



August 21, 2023

Town of Tyrone Downtown Development Authority

FCDA Grant Application

DRAFT

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PROJECT DESCRIPTION

Provide a brief description of the proposed project and proposed use of funds:

The Tyrone Downtown Development Authority (DDA) is happy to begin work on the redevelopment of the old fire station located in Downtown Tyrone. This initiative aims to transform the space into a restaurant and event venue that will serve as a focal point of culinary excellence and community gathering. Through the DDA's recent RFQ process, we have selected Executive Chef Collins Woods, a Fayette County native with an impressive culinary pedigree, to be the heart of the project and main development partner. Many have known Collins through his skills as the personal chef to country music icon Zac Brown and lead of the culinary team at Camp Southern Ground. The DDA and Collins's team have preliminarily titled the project "Neighbors Restaurant" to build on.

This redevelopment project embodies the concept of "economic gardening," emphasizing the nurturing of local businesses and fostering entrepreneurship. The retrofitting of the fire station to accommodate "Neighbors" is not just about creating a new dining establishment; it's about crafting a space that encourages local innovation in the Town and County economies. The project's primary objective is to establish a hub that resonates with the community, visitors, and food aficionados alike.

The proposed funds will be channeled into various facets of the redevelopment: from architectural and engineering design services to essential construction activities, site preparation, and infrastructure enhancements. Recognizing the fire station's strategic location, a portion of the grant will be allocated to develop outdoor spaces. These areas, whether a courtyard, terrace, or deck, will offer connections to Shamrock Park and enhance the aesthetic appeal along Senoia Road, creating inviting public spaces that align with Collins's vision of fostering community connections through food and the DDA's goal of rejuvenating Downtown Tyrone.

In line with the goals of both the Tyrone DDA and the Fayette County Development Authority (FCDA), this endeavor seeks to bolster the economic landscape of the area. Beyond attracting capital investment and generating jobs, the presence of "Neighbors" under Collins's leadership promises to elevate the local dining scene, drawing both residents and tourists.

The DDA is confident that with the unique blend of Collins's culinary experience and the community-centric ethos of "Neighbors," this initiative will significantly amplify the economic and cultural vitality of the community, aligning seamlessly with the FCDA's mission to champion economic development in Fayette County.

RELATIONSHIP TO PLANNING STRATEGIES

Briefly describe how the project relates to your comprehensive plan, future land use plan, master plan and/or other relevant planning strategies.

This project aims to kickoff the first of our 'catalytic' project sites listed in the *Envision Tyrone* Downtown Master Plan. These sites identified properties that were considered low-hanging fruit to deliver the greatest return on investment in terms of downtown redevelopment. This strategy aligns directly with the Town's Future Development Strategy in the Comprehensive Plan for the Town Center District (Downtown).

At the heart of this project is the community. By meeting the community's needs identified in the past 5 years of public engagement and planning, the project will enhance the quality of life making Tyrone more attractive to residents, businesses, and visitors. The potential amenities that could be created by the project act as a magnet, drawing people into the Town and stimulating economic activity.

Connectivity is another key feature of this project. This site serves as a keystone in bridging multi-use connections to Shamrock Park and other downtown destinations by enhancing the walkability of the downtown area. A well-connected, walkable downtown is not only one of the main strategies of the Comprehensive Plan, but also the impetus for a great number of the Town's future capital projects for the next decade. This makes the area more attractive to residents and visitors, stimulating economic activity as people are more likely to visit and spend money in such areas.

The project also demonstrates the power of public-private partnerships. By partnering with Collins Woods and his team, the DDA is able to leverage private sector resources and expertise for public benefit. This not only leads to more efficient and effective development projects but also stimulates economic activity.

Finally, the project aligns with the Town Center vision, contributing to the creation of a vibrant and attractive downtown. A thriving downtown can generate compounding returns on investment regarding economic activity. It can attract more businesses and visitors, increase property values, and stimulate further investment and development. By contributing to the revitalization of the town center, the fire station redevelopment project can set off a virtuous cycle of economic activity and growth. In essence, this project's aim is to be a testament to the power of thoughtful, community-centered economic development.

NEEDS ASSESSMENT

Describe the specific problems/need(s) that this project will address.

The Fire Station Redevelopment is designed to address several problems and needs associated with building a more complete, vibrant, and unique local economy. The following are just a few examples:

1. **Business Attraction & Retention:** The Town has a strong desire to build its local economy through business attraction and retention of long-term businesses. This can be accomplished with new business growth that reflects the vibrancy and character of the community. The Town and County's lopsided ratio of residential to commercial development needs to be addressed not only with larger economic development activities, but with smaller economic gardening initiatives such as this.
2. **Downtown Development:** The Town Center District (Downtown) area of Tyrone is the ideal place to stimulate an economic setting that reflects the heart of the Town. The downtown area needs a greater sense of place and more vibrant activity to serve as the healthy beating heart of the Town. A vibrant, walkable downtown area attracts tourism and encourages local spending which is needed for the area to flourish.
3. **Physical and Social Connectivity:** Tyrone needs an accessible downtown and an accessible economy. Not only is this a key metric of the Town's Plans, but it is the strategy of successful local places. When people can walk/bike/cart to unique shops, restaurants, and other businesses, they're more likely to linger socially and spend money locally. This not only supports local businesses but also keeps money circulating within the community, contributing to a stronger local economy. This project would bring yet another unique destination and business to Fayette County to strengthen the culture and economy further.

Each one of these needs is being addressed by the Town in different ways: expanded sewer capacity, development of multi-use trails, more flexible mixed-use zoning, and park improvements are all slated with future SPLOST funds. The Downtown Development Authority is hoping to capitalize and provide extra weight to these projects through the fire station's redevelopment.

PROPOSED ACTIVITIES

Describe the proposed activities to be undertaken that will meet these needs.

The two categories of activities to take place at the fire station are site improvements and structure improvements.

Site Improvements

The fire station site is roughly 1.1 acres fronting Senoia Road (The Town's Main Street) with rear frontage along the property that constitutes Shamrock Park. It has all utility connections including recently constructed sewer. It is also situated across the street from Veterans Memorial Park and Tyrone Town Hall. The property's strategic location offers many benefits and any site improvements made are meant to leverage these benefits. Some of these site improvements include:

1. **Rear connectivity to Shamrock Park** – creating a multi-use/pedestrian access point in the rear of the property to Shamrock Park offers a unique opportunity for the property. The Town already has plans to construct a multi-use trail along the rear of the property to Commerce Drive; a physical pedestrian connection to this area will offer the property double frontage in a valuable way. This could take various forms from a sidewalk, to a deck, or other pedestrian amenity.
2. **Front-Yard improvements** – The front of the fire station is meant to be improved as a gathering place that offers a public realm for patrons and citizens to enjoy. Parking can be accommodated off-site at either of the parks or Town Hall with future parking being constructed by the Town nearby; this allows the DDA and our development partner to integrate a large deck, patio, or plaza in the front of the property that activates the street frontage and expands the usability of the property for people to gather.



PROPOSED ACTIVITIES CONT.

Building Improvements

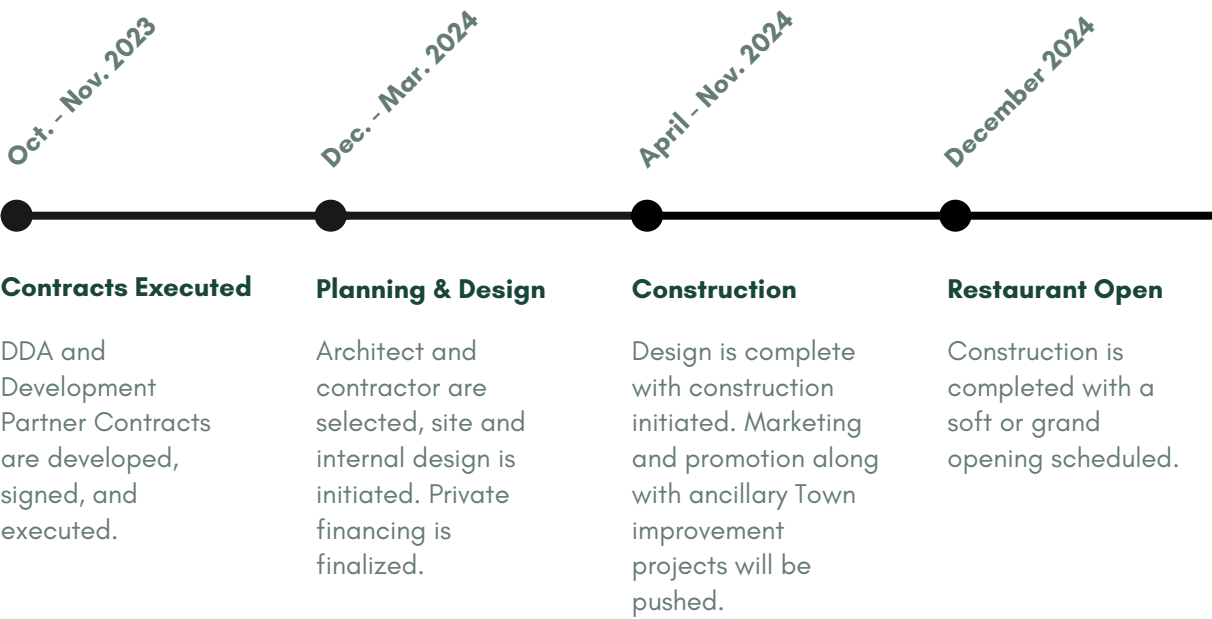
1. **Facade upgrades** – having been constructed in the 1970's the fire station's architecture is lacking appeal and is not actively inviting. Upgrades to the facade in the form of glass roll-up doors, roof improvements, additional windows, and other aesthetic upgrades will not only improve the building's appearance, but also increase its visibility and prominence on Senoia Road in line with the aesthetic goals of the Town Center District.
2. **Interior Renovations** – The interior of the fire station will undergo significant renovations to transform it into a restaurant. This will involve creating a functional kitchen space equipped with the necessary appliances and safety measures. The dining area will be designed to provide an atmosphere for patrons that leverages the unique relationship to the outdoors via the glass roll-up doors. A unique feature of this renovation could be the adaptive reuse of the old fire crew living quarters on the second floor. This space holds great potential for conversion into a private meeting, dining, or event space. It could serve as an attractive venue for private parties, corporate events, or community gatherings, adding a unique offering to the restaurant. The renovations will consider efficient space utilization for storage and restrooms. The design will be mindful of creating a seamless flow between different areas of the restaurant and site.
3. **Sustainability and Accessibility** – The redevelopment will incorporate environmentally-friendly design principles and practices. This could involve the use of energy-efficient kitchen appliances, LED lighting, and HVAC systems. Water-saving fixtures in the restrooms and kitchen can be installed to conserve water. Ensuring that the restaurant is accessible to all members of our community is also a priority. The design will comply with all relevant ADA standards, including appropriate entrance ramps, door widths, and restroom facilities for wheelchair users.



IMPACT MEASURES

| Impact Measure | Value |
|--------------------------------|---------------------------|
| DDA Investment | \$400,000 + Property |
| Development Partner Investment | \$800,000 - \$1,000,000 |
| Total Capital Investment | \$1,200,000 - \$1,400,000 |
| Total Jobs Created | 25-35 |
| Total Jobs Retained | 25-35 |

PROJECT ACTIVITY SCHEDULE



SOURCE AND USE OF FUNDS

PROPOSED BUDGET

Provide estimated costs for the entire project by line.

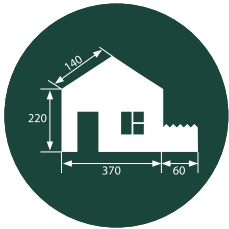
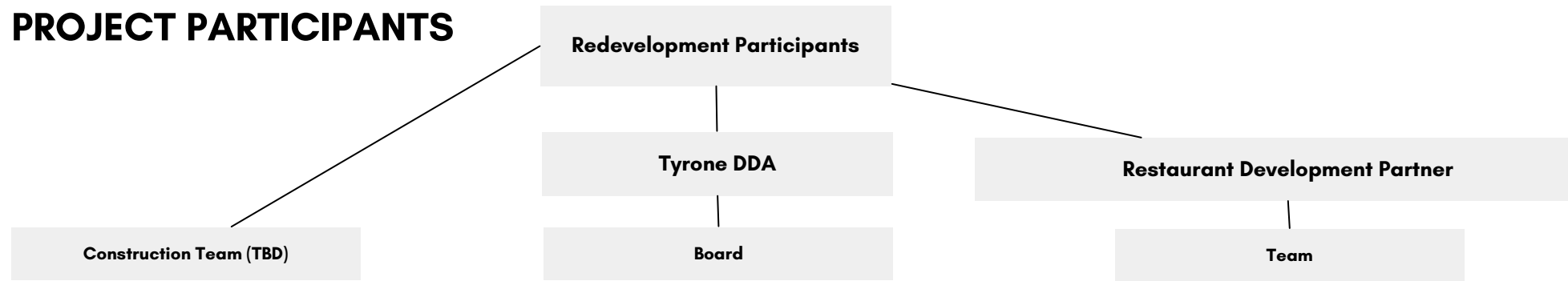
| | Value |
|-----------------------------|---------------------------|
| Acquisition | \$0 (Property Acquired) |
| Construction | \$840,000 - \$1,040,000 |
| Contingency | \$150,000 |
| Engineering/Site/Inspection | \$200,000 |
| Administrative/Legal | \$10,000 |
| TOTAL | \$1,200,000 - \$1,400,000 |

FUNDING SOURCES

List all funding sources that are proposed to be utilized to complete this project. List each source and funding amount. If a commitment has been secured from any of these funding sources, list the commitment date and attach a copy of the commitment letter.

| | Date Available | Amount |
|----------------------|----------------|---------------------------------------|
| FCDA Funding Request | N/A | \$300,000 |
| DDA Funding | Current | \$100,000 + Site/Building (\$800,000) |
| Private Funding | February 2023 | \$800,000 - \$1,000,000 |
| TOTAL | | \$1,200,000 - \$1,400,000 |

PROJECT PARTICIPANTS



Architect



Billy Campbell
Chairman



Jeni Mount
Vice-Chairman



Luci McDuffie
Treasurer



Collins Woods
Executive Chef



Cherita Cunningham
Sous Chef



Site Engineer



Adam She
Board Member



John Kaufman
Board Member



Ernie Johnson
Board Member



Robert Botello
General Manager



Promise Farnsworth
Assistant Manager



Contractor



Nathan Reese
Board Member



Phillip Trocquet
Staff - Asst. Town Manager



Brandon Perkins
Staff - Town Manager



Town of Tyrone Downtown Development Authority

Supporting Documentation

**THANK YOU FOR
YOUR CONSIDERATION**

TYRONE DDA

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