



History

- Fort McPherson was founded by the U.S. Army in September 1885. During World War I, the Fort was used as a camp for Imperial German Navy prisoners of war.
- The 2005 Base Realignment and Closure Commission recommended the closure of Fort McPherson, resulting in an estimated loss of 2,950 civilian positions.
- After the closure was announced, the State of Georgia created the McPherson Local Redevelopment Authority (MLRA), which led the reuse planning effort.
- In 2010, the MLRA became the McPherson Implementation Local Redevelopment Authority (a.k.a. the Fort Mac LRA), a local government authority created by the State of Georgia, entrusted with catalyzing growth in the community and ensuring quality reuse and redevelopment.

Development Timeline



- Since June 2015, the Army has conveyed approximately 450 acres of the former military installation to MILRA under an economic development conveyance. Approximately 330 acres were sold to Tyler Perry Studios to create a movie production company, while Fort Mac LRA retained approximately 145 acres.
- In August 2019, Fort Mac LRA sold the former forces command building to Easterly Government Properties for \$17 million. Easterly will renovate and lease the building to the U.S. Food and Drug Administration.
- In 2022, Tyler Perry Studios purchased an additional 37 acres to build an entertainment district that will be open to the public.
- All of the remaining 95 acres has been purchased by or is under contract to the TD Jakes Real Estates Ventures group for the development of a mixed-use, mixed-income community.



PROJECT FOR
 McPHERSON
 IMPLEMENTING LOCAL
 REDEVELOPMENT AUTHORITY
 1777 HARDEE AVENUE
 ATLANTA, GA 30339

ORIGINAL PROPERTY LINE

TRACT 'A'
 132.89 AC
 1701 LEE STREET

ORIGINAL PROPERTY LINE

ORIGINAL PROPERTY LINE

GENERAL NOTES

1. PLS (from plot set) is 1/2" = 100' unless otherwise noted.
2. Said described property is NOT located within an area having a flood zone designation per Flood Insurance Rate Map (FIRM) numbers 13120C0204E & 13120C0205E, effective date September 8, 2015, for Community Number 130022, in DeKalb County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said property is situated.
3. The locations of underground utilities are taken from utility location marking provided by utility, visible evidence, construction plans and/or previous surveys and should be considered approximate. Other underground utilities may be located on this property.

SITE DATA

1. Gross land area is 9.44 acres.
2. Property is identified as Fulton County tax parcel ID's: 14 0136 LDD041, 14 0136 LDD042, 14 0136 LDD018.
3. This property is zoned I-1 (Light Industrial District (City of Atlanta Ordinance).

REFERENCES

1. ALTA/ACSM Land Title Survey for McPHERSON Implementing Local Redevelopment Authority, Submittal Book, as administrative agent, its successors and assigns, and 45 Fortified, LLC, and First American Title Insurance Company, prepared by Sellen & Associates, Inc. Professional Surveyors and last revised June 23, 2015.
2. ALTA/ACSM Land Title Survey for Courtland Enterprises, LLC, U.S. Department of Veterans Affairs, and First American Title Insurance Company, prepared by Sellen & Associates, Inc. Professional Surveyors and dated August 12, 2015.
3. SURVEY, TOPOGRAPHIC, AND UTILITY SURVEY FOR McPHERSON IMPLEMENTING LOCAL REDEVELOPMENT AUTHORITY (MLRA) 143.31 ACRES ATLANTA, GEORGIA, last revised 3/9/18 and prepared by Blue Landworks.
4. DECLARATIONS OF EASEMENTS, COVENANTS AND RESTRICTIONS AND RIGHT OF FIRST OFFER filed and recorded in Deed Book 50006, PG 33 in Fulton County, Georgia.

TRACT 'B'
 9.44 ACRES
 1777 HARDEE AVENUE
 (SEE SHEET 2)

PER 19-045
 APPROVAL FOR
 SUBMITTAL REPEAT
 SPI-2 SAI
 # 1777 HARDEE AV.
 # 1601 LEE ST.

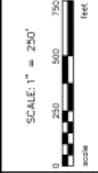
MEASUREMENT
 The initial control points for this survey were located utilizing a Chironix TRK 0265 receiver with Carlson SURVEY data collection software. All coordinates are based on NAD83 (2011) and GCS03 124. Network RTK corrections were received via a cellular modem. The type of survey was network RTK utilizing the Trimble 560 Real Time Network operated by MPR Systems, Inc. The relative positional accuracy is calculated according to the Federal Geographic Data Committee Part 3 - National Standard for Spatial Data Accuracy, is 0.04 feet horizontal and 0.07 feet vertical at the 95% confidence level.
 This survey was prepared in conformity with the technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-1-43. Authority S.C.C.A. Secs. 15-6-47, 43-12-4, 43-12-6, 43-12-9, 43-12-18, 43-12-22.
 Field information for this survey was obtained with a Trimble 56 robotic total station electronic instrument. The field data upon which this map or plat is based has a closure precision of one foot in 27,344 feet and an angular error of less than 4 seconds per angle point and was adjusted using the least squares method. This map or plat has been calculated for closure and is found to be accurate within one foot in 277,985.

Date of field work: 7/2/2019
 Date of Plat or Map: 7/15/2019



(Signed) _____ (Seal)
 Name: Thomas W. Woodson
 Registration/License Number: 2767 (Georgia)

DATE	BY	REVISION



FORT McPHERSON
 ATLANTA, GEORGIA

REPLAT
 FOR
 FORT McPHERSON

T.D. JAKES FORT MCPHERSON SAP

1801 LEE STREET SW, ATLANTA, GA 30311

Owner: T.D. JAKES REAL ESTATE VENTURES, LLC
 Construction Manager: Y.D. JAKES REAL ESTATE VENTURES, LLC
 Civil / Site: Eberly & Associates, Inc.
 Landscape: Surface 676, P.A.
 Structural:
 Mechanical & Plumbing:
 Electrical:
 Lighting Consultant:
 Food Service:
 Planning / Zoning:
 Envelope Consultant:
 Code Consultant:
 Acoustical Consultant:


DRAWING SCHEDULE

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A-104	BUILDING 04
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A-106	BUILDING 06
A-107	BUILDING 07
A-108	BUILDING 08 & 8B
A-109	BUILDING 10 & 11
A-110	BUILDING 12 & 13
A-111	BUILDING 14 ELEVATIONS
A-112	BUILDING 15 ELEVATIONS
A-113	BUILDING 16 ELEVATIONS
A-114	BUILDING 17 ELEVATIONS
A-115	BUILDING 18 ELEVATIONS
A-116	BUILDING 19 ELEVATIONS
A-117	BUILDING 20 ELEVATIONS
A-118	BUILDING 21 ELEVATIONS
A-119	BUILDING 22 ELEVATIONS
A-120	BUILDING 23 ELEVATIONS
A-121	BUILDING 24 ELEVATIONS





Entertainment District



Planning for Ongoing Activities and Initiatives to Benefit Surrounding Communities