



City of Fairburn Work Session Agenda

August 12, 2024
6:00 PM

The Honorable Mayor Mario Avery

The Honorable Mayor Pro-Tem James Whitmore
The Honorable Alex Heath
The Honorable Hattie Portis-Jones

Mr. Tony Phillips
Mr. Rory Starkey
Ms. Brenda B. James

The Honorable Linda J. Davis
The Honorable Samantha Hudson
The Honorable Ulysses J. Smallwood

City Administrator
City Attorney
City Clerk

- I. Meeting Called to Order: The Honorable Mayor Avery
- II. Roll Call: City Clerk
- III. Agenda Items:
 - 1. Parks Master Plan Presentation by Lose Design **(Parks & Recreation)**
- IV. Adjournment:

When an Executive Session is required, one will be called for for the following Issues:
(1) Personnel (2) Real Estate or (3) Litigation



CITY OF FAIRBURN WORK SESSION AGENDA ITEM

SUBJECT: Parks Master Plan Presentation by Lose Design

ITEM TYPE: Presentation

SUBMITTED: 06/26/2024 **WORK SESSION:** 08/12/2024 **COUNCIL MEETING:** N/A

DEPARTMENT: Parks & Recreation

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:

The Fairburn Parks Master Plan will serve as a 10-year roadmap to the development and redevelopment of our parks' system. This comprehensive plan includes an internal assessment, community engagement, resources and data collection, and development of an implementation plan to optimize our Parks & Recreation offerings.

HISTORY:

The Fairburn Parks and Recreation Department partnered with consultants Lose Design through an RFP process in 2023 to complete the Parks Master Plan.

FACTS AND ISSUES:

The purpose of this master plan is to evaluate the City of Fairburn Parks and Recreation Department and submit recommendations designed to improve and enhance the level of service across the community over the next 10 years. This master plan provides recommendations regarding parks and recreation facilities, operations, programming, and administration in the community from present to 2034.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

N/A

ATTACHMENTS:

1. Final Parks Master Plan Presentation 8.12.2024
2. Fairburn Final Master Plan Report 2024 - 2034

Fairburn, GA CPRMP

Final Master Plan Presentation

August 12, 2024



Agenda

- Community Profile
- Public Engagement
- Facility Assessment/ Service Analysis
- Existing Park Recommendations
- Programming Assessment
- Staffing Assessment
- Capital Improvement Plan

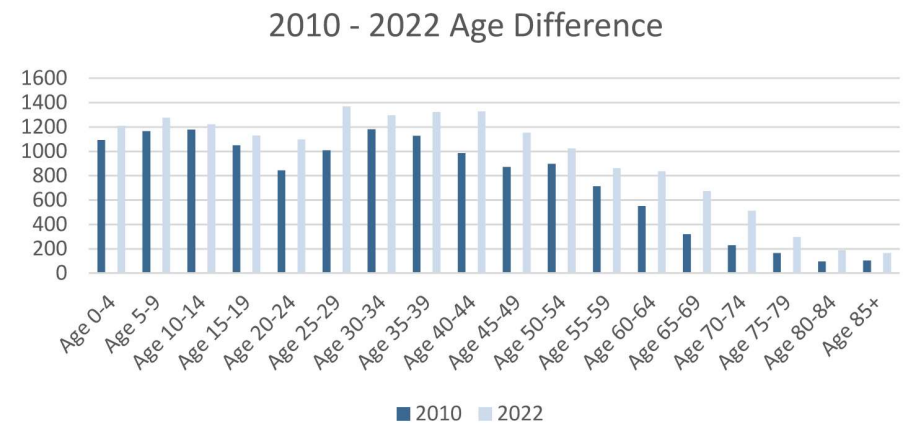
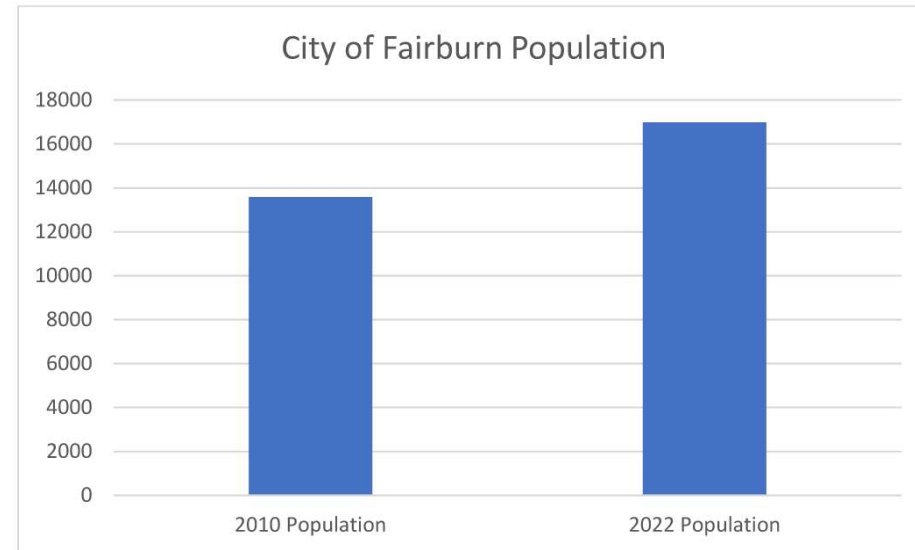


Community Profile



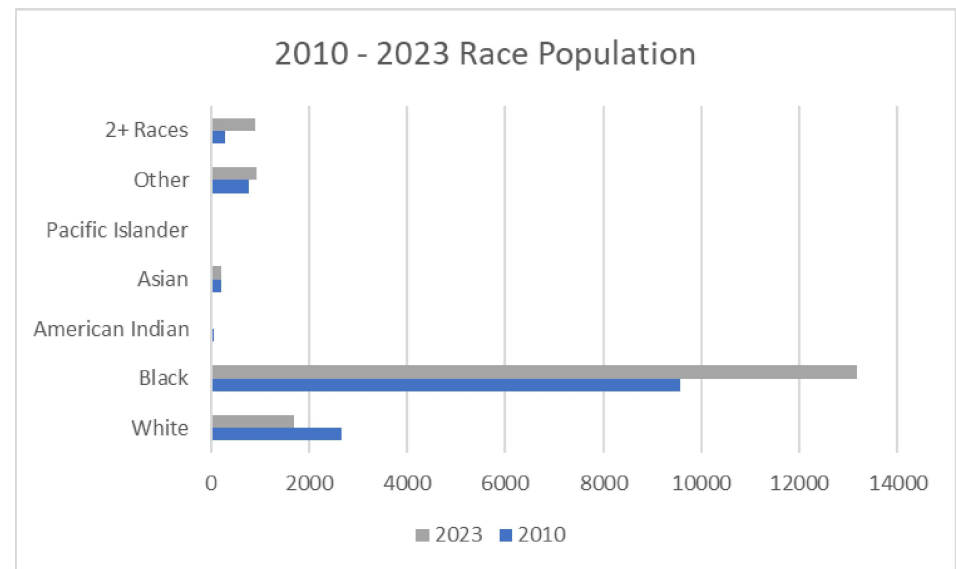
Population Trends

- Population growth rate of 25% over past decade. Projected to continue to increase at rate of 13%.
- 29% of population are ages 0-19 (largest segment)
- Rate of growth is outpacing Fulton County and State of Georgia
- Relatively low population density compared to surrounding communities



Population Trends

- The City's population is predominantly Black/African American
- Significantly low rates of other minority groups
- Current estimates show that the Hispanic or Latino segment of the population is approximately 12.5%



Population Trends

- Fairburn's Median Household Income is \$65,202 (2022)
- This is an increase of 24% since 2010
- The rate of change in Median Household Income is less than the State of Georgia and the United States

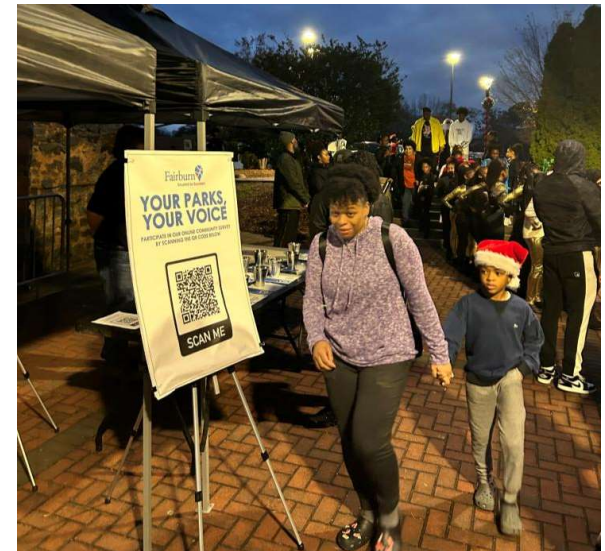
Community	Median Household Income 2010	Median Household Income 2022	% Change
Fairburn	\$ 52,449.00	\$ 65,202.00	24%
Georgia	\$ 46,430.00	\$ 72,837.00	57%
United States	\$ 50,046.00	\$ 74,755.00	49%

Public Engagement



Public Engagement

- 2 Public Input Meetings
 - Fairburn Youth Center (9/6/2023)
 - Approx. 30 participants
 - Fairburn Youth Center (6/5/2024)
 - Approx. 30 participants
- 2 Intercept Events
 - Fairburn Fall Festival (10/7/2023)
 - Fairburn Annual Tree Lighting (12/9/2023)
 - Approx. 200 participants



Public Engagement

- Social Pinpoint (web)
 - Online Survey
 - Mapping Exercise
 - **284** Survey Responses (closed 1/26/2024)

Ways to Participate

Please participate in any or all of the following activities. This will help our team understand the recreational needs and desires of Fairburn, GA residents.



Community Survey

Community survey input will be open until Friday, January 26th. Please participate until then.

[Take The Survey](#)



Where do you want it?

Please comment on the map using the tools provided. Tell us where you think a facility should be located or what improvements are needed to existing facilities.

[See Project Map](#)

Engagement Summary ⓘ



1893

Total Visits ⓘ

1237

Unique Users ⓘ

4:16

Avg Time (min) ⓘ

291

Unique Stakeholders

25

Comments

284

Survey Responses

Public Engagement

- Community support to enhanced park and recreation services
- Citizens travel outside of Fairburn for recreation due to:
 - Quality and diversity of facilities
 - Fairburn does not offer desired programs



RATED FPRD PARKS
AS "GOOD" OR
"GREAT QUALITY"

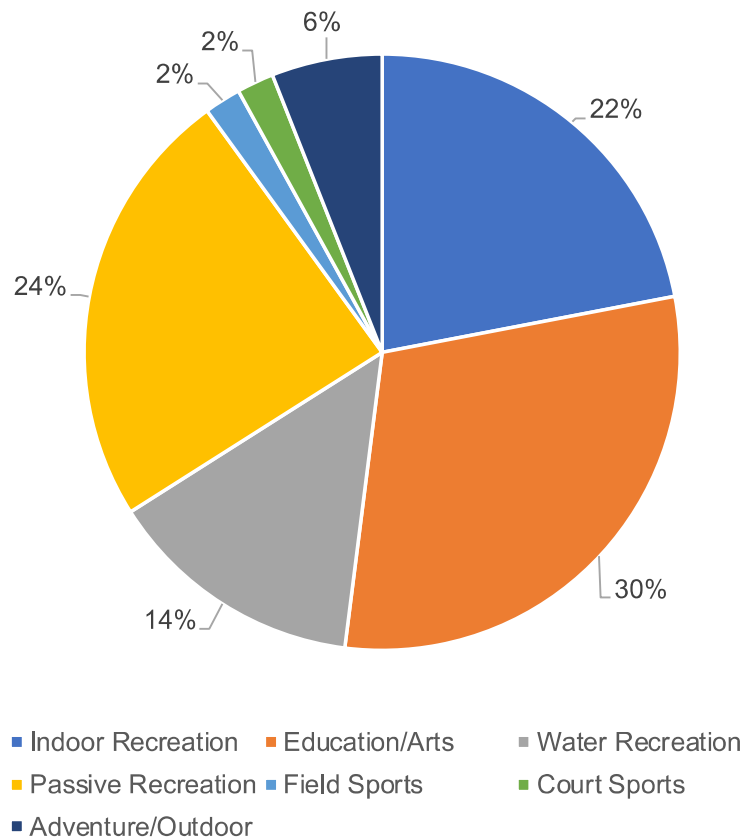


SUPPORT EFFORTS
TO IMPROVE
FACILITIES AND
PROGRAMS AS
FUNDS BECOME
AVAILABLE



TRAVEL OUTSIDE OF
FAIRBURN FOR PARK
AND RECREATION
FACILITIES

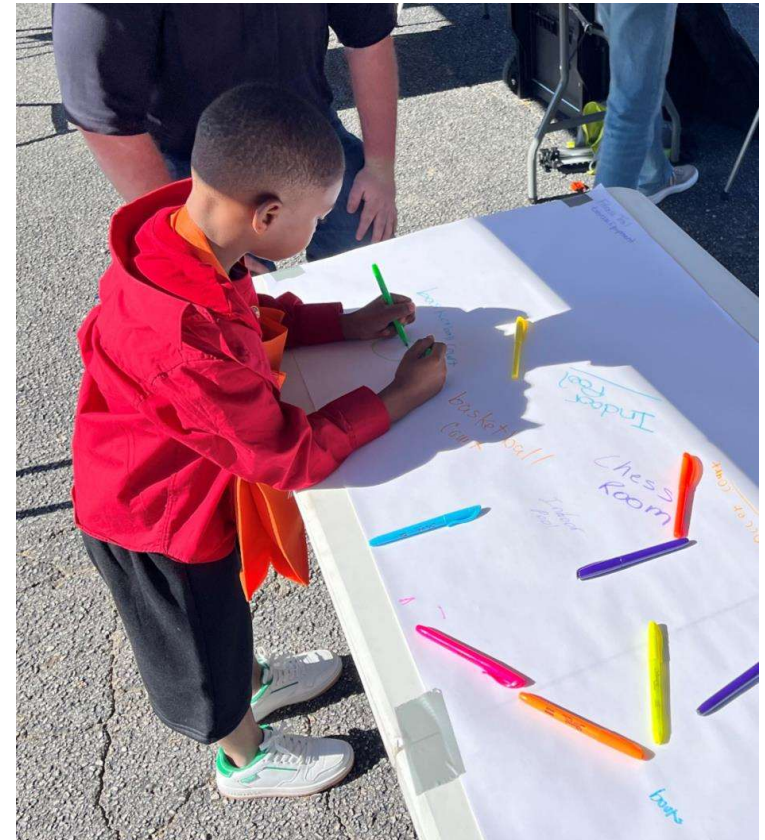
Program and Facility Summary



- **52% of the top 25 preferred recreation opportunities are served through indoor facilities, such as:**
 - Recreation Centers
 - Arts Centers
 - Youth Centers
 - Senior Centers
- **Passive recreation needs are served by typical park amenities, such as:**
 - Greenspace
 - Playgrounds/Pavilions
 - Trails
- **Water Recreation needs are partially being met by the facilities at Duncan Park**

Public Engagement

- **Community Priorities include:**
 - **Expansion and improvements at Duncan Park**
 - **Development of an Indoor Recreation Center**
 - **Development of new park facilities across the city**
 - **Expansion of programming as facilities become available**



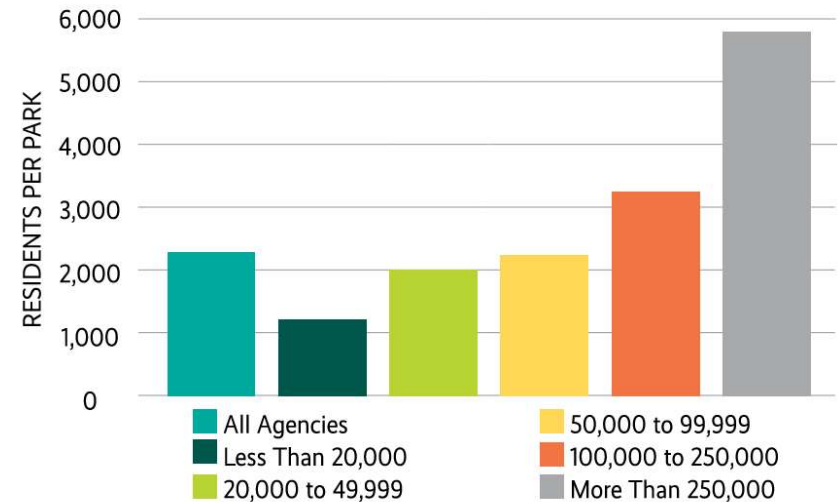
Facility Assessment/ Service Analysis



Level of Service

- Typical park and recreation agency manages 22 parks encompassing 571 acres
- For agencies with population less than 20k, there is 1 park for every 1,225 residents
- Based on current and projected population, Fairburn should manage approximately 14 parks

**FIGURE 1: RESIDENTS PER PARK
(BY JURISDICTION POPULATION)**



	All Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More Than 250,000
Median	2,287	1,225	2,014	2,240	3,240	5,791
Lower Quartile	1,296	666	1,203	1,461	2,067	3,050
Upper Quartile	4,609	2,042	3,162	3,655	6,197	15,900

Benchmarks

Fairburn, GA

- 6 parks, 137 acres

Town of Herndon, VA

- 11 parks, 113 acres
 - 1 Community Park
 - 5 Neighborhood Parks
 - 3 Mini Parks
 - 1 Special Use Park

Douglasville, GA

- 9 parks, 381 acres (125 ac golf)
 - 2 Community Parks
 - 3 Neighborhood Parks
 - 1 Mini Park
 - 1 Special Use
 - 2 Undeveloped

Sandy Springs, GA

- 26 parks, 278 acres
 - 4 Community Parks
 - 4 Neighborhood Parks
 - 3 Mini Parks
 - 8 Special Use Parks
 - 7 Undeveloped

Carrollton, GA

- 42 parks, 410 acres
 - 3 Community Parks
 - 5 Neighborhood Parks
 - 18 Mini Parks
 - 16 Special Use

						2023 (Pop. Estimate: 16,985)		2033 (Pop. Estimate: 21,180)	
City of Fairburn Standards for Park Facilities	Current Number of FPR Acres and Facilities	NRPA Park Metrics Levels of Service (Pop. Less than 20k)		City of Fairburn Suggested Level of Service (Pop. Less than 20k)		2023 FPR Level of Service Need	2023 Facility Deficit / Surplus (FPR)	2033 NCRD Level of Service Need	2033 Facility Deficit / Surplus (FPR)
Parkland Acres (Based on Median for >20k pop)	139.9	13 per	1,000	13	1,000	221	-81	275	-135
Amphitheater	1	1 per	11,100	1 per	11,100	2	-1	2	-1
Aquatic Center	0	1 per	11,650	1 per	11,650	0	0	1	-1
Basketball, Outdoor	2	1 per	3,729	1 per	3,729	5	-3	6	-4
Community Center	2	1 per	8,829	1 per	7,500	2	0	3	-1
Community Garden	2	1 per	8,178	1 per	8,178	2	0	3	-1
Diamond Fields	5	1 per	3,114	1 per	3,114	5	0	7	-2
Disc Golf Course	0	1 per	Not Defined	1 per	16,000	1	-1	1	-1
Dog Park	0	1 per	11,100	1 per	11,100	2	-2	2	-2
Football	2	1 per	8,637	1 per	8,637	2	0	2	0
Multi-Purpose Field	0	1 per	3,859	1 per	3,859	4	-4	5	-5
Pavilion	4	1 per	Not Defined	1 per	3,000	6	-2	7	-3
Pickleball (Outdoor)	0	1 per	3,252	1 per	3,252	7	-7	7	-7
Playground	2	1 per	2,014	1 per	2,014	8	-6	11	-9
Recreation Center (including gyms)	0	1 per	9,745	1 per	9,745	2	-2	2	-2
Skate park	0	1 per	10,726	1 per	55,000	0	0	0	0
Soccer Field	1	1 per	3,600	1 per	3,600	5	-4	6	-5
Splash Pad	1	1 per	Not Defined	1 per	12,000	1	0	2	-1
Swim Pool (Outdoor)	1	1 per	9,745	1 per	9,745	2	-1	2	-1
Synthetic Multi-purpose Field	0	1 per	9,518	1 per	9,518	2	-2	2	-2
Tennis Courts	2	1 per	2,805	1 per	2,805	6	-4	8	-6
Senior Centers	0	1 per	14,000	1 per	14,000	1	-1	2	-2
Nature Centers	0	1 per	10,633	1 per	16,000	1	-1	1	-1
Teen Center	1	1 per	14,593	1 per	14,593	1	0	1	0

City of Fairburn Parks Service Area Maps

City of Fairburn Parks

MINI PARKS - 1/4 MI.

- ① Mario B. Avery Park

NEIGHBORHOOD
PARKS - 1/2 MI.

- ② Cora Robinson Park

REGIONAL
PARKS - 5 MI.

- ③ Duncan Park

SPECIAL USE
PARKS - 3 MI.

- ④ Frankie Arnold Stage
& Courtyard

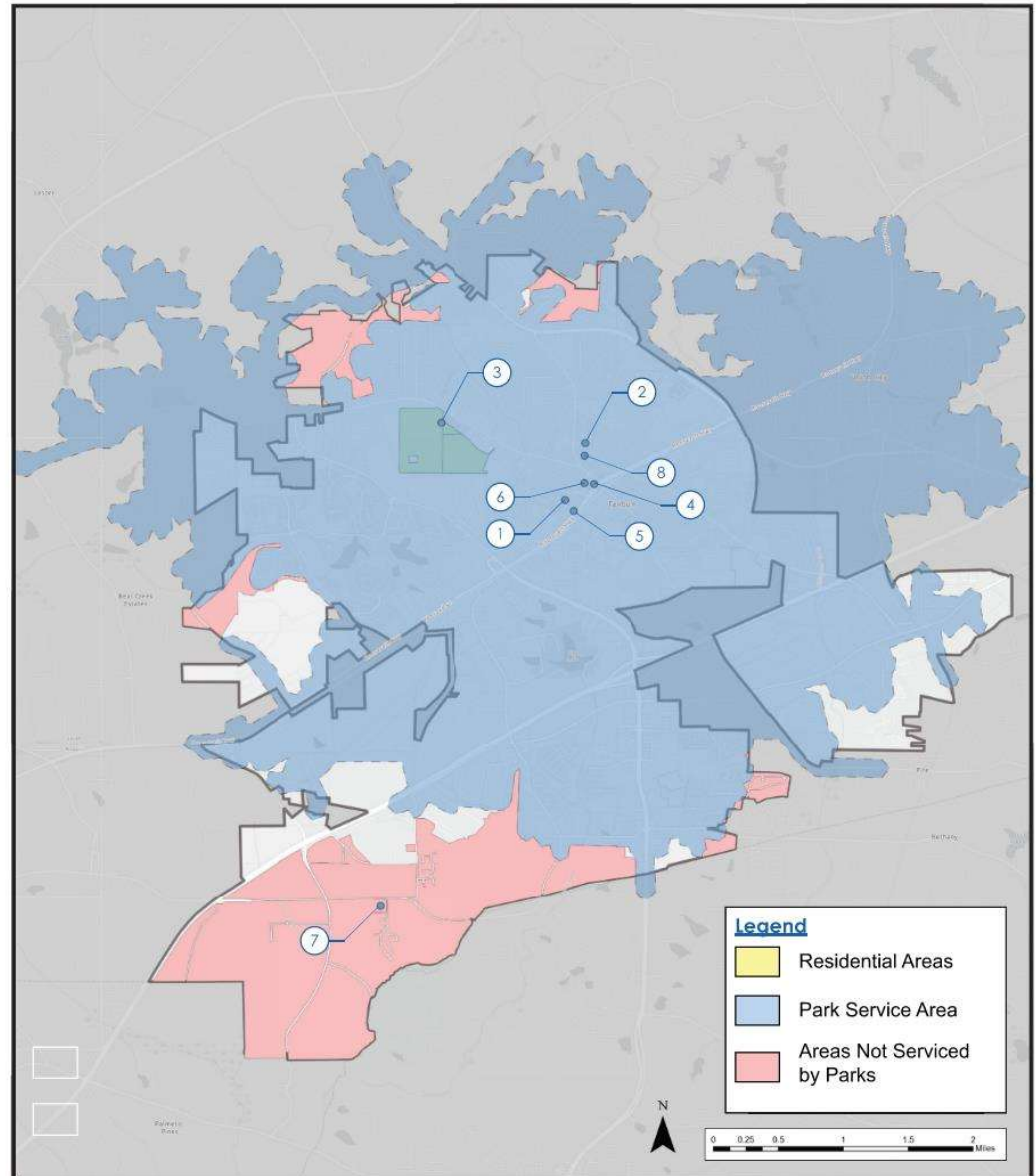
- ⑤ Fairburn Youth Center

- ⑥ Fairburn Annex

UNDEVELOPED
PARKS

- ⑦ Undeveloped Property

- ⑧ Undeveloped Property



City of Fairburn Parks Combined Future Parks

City of Fairburn Parks

MINI PARKS - 1/4 MI.

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UNDEVELOPED
PARKS

⑦ Golightly Property

Future Parks

FUTURE MINI PARKS

⑧ Mini Park 1

⑨ Mini Park 2

⑩ Mini Park 3

FUTURE COMMUNITY PARKS

⑪ Community Park 1

FUTURE SPECIAL USE
PARKS

⑫ Special Use Park 1

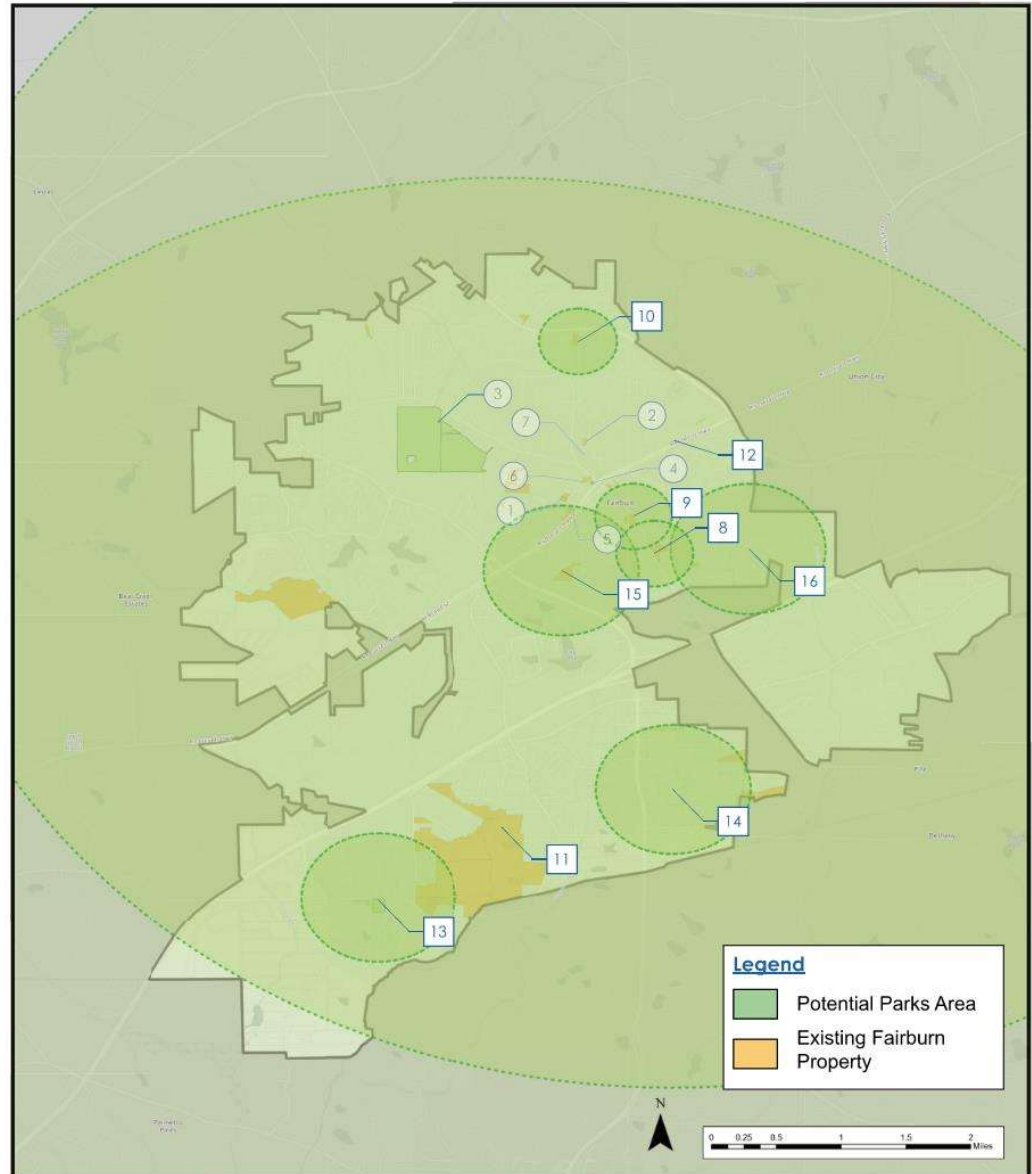
FUTURE NEIGHBORHOOD
PARKS

⑬ Neighborhood Park 1

⑭ Neighborhood Park 2

⑮ Neighborhood Park 3

⑯ Neighborhood Park 4



City of Fairburn Parks Mini Parks

City of Fairburn Parks

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UNDEVELOPED PARKS

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FUTURE NEIGHBORHOOD PARKS

- ⑬ Neighborhood Park 1

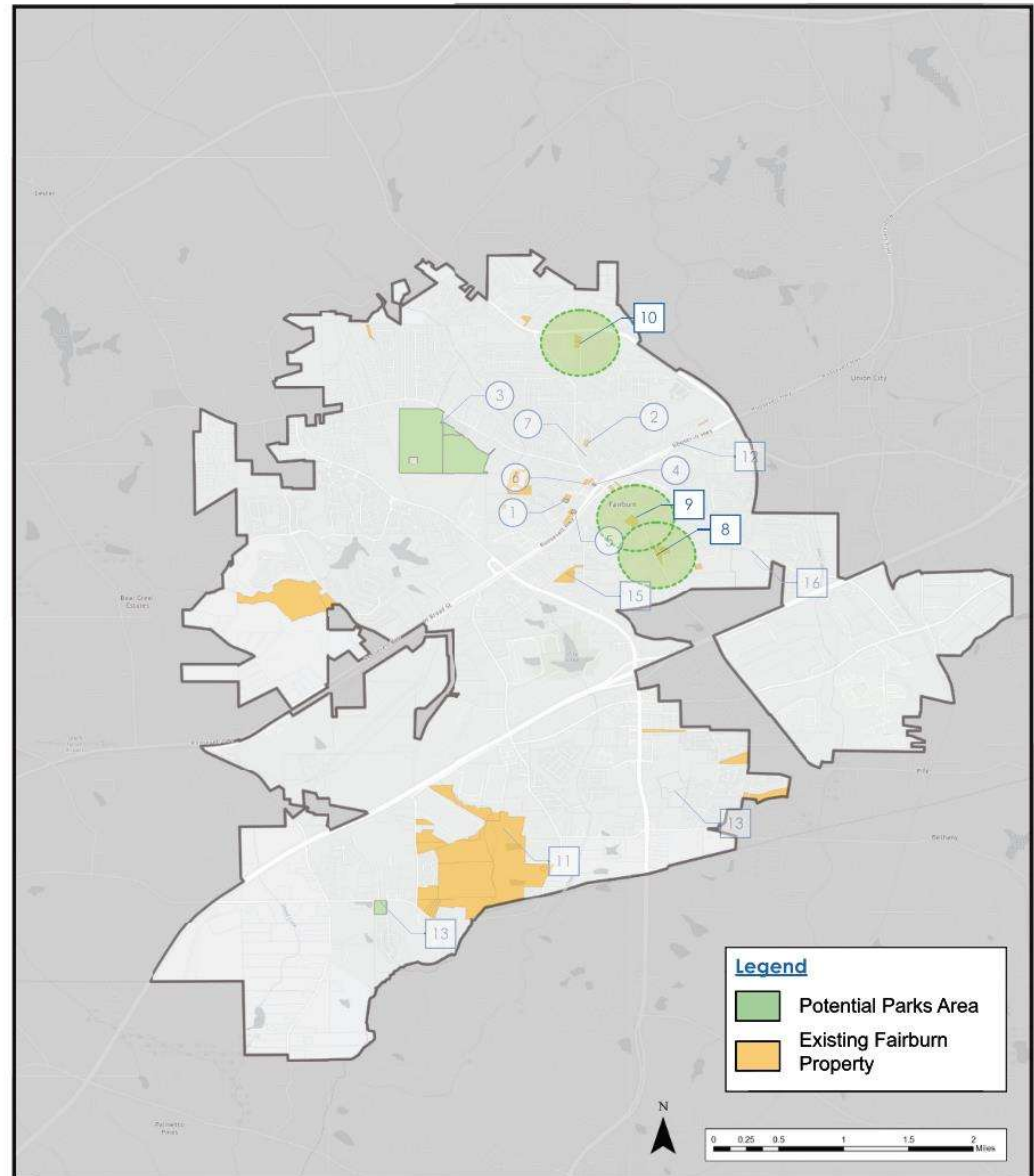
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FUTURE SPECIAL USE PARKS

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City of Fairburn Parks Community Parks

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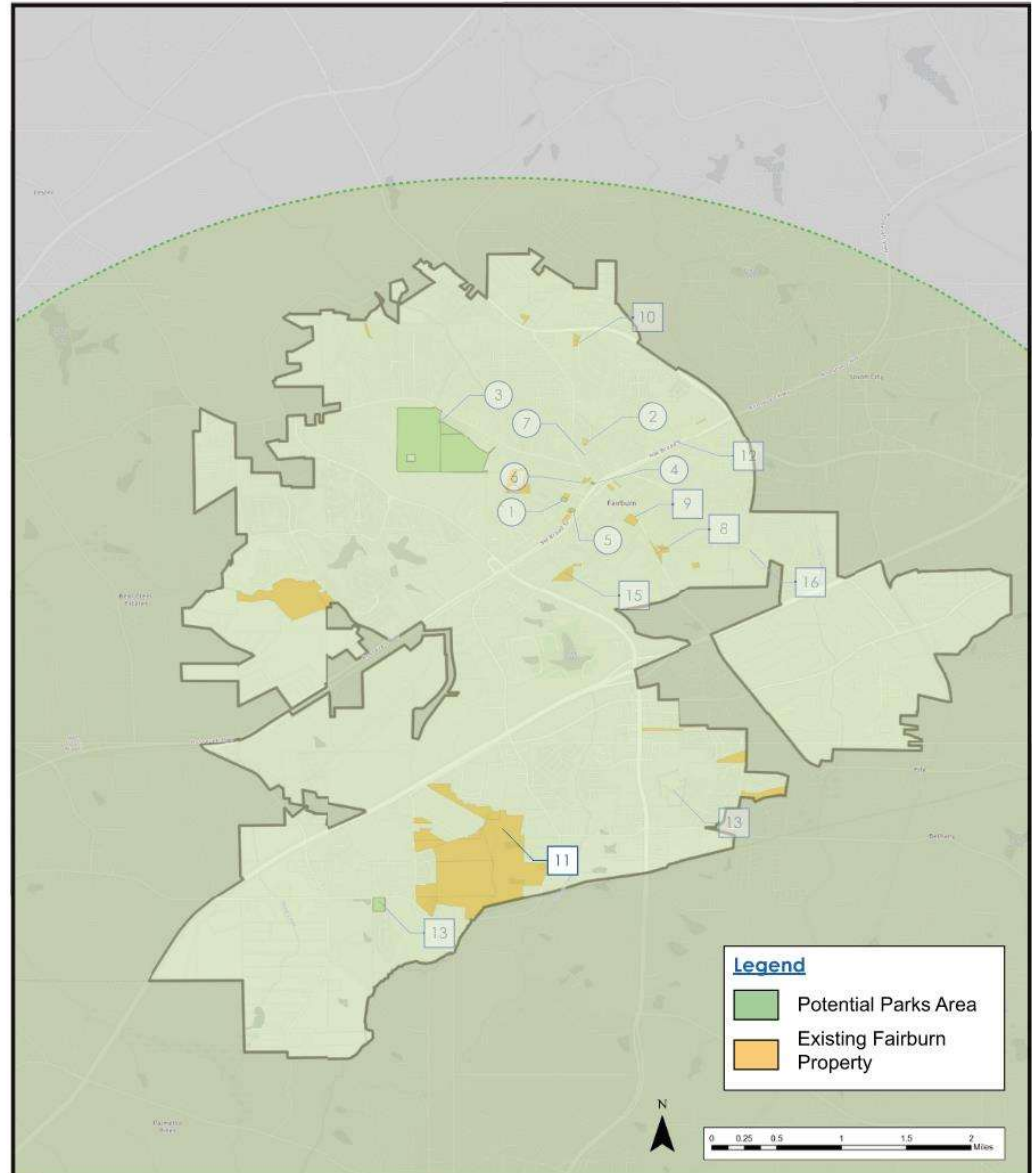
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PARKS

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City of Fairburn Parks Special Use Parks

City of Fairburn Parks

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FUTURE SPECIAL USE PARKS

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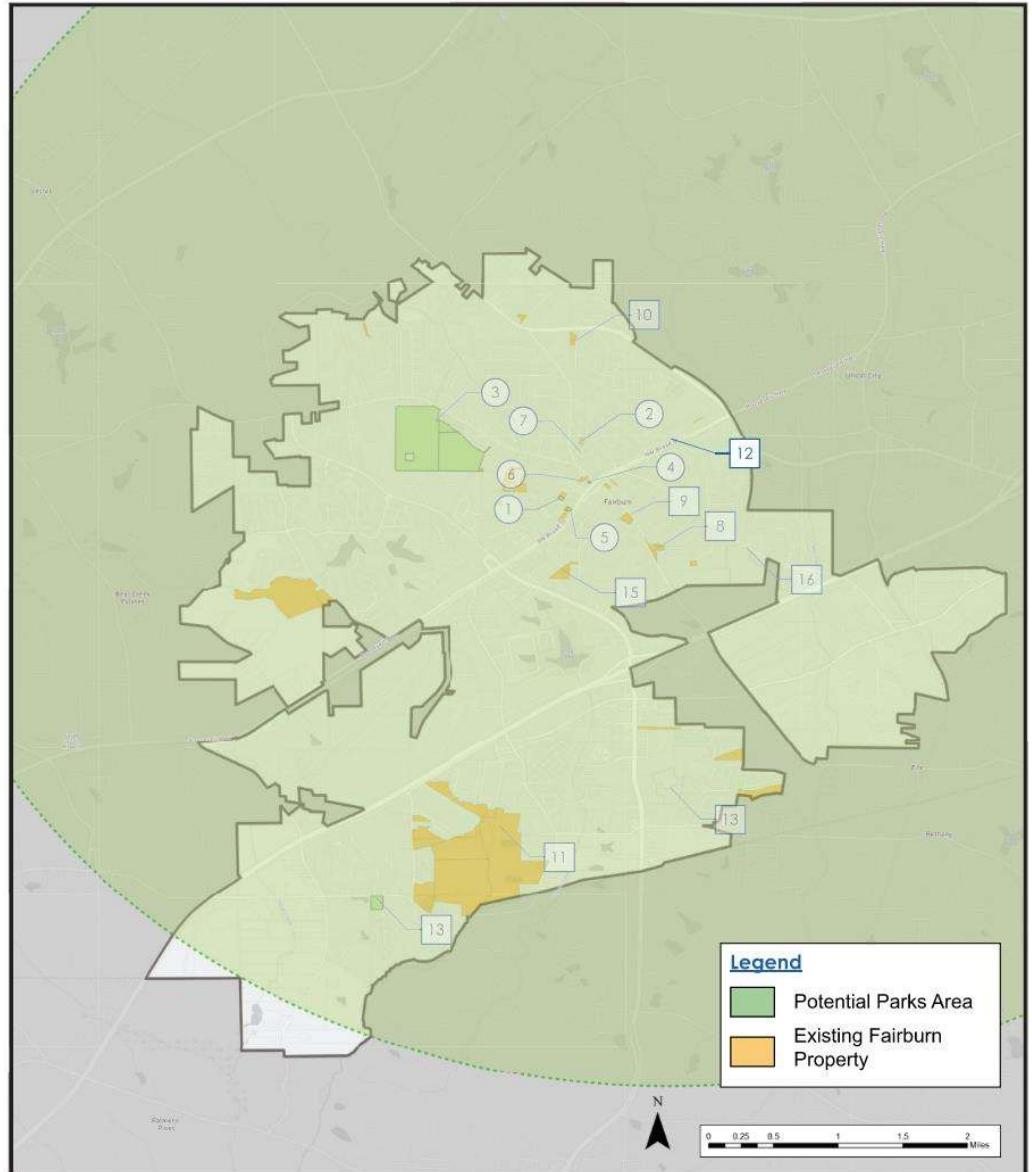
FUTURE NEIGHBORHOOD PARKS

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City of Fairburn Parks Neighborhood Parks

City of Fairburn Parks

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Future Parks

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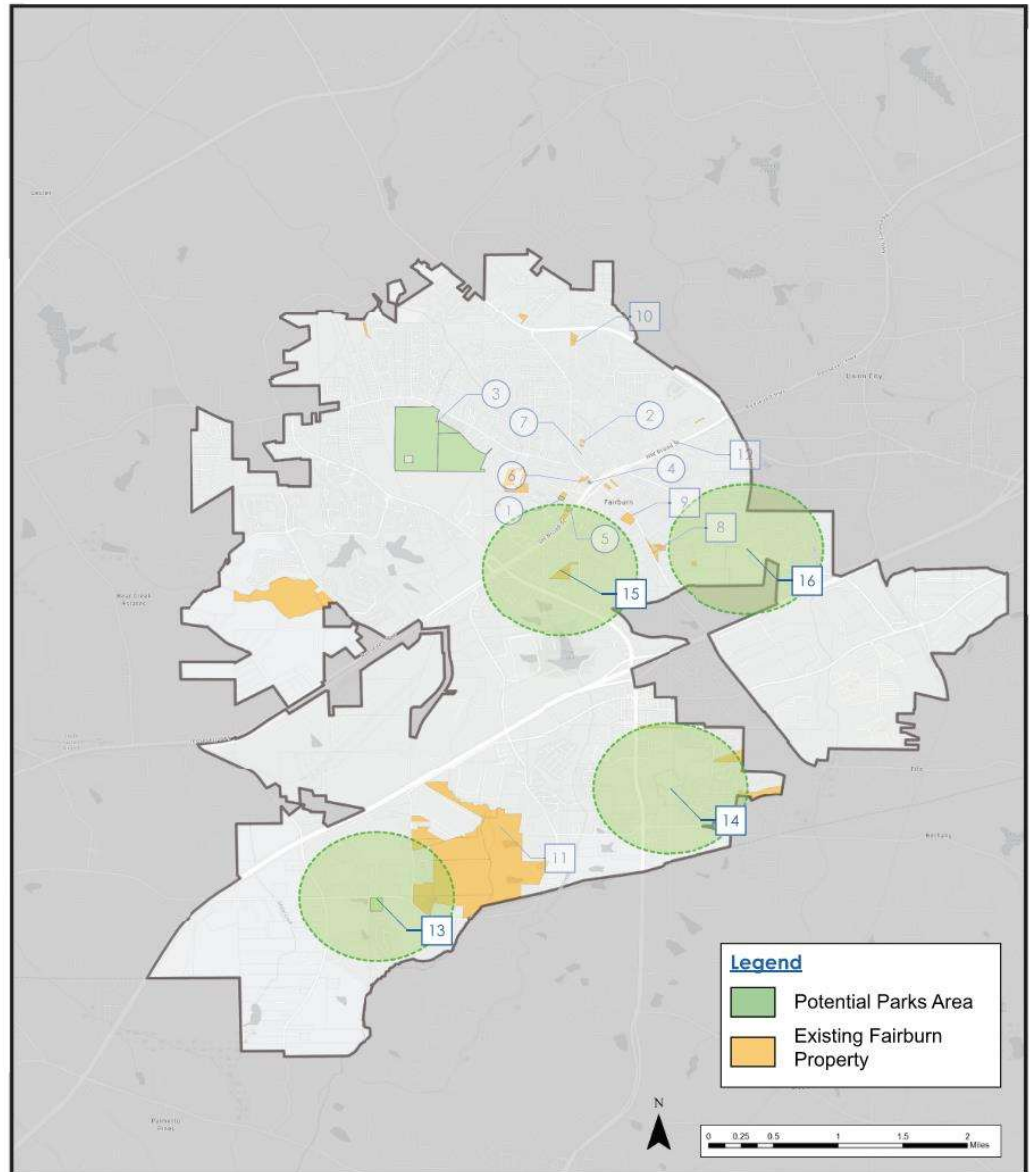
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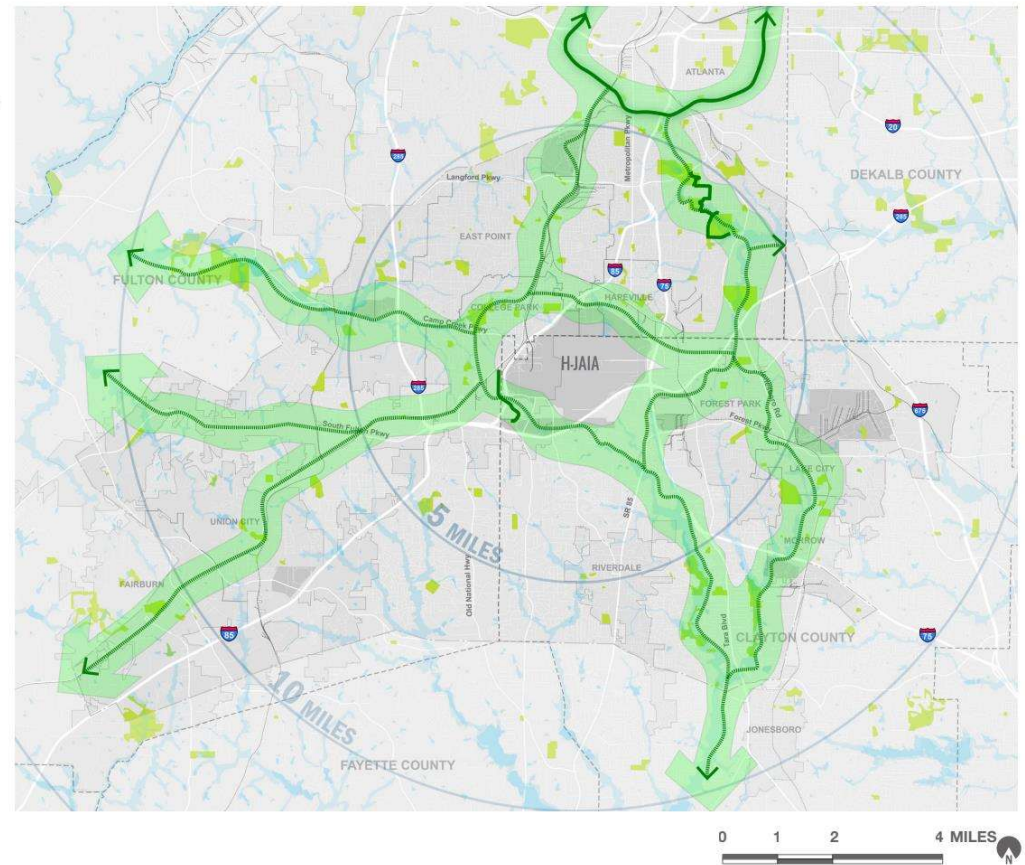


Trail Network

Recommendations

- Combination of roadside and cross-country pedestrian corridors
- Connections to existing and proposed park properties
- Terminal connection opportunities to Union City, South Fulton, Fayette County and Coweta County
- Anticipates pedestrian bridge over I-85 at Spence Road (Hwy 92)

MAP 25:
GREEN CORRIDOR
CONCEPT



City of Fairburn Parks Future Greenway

City of Fairburn Parks

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FUTURE COMMUNITY PARKS

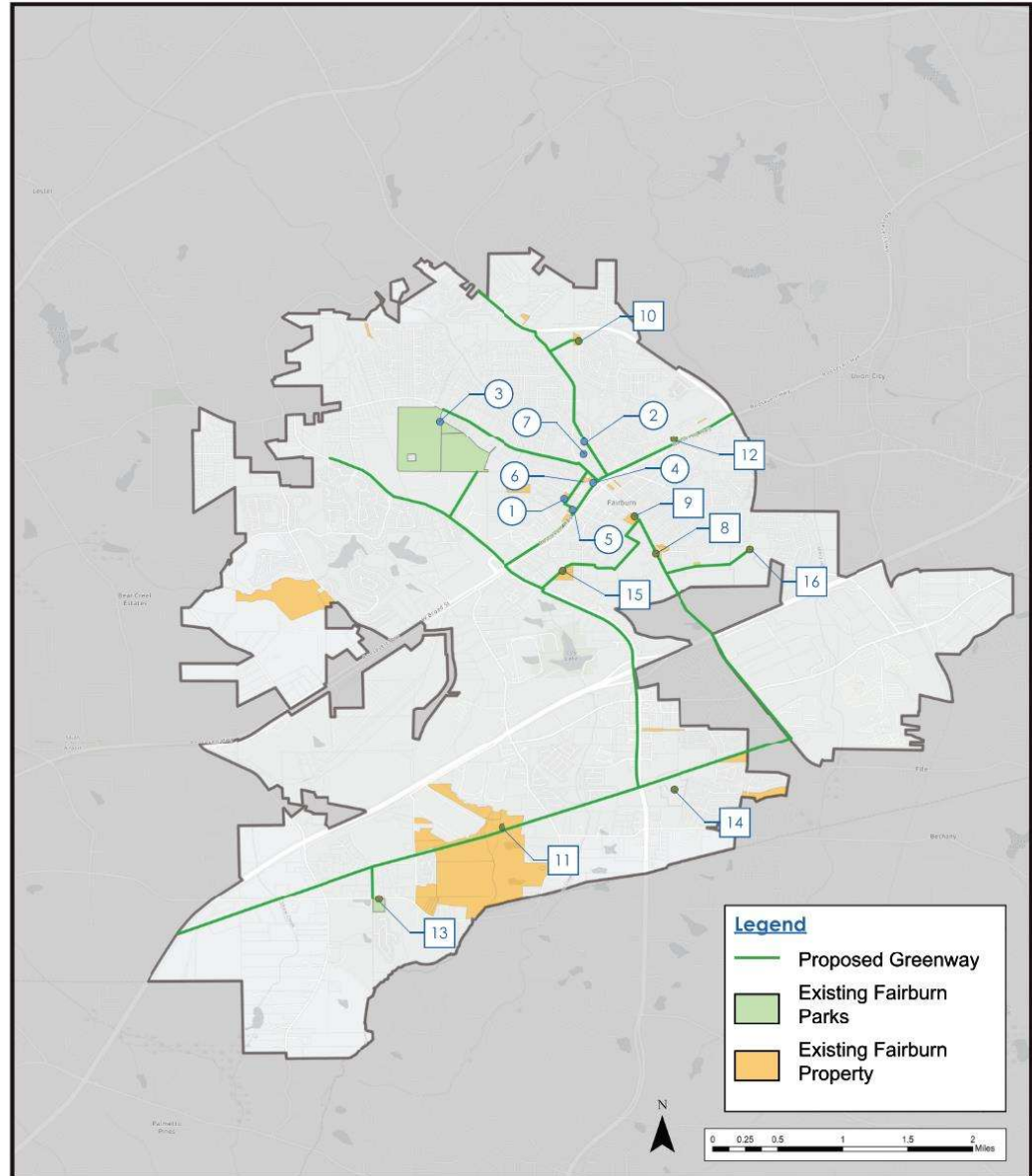
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Existing Park Recommendations

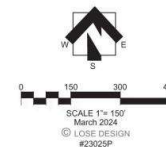


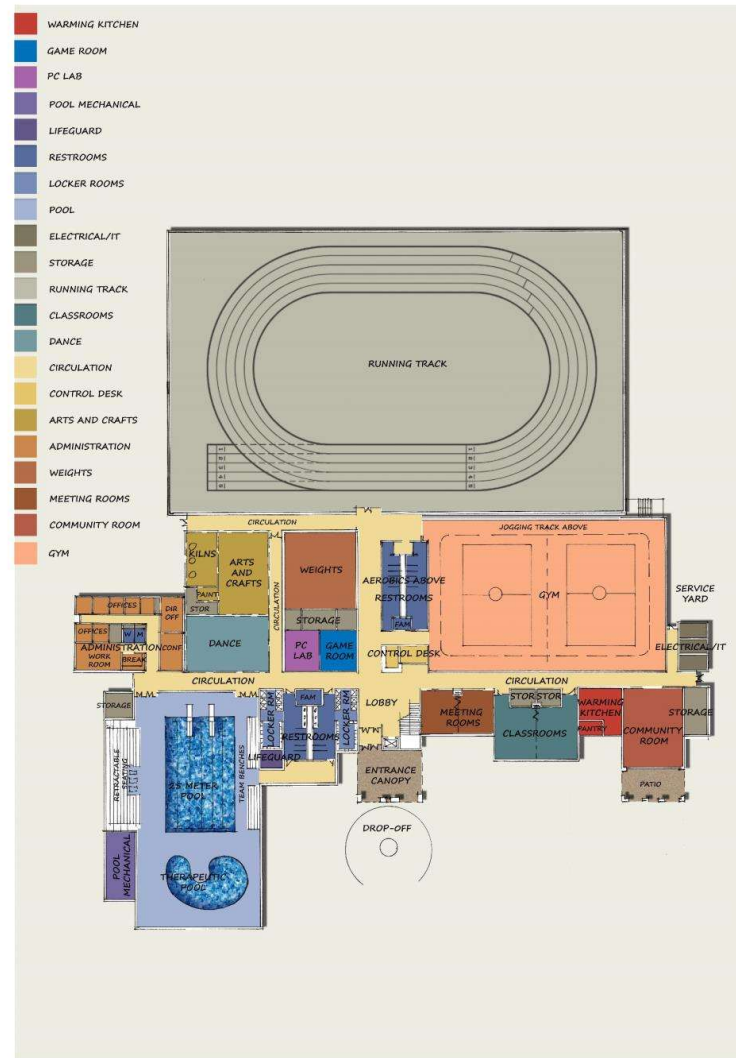
Duncan Park

Recommendations

- Re-route vehicular circulation due to new entrance
- Develop Recreation Center with Future Aquatics
- Renovate/update football complex
- Develop new multi-purpose field complex with 3 new fields and restroom building
- Renovate basketball courts
- Develop covered outdoor skate rink
- Renovate/expand playground area
- Develop dog park
- Develop a large corporate rental pavilion overlooking lake
- Develop courts complex (3 tennis, 3 pickleball) with restroom/pavilion
- Develop disc golf course
- Develop paved trail network with exercise stations















Mario B. Avery Park

Recommendations

- Develop as a formal passive park for downtown
- Provide paved circulation and connection to adjacent sidewalk
- Incorporate shaded seating areas
- Provide small sculptural playground element
- Relocate gazebo/pavilion closer to center of the property
- Incorporate rain garden/ bio-swale to mitigate stormwater flows and demonstrate natural water quality systems



Cora Robinson Park

Recommendations

- Engage community partners to determine feasibility of park expansion and neighborhood connections
- Enhance site security/patrols
- Address ADA sidewalk connection from parking to playground
- Install missing site furniture
- Continue to employ high-quality maintenance practices.



Fairburn Youth Center

Recommendations

- Acquire adjacent property and develop for additional off-street parking
- Renovate building interior to support multi-functional programming:
 - Events/rental center with catering kitchen
 - Multi-purpose rooms
 - Staff office
 - Storage
- Develop new facility signage to comply with design standards for the City



Frankie Arnold Stage & Courtyard

Recommendations

- Continue to employ high-quality maintenance practices
- Consider converting lawn to artificial turf to reduce ongoing maintenance
- Program for small to mid-size events
- Renovate existing off-street parking lot to increase appearance and function



Programming Assessment



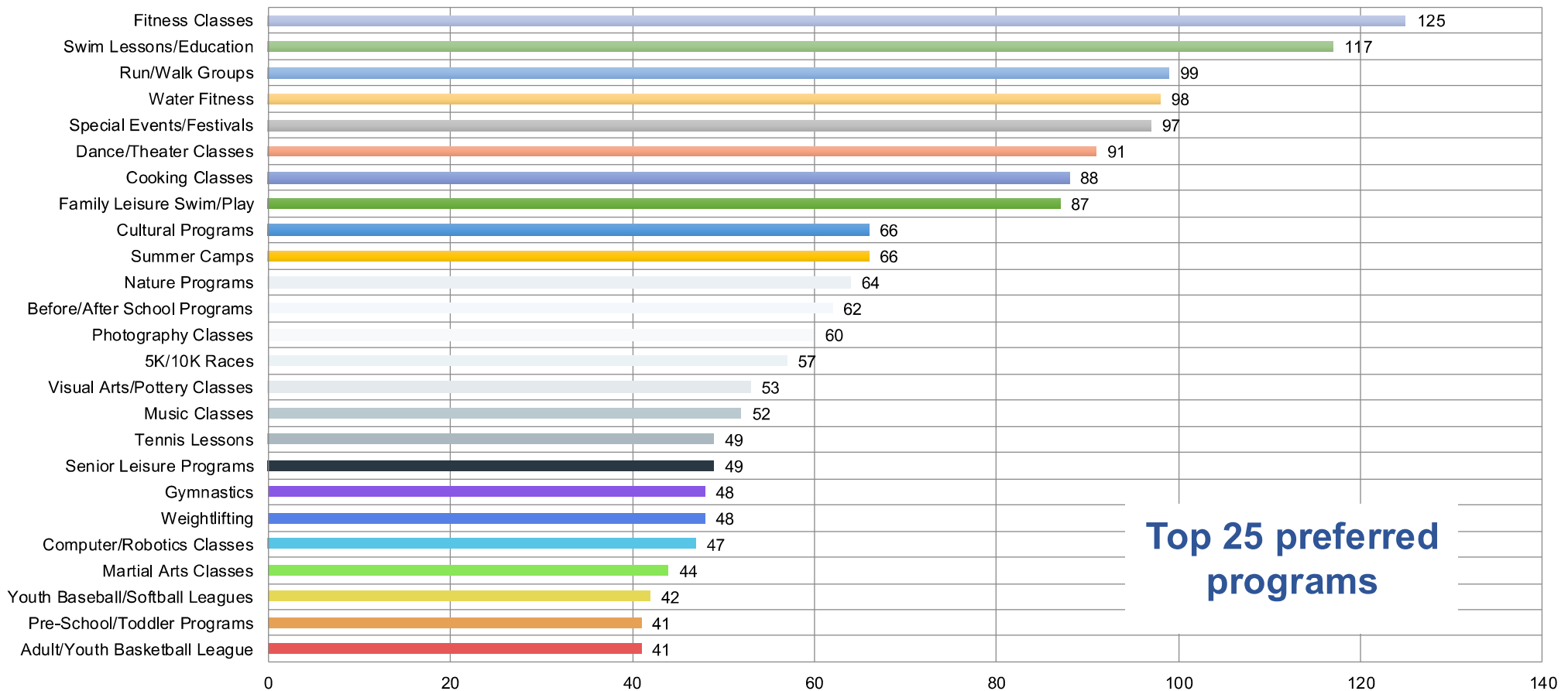
Programming

Current Offerings

- Youth Athletics
- Youth Cheerleading
- BRIDGE (afterschool)
- Teen Music Education
- Summer Camp
- Spring/Holiday Break Camps
- Teen Empowerment
- Girl's Mentoring
- Water Aerobics
- Swim Lessons
- Senior Programs
- 12 Special Events/Festivals
- *No programs currently offered for ages 20-64*



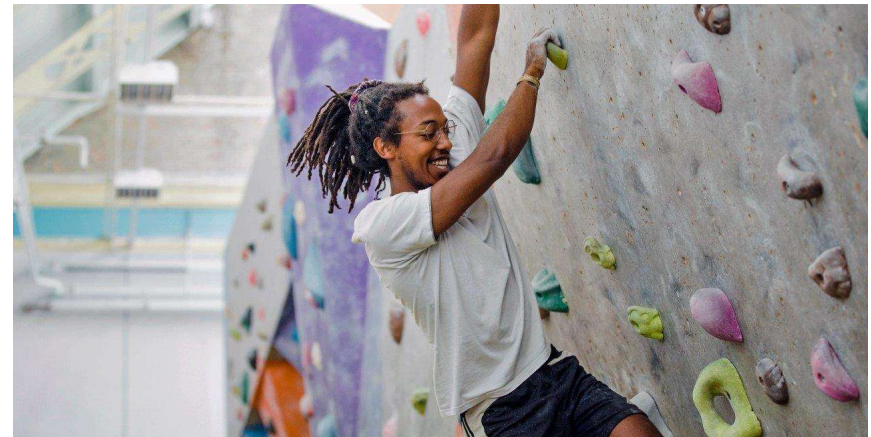
Q13: Please indicate your top five preferred programs to meet your recreational needs:



Programming

Opportunities

- Adult programming: Leagues, Health/Fitness, Nature/Outdoors
- Young Children: Preschool program, Intro Sports, Arts/Crafts, Swim Lessons
- School-Age Youth: Arts, STEAM/STEM, Social Programs
- Senior Programs: Expand hours and weekends
- Outdoor/Nature Programming
- Camps: Expand program period and diversification
- Expand Special Events
- Adaptive/Inclusive Programs



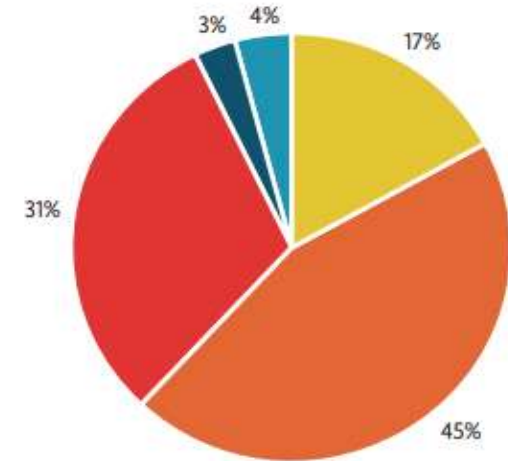
Staffing Assessment



Staffing

Existing

- Typical Agency (Nationwide)
 - 8.9 FTEs for every 10,000 residents
- Typical Agency (>20k)
 - 11.5 FTEs for every 10,000 residents
- Fairburn Comparison
 - 18 FTEs (8.5 FTE year-round, 9.5 FTE seasonal)
 - Maintenance staff is 14% compared to 46% (national standard)
 - 19.5 FTEs Recommended (year-round)



45%	Operations/Maintenance
31%	Programming
17%	Administration
3%	Capital development
4%	Other

Staffing

Proposed

- Contributing Factors
 - More parkland maintenance planned
 - More staffed indoor facilities
 - Expanded program offerings
- Recommended Levels
 - Facility Management- 3 FTE
 - Operations/Front Desk- 9 FTE
 - Recreation Programming – 9.5 FTE
 - Aquatics Operations- 11.5 FTE
 - Parks Grounds Maint.- 8 FTE
 - Facility Maintenance- 7 FTE



Staffing

Phased Implementation

- Staffing additions broken out into Tiers, or phases, of department expansion
- Immediate need to increase staffing to meet current demands and community expectations
- Future staffing to be implemented as new parks, facilities and programs are available

Tier 1		
Quantity	Classification	Title
1	FT	Recreation/ Aquatic Facility Manager
1	FT	Administrative Operations Staff
2.5	FTE	Front Desk Recreation Staff
2	FT	Recreation Program Staff
1	FT	Aquatic Supervisor
1	FT	Aquatic Coordinator
2	FTE	Aquatic Staff Ops/ Programs/ Lessons
1.5	FTE	Aquatic Desk Staff
5	FTE	Lifeguards
2	FT	Aquatics/ Facility Maintenance
1	FT	Parks Manager
1	FT	Facility/ Aquatics Maintenance
2	FT	Parks Maintenance Staff (Duncan)
2	FT	Parks/ Facility Maintenance Staff (all other parks)
1.5	FTE	Park/ Facility Maintenance Staff

Tier 2		
Quantity	Classification	Title
1.5	FTE	Maintenance Staff (Youth Center)
1.5	FTE	Recreation Program Staff (Youth Center)
1.5	FTE	Facility Ops/ Desk Staff (Youth Center)
1	FT	Athletic Coordinator
1	FT	Outdoor/ Athletic Recreation Programmer
2	FT	Park Maintenance

Tier 3		
Quantity	Classification	Title
1	FT	Recreation Center Manager
1	FT	Track Facility Manager
2.5	FTE	Admin/Front Desk Recreation Center
1.5	FTE	Front Desk Control Track Facility
2	FT	Recreation Supervisors
2	FT	Athletic/Recreation Program Supervisors
4	FTE	Facility Maintenance Staff

Draft Capital Improvements Plan



Capital Improvement Plan

Phased Implementation Strategy

Tier 1

- Address ADA, Safety and Deferred Maintenance
- Future Planning
- Lower Financial Impact

Tier 2

- New Facility Development
- Moderate Financial Impact

Tier 3

- Continue New Facility Development
- Higher Financial Impact

Capital Improvement Plan

Tier I CIP Projects- Existing Parks

- Mario B. Avery Park improvements
- Cora Robinson Park improvements
- Duncan Park
 - Recreation Center with Natatorium
 - Football Complex expansion
 - New Multi-Purpose Fields Facility
- Frankie Arnold State Improvements
- Fairburn Youth Center Improvements

Tier I CIP Projects- New Parks

- Develop Neighborhood Park #1

Existing Park
Renovations
\$61,380,000

New Facilities
\$3,750,000

Planning/ Trails
\$2,450,000

Tier I CIP Total:
\$67,580,000

Capital Improvement Plan

Tier II CIP Projects- Existing Parks

- Mario B. Avery Park improvements
- Duncan Park
 - Dog Park, Court Complex, Playground Expansion, Disc Golf, Trails, Skate Rink
- Fairburn Youth Center Improvements

Tier II CIP Projects- New Parks

- Develop Mini Parks #1 and #2
- Develop Neighborhood Parks #2, #3, and #4
- Develop Phase I of Community Park #1
 - Baseball Complex and Trail System
- Develop Special Use Park #1

Existing Park
Renovations
\$9,080,000

New Facilities
\$27,000,000

Planning/ Trails
\$3,600,000

Tier II CIP Total:
\$39,680,000

Capital Improvement Plan

Tier III CIP Projects- New Parks

- Develop Mini Park #3
- Develop Phase II of Community Park #1
 - Recreation Center with indoor track, Multi-Purpose Fields Complex, Playground, Pavilions, Courts, Dog Park, Splash Pad

New Facilities
\$89,400,000

Planning/ Trails
\$6,000,000

Tier III CIP Total:
\$95,400,000

	TIER 1 (Years 1-2)	TIER 2 (Years 3-5)	TIER 3 (Years 6-10)	Future	TOTAL
EXISTING PARK RENOVATIONS					
Mario B. Avery Park	\$400,000	\$300,000			\$700,000
Cora Robinson Park	\$60,000				\$60,000
Duncan Park	\$60,000,000	\$8,500,000			\$68,500,000
Frankie Arnold Stage	\$500,000				\$500,000
Fairburn Youth Center	\$420,000	\$280,000			\$700,000
EXISTING PARK RENOVATIONS TOTAL	\$61,380,000	\$9,080,000	\$0	\$0	\$70,460,000
NEW PARK DEVELOPMENT					
Mini Park 1		\$900,000			\$900,000
Mini Park 2		\$900,000			\$900,000
Mini Park 3			\$900,000		\$900,000
Neighborhood Park 1	\$3,750,000				\$3,750,000
Neighborhood Park 2		\$2,700,000			\$2,700,000
Neighborhood Park 3		\$2,450,000			\$2,450,000
Neighborhood Park 4		\$2,500,000			\$2,500,000
Community Park 1		\$16,500,000	\$88,500,000		\$105,000,000
Special Use Park 1 (GMC)		\$1,050,000			\$1,050,000
NEW PARK DEVELOPMENT TOTAL	\$3,750,000	\$27,000,000	\$89,400,000	\$0	\$120,150,000
OTHER CAPITAL COSTS					
Facility Design Standards Manual	\$50,000				\$50,000
Trails and Greenways (Appox 10 miles)	\$2,400,000	\$3,600,000	\$6,000,000		\$12,000,000
OTHER TOTAL	\$2,450,000	\$3,600,000	\$0	\$0	\$12,050,000
Tier Totals	\$67,580,000	\$39,680,000	\$89,400,000	\$0	\$202,660,000
Tier 1 and Tier 2 TOTAL	\$107,260,000				
Tier 3 TOTAL		\$89,400,000			
TOTAL	\$196,660,000				
FUTURE	\$0				
				GRAND TOTAL	\$202,660,000
				TEN YEAR TOTAL	\$196,660,000
				Ten Year Average Spending	\$19,666,000

Land acquisition costs not included.
 Opinion of cost estimates as of April 2024
 *Based on current market trends, anticipate construction cost escalation of approximately 5-7% annually for budgeting

Fairburn, GA CPRMP

Final Master Plan Presentation

August 12, 2024



2024 - 2034

City of Fairburn

PARKS AND RECREATION MASTER PLAN

Prepared by: Lose Design

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Special **ACKNOWLEDGMENTS**

City of Fairburn **CITY COUNCIL**

Mario B. Avery, Mayor
James Whitmore, Mayor Pro Tem
Linda J. Davis
Hiram Alex Heath
Samantha Hudson
Hattie Portis-Jones
Ulysses Smallwood

City of Fairburn **PARKS AND RECREATION DEPARTMENT**

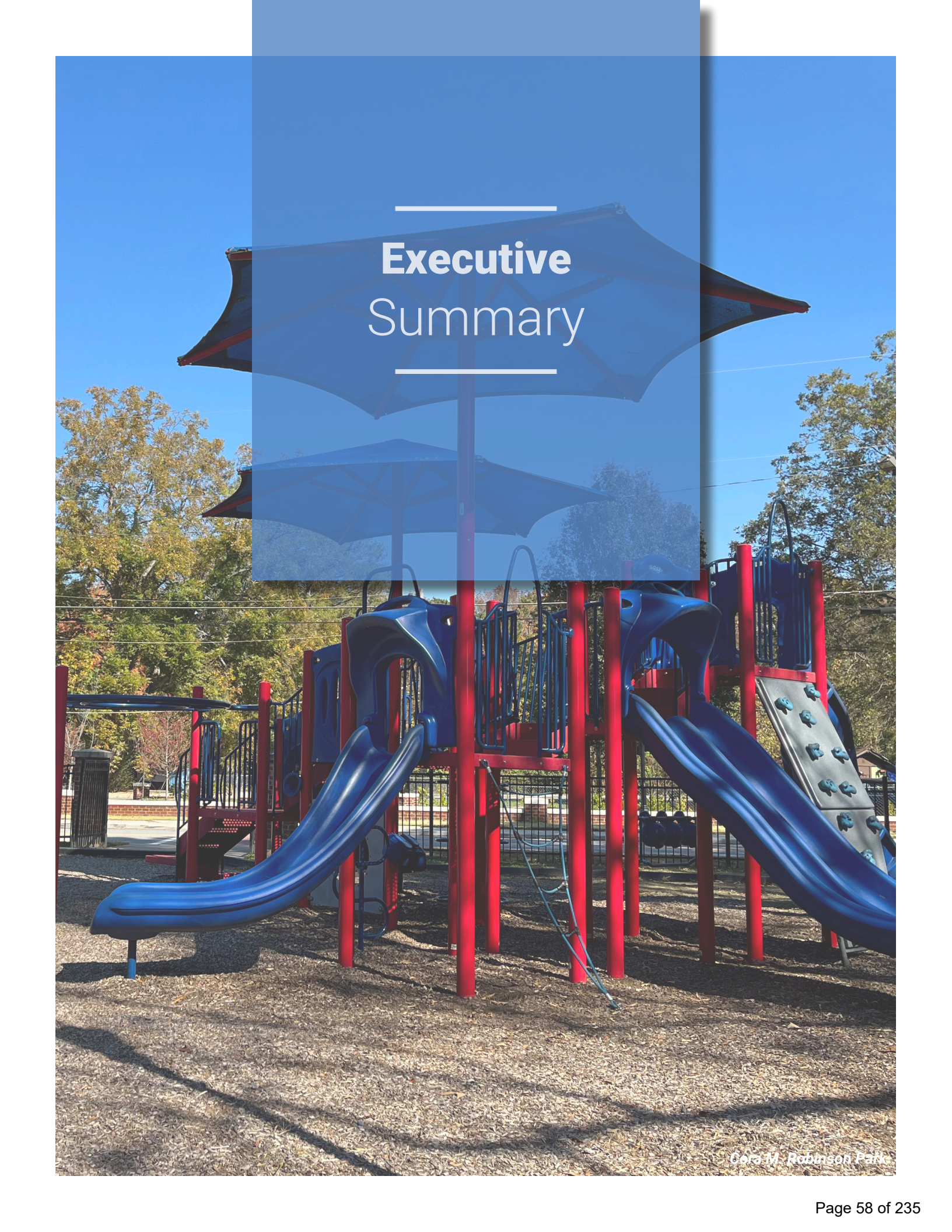
Lose would like to acknowledge Director Chapin Scott and the City of Fairburn Recreation Department staff for their participation in this plan.

56 Malone Street SW
Fairburn, GA 30213
(770) 964-2244

cover photo: Frankie Arnold Stage

Special **THANKS**

Lose Design would like to thank all of the elected officials, staff, and citizens who participated in the development of this master plan. Through your commitment and dedication to parks and recreation, the planning team was able to develop this plan to guide the delivery of recreation services to the citizens of the City of Fairburn.



Executive Summary

Cora M. Robinson Park

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INTRODUCTION

The purpose of this master plan is to evaluate the City of Fairburn Parks and Recreation Department and submit recommendations designed to improve and enhance the level of service across the community over the next 10 years. This master plan provides recommendations regarding parks and recreation facilities, operations, programming, and administration in the community from present to 2034.

This document serves elected and appointed officials and City staff as both a strategic plan and an action plan. The plan provides the City of Fairburn with guidelines and strategies for future program and activity expansion efforts and planning of major capital improvement projects. The plan also serves City residents as a benchmark of current recreational offerings and future recreational goals to be implemented over the next 10 years.

COMMUNITY PROFILE

The City of Fairburn, Georgia is located 20 miles south of Atlanta. Adjacent to interstate 85 and appropriately 16 miles from access to Interstate 75 and 18 miles from Interstate 20. The total population of the City has continued to grow over the last few decades and that trend is expected to continue over the next 10 years. The highest density population centers are generally located in the central and northern portions of the community. The City's largest age segment is 0-19, representing 29% of the community. City of Fairburn rates of households with children are significantly lower than rates for the State of Georgia and the nation. Both the city's median household income and median value of owner-occupied housing is lower than the nation and the state. Rates for persons below poverty level are higher, and owner-occupied housing rates are lower. The composite assessment of these community features helped to inform the recommendations of this master plan.



PUBLIC ENGAGEMENT

The public engagement effort revealed broad support for the City of Fairburn Parks and Recreation Department and improving park facilities and program offerings. There is some level of support for dedicated funding for these improvements. The identified facility priorities for the community heavily focused on a Recreation center with a gym, trails/ greenways, and a senior center. More programming to support fitness classes, swim lessons, run/walk groups, water fitness, and special events were identified as a priority in the community. While improving the quality of existing facilities was identified as a high priority, the community also identified a need to develop new facilities to supplement level of service deficiencies and to diversify recreation opportunities within the City.

FACILITY ASSESSMENT AND SERVICE ANALYSIS

The majority of park facilities are centrally located within close proximity of the downtown area. As a result, this consolidated distribution of facilities across the City results in service area gaps to the south that will require new facilities. Using national benchmarks for recreation agencies of a comparable size, an analysis of the specific types of facilities was also performed to determine any surpluses or deficits. While significant deficits were identified using only city facilities, addressing facility deficiencies should be weighed against the specific needs of the community. Using this information, the planning team developed recommendations for both expansions to existing city parks and the development of new city facilities to address deficiencies for the Department's service area and facility deficits. Specific examples of such recommendations include the development of 3 mini parks, 4 neighborhood parks, 1 community park, and 1 special use park.

Individual assessments for existing facilities were also performed to gauge their age and function. While the majority of the department's facilities remain functional, specific components such as surfacing, site furnishings, additional parking, and the renovation of the Fairburn Youth Center interior to support multi-functional programming. ADA renovations and life safety upgrades are needed throughout all parks.

STAFFING ASSESSMENT

Additional Staffing recommendations are based on the Operations Assessment and the operational limitations the lack of staffing has caused, namely the accumulation of deferred maintenance of facilities and amenities, the lack of diverse programming to meet the community needs, and the lack of marketing and alternative revenue growth. The list of initial recommendations for Tier 1 – Tier 3 phases includes additional positions recommended the use and reinvestment of existing facilities change and/or expand and investment in new facilities are brought online. Refer to Chapter 7 for additional information related to tiered implementation of recommendations for existing and new facilities.

Additional Staffing (Tier 1 - Tier 3)

Tier 1

- 1 FT Recreation/ Aquatic Facility Manager
- 1 FT Administrative Operations Staff
- 2.5 FTE Front Desk Recreation Staff
- 2 FT Recreation Program Staff
- 1 FT Aquatic Supervisor
- 1 FT Aquatic Coordinator
- 2 FTE Aquatic Staff Ops/ Programs/ Lessons
- 1.5 FTE Aquatic Desk Staff
- 5 FTE Lifeguards
- 2 FT Aquatics/ Facility Maintenance
- 1 FT Parks Manager
- 1 FT Facility/ Aquatics Maintenance
- 2 FT Parks Maintenance Staff (Duncan)
- 2 FT Parks/ Facility Maintenance Staff (all other parks)
- 1.5 FTE Park/ Facility Maintenance Staff

Tier 2

- 1.5 FTE Maintenance Staff (Youth Center)
- 1.5 FTE Recreation Program Staff (Youth Center)
- 1.5 FTE Facility Ops/ Desk Staff (Youth Center)
- 1 FT Athletic Coordinator
- 1 FT Outdoor/ Athletic Recreation Programmer
- 2 FT Park Maintenance

Tier 3

- 1 FT Recreation Center Manager
- 1 FT Track Facility Manager
- 2.5 FTE Admin/Front Desk Recreation Center
- 1.5 FTE Front Desk Control Track Facility
- 2 FT Recreation Supervisors
- 2 FT Athletic/Recreation Program Supervisors
- 4 FTE Facility Maintenance Staff



PROGRAMMING REVIEW

Currently, FPRD has the ability, with the hiring of additional staff, to prioritize new programs and services to meet the communities needs and desires for programs outside of athletics. While there can be some programming limitations due to space limitations, the utilization of and reinvestment in existing facilities will create new spaces for the implementation of general and therapeutic programs in a wide array of categories for ages 18 months to 100 years and beyond. Investment in new facilities will further enhance programming opportunities that are in high demand, such as aquatics.

CAPITAL IMPROVEMENT PLAN

A 10-year capital improvement plan serves as a guiding document for department staff and elected officials to strategically implement the recommended improvements in this plan. A tiered prioritization schedule was developed to identify immediate needs and long-term goals. Immediate needs identified in Tier 1 (0-2 years) include addressing deferred maintenance issues for existing parks and facilities, low-impact expansions to existing parks, and planning efforts for larger projects in subsequent years. These Tier 1 recommendations also includes renovations to address ADA, security/safety, and maintenance issues in the parks that will provide an immediate improvement to the overall quality and enjoyment of these facilities.

The total value of the recommendations in this plan is \$202,660,000.00 over the next 10 years. Tier 1 projects have a total value of \$77,180,00.00. A summary list of Tier 1 projects is as follows:

- Address ADA, security/safety, and maintenance issues for existing parks
- Address site furnishing and signage for existing parks
- Address deferred maintenance items at existing parks
- Develop new facilities at Duncan Park to address level of service deficiencies
- Upgrade/expand parking at Frankie Arnold Stage and Fairburn Youth Center
- The redevelopment of Johnson Road Park as a new neighborhood park to provide enhanced services to this area
- Initiate planning for new park developments throughout the city



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Chapter one

Welcome to
INTRODUCTION

City of Fairburn

Situated to Succeed

City signage, by The Atlanta Journal-Constitution

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photo by City of Fairburn

INTRODUCTION

The function of this needs assessment and master plan is to assess the City of Fairburn's public parks and recreation system and provide recommendations to enhance services across the community over the next decade. This parks and recreation needs assessment and master plan provides recommendations for existing parks and recreation facilities, programming, and administration in the community with the goal of maximizing and improving the efficiency of service delivery. The window for implementation is from 2024 through 2034. This master plan is a working and flexible document that provides guidance by establishing a clear vision for the future as well as goals and objectives regarding Fairburn's park system. This will serve as a strategic action plan to help guide future programs, parks, and recreational capital improvement projects.

The planning team, coordinated by Lose Design, a multi-disciplinary firm specializing in park and recreation planning, and the City of Fairburn's Parks and Recreation Department. The planning team also includes focus groups and a steering committee consisting of diverse, local stakeholders and officials that have insight into parks and recreation facilities, programming, and community engagement. Development of this report included researching demographics, assessing current facilities, engaging focus groups and the steering committee on thematic topics, and conducting public input meetings.

The City of Fairburn Parks and Recreation Authority Mission is as follows:

Mission

The mission of City of Fairburn Parks and Recreation is to promote physical activity, positive social interaction, and outdoor exploration through leisure activities and recreation programs.

This mission will serve as a framework for the long-term use and development of parks and recreation needs over the span of 10 years. The master planning process identifies the recreation needs of a community, predicts future demand, and recommends operational improvements pertaining to budget, staffing, and programmatic concerns of the Department. This plan was developed through a combination of public input, insight from Fairburn staff and elected officials, and professional analysis.



Duncan Park

HISTORY

Fairburn, with its roots dating back to the early 1830s, has a rich history marked by growth, evolution, and resilience. Initially settled in 1830, the town underwent several name changes, eventually settling on Fairburn. The town's history can be traced through its early records, showing settlement in the 1830s and its foundation as Cartersville in 1833, later changing to Berryville before adopting the name Fairburn. Historian Lucian Lamar Knight suggests that Fairburn might have derived its name from a township in the County of York, England.



*The Old Campbell County Historical Society
Courtesy of Spaulding Injury Law*

In 1854, Fairburn's town charter was enacted by the State Legislature, defining the jurisdiction of the town government within a 600-yard radius from the railroad depot. This period coincided with the decline of Campbellton, the previous county seat with a population of 1,200, as it resisted involvement with the railroad. Fairburn became an attractive location for a new county seat, leading to the abandonment of the Campbellton Courthouse, which was moved to Fairburn in 1870. Subsequently, a new county courthouse was built and occupied in 1871.



*Campbell County Fair
Courtesy of GSU Digital Collection*

By 1870, Fairburn's population stood at 305, including 208 white and 97 black residents. The town experienced significant growth with the establishment of businesses, schools, churches, and professional services. In 1875, the town limits were expanded to a half-mile radius from the depot. By 1879, Fairburn was a bustling community with multiple cotton gins, factories, schools, telegraph offices, and a growing population.

The late 19th century saw further development, with the population reaching 700 by 1884. Notable additions included the construction of the county jail and the Fairburn Institute, a highly regarded graded school. The town became a banking center with the establishment of the Fairburn Banking Company in 1891.



The 20th century brought more changes, including the extension of city limits in 1906 and the authorization of public schools in the same year. Fairburn weathered economic challenges, including a decline in population during the nationwide economic depression of the 1930s. In 1932, Campbell County was absorbed by Fulton County, and Fairburn relinquished its status as a county seat.

Despite challenges, Fairburn experienced a resurgence by 1940, surpassing its 1920 population levels. The downtown area, now a Commercial Historic District listed on the National Register of Historic Places, showcases late 19th and early 20th-century buildings with various architectural styles.

In the 21st century, Fairburn has undergone revitalization, preserving its history while embracing the future. The two train depots, built in 1917, have been transformed into family restaurants, and the downtown area hosts a courtyard and stage for events like concerts and the Fairburn Farmers Market.

The Fairburn Education Campus houses the Atlanta Campus of Georgia Military College and the Fairburn Administration Building. Fairburn is home to the notable annual events, such as the Georgia Renaissance Festival, Fairburn Fall Festival and Fairburn 3rd Friday Concerts, which attract a quarter million visitors each year.

The Hwy 74 Corridor has witnessed substantial growth, featuring a range of amenities, including restaurants, hotels, upscale apartment homes, and upcoming retail suites. With a thriving industrial sector and an estimated 15,520 residences, Fairburn positions itself as a city where residents can live, work, and play, truly situated to succeed in the 21st century.

Source:
City of Fairburn Website

METHODOLOGY

This master plan document is based on a review of reports and data, best practices analysis, and interviews with stakeholders, elected officials, department staff, and the citizens of Fairburn, Georgia. An inventory of existing facilities, programs, policies, and services related to parks and recreation was developed. The National Recreation and Park Association's (NRPA) Park Metrics were reviewed for a high-level benchmarking comparison of City of Fairburn facility inventories to comparable communities. Finally, interviews with stakeholders provided a snapshot of the level of utilization and individual perception of the Department and the park system. This information is key when determining the needs of residents and for the prioritization of physical, programmatic, and operational improvements.

Recommendations designed to increase the level-of-service across the city over the next 10 years are provided as part of the master plan. This plan provides recommendations regarding City of Fairburn Parks and Recreation Department facilities, programming, and administration from 2024 to 2034. Recommendations for future growth are based on demographics, assessing current facilities, public input, and interviews with elected officials, appointed officials, and City staff.

This document serves elected officials and Department staff as both a master plan and an action plan. The plan provides the City of Fairburn with guidelines and recommendations for decision making and future investment. This master plan also identifies current recreational offerings and future recreation goals to be implemented as the population grows and changes. The plan will answer the following questions:



Successful park and recreation master plans are based on a commitment to implementation. Changes in elected officials and staff may jeopardize plan success; however, in many instances, an informed public that is engaged and involved can help a plan succeed.

Short-term and long-term goals will be identified in this master plan. These goals are prioritized based on complexity, cost, need, and public input of residents. A Capital Improvement Program (CIP) is the best tool to ensure implementation of physical improvements recommended in the plan. A 10-year CIP is provided as part of this document.



Assessments were performed that targeted different aspects of a parks and recreation system. These assessments included:

- Community Profile
- Public Input
- Programming Assessment
- Staffing Assessment
- Facility Assessment
- Capital Improvement Plan

Upon completion of the above referenced tasks and assessments, determinations regarding the parks and recreation system were made. Based on information obtained, additions or changes to programs and activities offered by the Department will be made to better accommodate community needs. Physical improvements to infrastructure within the parks and recreation system will be based on gaps identified in the Facility Assessment. Estimated costs and proposed locations will be included in this master plan. An all-inclusive, wide-ranging analysis with recommendations for the Department system will be provided.

PHASING PLAN

A timeline for implementing the recommendations is provided. Recommendations are prioritized with associated cost estimates. This phasing plan is intended to be a tool to assist in the budget process over the timeframe of the 10-year plan.

Park facilities and programs now serve all residents, all ages, and a variety of interests. This requires a diversification of services based on research, demographic data, and market conditions. Shrinking open space, increased property values, and residents with busy schedules have collectively placed a demand for well-designed and efficient facilities, park space, and recreational opportunities that serve the wide and varied needs of Fairburn citizens. Park facilities have become social gathering spaces, opportunities for improving health, and benchmarks for the quality of life within a community. The master plan will serve as a tool to guide decisions by City officials, prioritize maintenance, identify new projects and programs, and ensure the delivery of recreational services to meet the needs of a socially diverse community with a growing population.



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Chapter two

COMMUNITY PROFILE



City of Fairburn Amphitheater

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INTRODUCTION

The recreation needs and trends of a community are dependent on the preferences and way of life of its residents. Desired programs and recreation needs are dependent on age, gender, education, and socio-economic status. Public desires can be anticipated by reviewing demographic data and public input. Activities that will likely be popular as the community's demographic profile changes can also be predicted by reviewing demographic data.

Although accurate data is available every 10 years from the U.S. Census, demographic factors, such as age, are constantly changing. Age is a major factor in determining recreation trends. For example, a child who is 10 years old when a plan is developed may be interested in team sports like baseball or soccer; however, at the end of the plan's time frame, that interest may have shifted to individual recreation activities such as running or cycling. Knowledge of age and its predicted changes are useful when a large percentage of the population will soon reach an age at which their recreation preferences are likely to change. Demographics are the population characteristics of an area. Long-term demographic studies help local elected officials identify trends and show how a population is changing. A clear understanding of these trends is necessary to understand the City of Fairburn's needs. The current and projected population establishes the type of facilities and services needed in the future.

To gain a better understanding of the park and recreational needs of Fairburn, a community profile has been developed. The demographic factors in this section include:

- Population Trends
- Economic Trends
- Health Trends

Making long-term decisions guided by city demographics and population projections will result in a well-planned and effectively managed park and recreation system.

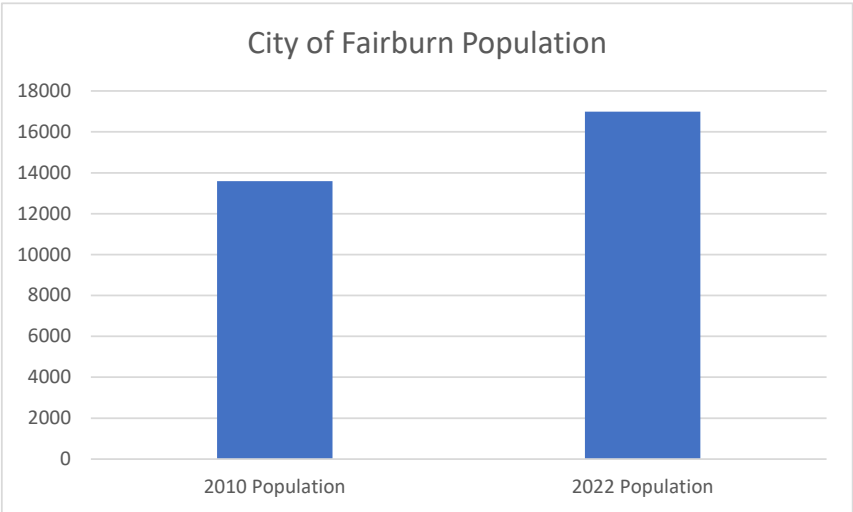


photo by GameTime Canada

POPULATION TRENDS

To fully understand the local interests and the park and recreational needs in the City of Fairburn, an updated community profile has been prepared. As part of this profile, population data was used to determine and evaluate subsets within the population. Historic population data was gathered from the U.S. Census Bureau. Future population projections for Fulton County were taken from the Governor's Office of Planning and Budget.

Figure 2.1: Fairburn Total Population



Source: U.S. Census Bureau, Governor's Office of Planning and Budget

The population of the City of Fairburn has increased approximately 25% over the past decade. In 2010, the population of Fairburn was 13,594. The population continued to grow over the next 10 years to an estimated 16,985 people in 2022. By extracting data from the Governor's Office of Planning and Budget, it is estimated that Fulton County will have a total population of approximately 1,183,816 residents by the year 2030. This increase results in a projected growth rate of 17%. For comparison, the State of Georgia has a projected growth rate of about 13% for the same 10-year period. However, with 17.12 sq miles, the City of Fairburn has a population density of 992.1 (persons per sq. mile) which is significantly lower than the benchmark communities.

Figure 2.1: Fairburn Total Population

Community	Land Area (sq. miles)	Density (persons per sq. mile)
Benchmark Communities:		
East Point	14.7	2,611.29
Sandy Springs	38.52	2,797.69
Douglasville	23.03	1,647.50
Carrollton	23.05	1,182.82
South Fulton	86.25	1,288.71
Fairburn	17.12	992.11
Georgia	59425	183.64
United States	3797000	87.78

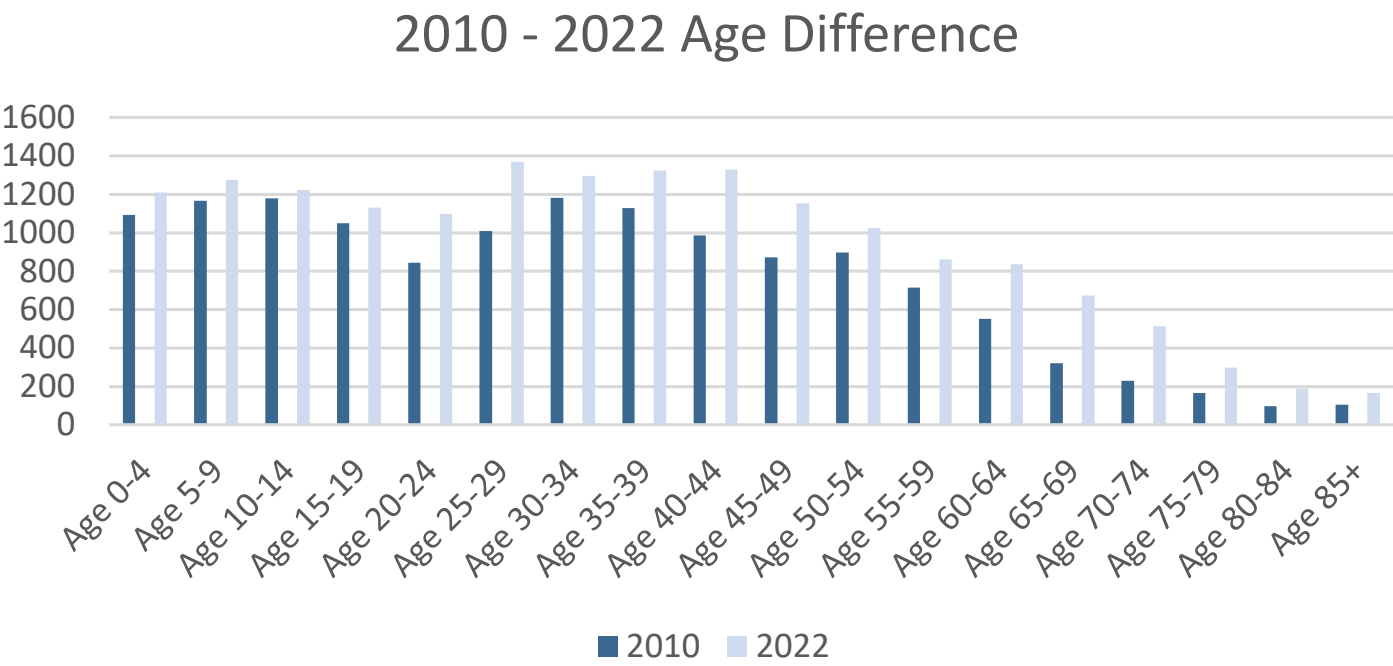
Source: U.S. Census Bureau, Governor's Office of Planning and Budget

Fairburn's population density is lower than surrounding communities, but has increased 31.3% since 2010

POPULATION BY AGE

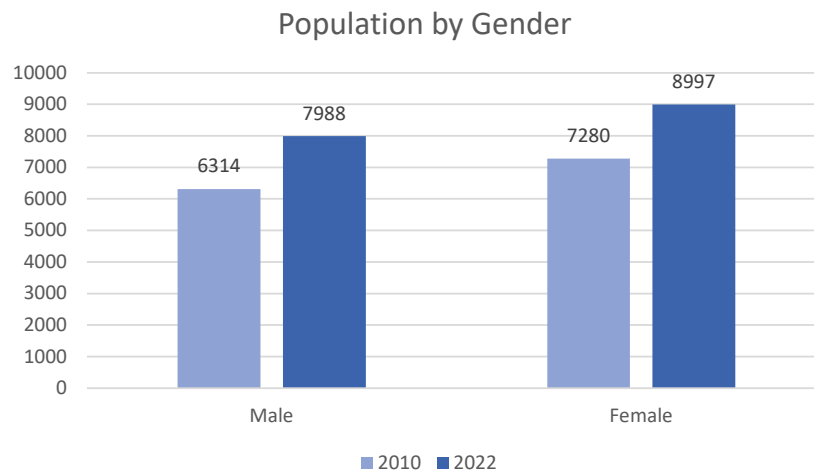
Understanding the age distribution of residents living in the City of Fairburn is a critical element to understanding types of programs and facilities that would be beneficial to a community. The largest population within the City of Fairburn is the 25-29 age group population making up about 8% of the total residents of Fairburn. Fairburn's largest age group populations increases from 2010 to 2022 were young adults (20-29 years) and seniors (60-74 years). The overall median age for the City of Fairburn is 34.6 years. A lower median age points to upwardly mobile professionals and families with young children who are top users of aquatic facilities, bike and walking trails, cultural arts, and indoor recreation amenities.

Figure 2.3: Fairburn Population By Age



Source: U.S. Census Bureau

Figure 2.4: Fairburn Population by Gender (2010-2022)



Source: U.S.
Census Bureau

POPULATION BY GENDER

The current gender ratio of the City of Fairburn residents is estimated to be 47% male and 53% female. This ratio is comparable to State of Georgia and national ratios and has remained relatively consistent over the last decade. From 2010-2022, the City of Fairburn had an increase of 23.5%, ~1,717 female residents. From 2010-2023, the City of Fairburn had an increase of 26.5%, ~1,674 male residents.



photo by Kampus

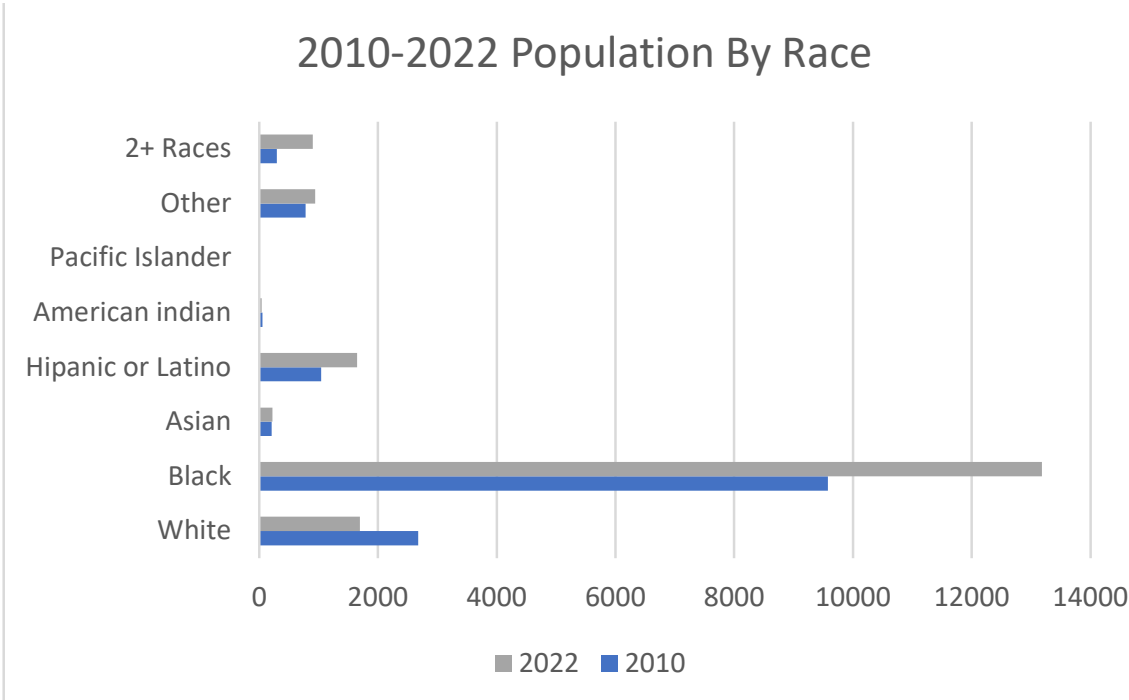


photo by Kerley Family Homes

POPULATION BY RACE AND ETHNICITY

The analysis of the City of Fairburn's race and ethnicity shows that the population is predominantly African American. The U.S. Census Bureau estimates that the city's population in 2022 was 9% white, 71% black, and 9% hispanic with the balance of the population being other minorities. In comparison, the State of Georgia had a population of 60% white and 33% black. Since 2010, The African American population has increased by 38% within the City of Fairburn. The population of the African American community currently sits at 13,183 residents. Since 2010, The White population has decreased by 37% within the City of Fairburn. The population of the White community currently sits at 1,697 residents. Since 2010, The Hispanic population has increased by 58% within the City of Fairburn. The population of the Hispanic community currently sits at 1,648 residents. While preferences for park facilities and programs can be similar among all races and ethnicities, the Department should increase outreach to minorities if participation in recreation programs does not reflect the racial diversity observed within the community.

Figure 2.5: Fairburn Population by Race and Ethnicity (2010-2022)



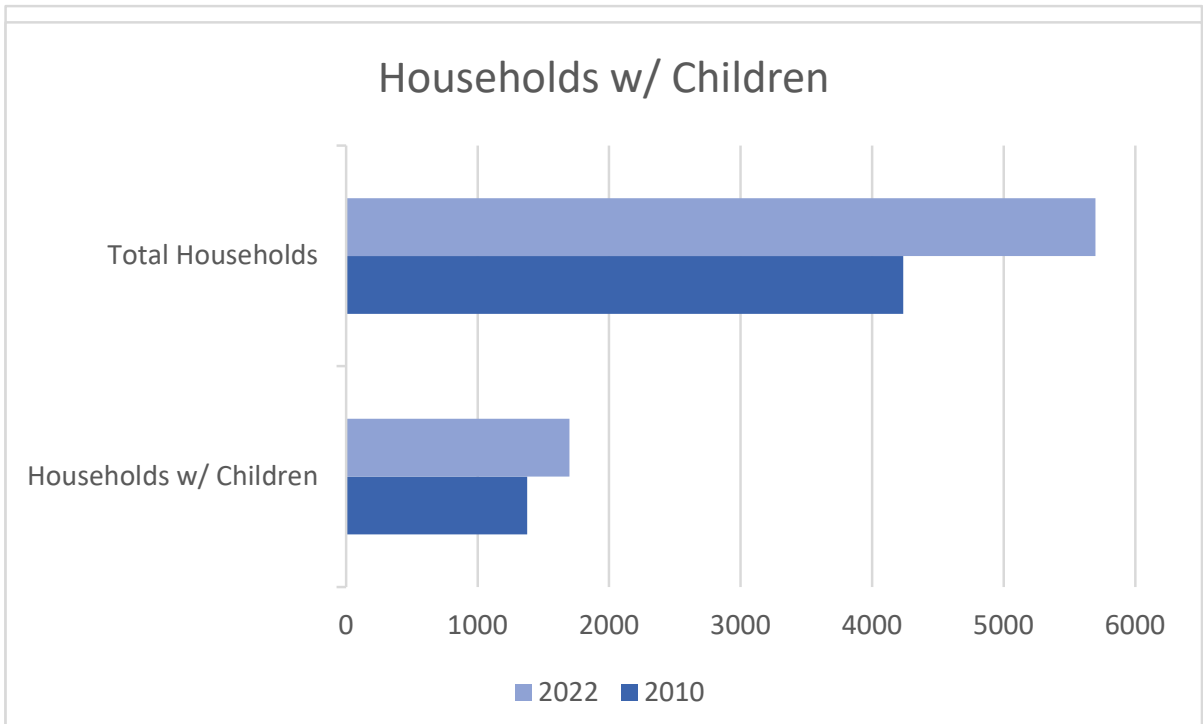
Source: U.S. Census Bureau

HOUSEHOLDS WITH CHILDREN

Having an understanding of the levels of households with children is a key metric for effective facility and program planning. Estimates for 2022 indicate that nearly 30% of total households in the City of Fairburn had children residing in them. This is significantly lower than rates for the State of Georgia and the nation (57% and 52%, respectively). From 2010 to 2022 the number of Households with Children increased by 23% while the number of total households within the City of Fairburn only saw an increase of 34%. Recreation service providers should continue to monitor program participation rates for children to ensure that the volume of program offerings is appropriate for a community with comparably low levels of homes with children.



Figure 2.6: Fairburn Households with Children (2010-2022)



Source: U.S. Census Bureau

ECONOMIC TRENDS

Median Household Income, Owner-Occupied Housing Rate, Median Value of Occupied Housing Units, and Persons Below Poverty Level were all reviewed for Fairburn’s economic profile. These numbers are important to compare to state and national averages to understand where the city falls in terms of these economic trends.

INCOME AND HOUSING CHARACTERISTICS

In Figure 2.6, when comparing Median Household Income and Median Value of Owner-Occupied Housing Units, the City of Fairburn has lower numbers in these two categories than Georgia and the United States. The Median Household Income in Fairburn is \$7,635 less than in Georgia and \$9,553 less than in the United States.

Income levels are notable because they relate to a resident’s ability to pay for participation fees and other costs related to recreation programs. In communities with low-income levels, local governments typically play a leading role in meeting residents' needs by providing funding to subsidize recreation programs. This information may inform decisions regarding fee structure, which should be set at levels that do not limit participation. Reduced program fees may, in turn, impact revenue recovery efforts if alternate sources of revenue are not identified. Understanding household income can inform pricing strategies for recreation programs.



Figure 2.7: Median Household Income

Community	Median Household Income 2010	Median Household Income 2022	% Change
Fairburn	\$ 52,449.00	\$ 65,202.00	24%
Georgia	\$ 46,430.00	\$ 72,837.00	57%
United States	\$ 50,046.00	\$ 74,755.00	49%

Source: U.S. Census Bureau



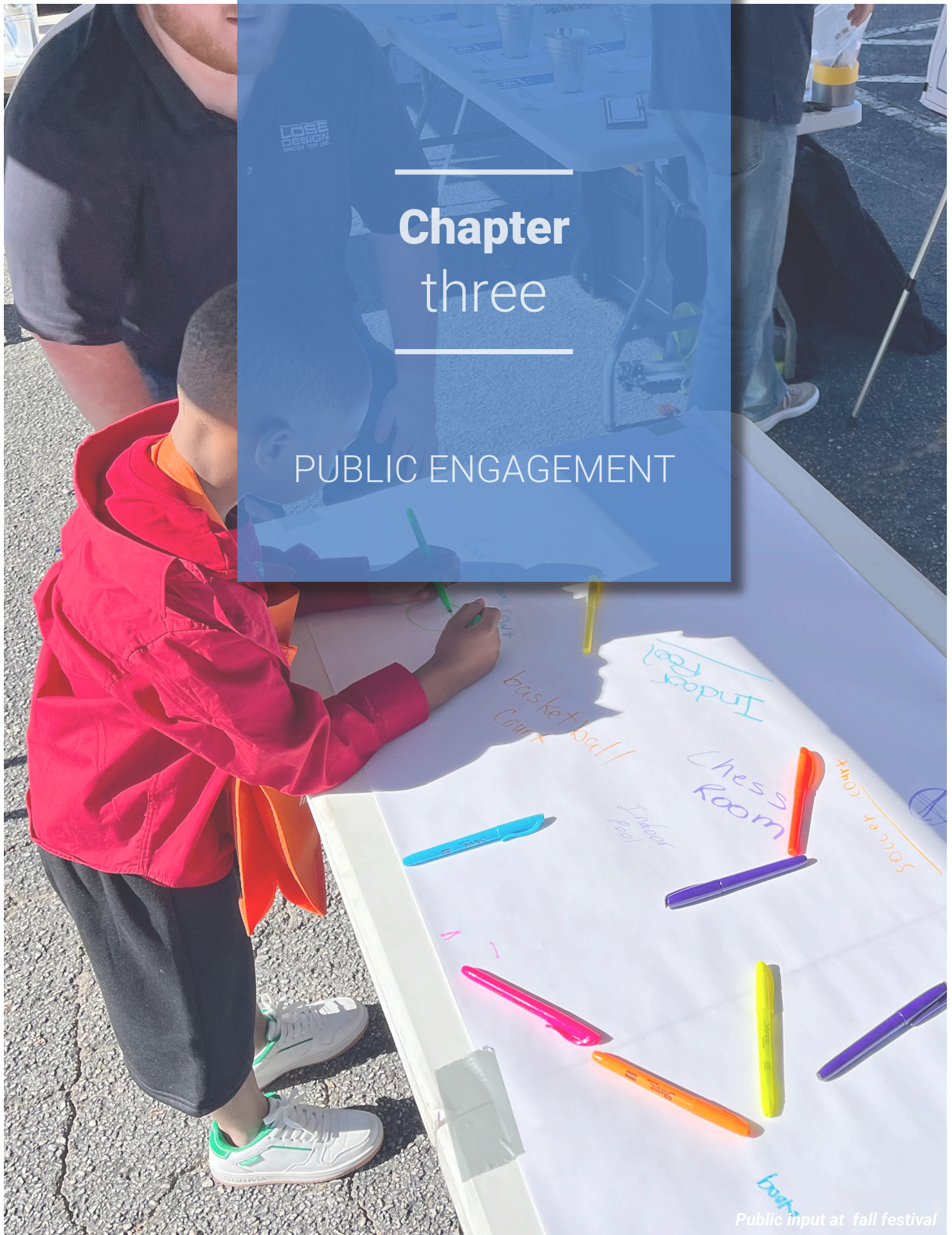
SUMMARY

The City of Fairburn is a growing community with many strengths, including high population density and low median age. However, there are also potential challenges in the areas of community health and access to exercise that will need to be considered going forward. This data indicates that more access to Fairburn parks and recreation facilities and programs should be a focus of future expenditures. Another option is to ensure park facilities are located close to areas of dense residential development, especially those with low to moderate income residents. The demographic data described in the preceding text was used to formulate recommendations contained in this document.

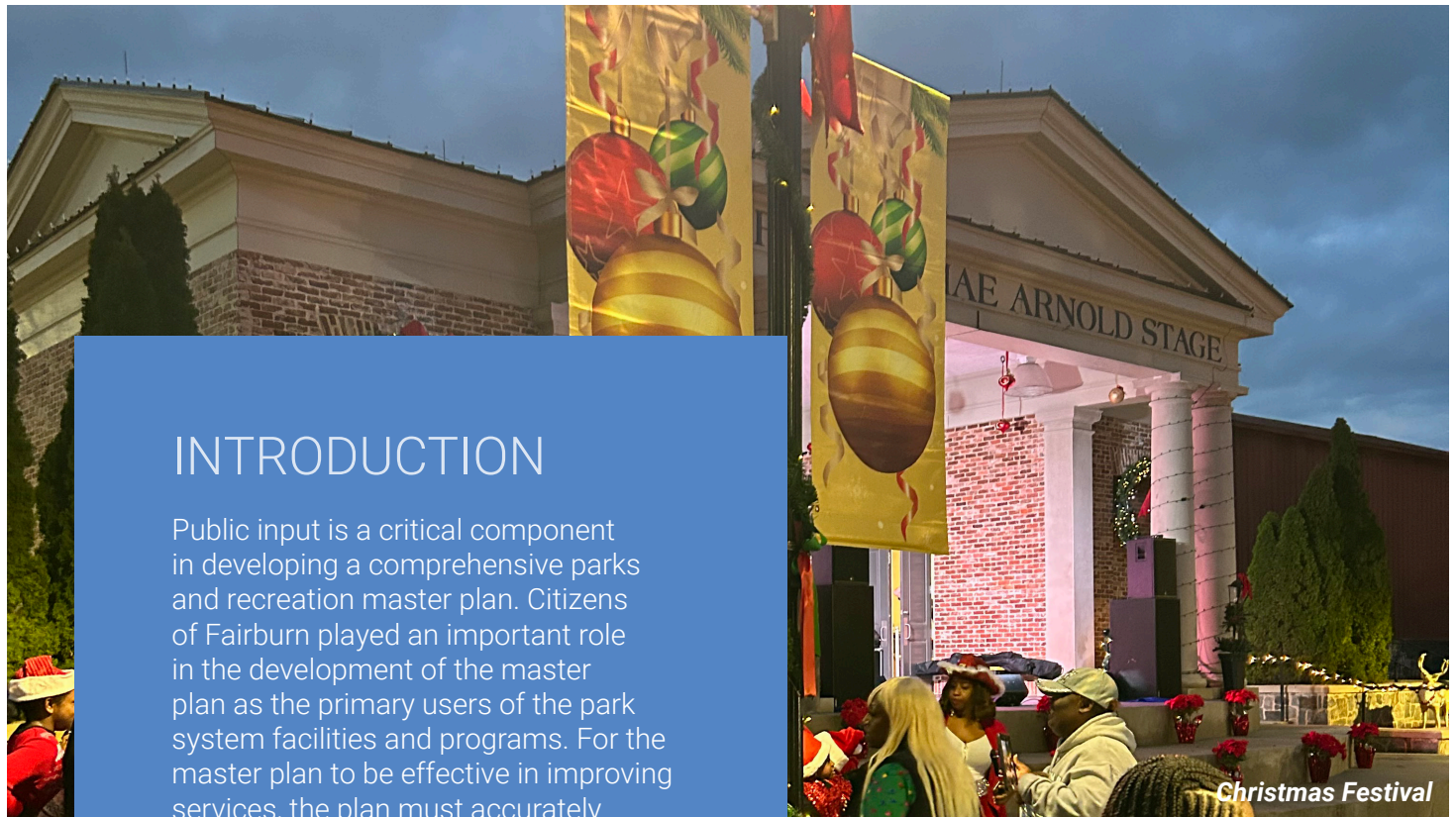
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Chapter three

PUBLIC ENGAGEMENT



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INTRODUCTION

Public input is a critical component in developing a comprehensive parks and recreation master plan. Citizens of Fairburn played an important role in the development of the master plan as the primary users of the park system facilities and programs. For the master plan to be effective in improving services, the plan must accurately reflect the facilities and programs most desired by City of Fairburn residents. Recommendations provided were informed by public input gathered through interviews and online through the Social Pinpoint website. These activities allowed for spontaneous and casual conversations about park and recreation needs in a variety of settings throughout the community.

The public input process started with interviews that included meetings with the City of Fairburn Parks and Recreation staff, other city employees, and elected officials. These interviews provided an overview of how the Department functions. The interviews also highlighted issues that exist within the City of Fairburn government and within the Department itself. Interviews with elected officials provided an overview of how Department staff interact with elected officials and how the Department fits into the City of Fairburn's long-term vision.

Christmas Festival



INTERVIEWS

The public input process started with interviews that included meetings with the City of Fairburn Parks and Recreation Department Director, park staff, other municipal employees, and elected officials. These interviews provided an overview of how the Department functions. The interviews also highlighted issues that exist within Fairburn government and within the Department itself. Interviews with elected officials provided an overview of how Department staff interact with elected officials and how the Department fits into Fairburn's long-term vision.

POP-UP ENGAGEMENTS

There were three pop-up engagements where residents provided in-person input. Each pop-up was hosted at two unique locations in 2023. Those locations were: the Fairburn Youth Center on September 6, 2024; Downtown Fairburn on October 7 at the Fairburn Fall Festival & December 9 at the Annual Tree Lighting. Participants were asked to sign-in, and the recorded attendances were 30 (Youth Center) and 200 (festivals combined) respectively.

The pop-ups included several engagement activities. Activities included open comments on a parks mapping of the City of Fairburn and surrounding areas. Sticker voting at another station allowed residents to vote for what they considered were the top concerns. The categories of concern were based on existing parks and included lighting, ADA accessibility, diversity of facilities and several others. Sticker voting was also available for the community's most favored recreation programs and facilities. Attendees were given eight stickers to vote for each category. In the spending bucket exercise, attendants had the opportunity to allocate a mock budget toward resources they think the Department should prioritize financially. Finally, attendees provide open-ended suggestions or concerns on comment cards at the last station.

The insight provided at the first pop-up engagement was useful in quantifying the community's priorities for programs and facilities. The sticker voting activity provided information on which tangible outcomes are most important to the community. The voting activity offered 51 program options and 56 facilities options. This allowed the community to focus on what is important to them from a more focused and point of view while providing realistic tangibles. Participants also wrote in new ideas, some of which received additional votes from other participants. The planning team collected the voting results from the three pop-up event, and analyzed the collective results. The top five recreation programs that received the most votes were: weightlifting (10 votes), S.T.E.M. Programs (8 votes), swim lessons (6 votes), youth soccer league (5 votes), and special events/festivals (5 votes). The top five parks and recreation facilities that received the most votes were: indoor walking track (12 votes), trails/ greenway (12 votes), outdoor skating rink (10 votes), mountain pike trails (9 votes), and amphitheater (6 votes). Complete results are provided in the rankings chart found in the Appendix.

The last two pop-up engagement took place in downtown Fairburn at both the Fairburn Fall Festival and the Annual Tree Lighting. Combined over 200 people participated in the pop-up events. Activities included spending bucket exercises, open comments, and a "where are you from?" board. The spending bucket exercise allowed the

community to focus on what is important to them from a high level point of view. Out of the eleven buckets, there were two main categories, New Parks/ Updates (4 buckets) and Park Features (7 buckets). The votes for New Parks/ Updates were: enclose Duncan Park pool (73 votes), new park - East Fairburn (HWY 29 + HWY 138 Intersection) (56 votes), new park - South Fairburn (HWY 74) (50 votes), and new park - Southwest Fairburn (Ashbury Park) (44 votes). The top three for Park Features were: recreation center with gym (147 votes), trails/ greenways (124 votes), and senior center (92 votes).

VOTING STATION

Public input event attendees used stickers to identify programs and facilities that they either currently use and support or wish to have included in the department's portfolio of services going forward. Limited stickers were provided to each participant to encourage them to focus on prioritizing their needs and they were permitted to distribute their stickers as they deemed fit. Options for the various programs and facilities were organized onto boards by categories. Each board also provided the opportunity for write-in options for any needs that may not have been represented. The overall categories of programs and facilities that were offered included:

- Water Recreation
- Court Sports
- Indoor Recreation
- Field Sports
- Passive Recreation
- Adventure/Outdoor Recreation
- Education/ Arts

Throughout the input event process, votes for various programs and facilities were widely distributed across each of the category classifications. In terms of facilities, some of the more desired options included Court Sports and Indoor Recreation facilities, such as an outdoor skating rink and indoor walking track. Other highly ranked facilities included trails/greenways and mountain bike trails. Interestingly, water recreation facilities were generally distributed lower in the rankings. This may mean that participants are satisfied with the current availability of water programs, or it could indicate event participants were not interested in aquatics when compared to other opportunities.

Analysis of the desired programs identified needs for additional weightlifting/fitness programs, S.T.E.M. Programs, swim lessons, establishment of a youth soccer league, and additional programming for special events/ festivals. Other highly ranked programs included programs such as youth baseball/softball, cooking classes, summer camps, nature programs, and before/after school programs.

(The full results are shown in the Appendix of this report.)

FACILITIES

WATER RECREATION

Directions: Place a sticker on each facility you want to see more of in your community.
Remember: You have a limited number of stickers.

BOAT RAMP	FISHING PIER	CANOE/KAYAK LAUNCH	OUTDOOR WATER PARK	SPLASH PAD																						
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THERAPY POOL	INDOOR WATER PARK	COMPETITIVE POOL	OTHER ITEMS																							
			Place a sticker and write-in your own idea next to it.																							
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PROGRAMS

EDUCATION/ARTS

Directions: Place a sticker on each program you want to see more of in your community.
Remember: You have a limited number of stickers.

COOKING CLASSES	S.T.E.M. PROGRAMS	DANCE/THEATER CLASSES	MUSIC CLASSES	INCLUSIVE PLAY PROGRAMS																						
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VISUAL ARTS/POTTERY CLASSES	PHOTOGRAPHY CLASSES	BEFORE/AFTER SCHOOL PROGRAMS	OTHER ITEMS																							
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SPENDING BUCKET STATION

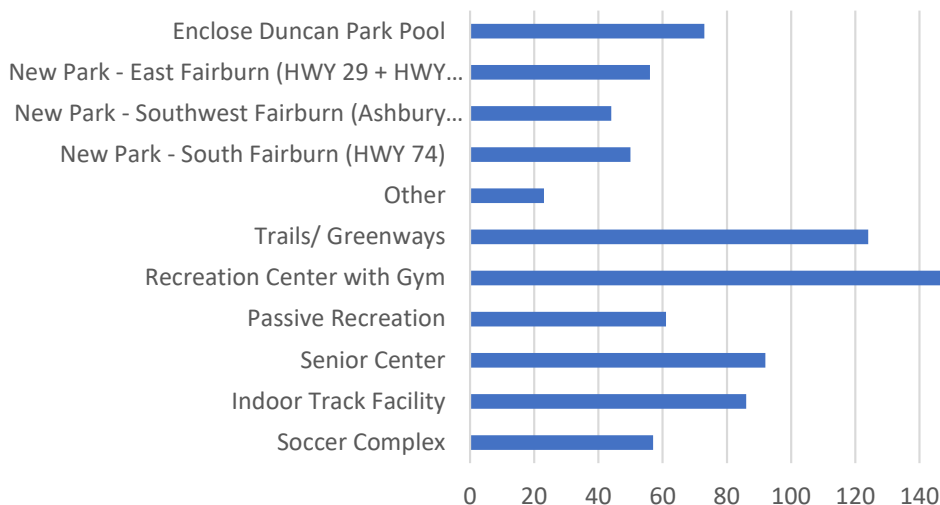
In addition to providing input on desired programs and facilities, meeting participants were asked to engage in an exercise that would allow the planning team to better understand the prioritization of implementation for enhancing parks and recreation services in the City of Fairburn. To do this, participants were given five tokens that represented the city's budget for improvements. Participants were then invited to distribute their tokens across nine spending categories, represented by buckets. These categories included:

- Soccer Complex
- Indoor Track Facility
- Senior Center
- Passive Recreation
- Recreation Center with Gym
- Trails/ Greenways
- Other
- New Park - South Fairburn
- New Park - Southwest Fairburn
- New Park - East Fairburn
- Enclose Duncan Park Pool

The results of this exercise revealed that spending to address a recreation center with a gym is a top priority for the community. Other top priorities included trails/greenways and senior center. Additional information on the distribution of these results is shown in the chart below.



Spending Priorities

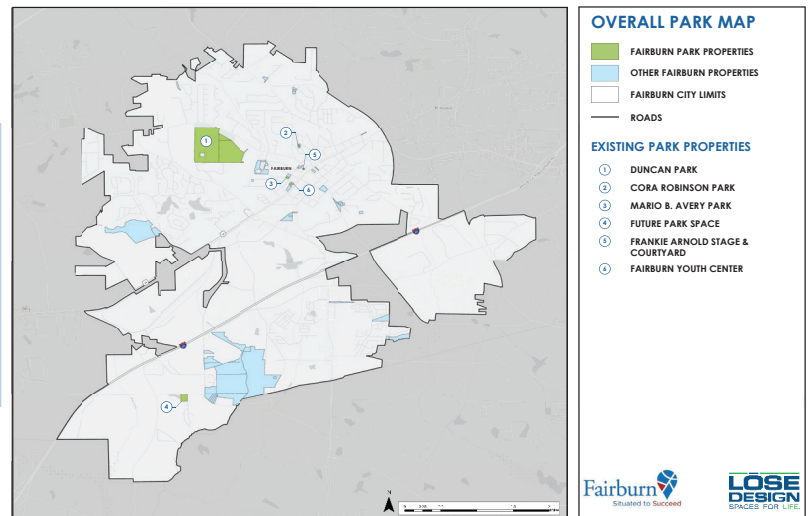


18.1%

RECREATION CENTER WITH GYM IS THE TOP SPENDING PRIORITY FOR FAIRBURN RESIDENTS

2.8%

OTHER IS THE LOWEST SPENDING PRIORITY FOR FAIRBURN RESIDENTS



ONLINE PUBLIC ENGAGEMENT INTRODUCTION

As part of the City of Fairburn Parks and Recreation Master Plan, an online community survey, hosted by Social Pinpoint, was used to foster discussion, and collect ideas and recommendations for the parks and recreation system. Social Pinpoint is “a leading digital engagement tool that enables Community Planning Professionals to build hybrid participation strategies that drive greater reach, diversity, consultation and collaboration on a wide range of projects.” The community survey was part of the overall public engagement process to determine if residents use City of Fairburn parks and why, and their opinion of the quality, accessibility, and importance of the parks system. In addition to the community survey, participants used the Social Pinpoint site to place comments on a map of Fairburn with opinions on where new facilities should be located or what improvements are needed for existing facilities. The webpage also allowed participants to provide comments in the format of an online forum. The community survey and opportunities to comment were available on the online webpage from December 29, 2023 through January 26, 2024. Answers to the community survey questions and comments collected from the map will inform decision makers in Fairburn regarding the growth and expansion of park services and how best to serve residents’ needs.

A total of 284 individuals provided input through the project website. This information, coupled with in-person public outreach at pop-up events and the collection of one-on-one input, provides a robust picture of residents’ perception and desires for the parks and recreation system.

MAP COMMENTS

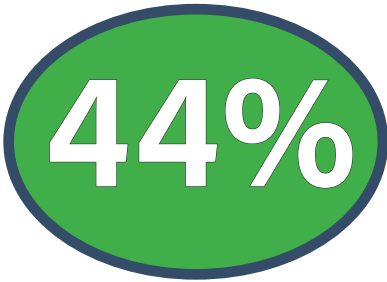
Some of the most interesting forms of public input received during the public input phase came from the online map exercise. This tool is uniquely helpful because it allowed commenters to tell the planning team what they would like to see while they provided a location for where their comments should be applied. The online map exercise also allowed the public to agree or disagree with comments provided by others. The map report generated four comments. Each comment was classified and placed into one of three comment types. Those comment categories included 'Ideas and Suggestions', 'Make a Comment', and 'Something I Like'. The format allowed for others to like or dislike comments.

Comments about adding a new park on the north side of Rivertown Road, open parking lot at Cora B. Robinson, improve security at Duncan Park, expand parks and facilities to the south, and recreation center at Duncan Park with pool. These comments illustrate real opportunities to improve the popular park assets and expand the city's parks and recreation facilities.

The digital forum allowed the community to leave open-ended comments that weren't necessarily attached to a specific location. Themes regarding maintenance, turf, and a sports complex were consistent with comments from the map as well.

COMMUNITY SURVEY

Department staff made unique efforts to solicit input from various community members by advertising a survey QR code and offering incentives for online participation. The responses from the survey were collected anonymously and results were analyzed on an aggregate basis. There were no discrepancies between Fairburn population demographics and the demographics of survey respondents. Overall, survey participants reflected the population makeup of Fairburn (shown in Chapter 2 of this report). Seventy-nine (79) percent of participants live inside the city limits of Fairburn. Responses from races/ethnicities were also representative of the City's population demographics.



**RATED FPRD PARKS
AS "GOOD" OR
"GREAT QUALITY"**



**SUPPORT EFFORTS
TO IMPROVE
FACILITIES AND
PROGRAMS AS
FUNDS BECOME
AVAILABLE**



**TRAVEL OUTSIDE OF
FAIRBURN FOR PARK
AND RECREATION
FACILITIES**

Forty-four (44) percent of survey participants rated the condition of City of Fairburn park facilities as 'good quality' or 'great quality'. The top five County parks that residents visited in the last year are: Duncan Park, Duncan Park Pool & Splashpad, Fairburn Youth Center, Mario B. Avery Park, and Cora Robinson Park. Residents' input about city parks and recreation quality in some ways are reflective of those parks. The survey results indicate the community's overall satisfaction, but also opportunity for improvement by the Department.

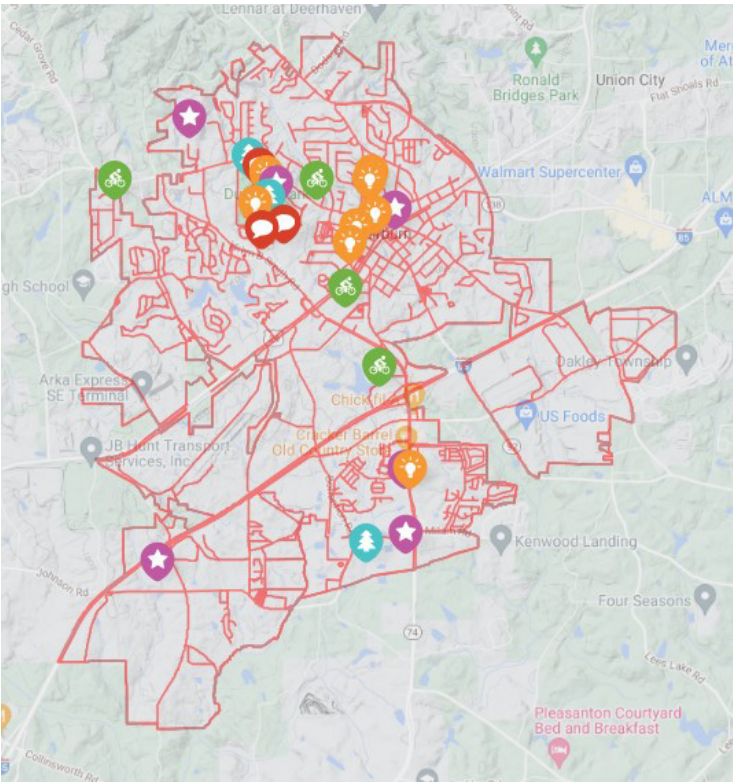
A few residents are also willing to walk or bike to parks if it is safe to do so. Approximately 58% stated they

would walk at least a mile to access park facilities; 49% reported they would bike at least a mile. Additionally, 18% would be willing to pay more to do so. It should play a vital role in budgetary considerations for the Department regarding expansion of facility and program offerings. Fifty-five (55) percent stated they would support a cost of up to \$15 a month to improve City of Fairburn park systems and some responses indicated support for even higher amounts. This survey data demonstrates how important parks and recreation is to the community.

Fifty-eight (58) percent of respondents reported they travel outside of Fairburn city limits to use parks and recreation. Commercial facilities, facilities offered by other governments, and facilities maintained by neighborhood associations or apartment complexes were the most common locations respondents traveled to as an alternative provider to meet their recreational needs. Those participants stated that the primary reasons for using other providers are diversity/quality of facilities or Fairburn does not offer the facilities or programs they desire

One survey question showed respondents' top five facility priorities were: exercise/fitness room, indoor walking track, trails/greeways, playgrounds and outdoor water park. Another survey question showed the five most important programs to respondents were: fitness classes, swim lessons, run/walk groups, water fitness, and special events/festivals. The online survey revealed an opportunity for the City to meet more of the community's park and recreational needs during planning and development of the next ten years.

Survey questions are included in the Appendix of this report. A full summary of the community survey, with responses, is included in the Appendix as well. The survey summary includes graphs and tables, and detailed information regarding demographics of the participants of the survey.



Ways to Participate

Please participate in any or all of the following activities. This will help our team understand the recreational needs and desires of Fairburn, GA residents.



Community Survey

Community survey input will be open until Friday, January 26th. Please participate until then.

[Take The Survey](#)



Where do you want it?

Please comment on the map using the tools provided. Tell us where you think a facility should be located or what improvements are needed to existing facilities.

[See Project Map](#)

FINAL INPUT MEETING

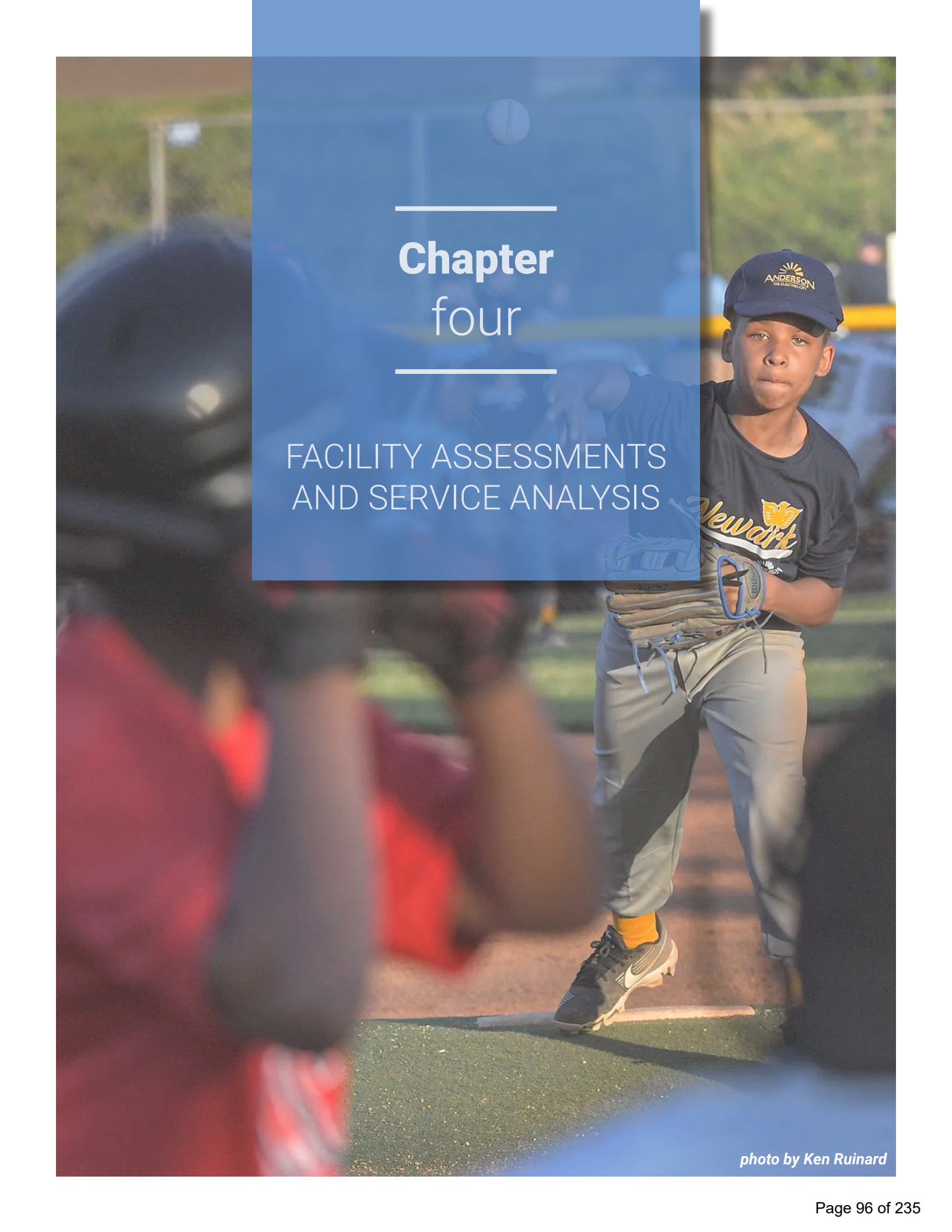
On June 5th, 2024, a final public input meeting concerning the parks master plan was conducted. The attendees were asked to identify high priority amenities, programs, and facilities for the city of fairburn parks department. The key take away from this meeting was that Fairburn is in need of an indoor recreation facility.

SUMMARY

Various public engagement activities were used to foster public involvement to identify potential parks and recreation needs and priorities for the City of Fairburn. Efforts included interviews, an online community survey, an online map tool, and three public pop-up events and a final public meeting to pursue planned recommendations. Overall, participation from the city was strong. While there were a variety of specific needs and desires that were mentioned, these key topics were highlighted:

- Duncan Park, Duncan Park Pool & Splashpad, and Fairburn Youth Center are the highest used facilities
- 49% of survey participants thinks that the City's parks and facilities are high quality.
- 58% of Fairburn survey respondents travel outside of Fairburn to use parks and recreation facilities.
- Fitness classes, swim lessons, run/walk groups, water fitness, and special events/festivals are the top requested programs.
- An exercise/fitness room, indoor walking track, trails/greeways, playgrounds and outdoor water park are the top requested facilities.

Comments and feedback were offered in a cooperative and constructive spirit and should be received in that manner. Ideas shared in the public engagement sessions were instrumental in forming the recommendations contained in this master plan.

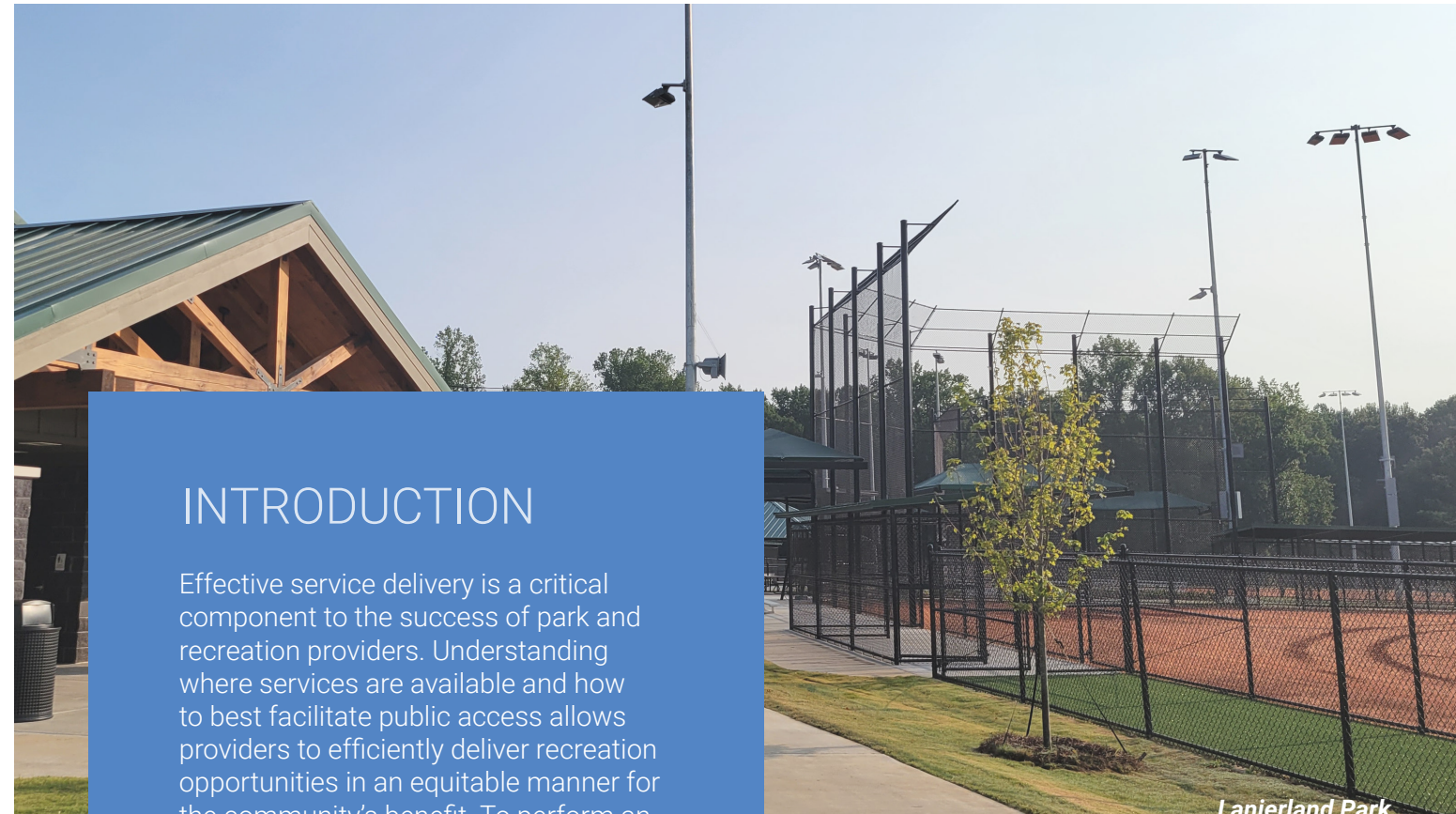
A young boy in a baseball uniform stands on a field. He is wearing a dark blue cap with "ANDERSON" and a logo, a dark blue t-shirt with "Newark" and a logo, and light grey pants. He is holding a baseball glove. The background is a blurred baseball field. A blue overlay covers the upper half of the image, containing the chapter title and subtitle.

Chapter four

FACILITY ASSESSMENTS AND SERVICE ANALYSIS

photo by Ken Ruinard

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INTRODUCTION

Effective service delivery is a critical component to the success of park and recreation providers. Understanding where services are available and how to best facilitate public access allows providers to efficiently deliver recreation opportunities in an equitable manner for the community's benefit. To perform an assessment of a park system's service, several tools are used to determine the status of the overall system and how to improve the system going forward.

Categorizing facilities into park typologies allows the planning team to assess the overall diversity and distribution of facilities throughout the community. Benchmark comparisons against national standards allows the planning team to identify surpluses or deficiencies in facility types and establishes a point of reference for decision makers. The National Park and Recreation Association (NRPA) collects and maintains a database of standards for park improvements and infrastructure. Next, a gap analysis is performed to determine if there are any areas in the community that are lacking in service coverage. This collective information allows the planning team to develop strategies for enhancing the current service delivery system and address any deficiencies identified.

Lanierland Park

PARK CLASSIFICATIONS

In 1995, the National Recreation and Parks Association (NRPA) published *Park, Recreation, Open Space and Greenway Guidelines* by James D. Mertes, Ph.D., CLP and James R. Hall, CLP. The book outlined a template for typical park classifications, the number of acres that a park system should have, and recommended service levels based on population size. Strictly intended as a guideline, the book does not consider the unique character of a place. Local trends and popularity of some activities often dictate a greater need for specific facilities. The guidelines outlined in *Park, Recreation, Open Space and Greenway Guidelines* serve as a good baseline for determining a minimum standard for a parks system. These guidelines, along with individual park assessments, and community input, were used to develop service standards for Fairburn.

Critical to the service delivery of any recreation system is the identification of the four basic park categories:

- Mini park
- Neighborhood park
- Community park
- Regional park

Beyond these four basic park types are:

- Special-Use park
- Sports park/complex
- Natural area/preserve
- Greenway
- School park
- Private park/facility

Each park is classified based on types of amenities, size, service area, and facility access.

Table 4.1 shows a description of NRPA park classifications along with information on desirable size and service area criteria.



Table 4.1: NRPA Park Classifications with Service Area Criteria

Classification	Description	Desirable Size	Service Area Criteria
Mini Park	Small parks with limited activity that should provide seating, landscape, and possibly a playground, community garden or other passive recreation activities	5 acres or less	¼-mile service radius
Neighborhood Park	Area for more intense recreational activities, such as playing fields, larger playgrounds, shelters, trails, swimming pools, restroom, etc.	5 to 20 acres	½-mile service radius
Community Park	All-inclusive facility that provides a mix of active and passive activities and attracts users of all ages, from sports fields to a community center	20 to 75 acres	1-mile to 3-mile service radius
Regional Park	Unique outdoor recreation area with various amenities, which may include boating, fishing, swimming, camping, and may also include a water park, etc.	50 to 250 acres	Varies
Special-Use Park	Special-use parks are designed to meet the needs of a specific user group, such as an aquatic center, golf course, zoo, or a museum	Varies	Varies
Sports Park/ Complex	Parks that are dominated by athletic facilities	Varies	Varies
Natural Area/ Preserve	Land with natural resources, historic landscapes, visual beauty, biodiversity, etc.	Varies	Varies
Greenway	Linear corridors that loop and/or link to other amenities	50-feet wide	½-mile service radius
School Park	Typically found at middle and high schools with youth athletic fields that support team sports	Varies	Varies

Source: Table adapted from Mertes, J.D. and J.R. Hall. *Park, Recreation, Open Space, and Greenway Guidelines*. Alexandria, VA: National Recreation and Park Association, 1995

The following gives descriptions of the different park and facility types common to a park system.

MINI PARK

The smallest type of park, a mini park, is typically less than five acres. These parks are designed primarily to attract residents who live within a quarter mile of the park. Vehicle parking facilities are typically limited or not provided. Mini park service levels range from 0.25 to 0.50 acres per 1,000 residents. Size normally prescribes these parks to be passive, limited-activity facilities. Common elements include benches, playgrounds, and tables in an attractively landscaped setting. The parks are sometimes themed to blend in with the surrounding neighborhood. Designs sometimes match the existing homes, fencing, sidewalk pavers, etc. A park of this size is not developed with fields for league play or community-wide events.

NEIGHBORHOOD PARK

Neighborhood parks are found in most county and city systems. These parks normally include two to ten acres and typically serve a population living within a half-mile of the park. Neighborhood parks concentrate higher volume recreation activities and facilities into a limited amount of space. Facilities typical for this park classification include:

- Parking facilities
- Playgrounds
- Playing fields
- Restrooms/Concessions
- Shelters
- Swimming pool
- Walking paths

Vehicular parking is necessary for this park classification due to its scope of activities and size. The standard for parking is a minimum of seven spaces for the first 10 acres and one additional space for each acre over 10. This may vary based on intended activities and program appeal. If team sport facilities or distinctive features (such as a swimming pool) are included, 40+ parking spaces per field will be needed.

The scope of people served by a neighborhood park can vary based on densities and the number of other parks available. Typically, one neighborhood park should serve between 10,000 and 20,000 residents, or one to two acres per 1,000 people. Many neighborhood parks are less than five acres and typically do not include athletic fields.

COMMUNITY PARK

Community parks are needed within a system to ensure that the recreational needs and interests of all users are met. This type of park expands beyond a local neighborhood and may include several neighborhoods. The concept for community parks is to include a “one-stop-shop” for all recreation users. A community park should include a mix of active and passive activities and attract users of all ages. From sports fields to a community center, the park should provide as many recreation and support services as possible. A park of this size and scope commonly includes 30 to 50 acres. Community parks have both day and night activities. Large facilities, such as an indoor fitness/recreation center or multi-field sports complex, can be placed in such a facility because of the amount of space available and ability to buffer from the surrounding community. The service area for such a park can vary based on the size and scope of activities offered. However, a community park may serve anywhere from 50,000 to 80,000 people or five to eight acres per 1,000 people. User analyses are often based upon a service radius, while other analyses in more urban areas may be based upon drive times.



REGIONAL PARK

A regional park is typically the largest park within a system. These parks are normally found in the park systems of major urban cities, highly populated communities, or communities with pockets of high populations. The size of these parks varies from a minimum of 50 to 75 acres up to several hundred acres, depending on the type of activities and the amount of use. The service radius for this park classification is related to the facilities provided in the park and the overall community composition. In many large urban systems where multiple regional parks exist, each park will serve a five-mile or 15-minute to 30-minute drive time for core recreation services. Each regional park may also serve an entire community, if a unique or one-of-a-kind facility is being provided. Regional competitive sports teams are often hosted at regional parks.

SPECIAL-USE PARK

Special-use parks are designed to meet the needs of specific user groups. Examples include golf courses, zoos, and museums. Special-use parks are often good revenue generators. If maintained and properly staffed, these parks can provide a substantial cash flow for the designated entity. These facilities can vary in size according to the demand and type of layout. For example, a regulation size golf course (par 72) needs at least 140 acres, while an executive style layout (par 60) requires only 100 to 120 acres based on amenities, such as driving ranges and practice facilities.

SPORTS PARK/COMPLEX

Sports Parks/Complexes are parks that are dominated by athletic facilities. Most of these types of parks will also include a small amount of support facilities (e.g., walking tracks, playgrounds, and picnic facilities), but the primary function of the park is to facilitate organized sporting activities. Sports Parks/Complexes vary in size, depending on the types of facilities being programmed. Rectangular fields can range between 1 to 2.5 acres while individual tennis courts are not even a tenth of an acre. Once the programming needs of a sports park/complex are determined, a more accurate area requirement can be calculated.

NATURAL RESOURCE AREA/PRESERVE

According to the NRPA, natural resource areas are defined as “lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering.” These lands consist of:

- Individual sites exhibiting natural resources.
- Lands unsuitable for development but offering natural resource potential (e.g., parcels with steep slopes and natural vegetation, drainageways and ravines, surface water management areas, and utility easements).
- Protected land, such as wetlands, lowlands, and shorelines along waterways, lakes, and ponds.

Acquisition of natural resource areas/preserves serves to enhance the quality of the community by maintaining a portion of its natural amenities.



Mario B. Avery Park

GREENWAY

Greenways have become one of the most popular family recreation activities across the country. The value of greenways in terms of recreation, education, and resource protection is invaluable. Greenways serve as links between cities, parks, schools, commercial areas, and neighborhoods. They provide a safe mode of transportation that preserves the environment.

Typically, greenways vary between 10 to 14 feet wide of paved or natural surfaces. When developing a greenway system, corridors should be identified where people will access the area easily. Greenways connect elements within the community and incorporate all the characteristics of natural resource areas. Greenway corridors should be no less than 50 feet wide (except in neighborhoods, where 25 feet may be acceptable). In his article published in 1995, Julius Fabos, a former professor of Landscape Architecture at the University of Massachusetts, divides greenways into three categories – ecological, recreational, and cultural. While each group maintains its own definition, many greenways share characteristics of each.

- Ecological greenways are typically located along natural environments such as rivers, ridgelines, and coastal areas. These trails provide connections to nature, protect and maintain biodiversity, minimize development, and provide for wildlife migration across natural and human-made boundaries.
- Recreational greenways commonly link elements that have diverse and significant landscapes. Many connect rural areas to more urban locales and range from local trails to larger systems. Most are paved trails that accommodate pedestrians, skaters, and bicycles.
- Cultural greenways connect areas of significant historic value and culture. Economic benefits from these types of trails may be significant if linkages can be directed toward areas of commerce to provide an infrastructure for commuting.

SCHOOL PARK

School park sites are an excellent way to combine resources and provide accessible recreation amenities to the community. Depending on the school type,

elementary, middle, or high school, the size of the park will be dictated by the available land adjacent to the school. Typically, middle and high schools are constructed with youth athletic fields to support team sports. School parks provide the basis for developing a community park or at the very least, youth athletic fields for recreation programs. The selection of school sites is determined by the school district, as well as the county-wide or citywide distribution of students. The school site selection criteria may or may not meet the needs for parkland distribution. When school park development is possible, guidelines for neighborhood and community parks should be followed to meet the needs of residents. When joint developments occur, features common to other parks in the county and surrounding cities (e.g., signs) should be used to identify the property as a public facility.

PRIVATE PARK/RECREATION FACILITY

As described by the NRPA, private parks/recreational facilities meet one of the two following characteristics:

“Private Parks, such as swimming pools, tennis courts, and party houses, are generally within a residential area developed for the exclusive use of residents and are maintained through a neighborhood association. They are not, however, a complete substitute for public recreation space. Private Recreation Facilities that are for-profit enterprises, include health and fitness clubs, golf courses, water parks, amusement parks and sports facilities. Not-for-profit private providers include the YMCA, churches, and private schools and colleges that offer sports and recreation facilities.”



LEVEL-OF-SERVICE

Evaluating the level-of-service of a parks and recreation system helps determine whether that system is meeting the needs of the population it serves. The analysis begins with a review of existing facilities (indoor and outdoor) and the level-of-service offered by the City of Fairburn Parks and Recreation Department. Table 4.2 summarizes the inventory of indoor and outdoor facilities located in the City of Fairburn. The facility inventory includes 8 park properties with a total acreage of approximately 139.9 acres that are currently being utilized by the city.

When considering level-of-service, it is also important for the planning team to identify other recreation providers who are offering park and recreation services to the community in addition to the Department. In many communities, these other providers help to fill service areas by supplementing community recreation needs with their own programs and facilities. However, the City of Fairburn is currently the only recreation provider who offers park and recreation services to the community.

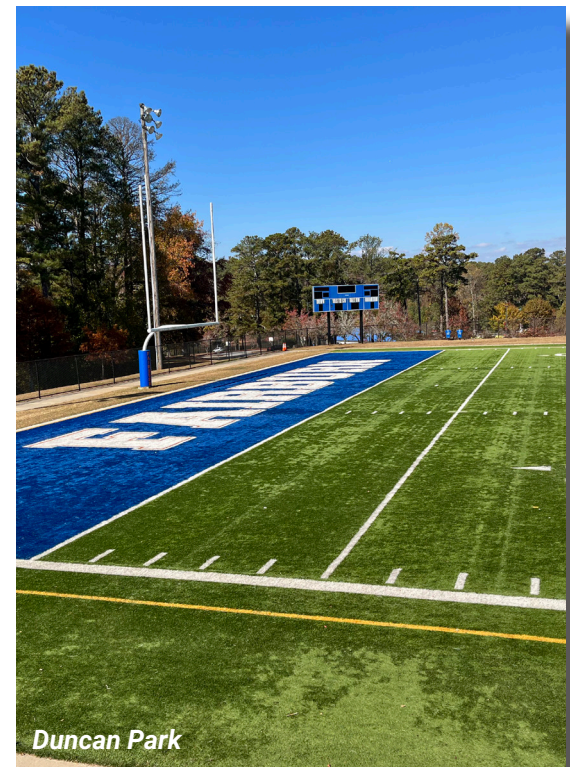


Table 4.2: Facility Inventory

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Once the existing facilities inventory was completed, the overall number and types of facilities were compared to NRPA park metric data. NRPA collects park facility, programming, staffing, budget, and agency funding data from parks and recreation agencies across the United States. This data allows parks and recreation departments to compare facility, programming, staffing, and budget information against peer agencies and can assist parks and recreation professionals in managing resources. In addition to nation-wide comparisons, the data provided by NRPA allows agencies to perform comparisons to providers with similar sizes and functions. Recreation agencies can search for comparable agencies based on population size or agency type. For the purposes of this report, the planning team utilized metrics for similarly sized incorporated municipalities.

The comparison of the Department facilities to the NRPA data revealed surpluses and deficits of Department facilities and is shown in Table 4.3. For example, the Department has 2 playgrounds, whereas the average NRPA park metric based on Fairburn's population is 8 playgrounds. Therefore, the Department has a deficit of 6 playgrounds. Deficits were identified for every other facility type, except for community garden, diamond fields, disc golf course, football, and teen center. These deficits are based on ratios for the current 2023 population estimate. However, with the projected growth in population over the next ten years, these deficits become larger. For example, the 2023 deficit for playgrounds is 6, while the deficit for 2033 will increase to 9. While these standards provide guidance on the quantity of facilities, they should not be used indiscriminately or without understanding facility quality, location, and considering public input. This facility assessment provides a starting point for further investigation. To determine demand, actual scheduling of facilities should be used as well. For example, if current sports fields are constantly programmed at full capacity, additional sports fields may need to be considered.

Table 4.3: Facility Surplus and Deficit Analysis

City of Fairburn Standards for Park Facilities	Current Number of FPR Acres and Facilities	NRPA Park Metrics Levels of Service (Pop. Less than 20k)		City of Fairburn Suggested Level of Service (Pop. Less than 20k)		2023 (Pop. Estimate: 16,985)		2033 (Pop. Estimate: 21,180)	
						2023 FPR Level of Service Need	2023 Facility Deficit / Surplus (FPR)	2033 NCRD Level of Service Need	2033 Facility Deficit / Surplus (FPR)
Parkland Acres (Based on Median for >20k pop)	139.9	13 per	1,000	13	1,000	221	-81	275	-135
Amphitheater	1	1 per	11,100	1 per	11,100	2	-1	2	-1
Aquatic Center	0	1 per	11,650	1 per	11,650	0	0	1	-1
Basketball, Outdoor	2	1 per	3,729	1 per	3,729	5	-3	6	-4
Community Center	2	1 per	8,829	1 per	7,500	2	0	3	-1
Community Garden	2	1 per	8,178	1 per	8,178	2	0	3	-1
Diamond Fields	5	1 per	3,114	1 per	3,114	5	0	7	-2
Disc Golf Course	0	1 per	Not Defined	1 per	16,000	1	-1	1	-1
Dog Park	0	1 per	11,100	1 per	11,100	2	-2	2	-2
Football	2	1 per	8,637	1 per	8,637	2	0	2	0
Multi-Purpose Field	0	1 per	3,859	1 per	3,859	4	-4	5	-5
Pavilion	4	1 per	Not Defined	1 per	3,000	6	-2	7	-3
Pickleball (Outdoor)	0	1 per	3,252	1 per	3,252	7	-7	7	-7
Playground	2	1 per	2,014	1 per	2,014	8	-6	11	-9
Recreation Center (including gyms)	0	1 per	9,745	1 per	9,745	2	-2	2	-2
Skate park	0	1 per	10,726	1 per	55,000	0	0	0	0
Soccer Field	1	1 per	3,600	1 per	3,600	5	-4	6	-5
Splash Pad	1	1 per	Not Defined	1 per	12,000	1	0	2	-1
Swim Pool (Outdoor)	1	1 per	9,745	1 per	9,745	2	-1	2	-1
Synthetic Multi-purpose Field	0	1 per	9,518	1 per	9,518	2	-2	2	-2
Tennis Courts	2	1 per	2,805	1 per	2,805	6	-4	8	-6
Senior Centers	0	1 per	14,000	1 per	14,000	1	-1	2	-2
Nature Centers	0	1 per	10,633	1 per	16,000	1	-1	1	-1
Teen Center	1	1 per	14,593	1 per	14,593	1	0	1	0



As noted in the table, the City of Fairburn Parks and Recreation Department has deficits in nearly every facility category. The largest deficits include multi-purpose fields, playgrounds, soccer fields, pickleball, and tennis courts. Addressing facility deficiencies should be weighed against the specific needs of the community. While national standards indicate a significant need for additional rectangle fields, the Department should evaluate program participation numbers to determine a more realistic facility need to support demand from the community. Furthermore, consideration should be given to develop facilities that are suited to facilitate multiple programs. For example, the development of multi-purpose fields can accommodate a wide range of sports programs, rather than investing capital funds into single-use fields. This approach will provide a significant capital savings as compared to developing additional acreage to address community needs.

The City of Fairburn currently falls short of reported national averages of parkland acreage. NRPA reports an average of 13 acres of parkland for every 1,000 residents. Based on the 2023 population estimate of 16,985 people, approximately 221 acres of parkland are needed to meet national averages. With 8 park properties and approximately 139.9 acres of parkland, Fairburn is below the national averages in the level of service need amount of parkland acres by a deficit of 81 acres. This deficit will increase to a shortage of 135 acres in the coming decade. Acquisition and development of additional parkland early in the plan's implementation will help mitigate future challenges as lands continue to become developed for other purposes.

BENCHMARKING

In addition to evaluating Fairburn’s level of service to national standards, the planning team identified benchmark communities to perform a similar analysis. Typically, these benchmark communities are nationally recognized for exceptional delivery of parks and recreation services, both in terms of programs and facilities. In selecting the benchmark communities for this report, the planning team coordinated with department staff to identify award-winning departments that service similar communities by assessing demographics such as population size, median age, median income and ethnic profiles. Through this process, the following benchmark communities were selected for comparison to Fairburn:

- Douglasville, GA

· Carrolton, GA
- Sandy Springs, GA

· Town of Herndon, VA



Comparisons were made between these communities and Fairburn in the areas of total number of facilities, total park acreage, and diversity of park classifications. As indicated earlier in this chapter, Fairburn’s department consists of 8 park properties encompassing approximately 140 acres. Of these existing park properties, only 6 of them are developed and they make up 4 distinct park classifications: Regional (1), Neighborhood (1), Mini (1) and Special Use (3). The data for the benchmark communities are as follows:

Douglasville, GA	Carrolton, GA	Sandy Springs, GA	Town of Herndon, VA
· 9 Parks, 381 Acres	· 42 Parks, 410 Acres	· 26 Parks, 278 Acres	· 11 Parks, 113 Acres
· 2 Community Parks	· 3 Community Parks	· 4 Community Parks	· 1 Community Park
· 3 Neighborhood Parks	· 5 Neighborhood Parks	· 4 Neighborhood Parks	· 5 Neighborhood Parks
· 1 Mini Park	· 18 Mini Parks	· 3 Mini Parks	· 3 Mini Parks
· 1 Special Use Park	· 16 Special Use Parks	· 8 Special Use Parks	· 1 Special Use Park
· 2 Undeveloped Parks		· 7 Undeveloped Parks	

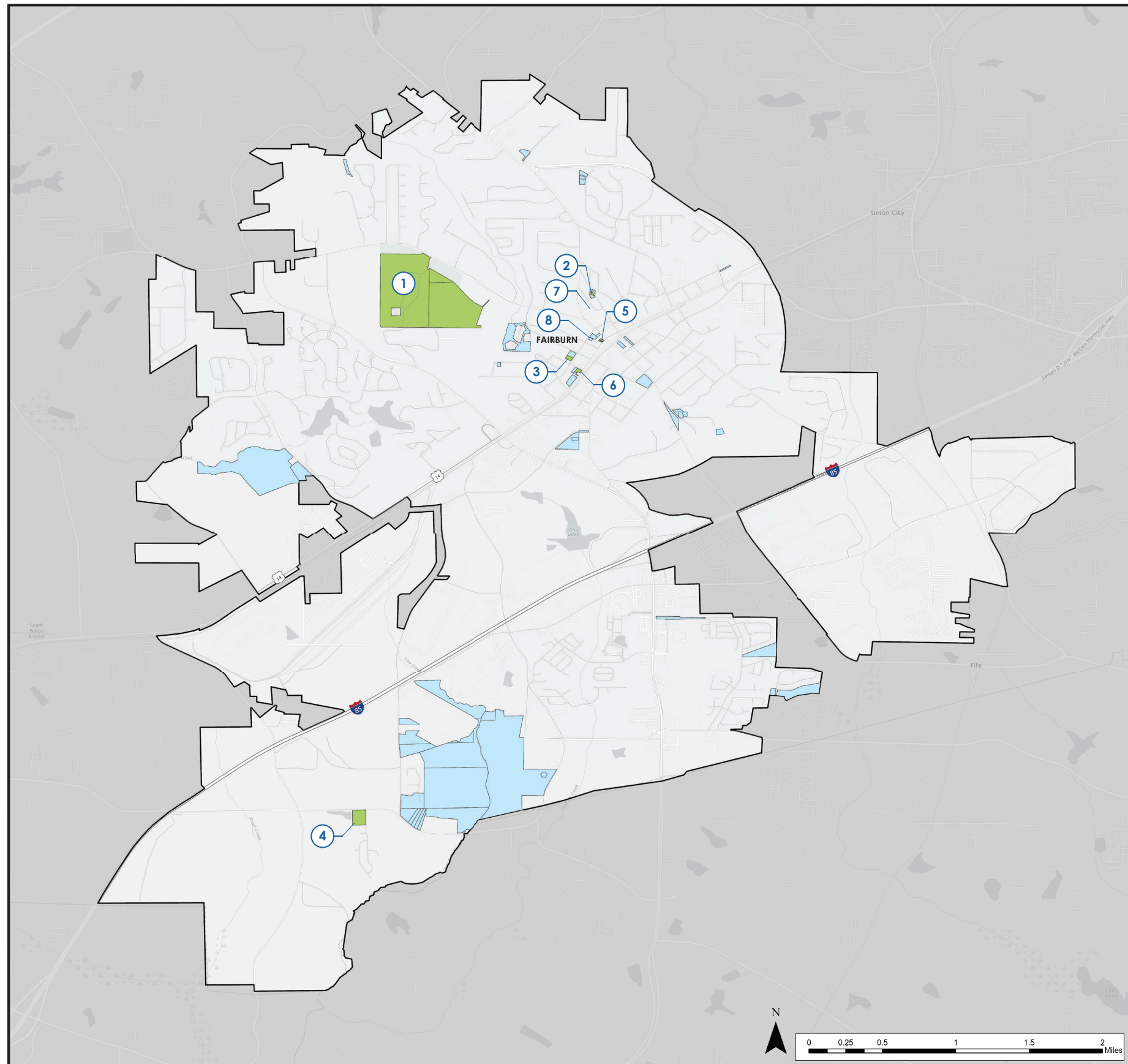


Based on these comparison points, the City of Fairburn has fewer parks, less park acreage and less facility diversity than the benchmark communities located in the surrounding area. Fairburn's data is closely aligned with the Town of Herndon in terms of number of facilities and total acreage; however, Fairburn's facility diversity is still less. These benchmark comparisons, along with the national comparisons, indicate that FRD's level of service should be improved through the development of more parks with varying classifications.

EXISTING PARK LOCATIONS

Currently, the Department owns and maintains 8 park sites throughout the city. In general, these facilities are centralized in and around downtown Fairburn. Existing park locations and park types are shown on Figure 4.4. These areas generally lie along Highway 29 and they generally represent areas of higher population densities

Figure 4.4: City of Fairburn Existing Park Locations Map



OVERALL PARK MAP

- FAIRBURN PARK PROPERTIES
- OTHER FAIRBURN PROPERTIES
- FAIRBURN CITY LIMITS
- ROADS

EXISTING PARK PROPERTIES

- ① DUNCAN PARK
- ② CORA ROBINSON PARK
- ③ MARIO B. AVERY PARK
- ④ UNDEVELOPED PARK
- ⑤ FRANKIE ARNOLD STAGE & COURTYARD
- ⑥ FAIRBURN YOUTH CENTER
- ⑦ FAIRBURN ANNEX
- ⑧ UNDEVELOPED PARK



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GAP ANALYSIS

A gap analysis is an assessment of the service areas related to parks and recreation facilities to determine if there are areas of a community that are under-served. The service area analysis begins by classifying existing parks using the park classifications previously discussed. All existing parks were classified based on NRPA definitions, park offerings, and size. Service areas for each category were assigned accordingly and population distribution was reviewed to determine if park locations are accessible to most residents. Figure 4.5 identifies gaps in the overall service standard for these park categories: mini parks, neighborhood parks, community parks, regional parks, natural resource parks, sports parks, and special use parks.

This mapping exercise shows that there are small service gaps for Fairburn facilities in the northern tips of the city. A much larger service gap is present in southern portions of the community. It should be noted however, that facilities in the central portion of the city, particularly Mario B. Avery Park, Frankie Arnold Stage, and the Fairburn Youth Center, are specialized facilities limiting general programming opportunities while Mario B. Avery Park is an underutilized greenspace. For this reason, the planning team still considers these area to be potentially under-served, despite apparent coverage.

Providing additional park facilities in these areas will enhance access to recreation opportunities and offer a more consistent level of service across the community as shown in Figure 4.10. This analysis addresses gaps that correspond with park deserts identified by the Trust for Public Land in a previous study.

PROPOSED PARKS AND ASSOCIATED SERVICE AREAS

The following facility investments are recommended for consideration based on findings of the gap analysis, NRPA, and input received from the public through the community engagement efforts. The proposed facilities can be categorized in three categories:

Mini Park

- Mini Park 1
- Mini Park 2
- Mini Park 3

Neighborhood Parks

- Neighborhood Park 1
- Neighborhood Park 2
- Neighborhood Park 3
- Neighborhood Park 4

Community Parks

- Community Park 1

Special Use Park

- Special Use Park (GMC)

The addition of these facilities would diversify recreation opportunities where they may be limited or not available. See Figures 4.6-4.10 for potential park areas by classification.

MINI PARK 1, 2, & 3

These undeveloped existing city-owned properties are located on the Northeast side of Fairburn. The recommendations for these properties include, small playgrounds with open lawn areas and non-rental pavilions. These small passive parks would be provided with paved sidewalks/ trail connection to all amenities. It is also recommended for these parks to be walk-up only with no parking.

NEIGHBORHOOD PARK 1

Located on the Southwest side of Fairburn is an existing undeveloped city-owned property referred to as Johnson Road Park. This property is located in an area not currently serviced by parks. For this reason, the planning team recommends the redevelopment of Johnson Road Park as a new neighborhood park to provide enhanced service to this area. This park would include an unstaffed community center building, off-street parking, new multi-purpose lawn, mid-size community playground, restrooms, pavilions, walking trail loop, and outdoor fitness stations. This area also presents an opportunity to provide additional connectivity to an extended trail system network.

NEIGHBORHOOD PARK 2

This existing city-owned parcel located in Southeast Fairburn is recommended as a new neighborhood park. At minimum, this park would include a mid-size playground, restroom building, multi-purpose lawn, pavilions, off street parking, two tennis courts with pickleball overlays, walking trail loop, and outdoor fitness stations. This area also presents an opportunity to provide additional connectivity to an adjacent residential areas.

NEIGHBORHOOD PARK 3

This existing city-owned parcel located close to downtown Fairburn. Though there are several existing parks in close proximity they are special use that don't provide adequate service needs to the area. For those reasons, the planning team recommends a new neighborhood park. At minimum, this park would include a mid-size playground, restroom building, multi-purpose lawn, pavilions, off street parking, walking trail loop, and outdoor fitness stations. This area also presents an opportunity to provide additional connectivity to an adjacent residential areas.

NEIGHBORHOOD PARK 4

Located on the Eastern side of Fairburn is an undeveloped property not owned by the city. The planning team recommends the city of Fairburn to acquire the land and develop a new neighborhood park. The recommendations for this park would include, a mid-size playground, restroom building, multi-purpose lawn, pavilions, off street parking, community garden, walking trail loop, and outdoor fitness stations. This area also presents an opportunity to provide additional connectivity to an adjacent residential areas.

COMMUNITY PARK 1

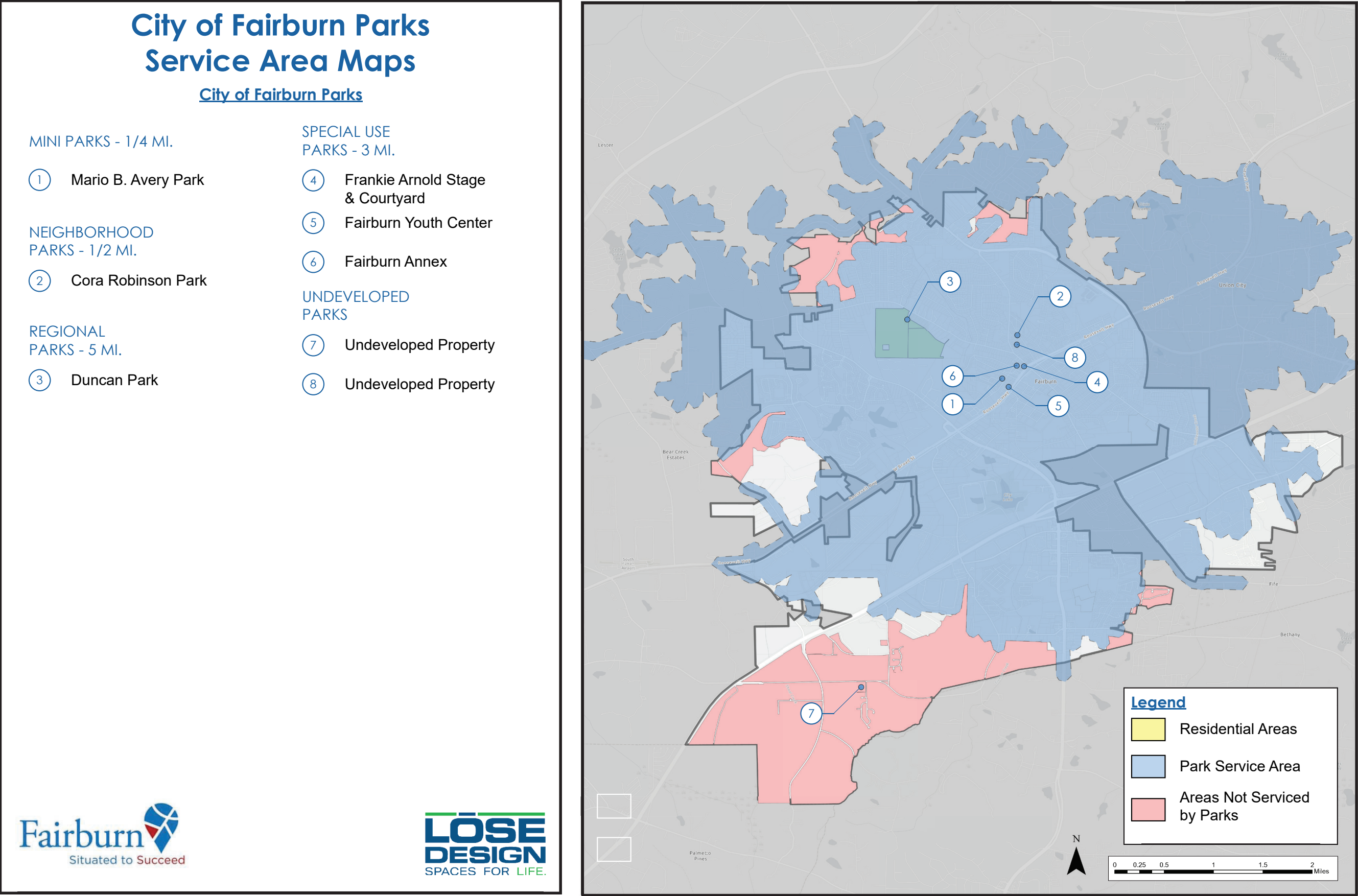
Located in the Southern Fairburn off interstate 85, is an existing undeveloped city-owned parcel. This property is located in an area not currently serviced by parks and offer enough acreage for needed recreation fields. For these reasons, the planning team recommends this parcel to be developed as a new community park to provide enhanced service to this area. This park would include a recreation center building with an indoor track facility, seven field baseball/ softball complex, restrooms, concession building, multi-purpose lawn, large playground, rental pavilions, splash pad, three outdoor basketball courts, three multi-purpose fields, courts complex (3 tennis & 3 pickleball), dog park, nature trail with educational exhibits, and off street parking.

SPECIAL USE PARK 1

Located near downtown Fairburn at the Georgia Military Campus, the planning team recommends developing the large lawn at GMC as a special events facility for large gatherings. These enhancements would include the development of gathering spaces/ plazas to enhance functionality, the expansion of pedestrian connectivity, and minor upgrades to existing off street parking facilities.

(SEE APPENDIX C FOR PROPOSED CONCEPTS)

Figure 4.5: City of Fairburn Parks Service Area Map



Source: City of Fairburn Parks and Recreation Department; U.S. Census Bureau

Figure 4.4: City of Fairburn Existing Park Locations Map

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ADDITIONAL RECOMMENDATIONS

While these new park recommendations help to address the overall service area deficiencies for the city, facility deficits exist that must be addressed. In order to evenly distribute new facilities throughout the city, the planning team reviewed the planning team reviewed park and facility inventories and provided recommendations to enhance facility diversity and remedy key facility deficits. Detailed recommendations for new or expanded facilities at existing city parks are provided in the individual park assessments later in this chapter:

MARIO B. AVERY PARK

Develop shaded seating areas, small sculptural playground element, and rain garden.

FAIRBURN YOUTH CENTER

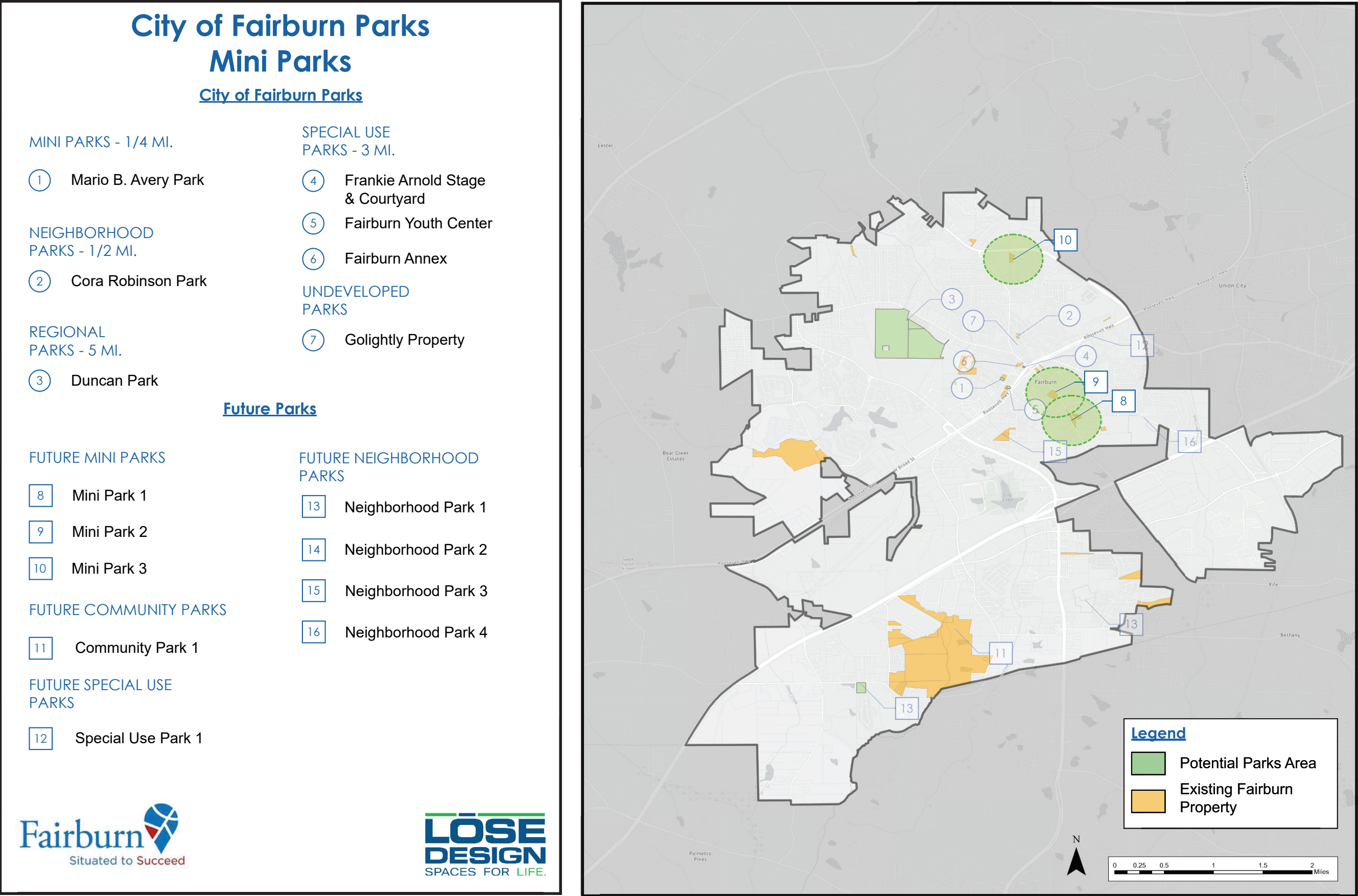
Acquire additional off-street parking, renovate building interior, and facility signage.

GAP ANALYSIS SUMMARY

Overall, the existing parks are able to service the majority of the city of Fairburn. However, there are service deficits in the Southern portion of the city and small portions in the North. See Figure 4.6 for City of Fairburn Existing Park Locations and Overall Service Area Map.

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Figure 4.6: City of Fairburn Parks and Mini Parks



Source: City of Fairburn Parks and Recreation Department; U.S. Census Bureau

Figure 4.7:City of Fairburn Parks and Community Parks

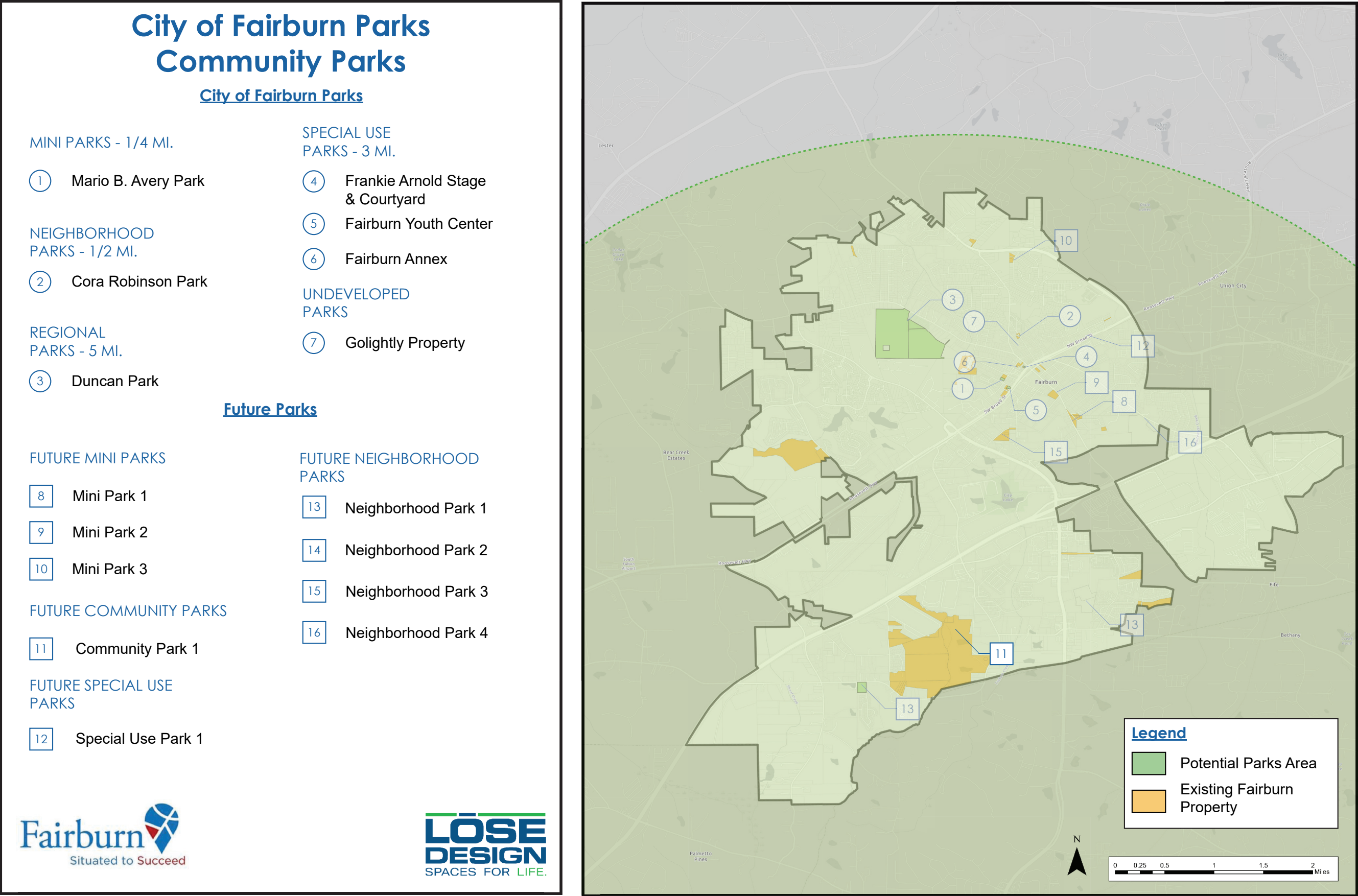


Figure 4.8: City of Fairburn Parks and Special Use Parks

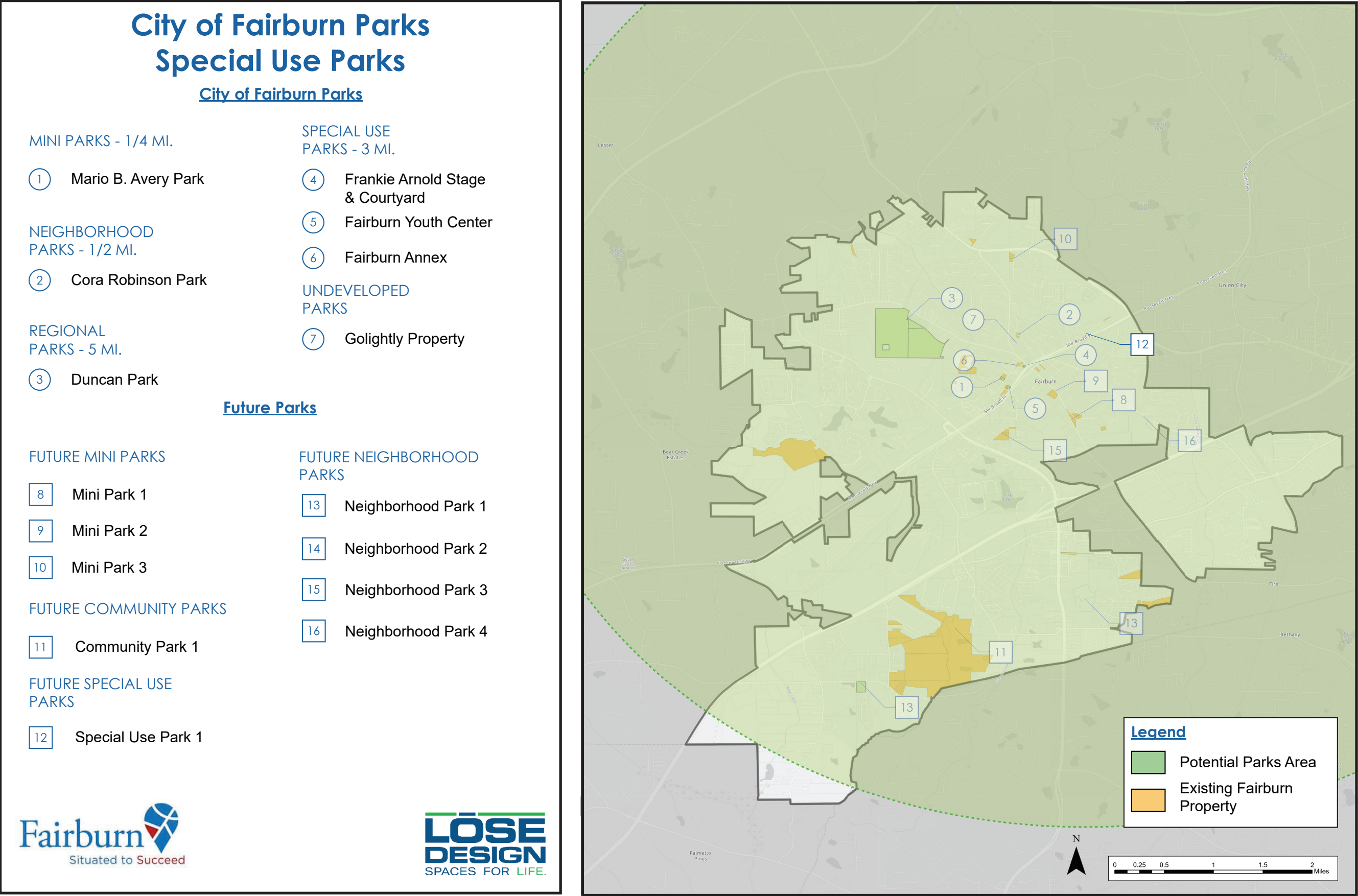


Figure 4.9:City of Fairburn Parks and Neighborhood Parks

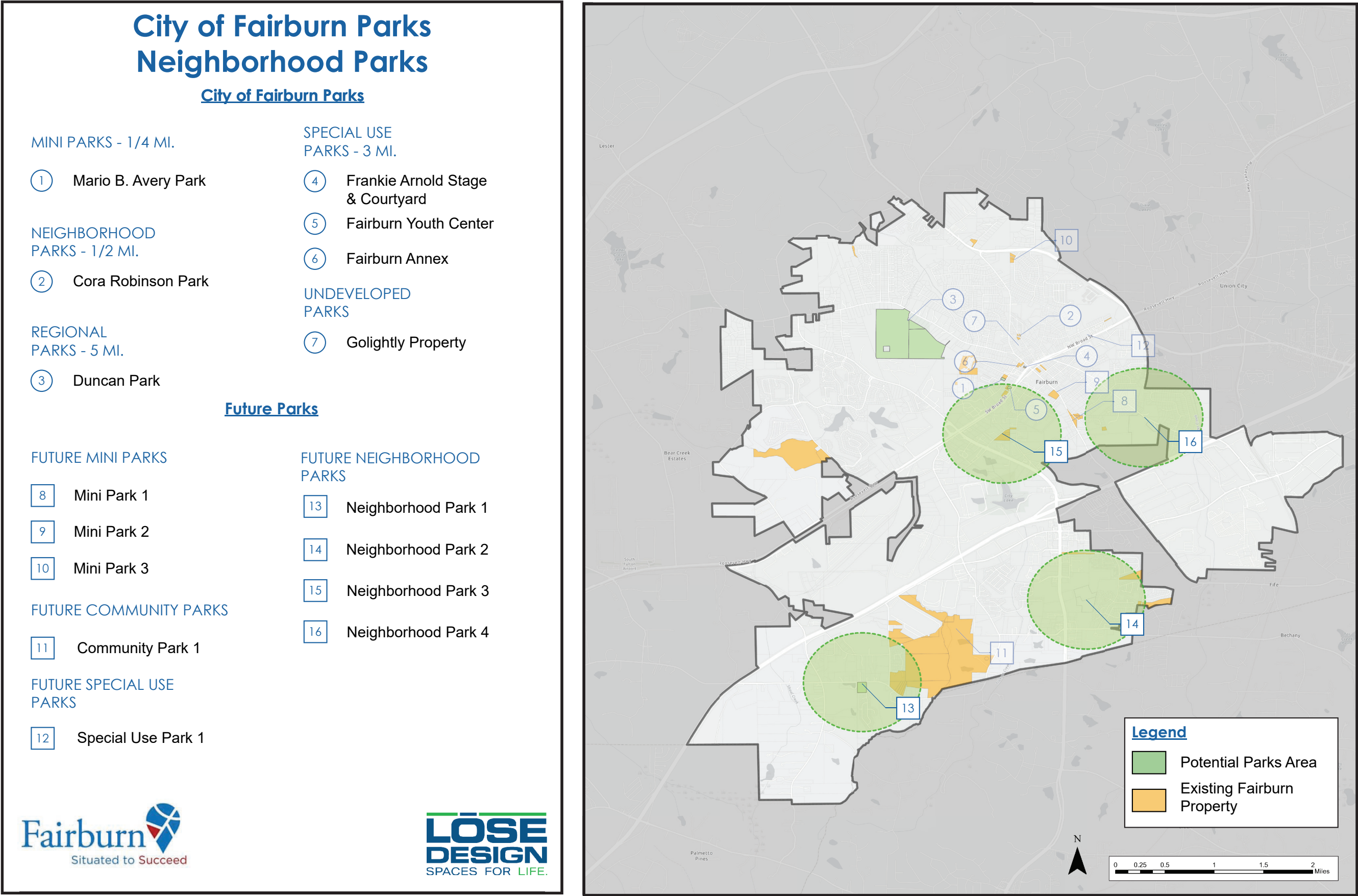
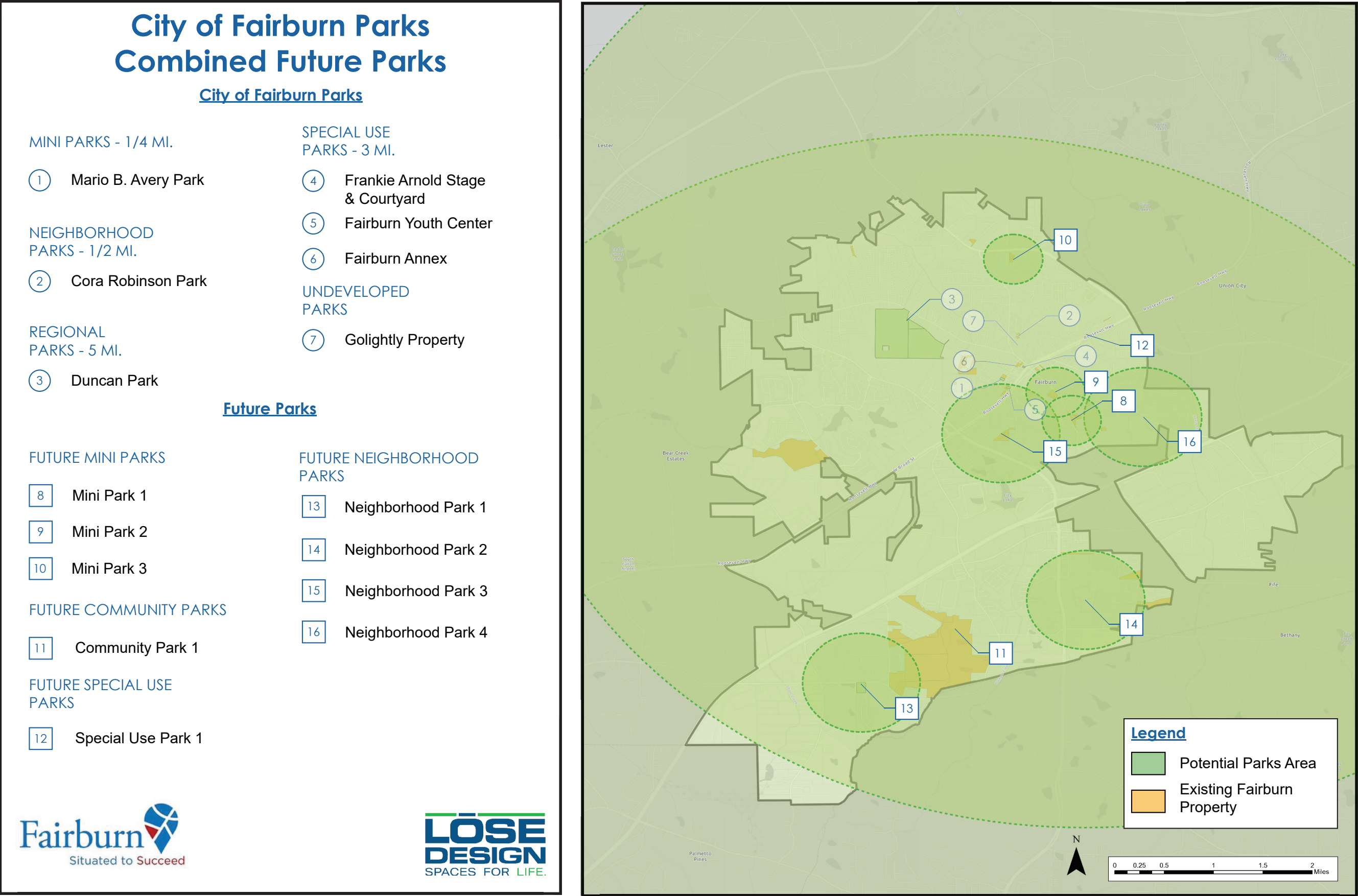


Figure 4.10: City of Fairburn Parks and Combined Future Parks



Source: City of Fairburn Parks and Recreation Department; U.S. Census Bureau

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TRAILS AND GREENWAYS

Trails and greenways are an incredibly critical component of community park systems. They are also highly valued by the community, as described in the Public Engagement section of this report. There is a desire to develop the trail system, particularly paved trails, to new parts of the community. A potential greenway/ trail network would provide enhanced connectivity opportunities to the northern portions of the city, as well as provide connections to a regional trail network that would connect the city to Union City, South Fulton, Fayette County, and Coweta County. These regional trail networks are already in place in the Aerotropolis Atlanta area through the Model Mile Program, which would connect the city of Fairburn to communities around the Hartsfield-Jackson Atlanta International Airport. These trail networks would anticipate a pedestrian over I-85 at Spence Road (Hwy 92).

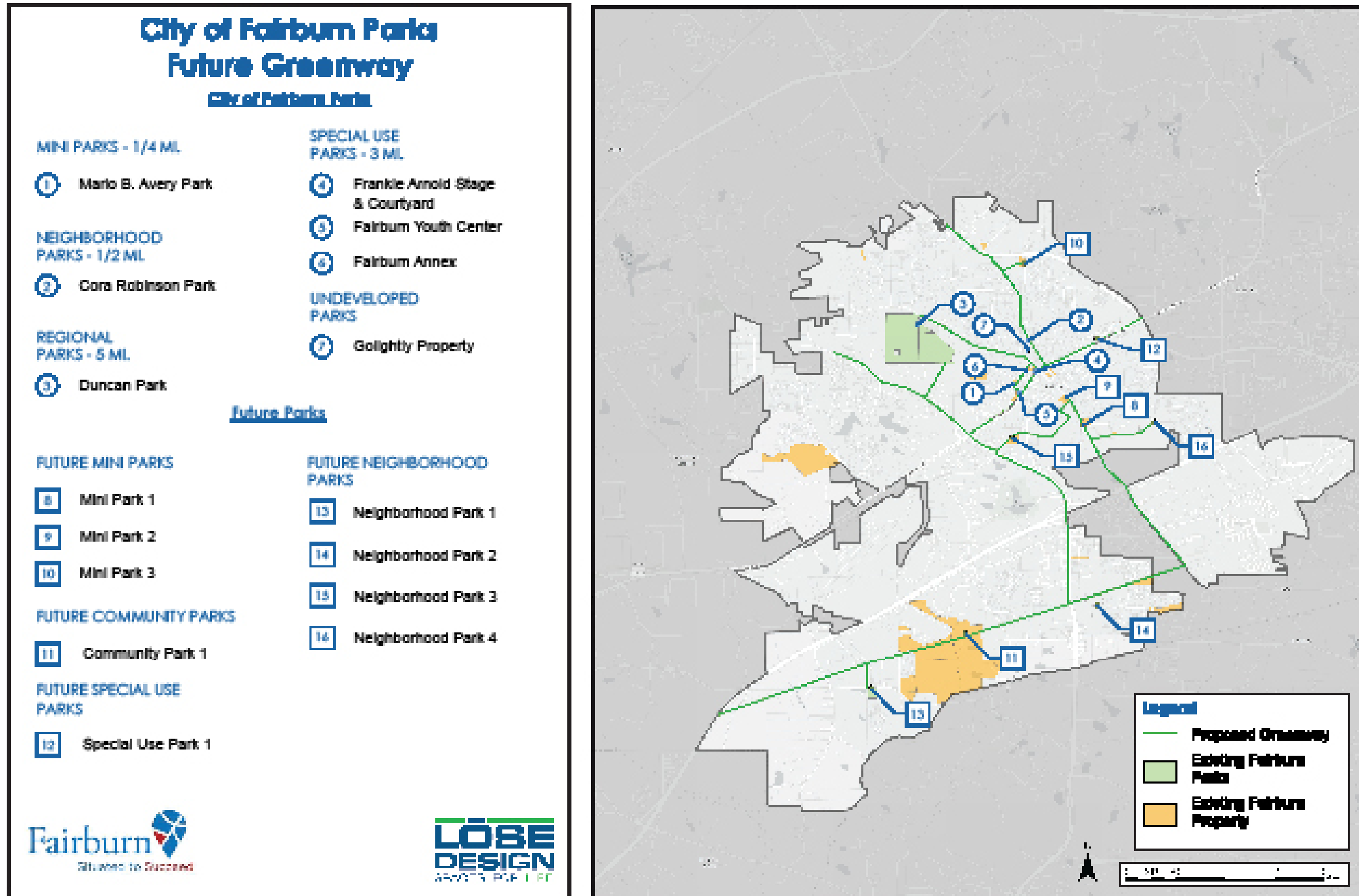
CONNECTIVITY ANALYSIS

The National Recreation and Parks Association (NRPA) has established the “three pillars,” which are guiding principles for creating a better life for everyone to build strong, healthy, and resilient communities. One of these pillars, equity, establishes the principle of ensuring all people have fair and just access to the benefits of high-quality, local parks and recreation. One way that parks and recreation providers strive to provide equitable service is to enhance the overall connectivity between public spaces, schools, places of business, and residential areas. Over the last few decades, community planners across the nation have begun a shift in mindset to facilitate this access through safe pedestrian corridors, rather than vehicular infrastructure.

The current trail planning initiatives that are being undertaken by the city consider the need to connect the community through these pedestrian corridors. New facility recommendations were provided in locations where these future corridors are intended to extend. Any future park and recreation planning should also consider providing access to this overall network, once the master plan is completed.

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Figure 4.7: City of Fairburn Existing Park Locations Map



Source: City of Fairburn Parks and Recreation Department; U.S. Census Bureau

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INDIVIDUAL PARK ASSESSMENTS

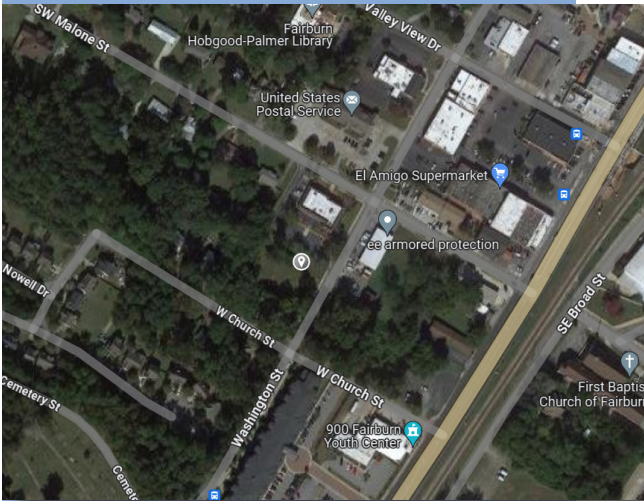
Park and recreation agencies continuously strive to provide safe, accessible, and enjoyable recreation opportunities to enhance their community's overall quality of life. To ensure that this goal is being met, facility assessments are regularly performed to determine if a park is functioning as intended and what, if any, renovations are needed to improve the park user experience.

Facility assessments are performed in the field to review general park conditions in terms of facility age, overall safety, maintenance practices, and compliance with requirements of the Americans with Disabilities Act (ADA). This information is used by the planning team to develop recommendations for repairs and renovations, as well as establishing guiding principles to improve park quality.



Cora Robinson Park

MARIO B. AVERY PARK



Address: 123 Washington St, Fairburn, GA 30213

Classification: Mini Park

Acreage: 0.57 acres

Description: Mario B Avery Park is a small, passive greenspace nestled adjacent to the former city hall location. Characterized by its small size, the park offers a serene atmosphere with amenities such as benches, picnic tables, a grill, and a small gazebo. The greenspace serves as a peaceful retreat within the urban setting, providing residents with a place to relax and enjoy the outdoors.

Observations: The park is located along the road, making it easy to find; however, the park faces accessibility challenges, as it is situated in a lower-lying area lacking ADA access to the lower level from the adjacent parking lots and sidewalks. Adjacent to the park is a small converted home, now housing the City's HR department offices. Interestingly, plans are underway to relocate City Hall and the HR department to the GMC campus building. Also, bare spots are present in the grass lawn.

Recommendations: Recommendations to consider for this park include:

- Develop as a formal passive park for downtown
- Provide paved circulation and connection to adjacent sidewalk
- Incorporate shaded seating areas
- Provide small sculptural playground element
- Relocate gazebo/pavilion closer to center of the property
- Incorporate rain garden/ bio-swale to mitigate stormwater flows and demonstrate natural water quality systems



(SEE APPENDIX C, PAGE 8.62 FOR CONCEPT PLAN)

CORA M ROBINSON PARK

Address: 155 Dodd Street, Fairburn, GA 30213

Classification: Mini Park

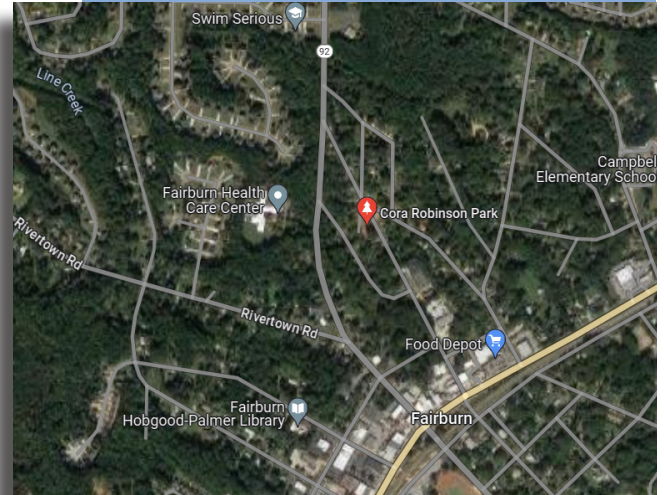
Acreage: 0.94 acres

Description: Cora M Robinson Park, recently renovated in 2022, boasts a contemporary and accessible design for recreational enjoyment. The park encompasses a paved parking lot with four stalls. Although there are no lights present, ADA parking is available to the pavilion, ensuring inclusivity. Site amenities include, a large steel pavilion, playground, lighting, and seatwalls. And, on the opposite side of the park, one can find small garden plots, a gazebo, and an entry plaza featuring a fountain.

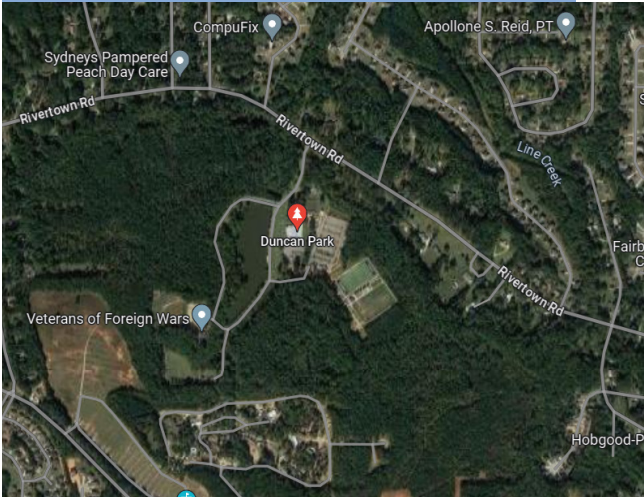
Observations: Notably, the park exhibits a thoughtful design aimed at accommodating a diverse range of visitors. The pavilion and playground, while functional, could benefit from the addition of site furnishings to enhance user experience. The LED acorn lights are a commendable safety feature, contributing to the park's usability during evenings. We suggest expanding the park into adjacent open lots along old Aderhold St ROW presents an exciting opportunity for growth and increased community engagement. Nevertheless, maintenance challenges, particularly with the grass perimeter near the playground, may require consideration. Addressing the narrowness of this area for typical mowers could improve overall park aesthetics and functionality.

Recommendations: Total redevelopment to include:

- Engage community partners to determine feasibility of park expansion and neighborhood connections
- Enhance site security/patrols
- Address ADA sidewalk connection from parking to playground
- Install missing site furniture
- Continue to employ high-quality maintenance practices



DUNCAN PARK



(SEE APPENDIX C, PAGE 8.48-8.53 FOR
CONCEPT PLAN AND RENDERINGS)

Address: 6000 Rivertown Rd, Fairburn, GA 30213

Classification: Regional Park

Acreage: 130.3 acres

Description: Duncan Park is the City of Fairburn's largest park with a variety of facilities including basketball courts, a pool/splashpad, pavilions, playground, tennis courts, football complex, baseball complex, lake area, and other associated amenities.

Observations: The park exhibits a mix of well-maintained and deteriorating facilities. The basketball courts, though lacking ADA accessibility, present minor surfacing and fencing issues. The pool and splashpad, constructed in 2016, require attention to various aspects such as ADA compliance, structural maintenance, and equipment refurbishment. The pavilions showcase varying degrees of damage from bees, while the playground remains in good condition with minimal repairs needed. The tennis courts, football complex, and baseball complex require renovation to address issues ranging from erosion problems to the need for total replacement. The lake area, although featuring fishing piers in need of ADA enhancements, shows potential for additional amenities. Overall, Duncan Park requires a comprehensive assessment and strategic maintenance plan to address the diverse challenges across its facilities.

Recommendations: Recommendations to consider for this park include:

- Re-route vehicular circulation due to new entrance
- Develop Recreation Center with Aquatics
- Renovate/expand football complex
- Develop new multi-purpose field complex with 3 new fields and restroom building
- Renovate basketball courts
- Develop covered outdoor skate rink
- Renovate/expand playground area
- Develop dog park
- Develop a large rental pavilion overlooking lake
- Develop courts complex (3 tennis, 3 pickleball) with restroom/pavilion
- Develop disc golf course
- Develop paved trail network with exercise stations

FAIRBURN YOUTH CENTER

Address: 149 SW Broad St, Fairburn, GA 30213

Classification: Recreation Facility

Acreage: 0.27 acres

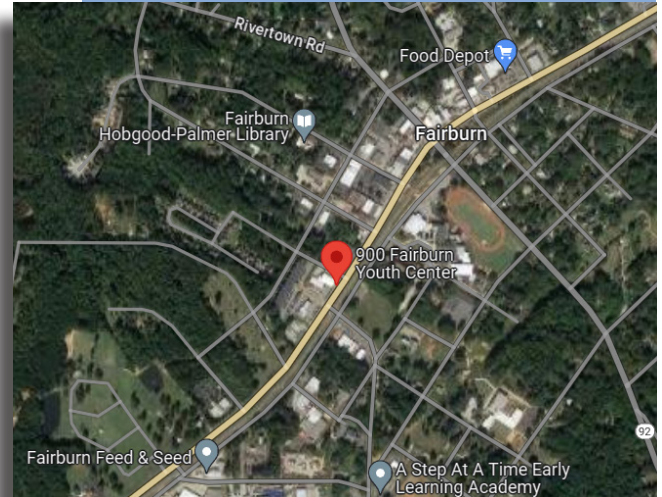
Description: The Fairburn Youth Center is housed in a former car dealership building, offering a versatile space for various activities and programs. The facility includes a paved parking area with additional parking located across the street. The building includes areas such as a small gymnasium, administrative offices, storage rooms, a kitchen, a multi-purpose classroom, a game room, and a recording studio. The back portion of the building accommodates fire department offices and engine bays.

Observations:

The Fairburn Youth Center, encompassing a parking area with ADA stalls, faces parking challenges as the larger lot across the street needs repaving and lacks proper lighting. A recommendation is made for the city to acquire both the parking lot and additional property for current and future parking needs. The building, constructed with CMU and featuring a steel truss ceiling and TPO arched roof, allows flexible interior partitioning. Despite a recent roof inspection indicating good condition, restroom sinks are not ADA-compliant, prompting a suggestion for replacement with commercial fixtures. Future plans involve connecting the youth center to a new fire station for expanded programming, while the fire department retains engine bays. Also, the facility's proximity to the Manor at Broad St, a senior living facility, contributes to a diverse community environment.

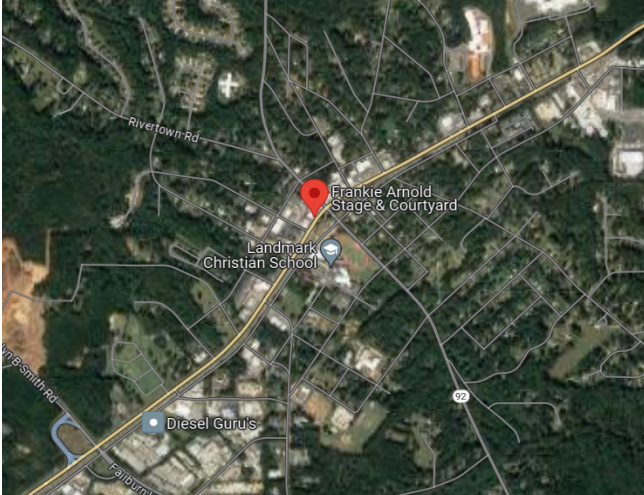
Recommendations: Recommendations to consider for this park include:

- Acquire adjacent property and develop for additional off-street parking
- Renovate building interior to support multi-functional programming:
 - Events/rental center with catering kitchen
 - Multi-purpose rooms
 - Staff office
 - Storage
- Develop new facility signage to comply with design standards for the City



(SEE APPENDIX C, PAGE 8.59 FOR CONCEPT PLAN)

FRANKIE ARNOLD STAGE & COURTYARD



Address: 15 SW Broad St, Fairburn, GA 30213

Classification: Mini Park

Acreage: 0.63 acres

Description: The Frankie Mae Arnold Stage is an inviting outdoor venue, characterized by its expansive open lawn adorned with a well-defined stage structure. Located in the center of downtown Fairburn, the stage stands as a focal point on the open lawn, offering a dynamic space for various performances and events.

Observations: The layout reveals a thoughtful arrangement, with a restroom building situated nearby for the convenience of attendees. The gravel seating area positioned behind the stage enhances the rustic charm of the venue while providing additional seating options for event-goers. The parking area, illuminated by strategically placed lights and surfaced with durable pavers, not only ensures safety but also contributes to the aesthetic appeal of the surroundings. Access from Washington Street adds to the convenience of visitors arriving by car. However, it's worth noting that there seems to be a gap in ADA accessibility from the street to the restrooms. Addressing this gap could enhance the overall inclusivity of the venue. Additionally, the venue is currently undersized to accommodate the growing participation numbers for special events. As a solution, the city is considering relocating some of the larger events to the spacious lawn of the GMC campus, demonstrating a proactive approach to meet the community's evolving needs.

Recommendations: Recommendations to consider for this park include:

- Continue to employ high-quality maintenance practices
- Converting lawn to artificial turf to reduce ongoing maintenance
- Program for small to mid-size events
- Renovate existing off-street parking lot to increase appearance and function



(SEE APPENDIX C, PAGE 8.60 FOR CONCEPT PLAN)

JOHNSON ROAD PARK

Address: 6760 Johnson Rd, Palmetto, GA 30268

Classification: Mini Park

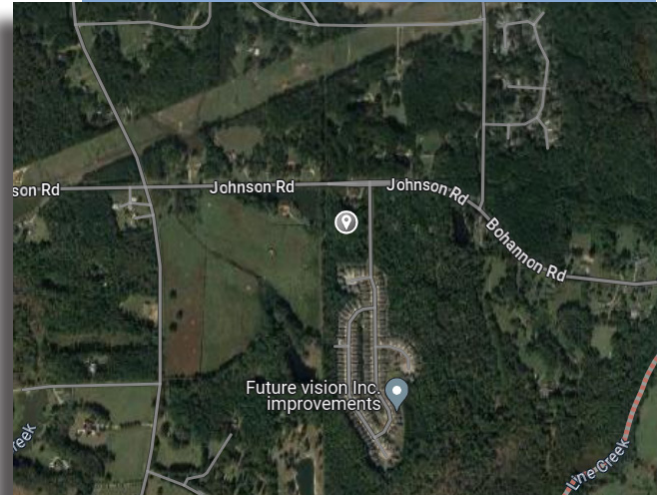
Acreage: 5 acres

Description: Johnson Road Park, formerly a Fulton County community center, stands as a testament to the community's history and the potential for future recreational development. The park features a CMU structure topped with a shingle roof. However, the facility is currently closed.

Observations: The park currently offers a small off-street parking area and a concrete pad, where a pavilion once stood. The city envisions demolishing the existing building, paving the way for the construction of a similarly programmed structure elsewhere on the property. This strategic move aims to optimize the park's layout for greater efficiency. Future plans for Johnson Road Park include the development of nature trails at the back of the park, complemented by outdoor fitness equipment, fostering a healthier and more active community. There's a proposed connection to Avery Park, a residential area, which would enhance accessibility and community integration. The potential additions to Johnson Road Park encompass amenities such as playgrounds, pavilions, and courts, promising a multifaceted recreational space for residents to enjoy.

Recommendations: Recommendations to consider for this park include:

- Redevelop as a new neighborhood park
- Develop unstaffed community center building
- Develop multi-purpose lawn with pavilions
- Develop mid-size playground with restroom building
- Develop paved walking trail loop with outdoor fitness stations and connection to adjacent residential areas
- Provide off-street parking



GENERAL FINDINGS AND RECOMMENDATIONS

The facility assessment findings identified some general trends throughout the system. Overall, the facilities are in fair condition. It is evident that Department staff has identified ways to address park maintenance concerns. However, the planning team noted that there appears to be a relatively large scale of deferred maintenance within all of the facilities that continues to diminish the quality and function of these facilities as time progresses.

The planning team noted that these parks have a broad range in age, maintenance levels, design standards, and compliance with safety and ADA codes, which is not uncommon for a park system of this size. The Department regularly undertakes renovation projects to rehabilitate old or non-functional park facilities to current standards and improve the overall quality of the system. Although specific needs vary between parks, several issues were found to be consistent through the city, including stormwater issues, the need for general maintenance, and ADA accessibility issues. The following summary recommendations should be evaluated by Department staff and implemented where feasible:

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

A large issue facing both public and private recreation providers is the ability to enhance access for disabled patrons. Park and recreation departments are not exempt from this requirement, and legislation dictates that primary park amenities be barrier-free. Primary access routes as described in the *Recommendations for Accessibility Guidelines: Recreation Facilities and Outdoor Developed Areas*, by the U.S. Architectural and Transportation Barriers Compliance Board (ATBCB), are defined in the following manner:

“Outdoor recreation access routes are the paths that connect the primary developed spaces and elements that are basic to the recreation experience being offered at the site. For example, the outdoor recreation access routes at a picnic ground are the paths linking the parking area, restrooms, picnic units, and water hydrants. While many of these elements – parking area, restroom, and water hydrant – are not the primary reason for a person to visit the site, they are basic developed elements that serve all visitors.

Designers and managers, in consultation with users, must determine which of the developed activities and elements at a recreation site are basic to the recreation experience being offered. Further, they must ensure that there is a comprehensive system of outdoor recreation access routes that connect all primary elements and spaces with each other and with accessible parking spaces and facility entrances. This determination should be based upon visitor expectations as well as the level of development at the site.”

The ADA regulations were updated in July of 2010, when President Obama signed the legislation that governs the design standards. The new standards offer more governance and specifics than the previous standards but still leave room for interpretation for some park facilities; however, the standards are very specific in their requirements for all playgrounds, hard courts, pathways, spectator areas, fishing piers, water play features, restrooms, and programming spaces to be accessible. The guidelines provide specifics on maximum vertical and horizontal slopes that can be used along access routes if they are to be compliant.

The park system recommendations address how best to ensure compliance with accessibility requirements of the Americans with Disabilities Act (ADA). These system-wide recommendations address existing conditions, use patterns, and the potential for redevelopment and expansion. Equitable access should be prioritized to reduce the limitations of service. Due to the age of many of the facilities in the city's park inventory, many still contain original design elements that are not in compliance with current accessibility codes. The planning team observed multiple instances of non-compliant parking spaces and pedestrian routes to primary use areas. Many athletic facilities did not have accessible routes to team and spectator areas. Re-evaluation of the total system on a recurring basis is recommended to continue to monitor park conditions for code compliance.

PLAYGROUND SAFETY STANDARDS

Another prominent issue within some park systems is the non-compliance of playground equipment to safety standards by organizations such as the American Society for Testing and Materials (ASTM), the U.S. Consumer Product Safety Commission (CPSC), and the International Play Equipment Manufacturers' Association (IPEMA). The standards proposed by these organizations are meant to serve as a guideline to help create atmospheres that are safe and pose a minimal threat of injury. Studies show that many injuries sustained on public playgrounds are to the head — a result of falls from the play structure to the ground. For this reason, consideration has been given as to what the critical fall height would be in which a fatal head injury might occur. Guidelines have been established measuring the impact performance of various materials. As with ADA issues, alternatives should be studied, and a standard established for implementation of safe play environments throughout the parks system.

Safety surfaces should be under specific consideration, with options lying under two main categories:

- unitary materials (mats, tiles, poured-in-place rubber surfacing, etc.) or
- loose-fill surfacing materials (engineered wood fiber, rubber mulch, pea gravel).

The use of the latter is common in many park systems, but it should be noted that these materials require much higher maintenance to maintain safety ratings. Newer poured-in-place rubber surfaces are becoming more cost effective, as they involve a higher initial cost but eliminate the need for annual maintenance and material costs. As playgrounds are added to the system and older equipment is updated, this type of surfacing should be examined as an alternative. The planning team recommends that at least one Department staff person maintain a playground safety certification (Certified Playground Safety Inspector, CPSI) to monitor and report playground conditions and limit liability. The certified staff person should minimally hold a supervisory position for oversight and delegation of safety-related tasks and maintenance. This is a standard practice in public park agencies across the country.

FACILITY DESIGN STANDARDS

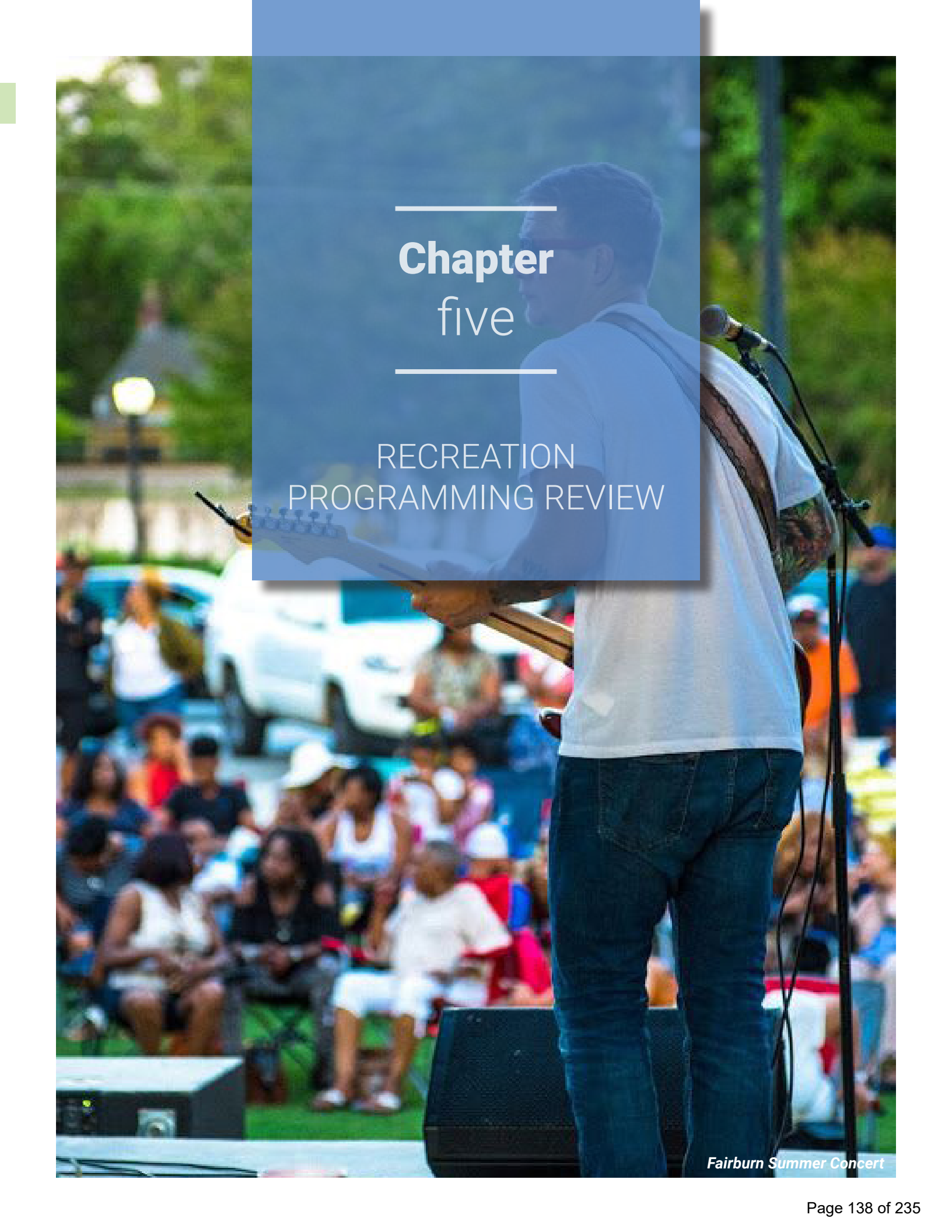
Facility design standards create an overall unified look that can be achieved through standard site furnishings and architectural materials. A standard building and site furnishings palette would create a consistent look and ease maintenance coordination. A unified site furnishings package, including commercial-grade trash receptacles, tables and benches, standardized fencing materials, water fountains, street and security light fixtures, and other common site equipment, should be established. The basis for creating a strong park facility image is the utilization of design guidelines and standards that allow a visitor to identify a park immediately by the elements that are present.

It is recommended that a wayfinding and information signage system be developed and consistent signage be installed at all of the city's facilities. A signage program that is attractive, coordinated in design, and incorporates the parks' branding and pertinent information can raise the community's awareness of the Department's parks and facilities, and attract visitors. These signs also serve to convey important information to park visitors.

SUMMARY OF FINDINGS

After accessing facilities in the Fairburn parks system, the planning team has developed a series of recommendations for improving access to facilities and programs desired by the community. The planning team identified areas where parks or recreation facilities are needed based on spatial analysis and public consensus. The planning team also identified needs to expand on current facility inventories to meet level of service standards consistent with similar recreation providers across the nation. These additional facilities also consider the ongoing increases in demand for services as the community's population continues to grow over the next decade.

Recommendations for improvements and renovations to existing facilities were also substantiated based on field observations of all of the city's parks. Issues related to facility age, condition, and code compliance varied between facilities but were generally determined to be fair. While these facilities remain functional and able to facilitate department programming and general recreation, considerable investments will be needed to address deferred maintenance issues that have accrued over the years. Furthermore, the recommended improvements will enhance the overall quality of the city's parks and facilities, which will help the department meet the community's desire for quality recreation opportunities.

A photograph of a musician performing at an outdoor concert. The musician, a man with short dark hair and sunglasses, is wearing a white t-shirt and blue jeans. He is holding a guitar and looking towards the audience. In the background, a large crowd of people is seated on the grass, watching the performance. The scene is set outdoors with trees and a building visible in the distance. A semi-transparent blue rectangle is overlaid on the image, containing the chapter title and subtitle.

Chapter five

RECREATION PROGRAMMING REVIEW

Fairburn Summer Concert

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INTRODUCTION

The City of Fairburn Parks and Recreation Department contributes to a healthy, active, and educated community; provides stewardship and management of parklands, trails, and civic facilities; and creates opportunities for all people to participate in a wide variety of recreational activities. This review provides insights into current program offerings, how they align with current trends in recreation, and how they apply specifically to the City of Fairburn.

THE BENEFITS OF PARKS AND RECREATION

Local parks and recreation programs are the gateways to healthy, prosperous and connected communities. On any day, someone is being positively affected through parks and recreation – whether they are walking on a trail, enjoying time with family in a park, participating in a fitness class at the youth center, learning a new skill through one of our programs, or just reaping the benefits of clean air and water because of preserved open space. Parks and recreation programs connect communities to nature and help preserve open space, provide health and wellness opportunities, essential services, and connect all people. All of these aspects make Fairburn, Georgia a more desirable destination and place to live.

NRPA Principles

For Parks and Recreation Professionals, the National Recreation and Parks Association (NRPA) guiding principles for creating a better life for everyone by building strong, healthy, and resilient communities are a priority in all we do. As Fairburn officials and staff strive to make their community the best place to live, work, and play, these pillars should be at the forefront of the decision making process.

Parks and recreation is essential. Parks and recreation transforms our cities, towns and counties into vibrant, healthy, and resilient communities of more than 10,000 agencies across the United States. Guiding each of these agencies are NRPA's Three Pillars, which ensure that these agencies' efforts enrich every member of their communities.

The NRPA Three Pillars are:

- **Conservation**
Creating a nation of resilient and climate-ready communities through parks and recreation
- **Equity**
Striving for a future where everyone has fair and just access to quality parks and recreation
- **Health and Wellness**
Advancing community health and well-being through parks and recreation

NRPA's- Three Pillars

We seek a future where the full power of parks and recreation is widely recognized for creating a better life for everyone by building strong, healthy, and resilient communities. We advance this vision by investing in and championing the profession as a catalyst of positive change for equity, climate readiness, and overall well-being.

People nationwide agree that NRPA's Three Pillars represent what they want as the guiding principles for their local park and recreation agency.

The City of Fairburn Parks and Recreation Department's (FPRD) mission is to promote physical activity, positive social interaction, and outdoor exploration through leisure activities and recreation programs.

FPRD will continue to positively impact the city through the expansion of programs and opportunities to meet the needs of their community members.

Recreation programming is a core pillar of every parks and recreation agency and must exist for health benefits and enhanced quality of life outcomes for the community. Diverse programs for all ages enhance the quality of life within a community, improves residents' health (both physical and mental) with increased physical activity, creates social opportunities by bringing communities together, and allows for time to meet with family and friends.

Agencies also provide indispensable services through targeted programs for children, seniors and persons with special needs. Four in five U.S. adults indicate access to high-quality parks and recreation is an important factor when choosing a place to live; fifty-three (53) percent indicate having such access is "extremely" or "very" important to them. Fairburn's motto is "Situated to Succeed". It is ingrained in all aspects of the city's operations and will direct the future growth of FPRD's programs and services.



Successful parks and recreation departments in Georgia and throughout the country deliver diverse and innovative programs across the demographic spectrum and geographic reaches of their community. The following National Recreation and Parks publication, "Park, Recreation, Open and Greenway Guidelines," published in 1995, identified four categories of benefits that still hold true today:

- **Personal Benefits** that a comprehensive recreational delivery system include: a full and meaningful life, good health, stress management, self-esteem, positive self-image, a balanced life, achieving full potential, gaining life satisfaction, human development, positive lifestyle choices, and an improved quality of life.
- **Economic Benefits** Include: preventative health care, a productive work force, big economic returns on small investments, public education enhancements, business relocations and expansions.
- **Social Benefits** include: building strong communities while reducing alienation, loneliness and anti-social behavior, promoting ethnic and cultural harmony, building strong families, increasing opportunity for community involvement, shared management, and ownership of resources, and providing a foundation for community pride.
- **Environmental Benefits** include: environmental health, environmental protection and rehabilitation, environmental education, environmental investment increasing property values, and insurance for a continuing healthy environmental future.

FAIRBURN COMMUNITY HEALTH

Park and recreation professionals are uniquely positioned to create, together with public health providers, the community wellness hubs needed to address chronic health concerns, increasing isolation and mental health disorders, and to rebuild a sense of community and connection. Developing community partnerships and programs to address community health and well-being concerns is essential to the City of Fairburn to build a strong community.

To combat the alarming increase in rates of childhood obesity, diabetes, and mental health issues, especially due to the effects of the recent pandemic, appropriate programming needs to exist. More than 22% of the American adult population is physically inactive, according to a new joint survey by the Centers for Disease Control and Prevention and state health departments.

Fairburn's overall health should be a driver for the city's use of resources on fitness and health and wellness programs and activities for the community.



Mission Statement

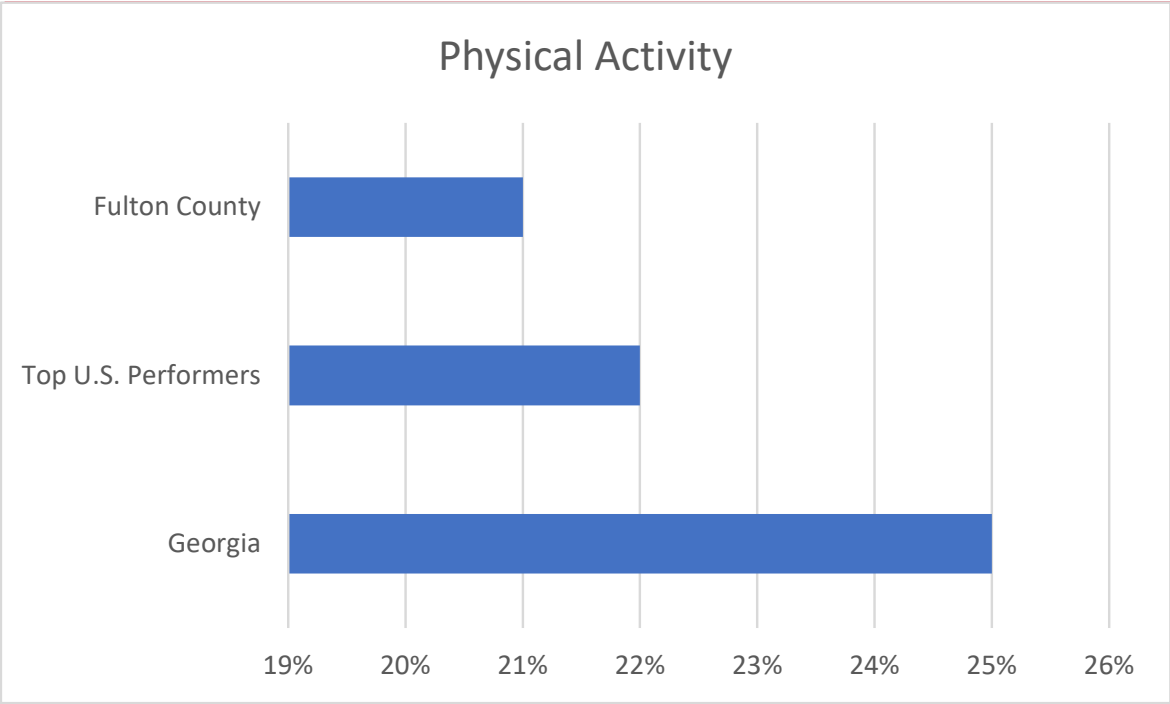
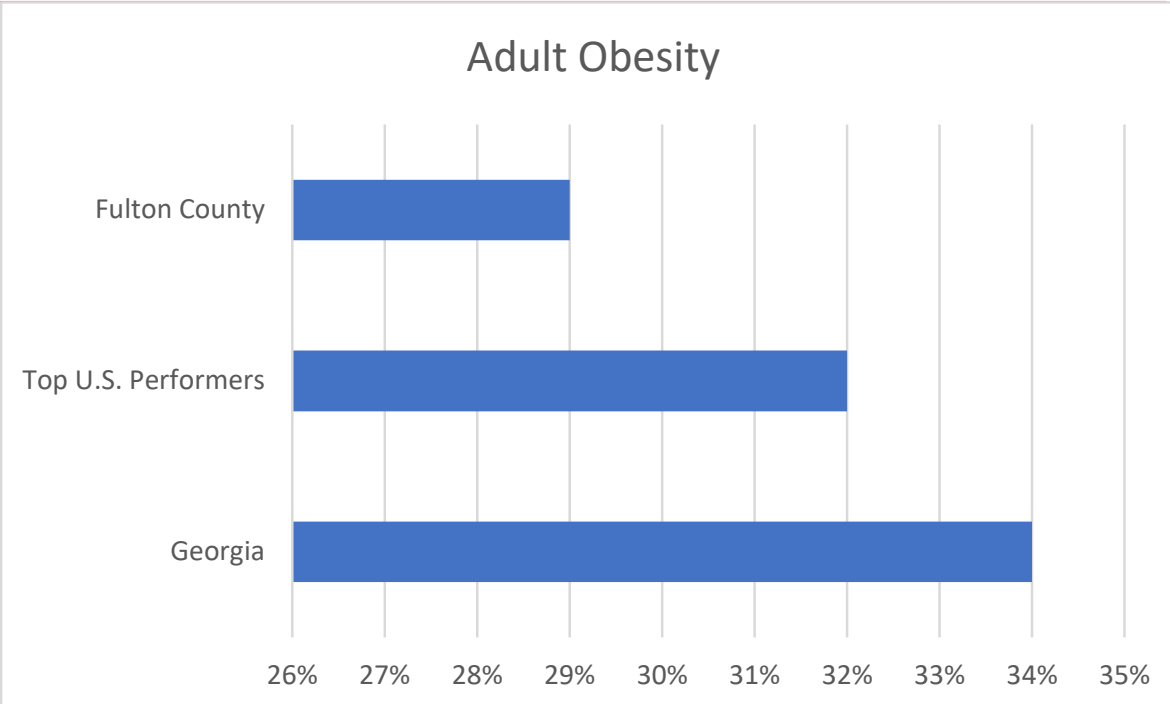
The mission of City of Fairburn Parks and Recreation is to promote physical activity, positive social interaction, and outdoor exploration through leisure activities and recreation programs.

The CDC and County Health Rankings rated counties across Georgia based on several health criteria. The counties are compared to health statistics for the state of Georgia. The comparison to Top U.S. Performers measures the value for which only 10% of counties in the country are doing better, i.e., the 90th percentile or 10th percentile, depending on whether the measure is framed positively (e.g., high school graduation) or negatively (e.g., adult smoking). Four criteria are utilized to better understand the county's population health challenges.

- Access to exercise is higher in Fulton County than both the state and Top U.S. Performers (counties 90th percentile). The percentage of people with access to exercise opportunities in Fulton County is 94%, with Georgia at 75% and Top U.S. performers at 84%.
- Physical inactivity is lower in Fulton County than both the state and Top U.S. Performers. The rate of inactivity of Fulton County is 21%, with Georgia at 25% and Top U.S. performers at 22%.
- The adult obesity rate in Fulton County is 29%. This rate is lower than Georgia's state average rate 34% and the top U.S. performers at 32%

Fulton County being ranked among the healthiest counties in Georgia should be a driver for the City of Fairburn's use of resources on fitness and health and wellness programs and activities for the community.

- 1 out 3 Adults are Obese
- 1 in 5 residents get ZERO leisure-time Physical Activity
- 1 in 5 children live in poverty (20% in Georgia from 17% national average)
- 10% of Adults aged 20 and above have Diabetes
- 52% decreased county ranking in over health among Georgia's 159 counties



Overall well-being involves more than just physical fitness; it also requires a focus on the social, emotional, and mental aspects of health. Given the rise in mental health disorders and concerns surrounding social isolation exacerbated by the COVID-19 pandemic, a more intentional focus on supporting social, emotional, and mental health is critical. Park and recreation professionals and their agencies create opportunities for people to gather and connect with others, learn social emotional skills, and help reduce stress and anxiety.

For many youths and young adults, volunteer and community service programs fulfill school requirements, build character, and provide an opportunity for them to serve their communities. Volunteer programs provide older adults with opportunities to serve their communities, socialize with people of all ages, and remain busy and connected. These opportunities for community connection and ways to build a sense of purpose are integral in supporting mental health, especially as we continue to recover from the impacts of COVID-19.

Stress can have a tremendously harmful effect on one's overall health. 4 out of 5 park and recreation agencies have added adult programs such as meditation, yoga, and nature walks, offering residents opportunities to unwind and promote greater mental health.

Programming should specifically focus on nurturing children, as it is essential in developing successful, well-rounded adults. Children need to spend time outdoors each day with unstructured play. Health benefits include reducing obesity, gang/crime prevention, and reconnecting children with the outdoors, according to the Trust for Public Land. Programs such as aerobic activity (bicycling, sports, swimming), yoga for kids and/or parents, creative play and art (encourages creative expression), and family walks or hikes offer residents opportunities to unwind and promote greater mental health.

Working towards growing a healthier community should be a major goal for any park agency. In partnership with local organizations, recreation providers, universities, private businesses, schools, and churches, communities are making positive progress implementing programs for success in their own communities, thus guiding their residents toward healthy lifestyles.

OBESITY increases the risk for health conditions such as:

- coronary heart disease
- type 2 diabetes
- cancer
- hypertension
- dyslipidemia
- stroke
- liver and gallbladder disease
- sleep apnea and respiratory problems (such as asthma)
- osteoarthritis
- poor health status

Community Profile

It is essential for effective programming to understand the City of Fairburn community profile. Chapter 2 of this report provides a comprehensive review of the demographic make-up and population trends for the city. One community profile of interest that the Director and key management staff should consider as future programming decisions are made is the Population by Median Age.

CITY OF FAIRBURN AGE SEGMENTS

The City of Fairburn has a younger population with a median age of 34.6 years compared to the U.S. median age of 38.5 years. This is a lower median age pointing toward advancing professionals and families with young children who are top users of aquatic facilities, bike and walking trails, cultural arts, and indoor recreation amenities.

- The 0-19 year old population is the largest age segment at 29%.
- The 20-34 year old age segment represents 22% of the population.
 - * The age group of 25-29 year olds represent the largest population in Fairburn at 8%.
- The 35-54 year old population is the second largest age segment at 28%.
- The 55-64 year old population represents 10% of the population.
- The 65-74 year old population is the fast growing age segment at 7% of the population.
 - * These combined age groups increased by an average of 115% since 2010.
- The 75-84 year old and 85+ year old combined populations, with a growth rate of 78% since 2010, represents 4% of the population.

All people, regardless of age, race, education, socio-economic status, disability status, sexual orientation, or geographic location should have access to safe and convenient opportunities to be physically active.

- Increase connectivity to facilitate enhanced access to parks and recreation
- Diverse programming to support community interests and needs
- Tiered fee schedules and scholarships/ grants to increase opportunity for program participation



Age segments of 65 years and older have a growth rate trending faster than the remaining population projecting the beginning of an aging trend. While those age segments combined represent 11% of the population 60% is represented by active adults ages 20-64 years. Youth make up the remaining 29%.

With a 6.78% population growth by 2030 based on the current 1.13% annual growth rate, the 0-44 year old younger age segments will continue to represent approximately 60% of the total population. This largest grouped population includes approximately 41% of households with children living in them and represents young adults, professionals, married adults or couples without children but within child-bearing years, and parents with children.

Populations in these age segments are top user of Recreation Centers, Aquatic Centers, Outdoor Programming, Sport and Fitness Programs and Classes, Visual Arts, Performing Arts, Martial Arts, Education/STEM Programs, Summer Camps, Family Programming and Special Events.

With increased life expectancies, the 55+ year old population will continue to grow in the United States. Currently our standard for "senior" is anyone 55 years old and older. However, the City of Fairburn will need to be mindful of that what that designation means when planning future

programs. The age range for people categorized as seniors is continually growing as people are living longer. There are activity differentials in people the same age who are healthy and very active to people living with various health conditions that decrease their physical abilities and activity levels.

Programs should be developed by ability levels and interests for "active adults". For example FPRD could offer adult fitness programs open to all ages such as HIIT, Strength Training, Steady-state Cardio such as Walking and Low-Intensity Training, and classes such as Pilates and Yoga.

Recreational preferences amongst older adults trend toward more passive activities rather than active. Fulton County New Beginnings Senior Center is a quarter mile from the Youth Center where FPRD senior programs are currently being held. Partnering with New Beginnings Senior Center would avoid duplication of programming. Complimentary programs offered by FPRD could be promoted by both entities to their active participants, expanding marketing efforts to increase participation in FPRD programs.

FPRD should review cost-recovery philosophy for senior programs to determine if fees should be implemented at a break-even or subsidized level. Fees for non-residents who do not support this city with taxes should also be considered.

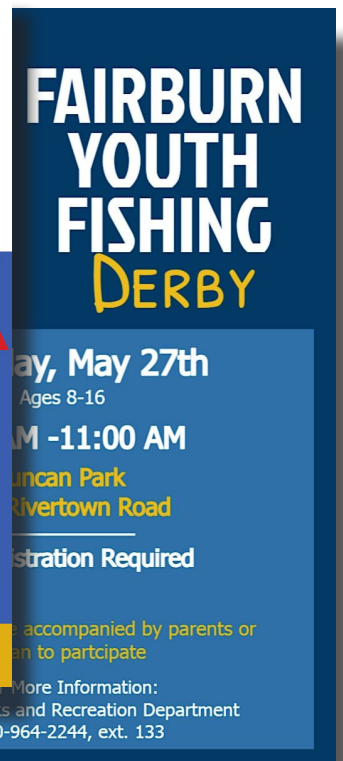
FPRD CORE PROGRAMS

FPRD has a list of 12 special events offered throughout the year.

Department staff are responsible for the management and implementation of recreation programs, special community-wide events, and facility operations. FPRD current offerings include youth athletics, youth cheerleading, BRIDGE afterschool program, teen music education program, summer camp and spring/ holiday break camp, youth council, teen empowerment and girls mentoring programs, water aerobics, swim lessons, senior programs. Currently, FRPD does not offer programs for ages 20-54 . We have a Sensational Seniors program that serves 55+ through a variety of weekly programs.

FPRD has a list of 14 community-wide special events currently offered throughout the year:

- Parent/Child Sneaker Ball - February
- Senior Tea Party- March
- Egg Hunt - April
- Farmers Market – May to August
- Youth Fishing Derby – May and September
- Family Campout - June
- Back to School Splash – July
- Pool Movie - August
- Movie Night – Park and Ride - August
- Fall Festival – October
- Breast Cancer Awareness Walk - October
- Spooky Movie Night - October
- Golden Holiday Brunch- December
- Tree Lighting & Fireworks Show - December



PROGRAMS OF IMPORTANCE

Fairburn residents had three opportunities to provide public input in person and via the online survey. Participant input generated an outcome of a diverse set of needed programs of importance. Programs were broken down into seven categories. Participants could pick from lists of programs provided and also add their individual program interests. There were opportunities to provided additional comments as well.

Survey Respondents - Programs of Importance

Survey respondents chose programs based on need and interest, denoted as Programs of Importance. The top 5 programs residents sought include:



Other top programs of importance include Dance/Theatre, Cooking classes, Family Leisure Swim/Play, Cultural Programs, Summer Camps, Nature Programs, Before & After School Programs, Photography, 5K/10K Races, Visual Arts/Pottery, Music Classes, Tennis Lessons, Senior Leisure Programs, Gymnastics, Weightlifting, Computer/ Robotics, Martial Arts, Youth Baseball/Softball, Preschool/Toddler Programs, Adult/Youth Basketball Leagues.

When reviewing the Top 25 preferred recreation programs, it is important to denote more than half are held inside indoor facilities including Recreation Centers, Youth Centers, Senior Centers, Visual and Performing Arts Facilities, Fitness Centers, and Indoor Walking Tracks. To accommodate the need for water fitness, swim lessons and family leisure swim year-round, FPRD would need to consider a natatorium.

Youth Baseball/Softball was included in the Top 25. FPRD will need to renovate the baseball complex at Duncan or develop a new one perhaps in another location to support this need.

Senior Center and Senior Leisure programs were also listed as important. Currently there is a wonderful senior program with various activities including education, arts & crafts, cooking, special events, trips and exercise/ wellness programs. However, registration is not available online with the other programs or at registration desks. The program is serving mostly the same group of seniors averaging 18-28 attendees each day, with the exception of the brunch with 70 registered attendees. A space dedicated to seniors will provide consistency, ownership and a place for expanded programming throughout the day, evenings and weekends (Saturday).



Recreation Centers with the right amenities, classrooms and specialty spaces could accommodate program offerings. New program areas should be developed for all age groups in order to meet the needs of the community

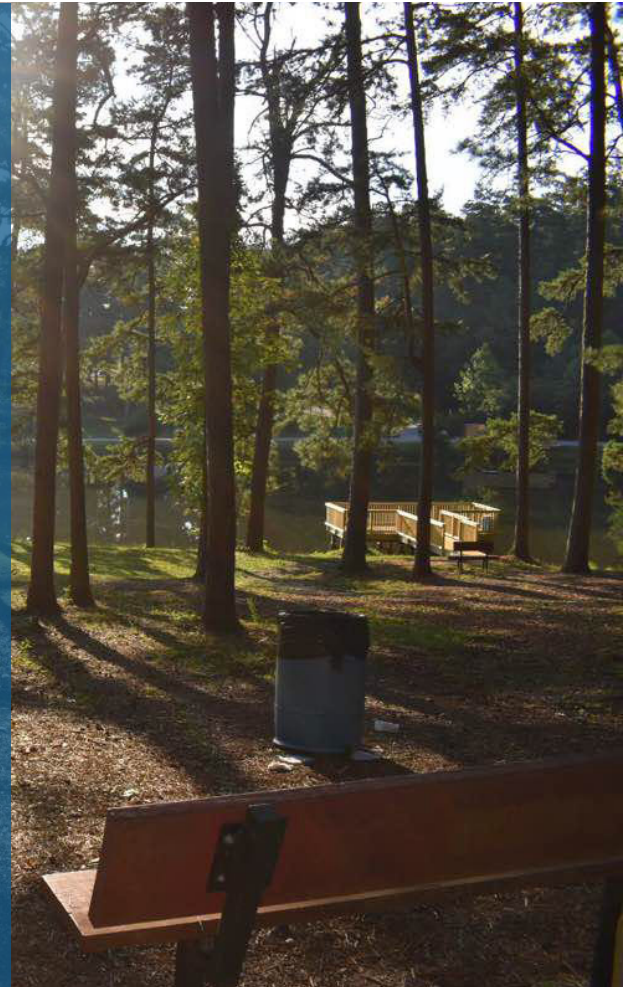
- Develop a new adult programming category for ages 20-64 to include fitness and health, strength training, sports leagues (softball, basketball), aquatics, social events, cultural and arts (culinary arts, visual arts), tennis lessons, personal training, hiking/outdoor adventure activities, and adult singles adventure programming for ages 20-35 years of age.
- Add general programs for children ages 2-5 years of age to include: dance, toddler multi-sports, creative play, preschool program, art classes, parent-child programs (art, cooking, aquatics, martial arts), music program and aquatics programs/swim lessons.
- Add youth general programs for school-aged children, 5-19 years of age, outside of athletics to include dance, performing arts, visual arts, martial arts, music, court sports, tumbling, STEM/STEAM, cooking classes, teen-focused programs (late night basketball or activities on Friday nights, teen volunteer club, teen band/performance, DJ training for events) and swim lessons.
- Develop nature/outdoor education programs, gardening classes for all ages. Use of the Lake at Duncan Park and the beautiful, natural amenities and future trails will allow for a plethora of programming options.
- Expand summer camps for school-aged kids to cover 10-weeks of summer break. Consider day camp options including tennis, aquatics, sports, multi-sports, creative arts (clay, drawing, painting, multi-media, jewelry), specialty camps (performing arts, gymnastics, dance, cooking, STEM, Lego, fitness and food) nature, full-day and half-day camps, and combination camps, and teen camps (music performance, adventure camp-bus each day to activity).
- Expand special events to include Holiday-themed 5K events for families, Celebrating Culture Festivals, Adult events (adult egg hunt, trips), Art in the Park, Dog Show, Family Events (Free Family Fitness in the Park, Family Olympics, Family Track & Field, Health Fairs, Family Bike Ride with the Mayor & Council, Family Trips)
- Expand youth/teen programs with community engagement projects, volunteer programs and certifications such as Camp Counselor in Training, Community Service, classroom assistant for preschool/after-school program, volunteer for front desk, subsidized lifeguard training and certification (with 2 season commitment).
- Expand Senior volunteer opportunities in the facilities, front desk registration, after-school program, camps. Expand senior programs for active seniors into the early evenings and on Saturdays.
- Introduce adaptive and inclusive programming options for residents of all ages. With 17% of the youth population identified as having ADHD or are on the spectrum, there is a need for local recreation programs for children.



FPRD's program offerings are focused mainly on youth athletic sports and seniors. Registration supports the fact these programs are strong, and the participants and parents are happy with them. However, those programs represent a very small percentage of the community and children in the largest age segments of the population. FPRD has an opportunity to expand programming exponentially. Limited existing facilities will restrict the number of new programs until new recreation and community centers become available.

The key to a successful start within 0-2 years will be an evaluation of all existing facilities (indoor and outdoor) and the development of a comprehensive list of utilization options for all. This is an opportunity for staff to think outside of the box and create new programming spaces within the existing parks. Working concurrently on deferred maintenance items within these facilities, amenities, and parks will be vital for programming success.

The facilities necessary to support these programs need to include access to restrooms in the parks, even if someone is walking on a trail. Locking restrooms from the public because of homelessness or other social issues is not the answer. Those issues need to be addressed separately. All parking lots and restroom facilities need to be accessible to everyone.



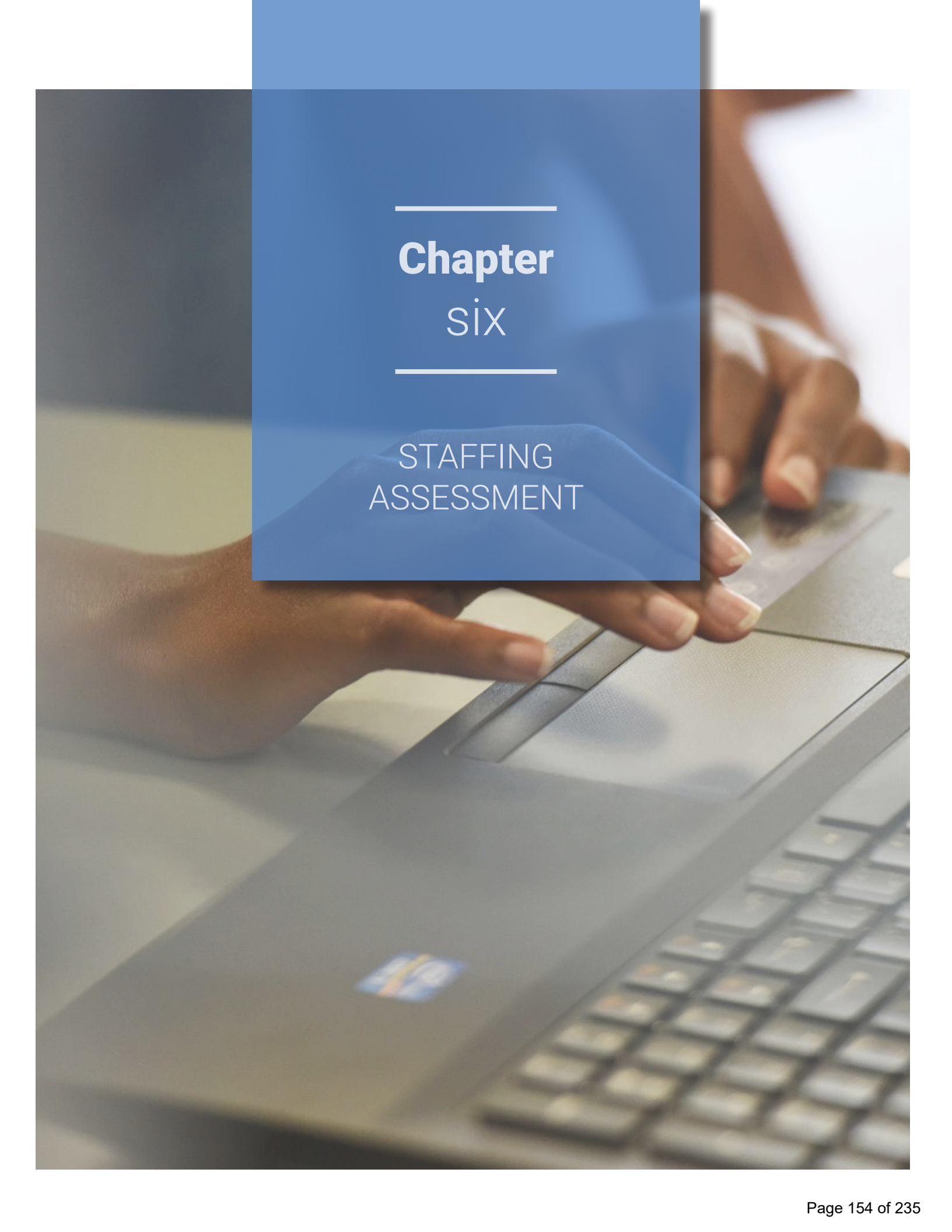
Immediate expansion of programming and facility hours into the evenings and on weekends would enable adults and seniors who are working to participate in new program offerings sooner than later. Such changes could be implemented at the Youth Center with expanded hours to host early morning fitness programs beginning at 7 a.m. Hours could also be extended in the evenings for adult exercise programs and open gym as well as evening general programs for all ages by utilizing facility classrooms through 9 p.m. The pool could also accommodate early adult only lap swimmers at 7 a.m. before work every day.

Staffing for new programs needs to come from instructors or partners hired for direct leadership of these programs. Full-time staff should be hiring and contracting instructors for all programs offered, including aquatic exercise programs. Evening and weekend Managers on Duty are part-time staff hired as supervisors during evening and weekend programs. Full-time staff could support by rotating evening shifts one night per week and every weekend as the on-call staff. The current staff is too small to work both administratively, as instructors for programs and as facility supervisors. Consider a shift in operational philosophies to redirect the administrative parks and recreation team to focus on filling positions with PT instructional staff for all programming areas. Increased programming will bring an increase in revenues to help towards all part-time positions in the system.

FPRD has created a great partnership program with various entities over the years including the Fairburn Athletic Association, Landmark Christian School, Fairburn United Methodist Church, Kids with Goals Soccer Club, and others. In the past, FPRD has also partnered with Soccer in the Streets and Mental Fitness STEAM Academy.

There are many Fairburn local businesses, organizations and churches within Fairburn and adjacent communities for potential partnerships in the areas of performing arts, visual arts, community-wide events, specialty camps, etc.

Large corporations in the community could possibly grant dollars and product for various projects. Nestle Purina has distributed \$30M for various projects. This would be a great company to connect with for a dog park in the community and possible support for events. One of the Owens Corning Foundation's strategic philanthropic areas of focus is to provide basic health and education for those in need. With 20% of the population at poverty level, the partner programs you could create and offer has the potential to reach many in the community. Another potential partnership could include a local restaurant or caterer and US Foods. The company donates product and dollars which could potentially be utilized in camps and afterschool programs for lunches or even dinner. It is important to build strong, lasting relationships with these global organizations and foundations as most of these corporations are very social oriented and want to activate within their communities as true partners making a difference.

A close-up photograph of a person's hands typing on a laptop keyboard. The image is partially obscured by a semi-transparent blue rectangular overlay in the center. The overlay contains the chapter title and subtitle in white text. The background is a blurred office setting.

Chapter six

STAFFING ASSESSMENT

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INTRODUCTION

The Parks and Recreation Master Plan process included an analysis of the existing organizational structure and staffing for the Parks and Recreation Department. This assessment also provides recommendations on adjustments to the department's structure as well as staff roles and responsibilities to perform more effectively today and in the future.

The priority for this section of the plan is to document and assess staffing and operations, identify key issues, and provide a phased recommendation schedule. Staffing of any government agency traditionally is the largest cost center and, in order to be useful, must be a dynamic process that requires continuous study, discussion, and adjustment in order to meet the needs of the public and staff. Recruitment, training, and retainment of top employees is paramount in order for Fairburn Parks and Recreation to meet the objectives outlined throughout this plan. With that in mind, this section will provide general recommendations for the Department and will focus primarily on the administration and maintenance of the parks and recreation facilities and programs.

The planning team utilized input received from staff and the public engagement phase of the planning process, as well as the knowledge and experience of planning team members, to assess current staffing capabilities, identify shortcomings, and develop recommendations. Other primary resources included:

- National Recreation and Park Association's (NRPA) Park Metrics 2023 NRPA Agency Performance Review
- NRPA's Commission for Accreditation of Parks and Recreation Agencies' (CAPRA) Standards for National Accreditation - Best Practice Standards for Parks and Recreation
- Similar size City Recreation and Parks Agencies in Georgia utilized as benchmark comparisons

Benchmarking parks and recreation services is complex due to the variety and diversity of parks and recreation facilities and services provided by different municipal and county agencies across the country. Whereas agency "A" might be focused on athletics with no indoor facilities, agency "B" might have multiple indoor recreation centers with a large senior citizen programming component, while agency "C" might focus primarily on preservation of open space and trails. Every community is distinctive and offers multiple approaches, or models, for the provision of parks and recreation programs and services. This contrasts with benchmarking local public safety services, such as police or fire, where the programs and services across jurisdictions are more standardized. Therefore, comparing staffing models, park facilities, service delivery models, budgets, programming, and other components can prove difficult; nevertheless, these comparisons provide valuable insights for communities evaluating service levels.



EXISTING ORGANIZATIONAL STRUCTURE

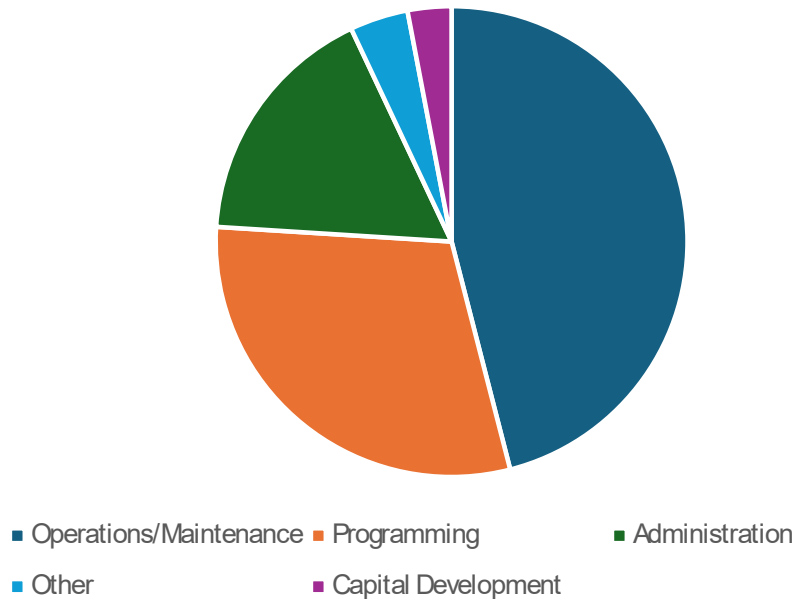
The Fairburn Park and Recreation Department (FPRD) has a traditional hierarchy where the Director reports to the City Manager. All Department staff report either to the Director or the Recreation Manager.

Every Parks and Recreation Department nationwide has a different make-up regarding number and size of facilities, and the needs and desires of the community regarding programming. An important consideration is the service gap between community needs and desires and the ability of a department to meet those needs and desires as well as the growth rate of the city and any planned facilities that are recommended to accommodate it. Additional personnel will be required for FPRD to staff, program and maintain any new facilities. These positions would be in addition to any personnel required to accommodate growth in programs and impact on existing parks and structures.

There are multiple ways to view staffing allocations that NRPA agencies utilize as a means for measuring where they stand in comparison to national norms. Here, we are utilizing NRPA's 2023 Performance Standards as the benchmark for agencies under 20,000 population to attain a realistic comparison.

NRPA provides various models to assist with determining agency staffing. What is consistent among all agencies and all staffing models is that on average, an agency's full-time staff dedicate their time to the following general activities:

- Operations/Maintenance (46%)
- Programming (30%)
- Administration (17%)
- Other (4%)
- Capital Development (3%)



Currently, FPRD has 18 full time equivalents (FTEs) dedicated to parks/programs (based on 8 full-time and 20 part-time positions). Of these, just over half (9.5 FTEs) are summer seasonal maintenance and pool positions. The remaining 8.5 FTE positions operate, maintain and program the parks and facilities year-round. Of the 8.5 year-round FTEs, approximately 14% of staff are maintenance personnel, which is significantly less than the national standard of 46%. [Note: FPRD also budgets for contractual outdoor restroom maintenance which helps with the gap in the level of service.] Filling this gap by budgeting for an additional 2 FTE maintenance positions will help to truly maintain the parks and facilities at the level the city needs.

Park and recreation agencies serving less than 20,000 residents typically manage 13 acres of parkland for every 1,000 residents in its jurisdiction. Based on 16,985 Fairburn residents, the current 137.2 acres of parkland translates to 8 acres per 1000 (with the caveat that two-thirds of the acres in the City of Fairburn are unmaintained, natural areas). Based on this metric, the City of Fairburn's park system, in order to meet the median national standard would encompass 220.8 acres. Nationwide, the typical park and recreation agency has 8.9 FTEs on staff for every 10,000 residents in the jurisdiction served by that agency. Agencies serving jurisdictions of less than 20,000 people have 11.5 FTEs for every 10,000 residents. Extrapolating this metric to the City of Fairburn's 16,985 residents would result in 19.5 FTEs – more than double as many year-round staff as currently exist.

With the additional recommended park acres and facilities identified in Chapter 4 of this plan, we envision the additional staff necessary for operations management, programming, maintenance and support:

- Facility Management – 3 FTE
- Operations/Front Desk– 9 FTE
- Recreation Programming (General, Athletics, Health/Wellness) – 9.5 FTE
- Aquatics Operations – 11.5 FTE (includes lifeguards)
- Parks Grounds Maintenance – 8 FTE
- Facility Maintenance – 7 FTE

This Staffing Recommendation will bring FPRD into alignment with the NRPA median metrics for all Parks and Recreation Departments nationwide; in other words, the City of Fairburn would favorably measure its operations/maintenance/programming staff to any comparable Department in the country.

PHASED IMPLEMENTATION- STAFFING

Additional Staffing recommendations are based on the Operations Assessment and the operational limitations the lack of staffing has caused, namely the accumulation of deferred maintenance of facilities and amenities, the lack of diverse programming to meet the community needs, and the lack of marketing and alternative revenue growth.



The list of initial recommendations for Tier 1 – Tier 3 phases includes additional positions recommended the use and reinvestment of existing facilities change and/or expand and investment in new facilities are brought online. Refer to Chapter 7 for additional information related to tiered implementation of recommendations for existing and new facilities. A summary of the recommendations for phased additions to FPRD's staff is as follows:

Tier 1		
Quantity	Classification	Title
1	FT	Recreation/ Aquatic Facility Manager
1	FT	Administrative Operations Staff
2.5	FTE	Front Desk Recreation Staff
2	FT	Recreation Program Staff
1	FT	Aquatic Supervisor
1	FT	Aquatic Coordinator
2	FTE	Aquatic Staff Ops/ Programs/ Lessons
1.5	FTE	Aquatic Desk Staff
5	FTE	Lifeguards
2	FT	Aquatics/ Facility Maintenance
1	FT	Parks Manager
1	FT	Facility/ Aquatics Maintenance
2	FT	Parks Maintenance Staff (Duncan)
2	FT	Parks/ Facility Maintenance Staff (all other parks)
1.5	FTE	Park/ Facility Maintenance Staff

Tier 2		
Quantity	Classification	Title
1.5	FTE	Maintenance Staff (Youth Center)
1.5	FTE	Recreation Program Staff (Youth Center)
1.5	FTE	Facility Ops/ Desk Staff (Youth Center)
1	FT	Athletic Coordinator
1	FT	Outdoor/ Athletic Recreation Programmer
2	FT	Park Maintenance

Tier 3		
Quantity	Classification	Title
1	FT	Recreation Center Manager
1	FT	Track Facility Manager
2.5	FTE	Admin/Front Desk Recreation Center
1.5	FTE	Front Desk Control Track Facility
2	FT	Recreation Supervisors
2	FT	Athletic/Recreation Program Supervisors
4	FTE	Facility Maintenance Staff

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Chapter seven

CAPITAL IMPROVEMENT PLAN

Photo courtesy of Flint Beat

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photo by Joseph Fuller

INTRODUCTION

As with any parks and recreation department, the planning and implementation of capital improvements for the City of Fairburn are critical to the execution of its service delivery to the community. The Park Classifications and Service Criteria section findings suggests multiple proposed investments in facilities to address current and future community needs. The development of a 10-Year Capital Improvement Plan (CIP) provides a guide for the city to strategically implement these recommendations over the next decade.

In response to these recommendations, a 10-year capital spending plan is provided, which defines costs for recommended improvements to existing and proposed parks and park facilities. The Department will have to provide additional facilities to meet citizen needs and improve service delivery where not adequately provided. Additionally, the community has identified a need to renovate and enhance existing facilities to establish a level of quality that is consistent with community expectations. The need for capital investment corresponds with an identified need to invest in existing park and recreation facilities to improve the quality of service, foster a sense of community, and enhance the overall health of residents.

The recommended funding distribution for these projects is presented in three prioritization levels or tiers. Tier 1 is generally intended to address immediate needs, such as ADA access improvements, general safety renovations, urgent renovation projects, addressing deferred maintenance, and planning efforts for upcoming projects. It also includes short-term facility expansion to existing park properties. Funding shown in Tier 2 is for the development of new facilities that are currently in the planning stages, as well as large expansion projects for existing parks and initial phase development of new park facilities. Tier 3 projects have been identified as long-range expansion projects that will require significant funding to address community needs for the second half of the planning period. The capital improvement budgets shown are recommendations from the planning team based on experience with similar scale projects in the region.

TEN-YEAR SPENDING PLAN

This capital improvement plan identifies approximately \$202,660,000 million in renovations and new facility development. Projects in Tiers 1 and 2 have an approximate value of \$89,400,000 million. Tier 3 projects have approximately \$107,260,000 million in anticipated costs. A "future" category is provided in the table that can be used for important efforts that fall just outside higher priority needs. This allows decision makers to recognize longer term needs that may require more time to address. Currently, the Department has not identified any of the recommended projects for future implementation. Table 7.1 shows the distribution of these phased improvements over the span of the master plan. A summary description of the projects included within each tier is as follows:



photo by Makrufin Muhammad

TIER 1

Existing Park Improvements

- Mario B Avery Park: General site improvements, new site furnishings and signage
- Cora Robinson Park: Minor ADA improvements, site furnishings and updated signage
- Duncan Park: General site improvements, new recreation center with natatorium, football complex expansion, new multi-purpose fields facility
- Frankie Arnold Stage: Upgrade parking lot and convert lawn to artificial turf.
- Fairburn Youth Center: Develop expanded off-street parking lot.

New Park Development

- Develop neighborhood park #1

Other

- Develop Facility Design Standards
- Begin development of initial segments of trail/greenway system

TIER 2

Existing Park Improvements

- Mario B Avery Park: New pavilion and sculptural playground
- Duncan Park: General site improvements, dog park, court complex, playground expansion, covered skate rink, disc golf, waterfront pavilion, trails, and updated signage
- Fairburn Youth Center: Convert interior space to serve as flexible programming space.

New Park Development

- Develop Mini Parks #1 and #2
- Develop Neighborhood Parks #2, #3, and #4
- Develop Phase 1 of Community Park #1. Includes general site improvements, baseball complex and trail system (outdoor nature center). Includes associated site furnishings and signage.
- Develop improvements to Special Use Park #1

Other



photo by Rodolfo Quiros

TIER 3

New Park Development

- Develop Mini Park #3
- Develop Phase 2 of Community Park #1. Includes general site improvements, recreation center with indoor track, multi-purpose fields complex, playground, pavilions, restrooms, outdoor basketball courts, racquet courts complex, dog park and splash pad. Includes associated site furnishings and signage.

Other

- Continue development of segments of trail/greenway system

Table 7.1: City of Fairburn- Ten-Year Capital Spending Plan

0

	TIER 1 (Years 1-2)	TIER 2 (Years 3-5)	TIER 3 (Years 6-10)	Future	TOTAL
EXISTING PARK RENOVATIONS					
Mario B. Avery Park	\$400,000	\$300,000			\$700,000
Cora Robinson Park	\$60,000				\$60,000
Duncan Park	\$60,000,000	\$8,500,000			\$68,500,000
Frankie Arnold Stage	\$500,000				\$500,000
Fairburn Youth Center	\$420,000	\$280,000			\$700,000
EXISTING PARK RENOVATIONS TOTAL	\$61,380,000	\$9,080,000	\$0	\$0	\$70,460,000
NEW PARK DEVELOPMENT					
Mini Park 1		\$900,000			\$900,000
Mini Park 2		\$900,000			\$900,000
Mini Park 3			\$900,000		\$900,000
Neighborhood Park 1	\$3,750,000				\$3,750,000
Neighborhood Park 2		\$2,700,000			\$2,700,000
Neighborhood Park 3		\$2,450,000			\$2,450,000
Neighborhood Park 4		\$2,500,000			\$2,500,000
Community Park 1		\$16,500,000	\$88,500,000		\$105,000,000
Special Use Park 1 (GMC)		\$1,050,000			\$1,050,000
NEW PARK DEVELOPMENT TOTAL	\$3,750,000	\$27,000,000	\$89,400,000	\$0	\$120,150,000
OTHER CAPITAL COSTS					
Facility Design Standards Manual	\$50,000				\$50,000
Trails and Greenways (Appox 10 miles)	\$2,400,000	\$3,600,000	\$6,000,000		\$12,000,000
OTHER TOTAL	\$2,450,000	\$3,600,000	\$0	\$0	\$12,050,000
Tier Totals	\$67,580,000	\$39,680,000	\$89,400,000	\$0	\$202,660,000
Tier 1 and Tier 2 TOTAL	\$107,260,000			GRAND TOTAL	\$202,660,000
Tier 3 TOTAL	\$89,400,000				
TOTAL	\$196,660,000			TEN YEAR TOTAL	\$196,660,000
FUTURE	\$0			Ten Year Average Spending	\$19,666,000

Land acquisition costs not included.
Opinion of cost estimates as of April 2024
*Based on current market trends, anticipate construction cost escalation of approximately 5-7% annually for budgeting

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CAPITAL IMPROVEMENT FUNDING

The city should consider a combination of funding resources, which includes increasing revenues, considering utilization of special taxes, and securing grants and private funding to meet the capital improvement goals identified in this report. The combination of these funding sources would increase the ability to make identified improvements.

Many funding sources are available that the city should consider for funding capital improvements of parks and recreation facilities. While this document lists the following as options to consider, local leaders must decide which options best suit local needs. Historically, the main sources of capital funding for parks and recreation agencies in the state of Georgia are:

- General Fund Tax Dollars
- Dedicated Millage
- General Obligation Bonds
- Special Local Option Sales Tax (SPLOST)
- Impact/Development Fees
- Tax Dollars from Special Excise Taxes (such as hotel, liquor, food, and rental taxes)
- Tax Increment Funding (TIF)
- State and Federal Grants

GENERAL FUND TAX DOLLARS and DEDICATED MILLAGE

These options offer stable funding for parks and recreation departments to cover operational costs and some capital improvements associated with routine maintenance projects or minor renovation projects. In general, these funding sources may not support larger projects unless leveraged with larger funding programs.

GENERAL OBLIGATION BONDS

Communities across the country fund capital projects using general obligation bonds to build public facilities while spreading the facility cost over an extended period.

The use of a bond program would be a viable option to initiate a major capital program for parks and recreation facilities. The city could initiate a bond to fund a portion of the capital projects outlined in this master plan. The bond would be paid back by the City over a 20- to 25-years period and would allow the FPRD to begin to meet the facility needs of the community.

SPECIAL LOCAL OPTION SALES TAX (SPLOST)

Sales taxes are applied to almost everything that is purchased as a good or service. The implementation of a Special Local Option Sales Tax program could support the FPRD capital funding needs over a period of four years. Funding through this program would be shared between residents and visitors alike, with the opportunity for increased revenue generation as economic development initiatives continue to be implemented.

IMPACT/DEVELOPMENT FEES

Impact fees are payments required by local governments of new development for the purpose of providing new or expanded public capital facilities required to serve that development. The fees typically require cash payments in advance of the completion of development, are based on a methodology and calculation derived from the cost

of the facility, nature, and size of the development, are used to finance improvements off-site for the benefit of the development.

The State of Georgia allows communities to impose and collect impact fees to defray the capital costs of public facilities related to residential development. Such fees can only be used by the city for public facilities that are impacted by residential development.

TAX DOLLARS FROM SPECIAL EXCISE TAXES

Many communities across the country are incorporating lodging taxes to pay for tourism-related programs, including parks and recreation improvements. This method is typically popular because it typically places the cost on visitors and not residents. Other communities have implemented, or are considering instituting, a lodging tax to fund future capital improvements that may lead to increased tourism. Silverthorne, Colorado, for example, passed a 2% lodging tax in 1999. Total collections have been divided: 85% going towards capital projects relating to parks, trails, open space, and recreation and 15% to help market the Town of Silverthorne and its amenities. Other communities from Washington to Texas have adopted similar funding measures that have helped develop large-scale recreation facilities that have attracted more visitors.

TAX INCREMENT FUNDING (TIF)

Also known as a Tax Allocation District (TAD), a TIF is a tool for redevelopment. It is a local government financing technique that can be utilized to finance projects designed to stimulate private sector investments which otherwise may not have been feasible. The city or county will then designate an area or areas for redevelopment. It uses increases in property taxes (called “positive tax increment” in Georgia) in a specific area to pay the costs of redeveloping the area. TIF allows a local government to reinvest all new incremental property tax dollars in the neighborhood from which they came for a prescribed period of time. TADs have been utilized or planned in DeKalb County and the cities of Atlanta, Macon, College Park, East Point, Marietta, Acworth, and Smyrna. Athens-Clarke County successfully adopted 6 TADS in 2020. The county focused a portion of the funds toward

bike and pedestrian facilities, parks, and greenspace, collaborating with youth support providers, including the Clarke County School District, to create optimal spaces for youth development and support of School District needs.

STATE AND FEDERAL GRANTS

Grant programs for parks and recreation improvements are available through various state and federal agencies. Many state agency grants allocate federal dollars for projects such as transportation enhancement grants, trails and greenways, and parks improvements. Grants are also available through non-profit and not-for-profit agencies. Because grants are typically highly competitive, any pursuit to acquire grant funding should begin with an understanding of the grant requirements, including matching fund requirements, understanding what the grant will and will not cover, the time frame for completion, and what obligations may be required in the future, such as deed restrictions, maintenance, and reporting.

A few examples of grant funding sources include the following:

- Transportation Grants /SAFETEA-LU
- Transportation Enhancements (TE)
- Recreational Trails Program
- Community Development Block Grants (CDBG)
- Environmental Education Grants
- Land and Water Conservation Fund

TRANSPORTATION GRANTS/SAFETEA-LU

The Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) provides funds for various transportation projects, including greenways and trails. Built upon the foundations of the Transportation Equity Act for the 21st Century (TEA-21), SAFETEA-LU was signed into law in August 2005.

TRANSPORTATION ENHANCEMENTS (TE)

The Transportation Enhancements (TE) program funds a wide variety of transportation related community projects. This program is the largest source of funding for trails and related facilities. Transportation Enhancement projects must relate to surface transportation and compete against numerous other

projects. Greenways and other recreational trails are eligible for TE funding, if the project has a transportation element being funded.

There are 12 eligible Transportation Enhancement categories. The three that most relate to greenways and recreational trails are: pedestrian and bicycle facilities, pedestrian and bicycle safety and educational activities; and conversion of abandoned railway corridors to trails. These grants are 80% federal and 20% local funding. Therefore, the city receives \$4.00 for every \$1.00 invested.

RECREATIONAL TRAILS PROGRAM

This program was initiated through the TEA-21 legislation. Funds are awarded for the construction of trails and support facilities. Emphasis is on the construction of multi-use trails, such as biking, hiking, equestrian, motorized, etc.

COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

Although this program specifically funds housing, public facilities, economic development, and community projects, recreation could be a minor component of the project seeking grant funding. The city may explore how to use these funds for recreation related improvements that are applicable in these areas.

ENVIRONMENTAL EDUCATION GRANTS

This program is sponsored by the Environmental Protection Agency's (EPA) Environmental Education Division (EED), Office of Children's Health Protection and Environmental Education. The program supports environmental education projects that enhance the public's awareness, knowledge, and skills to help people make informed decisions that positively affect environmental quality. The EPA awards grants each year based on funding appropriated by Congress. Annual funding for the program ranges between \$2 and \$3 million. Most grants awarded will be in the \$15,000 to \$25,000 range.

LAND AND WATER CONSERVATION FUND

Since the mid-1960s, the Land and Water Conservation Fund (LWCF) program has provided funds for outdoor recreation acquisition and development. Congress is responsible for setting the funding level each year. Should the state receive funds from the federal government, this would be another useful source of funding for the city.

ALTERNATIVE FUNDING SOURCES

In addition to the traditional sources listed above, there are multiple alternative funding sources that are available to communities for supporting recreation programs and facilities. Some examples of these sources are as follows.

STORMWATER AGENCY PARTNERS

Partnerships between park agencies and stormwater agencies (and utilities) aimed at promoting the use of green infrastructure on park lands is a win-win partnership for both the city and the public. Green infrastructure can help to maximize the environmental, economic, and social benefits of parks. By building strong partnerships, agencies can improve park lands and access to parks, better manage stormwater, increase community resiliency to shifting weather patterns, and provide funding to implement, restore, rebuild, or create and maintain parks and park enhancements that benefit the community (EPA). The entire Riverwalk in Columbus along the Civic Center and South Commons was a stormwater renovation project that the city enhanced with the wider brick surfacing,

but most of the infrastructure cost was borne by Water and Sewer. This aligns with the sustainability portion of Fairburn's strategic plan.

PARKS FOUNDATION

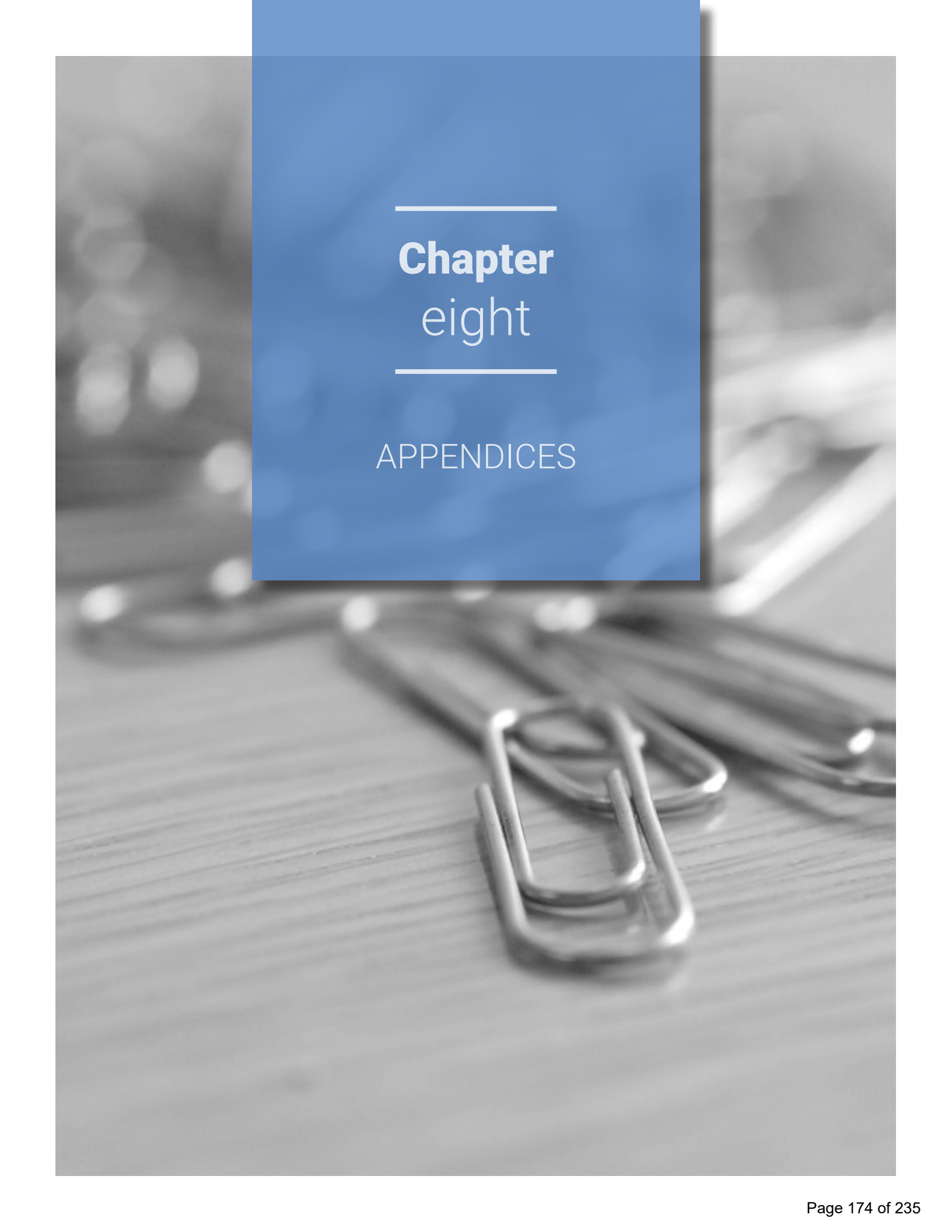
A parks foundation is a 501(c)3 non-profit organization that supports the parks and recreation agency with time, expertise, and privately-raised funds. The foundation works closely with the department to raise funds through various means. Business and community leaders and volunteers work together to support the department's priority projects.

FRIENDS OF A PARK ORGANIZATION

This nonprofit supports a specific park. The board is made up of community and business members who usually have an emotional attachment to a particular site. The Friends group, similar to the Parks Foundation raises funds to support the maintenance, expansion, and programs and events. Friends groups will support the department's events and also develop their own events as fundraisers.

SUMMARY

The identified capital improvements needed to address the current needs of the parks system for the City of Fairburn is \$202,660.000. Accomplishing this goal will require a balanced approach to acquiring additional funding sources for land acquisition, planning and design, and development. Alternative funding sources will likely be required to execute this program. The City should look for opportunities to use fees, grants, and lodging taxes for additional recreation funds to support future development. Additionally, there appears to be public support for dedicated funding of parks improvements. With dedicated leadership and a unified vision, Fairburn Recreation Department can accomplish the physical improvements discussed in this master plan.

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Chapter eight

APPENDICES

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Appendix A

PUBLIC INPUT MEETING TABULATIONS

New Parks/ Updates		
New Park - South Fairburn (HWY 74)	21	15.1%
New Park - Southwest Fairburn (Ashbury Park)	20	14.4%
New Park - East Fairburn (HWY 29 + HWY 138 Intersection)	25	18.0%
Enclose Duncan Park Pool	73	52.5%
Total Votes	139	100.0%

Park Features		
Soccer Complex	28	9.3%
Indoor Track Facility	48	16.0%
Senior Center	50	16.7%
Passive Recreation	13	4.3%
Recreation Center with Gym	81	27.0%
Trails/ Greenways	57	19.0%
Other	23	7.7%
Total Votes	300	100.0%

Where Are You From?		
Fairburn	69	75.8%
South Fairburn	3	3.3%
Other Areas	19	20.9%
Total Votes	91	100.0%

Comments	
A bigger and better library	Town center (target, shopping, restaurants)
Park area for the children	Grocery store in Fairburn (Kroger)- (All grocery is currently in Union City)
Palmetto	A nice ice cream shop in Fairburn (Coldstone)
PS5	Baseball fields in bad shape
I want a basketball stadium for a football week	Entertainment, retail, restaurants
New park in North Fairburn	Tons of greenspace for environmental purposes, less to non commercial development
Roller hockey	Indoor pool facility
New baseball fields	Lake Duncan back to green or blue
Baseball	Coworking/ conference learning center for entrepreneurs
Open recreation center for everyone (downtown Fairburn)	

New Park Location		
Southwest Fairburn	24	28.6%
South Fairburn	29	34.5%
East Fairburn	31	36.9%
Total	84	100.0%

Recreation Opportunity		
Senior Center	42	13.6%
Soccer Complex	29	9.4%
Recreation Center With Gym	66	21.4%
Passive Recreation	24	7.8%
trails/ Greenways	67	21.8%
Indoor Track Facility	38	12.3%
Enclose Duncan Park Pool	42	13.6%
Total Votes	308	100.0%

Comments:

Holistic Classes/ activities and education

Baseball pitching machine/ center

Basketball Shooting Machine

Parks closer to Palmetto

After school tutor

New Trail to walk with lots of nature

Complex with gym, indoor basketball/ volleyball, gym, soccer field

Campgrounds

Teen center (place to chill, all ages, tutoring, counselors)

Youth center - mentoring for engineering and technology

Water falls/ water features -swings, pools

Recreation center

Food truck park

Multi city green way

Senior Center- f2 new park

outdoor facility - basketball court, playground, etc.

Weight room

Adult sporting opportunities (pickleball, volleyball, kickball, flag football)

Event for Communities (parades, boxcar derbies)

Environmental activities

Farmers/ Gardeners markets and clubs

Bocce Ball @campbell courthouse

More programs/ leagues for adults (20-40yrs)

More equipment for outdoor baseball (pitching machines/ batting facility, tennis machines)

Pool needs fan/ pavillion

Sage bike trails, senior center programs, healthier food

Rubber surfacing instead of concrete, renovate new parks, lower renting costs

Indoor Recreation		
Facilities		
Gymnastics Studio	0	0.0%
Exercise/ Fitness Rooms	6	23.1%
Indoor Courts	2	7.7%
Gymnasium	1	3.8%
Senior Center	1	3.8%
Meeting Room	3	11.5%
Indoor Walking Track	12	46.2%
Weight Room	1	3.8%
Total Votes:	26	100.0%

Programs		
Silver Sneakers	4	13.8%
Therapeutic Programming	3	10.3%
Fitness Classes	5	17.2%
Weightlifting	10	34.5%
Gymnastics	2	6.9%
Martial Art Classes	4	13.8%
Table Game Leagues	0	0.0%
Video Game Leagues	1	3.4%
Total Votes:	29	100.0%

Field Sports		
Facilities		
Baseball/ Softball Field	5	22.7%
Football Field	3	13.6%
Soccer Field	2	9.1%
Lacrosse Field	0	0.0%
Multi-Purpose Field	4	18.2%
Rugby Field	0	0.0%
Disc Golf	0	0.0%
Track and Field	4	18.2%
Adaptive Sports Field	4	18.2%
Total Votes:	22	100.0%

Programs		
Adult Baseball/ Softball	1	7.1%
Youth Baseball/ Softball	4	28.6%
Youth Football	1	7.1%
Adult Soccer League	1	7.1%
Youth Soccer League	5	35.7%
Lacrosse League	0	0.0%
Disc Golf Course	0	0.0%
Track and Field	2	14.3%
Total Votes:	14	100.0%

Other:
Adaptive
Sports for
Kids with
Disabilities

Passive Recreation		
Facilities		
Trails/ Greenways	12	54.5%
Picnic Pavilion	3	13.6%
Playground	0	0.0%
Open Greenspace	1	4.5%
Community Garden	2	9.1%
Dog Park	3	13.6%
Camp Grounds	0	0.0%
Nature Center	1	4.5%
Total Votes:	22	100.0%

Programs		
Run/ Walk Groups	0	0.0%
Senior Leisure Programs	1	5.6%
Gardening Classes	2	11.1%
Special Events/ Festivals	5	27.8%
Summer Camps	4	22.2%
Nature Programs	4	22.2%
Cultural Programs	2	11.1%
Cross Country Programs	0	0.0%
5k/ 10k Races	0	0.0%
Total Votes:	18	100.0%

Adventure/ Outdoor recreation		
Facilities		
Skate Park	2	9.5%
Mountain Bike Trails	9	42.9%
Challenge Course	1	4.8%
BMX/ Pump Course	3	14.3%
Ropes Course	2	9.5%
Climbing Facilities	2	9.5%
Archery Range	2	9.5%
Total Votes:	21	100.0%

Programs		
Rock Climbing Lessons	2	22.2%
Skate Lessons/ Tournaments	4	44.4%
BMX Lessons/ Tournaments	0	0.0%
Archery Lessons	2	22.2%
Extreme 5k/ 10k	1	11.1%
Total Votes:	9	100.0%

Court Sports		
Facilities		
Tennis Court	2	7.4%
Pickleball Court	4	14.8%
Volleyball Court	2	7.4%
Basketball Court	3	11.1%
Outdoor Skating Rink	10	37.0%
Badminton Court	2	7.4%
Futsal Court	0	0.0%
Driving Range	4	14.8%
Total Votes:	27	100.0%

Programs		
Tennis League	3	18.8%
Adult Basketball League	1	6.3%
Pickleball League	4	25.0%
Volleyball League	3	18.8%
Badminton League	1	6.3%
Futsal League	1	6.3%
Youth basketball League	3	18.8%
Total Votes:	16	100.0%

Education/ Arts		
Facilities		
Instructional Kitchen	1	5.9%
Computer Lab	5	29.4%
Amphitheater	6	35.3%
Dance Studio	0	0.0%
Art Studio	1	5.9%
Performing Arts Center	3	17.6%
Classroom	1	5.9%
Daycare Facility	0	0.0%
Total Votes:	17	100.0%

Programs		
Cooking Classes	5	19.2%
S.T.E.M. Programs	8	30.8%
Dance/ Theater Classes	1	3.8%
Music Classes	1	3.8%
Inclusive Play Programs	4	15.4%
Visual Arts/ Pottery Classes	1	3.8%
Photography Classes	2	7.7%
Before/ After School Programs	4	15.4%
Total Votes:	26	100.0%

Other:
Writing
Labs
(Develop/
Creative)

Other:
Creative
Writing

Comments:	
Large community rooms for rental/ events	
Track and Field outdoor	
Designated Road Bike Lanes	
Connect Fairburn to the Greenway (to S. Fulton, College Park, East St.)	
Increase security with emergency stations that go directly to Fairburn Police	
Lighted backfields	
Lights	

Water Recreation		
Facilities		
Boat Ramp	0	0.0%
Fishing Pier	0	0.0%
Canoe/ kayak Launch	0	0.0%
Outdoor Water Park	1	11.1%
Splash Pad	0	0.0%
Therapy Pool	6	66.7%
Indoor Water Park	0	0.0%
Competitive Pool	2	22.2%
Total Votes:	9	100.0%

Programs		
Fishing League	0	0.0%
Swim Lessons/ Education	6	50.0%
Competitive Swimming	2	16.7%
Family Leisure Swim/ Play	2	16.7%
Water Fitness	2	16.7%
Ninja Cross	0	0.0%
Total Votes:	12	100.0%

Other:
Splash Pad
around
Playgrounds

Appendix B

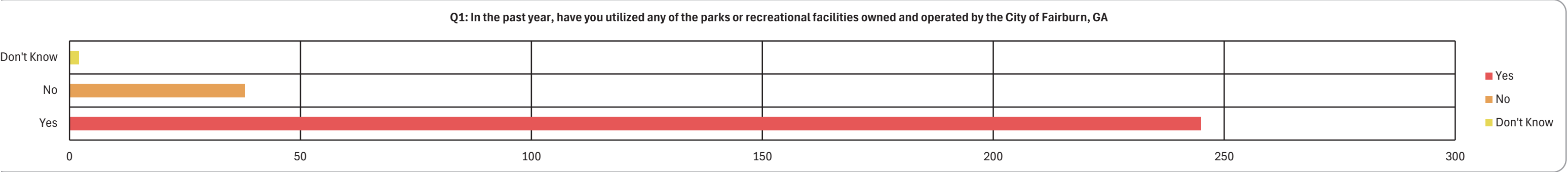
ONLINE SURVEY RESULTS

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Fairburn, GA Parks Master Plan

Q1: In the past year, have you utilized any of the parks or recreational facilities owned and operated by the City of Fairburn, GA

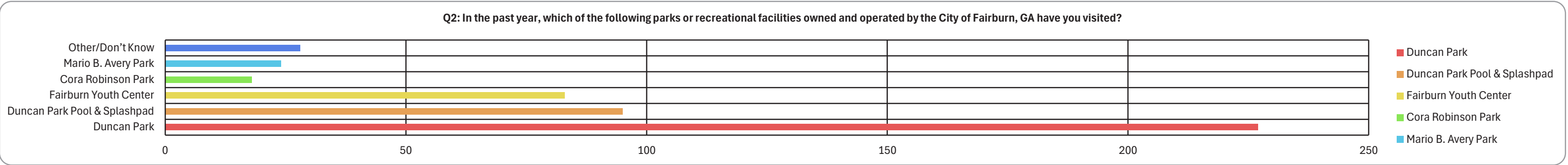
Choice	Responses	
Yes	245	85.96%
No	38	13.33%
Don't Know	2	0.70%
Unanswered	285	
Skipped	1	



Fairburn, GA Parks Master Plan

Q2: In the past year, which of the following parks or recreational facilities owned and operated by the City of Fairburn, GA have you visited?

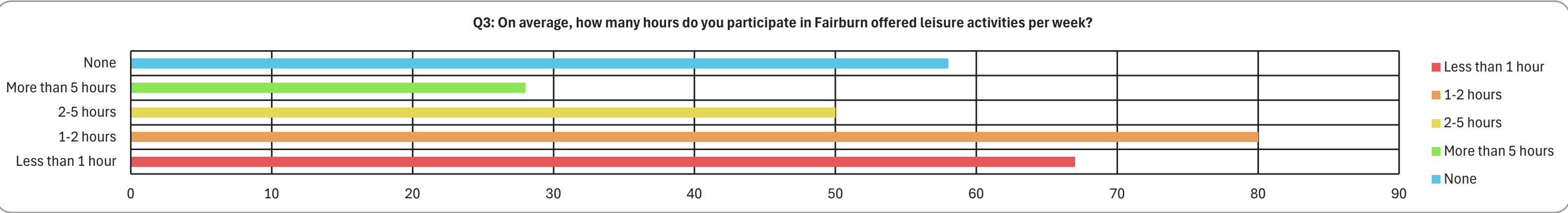
Choice	Responses	
Duncan Park	227	84.07%
Duncan Park Pool & Splashpad	95	35.19%
Fairburn Youth Center	83	30.74%
Cora Robinson Park	18	6.67%
Mario B. Avery Park	24	8.89%
Other/Don't Know	28	10.37%
Answered	270	
Skipped	16	



Fairburn, GA Parks Master Plan

Q3: On average, how many hours do you participate in Fairburn offered leisure activities per week?

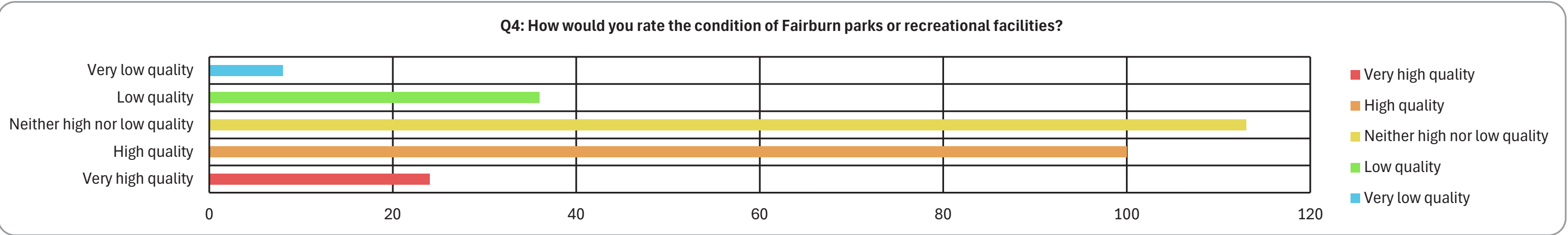
Choice	Responses	
Less than 1 hour	67	23.67%
1-2 hours	80	28.27%
2-5 hours	50	17.67%
More than 5 hours	28	9.89%
None	58	20.49%
Answered	283	
Skipped	3	



Fairburn, GA Parks Master Plan

Q4: How would you rate the condition of Fairburn parks or recreational facilities?

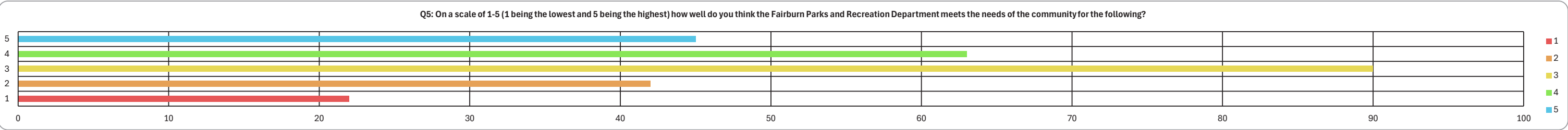
Choice	Responses	
Very high quality	24	8.54%
High quality	100	35.59%
Neither high nor low quality	113	40.21%
Low quality	36	12.81%
Very low quality	8	2.85%
Answered	281	
Skipped	5	



Fairburn, GA Parks Master Plan

Q5: On a scale of 1-5 (1 being the lowest and 5 being the highest) how well do you think the Fairburn Parks and Recreation Department meets the needs of the community for the following?

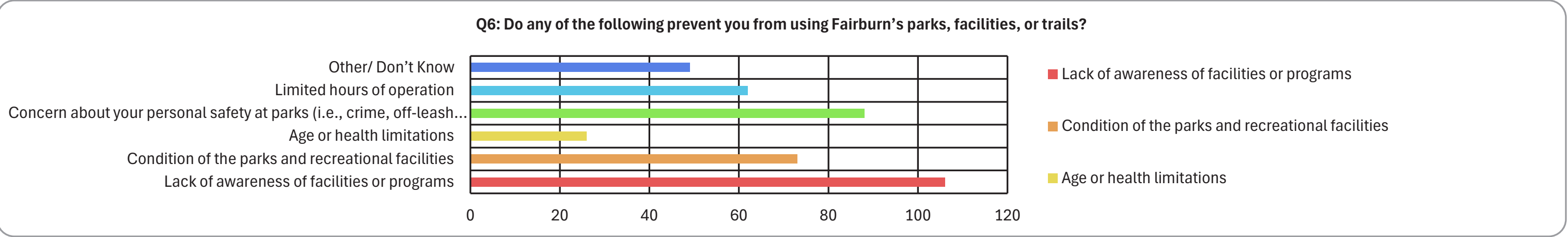
Rating	Responses		
1	22	8.40%	
2	42	16.03%	
3	90	34.35%	
4	63	24.05%	
5	45	17.18%	
Average	3.255725	191	
Answered	262		
Skipped	24		



Fairburn, GA Parks Master Plan

Q6: Do any of the following prevent you from using Fairburn’s parks, facilities, or trails?

Choice	Responses	
Lack of awareness of facilities or programs	106	41.41%
Condition of the parks and recreational facilities	73	28.52%
Age or health limitations	26	10.16%
Concern about your personal safety at parks (i.e., crime, off-leash dogs, unsafe equipment	88	34.38%
Limited hours of operation	62	24.22%
Other/ Don't Know	49	19.14%
Answered	256	
Skipped	30	



Fairburn, GA Parks Master Plan

2024 -2034 City of Fairburn, GA Parks and Recreation Master Plan

Q7: Do you travel outside Fairburn to use facilities provided by other recreation providers to meet your recreational needs?

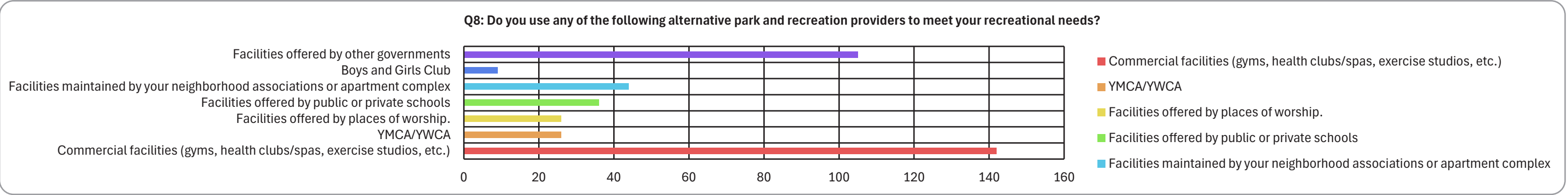
Choice	Responses	
Yes	215	75.97%
No	68	24.03%
Answered	283	
Skipped	3	



Fairburn, GA Parks Master Plan

Q8: Do you use any of the following alternative park and recreation providers to meet your recreational needs?

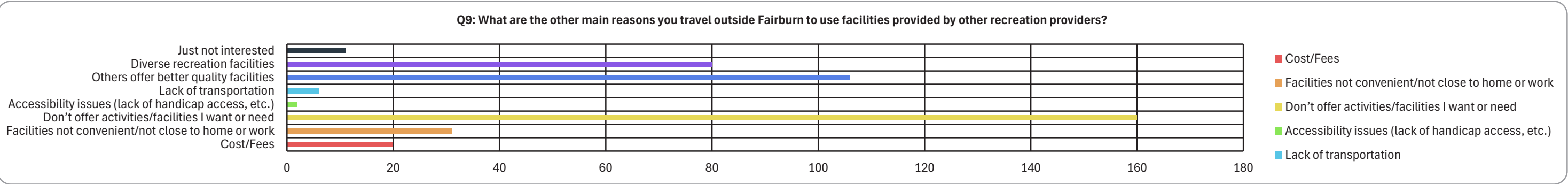
Choice	Responses	
Commercial facilities (gyms, health clubs/spas, exercise studios, etc.)	142	58.44%
YMCA/YWCA	26	10.70%
Facilities offered by places of worship.	26	10.70%
Facilities offered by public or private schools	36	14.81%
Facilities maintained by your neighborhood associations or apartment complex	44	18.11%
Boys and Girls Club	9	3.70%
Facilities offered by other governments	105	43.21%
Answered	243	
Skipped	43	



Fairburn, GA Parks Master Plan

Q9: What are the other main reasons you travel outside Fairburn to use facilities provided by other recreation providers?

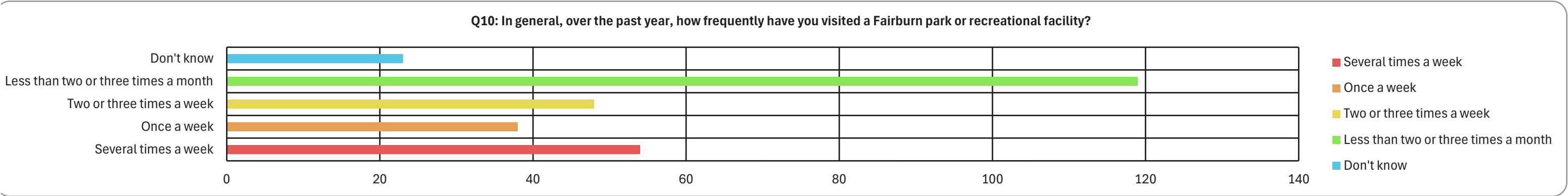
Choice	Responses	
Cost/Fees	20	7.94%
Facilities not convenient/not close to home or work	31	12.30%
Don't offer activities/facilities I want or need	160	63.49%
Accessibility issues (lack of handicap access, etc.)	2	0.79%
Lack of transportation	6	2.38%
Others offer better quality facilities	106	42.06%
Diverse recreation facilities	80	31.75%
Just not interested	11	4.37%
Answered	252	
Skipped	34	



Fairburn, GA Parks Master Plan

Q10: In general, over the past year, how frequently have you visited a Fairburn park or recreational facility?

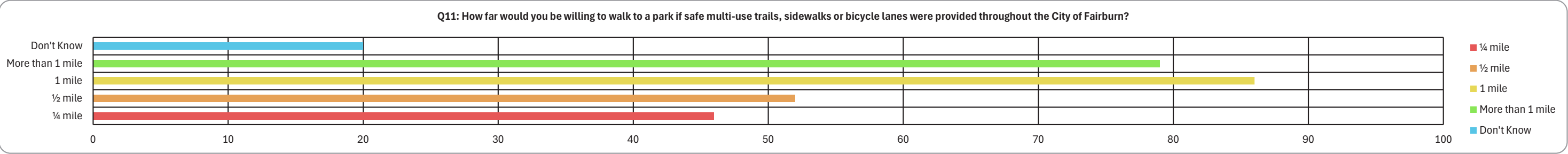
Choice	Responses	
Several times a week	54	19.15%
Once a week	38	13.48%
Two or three times a week	48	17.02%
Less than two or three times a month	119	42.20%
Don't know	23	8.16%
Answered	282	
Skipped	4	



Fairburn, GA Parks Master Plan

Q11: How far would you be willing to walk to a park if safe multi-use trails, sidewalks or bicycle lanes were provided throughout the City of Fairburn?

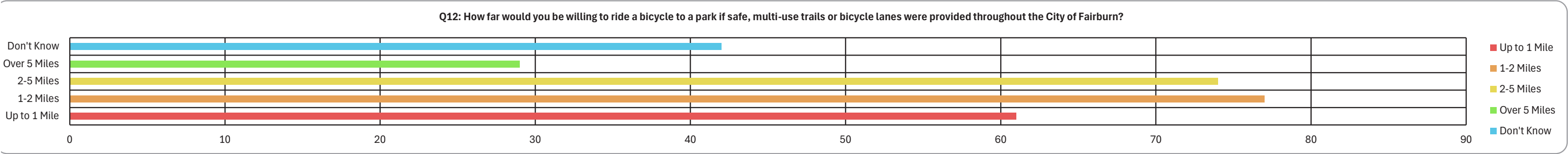
Choice	Responses	
¼ mile	46	16.25%
½ mile	52	18.37%
1 mile	86	30.39%
More than 1 mile	79	27.92%
Don't Know	20	7.07%
Answered	283	
Skipped	3	



Fairburn, GA Parks Master Plan

Q12: How far would you be willing to ride a bicycle to a park if safe, multi-use trails or bicycle lanes were provided throughout the City of Fairburn?

Choice	Responses	
Up to 1 Mile	61	21.55%
1-2 Miles	77	27.21%
2-5 Miles	74	26.15%
Over 5 Miles	29	10.25%
Don't Know	42	14.84%
Answered	283	
Skipped	3	



Fairburn, GA Parks Master Plan

Q13: Please indicate your top five preferred programs to meet your recreational needs:

Choice	Responses	
Kayak/Canoe Lessons	21	7.39%
Fishing League	25	8.80%
Competitive Swimming	25	8.80%
Family Leisure Swim/Play	87	30.63%
Water Fitness	98	34.51%
Boater Education	7	2.46%
Competitive Rowing	6	2.11%
Swim Lessons/Education	117	41.20%
Cooking Classes	88	30.99%
Computer/Robotics Classes	47	16.55%
Dance/Theater Classes	91	32.04%
Music Classes	52	18.31%
Inclusive Play Programs	27	9.51%
Visual Arts/Pottery Classes	53	18.66%
Photography Classes	60	21.13%
Before/After School Programs	62	21.83%
Run/Walk Groups	99	34.86%
Senior Leisure Programs	49	17.25%
Senior Competitive Sports	16	5.63%
Special Events/Festivals	97	34.15%
Summer Camps	66	23.24%
Nature Programs	64	22.54%
Cultural Programs	66	23.24%
Youth Cross Country Programs	13	4.58%
5K/10K Races	57	20.07%
Silver Sneakers (Seniors)	41	14.44%
Therapeutic Programming	21	7.39%
Fitness Classes	125	44.01%
Weightlifting	48	16.90%
Gymnastics	48	16.90%
Martial Arts Classes	44	15.49%
Table Game Leagues	15	5.28%
Video Game Leagues	22	7.75%
Adult Baseball/Softball Leagues	39	13.73%
Youth Baseball/Softball Leagues	42	14.79%
Adult Soccer League	15	5.28%
Youth Soccer League	30	10.56%
Lacrosse League	7	2.46%
Disc Golf League	3	1.06%
Youth Track and Field	38	13.38%
Adult/Youth Tennis League	25	8.80%
Tennis Lessons	49	17.25%
Adult/Youth Basketball League	41	14.44%
Sports Clinics	34	11.97%
Pre-School/Toddler Programs	41	14.44%
Adult Education (literacy, GED, etc.)	30	10.56%
Pickleball League	26	9.15%
Volleyball League	30	10.56%
Racquetball League	4	1.41%
Badminton League	9	3.17%
Futsal League	3	1.06%
Rock Climbing Lessons	16	5.63%
Skate Lessons/Tournaments	34	11.97%
BMX Lessons/Tournaments	7	2.46%
Archery Lessons	26	9.15%
Extreme 5K/10K	6	2.11%
Other	22	7.75%
Answered	284	
Skipped	2	

Fairburn, GA Parks Master Plan

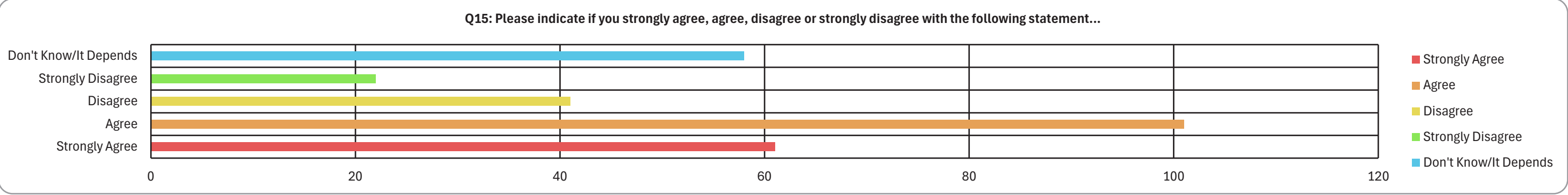
Q14: Please indicate your top five preferred facilities to meet your recreational needs:

Choice	Responses	
Boat Ramp	10	3.56%
Fishing Pier	27	9.61%
Canoe/Kayak Launch	22	7.83%
Outdoor Water Park	56	19.93%
Splash Pad	45	16.01%
Therapy Pool	57	20.28%
Blueway Trailheads	16	5.69%
Competitive Pool	13	4.63%
Instructional Kitchen	30	10.68%
Computer Lab	28	9.96%
Auditorium	27	9.61%
Dance Studio	56	19.93%
Art Studio	33	11.74%
Performing Arts Center	61	21.71%
Classrooms/Instructional Rooms	34	12.10%
Daycare Facility	32	11.39%
Amphitheater	61	21.71%
Trails/Greenways	84	29.89%
Picnic Pavilions	59	21.00%
Playgrounds	66	23.49%
Open Greenspace	44	15.66%
Community Gardens	36	12.81%
Dog Parks	58	20.64%
Camp Grounds	14	4.98%
Nature Center	32	11.39%
Gymnastics Studio	29	10.32%
Exercise/Fitness Room	98	34.88%
Indoor Courts	35	12.46%
Gymnasium	34	12.10%
Senior Center	32	11.39%
Meeting Rooms	27	9.61%
Indoor Walking Track	87	30.96%
Weight Room	36	12.81%
Baseball/Softball Field	24	8.54%
Football Field	16	5.69%
Soccer Field	20	7.12%
Lacrosse Field	2	0.71%
Cricket Field	2	0.71%
Rugby Field	2	0.71%
Disc Golf	5	1.78%
Track and Field	23	8.19%
Adaptive Sports Fields	4	1.42%
Tennis Courts	27	9.61%
Pickleball Courts	20	7.12%
Volleyball Courts	19	6.76%
Basketball Courts (Outdoor)	29	10.32%
Racquetball Courts	3	1.07%
Badminton Courts	2	0.71%
Futsal Court	2	0.71%
Bocce Ball Court	1	0.36%
Skate Park	19	6.76%
Mountain Bike Trails	16	5.69%
Challenge Course	3	1.07%
BMX/Pump Track	6	2.14%
Ropes Course	10	3.56%
Climbing Wall	21	7.47%
Archery Range	16	5.69%
Other	15	5.34%
Answered	281	
Skipped	5	

Fairburn, GA Parks Master Plan

Q15: Please indicate if you strongly agree, agree, disagree or strongly disagree with the following statement...

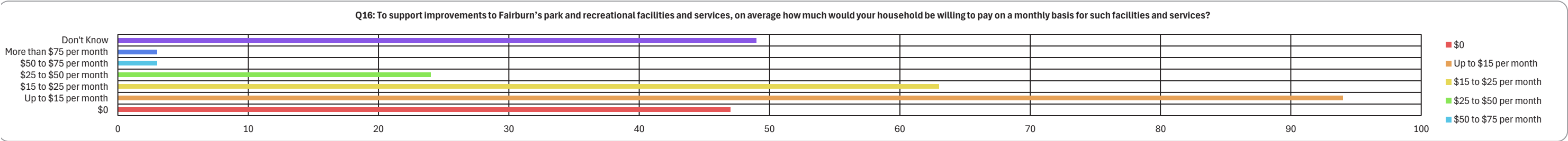
Choice	Responses	
Strongly Agree	61	21.55%
Agree	101	35.69%
Disagree	41	14.49%
Strongly Disagree	22	7.77%
Don't Know/It Depends	58	20.49%
Answered	283	
Skipped	3	



Fairburn, GA Parks Master Plan

Q16: To support improvements to Fairburn’s park and recreational facilities and services, on average how much would your household be willing to pay on a monthly basis for such facilities and services?

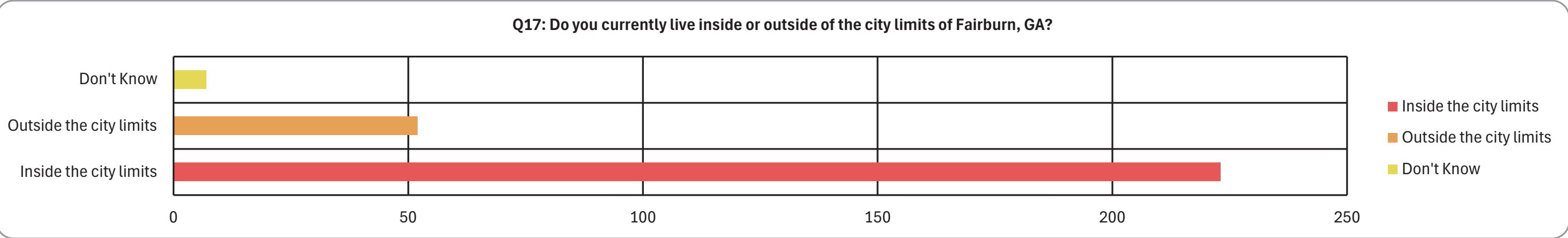
Choice	Responses	
\$0	47	16.61%
Up to \$15 per month	94	33.22%
\$15 to \$25 per month	63	22.26%
\$25 to \$50 per month	24	8.48%
\$50 to \$75 per month	3	1.06%
More than \$75 per month	3	1.06%
Don't Know	49	17.31%
Answered	283	
Skipped	3	



Fairburn, GA Parks Master Plan

Q17: Do you currently live inside or outside of the city limits of Fairburn, GA?

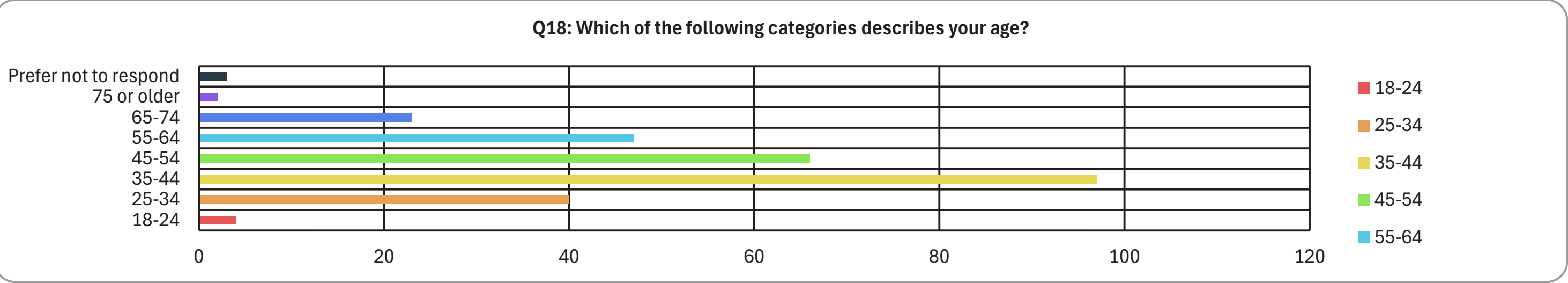
Choice	Responses	
Inside the city limits	223	79.08%
Outside the city limits	52	18.44%
Don't Know	7	2.48%
Answered	282	
Skipped	4	



Fairburn, GA Parks Master Plan

Q18: Which of the following categories describes your age?

Choice	Responses	
18-24	4	1.42%
25-34	40	14.18%
35-44	97	34.40%
45-54	66	23.40%
55-64	47	16.67%
65-74	23	8.16%
75 or older	2	0.71%
Prefer not to respond	3	1.06%
Answered	282	
Skipped	4	

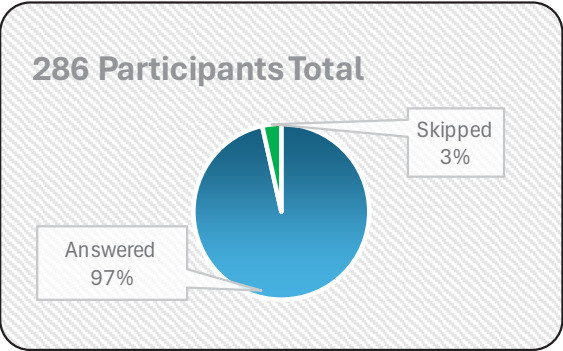
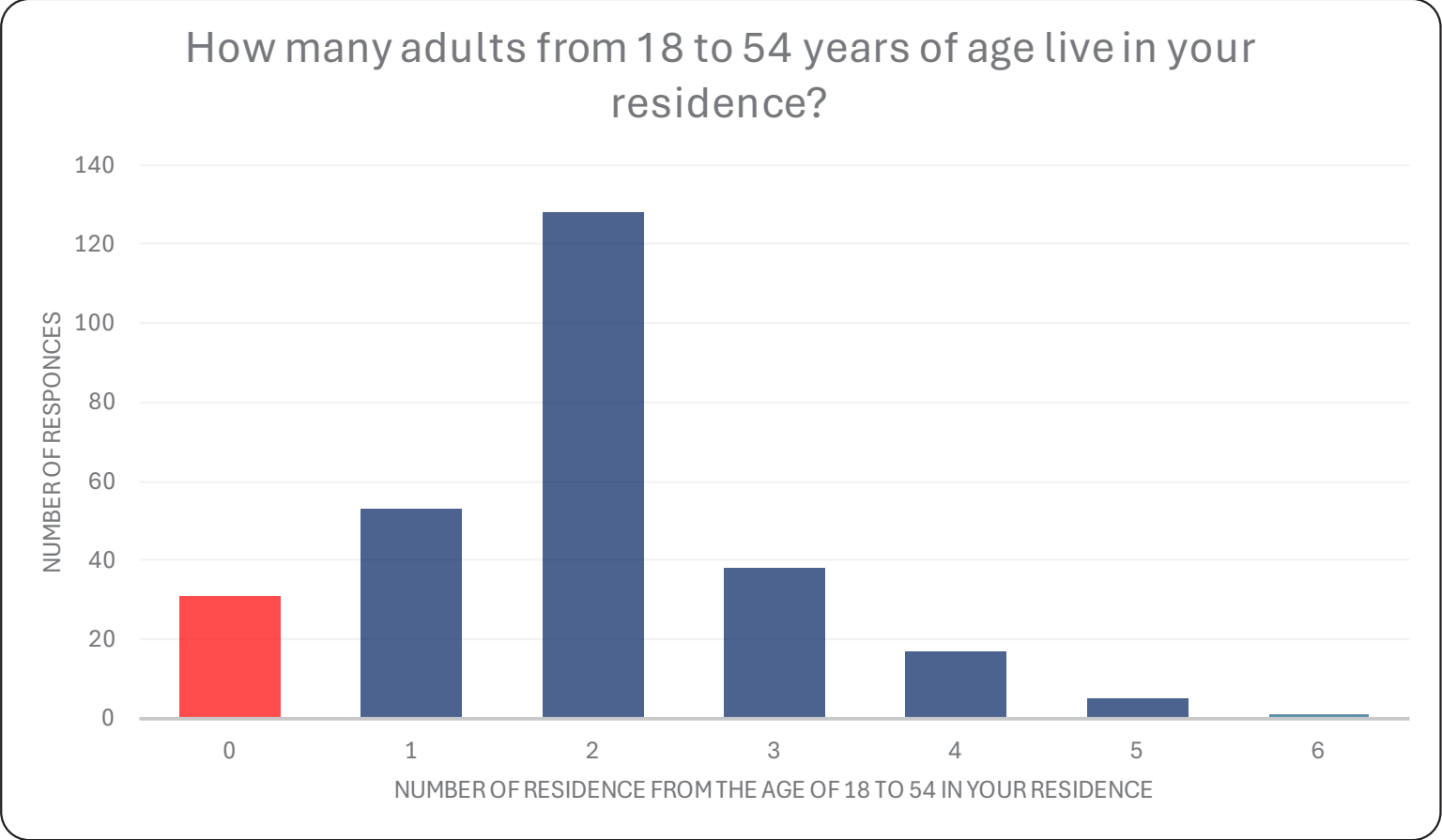


Fairburn, GA Parks Master Plan

Q19: How many adults between 18 years of age to 54 years of age live at your residence?

Response

0	31
1	53
2	128
3	38
4	17
5	5
6	1

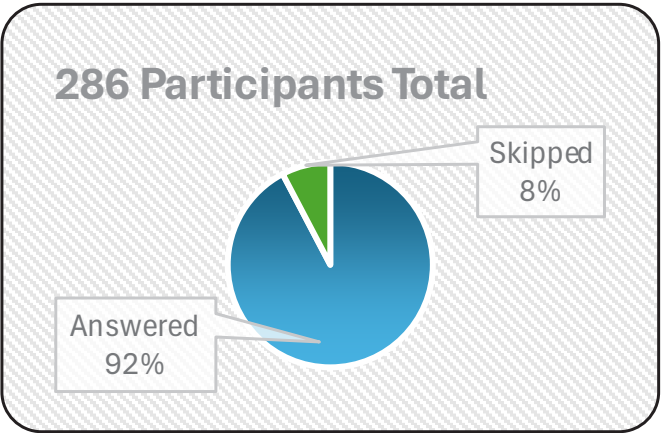
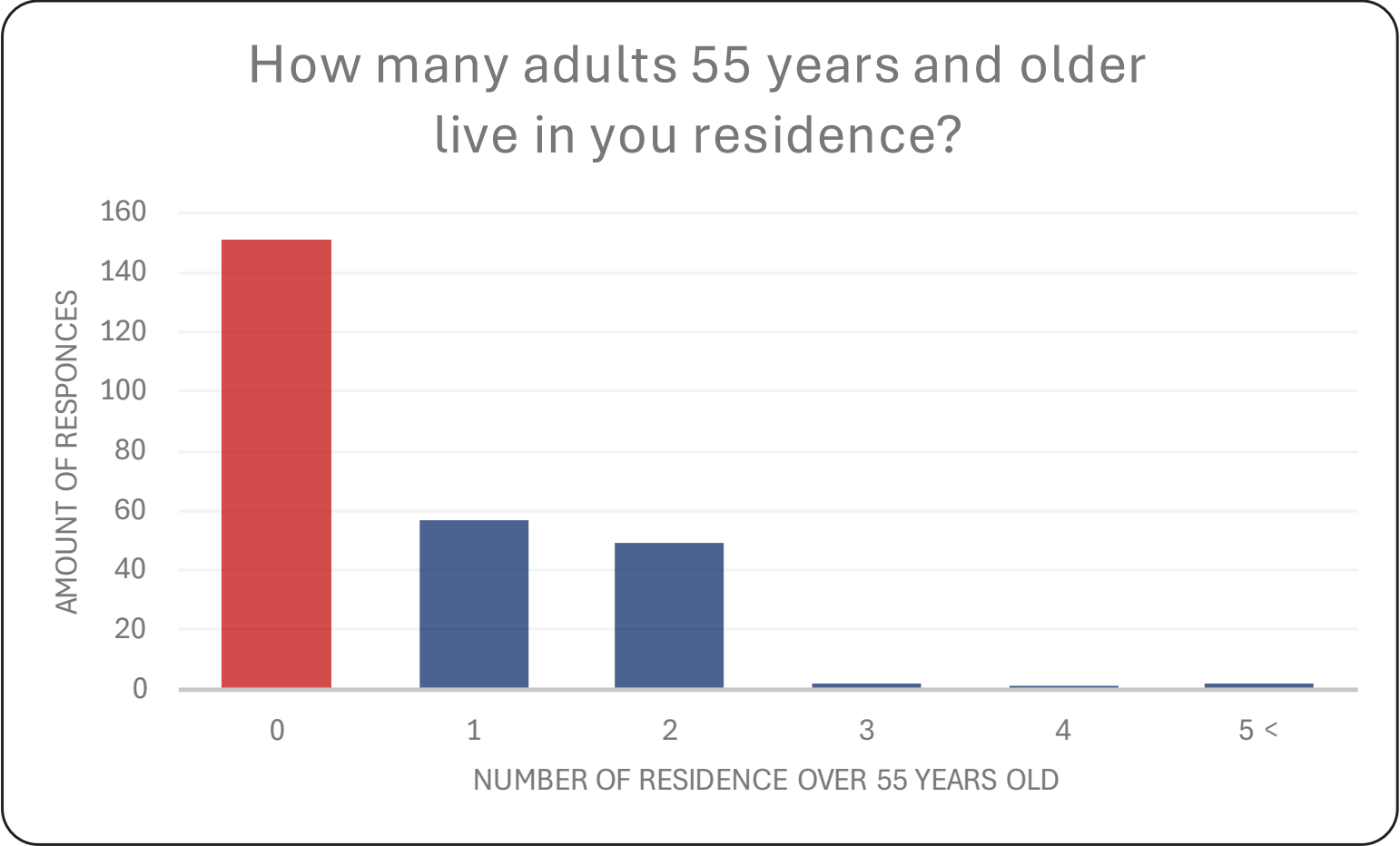


Fairburn, GA Parks Master Plan

Q20: How many adults 55 years of age and older live at your residence?

Response

0	151
1	57
2	49
3	2
4	1
5 <	2

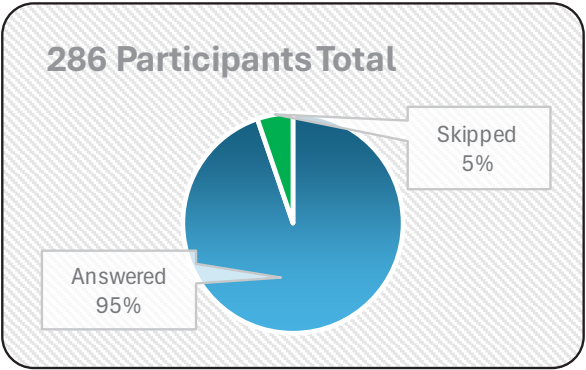
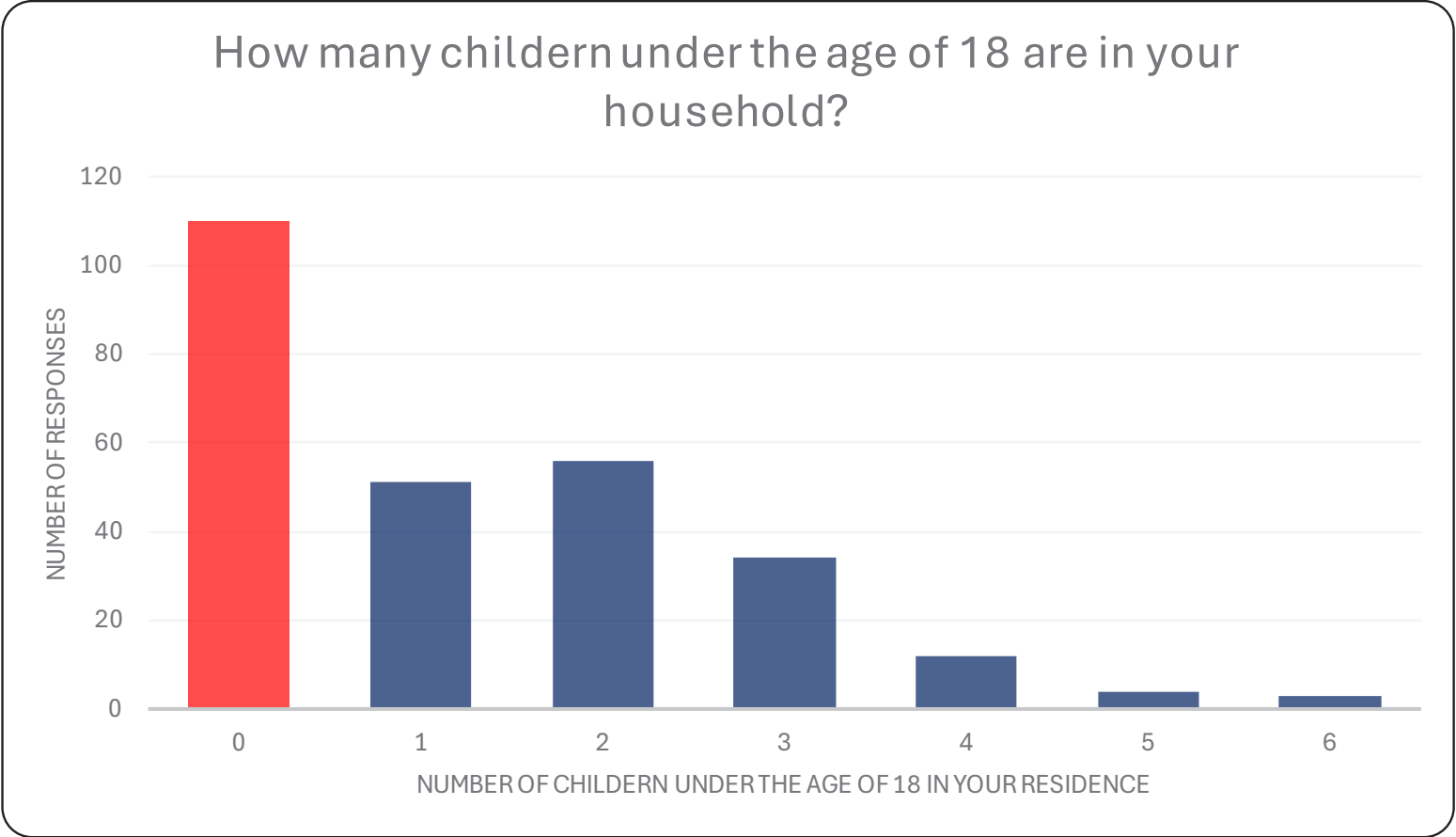


Fairburn, GA Parks Master Plan

Q21: How many children under the age of 18 live at your residence?

Response

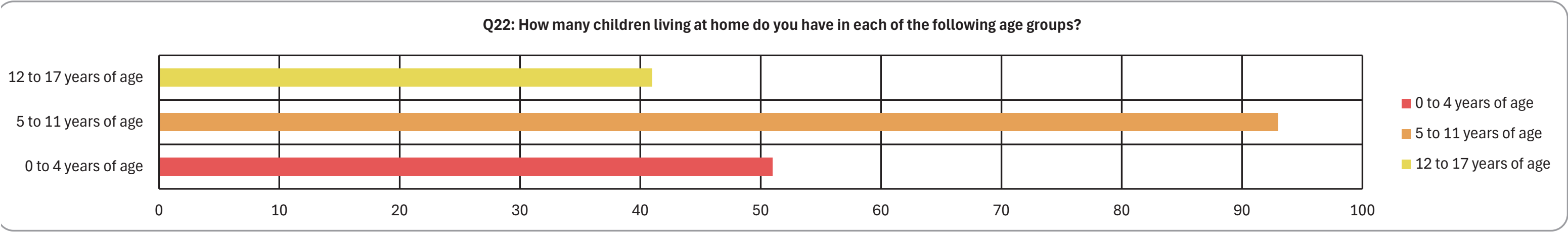
0	110
1	51
2	56
3	34
4	12
5	4
6	3



Fairburn, GA Parks Master Plan

Q22: How many children living at home do you have in each of the following age groups?

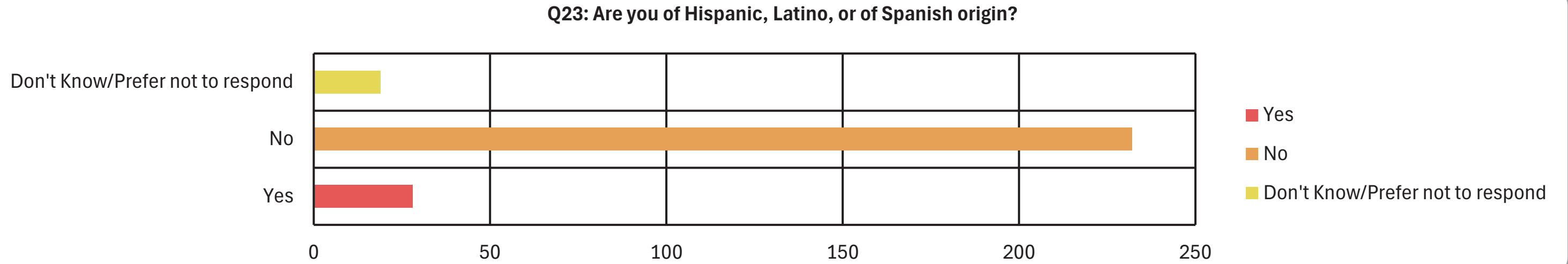
Choice	Responses	
0 to 4 years of age	51	27.57%
5 to 11 years of age	93	50.27%
12 to 17 years of age	41	22.16%
Answered	185	
Skipped	101	



Fairburn, GA Parks Master Plan

Q23: Are you of Hispanic, Latino, or of Spanish origin?

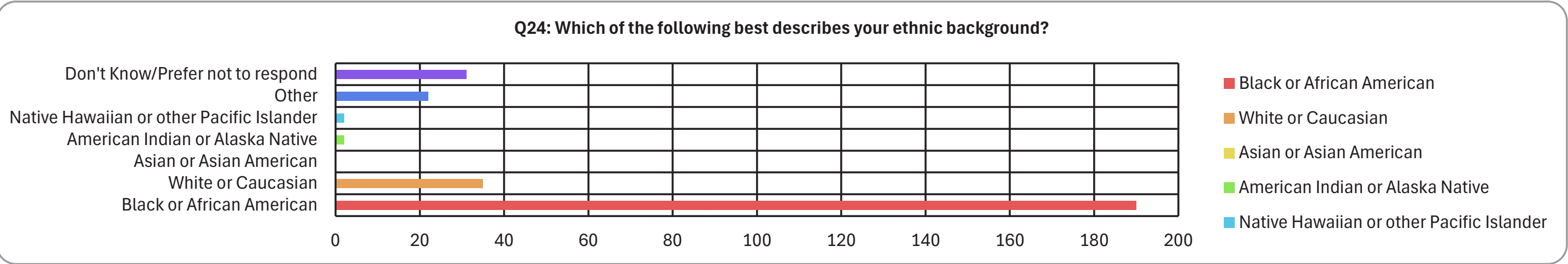
Choice	Responses	
Yes	28	10.04%
No	232	83.15%
Don't Know/Prefer not to respond	19	6.81%
Answered	279	
Skipped	7	



Fairburn, GA Parks Master Plan

Q24: Which of the following best describes your ethnic background?

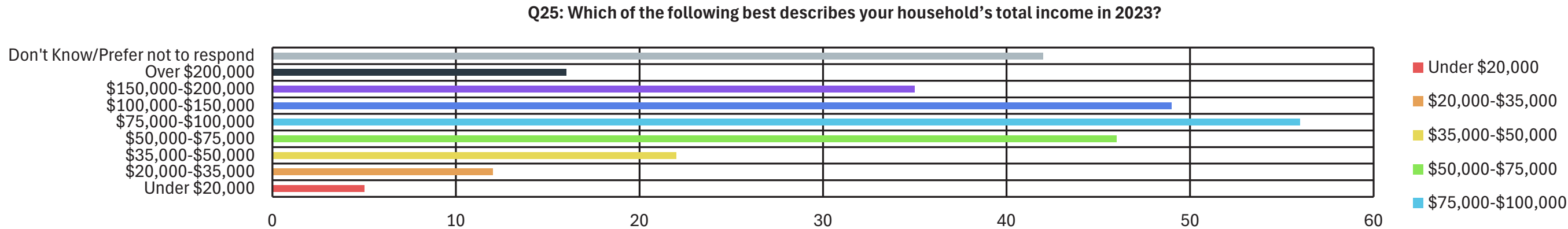
Choice	Responses	
Black or African American	190	67.38%
White or Caucasian	35	12.41%
Asian or Asian American	0	0.00%
American Indian or Alaska Native	2	0.71%
Native Hawaiian or other Pacific Islander	2	0.71%
Other	22	7.80%
Don't Know/Prefer not to respond	31	10.99%
Answered	282	
Skipped	4	



Fairburn, GA Parks Master Plan

Q25: Which of the following best describes your household’s total income in 2023?

Choice	Responses	
Under \$20,000	5	1.77%
\$20,000-\$35,000	12	4.24%
\$35,000-\$50,000	22	7.77%
\$50,000-\$75,000	46	16.25%
\$75,000-\$100,000	56	19.79%
\$100,000-\$150,000	49	17.31%
\$150,000-\$200,000	35	12.37%
Over \$200,000	16	5.65%
Don't Know/Prefer not to respond	42	14.84%
Answered	283	
Skipped	3	



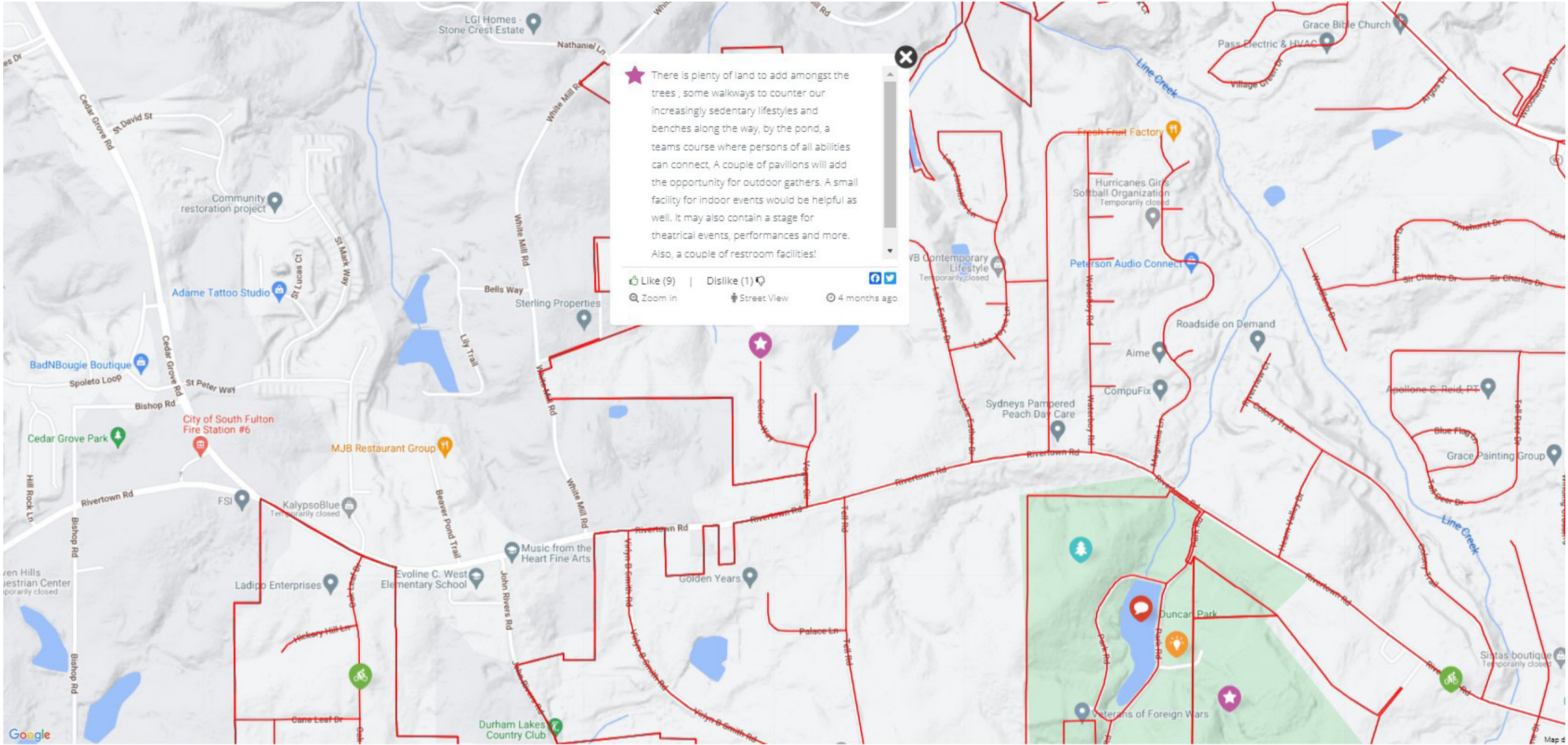
Fairburn, GA Parks Master Plan

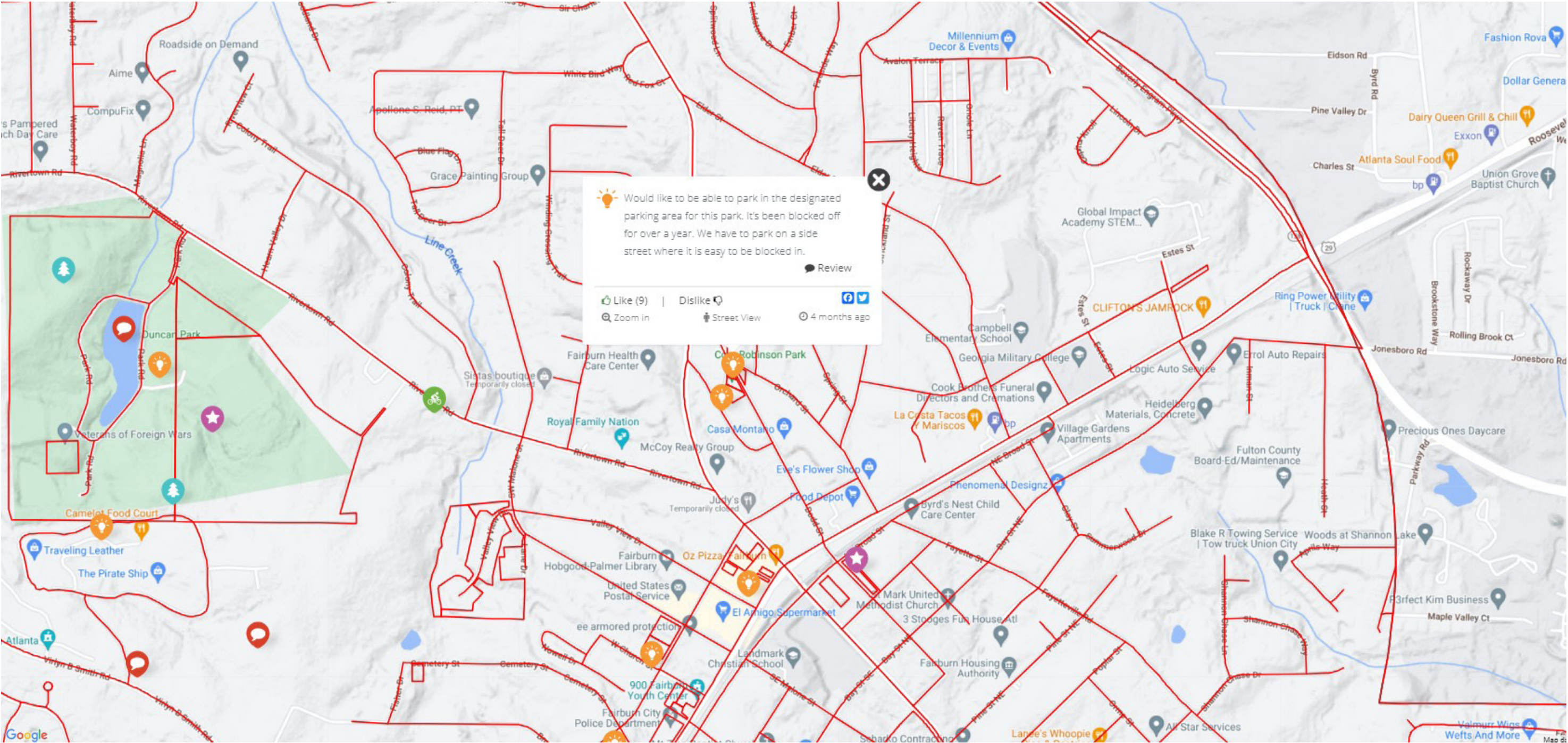
Q26: Please provide any additional comments you have about Fairburn Park and Recreation Department’s parks, recreational facilities, programs or funding.

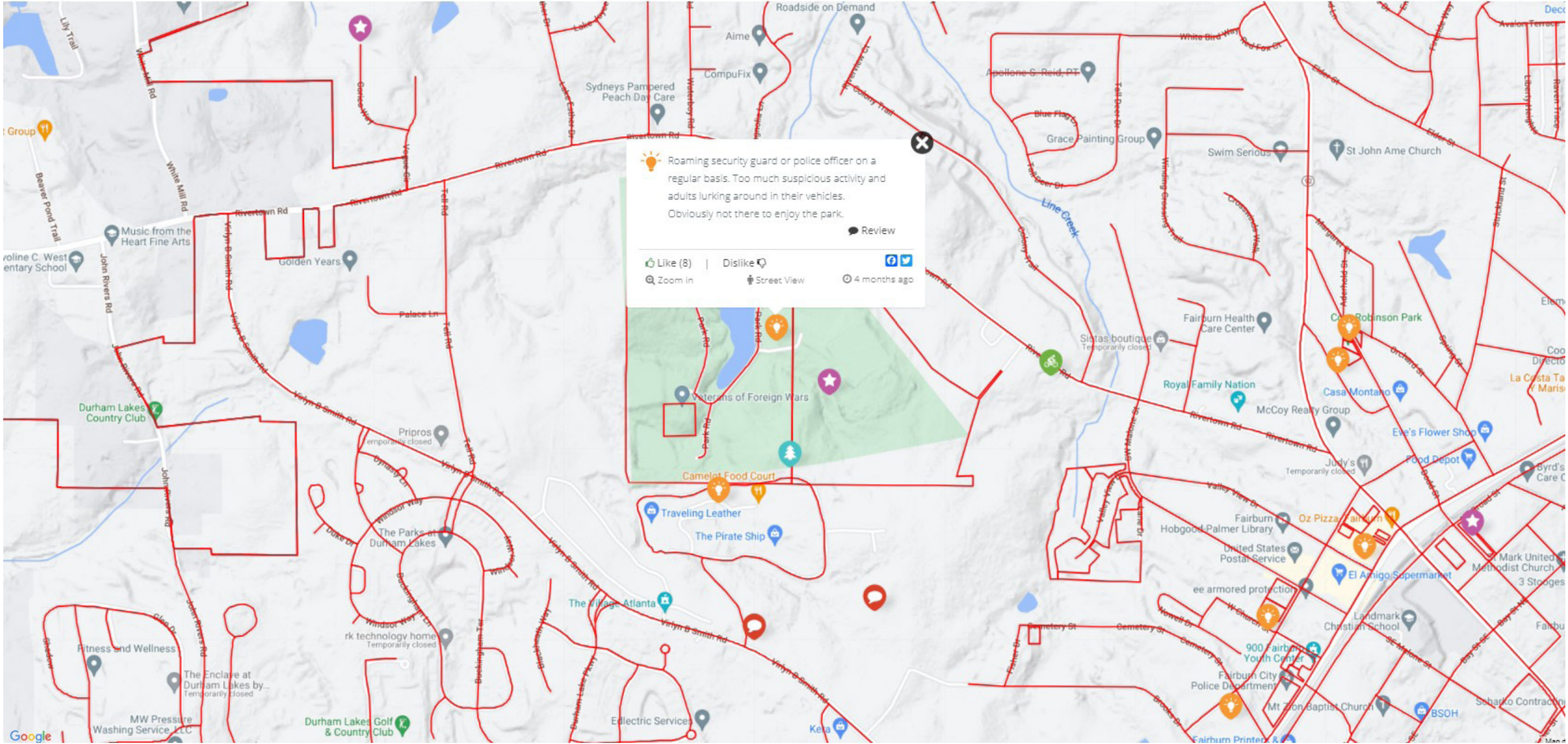
Response

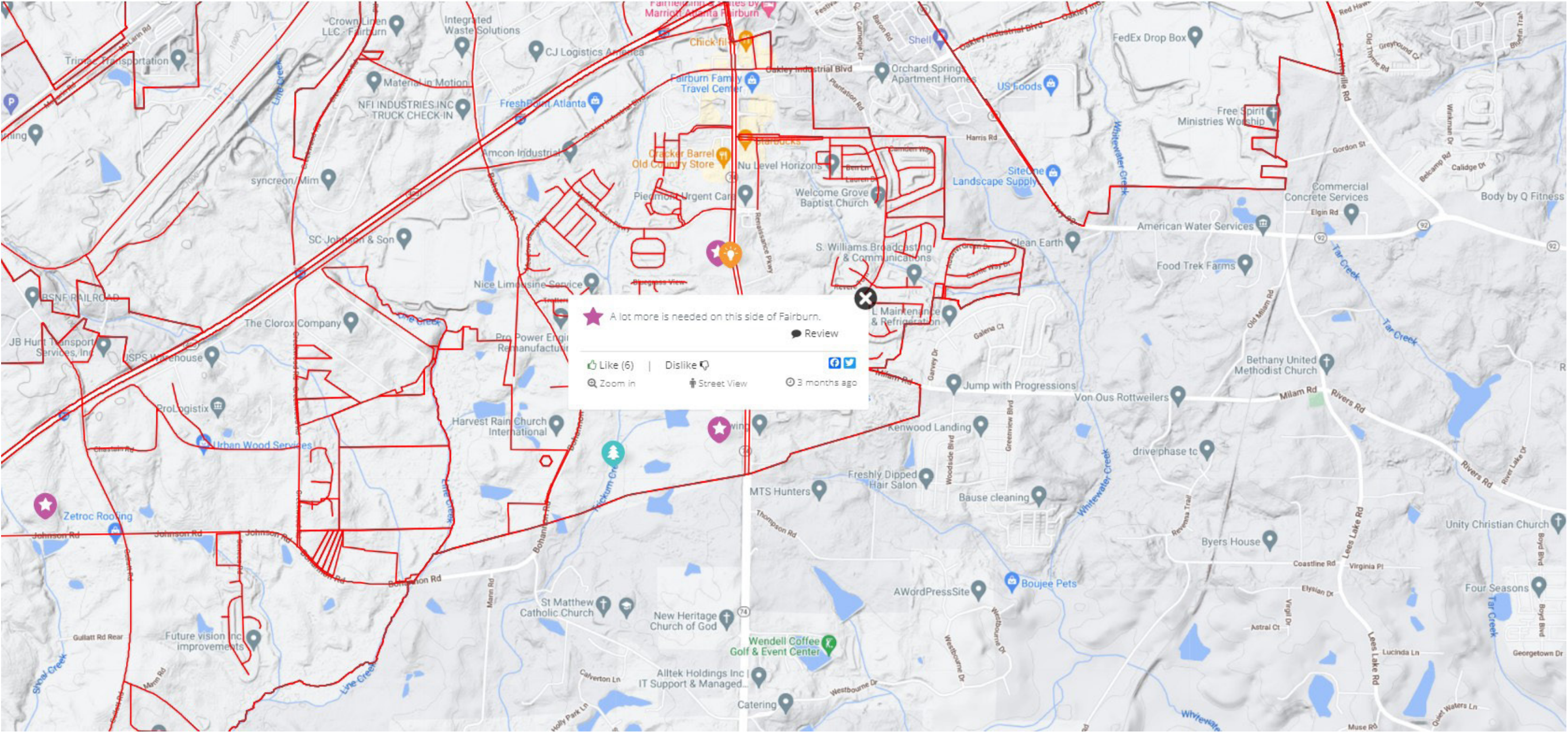
- An indoor would be nice for basketball, Pickleball, indoor walking track, etc
- Better service for phones
- We need recreational facilities to mask all these apartments being constructed. Please build them before the theft and violence become our future.
- Need more programs not geared towards senior citizen. We need a true recreation center that can confidante the community. So families do not have to travel to union city, peachtree city , college park and etc. We also need approachable and friendly staff
- The seniors offer such fun class ideas, I wish there were some for all adults and kids classes.
- Would love a youth volleyball program that feeds into MS and HS.
- We need volleyball and lacrosse Rec programs that feed into middle and high schools.
- I would just love to see more walking trails. I moved here from Stone Mountain which gave me easy access to so many of Gwinnett's parks and they have beautiful parks with lots of walking trails that I miss
- Please consider a recreation facility or even a walking trail off Hwy 74.
- We need an indoor Track & Field recreational facility, so we don't have to travel and spend money in Alabama for our kids to partake in AAU or USATF indoor meets
- I would like to feel more safe when we visit our parks... especially Duncan Park which is a large park spread out of a few acres. I roaming security officer is very much needed! I would also like to be able to park in the designated parking area for Cora Robinson Park. It has been locked off for more than a year for seemingly no reason. We have to park on a side street where it is easy to be blocked in.
- More fishing ponds.
- Would love a small community center/ indoor rec area that could be used for small family/party events that didn't cost a fortune to rent for a few hours.
- Do more
- The parks need to be safer. I used to go to Duncan park because it is close. The primary reason I stopped using the park closest to me is because it does not feel safe. There are people constantly driving up in areas where you try to walk and sketchy looking things and people with the smell of weed. I used to walk my dog but was attacked by an off leash dog and mine was never recovered. That was the final straw and I never could feel safe after that. There are no tag readers at the park and the cameras seem limited in catching incidents when you need them.
- Love the City of Fairburn and have been a resident for over 20 yrs - since this time with more expansion and build there now is increased crime and lack of safety in Fairburn. Our Fairburn finest do a great job policing our subdivision (Foxwood) I'd like to see increased police presence and less build (apartments; condos; parks).
- Build better Parks and green spaces in town. Use some of the monies from all the land sold for the warehouses.
- Add volleyball court and basketball court at the same park
- Need a multi plex for inside sports
- I would just love to see additional options for parks and playgrounds outside of Duncan Park that are safe from crime and off leash dogs and that offer fun, safe playground equipment that is up to date for school aged children and toddlers. I'd also like to see more walking trails here. More options for adult and kid recreation would be great as well.
- I would love to see walking trails in a green space.
- We need recreational things that can also bring revenue to our city so that we keep our monies locally.
- Walking trails needed
- Please repair and update Cedar Grove Park 7375 Rivertown rd
- An actual Soccer field!
- Duncan Park is Awesome! I would like to see a trail that similar to the Beltline.
- I would love to see an aqua zumba class during summer
- Great program
- Ms Sherry Jackson & Mr Berry are awesome!
- The key is better access. Including but not limited to, new wider sidewalks, path ways, bike paths, bury utilities to underground to utilize space, improve esthetics, and improve reliability of power. It's proven nice, safe walking and bike paths/sidewalks attract and retain potential families
- My family enjoys Duncan Park.
- N/A
- We need a soccer facility to have the ability to create a Fairburn club competitive.
- New facilities
- I visited Duncan Park one time, just to see what was there and it is large and has multi-purpose amenities, but unless you live nearby, one has to get in the car to drive to the park. I live in the downtown historic district and aside from open space that exists as part of one of the schools, there aren't really recreation opportunities. The number one thing I see people doing in my area is walking the neighborhood. Since there aren't any true "trails", people use the sidewalks when available, but mostly end up walking on the roads. We could really use some trails, whether an asphalt loop trail, or a nature trail. I believe trails are the best use of funds for greenspace because everyone can use them, young and old. It's also important to have at least one trail that is handicapped accessible. Thank you for allowing us to provide input into the Master Plan. I would be great to have updates on this posted regularly on the City's website.
- N/a
- I would really like a tennis program at Duncan Park.
- None
- City of Fairburn recreation has worked well for us prior to my oldest son reaching 14 years old like most programs in the area.
- A dedicated walking area (not street or sidewalks) like Tyrone and Union City have. It might be possible to make Avery Park (next to City Hall) a "walking park" similar to Union City's, with winding path, etc. I never see anyone even sitting on a bench at Avery Park.
- You have sidewalks leading to the park and NO sidewalks to walk on when you turn into the park. You have to walk with the traffic. Police presents would be nice. I walk in the park 6 days a week for the past 5 years. I've seen about 10 police in that time. People fly down Rivertown Road. It would be nice to have speed humps and police. Rivertown road sidewalks are awful and broken in many places and needs to be replaced. If your handicap you can not use a wheel chair or cane on Rivertown sidewalks. They are dangerous. The park needs sidewalks and police presence.
- I love the parks!
- We need a inside gym With real basketball courts
- I wish you'd create some of the cooking classes, cake decorating, canvas painting classes etc for adults in general and not just senior citizens
- We need a bigger rec. center with more parking
- We are most definitely in need of more parks and recreation centers here in Fairburn, the city has expanded greatly, and we cannot all be crammed into Duncan Park. Are youth And our babies deserve to have spaces where they can go to have a good time and move their bodies and connect with nature, and we simply do not have enough of it here in Fairburn.
- Any amount of funding will help with a park project
- where are the walking & bike trails located?
- I like seeing live concert & live band
- We need a damn damn dog park! The pool needs to have weekend water aerobics. Halloween movie on the lawn should be every year. We need an adult kick ball or softball team. Mixers. Volunteer days. It needs to be advertised better too. Are y'all hiring because I've got a lot of ideas!!
- Help restore/rebuild the VFW, please. We need a safer environment for our Purple Heart citizens in our Purple Heart City. Thank you.
- N/A
- Fairburn Park and Recreation Department has been a big impact on my families life. It has provided a great outlet for my kids and it has allowed my kids to socialize with a lot of great kids. They have made life long buddies.
- I think that the City of Fairburn Georgia does an excellent job on recreational and entertainment activities available throughout the year for it's residents, and or business owners within the city.
- I would absolutely love a track to walk/run on like Kenwood Park has. I also would love something like silver comet trail or beltline. One final note is that many of the activities that are just for 55+ seniors I would like to be able to participate in. I am 49.
- If we don't already, hiring a city employee to coordinate different events and then spreading the word about such events.
- Kindly study other small city's with Parks for ways to better utilize ours. EX: Benchmark Hapeville, East Point
- I am not a resident but I frequent Fairburn facilities. If it is not offered in Fairburn nor within my city limits I travel to Douglasville often. So, I support this initiative and plan for expansion.
- Stocking fish in the Duncan Park lake would be very nice
- We need a large facility in Duncan Park that has all of the amenities. My children are grown but they went to the old facility that was torn down at Duncan park for all kind of activities. My daughter went to swim camp when she was 9 and learned how to swim and became a lifeguard for the City of Atla
- Need indoor basketball court. Fairburn need to start charging other parks to attend Duncan Park sport events
- We need work out stations at Duncan park.
- More local youth activities would be great - including swimming lessons, soccer league, and improved/expanded play areas
- Fenced in dog park and safe places to walk/hike are my top priority.
- CITY TAXES DOUBLED THIS YEAR BUT WE GOT NOTHING for THE HUGE INCREASE! DO NOT RAISE TAXES For PARKS!!
- We should have a community center like Union City
- soccer in the streets was free. So I used to be able to have my kids enrolled in the sport. Now it's under a new program with fees over about \$100 per child. So I have decided not to enroll.
- Please!! I need the restroom open at the parks. I typically go to Duncan Park and the restroom is closed and it is a struggle holding it in.
- We need an indoor pool, a Park, Trail Path and Recreation on the Senoia Road side of Fairburn
- Dog parks and more sidewalks/bike lanes connecting the parks would be more convenient than driving out of the city.
- Dog parks and sidewalks and bike trails connecting parks would be awesome
- Outdoor exercise equipment like Wilkerson mill Park has and flat walking trails.
- Better grocery stores and more nicer greenspace and recreational facilities would be a nice addition to Fairburn. A nice grocery store on Hwy 74 would be very beneficial to Fairburn and surrounding area residents, and would bring in revenue for the city, as well.
- I do not feel safe at Duncan Park with my toddler. If there was more security it would be much better. In comparison to the "Picnic Park" in Peachtree City, Ga is what Fairburn needs. We often visit that park because it has rides/games that any age group would enjoy. It is always supervised and it is always clean. It is also in an open area where anyone around can see what's going on in case of an accident or any problem. Duncan park play area is often dirty and outdated. The times we visit the park there is no supervision. When we visited the splash pad/ pool it was the first and last time we visited over the summer. There was too many people for the amount of space that could be used to "swim". It was also unorganized. They had to often stop everyone and have a head count of people and could only used a certain space where people could be. My toddler did not enjoy it neither did us. There should be a better park in the city of Fairburn that meets everyone needs. There is a lot of potential but we do not have many resources.
- This is great!! Thank you Mayor Avery and staff!! Looking forward to mountain bike trails at or near Duncan Park.
- We need a better gym that would include workout spaces. I would also love if we had an indoor pool and swimming lessons offered.
- Need leisure parks in our neighborhood for old people to enjoy with maybe a fishing pond
- There needs to be more options for toddlers. If there are programs for them, there needs to be a section on the website that discusses activities in the area.
- I think the website needs to be redesigned. It's not user friendly which causes our family to utilize facilities in Peachtree City, Fayetteville, and Douglasville. It would also be nice to have a facilities like the Peachtree City Kedron facility. It has party rooms, a nice gymnasium, an indoor pool, etc. It's only available for Fayette County residents even though it's right here by our house. We also enjoy the splash pad and fenced in park in Peachtree City. I think using their facilities as a guideline for what to offer would be a good idea. I'd also like to reiterate revamping the parks and recreation page to make it easier to find activities and sports. Fayetteville also has a very nice baseball park and gymnastics facility that we go to but it would be nice to have that same quality closer.
- Need park on other side of 85
- Indoor swim and summer camp
- We need basketball programs for youth 14-18.
- I think it'll be great to have a huge indoor facility with indoor basketball, a gym, maybe even an indoor pool
- Would love to see trails!
- Fairburn does a great job with offering events for seniors. Can they offer those same events to other adults? There's not much to do as a 30-48 year old adult.
- Duncan park needs a side walk, it's a nice park but, we stopped going because of how traffic moves. It's dangerous, people do speed through sometimes and are careless despite the speed bumps.
- Would love to see bike lanes and more sidewalks.
- I would love to see more greenways where we can safely walk. Please look at Sand Spring Trail Master Plan Newnan's Line Plan and Charlotte NC Greenway plan.
- fairburn needs a gym (workout anytime, planet fitness or LA fitness)for working out

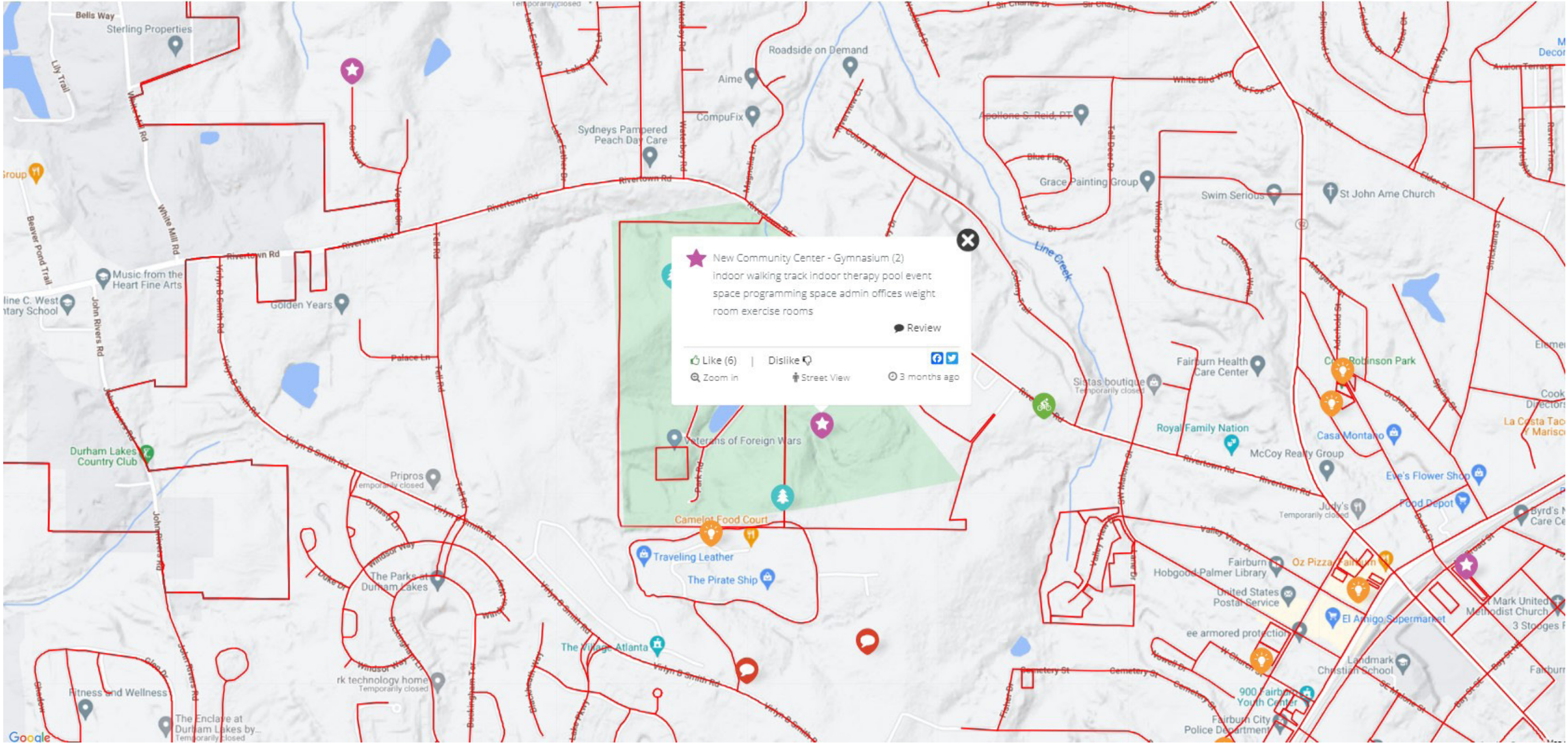
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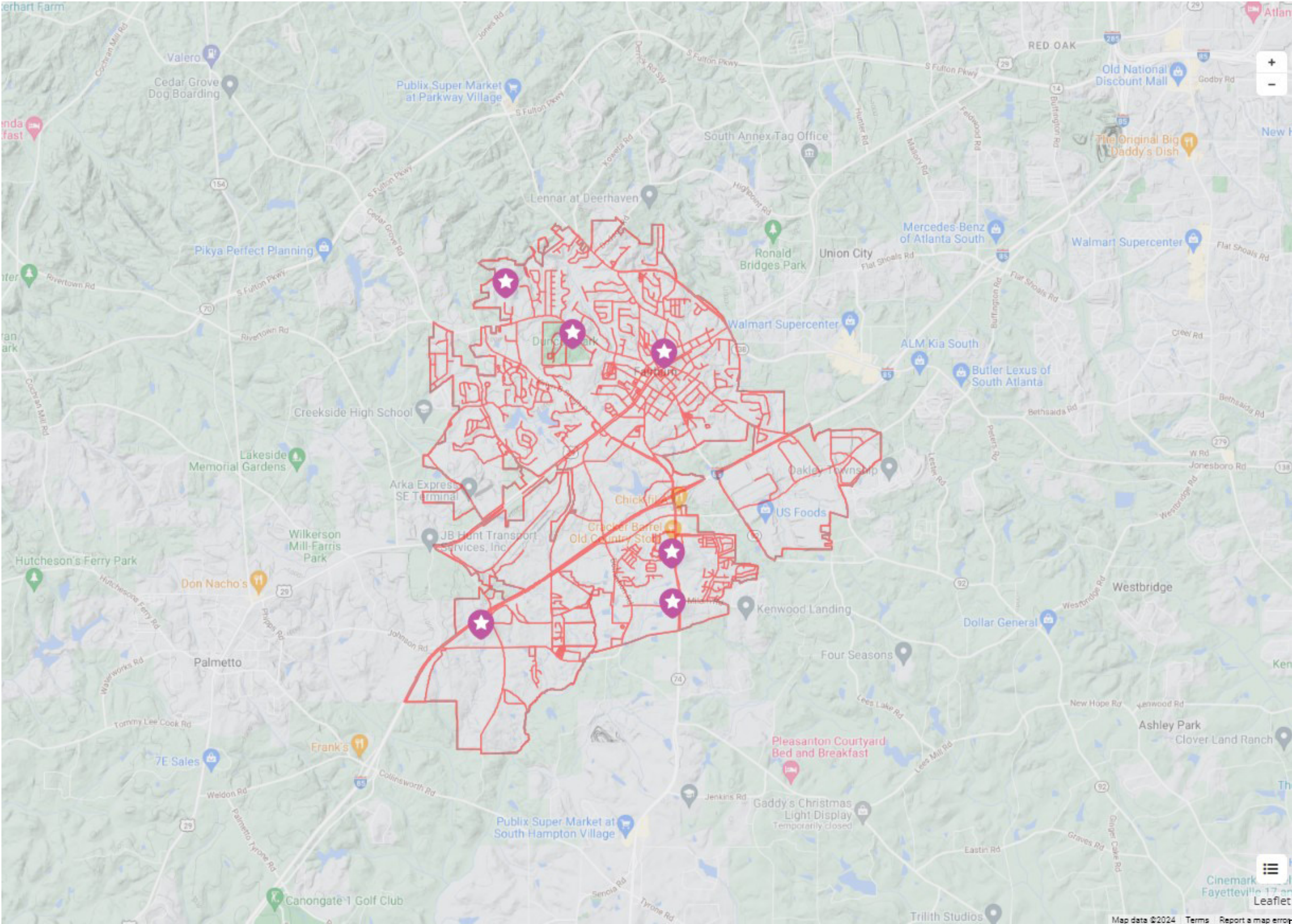


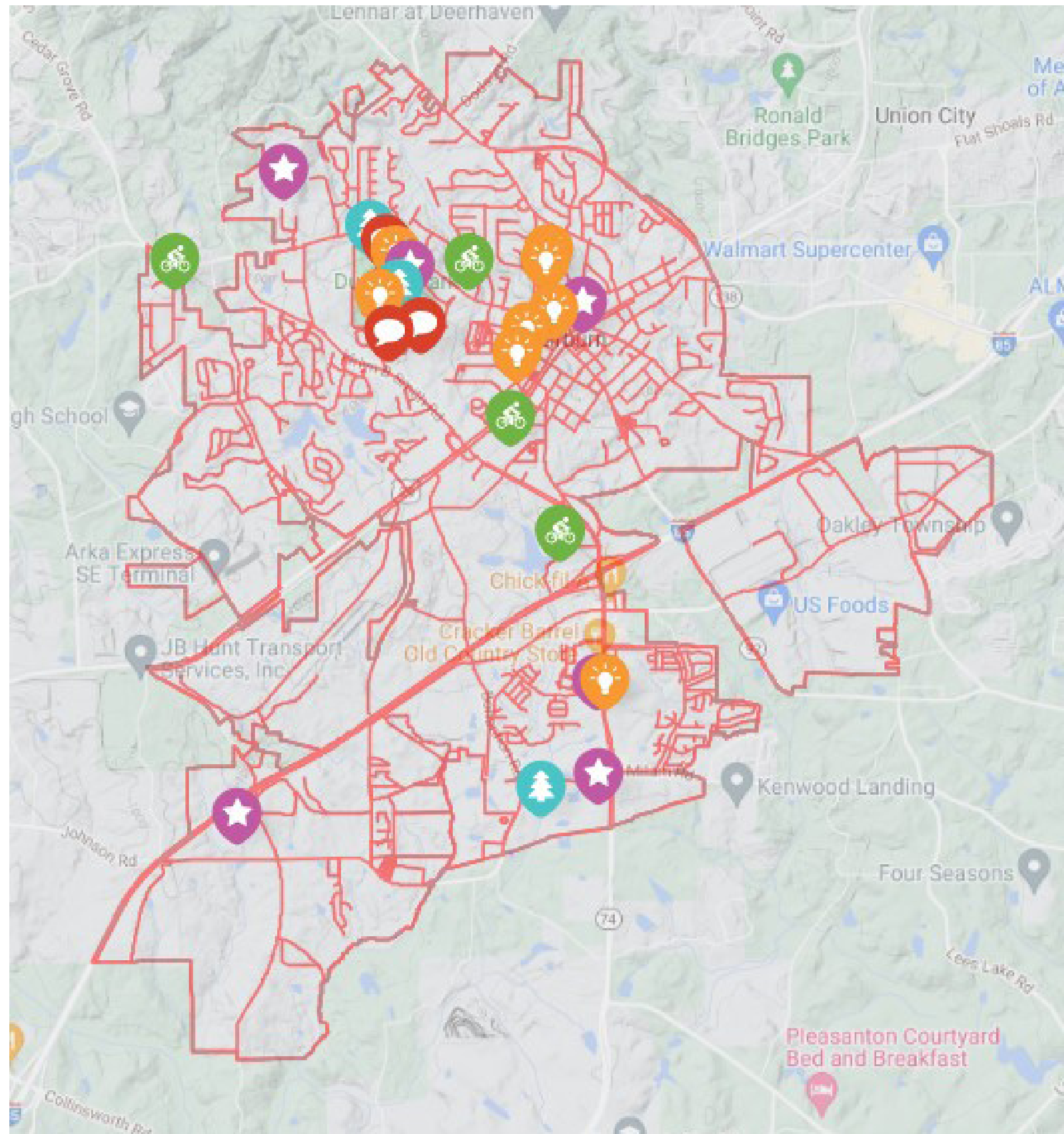












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Appendix C

Concept Plans,
Building Plans,
and Renderings

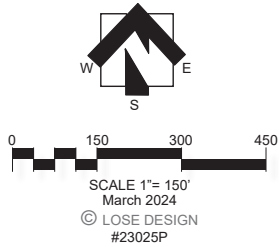
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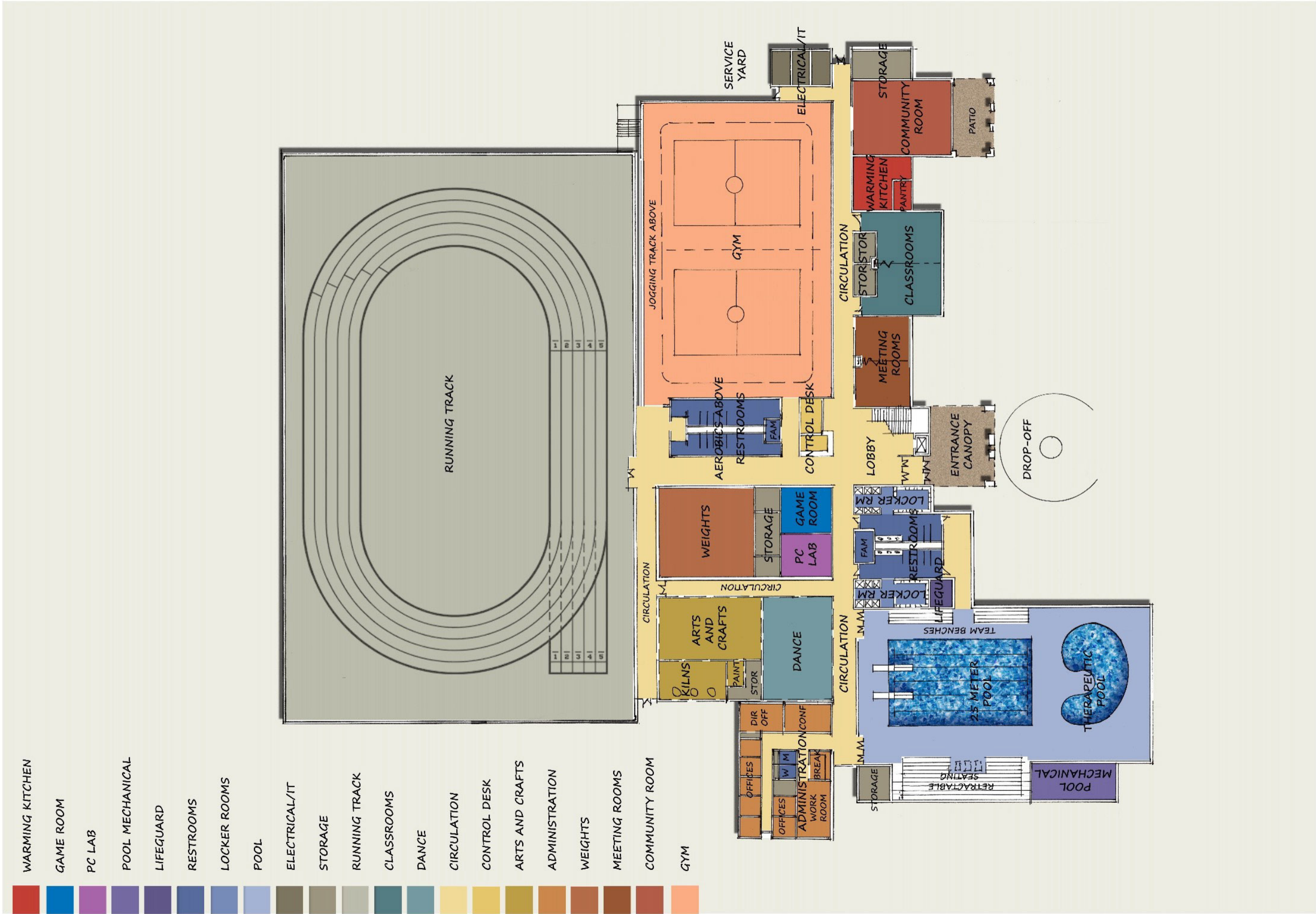


- **LEGEND:**
SITE AMENITIES:
① MULTI-PURPOSE FIELD (3 FIELDS W/
RESTROOM BUILDING)
② COMMUNITY CENTER (2 COURTS)
③ FOOTBALL COMPLEX ADDITIONS
(RESTROOM/ PAVILION BUILDING,
SCORE BUILDING & BLEACHER
SEATING)
④ PLAYGROUND EXPANSION
⑤ COVERED SKATE RINK
⑥ DOG PARK
⑦ COURT COMPLEX (3 TENNIS, 3
PICKLEBALL & RESTROOM BUILDING)
⑧ LARGE PAVILION W/ SEA WALL PLAZA
⑨ DISC GOLF
⑩ PARKING
⑪ TRAIL (3.8 MILES)
⑫ STORM WATER MANAGEMENT FACILITY
⑬ GREENWAY CONNECTION
⑭ EXERCISE STATION

LOSE
DESIGN
SPACES FOR LIFE.

DUNCAN PARK - CONCEPT PLAN
FAIRBURN, GA















LEGEND:

SITE AMENITIES:

- ① MULTI-PURPOSE LAWN W/ PAVILION
- ② PLAYGROUND

EXISTING TRANSPORTATION ROUTES

PROPOSED TRAIL

PROPERTY BOUNDARY



● LEGEND:

SITE AMENITIES:

- 1 MULTI-PURPOSE LAWN W/ PAVILIONS
- 2 PLAYGROUND W/ RESTROOM BUILDING
- 3 PARKING
- 4 COMMUNITY CENTER

The legend defines symbols for site amenities and transportation routes. Site amenities are numbered 1 through 4: 1. Multi-Purpose Lawn w/ Pavilions (represented by a yellow starburst), 2. Playground w/ Restroom Building (represented by a yellow circle), 3. Parking (represented by a yellow rectangle), and 4. Community Center (represented by a yellow square). Transportation routes are defined by arrow types: Existing Transportation Routes (black dashed line with black arrowheads), Proposed Transportation Routes (red dashed line with red arrowheads), and Proposed Trail w/ Outdoor Fitness Equipment (orange dashed line with orange arrowheads). The Property Boundary is indicated by a thick black line with short vertical tick marks.

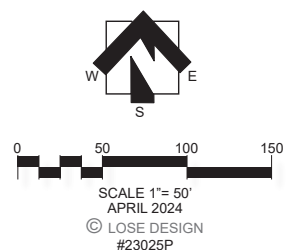
PARK ENTRY POINT

EXISTING TRANSPORTATION ROUTES

PROPOSED TRANSPORTATION ROUTES

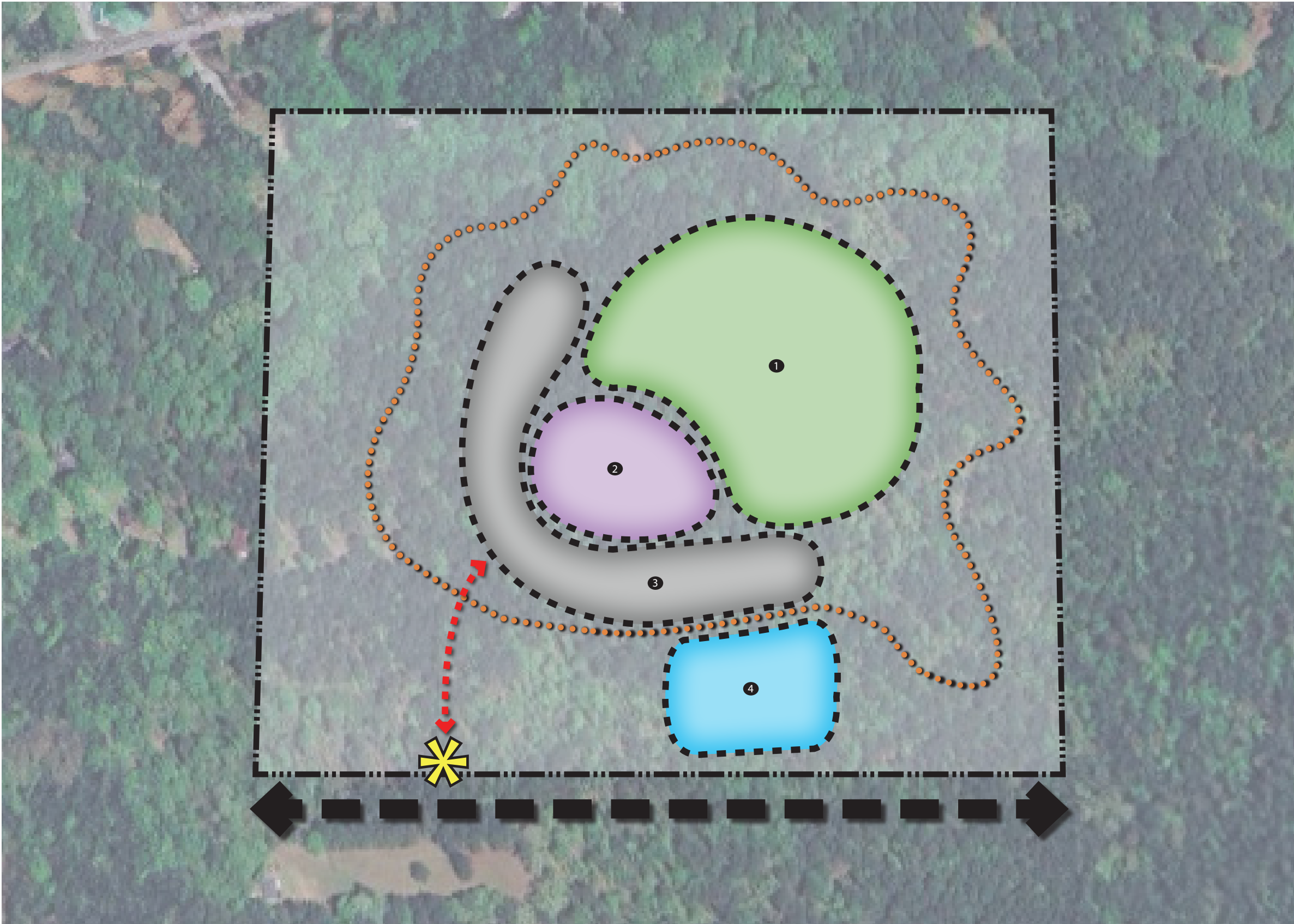
PROPOSED TRAIL W/ OUTDOOR FITNESS EQUIPMENT

PROPERTY BOUNDARY



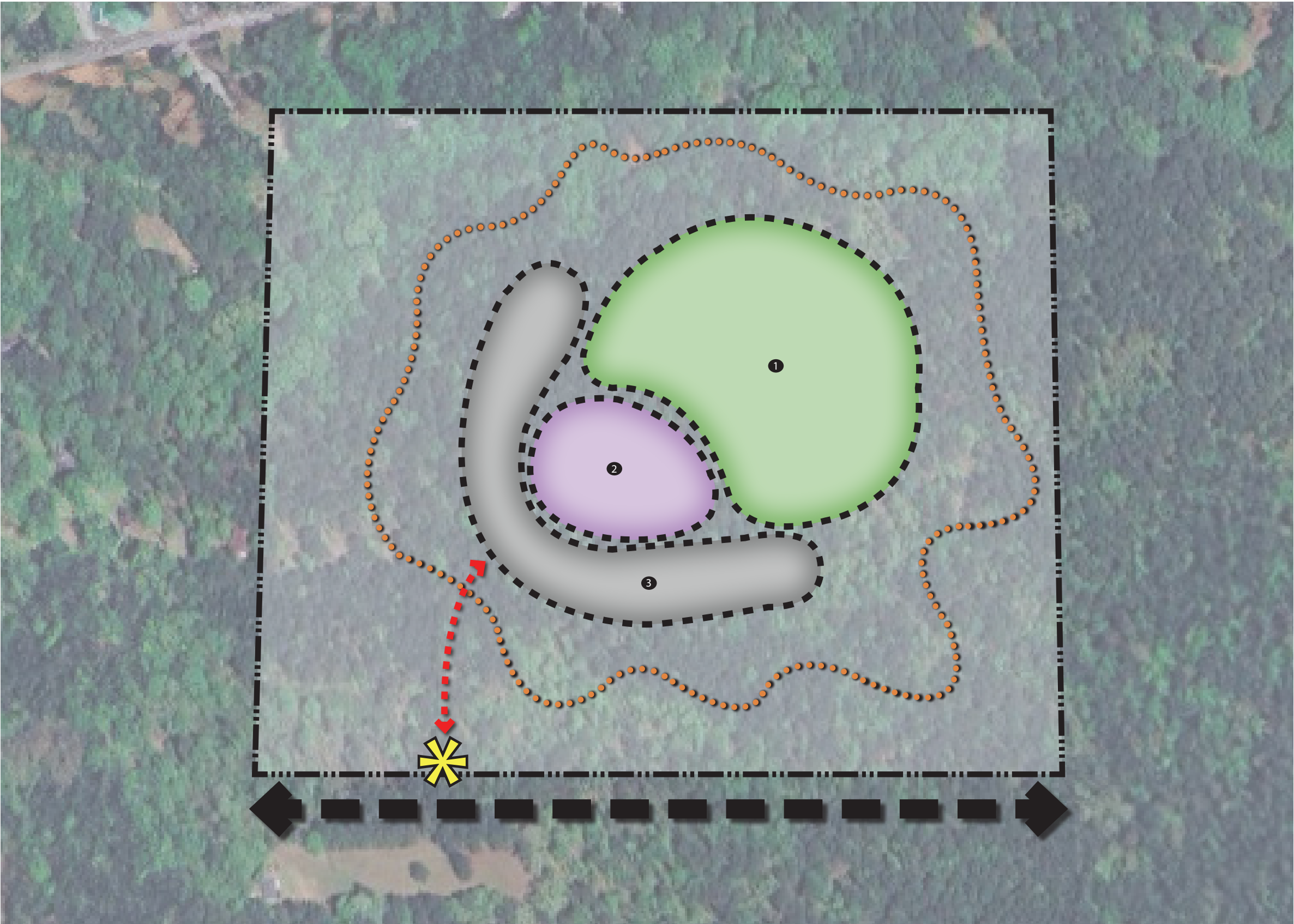
NEIGHBORHOOD PARK 1

FAIRBURN, GA



- **LEGEND:**
SITE AMENITIES:
① MULTI-PURPOSE LAWN W/ PAVILIONS
② PLAYGROUND W/ RESTROOM BUILDING
③ PARKING
④ TENNIS COURTS (2)

- ✱ PARK ENTRY POINT
◄---► EXISTING TRANSPORTATION ROUTES
◄---► PROPOSED TRANSPORTATION ROUTES
●●●●● PROPOSED TRAIL
- - - - - PROPERTY BOUNDARY



LEGEND:
SITE AMENITIES:
① MULTI-PURPOSE LAWN W/ PAVILIONS
② PLAYGROUND W/ RESTROOM BUILDING
③ PARKING

 PARK ENTRY POINT

 EXISTING TRANSPORTATION ROUTES

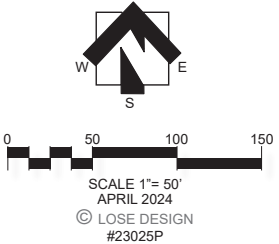
 PROPOSED TRANSPORTATION ROUTES

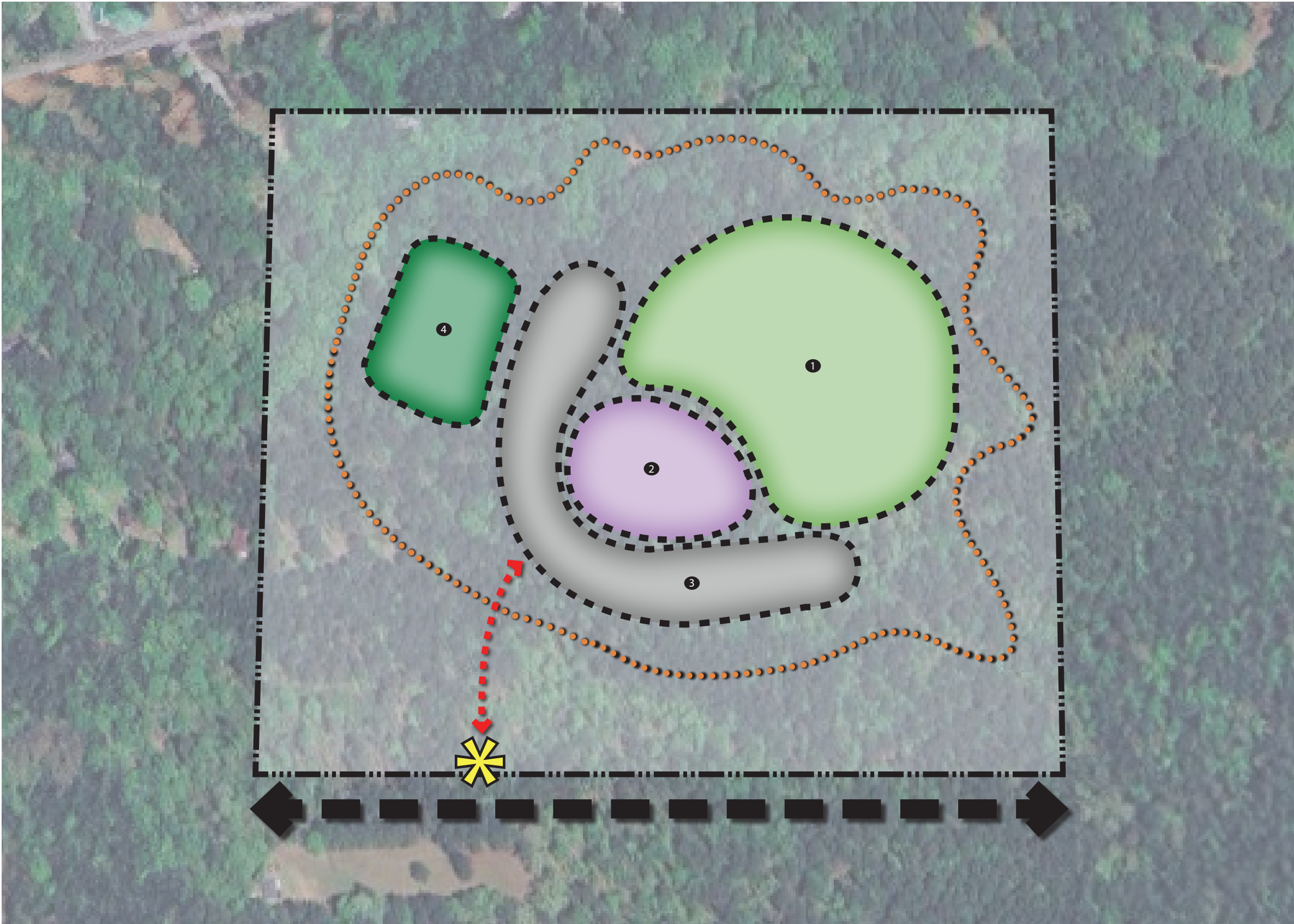
 PROPOSED TRAIL

 PROPERTY BOUNDARY



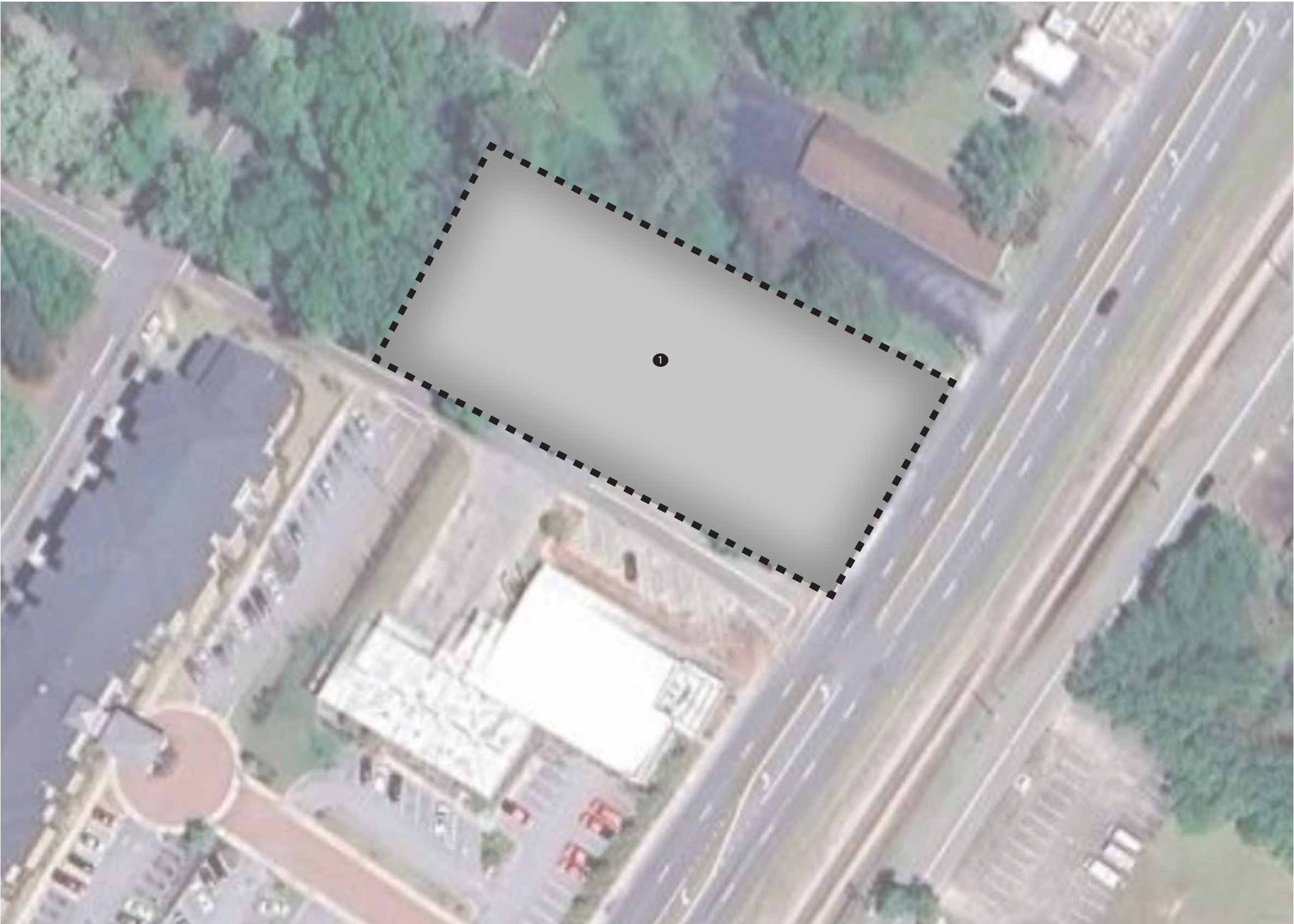
NEIGHBORHOOD PARK 3
FAIRBURN, GA





LEGEND:
SITE AMENITIES:
① MULTI-PURPOSE LAWN W/ PAVILIONS
② PLAYGROUND W/ RESTROOM BUILDING
③ PARKING
④ COMMUNITY GARDEN

 PARK ENTRY POINT
 EXISTING TRANSPORTATION ROUTES
 PROPOSED TRANSPORTATION ROUTES
 PROPOSED TRAIL
 PROPERTY BOUNDARY



● LEGEND:

SITE AMENITIES:

① PARKING EXPANSION



FAIRBURN YOUTH CENTER

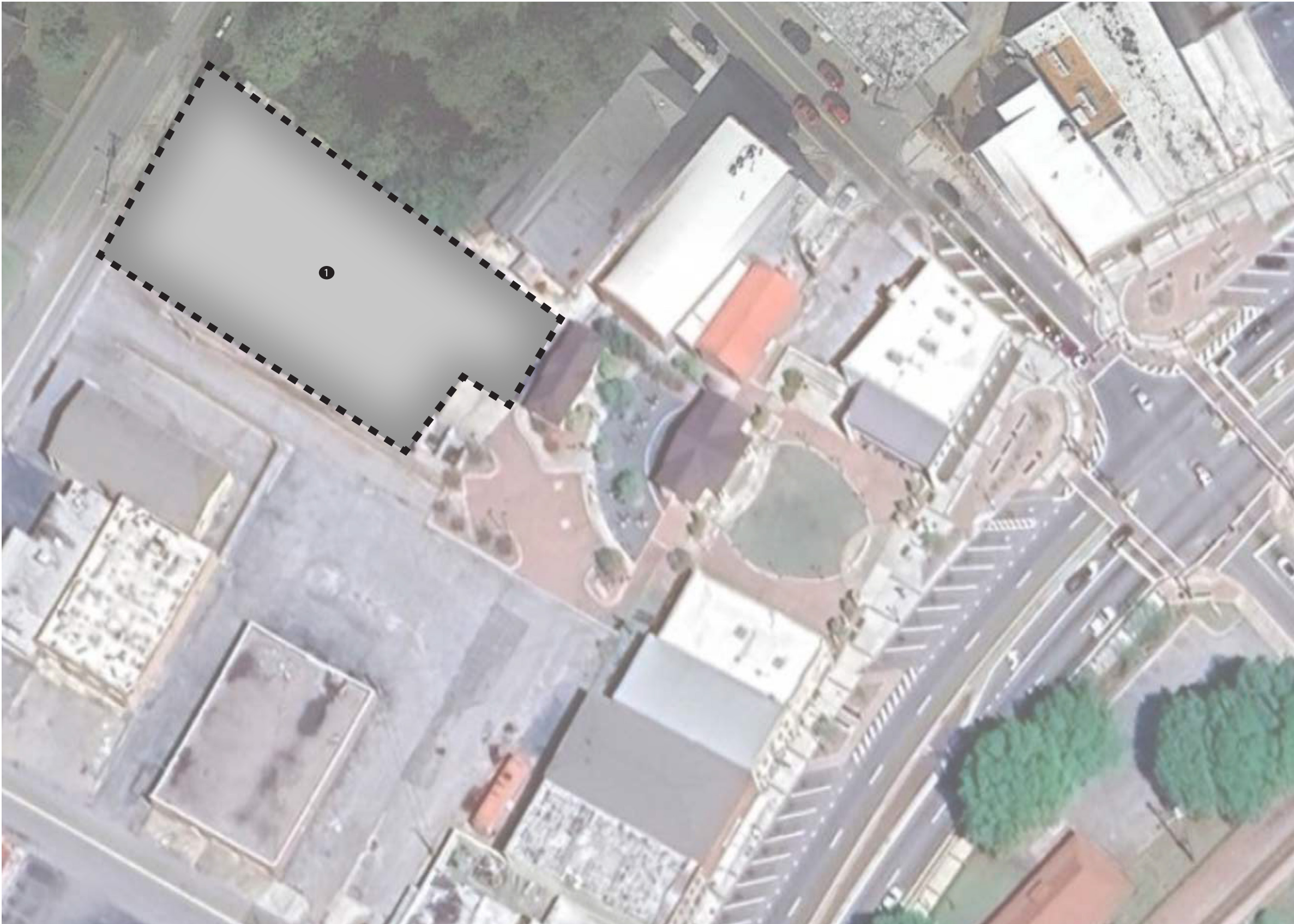
FAIRBURN, GA

SCALE 1"= 50'

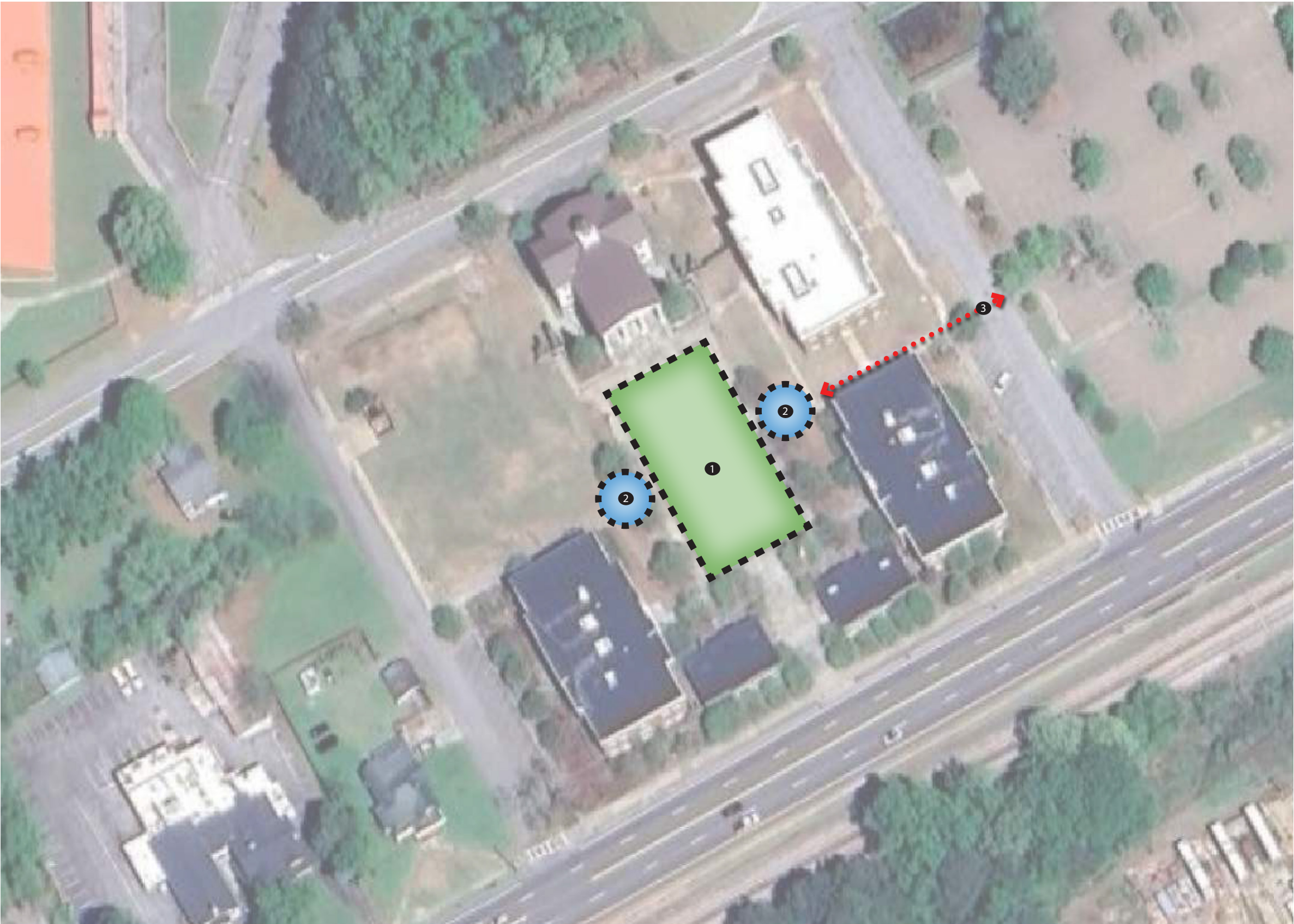
APRIL 2024

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● **LEGEND:**
SITE AMENITIES:
① **PARKING RENOVATION**

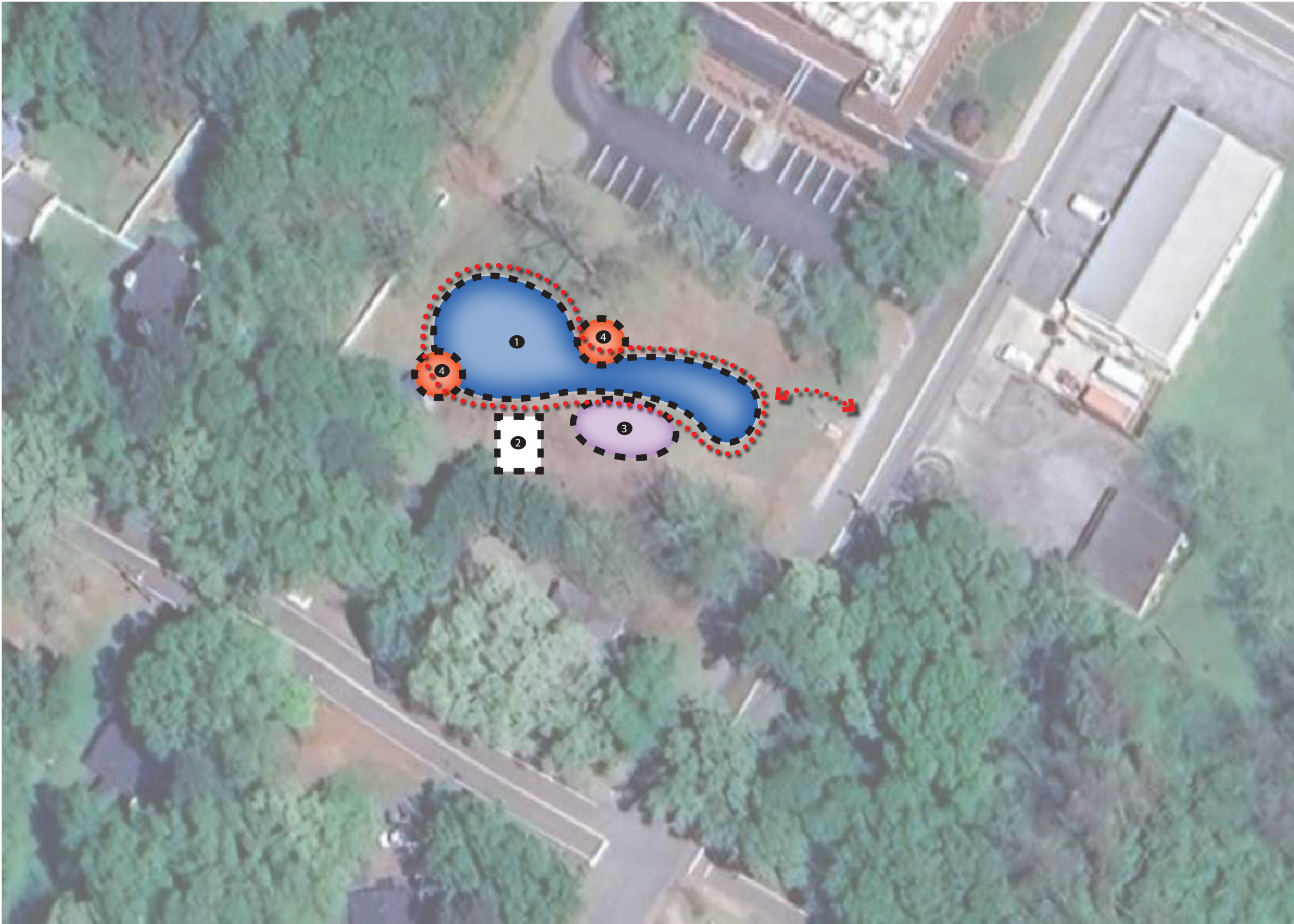


● **LEGEND:**
SITE AMENITIES:
① EVENT LAWN
② PLAZA
③ PEDESTRIAN CROSSING
◆.....◆ PROPOSED PEDESTRIAN ROUTES



GEORGIA MILITARY COLLEGE
FAIRBURN, GA

A north arrow pointing upwards, with the letters "N", "S", "E", and "W" at the top, bottom, right, and left respectively. Below the north arrow is a scale bar with markings at 0, 60, 120, and 180 feet. Below the scale bar is the text "SCALE 1"= 60'", "APRIL 2024", "© LOSE DESIGN", and "#23025P".



LEGEND:
SITE AMENITIES:
① RAIN GARDEN
② PAVILION
③ PLAY SCULPTURE
④ BENCHES

PROPOSED PEDESTRIAN ROUTES



LEGEND:
SITE AMENITIES:
① RECREATION CENTER
W/ INDOOR TRACK
② BASEBALL COMPLEX (7 FIELDS)
③ MULTI-PURPOSE LAWN W/ PAVILIONS
④ PLAYGROUND W/ RESTROOM BUILDING
⑤ BASKETBALL COURTS (3)
⑥ MULTI-PURPOSE FIELDS (3)
⑦ TENNIS COURTS (3) &
PICKLEBALL COURTS (3)
⑧ DOG PARK
⑨ NATURE CENTER
⑩ SPLASH PAD
⑪ PARKING

 PARK ENTRY POINT

 EXISTING
TRANSPORTATION
ROUTES

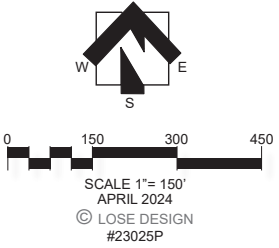
 PROPOSED
TRANSPORTATION
ROUTES

 PROPOSED TRAIL

 PROPERTY
BOUNDARY



COMMUNITY PARK 1
FAIRBURN, GA



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PREPARED BY:



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