

Regional Review Finding Metropolitan River Protection Act

DATE: April 17, 2025
TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Helen Owens, Planner III, City of Sandy Springs
FROM: Anna Roach, Executive Director, Atlanta Regional Commission



ARC has completed a regional review of the following Metropolitan River Protection Act (MRPA) proposal and made the below finding. ARC reviewed the proposed project's compliance with MRPA requirements as well as its relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of nearby local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-25-01SS Old Riverside Park

Submitting Local Government: City of Sandy Springs

Date Opened: April 7, 2025 **Date Closed:** April 17, 2025

Finding: ARC staff have completed a review of an application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Additional Comments: Comments received from the National Park Service are attached. NPS has administrative jurisdiction over the river up to the ordinary high-water mark within the authorized boundary of CRNRA. It is unclear from the plans provided if the supports for the overlook would be located within CRNRA's boundary. Projects within the park's authorized boundary require a permit.

The following local governments and agencies received notice of this review:

Atlanta Regional Commission	Georgia Department of Natural Resource	Chattahoochee Riverkeeper
National Park Service	Georgia Conservancy	City of Sandy Springs
Cobb County	Historic Riverline	

*For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org.
This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.*

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Sandy Springs
2. Owner(s) of Record of Property to be Reviewed:
Name(s): City of Sandy Springs
Mailing Address: 1 Galambos Way
City: Sandy Springs State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-730-5600 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Lose Design
Mailing Address: 3237 Satellite Blvd
City: Duluth State: GA Zip: 30096
Contact Phone Numbers (w/Area Code):
Daytime Phone: (770) 338-0017 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: Old Riverside Park
Description of Proposed Use: Public Park
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 17 0168 LL0227
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: R2A
Size of Development (Use as Applicable):
Acres: Inside Corridor: ~~23.98~~ 23.98 ac Cons - 5/27/25
Outside Corridor: _____
Total: ~~23.98~~ 23.98 ac (Cons 3/27/25)
Lots: Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A
Units: Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? No

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system X

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
A	<u>N/A</u>			<u>(90)</u>	<u>(75)</u>
B	<u>N/A</u>			<u>(80)</u>	<u>(60)</u>
C	<u>2.16 Ac</u>	<u>0.67 Ac</u>	<u>0.35 Ac</u>	<u>(70)</u> <u>31.02</u>	<u>(45)</u> <u>16.20</u>
D	<u>1.70 Ac</u>	<u>0.34 Ac</u>	<u>0.17 Ac</u>	<u>(50)</u> <u>20.00</u>	<u>(30)</u> <u>10.00</u>
E	<u>18.89 Ac</u>	<u>3.23 Ac</u>	<u>1.09 Ac</u>	<u>(30)</u> <u>17.10</u>	<u>(15)</u> <u>5.77</u>
F	<u>1.23 Ac</u>	<u>0.11 Ac</u>	<u>0.03 Ac</u>	<u>(10)</u> <u>5.60</u>	<u>(2)</u> <u>1.5</u>
Total:	<u>23.98 Ac</u>	<u>4.35 Ac</u>	<u>1.64 Ac</u>	<u>N/A</u>	<u>N/A</u>

NOTE - THIS PAGE REVISION - JMS - 3/27/25
OK

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes
If "yes", indicate the 100-year floodplain elevation: 806

NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? Yes
If "yes", indicate the 500-year flood plain elevation: 810

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

X Description of land in the application and any additional land in the project (attach legal description of surveyed boundaries).

X Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

X Written consent of all owners to this application. (Space provided on this form)

X Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

X Description of proposed use(s). (Space provided on this form)

X Existing vegetation plan.

X Proposed grading plan.

N/A Certified as-builts of all existing land disturbance and impervious surfaces.

X Approved erosion control plan.

X Detailed table of land-disturbing activities. (Both on this form and on the plans)

X Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

N/A Documentation on adjustments, if any.

X Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

X Site plan.

X Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

 Concept plan.

 Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Signature(s) of Owner(s) of Record

Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

CITY OF SANDY SPRINGS PROJECT MANAGER
STEVE CIACCIO J. J. Ciccio 3-5-25
Signature(s) of Applicant(s) or Agent(s) Date

14. The governing authority of City of Sandy Springs requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Helen Owens

03/05/2025

Signature of Chief Elected Official or Official's Designee

Date



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:

1.A.2

April 16, 2025

Donald Shockey
Atlanta Regional Commission
229 Peachtree Street NE Suite 100
Atlanta, Georgia 30303

Dear Mr. Shockey:

This letter is a confirmation of receipt of the MRPA Review Notification, RC-25-01SS for to construct a new riverfront public park that will include Chattahoochee River observation access, a playground, green infrastructure, nature trails, a parking area, and restrooms. The Atlanta Regional Commission estimates approximately 1.64 acres of impervious surface will be added inside the Chattahoochee Corridor.

Congress established the Chattahoochee River National Recreation Area (CRNRA), a unit of the National Park Service (NPS), in 1978 to assure the preservation and protection of a 48-mile stretch of the Chattahoochee River 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. Congress expressly provided the Secretary of the Interior, acting through the National Park Service (NPS) and CRNRA, with the authority to protect the "natural, scenic, recreation, historic and other values" of the Chattahoochee River.

Overall, this project aligns with the CRNRA's mission, we appreciate the inclusion of a native pollinator meadow, stormwater bioretention, and a pervious parking area. NPS offers the following comments and recommendations:

Construction Equipment: Introduction of Non-Native Species

It is known that construction equipment and vehicles easily transport non-native species in mud and debris on unclean equipment. This project is located across the river from the Jones Bridge Unit of CRNRA.

Recommendation: Due to the project's proximity to the park, we request that all equipment be washed and cleaned of debris to prevent transport of unwanted seeds and spores. The NPS also encourages the project applicant to use native grass seed or native vegetation for stabilizing the project area following construction since non-native species are easily transported downstream and can start new colonies.

Erosion and Sedimentation

To protect water quality during construction, Best Management Practices (BMPs) should be 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). 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. Currently, the section of the Chattahoochee River adjacent to this project is listed as impaired on the state of Georgia's 303(d) listing for not fully meeting its designated uses. CRNRA is invested in improving the watershed. Due to the proximity of this proposed project to the Chattahoochee River, there are concerns for the potential for sediment to enter the river during construction.

Recommendation: After proper installation, continued and unfailing maintenance and repair of the BMP's should be guaranteed in order to ensure their effectiveness and specifically to control the effects of this project on the river.

River Overlook

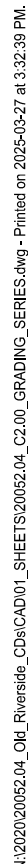
NPS has administrative jurisdiction over the river up to the ordinary high-water mark within the authorized boundary of CRNRA. It is unclear from the plans provided if the supports for the overlook would be located within CRNRA's boundary. Projects within the park's authorized boundary require a permit.

Recommendation: If any project components (permanent or temporary) are within the authorized boundary of CRNRA, the application is required to obtain a NPS permit. It is recommended that the applicant reach out to the park early to coordinate permitting.

We appreciate your consideration of these comments. Please feel free to contact me, Beth Wheeler, Chief of Planning, Resources, and Education, directly if you have any questions or concerns that we could help to address. She can be reached at 404-803-7641 or by email at Beth_Wheeler@nps.gov.

Sincerely,

Beth Wheeler
Chief of Planning, Resources, and Education



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FOR
PERMIT
NOT FOR
CONSTRUCTION

CITY OF SANDY SPRINGS

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10

SHEET TITLE

LAND DISTURBANCE
PLAN

PROJECT NO. 20052.04	DATE 03/25/2025
DRAWN BY BB	SCALE AS SHOWN
CHECKED BY DLM	
SHEET NO.	

C2.30