



STATE of GEORGIA PROPOSAL

**F. D. R.
LIVING
MEMORIAL
WARM SPRINGS
GEORGIA**



Office of the Governor
Atlanta, Georgia 30334

George Busbee
GOVERNOR

Tom Perdue
EXECUTIVE SECRETARY

MEMORANDUM

TO: GEORGIA'S CONGRESSIONAL DELEGATION
AND
THE SECRETARY OF THE INTERIOR

FROM: GEORGE BUSBEE

DATE: SEPTEMBER 11, 1980

The following proposal details a unique opportunity for both the Federal and State governments to memorialize one of our Nation's greatest and most beloved citizens, President Franklin Delano Roosevelt. This report was prepared with the understanding and belief that there currently exists in the Congress of the United States a commitment to establish and operate a memorial to President Roosevelt.

The Federal and State officials and staff members who contributed to this report were sensitive to the legitimate needs and interests of both the Federal and State governments. The proposed assignment of responsibilities and obligations allows for the maximum utilization of natural and cultural resources as well as tax dollars, and ensures the highest service delivery possible for the citizens of our State and Nation.

This memorial is traditional in the sense that it focuses on the Little White House, the Pools and Springs, and the area of our State and Nation that meant so much to FDR. The Little White House with its companion Pools and Springs, are currently operated as a State Memorial to FDR, and their incorporation into the National Park Service can only be viewed as being a positive contribution to the National Park System.

This memorial is unique, because it also incorporates ongoing rehabilitation services for disabled people as a primary aspect and focal point of a living memorial. In fact, this report proposes that the memorial to FDR to be established at Warm Springs, Georgia, be a true "Living Memorial."

This proposal is not totally unprecedented in its approach to shared obligations and responsibilities by Federal and State governments, as there are numerous examples of joint State and Federal agreements which have been established to guide the management of natural and cultural resources. It is, however, unique and one-of-a-kind in its approach to honoring a President due to the incorporation of the Roosevelt-Warm Springs Institute for Rehabilitation into the overall memorial.

MEMORANDUM
September 11, 1980
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I would like to thank the Secretary of the Interior, Cecil Andrus, and his staff for the attention they have given Warm Springs, Georgia, and for their interest in and support of establishing a "Living Memorial" to FDR at Warm Springs. I would also like to thank the Georgia Congressional Delegation for their encouragement and efforts on behalf of this "Living Memorial" and for their commitment to work with the other members of the United States Congress in order to see this "Living Memorial" to FDR become a reality.

The Georgia General Assembly has expressed a solid vote of support for present and future developments at Warm Springs, most especially in the area of rehabilitation services. The General Assembly's commitment to this project has been a guiding factor for the hundreds of state employees and citizens who have combined their talents and efforts on behalf of developing this unique and innovative "Living Memorial."

I respectfully submit this proposal and stand ready to provide you with any further information, clarification or detail you desire.

Thank you.

GB:tpf

ESTABLISHMENT OF A LIVING MEMORIAL
TO
PRESIDENT FRANKLIN DELANO ROOSEVELT
AT
WARM SPRINGS, GEORGIA

THE PROPOSAL: This report outlines the proposal by the State of Georgia regarding the establishment at Warm Springs, Georgia of a national living memorial to Franklin Delano Roosevelt. The memorial would represent an innovative and unprecedented approach to memorializing a beloved national leader, and at the same time assure that the work to which he dedicated his lifetime continues.

- I. The United States Congress and the State of Georgia should establish a living memorial to President Roosevelt that would accomplish two primary goals:
 - Memorialize President Roosevelt and interpret all aspects of his lifetime, particularly focusing on his leadership in fighting the crippling disease of polio. Other important stories to be told would include his economic development programs (Civilian Conservation Corps, Rural Electrification Administration, etc.) associated with his New Deal programs. Key components of Roosevelt's lifetime were the Warm Springs years and the countless trips he made to the area and the humanitarian role he played in combatting polio using Warm Springs as a base of operations.
 - Establish a one-of-a-kind comprehensive rehabilitation facility that would be unparalleled in offering the broadest range of services for disabled people and their families. Using a motto "To Prevent Disabilities from Becoming Handicaps," the innovative rehabilitation program would be accomplished by a professionally administered program involving a variety of services: Vocational Rehabilitation, Medical Rehabilitation, Independent Living, Rehabilitation Research and Training, and an additional key element to include a Comprehensive Model Recreation Program and a Research and Training Program to complement the existing services. (Exhibit A.)
- II. In order to develop a national memorial, it is proposed that 4,764 acres of lands and facilities be transferred to the federal government. The attached map which details lands and facilities comprising existing state-holdings at Warm Springs (Exhibit B.) would become the basis for development of legislation and subsequent agreements necessary to transfer lands and facilities from state to federal ownership for purposes of developing a national memorial. As indicated on the map, it is proposed that:

A B I L L

To establish the Franklin Delano Roosevelt-Warm Springs National Historic Site in the State of Georgia, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That in order to preserve and interpret for the benefit and education of the people certain properties in Warm Springs, Georgia, historically associated with the life of Franklin Delano Roosevelt, thirty-second President of the United States, in a manner which will commemorate, on a continuing basis, President Roosevelt's life and his commitment to the eradication of physically disabling disease, there is hereby established the Franklin Delano Roosevelt-Warm Springs National Historic Site (hereinafter referred to as the "historic site"). The historic site shall consist of that real property in Meriweather County, Georgia, of approximately 4,764 acres, being the property formerly owned by the Warm Springs Foundation and including the property known as the "Little White House" built by Franklin Roosevelt in 1931, the associated Pools and Springs, and certain adjacent and related properties under the administrative jurisdiction of the Georgia Department of Human Resources, all as generally depicted on the map entitled "Boundary Map, Franklin Delano Roosevelt-Warm Springs National Historic Site, Georgia," numbered 90001 and dated October, 1980, which map shall be on file and available for public inspection in the Office of the National Park Service, Department of the Interior.

Sec. 2. The Secretary of the Interior (hereinafter referred to as the "Secretary") is authorized to accept from the State of Georgia, or any appropriate agency or instrumentality thereof, the donation of lands, waters, and interests therein and improvements thereon within the historic site. The Secretary shall administer, protect, maintain, and interpret the properties so

acquired in accordance with the purposes of this Act and subject to the provisions of the Act of August 21, 1935 (49 Stat. 666), as amended, and the Act of August 25, 1916 (39 Stat. 535), as amended and supplemented. Funds appropriated to the Secretary for the purposes of the historic site shall be available for expenditure with respect to property in which the Secretary has acquired less than the fee simple title, notwithstanding any other provisions of law to the contrary.

Sec. 3. In furtherance of the purposes of this Act, the Secretary is authorized to enter into cooperative agreements with the State of Georgia or any appropriate agency or instrumentality thereof, or any political subdivision thereof, pursuant to which the Secretary may assist in the restoration and interpretation of sites, structures, and objects within the historic site and within the Franklin D. Roosevelt State Park which are historically associated with the life of Franklin Roosevelt and his efforts to overcome physical handicaps. Such agreements shall contain, without limitation, provisions which shall ensure that no use, alteration, or modification of the site, structure, or object shall be permitted or undertaken by the State except by mutual agreement of the State and the Secretary.

Sec. 4. The Secretary, in consultation and cooperation with the Secretary of Health and Human Services and the State of Georgia, shall investigate the feasibility and desirability of developing facilities and establishing programs for the rehabilitation of the physically handicapped in conjunction with the administration of the historic site, with particular emphasis on programs to foster, enhance, and encourage the participation of persons who are physically handicapped in recreational pursuits and on the identification of ways in which Warm Springs, its history, and its facilities may serve as a model of rehabilitation

techniques for all people who are physically handicapped. Not later than three complete fiscal years from the effective date of this Act, the Secretary shall transmit a report of his investigation to the Speaker of the House of Representatives and the President of the Senate, together with his recommendations for such further legislation as he may deem appropriate.

Sec. 5. (a) There are hereby authorized to be appropriated such sums as may be necessary to carry out the provisions of this Act, but not more than \$500,000 for the development of essential facilities.

(b) Within three complete fiscal years from the effective date of this Act the Secretary shall develop and transmit to the Committee on Interior and Insular Affairs of the House of Representatives and the Committee on Energy and Natural Resources of the Senate a general management plan for the use and development of the historic site, indicating:

- (1) the lands and interests in lands adjacent or related to the historic site which are deemed necessary or desirable for the purposes of resource protection, scenic or historic integrity, or management and administration of the area in furtherance of the purposes of this Act, and the estimated cost thereof;
- (2) the number of visitors and types of public use within the historic site which can be accommodated in accordance with the protection of its resources; and
- (3) the location and estimated cost of facilities deemed necessary to accommodate such visitors and uses.

ALTERNATE SECTION 4

Sec. 4^(a) The Congress finds that there is a need for programs and facilities designed and operated to serve the recreational needs of physically disabled people; that such programs and facilities ought to be provided by the States with assistance from the Federal Government; that due to their unique historical association with Franklin Roosevelt's disability, such facilities at Warm Springs would be a model for other States in developing innovative methods for rehabilitating the physically disabled; and that the development of such programs and facilities at Warm Springs would be an appropriate living memorial to Franklin Roosevelt and his determination to overcome physical disability. Accordingly, the Secretary, in consultation with the Secretary of Health and Human Services, is authorized, subject to such terms and conditions as the Secretary deems appropriate to assure consistency with the purposes of the historic site, to make grants to the State of Georgia, or any appropriate agency or instrumentality thereof, for the development and operation of a comprehensive rehabilitation center for the physically disabled at Warm Springs. The center shall include facilities for recreation, training, outdoor athletics, a museum and amphitheater, and appropriate support and staff facilities. The design of buildings and such other structures as may be developed as a part of the center shall be subject to the approval of the Secretary, and plans and programs for the rehabilitation of the physically handicapped shall be subject to the approval of the Secretary of Health and Human Services, to the extent that such buildings, structures, and programs are proposed to be provided with grants authorized by this section.

(b) For the purposes of making grants for capital improvements pursuant to this section, there are authorized to be appropriated not to exceed \$22,650,000,

to remain available until expended. For the purposes of making grants to assist in the operation and maintenance of rehabilitation programs and facilities pursuant to this section, there are authorized to be appropriated not to exceed \$1,000,000 annually.

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- The Little White House and the companion Pools and Springs currently managed by the Department of Natural Resources be transferred to the National Park Service to be operated by the federal government as a National Historic Site.
- The Department of Human Resources managed property including the Hospital, Rehabilitation Center, Georgia Hall, structures within the National Historic Landmark District and other buildings and grounds would be transferred to the National Park Service. By contractual agreement, the State of Georgia would lease from the National Park Service the interior of all buildings. The interior of these buildings would be maintained by the state. Under this arrangement, the National Park Service would be responsible for maintenance of grounds and the maintenance of building exteriors.
- Georgia's programs of services would be continued for the disabled and elevated to new heights of effectiveness through the construction of additional facilities specifically designed to serve the recreation and leisure needs of the disabled throughout the Nation. The state does not anticipate the federal government continuing to build structures at the Living Memorial, but, in fact, any additional structures needed in the future for programs over and above those outlined in this report and those currently existing, would be built at state expense and then turned over to the federal government under the same arrangement being proposed for the existing structures. This will not preclude the possibility of applying for federal grants to build new buildings in the future, however.

III. President Roosevelt immensely loved those times when he could pursue his own recreation interests. Those times were of inestimable value to him particularly in view of his crippled limbs. It is proposed that RECREATION will take on a new significance at the Franklin D. Roosevelt-Warm Springs Memorial ... not just a new significance for the patients at the facility, but that a nationally significant comprehensive program be established, the likes of which exist nowhere in the country. It is proposed that the recreation program at Warm Springs will become a model program for a variety of services relating to the recreation needs of people both nationally and internationally. Using RECREATION as the common denominator, the living memorial to President Roosevelt can have tremendous national and international impact on serving the needs of the disabled. Among the key components of such a program would be:

- Development of a Comprehensive Recreation-Research Building dedicated to improving all aspects of recreation services to the disabled as well as provide research and training opportunities in all other aspects of rehabilitation. (Exhibits C and D.)
- Development of a Sports and Group Camp Complex that would be heavily programmed for activities which focused on serving the recreational needs of disabled. The site would also host national and international sporting events for all groups of disabled people. Such a facility exists nowhere in the nation and could also be used as a continuing education complex.
- A National Center for the Performing Arts for the Disabled. (Exhibit D.)
- Significant modifications would be made to the Franklin D. Roosevelt State Park assuring it to be one of the most accessible state parks in the nation for the disabled.
- Development of various recreational and historical resources existing at Warm Springs so as to fully interpret the dynamic story of the rich natural and cultural history of the area. Among the outstanding resources to be developed would be the Roosevelt Auditorium, Georgia Hall Quadrangle, Marine Barracks Area, Roosevelt Golf Course, Dowdell's Knob, the Cottages and Buildings comprising the National Historic Landmark District area and the Hydrotherapy Pools and Outdoor Springs.

The State of Georgia has proposed an ambitious program that would not be duplicated anywhere in the country, and proposes that one time capital outlay funds totalling \$22,645,000 be provided by the federal government for the purposes of implementing such a program. (Exhibit F.)

- IV. Given the concept of establishing a National Living Memorial and the benefits which will be provided throughout the nation, it is proposed that the federal government share in the costs of providing these services and operating the facilities of the living memorial through an annual appropriation of \$1,000,000 per year. (Exhibit G.)
- V. The Warm Springs National Historic Landmark District forms the core of the lands utilized by the Warm Springs Foundation during its operation as a center for the victims of polio. Comprising 265 acres and consisting of 47 structures, the District represents a resource with tremendous historical interpretive value. It is proposed that these structures be carefully preserved, restored and considered to be significant aspects of the living memorial. The National Park Service possesses the expertise that will be required to accurately preserve, restore and interpret these structures. (Exhibit H, lists cottages, structures and lands comprising the Historic Landmark District.)

- VI. It is proposed that the responsibility for operation of programs at the Living Memorial will be clearly spelled out in the legislation and/or appropriate agreements establishing the Memorial. The Living Memorial will be operated by two separate entities: the National Park Service shall be responsible for operating the Little White House, Pools and Springs and maintaining all lands and the exterior of all buildings. The State of Georgia will operate the rehabilitation program of the Living Memorial with responsibility for maintaining the interior of all buildings except those at the Little White House and Pools and Springs. The State of Georgia will be assured of the right of ingress and egress to use the grounds as part of the operation of the program. Furthermore, the State of Georgia and the National Park Service would jointly approve of any shared use of all lands, buildings and facilities comprising the living memorial.

In Warm Springs, Georgia, a precious part of President Roosevelt exists today. The proposal to establish a Living Memorial represents Georgia's commitment to the nation and to the legacy of F.D.R. The State's financial commitment to the Living Memorial is real as evidenced by the proposed expenditure of funds (Exhibit I.) to be committed to the Living Memorial.

The Warm Springs/Pine Mountain area of Georgia is of national historical and natural value. Part of the area has already been designated a National Historic Landmark District. The rural landscape of the area and the deep historical significance and natural resource qualities of the entire area combine to present the opportunity for establishment of a fitting Living Memorial to President Roosevelt some 35 years after his death.

The benefits accruing to the nation by the establishment of the Living Memorial would be many. Not only would it include the "Little White House" and the Living Memorial developed around the former Warm Springs Foundation property, but the natural and cultural qualities of the entire region would have significant national appeal. The adjacent 4,992 acre F.D.R. State Park and its 25 mile long scenic, mountain-rim parkway offers outstanding recreational enjoyment. Nearby is the 2,500 acre Callaway Gardens, one of the South's top tourist attractions. The Flint River, a magnificent, free-flowing river is a few miles east of the state park. Fifty miles south of Warm Springs is Plains, Georgia - the home of President Jimmy Carter.

Clearly, the financial commitment being requested of the federal government can be seen as a small part of the total cost of establishing what could become one of the most innovative and meaningful Living Memorials to a former President ever envisioned.

VOCATIONAL REHABILITATION

This program consists of vocational evaluation, adjustment, training, counseling, skilled and semi-skilled training and medical maintenance. Although a majority of the students/clients are physically handicapped, the Institute also serves a limited number of students/clients with mental impairments. The objective is to prepare the handicapped for gainful employment in the community.

MEDICAL REHABILITATION

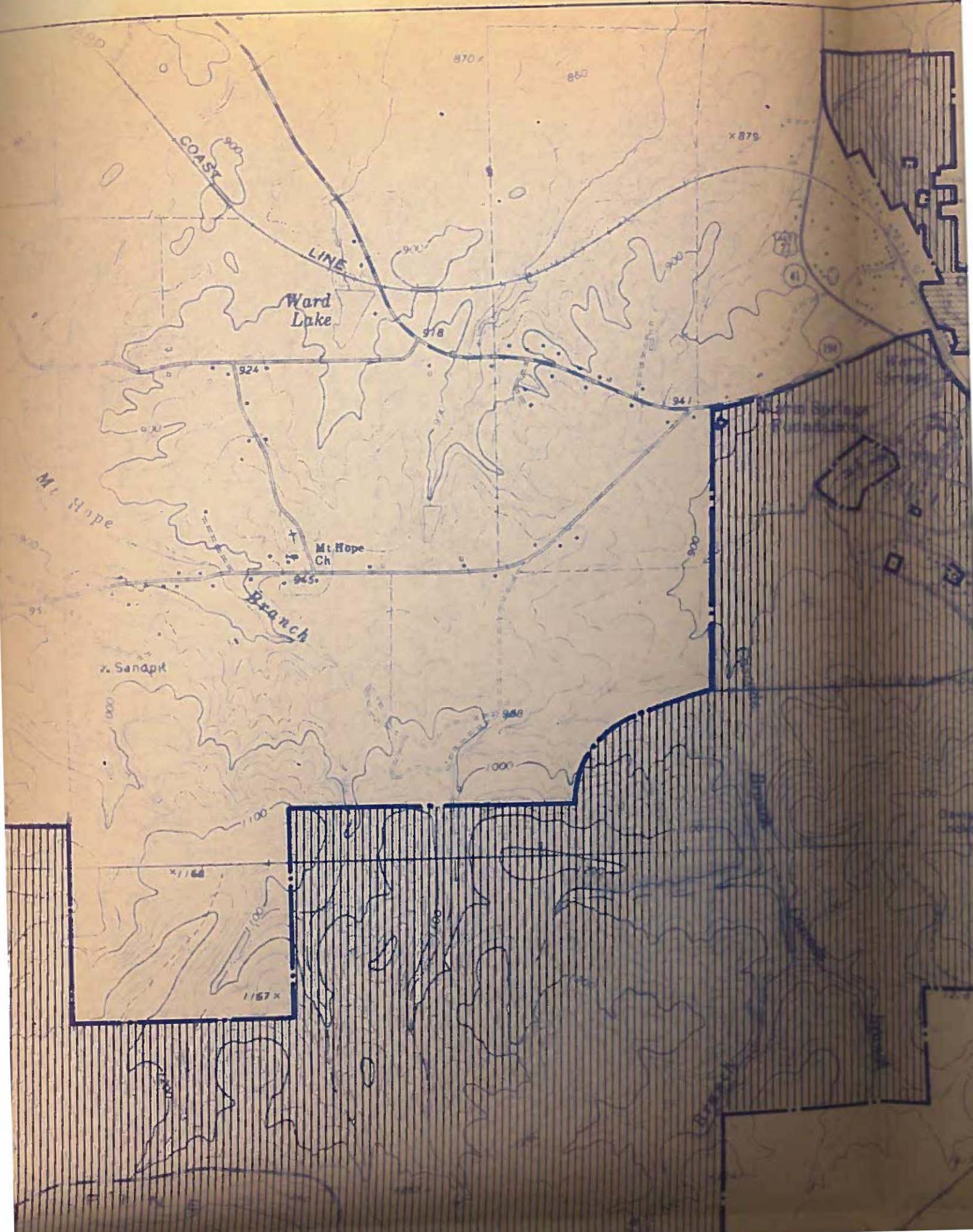
Medical rehabilitation will be a very important part of the total comprehensive rehabilitation program. The levels of medical rehabilitation will include special care, progressive care and clinic services. These physical restoration services will be provided by a rehabilitation team composed of doctors, therapists, nurses and behavior specialists.

INDEPENDENT LIVING

An innovative Independent Living Center is planned which will enable individuals with no vocational potential to develop skills and learn techniques to live independently within their home environment, thereby releasing family members for employment or lessening the need for institutionalization. This program will also identify vocational potential in individuals who previously have been offered no hope. The program for each student/client would last from six weeks to six months.

REHABILITATION RESEARCH AND TRAINING

The concept of an Institute for Rehabilitation encompasses an extensive program of affiliation with other State agencies, universities, research and training centers, and private service agencies. These affiliate relationships will provide an excellent vehicle to develop a program of training, research and education. Such vital topics as assessment of functional limitations, job requirements, techniques for overcoming barriers to employment, home and work site modification, and dissemination of information related to the rehabilitation of the severely physically handicapped would be addressed.



COMPREHENSIVE MODEL RECREATION PROGRAM

To the disabled person, recreation very well may be the most important aspect of everyday life. For a disabled person, recreation provides therapy, enjoyment and personal satisfaction. Recreation is an opportunity for exercise to maintain physical fitness or to fully develop physical potential. Competition builds positive self-concepts in addition to providing socially acceptable modes of dealing with aggression and anger that often accompany disability. Most importantly, participation in such activities also accelerate the integration of the disabled individual back into the mainstream of community life. In turn, they become productive members of society. No one wants this more than the disabled person.

The program that is proposed at Warm Springs will not only serve the patients and students in-residence at Warm Springs, but will have far-reaching impact on disabled people throughout the country. Let's examine the proposed program in detail. First, from the perspective of the resident disabled person at Warm Springs:

The recreation staff will work with students in residence on an out-patient basis to develop a recreation and leisure time management plan tailored to each person's ability, disabilities, needs, interests, and talents. The staff will work closely with the physical and occupational therapist in devising such plans. Care will be taken to assist students planning a follow-up

program to be carried out upon returning to the home community. Field trips and outings to athletic, cultural or community events will be utilized for enrichment and to demonstrate ways of coping with barriers out in society. This program will make extensive use of therapeutic recreation interns from throughout the nation providing field work experience for students studying recreation, adaptive physical education, music therapy, drama, art therapy and a variety of other disciplines of interest to the disabled person. The value of this hands-on experience with disabled people will greatly benefit both the intern and the patient.

The secret to the success of any recreation program is the availability of adequate lands and facilities on which to conduct various programs. Perhaps the greatest advantage to the entire concept at Warm Springs is the availability of sufficient land on which to conduct this innovative, model recreation program for the disabled. The State of Georgia owns more than 10,000 acres of prime land suitable for any type of land-based, outdoor recreation activity. The recreation program at Warm Springs will be developed to its fullest potential.

Disabled people throughout the country will benefit from the model recreation program at Warm Springs, because the thrust of recreation services at Warm Springs will be directed at developing new concepts at providing recreation services to the disabled. Staff will be trained; recreation research will be conducted; national and international sporting events for the disabled will be hosted; sports medicine will be studied; recreation

concepts will be tested; equipment will be demonstrated; and, most importantly, the disabled of this country will understand that a loud, vocal commitment with a national emphasis has been made to improve the disabled person's enjoyment of life through greatly improved recreation services. Warm Springs will become the national focal point for therapeutic recreation services serving the leisure needs of the disabled.

RESEARCH AND TRAINING CENTER

The comprehensive program of the Institute provides an ideal environment for research and training to be conducted related to the physically disabled and can be a part of a living memorial. The population of the patients at the Institute provides a broad range of disabilities that have problems of mobility, adaptive devices, health care maintenance, social and psychological adjustment, job placement, community and family adjustment, transportation, housing and other.

The major objective of the Institute staff with regard to research, training and provision of services has been in the area of processes of recovery of function following a disabling condition or disease. It would be the objective of the R&T Center to contribute to a better understanding of these processes and thus to further the development of methods of preventing or minimizing disability, to guide and assist the disabled to achieve maximum independence, and to have better insight into the socioeconomical factors which affect the mutual relationship between the disabled and their family and then with society.

The Center can conduct a program of research with national impact that responds to the problems of adaptive devices and rehabilitation engineering, social and personal adjustment of the severely physically disabled, independent living, and areas that affect the quality of the lives of the handicapped.

The research efforts will need linkage to the universities, the regional and national research centers as well as the university counselor education and rehabilitation administration programs. At this time, the Institute has exchange of information with Poland, Canada and England.

The opportunity for training and education is unlimited within the state, region and nation. The Center will increase our capacity to treat, cure and improve the effects of disability. The opportunity will be provided for innovative and imaginative approaches to the problem that can be researched and the solutions disseminated widely for utilization.

There is a need to establish appropriate housing, equipment, and staffing for this living memorial of research and training at Warm Springs. Strengthening the research and training activity will increase visibility of the Institute and enhance the recruitment of staff and patients.

Properly nurtured and employed, research and training can provide us with marvelous tools to help with the solution of problems of the disability to function and close the gap between research and practice.

This research and training concept will further the tradition and philosophy of Warm Springs and in the environment where polio was conquered. This research facility will provide extensive research into the many problems facing those who work with the severely handicapped. The facilities should provide space for continuing education programs in the field of medicine, nursing,

physical and occupational therapy, orthotics, vocational rehabilitation and other allied health disciplines.

NATIONAL CENTER FOR THE PERFORMING ARTS FOR THE DISABLED

The theater in Roosevelt Hall was opened in 1933. The seating, equipment, stage, and lighting were modern and up-to-date. Architectural barriers were eliminated for the handicapped and space designed for wheelchairs. President Roosevelt believed that the opportunity for the patients to take part in the performing arts both as a participant or as a spectator was both therapeutic and motivational.

The theater was always a center of activity. The patients had a theater group that presented plays and entertainment. Visiting road shows always made the circuit through Warm Springs. President Roosevelt was able to encourage movie stars and celebrities to visit the patients and perform. The March of Dimes kick-off campaign was started with movie stars and performers. The 300-seat theater was always overflowing.

The theater activity and utilization of the performing arts was a vital part of the patients' treatment process and was effectively used as a therapeutic tool.

The establishing of a National Center for the Performing Arts for the Disabled can represent a Living Memorial for President Roosevelt's early insight into the value of the performing arts as a part of the patients' rehabilitation achievement. This Center can serve as a living example of continuing the dreams and spirit of Warm Springs.

The Center program should be national in scope and role and the programs would be designed to develop knowledge, skills and expertise in making drama/theater experiences available to handicapped individuals. Funding and staffing the theater would enable the Institute to define issues, needs and resources related to drama, theater, and handicapped individuals, and to develop strategies for creating and extending opportunities in drama and theater by, with, and for handicapped individuals.

Intensive workshops could be offered in improvisational theater, deaf theater, creative drama with multiple handicapped children, casting and rehearsal techniques, movement, reader theater, scripting and oral history techniques, creative drama with the elderly, making the drama/theater accessible, research questions and approaches, arts integration and puppetry.

It has been suggested that the organized national center should have the benefit of an outdoor theater as well as the Roosevelt Hall Theater and that a Warm Springs drama be written and produced annually as a memorial production.

The operation and program of this memorial center would provide the opportunity for the handicapped to train in the field of theatrical production, staging, lighting, writing, directing, acting, costumes, sound, promotion and management.

The Center can serve as the site for Miss Wheelchair Georgia or the national Miss Wheelchair America.

As a living memorial, this National Center for the Performing Arts for the Disabled can serve to not only fulfill dreams but to assist in the public awareness and education of the needs of the handicapped.

CONSTRUCTION DETAILS AND COST ESTIMATES

I. Recreation - Research Building.

This building will provide the major recreational facilities to meet the daily needs of the comprehensive rehabilitation program and will serve as the headquarters for the Research and Training Program. The facility would also be available for major programs such as the Wheelchair Olympics and other recreation programs addressing the needs of the broader disabled population of the State and Nation.

Space Allocations:

Regulation Gymnasium with Seating	11,000	square feet
Indoor Olympic Pool	11,000	" "
Bowling Alley (6 lanes)	4,000	" "
Game Rooms	10,000	" "
Crafts Area	10,000	" "
Weight Lifting and Training Room	5,000	" "
Conference and Class Rooms	5,000	" "
Research Laboratory Space	5,000	" "
Offices	5,000	" "
Snack Bar	6,000	" "
Rifle Range	4,000	" "
Housing - 30 rooms	10,000	" "
Commons Area for Housing Unit	2,000	" "
Lobby, Halls, Baths, etc.	<u>12,000</u>	" "
Total	100,000	" "

Estimate of Cost:

Construction - Basic Cost = 100,000 sq. ft. x \$50.00	=	\$5,000,000.00
Swimming Pool, Gym, Bowling Alley		250,000.00
Fees		315,000.00
Equipment		500,000.00
Site Work, Utilities, Parking		500,000.00
Inflation		<u>650,000.00</u>
Estimated Cost		\$7,215,000.00

II. Track, Athletic Field, Outdoor Games Area and Lake.

Funds for this activity would provide a field and track for outdoor activities such as wheelchair races, various field events such as javelin, etc., all of which are sports that most disabled will utilize. With the lake, canoeing and fishing would be available. The outdoor games area would include lawn bowling, volley ball and basketball. All would provide facilities for events that are included in the Olympics.

Estimate of Cost:

Track and Field Including Lighting and Bleachers	\$1,000,000.00
Lake	250,000.00
Outdoor Games Area	100,000.00
Fees	80,000.00
Equipment	50,000.00
Inflation	<u>175,000.00</u>
Estimated Cost	\$1,655,000.00

III. Sports and Group Camp Complex.

This facility would be designed to house 300 under normal conditions, but could be expanded to 600 for short-term special activities such as wheelchair or special olympics. The facility would be located so as to provide possible recreational activities such as nature studies, crafts, archery, hiking, etc. It would also serve as the focal point for outward bound camping activities. The facility would be rustic in design and construction.

Space Allocations:

Housing	75,000	square feet
Dining - Multigame Area	10,000	" "
Commons Area	10,000	" "
Gym - Meeting Area	6,000	" "
Miscellaneous Space	<u>9,000</u>	" "
Total	110,000	" "

Estimate of Cost:

Construction 110,000 square feet x \$45.00	\$4,950,000.00
Fees	300,000.00
Equipment	300,000.00
Site Work, Track, Parking, etc.	500,000.00
Inflation, etc.	<u>725,000.00</u>
Estimated Cost	\$6,775,000.00

IV. Amphitheater.

As a part of the proposed National Center for the Performing Arts for the Disabled, we would construct an outdoor amphitheater that would be used for development and presentation of an outdoor drama depicting Roosevelt's life, the conquest of polio and interpreting the story of Warm Springs. This drama would involve disabled and non-disabled, and serve as an exceptionally important training aspect of the overall living memorial.

Estimated Cost \$ 250,000.00

V. Improvements and Adaptations at Franklin D. Roosevelt State Park.

Improving accessibility to Franklin D. Roosevelt State Park would be accomplished with these funds. These new and improved facilities at the state park will enhance public use of the area, and serve as support programs offered and/or conducted by the Institute for Rehabilitation.

Estimate of Cost:

Adapt the Liberty Bell Pool designed by President Roosevelt to serve the disabled	50,000.00
Adapt 5 cottages with ramps, pull bars, stops, etc.	25,000.00
Adapt 12 campsites	60,000.00
Adapt Group Camp	125,000.00
Fishing Dock	50,000.00
Develop an Outdoor Therapeutic Camping Program for emotionally disturbed youngsters	500,000.00
Construct 10 new barrier-free cottages	650,000.00
Develop a primitive camping area	25,000.00
Develop 4 existing Pine Mountain overlooks	10,000.00
Development of President Roosevelt's favorite "quiet place," Dowdell's Knob	100,000.00
Develop 3 wildlife observation areas with blinds, trails, food plots, minimum comfort facilities	150,000.00
Develop 5 new vistas of Pine Mountain valley	50,000.00
Adapt the Information and Orientation Center	15,000.00

Estimated Cost \$1,810,000.00

VI. Renovation of Pool and Springs.

Funds are needed to complete the renovation of the hydrotherapy pools and springs since it is important historic resource. Funds would be used for further restoration, repair, and installation of a filter system, construction of the former glass enclosure, and purchase of additional interpretive equipment.

Estimated Cost \$ 250,000.00

VII. Memorial Gardens.

This would provide for the development of formal memorial gardens in Georgia Hall Quadrangle. This would include funds for walkways, landscaping, limited statuary, fountains, interpretive media and signage.

Estimated Cost \$ 250,000.00

VIII. Development of a Museum.

It is proposed that an appropriate building be utilized, if possible, for the development of a museum that would interpret the overall story of Warm Springs, F.D.R., Civilian Conservation Corps, Rural Electrification Administration, farmer's relocation program, conquest of polio, story of rehabilitation, Roosevelt's life, and many other related storylines. Such a museum would complement the story told at the Little White House.

Estimate of Cost:

Renovation	\$	250,000.00
Fees		15,000.00
Equipment		125,000.00
Inflation		<u>45,000.00</u>
Estimated Cost	\$	435,000.00

IX. Renovation of Georgia Hall, Roosevelt Hall, North Wing, Builders Hall, and Dining Area.

The refurnishing and renovation of these areas as it was during the Roosevelt era would be an important part of the memorial. This will include furniture, interior decorations, improving the interior traffic flow, equipping the Roosevelt Auditorium for development of the National Center for the Performing Arts for the Disabled by purchasing new cameras, movie screen, curtains, repairing the floors, ceiling and dressing rooms. Also, completing some necessary cleanup work in the adjacent Builders Hall is considered essential. This will involve painting, furnishings, repairs. The Georgia Hall area will become the focal point for the overall living memorial at Warm Springs.

Estimate of Cost:

Renovation of Georgia Hall	\$	150,000.00
Renovation of Builders Hall		100,000.00
Renovation of North Wing		700,000.00
Renovation of Dining Area and Kitchen		200,000.00
Renovation of Roosevelt Hall		200,000.00
Fees		80,000.00
Furniture and Equipment		300,000.00
Inflation		<u>200,000.00</u>
Estimated Cost	\$	1,930,000.00

X. Protection and Interpretation of Historical Areas.

Significant historical areas are in need of protection and carefully supervised interpretation. There are several such areas that hold deep and significant meaning to the overall story to be told at Warm Springs. For example:

National Historic Landmark District Structures. It is considered imperative

that the white frame structures which have become identified with the historical aura of Warm Springs be carefully preserved. These historical resources are an important part of the "original fabric" of Warm Springs, but will need immediate attention so as to assure their preservation for future interpretation.

Marine Barracks Area. One building is still standing. The opportunity exists to have a short walk, enter the building, view simple exhibits, and have the story of Roosevelt's military support unit interpreted that was so important to him when he visited Warm Springs.

Almost forgotten is a small, quiet cemetery near the golf course that contains the remains of several very important people who played significant roles in molding the Warm Springs story. This area should be carefully protected and preserved.

Estimated Cost \$ 475,000.00

XI. General Site Improvements.

There are a number of improvements that will be necessary given the plans to develop a living memorial. These don't fall under any specific category, but rather are listed as follows:

Estimate of Cost

General Improvement of Parking, Paving and Limited Relocation of Roads	\$ 500,000.00
Landscaping	250,000.00
System of Sidewalks and Trails	250,000.00
Signage	50,000.00
Refurbishing of Golf Course and Club House	250,000.00
Construction of Maintenance Support Facility	300,000.00

Estimated Cost \$ 1,600,000.00

SUMMARY OF ESTIMATED COSTS OF FACILITIES AND IMPROVEMENTS WHICH THE FEDERAL GOVERNMENT WOULD BE REQUESTED TO PROVIDE

I. Recreation, Research, Training and Continuing Education Complex	\$ 7,215,000.00
II. Track, Athletic Field, Outdoor Games Area and Lake	1,655,000.00
III. Olympic Village, Sports and Group Camp Complex	6,775,000.00
IV. Amphitheater	250,000.00
V. Improvements and Adaptations at Franklin D. Roosevelt State Park	1,810,000.00
VI. Renovation of Pools and Springs	250,000.00
VII. Memorial Gardens	250,000.00
VIII. Development of a Museum	435,000.00
IX. Renovation of Georgia Hall, Roosevelt Hall, North Wing, Builders Hall, and Dining Area	1,930,000.00
X. Protection and Interpretation of Historical Areas	475,000.00
XI. General Site Improvements	1,600,000.00
Total:	\$ 22,645,000.00

Exhibit G

PROPOSED ANNUAL FEDERAL SUPPORT

While the State of Georgia plans to fund from various resources the major part of the programs dedicated to the living memorial some annual support by the Federal government is appropriate. This cost is related to the expanded activities that should not be charged to the regular rehabilitation program. The following list itemizes the projected breakdown of an annual \$1,000,000 appropriation.

Recreation Staff (15 Professional and Support)	\$250,000
Research Staff (11 Professional and Support)	190,000
Fellowships (5 at \$8,000 each)	40,000
Affiliations (40 at \$1,000 each)	40,000
Equipment and Supplies	80,000
General Maint., Operation & Utility Costs	<u>400,000</u>
	\$1,000,000

Exhibit H.

FACILITIES LOCATED WITHIN THE 265 ACRE
NATIONAL HISTORIC LANDMARK DISTRICT

(NOTE: Dates listed for the "cottages" are in some cases approximate. Those given are the earliest that can be documented from correspondence and rental records of the Warm Springs Hospital. Without additional research, precise dates of construction cannot be identified.)

HISTORIC STRUCTURES

Hospital area:

- 8 Georgia Hall (1933)
- 9 Roosevelt Hall (Rehabilitation Building) (1952-53)
- 10 East Wing (1945-46)
- 11 Surgical Wing (Medical Building) (1939)
- 12 Children's Pavilion (1955)
- 13 Norman Wilson Infirmary (1930) (Including Indoor Pool 1942)
- 14 Founders Hall (1957)
- 15 Kress Hall (1935)
- 16 Builders Hall (1935)
- 17 Brace Shop (1938)
- 18 School House (1939)
- 22 Outdoor Pools (Including covered Edsel Ford Pool) (1928)
- 29 Chapel (1937)

Cottages:

- 30 Spencer Cottage (1930)
- 31 Mansion (Irwin) Cottage (1930)
- 32 Veeder Cottage (1938)
- 35 Pierson (Hart) Cottage (1924)
- 36 Pierson Guest House (1924)
- 37 Charles Joseph Cottage (1935)
- 38 Apartments A & B (1942)
- 40 Physio (Woodruff) Cottage (1938)
- 41 Louise Joseph Cottage (1935)
- 43 M. K. Moore Cottage (1930)
- 44 M. L. Curtis Cottage (1935)
- 45 Curtis Guest House (1935)
- 46 W. S. Moore Cottage (1938)
- 47 DesPortes Cottage (1935)
- 48 Bradley Cottage (1930)
- 50 Missy LeHand Cottage (1936)
- 51 Fryer Cottage (1938)

Cottages:

- 52 McCarthy Cottage (First Franklin D. Roosevelt Home) (1926)
- 53 E. T. Curtis Cottage (1936)
- 54 Hutton Cottage (1935)
- 55 Raper (Lord) Cottage (1934)
- 57 Weeks Cottage (1938)
- 58 Hutington (Chevalier) Cottage (1935)
- 59 Carpenter Cottage (1934)
- 60 Keith Morgan Cottage (1935)
- 61 Wilson Cottage (1933)
- 62 Dewey (Jones) Cottage (1933)
- 63 Latham (Merrill) Cottage (1950)
- 64 Orth Cottage (1938)
- 65 James Roosevelt Cottage (1935)
- 66 Englehard (Pattison) Cottage (1938)
- 67 McArthur Cottage (1930)
- 68 Shipp Residence (1930's)
- 69 Peabody Cottage (1934)
- 70 Golf Course

GEORGIA'S CONTRIBUTION TO THE
PROPOSED NATIONAL LIVING MEMORIAL

The State of Georgia does not envision the federal government merely appropriating the funds for Capital Outlay and annual operation of the Living Memorial without evidence on the State's part of a major sharing in the overall responsibility. Listed below is a financial summary of the contributions to the Living Memorial that the State of Georgia will commit to this outstanding and worthy goal:

1. Transfer the ownership of the Little White House and 4,764 acres of land to the National Park Service. While it is difficult to place a value on the historical structures which contribute to the site, the value of the land can be estimated. Estimated Value: \$4,764,000
2. It is difficult to estimate the value of the buildings and equipment on the property managed by the Department of Human Resources, but an estimated minimum replacement value of the 480,000 square footage can be established. Estimated Value: \$24,000,000
3. The primary key to the establishment of the Living Memorial will be the program which will be operated by the State of Georgia providing rehabilitation services, conducting research and training and fulfilling the State's avowed goal of operating a Model Recreation Program. An estimate can be made of all resources for this purpose over the next five years. Estimate Value: \$49,500,000

TOTAL STATE OF GEORGIA CONTRIBUTION: \$78,264,000