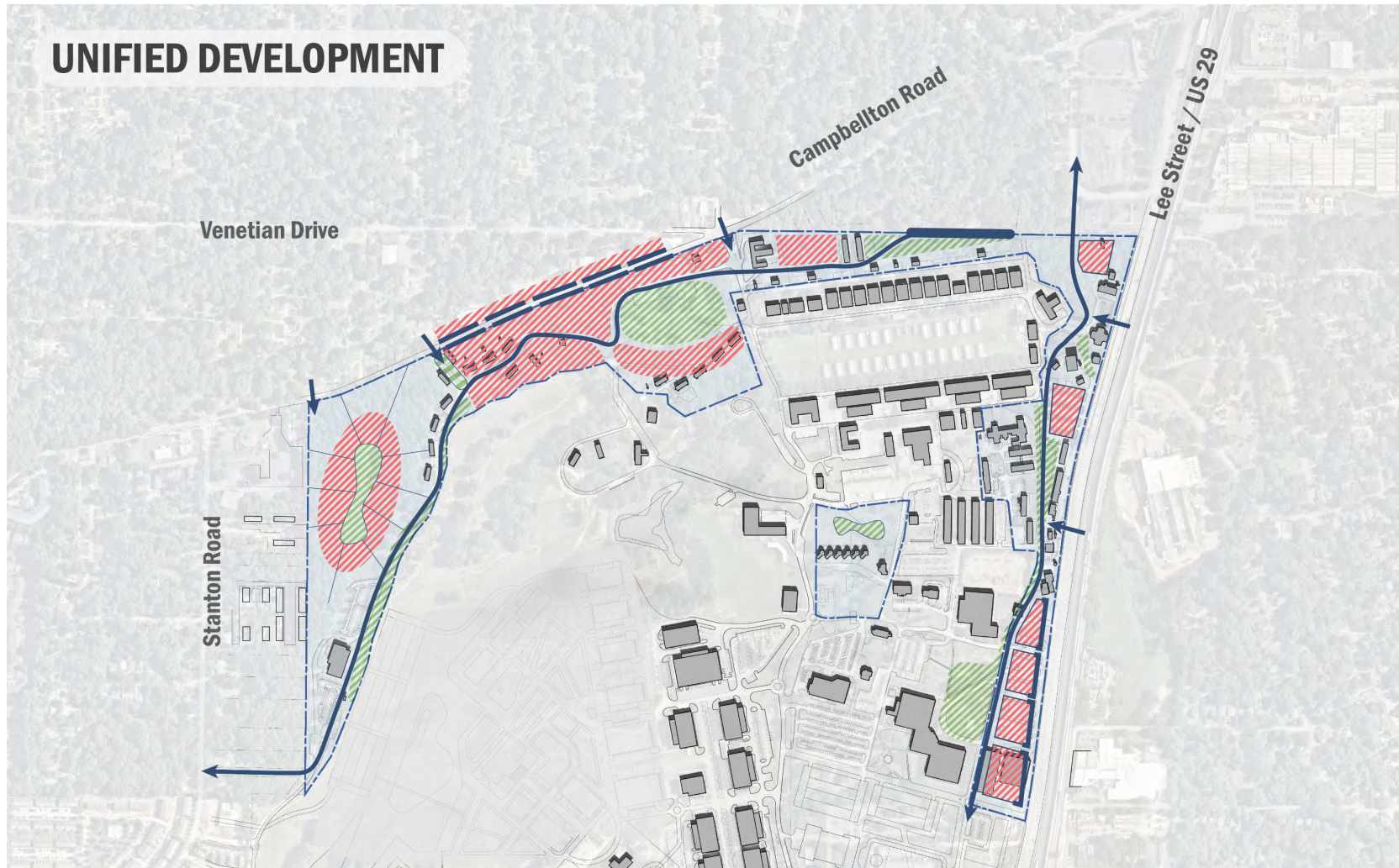
TRANSIT CONNECTIONS



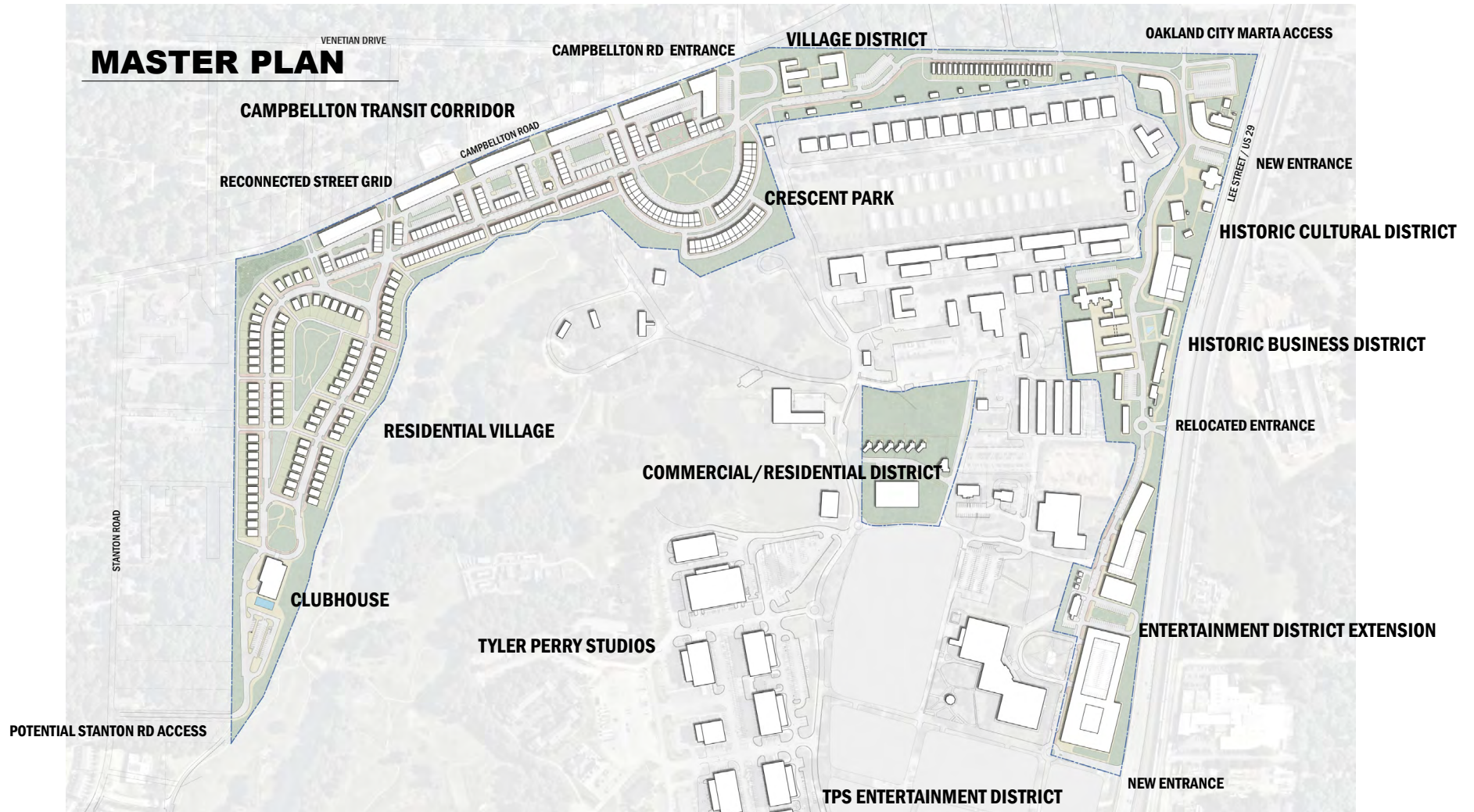
NEIGHBORHOOD SPACES AND IDENTITY

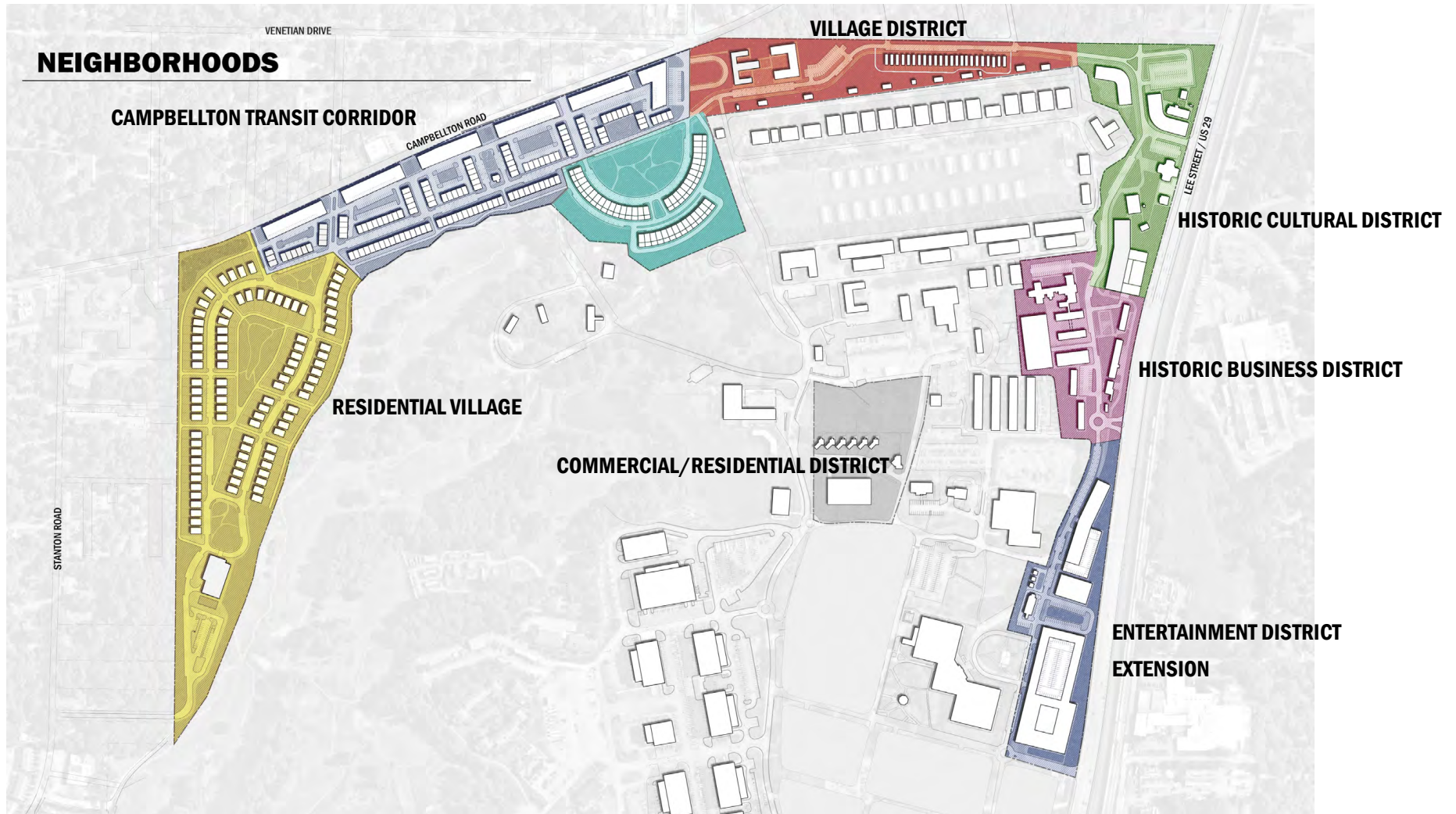


UNIFIED DEVELOPMENT



MASTER PLAN





AFFORDABLE HOUSING

CAMPBELLTON TRANSIT CORRIDOR/CRESCENT PARK

40-50 WORKFORCE APARTMENTS @ 80% AMI OR BELOW

APPROX. 120 RENTAL AND FOR SALE TOWNHOMES

18-20 WORKFORCE TOWNHOMES @ 80% AMI OR BELOW

RESIDENTIAL VILLAGE

10 AFFORDABLE SINGLE FAMILY HOMES

CLUBHOUSE

TYLER PERRY STUDIOS

COMMERCIAL/RESIDENTIAL DISTRICT

VILLAGE DISTRICT

FOR SALE SINGLE FAMILY ATTAINABLE HOMES

HISTORIC CULTURAL DISTRICT

LIHTC APPLICATION GUIDELINES

40% OF UNITS @ 60% AMI

HISTORIC BUSINESS DISTRICT

INCLUDES INDEPENDENT LIVING WITH

LIHTC APPLICATION GUIDELINES

40% OF UNITS @ 60% AMI

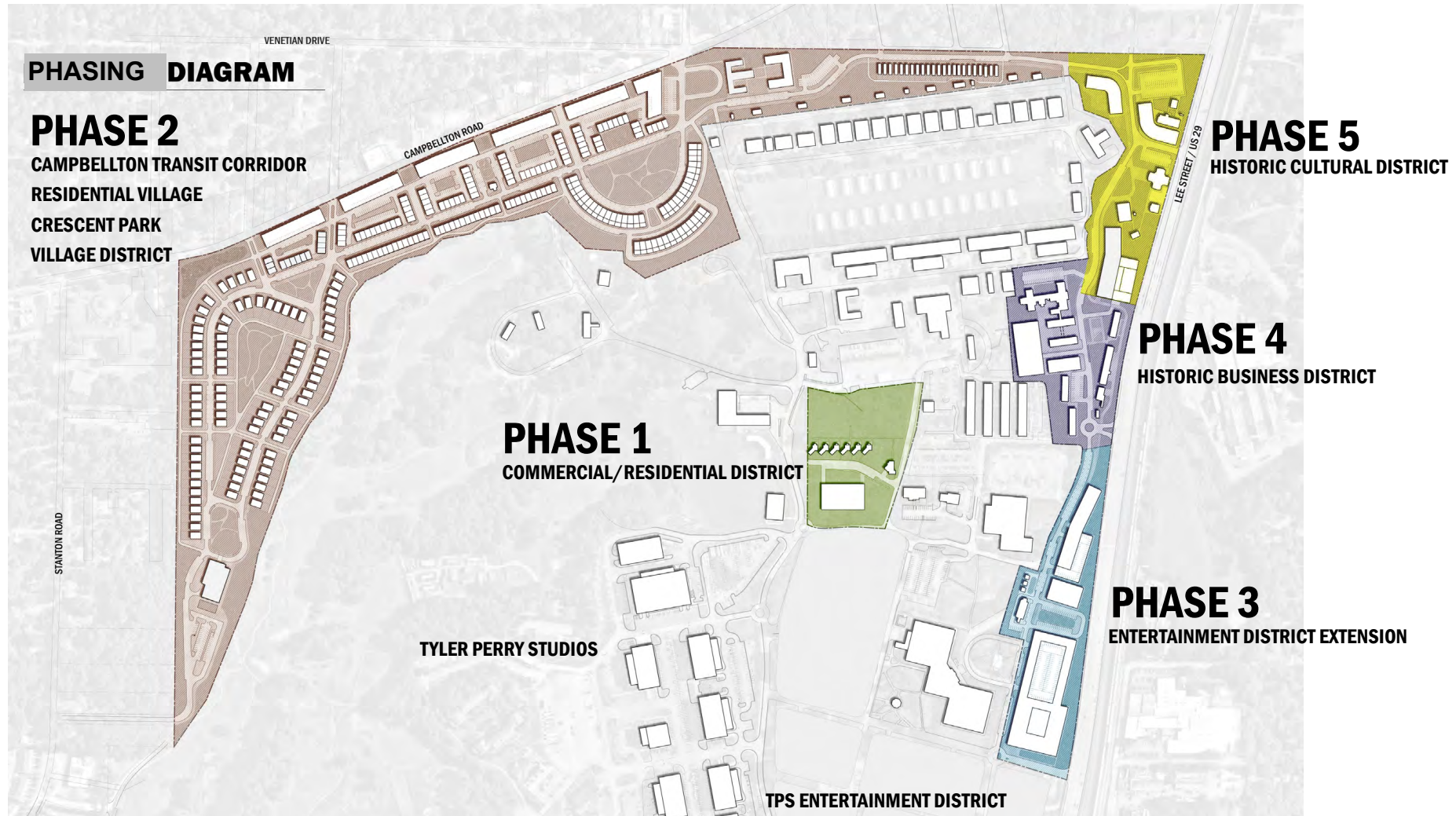
VA - APPROX. 65 SUPPORTIVE LIVING UNITS

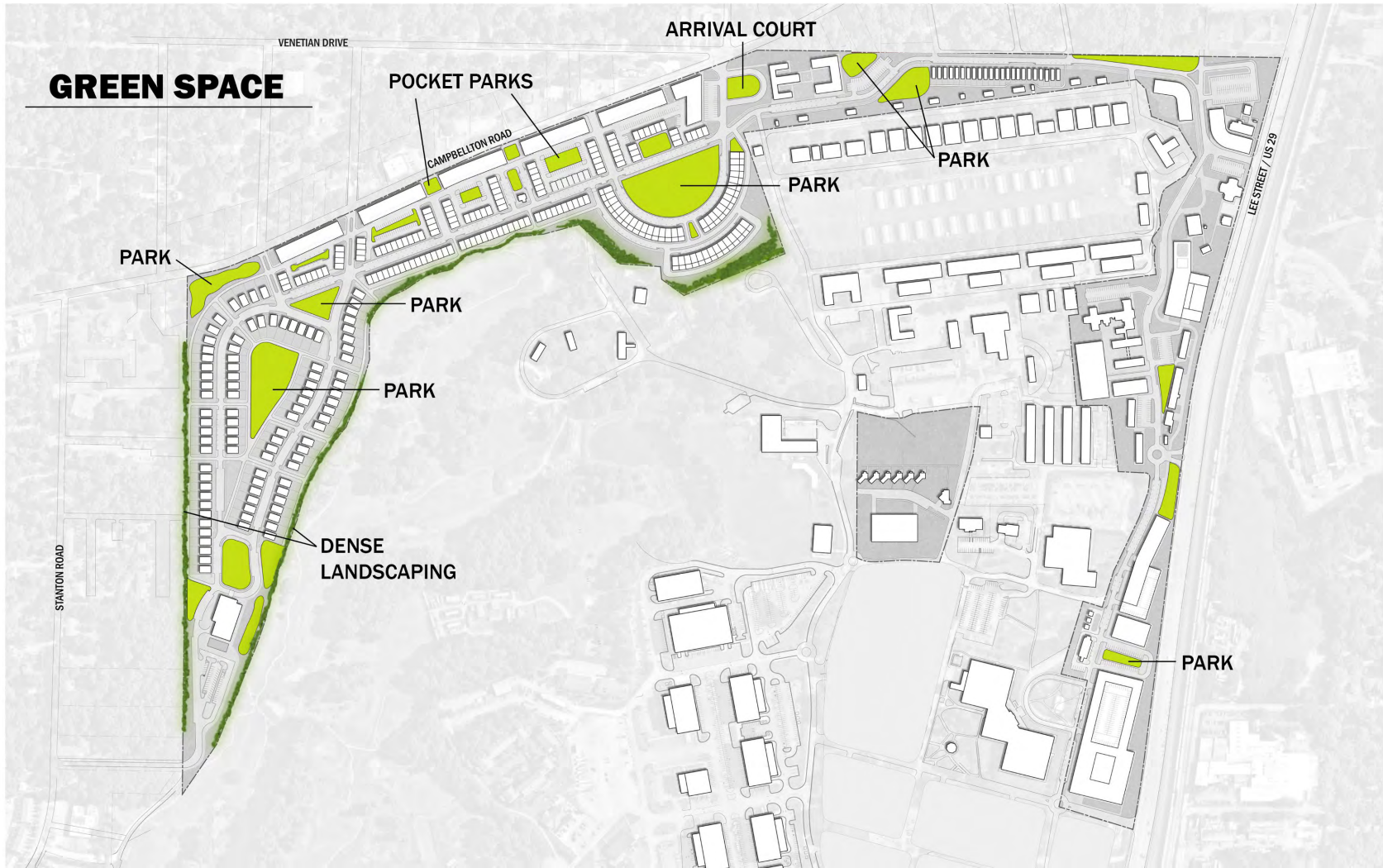
ENTERTAINMENT DISTRICT EXTENSION

50-60 UNITS OF AFFORDABLE UNITS @

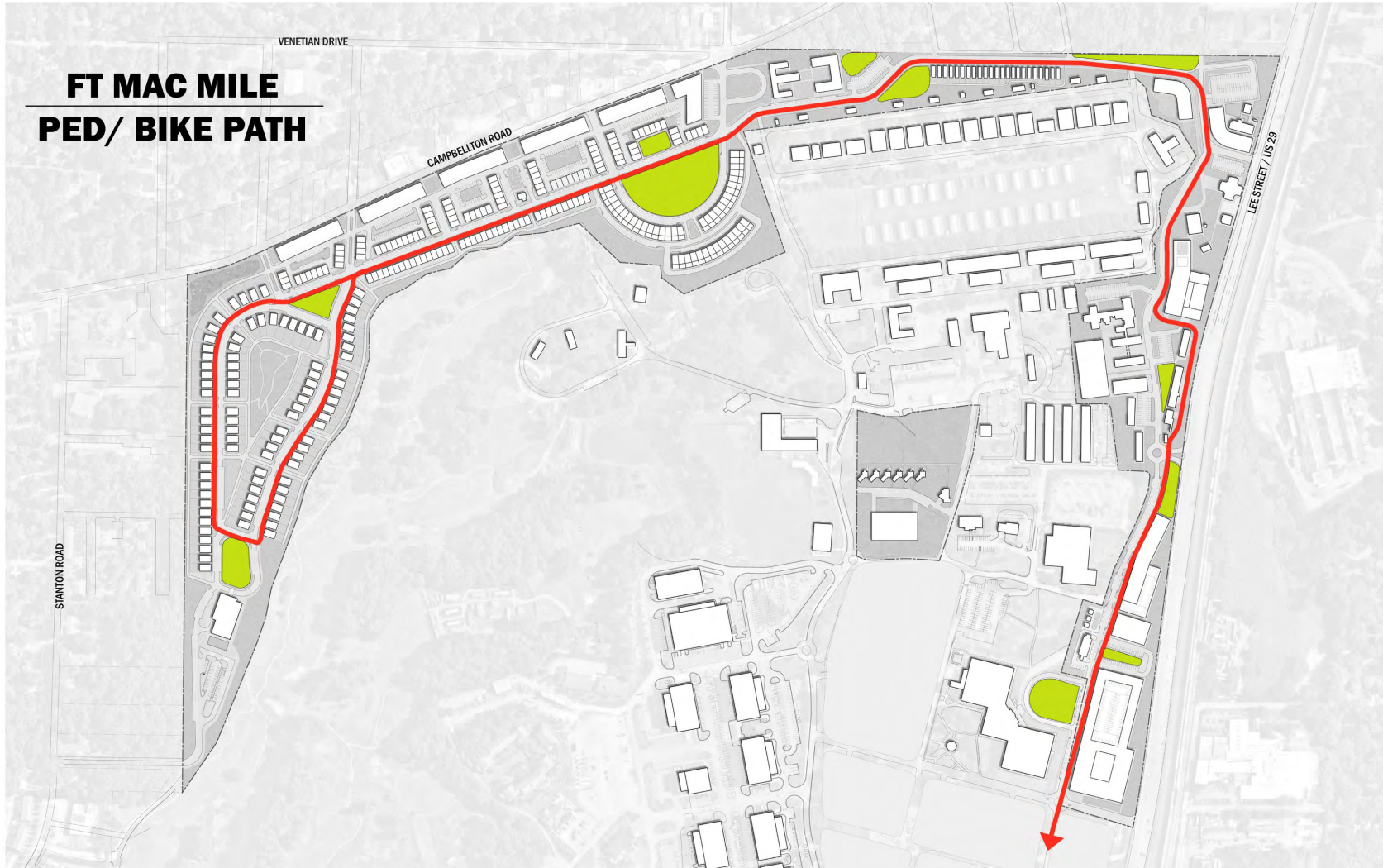
80% AMI OR BELOW

TPS ENTERTAINMENT DISTRICT





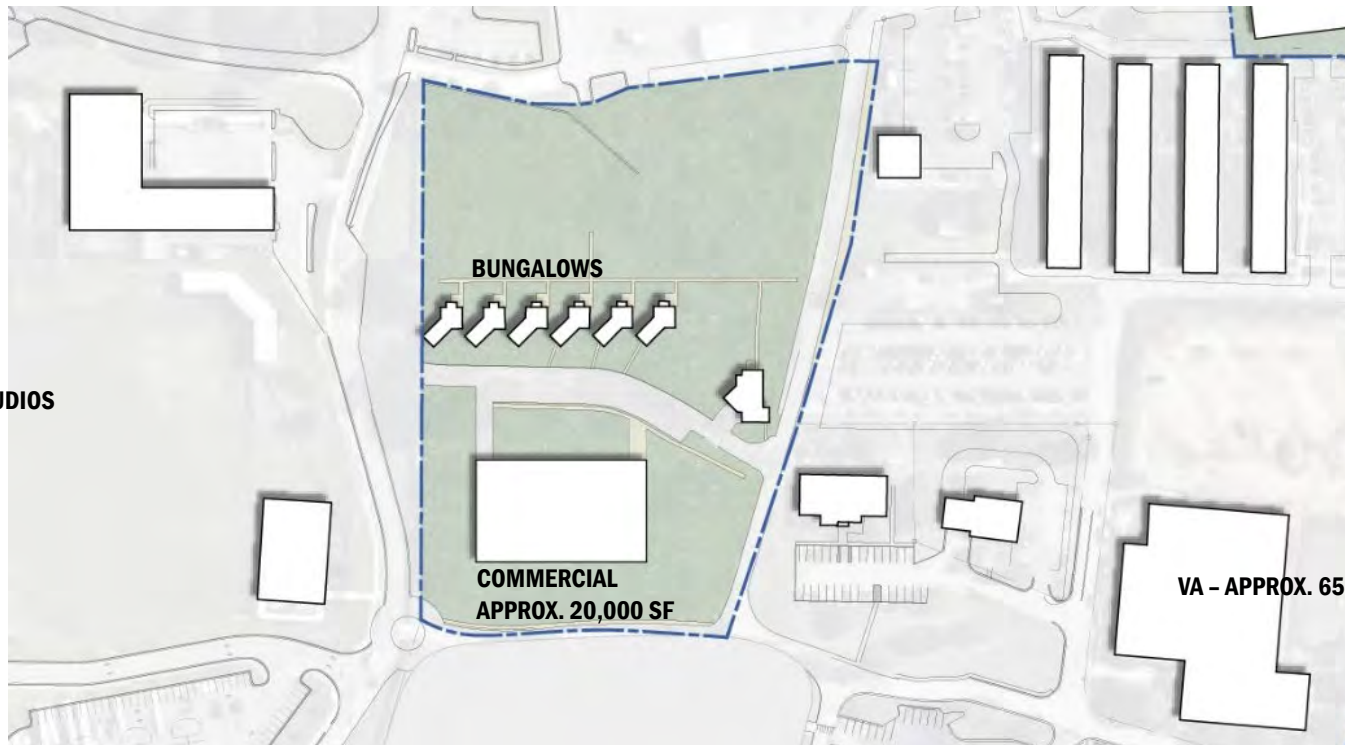
FT MAC MILE PED/ BIKE PATH



COMMERCIAL/RESIDENTIAL DISTRICT

*SUPPORTIVE SERVICES LOCATION TBD THROUGH MEDICAL CARE SERVICES PER HUD AGREEMENT LOCATED HERE OR IN THE ENTERTAINMENT DISTRICT EXTENSION. VA REPORTS 65 UNITS OF SUPPORTIVE LIVING AT THE VA CLINIC (45 SUPPORTIVE AND 25 INTERVENTION/DRUG REHAB.) DISCUSSIONS CONTINUE TO PROVIDE SEVEN ADDITIONAL SUPPORTIVE LIVING UNITS WITHIN THE TRJREV MASTER SITE PLAN TBD AND TO BE RESOLVED WITHIN THE 180 DAY PERIOD PROVIDED.

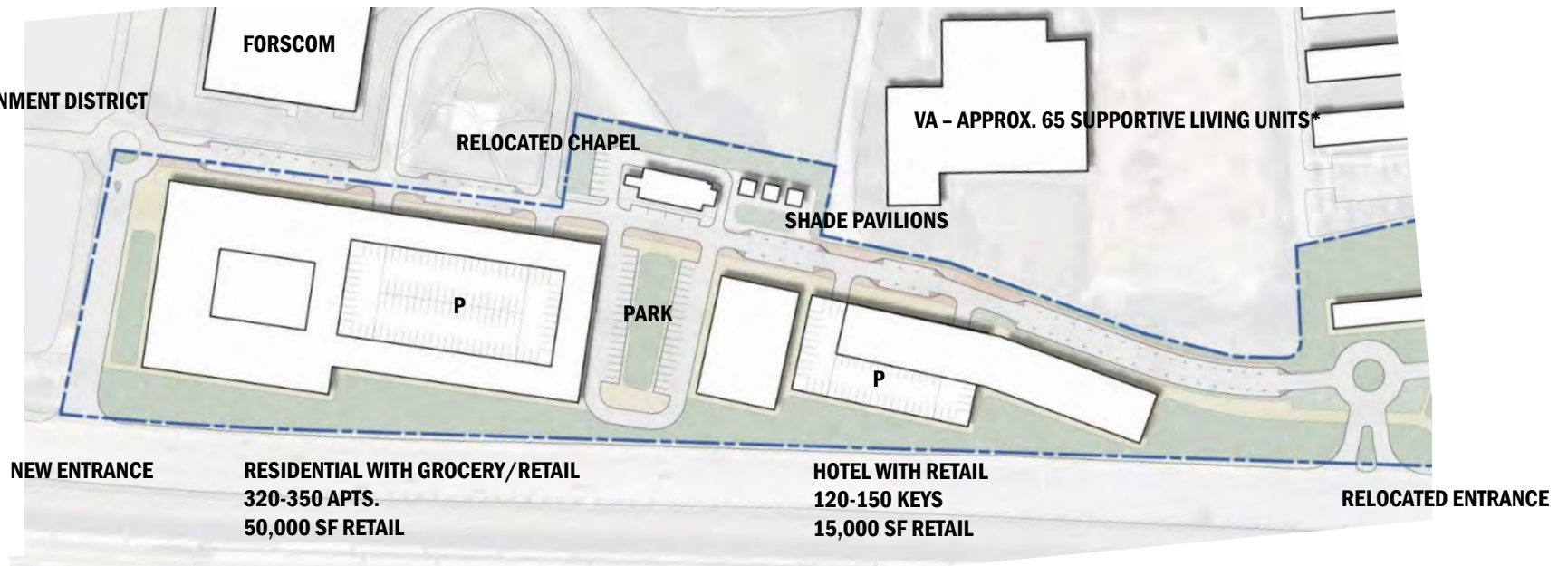
TYLER PERRY STUDIOS



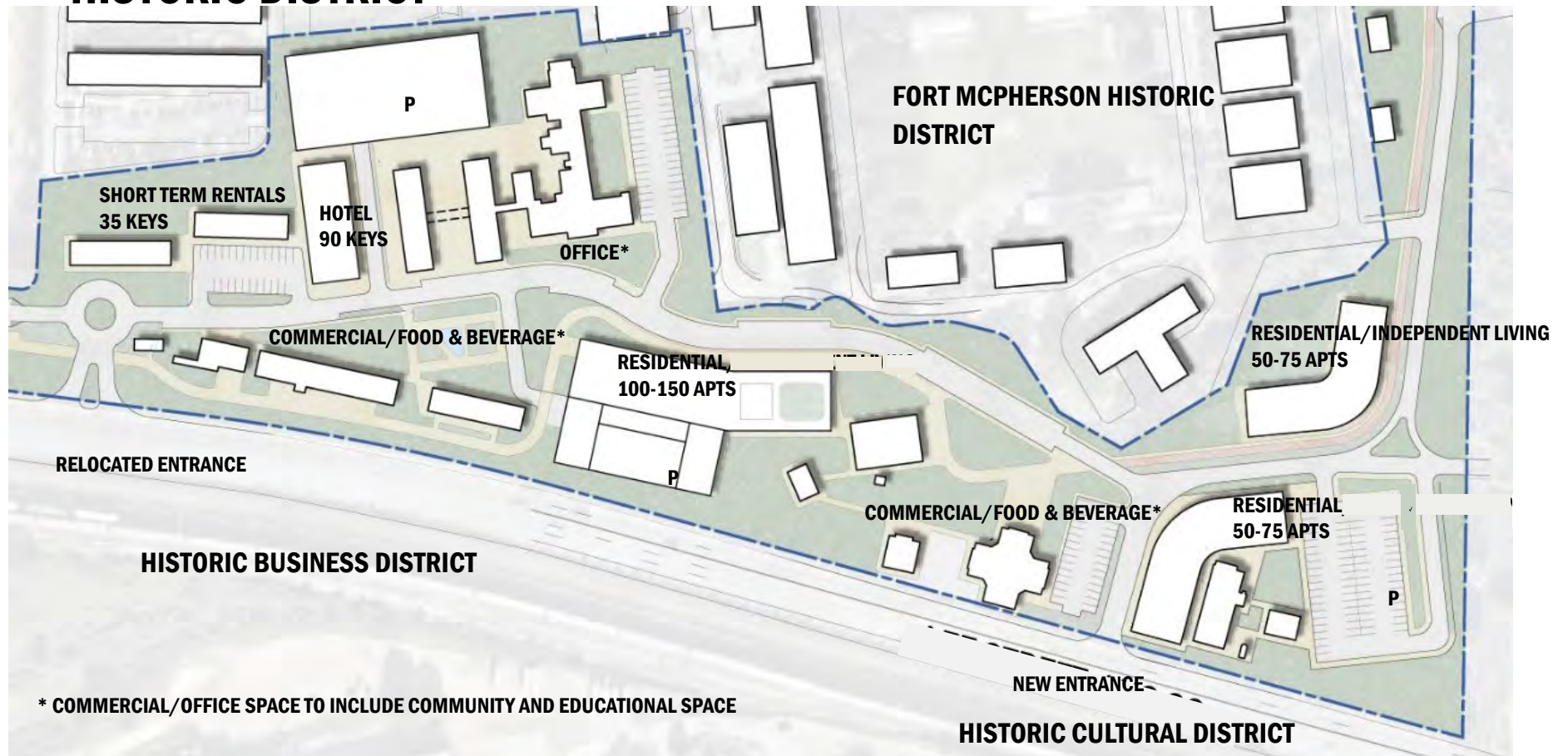
ENTERTAINMENT DISTRICT EXTENSION

*SUPPORTIVE SERVICES LOCATION TBD THROUGH MEDICAL CARE SERVICES PER HUD AGREEMENT LOCATED HERE OR IN THE COMMERCIAL/RESIDENTIAL DISTRICT. VA REPORTS 65 UNITS OF SUPPORTIVE LIVING AT THE VA CLINIC (45 SUPPORTIVE AND 25 INTERVENTION/DRUG REHAB.) DISCUSSIONS CONTINUE TO PROVIDE SEVEN ADDITIONAL SUPPORTIVE LIVING UNITS WITHIN THE TRJREV MASTER SITE PLAN TBD AND TO BE RESOLVED WITHIN THE 180 DAY PERIOD PROVIDED.

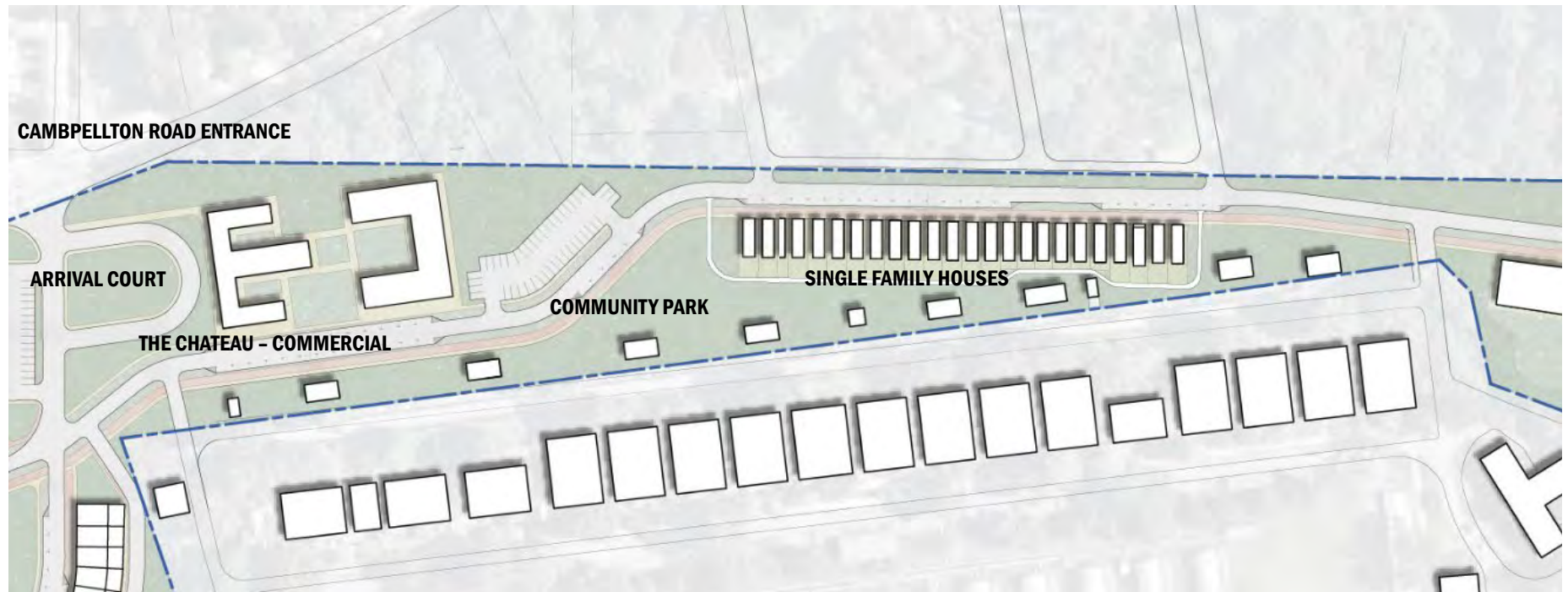
TPS
ENTERTAINMENT DISTRICT



HISTORIC DISTRICT



VILLAGE DISTRICT

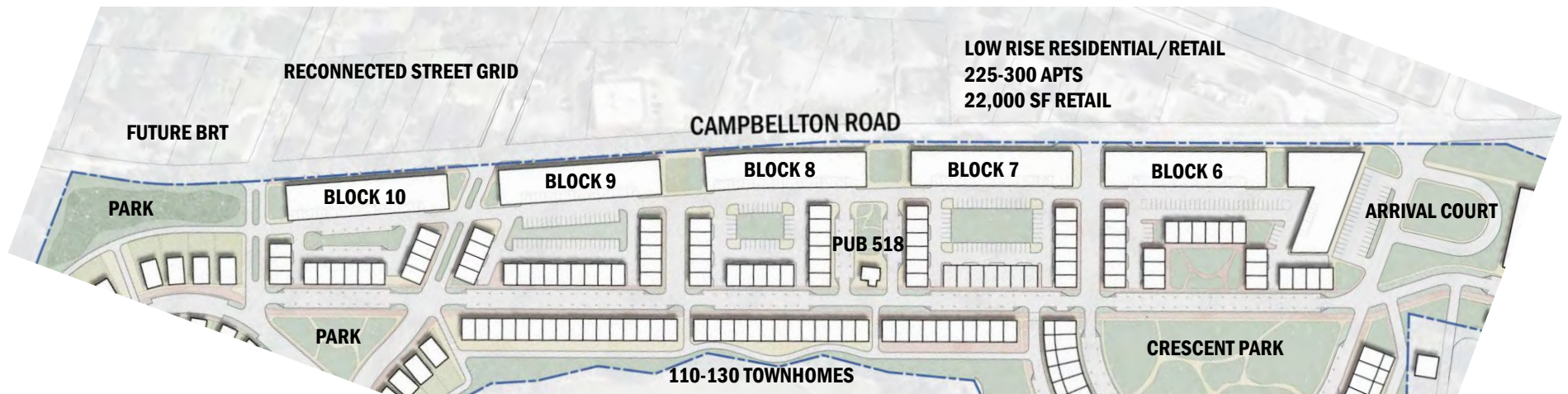


CRESCENT PARK DISTRICT

CAMPBELLTON ROAD ENTRANCE

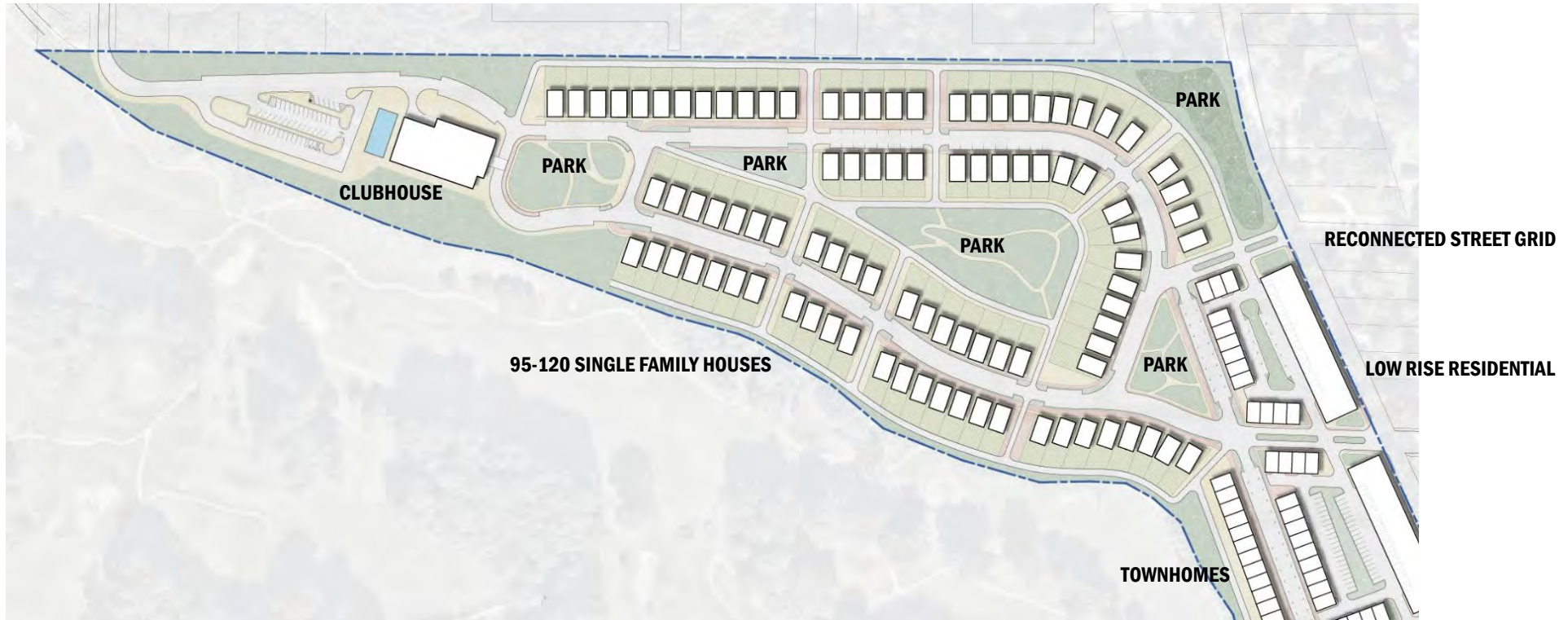


CAMPBELLTON TRANSIT CORRIDOR



RESIDENTIAL VILLAGE DETAIL

POTENTIAL STANTON ROAD ACCESS





AERIAL VIEW

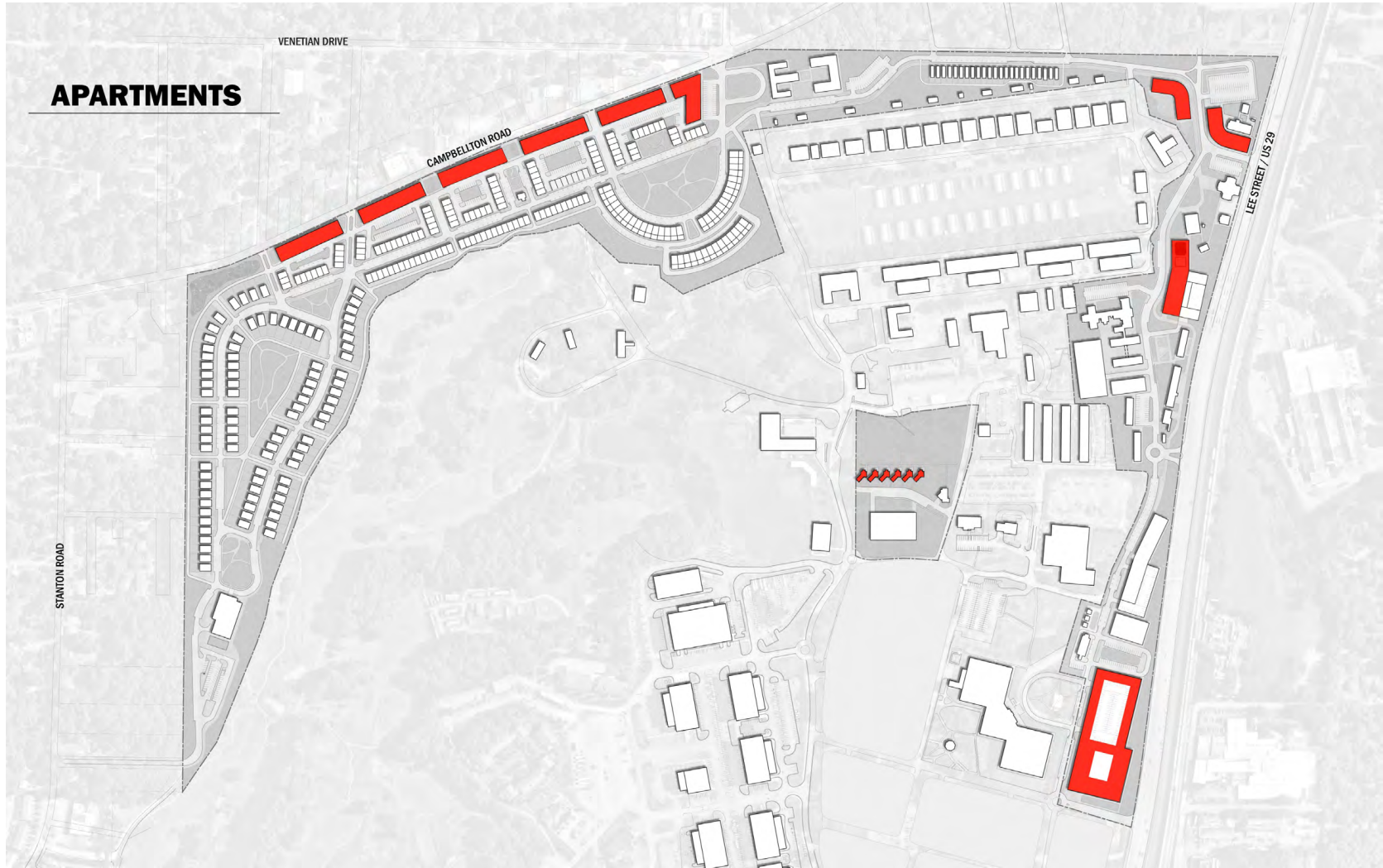
AERIAL VIEW



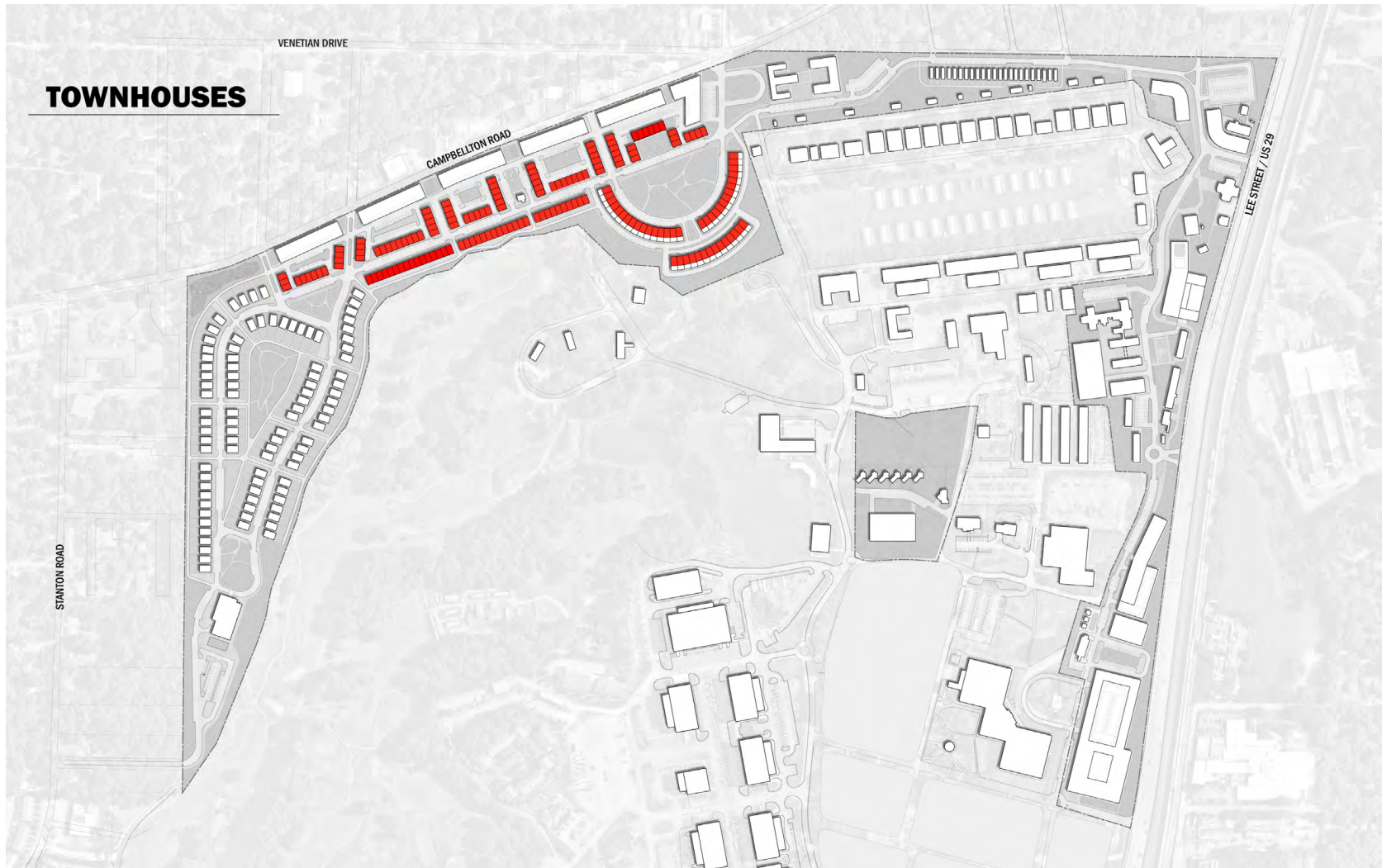


AERIAL VIEW

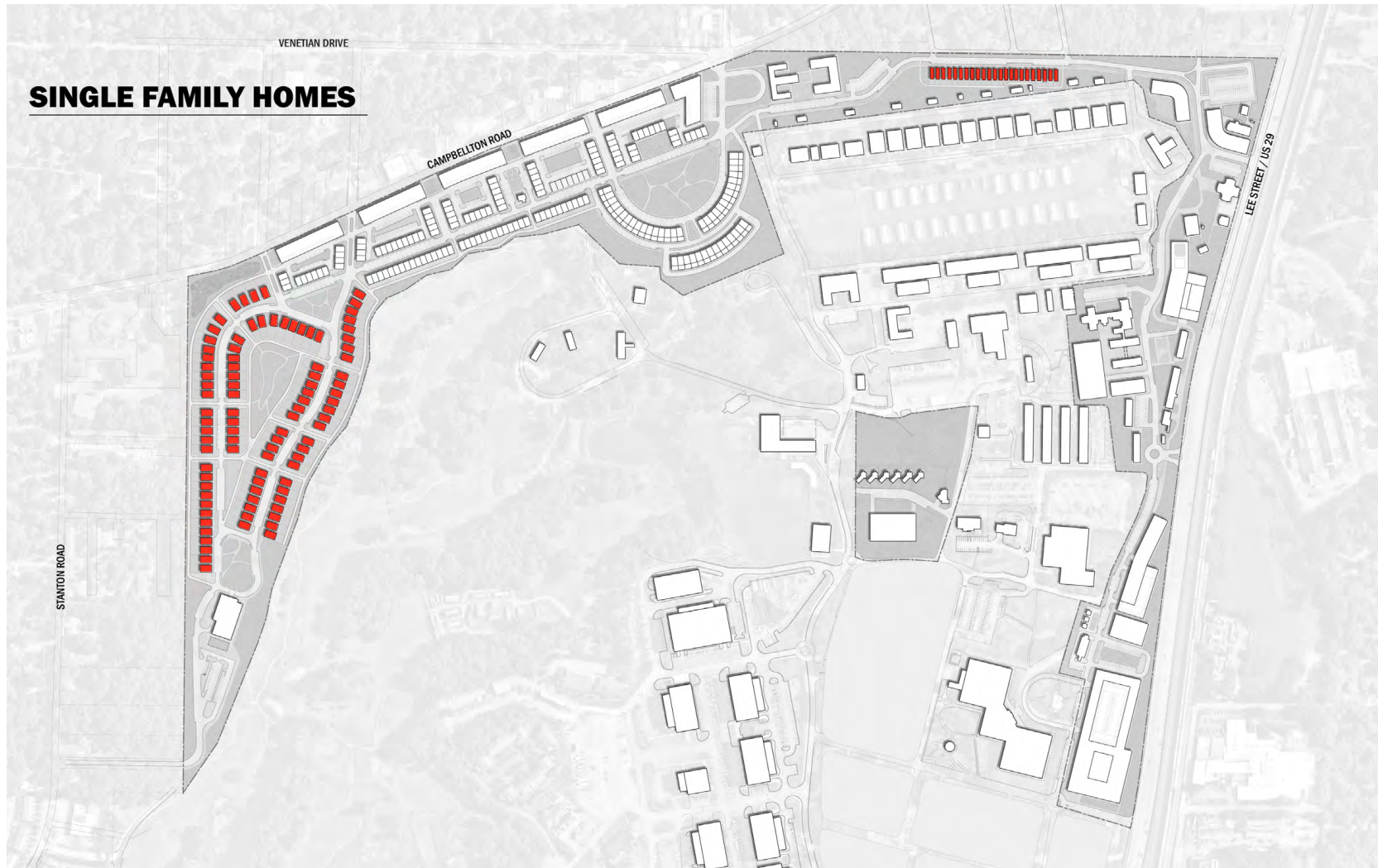
APARTMENTS



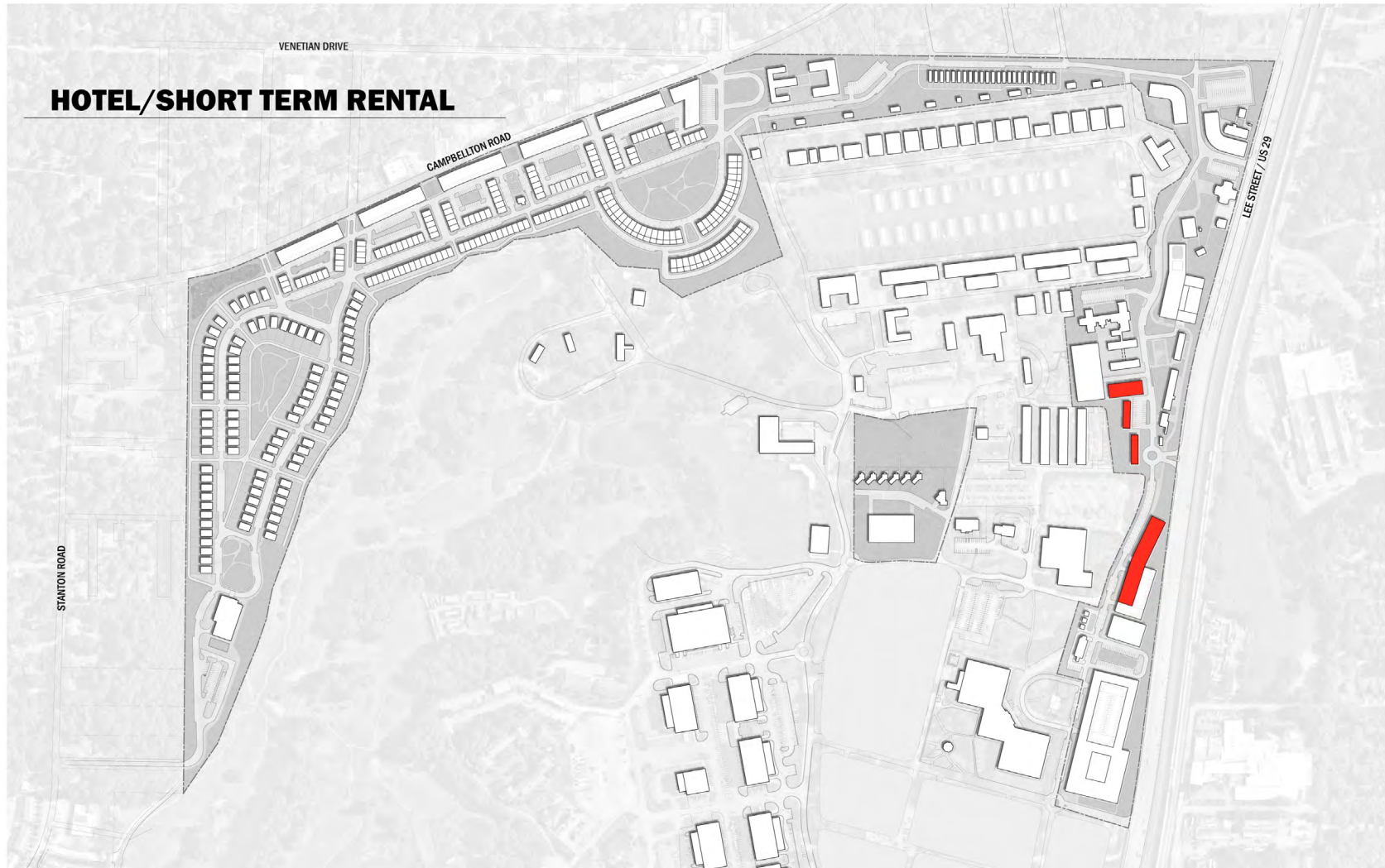
TOWNHOUSES

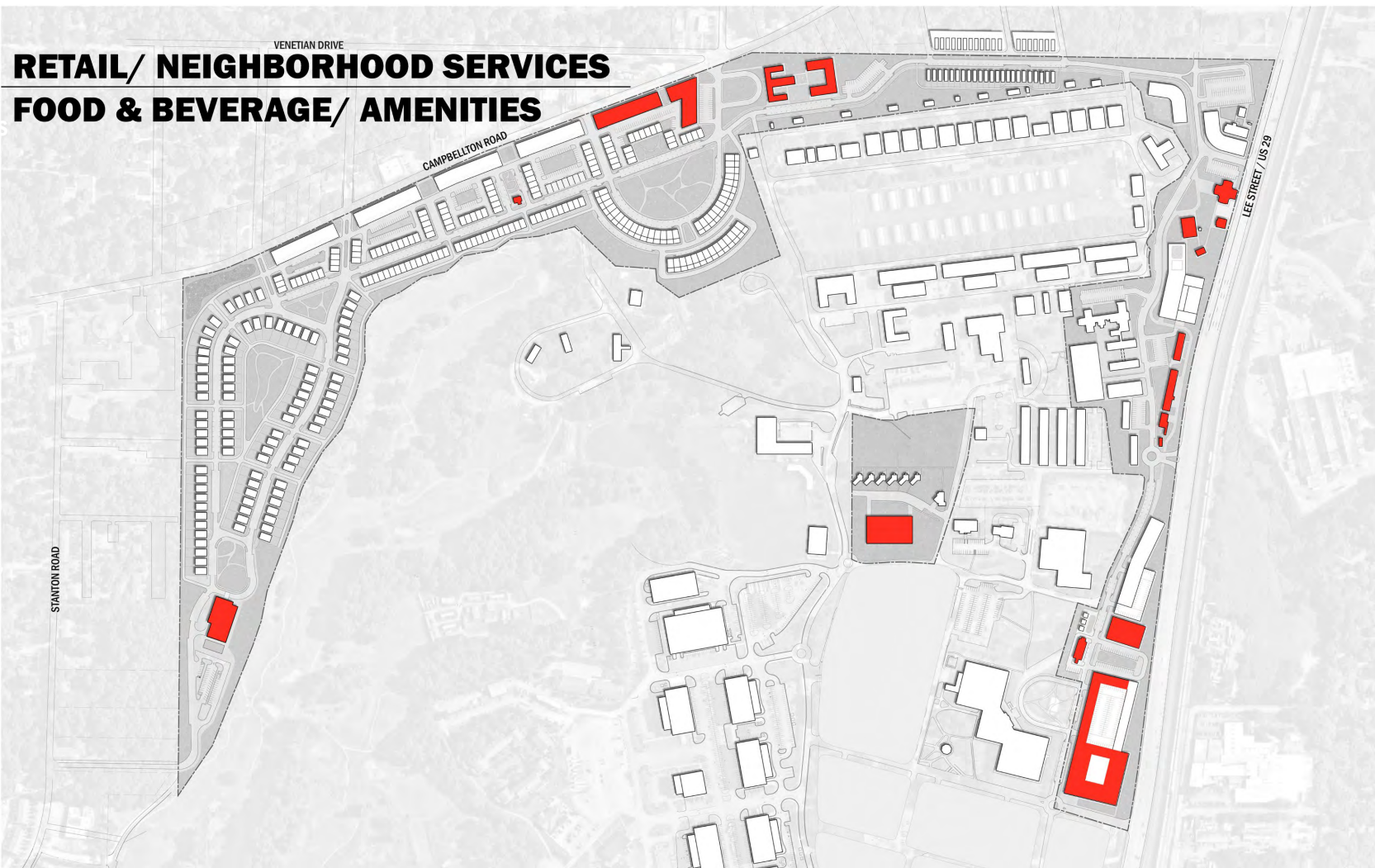


SINGLE FAMILY HOMES



HOTEL/SHORT TERM RENTAL





PROGRAM SUMMARY

TOTAL FLOOR AREA:	APPROX. 2 MM SF
APARTMENTS:	750-870 UNITS
TOWNHOMES:	150-175 UNITS
SINGLE FAMILY HOUSES:	120-145 HOUSES
HOTEL/SHORT TERM RENTALS:	250-325 KEYS
COMMERCIAL/FOOD & BEVERAGE/COMMUNITY:	APPROX. 100,000 SF
OFFICE:	APPROX. 70,000 SF

*THIS INFORMATION IS PRELIMINARY. GEOTECHNICAL AND ENVIRONMENTAL STUDIES AND CITY OF ATLANTA REQUIREMENTS MAY AFFECT USES AND THE DEVELOPMENT POTENTIAL OF SOME SITES.