

# TOWN OF TYRONE

## DESIGN CONSIDERATIONS

DOWNTOWN RENAISSANCE  
FELLOWSHIP REPORT 2017



# PARTNERS & ACKNOWLEDGMENTS

## **The Town of Tyrone** | **Phillip Trocquet**, *Planning and Development Coordinator*

The Town of Tyrone is a diverse and forward-looking community engaged in shaping its own future. The people of Tyrone are working to capitalize on the qualities and values that have made it a successful community.

## **The Georgia Municipal Association** | **Chris Higdon**, *Community Development Manager*

Created in 1933, GMA is a voluntary, nonprofit organization that provides leadership, tools, and services to assist local governments in becoming more innovative, effective, and responsive.

## **The Georgia Cities Foundation** | **Perry Hiott**, *Director of Community Development and Financial Services*

Established in 1999, GCF is a nonprofit organization that assists cities in their efforts to revitalize and enhance downtown areas by serving as a partner and facilitator in funding capital projects through a revolving loan fund.

## **The Carl Vinson Institute of Government** | **Danny Bivins**, *Senior Public Service Associate*

The Institute of Government works with public officials throughout Georgia and around the world to improve governance and people's lives. The Institute helps government leaders navigate change and forge strong directions for a better Georgia. Special thanks to **Clark Stancil** and **Dan Shinkle**, *Supervisors*, and **Kaitlin McShea Messich**, *Senior Designer*.

## **UGA College of Environment & Design** | **Landon Woodward**, *Downtown Renaissance Fellow*

The college hosts various degree programs, including Landscape Architecture, Historic Preservation, and Environmental Planning and Design as well as a specialized Certificate Program in Environmental Ethics.



# GEORGIA DOWNTOWN RENAISSANCE FELLOWS PROGRAM



The Georgia Downtown Renaissance Fellows Program pairs the resources of the Georgia Municipal Association, the Georgia Cities Foundation, and the Carl Vinson Institute of Government with emerging design professionals from the University of Georgia College of Environment & Design to enhance downtown development in communities across Georgia.

With the assistance of the Georgia Municipal Association and the Georgia Cities Foundation, the Town of Tyrone was selected to take part in the 2017 Georgia Downtown Renaissance Fellows Program. Partner cities are selected based on the criteria of strong local leadership, community commitment, and fiscal readiness to act on projects. We thank the people of Tyrone for their steadfast commitment to community improvement and invaluable role in the partnership.

Landon Woodward, a 2017 Georgia Downtown Renaissance Summer Fellowship recipient, was assigned to the Town of Tyrone. Woodward worked from the Carl Vinson Institute of Government on UGA's campus, alongside Clark Stancil and Dan Shinkle, under the supervision of Danny Bivins and Kaitlin McShea Messich.

Woodward, a graduate student studying landscape architecture at UGA's College of Environment & Design, worked directly with Phillip Trocquet, the Planning and Development Coordinator for the Town of Tyrone, to provide technical and design services. He visited Tyrone several times in order to create a plan that addresses the community-identified priorities to aid in downtown and community development.

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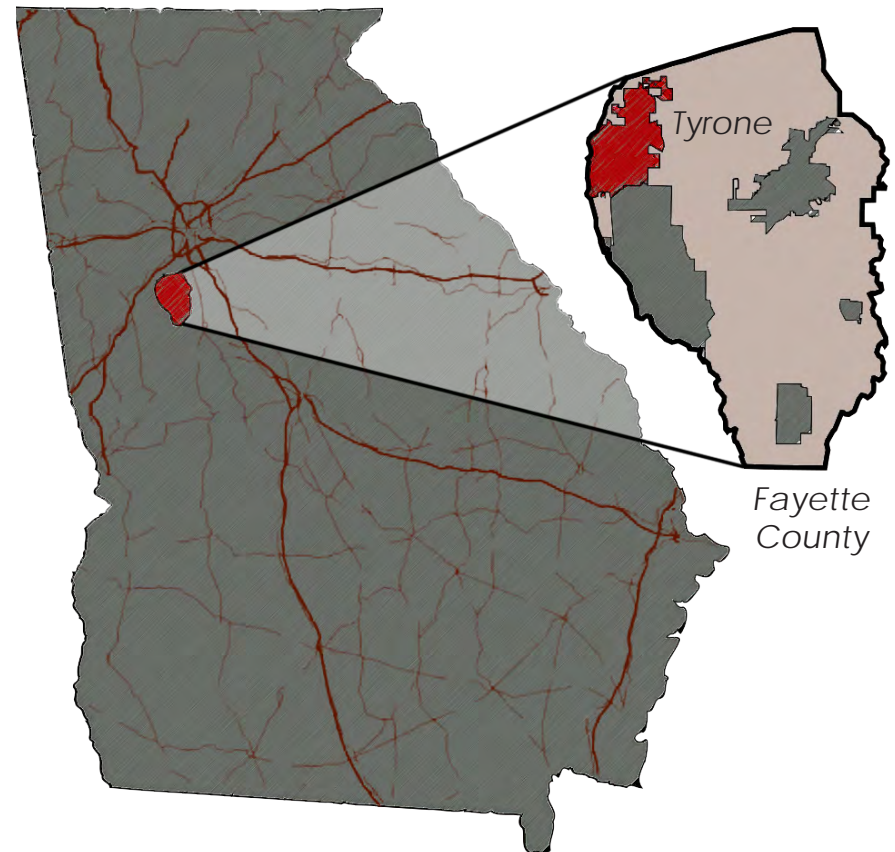
# INTRODUCTION

Located 35 miles southwest of Atlanta on Highway 74, the Town of Tyrone has an estimated population of 7,212. Founded as a railroad town in 1911, it has remained a small town in spite of its close proximity to the extensively developed Peachtree City. However, with growing development pressure from Atlanta, it is projected for explosive growth during the upcoming decades. With thoughtful planning and action, development can be a boon for the town and lead to the creation of a beautiful town center, which can act as a cultural and economic gem for generations of future residents.

One key to the development of Tyrone's town center is the reopening of Tyrone Elementary. The school is a big part of the community's identity, and the return of kids and parents to the school makes this an opportune moment to redevelop Senoia Road with both safety and commercial opportunity in mind. Additionally, the necessary expansion of sewerage for the elementary school creates opportunities for expanding sewerage throughout the Town Center District. This would allow for the classic town center density and street development seen throughout small town Georgia.

Tyrone has numerous design challenges and opportunities. Currently, Tyrone has no true historic buildings in its town center. Now is the time to create the legacy buildings that become cherished and historic in the future. The opening of the elementary school in the Town Center District makes walkability and pedestrian safety a higher priority than previously.

While Tyrone has a system of beautiful parks, they have not been adequately leveraged to activate the downtown and its businesses. By increasing connectivity and walkability, Tyrone can more fully utilize one of its greatest assets.





### Map Key

	Lake		New Trees
	Infill Building		Willow Oak
	Existing Buildings		Bald Cypress
	Roads		Red Maple
	Sidewalks		Red Bud
	Existing Trees		

# Scope of Work

The scope of work is a pre-determined set of objectives defined jointly by the Town of Tyrone and the Institute of Government. It outlines the goals for the fellowship report, helping prioritize top issues and prevent projects from growing beyond their limits. The following is the agreed upon scope:

- 1) Streetscape enhancements and overall improved connectivity*
- 2) Improvements to Tyrone Elementary's corner lot*
- 3) Renovations or infill proposals for the two parcels adjacent to Town Hall*
- 4) Infill proposal for the corner of Senoia Road and Commerce Drive*
- 5) Improvements to the former Firehouse lot*



# SIGNAGE IMPROVEMENTS

Signage is essential to promoting the town center and creating a sense of space. While Tryrone already has addressed a significant portion of its signage needs, there are several missed opportunities that could be easily addressed for a significant impact.

Light standards offer tremendous potential for signage and branding. Banners like the ones on the left create a sense of unified design across the town center, which helps to establish a sense of cohesive space. The banners can change with the seasons or even advertise upcoming events.

Gateways into and out of the town center are important opportunities for signage. These spaces demarcate the town center edge and signify to passersby that they are entering a different space. One particular missed opportunity is the intersection immediately after the highway exit featured on the next page.



EXISTING

# EXIT RAMP SIGNAGE

This is the view directly after getting off the highway while headed to Tyrone. Nicely wooded, featuring a rail trail and nice street lighting, it is a quaint and beautiful entry point. However, there is no indication that you are in Tyrone or which direction leads to town.

A directional sign pointing toward town quickly informs visitors which way to go, and its style of construction also plays on the historic rail theme of the town. Lighting can make this gateway all the more striking in the evening hours.



PROPOSED

# STREETSCAPE ENHANCEMENT

A town's streets and their surrounding environment, or streetscape, is fundamental in establishing the feeling and aesthetic that creates beautiful and popular towns. Proper streetscape design acts as a visual cue that one is entering downtown, while creating a pedestrian-friendly space for the town center.

Streetscape redesign includes:

- 1) Street trees to create shade and act as signifier of the downtown space
- 2) Sidewalks to create safe, walkable streets that promote pedestrian activity and activate storefronts
- 3) Tightening traffic lanes to slow traffic through areas of high pedestrian activity

The following pages target several key streetscapes in the Tyrone Town Center and provide visions for their potential future design.



EXISTING

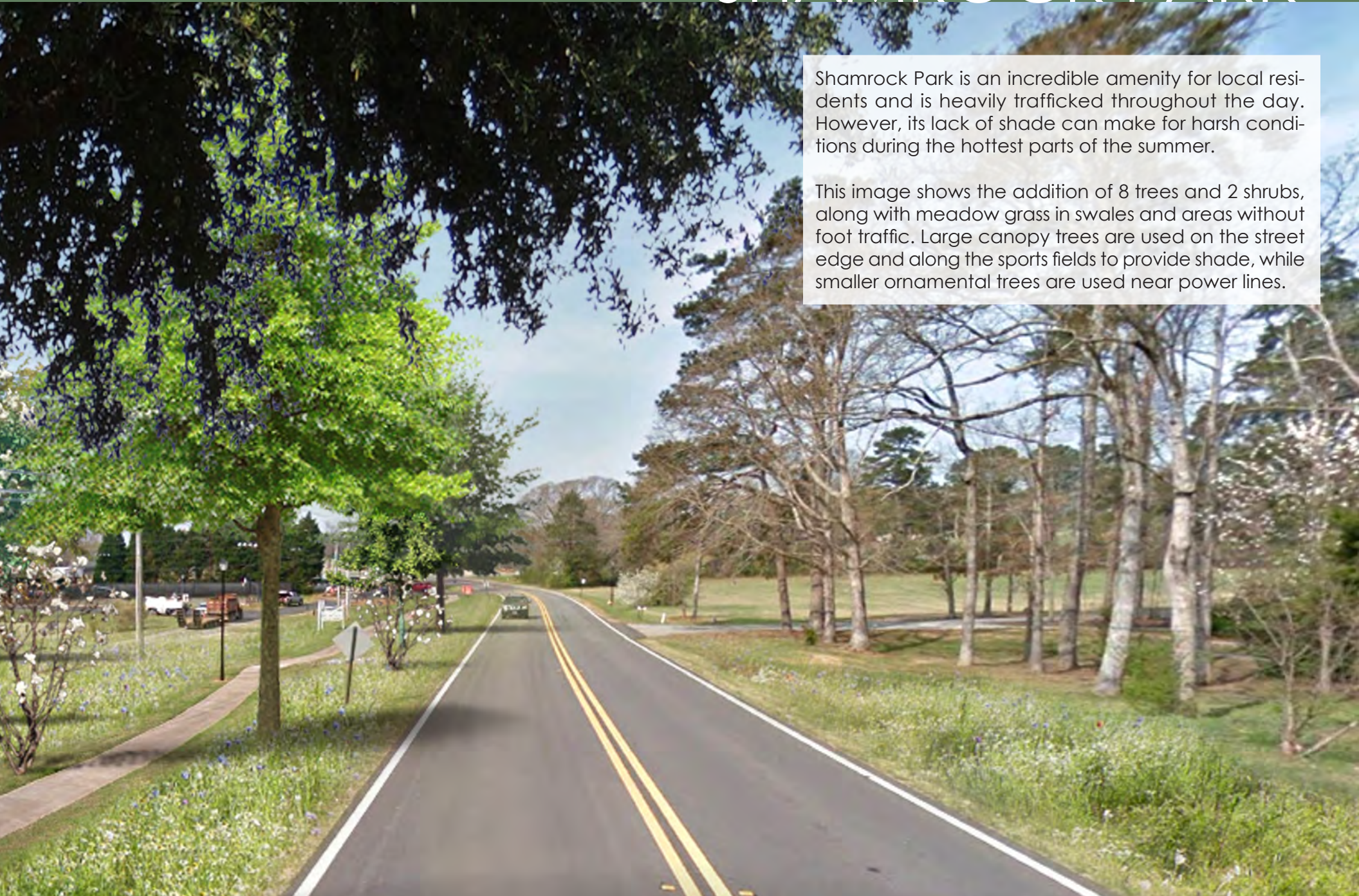


PROPOSED

# SHAMROCK PARK

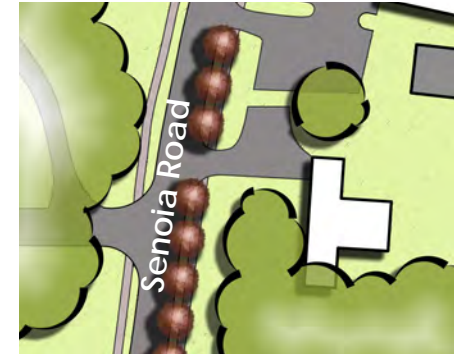
Shamrock Park is an incredible amenity for local residents and is heavily trafficked throughout the day. However, its lack of shade can make for harsh conditions during the hottest parts of the summer.

This image shows the addition of 8 trees and 2 shrubs, along with meadow grass in swales and areas without foot traffic. Large canopy trees are used on the street edge and along the sports fields to provide shade, while smaller ornamental trees are used near power lines.



# PEDESTRIAN-FRIENDLY SENOIA

This design illustrates the possibilities of heavily vegetating the space provided by the large setback of current development. Where buildings are set too far from the street to provide window shopping for passing pedestrians, vegetation can be utilized as a point of curiosity. Incorporating numerous plants with a variety of seasonal interest, the streetscape provides an inviting and beautiful space that is attractive to walkers and shoppers moving between storefronts.



Plan View of Senoia Road



EXISTING



PROPOSED

# VETERANS PARK

Veterans Park has quite a few very large canopy trees that provide shade and beautify this area of Tyrone. However, the streetscape across from the park is undervegetated. The large rights-of-way, swales, and setbacks provide ample space for street trees and other improvements.

Extending a park-like feeling across the street to the fronts of businesses along Senoia Road provides shade for pedestrians and brings a sense of cohesion throughout the town center. Street trees, meadow grass, and a formalized connection between the park and businesses unite this part of town.



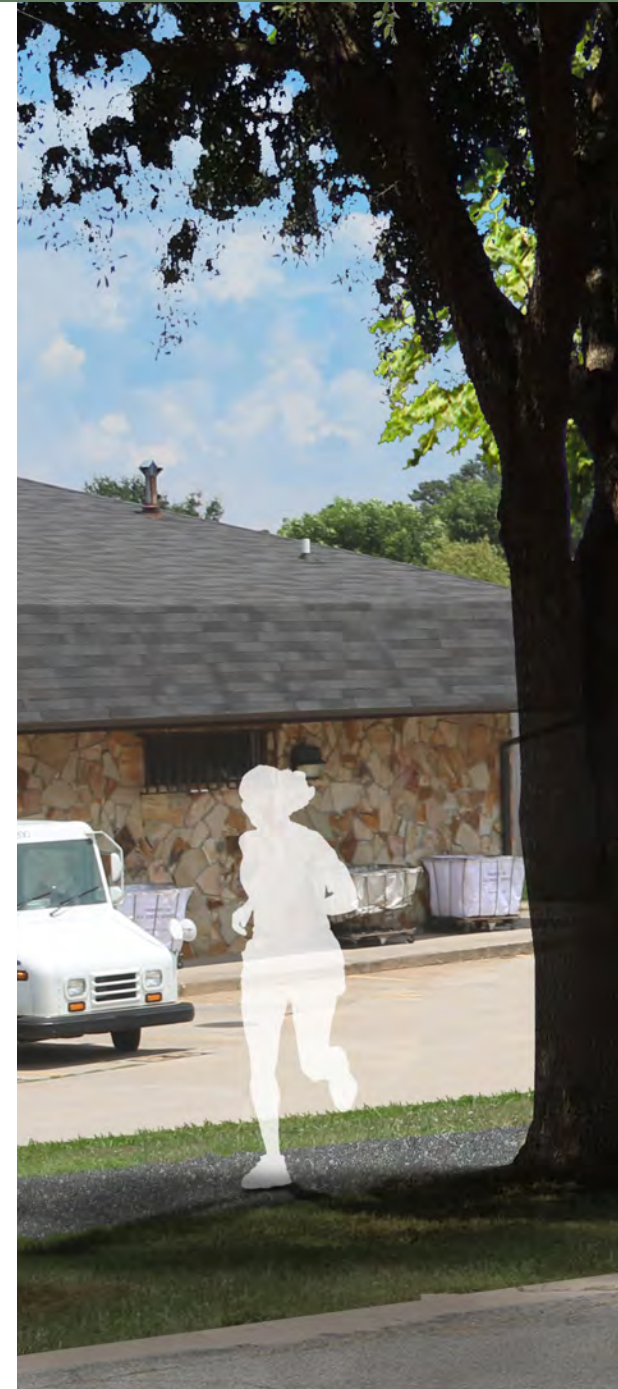
Plan View of Veterans Park



PROPOSED

# COMMERCE DRIVE

The linkage of parking lots and reduction of curb cuts outlined in the Master Plan and proposed Design Standards allows for the creation of a strip of greenspace along Commerce Drive. This should be utilized to add an important link between Shamrock Park and the already existent multi-use trails in Veterans Park. This design incorporates a meandering path and irregular tree placement to create a natural feel to ease the transition from the park to Senoia Road.





PROPOSED

# CEMETERY TRAIL

The gravel path from Town Hall to the library provides an excellent opportunity for connectivity. By paving the path, Tryone can add a useful linkage between two important public amenities to its growing network of multi-use trails. Updating the landscaping with signage and shade trees can help to create a sense of place that draws in passersby and encourages pedestrians to interact with the historic cemetery.



PROPOSED



# LAUREL CIRCLE POCKET PARK PLAN

This parcel, owned by the school board and directly adjacent to Tyrone Elementary, already has the beginnings of a pocket park. A wooden bridge, a bench, and planting beds along with a wooded aesthetic on the north side have transformed this empty lot into a usable space. However, more trees and planting beds would further this park-like atmosphere.

Currently, the sidewalks of the school and the sidewalks along the road do not connect. Bringing these together through the park could further enhance its use and activity. Stormwater from the elementary school's roof is also causing erosion along the western edges of the parcel.



Aerial Plan View of Tyrone Elementary Corner Lot





Wax Myrtles

Tulip Poplars

Oaks or Maples



Pollinator Meadows



Blackgum Street Trees



New Grass Strips



Sidewalks

N



PROPOSED

Senoia Road

Rumble Strips

Laurel Circle

Bench

Open Green

Signage

# LAUREL CIRCLE POCKET PARK VISION

With the future return of students to the elementary school, there is an opportunity to utilize this parcel in a way that benefits students and connects them to Shamrock Park. Connecting the elementary school's sidewalk to the city's sidewalk is the first step, along with adding crosswalks, rumble strips, and street trees for safety.

The addition of several more deciduous trees can pull the wooded feel from the north edge of the parcel throughout the space. Benches and signage further designate the parcel as a pocket park. Defining “no mow” zones as pollinator meadows can build on Fayette County's Monarch Butterfly and Pollinator Trail, be used as a learning garden for students, and also mitigate the stormwater issues on the site.





PROPOSED

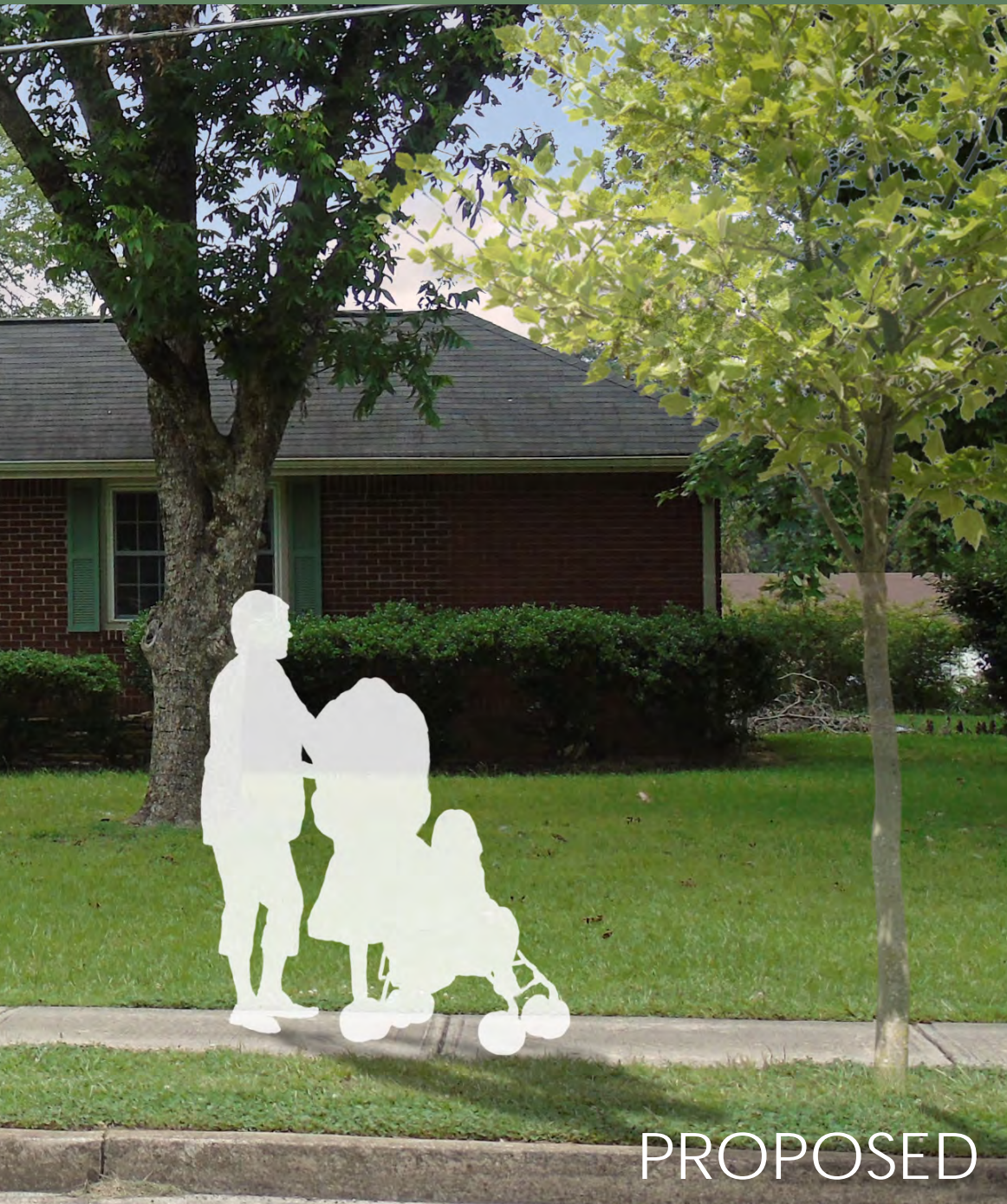
# BUILDING RENOVATIONS



# LIL' LEPRECHAUNS KINDERCARE

The close proximity to the soon to re-open Tyrone Elementary School and a substantial yard make this property ideal for redevelopment into some form of preschool or daycare.

Street trees and light standards provide a sense of safety and enclosure. Additionally, updating signage and landscaping would help to beautify the space and draw in business.



# TYRONE TOWN CENTER

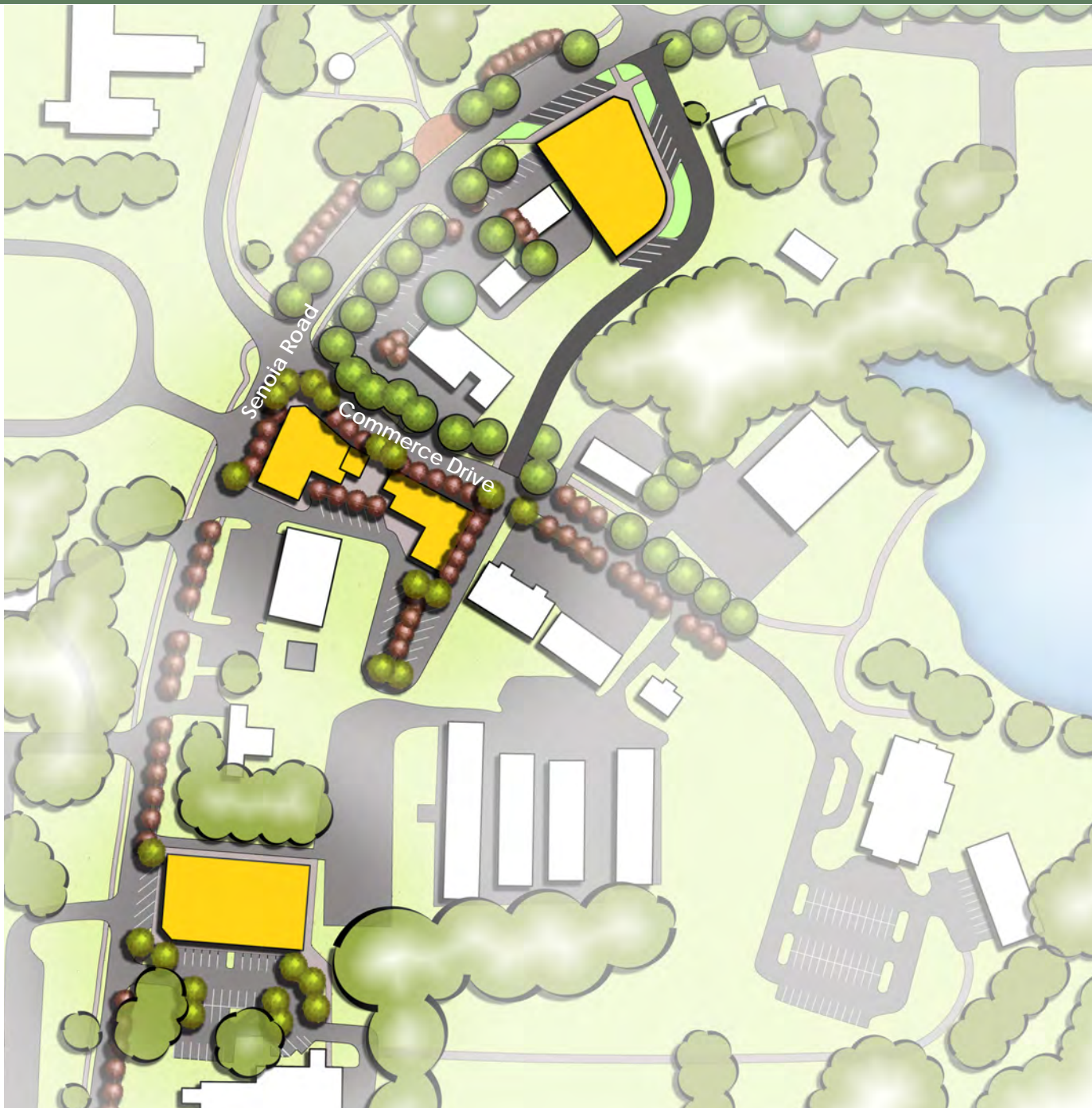


Existing Town Center  
Parcels of Interest Map

The key project identified in the scope of work for Tyrone was the review of these highlighted parcels for potential infill or redevelopment. Each parcel fronts Senoia Road, and together their edges form what could be the future central business district for the town. These parcels comprise a large area of land in the town's center. Making each reflect a traditional main street style can solidify it as the community's hub of commercial activity.

A major consideration in planning the potential development on these parcels was their close proximity, both to each other and to Tyrone's key community draws in Shamrock Park, the library, the Town Hall, and the elementary school. Currently, only two underutilized properties prevent the connection of all four parcels under review. Working with just these two property owners could formalize the town center and produce a mutually beneficial result. The town would be able to develop a small-scale city block structure, and property owners would gain a whole new frontage should they choose to redevelop in the future. This would at least double each property owner's number of potential storefronts.

With the coming implementation of sewer infrastructure, the reopening of Tyrone Elementary, and the recent approval of many more residential lots, the historic rail town of Tyrone finds itself at a crossroads. Development is assuredly coming. It can be allowed to happen without structure, resulting in vastly sprawling car-centric strip malls, or it can be harnessed to create Tyrone's own main street and town center. Without any historic structures in its town center, now is the time for Tyrone to construct the buildings that will be beloved and cherished in 50 years' time. Building up this central business district in a neo-traditional fashion brings financial stability to the town while providing the sense of community that strip malls are always lacking.



Proposed Town Center  
Infill Map

# COMMERCE DRIVE INFILL



This vacant lot is an ideal candidate for potential infill. Its size and location make it perfect for creating an example development that changes the feel of downtown.



## PLAN VIEW

- Reduce setbacks from street
- Two-to-three stories
- Street trees
- On-street parking
- Parking lots behind building

## Floor Area

### Flat Iron Building:

- Bottom Floor = 6,552 ft.<sup>2</sup>
- Upper Floor = 5,902 ft.<sup>2</sup>
- Upstairs Patio = 650 ft.<sup>2</sup>
- Total = 13,104 ft.<sup>2</sup>**

### Commerce Dr. Building:

- Each floor = 5,208 ft.<sup>2</sup>
- Total = 10,416 ft.<sup>2</sup>**

**Grand Total = 23,520 ft.<sup>2</sup>**

## Parking Spaces

- Parallel Parking = 12
- Parking Lots = 22
- Total = 34**



## PROPOSED

This is an example of potential infill for this space. The design uses a set of standards meant to create the sense of compact human-scale development that makes the popular small town centers around Georgia so appealing.

# COMMERCE DRIVE INFILL

## ROOFTOP PATIO

The gradual downward slope of Commerce Drive allows for building heights to step down as the hill declines. This provides a unique opportunity to create a rooftop patio space. Such areas capitalize on topography to create separation for private events, provide different social atmospheres, and act as a wonderful amenity for prospective businesses.



Commerce Drive Section of Proposed Infill





PROPOSED

# TYRONE TRADE POST



This parcel, directly adjacent to Tyrone Town Hall, is currently underutilized as an uninhabited, overgrown two-story residential building beyond repair. Its character is no longer appropriate for its zoning. This parcel could be redeveloped following Tyrone's town center design standards.



## PLAN VIEW

- On-street storefronts
- Large windows
- Street trees
- On-street parking
- Wide sidewalks

## Floor Area

### Front Two Buildings:

- Each Story = 5,000 ft.<sup>2</sup>
- Total = 20,000 ft.<sup>2</sup>

### Back Building:

- Each Story = 9,000 ft.<sup>2</sup>
- Total = 18,000 ft.<sup>2</sup>
- Grand Total = 38,000 ft.<sup>2</sup>

## Parking Spaces

- Angled Parking = 7
- Parking Lot = 37
- Total = 44

## PROPOSED

The "Tyrone Trade Post" is a model development style for a main street town center. This two-story set of infill buildings are built on a single parcel, yet designed to look like several different structures. Their neo-traditional architectural form suits rural small towns and establishes a pedestrian-scale main street.

# FIREHOUSE REDEVELOPMENT

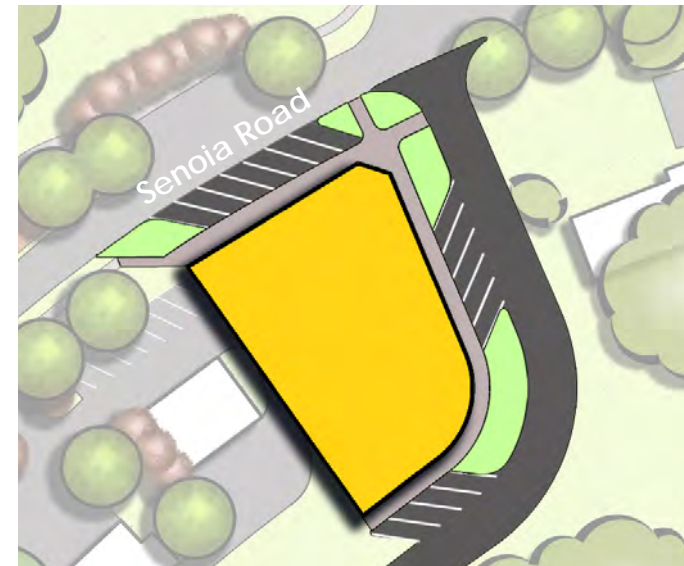
With the construction of a new county-wide firehouse, this county-owned old garage is no longer in use by the fire department. It is currently being used as a storage facility for an antiquing outfit. With such a central location to the town's center, Shamrock Park, the police station, and Veteran's Park, this parcel has real potential to anchor one end of Tyrone's town center. Rather than rehabilitate an otherwise uninspiring structure that is already beyond cost-effective repair, the Town of Tyrone could level the building to alleviate event parking issues for the short-term.



PROPOSED (Parking Option)



PROPOSED (Infill Option)



Long-term, with full control of this large parcel, the Town of Tyrone could develop the lot to match its town center design standards. Playing on the history of the parcel, the infill building could reflect the character of an old firehouse. Its garage doors encourage an outdoor eating space and create a breezeway to cool off patrons. On-street parking, wide sidewalks, awnings, crosswalks, vegetated bump-outs, street trees, and near-street building footprints make for a pleasurable experience while solidifying a town center feel.



# LONG-TERM TOWN PLANNING



The Firehouse parcel is a very intriguing plot given its location and context within larger infill development plans and future town planning. In particular, its adjacency to the town-owned land that includes the police department and Shamrock Park make it ripe with opportunity. The low price tag means this parcel must become part of Tyrone's long-term plans.

The location of the four sites under review could potentially be linked together with a new road, forming a new city-block structure. Negotiating with Shamrock Kitchen and the downtown storage facility can bring this plan to life. The addition of this infrastructure can benefit the long-term redevelopment of these private properties and help solidify a cohesive town center.

Ten Year Conceptual Plan View  
with Proposed New Road and  
Former Firehouse Infill

Long-term, this plan defines a future goal that can be strategically implemented. The new road allows many property owners to get “double frontages” out of their parcels, and it encourages new and future development to build consistent with Tyrone’s Town Center design standards (specifically with on-street parking, wide sidewalks, buildings that address the corner, and street trees). Additional roads may also be built as business success increases in the town center. Every new road aligns with existing roads, blending the new town with its context.

This plan’s strength lies in what it encourages and discourages. Encouraging development in line with traditional small town Georgia brings the community together in a central location and creates the kind of town center atmosphere residents long for. Discouraging strip-mall development in the town center prevents car-centric asphalt eye sores from defining Tyrone’s future.

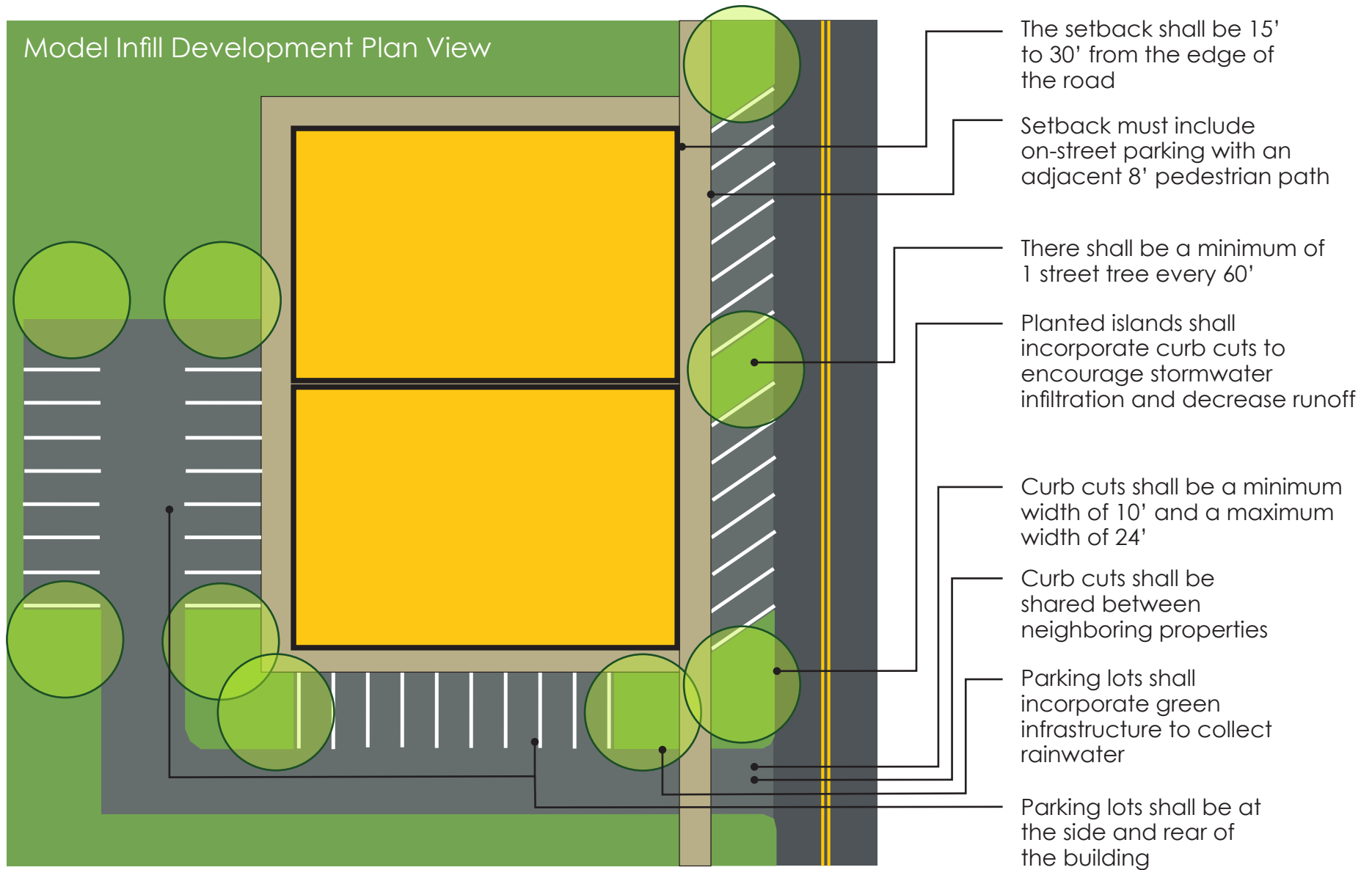
20-30 Year Conceptual Plan View  
with Traditional Downtown Core  
Building Structure and Street Grid



# TYRONE TOWN CENTER DESIGN STANDARDS



## Model Infill Development Plan View



# SUGGESTED PLANT PALLETTE

## TREES



**Ginkgo biloba**

- Great Fall Color



**Betula nigra**

- Exfoliating Bark



**Juniperus virginiana**

- Evergreen
- Great Screening



**Cornus florida**

- Spring Blooms
- Fall Color

## SHRUBS



**Callicarpa americana**

- Showy Berries
- Animal Forage



**Osmanthus fragrans**

- Evergreen
- Very Fragrant



**Illex vomitoria**

- Evergreen
- Hedges Well



**Rhododendron spp.**

- Evergreen
- Prolific Blooms

## GRASSES/ PERENNIALS



**Pennisetum alopecuroides**

- Showy Plummage



**Solidago spp.**

- Pollinator Habitat



**Asclepias tuberosa**

- Monarch Habitat



**Rudbeckia fulgida**

- Pollinator Habitat

## TREES



*Quercus phellos*

- Great Fall Color



*Taxodium distichum*

- Great Fall Color



*Acer rubrum*

- Great Fall Color



*Cercis canadensis*

- Spring Blooms

## STREET TREES

## SHRUBS



*Morella cerifera*

- Evergreen
- Repels Mosquitoes



*Hydrangea quercifolia*

- Prolific Blooms
- Fall Color



*Fothergilla spp.*

- Great Fall Color
- Fragrant Blooms



*Illicium parviflorum*

- Evergreen
- Drought Tolerant

## SHADE TOLERANT

## GRASSES/ PERENNIALS



*Chasmanthium latifolium*

- Wildlife Forage



*Muhlenbergia capilaris*

- Great Fall Color



*Eupatorium fistulosum*

- Pollinator Habitat



*Panicum virgatum*

- Fall Color



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