Augusta
GEORGIA
RECREATION & PARKS

PARK DIVESTMENT

Director
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VISION & MISSION

Augusta GEORGIA RECREATION & PARKS

VISION

To enrich lives by building a thriving community, connecting people, parks, partnerships, and programs.

MISSION

Augusta Recreation and Parks is committed to enhancing community well-being and fostering meaningful connections through the dedication of our passionate and caring team.

Purpose

- Augusta Recreation & Parks Department maintains a large portfolio of parks and facilities, some of which are underused. This underutilization creates a **significant maintenance challenge and cost burden** for Augusta-Richmond County.

- A Divestment Plan aims to identify facilities that were not being used to their full potential and determine whether they should be closed, repurposed, or sold to reduce ongoing expenses.

Background

- **Partnered with Infrastructure Systems Management (ISM):** ISM has been working with Recreation & Parks Department to evaluate underutilized sites. A **Divestment Matrix** tool was used to assess each facility's condition, usage, and potential for alternative use.

- **Data Collection:** The final component of the Divestment Matrix was park usage data, which was initially presented in September 2025. ISM has since conducted further analysis and presented updated assessments. This process continued with collect a year's worth of date to September 2026.

- **Scope:** The plan focuses on parks and facilities that are not meeting expected usage levels, with the goal of making strategic decisions about their future.

Maintenance Cost

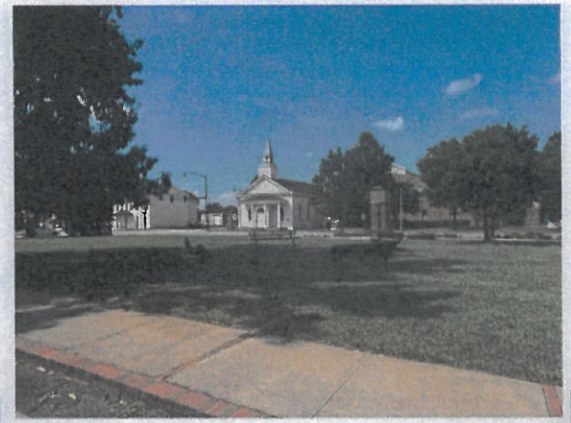
- Contract Services
- Manpower
- Landscaping
- Equipment
- Major/Minor Repairs
- Infrastructures
- Amenities



RECOMMENDED DIVESTMENT SITES

- A.L. Williams Park
- Alexander Barrett Park
- Bedford Heights Park
- Doughty Park
- Elliott Park
- Heard Avenue Park
- Valley Park
- Vernon Forrest Park
- W. T. Johnson









A. L. Williams Park (.90 acres)

Est. Maintenance Cost: $33,000

Avg. Monthly Visitors-10

Alexander Barrett Park (.11 acres)

Est. Maintenance Cost: $8,000 Avg. Monthly Visitors-2









Bedford Heights Park (1.87 acres)

Est. Maintenance Cost: $39,000 Avg. Monthly Visitors-5









Doughty Park/Center (2.79 acres)

Est. Maintenance Cost: $107,000 **Avg. Monthly Visitors-8**























Elliott Park (.96 acres)

Est. Maintenance Cost: $61,000

Avg. Monthly Visitors-12





Heard Avenue Park (1.14 acres)

Est. Maintenance Cost: $22,000

Avg. Monthly Visitors-4









Valley Park (1.52 acres)

Est. Maintenance Cost: $43,000

Avg. Monthly Visitors-6

Vernon Forrest Park (1.43 acres)

Est. Maintenance Cost: $50,000

Avg. Monthly Visitors-8







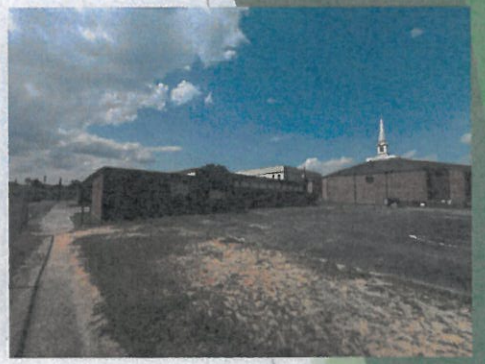




W. T. Johnson Park (3.49 acres)

Est. Maintenance Cost: $105,000 **Avg. Monthly Visitors-6**









Underutilized Parks List Scoring 20 & Below

NO.	PARK FACILITY	PARK DISTRICT	PARK CLASSIFICATION	CONDITION OF PARK	PROXIMITY TO OTHER PARKS	PARK SIZE	PARK USAGE	PARK UTILIZATION SCORE	AVG MONTHLY VISITORS	EXISTING FUNDING	ESTIMATED MAINTENANCE COST	NEAREST PARK	PARK DISTRICT	DISTANCE (Miles)
1	AL Williams Park	1	0	3	3	1	5	12	10	No	$ 33,000.00	Lake Olmstead	1	0.75
2	Alexander Barrett Park	1	0	3	3	1	5	12	2	No	$ 8,000.00	Big Oak Park	7	0.25
3	Heard Avenue Park	2	0	3	3	2	5	13	4	No	$ 22,000.00	Pendleton King Hickman Park	2 3	0.25 0.70
4	Vernon Forest Park	1	0	3	3	2	5	13	8	No	$ 50,000.00	Lake Olmstead	1	0.50
5	Bedford Heights Park	7	0	1	6	2	5	14	5	No	$ 39,000.00	Lake Olmstead	1	0.75
6	Elliott Park	2	0	5	3	1	5	14	12	No	$ 61,000.00	Fleming Park	2	0.25
7	Valley Park	2	0	3	6	2	5	16	6	No	$ 43,000.00	Tanglewood Park	5	0.88
8	W. T. Johnson Center	1	5	3	3	2	5	18	6	No	$ 105,000.00	Carrie J. Mays	1	1.00
9	Doughty Park	2	5	1	6	2	5	19	8	No	$ 107,000.00	Carrie J. Mays	2	0.50
										ESTIMATED ANNUAL TOTAL:	**$ 468,000.00**			

TIER DECISION MODEL

- TIER 1 – RETAIN & INVEST
- TIER 2 – RETAIN & OPTIMIZE
- TIER 3 – REPURPOSE, CONSOLIDATE & PARTNER
- TIER 4 – DIVEST OR DISPOSE



RECOMMENDATIONS

ARPD's Divestment Plan is a targeted effort to close or redevelop underutilized facilities, reduce costs, and ensure resources are directed where they are most needed.

Recommendations:

1. Divest underutilized parks and redirect resources to current facilities/parks maintenance OR
2. Allocate additional funding for the upkeep of maintenance & repairs.

QUESTIONS ??

