



# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: NOVEMBER 19, 2014

ARC REVIEW CODE: V1407181

TO: MAYOR RUSTY PAUL, CITY OF SANDY SPRINGS  
ATTN TO: MICHAEL BARNETT, CHIEF ENVIRONMENTAL COMPLIANCE OFFICER  
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-14-01SS Lost Corner Preserve Passive Park

**Submitting Local Government:** City of Sandy Springs

**Review Type:** Metro River

**Date Opened:** July 18, 2014

**Date Closed:** July 28, 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:** Comments were received from the National Park Service and are attached for your information.

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

ARC COMMUNITY DEVELOPMENT DIVISION  
NATIONAL PARK SERVICE  
COBB COUNTY

ARC NATURAL RESOURCES DIVISION  
CHATTAHOOCHEE RIVERKEEPER

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](mailto:asmith@atlantaregional.com). This finding will be published to the ARC review website 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)

July 24, 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-14-01SS for Lost Corner Preserve Passive Park, Fulton County, Georgia. For this project, the City of Sandy Springs proposes to construct a "passive park" with a parking lot and other amenities on land 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. Additionally, the Metropolitan River Protection Act (Georgia Code 12-5-440 et seq.) was enacted in 1973 and requires that the Atlanta Regional Commission (ARC) review proposals for land disturbing activities within the 2000-foot Chattahoochee River Corridor along both banks of the river and its impoundments. The act was created to protect the drinking water and recreational values of one of the region's most valuable resources.

The ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee River Corridor Plan. The Vulnerability Analysis (Section # 8) of the City of Sandy Spring's MRPA Application specifies the use of 23.72 total acres. This includes 10.52 acres of land disturbance and 6.11 acres of hardscaping with impervious surfaces. The NPS administers property less than a quarter of a mile from the proposed project location. We are concerned that the project proposes to impact the maximum percentages of land disturbance and impervious surface area allowable under MRPA for the creation of a passive city park. The intensity of the proposed development so near to CRNRA has the potential to significantly affect the resources under NPS protection. We would like ARC to work with the project applicant (City of Sandy

Springs) to identify and encourage ways to further avoid and minimize land disturbance impacts and impervious surface installation beyond what has been proposed for Lost Corner Preserve Passive Park.

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](mailto:Paula_Capece@nps.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'W. L. Cox', written in a cursive style.

William L. Cox  
Superintendent