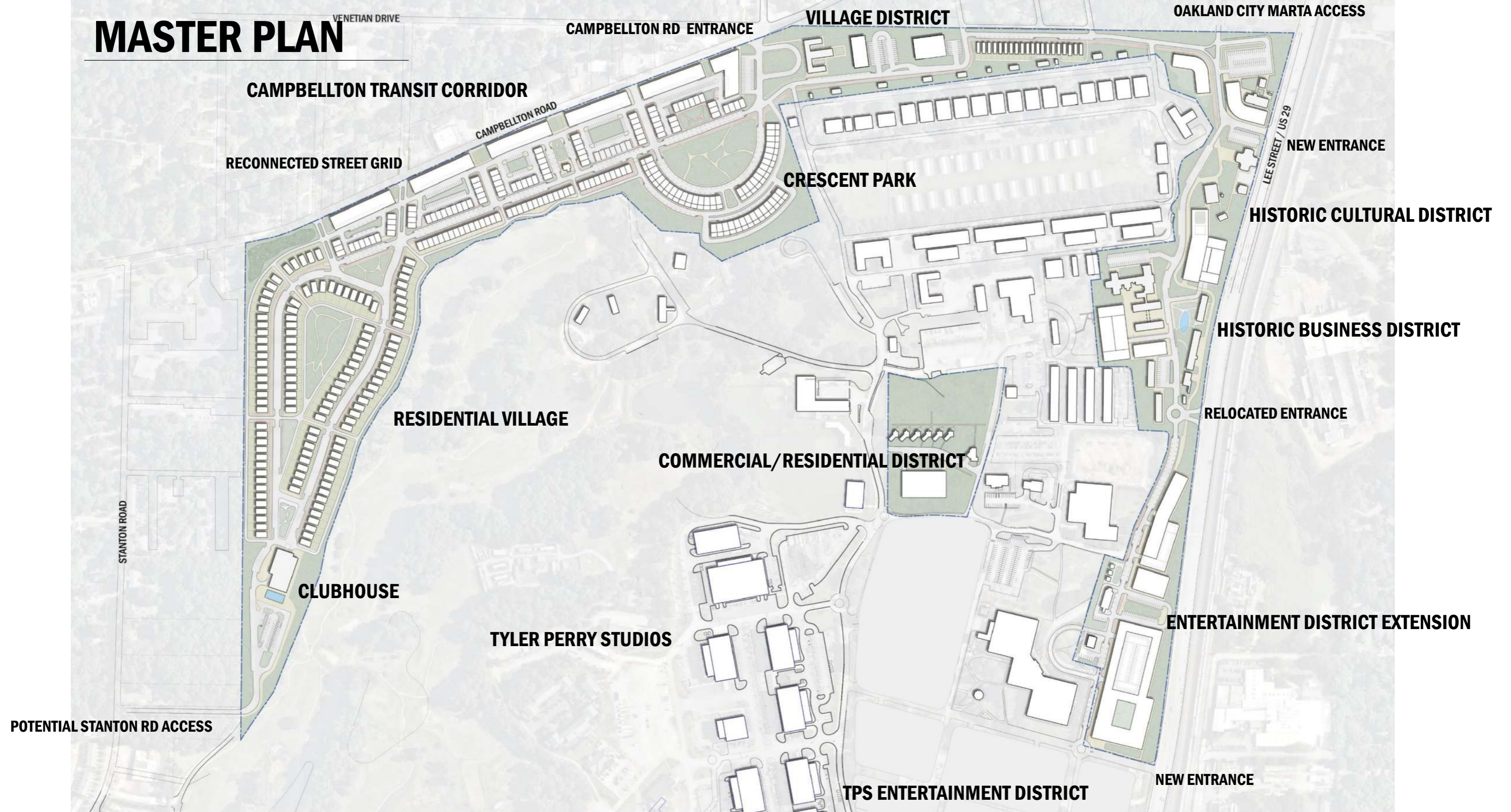


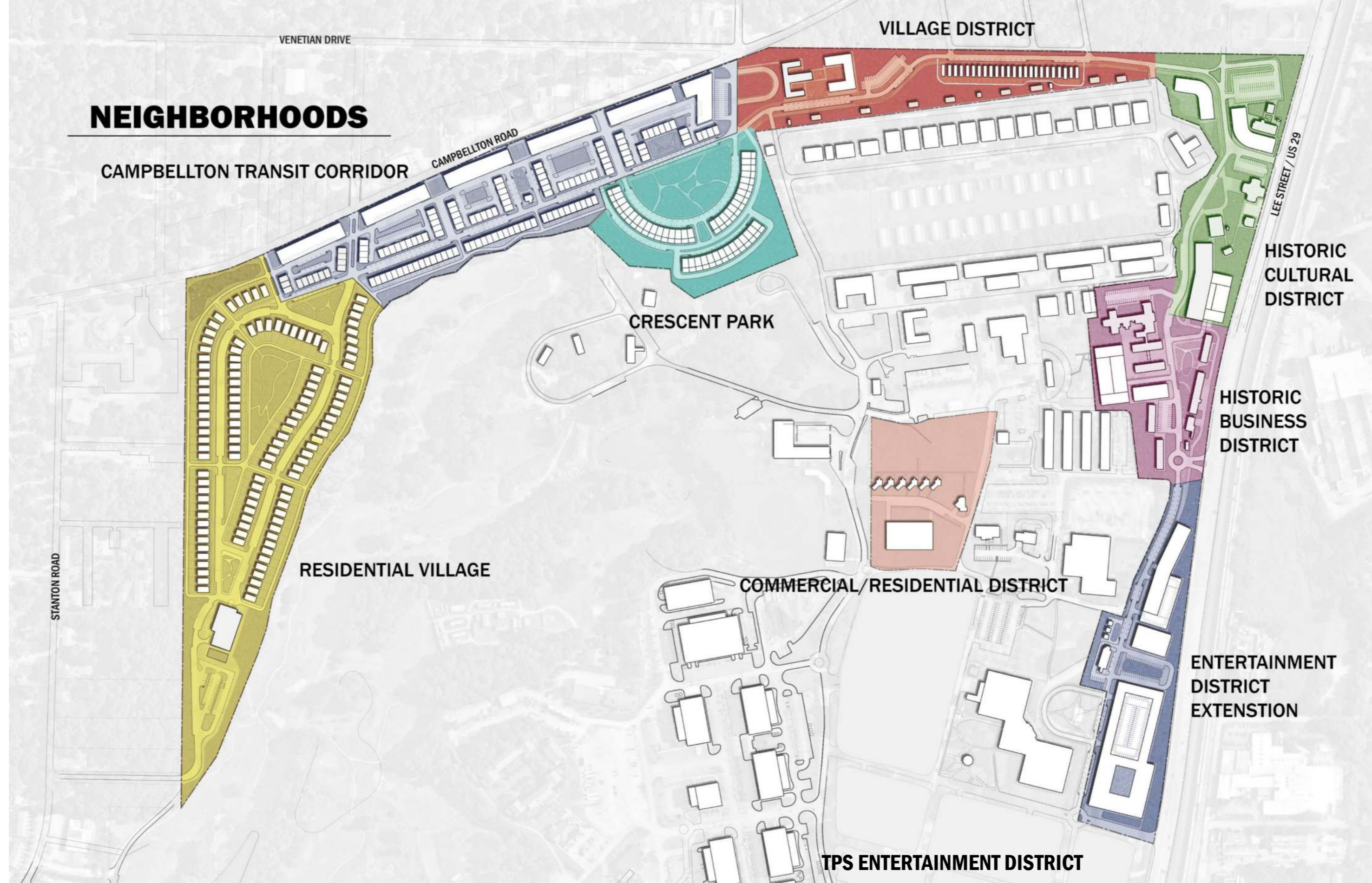


FT MCPHERSON DRAFT MASTER PLAN
18 APRIL 2022

MASTER PLAN



NEIGHBORHOODS



PHASING

PHASE 2

CAMPBELLTON TRANSIT CORRIDOR
RESIDENTIAL VILLAGE
CRESCENT PARK
VILLAGE DISTRICT

PHASE 1

COMMERCIAL/RESIDENTIAL DISTRICT

PHASE 5

CULTURAL HISTORIC DISTRICT

PHASE 4

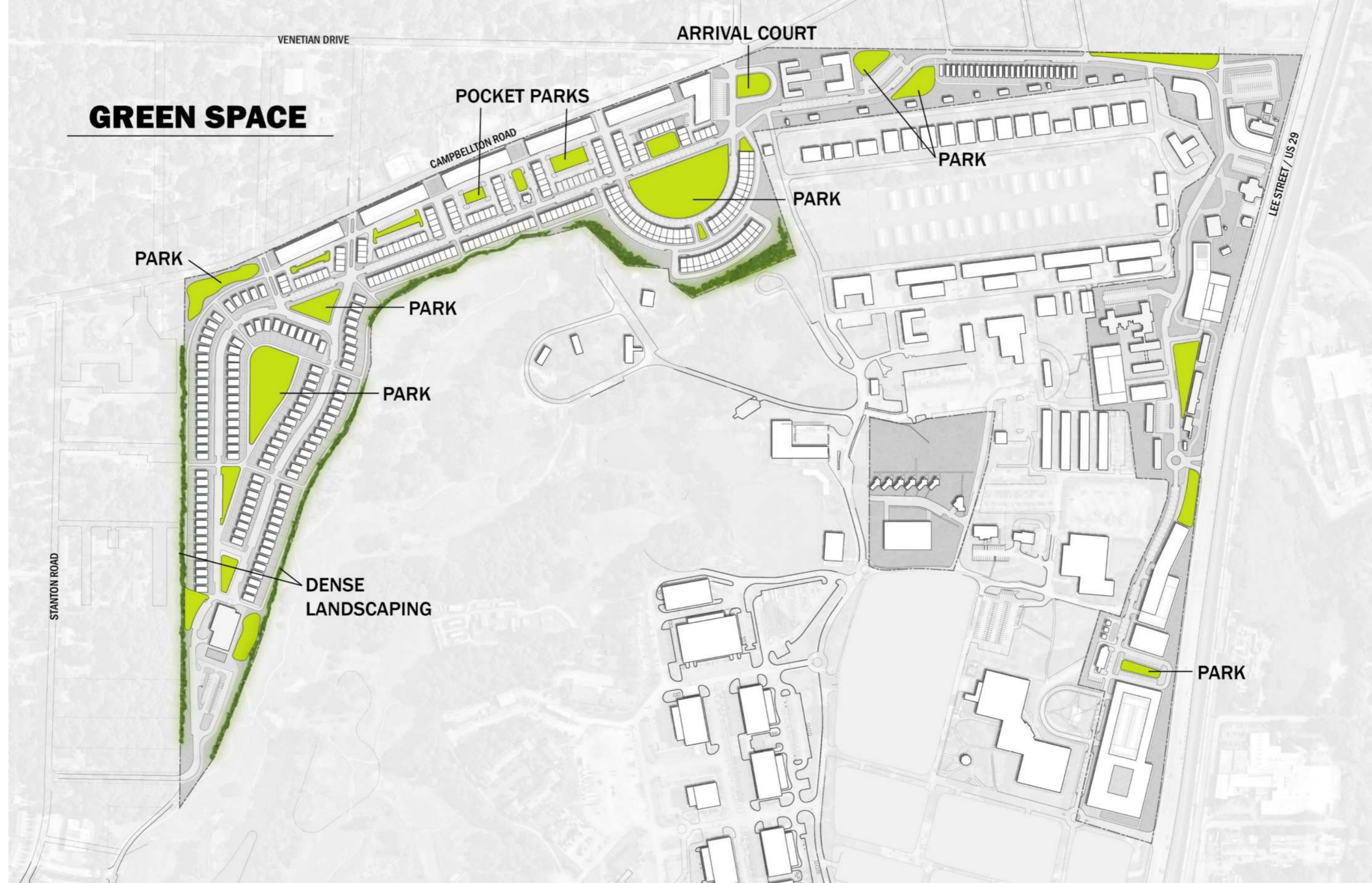
HISTORIC BUSINESS DISTRICT

PHASE 3

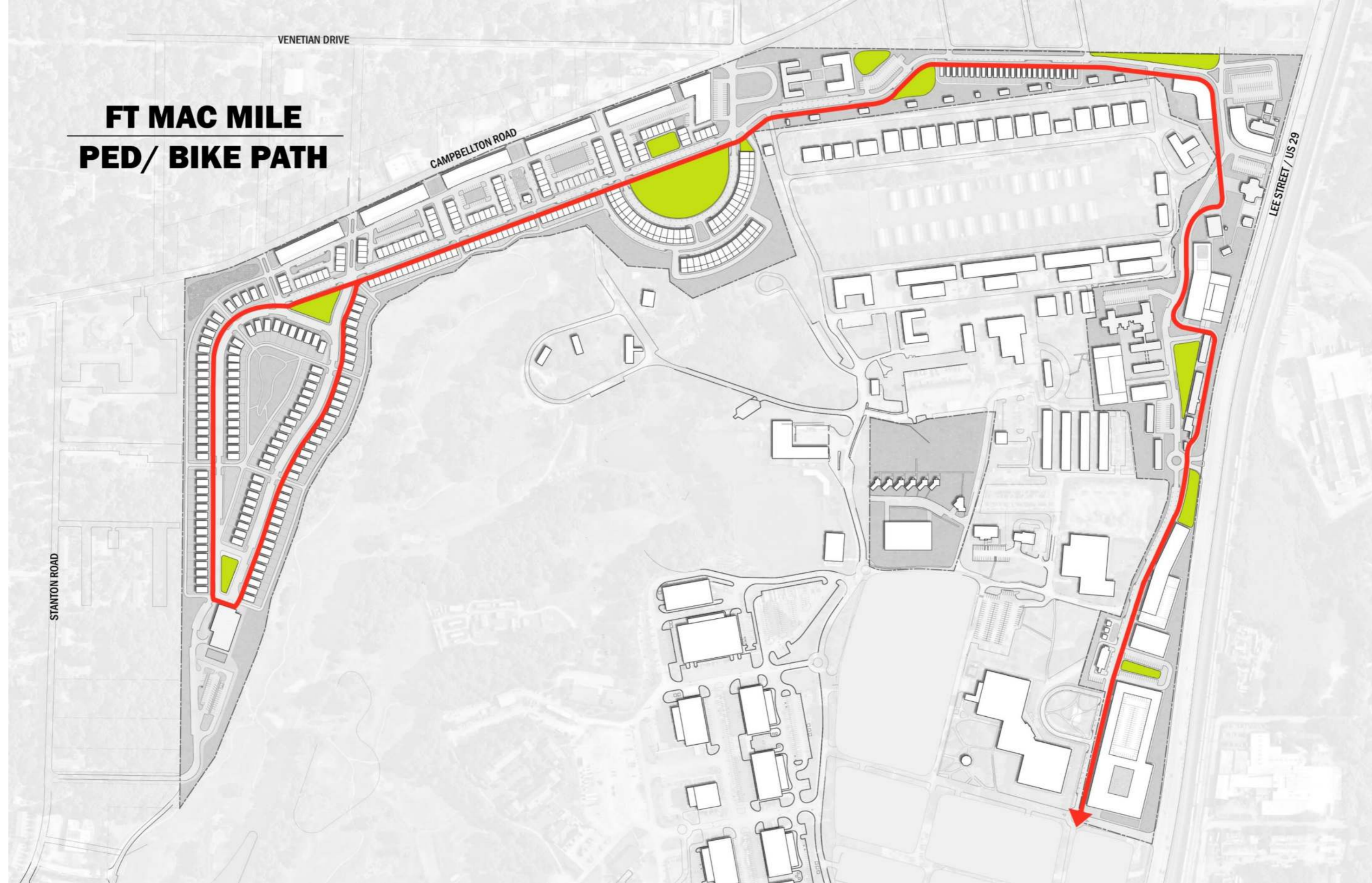
ENTERTAINMENT DISTRICT EXTENSION

TYLER PERRY STUDIOS

TPS ENTERTAINMENT DISTRICT



FT MAC MILE PED/ BIKE PATH



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

VILLAGE DISTRICT
FOR SALE SINGLE FAMILY ATTAINABLE HOMES

COMMERCIAL/RESIDENTIAL DISTRICT

TPS ENTERTAINMENT DISTRICT

HISTORIC CULTURAL DISTRICT
LIHTC APPLICATION GUIDELINES
40% OF UNITS @ 60% AMI

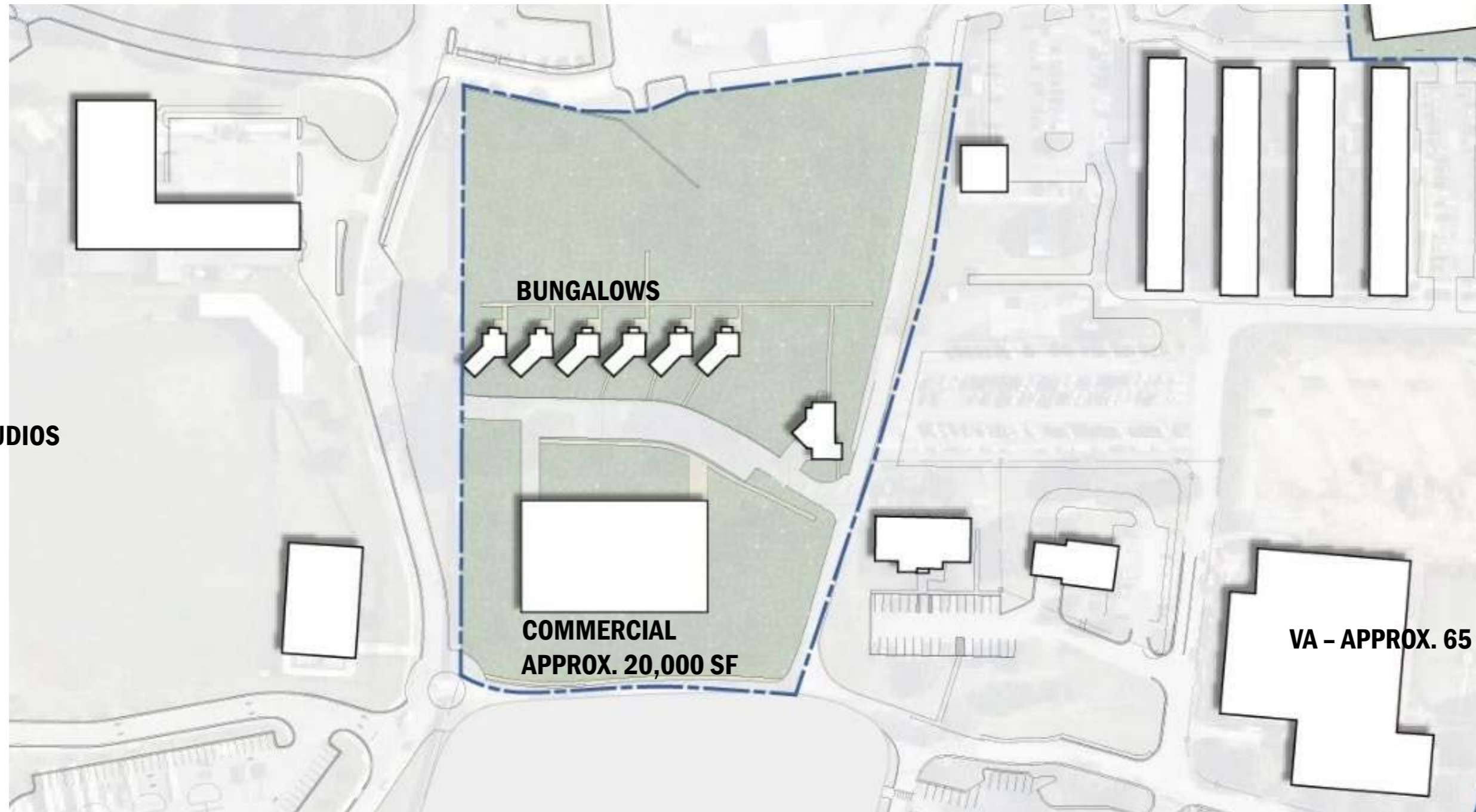
HISTORIC BUSINESS DISTRICT
INCLUDES INDEPENDENT LIVING WITH
LIHTC APPLICATION GUIDELINES
40% OF UNITS @ 60% AMI

VA - APPROX. 65 SUPPORTIVE LIVING UNITS

ENTERTAINMENT DISTRICT EXTENSION
50-60 UNITS OF AFFORDABLE UNITS @
80% AMI OR BELOW

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.

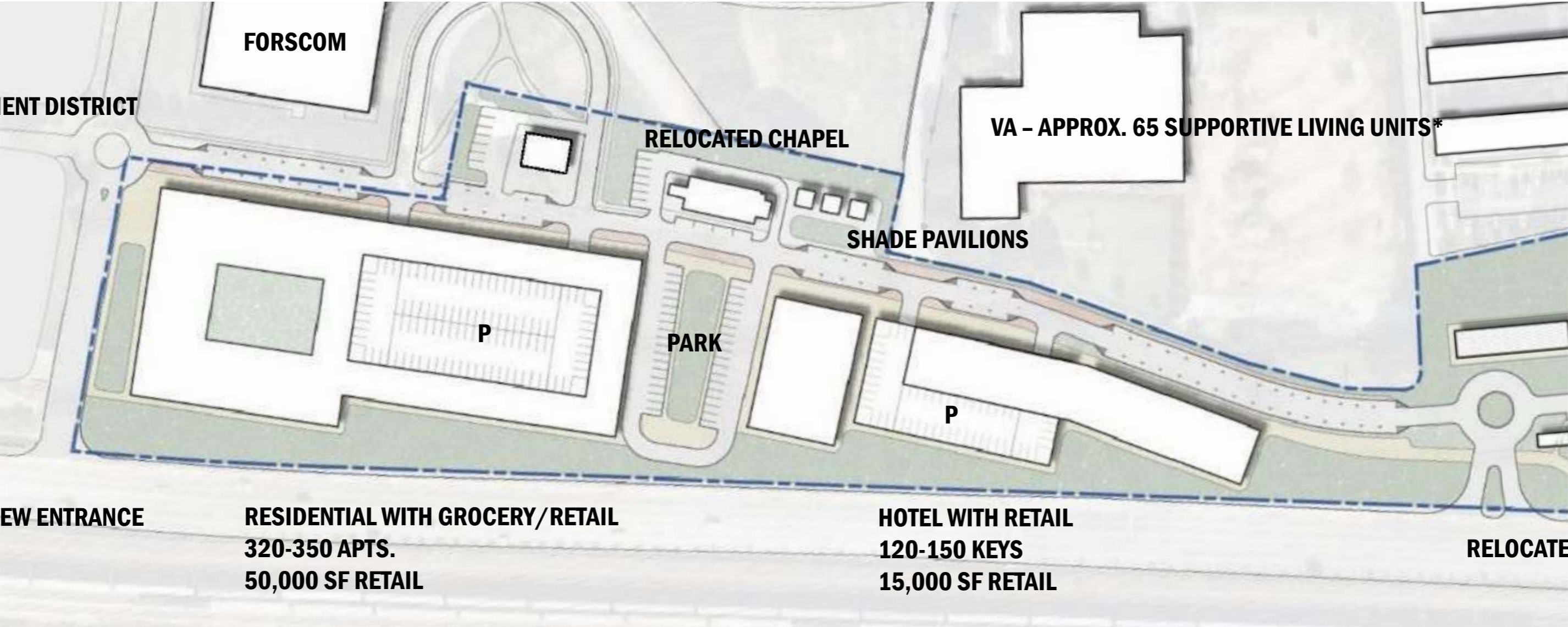


TYLER PERRY STUDIOS

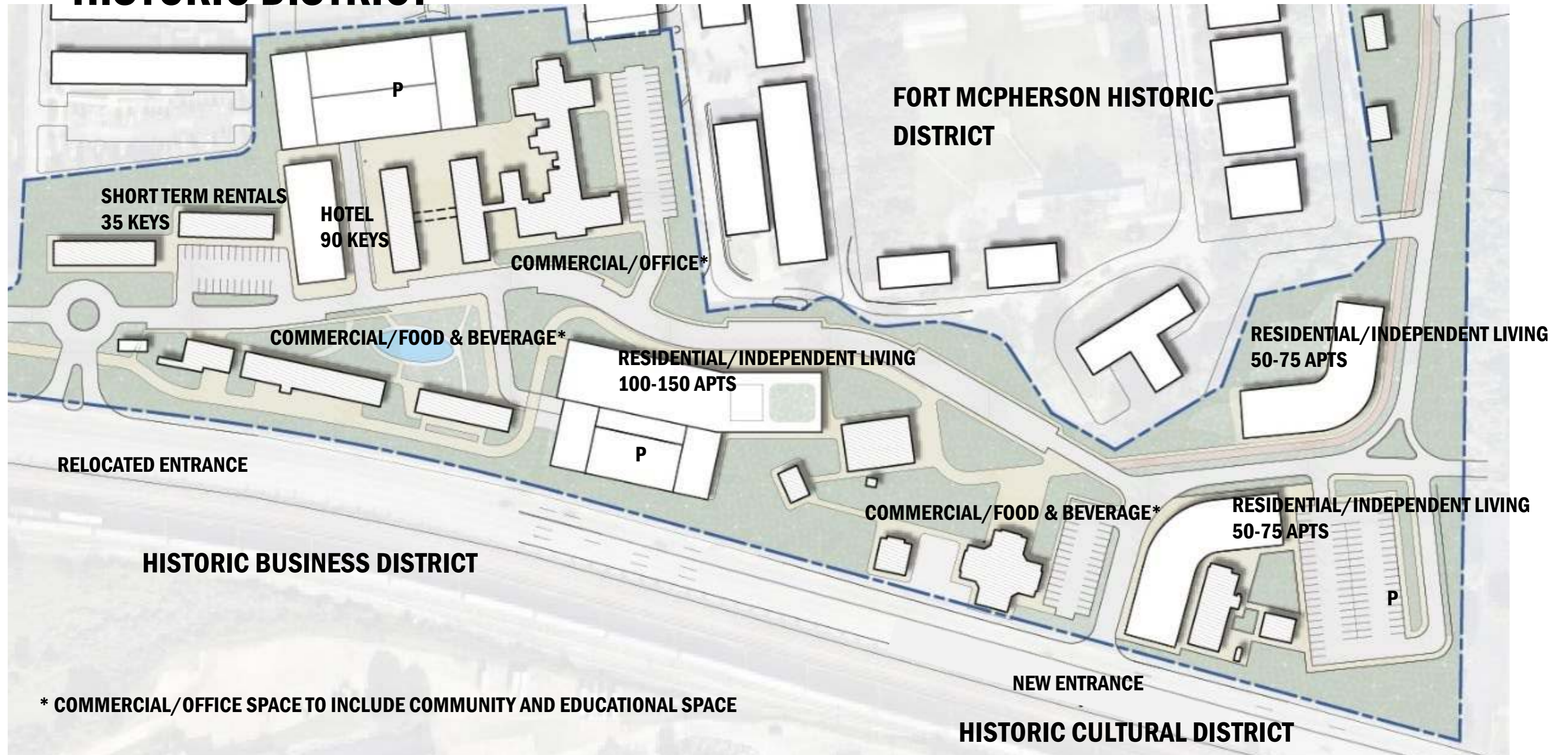
ENTERTAINMENT DISTRICT EXTENSION

*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



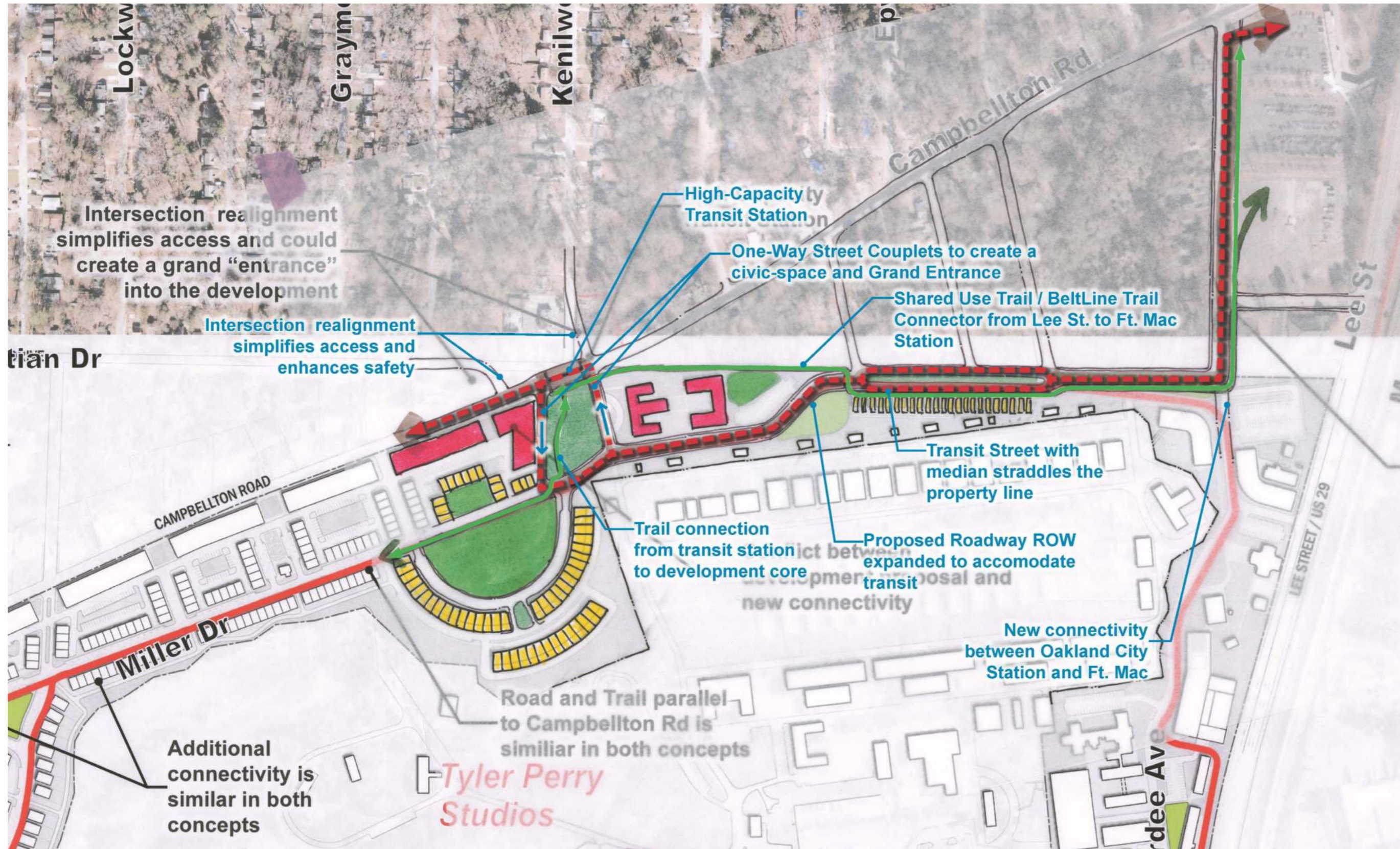
HISTORIC DISTRICT



* COMMERCIAL/OFFICE SPACE TO INCLUDE COMMUNITY AND EDUCATIONAL SPACE

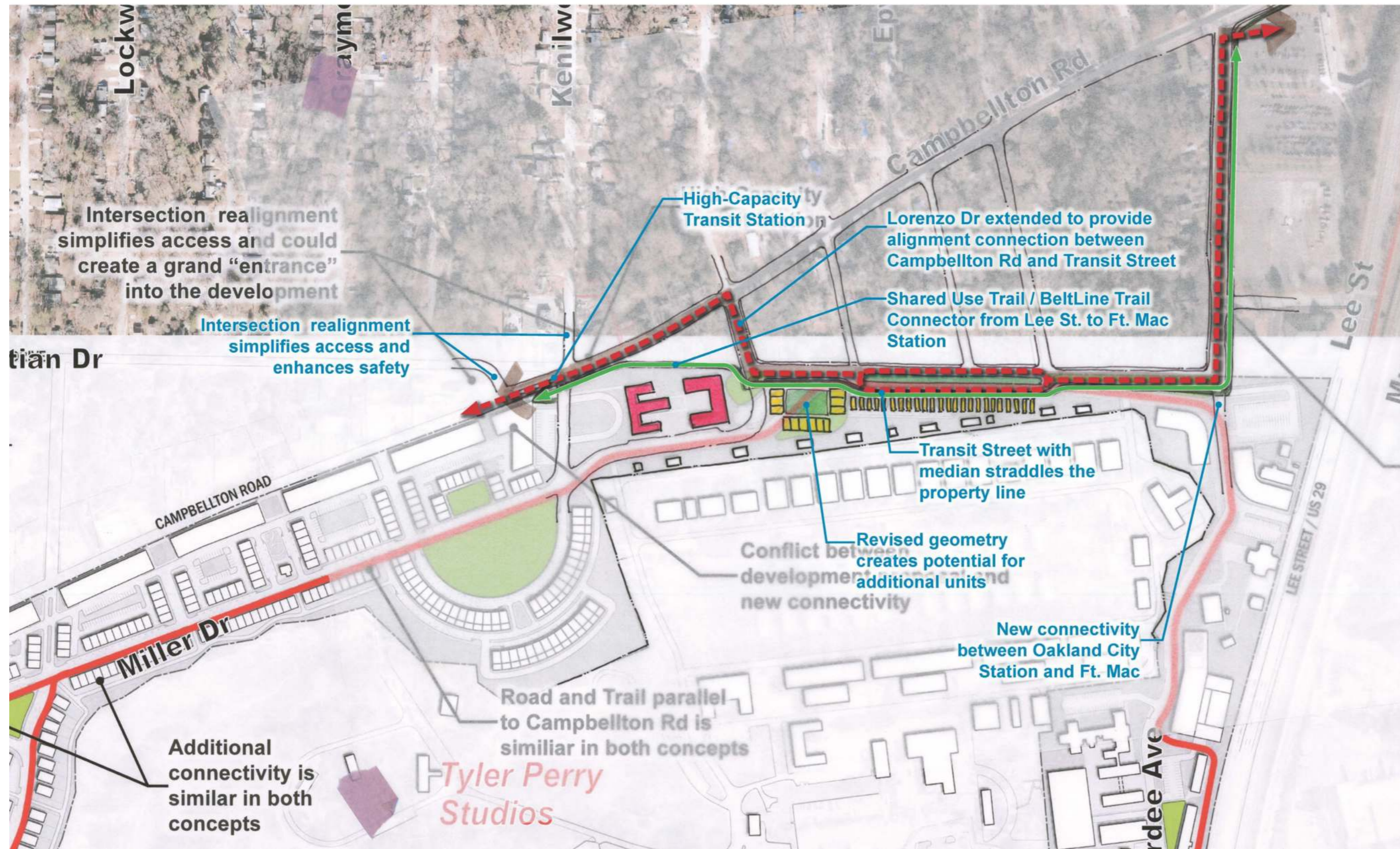
FORT MCPHERSON ALIGNMENT CONCEPT

CONCEPT A OVERLAY

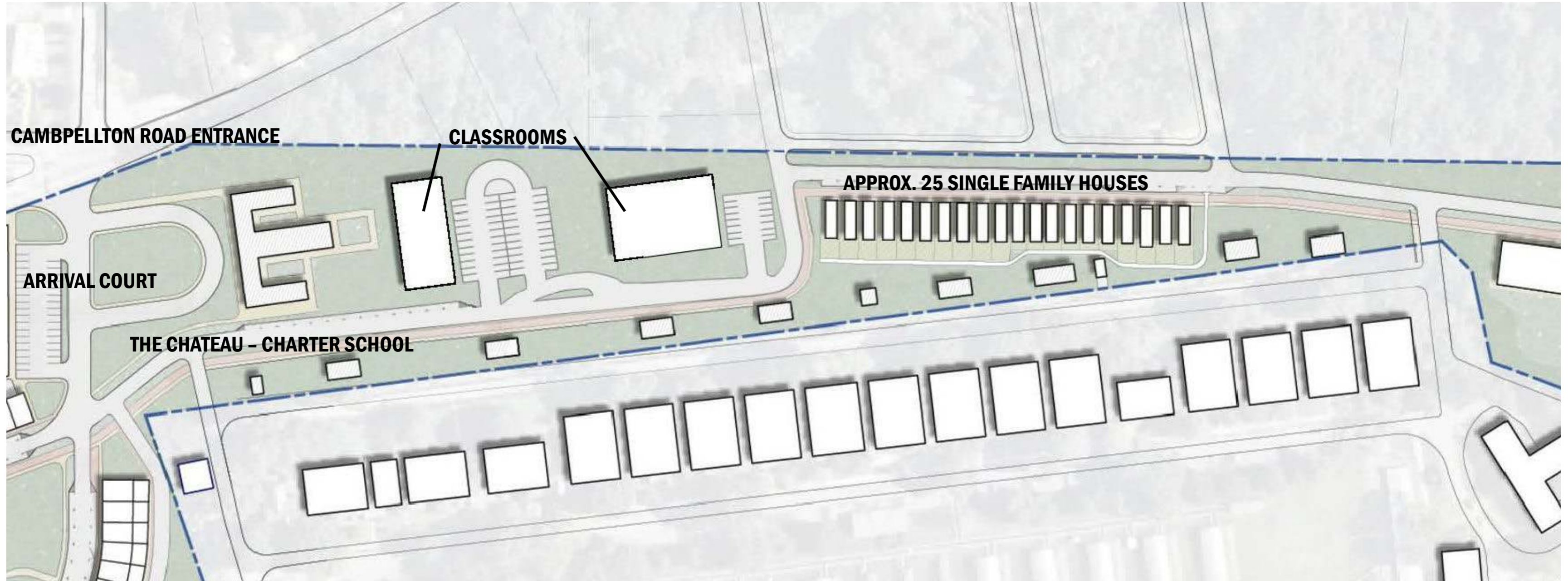


FORT MCPHERSON ALIGNMENT CONCEPT

CONCEPT B OVERLAY



VILLAGE DISTRICT

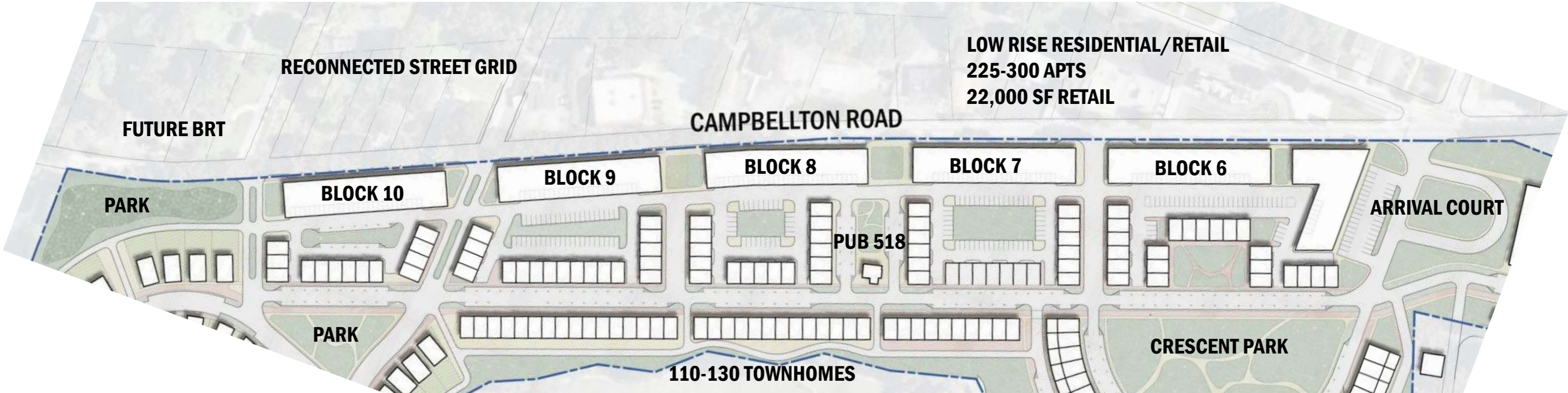


CRESCENT PARK DISTRICT

CAMPBELLTON ROAD ENTRANCE

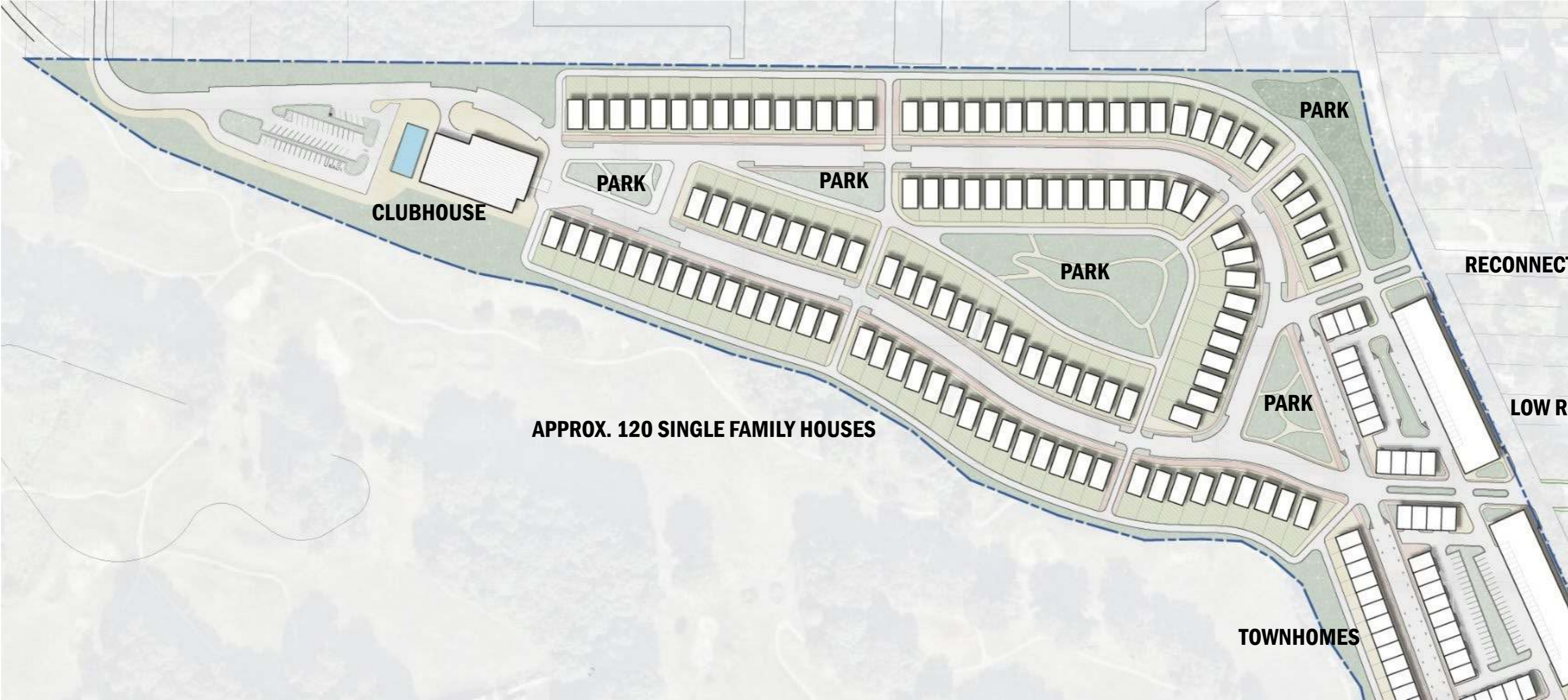


CAMPBELLTON TRANSIT CORRIDOR



RESIDENTIAL VILLAGE DETAIL

POTENTIAL STANTON ROAD ACCESS



AERIAL VIEW



AERIAL VIEW





AERIAL VIEW