

**COMPREHENSIVE SYSTEM-WIDE  
RECREATION MASTER PLAN  
2001 - 2010**

**For The  
CITY OF ROSWELL  
RECREATION COMMISSION**

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## INTRODUCTION

The Roswell recreation system is an excellent example of what can be accomplished through the application of sound planning principles, the timely expenditure of acquisition and development dollars and the exercise of diligence in system-wide operation and maintenance practices. It is truly one of the finest systems in the southeastern United States.

This, the Comprehensive System-Wide Recreation Master Plan is the fifth update to the original Action Plan for Recreation, prepared in 1969. With the exception of the 1992 Update to the Master Recreation Plan that covered an eight-year period, updates have been prepared at roughly five-year intervals. Each update has focused on the identification of land acquisition needs, making improvements to existing parks and facilities and establishing development priorities for new parks.

A system-wide recreation master plan is an expression of a community's objectives, needs and priorities for leisure space, facilities, programs and service delivery. As such, it provides guidance for municipal policy formulation and the decision-making process as relates to the quality and location of recreation opportunities. It is therefore the intent of the 2000 Update to the Master Recreation Plan to accurately reflect community desires while presenting imaginative new recreational opportunities that are both functional and realistic and practical to implement.

The preparation of the Comprehensive System-Wide Recreation Master Plan (the 2000 Plan) encompasses the ten-year period beginning in fiscal year 2001. The 2000 Plan includes a revised needs assessment, recommendations to meet both active and passive recreational needs of the community, an analysis of project funding opportunities and a capital improvements program.

The method followed in preparing the 2000 Plan was one of achieving a balance between the benefits of providing opportunities and facilities and the cost and efficiency of their development and operation. This was accomplished by involving all stakeholders from project inception through completion. The preparation of the 2000 Plan is the result of a coordinated effort between the Roswell Recreation & Parks Department (RR&PD), the Roswell Recreation Commission, the Roswell Department of Community Development, elected officials and residents of the community. Stakeholder involvement was initiated with a series of three public informational meetings. During the course of the project, workshops were held to address issues and to review plan concepts. Additional public input was elicited through distribution of a leisure survey designed to determine community desires for recreation opportunities. Input received from the stakeholder participation process was translated into plan recommendations and implementation procedures.

## **APPROACH AND PLANNING PROCESS**

The approach taken in preparing the 2000 Plan is to update, expand upon and improve the 1992 Update to the Recreation Master Plan. Since 1992, the city's population has expanded from just under 50,000 to approximately 75,600 residents in the year 2000. During this same period the corporate limits of the city have also changed to reflect annexation of additional land. The overarching purpose of the 2000 Plan is to identify in detail anticipated community demand for parks, open space and facilities, and to develop plan recommendations to satisfy these demands in a fiscally prudent manner.

In 1992, four approaches to plan preparation were discussed (resource, economic, activity and behavioral), and based upon the city's demographic, social, economic and political characteristics, a combination of the activity and behavioral approaches were used to guide plan preparation. The activity approach uses past participation in recreational activities as a basis for providing future opportunities, and is effective in cities having populations up to 50,000. With the anticipated Roswell population expected to exceed 90,000 during the first decade of this century this approach is no longer valid.

The Roswell City Council has a past history of diligence and foresight in the provision of high quality recreation facilities that satisfy the needs of community residents. The city's economic viability and financial resources are such that necessary system-wide improvements can be accomplished. This is the primary reason that the Roswell recreation system has garnered regional acclaim.

As the city's population has grown, so has the desire of its residents to broaden their recreation experience. Leisure time is at a premium and individuals and families desire a diversity of both active and passive recreation opportunities. Therefore the behavioral approach (as used in 1992) to developing the Plan remains valid.

With the advent of the Roswell Trail System, the proximity of three units of the Chattahoochee River National Recreation Area, the on-going development of the Riverfront Riverwalk and the opportunity to link to the Alpharetta Greenway the ability of the land resource to support passive recreation opportunities must be considered.

Therefore, the 2000 Plan is predicated upon a combination of the economic and behavioral approaches, and application of the resource approach to evaluate open space opportunities.

## **PLANNING PROCESS**

The 2000 Plan includes the following elements:

### **Data Collection and Community Profile**

Previously completed comprehensive planning documents (The Roswell 2010 Comprehensive Plan), recreation planning studies (1992 Update To The Master Recreation Plan) and demographic data and forecasts were collected and analyzed in order to develop a profile of the Roswell community. Demographic data taken from the current update to the city's comprehensive plan (The Roswell 2020 Comprehensive Plan) were used to arrive at a design population for the years 2000 and 2010.

### **Public Informational Meetings, Workshops And Consensus Building**

Four public informational meetings were held, at Roswell Area Park, Hembree Park, East Roswell Park and at City Hall in order to elicit input to the recreation planning process. Project workshops were held with Roswell Recreation & Parks Department staff and Roswell Recreation Commission members to receive further input to the planning process. Stakeholder input is used to balance the needs assessment, prepare plan recommendations and to assess funding alternatives.

### **Facilities Inventory**

Thirty-eight recreation sites were inventoried to identify the type and number of facilities present, site characteristics, utilization, condition, neighborhood compatibility and maintenance needs. As three units of the Chattahoochee River National Recreation Area proximate to the city contribute to meeting some of the community's passive recreation needs, amenities within each are also considered. In addition, school recreation sites where there is potential for joint utilization of facilities are also included in the inventory. An analysis of supply is conducted to determine the city's current ability to provide recreation acreage for community residents.

### **Leisure Surveys**

A leisure survey was prepared and distributed to community residents and program participants. This survey has as its purpose the identification and frequency of recreation site use, facilities receiving use and an evaluation of facility conditions. This afforded respondents the opportunity to provide input relative to deficiencies and future system-wide needs.

### **Needs Assessment and Goal Formulation**

National Recreation and Parks Association guidelines for system-wide acreage and facilities are modified based upon Roswell Recreation & Parks Department user and past participation records. Roswell "specific" standards as used in previous Master Plans are developed for both system-wide acreage and facilities and applied to the year 2000, 2005 and 2010 design populations to determine existing and future deficiencies and needs. A vision statement is prepared, including system-wide goals, and specific objectives by which progress toward goal attainment can be measured.

### **Plan Recommendations**

Recommendations are made for land acquisition and the development of both active and passive facilities. Plan recommendations provide strategic guidance for the location of future recreation sites, greenways, trails and related recreational facilities to meet future demands of Roswell residents.

### **Financing and Implementation**

Order-of-magnitude cost estimates are prepared for each of the system-wide improvements recommended. Project priorities are established for the ten-year planning period, and potential funding opportunities are examined. A financial strategy is formulated and a ten-year capital improvements program is developed.

## **COMMUNITY PROFILE AND DESIGN POPULATIONS**

The City of Roswell was incorporated in 1854. Located approximately 20 miles north of the city of Atlanta in northern Fulton County, Roswell has been one of the fastest growing communities in the metropolitan area during the past fifteen years. The City of Roswell occupies a land area in excess of 39 square miles. New residents have been attracted to the city as a result of its location proximate to the Chattahoochee River, its historic character, excellent school system and responsible government. The city's strategic location proximate to the rapidly developing GA 400 corridor has further contributed to its growth.

This section of the 2000 Plan presents an overview of the Roswell community, discusses growth trends and develops design populations for the five-year planning period.

### **LITERATURE REVIEW**

To facilitate preparation of the community profile, planning documents and relevant data were assembled and reviewed. Governmental and quasi-governmental agencies with policy-making authority that might affect the city were contacted as a means of validating data received. The following information was obtained for use in preparing the 2000 Plan:

- The Roswell 2010 Comprehensive Plan (1996 and 2000 Updates)
- Update To The Roswell Recreation Master Plan (1992)
- Parks & Recreation Master Plan - Unincorporated Fulton County (1991)
- Recreation Needs Assessment - Fulton County (1990)
- City of Alpharetta Recreation Master Plan (1998)
- 1998 Population and Housing - Atlanta Regional Commission (1998)
- State Comprehensive Outdoor Recreation Plan - GADNR (1995)
- Standards for Acreage, Parks and Facilities - NRPA (1992)
- Park, Recreation, Open Space and Greenway Guidelines - NRPA (1994)

## **Roswell 2010 Comprehensive Plan**

The 2010 Comprehensive Plan is the principal policy document for managing growth within the city of Roswell. It was updated in 1996, and the Community Development Department is currently performing an additional update (2020) with anticipated adoption in Fall 2000. The comprehensive plan is prepared in response to the Georgia Planning Act of 1989 and contains demographic and economic statistics and projections to guide the future development of the city for a twenty-year period. The Community Facilities Element of the plan includes a summary of the 1992 Update to the Master Recreation Plan. This 2000 Plan will be incorporated into the year 2020 comprehensive plan update as the Recreation and Parks element.

## **Update To The Master Recreation Plan**

The 1992 Update to the Master Recreation Plan recommended \$13,439,000 in capital improvements to be spent over an eight-year period. Plan recommendations included: land acquisition, outdoor improvements to existing parks, additions to indoor facilities, development of new outdoor parks and facilities and implementation of segments of the Roswell Trails System. Specific accomplishments of the 1992 Update include:

- Acquired 18.8 acres for Waller Park Extension
- Acquired 5.1 acres for Oxbo Linear Park
- Developed active, passive, maintenance and support facilities at Hembree Road Park
- Made improvements to existing facilities, trails and support facilities at Waller Park and Waller Park Extension
- Added active (batting cages), passive and support facilities at East Roswell Park
- Improved trail and constructed bridge at Vickery Creek Park
- Improved support facilities at Roswell Area Park
- Added play apparatus and improved support facilities at Sloan Street Park
- Constructed additions to the Visual Arts and Physical Activity

## Centers

- Constructed gymnasium building at Hembree Road Park
- Constructed skate park at Waller Park Extension
- Completed the Roswell Trail System

### **Fulton County Parks & Recreation Master Plan**

The Parks & Recreation Master Plan for Unincorporated Fulton County prepared in 1991 includes the system-wide plan for recreation facilities in north Fulton County. Chattahoochee River Park, located adjacent to the Roswell corporate limits in Fulton County has recently been leased to the city. The Roswell Recreation & Parks Department will be responsible for upgrading and maintaining this park.

### **Fulton County Recreation Needs Assessment**

This needs assessment, prepared in 1990 determines future system-wide recreation needs for North Fulton County Sub-Areas, and provides recommendations for both facilities development and interagency cooperation, and coordination for the provision of recreation opportunities for county residents.

### **City of Alpharetta Recreation Master Plan**

In 1998, the city of Alpharetta adopted a system-wide recreation plan for the period 1998 - 2008. The focus of this plan is to provide both active and passive recreation opportunities for residents of the city and to provide linkages to Fulton County and City of Roswell recreation sites where feasible. The northern and southern segments of the Alpharetta Greenway have been completed and the middle segment is under development. The greenway roughly parallels Big Creek, an important tributary to the Chattahoochee River. It is a desire of both the City of Alpharetta and the City of Roswell to provide a linkage to the southern segment of the greenway, which when completed will result in a continuous pedestrian-oriented linear park from north Alpharetta to the Chattahoochee River.

### **1998 Population and Housing Data**

Each year, the Atlanta Regional Commission (ARC) publishes population and housing data profiling area cities. These reports include current estimates for population, average annual population change, density, race characteristics, housing units and household size. Information provided by ARC is used to compliment data contained in the city's comprehensive plan in preparation of the community profile and in developing the design populations.

## **State Comprehensive Outdoor Recreation Plan**

The Parks, Recreation & Historic Sites Division of the Georgia Department of Natural Resources prepares and periodically updates the State Comprehensive Outdoor Recreation Plan (SCORP). During the past decade, SCORP has evolved into a policy and guidance document, providing general direction for statewide recreation facilities development. As part of the 1995 update, public forums were held throughout the state to determine local, regional and state park recreation issues and needs. One of these forums was held in Roswell and the primary issues raised included the need to acquire additional recreation land, develop trail linkages, develop greenway and river corridors for passive pursuits while improving the variety of recreation activities offered and the need for intergovernmental cooperation and coordination.

## **Standards for Acreage, Parks and Facilities**

The National Recreation and Parks Association (NRPA) promulgates guidelines for recreation system acreage, park size and service areas and for individual facilities. These guidelines form the basis for developing more specific standards based upon Roswell user participation data. Once modified, these standards are used in preparing the needs assessment.

## **Park, Recreation, Open Space and Greenway Guidelines**

NRPA also provides an approach to system-wide master planning including guidelines for developing recreation system classifications. This publication is particularly aimed at development of trails, bikeways and greenway systems and includes location and size criteria, site selection guidelines and general design parameters.

## **DEMOGRAPHIC DATA**

Population growth in the City of Roswell has increased from 48,257 (revised 1990 census data) in 1990 to 75,600 (estimate) in 2000. This equates to an average annual increase of 2,700 persons per year. During the period 1980 to 1990 the Roswell population increased at an average annual rate of 2,458 persons per year. This moderation in the Roswell growth rate is due in part to growth management policies adopted by the city limiting high density residential development citywide, and creating estate residential districts in the western portion of the city.

Growth in North Fulton County continues to accelerate, at an annual rate in excess of the City of Roswell. During the period 1980 to 1990 average annual growth in North Fulton County was just under 5,700 persons per year. The 1996 Roswell Comprehensive Plan forecasts growth in North Fulton County to continue at a rate of just over 6,100 persons per year through the year 2000.

In 1990, the combined population of the cities of Roswell and Alpharetta was 60,988 or just over 63% of the North Fulton County population (96,634). By the year 2000, the combined population of both cities is estimated to be approximately 89,200, or 56% of the forecast population of North Fulton County (158,015). New residents to North Fulton County are tending to seek locations outside of urban centers.

### **Age**

According to 1990 census data, the median age of Roswell residents was 33.6 years. Approximately 15% of the 1990 population were between the ages of five years and sixteen years; the age groups most involved in youth sports programs. Thirty-nine percent of the 1990 population was between the ages of 25 and 44, and seven percent of the population was over the age of 65.

### **Race and Sex**

The 1990 population indicated that approximately 49% of the Roswell population to be males and 51% females. Just over 89% of the 1990 population is white. During recent years the Hispanic population has been increasing in North Fulton County due to increasing job opportunities that have resulted from area growth. No estimates are available for the present Hispanic component of the city population; however, the year 2000 census is anticipated to provide this information.

### **Education and Income**

Residents of Roswell are well educated, and this is reflected in income levels of the population. Over 75% of the adults are college educated.

Income levels continue to increase, with median household income over \$72,000 per year. It is reasonable to assume that both household and per capita incomes will continue to increase throughout the planning period.

## **ECONOMIC OUTLOOK**

While the regional economy will continue to grow, the rate of growth will probably be less than the period immediately preceding the 1996 Olympic Games. It is anticipated that the north metro area will continue to be the leading beneficiary of economic growth due to development within the GA 400 corridor, the extension of the MARTA transit north line and planned transit improvements across the northern arc of the metropolitan area.

There were over 3,700 businesses in the city of Roswell as of 1995. Service businesses comprise the largest component, followed surprisingly by home occupations. The high number of home occupations indicate that these

individuals and family members have more recreation time available than do workers that commute to jobs throughout the Atlanta area. The largest companies in Roswell include Kimberly-Clark, Herman Miller, Prudential Insurance Company, Isuzu Motors, F.B. Roswell, Ltd. and Harry's Farmer's Market. The presence of corporate offices affords the opportunity for the city to "partner" with these companies on recreation projects.

With the city's business and employment base emphasizes services and retail trade, economic development efforts are focussing on attracting educational institutions and high technology industry. To stimulate economic development the city has created multiple economic development districts and a marketing program. As the city continues to mature, the combination of economic opportunity, the proximity of the GA 400 growth corridor, the city's cultural and recreational attributes, and a convenient location, will sustain economic viability and vitality.

## **RESIDENTIAL GROWTH TRENDS**

It is a desire of the city to manage growth, promoting planned single-family residential development on suitable, undeveloped land. The city's Future Land Use Plan was updated in 1996 to reflect such a managed growth conceptual framework.

Recommendations for the development of parks and open space are based in large part on the location and density of residential development. Future residential growth is encouraged in the western portions of the city at lower densities than presently occur to the east of Atlanta Highway.

The Future Land Use plan depicts low medium (2 to <5 units/acre), to medium (5 to <8 units/acre) density development to the east of GA 400. Residential development is not the predominant land use between GA 400 and Atlanta Highway. Subdivisions immediately north of the Vickery Creek Unit of the Chattahoochee River National Recreation Area (CRNRA) and south of Holcomb Bridge Road are low density (1 to <2 units/acre) in character. To the north of Holcomb Bridge Road, residential development ranges from low density to medium-high density (8 to 14 units/acre).

To the west of Atlanta Highway, residential development varies in density from low-medium to estate (0 to <.5 units/acre) densities, depending upon the location. The land area to the north of Crossville Road is to be low to low-medium density subdivisions. To the north of Hardscrabble Road are very low (.5 to <1 units/acre) to estate density residential developments.

The majority of land to the west of King Road/Woodstock Road and north of Shallowford Road is dedicated to estate residential development, and land to the south of King Road/Jones Road is a mix of low to medium density residences.

## **DESIGN POPULATIONS**

Recommendations for future recreation acreage, parks and facilities are based upon target year design populations. A meeting was held with the city's Planning Director to discuss the population forecasts contained in the 2020 update to the Comprehensive Plan.

During the preparation of this Plan, the City of Roswell has completed the annexation of the majority of land east of the city to the Chattahoochee River. This area has a population of approximately 11,000 persons.

The current (2000) Roswell population (including recent annexations) is estimated at 75,600. The population projections made in the 2020 update to the Comprehensive Plan assume that population will continue to increase but at a declining rate. Using demographic information from the 2020 update, the year 2005 design population is 88,366 persons and the design population for the year 2010 is 93,591.

## FACILITIES INVENTORY

A comprehensive inventory was made of all Roswell recreation sites. The inventory included city owned sites, school recreation areas where joint-use agreements are in place and the Historic Roswell Trail System. Other recreation sites not owned by the city, but which contribute to meeting the recreational needs of the Roswell community were also included in the facilities inventory. These include the Chattahoochee Nature Center and the National Park Service's Vickery Creek, Gold Branch and Island Ford units of the Chattahoochee River National Recreation Area.

The system-wide facilities inventory classifies recreation sites by type, ascertains the acreage (both active and passive), provides a general description of the site, assesses utilization, evaluates the condition of facilities and identifies any needs for maintenance to either the site or individual facilities.

### ROSWELL RECREATION SITES

Within the City of Roswell, a total of 38 recreation sites were noted as part of the facilities inventory. Of these 38 sites, 29 are owned and operated by the city, one is owned by Fulton County, one is owned by Fulton County and leased to the city, four are school recreation sites owned and operated by the Fulton County Board of Education and the remaining three sites are owned and operated by the National Park Service.

### TERMS DEFINED

Throughout the balance of this Plan, certain terms relating to the Roswell recreation system are used to describe system-wide recreation resources. The following definitions are provided for each of these terms:

- . **Recreation Resources** - Areas that consist of land and/or water that afford recreation opportunities for community residents or visitors to the city.
- . **Recreation System** - All of the recreation resources within the city of Roswell.
- . **Recreation Site** - A parcel of land and/or water dedicated for use for specific recreation purposes (also referred to a "parks" or "complexes").
- . **Recreation Facilities** - Improvements within a recreation site (ball fields, soccer fields, courts, playgrounds etc.).

- . **Small Urban Park** - A park which meets some of the active or passive recreational needs of a discrete segment of the immediate adjacent area.
- . **Neighborhood Park** - A basic unit of a park system, generally meets informal, non-programmed active and passive recreation needs of a local neighborhood(s).
- . **Linear Park** - A park or greenway typically passive in nature that links other components of the recreation system together as part of a continuous park environment.
- . **District Park** - The principal unit of the recreation system, the district park meets a broad range of active, passive and programmed athletic needs and serves a large geographic segment of the community.
- . **Athletic Complex** - A recreation site devoted entirely to heavily programmed athletic fields and support activities.
- . **Special Use Area** - A recreation site that is devoted to a single type of facility or use.
- . **Indoor Facility** - A recreation center, community center or other facility devoted to meeting singular or multiple active and/or passive needs.
- . **School Recreation Area** - A recreation site located at a school where a joint-use agreement is in place permitting use of some or all school recreation facilities by the City of Roswell.
- . **Undeveloped Land** - A site presently undeveloped that is owned by the City of Roswell and dedicated for recreational use.
- . **Recreation Supply** - The total acreage of recreation resources available for use at a given time.

## **SMALL URBAN PARKS**

There are six small urban parks in the City of Roswell, five of which are in passive use. Each site is approximately two to three acres in size and offer unique opportunities to experience different aspects of the community.

## **City Hall**

Located within the city's municipal complex, the area to the west of City Hall is devoted to a commemoration of those who served in the Vietnam War. The "Faces Of War" memorial consists of a statue, memorials and a walkway paved with engraved bricks noting the names of war veterans. The area is well landscaped and includes marble benches and brick walkways. A trail leads from the memorial to the north side of City Hall.

## **Don White Memorial Park**

Located adjacent to the Chattahoochee River on Riverside Road beneath GA 400, Don White Memorial Park is in memory of Don White former Councilman who dedicated over 29 years of his life toward the betterment of the Roswell recreation system. The site consists of a variety of passive use facilities, including a handicap accessible fishing deck with river overlooks, fishing, benches, picnic tables, two memorials and decorative lighting. A pedestrian bridge provides access to adjoining properties to the west. Utilization of this site is very heavy.

## **Heart Of Roswell Park**

Heart of Roswell Park is located on either side of Magnolia Street adjacent to Atlanta Highway and Canton Street. The southern portion of the site consists of a grassed island with a monument to those who died in WWII and a flagpole. The northern part of the park is a well-landscaped area with brick sidewalks, benches and planters. The focal point is a central, circular plaza with stone sidewalk, benches and a park monument.

## **Old Mill Park**

Old Mill Park is located on Sloan Street within the Roswell Historic District. The site is level and grassed and has a plaza at each end. The plaza to the west consists of a decorative wood arbor, brick walkways, decorative lighting and benches. The eastern plaza has brick walkways and bench seating. Located between the two plazas is a small, children's playground.

## **Terramont**

Terramont is a small subdivision recreational area located in the eastern portion of the city on Terramont Road, adjacent to Holcomb Bridge Road. The site consists of two terraces, the lower of which is a ball field used for informal play. The upper terrace is used as an open play field. The park is seldom used.

## Town Square

This site is located at the center of the old Roswell downtown and is a relatively level, heavily landscaped square with large, stately trees. The principal feature is a central fountain and monuments, accessed from any of six entry walkways. A gazebo is located at the north end of the square, and a monument to Roswell King is at the southern extent of the square. There are only two benches in the park at present.

Table 1 presents a summary of facilities found at each small urban park.

**TABLE 1  
SMALL URBAN PARKS**

	City Hall	Don White	Heart Of Roswell	Old Mill	Terramont	Town Square
<b>ACREAGE</b>	3.0	1.5	0.5	1.5	2.5	1.0
Active Acres	0.0	0.0	0.0	0.0	2.5	0.0
Passive Acres	3.0	1.5	0.5	1.5	0.0	1.0
<b>ACTIVE</b>						
Ball Field					1 UL	
Playfield				1	1	
Playground				1		
<b>PASSIVE</b>						
Fountain						Yes
Gazebo						Yes
Pedestrian Plazas			Yes	Yes		Yes
Memorial/Monuments	Yes	Yes	Yes			Yes
Picnic Tables		Yes				
Benches	Yes	Yes	Yes	Yes		Yes
Decks/Overlooks		Yes				
Decorative Walkways	Yes	Yes	Yes	Yes		Yes
Pedestrian Bridge		1				
Landscaped Areas	Yes	Yes	Yes	Yes		Yes

Note: UL - Unlighted

## **LINEAR PARKS**

There are three linear parks within the city, all of which are proximate to waterways. Chattahoochee River Park is located along the Chattahoochee River, while both Oxbo and Vickery Creek Parks are adjacent to Big Creek.

### Chattahoochee River Park

Located south of Azalea Drive, this site is presently owned by Fulton County and leased to the city of Roswell. The park is heavily utilized and includes a central

activities building, two covered pavilions, multiple picnic areas and tables, concrete walkways and a large playground. Within the park is a boat launch ramp and canoe rental facility. At the western end of the park is a boardwalk that extends into adjacent wetlands, ending in a large raised observation deck.

Due to heavy utilization and the large number of facilities on site, extensive maintenance will be necessary to bring this park into conformance with city of Roswell standards. Major maintenance needs include paint for benches, repair to light standards, re-roofing of the activities building, removal of unsafe playground equipment, replacement of portions of the boardwalk, improvements to drainage, grassing and landscaping. This park has been completely redesigned as part of the Roswell Riverwalk master plan.

### **Oxbo Linear Trail**

Oxbo Linear Trail is a passive use recreation site located along Oxbo Road, extending westward from Grimes Bridge Road almost to Atlanta Highway. Within the park are benches, deck overlooks and picnic tables. A soft surface trail extends the length of the site along Big Creek. There is a trail linkage from the park to the Historic Roswell Trail System.

### **Vickery Creek Park**

Vickery Creek Park is adjacent to the Vickery Creek unit of the National Park Services' Chattahoochee River National Recreation Area (CRNRA). The site is rugged with an approximate 500-foot difference in elevation between Sloan Street and Big Creek. The park entry point is a trailhead located on Sloan Street. Once inside of the park, the user is treated to a wilderness experience as any vestige of urbanization is quickly forgotten. The soft surface trail contains interpretive areas and overlooks of the Old Mill ruins and the dam.

Table 2 provides a summary of the inventory of linear parks.

**TABLE 2  
LINEAR PARKS**

	Chattahoochee River	Oxbo Linear Trail	Vickery Creek
<b>ACREAGE</b>	81.0	12.6	38.3
Active Acres	1.0	0.0	0.0
Passive Acres	80.0	12.6	38.3
<b>ACTIVE</b>			
Playgrounds	1		
<b>PASSIVE</b>			
Covered Pavilions	2		
Picnic Areas/Tables	Yes	Yes	
Cooking Grills	Yes		
Boat Launch	1		
Paved Walkways	Yes		
Boardwalk	Yes		
Interpretive Areas			Yes
Pedestrian Bridge	1	1	
Benches	Yes	Yes	
Activity Building	1		
- Meeting Rooms	2		
- Classrooms	1		
Soft Trail		Yes	Yes
Trail Linkage		Yes	Yes
Scenic Overlooks		Yes	Yes
Historic Ruins			Yes
<b>SUPPORT FACILITIES</b>			
Restrooms	2		

**DISTRICT PARKS**

In 1981, the Roswell Recreation & Parks Department adopted the district park concept as a means of providing the widest possible range of active and passive recreational opportunities to residents and visitors to the community. Under this concept, several large parks (district parks) were to be developed in strategic locations that would afford maximum geographic coverage of the city. As an outgrowth of this strategy there are presently four district parks in the city (East Roswell Park, Hembree Park, Roswell Area Park and Waller Park/Waller Park Extension).

**East Roswell Park**

East Roswell Park, located on A.C. Lavender Drive at Fouts Road is the only major recreation site east of GA 400. As might be expected, utilization of this

park is very heavy, particularly of the athletic fields. The site is relatively level to gently rolling, is well landscaped and meticulously maintained.

Facilities within East Roswell Park include softball fields, automated batting cages, soccer fields, tennis courts, outdoor volleyball, covered pavilions and picnic tables, playgrounds, ponds, a 1.5-mile perimeter walking/jogging trail, a trail link to Eves Road, and a maintenance facility. All facilities in East Roswell Park are ADA accessible.

East Roswell Recreation Center, a multi-purpose building is located in East Roswell Park.

### **Hembree Park**

Located on Hembree Road close to the northern city limits, Hembree Park is the city's newest district park. Due to its location and the presence of programmed athletic facilities, Hembree Park receives heavy utilization. The park is well landscaped and highly maintained.

Within the park are baseball/softball fields, tennis courts, a covered pavilion, playground, memorial garden, pond, one-mile walking/jogging trail and a maintenance facility. There is room for four additional tennis courts.

Adjacent land is available to the west of the park that would accommodate possible expansion.

The Hembree Recreation Center is located at Hembree Park.

### **Roswell Area Park**

Roswell Area Park is the largest district park in the city and is centrally located off Woodstock Road. The site is elevated to the north and facilities have been constructed to blend with the topography and natural setting of the park. As with other Roswell parks, Roswell Area Park is heavily utilized and well maintained.

Within the park are found the city's only swimming pool, a wading pool, baseball/softball fields, a soccer and football field, a playfield, tennis courts, covered pavilions and picnic facilities, a large playground, a three acre fishing lake with a fountain feature, a three mile variable circuit trail system and a maintenance facility.

There are three activities' buildings in Roswell Area Park; the Community Activity Building, the recently expanded Physical Activity Center and the Visual Arts Center.

### **Waller ParkWaller Park Extension**

Due to the adjacency of Waller Park and Waller Park Extension this complex is considered as a single district park. The site is located just north of the Vickery Creek unit of the CRNRA with entrances on Oak Street and Dobbs Drive.

Waller Park is one of the city's oldest parks having been constructed in 1946. The site is characterized by rolling topography, becoming more level at Waller Park Extension.

Facilities in Waller Park include baseball/softball fields, soccer fields, outdoor basketball and racquetball courts, a playfield, playgrounds (including handicapped play equipment), picnic areas, a skateboard park and a trail link to the CRNRA.

Two new soccer fields and a senior citizen center are now complete.

The Waller Park Recreation Center is located in the older section of the park.

Table 3 presents the results of the facilities inventory conducted at district parks.

**TABLE 3  
DISTRICT PARKS**

	<b>East Roswell Park</b>	<b>Hembree Park</b>	<b>Roswell Area Park</b>	<b>WallerWaller Park Extension</b>
<b>ACREAGE</b>	38.7	34.5	79.6	58.6
Active Acres	38.7	34.5	79.6	58.6
Passive Acres	0.0	0.0	0.0	0.0
<b>ACTIVE</b>				
Baseball/Softball Fields	4 L	6 L	8 L	3 L
Automated Batting Cages	10			
Soccer Fields	2 L		1 L	3 L, 2 UL
Football Fields			1 L	
Scorer's Buildings	2	6	8	2
Running Track			1	
Tennis Courts	8 L	4 L	12 L	2 UL
Tennis Building	Yes		Yes	
Outdoor Basketball Courts				2 UL
Racquetball Courts				2 UL
Volleyball Courts	1 UL			
Skate Park				1
Playfields	1		1	1
50 Meter Swimming Pool			1 w/9 Lanes	
Playgrounds	2	1	1	2
<b>PASSIVE</b>				
Covered Pavilions	2 w/RR	1 w/RR	6 - 3 w/RR	1
Picnic Areas/Tables	Yes	Yes	Yes	Yes
Cooking Grills			Yes	
Lake/Ponds	2	1	1	
Memorial Gardens		Yes		
Paved Sidewalks	Yes		Yes	Yes
Walking/Jogging Trails	1.5 Mi.	1.0 Mi.	3.0 Mi.	Yes
<b>SUPPORT FACILITIES</b>				
Conc./Restroom Bldgs.	2	3	4	2
Maintenance Building	1	1	1	1

Note: L - Lighted, UL - Unlighted, RR - Restrooms

**SPECIAL USE AREAS**

There are six special use areas in the City of Roswell. These include sites of historic significance, single-purpose athletic areas, a special events facility and a small park area associated with the Roswell Visitor's Center.

### **Founder's Cemetery**

Founder's Cemetery is located on Sloan Street in the Roswell Historic District. The cemetery originated in 1841, was deeded to the city in 1981 and contains the graves of city founder's, Confederate war dead and other individuals that played a role in the city's history. The cemetery entryway incorporates a decorative brick wall with benches and attractive landscaping.

Pedestrian access is permitted throughout the cemetery. The site is well maintained; however, one of the entryway benches should be replaced.

### **Lake Charles**

Located adjacent to a Roswell fire station on Jones Road at Lake Charles Drive, the Lake Charles recreation site contains two tennis courts, benches and an open area consisting of grass and concrete.

### **Roswell River Landing**

This special events facility is located on the south side of Azalea Drive directly on the Chattahoochee River. The two-story building contains a kitchen, a large meeting/dining room and restrooms, and is used for senior citizen programs, meetings, banquets and other special functions. Utilization of this facility is heavy.

The area outside of the building includes a concrete patio facing the river and observation deck. Decorative lighting is used to illuminate the building and parking area. The old tennis courts have been converted into an additional parking lot and boat storage for the Atlanta Junior Rowing Club.

### **Sweet Apple Park**

Adjacent to SweetApple Elementary School, the park consists of two soccer fields and a concessions/restroom building constructed by the RR&PD adjacent to the school as part of the joint-use agreement with the Fulton County Board of Education. The fields are owned by the city of Roswell and are not used for practice.

Both of the fields have been constructed to accommodate single, or multiple soccer field configurations. The large field can be used a two smaller fields and the second field can be configured for three small soccer fields.

**Woodstock Soccer Complex**

Located on Woodstock Road, the Woodstock Soccer Complex consists of two soccer fields, a concessions/restroom building and storage area. The site is level and the fields receive heavy utilization for both practice and game play.

Table 4 provides the results of the inventory of the city's special use areas.

**TABLE 4  
SPECIAL USE AREAS**

	<b>Founder's Cemetery</b>	<b>Lake Charles</b>	<b>River Landing</b>	<b>Sweet Apple</b>	<b>Woodstock</b>
<b>ACREAGE</b>	1.0	0.5	2.5	8.2	5.0
Active Acres	0.0	0.5	0.0	8.2	5.0
Passive Acres	1.0	0.0	2.5	0.0	0.0
<b>ACTIVE</b>					
Soccer Fields				2 UL	2 L
Tennis Courts		2 UL			
<b>PASSIVE</b>					
Historic Graves	Yes				
Benches	Yes				
Gazebo					
Decorative Walkways	Yes				
Landscaped Areas	Yes				
Special Event Bldg.			1		
- Banquet Room			1		
- Kitchen			1		
- Patio			Yes		
- Restrooms			Yes		
<b>SUPPORT FACILITIES</b>					
Conc./Restroom Bldg.				1	1

Note: L - Lighted, UL - Unlighted

**INDOOR FACILITIES**

Roswell's indoor recreation facilities are strategically located within district parks, and include multi-purpose buildings and facilities devoted to specialized athletics and cultural activities. The location within district parks provides good accessibility for park users, individuals and families.

### **Community Activity Building**

Located in Roswell Area Park, the Community Activity Building (CAB) is a multi-purpose structure that includes both active and passive recreation facilities. The two-story building contains 36,000 square feet of floor space.

Facilities at the CAB include two gymnasiums, a mezzanine level running track, fitness and exercise rooms, a racquetball court, meeting rooms, a dance studio, a game room and administrative offices. This facility is heavily utilized for organized athletics, free-play and community functions.

### **East Roswell Recreation Center**

The East Roswell Recreation Center is located in East Roswell Park and contains 29,600 square feet of usable space. Facilities are similar to those in the CAB, except that some of the rooms are devoted to dance and the arts.

### **Hembree Park Recreation Center**

Hembree Park Recreation Center at Hembree Park is the city's newest recreation center. With 23,000 square feet of floor space, this facility contains two gymnasiums, a game room, meeting rooms, and administrative offices. In addition, this facility has a two level storage area for athletic equipment.

### **Physical Activity Center**

The Physical Activity Center at Roswell Area Park is the most intensively used indoor facility in the city recreation system. This building was originally constructed to house the gymnastics program and, due to the demand for gymnastics and dance was recently expanded to 37,000 square feet. The building now contains the most modern and fully equipped gymnastics center in the north Atlanta area, including four fully equipped dance studios, and exercise rooms. The gymnastics program and other organized dance and exercise programs continue to expand, and the building is once again operating at full capacity.

### **Visual Arts Center**

Located close to the CAB and Physical Activity Center, the Visual Arts Center (8,000 square feet) is unique to the area, providing instruction in fine arts, clay and photography together with exhibition areas. Some of the classrooms include outdoor patios. This facility also receives heavy utilization.

## Waller Park Recreation Center

The Waller Park Recreation Center is the oldest such facility in the city's recreation system. This structure contains 13,000 square feet of floor space and facilities include a gymnasium, meeting rooms, a game room and administrative offices.

## Roswell Senior Center

Located in Waller Park/Waller park Extension, the new Roswell Senior Center is a 15,000 square foot facility. Included as part of the center are fitness rooms, studios, community rooms, game rooms, a kitchen and administrative offices.

Table 5 depicts the results of the inventory of indoor facilities.

**TABLE 5  
INDOOR FACILITIES**

	Community Activity Building	E. Roswell Rec. Ctr.	Hembree Rec. Ctr.	Physical Activity Center	Visual Arts Center	Waller Rec. Ctr.	Senior Center
<b>BUILDING SIZE</b>	36,000sf	29,600sf	23,000sf	37,000sf	8,000sf	13,000sf	15,000sf
<b>ACTIVE</b>							
Basketball Courts	2	2	2			1	
Running Track	1						
Racquetball Cts.	1						
Exercise Rooms	1	1		2			
Fitness Rooms	2						1
Gymnastics Ctr.				1			
Dance Studios	1	1		4			
<b>PASSIVE</b>							
Art Studios		1			5		1
Clay Studios					1		
Photo Darkrooms					1		
Exhibit Areas					1		
Community Rms.	1	1					3
Meeting Rooms	4	2	2	1		2	1
Game Rooms	1	1	1			1	1
Kitchens	1	1					1
Stage	1						
Lobby Reception	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Admin. Offices	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>SUPPORT FACILITIES</b>							
Restrooms	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Storage Rooms	1	2		1	1	1	1
Equipment Area			Yes				

## **SCHOOL RECREATION AREAS**

The RR&PD joint-use agreement with the Fulton County Board of Education presently provides access to four school recreation areas. These agreements enable the use of certain, but not all school recreation facilities for practice and programmed athletic activities. Facilities at SweetApple Elementary School have been discussed previously as a special use area. The total acreage occupied by facilities shared with the Fulton County Board of Education is six acres.

### **Crabapple Middle School**

Crabapple Middle School, located on Crabapple Road adjacent to Roswell Area Park contains two lighted ball fields and a gymnasium. The gymnasium basketball court is used for youth basketball programs.

### **Roswell High School**

Roswell High School is located on King Road, close to the intersection of Crossville Road. The school contains a wide range of state-of-the-art indoor and outdoor athletic facilities. The RR&PD presently utilizes only the baseball/softball field for programmed play.

### **Roswell North Elementary School**

Located on Woodstock Road just north of the entry to Roswell Area Park, Roswell North Elementary School has outdoor recreation facilities that are used by the RR&PD. The RR&PD presently has access to a lighted ball field and practice ball field.

## **UNDEVELOPED RECREATION SITES**

There are six undeveloped recreation sites that together total 120.3 acres – the Roswell Riverwalk, Barrington, Georgia Power Island, LaView, Liberty Square and the Riverside Property.

### **Roswell Riverwalk**

In 1998 the City of Roswell initiated planning for a greenway that would parallel the north bank of the Chattahoochee River, extending the entire length of the corporate limits. During the past two years the city obtained a RiverCare 2000 grant to begin acquisition of land within this corridor, has completed preparation of a master plan and is presently designing Phase I of the Riverwalk. When completed, the Roswell Riverwalk will include hard and soft surface trails, passive recreation opportunities and will link to the Historic Roswell Trails

System and to trails within the three units of the National Park Service property proximate to the city. Approximately 87 acres of land have been acquired to date.

### **Barrington**

The Barrington site (14 acres) is located proximate to Big Creek near Mansell Road. This property has been in city ownership for several years and contains a wetland area.

### **Georgia Power Island**

This property, approximately four acres in size is located in the Chattahoochee River to the west of S.R. 9. The property has recently been donated to the city by Georgia Power Company and will be a part of a continuous passive use park to be developed along the river.

### **LaView**

LaView is an undeveloped seven-acre subdivision recreation area located on Jade Cove Circle that was deeded to the city many years ago. The site is a heavily wooded area and is located within an active flood plain.

### **Liberty Square**

This site is also a former subdivision recreation area that is presently maintained by the cCty of Roswell. The site consists of four acres and is a relatively level to gently rolling open grassed field located within a flood plain.

### **Riverside Property**

The Riverside tract is a 4.3-acre parcel located close to Don White Memorial Park. It has recently been acquired by the city and will become a segment of the continuous passive use park (Roswell Riverwalk) to be developed along the Chattahoochee River.

### **Wilmer Tract**

The City of Roswell has recently acquired the Wilmer Tract, a 160-acre site. Approximately 60 acres of this site are occupied by wetlands.

### **Malcolm Property**

Another recent acquisition is the Malcolm property, located on northwest Roswell. This site occupies a land area of 34.6 acres.

## **HISTORIC ROSWELL TRAIL SYSTEM**

The Historic Roswell Trail System was conceived in 1991 by City Councilman Don White working in close concert with "The Friends Of The Roswell Trail System". As envisioned, the trail system will consist of the Roswell Area Park trail system (3.7 miles), the Historic District Trail (4.3 miles), the Vickery Creek Trail (8.2 miles) and future trail extensions.

When completed, the trail system will extend more than 16 miles providing linkages between Roswell Area Park, Woodstock Soccer Complex, Heart of Roswell Park, Waller Park, Historic Roswell Square, Old Mill Park, the Roswell Visitor's Center, Don White Memorial Park, the Roswell Riverwalk, the Vickery Creek unit of the CRNRA and the Chattahoochee Nature Center.

The trail system will consist of sidewalks, soft trails, hard surface trails and multi-purpose trails including bikeways. The main trailhead, with interpretive kiosk is located at the Roswell Municipal Complex.

The Historic Roswell Trail System will be linked to the continuous passive use park to be developed along the Chattahoochee River.

## **OTHER RECREATION SITES**

Within, and proximate to the City of Roswell are additional recreation sites used by residents and visitors to the community. These include the Chattahoochee Nature Center, three units of the CRNRA and the Alpharetta Greenway.

### **Chattahoochee Nature Center**

The Nature Center, located on Willeo Road in the southwestern part of the city is a 43-acre educational facility owned and operated by Fulton County. The Nature Center property contains a lake, classrooms and interpretive areas and connects across Willeo Road to the vast expanse of wetlands proximate to the Chattahoochee River. These wetlands are accessible by boardwalks. Both educational and environmental programs are operated at the Nature Center for visitors, school children and other organized groups.

### **Chattahoochee River National Recreation Area**

Three units of the CRNRA are located within, or proximate to the City of Roswell. Each of these units is dedicated to passive recreational use and include trail systems and interpretive areas.

The Island Ford unit is located in Fulton County, south of GA 400 on the west side of the Chattahoochee River. This unit of the CRNRA contains trails and the National Park Service headquarters offices.

The Gold Branch unit is located along the Chattahoochee River southwest of the city and contains trails and river access points.

The Vickery Creek unit is located within the City of Roswell on Riverside Road and extending north along the eastern side of Vickery Creek (Big Creek) to Oxbo Road and Grimes Bridge Road. The Vickery Creek unit is also a passive use area containing heavily wooded areas on land characterized by significant topographic differentials. Historic resources and sites are abundant within the Vickery Creek unit and include the old mill ruins and Allenbrook.

Within Vickery Creek is a soft surface perimeter loop trail and several spur trails. A pedestrian bridge across Big Creek is planned that will connect the perimeter loop trail with Oxbo Park.

### **Alpharetta Greenway**

The Big Creek Greenway in the City of Alpharetta is a linear park consisting of 129 acres, extending north-south and located to the east of GA 400. It consists of three sections, two of which have been completed.

Plans provide a linkage between the Big Creek Greenway and the Historic Roswell Trail System in the vicinity of Mansell Road and GA 400. When completed, this system will provide a continuous trail from Webb Bridge Road in northern Alpharetta to the Chattahoochee River in Roswell.

## **ANALYSIS OF SUPPLY**

The facilities inventory identified 38 recreation sites in the city of Roswell. The total acreage of these sites (including undeveloped sites) is 718 acres.

The National Recreation and Park Association provides guidelines for system-wide recreation acreage. The guideline for local close-to-home space (includes city owned or leased recreation land and school recreation areas, but excludes dedicated greenways, conservation areas and undeveloped land) recommends between 6.25 to 10.50 acres per 1,000 persons. Applying this guideline, the City of Roswell with a total of 326 acres of local close-to-home space (does not include Oxbo Park, Vickery Creek Park, and the Wilmer Tract, the Malcolm property and other undeveloped land) and a population of 75,600 presently has 4.31 acres per 1,000 persons.

Other system-wide planning standards address both active and passive recreation land, and recommend a total of 10.0 acres (active plus passive) per 1,000 persons. Applying this standard to the current city population of 75,600, there are 9.49 acres of recreation land per 1,000 persons residing in the city.

## **PUBLIC INPUT AND LEISURE SURVEYS**

Obtaining public input is an essential element of the recreation planning process. Due to the accelerated growth that has been experienced by the Roswell community over the past few decades and the absence of large tracts of land within the city suitable for new recreation sites, public input is even more critical in preparing the 2000 Plan.

A two-phased approach was used to gain insight relative to the attitudes and preferences of community residents. Initially, four public informational meetings were held at strategic geographic locations throughout the city. At these meetings the scope of the 2000 Plan update was discussed and individuals were asked to make comments relative to specific recreational needs and desires. The second mechanism used was a leisure survey. Copies of the leisure survey were distributed to over 30,000 families throughout the city. Response was received from more than 1,600 residents.

### **PUBLIC INFORMATIONAL MEETINGS**

Public informational meetings were held on May 11, 1999 at the Community Activities Building, May 18, 1999 at Hembree Park, May 19, 1999 at East Roswell Park and June 16, 1999 at City Hall. Approximately 10 to 25 individuals were in attendance at each meeting. The following presents a summary of the substantive input received at each public informational meeting.

#### **Community Activities Building Meeting**

The majority of input received at this meeting focused on the expansion of existing active facilities and programs and the desire to add new recreation opportunities for residents and non-residents. Specific comments received include:

- Improvements are necessary at soccer fields to insure adequate grass cover.
- An indoor soccer facility should be considered.
- Gymnastic facilities at the Physical Activity Center are overcrowded.
- Additional men's gymnastic equipment is needed.
- Consideration should be given to adding kick-boxing programs.
- Additional parking should be provided at the trailhead at Roswell Area Park.

### **Hembree Park Meeting**

The public informational meeting at Hembree Park was well attended and suggestions received covered a wide range of topics including:

- Bicycle paths should be added to existing parks.
- Improve lighting of tennis courts at Roswell Area Park and install windscreens at the courts at Hembree Park.
- Consider covering outdoor basketball courts.
- Provide additional fields for lacrosse.
- There is a need for additional baseball and football fields.
- Batting cages should be provided at parks located west of GA 400.
- Consider adding a disc golf course at one of the parks.
- The present sidewalk system should be extended.
- City should consider mandatory donation of land by residential developers.
- Consider construction of a public golf course or par 3 course.
- Consider utilizing the field at Mountain Park school.
- Locate shelters closer to baseball and football fields.
- A fieldhouse is needed proximate to the football field.
- Consider making baseball fields multi-purpose in combination with football fields.
- Open the gyms on Sundays.
- Construct an indoor pool, or pool with retractable roof and sides.
- Provide sand and shovels at baseball fields.

### **East Roswell Park Meeting**

Residents attending the public informational meeting at East Roswell Park expressed concerns about the lack of parks east of GA 400, and the need to focus on land acquisition. Comments received include:

- As large tracts of land are scarce, the RR&PD should consider building a larger number of smaller parks.
- The city should make every attempt to purchase the 160-acre Wilmer property.
- When developing new parks, facilities for senior citizens should be provided.
- Additional directional and in-park signage is needed.

## **City Hall Meeting**

Persons attending the final public informational meeting voiced concerns about cultural programs, facilities and the need to acquire additional land for park development. Comments received include:

- Space at the Visual Arts Center is at a premium as the facility attracts participants from the entire northern portion of the metro area.
- Consistently, there are wait lists for clay classes at the Visual Arts Center.
- The dance programs have outgrown the present four classrooms.
- A public golf course is needed; perhaps the city could make arrangement for use of course in Roswell or the 9 hole Fulton County course at Morgan Falls.

## **LEISURE SURVEYS**

The intent of the leisure survey is to secure qualitative and quantitative information relative to the utilization of existing parks, frequency of visitation, activity participation and the adequacy of recreation sites and facilities. The survey also attempts to determine use of the Roswell recreation system by non-residents, and if respondents visit parks located outside of the city. Provision was made for respondents to provide any additional comments that they feel are of relevance to preparation of the 2000 Plan.

A total of 30,630 leisure surveys were distributed throughout the city. A survey was mailed to every household within the Roswell zip codes. In addition, 28 poster size surveys were displayed in each of the city's parks, announcements were made at Youth Shows and the Jamboree, and full-page copies of the survey were printed in the Roswell Neighbor, Revue, and the North Fulton edition of the Atlanta Journal.

A copy of the leisure survey is incorporated into the Appendix to this report.

## **Park Utilization**

A listing of all major recreation sites was provided and survey recipients were asked to indicate parks that are visited by families or individuals. Based upon a qualitative analysis of responses received, Roswell Area Park receives the greatest number of visitations, followed closely by East Roswell Park, Hembree Park and Waller Park and Extension. The high level of visitation to these parks is indicative of programmed athletic activities that take place at each park. Among the smaller parks, Lake Charles received the highest level of visitations.

Sweetapple Soccer Park and Woodstock Soccer Complex received relatively low visitations, probably due to the single-purpose nature of park facilities.

Passive recreation areas receiving high levels of visitation include Don White Memorial Park and Town Square. Both parks have high accessibility and locations adjacent to significant geographic or historic features.

Oxbo Park and Vickery Creek trail systems receive very high levels of visitation due to their uniqueness in providing a semi-wilderness experience within the city.

Of the indoor facilities listed, the Physical Activity Center, the Visual Arts Center and River Landing all receive very heavy visitation. These visitation levels are the result of popular programs offered at the Physical Activity Center and Visual Arts Center, and the wide range of group activities, meals and meetings held at the River Landing.

Recreation sites with lower visitation levels include school recreation areas, Terramont, Old Mill Park and Liberty Square.

### **Place Of Residency, Frequency Of Visitation**

Roswell parks receive a significant number of visits per month. Over 54 percent of survey respondents indicated that they visit parks six or more times per month. Thirty-five percent visit between two and six times monthly, and the remaining 11 percent of respondents visit parks one time or less monthly.

Of those providing a response to the question regarding residency, 88 percent of survey respondents reside in the city of Roswell. Of the 12 percent that are non-residents, virtually all reside in other parts of Fulton County, or in nearby areas of Cobb County.

Visitation frequency can also be determined for residents of the city and non-residents. Just over 10 percent of those visiting Roswell parks six or more times a month are non-residents. Similarly, 15 percent of those visiting parks two to six times per month and 13 percent of those visiting one time or less per month are non-residents. The high visitation rate of non-residents of the city is indicative of the quality of the recreation experience derived by park visitors.

### **User Types**

Survey recipients were asked to indicate individual or family member use of Roswell parks. Just over 19 percent of those responding indicated that only adults used city parks, implying that these adult males and females were couples without families.

Over 40 percent of respondents indicated adult males, females and children (assumed to be family members) used city parks. Approximately 32 percent indicated that an adult male, female or a single adult and child (children) used Roswell parks. This category could therefore include single individuals or single parents with children. Finally, nine percent of those responding indicated that only children used the parks.

These results indicate that the predominant use of Roswell parks are by families. Use by families, coupled with the relatively low use by youth only, depicts widespread utilization of non-programmed athletic facilities.

### **Activity Participation**

Leisure survey respondents were also asked to indicate specific activities in which they participated. The qualitative analysis of responses to this question indicates that participation in non-programmed athletics exceeds that of participation in programmed athletics.

Baseball, softball, tennis and soccer activities receive that highest level of participation among programmed athletic activities.

Among non-programmed activities, walking/jogging, biking, swimming, hiking, canoeing/kayaking, in-line skating and fitness are most frequently noted.

Performing arts, crafts, music and senior citizen activities receive the highest levels of participation of all passive activities listed in the survey.

The results of the participation portion of the leisure survey again point to the diversity of activity interests among all age groups of resident and non-resident recreation system users.

### **Adequacy Of Support Facilities**

Support facilities are very important in relationship to the comfort levels of park users. Well maintained restrooms, accessible concessions and adequate parking all contribute to the health of the recreation system. Participants in the leisure survey were asked to indicate satisfaction with support facilities.

More than 61 percent of survey respondents indicated satisfaction with restrooms, concessions and parking facilities. Only four percent are dissatisfied with all support facilities.

Of those indicating dissatisfaction, 41 percent are displeased with restrooms, 34 percent with concessions and the remaining 25 percent are unsatisfied with parking facilities.

## **Use Of Facilities Outside Of Roswell**

In order to determine the need for active and passive recreation facilities not presently offered to Roswell park users, respondents were asked if they used facilities outside of the city, and why.

Over 50 percent did not respond to this question. Many did not realize that East Roswell Park and Hembree Park are city parks. Of those responding, many sought parks located east of GA 400, closer to their place of residence. Specific facilities used that are located outside of the city included passive use parks, trails, bikeways, camping areas, swimming pools, soccer programs and programs/facilities that are less crowded.

Recreation sites outside of the city frequented by many of those responding, listed by frequency of response include YMCA's, Wills Park, Newtown Park, CRNRA sites, the Alpharetta Greenway, Sope Creek, Columns Drive Park and the Spruill Arts Center.

## **Facilities Lacking, Satisfaction Levels, Comments And Suggestions**

The primary reasons for distributing a leisure survey are to secure input relative to future recreation system needs, to determine the level of overall satisfaction and to receive comments and suggestions to improve system parks and facilities.

The majority of respondents indicate a high level of satisfaction with Roswell parks, facilities and programs. Many of those responding took time to write specific compliments on their surveys.

Responses to this question varied and generally fall into one of the following categories:

### **Expansion Or Improvements**

More than 240 individual suggestions for expansion or improvements to facilities were received. Increasing the number of restrooms and providing cleaner restroom facilities was most notable among the suggestions. The need for additional parking (at Roswell Area Park, Hembree Park and Oxbo Park) ranked second among all comments received. The need for more water fountains ranked third, followed by requests for additional concession stands and improvements to existing concession facilities.

Additional facilities receiving significant mention were trail system improvements, the need for additional batting cages, expansion of dance facilities, addition of sidewalks to parks, provision of more picnic shelters and areas, expansion of soccer fields and the need to improve indoor fitness areas.

## **New Facilities**

The need for bike trails was by far the most mentioned type of new facility (207 responses). Passive use facilities, including trails, natural areas and play fields received the second highest response (136 responses). The third highest response was for a new swimming pool (106 responses). Other new facility needs receiving significant mention include passive parks, dog parks and facilities, a golf course, skate paths and the need to construct new parks of all type.

## **Programs**

More than 160 comments were made regarding recreation programs. Program areas receiving the most comments include arts and dance, cultural activities, athletics and fitness. The need to increase the number of art, dance and other classes was noted most frequently by respondents. Cultural activities including concerts, dances, activities for children and winter events received significant mention. In the area of athletic programs, ice hockey, lacrosse and basketball were noted. In addition, desires are also stated for preschool sports programs, training and better weighting/distribution of sports teams. Those responding also indicated a need to expand fitness programs, including water aerobics, weightlifting for senior citizens, Tai Bo and wellness education.

## **Policies And Procedures**

Suggestions for changes to present RR&PD policies include the desire for increasing non-resident fees, increasing impact fees, prioritizing facilities and programs for Roswell residents and making youth athletic team composition more equitable from a skills standpoint.

## **Miscellaneous Comments And Suggestions**

Those responding to the leisure survey included numerous comments relative to the Roswell recreation system. The majority of these comments and suggestions focus on pets, playgrounds, registration procedures, Senior Citizens, traffic and trail systems.

It is suggested that dogs be restricted to certain park areas and that Park Rangers enforce leash regulations and require owners to clean up after their animals. A suggestion is made to include pet kennels at larger parks so owners can check dogs prior to using facilities. It is also noted that dogs should be prohibited from park trails and playgrounds.

Comments relative to playgrounds imply that there are not enough facilities, that playgrounds should be located closer to athletic fields and that day care children frequently overpopulate playgrounds.

Respondents indicate that the registration process can be improved by implementing a new system that will eliminate waiting and the need to arrive at early hours. It was suggested that evening registration be permitted and that consideration be given to using the internet for registration.

Comments regarding seniors address the need for a bus, and permitting Senior Citizens to "audit" classes.

Improved traffic control measures are suggested for concerts and at the Physical Activity Center. Multiple park entrances are also suggested as a means to relieve congestion.

It was suggested that separate trails be designated for family use and for runners. Also mentioned is the need to remove dogs and bicycles from park trails. One comment relating to trail safety suggests that playgrounds be located at a distance from trails, as children tend to run onto trails in the path of joggers.

## **NEEDS ASSESSMENT**

The needs assessment identifies system-wide acreage requirements and the need for individual facilities by applying accepted guidelines to existing and forecast populations. The overall adequacy of recreation system acreage and the type and number of facilities to be provided are determined using generally accepted standards. The National Recreation and Park Association (NRPA) publishes general standards that can be used as benchmarks by communities to develop their own specific guidelines. The NRPA standards are not intended to be representative of all cities and counties, and NRPA cautions against their universal application as user demand typically varies from location to location.

Therefore, the needs assessment contained in this Plan uses NRPA standards as a baseline, but is modified to reflect local participation rates, utilization, user demand and expressed desires of community residents. The RR&PD maintains records of recreation site utilization and program participation rates that facilitate modification of NRPA standards, resulting in "Roswell-specific" guidelines for system-wide assessment. This strategy for "Roswell-specific" guidelines was successful in preparing the 1981, 1986 and 1992 updates to the original Action Plan for Recreation, and contributed to the present high level of satisfaction with the Roswell recreation system.

The NRPA parks and open space classifications, service areas and size criteria used as guidelines in preparing the needs assessment are depicted in Table 6.

**TABLE 6  
RECOMMENDED CLASSIFICATIONS FOR  
PARKS AND OPEN SPACE**

<b>CLASSIFICATION</b>	<b>GENERAL DESCRIPTION</b>	<b>SERVICE AREA</b>	<b>SIZE CRITERIA</b>
Small Urban Park	Addresses Limited, Isolated Or Unique Recreational Needs Or Resources.	1/4 Mile	2500Sq.Ft. to 1.0 Acres
Neighborhood Park	A Basic Unit Of The Park System, Focuses On Informal Active And Passive Recreation, Meeting Some Of The Social And Recreational Needs Of Users.	1/4 - 1/2 Miles	5.0 - 10.0 Acres
District Park	Serves Broader Purpose Than A Neighborhood Park, Focuses On Meeting Community-Wide Needs.	1/2 - 3 Miles	30.0 - 50.0 Acres
Regional/Large Urban Park	Serves Broader Purpose Than Community Parks And Meets Wider Range Of Active And Passive Recreational Needs.	Entire Community	75.0+ Acres
Sports Or Athletic Complex	Consolidates Heavily Programmed Athletic Fields And Related Facilities Into Larger Sites Strategically Located Throughout Community.	Variable	40.0 - 80.0+ Acres
Special Use Area	Park Or Recreational Facility Oriented Towards A Specific Use.	Variable	Variable
Multi-Purpose Facility	Community Center, Gymnasium Or Cultural Center Devoted To Meeting Multiple Active And/Or Passive Needs Of The Community.	Variable	Typically Located In District Or Regional Park
School Recreation Area	Generally Provides A Venue For Indoor And/Or Outdoor Active Recreation, Complementing Other Parks.	Variable	Variable
Greenway/Linear Park	Passive Use Area Which Links Parks Or Other Recreational And Cultural Facilities Forming A Continuous Park Environment.	Determined By Resource Availability	Variable

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Source: Park, Recreation, Open Space and Greenway Guidelines, NRPA 1994.

## **CITY OF ROSWELL RECREATION GUIDELINES**

System-wide and facility standards are developed as part of performing the needs assessment. The resultant guidelines are:

- People-oriented, reflecting the perceived needs and desires of system users
- Practical, based upon sound recreation planning principles
- Feasible, deemed as attainable within the five-year implementation period
- Relevant, reflecting longer-term growth and annexation trends

### **System-Wide Planning Standards**

System-wide planning standards are used as guidelines to determine the amount of land necessary to meet present and future recreation demand. The analysis of supply, addressed in a prior section of the Plan indicated that there are two types of standards typically used to determine system-wide acreage needs:

- The local close-to-home space standard
- The overall acreage standard that includes both active and passive recreation land

The NRPA standard for local close-to-home space includes city-owned or leased recreation land and school recreation areas where a joint use agreement is in place. Land devoted exclusively to open space, and undeveloped land is excluded from local close-to-home space as there are no system-wide acreage standards for greenways or conservation areas.

The local close-to-home space guidelines recommend 6.25 to 10.50 acres per 1,000 persons. As of 2000 the city of Roswell has a total of 326 acres of local close-to-home space and a population of 75,600, or 4.31 acres per 1,000 persons.

The overall standard for both active and passive recreation of 10.0 acres per 1,000 persons is another means of determining the need for future recreation land. Applying this standard to the present total of 718 acres and a 2000 population of 75,600 equates to 9.49 acres per 1,000 persons.

Using the two types of standards listed above as benchmarks, "Roswell-specific" system-wide planning guidelines are developed. The local criteria that influenced the development of these "Roswell-specific" guidelines were:

- Citizen input
- Participation totals and trends
- Population forecasts
- User demand for increased passive recreation opportunities

With population anticipated to increase by more than twenty-four percent by the year 2010 and with residents expressing a desire for additional passive recreation opportunities, the RR&PD has adopted an overall standard of 9.0 acres per 1,000 population for both active and passive land. Table 7 depicts the system-wide acreage needed to meet this standard.

**TABLE 7  
LOCAL CLOSE-TO-HOME ACREAGE NEEDS  
2000, 2005 AND 2010**

YEAR	POPULATION	STANDARD	ACRES REQUIRED	BALANCE
2000	75,600	9.0/1,000	680	+28
2005	88,366	9.0/1,000	792	-74
2010	93,591	9.0/1,000	841	-123

In order to conform to this standard, the city will need to acquire a total of 74 additional acres by the year 2005, and an additional 49 acres by the end of 2010. For the first time since the RR&PD has undertaken preparation of a system-wide master plan there is no present acreage deficit.

**Facilities Planning Standards**

Standards for the provision of specific recreation facilities include both active and passive facilities. These standards address the level of service for particular types of facilities, including ball fields, tennis courts, playgrounds, indoor space etc. Table 8 provides a comparison between NRPA facility standards, the suggested "Roswell-specific" guidelines, and the present level of service for each type of facility in Roswell based upon the 2000 population and number of facilities inventoried.

**TABLE 8  
FACILITIES STANDARDS COMPARISON AND  
2000 LEVEL OF SERVICE**

<b>FACILITY TYPE</b>	<b>NRPA GUIDELINE</b>	<b>ROSWELL GUIDELINE</b>	<b>2000 INVENTORY</b>
Ball Fields	1 Per 5,000	1 Per 2,000	28 - 1 Per 2,900
Football Fields	1 Per 20,000	1 Per 20,000	2 - 1 Per 75,600
Soccer Fields	1 Per 10,000	1 Per 5,000	13 - 1 Per 6,850
Tennis Courts	1 Per 2,000	1 Per 2,000	28 - 1 Per 2,700
Basketball/Volleyball Cts	1 Per 5,000	1 Per 5,000	11 - 1 Per 6,850
Running Tracks	1 Per 20,000	1 Per 20,000	2 - 1 Per 37,800
50m Swimming Pools	1 Per 20,000	1 Per 50,000	1 - 1 Per 75,600
Play Fields	No Guideline	1 Per 8,000	5 - 1 Per 15,100
Playgrounds	No Guideline	1 Per 6,000	8 - 1 Per 9,450
Horseshoe Courts	No Guideline	1 Per 15,000	0 - 0 Per 75,600
Shuffleboard Courts	No Guideline	1 Per 15,000	0 - 0 Per 75,600
Picnic Areas/Pavilions	No Guideline	1 Per 5,000	12 - 1 Per 6,300
Multi-Purpose Trails	1 Per Community	1 Per Community	1 - 1 Per 75,600
Park Trails	No Guideline	1 Per Park	6
Group Campsites	No Guideline	1 Per Passive Park	0 - 0 Per 75,600
Nature Trails	No Guideline	1 Per Passive Park	0 - 0 Per 75,600
Rec. Ctrs/Indoor Facil.	No Guideline	2.5 Sq.Ft./Person	2.1 Sq.Ft./Person
Concessions/RR Bldgs.	No Guideline	1 Per 2.5 Athletic Fields	15 - 1 Per 2.5 Athletic Fields
Maintenance Facilities	No Guideline	1 Per District Park	4 - 1 Per District Park
Parking Spaces	50 Per Athletic Field	65 Per Athletic Field	65 Per Athletic Field

The "Roswell-specific facility standards established in Table 8 were applied to the year 2000, 2005 and year 2010 population forecasts to determine present and future needs. These needs are identified in Table 9.

**TABLE 9  
FACILITY NEEDS 2000, 2005 AND 2010**

<b>FACILITY TYPE</b>	<b>2000 SUPPLY</b>	<b>2000 NEED</b>	<b>2005 NEED</b>	<b>2010 NEED</b>
Ball Fields	26	38	44	46
Football Fields	1	4	4	4
Soccer Fields	11	15	18	19
Play Fields	5	9	11	11
Tennis Courts	28	38	44	46
Running Track	2	4	4	4
50 Meter Swimming Pools	1	2	2	22
Basketball/Volleyball Courts	11	15	18	19
Playgrounds	8	13	14	14
Horseshoe Courts	0	5	6	6
Shuffleboard Courts	0	5	6	6
Picnic Areas/Pavilions	12	15	16	16
Multi-Purpose Trail System	1	1	1	1
Group Campsites	0	0	1	1
Nature Trails	0	0	1	1
Park Trails	6	11	13	13
Rec. Ctr./Indoor Facilities	161,600 s.f.	184,000 s.f.	220,000 s.f.	232,500 s.f.
Concessions/Restroom Bldgs.	15	23	24	24
Maintenance Facilities	4	4	7	7
Parking Spaces	65/Field	65/Field	65/Field	65/Field

**ADDITIONAL FACILITIES NEEDS**

The public informational meetings and results of the leisure surveys completed as part of the preparation of the Plan identify a desire for some facilities not presently available to recreation system users. These include an indoor swimming pool, passive parks, bikeways, a golf course, a BMX track, climbing wall, play fields, a dog park, skate paths, lacrosse, indoor soccer and disc golf.

## GOALS AND OBJECTIVES

The development of goals and objectives is an integral part of the recreation planning process. To facilitate plan implementation, goal attainment strategies must be meaningful and measurable. The development of goals and objectives constitute an expression of the Roswell Recreation & Parks Department's desire to provide recreation sites, facilities and programs to meet the demand of a growing population. When carefully prepared, goals and objectives provide a realistic means of measuring progress made towards implementing the 2000 Plan.

### ROSWELL RECREATION & PARKS DEPARTMENT MISSION STATEMENT

The department's mission statement is an overall policy that is used as a guide for the decision-making process. When developed in the context of a system-wide recreation master plan, the mission statement addresses the future provision of recreational opportunities as a means to enhance the use of leisure time by both resident's and visitors to the city.

Each year, the RR&PD establishes goals and fiscal year objectives. As part of the goal of meeting the needs of the present and future population a mission statement has been developed. This mission statement is as follows:

***The Roswell Recreation & Parks Department continues to strive to meet the leisure needs of the Citizens of Roswell by providing quality comprehensive recreational opportunities and quality comprehensive parks and facilities.***

### RECREATION COMMISSION WORKSHOP

On June 24, 1999 a workshop was held with the Roswell Recreation Commission at City Hall. The primary purpose of this workshop was to have Commission members identify and discuss significant issues relative to the Roswell recreation system. These issues are translated into "opportunities" and "constraints", and as a result goals and objectives are formulated to address these issues over the five year planning timeframe. The following is a summary of responses received at this workshop.

#### Location

The future location of Roswell parks is critical as travel times are increasing, particularly when residents have to cross GA 400 travelling to a park. The city needs to acquire additional land as it becomes available, particularly to the east of GA 400.

## **Adequacy**

The majority of parks within the Roswell recreation system are adequate; however, population growth projections indicate that larger parks such as Roswell Area Park might not be able to provide the range of recreation opportunities necessary to meet future demand.

## **Facilities**

Facilities are generally adequate but efforts must be made to meet the needs of a wider range of age groups. This should include senior citizens and teens.

## **Maintenance**

The Roswell recreation system has a high standard for parks and facilities maintenance. These practices must continue into the future so that residents and visitors to the community retain the ability to enjoy using recreation sites and facilities. Particular attention should be given to maintaining support facilities such as restrooms, concession buildings and water fountains.

## **Safety and Security**

The presence of Park Rangers provides a high level of comfort to park users. In the future, the city should continue to add Park Ranger staff to meet the safety and security needs generated by population growth and the development of new recreation sites.

## **GOALS AND OBJECTIVES**

In order to understand the relationship between goals and objectives and the recreation planning process the following definitions are provided:

- **Goal** - A goal is an expression of wishes and values, providing direction and has the full support of the community. It is a desirable condition or an end result.
  
- **Objective** - An objective is an identifiable task that when attained contributes toward achieving a goal. Objectives are measurable actions.

Historically, planning studies, including recreation planning studies tend to include a wide range of very general goals together with numerous objectives. To facilitate goal attainment during the ten-year planning period, the principle of "less is more" is followed in developing goals and objectives for this Plan. Six goals are identified together with specific, measurable objectives. Each goal is realistic and attainable within the planning period.

## **Land Acquisition**

The supply of recreation land needs to increase in order that system-wide acreage expands commensurate with population growth. The goal for land acquisition is:

***To increase the quantity of recreation land to meet the standard of nine acres per 1,000 population by the year 2005.***

The following objectives are advanced as a means of meeting this goal.

- Acquire 123 acres by the year 2010.
- Acquire land jointly with the Fulton County Board of Education.
- Complete acquisition of land for the Roswell River Walk.

## **Recreation Sites**

The RR&PD has committed to meet community demand for recreation sites by:

***Providing parks in strategic locations to achieve a higher level of geographic coverage throughout the community.***

This goal can be achieved by:

- Developing a district park to the east of GA 400.
- Developing a district park in the west portion of the city.
- Completing the Roswell River Walk.
- Completing the linkage to the Alpharetta Greenway.
- Completing the retrofitting of Chattahoochee River Park.

## **Recreation Facilities**

In order to provide a wider range of active and passive recreation facilities for residents and visitors to the community, the RR&PD will:

***Expand the number and type of recreation facilities in order to meet the demand of all age groups.***

Some of the specific steps to be taken to meet this goal will include:

- Construction of 18 new ball fields.
- Construction of two new football fields.
- Construction of six new soccer fields.
- Construction of a new community recreation center.
- Construction of the new Visual Arts Center.
- Construction of the new Physical Activity Center.
- Construction of bikeway and trail systems.

## **Operations And Maintenance**

The high level of system-wide operations and maintenance practices must continue throughout the planning period to insure provision of superior parks and recreation facilities. This will be accomplished by:

***Expanding and improving current maintenance practices as necessary to retain the highest quality of parks, equipment and support facilities.***

Achieving this goal will involve meeting the following objectives:

- Provision of adequate personnel to achieve routine and non-routine maintenance functions.
- Continue to provide training and certifications for all maintenance personnel.
- Locate a full-service maintenance facility at all district parks.

## **Safety And Security**

The present means of providing security for park users is the RR&PD's Park Ranger staff. To continue to provide a high level of comfort for residents and visitors to Roswell's parks will require:

***Expanding the present Park Ranger and supervisory RR&PD staff compliment as necessary to provide continuing high levels of safety and security at new parks and facilities as they are developed.***

The goal for safety and security can be met by accomplishing the following objectives:

- Add Park Rangers as new recreation sites are constructed.
- Explore the feasibility of dedicating some Park Rangers for bicycle patrol of trails and linear parks.
- Continue to utilize security lighting at park entryways, in parking lots, proximate to restrooms and adjacent to high activity areas.
- Adjust hours of operation of greenways and trails in linear parks to minimize the potential for criminal activities.

## **Community Involvement**

Involving residents in the recreation planning process is a means to insure that a full range of recreation opportunities are provided to meet the needs of all age groups within the city. This process of community involvement is on going and is evidenced by the response to the leisure survey and participation by citizen groups in other recreation projects such as the planning for the Roswell River Walk Park. The goal for community involvement is:

***To develop and implement a structured mechanism that will facilitate the continued involvement of community residents in the recreation planning process.***

The following objectives are presented as a means of attaining this goal:

- Hold at least one public informational meeting per year to inform the public as to planned changes to the recreation system and to elicit input to the planning process.

- Conduct a formal leisure survey of city residents at least once each three years.
- Meet informally with homeowner's associations, civic and special interest groups to disseminate information and to gain input.
- Consider using area schools as forums for disbursing information pertaining to recreation sites, facilities and programs.

## **PLAN RECOMMENDATIONS**

In this section of the Comprehensive System-Wide Recreation Master Plan, recommendations are made for the acquisition of land, improvements or expansion of existing parks and the development of new parks and facilities. This section also addresses the means for providing of linkages between recreation sites, natural and historic resources and elements of recreation systems in adjacent communities using greenways, trails and bikeways.

Prior sections of this Plan include comments and suggestions received as result of public informational meetings, workshops and from the leisure survey. All substantive input is considered in the formulation of plan recommendations.

### **PLAN DEVELOPMENT STRATEGY**

An overall strategy is advanced in order to facilitate the implementation of plan recommendations. This strategy identifies several precepts to be followed during the ten-year planning period, and forms the foundation for provision of a wide range of recreation opportunities for residents and visitors to the city of Roswell. The following initiatives are identified:

- Land costs within the city continue to appreciate and it is difficult to identify large (20 + acre) parcels under single ownership. Therefore, it is critical that the city endeavor to acquire such parcels when they become available for purchase, even if it results in holding the land for several years prior to park development. Land acquisition could be facilitated through cooperation with the Fulton County Board of Education to develop new schools with parks, utilizing the "school-in-a-park" concept.
- Portions of the city are not readily accessible to a District Park. During periods of peak traffic, residents to the east of GA 400 experience time-consuming commutes to parks to the west of GA 400, and vice versa. The city should strive to provide District Parks in a manner that affords adequate geographic coverage of the entire community.
- Indoor facilities such as the Physical Activity Center and Visual Arts Center are overcrowded. Efforts must be made to alleviate overcrowding by seeking additional locations for such facilities.

- The Historic Roswell Trails System currently provides loop trails within the Historic District and to Roswell Area Park. In addition, Oxbo Trail and the trails within Vickery Creek afford opportunities for hiking in pristine environs. The proposed Roswell Riverwalk along the Chattahoochee River will include an approximate six-mile multi-purpose path. Efforts are necessary to link all elements of the trails system together, and to other similar pedestrian facilities such as the Alpharetta Greenway.

## LAND ACQUISITION

The needs assessment identifies no current deficit (year 2000) and a total deficit of 123 acres by the close of the planning period in the year 2010. This represents the first time that there is no land deficiency at the time of preparation of a system-wide master plan update.

Typically, cities do not seek acquisition of parkland until it becomes a pressing need. This will result in the purchase of land at a higher cost per acre basis, and possibly the acquisition of land in an unsuitable location. **The need to acquire land well in advance of development cannot be overemphasized.** This is especially true for the city of Roswell where the cost of undeveloped land is well in excess of \$100,000 per acre, and there exist few parcels in excess of 20 acres. It is recommended that whenever a parcel of land of appropriate size and location becomes available the city make acquisition, holding the property for development as a recreation site.

Similarly, it is recommended that the parcels totaling 31+/- acres adjacent to Hembree Park be acquired for expansion of this site. This will permit development of athletic fields, courts, trails and camp areas.

East of the present city limits adjacent to Holcomb Bridge Road is a vacant parcel containing 60+/- acres. If acquired, this property includes river frontage that would provide the opportunity for greenway/trail development and a wide range of other active and passive recreation facilities.

The city is also seeking to acquire an approximate 12+/- acre parcel (the old Sun Valley swimming area) through donation. This acquisition is contingent upon the development potential of the property by the owner. This property contains three small lakes and is suitable for development as a passive use area.

Finally, in order to complete the Roswell Riverwalk along the Chattahoochee River, the city will have to acquire additional acres of property fronting along the river. This does not include acreage previously acquired or currently owned or leased by the city. Completion of this acquisition will facilitate construction of a

continuous linear park occupying virtually all the river frontage within the corporate limits of the city.

The acquisition of the aforementioned properties will result in elimination of the deficit identified for the ten-year planning period.

## **PRIORITIZATION OF SYSTEM-WIDE IMPROVEMENTS**

The immediate priorities for improvements/expansion of recreation sites and for the development of new sites are predicated upon the acquisition of all or a portion of the Wilmer tract, which is critical to the implementation of the 2000 Plan.

Since the city has been successful in acquiring the Wilmer tract the first priority will be its development as a regional park. Following in order will be improvements/expansion of East Roswell Park, improvements/expansion of Hembree Park and development of a district park at the west Roswell site.

As recreation sites are acquired, and prior to the expansion of existing sites planning and design documents will be prepared. These documents will identify the specific types of facilities to be incorporated within each site (athletic fields, playgrounds, trails etc.). All facilities needs determined in the modified needs assessment section of this Plan will be provided.

## **IMPROVEMENTS/EXPANSION OF EXISTING RECREATION SITES**

The 2000 Plan makes recommendations for the improvements and/or expansion of several recreation sites including Chattahoochee River Park, East Roswell Park, Hembree Park, Sweetapple Park and Waller Park. These recommendations follow.

### **Chattahoochee River Park**

Chattahoochee River Park will become an integral segment of the Roswell Riverwalk that will ultimately extend along the entire length of the Chattahoochee River within the city limits of Roswell. As part of the programmatic improvements relating to the Roswell Riverwalk, the following recommendations apply to Chattahoochee River Park:

- Removal and relocation of the existing playground
- Additional passive use facilities including pavilions, picnic areas and trails
- Improvements to existing rowing venues

### **East Roswell Park**

Subsequent to completing acquisition of the 26+/- acre parcel adjacent to East Roswell Park new active and passive facilities will be developed. These will include:

- Two to four athletic fields
- One open grassed play field
- A special use area (such as BMX track or skate park)
- Pavilions and picnic areas
- Extension of the existing walking/jogging trail
- One concessions/restroom building
- Parking (300 spaces)

### **Hembree Park**

If the 31+/- acre parcel adjacent to Hembree Park is acquired additional facilities will be constructed to provide a wider range of both active and passive recreation opportunities for residents and visitors to the city. These improvements are:

- Four to six athletic fields
- Four lighted tennis courts
- One open grassed play field
- One playground
- Extension of existing walking/jogging trail
- Campgrounds
- Pavilions and picnic areas
- One concessions/restroom building
- Parking (350 spaces)

### **Sweetapple Park**

Improvements to Sweetapple Park will result in a new park that will meet many of the recreation needs of the northwestern portion of the Roswell community. Facilities improvements to Sweetapple Park will include the following:

- Athletic field
- One open grassed play field
- One new playground
- Walking/jogging trail

- Pavilions and picnic areas
- One concessions/restroom building
- Parking (100 spaces)

### **Waller Park**

Waller Park, in combination with Waller Park Extension will function as a district park and provide active and passive facilities to meet the needs of a wide range of age groups. The following improvements will be made to Waller Park:

- Conversion of existing racquetball courts to climbing walls
- Horseshoe and shuffleboard courts

### **DEVELOPMENT OF NEW RECREATION SITES**

Five new parks are recommended for development during the ten-year planning period. The intent and purpose of developing these recreation sites is to provide greater geographic coverage of the community and to afford residents and visitors with a wider range of active and passive recreation opportunities.

### **West Roswell Site**

Since completing the acquisition of the 35+/- acre Malcolm property site, it will be developed as a district park. Development recommendations include:

- Athletic fields
- Two multi-purpose courts
- One playground
- Pavilions and picnic areas
- One open grassed play field
- Walking/jogging trail
- One concessions/restroom building
- Full service maintenance facility
- Parking (350 spaces)

### **Holcomb Bridge Road**

The 60+/- acre parcel on Holcomb Bridge Road includes protected frontage along a segment of the Chattahoochee River. This will afford the opportunity for providing additional passive use opportunities, including greenways and trails. A portion of the site could be developed as an adult athletic complex, a baseball

complex, or as a soccer complex. It is recommended that development of this parcel include:

- Athletic fields
- Tennis courts
- Multi-purpose courts
- One open grassed play field
- One playground
- Pavilions and picnic areas
- Walking/jogging trail
- Extension of Chattahoochee River greenway including multi-purpose trail
- One concessions/restroom building
- Full service maintenance facility
- Parking (350 spaces)

### **Roswell Riverwalk**

The Roswell Riverwalk when completed will be a part of a much larger greenway system that will stretch along the Chattahoochee River from Helen to Columbus, for a distance of 180 miles. Within the city of Roswell, this linear park will include a diversity of passive use and educational facilities. Facilities to be incorporated into the Riverwalk are as follows:

- Hard surface multi-use trail (10 foot wide)
- Soft surface pedestrian trail (5 foot wide)
- Fishing areas
- Passive use facilities
- Rowing center
- Recreation building improvements (Roswell River Landing)
- Riverside Park
- Natural area with fishing lake
- Parking areas

### **Sun Valley Park**

If acquired, this 12+/- acre former swimming facility will be developed as a passive use park. Two of the three on-site lakes will be retained as non-swimming areas. Wetland communities will be preserved and enhanced as feasible. Development recommendations for this park include:

- Walking/nature trail with interpretive areas
- Boardwalks in wetland areas
- Observation platforms
- Pavilions and picnic areas
- One small playground
- Restroom building
- Parking (100 spaces)

### **Wilmer Tract**

Since the successful acquisition of the entire 160-acre parcel has occurred, the RR&PD will develop a regional park on this site. Approximately 50+/- acres of this site are jurisdictional wetlands and land unsuitable for development and will remain in a natural state. The remaining land will be developed to accommodate both active and passive uses and indoor facilities. Proposed development will include:

- Multiple athletic fields
- One 400 meter running track
- Eight lighted tennis courts
- One open grassed play field
- Two multi-purpose courts
- Two playgrounds
- Pavilions and picnic areas
- Horseshoe and shuffleboard courts
- Recreation center with two basketball courts
- Physical Activities Center
- Visual Arts Center
- Walking/jogging or bicycle trail
- Nature trail with interpretive areas
- Observation platforms
- Three concession/restroom buildings
- Two restroom buildings
- Full service maintenance facility
- Parking (1200 spaces)

## **Adult Athletic Complex**

In addition to the aforementioned development recommendations, the RR&PD will pursue development of an adult athletic complex with the city of Alpharetta and Fulton County. This complex would be located at a site yet to be determined that will serve residents of north Fulton County. The complex will include athletic facilities that will meet the needs of adult men and women and will be programmed jointly by the cities and Fulton County.

## **GREENWAYS, TRAILS AND BIKEWAYS**

Greenways, trails and bikeways afford a means of accessing recreation sites, historic sites and the Roswell downtown area without the use of the automobile. By providing a network of pedestrian trails and multi-purpose trails residents of the city will have access not only to Roswell's recreation resources, but other nearby facilities including the Alpharetta Greenway, units of the Chattahoochee River National Recreation Area (CRNRA) and the Chattahoochee River corridor.

### **Greenways**

When completed, the Roswell Riverwalk will be a greenway paralleling the Chattahoochee River for a length of approximately six miles. The Riverwalk will include pedestrian and multi-purpose trails beginning at Willeo Creek and extending east to a point just south of Martin's Landing. Trail linkages will be provided from the Riverwalk to the Gold Branch Unit of the CRNRA, the Chattahoochee Nature Center, GA Highway 120, Atlanta Street, the Vickery Creek Unit of the CRNRA, the Dogwood Road trail spur, the Island Ford Unit of the CRNRA and to Martin's Landing.

The second greenway accessible to residents of the city is the Alpharetta Greenway. The northern and southern segments of the Alpharetta Greenway have been constructed, and the middle section will be completed in the year 2000. The southern terminus of the greenway is east of GA 400 at Mansell Road. It is recommended that the city of Roswell provide a linkage to the Alpharetta Greenway, connecting it to the Roswell trail system. This linkage will be made through the Wilmer tract.

### **Trails**

The Historic Roswell Trail System envisions a network of pedestrian trails and sidewalks that will afford access to many of the city's recreation sites, the Vickery Creek Unit of the CRNRA and to the Roswell Riverwalk. Completion of this system is recommended to include the GA Highway 120 portion and the Grimes Bridge Road spur.

In addition to the Historic Roswell Trail System, the master plan for the Roswell Riverwalk proposes additional pedestrian trails that will enhance the city's overall

trail system. The principal trail component will be an approximate three-mile loop beginning at the Ivy Mill ruins and proceeding north along the western side of Vickery Creek to Roswell Square. From Roswell Square the trail continues along Bulloch Avenue and GA Highway 120 to Willeo Road and then south to the Riverwalk.

Three other trail proposals made in the Riverwalk master plan are also recommended for implementation. These are: the trail extension from Willeo Creek south into the Gold Branch Unit of the CRNRA; the trail paralleling the east side of Vickery Creek through the Vickery Creek Unit of the CRNRA to the Roswell Mill; and the trail extending across the Chattahoochee River at GA 400 into the Island Ford Unit of the CRNRA.

### **Bikeways**

The present bikeway system consists of on-road bikeways paralleling Azalea Drive and Riverside Road. These systems will be relocated within the Roswell Riverwalk to provide safe separation between bicyclists and heavy traffic on these thoroughfares.

The Fulton County Bicycle and Pedestrian Plan (1997, as amended) proposes a system of off-road and on-road bikeways through the city of Roswell. The only Class II On-Road bikeways are recommended on SR 9 through the city and along Willeo Road, Azalea Drive and Riverside Road to GA 400. Class I Off-Road bikeways are recommended on Crossville Road - Holcomb Bridge Road, Woodstock Road - Hardscrabble Road, Houze Road, Old Alabama Road, Riverside Road south from GA 400, and GA Highway 120 east to SR 9.

The Class II On-Road bikeway from Willeo Road to GA 400 along Azalea Drive and Riverside Road will be relocated into the Roswell Riverwalk due to excessive traffic. It is recommended that the city investigate the feasibility of constructing a Class II On-Road bikeway along SR 9 due to the potential for bicycle-vehicular conflicts resulting from high traffic volumes and high-risk accident intersections.

The proposed Class I Off-Road bikeways will afford linkages between several recreation sites if spur off-road bikeways were developed adjacent to Hembree Road, Woodstock Road, Oxbo Road/Dobbs Drive, Eaves Road, and Crabapple Road. These improvements will provide bicycle access to East Roswell Park, Waller Park, Hembree Park, Roswell Area Park and Sweetapple Park. A bikeway adjacent to Mansell Road would afford access to the Alpharetta Greenway.

During the development of the Wilmer Tract as a regional park a Class I Off-Road bikeway will be developed throughout the park.

## **MAINTENANCE AND OPERATIONS**

The key to a quality recreation system is attentive maintenance. The RR&PD's maintenance program and practices have been used as a model by other communities throughout the State of Georgia. It is the primary reason that the Roswell recreation system is one of the finest in the Southeastern United States.

Establishing routine and special maintenance tasks as high priorities ensures an attractive appearance, encourages user participation and satisfaction, discourages vandalism and increases the longevity of grounds, equipment and buildings while decreasing long-term costs.

In this section of the Comprehensive System-Wide Recreation Master Plan, current maintenance practices and equipment are evaluated and recommendations made for improving the maintenance of existing and future park sites.

### **RR&PD MAINTENANCE PRACTICES**

Commensurate with increasing population growth will be a need to expand operations and maintenance activities to meet future recreational demand. Current RR&PD maintenance practices far exceed minimum requirements, and this is evidenced by the attractive appearance of city parks.

Roswell Recreation & Parks Department maintenance personnel are solely responsible for system-wide maintenance activities. Maintenance operations are undertaken at each of the city's parks and include preparation of athletic fields and turf areas, landscaping, routine upkeep and repair of park facilities and equipment, some plumbing system repairs and maintenance of vehicles and small equipment.

### **Personnel**

The maintenance staff compliment consists of 39 fulltime and 15 part-time personnel. Four of the fulltime employees are administrative. Eight of the part-time personnel are year around employees, with the other seven being seasonal (summer) employees. Maintenance staff carry out routine and special maintenance functions on a scheduled basis. Present staff levels are adequate to provide required maintenance at all city parks; however, with future expansion of the recreation system, there will be a need to add new personnel during the ten-year planning period.

Maintenance personnel are based at district parks to most effectively address recreation system needs. System-wide construction operations are based at

Roswell Area Park and landscape operations are based at Waller Park Extension. The following is a breakdown of maintenance personnel by district:

- District 1 - Roswell Area Park/Construction Operations - 16 persons
- District 2 - Waller Park Extension/Landscape Operations - 11 persons
- District 3 - East Roswell Park - 4 persons
- District 4 - Hembree Park - 4 persons

Occasionally, there is a need to borrow maintenance personnel from other city departments. Typically, two to three maintenance personnel from the Traffic Operations or Public Works Department will be utilized to complete specialized maintenance tasks. Similarly, the RR&PD will on occasion provide maintenance personnel to other departments of city government when the need arises.

Recreation & Parks Department supervisory personnel are routinely trained and receive certification in maintenance practices. Training and certification of maintenance personnel is an on-going program and will continue as the recreation system expands.

The RR&PD does not have a formal maintenance plan for general and routine maintenance operations.

### **Equipment**

Maintenance vehicles are based at each of the four district maintenance facilities and include pick-up trucks, dump trucks, tractors, backhoes, loaders and bucket trucks. Major equipment based at each district park include the following:

- Roswell Area Park
  - Chevrolet Dump Truck (1979)
  - Ford 2000 Tractor (1972)
  - Ford 340 Tractor (1980)
  - Ford 555A Backhoe (1984)
  - 4.25 Ton Dump Truck (1986)
  - New Holland L783 SSL (1993)
  - Ford 3930 Tractor (1992)
  - Ford Dump Truck (1993)
  - Ford F-703 Bucket Truck (1975)
  - Ford 555D Tractor (1996)
  - Chevrolet Dump Truck (1996)
  - Ford Dump Truck (1998)
  - Ford Pick-Up Truck (1995) @ CAB

- Waller Park Extension
  - Bobcat Steer Loader
  - Chevrolet Pick-Up Truck (1987)
  
- East Roswell Park
  - Ford F600 Dump Truck (1983)
  - John Deere 1650 Tractor (1986)
  - New Holland L783 (1990)
  - Ford Pick-Up Truck (1995)
  
- Hembree Park
  - GMC Pick-Up Truck (1988)
  - Ford Pick-Up Truck (1999)

In addition to the above, two pick-up trucks and a van are based at City Hall and additional maintenance vehicles (pick-up trucks and dump trucks) are assigned to maintenance personnel. A full compliment of mowers, aerators, trimmers, sod cutters, sprayers, tillers, weed eaters and other small equipment are also kept at each of these locations. While the majority of maintenance vehicles are relatively new, some are aging and will have to be replaced during the period covered by this Plan.

At times it is necessary to borrow additional equipment and supplies from other city department's to address special maintenance needs. Equipment typically borrowed includes jackhammers, sign post drivers, track hoes, lift trucks and bulldozers.

### **Privatized Maintenance Operations**

Some specialized maintenance operations are presently privatized, including maintenance of the Roswell Cemetery, swimming pool maintenance, tennis court resurfacing, electrical repairs, HVAC, some plumbing tasks and some painting.

Grass cutting of athletic fields and turf areas and park landscaping activities are not privatized as the RR&PD wishes to retain in-house flexibility for these operations.

### **RECOMMENDATIONS**

Recommendations for maintenance practices begin by presenting an overview of general principles for maintenance and management of the recreation system throughout the ten-year planning period. These are followed by recommendations for staffing and equipment. As each new district park will contain a full-service maintenance facility, guidelines for such a facility are

provided. Recommendations for other aspects of the maintenance program including privatization, personnel training and cost tracking are also included.

### **Maintenance Management Principles**

The continued operation of a quality maintenance program for the Roswell recreation system is predicated upon adherence to sound maintenance management principles. These principles form the basis from which maintenance activities are carried out, and, when followed will result in the cost-effective expenditure of funds. The following are basic principles of a maintenance management program:

- Establish objectives and standards for operations and maintenance.
- Base maintenance operations on an organized, written Maintenance Plan.
- Program maintenance operations for performance optimizing economy of time, use of personnel, equipment and materials.
- Maintenance should be a primary concern when planning and designing recreation sites.
- Develop each maintenance program placing high emphasis on preventive maintenance.
- Design the maintenance program to protect and preserve natural and historic resources.
- The city must provide adequate maintenance personnel and fiscal resources to accomplish maintenance operations.
- A sound maintenance program should include measures that enhance the safety of both users and employees.

### **Maintenance Plan**

The RR&PD should consider preparation of a formal Maintenance Plan to establish maintenance standards and to address maintenance tasks, procedures and frequencies. This plan will initially develop standards on a site-by-site basis. The development of these standards should take into consideration site topography, types of activities and programs at each site, weather conditions, supervisory needs and protection from vandalism. Routine and non-routine maintenance tasks will be identified and instructions provided for accomplishing

tasks in the most efficient manner. The plan will indicate whether a task is to be accomplished daily, weekly, monthly or annually. The optimum number of personnel needed to accomplish maintenance tasks will be determined and materials, supplies, tools and equipment necessary for each task will be indicated. The final element of the maintenance plan will be an estimate of man hours necessary to complete each task.

## **Personnel**

The maintenance staff of 39 full time and 15 part-time employees, while presently adequate will not meet the maintenance needs of the ten-year planning period. The acquisition of additional land, the expansion and addition of facilities at existing recreation sites and the development of new parks and facilities will result in the inability of existing maintenance personnel to meet maintenance needs.

There are several different maintenance manpower standards in use to determine optimum maintenance staff needs for cities and counties. Any standards used to determine future staff requirements should be refined by the RR&PD as a function of preparing the Maintenance Plan, and updated annually. Staff needs are also contingent upon the type and amount of maintenance operations to be privatized. Assuming that some privatization occurs, existing staff duties can be re-designated.

The following is an example of suggested maintenance standards that could be incorporated into development of a formal Maintenance Plan:

- Athletic Fields - 300 hours per field per year
- Courts - 35 hours per court per year
- Playgrounds - 150 hours per playground per year
- Picnic Areas - 30 hours per acre per year
- Landscaped Areas - 0.5 hours per 1,000 square feet per year
- Turf Areas - 15 hours per acre per year
- Buildings - 1500 hours per year per building
- Walks/Trails - 15 hours per 1,000 linear feet per year
- Parking Areas - 30 hours per 50 spaces per year

In addition to these facilities standards, it is generally recommended that one man-year per ten maintenance employees be allocated for administration.

Based upon plan recommendations, the RR&PD should plan to add at least eight additional fulltime maintenance personnel during the planning period. Seasonal maintenance needs can continue to be accomplished using part-time staff. Upon

completion of the construction of new maintenance facilities it is recommended that a minimum of two maintenance personnel be based at each facility.

### **Maintenance Vehicles And Equipment**

Implementation of plan recommendations will also result in the need for additional maintenance equipment. The RR&PD has completed an assessment of maintenance vehicle needs for the coming ten-year period. During the present year one pick-up and a skid steer loader will be purchased. It is a recommendation that all vehicles built prior to 1985 be replaced. In addition, the following maintenance vehicles are recommended for purchase during the five-year planning period:

- Thirteen Pick-Up Trucks
- Two Dump Trucks
- Two Tractors
- One Service Truck
- One Backhoe
- One Bucket Truck

It is recommended that there be a minimum of two trucks based at each new park maintenance facility once construction is completed.

### **Full-Service Maintenance Facilities**

With proposed expansion of existing parks and the development of new parks and facilities, full service maintenance facilities will be necessary at district level parks in order to operate in an efficient and cost-effective manner. The Plan recommends new, full-service maintenance facilities at Holcomb Bridge Road Park, Wilmer Tract Park and at the Roswell Riverwalk. The proposed west Roswell Park and the passive use park (Sun Valley) can be maintained using equipment located at district parks. Each of these maintenance facilities should be configured to accomplish the specialized needs of each site.

Suggested minimum specifications for a full-service maintenance facility include:

- An all-steel, Butler type building, at least 50' by 50' constructed on concrete slab.
- Two 12' wide bay doors on one side.
- Walk-in 48" wide door, for entry when bay doors are closed.

- Inside height of 18' to allow for storage attic and/or loft.
- Restroom facilities.
- No windows (for security).
- Air vent (12" by 36") installed high on one wall.
- Equipped with commercial air compressor, with conduit connected for multiple outlets.
- Adjacent pavilion equal in size to building, on concrete slab with metal roof and adequate storage for equipment and supplies.
- Service drive around building with adequate parking for automobiles and equipment.
- Entire area fenced, 10' height, with county approved fencing materials.

Each of the full-service maintenance facilities should contain room for the storage of materials and equipment used to maintain the site, and bulk supplies for seasonal maintenance functions.

The addition of these full-service maintenance facilities will meet anticipated maintenance needs throughout the five-year scope of this Plan.

### **Privatization**

It is a desire of the RR&PD to retain in-house flexibility to perform routine system-wide maintenance functions and special maintenance tasks as they arise. For this reason, no additional privatization of maintenance functions is recommended.

### **Training And Certification Programs**

The continued training and certification of supervisory maintenance personnel will facilitate more efficient operations and ultimately result in cost savings to the city of Roswell. The National Recreation and Parks Association recommends training standards for maintenance personnel and a certification program. It is recommended that all supervisory and other key maintenance personnel eventually receive certification in their area of specialization.

Of particular importance are programs whereby maintenance personnel are more thoroughly trained or cross-trained in specialized areas such as chemical

application, facilities inspection, OSHA requirements and provision for facilities for the disabled.

### **Adopt-A-Park**

It is recommended that the RR&PD consider establishing an Adopt-A-Park program to assist in the maintenance of smaller recreation sites. Adopt-A-Park programs are a proven method of involving the community in the recreation system and result in more attractive parks. This program will be particularly effective if focused on small urban parks, special use areas and trails, leaving the maintenance of district parks, buildings and recreation centers to RR&PD professional maintenance staff. The Adopt-A-Park program will encourage Roswell residents, businesses, area schools and civic groups to participate in maintenance of facilities that they themselves use, thus reducing system-wide maintenance costs. Adopt-A-Park programs are extremely popular throughout the nation and are an excellent way to encourage community residents to take a vested interest in their parks.

The Adopt-A-Park program would be administered by RR&PD personnel, with maintenance staff coordinating the scheduling and activities of local volunteers, and providing equipment and materials to support maintenance operations. The Adopt-A-Park program will create positive public relations for the city's recreation system, and could also stimulate involvement of city residents in other civic-oriented projects.

### **Workload/Cost Tracking System**

As an option for inclusion in the operations and maintenance program a procedure for tracking workloads and costs is included as a recommendation. Such a program can improve efficiency of operations and result in cost savings. The initial step in program development is to inventory and categorize all of the required maintenance functions and the facilities that are to be maintained. Information needs are generated as the next step, and a data collection system and reporting mechanism would be developed. Tasks and costs are determined and a system for recording man-hours and material costs is built into the database. Supervisory maintenance personnel receive training first, and in turn provide training for the rest of the staff. The workload/cost tracking system is pilot tested for a six- month or one-year period, and adjusted as necessary for full implementation. All reported data are evaluated on a monthly basis and unusual variations are noted and corrected. Computer software programs for workload/cost tracking systems are available.

## **FINANCING AND IMPLEMENTATION**

Recommendations presented in this Plan translate standards for system-wide acreage and "Roswell-specific" facilities standards into recommendations for land acquisition; improvements/expansion of existing recreation sites; the development of new parks and facilities; and greenways, bikeways and trails. Improvements to recreation sites and facilities will be implemented between the year 2001 and the year 2010.

The financing and implementation section of the Plan provides order-of-magnitude cost estimates for land acquisition and recreation site development, identifies realistic potential funding sources and develops a ten-year implementation program and capital improvements budget. All cost estimates presented in the financing and implementation program are in 2000 dollars.

### **ESTIMATED COST OF SYSTEM-WIDE IMPROVEMENTS**

The total cost of all recommended system-wide improvements for the five-year period beginning in 2001 is estimated to be \$59,338,200. Table 10 presents unit cost estimates by type of improvement. Land acquisition costs reflect the average price per acre for presently available properties throughout the city. Unless otherwise noted, all fields and tennis courts are to be lighted.

Utilizing the order-of-magnitude cost estimates for land acquisition, facilities development and additional improvements contained in Table 10, the total cost of system-wide improvements are then summarized on a site-by-site basis. These estimates are presented in Table 11.

**TABLE 10**  
**UNIT COST ESTIMATES**  
**SYSTEM-WIDE IMPROVEMENTS 2001 - 2010**

<b>TYPE OF IMPROVEMENT</b>	<b>QUANTITY</b>	<b>UNIT COST</b>	<b>TOTAL COST</b>
Land Acquisition (Average/Acre)	123 ac.	\$100,000/ac.	\$12,300,000
Site Preparation/Infrastructure	100 ac.	\$40,000/ac.	\$4,000,000
Landscaping (Common Areas)	20 ac.	\$20,000/ac.	\$400,000
Baseball/Softball Fields	16	\$250,000/ea.	\$4,000,000
Football Fields	2	\$371,000/ea.	\$742,000
Soccer Fields	3	\$364,000/ea.	\$1,092,000
Running Track (400 m.)	1	\$230,000/ea.	\$230,000
Playfields	5	\$91,000/ea.	\$455,000
Tennis Courts	16	\$48,000/ea.	\$768,000
Basketball/Volleyball Cts (Outdoor)	2	\$42,000/ea.	\$84,000
Horseshoe Courts	6	\$2,200/ea.	\$13,200
Shuffleboard Courts	6	\$2,500/ea.	\$15,000
Playgrounds	6	\$160,000/ea.	\$960,000
Picnic Pavilions (Covered)	4	\$30,000/ea.	\$120,000
Picnic Tables/Grills	32	\$1,400/ea.	\$44,800
Nature Trails w/Interpretive Areas	10,560lin.ft.	\$32/lin.ft.	\$337,900
Group Campground	1	\$50,000/ea.	\$50,000
Walking/Jogging Trails	84,480lin.ft.	\$36/lin.ft.	\$3,041,300
Bikeways	36,960lin.ft.	\$40/lin.ft.	\$1,478,000
Greenways	1	N/A	\$10,000,000
Recreation Ctrs./Indoor Facilities	72,000sq.ft	\$110/sq.ft.	\$7,920,000
Aquatic Center	1	\$4,500,000	\$4,500,000
Concession/Restroom Buildings	9	\$283,000/ea.	\$2,547,000
Maintenance Facilities	3	\$130,000/ea.	\$390,000
Parking	2750 spaces	\$1,400/space	\$3,850,000
<b>TOTAL</b>			\$59,338,200

**TABLE 11  
IMPROVEMENTS COSTS BY TYPE AND SITE**

<b>LAND ACQUISITION</b>		
Hembree Park		\$3,300,000
West Roswell Site		\$2,000,000
Holcomb Bridge Road Site		\$7,000,000
	<b>Sub-Total</b>	<b>\$12,300,000</b>
<b>IMPROVEMENTS/EXPANSION OF EXISTING PARKS</b>		
Chattahoochee River Park		\$190,000
East Roswell Park		\$3,428,000
Hembree Park		\$4,595,000
Sweetapple Park		\$2,026,000
Waller Park		\$60,000
Aquatic Center		\$4,500,000
	<b>Sub-Total</b>	<b>\$14,799,000</b>
<b>DEVELOPMENT OF NEW PARKS</b>		
West Roswell Site		\$4,969,000
Holcomb Bridge Road Site		\$4,360,000
Sun Valley Park		\$661,200
Wilmer Tract		\$14,907,000
	<b>Sub-Total</b>	<b>\$24,897,200</b>
<b>GREENWAYS AND BIKEWAYS</b>		
Roswell River Walk		\$10,000,000
Bikeways		\$1,478,000
	<b>Sub-Total</b>	<b>\$11,478,000</b>
	<b>TOTAL SYSTEM-WIDE IMPROVEMENTS</b>	<b>\$59,338,200</b>

**POTENTIAL FUNDING SOURCES**

There are several funding sources that have potential applicability to land acquisition and the development of recreation sites in the City of Roswell. At the Federal and State level, these funding sources typically take the form of grants, matching grant programs and loan programs. At the local level, city funding sources can include the capital portion of the general fund, dedicated millage rates, impact fee revenues, user fees, donations, bond referendums and public/private partnerships.

**FEDERAL FUNDING SOURCES**

There are four programs that offer realistic funding potentials for recreation projects in the City of Roswell. These are the Community Development Block Grant Program; the Land & Water Conservation Fund; the Conservation and Reinvestment Act of 1999, and the TEA-21 Program. Other smaller programs

exist that could be drawn upon during the planning period, but the likelihood of success, coupled with relatively low dollar grants relegate these programs to the background. The publication "Guide to Federal Funding and Assistance for Rivers, Trails and Open Space Conservation" published in 1996 by the National Park Service is a good source for these other programs.

### **Community Development Block Grants**

The Department of Housing & Urban Development sponsors the Community Development Block Grant (CDBG) program. CDBG provides 100% grants for the acquisition, rehabilitation or construction of certain public facilities. Grants are highly competitive, and use of the funds is restricted to projects that would benefit lower and moderate-income persons. During the past five years, the City of Roswell has received CDBG funds totaling \$1,104,497. This program is a potential funding source for community and recreation centers and pedestrian facilities.

### **Land & Water Conservation Fund**

The Land & Water Conservation Fund (L&WCF), administered by the Department of the Interior has been an unstable source of funding for recreation system improvements over the past decade. The L&WCF provides 50% matching grants that can be used for land acquisition and site development. The program is administered by the Georgia Department of Natural Resources, and is highly competitive. The year 2000 funding allocation for Georgia is just over \$800,000 and has been designated solely for land acquisition.

It is likely that at least one L&WCF grant could be secured during the ten-year planning period. The average L&WCF grant is \$70,000.

### **Conservation and Reinvestment Act of 1999**

The Conservation and Reinvestment Act (CARA) of 1999 is currently pending funding by Congress. This Act will provide funding for preservation and conservation projects. When funded, this Act could result in over \$20 million dollars a year to the State of Georgia.

### **Intermodal Surface Transportation Efficiency Act**

The United States Congress enacted ISTEA in 1991 to facilitate creation of transportation enhancement activities and alternative methods for pedestrian movement, including trails and bikeways. This Act has recently been re-authorized for an additional five-year period as TEA-21. Funding is available for the acquisition and development of greenways, bikeways and pedestrian trails, provided that proposed projects can emphasize the alternative transportation potential of these type facilities, and not solely their recreation value.

The TEA-21 program provides approximately 80 percent of project planning, design and development funding, with the remaining 20 percent being contributed by the applicant. The TEA-21 program is administered by the Georgia Department of Transportation. Grant applications take approximately two years for approval and funding. The City of Roswell has received \$1,600,000 in TEA funds over the past five years.

## **STATE FUNDING SOURCES**

At the State level there are five existing programs and one potential program that are directly applicable to funding Plan improvements. These are the Local Development Fund; the Recreation Assistance Fund; the Governor's Discretionary Fund; the Line Item Appropriation; the Georgia Greenspace Program; and, if enacted, a replacement funding program for the recently defeated Land, Water, Wildlife and Recreation Heritage Fund.

### **Local Development Fund**

The Local Development Fund (LDF), administered by the Department of Community Affairs provides 50% matching grants that can be used for enhancement activities, including development of recreation sites. The maximum grant award is \$10,000, and funding cycles are approximately every six months. Typically, about 35% of grant applications are successful. These funds would have applicability for additional development at recreation sites, or planning or development of new recreation sites in the City of Roswell.

### **Recreation Assistance Fund**

The Recreation Assistance Fund is administered by the Department of Natural Resources and provides matching grants in the range of \$8,000 to \$10,000. The City of Roswell has received grants in the amount of \$10,000 in the past from the Recreation Assistance Fund. Future Recreation Assistance Fund grants could be used for land acquisition or facilities development.

### **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 and is applicable to improvements to existing parks and the development of new parks. In FY 1999 there was approximately eight million dollars appropriated in this

program. 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.

### **Georgia Greenspace Program**

Senate Bill 399 establishes a framework for preserving community greenspace within developed and rapidly developing counties and their municipalities. This program designates funds for the acquisition of land contributing to the conservation of land that can be used for informal recreation and natural resource protection. To qualify, a local government must formally adopt a program to protect 20 percent of its land area. Eligible municipalities can receive a share of county funds based upon its proportion of county population. Fulton County is eligible to receive \$5,816,000 in 2000. The approximate share for the City of Roswell would be \$594,000.

### **Land, Water Wildlife and Recreation Heritage Fund**

On April 20, 1998, the Governor signed into law three Bills to create the Heritage Fund, which will acquire lands that conserve important natural, historic and recreational resources. As proposed, the Heritage Fund would generate approximately \$30 million dollars for recreation purposes. Up to 25% of these funds could be used for local recreational projects. Funds could be used for both the acquisition and improvement of parks and recreation facilities.

In the referendum conducted in November 1998, the Heritage Fund proposal was defeated. There remains the possibility that the new gubernatorial administration could resurrect the Heritage Fund, using an alternative funding mechanism such as State surplus funds. If a program similar to the Heritage Fund were created it would be an excellent funding source for city of Roswell active and passive recreation projects.

## **LOCAL FUNDING SOURCES**

The Roswell Recreation & Parks Department derives funding from several sources including the general fund, impact fees, bond issues, user fees and donations. These, and additional potential local funding sources are summarized below.

### **General Fund**

The city's general fund is a primary source of capital project funds. During the past five years the RR&PD has derived a total of \$3,252,928 from the general fund for capital projects. During the coming ten-year period, it is estimated that approximately \$500,000 per year will be available from the general fund.

## **Bond Referendums**

Bond referendums have been used successfully as a revenue source for recreation capital projects. The most recent bond referendum (March 2000) is for \$30,000,000. Twenty-five million will be used for land acquisition, and the remaining five million will be used to begin development of the Roswell Riverwalk.

## **Impact Fees**

The City of Roswell has an impact fee ordinance that provides revenues for recreation projects. Impact fees are an excellent source of capital funding for recreation projects and are widely used throughout the State for these purposes. In 1999, the RR&PD received \$543,000 for capital projects from impact fees. As residential land becomes scarcer, impact fee revenues will decrease. It is anticipated that the average annual revenue from impact fees will be \$300,000 during the ten-year planning period.

## **User Fees**

The RR&PD charges resident and non-resident user fees to recreation program participants. Non-resident user fees are currently assessed at a higher rate than resident user fees, and constitute approximately 30 percent of total user revenues.

User fee revenues have been increasing at a rate of approximately ten percent annually over the past five years. User fee revenues for the past five years have averaged \$1,858,000 per year. It is estimated that user fee revenues will average close to two million dollars per year during the ten-year planning period. At present user fees cannot be used to fund capital projects. It is recommended that ten percent of user fees be dedicated to capital projects. This will result in a ten percent increase to program fees.

## **Donations**

Donations presently constitute only a small portion of RR&PD funds. In the past, the RR&PD has received cash donations, primarily for capital projects. Donated monies during the past five years have yielded \$158,800 for capital projects.

It is anticipated that land (12 acres) will be donated for development of the Sun Valley site. It is recommended that land donations also be solicited as a potential source of the land required for proposed new parks. These donations can come from corporations, developers and individuals. The RR&PD estimates that future cash donations could range from \$25,000 to \$100,000 annually.

## **Public/Private Partnerships**

Public/private partnerships are a growing source of funding recreation system improvements throughout the State and have been used by the RR&PD as a means of expanding existing parks. The potential exists for developing additional partnerships with private developers and larger corporate residents as a means of securing funding for land acquisition and/or development projects.

The RR&PD has a relationship with the Fulton County Board of Education whereby the RR&PD develops recreation facilities at new school sites within the city. The soccer complex at Sweet Apple Elementary School is an example of this partnership. In the future, land for parks could be provided by the Board of Education in return for the RR&PD assuming responsibility for the development of related recreation facilities.

It is recommended that the RR&PD, in conjunction with representatives of city government expand relationships with large residential and commercial developers and major corporations located in the city.

Under such an arrangement, the city would 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 development phases of future recreation projects. In exchange for corporate participation, the city would appropriately recognize each corporate partner, and depending upon the level of corporate participation could extend additional incentives.

## **FUNDING SOURCE APPLICABILITY**

Not all of the potential funding sources discussed previously will be applicable on a system-wide basis. Some Federal and State programs are targeted to specific types of projects while others are appropriate for land acquisition and the development of both active and passive recreation facilities. Table 12 contains a listing of each recreation site or type of facility that is affected by Plan recommendations. For each, the type of action is identified and the most appropriate funding mechanisms are depicted.

**TABLE 12  
FUNDING SOURCE APPLICABILITY**

<b>SITE/FACILITY</b>	<b>ACTION</b>	<b>FUNDING SOURCE(S)*</b>
Chattahoochee River Park	Retrofit, Add Passive Use Facilities	CDBG, RAF, P/P
East Roswell Park	Expanded Facilities Development	L&WCF, LDF, RAF, GF, IF, UF
Hembree Park	Land Acquisition, Expanded Facilities Development	L&WCF, LDF, RAF, GF, BR, IF, UF
Sweetapple Park	Additional Active Use Facilities	RAF, BOE, GF, IF, UF
Waller Park	Expanded Facilities Development	GF
West Roswell Site	Land Acquisition, New Facilities Development	L&WCF, BR, GF, IF, UF, D
Holcomb Bridge Site	Land Acquisition, New Facilities Development	L&WCF, BR, GF, IF, UF
Roswell Riverwalk	Trails, Passive Use Facilities	GGP, TEA, GDF, LIA, BR, GF, IF, D, P/P
Sun Valley Park	Trails, Passive Use Facilities	GGP, LDF, RAF, GF, IF
Wilmer Tract	New Active and Passive Use Facilities, Indoor Facilities	CDBG, L&WCF, LIA, BR, GF, IF, UF, P/P

CDBG – Community Development Block Grants, L&WCF - Land and Water Conservation Fund, GGP – The Georgia Greenspace Program, TEA - Intermodal Surface Transportation Efficiency Act Funds, LDF - Local Development Fund, RAF - Recreation Assistance Fund, GDF - Governor's Discretionary Fund, LIA - Line Item Appropriation, BOE - Fulton County Board Of Education, GF - General Fund, BR - Bond Referendum, IF - Impact Fees, UF - User Fees, D – Donations, P/P - Public/Private Partnerships.

**CAPITAL IMPROVEMENTS PROGRAM**

The purpose of the capital improvements program is to facilitate the balancing of planned city recreation expenditures with anticipated revenues over a defined period of time. As part of the Comprehensive Plan, the City of Roswell presently has in place a five-year Work Program. Projects identified in the capital improvements program developed as part of this Plan are designed for integration into the Recreation and Parks Department portion of the new five-year Work Program that will be prepared as part of the Comprehensive Plan updating process.

The initial step in developing the capital improvements program is the determination of the approximate amount of revenues that can be derived from each of the previously identified Federal, State and local sources. Once this has been determined, recommended Plan improvements would be prioritized by the RR&PD and scheduled by fiscal year. Table 13 summarizes the approximate allocation of revenues from each potential revenue source for the ten-year capital improvements period. The dollar values assigned to each funding source are approximations, and are based upon typical averages for grants and expected levels of local funding over the ten-year period covered by the capital

improvements program. In the event that Federal and/or State funding sources become unavailable, the amounts allocated to local sources will have to be increased accordingly.

Due to the potential for changes in population growth, financing priorities and availability of potential funding sources, it is recommended that this Plan be reviewed and updated periodically, and that the capital improvements program be revised annually. The initial Plan review should occur when results of the Year 2000 Census of Population are released (likely in 2002). A complete update should occur at the mid-point of the ten-year program or sooner if population growth warrants.

**TABLE 13  
POTENTIAL REVENUES BY SOURCE \*  
2001 - 2010**

SOURCE	AMOUNT
<b>FEDERAL</b>	
CDBG	\$1,000,000
L&WCF	\$70,000
Conservation & Reinvestment Act	\$4,000,000
ISTEA - TEA-21	\$4,000,000
<b>Sub-Total</b>	<b>\$9,070,000</b>
<b>STATE</b>	
Local Development Fund	\$50,000
Recreation Assistance Fund	\$50,000
Governor's Discretionary Fund	\$50,000
Georgia Greenspace Program	\$2,000,000
Heritage Fund Or Other State Funds	\$2,000,000
<b>Sub-Total</b>	<b>\$4,150,000</b>
<b>LOCAL</b>	
General Fund	\$5,000,000
Bond Referendum**	\$34,618,200
Impact Fees	\$3,000,000
User Fees	\$1,500,000
Donations	\$1,000,000
Public/Private Partnerships	\$1,000,000
<b>Sub-Total</b>	<b>\$46,118,200</b>
<b>TOTAL</b>	<b>\$59,338,200</b>

\* The dollars represented in Table 13 are approximations only.

Clearly, the primary funding source for future system-wide improvements are bond referendums, or a combination of bond referendums and other Federal and State funding programs. Assuming that funding alternatives in Table 13 are realized, a bond referendum will have to be held at the approximate mid-point in the planning period.

