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Recreation and Parks
This Recreation and Parks Master Plan (the Plan) is an update to the 2008 – 2013 Recreation and Parks Master Plan. The scope of Master Plan 2025 includes guidelines for improving existing parks and recreation facilities, developing new parks and facilities, and the addition of recreation programs to meet the needs of the Alpharetta community. The Plan addresses both the active and passive recreational needs of the city, determines the need for both system-wide acreage and individual facilities, advances recommendations that are both realistic and accomplishable, and includes an implementation program and a ten-year capital improvements program.

Purpose

A system-wide recreation master plan reflects the city’s objectives, needs and priorities for provision of leisure space, facilities and programs. As such, the Plan serves as a guide for formulating local policy, assisting in the decision-making process while addressing the quality and location of recreational opportunities necessary to meet the needs of present and future residents of the City of Alpharetta. It is a goal of this Plan to accurately reflect the desires and needs of the city’s residents, presenting new recreation opportunities that are imaginative yet realistic to implement.

This Plan is further intended to achieve a balance between the benefits and effectiveness of providing parks, facilities and programs and the costs and efficiency of their development and operation. To accomplish this, stakeholders were involved from project inception through completion. To achieve consensus, meetings were held with the public, a telephone survey was conducted, stakeholders were interviewed, and input was secured from Alpharetta Recreation and Parks Department (ARPD) staff professionals. Plan elements were then reviewed with the ARPD, Alpharetta Recreation Commission Members and elected officials.

Recent Accomplishments of the Alpharetta Recreation and Parks Department

Since the adoption of the 2008 – 2013 Recreation and Parks Master Plan, the ARPD has focused on implementing its recommendations for land acquisition, improving existing parks, developing new parks and facilities and providing trails and linkages in order to afford a wider range of recreational opportunities for city residents. The following is a listing of projects undertaken since completion of the 2008 - 2013 Plan:

2008:

- October – Received 10 year accreditation from Commission for Accreditation of Park and Recreation Agencies; first 10 year accredited recreation and parks agency in Georgia
- Added shade structures to baseball fields at Wills Park
- Received 2008 Water Resources Project of Excellence Award for Rock Mill Park
- Crabapple Government Center parking lot re-paved
- New roof for Wills Park Equestrian Center Barn H
- Expansion of Waggy World Paw Park
- Developed Alpharetta Arboretum at Wills Park
- Connection of Alpharetta Greenway trail to Roswell’s trail system
- Added spectator viewing deck at North Park Tennis Center
2009:

- Received Georgia Recreation and Park Association Agency of the Year
- Completed installation of synthetic turf field at Webb Bridge Park
- Completed Phase 3 of Webb Bridge Park expansion (extension of walking trail, new pavilion, new restrooms, and passive play area)
- Shade structures added to North Park Football Field 2
- Developed Community Garden at Wills Park
- Developed Alpharetta Arboretum at Cogburn Road Park
- Resurfaced Webb Bridge Park tennis courts
- Completed Phase 1 expansion at Alpharetta Adult Activity Center (storage and additional parking)

2010:

- Replaced Wills Park pavilion 2 near Wacky World Playground
- Installed new backstop at Wills Park baseball field 4
- Purchased Goshen Bus
- Resurfaced Wills Park basketball courts
- Renovated playground at North Park softball fields 1-4
- Installed shade structures at Webb Bridge Park baseball fields
- Developed Alpharetta Arboretum at Webb Bridge Park
- Began construction on .8 mile Greenway extension from Webb Bridge Road north to Windward Parkway
- Acquired 5+ acres of park land in downtown Alpharetta for future development (Brooke Street Park)
- Received Georgia Recreation and Park Association “May is Older Americans Month” award

- Completed renovation and re-design of disc golf course at Wills Park
- Began drainage and erosion control project at North Park
- Completed solar panel project at City Pool at Wills Park

2011:

- Alpharetta Mayor and City Council approved an ordinance prohibiting the use of tobacco products in City parks
- Completed installation of synthetic turf field at Wills Park baseball field 4
- Completed extension of Alpharetta Big Creek Greenway from Webb Bridge Road to Windward Parkway
- Completed interior renovations at Alpharetta Adult Activity Center using Community Development Block Grant funds
- Replaced electrical building at Wills Park fields 1-4
- Completed installation of synthetic turf field at North Park multi-purpose field 2
- Completed North Park drainage and erosion control project
- Acquired developer donated property off of Westside Parkway; developed small pocket park with playground, park benches, and walking path
- Received Georgia Recreation and Park Association Agency of the Year Award
- Received Georgia Recreation and Park
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Association Planning, Design, and Development Section Award for Outstanding New or Renovated Park Facility, for Wills Park baseball field 4
- Received Georgia Recreation and Park Association Cultural Arts Section Arts & Humanities Award for Teen Drawing and Portfolio
- Added picnic pavilion on the lawn behind Alpharetta Community Center
- Repaired and resurfaced courts 1-7 at North Park Tennis Center
- Added fitness room with cardio equipment at Alpharetta Adult Activity Center

2012:
- Added energy-efficient lighting to gymnasiums at Wills Park
- Replaced 3 baseball scoreboards at Wills Park
- Developed outdoor classroom behind Alpharetta Community Center in partnership with Leadership North Fulton and the Lionheart School
- Re-paved parking lots at Wills Park
- Upgraded lighting on Wills Park fields 1-4
- Completed bank stabilization project at North Park
- Added new batting cage at North Park softball field 6
- Extended use agreement with North Metro Miracle League to 2023
- Developed Recreation and Parks Facebook page
- Entered into Memorandum of Understanding with City of Milton for mutually beneficial partnership as pertains to recreation and parks services
- Entered into Intergovernmental Agreement with Fulton County Schools for management and oversight of two multi-purpose fields at Milton Center (Old Milton High School)
- Installed security camera system at Alpharetta Community Center
- Replaced insulation at Crabapple Government Center gymnasium
- Renovated Wills Park Recreation Center multi-purpose room floor
- Partnered with North Fulton Rotary Club to develop Rotary Reflection Garden at North Park
- Replaced fences at Wills Park baseball fields 1-3

2013:
- Developed Splash Zone at City Pool at Wills Park using Land and Water Conservation Fund grant
- Began Phase I of stream restoration project at Webb Bridge Park
- Replaced football scoreboard at North Park field 2
- Achieved 15 year accreditation by Commission for Accreditation of Park and Recreation Agencies
- Transitioned to new registration software (ActiveNet)
- Recognized as GRPA Agency of the Year
- Partnered with Alpharetta Youth Softball Association to build batting cages at North Park field 5
- Repaired and resurfaced tennis courts at Webb Bridge Park
- Installed lightning detection system at Wills Park, Webb Bridge Park, and North Park
Executive Summary

Funded Projects for FY 2014:

- Replace carpet at Crabapple Government Center
- Replace insulation at Wills Park Recreation Center
- Complete design for renovation of City Pool and pool building at Wills Park
The System-Wide Recreation Planning Process

Alpharetta’s geographical location in a more densely populated part of North Fulton County, coupled with the 2006 creation of new municipalities, served as an additional growth stimulus for the entire area. In the past, Alpharetta and Roswell were the linchpins of the North Fulton sub region, and these cities unofficially assumed responsibility for the provision of the majority of the area’s recreation opportunities.

With the advent of the new cities of Sandy Springs, Johns Creek and Milton, all of North Fulton County now lies within one or more of these cities. As new cities were established, each became responsible for their own infrastructure, including parks and recreation facilities that were formerly under the jurisdiction of Fulton County. The recent economic downturn has dictated more frugality within municipal governments, and future recreation planning efforts should consider the potential for the sharing of recreational resources and programs where feasible to avoid unnecessary duplication of service delivery.

The process used to prepare the Recreation and Parks Master Plan consists of four steps - consensus building, a needs assessment, the development of recommendations and the formulation of a realistic implementation program.
Consensus Building Process

The consensus building process engenders the collection and evaluation of current demographic and economic data and the review of recreation-related planning studies. This information is reviewed to determine the extent to which existing recreation needs are presently being met, or anticipated to be met for residents of the City of Alpharetta. Population data from the 2010 Census, and projections made in the city’s Comprehensive Plan, were reviewed, and design populations were established for the 2025 planning period.

Information gathered from the input process (public informational meetings, the 2013 telephone survey, stakeholder interviews, and input provided by ARPD staff professionals) was reviewed. This process provided additional information relative to determining recreational issues, opportunities and constraints in order to reach consensus before proceeding with additional study tasks.

Needs Assessment, Goals and Objectives

National Recreation and Park Association baseline standards for acreage and facilities were reviewed in light of past use of city parks and recreation facilities, and the standards were modified based upon perceived future demand and utilization. (The National Recreation and Park Association (NRPA) baseline is only a reference, which is typically modified by communities based on their own utilization and perceived needs.) This resulted in “Alpharetta-specific” standards upon which to base future recommendations. Using these standards, the need for additional recreation acreage and facilities was determined. A comparison of Alpharetta’s standards with those of other cities having premier recreation systems was presented for benchmarking purposes.

An assessment of the resulting standards was made in order to determine if any might pose issues or challenges to the implementation process, particularly as relates to the potential duplication of either parks or facilities in North Fulton municipalities.

With a projected 2025 population of 75,000, the City of Alpharetta will require several new facilities to meet recreation system user demand. These include: multi-use rectangular athletic fields, play fields, a swimming pool, dog parks, a new recreation center and an additional Senior Center.

Using the ARPD mission statement as a guideline, goals for future land acquisition, future parks, facilities, recreation programs, operations and maintenance and funding were developed. For each goal, specific measurable objectives were formulated by which progress toward goal attainment could realistically be determined.

Goals that were established include: the acquisition of new park land when feasible and cost-effective, continuation of the current practice of making improvements to all existing parks and facilities, the completion of the remaining segment of the Big Creek Greenway, and the repurposing of parks that no longer receive high utilization.

Other goals and objectives of relevance are to add new programs for all age groups as need dictates, a continued focus on the importance of maintenance and operations as a key to maintaining the present high quality of the Alpharetta recreation system, and the identification of permanent funding mechanisms that will allow for system-wide improvements throughout the planning period.
Recommendations

Recommendations were made for land acquisition, improvements or modifications/reconfiguration of existing parks and facilities, and development of new parks and facilities, trails and linkages. These result from the application of the “Alpharetta–specific” acreage and facilities standards to the design populations. Specific, short-range (five-year) project priorities were established and policy initiatives developed for their implementation.

High priority recommendations include: to consider the acquisition of the Milton Center site and the Fulton County Library, both of which can be renovated to accommodate needed facilities, programs and indoor activities, the construction of a new recreation center/community center/adult activity center at Webb Bridge Park, an indoor aquatic center to be constructed at an agreed-upon site, the re-purposing of the Equestrian Center site at Wills Park and Union Hill Park, and completion of the Big Creek Greenway to Forsyth County.

The Plan recommendations also include suggestions to increase the efficiency of program, service delivery, and interaction with adjacent city programs.

Funding and Financing Program

Current land acquisition and facilities costs were determined, and for each Plan recommendation, an order-of-magnitude cost estimate was prepared. The range of realistic Federal, State and local funding sources were identified and evaluated.

Projects recommended in the Plan were prioritized, identifying high priority (five-year) and longer range (from 2021 – 2025) priorities. A comprehensive review was made of present funding mechanisms (Federal, State and local) in use by the City, and where appropriate new vehicles were identified, keeping in mind the goal of retaining permanent funding mechanisms that would facilitate implementation of Plan recommendations.

Permanent funding sources identified for consideration included: annual capital projects allocations from the General Fund, bond instruments, and the possibility of utilizing a dedicated millage as a means of funding both capital projects and operations.

Most importantly, funding sources of a permanent nature, those capable of generating significant amounts of monies to sustain the implementation of capital projects over the ten-year focus of the Plan, were identified and analyzed, and both a short-range (five-year) and a long-range (years six through ten) financial strategy and capital improvement program were developed to facilitate implementation of all capital project recommendations.

The short-range capital improvements program for the years 2015 – 2020 was designed to facilitate implementation of high priority projects and has a total cost in the range of $50 million. The cost of the long-range capital improvements program (2021 – 2025) for the remaining projects will fall in the range of $24 million.
The community profile presents an overview of the Alpharetta community and includes a review of relevant reports and studies, demographics information, a summary of local growth trends and establishes design populations to be used in developing the recreational needs assessment.

This information is presented and analyzed along with relevant land use planning information, including the existing land use and forecast future land uses.

**Studies and Reports of Relevance**

In today’s times, Federal, State, regional and local regulatory measures generate requirements for different types of studies. The majority of studies are accomplished so that municipal governments can meet certain certification requirements, or qualify for programmatic funding and grants for such things as housing, economic development, infrastructure improvements and other capital projects. In the case of recreation, there is seldom a wide range of programs, loans and grants that can generate funding levels of the magnitude necessary to acquire or develop large tracts of park land.

From the standpoint of recreation, specific studies, data and reports afford the opportunity to use analytical data, policies and recommendations in the recreation planning process that results in the Plan. Of specific relevance to the City of Alpharetta recreation system are the following:

- City of Alpharetta 2030 Comprehensive Plan
- 2008 – 2013 Alpharetta Recreation and Parks Master Plan
- Georgia State Comprehensive Outdoor Recreation Plan 2008 – 2013
- National Recreation and Parks Association
City of Alpharetta 2030 Comprehensive Plan

This document prepared by AMEC E&I Inc. develops a vision and policies to guide the development of the city over the next two decades. It advances a direction for future land use, identifying areas that are most suitable for future residential, commercial and industrial development.

Of particular relevance to the Plan is the analysis of demographic and economic characteristics and the formulation of the population projections that are used for the design populations for the target years 2015, 2020 and 2025.

The comprehensive plan also includes an analysis of the city by “character area” – neighborhoods defined to include cohesive residential units and facilities that meet the daily needs of their residents. Four character areas were defined – Central, Northwest, Kimball Bridge and Windward. Design principles were established to include criteria for development density and greenspace.

The insights provided in the comprehensive plan will be used throughout the Plan to assist in the needs assessment and in the identification of areas that are most suitable for future parks and facilities.

2008 – 2013 Alpharetta Recreation and Parks Master Plan

The 2008-2013 plan, prepared by AECOM (formerly EDAW), established a vision intended to ensure that parks, facilities, programs and greenways remain an integral part of the community.

The plan included a comprehensive inventory of parks and facilities, an extensive public participation mechanism, the development of standards and determination of recreation needs, and recommendations for system-wide improvements. The 2008-2013 plan did not contain a capital improvements program. Specific recommendations made in that document include:

- Smaller, neighborhood parks
- Additional multi-purpose rectangular athletic fields
- Address senior citizen recreational demand
- Expand the Adult Activity Center
- Expand the Wills Park pool
- New dog park on east side of the city
- Additional tennis courts
- Greenway expansion
- Advance acquisition of park land
- New community center on the east side
Of particular importance to the current planning process will be the updating of data contained in the 2008 – 2013 plan and the monitoring of progress made and carrying forward ideas advanced as specific “areas of interest” in the AECOM document.

Georgia State Comprehensive Outdoor Recreation Plan 2008 – 2013

The State Comprehensive Outdoor Recreation Plan 2008 – 2013 (SCORP) presents an agenda for outdoor recreation in Georgia. Its purpose is twofold: to fulfill Georgia law which mandates formulation of a state policy for outdoor recreation, and to maintain Georgia’s eligibility for federal Land and Water Conservation Fund (LWCF) grants. The Parks, Recreation & Historic Sites Division of the Georgia Department of Natural Resources is responsible for preparation and updating of the SCORP.

Over the past decade, the SCORP has evolved into a policy and guidance document, providing general direction for statewide recreation facilities development. As part of the 2008 - 2013 update, a statewide survey and seven public forums were held throughout the state to determine local, regional and state park recreation issues and needs. The following is a summary of the findings of the SCORP.

The SCORP determined that the primary reasons that Georgia residents participate in outdoor recreation are: to have fun, to be with family and friends, to relax, to exercise and improve health and to experience/enjoy nature.

Participation levels are higher among the highly educated, upper income, middle-aged (under 55), whites and Hispanics, with children and living in urban areas. Barriers to recreation included: not enough time, not enough money, not being afforded enough information, poor condition of parks and facilities and not feeling safe.

The following strategic actions are proposed in the SCORP and will be reflected to the extent possible in the current plan:

- Provide a variety of recreational opportunities proximate to population centers
- Promote greenspace within residential areas
- Promote outdoor events and programs that will attract overnight visitors
- Partner with the private sector
- Encourage planning that addresses conservation and natural resources
- Develop corridors linking recreation sites and residential areas
- Stay current with resident demand for parks and facilities
- Endeavor to educate regarding the value of recreational resources
- Apply for project funding through the Department of Natural Resources
- Pursue a wide range of funding options including SPLOST, impact fees, partnering and foundation grants

As the five-year period covered by the SCORP is coming to its conclusion, a new update should soon be prepared.
Community Profile

National Recreation and Parks Association

The National Recreation and Parks Association (NRPA) periodically provide standards (Standards for Acreage, Parks and Facilities) for optimum recreation acreage, types of parks and number of facilities. These standards can be applied to jurisdictional populations to generate needs assessment forecasts; however, since every jurisdiction is different, these standards are better used for baseline planning purposes.

NRPA standards are used in conjunction with ARPD records to develop more specific standards, reflecting actual City of Alpharetta user and participation rates. The accepted NRPA standard for park acreage is:

- 6.25 – 10.50 acres per 1,000 persons.

NRPA also publishes Park, Recreation, Open Space and Greenway Guidelines that include criteria and standards for the development of trails, bikeways and greenway systems. Information from this publication is also used to classify recreation sites and to determine optimum sizes and locations for parks.

Demographic and Economic Characteristics

Alpharetta remains one of the fastest growing communities in Georgia, with its population increasing by over 65 percent during the last census decade (2000 – 2010). This equates to an average annual growth rate of just over five percent. These increases have been the result of a combination of strategic annexations and development within previously undeveloped areas of the city.

There are a number of demographic and economic characteristics that impact recreation and recreational opportunities more than others. These include: population density, age distribution, race and sex, income, education levels and employment. Each is discussed herein, and the potential implications on the Alpharetta recreation system are noted.

Population Density

As of 2010, Alpharetta occupied a land area of 26.91 square miles. With a 2010 population of 57,551, this equates to a density of 2138.6 persons per square mile.

According to the comprehensive plan, over 46 percent of Alpharetta land use is residential in character – predominantly single-family homes. The plan classifies residential densities as: residential estate (lots greater than three acres), low density (single-family lots less than three acres), and high density (single-family attached, apartments, townhomes and condominiums).

Residential estate development is primarily located to the west of Main Street/Alpharetta Highway, and also proximate to Creek View Elementary School. From the map depicting existing land uses, it would appear that there are pockets of estate residential development scattered at other points throughout the city – between Old Milton Parkway and Lake Windward in the northeast, proximate to Ocee Park, and at several locations in the northwest to the north of Rucker Road.
Community Profile

Low density uses are the predominant residential land use in Alpharetta. These include many of the traditional subdivisions from the 1980’s – 1990’s era. These are concentrated close to the downtown area, throughout the northwest sector of the city, and in both the northeast and southeast between the developed portion of the S.R. 400 corridor and the eastern corporate limits.

The highest densities of residential development are found within the S.R. 400 corridor, and at scattered locations within other principal transportation corridors. The predominant type of high density residential land uses are apartment complexes.

Future residential development will take the form of infill on vacant parcels or as redevelopment of existing uses. The implications of population density on the recreation planning process are threefold:

- Higher density concentrations can best be served by smaller parks, including pocket parks and linear park development.
- The larger expanses of lower density development can be served by a combination of strategically located neighborhood and community parks.
- Extremely low densities in Alpharetta are generally located within larger concentrations of low density subdivisions and can also be adequately served by a combination of neighborhood and community parks.

**Age Distribution**

Some of the predominant age groups impacting recreation planning are the five to 14 year cohorts (youth athletics), the 34 to 54 year age cohorts (active adults), and the over 65 age groups (senior activities).

According to 2010 U.S. Census, the five to 14 year age groups declined as a percent of the total population, from 20.4 percent in 2000 to 16.3 percent in 2010. However, in terms of absolute numbers, these age groups increased from 6837 in 2000 to 8547 in 2010. This still dictates a need to both improve and increase youth program offerings.

The active adult age groups showed a similar pattern, with the percentage of the population in the 34 to 44 year cohorts declining from 49.4 percent in 2000 to 35.9 percent in 2010. Again the absolute increase from 2000 to 2010 was 3788 in these age groups. Although growth within the active adult age groups appears to be slowing, this still dictates a need for additional adult athletics and individualized recreational activities.

As the community matures (the median age increased from 33.2 years in 2000 to 36.8 years in 2010), the senior population will continue to increase. In 2000, the over 65 population was 2005 persons, and by 2010 this had grown to 2784 persons. This small but steady increase in the senior age cohorts supports the need for appropriate programming, and the general aging of the entire population can be translated into the need to plan for more significant increases in the senior population in the latter portion of the time frame covered by this Plan.
Race and Gender

In 2010, 70 percent of the Alpharetta population was white, 10.9 percent were black and 8.5 percent were Hispanic or Latino. The white population declined from 83.6 percent in 2000. The predominant groups that exhibited the largest percentage increase during this decade were those of Asian and Hispanic nationality.

The implication of these changes on recreation in Alpharetta should be minor and could be translated to the need for more group and family-oriented activities.

In 2010 there were 28,052 males and 29,499 females – almost an even split in population gender. Recreational activities in Alpharetta are presently geared to both sexes, and the gender balance is not expected to change markedly over the planning period.

Income

Income levels can have a significant effect on recreation. As per capita and household incomes increase, disposable income also increases. With increased disposable income, recreation program participation will increase, potential recreation system donations could also increase, and higher end activities (those requiring more specialized equipment) will also increase.

According to the U. S. Census, in 2010 the median household income in Alpharetta was $92,149, and per capita income (the average received by individuals over the age of 15) was $45,190.

Fifty-eight percent of Alpharetta families had incomes in excess of $100,000.

Alpharetta remains one of the more affluent cities in the Atlanta Metropolitan Area, and this can be translated into continuing participation in recreational activities and program offerings of the ARPD.

Educational Attainment

The levels of educational attainment in Alpharetta exceed that of Fulton County, Georgia and the nation. In 2010, 96.6 percent of residents were high school graduates. Over 41 percent held at least a Bachelor’s degree, and 21 percent had Graduate degrees.

There is a positive correlation between educational attainment and participation in recreational activities and programs. Those that are more highly educated generally seek more individualized programs (computer classes, dance, theater and the arts).
Other Relevant Economic Data

The Alpharetta economy is recovering, along with that of most metropolitan areas. In 2010, unemployment stood at 4.5 percent, much lower than the national average, and the average for the State of Georgia. Over 73 percent of the population were in the labor force and 59 percent were in management positions.

An improving economy is a good indicator of continuing (or renewed) participation in recreational activities, the utilization of parks and facilities, and program participation.

Current Demographic Data and Population Estimates

Before developing the design populations used in preparing of this Plan, a look at more current demographic data shows changes that have occurred since the 2010 Census. To accomplish this comparison, the Alpharetta Community Development Department provided 2012 data.

The estimated 2012 population of Alpharetta is 61,981. This represents an increase of 4430 persons, or 7.7 percent since 2010. This shows that the prior average annual growth rate of 5.14 percent has slowed somewhat.

The only other change of import to this Plan is that the percentage of the population over the age of 65 has increased slightly.

Potential Effect of Adjacent Incorporations on the Alpharetta Recreation System

Over several years North Fulton County has morphed into a number of new municipalities. All of what used to be North Fulton County is now occupied by the cities of Alpharetta, Roswell, Sandy Springs, Johns Creek and Milton. The incorporation of former county land into new municipalities should stimulate new growth and is anticipated to improve the infrastructure and services that Fulton County was struggling to provide.

On the other side of the coin, new (Sandy Springs, Milton and Johns Creek) and established (Alpharetta and Roswell) cities now have to address successfully Fulton County’s prior shortcomings. This has, and will continue to result in increasing expenditures as these five municipalities add personnel; purchase vehicles and equipment; improve roads, utilities and community facilities without significantly raising taxes.

Alpharetta Recreation System

Both Alpharetta and Roswell are well known throughout the southeast for their excellent recreation systems, maintenance programs and the ability to make necessary improvements to both parks and facilities. The new cities of Sandy Springs, Milton and Johns Creek have inherited their parks, and must now hire adequate staff professionals and upgrade what in some cases were substandard parks and facilities.

Alpharetta has common borders with all cities except for Sandy Springs. North Park is surrounded entirely by the City of Milton while Webb Bridge Park is directly adjacent to Johns Creek. In addition, Ocee Park in
Community Profile

Johns Creek is surrounded by the City of Alpharetta and Newtown Park is close to the Alpharetta city limits. Big Creek Park in Roswell borders Alpharetta and Milton’s Providence Park is next to the Alpharetta northern city limit. Certainly residents of each of these cities visit and utilize parks of adjacent cities. In addition, probably many non-residents participate in programs offered by each municipality.

As Alpharetta has a larger system and offers a wider range of programs than Milton, Sandy Springs and Johns Creek, it can be assumed that the impact to its parks has increased over the past several years. The result is the need for additional maintenance, staff additions, non-resident fee conflicts, security issues, and increased levels of intergovernmental cooperation. With time, it can also generate a need for additional parks and facilities – a need which could suddenly decline should an adjacent city develop one or more new parks of its own.

As this Plan unfolds, each of these potential issues will be addressed where feasible, with particular emphasis on intergovernmental cooperation and the possibility of shared facilities and service delivery.

Analysis of Growth Trends and Land Use Patterns

The comprehensive plan depicts future residential development to primarily take the form of single-family detached homes located within the following Neighborhood Character Areas:

- Central Alpharetta
- Northwest Alpharetta
- Kimball Bridge (Southeast)
- Windward (Northeast)

Higher intensities of residential development are expected (primarily as result of infill development) to concentrate proximate to one or more of the city’s Activity Centers:

- Windward (North)
- Northpoint (Southwest)
- Downtown
- Crabapple (West)
- Kimball Bridge (South)

According to the future land use plan, future residential growth will predominantly occur in the northwest, north, and southeastern sectors of the city, primarily as result of infill and redevelopment of older areas.

The comprehensive plan advocates that recreational needs of the population be met by pocket parks and small neighborhood parks in those areas of higher intensity development, and by neighborhood and community parks in areas of lower and estate residential densities.
Locational Analysis

The majority of the Alpharetta population is served by three large parks: Wills Park, North Park, and Webb Bridge Park. These sites contain the widest variety of active facilities. The Alpharetta Greenway meets a large portion of the community’s need for more passive opportunities.

From a geographic standpoint, the closer in portions of the city are best served by existing parks, while areas that have been added to the city via the annexation process are not as well served. Wills Park and North Park meet some of the recreational needs of both the northwest and northern portions of the city, while Webb Bridge Park serves portions of both the eastern and northeastern sectors. Smaller parks such as Rock Mill Park and Cogburn Road Park meet some of the needs of the southeastern, north and northeastern portions of the city, respectively.

The proximity of parks belonging to neighboring municipalities (Roswell, Johns Creek and Milton) supplement Alpharetta’s parks by affording recreational opportunities to community residents residing in areas of lower residential density.

Big Creek Park (Roswell) also serves a portion of southern Alpharetta, Newtown Park and Ocee Park (John’s Creek) serve parts of southeastern and eastern Alpharetta, and, when re-opened, Providence Park (Milton) will be available for some residents of northwest Alpharetta.

Assessing the geographical location of Alpharetta parks, it is evident that this Plan should focus on improving accessibility for residents of northwest, north, and to a lesser extent southeastern Alpharetta to larger community and neighborhood parks. The Plan should also explore the feasibility of sharing facilities with neighboring communities.

Design Populations

This Plan update is intended to address the ten-year period from 2015 – 2025. It is difficult to forecast the population within a growth area such as Alpharetta with a significant degree of accuracy. However, since the city is no longer in an annexation mode and future growth will in large part occur through infill and redevelopment, the comprehensive plan advances projections for this time frame.

The Plan utilizes design populations for the Alpharetta community as a means to determine both the present and future need for park acreage, and for specific facilities. The design populations for the years 2015, 2020 and 2025 will be applied to the “Alpharetta - specific” standards developed in the modified needs assessment to determine how many acres of park land and how many of each type of facility (ball fields, courts, community centers etc.) will be required to meet the future recreation demand of city residents.

In planning for system-wide recreation improvements it is more prudent to estimate future populations on the high side than it is to underestimate. Based upon the Alpharetta 2030 Comprehensive Plan, the design populations to be used in this Plan are:

- 2015 – 65,000
- 2020 – 70,000
- 2025 – 75,000
Recreation System Inventory

Section 3
In August 2013, an updated inventory of City of Alpharetta recreation sites was conducted. This inventory included all parks owned and operated by the ARPD, school recreation sites where joint-use agreements are in place, and undeveloped sites presently owned by the city.

Recreation programs offered by the ARPD were also included as part of the system-wide inventory, and encompass the entire spectrum of programs offered for all age groups.

The Alpharetta recreation system consists of 20 recreation sites, including 13 parks, four indoor facilities, one school recreation area and one greenway. In addition, there is an undeveloped parcel of land at Webb Bridge Park.

**Definitions Used in the Recreation Master Plan**

From this section forward certain terms will be used to describe features of the Alpharetta recreation system. These terms, and their definitions are as follows:

- **Recreation Resources** - Areas of land and/or water that provide recreation opportunities for residents of the city and surrounding areas.
- **Recreation System** - All of the recreational resources either owned by the city, leased, or under a formal joint-use agreement with the city, such that the ARPD has the authority to program and/or maintain each.
- **Recreation Site** - A tract of land or water dedicated for use for specific recreation activities.
- **Recreation Facilities** - Improvements within a recreation site (ball fields, courts, playgrounds, trails etc.).
- **Pocket Park** – A small park, typically a few acres or less in area, located within a densely developed area providing only a few facilities such as playground equipment, benches etc.
- **Neighborhood Park** - A basic unit of the park system, neighborhood parks generally meet the informal active and passive recreation needs of a discrete area and are normally five to 10 acres in size.
- **Community Park** - A park meeting a broad range of both active and passive recreation needs, serving a limited number of neighborhoods. Community parks are usually a minimum of 20 acres in size.
- **Regional Park** - A park that meets a much wider range of active and passive recreational needs than a community park while serving either an entire community or large segment of the population within a recreation system. Typically, regional parks are large acreage tracts (greater than 50 acres), usually containing unique and diverse natural or man-made features.
- **Special Use Area** - A recreation site devoted to a single or limited type of use.
- **Passive-Use Park** – A recreation site containing facilities that are oriented toward individual or group outdoor activities, not to include active facilities such as ball fields, courts etc.
- **Indoor Facility** – A multi-purpose recreation center, single-purpose gymnasium or community center devoted to the provision of athletic and/or non-athletic programs.
- **School Recreation Area** - A recreation site located at a school where a joint-use agreement is in place for use by the City of Alpharetta for some, or all of the school’s recreation facilities.
- **Greenway** – A linear park containing trails, boardwalks and interpretive areas dedicated to passive use activities such as walking, jogging, education, biking, rollerblading etc.
- **Undeveloped Land** – Land owned by local government that has the potential for development as a park.
- **Recreation Supply** - The total acreage of recreation resources available for use at a given time.
- **Recreation Program** - Organized activities offered on a seasonal or a year-around basis for resident and non-resident users.
Pocket Parks

A small park, typically a few acres or less in area, located within a densely developed area providing only a few facilities such as playground equipment, benches etc.

There are seven pocket parks: Veterans Park, Maddox Park, Ole Milton Park, Silos Park, Westside Park, and two small unnamed parks downtown.

Veterans Park – Located at the corner of Old Milton Parkway and Westside Parkway, this one-acre park contains a flag plaza, some benches and the Vietnam Veterans Memorial. This pedestrian-friendly park is too small for any expansion but has a distinct visual impact.

Maddox Park – This pocket park is located in downtown Alpharetta and is the location of the City Welcome Center. It provides a convenient location for people to meet, sit, rest and talk.

Ole Milton Park – Also located in the downtown area, Ole Milton Park is a small space providing an area to meet and sit. The park also contains a fountain and historical marker. The park adds a level of visual interest to the downtown area and the fountain serves as a focal point for downtown special and seasonal events.

Silos Park – Silos is located at the extreme western edge of the city. It is a small parcel dedicated to the preservation of a valuable part of Alpharetta’s history. In addition to three large and one small silos, the park offers seating, a walkway and small kiosk.

Westside Park – Located on Westside Parkway, near the Verizon Wireless Amphitheater. It is a wooded park with a playground, benches, and a walking path.

### TABLE 1

<table>
<thead>
<tr>
<th>Passive Facilities</th>
<th>Veterans Park</th>
<th>Maddox Park</th>
<th>Ole Milton Park</th>
<th>Silos Park</th>
<th>Westside Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plazas</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Benches</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Welcome Center</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>War Memorial</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Historic Silos</td>
<td></td>
<td></td>
<td></td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Kiosks</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Playground</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
</tbody>
</table>
Recreation System Inventory

Ole Milton Park

Downtown Alpharetta Pocket Parks

Pocket Park
Ole Milton Park
Pocket Park
Maddox Park
Veterans Park
Neighborhood Parks

A basic unit of the park system, neighborhood parks generally meet the informal active and passive recreation needs of a discrete area and are normally five to 10 acres in size.

There are two neighborhood parks in Alpharetta, Brooke Street Park (to be completed in 2014) and Cogburn Road Park.

**Brooke Street Park** – Located in downtown, Brooke Street Park is a five acre public park presently under construction. The park is an integral piece of the City Center Development and is adjacent to the new City Hall and new Fulton County Library, and just east of the proposed Town Green. The park will provide opportunities for outdoor concerts and public gatherings as well as other passive uses.

**Cogburn Road Park** – A small neighborhood park, Cogburn Road Park serves a discrete portion of north Alpharetta and provides primarily passive-use facilities for individuals and families.

<table>
<thead>
<tr>
<th>TABLE 2</th>
<th>NEIGHBORHOOD PARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Brooke Street Park</td>
</tr>
<tr>
<td><strong>Acreage</strong></td>
<td>5.00</td>
</tr>
<tr>
<td>Active Acres</td>
<td>0.00</td>
</tr>
<tr>
<td>Passive Acres</td>
<td>5.00</td>
</tr>
<tr>
<td><strong>Active Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>Playground</td>
<td>1</td>
</tr>
<tr>
<td>Open Grass Play Field</td>
<td>Yes</td>
</tr>
<tr>
<td>Walking Trail</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Passive Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>Amphitheater</td>
<td>1</td>
</tr>
<tr>
<td>Arboretum</td>
<td>1</td>
</tr>
<tr>
<td>Band Shell</td>
<td>1</td>
</tr>
<tr>
<td>Pavilions</td>
<td>Yes</td>
</tr>
<tr>
<td>Benches</td>
<td>Yes</td>
</tr>
<tr>
<td>Pathways</td>
<td>Yes</td>
</tr>
<tr>
<td>Water Feature</td>
<td>Stream</td>
</tr>
</tbody>
</table>
Community Parks

A park meeting a broad range of both active and passive recreation needs, serving a limited number of neighborhoods. Community parks are usually a minimum of 20 acres in size.

Alpharetta has two parks falling into the "community park" classification. These include North Park and Webb Bridge Park.

**North Park** – Located on an "annexation island" of the city, North Park serves both northern portions of the city, but also part of the City of Milton. It is primarily an active park and includes athletic fields, playgrounds, trails, tennis courts, and indoor facilities, such as the Adult Activity Center and the Arts Building. North Park is also the home of the North Metro "Miracle League" complex, providing adaptive sports programs and social activities for disabled children, teens and young adults. The park is within close proximity of several schools and is a destination point for the proposed Milton Greenway trail system.

**Webb Bridge Park** – Webb Bridge Park is located at the eastern edge of Alpharetta, and affords recreational opportunities to residents of Alpharetta as well as those of neighboring jurisdictions. It is second only in size to Wills Park, and contains a wide range of both active and passive facilities. There is also a ten-acre parcel of undeveloped land at Webb Bridge Park suitable for expansion of the existing park.

See Table 3 for a summary of Alpharetta’s community park facilities.

<table>
<thead>
<tr>
<th>TABLE 3</th>
<th>COMMUNITY PARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>North Park</td>
</tr>
<tr>
<td>Acreage</td>
<td>97.0</td>
</tr>
<tr>
<td>Active Acres</td>
<td>48.9</td>
</tr>
<tr>
<td>Passive Acres</td>
<td>48.1</td>
</tr>
<tr>
<td><strong>Active Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>Baseball Fields</td>
<td></td>
</tr>
<tr>
<td>Softball Fields</td>
<td></td>
</tr>
<tr>
<td>Football Fields (same as Multi-Use Fields)</td>
<td>2</td>
</tr>
<tr>
<td>Soccer Fields (same as Multi-Use Fields)</td>
<td>2</td>
</tr>
<tr>
<td>Multi-Use Fields (Includes Football)</td>
<td>7</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td></td>
</tr>
<tr>
<td>Playgrounds</td>
<td></td>
</tr>
<tr>
<td>Walking Trail</td>
<td>0.8 miles</td>
</tr>
<tr>
<td><strong>Passive Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>Pavilions</td>
<td>2</td>
</tr>
<tr>
<td>Arboretum</td>
<td>1</td>
</tr>
<tr>
<td><strong>Indoor Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>Adult Activity Center</td>
<td>1</td>
</tr>
<tr>
<td>Senior Arts Building</td>
<td>1</td>
</tr>
</tbody>
</table>
Recreation System Inventory

North Park

Miracle Field Complex

Adult Activity Center

Playground

Football Field - North Park
Webb Bridge Park

Multi-use Field
Webb Zone Playground
Walking trail and Arboretum
Regional Parks

A park that meets a much wider range of active and passive recreational needs than a community park while serving either an entire community or large segment of the population within a recreation system. Typically, regional parks are large acreage tracts (greater than 50 acres), usually containing unique and diverse natural or man-made features.

**Wills Park** – Wills Park is centrally located and serves the entire city with its wide range of recreational facilities. The park proper includes a wide range of athletic facilities (fields, courts, swimming pool), facilities for individual activities like disc golf, walking and jogging, and family space for picnics and unsupervised activities.

**Equestrian Center** - To the immediate south is the Equestrian Center, which attracts horse owners from around the southeast for various shows and events. This facility includes multiple show arenas and stabling for 298 horses.
## TABLE 4
### REGIONAL PARKS

<table>
<thead>
<tr>
<th></th>
<th>Wills Park and Equestrian Center</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Acreage</strong></td>
<td>120.0</td>
</tr>
<tr>
<td>Active Acres</td>
<td>112.0</td>
</tr>
<tr>
<td>Passive Acres</td>
<td>8.0</td>
</tr>
<tr>
<td><strong>Active Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>Baseball Fields</td>
<td>8</td>
</tr>
<tr>
<td>T-Ball Fields</td>
<td>2</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>6</td>
</tr>
<tr>
<td>Basketball Courts</td>
<td>2</td>
</tr>
<tr>
<td>Open Grass Play Fields</td>
<td>1</td>
</tr>
<tr>
<td>Playgrounds</td>
<td>2</td>
</tr>
<tr>
<td>Large Playgrounds</td>
<td>1</td>
</tr>
<tr>
<td>Swimming Pools</td>
<td>1 – 50 meter</td>
</tr>
<tr>
<td>Disc Golf Courses</td>
<td>18 Holes</td>
</tr>
<tr>
<td>Walking Trails</td>
<td>Yes (1.8 miles)</td>
</tr>
<tr>
<td>Splash Zone</td>
<td>1</td>
</tr>
<tr>
<td><strong>Passive Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>Pavilions</td>
<td>5</td>
</tr>
<tr>
<td>Dog Park</td>
<td>1</td>
</tr>
<tr>
<td>Community Garden</td>
<td>1</td>
</tr>
<tr>
<td>Arboretum</td>
<td>1</td>
</tr>
<tr>
<td>Outdoor Classroom</td>
<td>1</td>
</tr>
<tr>
<td><strong>Indoor Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>Recreation Center</td>
<td>2</td>
</tr>
<tr>
<td>Mansell House Gardens Special Events Facility</td>
<td>1</td>
</tr>
<tr>
<td>ARPD Offices</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Equestrian Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>Covered Show Arenas</td>
<td>1</td>
</tr>
<tr>
<td>Uncovered Outdoor Show Arenas</td>
<td>2</td>
</tr>
<tr>
<td>Schooling Arenas</td>
<td>2</td>
</tr>
<tr>
<td>Stables</td>
<td>4 (298 Horse Capacity)</td>
</tr>
</tbody>
</table>
Recreation System Inventory

Section 3 - Recreation System Inventory

Wills Park

Equestrian Center

Wills Road

Old Milton Parkway

Wills Park

Equestrian Center

Alpharetta Highway

Roswell Street

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Passive-Use Parks

A recreation site containing facilities that are oriented toward individual or group outdoor activities, not to include active facilities such as ball fields, courts etc.

There is only one park in Alpharetta totally devoted to passive use.

**Rock Mill Park** – Rock Mill Park is located on Kimball Bridge Road proximate to the Alpharetta Greenway in the southern portion of the city. It is also known locally as the “Environmental Park”. The park also serves as one of the trailheads for the Alpharetta Greenway. The table below depicts the facilities at this park.

<table>
<thead>
<tr>
<th>TABLE 5</th>
<th>PASSIVE-USE PARK</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Rock Mill Park</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Acreage</strong></td>
<td>6.0</td>
</tr>
<tr>
<td>Active Acres</td>
<td>0.0</td>
</tr>
<tr>
<td>Passive Acres</td>
<td>6.0</td>
</tr>
<tr>
<td><strong>Passive Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>Demonstration Pavilions</td>
<td>1</td>
</tr>
<tr>
<td>Small Amphitheater/Outdoor Classroom</td>
<td>1</td>
</tr>
<tr>
<td>Rain Gardens</td>
<td>1</td>
</tr>
<tr>
<td>Trailhead</td>
<td>1</td>
</tr>
<tr>
<td>Pathways</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Other Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>Maintenance Buildings</td>
<td>1</td>
</tr>
</tbody>
</table>
Section 3 - Recreation System Inventory

Recreation System Inventory

Picnic Pavilion and Benches
Greenroof Demonstration Pavilion
Connection to Big Creek Greenway
Special Use Areas

*A recreation site devoted to a single or limited type of use*

Union Hill Park and Windward Soccer Facility are two special use areas in the city.

**Union Hill Park** – Union Hill Park is dedicated to roller hockey and is located at the northeastern city limits.

**Windward Soccer Facility** – The soccer park is located southeast of Union Hill Park.

![Covered Roller Hockey Rink - Union Hill Park](image1)
![Outdoor Roller Hockey Rink - Union Hill Park](image2)

### TABLE 6
**SPECIAL USE AREAS**

<table>
<thead>
<tr>
<th></th>
<th>Union Hill Park</th>
<th>Windward Soccer Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Acreage</strong></td>
<td>12.38</td>
<td>2.32</td>
</tr>
<tr>
<td>Active Acres</td>
<td>4.23</td>
<td>2.32</td>
</tr>
<tr>
<td>Passive Acres</td>
<td>8.15</td>
<td>0.00</td>
</tr>
<tr>
<td>(designated for future trailhead)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Active Facilities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-Use Fields</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Outdoor Roller Hockey Rinks</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Covered Roller Hockey Rinks</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>
Section 3 - Recreation System Inventory

Recreation System Inventory

Union Hill Park

Windward Parkway

McGinnis Ferry Road

Windward Soccer Complex

Union Hill Road
Indoor Facilities

The ARPD operates and programs four indoor facilities: the Adult Activity Center, Alpharetta Community Center, Crabapple Government Center and the Wills Park Recreation Center.

**Adult Activity Center** – The Adult Activity Center is located in North Park and provides meeting space, fitness activities and arts and crafts facilities for both residents and non-residents of Alpharetta.

**Alpharetta Community Center** – Located on Roswell Street, east of Wills Park, this facility is the largest of its kind in the city. It contains gymnasiums, a dance room, gymnastics, and an outdoor track and pavilion. The ACC is one of the main access points for the Waggy World Paw Park.

**Crabapple Government Center** – The Government Center is located in an “annexation island” at the northwest extent of the city. It is utilized as a gymnasium and includes all-purpose rooms and other classrooms. This facility is also the site of the City’s Municipal Court Services.

**Wills Park Recreation Center** – Located on Wills Road, west of Wills Park, this is an older facility that includes a gymnasium, meeting facilities and classroom space.

See Figure 1 for Indoor Facility locations.

### TABLE 7
**INDOOR FACILITIES**

<table>
<thead>
<tr>
<th></th>
<th>Adult Activity Center</th>
<th>Community Center</th>
<th>Crabapple Government Center</th>
<th>Wills Park Rec Center</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Acreage</strong></td>
<td>2.25</td>
<td>10.0</td>
<td>2.0</td>
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<tr>
<td><strong>Active Acres</strong></td>
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<td>10.0</td>
<td>2.0</td>
<td>2.0</td>
</tr>
<tr>
<td><strong>Passive Acres</strong></td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td><strong>Active Facilities</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gymnastics</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Fitness Rooms</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gymnastics</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Track</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dance</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Passive Facilities</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Purpose Rooms</td>
<td></td>
<td></td>
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<tr>
<td>Meeting Rooms</td>
<td>3</td>
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</tr>
<tr>
<td>Arts &amp; Crafts Rooms</td>
<td>3</td>
<td>3</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Classrooms</td>
<td></td>
<td></td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Lockers/Showers</td>
<td>Yes</td>
<td></td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Pavilions</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
</tbody>
</table>
School Recreation Areas

The city has an intergovernmental agreement with Fulton County Board of Education, allowing for the use of Milton Center (10 acre site at the old Milton High School in the downtown area containing two multi-use fields). This agreement expires May 31, 2015. Fulton County Board of Education is exploring consolidation of Milton Center.

Greenways

The Big Creek Greenway (linear park) occupies an area of approximately 400 acres. Located east of S.R. 400, it begins in southwest Alpharetta (at the Roswell city limits) and extends to the northeast almost to Windward Parkway. While there are many opportunities to expand the Greenway and add amenities, a large portion of the 400 acres resides in the floodplain, which means that very minimal development can occur.

The concrete trail spans 13.5 miles through the cities of Roswell and Alpharetta and Forsyth County. The trail is 12 foot in width and includes 8 miles and five access points within the city. These are located at North Point Mall, Haynes Bridge Road, Rock Mill Park, the YMCA and Marconi Drive.

Between Haynes Bridge Road and Mansell Road there is a mulch trail that encircles an important wetland area.

There is also a mountain bike trail proximate to the northeast terminus. The Big Creek Greenway accommodates walkers, joggers, in-line skaters, bicycling, and all forms of non-motorized vehicles.

Open Space

Open space typically includes natural areas, preserves, floodplains, wetlands, city and neighborhood greens and passive-use parks. There are open spaces located throughout the City of Alpharetta. The predominant open space type is floodplains, the majority of which are located within the Big Creek corridor (eastern Alpharetta), along tributaries to Big Creek (central and southern Alpharetta), and within the Foe Killer Creek corridor in northwest Alpharetta.

Unique Natural Areas

The comprehensive plan addresses environmentally sensitive and unique natural areas to some extent. It identifies floodplains and streams as two of the primary resources requiring protection. Protection is afforded by the city’s adherence to floodplain management regulations, stream buffers (development restrictions), and through litter control measures.

In addition, the comprehensive plan identifies “significant ecological areas” which are an outgrowth of the USEPA’s Southeast Ecological Framework. Most appear to consist of the 500 year floodplain of area streams.

Each of the city’s parks are classified as conservation areas.
**Undeveloped, City-Owned Park Land**

As previously mentioned, there is a ten-acre parcel of land located within Webb Bridge Park that is suitable for expansion of the recreation system. This parcel is located north of the existing park, is irregular in shape, and includes a paved roadway.

**Other Recreational Opportunities**

There are currently eight private recreational facilities that are used by residents and non-residents of Alpharetta. These are the YMCA, First Baptist Church, the Golf Club of Georgia, Lifetime Fitness, Anytime Fitness, Crossfit, Lake Windward Club, and the American Legion. There are also many neighborhoods in Alpharetta with swim and tennis facilities for their residents.

The ARPD presently does not use any of these facilities for recreation programs, and as none of these are owned by the city, operated or maintained by the ARPD, and are not presently capable of ARPD programming, they are included in this Plan for reference only.
Maintenance and Safety Needs

Each park was inventoried for general maintenance and safety needs. In general, the conditions of Alpharetta’s parks are excellent. However, certain areas of park sites can be targeted for future improvement and renovation. It is also apparent that there is no standard park amenity standard, such as for trash receptacles, bike racks, benches, signs and other features. However, the City is undergoing a new branding program in 2014, which will include a new logo and the replacement all park signage that has the current logo and colors. This branding program should help park features and amenities to have a cohesive appearance throughout the City park system.

Alpharetta’s Pocket Park sites are small and do not present major maintenance issues for the system, except for the need to attend to small sites such as these on a regular basis. Park amenities such as benches, fountains, paver sidewalks, and trash receptacles should be evaluated frequently to ensure they are not broken, worn out or otherwise dated. Silos Park should be monitored on a regular basis for any structural issues affecting the historic silos, none of which appear currently.

Cogburn Road Park is fairly new and does not show a need for major maintenance improvements currently. Additional shade trees on the walking path perimeter could be added, and monitoring of existing shade trees in the playground area should be conducted regularly by the city arborist. A few walks feature triangular planter islands; the smallest of these could be removed through the installation of pavers, reducing maintenance needs.

North Park’s developed areas are designed as “pods” of athletic fields. While the facilities are well maintained, a few areas of the complex seem slightly dated and could be candidates for major renovations and improvements, including concessions at the turf football fields, and the 4 field softball complex and its adjoining playground area. Some seatwalls in the Miracle League area appear to exceed code heights (thirty inches) where railings are typically required. Parking lot trees in the parking area of Fields 6 and 7 need pruning and should be monitored by the city arborist.

Wills Park and its Equestrian Center facilities are very well maintained. The most pressing issue that could lead to the most effective environmental benefit at Wills Park is to undertake a stream restoration project (similar to that undertaken at Webb Bridge Park) near the Tennis Center and Wacky World Playground. However, the amount of grading work necessary for the proper implementation of such a stream restoration may lead to the removal of several mature trees, so special care should be taken for community impact of such a project. Other issues noted include the landscape plaza at the Tennis Center, which should be renovated, as several trees are declining.
**Webb Bridge Park** has areas of compacted soil among the baseball fields that now present tripping hazards where concrete is now protruding from the existing grade. These areas should be evaluated for additional pavement so that these areas can be utilized better without mud and compaction issues. Several shade trees in the ballfield area are showing impacts due to this use and are declining. Renovation should consider replacement of those trees most severely impacted. In other areas, staircases were not constructed with cheekwalls, which leads to erosion around handrails and concrete. Renovation of these stairs will help alleviate this issue. The Webb Zone playground area needs selective clearing and thinning of vegetation; several trees in the playground area are planted too closely and judicious pruning can open up views and improve visitors’ sense of safety, without the loss of shade. The sand pit is a major maintenance issue at the Zone Springs water feature.

**Rock Mill Park** and its environmental exhibits are well maintained. A possible option to minimize maintenance costs would be to convert much of the open lawn areas to native grasses or create a reforestation project with smaller size trees that would eventually create a more forested environmental setting.

**Union Hill Roller Hockey Park and Windward Soccer Facility** are well maintained and do not present major needs for renovation for current use. However, the covered hockey rink at Union Hill Park has major drainage issues. If this site is to be repurposed and the covered rink remains, the drainage issues need correcting.
The Big Creek Greenway is one of the City’s most popular recreational facilities, and its trailheads are well maintained. Improvements could be made with additional site amenities, signage, and trail expansion. The City should take care to ensure the travel sight lines are not obstructed by encroaching vegetation or dense undergrowth, but otherwise maintenance and safety needs are currently acceptable.
Analysis of Supply

There are 20 recreation sites offering active and passive opportunities to residents of the city. Open space is not typically counted as part of the local close-to-home acreage standards by the NRPA.

### TABLE 8
RECREATION ACREAGE BY TYPE

<table>
<thead>
<tr>
<th>Site Classification</th>
<th>Number of Sites</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pocket Parks</td>
<td>5</td>
<td>5.95</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
<td>2</td>
<td>10.08</td>
</tr>
<tr>
<td>Community Parks</td>
<td>2</td>
<td>206.00</td>
</tr>
<tr>
<td>Regional Parks</td>
<td>1</td>
<td>120.00</td>
</tr>
<tr>
<td>Special Use Areas</td>
<td>2</td>
<td>14.70</td>
</tr>
<tr>
<td>Passive-Use Parks</td>
<td>1</td>
<td>6.00</td>
</tr>
<tr>
<td>Indoor Facilities</td>
<td>4</td>
<td>14.00</td>
</tr>
<tr>
<td>School Recreation Areas</td>
<td>1</td>
<td>10.00</td>
</tr>
<tr>
<td>Greenways</td>
<td>1</td>
<td>400.00</td>
</tr>
<tr>
<td>Undeveloped Park Land</td>
<td>1</td>
<td>10.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>19</strong></td>
<td><strong>796.63</strong></td>
</tr>
</tbody>
</table>

The NRPA standard of 6.25 acres per 1,000 persons is designed to be applied to “local close–to–home space”. This includes park land that is owned or leased by a Recreation Department and school recreation areas where a joint-use agreement is in place, but excludes purely passive-use parks and undeveloped land. Using this definition, the City of Alpharetta presently has 386 acres of local close-to-home space.

Applying the 2013 estimated Alpharetta population of 62,000 to the local close-to-home standard, there are approximately 6.39 acres of recreation land for each 1,000 residents of the city.

Aggregating both active and passive acreage yields a total of 796.63 acres of recreation land within the city. Some communities do not adhere to the NRPA local close-to-home acreage standard since, in recent years the acquisition of greenspace has been a priority. The standard typically used for combined active and passive (open space) land is 10 acres per 1,000 persons. With a total of 796.63 combined acres, Alpharetta presently has 12.77 acres per 1,000 residents.

In the 2008 Plan, there were approximately 15 total acres of recreation land per 1,000 persons (757 acres and a population of approximately 51,000). The decrease of acres/1,000 population from 2008 to 2013 can be accounted for by the city’s population growth exceeding the amount of new park land created.

See Figure 1 (Alpharetta Recreation and Parks Facilities) on page 39.
Programs

The ARPD offers a wide range of programs throughout the year. These programs meet the needs of both youth and adult participants, and include both athletic and non-athletic offerings.

Program offerings are well publicized in the ARPD’s leisure brochure, which is published twice each year. This brochure contains a complete listing of program offerings including a description of each program, age groups, locations, times, fees and registration forms.

ARPD programs can be roughly aggregated into five general categories: athletic, non-athletic, seniors, camps and special events and festivals. A summary of program offerings follows.

Athletic Programs

Athletic programs are offered seasonally throughout the year and include programs for youth and adults of both sexes. Youth athletic programs include: baseball, softball, soccer, football, basketball, lacrosse and the Miracle League. Alpharetta Youth sports associations are instrumental in the baseball, softball and football programs and the ARPD is a part of the North Fulton Miracle League, which offers adaptive programs, camps and baseball programs for physically challenged youth.

Teen and adult athletic programs include men’s basketball, adult softball and teen basketball.

Alpharetta has a growing gymnastics program and both instructional and competitive activities for youth ranging in age from two years to teens. Programs are both elementary and advanced, and the Alpharetta Achievers Team competes in meets throughout metropolitan area and the state.

Tennis programs are offered for all ages and include lessons for children age four and above. Both private and semi-private lessons are offered. Adult programs include cardio tennis, morning leagues for ladies, coed classes and ALTA/USTA competitive men’s, women’s and juniors tennis.

Aquatic programs are offered at the Wills Park swimming pool. In addition to youth swim lessons there are water aerobics programs and the Alpharetta Sharks, a select competitive swim team. For those not interested in formal programs, there is the option of daily swimming throughout late spring and summer.

In addition to participatory sports programs, the ARPD offers instructional programs. These include SporTykes (all sports for young children), and the Next Level Training for older children which includes instruction in soccer, baseball, flag football and basketball. For older children and teens there is Viper Volleyball, and for all ages – tree climbing.
Non-Athletic Programs

There are many ARPD programs and classes offered throughout the year that are non-athletic. Individual programs such as fitness and aerobics are included in this category.

The ARPD’s non-athletic program offerings are primarily offered indoors and thus year-round. These include youth and adult art classes such as clay working, painting, needle crafts, oil/acrylic/water color paints, art appreciation, calligraphy and teen drawing, among others.

Dance and fitness programs are offered for those desiring more active classes. Fitness programs include: karate, yoga, aerobics, step training and Pilates, weight training and zumba. Dance offerings include lessons, party dancing, recitals and less formal non-recital classes.

While not considered as classes, the Equestrian Center offers riding passes for those interested in horseback. There are also periodic horse shows and dog shows at the Center.

Senior Adults

The Adult Activity Center at North Park offers programs and travel opportunities for senior citizens, including the Golden Age Club. Classes include exercise, crafts, health and welfare and driver safety. There are also periodic luncheons and guest speakers.

Other programmed activities include tennis, golf outings, board games and cards.

Seniors also have the opportunity to take both day and overnight trips to points of interest in Georgia and other states.

Camps

The ARPD offers both specialty camps and summer day camp experiences.

Specialty camps include gymnastics, cheerleading, dance, volleyball and camps focusing on sports instruction.

Summer day camp offerings include art, counselor-in-training programs and children’s day camps at Wills Park. Also, the Happy Hearts day camp is for children with disabilities.
Special Events and Festivals

For a city of its size, Alpharetta holds many events and festivals on a year-round basis that one would typically find in much larger urban centers.

A sampling of some of the events sponsored by the city include: grilling competitions, triathlons, mother/daughter and father/daughter dances and fun nights, Halloween Hayrides, chili cook-offs, Christmas tree lighting, City Band holiday concerts, Easter egg hunts, the North Fulton Golden Games, the youth fishing derby, Fourth of July fireworks display and many others.

Festivals include: Scarecrow Festival, Taste of Alpharetta, Food Truck Alley, Wine and Food Festival, the Arts Street Fest, and others. The City’s Special Events Department has oversight of the events held in downtown Alpharetta. The ARPD offers events in the City’s parks.

Intergovernmental Agreements

The cities of Alpharetta and Milton have entered into a formal Memorandum of Understanding (MOU) regarding shared program participation by residents of both cities. The MOU allows for residents of both cities to only pay resident fees when participating in programs offered by either city. Each city also permits residents of the other city whom are registering for a program in which they were a prior participant the opportunity for “priority registration” (the ability to register during the first registration period).

A further provision of the MOU provides that the city offering the greatest number of programs is to receive an annual payment from the other city. The amount of this payment is based program participation from the prior year. In the initial year of the MOU, the City of Milton paid the City of Alpharetta $325,000. The second year’s payment was in the amount of $316,000.

There have been informal discussions with the City of John’s Creek recreation Department about a similar type of MOU between these cities.

Fulfillment of the ARPD Mission Statement

The mission statement of the ARPD is as follows:

“The Alpharetta Recreation and Parks Department strives to promote the highest quality recreation programs and park facilities to our citizens consistent with our core values of Excellence, Stewardship, Integrity, Service and Loyalty”.

There is no question that the programs offered by the ARPD have the capability of meeting the recreational needs of residents of all ages. Facilities in which programs are offered are modern and maintained and provide the necessary support facilities, such as rest rooms, parking and concessions.

It is also evident that the ARPD’s core values relating to excellence, stewardship, integrity, service and loyalty are evident throughout the recreation system’s parks, facilities and programs and further evidenced by the numerous awards conferred upon the department and professional staff by the Georgia Recreation and Park Association and the National Recreation and Park Association over the past few decades.
Assessment of Program Offerings

In assessing the program offerings of any recreation department, three specific aspects are typically examined:

- Age groups whose needs are not being met
- Programs that are undersubscribed
- Programs that are oversubscribed or wait-listed

Unmet Needs

As with most other cities and counties, the program needs of older teenagers fall short. This is perhaps the most difficult age group in which to develop an interest in recreation, while being the one group that seems to need it the most. Most early year teenagers have had some exposure to youth recreation programs, particularly athletics. However, upon reaching high school, most teens lose this interest since virtually all high school athletic programs are designed for elite athletes at a highly competitive level. A lack of intramural programs at most high schools, results in teens looking elsewhere to have recreational needs met. Unfortunately, this does not always have a good outcome. Many communities have unsuccessfully experimented with “teen centers”, but these can sometimes become gathering places for less appropriate activities. Similarly, church programs have achieved low levels of success. North Point Community Church has bucked this trend and has a very successful teen program model that could be evaluated. The challenge is to find new activities for teens that are not dominated by elite athletes or overshadowed by less than desirable activities.

Other teen programs that have meet with higher degrees of success when delivered by recreation departments have included: teen basketball league, mentoring, outdoor adventures and “late night” programs.

Undersubscribed Programs

Most ARPD programs are sustaining year in and year out. A few struggle to maintain participation. Programs that are undersubscribed on a continuing basis include: art classes and camps, yoga, adult coed volleyball and youth lacrosse. Some of the other adult sports leagues (not softball tennis, or basketball) also have difficulties.

Participation in lacrosse has been steadily growing in the North Fulton area, however City of Alpharetta’s registration numbers have decreased as of late. When Alpharetta first offered lacrosse there were 15 to 20 teams, including boys and girls. As other communities began offering the program, City of Alpharetta participation declined somewhat, but the overall growth was still there. The success of the high school programs trickled into the middle schools, and there were groups that started forming high school feeder teams. Private lacrosse groups also began forming, with buy-in and/or assistance from the high school lacrosse coaches and others who have great knowledge of the game. These feeder teams prefer to sign up as whole teams, and they also want to partner with the local parks and recreation departments so they have field space. Some other parks and recreation departments have allowed team registration, and their programs are
flourishing, however City of Alpharetta lacrosse registration is currently set up for individual registration. The willingness of other departments to sign up whole teams has impacted the City of Alpharetta program to the extent that only four to five teams are formed each season. To improve future lacrosse participation and interest, the City would need to look into the possibility of allowing team registrations instead of only individual.

There appears to be a recent growing demand for cricket, which has been noted by increasing field requests made to the ARPD. This could become another example of a novelty sport; however, only time will tell.

In addition, there has been a drop-off in participation in some youth sports programs, particularly the over-13 girls programs. This could also be attributed to the difficulty in competing at the high school level.

Adult athletics seem to be in decline in many cities and counties. This is due at least in part to the recent advent of individual sports like hiking, mountain biking, climbing etc. There has been significant growth in passive recreational opportunities which is exemplified by the large number of new passive-use parks and greenways being developed, particularly in the North Metro Atlanta region.

**Oversubscribed Programs**

The only overcrowded and consistently waitlisted athletic program at the present is youth basketball. Demand is outstripping the number of available courts. Camp Happy Hearts is also overcrowded and waitlisted. Being a program for special needs children (of which there are few such available in North Metro Atlanta), participants come not only from Alpharetta, but also from Milton, Johns Creek, and Roswell and other North Metro Atlanta counties.

While not being currently oversubscribed, there are some programs operating at, or close to capacity. These include youth soccer, and some of the no-fee senior programs offered at the Adult Activity Center or City Pool at Wills Park.
In order to elicit input relative to the type of parks, facilities, programs and improvements desired by residents of the City of Alpharetta, a multi-level input process was utilized. This process consisted of a kick-off meeting, two public informational meetings, interviews with representatives of adjacent recreation systems, a telephone survey, stakeholder interviews and direct input by ARPD staff professionals.

Kick-Off Meeting

The project Kick-Off meeting was held on July 8, 2013. The project scope of work and time frame were reviewed and the schedule of meetings was presented and discussed.

During the second half of the meeting, those present advanced specific considerations, issues and ideas that should be addressed to the extent possible in preparing the Plan. Suggestions included:

- Investigation of the potential for creating a Regional Park Authority to serve the North Fulton County area
- Determine the feasibility of developing a regional natatorium
- Look into developing a formal sharing of programs and facilities with Johns Creek, similar to that which presently exists between Milton and Alpharetta
- Establishing a “balance” between the use of existing parks and facilities and future expansion of the recreation system
- Seek additional input from neighboring recreation systems as part of the input process
- Need to verify if recreational offerings are adequately serving the population, specifically working parents.
- Need to determine if utilization of evening facilities is reaching its full potential
- Is there a realistic need to accommodate a potentially large Cricket community
- Is there potential for a city fitness center or a woman’s fitness center located at the community center
- School-related and after-school programs should be offered by the ARPD.

Public Informational Meetings

Two public informational meetings were held, August 8 and September 12, 2013. At each meeting a brief summary of the recreation planning process was presented, followed by a period of public comments.

In attendance at the first meeting were approximately 75 persons, including members of the Steering Committee, several Recreation Commissioners and elected officials. Some of the more substantive comments received were:

- Need additional walking trails and more benches on the Big Creek Greenway; complete the connection with Forsyth County.
- Many suggestions were made relative to senior activities and facilities – the need to replace game tables, improve exterior of the Senior Center, re-purpose Union Hill Park to include senior facilities, consider a new Senior Center east of S.R. 400, additional accessible meeting rooms, more active senior facilities and programs (dance room, indoor track, party rooms), and the re-use of vacant buildings for satellite centers.
Community Involvement

- Consider re-purposing the Equestrian Center and Union Hill Park.
- Investigate the potential for land acquisition and development of land presently owned, the 10 acres at Webb Bridge Park.
- Insure that there are adequate funds for the maintenance of parks and facilities.
- Additional trail connectivity to parks, schools and activity centers.

There were approximately 30 persons in attendance at the September 12 public informational meeting. Substantive suggestions received included:

- Partner with adjacent communities to build a regional natatorium.
- Re-purpose the Wills Park Equestrian Center, eventually relocating the existing facility to another North Fulton city.
- Re-purpose Union Hill Park.
- Develop a new community center on the vacant ten-acre parcel at Webb Bridge Park.
- Develop a loop trail system at North Park, to include linkages to adjacent schools.
- Investigate the potential for expansion of the Alpharetta Community Center at Wills Park.
- Extend the Big Creek Greenway, connecting to Forsyth County.
- Seek utilization of abandoned power line easements for developing additional trails.
- Consider a tournament-caliber tennis center at the Wills Park Equestrian Center.
- Consider senior living facilities when planning the location of a new Senior Center.

Interviews

Interviews of Recreation Directors of Roswell, Forsyth County, Johns Creek and Milton were conducted. The purpose of these interviews was to secure feedback relative to the Alpharetta recreation system, and to identify opportunities for intergovernmental cooperation relative to shared facilities and programs to prevent duplication of services.

City Of Roswell
Roswell favored the concept of municipal partnerships and the eventual creation of a North Fulton regional parks authority. The Roswell Recreation Department will continue to support greenway development and connectivity. The greatest needs at present are adult softball and soccer programs, additional skate parks, and a natatorium.

Forsyth County
While not favoring crossover agreements, Forsyth County desires to complete the linkage of the Big Creek Greenway.

Johns Creek
Like Alpharetta, Johns Creek has little open land suitable for park development. They favor a future regional parks authority, particularly for larger venues and facilities. They would support an inter-city sports league with all four North Fulton County cities as participants. Johns Creek has as its immediate goal improving the quality of smaller pocket parks, as they presently do not have the fiscal resources to develop larger parks.
**City of Milton**

Milton has large amounts of undeveloped land, but has little capital for expansion of their park system. Milton is also open to the creation of a regional parks authority, and is looking to develop a trail system that connects to North Park and the Big Creek Greenway.

**Telephone Survey**

The ARPD contracted with the A. L. Burruss Institute of Public Service and Research in the spring of 2013 to administer a telephone survey of city residents to secure opinions relative to the recreation system. 401 residents were randomly selected, and in some instances responses received from residents of west Alpharetta (west of GA 400) were compared to those received from residents of east Alpharetta (east of GA 400).

The survey focused on topics that included visitations, frequency of visitations, recreational pursuits, adequacy of existing facilities, support facilities, needed improvements, utilization of other municipal recreation systems, potential revenue sources, and other pertinent parameters. The following presents a summary of the responses received.

**Park Utilization**

Overall, Wills Park receives the highest utilization, followed by respectively the Big Creek Greenway, Webb Bridge Park, the Wills Park Recreation Center and North Park. As might be expected, the Big Creek Greenway receives higher utilization from residents of east Alpharetta.

**Frequency of Visitations**

Thirty-seven percent of respondents visit an Alpharetta park several times weekly. Forty-one percent visit a park a few times each month, while the remaining 22 percent visit less than one time each month.

Over 81 percent indicated that travel times to facilities of preference were less than ten minutes.

**Activities Participation**

Just over 50 percent of respondents ranked walking as their primary activity, followed by bicycling, jogging, use of playgrounds and tennis respectively. Activities preferred by children include playgrounds, youth athletics and bicycling, respectively.

**Adequacy of Facilities**

Fifty-eight percent of those queried indicated that there are enough recreational facilities in their area, while 32 percent indicated there are insufficient facilities. Forty-nine percent of seniors indicated there were enough facilities to meet their needs. A greater percent of west Alpharetta residents indicate there are enough facilities, while a greater number of east Alpharetta residents believe their area needs additional facilities.

**Ratings**

Respondents were asked to rate several aspects of the recreation system, including programs, maintenance and safety. Seventy-two percent rated the range of program offerings to be excellent or good. The quality of programs was rated excellent or good by 78 percent of respondents. Parks appearance and maintenance was rated excellent or good by 90 percent of those responding, and safety also received an excellent or good rating.
by 90 percent of respondents.

The survey did not make any ask about concessions, restroom and park circulation, nor were there any questions about ARPD staff performance.

Use Of Other Recreation Systems

Just over sixty-four percent of respondents indicated that in addition to the Alpharetta recreation system, they also utilized the systems of neighboring municipalities. Of those indicating the use of “outside” facilities, private gyms and health clubs were mentioned the most, followed by neighborhood facilities and local government facilities.

Facility Needs and Priorities

With regard to future priorities for the City of Alpharetta, survey respondents ranked recreation as being second only to the need for transportation system improvements. The survey made further queries as to the need for specific types of facilities needed. Those facilities mentioned (in order of priority) included: performing arts center, additional walking/jogging/bicycling trails, open space, a visual arts center, playgrounds and an indoor aquatic center.

Funding

With the understanding that improvements to the recreation system are made at significant cost, those responding to the survey were asked a number of questions relative to funding future improvements.

Forty-one percent of respondents indicated a preference for the source of future recreation expenditures to be the general budget, while 38 percent favored use of bonds. Eighteen percent did not indicate a preference while three percent did not favor spending any additional funds on recreation.

Survey participants were also asked if they would support a $100 increase to their property tax if the proceeds were dedicated to recreation system improvements. Forty-nine percent disapproved and 42 percent would favor this funding alternative.

Stakeholder Interviews

In September 2013, detailed interviews were transmitted to key recreation stakeholders, identified by the city. The purpose of these interviews was to secure input relative to potential issues and problems facing the provision of future recreational opportunities to city residents. In addition, opinions were elicited relating to the supply of recreational facilities and programs, the location of parks, perceived need for facilities and programs, opportunities for trails and linkages, and preferred methods of financing future projects. The following is a summary of the input received.

Problems Facing the Recreation System

Several specific issues were mentioned, including: growing senior population, the status of relationships with neighboring cities to create and expand partnerships, lack of field space for soccer and lacrosse, the need for more parks, and the need to meet the recreational needs of all ethnic groups.
Community Involvement

Are There Enough Parks, Trails, Facilities And Programs?

With regard to the quantity of parks, facilities, programs and trails, stakeholders were evenly split among those that felt there were not enough facilities and those who felt that Alpharetta had enough parks for the near future.

Where Are The Most Pressing Needs For Facilities And Programs Over The Coming Years?

Connect the Big Creek Greenway to Forsyth County, more multi-use fields, an additional senior center, arts/cultural arts center, ADA-compliant accessible spaces, indoor swimming facility, basketball and tennis courts, and a recreation center (especially on the east side of 400). Programs needed included new senior and active older adult programs, the arts, more passive recreation programs (especially related to running/walking/cycling), soccer, basketball, and lacrosse.

Additional Greenways and Trails

In addition to the already planned Big Creek Greenway extension, it was noted that partnerships with the City of Milton could open up some opportunities for more trails and greenways. Using the 120 foot buffer on both sides of 400 is another opportunity. Added facilities and amenities for Big Creek were mentioned, although several respondents would just like to see it completed.

Need For Renovation, Expansion or Repurposing of Existing Parks

Some facilities that may not be serving City of Alpharetta residents or generating substantial benefits to the city should be repurposed to better fit the needs of the City. A major analysis or study of the areas needs to be done to explore all options and possibilities. Repurposing opportunities include the equestrian center at Wills Park as a natatorium, field sport area, or other possible use. The Union Hill Roller Hockey Park could also be repurposed and expanded to be a trailhead for the greenway with walking/hiking trails.

Opportunities for Linkages

The concept of providing linkages between parks and other activity centers has become very popular in recent years. Trails, bikeways and sidewalks that provide connectivity provide an alternative to the automobile as a means to access recreational facilities. The following suggestions were received from stakeholders: adding bikeways along Rucker Road, Mid-Broadwell, Mayfield Road, Webb Bridge Road, Windward Parkway/Cogburn Road, Abbott Bridge Road, and Waters Road. Stakeholders wanted to see more sidewalk linkages between parks and schools, and adding bike lanes connecting Webb Bridge Park, Wills Park and downtown Alpharetta.

New Program Opportunities

Several ideas for new programs were advanced on the interviews. These included: outdoor senior activities, a natatorium or indoor pool, more fitness and wellness programs for youth, and more senior programs in general.

Funding Opportunities

Stakeholders were provided with a list of potential permanent funding possibilities and asked to indicate their preference, or to suggest other opportunities. While the idea of exploring all options was emphasized, implementation of a bond program was determined to be the most popular option among stakeholders. Adding sponsors, utilizing the general fund, and incorporating a dedicated millage were other options noted.
Other Comments

Additional comments received included:

- The city should immediately identify if the Union Hill Park and Horse Arena should be repurposed, and if so, how.
- There is a major lack of rectangular, multi-use field space.
- Incorporating “Complete Streets” design programming into more street and roadway improvements to encourage walking and biking, which would be a partnership between various city departments.
- Childhood obesity is becoming a major epidemic, and city programming for youths should include fitness classes that could allow all children to participate, not just the athletically talented.
- The department is well run with a dedicated staff.

Alpharetta Recreation and Parks Department Staff Input

ARPD staff professionals were asked to share their priorities for the recreation system over the ten-year planning period covered by this Plan. Several responses were received, and incorporated into the recommendations that are made. The major points made include the following:

- Re-purpose Union Hill Park into a viable sports venue.
- Consider constructing a new recreation facility at Webb Bridge Park.
- Consider an indoor aquatics facility at Wills Park.
- Expand the gymnastics facility at the Alpharetta Community Center.
- Consider purchasing the Fulton County Library for use as an additional indoor facility.
- Consider conversion of the Adult Activity Center into a Fine Arts Center and relocate the Senior Center to the Fulton County Library building or an Arts center closer to central Alpharetta.
- Consider expanding the Alpharetta Community Center into a true “community center” as opposed to just a recreation facility.

Summary

All of the substantive input received will be translated into priorities and incorporated into the plan recommendations.
Modified Needs Assessment

Section 5
Modified Needs Assessment

The purpose of the modified needs assessment is to determine the need for additional parks acreage and specific facilities to meet the present and future demand of recreation system users. In this section of the Plan, the need for these standards is first discussed, then using NRPA standards as a baseline, current Alpharetta level-of-service is determined. Using participation data provided by the ARPD, the NRPA baseline standards are modified to yield “Alpharetta-specific” standards. The “Alpharetta-specific” standards are applied to the design populations to determine future facilities requirements. Having unique standards based upon local data helps to insure that future parks and facilities will be utilized to the maximum extent possible.

As part of the continuing desire to improve the recreation system, the ARPD has opted to include a comparison or “benchmarking” of key Alpharetta standards to those of some of the premier recreation systems across the southeast.

A Need for “Standards”

The use of standards to project the future need for both park acreage and facilities needs has been a long-standing part of the recreation planning process. Historically, the recreation planning process has relied heavily on both system-wide acreage and facilities standards promulgated by the NRPA as a means to make needs forecasts. In recent years, more and more communities have tried to develop standards that are more specific to their localities, using the premise that by developing local standards reflecting user demand, park utilization will be enhanced. This methodology uses NRPA standards as a baseline and applies local user data to refine them to appropriately reflect their community.

Baseline NRPA Acreage Standards

System-wide planning standards provide guidelines for the provision of local close-to-home space. Local close-to-home space is defined by NRPA as city-owned or leased recreation land and school recreation areas where a joint use agreement is in place. Recreation sites totally devoted to open space and conservation areas are not included, as there are no specific standards for these types of use. NRPA guidelines for local close-to-home space recommend providing between 6.25 and 10.50 acres of recreation land per 1,000 persons. Applying this guideline to the 2013 Alpharetta population of 62,000 the 396.63 acres of local close-to-home space results in 6.39 acres of land per 1,000 persons.

In recent years, the demand for passive-use parks, greenways and usable open space has increased in Alpharetta, Georgia and the nation. This is evidenced by the popularity of the Big Creek Greenway, the emphasis on providing trail systems and efforts to protect areas possessing unique natural resources. When a city possesses large quantities of passive parkland and open space, the standard for local close-to-home space becomes a less realistic tool for determining acreage needs as it does not include land that is dedicated exclusively to passive use. In these instances a standard of 10.00 acres per 1,000 persons, which includes both active and passive land can provide a more accurate means of forecasting future acreage needs. Since Alpharetta continues to develop passive use parks and greenways, it is recommended that this overall acreage standard be used as a means of determining the need for future park acreage. Use of this standard would incorporate the 792 acres depicted previously in Table 8. Table 9 depicts the need for park acreage using the design populations for 2015, 2020 and 2025.
**Modified Needs Assessment**

TABLE 9
ACREAGE NEEDS 2015, 2020, and 2025

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Standard Acres/1000</th>
<th>Acres Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>65,000</td>
<td>10.0 Ac./1000</td>
<td>650</td>
</tr>
<tr>
<td>2020</td>
<td>70,000</td>
<td>10.0 Ac./1000</td>
<td>700</td>
</tr>
<tr>
<td>2025</td>
<td>75,000</td>
<td>10.0 Ac./1000</td>
<td>750</td>
</tr>
</tbody>
</table>

Using this standard, the City of Alpharetta will not have a deficit of park land throughout the planning period.

Recreation Facilities Planning Standards

Standards for facilities development address the provision of specific active and passive improvements at park sites throughout the city’s recreation system. These facilities planning standards focus on the provision of adequate levels of service for particular types of facilities such as playgrounds, soccer fields, ball fields, tennis courts, swimming pools etc. Table 10 presents a comparison of NRPA baseline facility standards and present levels of service for Alpharetta recreation facilities.

**TABLE 10**
FACILITIES STANDARDS AND 2013 LEVEL OF SERVICE COMPARISON

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>NRPA Guideline</th>
<th>2013 Facilities/Level Of Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baseball Field</td>
<td>1 Per 5000</td>
<td>14 – 1 Per 4400</td>
</tr>
<tr>
<td>Softball Field</td>
<td>1 Per 5000</td>
<td>8 – 1 Per 7800</td>
</tr>
<tr>
<td>Football Field (Included in Multi-Use Fields)</td>
<td>1 Per 10000</td>
<td>2 – 1 Per 31000</td>
</tr>
<tr>
<td>Soccer Field (Included in Multi-Use Fields)</td>
<td>1 Per 10000</td>
<td>4 – 1 Per 15500</td>
</tr>
<tr>
<td>Multi-Use Field</td>
<td>None</td>
<td>5 – 1 Per 8900</td>
</tr>
<tr>
<td>Open Grassed Play Field</td>
<td>None</td>
<td>4 – 1 Per 15500</td>
</tr>
<tr>
<td>Tennis Court</td>
<td>1 Per 2000</td>
<td>17 – 1 Per 3600</td>
</tr>
<tr>
<td>Basketball Court</td>
<td>1 Per 5000</td>
<td>2 – 1 Per 31000</td>
</tr>
<tr>
<td>Volleyball Court</td>
<td>None</td>
<td>0 – 0 Per 62000</td>
</tr>
<tr>
<td>Multi-Purpose Court</td>
<td>1 Per 10000</td>
<td>0 – 0 Per 62000</td>
</tr>
<tr>
<td>Swimming Pool (50 Meters)</td>
<td>1 Per 20000</td>
<td>1 – 1 Per 62000</td>
</tr>
<tr>
<td>Playground</td>
<td>None</td>
<td>9 – 1 Per 6900</td>
</tr>
<tr>
<td>Picnic Area/Pavilion</td>
<td>None</td>
<td>12 – 1 Per 5200</td>
</tr>
<tr>
<td>Multi-Purpose Trail System</td>
<td>1 Per City</td>
<td>1 – 1 Per City</td>
</tr>
<tr>
<td>Park Walking/Jogging Trail</td>
<td>None</td>
<td>4 – 1 Per 15500</td>
</tr>
<tr>
<td>Skate Park</td>
<td>None</td>
<td>0 – 0 Per 62000</td>
</tr>
<tr>
<td>Dog Park</td>
<td>None</td>
<td>1 – 1 Per 62000</td>
</tr>
<tr>
<td>Disc Golf</td>
<td>None</td>
<td>1 – 1 Per 62000</td>
</tr>
<tr>
<td>Recreation Center</td>
<td>None</td>
<td>3 – 1 Per 21000</td>
</tr>
<tr>
<td>Senior Centers</td>
<td>None</td>
<td>1 – 1 Per 62000</td>
</tr>
<tr>
<td>Maintenance Facility</td>
<td>None</td>
<td>4 – 1 Per 62000</td>
</tr>
</tbody>
</table>
Alpharetta-Specific Standards

The needs assessment for the City of Alpharetta utilizes NRPA guidelines as a baseline and modifies these standards to reflect actual park and facilities utilization, user participation rates, and perceived demand as expressed throughout the input process. The resultant standards for acreage and facilities used in this needs assessment are therefore “Alpharetta-specific” and are responsive to meeting recreation needs throughout the planning period.

Table 11 depicts the facilities standards adopted by the Parks and Recreation Department for the planning period 2015 – 2025.

### TABLE 11
### CITY OF ALPHARETTA FACILITIES PLANNING STANDARDS

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Alpharetta Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baseball Field</td>
<td>1 Per 5000</td>
</tr>
<tr>
<td>Softball Field</td>
<td>1 Per 9000</td>
</tr>
<tr>
<td>Multi-Use Field</td>
<td>1 Per 6000</td>
</tr>
<tr>
<td>Open Grassed Play Field</td>
<td>1 Per 10000</td>
</tr>
<tr>
<td>Tennis Court</td>
<td>1 Per 5000</td>
</tr>
<tr>
<td>Basketball Court</td>
<td>1 Per 20000</td>
</tr>
<tr>
<td>Swimming Pool (50 Meters)</td>
<td>1 Per 30000</td>
</tr>
<tr>
<td>Playground</td>
<td>1 Per 5000</td>
</tr>
<tr>
<td>Picnic Area/Pavilion</td>
<td>1 Per 6000</td>
</tr>
<tr>
<td>Park Walking/Jogging Trail</td>
<td>1 Per Community, Regional or Passive-Use Park</td>
</tr>
<tr>
<td>Skate Park</td>
<td>1 Per 50000</td>
</tr>
<tr>
<td>Dog Park</td>
<td>1 Per Community or Regional Park</td>
</tr>
<tr>
<td>Disc Golf</td>
<td>1 Per 30000</td>
</tr>
<tr>
<td>Recreation Center</td>
<td>1 Per 20000</td>
</tr>
<tr>
<td>Senior Center</td>
<td>1 Per 35000</td>
</tr>
</tbody>
</table>

Note: Football, Soccer, Rugby and Lacrosse Fields Are Included In The Multi-Use Fields Category.

The standards advanced in Table 11 are applied to the design populations previously established for the current year, and for the years 2015, 2020 and 2025 in order to determine both present and future needs. Table 12 identifies these needs.
Modified Needs Assessment

TABLE 12
ALPHARETTA FACILITY NEEDS

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>2013 Supply</th>
<th>2013 Need</th>
<th>2015 Need</th>
<th>2020 Need</th>
<th>2025 Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baseball Field</td>
<td>14</td>
<td>14</td>
<td>13</td>
<td>14</td>
<td>15</td>
</tr>
<tr>
<td>Softball Field</td>
<td>8</td>
<td>8</td>
<td>7</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>Multi-Use Field</td>
<td>7</td>
<td>10</td>
<td>11</td>
<td>12</td>
<td>13</td>
</tr>
<tr>
<td>Open Grassed Play Field</td>
<td>4</td>
<td>6</td>
<td>7</td>
<td>7</td>
<td>8</td>
</tr>
<tr>
<td>Tennis Court</td>
<td>17</td>
<td>13</td>
<td>13</td>
<td>14</td>
<td>15</td>
</tr>
<tr>
<td>Basketball Court</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Swimming Pool (50 Meters)</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Playground</td>
<td>9</td>
<td>12</td>
<td>13</td>
<td>14</td>
<td>15</td>
</tr>
<tr>
<td>Picnic Area/Pavilion</td>
<td>12</td>
<td>10</td>
<td>11</td>
<td>12</td>
<td>13</td>
</tr>
<tr>
<td>Park Walking/Jogging Trail</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Skate Park</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Dog Park</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Disc Golf</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Recreation Center</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Senior Center</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

Note: New, or increased needs are shown in bold.

Benchmarking

As part of performing the modified needs assessment, the ARPD desired to compare several key Alpharetta standards with those of several other recreation departments considered to be among the best in the southeastern United States.

The departments selected to be a part of the benchmarking process were: Roswell, Georgia; Forsyth County, Georgia; Franklin, Tennessee; and Cary, North Carolina. Each of these departments received several commendations and awards in recent years, and each has done an exceptional job at providing a wide range of recreational opportunities to residents of their communities.

The table which follows provides this comparison. Comparing these key standards is in no way illustrative of deficiencies within any of these systems, nor does it imply that Alpharetta needs to alter its standards to conform to those of others. Every community is different, as desires of residents differ from location to location, and that is a reason why the use of community-specific standards yields the highest levels of participation.
TABLE 13
COMMUNITY BENCHMARKING

<table>
<thead>
<tr>
<th>Standard</th>
<th>Alpharetta</th>
<th>Roswell</th>
<th>Forsyth Co.</th>
<th>Franklin Williamson Co.</th>
<th>Cary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acreage Standard</td>
<td>10 ac./1,000</td>
<td>9 ac./1,000</td>
<td>10 ac./1,000</td>
<td>N/A</td>
<td>11.1 ac/1000</td>
</tr>
<tr>
<td>Acres/1,000 Persons</td>
<td>12.77/1,000</td>
<td>10.30/1,000</td>
<td>6.22/1,000</td>
<td>8.96/1,000</td>
<td>8.8/1,000</td>
</tr>
<tr>
<td>Athletic Fields/1,000 Persons</td>
<td>1/2,200</td>
<td>1/3,300</td>
<td>1/2,300</td>
<td>1/2,800</td>
<td>1/2,200</td>
</tr>
<tr>
<td>Multi-Use Fields/1,000 Persons</td>
<td>1/8,900</td>
<td>1/12,600</td>
<td>1/6,400</td>
<td>1/12,800</td>
<td>1/4,300</td>
</tr>
<tr>
<td>Tennis Courts/1,000 Persons</td>
<td>1/3,600</td>
<td>1/3,200</td>
<td>1/5,000</td>
<td>1/8,000</td>
<td>1/2,500</td>
</tr>
<tr>
<td>Playgrounds/1,000 Persons</td>
<td>1/10,300</td>
<td>1/5,900</td>
<td>1/9,000</td>
<td>1/4,300</td>
<td>1/7,300</td>
</tr>
<tr>
<td>Trails/Community or Regional Park</td>
<td>1/Park</td>
<td>1/Park</td>
<td>.75/Park</td>
<td>Parks Not Classified</td>
<td>1/Park</td>
</tr>
<tr>
<td>Miles of Greenways/1,000 Persons</td>
<td>.22 mi/1,000</td>
<td>.37 mi/1,000</td>
<td>.05 mi./1,000</td>
<td>.12/1,000</td>
<td>2.3 mi/1000</td>
</tr>
<tr>
<td>Indoor Centers/1,000 Persons</td>
<td>1/12,400</td>
<td>1/8,800</td>
<td>1/25,700</td>
<td>N/A</td>
<td>1/14,600</td>
</tr>
<tr>
<td>Square Footage Indoor Centers/Person</td>
<td>1.21/Person</td>
<td>2.34/Pers</td>
<td>.35/Pers</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Expenditure/Capita</td>
<td>$107.37</td>
<td>$175.47</td>
<td>$133.00</td>
<td>$44.00</td>
<td>$123.80</td>
</tr>
</tbody>
</table>

Note: Athletic fields include baseball, softball, soccer, football, etc.

**Duplication of Parks/Facilities in North Fulton County**

Going forward, the ARPD should be prudent in the development of new parks and facilities, taking into consideration the proximity of the adjacent recreation systems now existing in North Fulton County. The recent creation of the cities of Johns Creek, Milton and Sandy Springs has resulted in Fulton County park land and recreation facilities being absorbed by these new municipalities.

Before creation of these new municipalities, recreation in North Fulton County was hampered by the county’s inability to provide adequate parks and facilities.

With the advancement of the possibility of creation of a North Fulton Recreation Authority, municipal governments should consider minimizing duplication of recreation facilities and advocate the shared use of parks, facilities and program offerings. The ARPD can take steps that would result in the more efficient allocation of fiscal resources.

Through the year 2025, the ARPD’s greatest facilities needs will be providing additional multi-use fields to accommodate football, soccer, rugby, lacrosse, and cricket. The development of multi-use rectangular fields has resulted in expanded athletic opportunities in other communities, particularly in Forsyth County. Fields are developed such that they can be reconfigured seasonally in order to support a wider range of organized activities. To the immediate east and southeast of Alpharetta, Johns Creek has a total of 18 athletic fields at Newtown Park, Ocee Park and Shakerag Park. Future development of multi-use fields by the ARPD, possibly at the Wills Park Equestrian Center and Union Hill Park by re-purposing each site, could result in multi-use fields that would serve central and northern portions of the city. In order to ensure that City of Alpharetta residents’ needs are met, the City should conduct a major study or analysis to determine the most viable options.

Additional needs will include a swimming pool (or indoor aquatic center), new recreation center and an additional senior center. An indoor aquatic center will require vacant land and a significant expenditure of local funds. A jointly-funded facility involving cooperation between Alpharetta, Roswell and Johns Creek with a possible...
location within Alpharetta would meet the needs of a significant portion of the North Fulton population.

The input received as part of the update process indicates that an additional recreation center will be needed to support the expansion of indoor athletics and other program offerings. A location in eastern Alpharetta would allow for joint use with Johns Creek residents.

Finally, the Adult Activity Center is nearing capacity, and the continued influx of seniors dictates the need for an additional senior center. The Milton senior center is located to the north of Alpharetta, the Roswell senior center is located south of Alpharetta, as is the Johns Creek senior center. A second Alpharetta senior center could be accomplished either through construction of a new facility, or by purchasing and remodeling a suitable existing building. To preclude duplication of facilities and services, a location in eastern Alpharetta could allow shared use by other municipalities.

**Implementation Issues and Challenges**

Meeting the aforementioned facilities needs could create several issues and/or challenges during the implementation process. Some of the most significant are discussed below.

**Lack of Suitable Park Land**

As has been previously discussed, growth within the Alpharetta city limits has occupied the majority of large acreage tracts that might be suitable for new park development. Growth by annexation has also been precluded by the creation of new North Fulton municipalities. While many of the facilities needs can be accommodated on smaller parcels, or within existing parks, facilities such as multi-use fields and a recreation center will require either additional acreage (through land acquisition or redevelopment projects) or re-purposing existing parks.

**Facilities Duplication**

The need to preclude unnecessary duplication of facilities between North Fulton municipalities was touched on in a previous discussion. It is easy to simply state that future facilities should take into consideration specific areas and populations to be served; however, the issues of whom will develop which facilities, how will they be jointly funded, which staff will operate and maintain them, and which entities will be responsible for their programming, will require intergovernmental cooperation.

**Political Issues**

The larger question of a potential North Fulton Recreation Authority raises some of the same issues, and potentially larger ones. Which municipality will be the administering agency? Since not all North Fulton municipalities are on equal financial grounds, how will joint-funding of capital projects, program and service delivery and maintenance be accomplished?
Athletic Fields or Multi-Use Fields

With a lack of available large parcels of new parkland, the past practice of building individual football, soccer, rugby or lacrosse fields is now impractical. Many recreation departments have turned to the development of multi-use rectangular fields as the answer to this problem. These fields are built such that each can be configured to accommodate sports requiring a rectangular playing area, and the use of an artificial turf surface ensures longevity.

Recent demand for cricket fields poses a challenge in that the playing surface requires an oval between 460 and 600 feet in width, which is not conducive to being accommodated by a rectangular field. At present, cricket is played on existing baseball or softball fields, even though these are smaller than what is ideally required. At issue here is the feasibility of developing a cricket complex, or expanding the size of existing multi-use rectangular fields such that a cricket oval will fit within the boundaries. It is feasible though that a cricket pitch area could be added to the soccer complex at Webb Bridge Park in lieu of an actual regulation cricket field.
Establishing meaningful goals and measurable objectives is an integral part of the recreation planning process. Goals are ideals that provide direction and are an expression of the Alpharetta Recreation and Parks Department’s desire to address the needs and demands within the city for recreational opportunities and program delivery. Objectives are a series of smaller steps to be taken toward goal attainment. Objectives therefore are measurable actions. If thoughtfully formulated, goals and objectives provide a realistic means of measuring progress toward plan implementation.

In developing goals and objectives, the general principle of “less is more” is a sound guideline. Historically, planning studies tend to include too many goals and objectives, resulting in the inability of implementing agencies to accomplish their intent during the planning period. In this Plan, seven specific goals are identified, together with a listing of measurable objectives for each. Each goal is realistic and can readily be accomplished within the planning period covered by this Plan.

ARPD Mission Statement

A mission statement is a statement of overall policy that is used as a guide for the decision-making process to be followed by the ARPD. When developed in the context of a system-wide recreation master plan, the departmental mission statement addresses the future provision of recreation sites, facilities and programs as a means to enhance the use of leisure time. Using these principles as guidelines, the following mission statement reflects the aspirations of the Alpharetta Recreation and Parks Department. The Alpharetta Recreation and Parks Department strives to promote the highest quality recreation programs and park facilities to our citizens, consistent with our core values of Excellence, Stewardship, Integrity, Service and Loyalty.

Future Land Acquisition

The modified needs assessment indicates that by the year 2025, Alpharetta will have a small surplus of park land. Even so, the city should look out for possible acquisition of parcels that become available that are suitable for development as city parks. The lack of available vacant land and the inability to secure additional land through annexation indicates that the ARPD should have the following goal for land acquisition:

*The ARPD will continue to evaluate vacant lands and easements for suitability as future parks.*

In order to accomplish this goal, the following objectives have been established:
Focus on acquiring land for smaller parks and linear parks to meet growth needs in central Alpharetta, the northwest, northeast and southeast sectors of the city.

Work in concert with developers to incorporate small parks as part of redevelopment projects.

Seek to acquire new park land in locations that are compatible with surrounding land uses and that will achieve adequate geographic coverage of the city.

Investigate opportunities for partnering with the Board of Education to develop school-in-a-park facilities if middle schools are constructed.
Goals and Objectives

Park Development

Planning input indicated that the ARPD should have as a primary focus the improvement of existing parks and the re-purposing of those parks that are not presently receiving appropriate utilization. The goal for park development is the following:

*The ARPD will continue to make improvements to existing parks as feasible, and examine the potential to re-purpose parks no longer achieving their original objectives.*

The following specific objectives will facilitate obtaining this goal:

- Improvements will focus on maintaining a balance between active and passive recreational opportunities
- The final link in the Big Creek Greenway to Forsyth County will be a priority
- Expand and connect the Greenway into the adjacent neighborhoods and community with trail linkage, sidewalks, and access points
- The potential for re-purposing Union Hill Park will be examined
- Relocating the equestrian venue at Wills Park to a larger site and re-purposing the former location will be examined
- The 10 acre vacant parcel at Webb Bridge Park should be developed

Facilities

Continued growth, coupled with recent trends towards more individualized recreation activities, passive opportunities and indoor activities will result in the need for the ARPD to provide a wider range of facilities to meet changing user demand. The ARPD goal for recreation facilities is:

*To expand the range of recreational opportunities for all age groups by providing a wider range of active and passive facilities including indoor activities.*

Goal attainment will be accomplished by achieving the following objectives:

- Constructing new indoor facilities (recreation center, senior center and possible aquatic center) at strategic locations
- Developing multi-use, rectangular turf fields that will accommodate football, soccer, rugby, lacrosse and possibly cricket
- Coordinating facilities planning with that of neighboring municipal recreation systems to preclude unnecessary duplication
- Investigate the purchase of suitable vacant buildings for renovation into required indoor facilities
- Provide linkages (trails, bikeways etc.) between parks and activity centers
- Provide facilities for special needs groups
Programs

In general, the ARPD is meeting the needs of program participants. Several substantive comments were received when input to the planning process was secured. Based upon this input, the following goal was established for programming:

*Program offerings will expand as necessary to meet the needs of all age groups.*

In order to achieve this goal, the following objectives are advanced:

- Examine both oversubscribed and undersubscribed programs, eliminating or adding programs as necessary to achieve a proper balance
- Investigate new programs to meet the needs of older teens, active older adults and senior citizens
- Consider programs that are compatible with passive activities such as walking, nature viewing and day trips
- Examine the feasibility of joint participation with neighboring municipalities to share program offerings
- Add trained staff personnel as program offerings are expanded
- Expand the use technology and social media to communicate with citizens and market City of Alpharetta programs and services

Maintenance

Successful recreation systems are usually a reflection of quality maintenance practices. Parks that are not adequately maintained quickly deteriorate and result in greater costs to bring them back into an attractive and functional state. The following goal has been established for future system-wide maintenance:

*To provide the highest possible levels of maintenance that will result in attractive and properly functioning parks, recreation and support facilities.*

Achieving this goal can be accomplished by implementing the following objectives:

- Provide adequate staff to carry out all maintenance functions
- Insure that future ARPD budgets include adequate funding to accomplish necessary system-wide maintenance
- Insure that key maintenance personnel are properly trained in their areas of expertise and receive appropriate certifications
- Be certain that a high level of maintenance is carried out for support facilities (restrooms, concessions and parking areas)
- Provide a system for user input to identify items of concern and unsafe conditions.
- Utilize volunteer service organizations for minor maintenance tasks
• Evaluate the feasibility of expanding the privatization of routine maintenance functions, particularly at smaller parks
• Implement a playground and play structures safety inspection schedule with a certified safety inspector.

**Funding Alternatives**

System-wide improvements will continue to be costly, particularly large acquisition and development projects. The goal for future financing is:

*Identify and implement one or more permanent funding sources, and examine additional innovative methods for the funding of system-wide improvements.*

Goal attainment can be achieved through the following objectives:

• Identify an additional permanent funding source in addition to bonds, such as a dedicated millage or a real estate fee.
• Work with adjacent municipalities to develop facilities/program sharing options which will reduce costs.
• Partner with area corporations and businesses in developing recreation facilities.
• Seek funding from national foundations for park projects.
• Implement user fee surcharges for teams and groups involved in tournaments and special events.
• Form local support foundations for the Greenway or the Arts.

**Administration**

Many suggestions were made regarding the future structure of recreation in North Fulton County and the feasibility of sharing both programs and facilities during the input process. Such changes would require considerable concessions on the part of each municipality but would result in cost and manpower savings throughout the region. The goal for administrative organization is as follows:

*To investigate and implement as feasible changes in the administrative structure of North Fulton recreation departments to facilitate sharing of facilities, programs and manpower.*

Suggested objectives for achieving this goal are as follows:

• Conduct a survey of North Fulton residents to determine specific programs that would be popular if they were offered by a single Recreation Authority.
• Working together with municipalities that have expressed a specific interest in sharing programming responsibilities, initiate on a trial basis the offering of joint programming.
• Initiate a series of meetings with area Recreation Directors and key elected and appointed officials to discuss the feasibility of creating a Regional Recreation Authority
Master Plan
Recommendations
Section 7
This section of the Plan advances recommendations for new land acquisition/facilities, improvements to existing parks and facilities, programs and administration. In prior sections of the Plan a multi-level input process was used to gain insight from the Alpharetta community and a needs assessment was undertaken to determine the adequacy of parks acreage and facilities by type. The Plan recommendations translate this information into strategic recommendations designed to meet recreational demand through the year 2025.

**Strategic Planning and Initiatives**

Strategic planning is defined as "an organization's process of defining its strategy, or direction, and making decisions on allocating its resources to pursue this strategy." As a strategic plan, this document communicates the goals and objectives of the ARPD, advances actions in the form of recommendations to achieve these goals, and includes a financing and implementation program as the critical element to bring the strategy to fruition.

The strategic initiatives recommended herein form the foundation that will result in the provision of a wide variety of active and passive recreational opportunities, administrative procedures, result in cost-effective implementation of individual projects and fulfillment of the ARPD's mission statement.

**New Land and Facilities Acquisition**

By the year 2025, Alpharetta will still have a slight surplus of park acreage. Historically, cities and counties do not seek acquisition of land for parks until it becomes a pressing need. This typically results in the purchase of land at a higher cost, and possibly in an unsuitable or inaccessible location. The need to be alert to acquire park land well in advance of development cannot be overemphasized. This is especially true in the more developed portions of the City where land is at a premium and land costs are rapidly escalating.

As a general policy, whenever a suitable parcel of land becomes available at a reasonable cost, in a location that will afford adequate geographic coverage and is proximate to areas of high population density, such that all users have access to the recreation system, the City should make the acquisition and hold the property for development as a recreation site - even if this results in the land being held for several years.

The following additional acquisition projects are recommended:

- Encourage development of additional pocket parks as part of city-wide redevelopment projects. An example includes a portion of the “Farmhouse” property, near Old Milton Parkway and Morris Road, that is currently slated to be set aside as a park as part of an overall development on the site.
- Acquire the Milton Center Site, now intended to be slated to be liquidated as surplus property by Fulton County Schools. The site can be used for programs, multi-use fields and other recreation facilities.
- Acquire the Fulton County Library site for use as a relocated Adult Activity Center or Visual/Performing Arts Center.

A need does exist for additional indoor recreation space. Recommendations for such space include the following:

- Develop a Recreation/Community/Adult Activity Center at the undeveloped 10 acre site at Webb Bridge Park or elsewhere east of GA S.R. 400. Alternatively, identify leased space for development of a new Adult Activity Center on the east side of Alpharetta.
- Together with other North Fulton County cities, develop a regional Indoor Aquatic Center on an agreed to site or the Equestrian Center site at Wills Park.
Master Plan Recommendations

Other types of facilities will be necessary by the end of the planning period to meet ongoing user demand. The following are recommended:

- Identify site for the eventual development of a botanical garden.
- Develop a Dog Park on the east side of GA S.R. 400.
- Continue developing pocket parks such as currently exist in the downtown area.
- Develop small neighborhood parks in developing residential areas in northwest, north and southeast Alpharetta that are similar to Cogburn Park.
- Expand Westside Parkway pocket park into a neighborhood park with trail connections if land acquisition allows.

Improvements to Existing Parks and Indoor Facilities

The recommendations for improvements to existing recreation sites include the addition of both active and passive recreational facilities and indoor facilities. Included within these recommendations are some relative to re-purposing recreation sites that no longer receive adequate utilization or those that might serve better purposes if relocated to another part of North Fulton County.

In order to maintain existing recreational sites and facilities in best possible condition, and to add facilities to meet defined needs of the year 2025, several improvements will be necessary, as follows:

Wills Park

- Implement planned 25,300 square foot expansion (Phase 3) of the Alpharetta Community Center,
- Design the expansion to open into the rear greenspace of the Community Center with a large patio, multi-use group shelter, and restrooms. These additions would connect the building to the greenspace behind it and tie the two spaces together.
- Renovation of the swimming pool and appurtenant facilities.
- Undertake a detailed Master Plan Update for Wills Park, complete with a public participation visioning process to guide the future of the Park and its programming. Such considerations of the Master Plan would include:
  - A feasibility study regarding the re-location of the Equestrian Center to one of the other North Fulton County cities.
  - Re-purposing the Equestrian Center site as an extension of Wills Park, to consider the development of a passive park component with trails, gardens, water features, and other amenities similar to Piedmont Park or other large urban and suburban parks. Options could also include development of a tournament-quality tennis complex or rectangular athletic fields.
  - Renovations of the existing tennis facility hardscape and landscape areas.
  - Stream restoration projects to alleviate erosion and drainage issues near Wacky World.
  - Design a “Tween” Adventure Playground that includes climbing nets, large slides, and unique play features for children ages 5-12
Webb Bridge Park
- Renovate hardscape and landscape areas as needed to alleviate erosion and compaction.
- Selective clearing at Webb Zone Playground.
- Develop 10-acre site within park boundary for additional facilities.
- Evergreen trees along parking lots and roads should be limbed up to improve views into wooded areas from the parking areas.
- Consider a Children’s Garden adjacent to the Webb Zone Playground.
- Investigate the possibility of adding a linear cricket pitch in the space between the four soccer fields, which would allow the cricket community to use the fields when unoccupied.
- Add picnic tables and small play structures at Webb Bridge Extension near the open meadows.

Union Hill Park
- Remove the outdoor hockey rink facility.
- Undertake a detailed Master Plan Update for Union Hill Park, complete with a public participation visioning process to guide the future of the Park and its programming. Such considerations of the Master Plan would include:
  * Re-purposing the covered hockey rink at Union Hill Park for multi-purpose use.
  * Provide trailhead facilities for the Big Creek Greenway expansion.
  * Add playground at trailhead facility.
  * Add passive use trail/boardwalk loop to north side of parking area.

North Park
- Redevelop internal loop trail system and connect to adjacent schools.
- Replace softball fields #1-4 concessions and associated playground.
- Construct football field #2 concession building.
- Add artificial turf to existing fields as appropriate.
- Possible conversion of fields 1-4 to rectangular multi-use artificial turf fields.

Big Creek Greenway and Trail System
- Greenway systems provide a means of protecting environmentally sensitive land while promoting alternative means of transportation. Greenways serve multiple purposes including the safe, uninterrupted movement of pedestrians; provision of resource-based outdoor experiences; linkages between elements of the recreation system; and the potential for the enhancement of property values. Examples of land suitable for greenway development include utility easements, protected river and stream corridors and other linear tracts of land possessing cultural and environmental resources.
- Complete the Big Creek Greenway by extending and connecting with its Forsyth County counterpart and plan for future connectivity with the City of Milton’s trail system
- Add paved trail loops and boardwalk areas per the original Greenway master plan.
- Add additional seating, wayfinding signage and amenities along the trail.
- Once the Big Creek Greenway is completed, establish linkages (sidewalks, trails and/or easements) from the greenway to Union Hill Park, the Windward Soccer Complex, Webb Bridge Park, and North Park.
- Develop linkages using sidewalks and easements that will provide connectivity between Wills Park, Brooke Street Park, the downtown pocket parks, the Downtown Alpharetta City Center and the Alpharetta Community Center.
Master Plan Recommendations

- Include a walking trail in any new parks that will allow for a trail of one-quarter mile in length or greater.
- There is a definite need to develop connectivity and trail linkages between recreation sites and activity centers throughout the City. This can be accomplished through a combination of sidewalks and off-road trails, using easements on private properties and utility easements. It is recommended that a plan be prepared outlining potential linkages, priorities and an implementation time frame for recreation site connectivity.

**Rock Mill Park**
- Reduce lawn areas to minimize maintenance and introduce reforestation and native grass meadows.

**Windward Soccer Complex**
- Conversion of the Soccer Field to a Neighborhood Park with small multi-use field, trails and playground similar to Cogburn Road Park may allow for more uses by more user groups.

**Additional Facility Needs**

Table 12 in the Modified Needs Assessment depicts the present (2013) supply of recreational facilities, and forecasts the need for additional ones throughout the planning period. The foregoing plan recommendations include the potential re-purposing of some City parks, and improvements to others. When master plans are prepared for re-purposing, or when improvements to existing parks are programmed, it will be necessary to incorporate at minimum the additional facilities included in Table 12.

Table 14 which follows aggregates these facility needs by short-range (through 2020), and long-range (2020 – 2025).

**TABLE 14**

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
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</thead>
<tbody>
<tr>
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<td>0</td>
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</tr>
<tr>
<td>Softball Field</td>
<td>8</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Multi-Use Field</td>
<td>7</td>
<td>5</td>
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<tr>
<td>Open Grasped Play Field</td>
<td>4</td>
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<tr>
<td>Tennis Court</td>
<td>17</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Basketball Court</td>
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<td>0</td>
</tr>
<tr>
<td>Swimming Pool (50 Meters)</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Playground</td>
<td>9</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td>Picnic Area/Pavilion</td>
<td>12</td>
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<td>1</td>
</tr>
<tr>
<td>Park Walking/Jogging Trail</td>
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<td>0</td>
</tr>
<tr>
<td>Skate Park</td>
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<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Dog Park</td>
<td>1</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Disc Golf</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Recreation Center</td>
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<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Senior Center</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>
Master Plan Recommendations

Programs

In response to the community input received, recommendations are made to address future program needs. The following additions to the ARPD program offerings are suggested to meet the needs of specific groups that are underserved by existing program offerings:

- Add new program offerings that are attractive to older teens
- Add new programs for Senior Citizens to encourage full utilization of any new facilities that are developed

Senior Center

- Add programs for active adults that would include individualized, as well as team endeavors – perhaps on the order of outdoor adventures, bocce ball court, horse shoes, lawn bowling, etc. Nature trails from the building to the lake and around for bird watching and fishing.
- Continue to facilitate Arts programs through use of City facilities and continued relationships and partnerships with art advocacy and non-profit groups.
- Improve public awareness of recreation and parks facilities and programs through creative marketing and enhanced social media interaction. An enhanced website for the ARPD specifically should be considered.
- Expand the Adult Activity Center by adding a large deck around the back of the building.

Administrative

During the gathering of input for the Plan, many suggestions were offered that would facilitate the sharing of parks, facilities and programs that could lead to both cost-savings and increased operating efficiencies among North Fulton County recreation systems. The following recommendations reflect some of the more substantive suggestions received:

- Determine the feasibility of creating a Regional Recreation Authority serving all of North Fulton County.
- Develop additional Memorandums of Understanding (MOU’s) between Alpharetta, Roswell, Milton and Johns Creek that will allow for additional sharing of facilities and programs, which will facilitate efficiencies of service delivery and reduce duplication of both facilities and programs among these cities.

Short-Range Priorities

Of all of the recommendations made, several are more urgent to accomplish than others. For that reason a priority list has been established for short-range (five-year) project implementation. These projects are not listed in any specific order; final priorities will be established in the Financing and Implementation section of the Plan.

The following have been identified as short-range priorities for implementation:

1) Completion of the renovation of the Alpharetta City Pool at Wills Park.
2) Construction of a new recreation center on the east side of Alpharetta.
3) A 25,300 square foot expansion to the Alpharetta Community Center.
4) Construction of a loop trail system in North Park with links to adjacent schools.
5) Completion of the Big Creek Greenway, linking it to its counterpart in Forsyth County.
6) Conversion of the soccer field to a neighborhood park at the Windward Soccer Complex.
7) Update to the Master Plan for Wills Park and feasibility study for moving the Equestrian Center off site.


An additional item of importance, which is not included in this list due to its speculative nature, is the acquisition of the Milton Center site for use as a city park.

See Figure 3 for Short-range priority project locations.
Funding and Financing

Section 8
The prior plan recommendations translate the standards for system-wide acreage and “Alpharetta-specific” standards for recreation facilities into strategic recommendations for new land and facilities acquisition, improvements to existing parks and indoor facilities, recommendations for the Big Creek Greenway and trail systems, additional facilities, programs and administrative procedures. A project list of short-range (five-year) priorities was also established.

The funding and financing section of the Plan provides order-of-magnitude cost estimates for future capital projects, by facility type and by individual site, identifies realistic potential funding sources and formulates a short-range (five-year) and long-range (through 2025) implementation program and capital improvements budget. All cost estimates presented in the financing and implementation program are in current dollars.

**System-Wide Cost of Recommended Improvements**

The estimated, order-of-magnitude total cost of all recommended Alpharetta system-wide improvements through the year 2025 is estimated to be $74,825,850 ($68,023,500 plus a contingency of $6,802,350). Of this total, $50,623,100 are identified as short-range (five-year), high priority projects. Table 15 presents a summary of cost estimates for all proposed system-wide improvements, and includes general estimates for site work and specific facilities. Unless otherwise noted, all fields and tennis courts are to be lighted.

**TABLE 15**

**CURRENT 2014 UNIT COST ESTIMATES**

**SYSTEM-WIDE IMPROVEMENTS BY TYPE**

<table>
<thead>
<tr>
<th>Master Plan Recommendation</th>
<th>Unit</th>
<th>Qty</th>
<th>Itemized Cost ($)</th>
<th>Total Cost ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LAND ACQUISITION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Milton Center (FMV)</td>
<td>ac</td>
<td>40.2</td>
<td>$450,000.00</td>
<td>$18,090,000.00</td>
</tr>
<tr>
<td>Library Site (FMV)</td>
<td>ac</td>
<td>3</td>
<td>$450,000.00</td>
<td>$1,350,000.00</td>
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<tr>
<td>Pocket Park Development</td>
<td>ac</td>
<td>0</td>
<td>Per Development</td>
<td></td>
</tr>
<tr>
<td>Eastside Community/Senior Center (TBD)</td>
<td>ac</td>
<td>0</td>
<td>$450,000.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Indoor Aquatic Center (TBD)</td>
<td>ac</td>
<td>0</td>
<td>$450,000.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Botanical Garden (TBD)</td>
<td>ac</td>
<td>0</td>
<td>$450,000.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>FACILITY DEVELOPMENT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Indoor Aquatic Center</td>
<td>sf</td>
<td>43000</td>
<td>$350.00</td>
<td>$15,050,000.00</td>
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<tr>
<td>Botanical Garden</td>
<td>ls</td>
<td>1</td>
<td>$2,000,000.00</td>
<td>$2,000,000.00</td>
</tr>
<tr>
<td>Eastside Community Center</td>
<td>sf</td>
<td>30000</td>
<td>$190.00</td>
<td>$5,700,000.00</td>
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<tr>
<td>Eastside Senior Center</td>
<td>sf</td>
<td>15000</td>
<td>$190.00</td>
<td>$2,850,000.00</td>
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<tr>
<td>Eastside Dog Park</td>
<td>sf</td>
<td>75000</td>
<td>$4.00</td>
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<tr>
<td>Alpharetta Community Center Phase III</td>
<td>sf</td>
<td>25300</td>
<td>$190.00</td>
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## Funding and Financing

### Existing Park Improvements - Wills Park

<table>
<thead>
<tr>
<th>Master Plan Recommendation</th>
<th>Unit</th>
<th>Qty</th>
<th>Itemized Cost ($)</th>
<th>Total Cost ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Swimming Pool renovations - Wills Park</td>
<td>ls</td>
<td>1</td>
<td>$1,200,000.00</td>
<td>$1,200,000.00</td>
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<tr>
<td>Tennis Facility improvements - Wills Park</td>
<td>ls</td>
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<td>$100,000.00</td>
<td>$100,000.00</td>
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<tr>
<td>Stream Restoration - Wills Park</td>
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<td>1</td>
<td>$250,000.00</td>
<td>$250,000.00</td>
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<tr>
<td>Tennis Facility improvements - Wills Park</td>
<td>ls</td>
<td>1</td>
<td>$100,000.00</td>
<td>$100,000.00</td>
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</tbody>
</table>

### Existing Park Improvements - Webb Bridge Park

<table>
<thead>
<tr>
<th>Master Plan Recommendation</th>
<th>Unit</th>
<th>Qty</th>
<th>Itemized Cost ($)</th>
<th>Total Cost ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop 10 acre site - Webb Bridge Park</td>
<td>ac</td>
<td>10</td>
<td>$60,000.00</td>
<td>$600,000.00</td>
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<tr>
<td>Hardscape and landscape renovations - Webb Bridge Park</td>
<td>ls</td>
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<td>$100,000.00</td>
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<tr>
<td>Added Wayfinding signage - Webb Bridge Park</td>
<td>ls</td>
<td>1</td>
<td>$10,000.00</td>
<td>$10,000.00</td>
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</tbody>
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### Existing Park Improvements - North Park

<table>
<thead>
<tr>
<th>Master Plan Recommendation</th>
<th>Unit</th>
<th>Qty</th>
<th>Itemized Cost ($)</th>
<th>Total Cost ($)</th>
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</thead>
<tbody>
<tr>
<td>Add Trail System Loop (1.2 mi)</td>
<td>lf</td>
<td>6336</td>
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<td>Replace Softball Fields #1-4 Concession</td>
<td>ls</td>
<td>1</td>
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<td>$300,000.00</td>
</tr>
<tr>
<td>Replace Softball Fields #1-4 Playground</td>
<td>ls</td>
<td>1</td>
<td>$125,000.00</td>
<td>$125,000.00</td>
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<tr>
<td>Construct Football Field #2 Concession</td>
<td>ls</td>
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<td>$300,000.00</td>
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<tr>
<td>Adult Activity Center Renovations</td>
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### Existing Park Improvements - Union Hill Park

<table>
<thead>
<tr>
<th>Master Plan Recommendation</th>
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<th>Qty</th>
<th>Itemized Cost ($)</th>
<th>Total Cost ($)</th>
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<tbody>
<tr>
<td>Remove Outdoor Hockey Rink</td>
<td>sf</td>
<td>11000</td>
<td>$3.50</td>
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<td>Add Big Creek Greenway Trailhead Amenities</td>
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<tr>
<td>Add trail/boardwalk</td>
<td>if</td>
<td>1200</td>
<td>$320.00</td>
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### Existing Park Improvements - Rock Mill Park

<table>
<thead>
<tr>
<th>Master Plan Recommendation</th>
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<th>Qty</th>
<th>Itemized Cost ($)</th>
<th>Total Cost ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape additions to reduce lawn</td>
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<td>$100,000.00</td>
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<td>Add Playground</td>
<td>ls</td>
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### Big Creek Greenway

<table>
<thead>
<tr>
<th>Master Plan Recommendation</th>
<th>Unit</th>
<th>Qty</th>
<th>Itemized Cost ($)</th>
<th>Total Cost ($)</th>
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<tr>
<td>Extension to Forsyth County</td>
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<tr>
<td>Add boardwalk loops in wetland areas (TBD)</td>
<td>sf</td>
<td>14,400</td>
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<td>Add trail loops in larger open space areas</td>
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<td>3,090</td>
<td>$220.00</td>
<td>$680,000.00</td>
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### Plans and Reports

<table>
<thead>
<tr>
<th>Master Plan Recommendation</th>
<th>Unit</th>
<th>Qty</th>
<th>Itemized Cost ($)</th>
<th>Total Cost ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master Plan Update - Wills Park</td>
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<td>$60,000.00</td>
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<td>Master Plan Update - Union Hill Park</td>
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<tr>
<td>Master Plan Update - Windward Soccer Complex</td>
<td>sf</td>
<td>1</td>
<td>$20,000.00</td>
<td>$20,000.00</td>
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</table>
## Funding and Financing

| GENERAL                                      | Units | | | | |
|---------------------------------------------|-------|---|---|---|
| Site Preparation/Infrastructure             | ac    | 1 | $60,000.00 | $60,000.00 |
| Baseball/Softball Field (UNLIGHTED)         | ea    | 1 | $300,000.00 | $300,000.00 |
| Baseball/Softball Field (LIGHTED)           | ea    | 1 | $375,000.00 | $375,000.00 |
| Rectangular Turf Field (UNLIGHTED)          | ea    | 1 | $450,000.00 | $450,000.00 |
| Rectangular Turf Field (LIGHTED)            | ea    | 1 | $600,000.00 | $600,000.00 |
| Artificial Turfing of Existing Fields (UNLIGHTED) | ea | 1 | $550,000.00 | $550,000.00 |
| Artificial Turfing of Existing Fields (LIGHTED) | ea | 1 | $750,000.00 | $750,000.00 |
| Open Gressed Play Field (UNLIGHTED, SODDED AND IRRIGATED, 1 acre) | ea | 1 | $140,000.00 | $140,000.00 |
| Tennis Court (UNLIGHTED)                    | ea    | 1 | $65,000.00 | $65,000.00 |
| Tennis Court (LIGHTED)                      | ea    | 1 | $90,000.00 | $90,000.00 |
| Multi-Purpose Court                          | ea    | 1 | $70,000.00 | $70,000.00 |
| Cricket Field (regulation)                  | sf    | 144000 | $4.00 | $576,000.00 |
| Playground                                  | ea    | 1 | $125,000.00 | $125,000.00 |
| Rubberized Playground Surfacing             | sf    | 1 | $5.00 | $5.00 |
| Pavilion                                    | ea    | 1 | $55,000.00 | $55,000.00 |
| Restroom Building (6 fixtures)              | ea    | 1 | $200,000.00 | $200,000.00 |
| Concession/Restrooms Building               | ea    | 1 | $300,000.00 | $300,000.00 |
| Dog Park                                    | sf    | 1 | $4.00 | $4.00 |
| Disc Golf Course (18 Holes)                 | ea    | 1 | $18,000.00 | $18,000.00 |
| 50 Meter Swimming Pool                      | sf    | 4100 | $200.00 | $820,000.00 |
| Soft Surface Park Trail                     | lf    | 1 | $70.00 | $70.00 |
| Paved Greenway Trail                        | lf    | 1 | $220.00 | $220.00 |
| Parking (per space)                         | ea    | 1 | $1,500.00 | $1,500.00 |

**Units**

- ac - acre
- sf - square foot
- ls - lump sum
- ea - each
Funding and Financing

Current, and Potential Alpharetta Recreation and Parks Department Funding Vehicles

Recreation capital projects have historically been funded through a combination of dedicated revenues from the General Fund, and the excess residual General Fund balance (that amount over and above the City's 21 percent Emergency Reserve Fund Balance).

The General Fund revenue stream is roughly $2.4 million annually, and the excess residual General Fund revenue stream is approximately $4 to $5 million per year, for a total of $6 to $7 million a year for capital projects.

The ARPD's share of this revenue stream varies, and is based upon need. Over the past several years, the ARPD has received between $500,000 and $1 million annually from this funding source. For the current fiscal year the ARPD is receiving $875,000.

There are multiple funding sources having potential applicability for future ARPD capital projects. At the Federal and state level, these funding sources take the form of outright grants, matching grant programs and loan programs. At the local level, ARPD funding sources can include the capital portion of the general fund, local option sales taxes, a dedicated millage, impact fee revenues, user fees, donations, bonds and public/private partnerships, among others.

For the purposes of implementing Plan recommendations, permanent funding sources are the preferred vehicle. These must be identified at the local level, put into place, and maintained throughout the planning period. Typically, 90 to 95 percent of Plan recommendations will have to be funded at the local level due to the fluctuating nature of Federal and state grant programs. ARPD presently utilizes capital project allocations from the General Fund as the primary permanent funding mechanism. Periodically the City will pass a bond referendum containing funds for recreation capital projects.

Of the remaining funding sources, those having the highest potential to supplement permanent sources include: Land & Water Conservation Fund grants, the Transportation Efficiency Act, the Recreational Trails Program and the Georgia Land Conservation Partnership. These, and other potential sources are discussed below.

Federal Sources

There are four programs that offer realistic funding potentials for ARPD recreation projects. These include the Land & Water Conservation Fund (LWCF), Transportation Enhancement Grants (TE), the Recreational Trails Program (RTP), and the Community Development Block Grant Program. Other smaller programs exist which 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, and periodically updated by the National Park Service is a fair source for other programs.

Land & Water Conservation Fund

The Land & Water Conservation Fund (LWCF) has been an unstable source of funding for recreation system improvements over the past decade. The L&WCF provides 50% matching grants, which can be used for land acquisition and/or site development. The program is administered by the Georgia Department of Natural Resources, Parks and Historic Sites Division, and is highly competitive as many municipal governments pursue these grants annually.

During the past five years, the ARPD has received (in 2012) one LWCF grant in the amount of
Funding and Financing

$100,000 which was awarded for the conversion of the Wills Park baby pool to a splash pad.

It is likely that several additional L&WCF grants could be secured during the planning period which ends in 2025. The average L&WCF grant is $75,000.

Transportation Alternatives Program

Since 1991 federal legislation has enabled the funding of alternative modes of transportation, including multi-use trails and bikeways. The Georgia Department of Transportation (GDOT) has facilitated these projects through the Transportation Enhancement (TE) program. Projects were typically selected through competitive funding requests by municipal sponsors. The City of Alpharetta has utilized TE funding in the past, most recently for extension of the Big Creek Greenway and development of the Georgia 400 Bicycle Expressway, which extends from Mansell Road to Encore Parkway.

Upon enactment of the most recent federal transportation bill in 2012, the Transportation Enhancement program was changed and is presently referred to as the Transportation Alternatives Program (TAP). The funding categories under TAP are now generally limited to alternative forms of transportation, and half of the federal funding allotment will now be distributed for funding in Alpharetta through the Atlanta Regional Commission, not just competitive applications submitted through GDOT.

Like the previous TE program, the TAP program provides approximately 80 percent of project planning, design and development funding, with the remaining 20 percent being contributed by sponsor applicants. Projects take approximately two years for approval and funding. Funding is available for the acquisition and development of greenways, bikeways and pedestrian trails, provided that proposed projects emphasize the alternative transportation potential of these type facilities, and not solely their recreation value. Continued extension of Alpharetta’s greenway and recreational trails will likely continue to be funded through the TAP program into 2025, based on continued attention to these improvements by the city and the Atlanta Regional Commission.

Recreational Trails Program

The RTP is a federal program that is funded through the Transportation Enhancement Assistance program, which has recently been re-authorized. Since its inception many trail projects have been funded throughout Georgia. State funding levels have fluctuated over the past several years, and the current maximum grant amount is $100,000. The RTP program is particularly applicable for the construction of community-wide and park trail systems.

In the past five years, the ARPD has not received an RTP grant. The RTP has been a successful program among Georgia cities and counties for trail construction and should be pursued by the ARPD throughout the planning period.

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 generally restricted to projects that benefit lower and moderate-income persons.

In 2009-2010, Alpharetta received a CDBG grant in the amount of $100,000 for the purpose of upgrading facilities at the Alpharetta Adult Activity Center.
State Sources

At the State level there are three programs that might have applicability for funding Plan improvements. These are: the Recreation Assistance Fund, the Local Development Fund, and the Georgia Land Conservation Partnership.

Recreation Assistance Fund

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

Alpharetta has not received any grants in the past five years from the Recreation Assistance Fund. Future Recreation Assistance Fund grants could be used for land acquisition or facilities development. No RAF funds are currently available.

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.

Alpharetta has not received any LDF grants in the past five years. These funds could have applicability for additional development at recreation sites, or planning or development of new recreation sites within the City.

Georgia Land Conservation Partnership

The Georgia Land Conservation Partnership (GLCP) Advisory Council was created by Executive Order on December 30, 2003. The Advisory Council is charged with responsibility of overseeing preparation of the state’s land conservation plan. The purpose of the plan is threefold: to guide state acquisition of large, strategic parcels of land; to provide grants to cities and counties for greenspace acquisition and protection; and to support incentives to increase land conservation efforts by private landowners, land trusts and philanthropic organizations.

The GLCP process for funding for recreation projects is based upon a competitive process, with all Georgia cities and counties eligible for grants and/or loans. Under this program, the greenspace program has been expanded to include some active recreation projects. Public/private land conservation partnerships are encouraged, and the Georgia Greenspace Commission has become the Georgia Land Conservation Authority.

The GLCP has established a trust fund and revolving loan fund to pay for open space preservation and recreation projects. Initial annual funding levels were set at $100 million. The prior requirement that 20 percent of land be permanently protected has been waived. The first GLCP projects were funded in 2007. The Department of Natural Resources has established a website to address, and facilitate the GLCP application process. Grant applications can be submitted at any time during the year.

Alpharetta has neither applied for, nor received GLCP funds in the past five years.

Local Sources

Implementation of the majority of recommended recreation system improvements will ultimately
be the responsibility of the City of Alpharetta. As previously mentioned, it is important to identify permanent funding sources that will generate a large percentage of the improvement costs on a continuing basis, and that will remain a part of the City’s budget throughout the implementation period. Recreation system improvements throughout Alpharetta can potentially be funded utilizing several sources including: the General Fund, incremental local option sales tax funds, impact fees, a dedicated millage, bonds, user fees, donations, and grants from charitable trusts and foundations. These funding sources are summarized below.

**General Fund**

The General Fund can be a source of both capital project and operational funds. In Alpharetta, it is the primary permanent funding source for recreation capital projects. The average General Fund allocation to the ARPD for capital projects over the past five years has ranged from $500,000 to $1 million.

It is recommended that the City increase the budget allocation from this source throughout the planning period to cover a larger portion of capital projects costs.

**Incremental Local Option Sales Tax**

The current Local Option Sales Tax program (LOST) has the potential to increase General Fund revenues as a permanent funding source for improvements to the Alpharetta recreation system as a result of the increase in the distribution percentage due the City beginning in 2014. This increase is estimated to be approximately $1 million.

These additional funds may be dedicated to capital projects over the short-term, and ultimately could be utilized to fund a future bond issue. It is important for the ARPD to seek inclusion of several of the Plan recommendations as part of this bond referendum.

**Impact Fees**

The City collects impact fees using a separate Impact Fee Fund where these monies are held to cover future expenses. Beginning in 2013, impact fees are being reserved for future recreation system improvements. During early 2014, the City will be reviewing the Impact Fee Ordinance and identifying eligible system improvements.

Impact fee revenues are variable and have recently been declining due to the poor real estate climate of the past few years. Impact fees remain an excellent source of funding for recreation projects. Impact fee collections have totaled $468,000 in 2012, $158,000 in 2013, and $85,000 through November 2013.

**Dedicated Millage**

Dedicating a portion of the millage rate for recreation capital project and operating budgets could provide an additional permanent funding mechanism for system-wide improvements. Over the past few years, initiation of a dedicated millage has gained popularity among Georgia cities and counties as a means to fund recreation projects.

Alpharetta presently uses two millage rates annually. One is for city-wide operations and maintenance (currently 4.87 mills), and the second for debt service (0.88 mills in 2014). The city’s total millage rate has remained constant at 5.75 mils since 2009.

A dedicated millage has never been used to fund recreation capital projects. At present, one mil
would generate approximately $3,600,000 per year. It is recommended that a dedicated millage be considered by the City Council as a permanent funding source for recreation projects beginning in FY 2015. This would entail raising the current operating millage rate on the taxpayers to 5.87 mills assuming the City is unable to re-prioritize and eliminate current operations funded under the current millage rate structure.

By utilizing a dedicated millage for recreation, the ARPD could allocate 50 percent of receipts a year for operations and maintenance and the remaining 50 percent for implementation of capital projects contained in the Plan recommendations on a pay-as-you-go basis.

**Bonds**

Alpharetta’s last successful bond referendum was the issuance of $29 million of Series 2012 General Obligation Bonds for the City Center project. These funds are being used for improvements consisting of a new City Hall, five-acre downtown park and a 450 space parking garage.

The City continues to service the Series 2006 General Obligation bonds, and several smaller Alpharetta Development Authority revenue bonds.

**User Fees**

The ARPD charges resident and non-resident user fees to recreation program participants. Non-resident user fees are currently assessed with a 25% surcharge for non-athletic programs and a 50% surcharge for athletic programs. Under the present operating structure of the ARPD, all funds derived from user fees are transferred into the City’s general fund.

User fee revenues continue to increase annually. User fee revenues presently account for approximately 25 – 30 percent of the ARPD’s annual operating budget. It is recommended that the City consider dedicating that a portion of the annual user fees be permitted to remain in the ARPD.

**Donations**

Donations presently constitute only a very small portion of ARPD funds. In past years, the ARPD has received donations, averaging a few thousand dollars per year.

**Public/Private Partnerships**

Public/private partnerships can be an additional source of funding recreation system improvements. In Alpharetta, there are a significant number of major corporations and large businesses, and the potential exists for developing such partnerships with private developers and these corporate residents as a means of securing funding for land acquisition and/or development projects.

It is recommended that the ARPD endeavor to develop relationships with large residential and commercial developers and major corporations located throughout the City.

The City could seek formal partnering agreements whereby developers would exchange significant tracts of land in exchange for density or other development concessions. Corporations could provide funding assistance for development phases of future recreation projects. In exchange for corporate participation, the City could appropriately recognize each corporate partner, and depending upon the level of corporate participation could extend additional incentives.
Funding and Financing

Foundation Grants

Local governments nationwide are increasingly drawing upon philanthropic organizations, foundations and corporations as a funding source for outdoor recreation and conservation projects. Recreation-related grants are offered through the Gund Foundation, the Ford Foundation, the Mellon Foundation, the Mott Foundation, Eastman Kodak, and Dupont among other organizations. These grants can be utilized for planning, acquisition, capital improvements, trails and educational facilities. In order to attract future endowments, the Recreation Board could form a 501(c)(3) foundation, as many foundations prefer making grants to these entities rather than to municipal governments.

Permanent Funding Sources

Since the majority of all recommended Plan improvements will ultimately be funded at the local level, it is imperative that permanent funding sources for recreation capital projects be designated, and remain in place, supplemented as necessary to implement Plan recommendations.

The ARPD has relied primarily on the capital projects portion of the General Fund and periodic bond referendums as permanent funding vehicles for recreation capital projects. It is assumed that while these two permanent mechanisms will remain in place an additional source will become necessary. A dedicated millage (perhaps 0.5 mils) is recommended to supplement the aforementioned permanent funding sources for the duration of the planning period (2025). Again as noted earlier this may require raising the current millage rate.

Other programs with the highest probabilities of contributing to funding of recreation projects would include: the Land & Water Conservation Fund, the Transportation Efficiency program and the Recreational Trails Program at the Federal level, the Georgia Land Conservation Partnership at the State level, and public-private partnerships and donations at the local level.

Capital Improvements Program

The purpose of the capital improvements program is to facilitate the balancing of planned recreation capital projects expenditures with anticipated revenues over a defined period of time. As part of its Comprehensive Plan, Alpharetta presently has in place a five-year Short-Term Work Program. The capital improvements program developed as part of this Plan is designed for integration into both the ARPD’s capital projects budget and the City’s portion of the Short Term Work Program that was prepared as part of the Comprehensive Plan updating process.

The initial step in developing the capital improvements program is to focus on the short-range project priorities previously identified in the Plan Recommendations section of this report, and 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, funds are designated to each recommended Plan improvement and scheduled by fiscal year. Table 16 summarizes the approximate allocation of revenues from each potential revenue source for the ten-year planning period (2015 – 2025). The dollar values assigned to each funding source represent the maximum that can be expected from each source, and are based upon typical averages for grants and expected levels of local funding over the 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 should be increased accordingly.
TABLE 16
POTENTIAL REVENUE GENERATION BY SOURCE
CAPITAL PROJECTS
2015-2025

<table>
<thead>
<tr>
<th>SOURCE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FEDERAL</strong></td>
<td></td>
</tr>
<tr>
<td>LWCF</td>
<td>$300,000</td>
</tr>
<tr>
<td>TE</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>Recreational Trails Program</td>
<td>$200,000</td>
</tr>
<tr>
<td>CDBG</td>
<td>$300,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$3,800,000</strong></td>
</tr>
<tr>
<td><strong>STATE</strong></td>
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</tr>
<tr>
<td>Local Development Fund</td>
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<tr>
<td>Recreation Assistance Fund</td>
<td>N/A</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$20,000</strong></td>
</tr>
<tr>
<td><strong>LOCAL</strong></td>
<td></td>
</tr>
<tr>
<td>General Fund</td>
<td>$7,500,000</td>
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<tr>
<td>LOST</td>
<td>$2,500,000</td>
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<tr>
<td>Dedicated Millage</td>
<td>$4,500,000</td>
</tr>
<tr>
<td>Impact Fees</td>
<td>$500,000</td>
</tr>
<tr>
<td>Bonds</td>
<td>$56,005,850</td>
</tr>
<tr>
<td>Donations/Partnerships/Foundations</td>
<td>$TBD</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$71,005,850</strong></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$74,825,850</strong></td>
</tr>
</tbody>
</table>

Funding for implementing Plan recommendations will rely on local sources, with limited supplementation from Federal and State programs. The total revenue forecasts for the short-range implementation period from all sources with the exception of a dedicated millage or bond issue is $14,320,000, leaving a ten-year shortfall of $60,505,850. These funds will have to be generated using a combination of a dedicated millage or a bond issue. If a dedicated millage is not favored as a funding source, a bond referendum in the approximate amount of $60,000,000 will cover the ten-year program costs.

Table 17 presents the short-range (2015 – 2020) capital improvements program for the implementation of high priority Plan recommendations. Due to the inexact nature of some of the quantities, these are order-of-magnitude estimates, and will have to be revised in light of final design documents. The goal of programming capital improvements is to achieve a balance of annual expenditures for each fiscal year covered by the capital improvements program.
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>LAND/FACILITIES ACQUISITION</td>
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<tr>
<td>Milton Center</td>
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<tr>
<td>Fulton Co. Library</td>
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<tr>
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<tr>
<td>Recreation/Community Center</td>
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<td>$5,700,000</td>
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<tr>
<td>Adult Activity Center</td>
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<td></td>
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<td>$2,850,000</td>
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<tr>
<td>IMPROVEMENTS TO EXISTING PARKS AND INDOOR FACILITIES</td>
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<td>City Pool Renovation</td>
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<td>ACC Expansion</td>
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<tr>
<td>Wills Park Tennis &amp; Site Improvements</td>
<td></td>
<td></td>
<td>$350,000</td>
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<td></td>
<td>$350,000</td>
</tr>
<tr>
<td>North Park Trail System and Concessions</td>
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<td></td>
<td>$300,000</td>
<td>$300,000</td>
<td></td>
<td>$1,394,000</td>
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<tr>
<td>Big Creek Greenway Completion</td>
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<td></td>
<td>$3,000,000</td>
<td>$3,000,000</td>
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<td>$6,000,000</td>
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<td>Windward Complex Conversion</td>
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<tr>
<td>Rock Mill Park Site Improvements</td>
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<td>$225,000</td>
<td>$225,000</td>
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<tr>
<td>PLANS, STUDIES AND DESIGN</td>
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<tr>
<td>Wills Park Master Plan</td>
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<tr>
<td>Union Hill Park Master Plan</td>
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<tr>
<td>Equestrian Facility Relocation Feasibility Study</td>
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<td>$20,000</td>
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<td>PLANNING AND DESIGN</td>
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<tr>
<td>Design Fees</td>
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<td>$125,000</td>
<td>$15,000</td>
<td>$1,810,000</td>
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<tr>
<td>SUB-TOTAL</td>
<td>$20,590,000</td>
<td>$9,427,000</td>
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<tr>
<td>TOTALS</td>
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<td>$10,369,000</td>
<td>$11,385,000</td>
<td>$4,422,000</td>
<td>$1,797,400</td>
<td>$50,623,100</td>
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</table>

Note: No design costs are shown for either Milton Center or the Fulton County Library.

The largest cost item in the short-range capital improvements program is the acquisition of Milton Center. This accounts for approximately 40 percent of the total five-year budget.
The Plan Recommendations also identified a range of additional recreation system capital projects. These remaining projects are scheduled for completion during the latter years of the planning period (2012 – 2025). The capital improvements program for these longer-range projects is depicted in Table 18. As was the case in Table 17, these are also order-of-magnitude estimates.

### Table 18
**CAPITAL IMPROVEMENTS PROGRAM**
2021 – 2025

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>FY 2020-21</th>
<th>FY 2021-22</th>
<th>FY 2022-23</th>
<th>FY 2023-24</th>
<th>FY 2024-25</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INDOOR FACILITIES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Indoor Aquatic Center</td>
<td></td>
<td>$7,000,000</td>
<td>$8,050,000</td>
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<td>$15,050,000</td>
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<tr>
<td>Adult Activity Center</td>
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<td>$1,500,000</td>
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<tr>
<td><strong>OTHER NEW FACILITIES</strong></td>
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</tr>
<tr>
<td>Botanical Garden</td>
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<td>$1,000,000</td>
<td>$1,000,000</td>
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<td>$2,000,000</td>
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<tr>
<td>Dog Park</td>
<td></td>
<td></td>
<td>$300,000</td>
<td></td>
<td></td>
<td>$300,000</td>
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<tr>
<td>Westside Parkway Park Expansion</td>
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<td>$100,000</td>
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<td>$100,000</td>
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<td><strong>IMPROVEMENTS TO EXISTING PARKS AND INDOOR FACILITIES</strong></td>
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<tr>
<td>Webb Bridge Park Renovation and Development</td>
<td></td>
<td></td>
<td>$710,000</td>
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<td>Union Hill Park Rink Removal, Playground, Trailhead/Loop</td>
<td>$138,500</td>
<td>$125,000</td>
<td>$500,000</td>
<td>$384,000</td>
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<td>$1,147,500</td>
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<tr>
<td>North Park Playground</td>
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<td>$125,000</td>
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<td>Big Creek Greenway Boardwalks &amp; Trail Loops</td>
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<td>$350,000</td>
<td>$350,000</td>
<td></td>
<td>$1,400,000</td>
</tr>
<tr>
<td><strong>PLANNING &amp; DESIGN</strong></td>
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<td>Design Fees</td>
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<td><strong>SUB-TOTAL</strong></td>
<td>$1,838,500</td>
<td>$8,560,000</td>
<td>$9,220,000</td>
<td>$1,384,000</td>
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<td><strong>CONTINGENCIES</strong></td>
<td>$183,850</td>
<td>$856,000</td>
<td>$922,000</td>
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<td><strong>TOTALS</strong></td>
<td>$2,022,350</td>
<td>$9,416,000</td>
<td>$10,142,000</td>
<td>$1,522,400</td>
<td>$1,100,000</td>
<td>$24,202,750</td>
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