



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: MAY 5, 2014

ARC REVIEW CODE: V1404231

TO: MAYOR KASIM REED, CITY OF ATLANTA
ATTN TO: TSHAKA WARREN, SENIOR PLANNER, DEVELOPMENT REVIEW DIVISION
FROM: Douglas R. Hooker, Executive Director, ARC

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-14-01A 4432 Whitewater Creek Road NW
Submitting Local Government: City of Atlanta

Review Type: Metro River

Date Opened: April 23, 2014

Date Closed: May 3, 2014

FINDING: ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Additional Comments: ARC has received comments and is attaching them for your information. They do not affect ARC's final finding of this review.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
COBB COUNTY

ARC ENVIRONMENTAL PLANNING
CHATTAHOOCHEE RIVERKEEPER
CITY OF SANDY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.



United States Department of the Interior

National Park Service

Chattahoochee River

National Recreation Area

1978 Island Ford Parkway

Sandy Springs, GA 30350



IN REPLY REFER TO:

L7619 (CHAT)

April 30, 2014

Andrew Smith
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, GA 30303

Dear Mr. Smith:

This letter is a confirmation of receipt of the Metropolitan River Protection Act (MRPA) Review Notification, RC-14-01A for 4432 Whitewater Creek Road NW, Fulton County, Georgia. The project proposes the construction of a detached garage on an existing single-family residential property which lies within the 2000-foot MRPA Chattahoochee River Corridor.

The Chattahoochee River National Recreation Area (CRNRA), a unit of the National Park Service (NPS), was established by Congress in 1978 to assure the preservation and protection of a 48-mile stretch of the Chattahoochee River and certain adjoining lands from Buford Dam to Peachtree Creek. CRNRA consists of the river and its bed along with the lands, waters, and interests within the park's authorized boundary. The NPS has a vested interest in preserving the water quality, view shed, and the natural condition of the river corridor for the various ecological, biological, and recreational services it provides to the general public. The site of the proposed garage construction lies adjacent to the East Palisades unit of the CRNRA. Because of this project's proximity to the park, the NPS has concerns regarding potential impacts to park resources. With this in mind, the NPS has the following concerns and recommendations:

Erosion and Sedimentation

In general, to protect the river and water quality during construction, the NPS emphasizes the use of Best Management Practices (BMPs) designed and implemented to comply with the standards and specifications outlined in the *Manual for Erosion and Sediment Control in Georgia* (Georgia Soil and Water Conservation Commission, 2002 or latest edition). An approved erosion and sedimentation control plan should be implemented before soil disturbances occur within the project site to avoid violating the Erosion and Sedimentation Act of 1975.

Recommendation: After proper installation, continued and unfailing maintenance and repair of the BMPs should be undertaken to ensure their effectiveness throughout the duration of the project.

Stormwater Runoff

The issue of storm water management lies outside the purview of the Atlanta Regional Commission (ARC) plan review process; however, it is of upmost concern to CRNRA, as stormwater runoff within the watershed is a major source of nonpoint source pollution in the river. As the plans move forward to local review, we ask that storm water management options to be carefully deliberated to avoid impacts from the addition of impervious surfaces such as buildings, drives, and parking areas.

Recommendation: The project should be designed to limit increases in impervious surface area inside the designated 2000-foot Chattahoochee River Corridor. We ask that stormwater management practices include current and up-to-date smart-growth techniques and low-impact design elements that address the impacts of additional hardscape.

Introduce/Promote Non-native Species

Construction activities have the potential to transport exotic invasive plant and animal species from one area to another.

Recommendation: We recommend that all equipment be washed and cleaned of mud and debris that may transport unwanted pests. The NPS encourages the project applicant to use only native grass seed or native vegetation for stabilizing the project area following construction.

Landscaping with native plant species provides attractive, hardy, drought resistant yards which require less water, fertilizer, and pesticides.

Recommendation: NPS encourages the use native plant species for landscaping.

Cumulative Impacts

As the Atlanta metropolitan region grows, incremental impacts from many small-scale projects contribute significantly to overall land-disturbance within the Chattahoochee River corridor. CRNRA is concerned that the growing number of applications, permits, and variances within the Chattahoochee River Corridor pose a cumulative threat to the protection of the river.

Recommendation: We request that the City of Atlanta review process for all land-disturbing activities consider the cumulative impacts from erosion and sedimentation, stormwater management, and spread of non-native invasive species.

We appreciate your consideration of these comments and ongoing involvement with the project. Please feel free to contact the park's Natural Resources Program Manager, Paula Capece, directly if you have any questions or concerns that we could help to address. She can be reached at 678-538-1322 or by email at Paula_Capece@nps.gov.

Sincerely,



William L. Gox
Superintendent