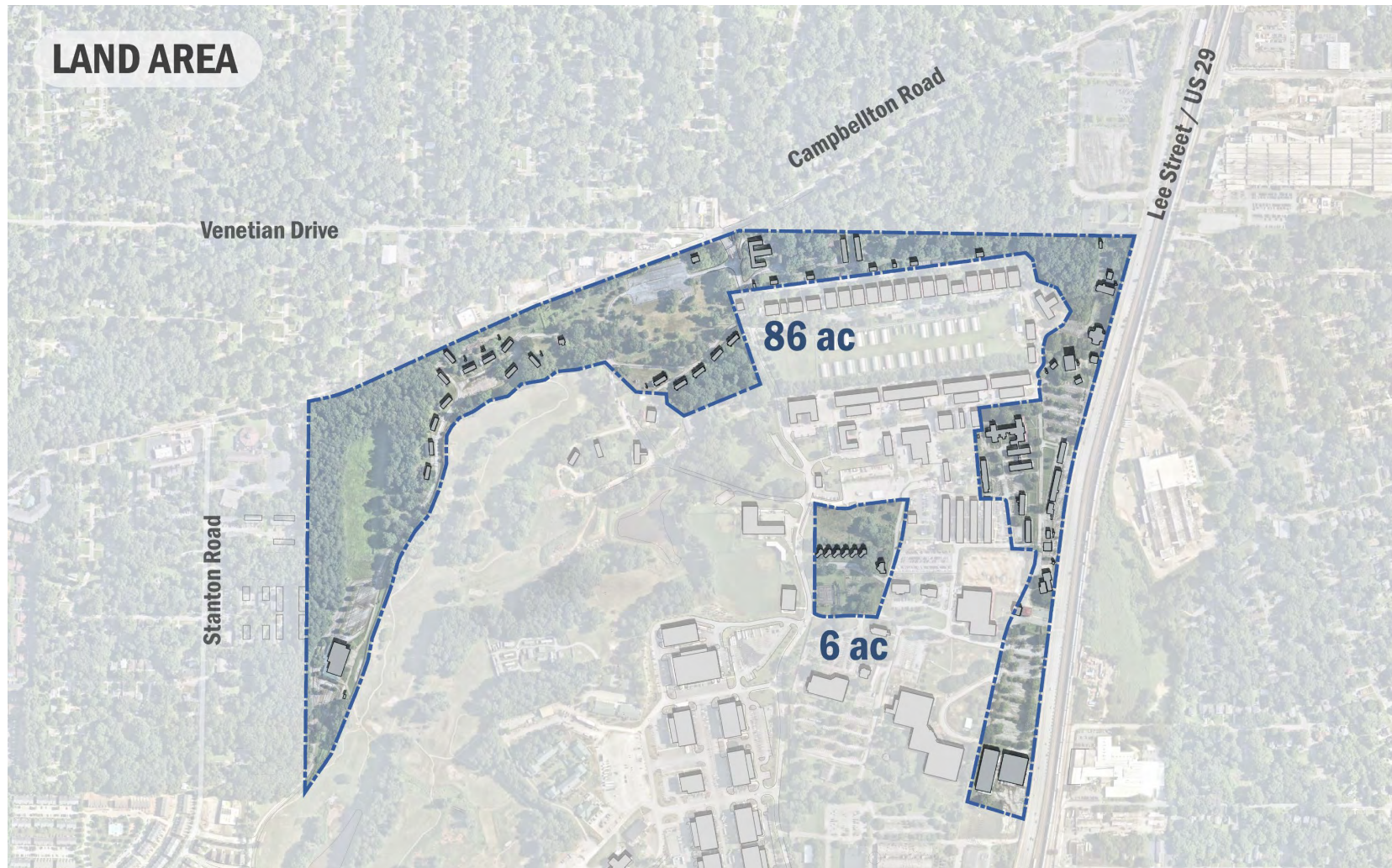




FT MCPHERSON DRAFT MASTER PLAN  
11 OCTOBER 2021

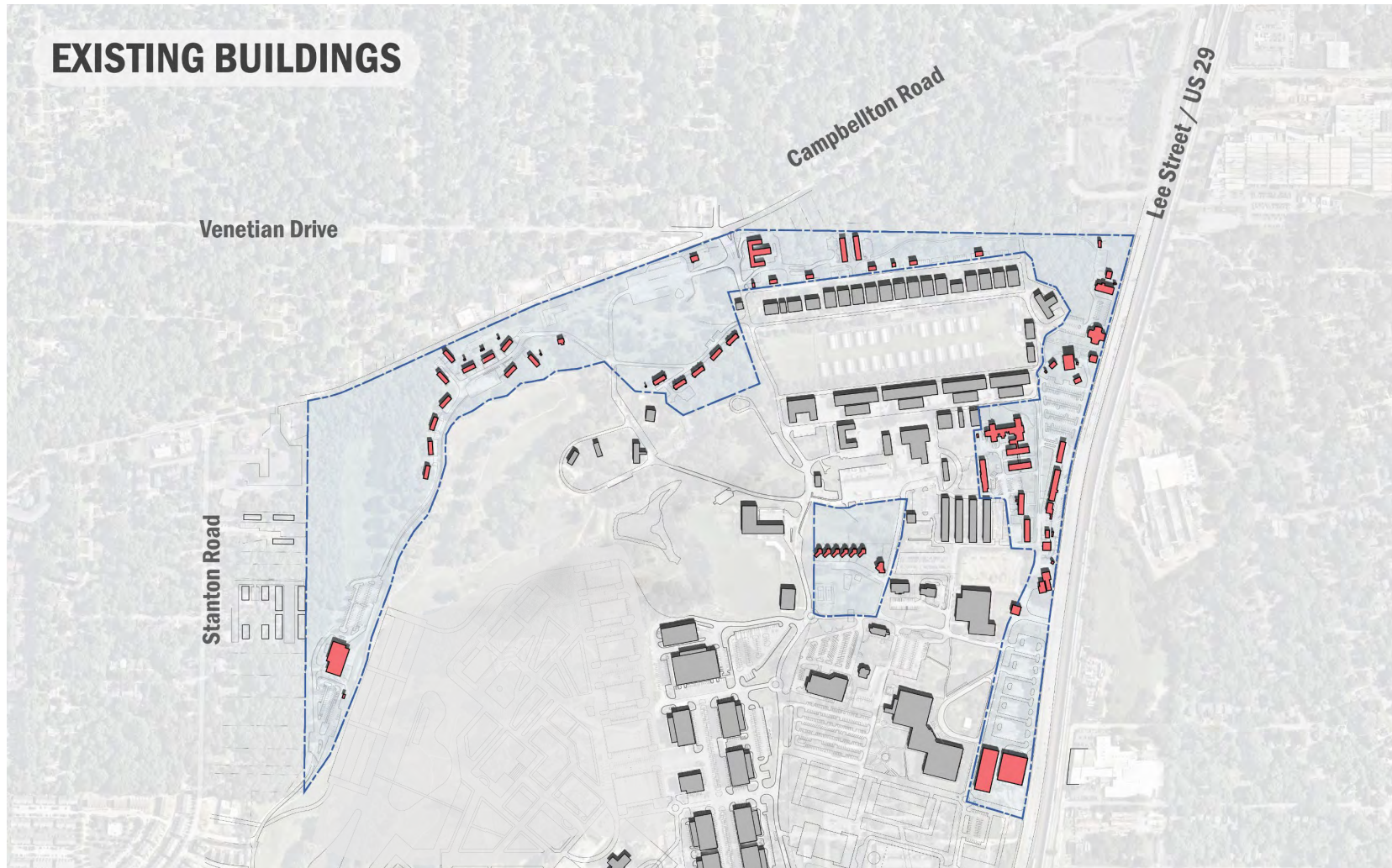
PERKINS —  
EASTMAN

## LAND AREA



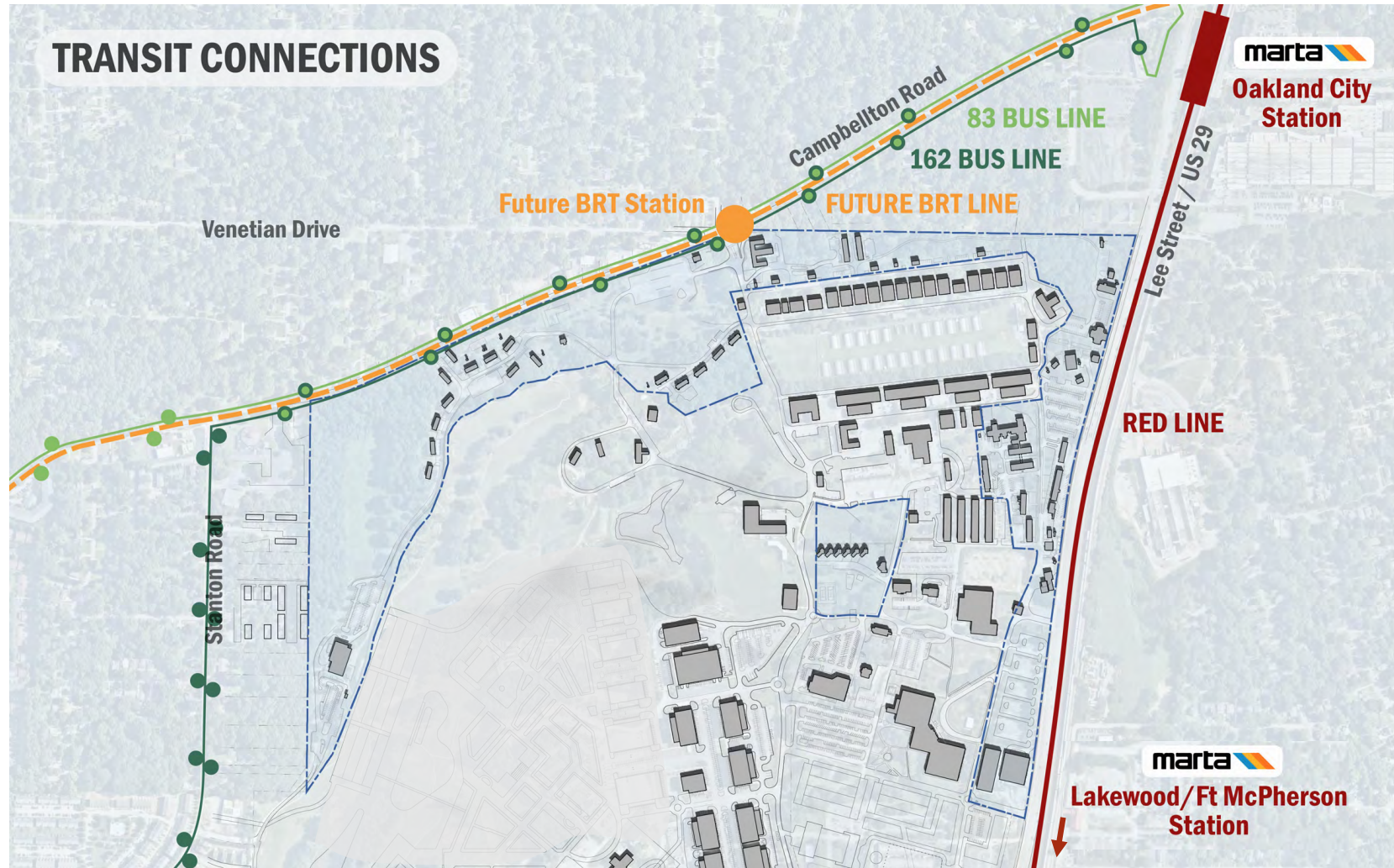


## EXISTING BUILDINGS



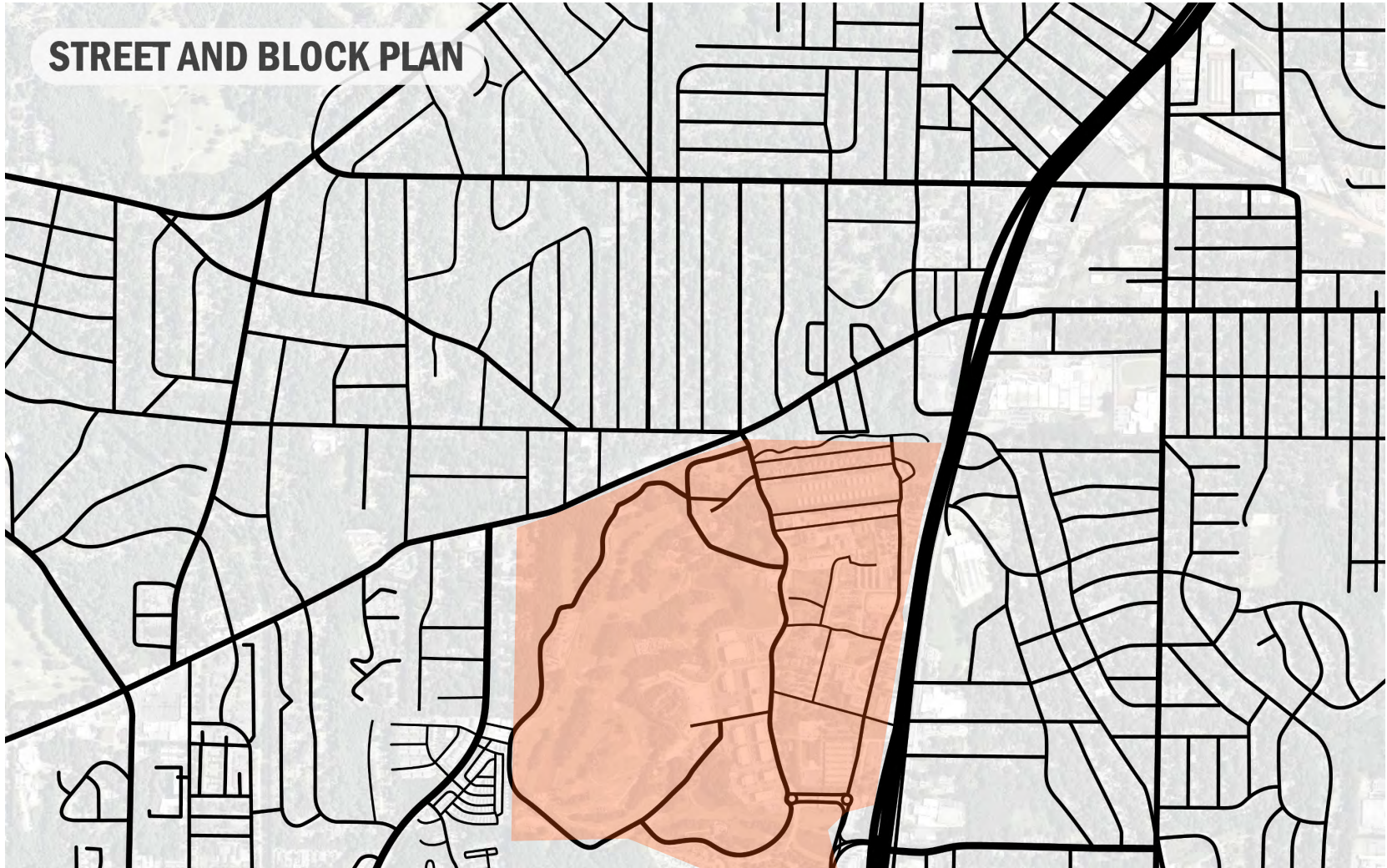


## TRANSIT CONNECTIONS



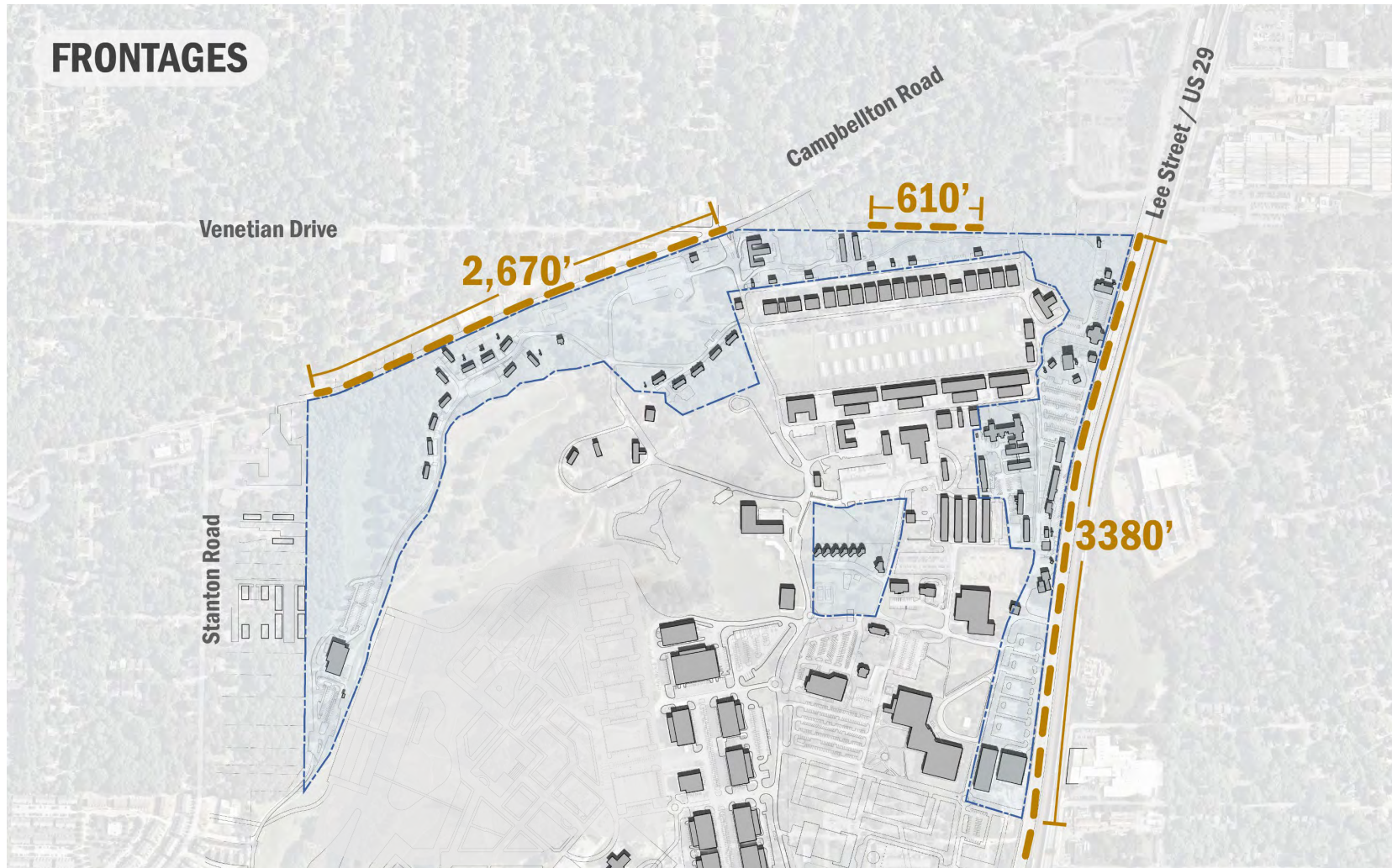


## STREET AND BLOCK PLAN



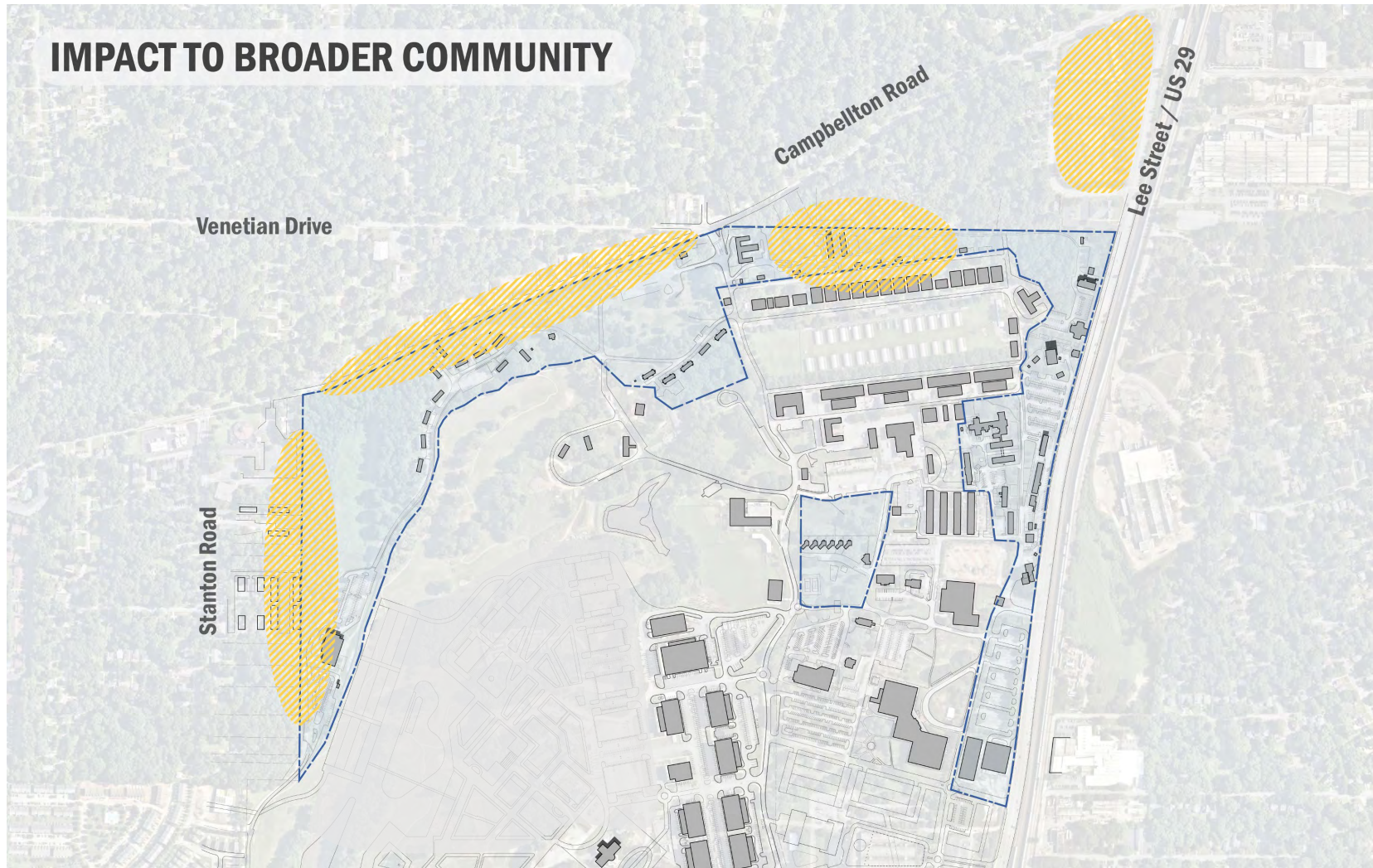


## FRONTAGES



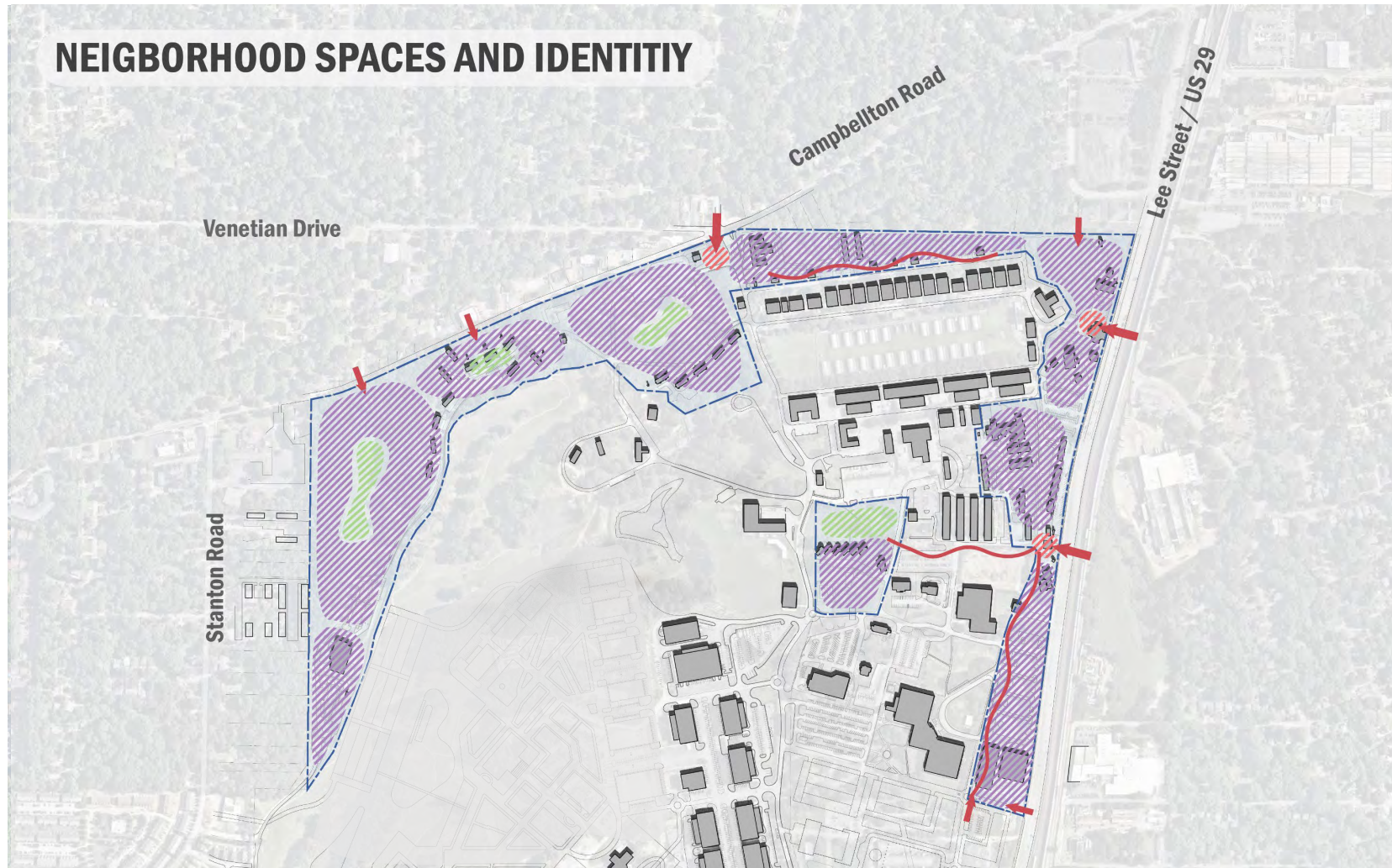


## IMPACT TO BROADER COMMUNITY



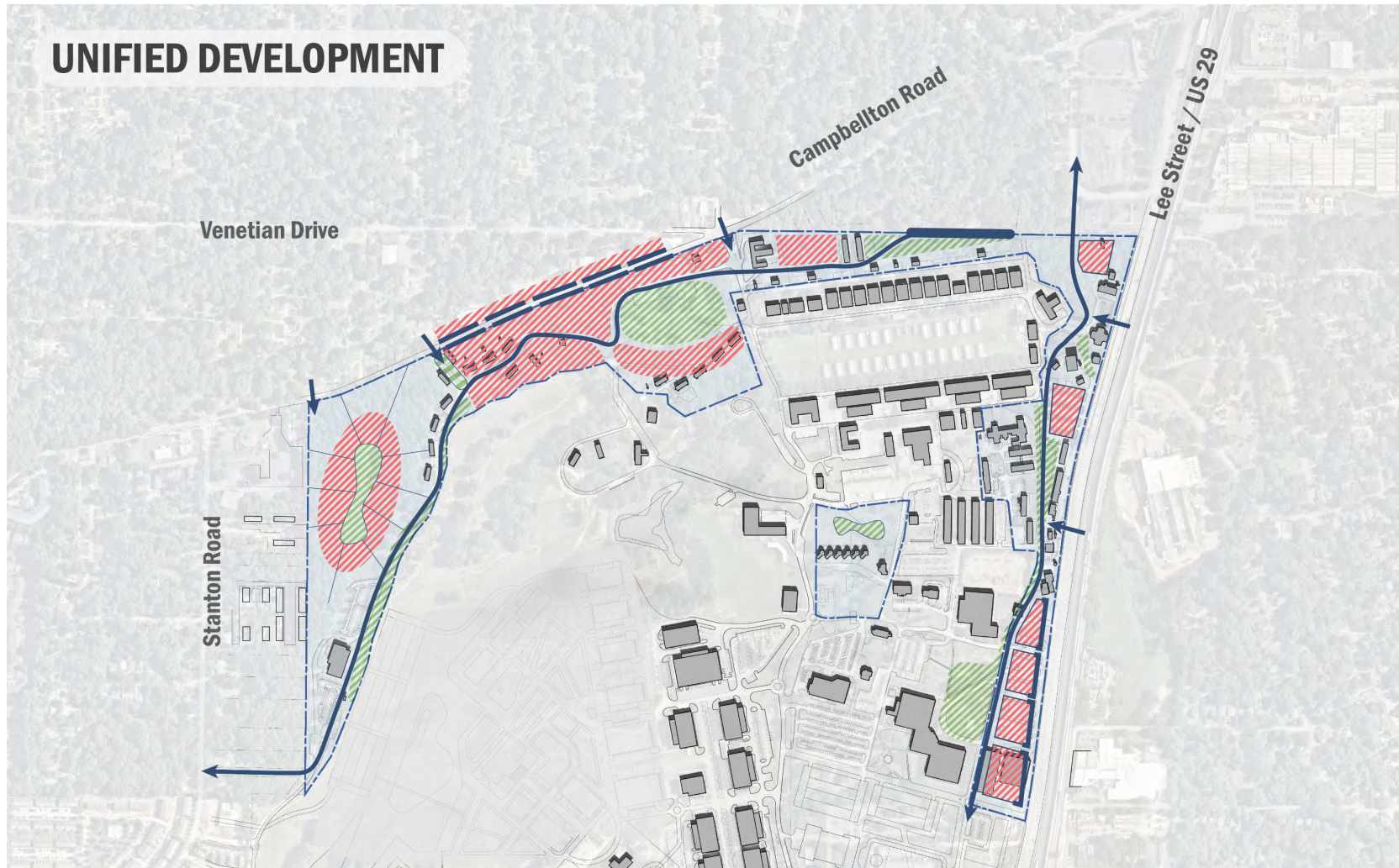


## NEIGHBORHOOD SPACES AND IDENTITY

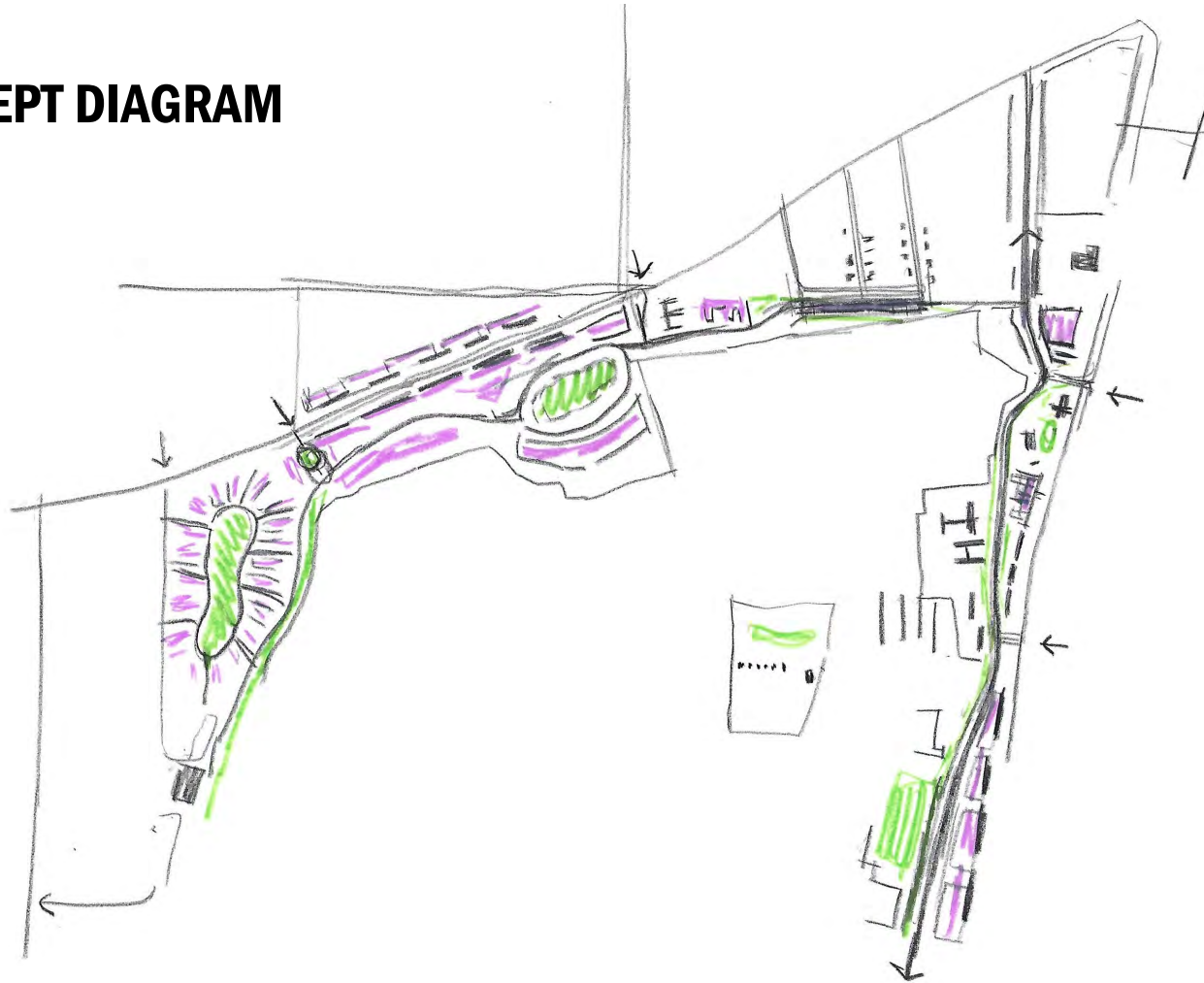




## UNIFIED DEVELOPMENT

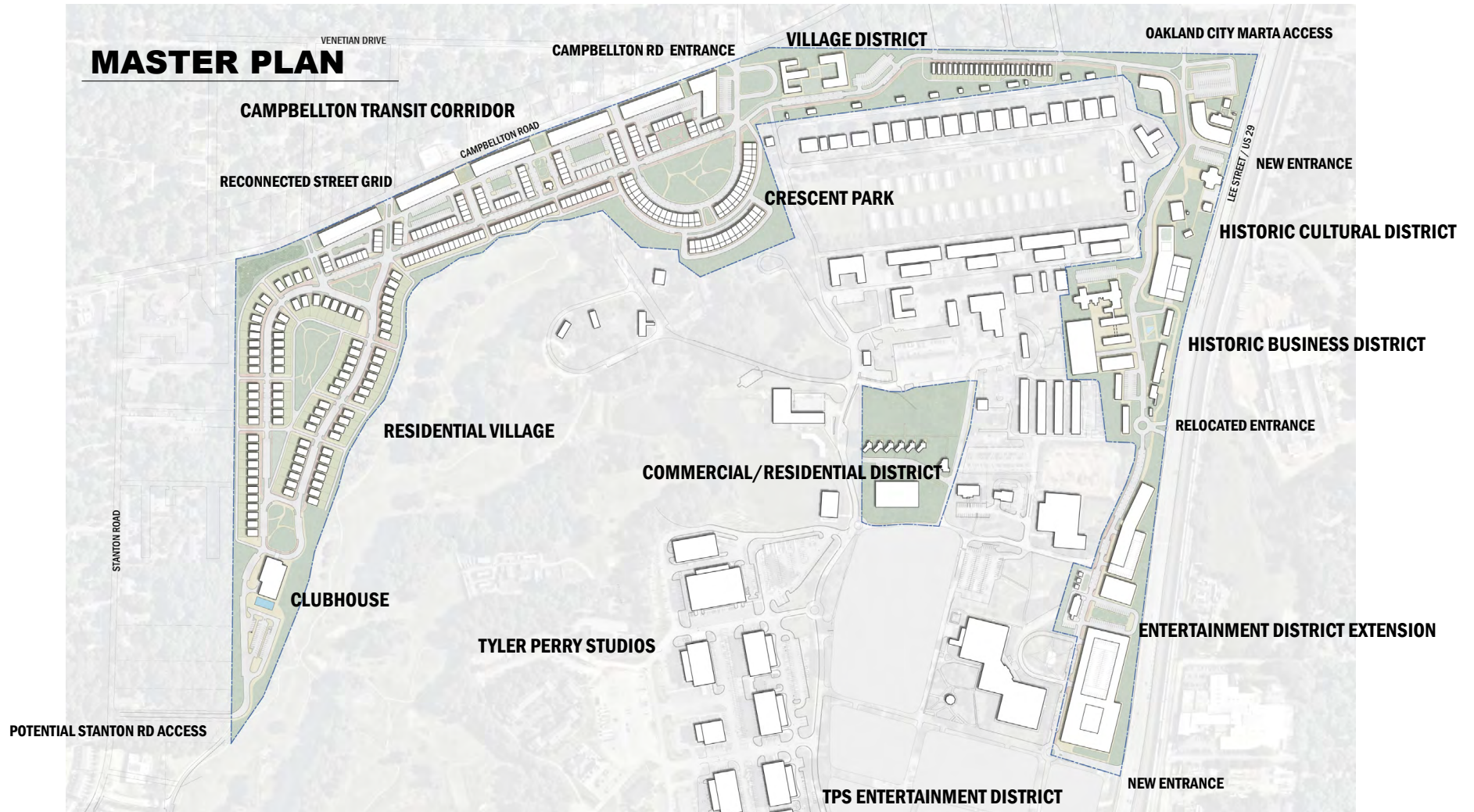


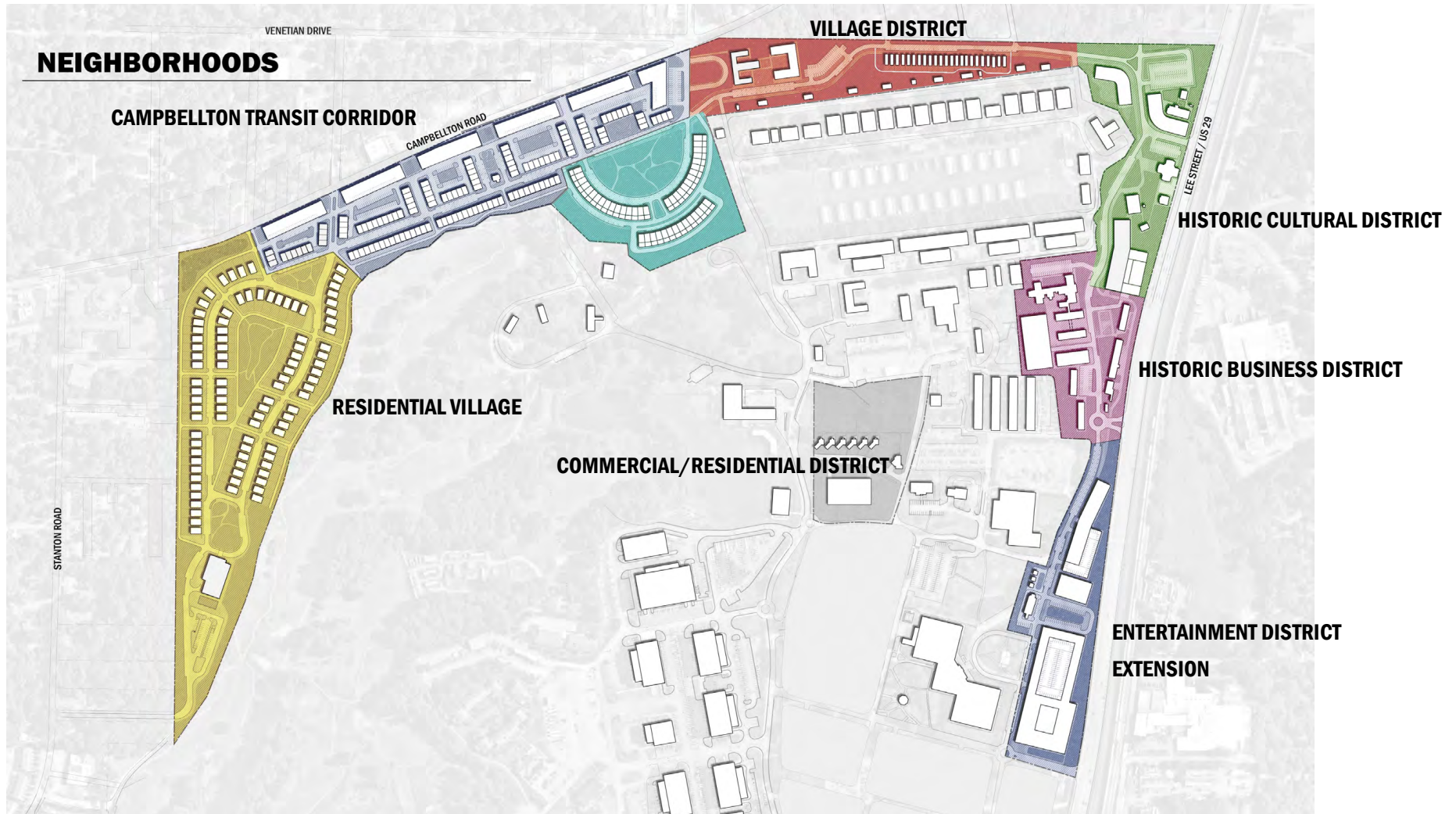
## CONCEPT DIAGRAM





# 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

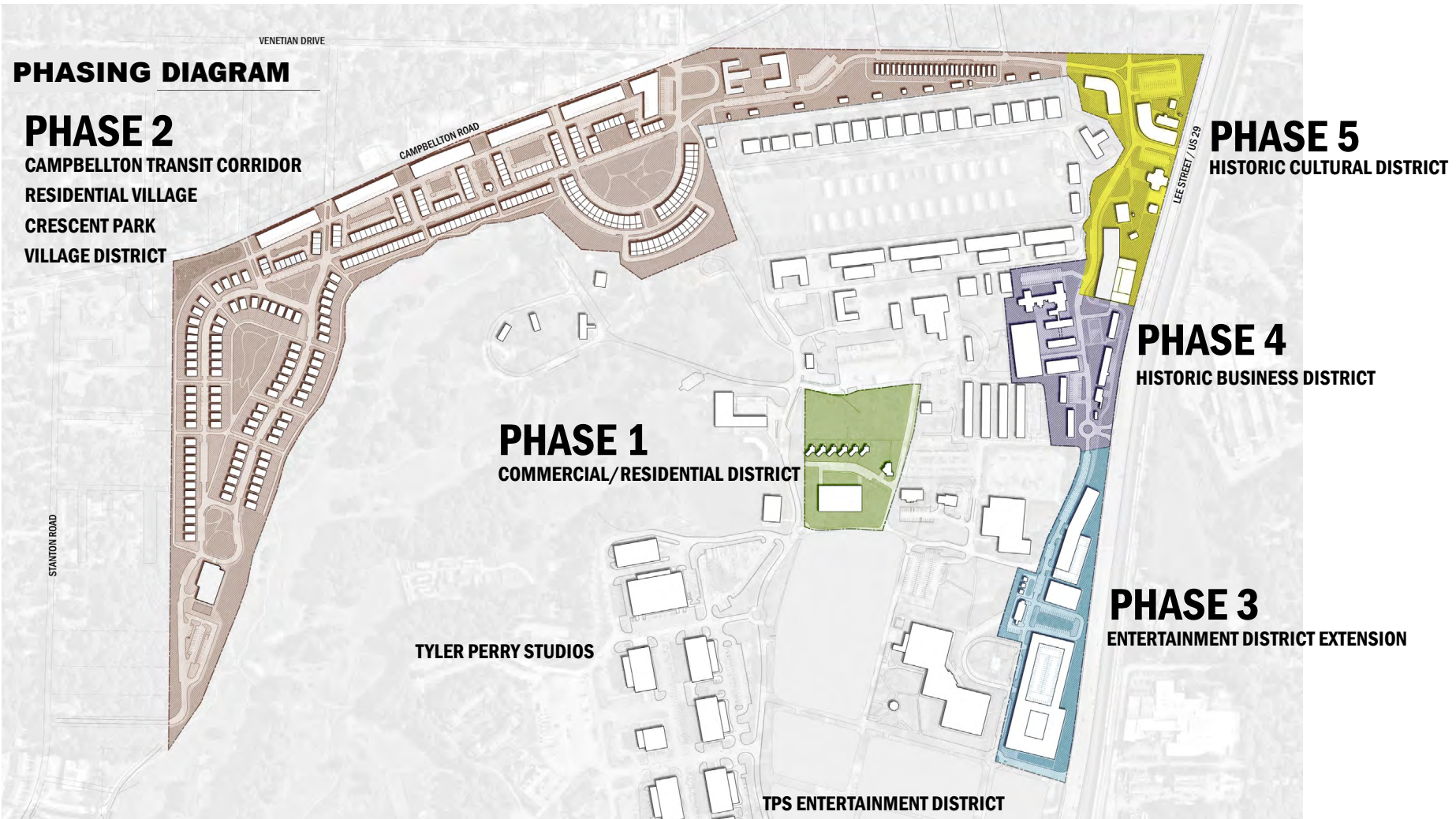
VA - APPROX. 65 SUPPORTIVE LIVING UNITS

ENTERTAINMENT DISTRICT EXTENSION

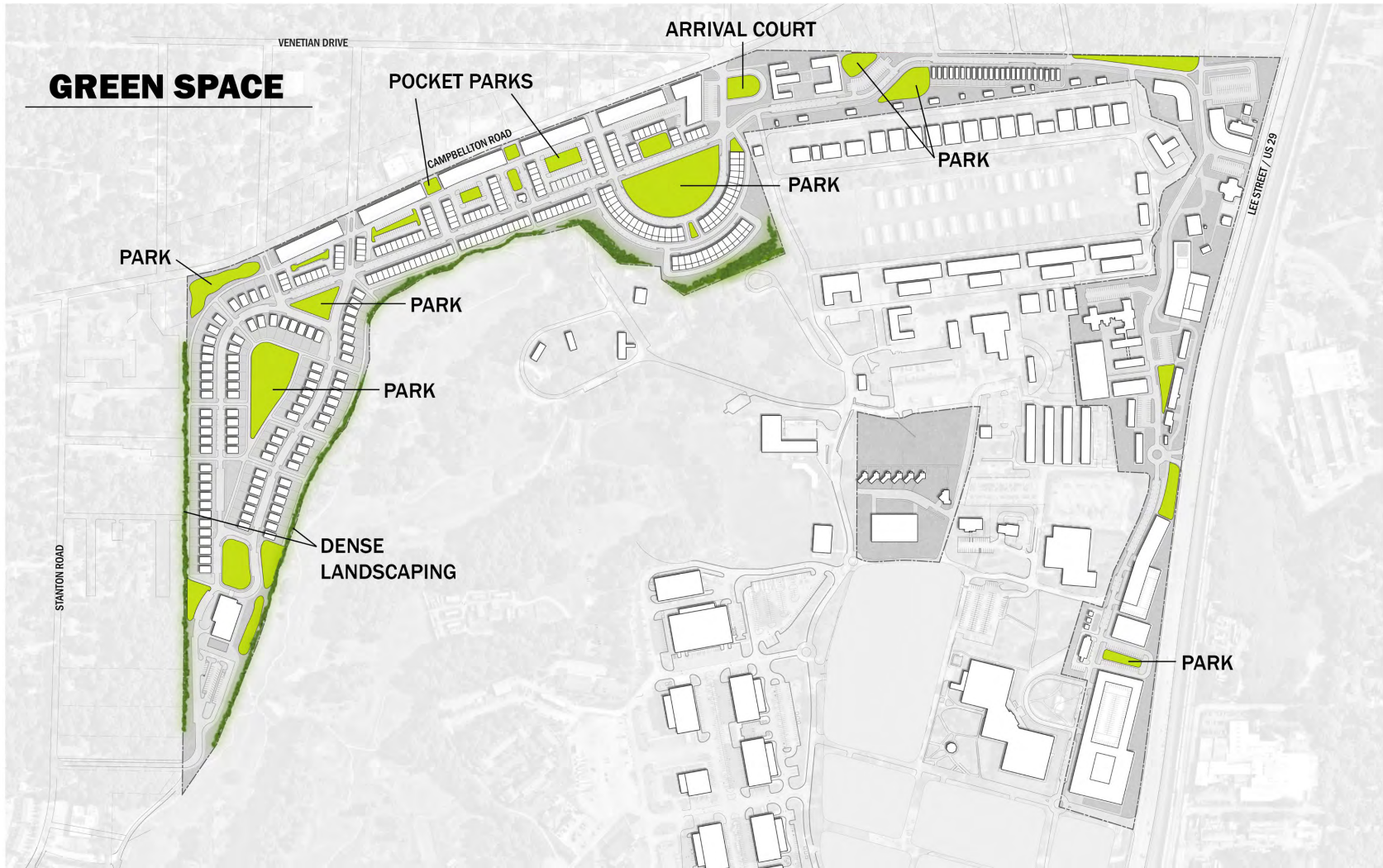
50-60 UNITS OF AFFORDABLE UNITS @

80% AMI OR BELOW

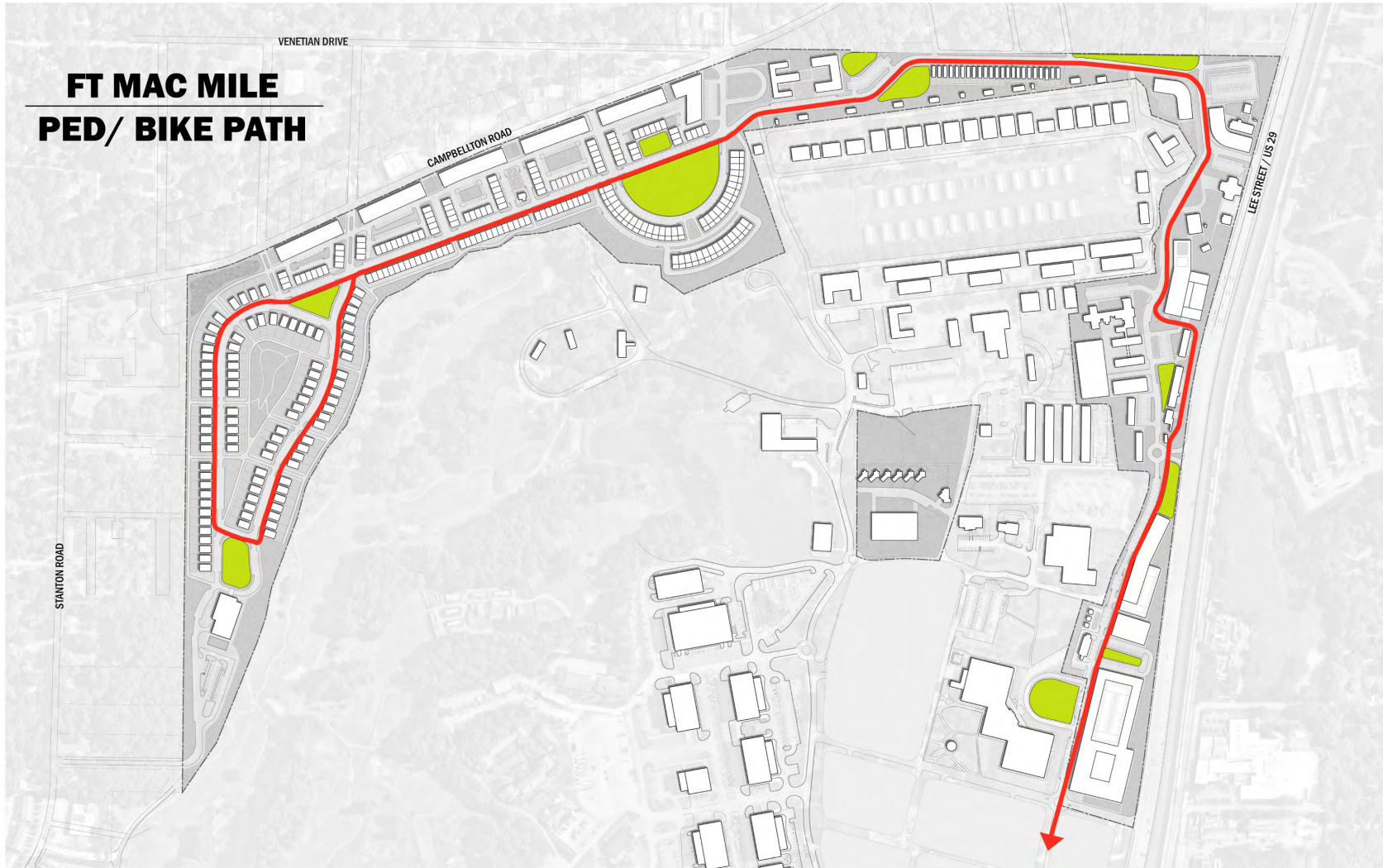
TPS ENTERTAINMENT DISTRICT







## FT MAC MILE PED/ BIKE PATH

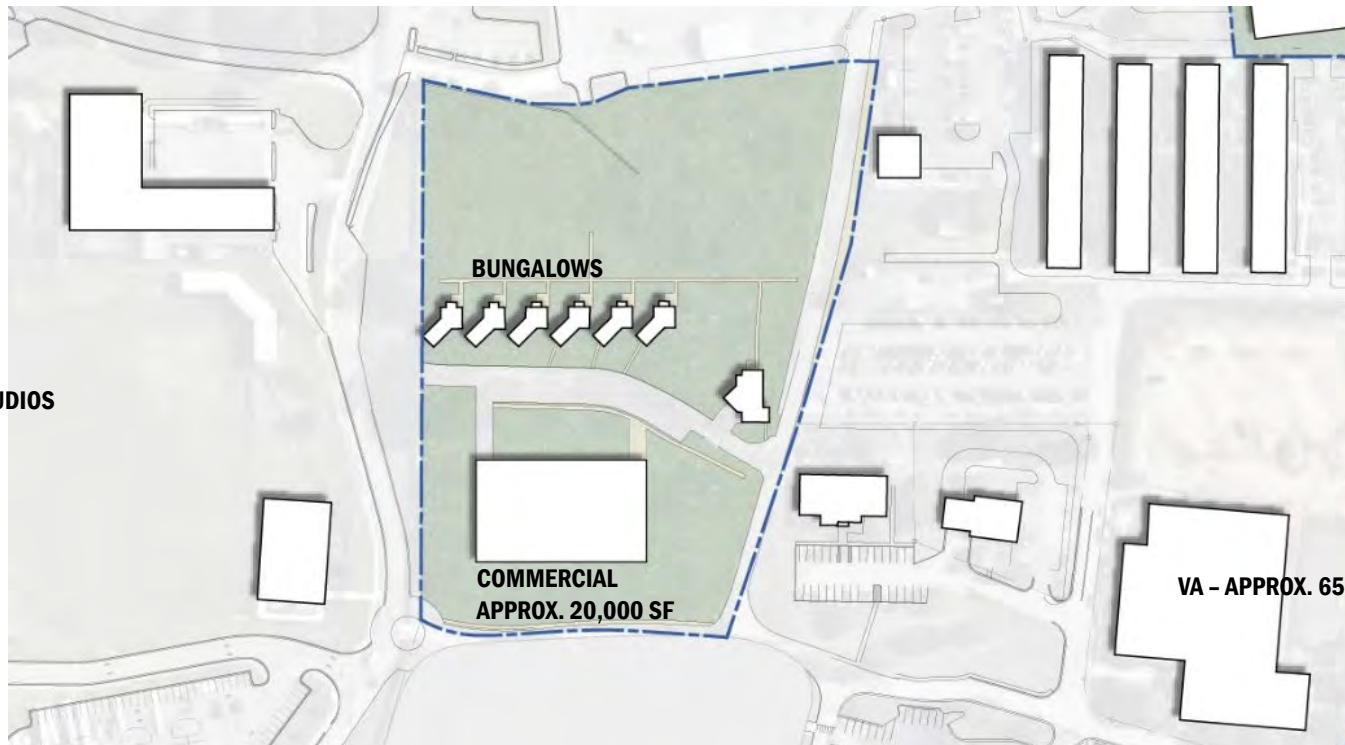




## COMMERCIAL/RESIDENTIAL DISTRICT

\*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 20 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.

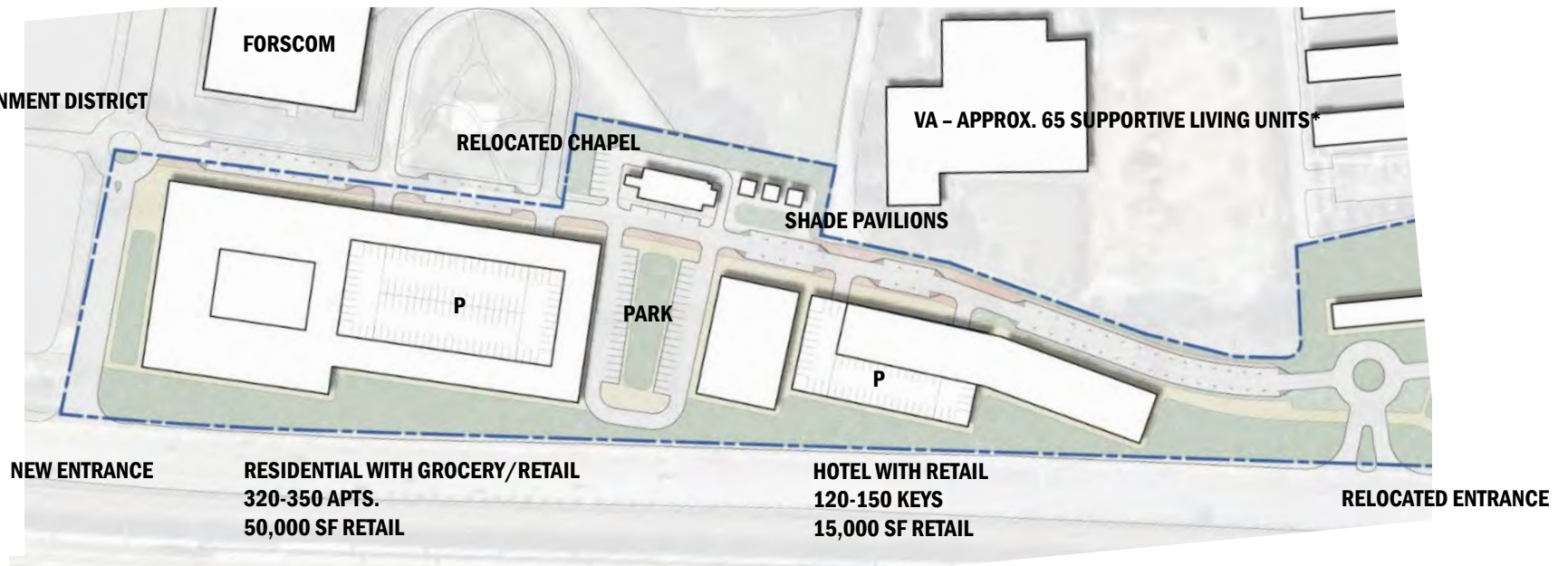
TYLER PERRY STUDIOS



# ENTERTAINMENT DISTRICT EXTENSION

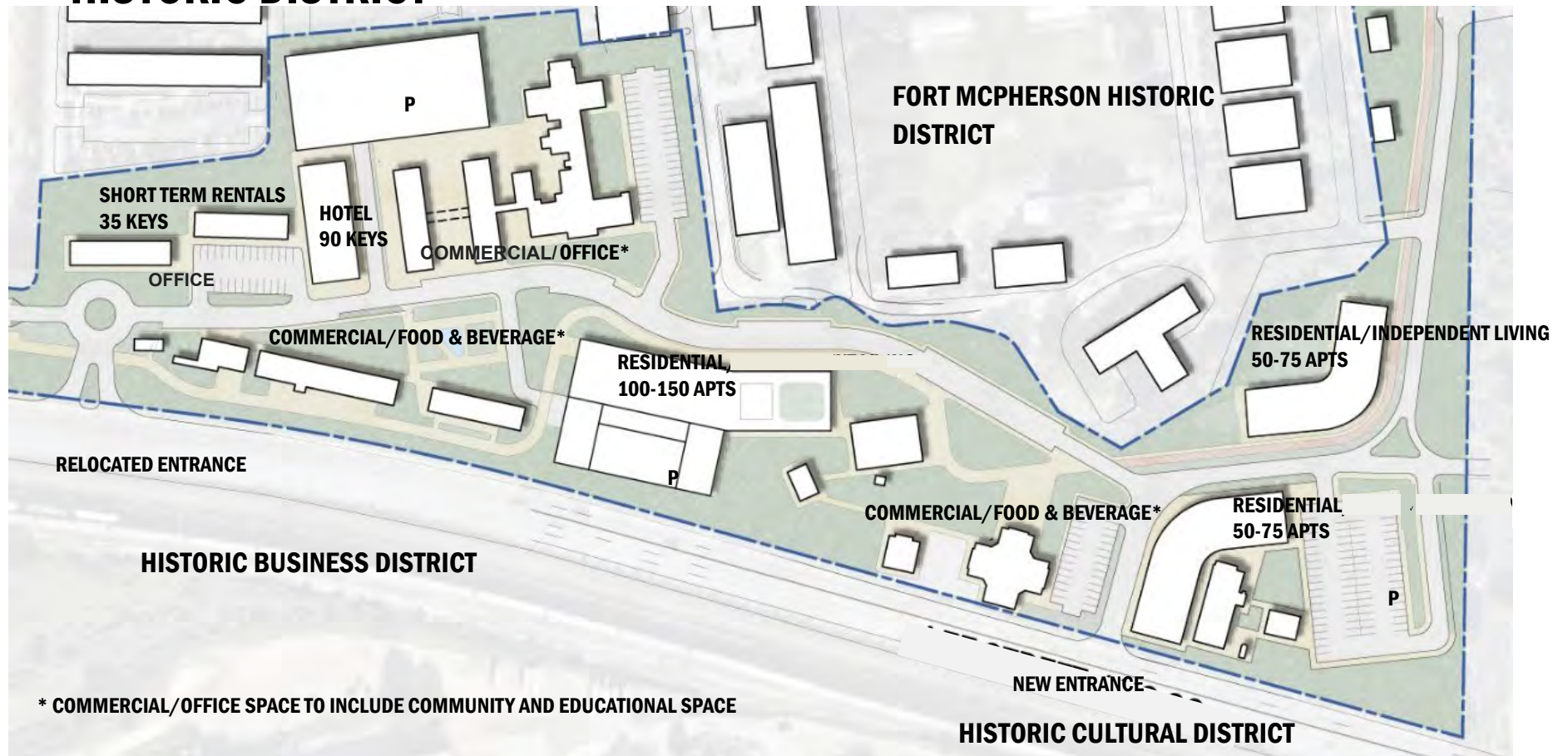
\*SUPPORTIVE SERVICES LOCATION TBD THROUGH MEDICAL CARE SERVICES PER HUD AGREEMENT LOCATED HERE OR IN THE COMMERCIAL/RESIDENTIAL DISTRICT. VA REPORTS 65 UNITS OF SUPPORTIVE LIVING AT THE VA CLINIC (45 SUPPORTIVE AND 20 INTERVENTION/DRUG REHAB.) DISCUSSIONS CONTINUE TO PROVIDE SEVEN ADDITIONAL SUPPORTIVE LIVING UNITS WITHIN THE TRJREV MASTER SITE PLAN TBD AND TO BE RESOLVED WITHIN THE 180 DAY PERIOD PROVIDED.

TPS  
ENTERTAINMENT DISTRICT

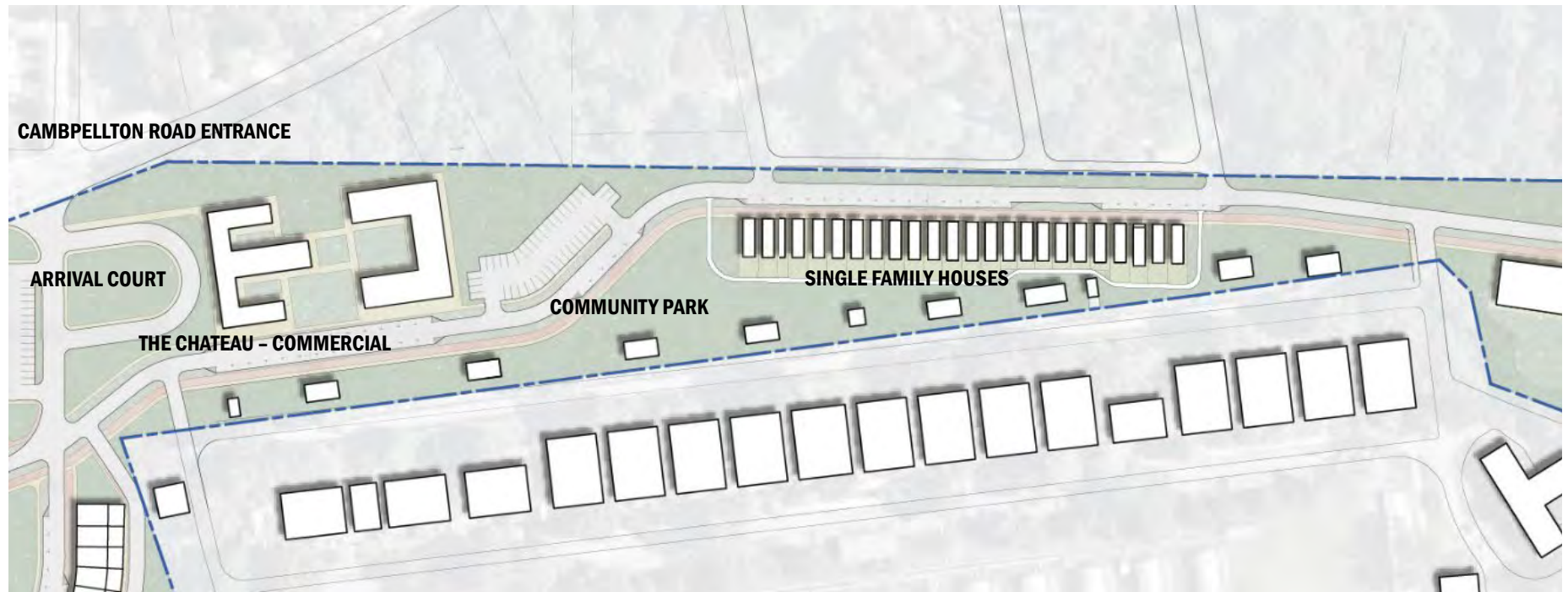




# HISTORIC DISTRICT



# VILLAGE DISTRICT



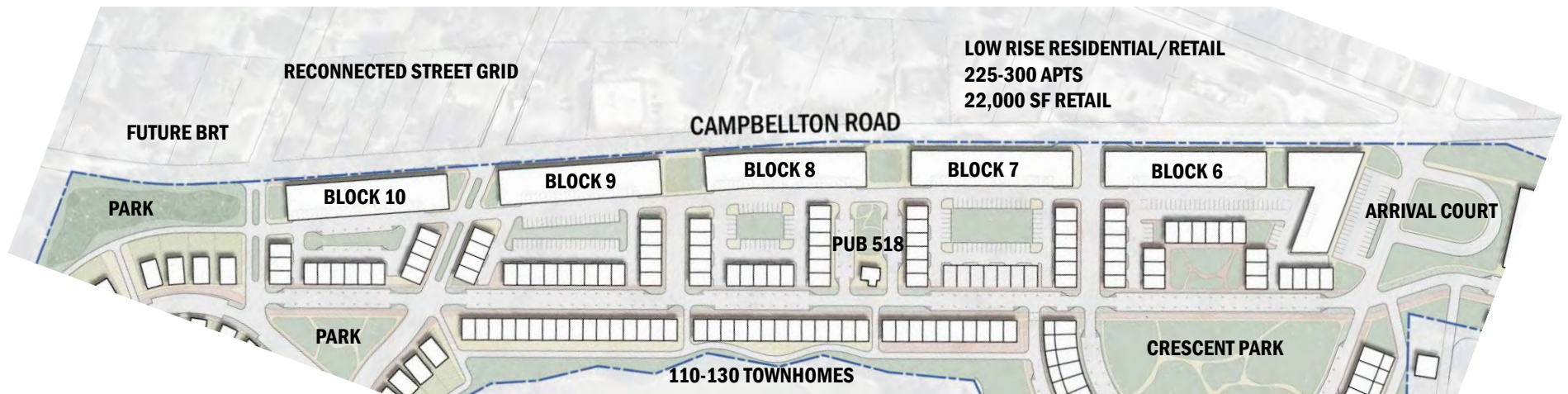


# CRESCENT PARK DISTRICT

CAMPBELLTON ROAD ENTRANCE



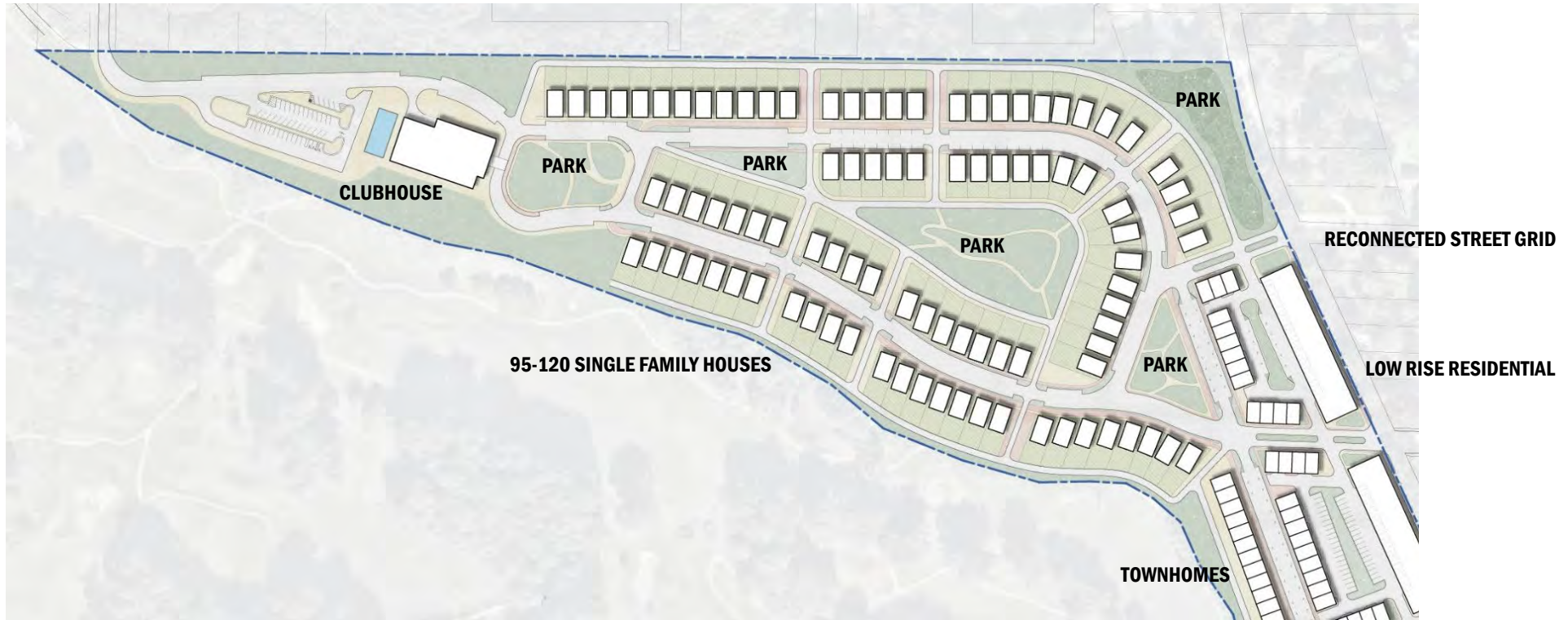
# CAMPBELLTON TRANSIT CORRIDOR





# RESIDENTIAL VILLAGE DETAIL

POTENTIAL STANTON ROAD ACCESS







AERIAL VIEW



AERIAL VIEW







AERIAL VIEW



# APPENDIX: PROGRAM

# PRELIMINARY PROGRAM

<b>Block 1 - Entertainment District Extension</b>	<b>Floor Area</b>	<b>Apt. Units</b>	<b>Townhomes</b>	<b>Houses</b>	<b>Commercial</b>	<b>Office</b>	<b>Hotel Keys</b>	<b>Surface P</b>	<b>Garage P</b>	<b>Curbside P</b>	<b>Total Parking</b>
Multifamily Building 1	420,000	350			50,000			50	500	22	
Multifamily Building 2	120,000	100			15,000			36	300	40	
Building 240 - Chapel	3,680				3,680			6		4	
Subtotal	543,680	450	0	0	68,680	0	0	92	800	66	958
<b>Block 2 - Historic Business District</b>	<b>Floor Area</b>	<b>Apt. Units</b>	<b>Townhomes</b>	<b>Houses</b>	<b>Commercial</b>	<b>Office</b>	<b>Hotel Keys</b>	<b>Surface P</b>	<b>Garage P</b>	<b>Curbside P</b>	<b>Total Parking</b>
Building 102	2,300				2,300						
Building 101	6,100				12,200						
Building 100	3,800				3,800			23			
Building 167	7,460						16				
Building 168	11,640						24	24			
Building 169-170	30,200					30,200					
Building 171	34,100					34,100		42			
Hotel 1	63,000						90		400		
Subtotal	146,400	0	0	0	0	64,300	130	66	400	0	466
<b>Block 3 - Historic Cultural District</b>	<b>Floor Area</b>	<b>Apt. Units</b>	<b>Townhomes</b>	<b>Houses</b>	<b>Commercial</b>	<b>Office</b>	<b>Hotel Keys</b>	<b>Surface P</b>	<b>Garage P</b>	<b>Curbside P</b>	<b>Total Parking</b>
Building 46	8,450				8,450			28			
Building 50	1,600				1,600						
Building 52	1,000				1,000						
Building TBD	5,100				5,100					8	
Hotel 2	100,000						150		400	4	
Multifamily Building 3	70,000	70						5	75	4	
Multifamily Building 4*	70,000	70						5	75	4	
Building TBD	4,000										
Subtotal	260,150	140	0	0	16,150	0	150	38	550	20	608
<b>Block 4 - Village District</b>	<b>Floor Area</b>	<b>Apt. Units</b>	<b>Townhomes</b>	<b>Houses</b>	<b>Commercial</b>	<b>Office</b>	<b>Hotel Keys</b>	<b>Surface P</b>	<b>Garage P</b>	<b>Curbside P</b>	<b>Total Parking</b>
Building 22 - Chateau	9,980						15	10			
Building 22 Addition	10,000						20	40			
Single Family Houses	27,500			25						22	
Subtotal	47,480	0	0	25	0	0	35	50	0	22	72
<b>Block 5 - Crescent Park</b>	<b>Floor Area</b>	<b>Apt. Units</b>	<b>Townhomes</b>	<b>Houses</b>	<b>Commercial</b>	<b>Office</b>	<b>Hotel Keys</b>	<b>Surface P</b>	<b>Garage P</b>	<b>Curbside P</b>	<b>Total Parking</b>
Townhomes	132,000		44						88	40	
Subtotal	132,000	0	44	0	0	0	0	0	88	40	128
<b>Block 6 - Campbellton Transit Corridor</b>	<b>Floor Area</b>	<b>Apt. Units</b>	<b>Townhomes</b>	<b>Cottages</b>	<b>Commercial</b>	<b>Office</b>	<b>Hotel Keys</b>	<b>Surface P</b>	<b>Garage P</b>	<b>Curbside P</b>	<b>Total Parking</b>
Multifamily Building 4	40,000	30			12,000			40		20	
Multifamily Building 5	60,000	40			12,000			54		14	
Townhomes	55,000		22						44	6	
Subtotal	155,000	70	22	0	24,000	0	0	94	44	40	178

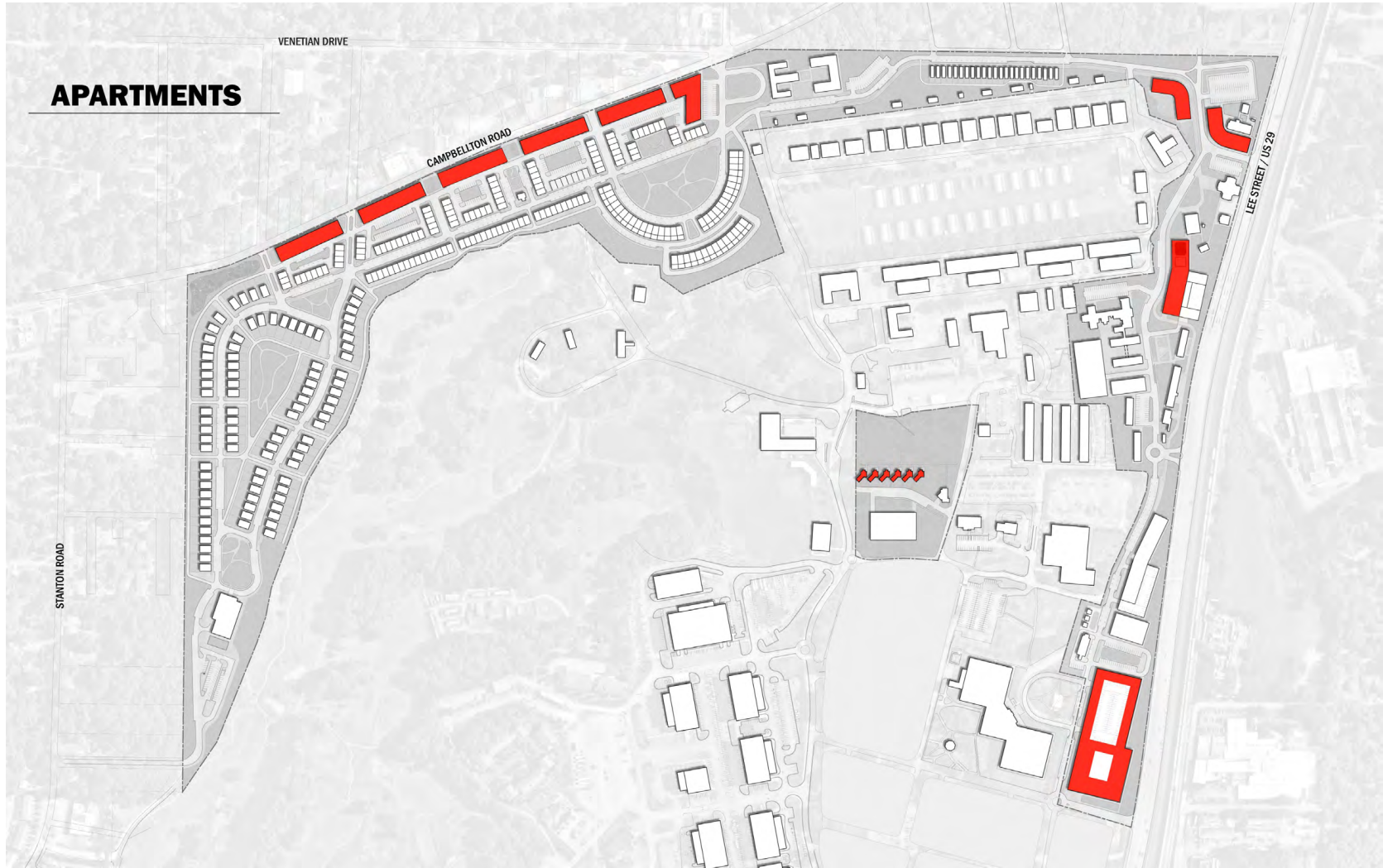


# PRELIMINARY PROGRAM

<b>Block 7 - Campbellton Transit Corridor</b>	<b>Floor Area</b>	<b>Apt. Units</b>	<b>Townhomes</b>	<b>Cottages</b>	<b>Commercial</b>	<b>Office</b>	<b>Hotel Keys</b>	<b>Surface P</b>	<b>Garage P</b>	<b>Curbside P</b>	<b>Total Parking</b>
Multifamily Building 6	60,000	50						70			
Townhomes	72,500		29						44	20	
Subtotal	132,500	50	29	0	0	0	0	70	44	20	134
<b>Block 8 - Campbellton Transit Corridor</b>	<b>Floor Area</b>	<b>Apt. Units</b>	<b>Townhomes</b>	<b>Houses</b>	<b>Commercial</b>	<b>Office</b>	<b>Hotel Keys</b>	<b>Surface P</b>	<b>Garage P</b>	<b>Curbside P</b>	<b>Total Parking</b>
Multifamily Building 7	60,000	50						50			
Townhomes	72,500		29						44	25	
Subtotal	132,500	50	29	0	0	0	0	50	44	25	119
<b>Block 9 - Campbellton Transit Corridor</b>	<b>Floor Area</b>	<b>Apt. Units</b>	<b>Townhomes</b>	<b>Cottages</b>	<b>Commercial</b>	<b>Office</b>	<b>Hotel Keys</b>	<b>Surface P</b>	<b>Garage P</b>	<b>Curbside P</b>	<b>Total Parking</b>
Multifamily Building 8	60,000	50						65			
Townhomes	72,500		29						44	24	
Subtotal	132,500	50	29	0	0	0	0	65	44	24	133
<b>Block 10 - Campbellton Transit Corridor</b>	<b>Floor Area</b>	<b>Apt. Units</b>	<b>Townhomes</b>	<b>Houses</b>	<b>Commercial</b>	<b>Office</b>	<b>Hotel Keys</b>	<b>Surface P</b>	<b>Garage P</b>	<b>Curbside P</b>	<b>Total Parking</b>
Multifamily Building 9	60,000	50						35			
Townhomes	32,500		13						26	24	
Subtotal	92,500	50	13	0	0	0	0	35	26	24	85
<b>Block 11 - Residential Village</b>	<b>Floor Area</b>	<b>Apt. Units</b>	<b>Townhomes</b>	<b>Houses</b>	<b>Commercial</b>	<b>Office</b>	<b>Hotel Keys</b>	<b>Surface P</b>	<b>Garage P</b>	<b>Curbside P</b>	<b>Total Parking</b>
Single Family Houses	169,200			94					94	100	
Clubhouse	32,000							65			
Subtotal	201,200	0	0	94	0	0	0	65	94	100	259
<b>Block 12 - Health District</b>	<b>Floor Area</b>	<b>Apt. Units</b>	<b>Townhomes</b>	<b>Houses</b>	<b>Commercial</b>	<b>Office</b>	<b>Hotel Keys</b>	<b>Surface P</b>	<b>Garage P</b>	<b>Curbside P</b>	<b>Total Parking</b>
Building 136 - bungalow	1,920	1								1	
Building 137 - bungalow	1,120	1								1	
Building 138 - bungalow	1,120	1								1	
Building 139 - bungalow	1,120	1								1	
Building 140 - bungalow	1,120	1								1	
Building 141- bungalow	1,120	1								1	
Commercial building	6,000					6,000		20			
Subtotal	13,520	6	0	0	0	6,000	0	20	0	6	26
<b>TOTAL</b>	<b>Floor Area</b>	<b>Apt. Units</b>	<b>Townhomes</b>	<b>Houses</b>	<b>Commercial</b>	<b>Office</b>	<b>Hotel Keys</b>	<b>Surface P</b>	<b>Garage P</b>	<b>Curbside P</b>	<b>Total Parking</b>
	1,989,430	866	166	119	108,830	70,300	315	645	2,134	387	3,166

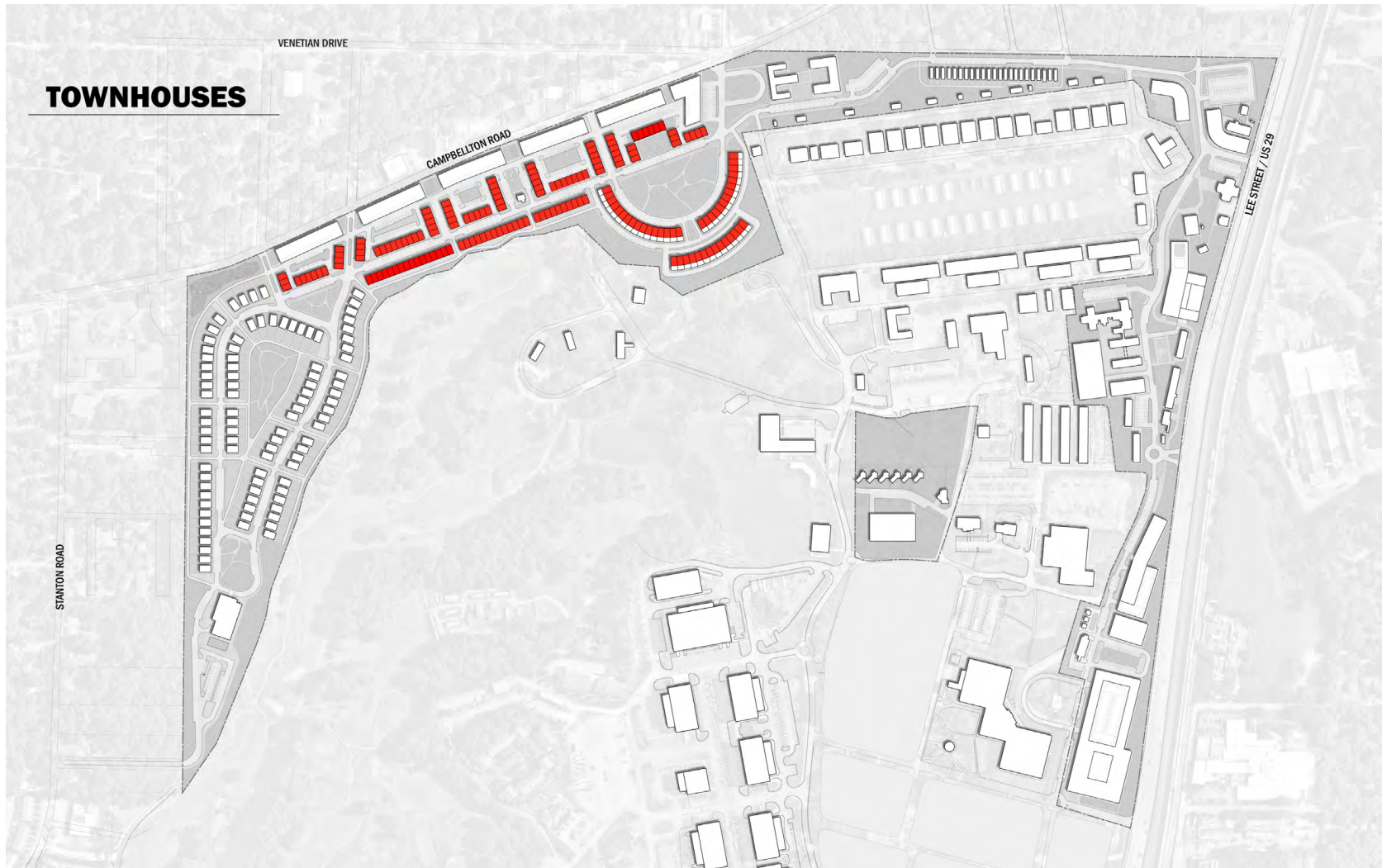
**\*THIS INFORMATION IS PRELIMINARY. GEOTECHNICAL AND ENVIRONMENTAL STUDIES AND THE CITY OF ATLANTA REQUIREMENTS MAY AFFECT USES AND THE DEVELOPMENT POTENTIAL OF SOME SITES.**

## APARTMENTS

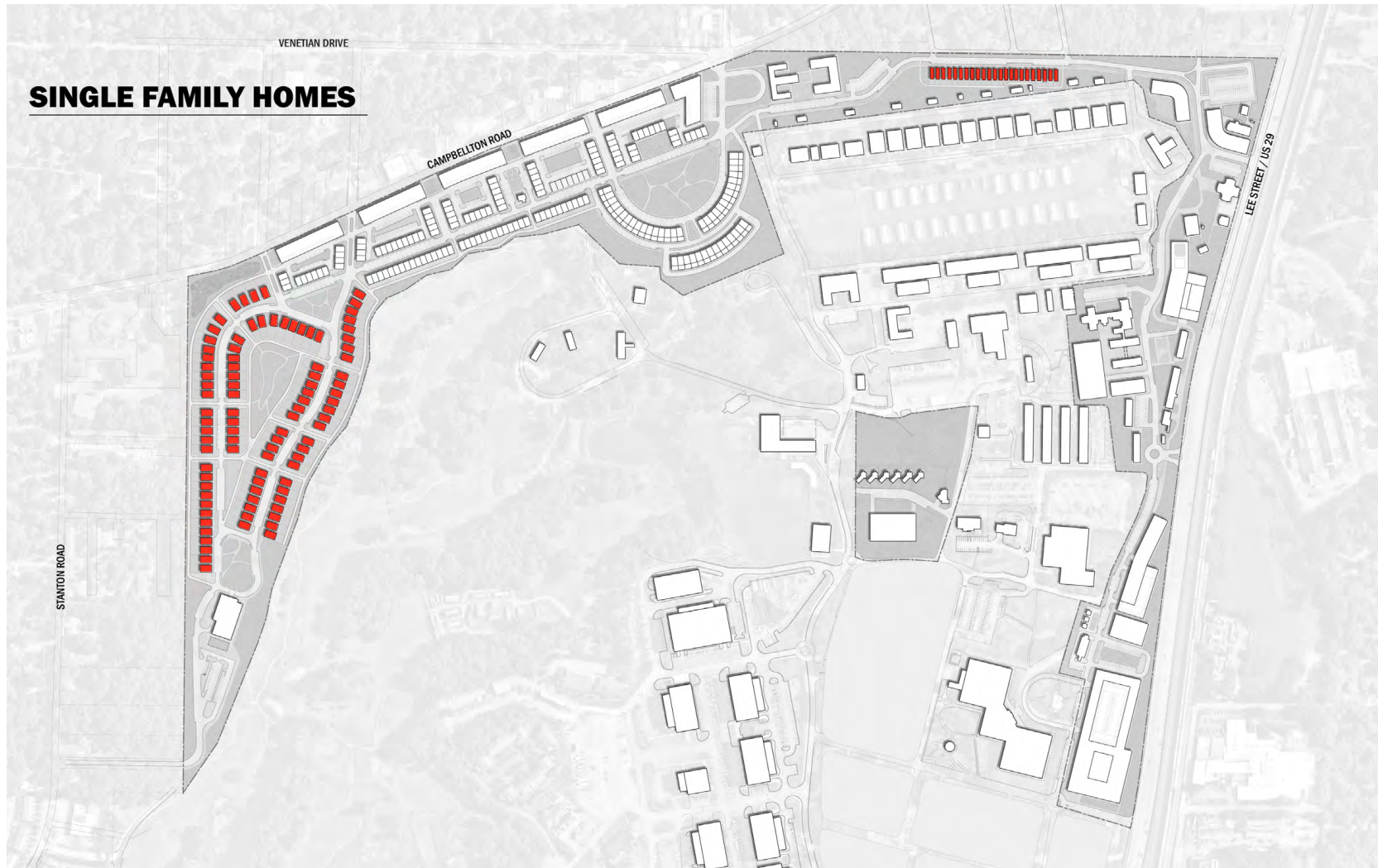




## TOWNHOUSES

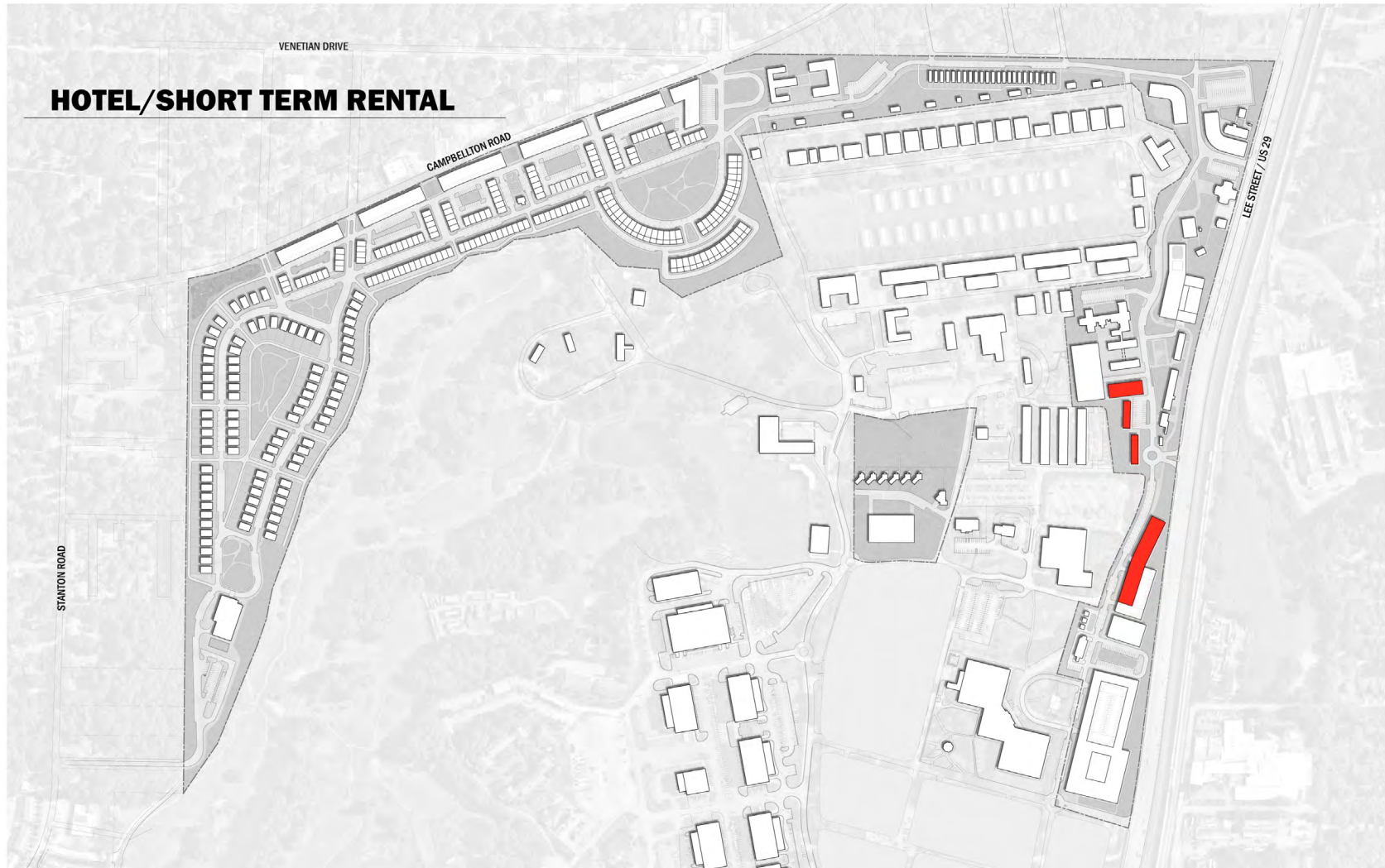


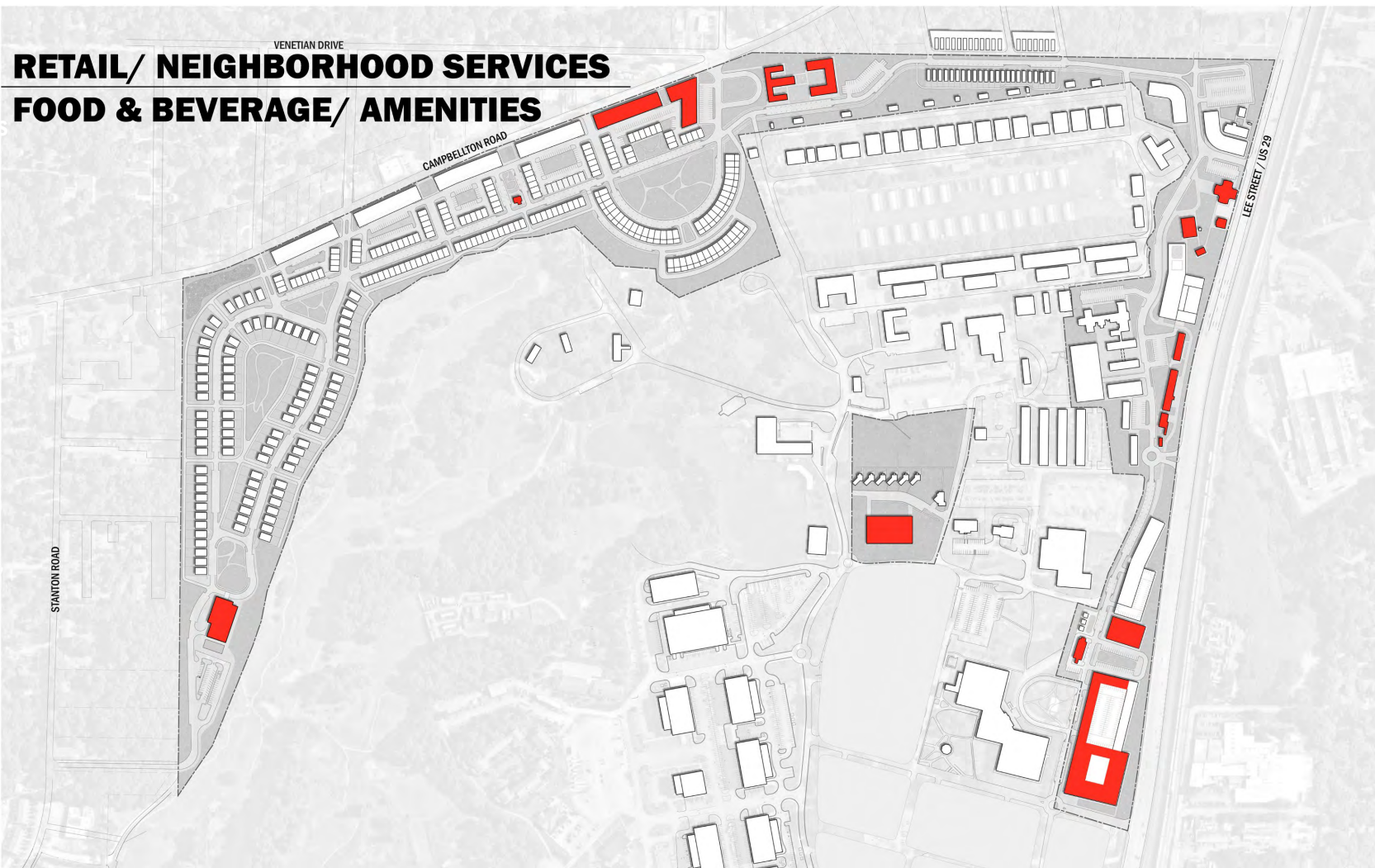
## **SINGLE FAMILY HOMES**





## 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

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