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I. COMMUNITY PROFILE AND DESIGN POPULATIONS

Fayette County, Georgia, contains a land area of approximately 199 square miles, making it one of the smallest counties in the state. The county is located 15 mile south of the Atlanta city limits and is bordered on the north by Fulton County, on the east by Clayton County, by Spalding County to the south and Coweta County to the west. Incorporated communities within Fayette County include the City of Fayetteville, which is the county seat, the City of Peachtree City, and the towns of Brooks, Tyrone, and Woolsey. Fayette County is part of the Atlanta Regional Commission's (ARC) regional planning and development service area.

Fayette County has remained a relatively rural county despite its close proximity to Atlanta. The county seat of Fayetteville is a traditional small town and a certified Georgia Main Street City. Peachtree City is one of the nation's most successful planned communities. The towns of Brooks and Woolsey, in the southern portion of the county where housing tracts are five acres or larger, are distinctly rural. In the northeast part of the county, the Town of Tyrone, is a growing suburban area anchored by a small downtown.

According to the most recent U.S. Census, Fayette County has grown significantly in the past decade, adding almost 30,000 new persons between 1990 and 2000, a growth rate of 46%. According to the yearly population projections for the county provided by the Georgia Department of Community Affairs, this growth is expected to continue, however at a slightly slower pace; the county is projected to grow by approximately 33% between 2000 and 2010 and 25% in the following decade of 2010 to 2020¹.

DATA REVIEW

Data of relevance to the Fayette County recreation planning process was collected from several sources and utilized in developing a basis of knowledge regarding how the county desires to develop in the next decades and how its existing policies and plans can shape the future of recreation in the county.

Fayette County Land Use Plan 2000 – 2020

The County's current land use plan provides information regarding areas and types of land that has been identified for open space preservation. In many instances the areas designated for open space are suitable for parks and recreation facilities. Additionally, the Plan provides a number of clearly stated goals and policies the County has for the future of its parks and recreation facilities. Following is a brief synopsis of the relevant information contained in the land use plan.

¹ The Georgia Department of Community Affairs provides yearly population projections for each county in the state for the 2000 – 2025 time period. These projections are provided to DCA by Woods & Poole Economics Inc.

The County's land use plan states the goal of encouraging a pattern of nodal developments for commercial, office and institutional, and other higher intensity land uses. The plan also identifies the need to provide transitions from higher intensity land uses at the centers of the nodes to lower intensity uses at the edges of nodes where they abut housing or rural area. Neighborhood or community sized parks or passive recreation areas could be used to help provide these transitional zones.

The land use plan also states the County's desire to achieve the orderly growth and improvement of public service facilities. The county has set the following parameters for the improvement and expansion of public facilities: population density, land use continuity, natural resource suitability, user safety, community objectives, and optimum allocation of public funds. To achieve its goals, the County realizes it must time the acquisition of lands needs to accommodate future facilities as far in advance as economically possible to avoid the adverse fiscal impacts of inflated land prices.

With regard to recreation, the land use plan explicitly states that the County strives to ensure the availability and accessibility of a variety of recreational opportunities for all persons, including the physically, socially and economically challenged. To accomplish this the county will endeavor to secure adequate future sites for recreation activities by identifying land and water areas having the best combinations of natural features, size and location suited for the type of experience to be provided. The County also plans to pursue the joint use of school board recreational properties for countywide recreational programs when these properties are not in use by the school system. The County also states the desire to promote land development practices that reserve open space without affecting its natural features, within or close to developed sites. These preserved open spaces could be made available to the County's parks and recreation department as park land to be developed and maintained for active and passive recreational activities.

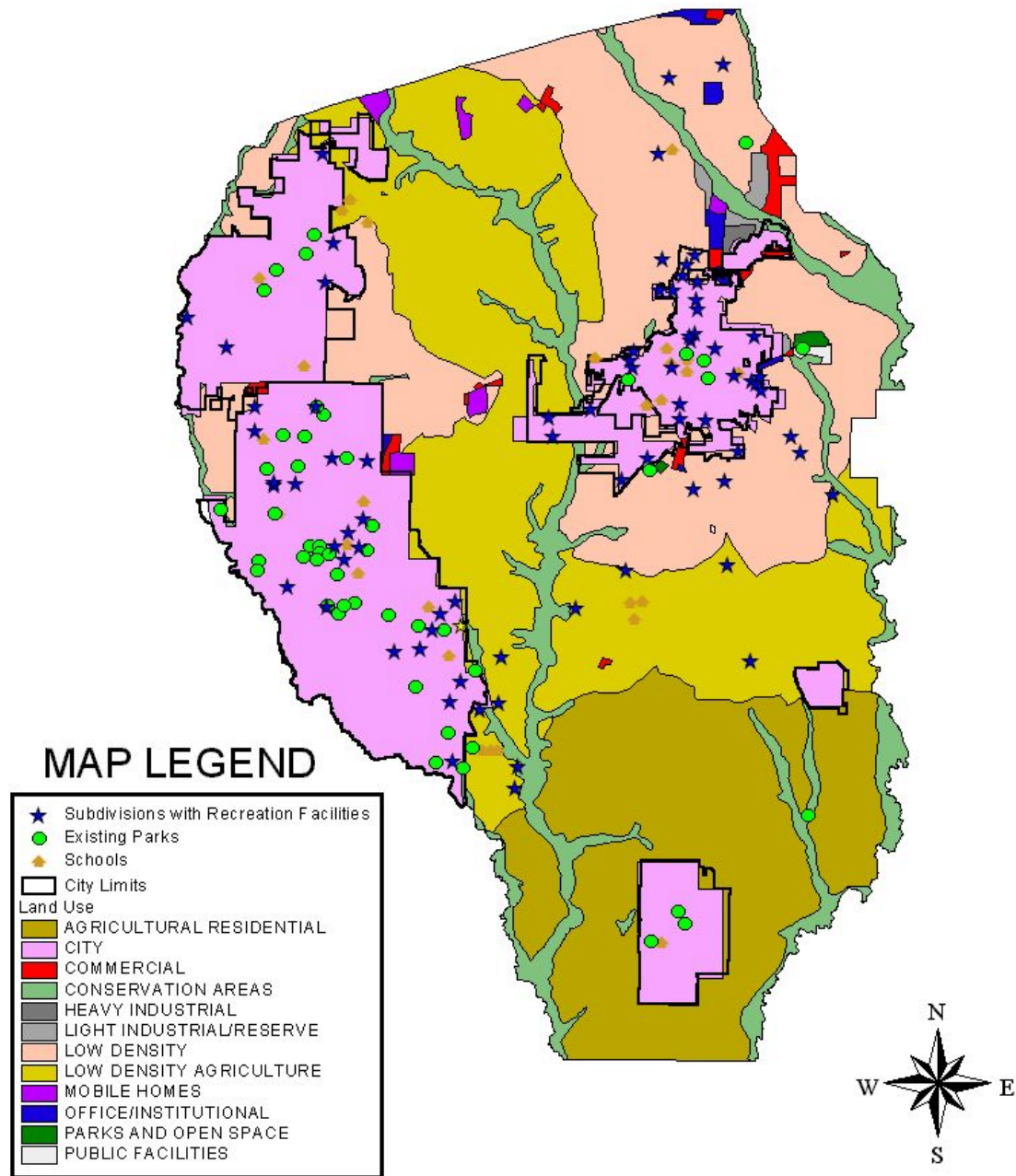
In addition to these goals and policies, the land use plan notes that the County has a wealth of accessible wetlands brimming with natural beauty and ecological diversity which have recreational and scenic value.

The Plan also states that the County has a policy to reduce local street pavement width from 28 ft to 24 ft in order to minimize storm water flow. This policy may have an impact on future recreation plans as it may preclude the widening of pavement to provide for bike lanes.

The one specific area the land use plan identifies as a future recreation site is the flood plain area associated with two adjacent subdivision developments near the historic Starr's Mill and Fayette County tri-school complex located at SR74 and Redwine Road. The County plans to use this flood plain area to develop a walking trail connecting the mill and school complex.

Map 1

Fayette County Future Land Use Plan



Fayette County Community Greenspace Program

In 2002 Fayette County developed a Community Greenspace Program to forward the goal set out in Senate Bill 339 of protecting a minimum of 20% of the land within the County as permanent greenspace. The State of Georgia provides funds on a year-by-year basis to aid counties with approved Greenspace Programs in the acquisition of land for open space preservation. Although funding is not a certainty, the plan set forth in the Greenspace Program is a valuable tool for recreation planning for the County, as it provides some guidance as to what lands could be targeted for future park development. The Fayette County Greenspace Program shows that approximately 12% of the land in unincorporated Fayette County is currently designated for parks and open space and conservation areas.

The Program identifies the Norfolk Southern rail line that passes through the County from east to west, and through the town of Brooks, as a possible future recreation amenity. The corridor, which totals about 100 acres, is identified for conservation should it be abandoned. The rail bed would most likely be used for walking, jogging, and biking trails, much like the rails-to-trails program which has been used elsewhere in Georgia.

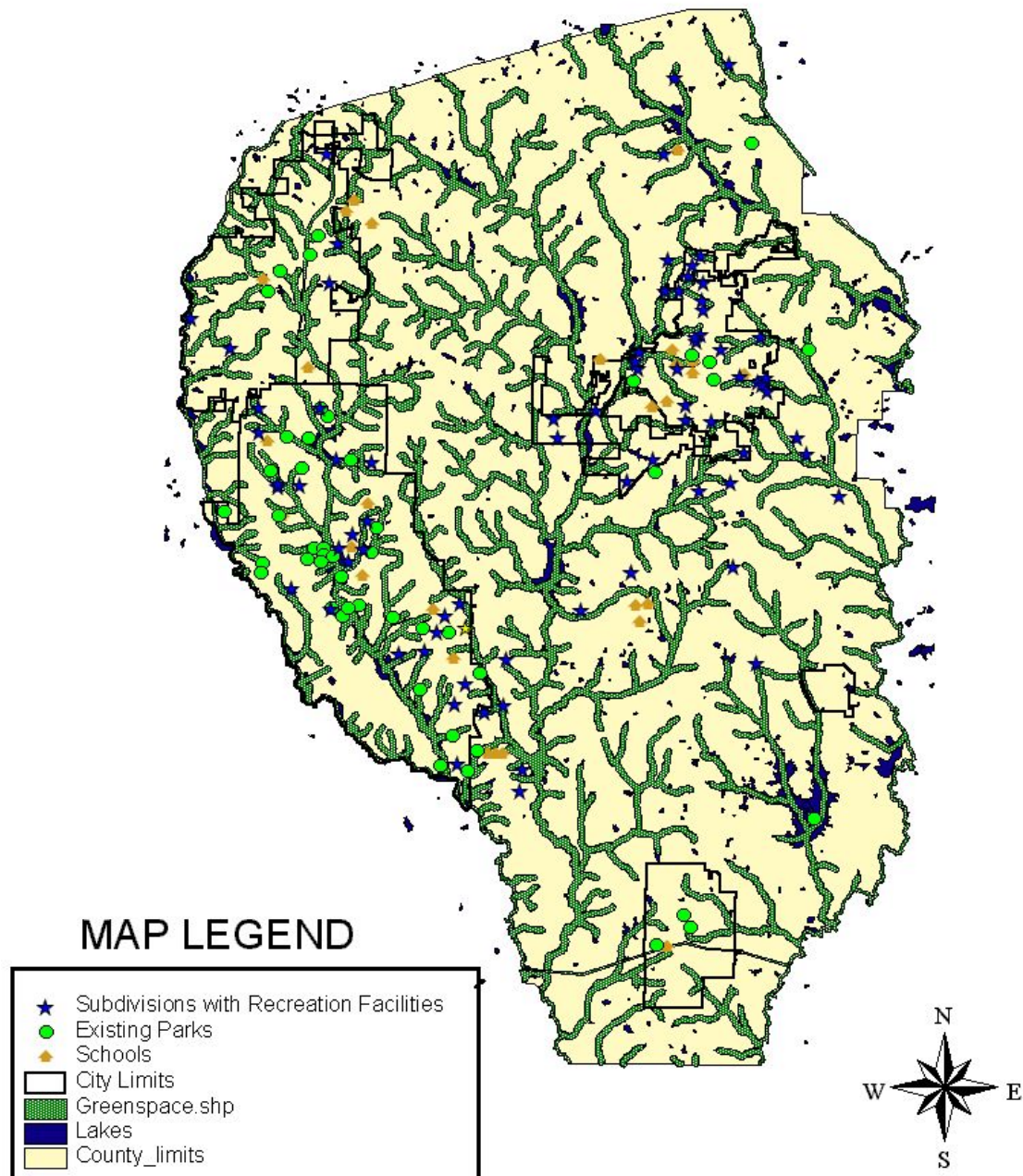
The Program also notes that Fayetteville has acquired, and is permanently protecting, the majority of the P.K. Dixon property. This is a 304 acre tract near the confluence of Whitewater and Ginger Cake Creeks. The property includes 196 acres of floodplain and 108 acres of uplands. All of the flood plain and 1/2 of the upland area will be permanently protected. The Greenspace Program states that Fayetteville intends for the property to be used for passive recreation and protection of two creeks which supply drinking water to Fayette County.

Additionally, the Greenspace Program notes that there are 4,941 acres (4892 acres of this is currently privately owned) of land that is suitable for passive parks in the County, Fayetteville, Peachtree City and Tyrone. Publicly owned greenspace currently existing in the County that may be suitable for either active or passive recreation that have public access are:

Greenspace Property in Kenwood Area	44 acres
Perry Creek at Old Senoia Road	56 acres
Flat Creek Nature Preserve	513 acres
Line Creek Nature Preserve	88 acres

Map 2

Fayette County Greenspace Program Vision Map

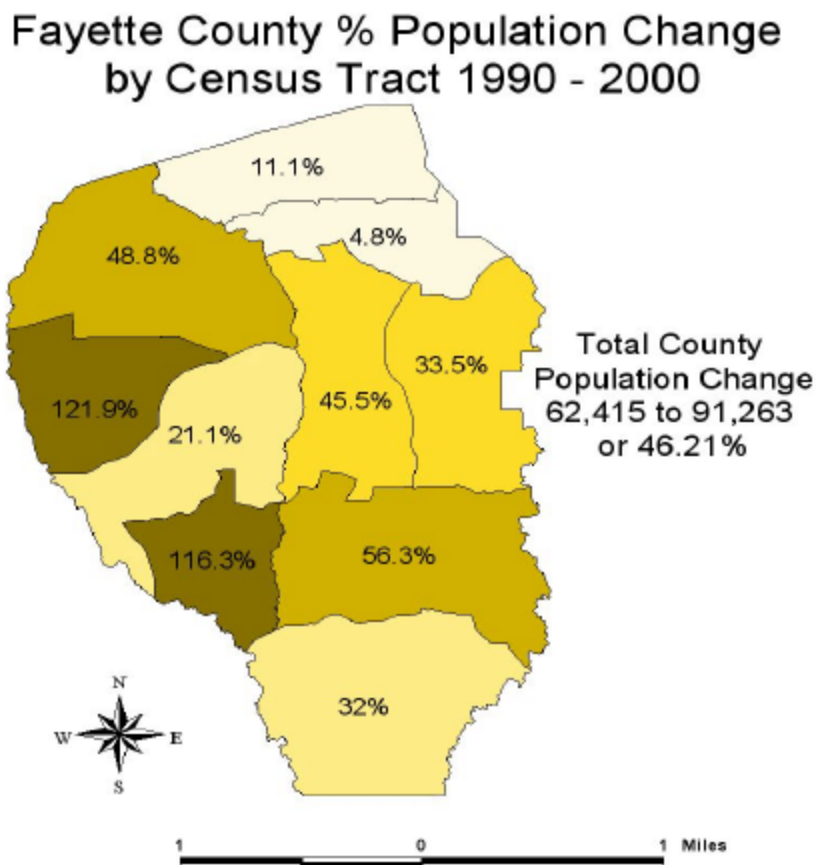


FAYETTE COUNTY DEMOGRAPHIC PROFILE

Population

According to figures provided by the U.S. Census Bureau, the population of Fayette County has been increasing significantly in the past two decades, however the percentage rate of decennial growth decreased in the 1990 – 2000 period and is projected to continue decreasing in the future. Between 1980 and 1990 the county added 33,379 persons and from 1990 to 2000 the county added 28,844 persons. This recent growth is consistent with the growth trends seen in many Atlanta suburbs and may be attributed to the County's convenient location 15 miles south of Atlanta. Map 3 shows the percentage population change between 1990 and 2000 in each of the Fayette County census tracts as reported in the 2000 Census.

Map 3



The 2000 Census also shows that the County's municipalities grew during the 1990 – 2000 period. In this time period the population of the Town of Brooks increased by 69 % from 328 to 553 persons. From 1990 to 2000 the City of Fayetteville grew from 5,827 to

11,148 persons, an increase of 91%. Peachtree City grew 63% from 19,388 residents to 31,580 over the same decade. The Town of Tyrone's population increased 21% from 2,724 to 3,916, and the Town of Woolsey grew 46% from 120 to 175 residents in 2000.

This study is focused on the recreation needs of the population served by Fayette County Recreation Department. This department directly serves the populations of unincorporated Fayette County, the City of Fayetteville, and the towns of Brooks and Woolsey. Tyrone and Peachtree City maintain their own recreation departments and parks facilities. The total population served by the Fayette County Recreation Department in 2000 was 55,767 or 61% of the total population of the county, as shown in Table 1 below.

Table 1

2000 Recreation Service Area Population		2000 Total County Population	
Unincorporated Fayette County	43,891	Brooks	553
Brooks	553	Fayetteville	11,148
Fayetteville	11,148	Peachtree City	31,580
Woolsey	175	Tyrone	3,916
Total Service Area Population	55,767	Woolsey	175
Source: U.S. Bureau of the Census		Unincorporated Fayette County	43,891
		Total County Population	91,263

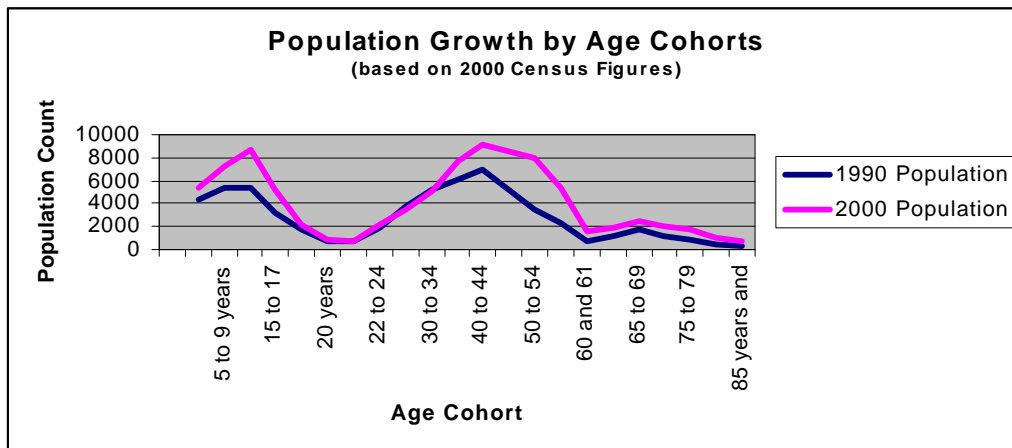
Age Distribution

The age distribution of the County's population must be considered in the recreation planning process. Changes in the lower age cohorts (ages 5 to 14) affect the demand for youth athletics, while changes in the young and middle-aged adult cohorts (ages 25 through 54) need to be considered when planning for the provision of adult sports leagues, free-play and passive use facilities. The senior age cohorts must also be taken into account to ensure that a wide and appropriate range of recreation opportunities are provided to this important and growing segment of the population. Table 2, shows the percentage shifts in age cohorts of the County population between 1990 and 2000, according to figures reported in the 2000 Census. The most notable shifts are the growth of the over 50 and under 5 years age cohorts. Chart 1 presents a graphic representation of the shifts in the age of the County's population.

Table 2

Population Change by Age Cohorts	1990 Population	2000 Population	% Change
Under 5 years	4399	5325	21.05%
5 to 9 years	5338	7301	36.77%
10 to 14 years	5347	8762	63.87%
15 to 17 years	3143	5166	64.37%
18 and 19 years	1772	2196	23.93%
20 years	730	887	21.51%
21 years	669	734	9.72%
22 to 24 years	1878	2102	11.93%
25 to 29 years	3726	3505	-5.93%
30 to 34 years	5154	5006	-2.87%
35 to 39 years	6145	7643	24.38%
40 to 44 years	6898	9149	32.63%
45 to 49 years	5147	8584	66.78%
50 to 54 years	3420	8008	134.15%
55 to 59 years	2330	5347	129.48%
60 and 61 years	753	1542	104.78%
62 to 64 years	1098	1902	73.22%
65 to 69 years	1728	2495	44.39%
70 to 74 years	1168	2003	71.49%
75 to 79 years	824	1756	113.11%
80 to 84 years	457	1054	130.63%
85 years and over	291	796	173.54%
Totals	62415	91263	46.22%

Source: U.S. Bureau of the Census

Chart 1

It is also useful to compare the County's percentages of population in specific age cohorts to the national percentages for the same. This comparison, shown in Table 3, illustrates that Fayette County has larger percentages of its population in the younger (under 18) and middle aged (45 – 64) age cohorts than the United States as a whole. These differences will have impacts on the recreation needs of the County as younger residents are indicative of active recreation and require facilities that are not necessarily part of school compounds or additional fields to be used for community sports leagues. The higher percentage of middle aged population in the county suggests a higher demand for passive recreation facilities such as walking trails and active facilities such as golf and tennis.

Table 3

2000 Population by Age	Under 18	18 - 24	25 - 44	45 - 64	Over 65
Fayette County	29.1%	6.5%	27.7%	27.8%	8.9%
USA	25.7%	9.6%	30.2%	22.0%	12.4%
Difference	+3.4%+	-3.1%	-2.5%	+5.8%	-3.5%

According to County wide population projections through 2020 provided by the Georgia Department of Community Affairs as reported by Woods & Poole Economics Inc., the population of Fayette County will remain relatively consistent in terms of age in the decades to come. Table 4 shows the expected distribution of the total population between the age cohorts. A slight rise is expected in the 55 to 74 year old cohorts while the 40 to 55 year old cohorts will decline slightly. A decline in the younger age cohorts, ages 0 to 20 is also projected, and the 20 to 29 year old cohorts are expected to gain 1% to 2% of the total population share. In summary, the population of the County is expected to remain rather evenly distributed among all age-cohorts, with none accounting for more than 10% of the total population of the County and most between 5% and 6%. Chart 2 shows a comparison of the County populations in 2000, 2010, and 2020.

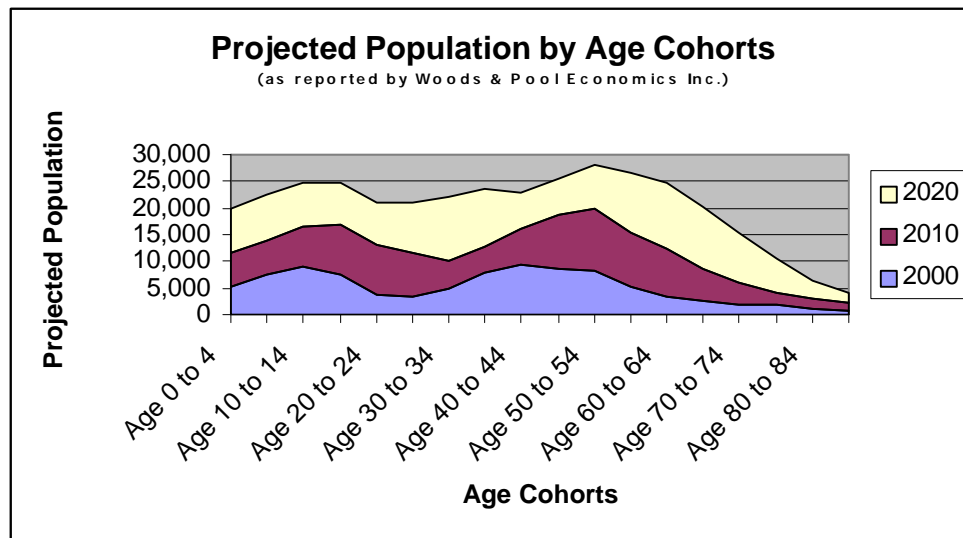
Chart 2

Table 4 Projected Population Distribution by Age Cohorts 2000 - 2020

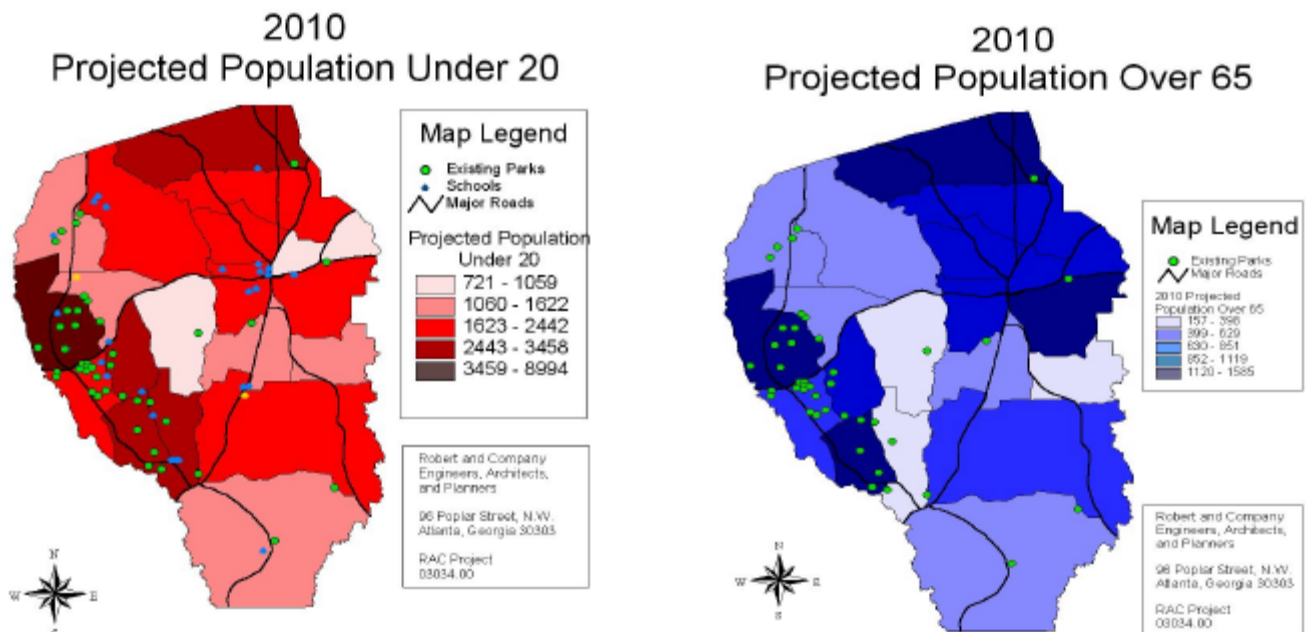
Age Cohort	2000		2010		2020	
	Population	% of Total	Population	% of Total	Population	% of Total
Age 0 to 4	5,365	6%	6,328	5%	8,356	6%
Age 5 to 9	7,360	8%	6,651	5%	8,549	6%
Age 10 to 14	8,837	10%	7,556	6%	8,538	6%
Age 15 to 19	7,426	8%	9,287	8%	8,181	5%
Age 20 to 24	3,746	4%	9,375	8%	7,755	5%
Age 25 to 29	3,526	4%	7,955	7%	9,613	6%
Age 30 to 34	5,042	5%	5,193	4%	11,820	8%
Age 35 to 39	7,709	8%	5,186	4%	10,776	7%
Age 40 to 44	9,230	10%	7,003	6%	6,828	5%
Age 45 to 49	8,661	9%	10,165	8%	6,556	4%
Age 50 to 54	8,079	9%	11,660	10%	8,499	6%
Age 55 to 59	5,383	6%	10,005	8%	11,315	7%
Age 60 to 64	3,468	4%	8,774	7%	12,337	8%
Age 65 to 69	2,515	3%	6,296	5%	11,288	7%
Age 70 to 74	2,018	2%	3,900	3%	9,517	6%
Age 75 to 79	1,770	2%	2,540	2%	6,146	4%
Age 80 to 84	1,062	1%	1,923	2%	3,547	2%
Age 85 & Over	802	1%	1,594	1%	1,846	1%
TOTAL	91,999		121,391		151,467	

Source: Woods & Poole Economics Inc.

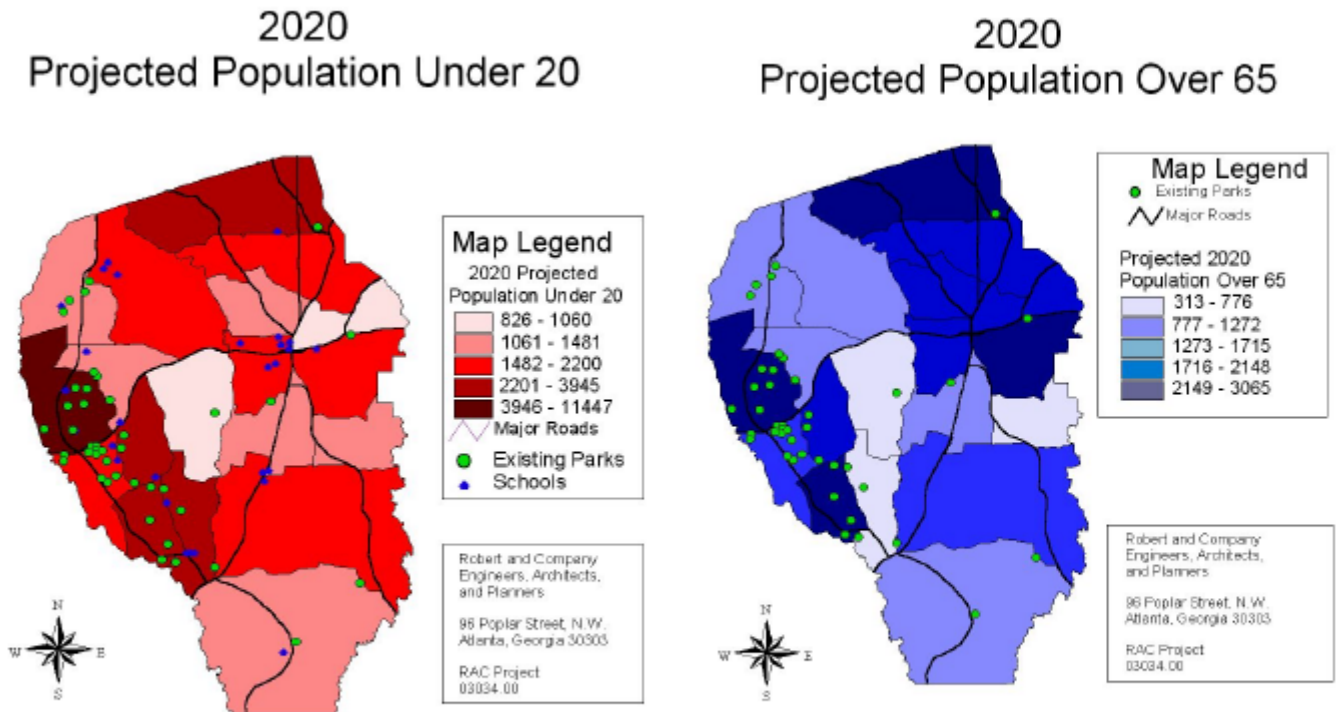
*Please note these numbers do not match the U.S. Census Bureau 2000 population figures presented in previous tables because they are based on population projections and are not actual Census counts.

Maps 4 – 7 depict the projected distribution of population under 20 and over 65 across the County for the years 2010 and 2020.

Maps 4 & 5



Maps 6 & 7



Race

Fayette County is becoming more ethnically and racially diverse; the County saw gains in its Asian and Hispanic populations in the 1990 – 2000 period. The growth of these two groups is typical of most Metro-Atlanta counties. Another notable change occurring in the County is the increasing share of the African American population. In 1990, 5.8% of the County's population was African American compared to 14.0% in 2000. It is important to note the diversifying racial composition of the County because different cultural groups have varying desires and needs in terms of recreational opportunities.

Income

A correlation has been found between higher household incomes and the tendency to participate in fitness programs, dance, gymnastics, and the arts. Therefore, it is necessary to investigate the income trends in the County as part of the planning process. In 2000 the mean household income for Fayette County was \$85,002 which was a 44% increase from 1990 (Table 5).

Table 5

Fayette County: Average Household Income			
Category	2000	2010	2020
Mean Household Income (Current \$)	\$85,002	\$97,076	\$109,324

Source: Woods & Poole Economics, Inc, 2010 data is an average of 2005 and 2015 projections.

The trend towards the higher household incomes can also be seen in the municipalities of Fayette County (Table 6).

Table 6

Household Income Distribution	Brooks		Fayetteville		Woolsey	
<i>Category</i>	<i>1990</i>	<i>2000</i>	<i>1990</i>	<i>2000</i>	<i>1990</i>	<i>2000</i>
TOTAL Households	135	202	2762	4429	39	49
Income less than \$5000	4	NA	45	NA	1	NA
Income \$5000 - \$9999	12	5	85	184	1	2
Income \$10000 - \$14999	4	10	150	70	2	1
Income \$15000 - \$19999	3	0	100	193	2	3
Income \$20000 - \$29999	15	17	334	455	2	3
Income \$30000 - \$34999	13	10	144	328	3	2
Income \$35000 - \$39999	8	20	196	249	3	0
Income \$40000 - \$49999	23	8	425	505	6	5
Income \$50000 - \$59999	22	19	374	487	5	2
Income \$60000 - \$74999	12	32	348	637	6	3
Income \$75000 - \$99999	10	39	360	619	5	9
Income \$100000 or more	9	42	201	702	3	19

Source: U.S. Bureau of the Census

Educational Attainment

The level of education attained by a population is a contributing factor to the type of recreational facilities desired. Typically, individuals and families with higher levels of education exert a greater demand for passive use facilities, classes, and cultural opportunities. The educational level of Fayette County is increasing. Between 1990 and 2000 there was a 5% increase in the percentage of the population holding a graduate or professional degree. Conversely, the percentage of the population over 25 without a high school diploma dropped almost 4% from 9% to 5%.

Table 7

Fayette County Educational Attainment		
Category	1990	2000
<i>TOTAL Adult Population 25 & Over</i>	<i>39140</i>	<i>59016</i>
Less than 9 th Grade	1691	1313
9th to 12th Grade (No Diploma)	3555	3189
High School Graduate (Includes Equivalency)	11775	14174
Some College (No Degree)	9249	14725
Associate Degree	2723	4268
Bachelor's Degree	7335	14111
Graduate or Professional Degree	2790	7236

Source: U.S. Census Bureau Data as provided by the GA Department of Community Affairs

* Note: Category figures may not equal Total Adult Population figure due to instances of unreported or unusable data.

The same trends in educational attainment are evident at the municipal level in Fayette County. Between 1990 and 2000 the percentage of citizens without a high school diploma dropped by 1% in Brooks, 5%, in Fayetteville and 9% in Woolsey. The percentage of persons over 25 with a graduate or professional degree also increased the County's cities and towns, with Brooks, Fayetteville, and Woolsey increasing by 9%, 7%, and 4%, respectively.

Table 8

Educational Attainment	Brooks		Fayetteville		Woolsey	
Category	1990	2000	1990	2000	1990	2000
<i>TOTAL Adult Population 25 & Over</i>	<i>250</i>	<i>390</i>	<i>4991</i>	<i>7666</i>	<i>74</i>	<i>109</i>
Less than 9th Grade	26	14	236	214	5	2
9th to 12th Grade (No Diploma)	31	33	542	496	8	4
High School Graduate (Includes Equivalency)	103	165	1554	1953	26	37
Some College (No Degree)	57	116	1123	2034	17	25
Associate Degree	10	28	322	566	5	10
Bachelor's Degree	20	26	845	1496	9	14
Graduate or Professional Degree	3	8	364	907	5	17

Source: U.S. Census Bureau Data as provided by the GA Department of Community Affairs

* Note: Category figures may not equal Total Adult Population figure due to instances of unreported or unusable data.

Fayette County Growth Trends

Although the population of Fayette County continued to grow in the past decade, Peachtree City absorbed the largest percentage of this growth. The unincorporated areas of the County and the other municipalities also experienced growth in numbers, however their total shares of the County's population did not increase significantly. In the Town of Brooks, despite numerical growth, the municipality accounted for a lesser percentage of the County's total population in 2000 than 1990.

The Fayette County future land use plan calls for the current "suburban" quality of the county to continue through the end of the 2000 - 2020 planning period. Supporting this quality of development is the County's one-acre or larger lot size requirement, which will

preclude high-density development such as multi-family housing in most of the unincorporated County. Despite these development regulations, the area north of S.R. 54 within the Whitewater Creek watershed has been a focal point of recent growth and is designated as one of the County's short-term growth areas. Other areas designated for short term growth include the area adjacent to the eastern limit of Peachtree City south of S.R. 54 and the area to the north east of the Town of Tyrone, between the city limits and the County's boarder with Fulton County. The area south of Fayetteville, including the towns of Brooks and Woolsey, is expected to remain a rural, agricultural area.

Planning Populations

The Georgia Department of Community Affairs provides yearly population projections for each county in the state for the 2000 – 2025 time period. These projections are provided to DCA by Woods & Pool Economics Inc. According to these projections Fayette County is expected to grow by 33% from 2000 to 2010, the mid point of the planning period, (from a 2000 population of 91,236 to 121,391). In the second half of the planning period the population is expected to increase by another 30,076 persons to 151, 467 (25%) in 2020. These projections are in line with the projected build out of Peachtree City at 45,000 residents during the planning period.

The focus of this study is the recreation and parkland needs of the residents of Fayette County, specifically the portions of the population directly served by the Fayette County Recreation Department. To allow comparison with the county-wide population statistics and projections, analysis has been conducted on the portion of the County that is not within Peachtree City or the Town of Tyrone. The base year (2000) population for this area; which encompasses all of unincorporated Fayette County, towns of Brooks, and Woolsey and the City of Fayetteville, and Woolsey, was 55,767. Assuming that the rate of growth for these areas mirrors the rate expected for the entire county, the Fayette County Recreation Department can expect service populations of 74,177 and 92,555 in 2010 and 2020 respectively.

II. INVENTORY OF FACILITIES

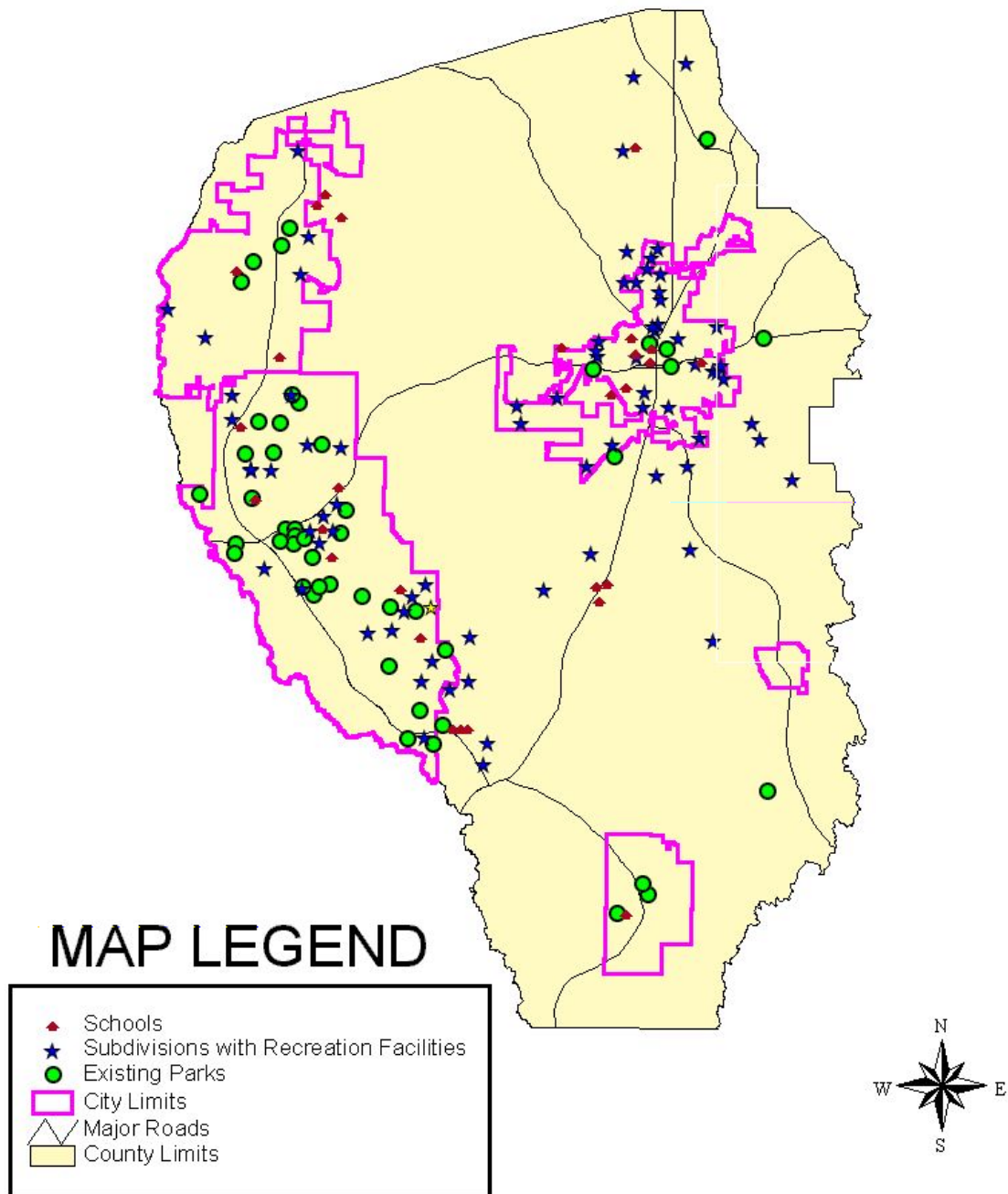
The existing recreational facilities in Fayette County and its municipalities were inventoried through a number of processes. Information related to the parks and facilities operated by the Fayette County Recreation Department was obtained by reviewing previous recreation plans, the Department's inventory of facilities and a survey performed by Robert and Company in April 2003. Information regarding school facilities was collected from the Fayette County Board of Education, and Peachtree City and the Town of Tyrone provided inventories of their current facilities. Fayette County provided a listing of residential subdivisions with recreational facilities; the facilities and acreages were inventoried by Robert and Company using aerial photographs and maps provided on the Fayette County website, www.admin.co.fayette.ga.us.

As part of the inventory assessment, each facility is classified as one of the following types of recreational facilities; the definitions of which are provided by the National Recreational and Park Association (NRPA).

- **Regional Park** – A regional park is designed to meet the needs of the entire County. These provide both active and passive recreational areas and are typically large tracts of land (100 acres or more) containing a unique and diverse mix of natural and man-made features. These parks host regional competitions and other organized sporting events.
- **Community Park** – These parks also meet a wide range of active and passive recreational needs. The parks are intended to serve a limited number of neighborhoods and a radius of 1/4 to 3 miles. These parks are usually a minimum of 20 acres in size, with 30 to 50 acres being optimal. These parks can meet the needs of the community and aid in the preservation of unique landscapes and natural areas.
- **Neighborhood Park** – Neighborhood parks are the basic unit of a park system and generally meet the informal active and passive recreation needs of residents in a limited geographic area. These parks are typically between 5 and 10 acres in size and have a 1/4 to 1/2 mile radius for service area. Parking at these parks is usually limited to five spaces for the first two acres and once space for each additional acre. Facilities may include playing fields, playground equipment, and restrooms.
- **Athletic Complex** – Facilities that are devoted to heavily programmed athletic activity or activities. These facilities are designed to serve an entire recreational system and are usually at least 25 acres in size, with 40 to 80 acres preferable.
- **Special Use Area** – Facilities that are limited to a single recreational use.
- **School Recreational Area** – A recreation facility that is located at a county school which may offer some joint-use opportunities.

Map 8

Existing Recreation Facilities



Fayette County Recreation Department

The Fayette County Recreation Department currently manages 6 developed recreation sites (Brooks Park, Kiwanis Park, McCurry Park, Lake Horton, Lake Kedron and Starr's Mill) and has 4 undeveloped sites (tracts of land near Kenwood, Gingercake Creek, Kelly Drive in Peachtree City, and the Justice Center in Fayetteville). These parks are described and classified below.

Neighborhood Parks

The Fayette County Recreation Department does not currently manage any parks classified as "neighborhood parks."

Community Parks

Brooks Park – At 17 acres, Brooks Park is the smallest park operated by the Fayette County Recreation Department. The park is located centrally within the Town of Brooks. The primary use of the park is for baseball and softball (3 baseball and 2 softball fields). In addition to these fields there is a playground, picnic shelter and restroom facility. The park is easily accessible by foot or bike but has limited parking. Although this park is heavily programmed for athletic use it is not considered an athletic complex due to its small size.

Kiwanis Park – This park is 45 acres in size and is located to the south of the City of Fayetteville on Redwine Road. The park provides 11 baseball fields and is primarily used for the sport. In addition to these fields there are also 4 tennis courts, a basketball court, a tot lot/playground, 2 miles of walking and jogging trails, 7 uncovered picnic benches and one group shelter. There are 4 restroom facilities located throughout the park. The park contains two indoor facilities, an Activity Center and a Recreation Center which can be used for classes and other organized programs.

Regional Parks

McCurry Park – At 130 acres, McCurry Park is the largest park managed by the Fayette County Recreation Department. The park is focused on active recreation and provides the county with 15 soccer fields. In addition to these fields, there are 7 softball fields, 2 football fields, 4 playgrounds, 3 miles of walking/jogging trails, a track, a rope climbing area, and a multi-use field. The park also provides for passive recreation with 7 uncovered and 4 covered picnic areas and a large group shelter. Many of the picnic sites also have bar-be-ques. There are 10 restrooms located throughout the park.

Special Use Areas

Lake Horton – This is a 40 acre park south of Fayetteville. A boat launch is provided at this site to accommodate boating and fishing. The lake also serves as a water supply reservoir.

Lake Kedron Park – This park is located on Peachtree Parkway in Peachtree City. The park is approximately 5 acres in size and its primary function is for fishing and boat

launching into Lake Kedron. In addition to the boat launch, a playground is available at the park. The lake is used as a water supply reservoir.

Starr's Mill – This 19 acre park is located at Highway 85 and 74 and is for passive recreation, primarily fishing. There is no boat launching from this site.

Summary sheets for existing facilities are provided in appendix A.

School Recreation Areas

There are 26 schools located within Fayette County and its municipalities. Table 8 lists the schools and the recreational facilities available at each. Although the Fayette County Recreation Department and the Fayette County Board of Education maintain a joint use agreement, the order of priority for use of the school varies. For Brooks Elementary, East Fayette Elementary, Fayette Elementary, Fayette County High, Fayette Middle, Fayetteville Intermediate, Hood Avenue Elementary, Lafayette Educational Center, North Fayette Elementary, Spring Hill Elementary, Tyrone Elementary, Whitewater Middle, and Sara Harp Minter Elementary, the Fayette County Recreation Department is the second priority user. For all other schools, it is the third priority behind Peachtree City. Due to this agreement, little time is allocated to the Fayette County Recreation Department.

Table 9

School	gym	soccer field	baseball softball field	playground	outdoor basketball courts	ropes course	track	football	multi-use fields	Outdoor volleyball court	tennis courts
Braelinn Elem	1	2		2	2						
Brooks Elem	1	1	1	2	2						
Cleveland Elem	2			2	2						
Crabapple Elem.	1			1					1		
East Fayette Elem	1		1	2	2						
Fayette County High	1		2				1	1	2		
Fayette Middle	1		1			1			1		
Fayetteville Intermediate	1	1	1	2	2						2
Flat Rock Middle	1		1			1			1		
Hood Avenue Primary	1	1		2							
Huddleston Elem	1		1	2	2						
J.C. Booth Middle	1				1	1			1		
Kedron Elem	1	1	1	2	2						
Lafayette Education Center	1										
McIntosh High	1		2				1	1	2		
North Fayette Elem.	1	1	1	2	2						
Oak Grove Elem	1	1		2	2						
Peachtree City Elem	1	1	1	2	2						
Peoples Elem	1	1	1	1	2						
Rising Starr Middle	1					1			1		
Robert J. Burch Elem	1	1	1	2	2						
Sandy Creek High	1		2				1	1	2		
Sara Harp Minter Elem	1			2	2						
Spring Hill Elem	1	1	1	2	2						
Starr's Mill High	1		2				1	1	3		
Tyrone Elem	1			2					2		
Whitewater HS	1		2				1	1	2		
Whitewater Middle	1		1			1			1	1	
Totals	29	12	23	32	29	5	5	5	19	1	2

Facilities Provided in Municipalities of Fayette County

Peachtree City and the Town of Tyrone maintain their own recreation departments and facilities. Peachtree City was one of the nation's first planned communities and is the largest municipality in Fayette County. One of the hallmarks of this popular community is its recreational opportunities, especially its miles of jogging/walking/golf-cart trails. Peachtree City maintains a number of unique facilities, including a skateboard park, BMX bike course, and roller hockey rink. The Town of Tyrone maintains four parks and has 5 miles of trails throughout the city. Tyrone's Town Manager reported that the city is aggressive about maintaining and upgrading its facilities and it has a number of improvements planned for the near future. The City of Fayetteville and the Town of Brooks also maintain municipal parks, however these cities do not have recreation departments. Fayetteville has two small parks, Church Street Park and Jack Day Park and Gazebo. Brooks also has two recreation areas; the Brooks Multi-Use Facility, a 16 acre area with a football field located near the Brooks Elementary School, and Aubrey Evans Park, a 3 acre park with baseball and softball fields. Table 10 includes a complete list of the recreation facilities provided by the municipalities. Using the classification system developed above, the recreation facilities in these cities can be classified as follows:

Table 10

Municipality	Regional Parks	Athletic Complexes	Community Parks	Neighborhood Parks	Special Use Areas
Peachtree City					
	McIntosh Trail Complex	Meade Fields	Glenloch Recreation Center	The Oaks Tot Lot	
		South 74 Baseball / Soccer Complex	Riley Field	Beaver Dam Park	Huddleston Pond
		Kedron Field house and Aquatic Center	Luther Glass Park	Big Pine Park	Kedron Ponds
		Peachtree City Tennis Complex		Blue Smoke Park	Peachtree City Boat Dock, Battery Way
		Brealinn Recreation Complex		Brealinn Green Tot Lot	Pinecrest Boat Ramp, Pinecrest Drive
				Brealinn Road Tot Lot	
				Clover Ranch	
				Drake Field	
				Kedron Tot Lot	
				Pebblepocket Park	
				Picnic Park	
				Planterra Tot Lot	
				Rockspray Pond	
				Rubicon Tot Lot	
				Smokerise Park	
				Sutton Cove Tot Lot	
				Village Green	
Town of Tyrone					
			Handley Park	Redwine Park	
				Shamrocks Park	
				Favon Brown Park	
City of Fayetteville					
				Church Street Park	
				Jack Day Park and Gazebo	
Town of Brooks					
			Brooks Multi-Use Facility	Aubrey Evans Park	

Table 11: Municipal Recreation Facilities

PARK	Total Acreage	Community Center	Amphitheater	baseball & softball fields	Basketball Courts (Outdoor)	BMX Track	Football	Horseshoe Court	Indoor Swimming Pools	Multi-use field	Outdoor Swimming Pools	Picnic Areas	Picnic Shelters	play-ground	Roller Hockey	Ropes course	Sand Volleyball	Skateboard Park	Soccer Fields	Tennis courts	tot lot	Track	Trails (miles)
PEACHTREE CITY																							
Smokerise Park	3.75											1								2	1		
Kedron Fieldhouse and Aquatic Center	20	1							1						1								
Riley Field	18.5						1			1			1									1	
Meade Fields	60			7															2				
Glenloch Recreation Center	21.8	1									1			1					6	4			
Huddleston Pond	8																						
McIntosh Trail Complex	50.5	2	1			1							1					1					
Brealinn Green Tot Lot	0.17																						
Luther Glass Park	28											2											
Brealinn Recreation Complex	19.4			5	2					1				1						2			
Rockspray Pond	10.9											1									1		
Clover Ranch	0.63													1									
Big Pine Park	0.24											1		1							1		
Village Green	5																						
Drake Field	4																						
Picnic Park	5							1				1	1										
Peachtree City Boat Dock, Battery Way	3.75																						
Pebblepocket Park	6				1						1	1		1						2			
Peachtree City Tennis Center																				18			
Kedron Ponds	13																						
Blue Smoke Park	10.3				1									1			1		3	2	1		
Beaver Dam Park	1.75				1							1		1			1						
South 74 Baseball / Soccer Complex	86.6			8															6				
Kedron Tot Lot	0.25																				1		
Sutton Cove Tot Lot	0.25																				1		
Planterra Tot Lot	0.25																				1		
Brealinn Road Tot Lot	0.25																						
Rubicon Tot Lot	0.25																				1		
The Oaks Tot Lot	0.25																				1		
Pinecrest Boat Ramp, Pinecrest Drive	0.81				1																		
Throughout City	0.25																						70
TYRONE																							
Handley Park	40			5																			
Redwine Park	8			2									1	1									
Shamrocks Park	12	1		3	1								1	1						1			
Favon Brown Park	4													1									
City Wide																							5
FAYETTEVILLE																							
Church Street Park	1				1							1	1	1									
Jack Day Park & Gazebo	0.25																						
BROOKS																							
Aubrey Evans	3			2																			
Brooks Multi-Use Facility	5						1																
Totals	453	5	1	32	8	1	2	1	1	2	2	9	6	11	1	0	2	1	17	31	9	1	75

Private Recreation Facilities

In addition to the recreation facilities provided by the recreation departments and schools within Fayette County, there are also a number of private subdivisions in the County and municipalities that provide recreational amenities. These subdivisions and the facilities provided are listed in Table 12 below. Under the classification system developed above these parks are considered neighborhood parks.

Table 12

<i>Subdivision Name</i>	<i>Total Acreage</i>	<i>Amphitheater</i>	<i>Tennis</i>	<i>Pool</i>	<i>Golf</i>	<i>Playground</i>	<i>Tot Lot</i>	<i>Basketball</i>	<i>Volleyball</i>	<i>Picnic Area</i>
FAYETTE COUNTY										
Country Lake	0		2	1		1				
Bethsaida Woods	0		2	1						
Brierfield	0		2	1						
Brandon Mill	0									
Harbor Lakes	1		1	1						
Kingswood	2		2	1						
Royal Ridge	3		2	1		1				1
Jeff Davis Plantation	0.5		1							
The Woodlands	1.25		2							
Bailey Oaks	3		2			1				
Brechin Park	0									1
Millpond Manor	1.25		1	1						
Prestwick Down	0				1					
The Chimney	6.3		1							1
Timberlake	5		2	1						
Woodcreek	14		4	1				1	1	
Horsemen's Run	0.5									
Rebecca Lakes	0		2	1						
Whitewater Creek	7.6		6	1	1					
TYRONE										
The Estates	0			1						
Southampton	0		2	1						
Pendleton	0		2	1						
Carrowmore	0			1						
Lake Windsong	0									
FAYETTEVILLE										
Magnolia Ridge I	2.4									
Magnolia Ridge II	2.95		2	1						
Stonebriar I	5.48									
Stonebriar II	4.12									
Stonebriar III	4.17		2	1						
Stonebriar IV	0.62									
Argonne Forrest	1.23									
Canterbury	0.46									
Claremont	0.44									
Courtyard at Habersham I	0.65									
Courtyard at Habersham II	0.5									
Glenhaven	1.2									
Heritage Lake	9.5		2	1						
McIntosh Park I	0.7									
McIntosh Park II	0.42									
McIntosh Place	0.64									
Neal's Trace	0.45									
St. Andrews Place	9.12									

FAYETTEVILLE Cont.										
<i>Subdivision Name</i>	<i>Total Acreage</i>	<i>Amphitheater</i>	<i>Tennis</i>	<i>Pool</i>	<i>Golf</i>	<i>Playground</i>	<i>Tot Lot</i>	<i>Basketball</i>	<i>Volleyball</i>	<i>Picnic Area</i>
Stanley Oaks	1.31									
Stratford Station	0.84									
Village at Habersham Park I	0.77									
Village at Habersham Park II	0.57									
Woodbyne	0.98		2	1						
Brandywine	0		2	1						
Stonewall	0		2							
Apple Orchard	1.66									
Beauregard Trace	0.44									
Gingercake Landing	1.93									
Lafayette Garden Homes I	3.2									
Lafayette Garden Homes II	3.96			1						
Lakemont	7.88		2	1						
Lakeside at Redwine I	3.06		2	1						
Lakeside at Redwine II	11.46									
Nancy Lane	1.37									
Park Place	6.01									
Villages at Lafayette	1.55	1								
Fenwick Commons	1.5		2	1						
Jeff Davis	0		2							
Weatherly Park	2									
Weatherly Walk	0		2	1						
Autumn Glen I	1.74									
Autumn Glen II	1									
Cobblestone	0		2	1						
Garden Courtyard	0.82									
Highland Park	2.47									
Oakbrook	3.88									
Woodgate	2.81		2	1						
Wyngate	1.37									
BROOKS										
No Subdivisions within City										
PEACHTREE CITY										
Ardenlee	0						1	1		
Balmoral Village	0		2	2		1		1		1
Braelin Golf Club	196.41		2	1	1					
Centennial	0		2	1			1			
Cobblestone Creek	0			1						
Crabapple Woods	0						1			
Flat Creek Golf Club	261.37		2	1	1					
Gable Court	0		1	1		1				1
Kedron Hills	0			1				0.5		
Kimmeridge	0			1						
Lake Forest Glen	0									1
Planterra Ridge	0			1				0.5		
Planterra Ridge Golf Course	220				1					
Ridgefield	0		2	1						
Ridgelake	0		4	1						
Rockspray	0		2			1		1		1
Stoney Brook Plantation	2.09		2	1				1		

PEACHTREE CITY Cont.										
<i>Subdivision Name</i>	<i>Total Acreage</i>	<i>Amphitheater</i>	<i>Tennis</i>	<i>Pool</i>	<i>Golf</i>	<i>Playground</i>	<i>Tot Lot</i>	<i>Basketball</i>	<i>Volleyball</i>	<i>Picnic Area</i>
The Colonnade	0		1	1				1		
The Coventry	0		1	1						
The Estates	0		2	1		1			1	
The Peninsula	0		1							
The Summit	0			1						
Tinsley Mill Village	0		2	1						
Twiggs Corner	0			1						
Wilshire Estates	0			1			2			
TOTALS	834.9	1	88	47	5	7	5	7	2	7

Undeveloped Land

In 2001 Fayette County acquired approximately 172 acres of land in the extreme northern portion of the County near the Kenwood Community with the intent of developing the tract as parkland. The program for uses and facilities of the park will be determined based, in part, on the outcomes of this recreation needs assessment. The park site is located along SR 85, to the south of the Fayette County / Clayton County line. A portion of the site is restricted in a conservation area and can only be developed for passive recreation to preserve the natural habitat.

In addition to the tract near Kenwood, the Recreation Department plans to acquire a 10.5 acre tract of land from the Water Department to create a passive recreation area in Peachtree City. This area, located off of Kelly Drive, will include picnic tables, park benches, a playground and walking trails. There is also the possible conversion of County land near Ginger Cake Creek at the west side of the County Transfer Station into a passive park area with walking trails. This tract totals 106 acres. The 8.26 acre area adjacent to the Justice Center, located on Bradford Square in Fayetteville (where the current senior center is located), has been designated for walking trails.

When these tracts are developed they will provide the Fayette County Recreation Department with 2 additional regional parks (Kenwood area tract and Ginger Cake Creek area tract) and two neighborhood parks (Kelly Drive area tract and Justice Center tract).

III. INPUT TO THE RECREATION PLANNING PROCESS

To help determine the demand for parkland and the numerous types of recreation facilities provided in the County, Robert & Company reviewed data from recent recreation demand and participation surveys conducted in Fayette County. A random phone survey of County residents conducted by Compass Marketing Research in April and May 2002 provides reliable data, can be reviewed at the zip code level, and allows for determining variances in recreations needs within sub-areas of the County. The maps on the following pages provide side by side analysis of the demand for specific recreation facilities and the usage level of the types of facilities by the surveyed population.

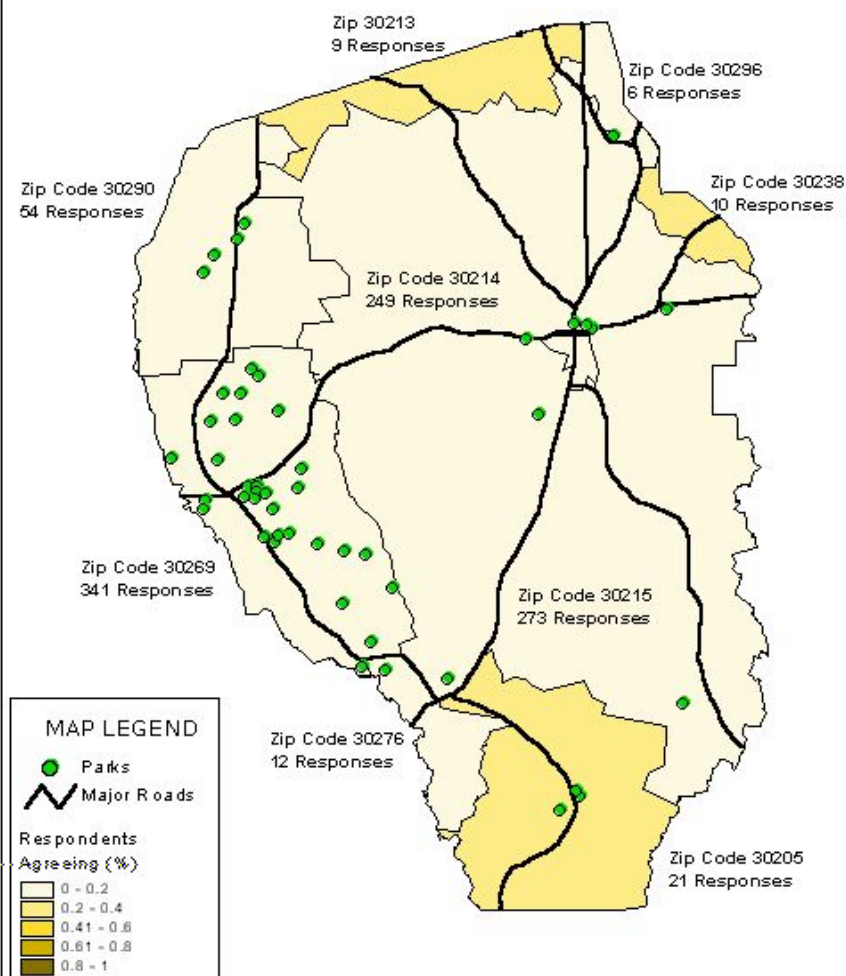
In addition to the data accumulated during phone surveys, a previous consultant to the County gathered public comments through surveys mailed with County water bills, an online survey on the Fayette County web site, and public meetings. Robert and Company took these comments and the phone survey information into consideration when designing the facilities standards for Fayette County.

Fayette County Recreation Needs Assessment

Telephone Survey Responses: Arts and Crafts

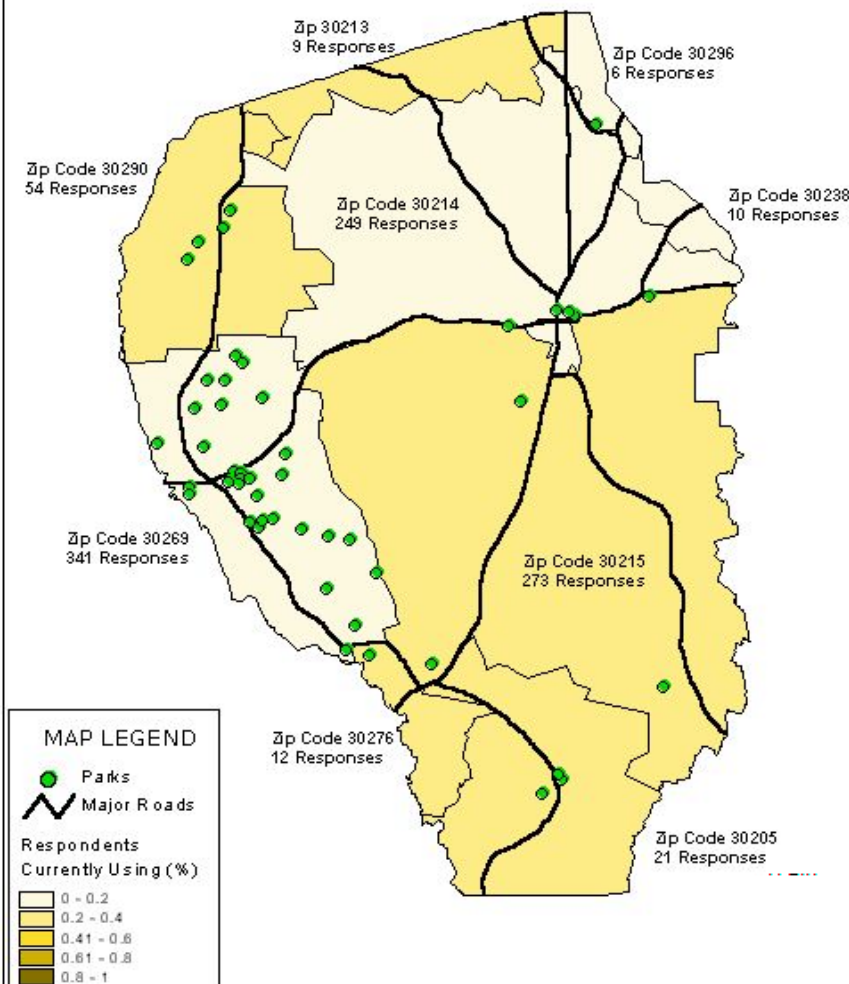
Robert and Company
Engineers, Architects,
and Planners
98 Poplar Street, N.W.,
Atlanta, Georgia 30303
RAC Project
03034.00

New or Improved Facilities are Needed



Source: Recreation Telephone Survey, Conducted by Compass Marketing Research, April - May 2002

Currently Use Facilities



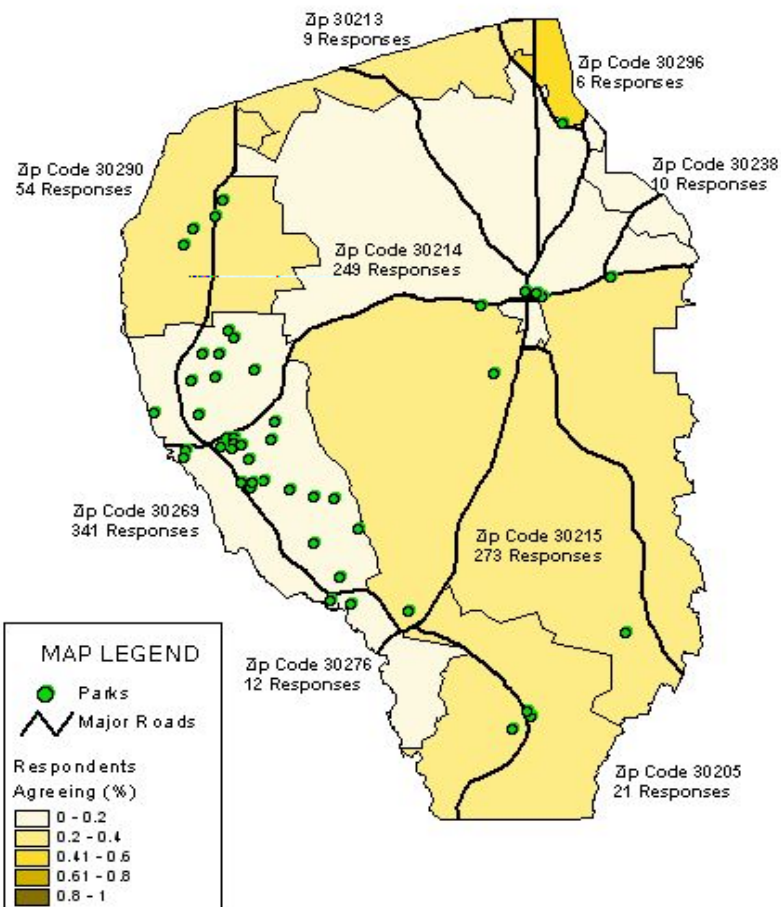
Source: Recreation Telephone Survey, Conducted by Compass Marketing Research, April - May 2002

Fayette County Recreation Needs Assessment

Telephone Survey Responses: Baseball

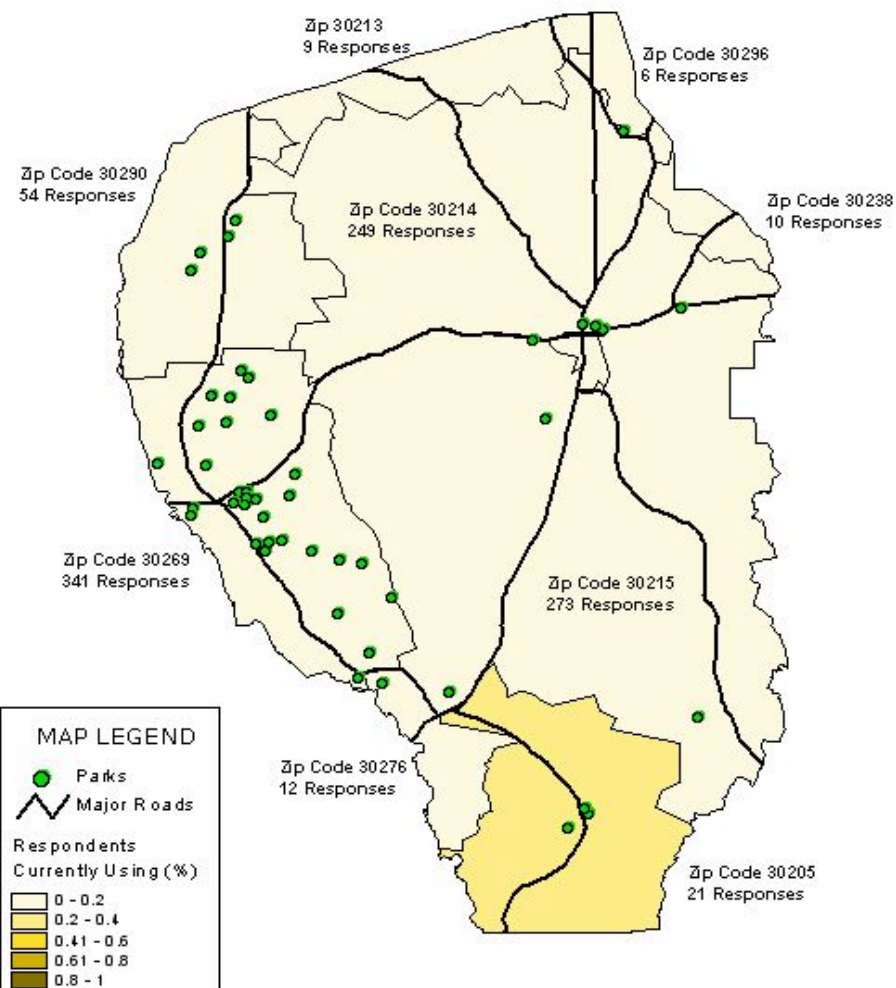
Robert and Company
Engineers, Architects,
and Planners
96 Poplar Street, N.W.
Atlanta, Georgia 30303
RAC Project
03034.00

New or Improved Facilities are Needed



Source: Recreation Telephone Survey, Conducted by Compass Marketing Research, April - May 2002

Currently Use Facilities



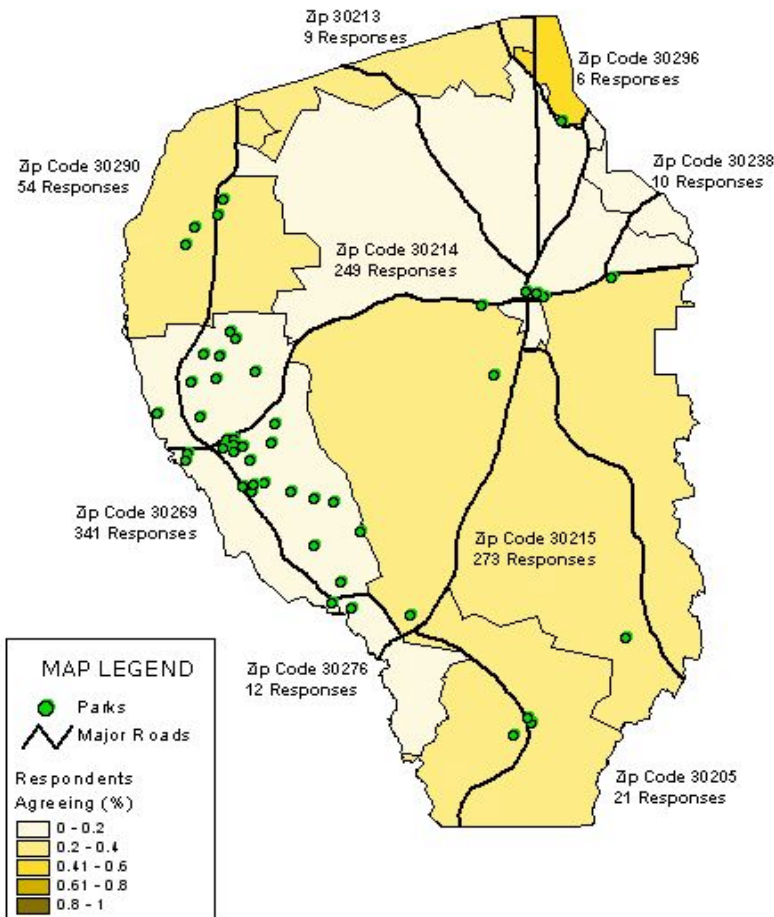
Source: Recreation Telephone Survey, Conducted by Compass Marketing Research, April - May 2002

Fayette County Recreation Needs Assessment

Telephone Survey Responses: Basketball

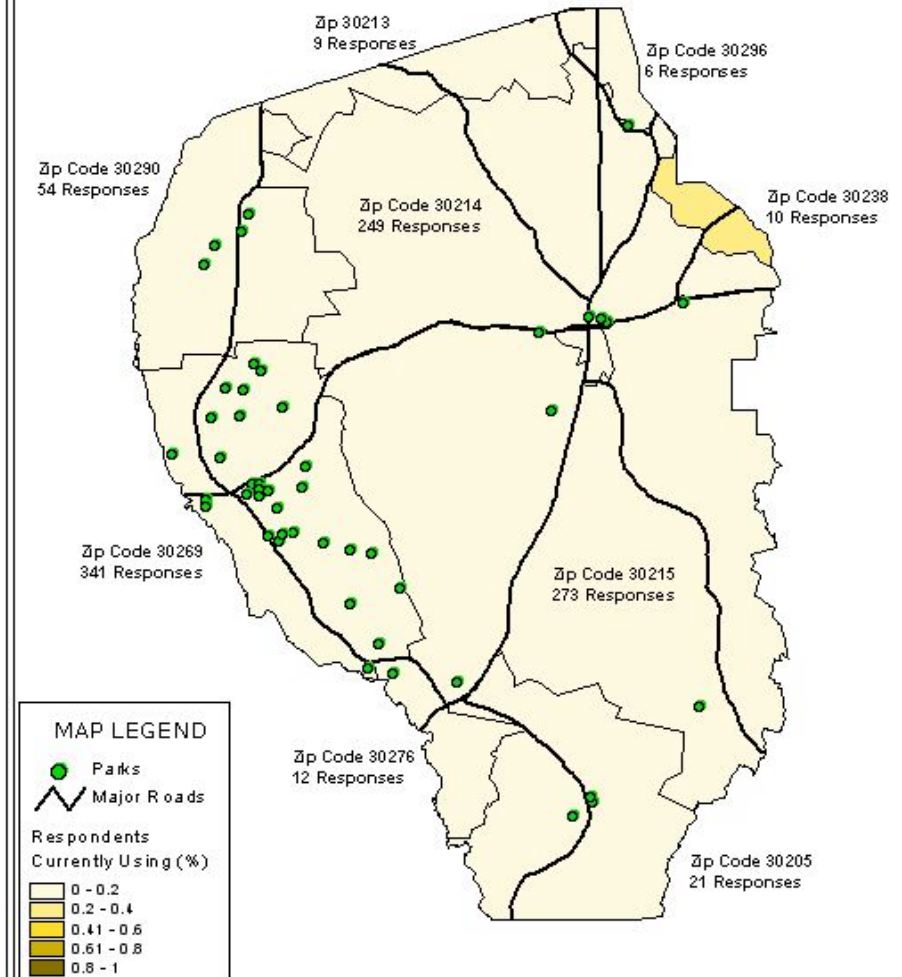
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Atlanta, Georgia 30303
RAC Project
03034.00

New or Improved Facilities are Needed



Source: Recreation Telephone Survey, Conducted by Compass Marketing Research, April - May 2002

Currently Use Facilities



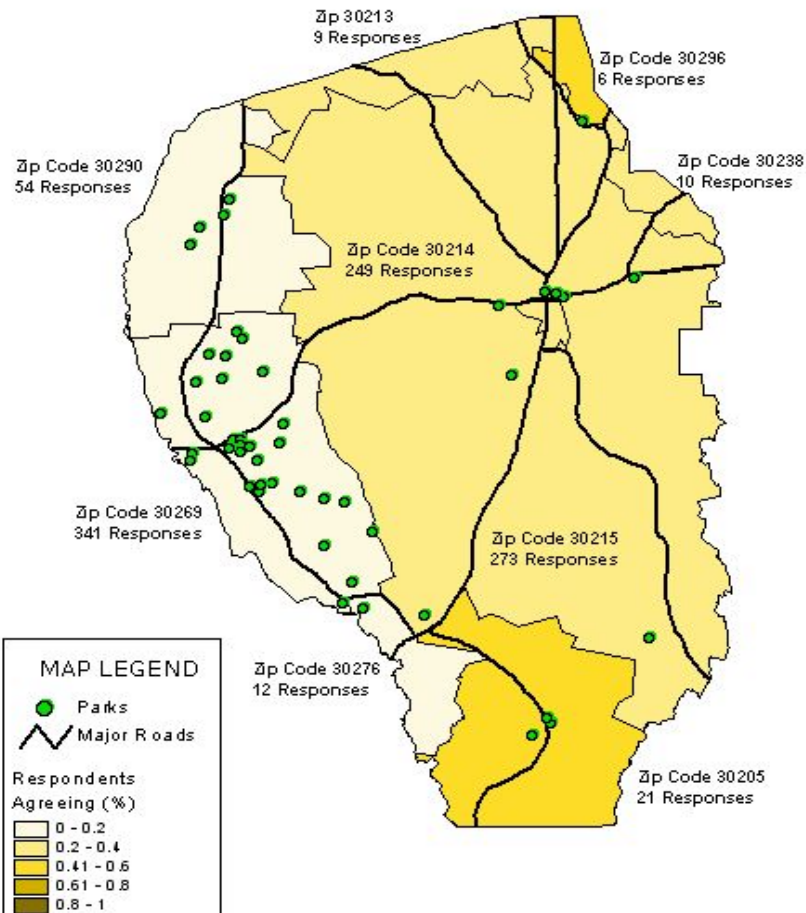
Source: Recreation Telephone Survey, Conducted by Compass Marketing Research, April - May 2002

Fayette County Recreation Needs Assessment

Telephone Survey Responses: Biking

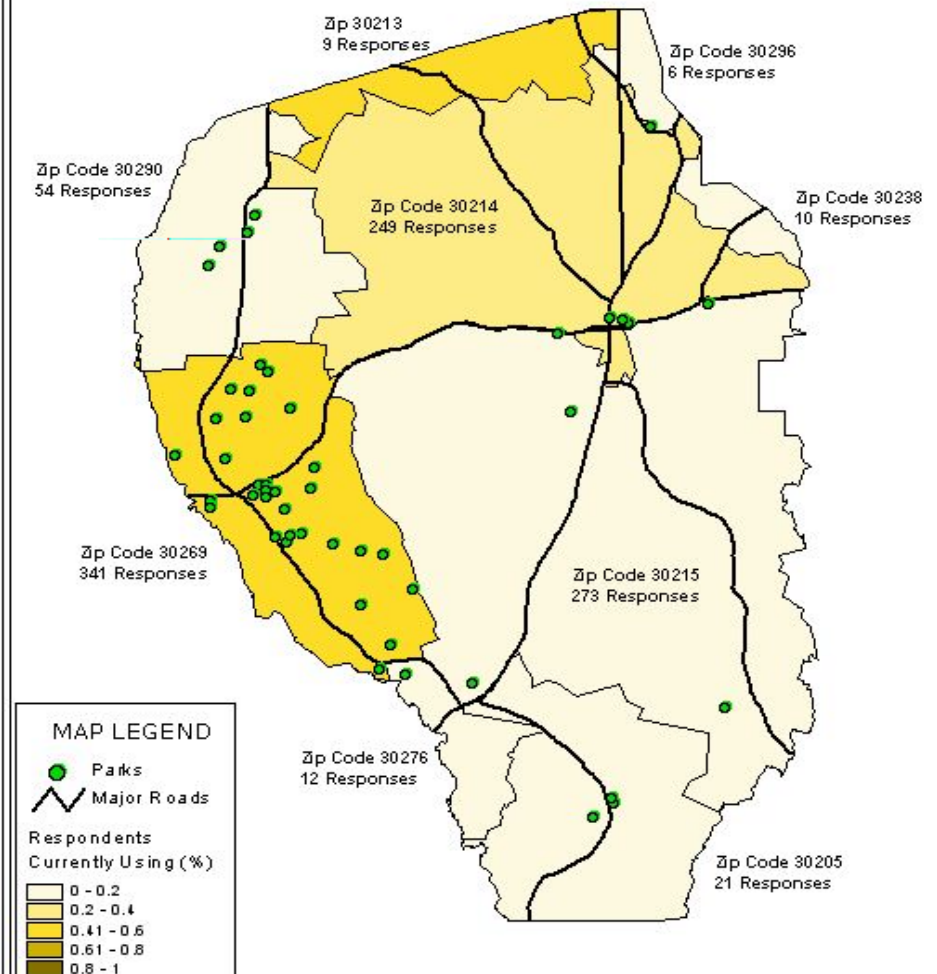
Robert and Company
Engineers, Architects,
and Planners
96 Poplar Street, N.W.
Atlanta, Georgia 30303
RAC Project
03034.00

New or Improved Facilities are Needed



Source: Recreation Telephone Survey, Conducted by Compass Marketing Research, April - May 2002

Currently Use Facilities



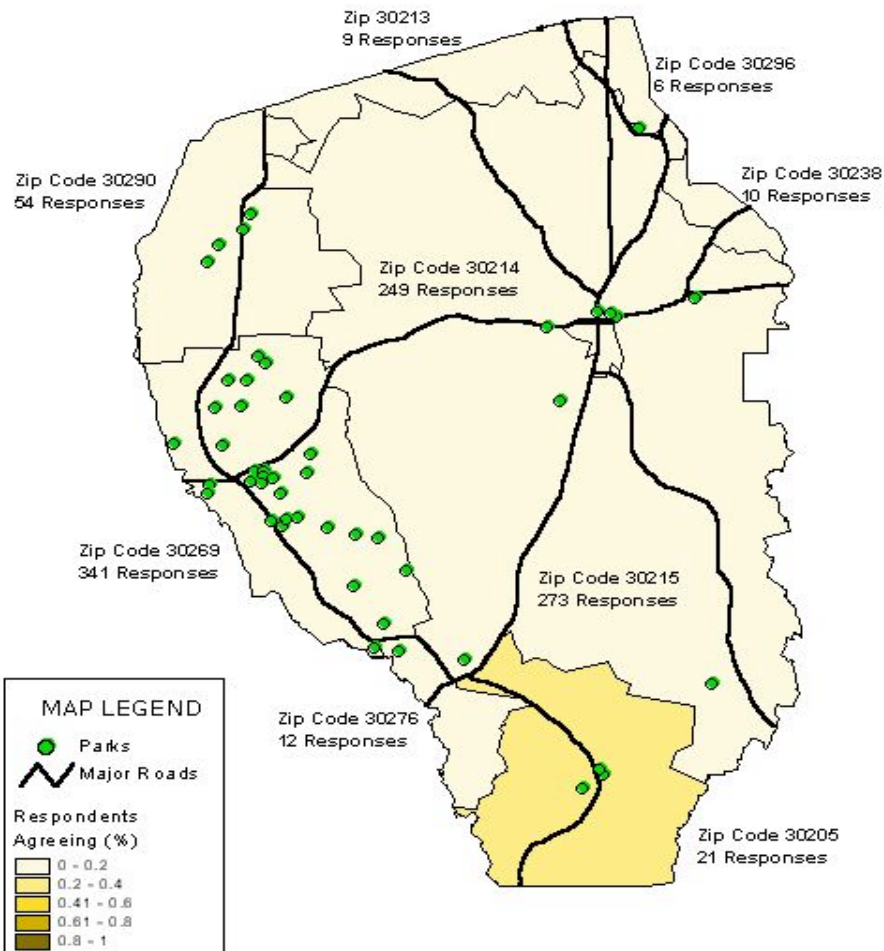
Source: Recreation Telephone Survey, Conducted by Compass Marketing Research, April - May 2002

Fayette County Recreation Needs Assessment

Telephone Survey Responses: Football

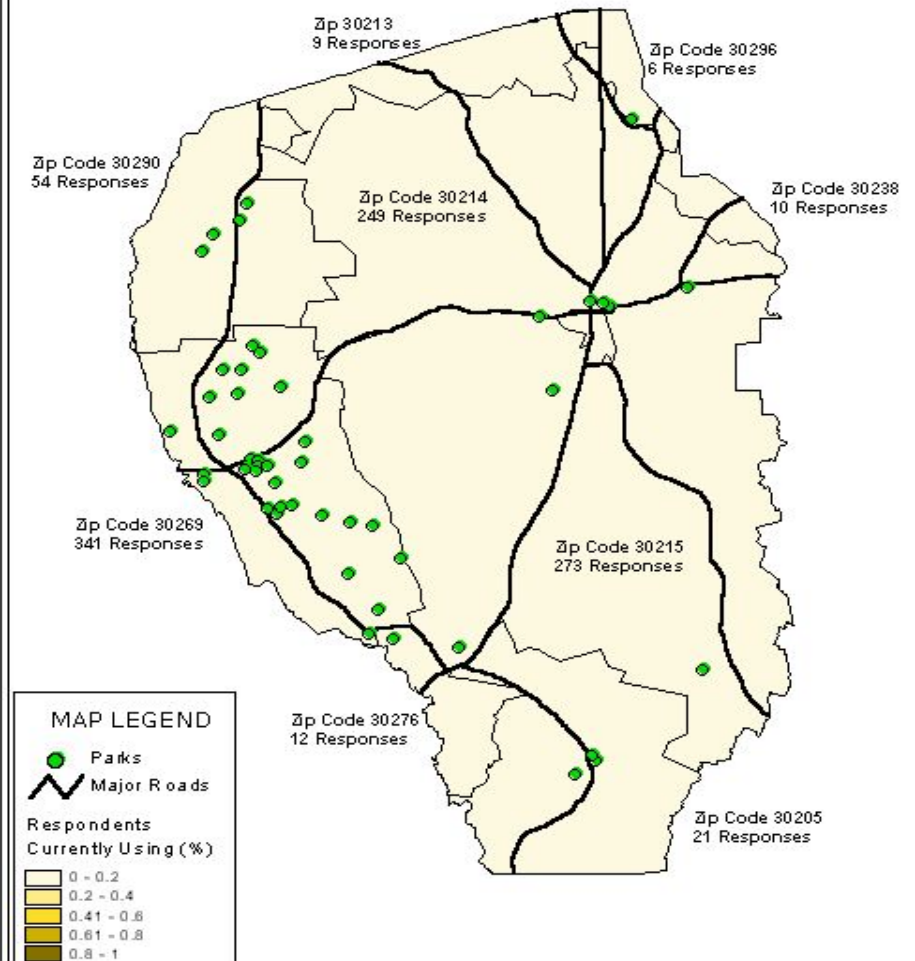
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Atlanta, Georgia 30303
RAC Project
03034.00

New or Improved Facilities are Needed



Source: Recreation Telephone Survey, Conducted by Compass Marketing Research, April - May 2002

Currently Use Facilities

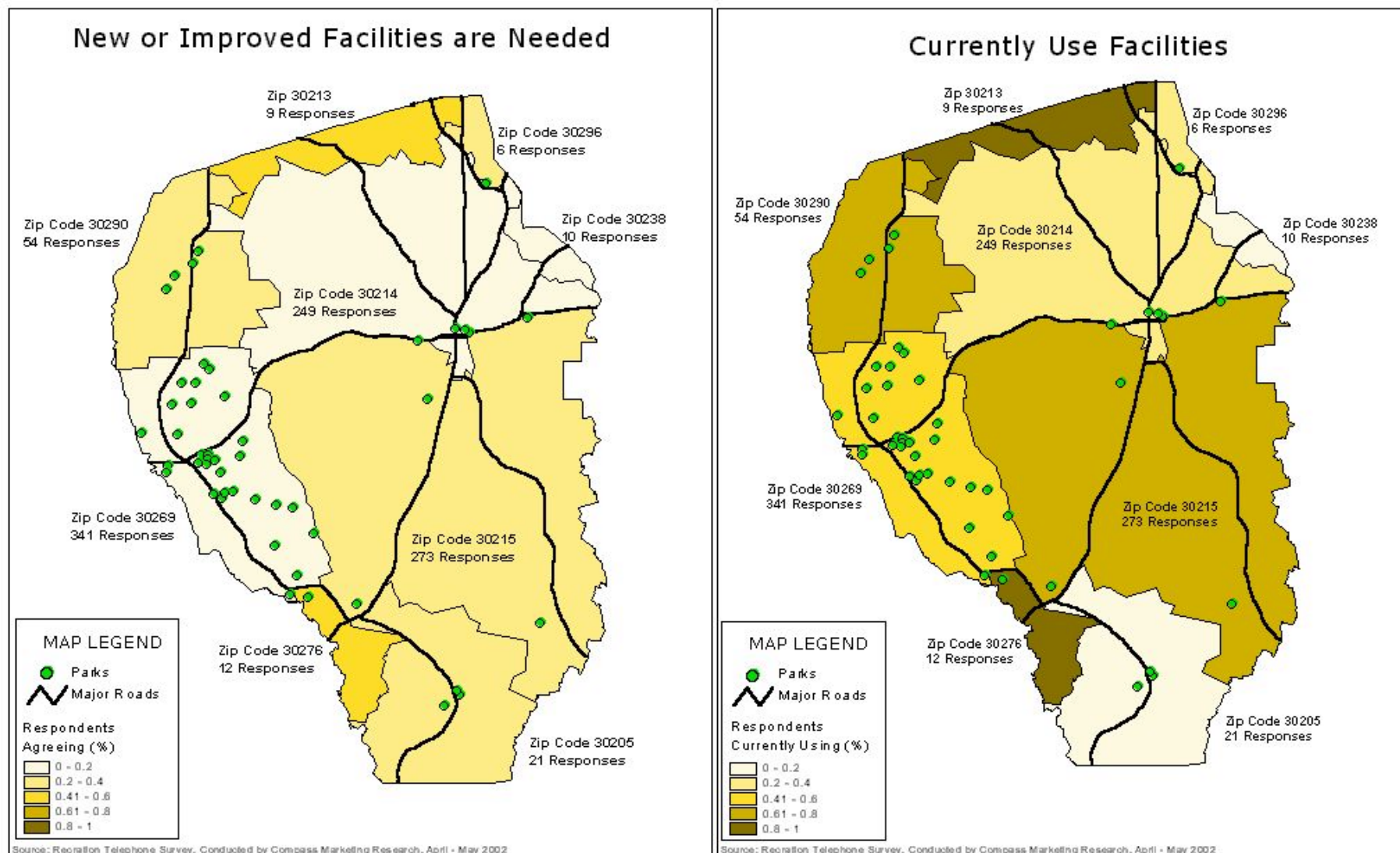


Source: Recreation Telephone Survey, Conducted by Compass Marketing Research, April - May 2002

Fayette County Recreation Needs Assessment

Telephone Survey Responses: Golf

Robert and Company
Engineers, Architects,
and Planners
98 Poplar Street, N.W.
Atlanta, Georgia 30303
RAC Project
03034.00

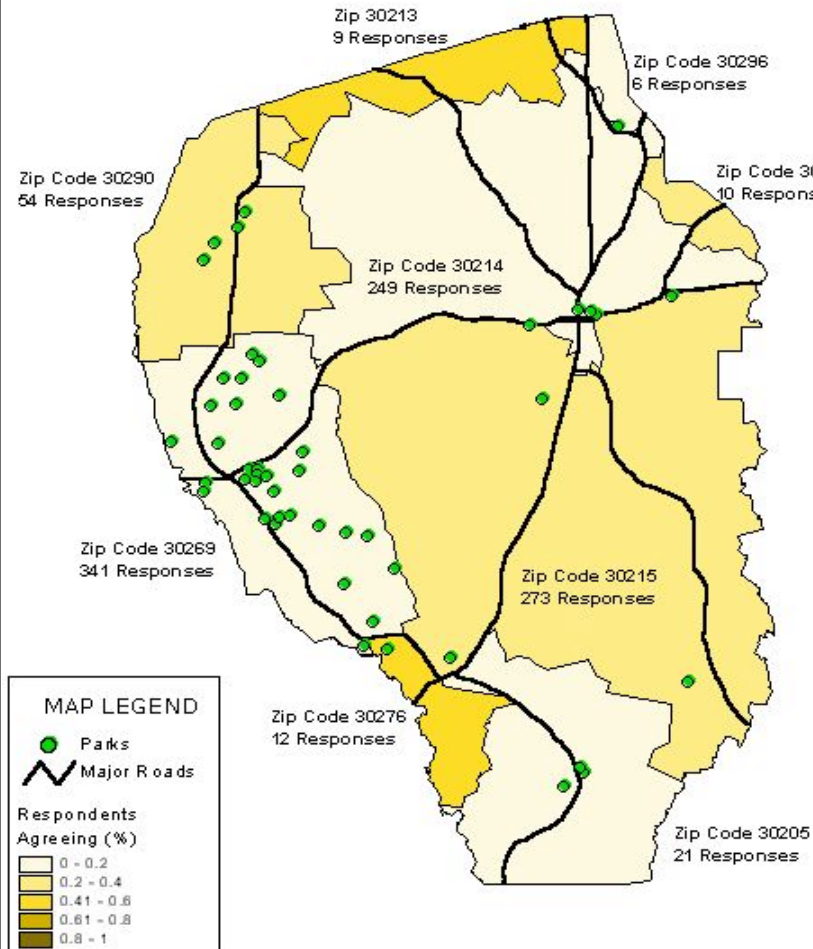


Fayette County Recreation Needs Assessment

Telephone Survey Responses: Indoor Recreation

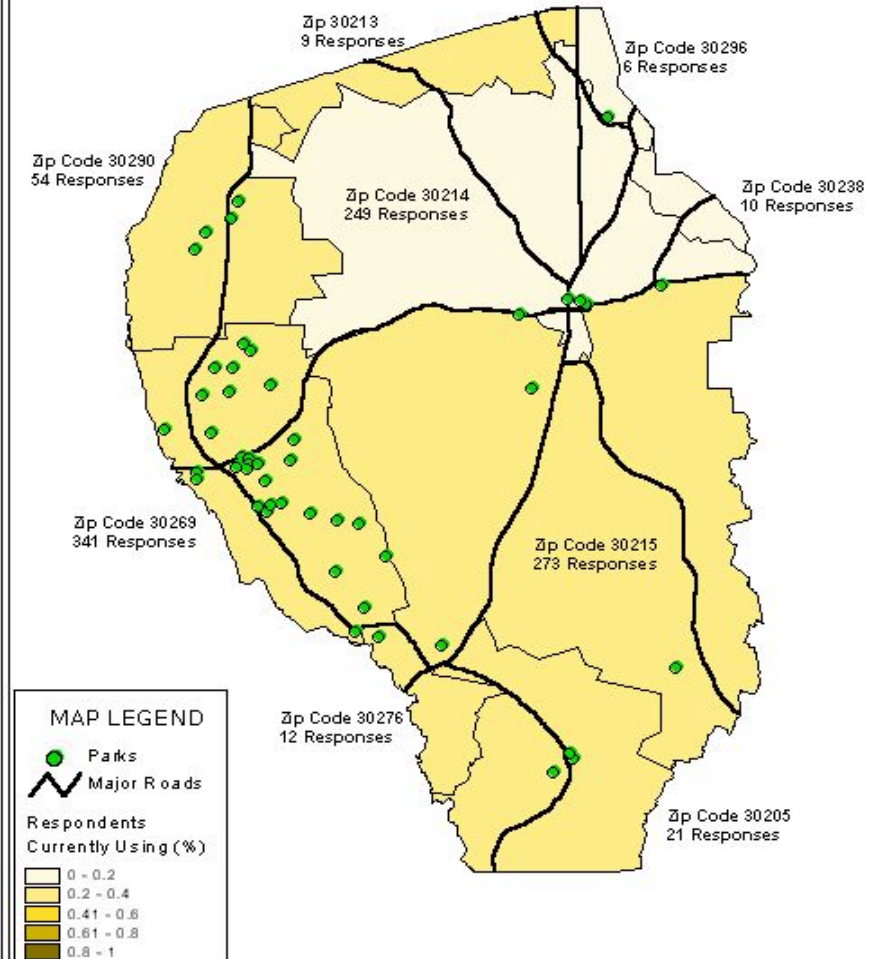
Robert and Company
Engineers, Architects,
and Planners
96 Poplar Street, N.W.
Atlanta, Georgia 30303
RAC Project
03034.00

New or Improved Facilities are Needed



Source: Recreation Telephone Survey, Conducted by Compass Marketing Research, April - May 2002

Currently Use Facilities



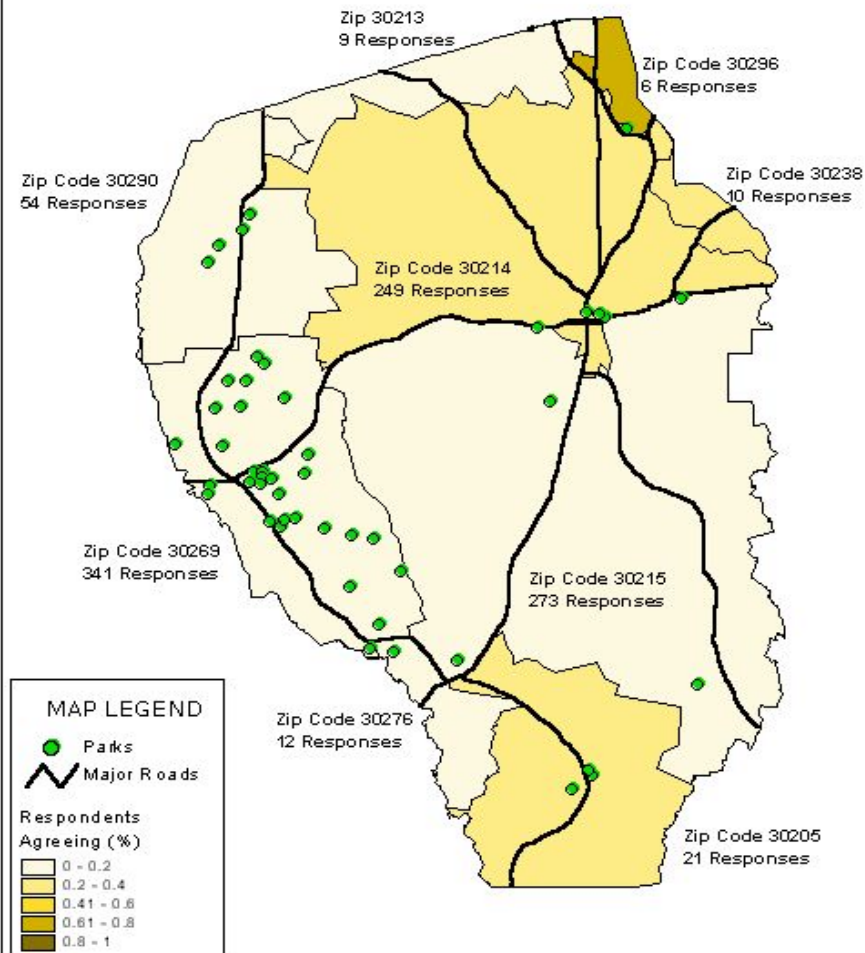
Source: Recreation Telephone Survey, Conducted by Compass Marketing Research, April - May 2002

Fayette County Recreation Needs Assessment

Telephone Survey Responses: Picnicking

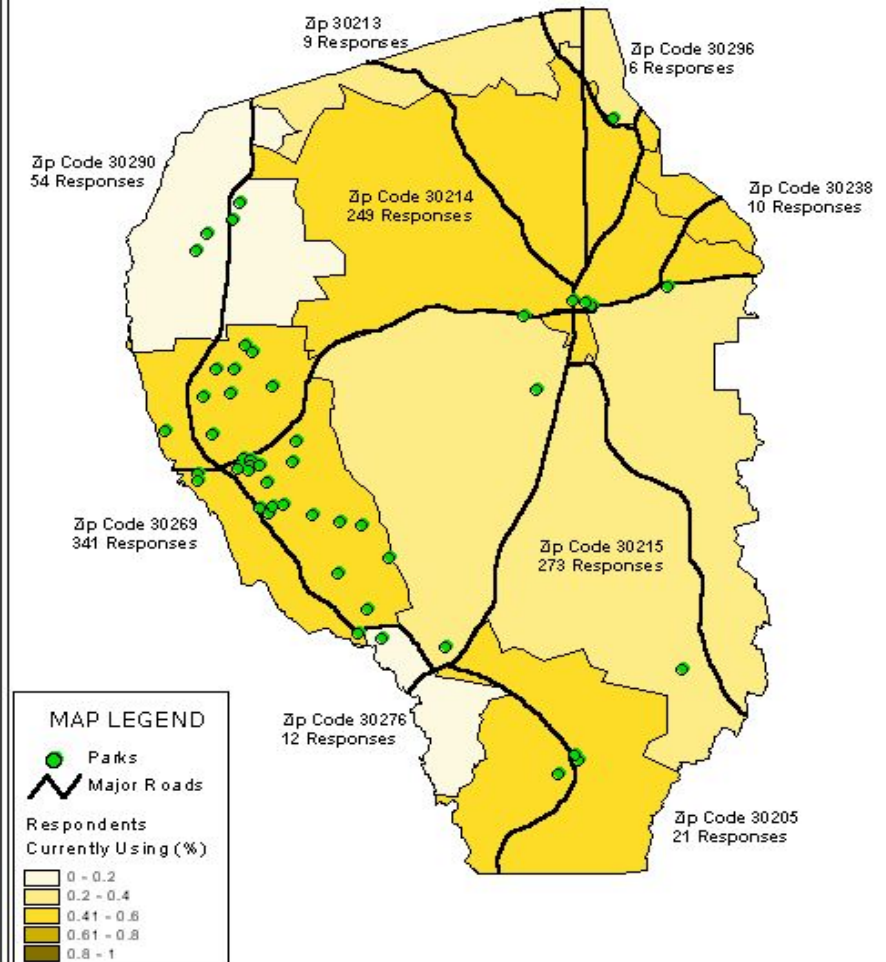
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Engineers, Architects,
and Planners
98 Poplar Street, N.W.
Atlanta, Georgia 30303
RAC Project
03034.00

New or Improved Facilities are Needed



Source: Recreation Telephone Survey, Conducted by Compass Marketing Research, April - May 2002

Currently Use Facilities



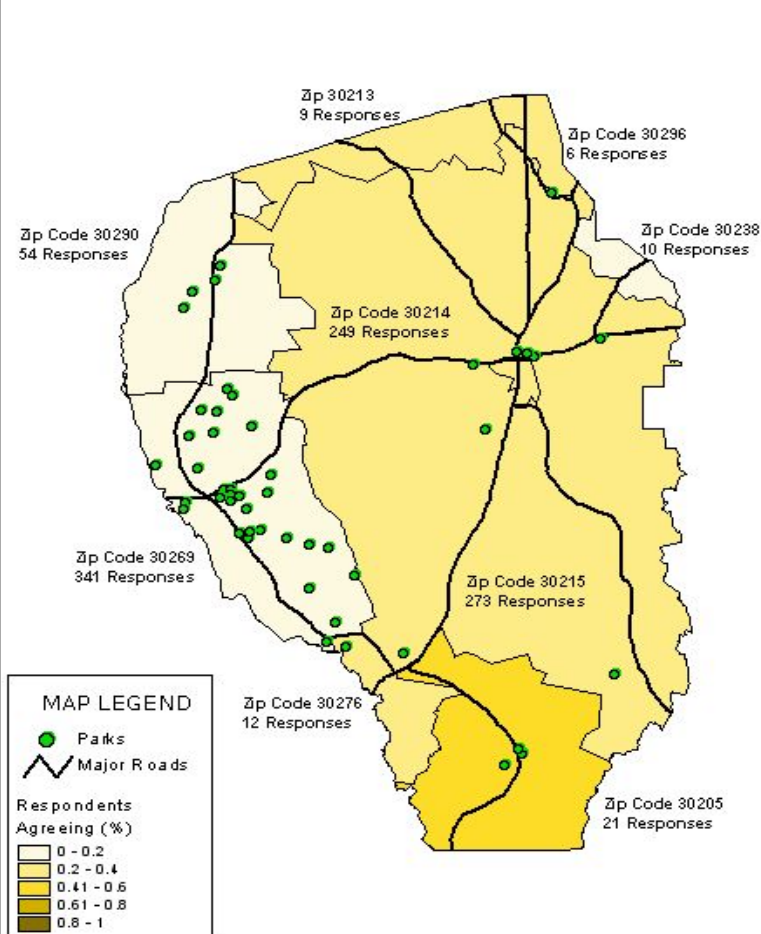
Source: Recreation Telephone Survey, Conducted by Compass Marketing Research, April - May 2002

Fayette County Recreation Needs Assessment

Telephone Survey Responses: Playgrounds

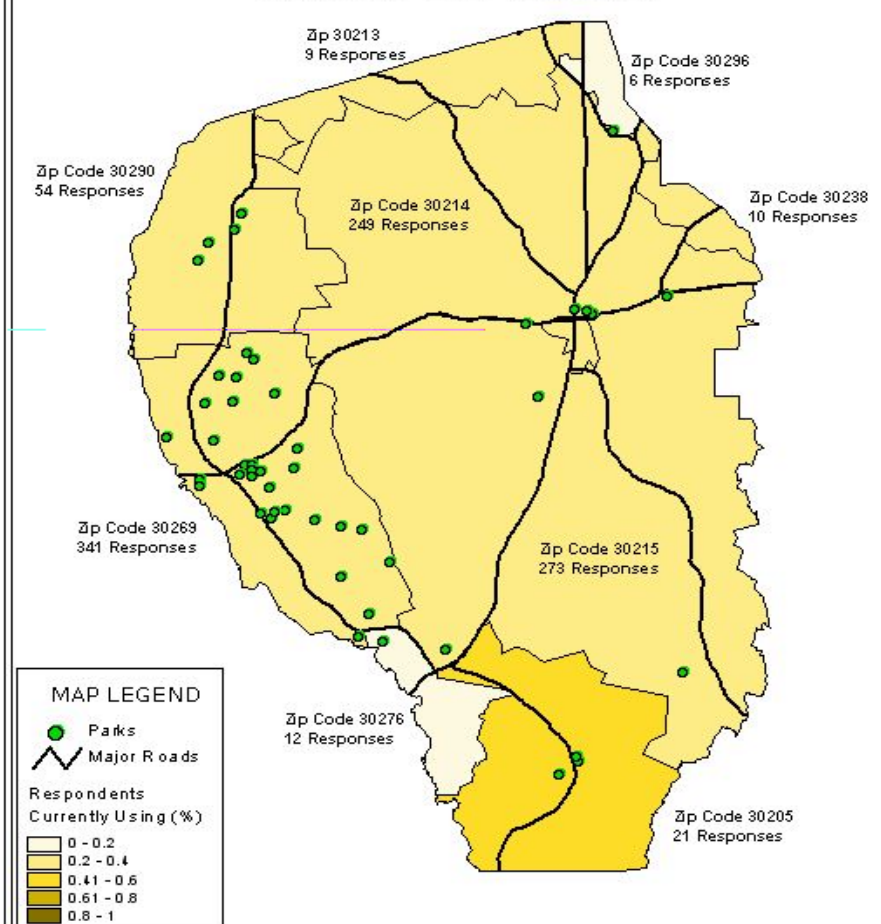
Robert and Company
Engineers, Architects,
and Planners
96 Poplar Street, N.W.
Atlanta, Georgia 30303
RAC Project
03034.00

New or Improved Facilities are Needed



Source: Recreation Telephone Survey, Conducted by Compass Marketing Research, April - May 2002

Currently Use Facilities



Source: Recreation Telephone Survey, Conducted by Compass Marketing Research, April - May 2002

IV. NEEDS ASSESSMENT and RECOMMENDATIONS

Analysis of Supply

The National Recreation and Park Association (NRPA) suggested guidelines for system-wide recreation acreage (local, close-to-home space) are between 6.25 and 10.5 acres per 1,000 persons. Local, close-to-home space, by definition, includes land that is owned or leased, but excludes pure passive use parks, green ways and undeveloped land. County-wide there are currently 1,841 acres of land dedicated to recreation. This includes 553 acres maintained by the Fayette County Recreation Department (256 of which are developed areas); 453 acres maintained by the recreation departments of Peachtree City, Tyrone and other municipalities in the County; and an estimated 835 acres that are incorporated in subdivisions throughout the County. Using the NRPA standard of acres per 1,000 persons and the County's 2000 Census population of 91,263 persons, there are approximately 20.18 acres of parklands per 1,000 persons in Fayette County when private (subdivision) recreation areas are included in the equation.

The total park acreage under the control of the Fayette County Recreation Department is 552.76 acres. When this acreage is combined with the recreation acreage provided by subdivisions in the department's service area (45.4 acres in the County, 109.63 in the City of Fayetteville), and the 9.25 acres in municipal parks in Fayetteville and Brooks, there are approximately 12.84 acres per 1,000 people (the 2000 population of the service area was 55,767).

The purpose of conducting a recreation needs assessment is to provide an informed analysis of the types and amounts of recreation facilities Fayette County will need in the future. The National Recreation and Parks Association (NRPA) has set forth general guidelines for system-wide acreage and facilities. Table 13, shows an analysis of the recreation facilities provided in Fayette County compared to the current NRPA guidelines as applied to Fayette County's 2000 population. As noted in the inventory section above, there are also numerous recreation facilities in Fayette County provided by the Peachtree City and Tyrone Recreation Departments, the Fayette County School Board, the municipalities of Brooks and Fayetteville and many housing subdivisions. While these facilities are not specifically dedicated to serving the populations of the unincorporated County, Brooks and Woolsey, have a significant overlap of service populations and therefore have been given some consideration in assessing the overall opportunities for recreation in Fayette County.

Table 13

2003 Inventory & 2000 Population (91,263 Persons)								
Service Provider		Fayette County Rec. Dept.	School Board	Municipalities	Subdivisions	All Facilities		
Facility Type	NRPA Guideline	Facilities Provided	Facilities Provided	Facilities Provided	Facilities Provided	Facilities Provided	Needed Per Population	Shortfall / Surplus
Parks Acreage	10 per 1,000	553		453	835	1841	913	928
Amphitheater	None			1	1	2	1	1
Baseball Fields	1 per 5,000	14	5	21	0	40	18	22
BMX Tracks	None			1		1		1
Community Centers	1 per 50,000	1		5		6	2	4
Football Fields	1 per 20,000	2	5	2		9	5	4
Golf Course	1 per 50,000				5	5	2	3
Gymnasiums	1 per 20,000		29			29	5	24
Handball	1 per 20,000					0	5	(5)
Horseshoe Courts	None			1		1		1
Indoor Pools	1 per 50,000			1		1	2	(1)
Multi-Purpose Fields	1 per 10,000	1	19	2		22	9	13
Outdoor Basketball	1 per 5,000	1	29	8	7	45	18	27
Outdoor Pools	1 per 20,000			2	47	49	5	44
Outdoor Volleyball	1 per 5,000		1	2	2	5	18	(13)
Picnic Areas	None	2		9	7	18		18
Picnic Pavilions	1 per 2,000	6		6		12	46	(34)
Playgrounds	1 per 2,500	7	32	11	7	57	37	20
Roller Hockey Rinks	None			1		1		1
Ropes Course	None	1	5			6		6
Running Tracks	1 per 20,000	1	5	1		7	5	2
Skateboard Parks	None			1		1		1
Soccer Fields	1 per 10,000	15	12	17		44	9	35
Softball Fields	1 per 5,000	9	18	11	0	38	18	20
Tennis Courts	1 per 2,000	4	2	31	88	125	46	79
Tot Lots	None			9		9		9
Trails	1/2 - 1 mile per 10,000	5		75		80	9	71
a Guidelines from Kansas City Metropolitan Region Public Parks Standards in <u>Recreation Park and Open Space Standards and Guidelines</u> , p. 67, 4 th printing 1990, a publication of the National Recreation and Park Association								
b Guidelines from appendix A in <u>Recreation Park and Open Space Standards and Guidelines</u> , pp. 60-61, 4 th printing 1990, a publication of the National Recreation and Park Association								
c Guidelines from Dallas Recreation Component Standards in <u>Recreation Park and Open Space Standards and Guidelines</u> , pp.76, 4 th printing 1990, a publication of the National Recreation and Park Association								

Modified Recreation Guidelines for Fayette County

Although they are reliable as benchmarks, the NRPA standards are not intended to be representative of all municipalities and counties. The NRPA cautions against their universal application due to user demand variances from place to place. These variances in Fayette County are evident from the survey data collected in the County. Robert and Company utilized the NRPA guidelines as a baseline and then modified the standards to reflect local users' participation rates and demand as expressed by public input and survey data. Specific characteristics of the County such as income, educational attainment levels, and age breakdown have also been taken into consideration.

Recreation standards specific to Fayette County which take into consideration the expressed desire of County residents for additional passive recreation facilities such as trails for biking and walking, picnicking facilities, greater recreation programs for the arts and crafts, and additional indoor recreation facilities were also developed. In instances where no modification was required, the NRPA standard was used to assess facility needs.

Parks Acreage Guideline Modification

In terms of passive recreation space, trails and picnicking, it should be noted that Fayette County has committed to a Greenspace Program with a goal of preserving 20% of the County's land (25,376 acres) in conservation. This conservation land area could then be used to fulfill passive recreation needs in the future. Due to the large amount of land that is potentially available and the fact that the NRPA guideline does not consider passive recreation acreage, it is reasonable to increase the standard of park acreage per 1,000 persons in Fayette County. A standard of 10.5 acres per 1,000 persons, understood to include passive recreation acreage, will be used for the County.

Trails Guideline Modification

Previous analysis shows that the Fayette County Recreation Department only requires 1 additional mile of trail to meet the NRPA guideline (1 mile per 10,000 persons) for its current service area population. However, public input, including the telephone survey, shows that there is an expressed need for additional trails throughout this area of the County. Due to this, an increase in the NRPA standard is warranted. To devise a standard, the level of service for trails in surrounding municipalities such as Peachtree City and Tyrone were taken into consideration, as was the size of the Fayette County Recreation Department's service area. Peachtree City was one of only two areas of the county where the phone survey results did not show a need for additional trails. There are approximately 2 miles of trails per 10,000 persons in Peachtree City, however it should be noted that the trails in this area also serve as a network for golf carts within the municipality as well as walking, and biking. The trails managed by the Fayette County Recreation Department serve as outlets for walking, running, biking, and other forms of active and passive recreation, and are not open to golf cart traffic. However, due to the large areas of the County that have been identified as potential conservation areas in which trail systems could be developed; a service level of 2 miles per 10,000 persons is a very attainable goal for the County's trail network. Additionally, due to the size of the

Fayette County Recreation Department's service area, it is suggested that the adoption of a higher ratio of trails to 10,000 persons be investigated in the future, as the trails could be part of a greenway developed throughout the County.

Picnic Facilities Guideline Modification

The phone survey showed that there is a need for additional and improved picnicking facilities throughout the County. The comparison of the current facilities to the NRPA standard of 1 picnic pavilion per 2,000 residents confirms this need. Due to this correlation between expressed need and lack of facilities, the NRPA standard of 1 pavilion per 2,000 residents is considered adequate. Once this standard is met additional research can be done to discern if additional facilities are desired by County residents.

Community Centers Guideline Modification

The residents of Fayette County expressed a need for more or improved facilities for arts and crafts and other indoor recreational activities. Community centers can be used as spaces to provide these types of services to the residents. However, due to the financial burden of constructing additional community centers it may be more financially feasible for the county to pursue joint use agreements with existing private facilities. Therefore, the NRPA standard of 1 center per 50,000 remains reasonable for the county. The county currently meets this standard, but with one exception, the existing centers are clustered in the Peachtree City and Tyrone areas. To provide access to all county residents the centers should be evenly distributed across the county. Therefore, a standard of at least 1 center per region and then an additional center per every 50,000 residents in the region is suggested.

Playgrounds & Tot Lots Guideline Modification

The NRPA standard of 1 playground per 2,500 people appears to be appropriate for Fayette County. Currently, many areas of the county, especially those distant from an elementary school, lack playgrounds. Therefore, the county should strive to meet the 1 per 2,500 standard.

NRPA does not provide standards for tot lots. However, due to the general youth of the county's population (3.4% more population under 18 than the US in 2000) it is appropriate to provide a standard for these facilities due to usage and the need for age appropriate play areas for safety purposes. Therefore, a standard of 1 per 2,500 persons has been established for tot lots.

Unique Facilities Guideline Modification

Fayette County has a number of unique facilities such as a BMX track, skateboard park and roller hockey rink for which there are no NRPA standards. The results of the telephone survey did not provide significant information that more of these facilities are needed at this time. Therefore, the current level of service, 1 facility per county, was adopted as the appropriate standard. The use of these facilities should be monitored and if there are significant increases in patronage the county may consider adding additional facilities at a future date.

Golf Guideline Modification

The NRPA standard for golf courses is 1 per 50,000 residents. When this standard is applied to the county's population results show that the county requires 2 courses at present and up to 3 by the end of the planning period in 2020. When courses associated with private subdivisions in the county are included in the inventory, the county meets its current needs. However, data from the phone surveys show that there is a perceived need for additional courses in most of the county. This need is most likely due to the lack of public courses. Due to the high cost of developing and maintaining public golf courses, it is suggested at this time that the county seek ways to partner with private clubs to provide fee based access to county residents instead of pursuing development of a public, county run course.

Indoor Pools Guideline Modification

There is currently only one indoor aquatic center in Fayette County: Kedron, located in Peachtree City. Public input included comments about the shortage of practice space for high school teams and swim clubs. The level of use and demand for aquatic facilities may support the need for another complex in the county. The current NRPA standard is 1 pool per 50,000 residents. Fayette County's current population is nearing 100,000 and is expected to top 120,000 by 2010, therefore another indoor aquatic facility is needed to meet the NRPA standard. It is suggested that the county further explore the need for an additional pool and possible locations for such a facility by conducting a feasibility analysis.

While conducting research for this report, Robert and Company identified two possible locations for a potential facility; a complex could be located in the vicinity of Fayetteville (due to concentration of population and proximity to major transportation routes for ease of access), or it could be located in the southern part of the county. A location in the southern part of the county would provide quick access to Starr's Mill High School and Whitewater High School (under construction) for high school swim teams who would be major users of such a facility. If future pools are needed, they should be located to provide the best access to portions of the county that are the farthest from the existing facility.

Geographic Considerations: Service Areas

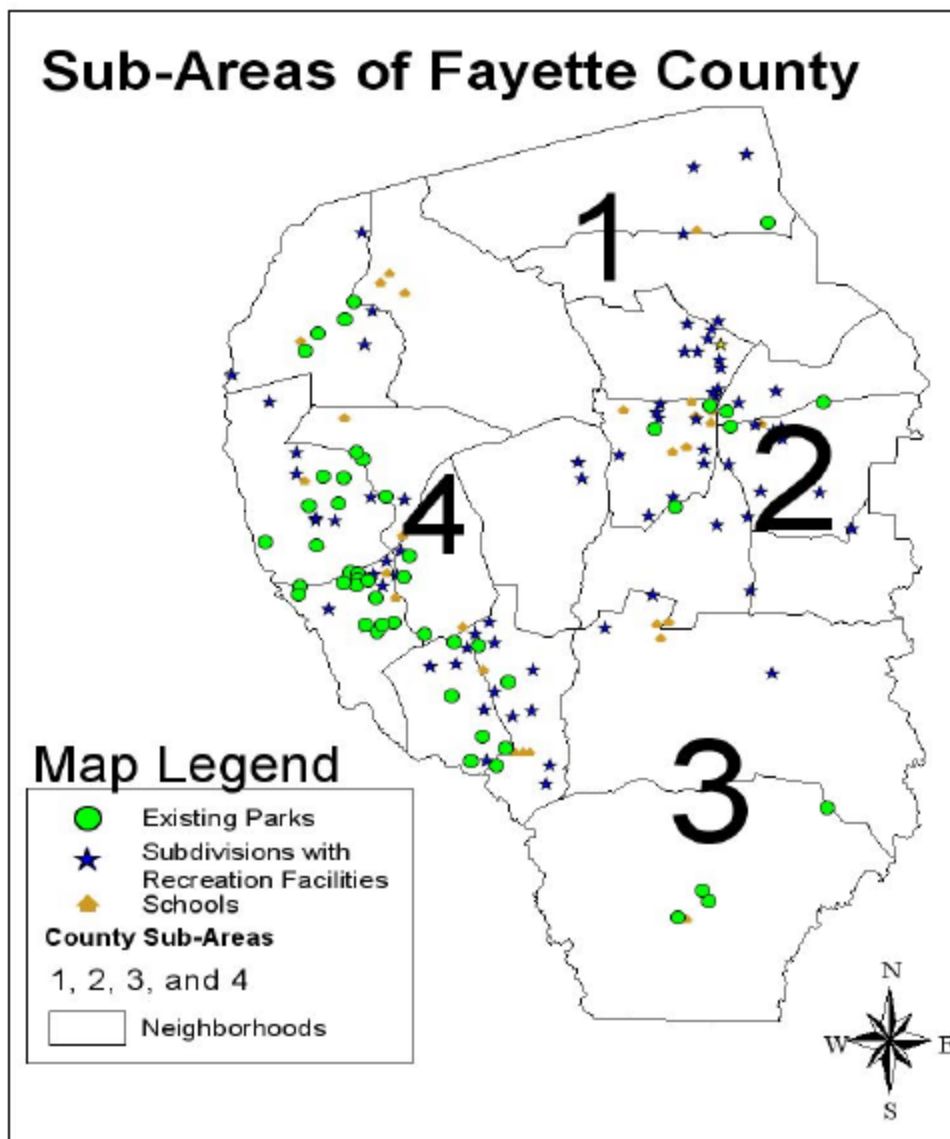
The distribution of community centers within the county illustrates the fact that different recreational facilities are designed to serve different geographic areas and populations. Due to this fact, facilities have been classified on a three levels: county, sub-area, and neighborhood.

Facilities that are classified as having a "County-wide" service area are those to which a 20 to 30 minute drive is not unreasonable due to the uniqueness of the facility or the infrequency of use. Such facilities include golf courses, indoor pools, amphitheaters, BMX tracks, ropes courses, roller hockey rinks and skateboard parks.

The “sub-area” classification divides the County into four County Sub-Areas as shown on Map 9. These divisions are based on 2000 Census tract boundaries to provide for easy analysis of facilities to population ratios. Sub-area facilities are those to which a 10 to 15 minute drive is acceptable and which are used frequently. These facilities include ball fields, soccer, multi-purpose and football fields, tennis and basketball courts, tracks, outdoor pools, volleyball and handball courts, community centers and gyms, and some more passive recreational facilities such as trails, picnic shelters and areas, horseshoe pits, playgrounds and tot lots.

To aid the Recreation Department in its parks planning a smaller “neighborhood” level was also established using individual 2000 Census tracts. Details regarding the ratio of recreation facilities and population at the neighborhood level are provided in appendix B.

Map 9



Availability and Access Considerations

Many of the recreation facilities in Fayette County are provided by entities other than the Fayette County Recreation Department and therefore give use priority to others before the Fayette County Recreation Department and its service population. As mentioned before, the Fayette County School Board designates the Fayette County Recreation Department as the second or third priority user of its facilities. Due to this practice, the school facilities have been discounted in the calculations of total facilities provided for the sub-areas and neighborhoods in Fayette County. If the Fayette County Recreation Department has second priority, the facilities have been discounted 50%. If the recreation department has third priority, the facilities have been discounted 75%. For example, the recreation department has second priority at Fayette County High School; the school has two ball fields, therefore one ball field is counted in the total of available ball fiends in County Sub-Area 2, where the school is located.

The use of other facilities is limited due to geographic location. In County Sub-Area 1 and 3, the area boundaries take in some recreation facilities associated with the municipalities of Tyrone and Peachtree City that are managed by their respective recreation departments. In both of the County Sub-Areas, the facilities are located on the western edge of the area's boundaries. These facilities have been discounted 50% in the calculations of total facilities in the two areas because they are managed by entities other than the Fayette County Recreation Department and can only effectively serve half of the sub-area from a distance standpoint.

The following tables show an analysis of facilities at the County and County Sub-Area levels for the related populations for 2000, 2010, and 2020. Facility needs breakdowns at the neighborhood level have been included in appendix B.

County Level Facilities Analysis

Table 14

Service Provider		Fayette County Rec. Dept.	School Board	Municipalities	Subdivisions	Total All Facilities	Current (2000 Population: 91,263)		2010 (Population: 121,391)		2020 (Population: 151,467)	
Facility Type	Guideline	Facilities Provided	Facilities Provided	Facilities Provided	Facilities Provided	Facilities Provided	Needed Per Population	Shortfall / Surplus	Needed Per Population	Shortfall / Surplus	Needed Per Population	Shortfall / Surplus
Amphitheater	1	0	0	1	1	2	1	1	1	1	1	1
BMX Tracks	1	0	0	1	0	1	1	0	1	0	1	0
Golf Course	1 per 50,000	0	0	0	5	5	2	3	2	3	3	2
Aquatic Complex	1 per 50,000	0	0	1	0	1	2	(1)	2	(1)	3	(2)
Roller Hockey Rinks	1	0	0	1	0	1	1	0	1	0	1	0
Ropes Course	1	1	5	0	0	6	1	5	1	5	1	5
Skateboard Parks	1	0	0	1	0	1	1	0	1	0	1	0

The county-wide analysis shows there is a current need for an a second aquatic complex in the County, and an additional aquatic complex may be needed during the 2010 – 2020 time period if the County’s population grows at the rate currently projected. Additionally, if the popularity of more unique activities such as roller hockey, BMX biking, and skateboarding increases, there may be a need for additional facilities in the future should the existing facilities become too crowded. However, these are expensive facilities to construct and maintain. Therefore, it may be preferable for the County to pursue co-use agreements for privately owned facilities whereby County residents could pay a fee to use the private facilities.

County Sub-Area 1

Population	
2000	16580
2010	22053
2020	27518

Existing Recreation Facilities		
Subdivisions	Parks	Schools
Bethsaida Woods	Undeveloped Tract - Fayette County Recreation Department	Flat Rock MS
Brierfield	Handley Park - Town of Tyrone	N. Fayette Elem.
Country Lake		Robert J. Burch Elem.
		Sandy Creek HS

Facility Type	Guideline	Existing Facilities	2000 Totals		2010 Totals		2020 Totals	
			Needed Per Population	Shortfall / Surplus	Needed Per Population	Shortfall / Surplus	Needed Per Population	Shortfall / Surplus
Parks Acreage	10.5 per 1,000	192	174	18	232	(40)	289	(97)
Baseball Fields	1 per 5,000	0.25	3	(3)	4	(4)	6	(6)
Softball Fields	1 per 5,000	3.75	3	1	4	(1)	6	(2)
Football Fields	1 per 20,000	0.25	1	(1)	1	(1)	1	(1)
Soccer Fields	1 per 10,000	0.75	2	(1)	2	(1)	3	(2)
Tennis Courts	1 per 2,000	6	8	(2)	11	(5)	14	(8)
Outdoor Basketball	1 per 5,000	1.5	3	(2)	4	(3)	6	(4)
Running Tracks	1 per 20,000	0.25	1	(1)	1	(1)	1	(1)
Outdoor Pools	1 per 20,000	3	1	2	1	2	1	2
Multi-Purpose Fields	1 per 10,000	2.5	2	1	2	0	3	(1)
Outdoor Volleyball	1 per 5,000	0	3	(3)	4	(4)	6	(6)
Handball	1 per 20,000	0	1	(1)	1	(1)	1	(1)
Community Centers	1	0	1	(1)	1	(1)	1	(1)
Gymnasiums	1 per 20,000	1.25	1	0	1	0	1	0
Playgrounds	1 per 2,500	2.5	7	(4)	9	(6)	11	(9)
Trails	2 miles per 10,000	0	3	(3)	4	(4)	6	(6)
Picnic Pavilions	1 per 2,000	0	8	(8)	11	(11)	14	(14)
Picnic Areas	1 per 2,000	0	8	(8)	11	(11)	14	(14)
Horseshoe Courts	1 per 2,000	0	8	(8)	11	(11)	14	(14)
Tot Lots	1 per 2,500	0	7	(7)	9	(9)	11	(11)

Analysis shows, and the public input gathered supports, the need for additional baseball and basketball facilities in this County Sub-Area. Although some facilities are currently available, they are located in schools and in subdivisions and, due to use restrictions, may not be as readily available to all residents as would be to facilities located at County parks. Therefore, it is strongly recommended that these types of facilities be incorporated into the Kenwood tract when it is developed. Additionally this area is lacking a community center. This may also be appropriate to incorporate into the master plan for the undeveloped tract.

County Sub-Area 2

Population	
2000	27384
2010	36426
2020	45449

Existing Recreation Facilities				
Housing Subdivisions			Parks	Schools
Apple Orchard	Highland Park	St. Andrews Place	Kiwanis Park	E. Fayette Elem.
Argonne Forrest	Jeff Davis	Stanley Oaks	McCurry Park	Fayette Co. HS
Autumn Glen I	Lafayette Garden Homes I	Stonebriar I	Jack Day Park & Gazebo – City of Fayetteville	Fayette MS
Autumn Glen II	Lafayette Garden Homes II	Stonebriar II	Church Street Park – City of Fayetteville	Fayetteville Intermediate
Beauregard Trace	Lakemont	Stonebriar III	Gingercake Creek – Undeveloped Tract	Cleveland Elem.
Brandywine	Lakeside at Redwine I	Stonebriar IV	Justice Center – Undeveloped Tract	
Canterbury	Lakeside at Redwine II	Stonewall		
Claremont	Magnolia Ridge I	Village at Habersham Park I		
Cobblestone	Magnolia Ridge II	Village at Habersham Park II		
Courtyard at Habersham I	McIntosh Park I	Villages at Lafayette		
Courtyard at Habersham II	McIntosh Park II	Weatherly Park		
Fenwick Commons	McIntosh Place	Weatherly Walk		
Garden Courtyard	Nancy Lane	Woodbyne		
Gingerbread Landing	Neal's Trace	Woodgate		
Glenhaven	Oakbrook	Wyngate		
Heritage Lake	Park Place	Royal Ridge		
Harbor Lakes	Kingswood	Woodlands		
Brandon Mill	Jeff Davis Plantation	Baily Oaks		

Facility Type	Guidelines	Existing Facilities	2000 Totals		2010 Totals		2020 Totals	
			Needed Per Population	Shortfall / Surplus	Needed Per Population	Shortfall / Surplus	Needed Per Population	Shortfall / Surplus
Parks Acreage	10.5 per 1,000	410.87	288	123	382	28	477	(66)
Baseball Fields	1 per 5,000	11.5	5	6	5	6	7	4
Softball Fields	1 per 5,000	9.5	5	4	7	2	9	0
Football Fields	1 per 20,000	2.5	1	1	2	1	2	0
Soccer Fields	1 per 10,000	16.5	3	14	4	13	5	12
Tennis Courts	1 per 2,000	41	14	27	18	23	23	18
Outdoor Basketball	1 per 5,000	5.5	5	0	7	(2)	9	(4)
Running Tracks	1 per 20,000	1.5	1	0	2	0	2	(1)
Outdoor Pools	1 per 20,000	15	1	14	2	13	2	13
Multi-Purpose Fields	1 per 10,000	2.5	3	0	4	(1)	5	(2)
Outdoor Volleyball	1 per 5,000	0	5	(5)	7	(7)	9	(9)
Handball	1 per 20,000	0	1	(1)	2	(2)	2	(2)
Community Centers	1 per community	1	1	0	1	0	1	0
Gymnasiums	1 per 20,000	4	1	3	2	2	2	2
Playgrounds	1 per 2,500	12.5	11	2	15	(2)	18	(6)
Trails	2 miles per 10,000	5	5	0	7	(2)	9	(4)
Picnic Pavilions	1 per 2,000	6	14	(8)	18	(12)	23	(17)
Picnic Areas	1 per 2,000	4	14	(10)	18	(14)	23	(19)
Horseshoe Courts	1 per 2,000	0	14	(14)	18	(18)	23	(23)
Tot Lots	1 per 2,500	0	11	(11)	15	(15)	18	(18)

County Sub-Area 2 shows a need for additional park acreage by 2020. Although this area is very well served by recreation amenities within subdivisions, it does show a current need for additional outdoor basketball and volleyball courts as well as handball courts when existing facilities are reviewed against the standards created for the County. In the future, the area will also need additional multi-purpose fields. The public input gathered from this area of the County by the telephone survey supports these results with the exception of the need for handball courts.

County Sub-Area 3

Population	
2000	11721
2010	15590
2020	19453

Existing Recreation Facilities						
Housing Subdivisions			Schools		Parks	
Brechin Park	Horsemen's Run	Woodcreek	Brealin Elem.	Starr's Mill Elem.	Brealin Rec Complex Peachtree City Rec. Department	Starr's Mill Fayette County Rec. Department
Rebecca Lakes	Millpond Manor	Prestwick Down	Brooks Elem.	Whitewater HS	Meade Fields Peachtree City Rec. Department	Lake Horton Fayette County Rec. Department
The Chimney	Whitewater Creek	Timberlake	Peeples Elem.	Whitewater MS	The Oaks Tot Lot Peachtree City Rec. Department	Aubrey Evans Park Town of Brooks
			Sara Harp Minter Elem.		Brooks Park Fayette County Rec. Department	Brooks Multi-use Facility Town of Brooks

Facility Type	Guideline	Existing Facilities	2000 Totals		2010 Totals		2020 Totals	
			Needed Per Population	Shortfall / Surplus	Needed Per Population	Shortfall / Surplus	Needed Per Population	Shortfall / Surplus
Parks Acreage	10.5 per 1,000	158.5	123	35	164	(5)	204	(46)
Baseball Fields	1 per 5,000	6.25	2	4	3	3	4	2
Softball Fields	1 per 5,000	9.50	2	8	3	7	4	6
Football Fields	1 per 20,000	1.25	1	0	1	0	1	0
Soccer Fields	1 per 10,000	2.25	1	1	2	0	2	0
Tennis Courts	1 per 2,000	17.00	6	11	8	9	10	7
Outdoor Basketball	1 per 5,000	5.00	2	3	3	2	4	1
Running Tracks	1 per 20,000	0.25	1	(1)	1	(1)	1	(1)
Outdoor Pools	1 per 20,000	5.00	1	4	1	4	1	4
Multi-Purpose Fields	1 per 10,000	2.00	1	1	2	0	2	0
Outdoor Volleyball	1 per 5,000	1.5	2	1	3	(1)	4	(2)
Handball	1 per 20,000	0	1	(1)	1	(1)	1	(1)
Community Centers	1 per 50,000	0	1	(1)	1	(1)	1	(1)
Gymnasiums	1 per 20,000	2.5	1	2	1	2	1	2
Playgrounds	1 per 2,500	4.25	5	(1)	6	(2)	8	(4)
Trails	2 mile per 10,000	0	2	(2)	3	(3)	4	(4)
Picnic Pavilions	1 per 2,000	1	6	(5)	8	(7)	10	(9)
Picnic Areas	1 per 2,000	2	6	(4)	8	(6)	10	(8)
Horseshoe Courts	1 per 2,000	0	6	(6)	8	(8)	10	(10)
Tot Lots	1 per 2,500	0.5	5	(4)	6	(5)	8	(7)

County Sub-Area 3 has a large number of recreation facilities and thus compares well to the standards developed. If population increases in the area as projected, addition parklands will be needed towards the end of the planning period in 2010. Specific facility needs include a community center, outdoor volleyball courts, and handball courts. These needs mirror the comments obtained from phone surveys in this area of the County.

County Sub-Area 4

Peachtree City and the Town of Tyrone maintain their own recreation departments. Due to this, Robert & Company did not perform detailed analysis of the existing and needed facilities in these areas. Additionally, as the maps of existing facilities in the County shows, the majority of recreational opportunities in Fayette County are centered in this portion of the County. Based on population projections the amenity lacking in this area is overall park acreage. There will be a need for an additional 177 acres by 2020.

V. COST ESTIMATES AND PROJECT PRIOTIZATION

The information regarding parks and facilities surpluses and shortfalls presented in the preceding needs assessment translates parks and recreation standards specific to Fayette County into recommendations for park lands acquisition, improvements/expansion to existing recreation sites and construction of new facilities. All recommended improvements to recreation sites and facilities are proposed for implementation during the planning period ending in 2020.

The Capital Improvements Plan section of this report includes order-of-magnitude cost estimates for land acquisition and recreation facilities, identifies realistic potential funding sources, and formulates short-term (FY 2005 – FY 2010) and long-term (FY 2011 – 2020) programs. A detailed project budget and capital improvements program is included for the short term program. All cost estimates included in the Capital Improvements Plan are in 2003 dollars and do not account for inflation over time.

Project Prioritization

At present, all Fayette County Recreation Department improvements are dependent upon funding provided by the County's general fund. Due to this a three-tiered program for project improvements is proposed. The first tier includes recommended improvements to existing facilities, acquisition of park land, and construction of recreation facilities needed to fulfill current shortages. The intent of this program is to make high visibility improvements that will meet the needs of a great number of County residents. These improvements are scheduled for FY 2005 – 2010. Cost estimates for improvements required at existing Fayette County Recreation Department parks have been included in appendix C. The second tier of projects are those needed to increase the parks acreage and facilities provided by Fayette County to levels that will meet the needs of the projected 2010 population. Finally, the third tier of projects recommended are those that will provide for the recreation needs of the County's projected 2020 population. These projects are recommended for the 2011 – 2020 planning period.

The acquisition of additional parks acreage that is required to meet the needs of projected future populations in Fayette County has been distributed over the appropriate time periods in the County Sub-Area cost estimates. This distribution has been done in order to spread out costs in the capital budgeting process; however, from the long-term economic stand point there is an advantage to acquiring acreage as early as possible because land costs are increasing at a much higher annual percentage rate than the costs of facilities development. It is recommended that Fayette County identify acreage for acquisition in each of the County's Sub-Areas as early in the planning process as possible. These acreages should vary in size from those that will serve as regional and community parks to much smaller tracts which can be used for neighborhood playgrounds and tennis courts. The overall goal is a balance of large and small parks that affords all County residents the greatest access to recreational facilities possible. The

Recreation Department should coordinate with the County's Greenspace Program and Future Land Use Plan to identify potential areas for park development.

Estimated Costs of Recreation Facilities

Table 15 presents a summary of cost estimates for new facilities and park acreage. These cost have been based on current industry standards and average costs incurred by the Fayette County Recreation Department.

Table 15

Additional Facilities Needed 2005 – 2020		
Type of Improvement	Quantity	Unit Cost
Parks Acreage ^{1, 4}	209	\$ 20,000
Aquatic Complex ²	2	\$ 1,748,000
Baseball Field (lighted) ⁴	6	\$ 120,000
Community Centers ³	2	\$ 650,000
Football Field (unlighted) ⁴	1	\$ 145,000
Handball	4	\$ 25,000
Horseshoe Courts	47	\$ 1,500
Multi-Purpose Field (unlighted)	3	\$ 160,000
Outdoor Basketball (unlighted)	8	\$ 35,000
Outdoor Volleyball	17	\$ 40,000
Picnic Areas	41	\$ 8,000
Picnic Pavilions ⁴	40	\$ 15,000
Playgrounds ⁴	19	\$ 20,000
Running Tracks ⁴	3	\$ 75,000
Soccer Fields ⁴	2	\$ 160,000
Softball Fields ⁴ (lighted)	2	\$ 120,000
Tennis Courts (unlighted)	8	\$ 35,000
Tot Lots ⁴	36	\$ 20,000
Trails ⁴	14 miles	\$ 105,600

¹ Cost does not include site development items such as accessibility, utilities, amenities and FFE. Typical programming costs assumes +/- \$10,000/acre for active parks.

² Cost based on estimate for a 7 lane lap pool and building.

³ Cost based on a building with multipurpose space, meeting rooms, restrooms, and kitchen at cost of \$115 per sq. ft of building plus costs for site development/landscaping.

⁴ Cost estimate submitted by Fayette County Recreation Department.

Improvement Costs by Geographic Areas

The needs assessment portion of this report noted that different recreation facilities serve different geographic regions. General guidelines for parks and groupings of facilities have been included to serve as suggestions and provide a starting point for the Recreation Department's future planning efforts. However, due to the inability to project the acreage of parcels the County will be able to acquire in the future, more detailed information could not be included. It is recommended that the County strive to achieve a mix of larger, regional parks and athletics complexes (100 acres +), passive recreation parks with picnicking and trail facilities of varied sizes, community parks (20 acres) and neighborhood parks (10 - 5 acres). Decisions as to the location of parks within the defined County Sub-Areas should be based upon availability of land and concentrations of currently under-served residents. It is also recommended that the recreation department look for opportunities to coordinate park land acquisition and facilities development with the County's Greenspace Program, the County's land use planning efforts, and School Board plans for future facilities.

County-Wide Facilities Needs and Cost Estimates

There is a current county-wide facility need for an additional aquatic complex. During the 2010-2020 another aquatic complex may be required if the County meets current population projections for the year 2020. As discussed in the needs assessment, it is suggested that the County undertake a feasibility study to determine if such improvements are appropriate for the County to undertake and where such facilities should be located to best serve Fayette County's citizens. Since the siting and construction of these facilities is dependant upon the results of feasibility and site selection studies the costs for the facilities have not been included in the yearly cost estimates on pages 53 – 59.

County-Wide Facility Needs

Time Period	Current	2005 – 2010	2011 – 2020
Facility Type	Additional Facilities Currently Needed to meet needs of current population	Additional Facilities Needed to meet needs of projected 2010 population	Additional Facilities Needed to meet projected 2020 population
Aquatic Complex	1	No additional facilities needed	1

Cost Estimate

Cost estimates are for 7 lane lap pool facilities with approximate total costs of \$1.7 million each. Larger, family aquatic centers with features such as zero step entries and water slides can be built for approximately \$4 to \$5 million a piece.

County-Wide Facilities Budgeting

Aquatic Centers		
<i>Short Term</i>		
<i>Budget Year</i>	<i>Amount</i>	<i>Activity</i>
FY05	\$8,000	Feasibility Study and Site Selection Study
FY06	\$90,000	Land Acquisition and Development
FY07	\$150,000	A/E
FY08	\$500,000	Construction
FY09	\$500,000	Construction
FY10	\$500,000	Construction – Completion

Unit Costs

A/E	10% of project total
Land	3 acres at \$20,000/acre
Land Development	3 acres at \$10,000/acre
Pool Construction	50 ft x 75 ft at \$85 per square foot
Building Construction –	70 ft. x 90 ft + 3000 sq. ft. of office and mechanical space at \$125 per square foot

County Sub-Area Facility Needs and Cost Estimates

The following tables provide summaries of the improvements required at existing Recreation Department parks and additional facilities needed in County Sub-Areas 1, 2 and 3. The fourth County Sub Area, which encompasses Peachtree City and Tyrone, is not addressed because each of the municipalities manages its own recreation department that directly serves the residents of the sub-area. However, a listing of improvements needed at existing Fayette County Recreation Department facilities in this area is included.

County Sub Area 1

County Sub-Area 2

County Sub-Area 3

County Sub-Area 4

Improvements Needed at Existing Parks and New Park Development

Facility	FBY 2005	FBY 2006
Lake Kedron	\$ 56,250.00	\$ 56,250.00
Kelly Drive Tract	\$ 122,000.00	\$ 126,490.00
Total Improvements Costs	\$ 178,250.00	\$ 182,740.00

Additionally, Fayette County currently provides \$150,000 per year to the City of Peachtree City for recreation facilities and programs. This funding is subject to annual approval, however, for budgeting purposes it has been assumed that funding will continue through 2020 and has therefore been reflected in total yearly cost estimates for County-Sub Area 4 in Table 16.

Year by year and community summaries of the cost estimates are shown in Table 16.

Table 16

FBY Year	Sub-Area 1	Sub-Area 2	Sub-Area 3	Sub-Area 4	Sum of All County Sub-Areas
2005	\$ 662,600.00	\$ 739,934.00	\$ 293,800.00	\$ 328,250.00	\$ 2,024,584.00
2006	\$ 863,000.00	\$ 641,934.00	\$ 494,400.00	\$ 332,740.00	\$ 2,332,074.00
2007	\$ 835,600.00	\$ 939,934.00	\$ 109,300.00	\$ 150,000.00	\$ 2,034,834.00
2008	\$ 337,600.00	\$1,047,434.00	\$ 223,900.00	\$ 150,000.00	\$ 1,758,934.00
2009	\$ 672,600.00	\$ 940,634.00	\$ 252,900.00	\$ 150,000.00	\$ 2,016,134.00
2010	\$ 600,500.00	\$ 588,994.00	\$ 798,000.00	\$ 150,000.00	\$ 2,137,494.00
Sub Total 2004 - 2010	\$3,971,900.00	\$4,898,864.00	\$2,172,300.00	\$1,260,990.00	\$ 12,304,054.00
2011	\$ 670,000.00	\$ 600,000.00	\$ 400,000.00	\$ 150,000.00	\$ 1,820,000.00
2012	\$ 200,000.00	\$ 400,000.00	\$ 420,000.00	\$ 150,000.00	\$ 1,170,000.00
2013	\$ 310,000.00	\$ 363,000.00	\$ 48,000.00	\$ 150,000.00	\$ 871,000.00
2014	\$ 311,000.00	\$ 63,000.00	\$ 18,000.00	\$ 150,000.00	\$ 542,000.00
2015	\$ 371,500.00	\$ 98,000.00	\$ 75,000.00	\$ 150,000.00	\$ 694,500.00
2016	\$ 183,000.00	\$ 223,000.00	\$ 28,000.00	\$ 150,000.00	\$ 584,000.00
2017	\$ 63,000.00	\$ 102,500.00	\$ 105,600.00	\$ 150,000.00	\$ 421,100.00
2018	\$ -	\$ 254,200.00	\$ -	\$ 150,000.00	\$ 404,200.00
2019	\$ 231,200.00	\$ 75,000.00	\$ -	\$ 150,000.00	\$ 456,200.00
2020	\$ -	\$ -	\$ -	\$ 150,000.00	\$ 150,000.00
Sub Total 2011 - 2020	\$2,339,700.00	\$2,178,700.00	\$1,094,600.00	\$1,350,000.00	\$ 6,963,000.00
TOTAL	\$6,311,600.00	\$7,077,564.00	\$3,266,900.00	\$2,760,990.00	\$ 19,471,054.00

Potential Funding Sources

There are numerous funding sources that have potential applicability to land acquisition, the improvement of existing recreation sites, and the development of new recreation sites in Fayette County. At the Federal and State levels, funding sources include grants, matching grant programs and loan programs. Locally, County funding sources can include the capital portion of the general fund, special purpose local option sales taxes (SPLOST), dedicated millage rates, user fees, donations, bond referendums and/or public/private partnerships.

Federal Funding Sources

There are a number programs that offer realistic funding potentials for recreation projects in Fayette County. These include the Community Development Block Grant Program; the Land and Water Conservation Fund; and the TEA-21 Program.

Community Development Block Grants

The Department of Housing and Urban Development sponsors the Community Development Block Grant (CDBG) program. CDBG provides 100% grants for acquisition and construction or the rehabilitation of specific public facilities. The allocation of these grants is a highly competitive process and funds must be used for projects that will benefit low and lower-middle income populations. This funding source may be an appropriate source of funding for community centers and pedestrian facilities.

Land and Water Conservation Fund

The Land and Water Conservation Fund (LWCF) program provides matching grants to States and local governments for the acquisition and development of public outdoor recreation areas and facilities. The program is intended to create and maintain a nationwide legacy of high quality recreation areas and facilities and to stimulate non-federal investments in the protection and maintenance of recreation resources across the United States. The Department of the Interior is the Federal agency responsible for this program, which is administered in Georgia by the Georgia Department of Natural Resources. Although there is a high level of competition for these funds, it is feasible that Fayette County could secure a number of L&WCF grants during the planning period. These grants have typically averaged \$70,000.

Intermodal Surface Transportation Efficiency Act

The United States Congress enacted ISTEA in 1991 (reauthorized as the Transportation Equity Act for the 21st Century, TEA-21, in 1998)to facilitate creation of transportation enhancements activities and alternative methods for pedestrian movement, including trails and bikeways. Funding is available for the acquisition and development of greenways, bikeways and pedestrian trails, provided that proposed projects emphasize the alternative transportation potential of these types of facilities in addition to their recreational value. TEA-21 can be used to provide approximately 80% of project planning, design and development funding, the county is responsible for the remainder.

Georgia DOT administers TEA-21 funding at the State level; the application process takes approximately two years for approval and funding.

State Funding Sources

At the state level there are four existing programs that are directly applicable to funding parks and recreation related projects. These are the Local development Fund, the Recreation Assistance Fund; the Governor's Discretionary Fund, and the Line Item Appropriation.

Local Development Fund

The Local Development Fund (LDF), is administered by the Department of Community Affairs and provides 50% matching grants that can be used for enhancement activities, including development of recreation sites. Funds are made available on a six month cycle with a maximum grant award of \$10,000. Typically, 35% of grant applications are successful.

Recreation Assistance Fund

The Recreation Assistance Fund (RAF) is administered by the Department of Natural Resources and provides matching grants in the range of \$8,000 to \$10,000.

Governor's Discretionary Fund

The Governor's Discretionary Fund is a grant program for the funding of small improvements to park facilities such as ball field lighting and projects of a similar nature. It is administered by the Department of Natural Resources and provides 100% financing up to a project limit of \$25,000.

Line Item Appropriations

This program is funded through the Department of Community Affairs. Projects must first be identified by the local legislative delegation and approved by leadership of the State House and Senate before being submitted to the Governor's staff for approval.

Local Funding Sources

Recreation system improvements in Fayette County can be funded using several potential local funding sources. These include Special Purpose Local Option Sales Tax (SPLOST), the general fund, user fees, a dedicated millage, and bond referendums. These potential local funding sources are summarized below.

General Fund

The County general fund is currently the primary source of funding for Recreation Department projects.

Special Purpose Local Option Sales Tax

SPLOST is an additional 1% sales tax which the General Assembly allows local governments to levy. The Special Purpose Local Option Sales tax carries more restrictions on its use than the Local Option Sales tax. SPLOST cannot be used for on-going operating expenses not allowed in the Georgia Law. This would include salaries and on-going maintenance projects. SPLOST must be renewed once every five years by voter referendum to remain in effect.

Dedicated Mileage

Dedication of a portion of the millage rate for recreation operating budgets and capital projects is an additional method of funding improvements. Based on current tax rates, an increase of one mill in Fayette County would yield approximately \$3,844,000 per year for recreation . This funding source could be applicable for both capital improvements costs and operating budgets.

Bond Referendums

Bond referendums have not previously been successfully used as a revenue source for Fayette County recreation capital improvements. Many Georgia counties use bonds and SPLOST simultaneously as vehicles for recreation land acquisition and capital projects.

Public/Private Partnerships

Public/private partnerships are a growing source of funding for recreation improvements throughout the State of Georgia. In Fayette County, the potential exists for developing such partnerships with the school system, private developers and larger corporate residents as a means of securing funding for land acquisition and or development projects. In the instances of private developers and corporations, the County could seek formal partnering agreements whereby developers would exchange significant tracts of land in exchange for density or other development concessions. Corporations could provide funding assistance for land acquisition and development phases of future recreation projects. In exchange for corporate participation, the county would appropriately recognize each corporate partner, and depending upon the level of corporate participation, additional incentives could be extended.

VI. FAYETTE COUNTY RECREATION GOALS AND POLICIES

Goals and Policies are an essential part of the recreation needs assessment. Decisions that will be made regarding the development and expansion of recreational opportunities should be based on the goals and policies that express the most basic values of the County regarding recreation services and facilities.

Goal: A long-range statement that indicates the intentions the local government and community have for the County's recreation programs. The scope and concerns of goals are broad enough to act as guide for the community's recreation planning for many years. Individual goal statements can overlap and compliment one another. Diversity amongst goal statements accommodates the wide range of individual goals within the community.

Policy: A shorter-range statement that expresses what the local government and community feel may need to be accomplished to further a goal. Policies form the basis for more detailed recommendations and plans, and they provide the means to evaluate proposals for recreation facilities and programs according to how well they comply with conceptual ideas.

The following goal and policy statements have been adapted from the Fayette County Recreation Master Plan. Following review by the Fayette County Recreation Commission, it was determined that only minor revisions were necessary to allow the existing recreation goals and policies serve the purposes of this needs assessment.

Goal 1: Develop an efficiently organized system of parks and recreation facilities that will make recreation accessible to all county residents.

Policy 1.1: Establish a distribution regional, community, and neighborhood park facilities throughout the County that provides access to a wide range of recreation facilities to all present and projected future county residents.

Policy 1.2: Select future park locations central to the population to be served.

Policy 1.3: Evaluate the role of existing parks within the desired park system and redefine the role of existing parks as appropriate to take full advantage of existing facilities while meeting long-term parks and recreation system objectives.

Goal 2: Improve the condition of existing recreation facilities to a consistent and desirable standard of quality.

Policy 2.1: Provide adequate staff and equipment to maintain facilities.

Policy 2.2: Upgrade image of existing parks with signage, landscape, plantings, repairs of existing equipment and addition of new amenities.

Policy 2.3: Strategically improve existing parks for maximum short-term gain for dollars spent and to meet long term objectives.

Goal 3: Provide recreation facilities that respond to the needs of established sports interest groups and also provide for other recreation interest groups with unstructured recreation opportunities.

Policy 3.1: Provide flexibility in the programming of recreation facilities to insure the greatest use possible by the largest number of citizens.

Policy 3.2: Provide facilities to foster nontraditional recreational interest groups.

Policy 3.3: Explore unique opportunities for recreation developments (i.e. unstructured opportunities at Lake Horton and the historic rail trace).

Goal 4: Coordinate recreation services with other public services and other recreation providers to avoid duplication, to encourage innovation, and to maximize the offerings of recreation for the resources available.

Policy 4.1: Establish a neighborhood park level of services in coordination with the community schools program.

Policy 4.2: Coordinate recreation facilities and programs with the activities and facilities owned and/or managed by the county's municipalities.

Policy 4.3: Explore the feasibility of a private/public partnership or other arrangement for the future development of major recreation facilities such as an aquatics center.

Goal 5: Develop a funding strategy and an organizational structure that is responsive to the needs of all county residents and that captures and uses available and future financial resources.

Policy 5.1: Operate under a department structure that facilitates efficiency of operation, programming, and maintenance in recreation services.

Policy 5.2: Identify opportunities for funding, which might potentially include public commitment, user fees, bonding capacity and grants.

Policy 5.3: Identify methods of generating private financial support.

Policy 5.4: Make proposed facility and program development financially manageable.

Goal 6: Operate in accordance with a comprehensive recreation master plan that builds on the unique characteristics of Fayette County and offers creative solutions in the execution of the plan's recommendations.

Policy 6.1: Identify opportunities for unstructured recreation that capitalizes on the county's unique heritage and features while at the same time conserving the county's natural resources.