

DATE: *September 26, 2018*
TO: Mayor and City Council
FROM: Assistant *City* Manager
SUBJECT: Park Expansion Project – Mitigation Credit Purchase



RECOMMENDED ACTION

Approve the purchase of 2.8 wetland mitigation credits from the Soque River Mitigation Bank for the Gary Pirkle Park Field Expansion project in the amount of \$140,000.

BUDGET IMPACT

The amount of \$150,000 for the purpose of acquiring these mitigation credits was budgeted in the 2018 capital improvement program budget.

DISCUSSION

After completing preliminary design and permitting documentation as well as following an eighteen-month application process with the United States Army Corps of Engineers (Corps), we have authorization to purchase offset credits to account for the wetland impacts associated with expanding the turf fields at Gary Pirkle Park. The project was programmed several years ago as an improvement to the 67-acre park allowing for more flexibility with the demands of groups currently using the fields.

The existing fields are natural turf and do not allow much flexibility with the different classifications of soccer league play. The project intends to expand to one full size and two smaller fields, for up to four games or practices on roughly the same area (doubling the capacity). The proposed scope also includes the placement of synthetic turf in the area as well.

The application process for the Corps permit began in early 2017 and has taken some time to adjust to changes in the wetland permitting process affecting the amount of impact along with a required change in the field layout. As a result, the wetland impact, while reduced from what it could have been, is still larger than we anticipated when programming the project.

As we approach completion of the permitting process, we will need to approve the purchase of the mitigation credits according to the attached calculations. As is evident, this is not a one to one credit ratio and encourages avoidance, even after an intensive review process of alternatives. The Corps also designates the primary and secondary service area banks from which to purchase credits. Our primary service area is the Middle Chattahoochee Basin and the bank closest to us with credits coming online in early 2019 is the Soque River Bank (SRB). We will have a statement of credit availability from SRB that will be reserving our 2.8 credits within the coming weeks.

Staff recommends approval of the purchase of 2.8 credits from SRB in the amount of \$140,000 (\$50,000 per credit).

Attachments

Field Layout Alternatives

Credit Calculations



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334 ft

UPDATE: 4/28/17 EXHIBIT 1
PREPARED 10/24/2016 BY:
NELSON ENVIRONMENTAL, INC.
www.NelsonEnvironmental.us PH:404/862-1665

INDIVIDUAL PERMIT APPLICATION
GARY PIRKLE PARK
GWINNETT COUNTY, GEORGIA

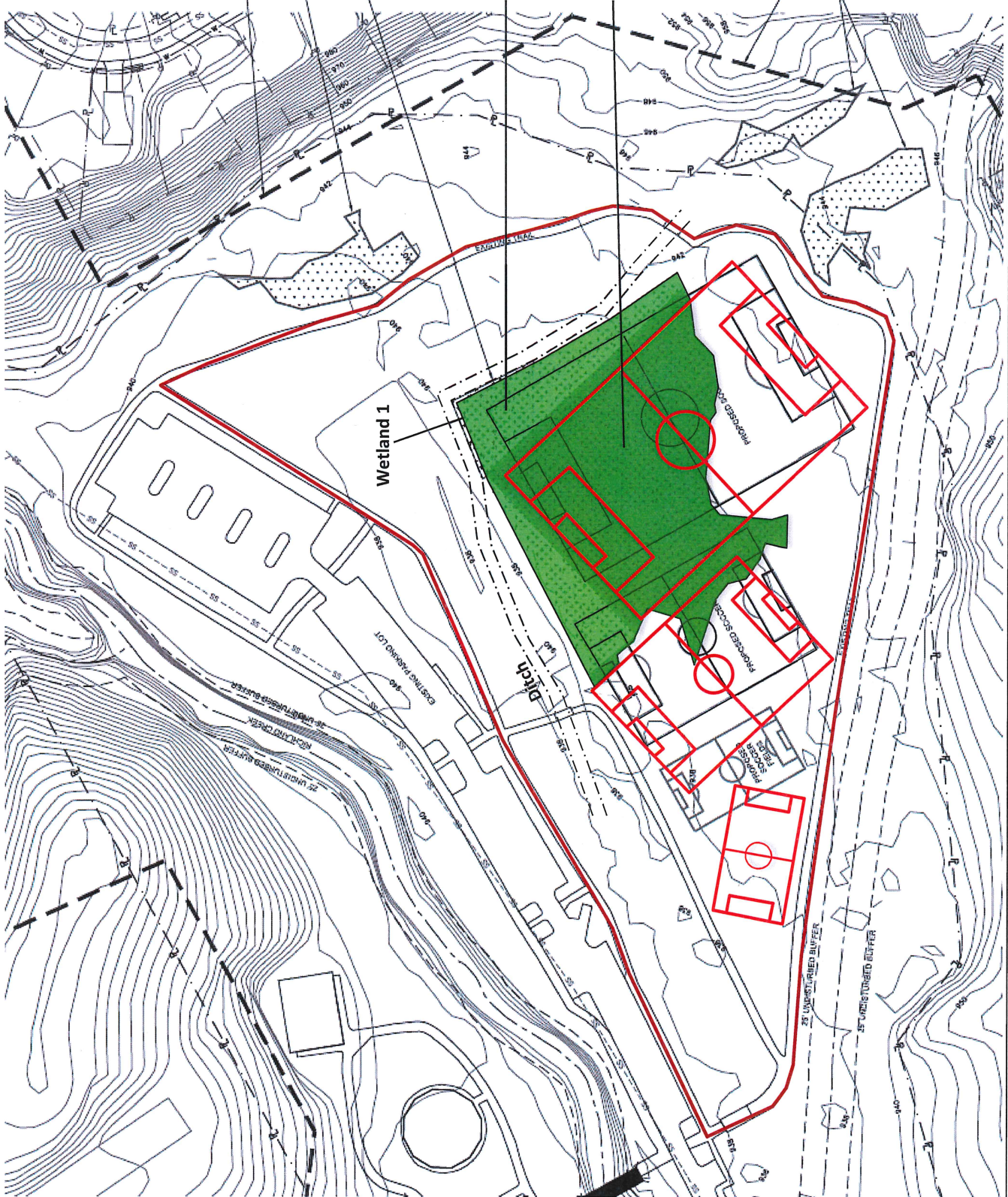
WETLAND LOCATION
APPLICANT: CITY OF SUGAR HILL
ENGINEER: PRECISION PLANNING, INC.



BLUFORM DAM FLOW EASEMENT APPROXIMATE LOCATION PER (CORPUS OF ENGINEERS)

PREVIOUSLY DELINEATED WETLANDS & UPLAND BUFFER

APPROXIMATE LOCATION OF SURVEYED WETLANDS PER (STATE ENVIRONMENTAL AREA 1800 BP)



USACE IMPACTS:

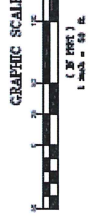
Wetland 1: 1.65 acres
Juris. Ditch: 0 linear feet/0 acres

USACE IMPACTS:

Wetland 1: 1.25 acres
Juris. Ditch: 0 linear feet/0 acres

BLUFORM DAM FLOW EASEMENT APPROXIMATE LOCATION PER (CORPUS OF ENGINEERS)

PREVIOUSLY DELINEATED WETLANDS & UPLAND BUFFER



PROPOSED CONDITIONS PLAN VIEW

APPLICANT: CITY OF SUGAR HILL

ENGINEER: PRECISION PLANNING, INC.

INDIVIDUAL PERMIT APPLICATION

GARY PIRKLE PARK

GWINNETT COUNTY, GEORGIA

UPDATE: 4/28/17 EXHIBIT 2

PREPARED 10/24/2016 BY:

NELSON ENVIRONMENTAL, INC.

www.NelsonEnvironmental.us PH:404/862-1665



BLUISH SHADE/EASEMENT APPROX. LOCATION (PER CORPUS OF ENGINEERS)

PREVIOUSLY DELINEATED WETLANDS UPLAND BUFFER

APPROXIMATE LOCATION OF BLUISH WETLANDS AREA (PER NELSON ENVIRONMENTAL) AREA=1260 SF

USACE IMPACTS:

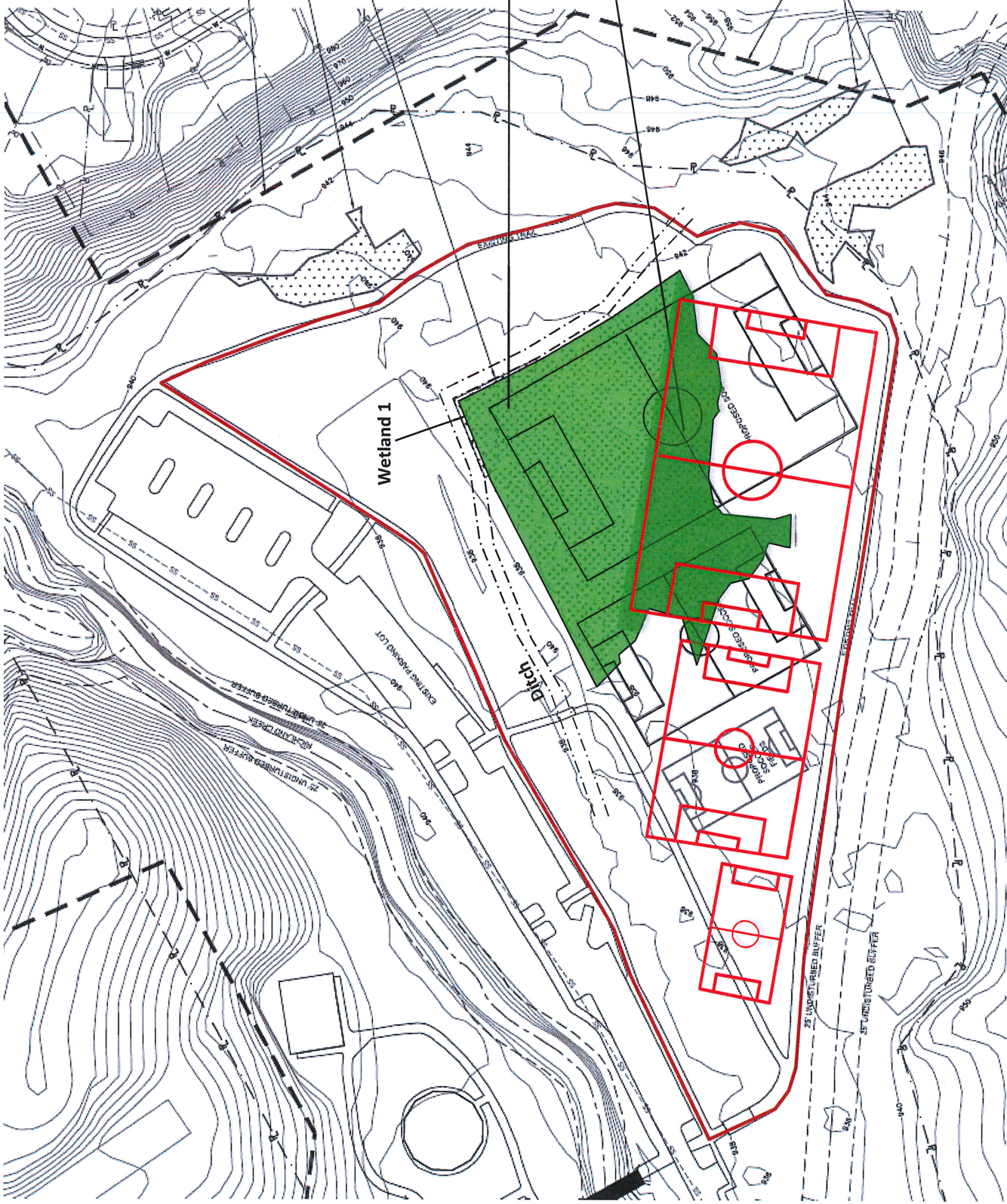
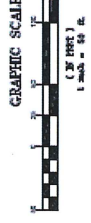
Wetland 1: 1.65 acres
Juris. Ditch: 0 linear feet/0 acres

USACE IMPACTS:

Wetland 1: 0.78 acres
Juris. Ditch: 0 linear feet/0 acres

BLUISH OMBLON/EASEMENT APPROX. LOCATION (PER CORPUS OF ENGINEERS)

PREVIOUSLY DELINEATED WETLANDS UPLAND BUFFER



INDIVIDUAL PERMIT APPLICATION
GARY PIRKLE PARK
GWINNETT COUNTY, GEORGIA

PROPOSED CONDITIONS PLAN VIEW
APPLICANT: CITY OF SUGAR HILL
ENGINEER: PRECISION PLANNING, INC.

WETLANDS AND OPEN WATERS
MITIGATION WORKSHEETS

FACTOR **ADVERSE IMPACT FACTORS**

Dominant Effect	Fill	Dredge	Impound	Drain	Flood	Clear	Shade
Duration of Effects	7+ Years	5-7 Years	3-5Years	1-3Years	<1Year	1.0	0.5
Existing Condition	2.0	1.5	1.0	0.5	0.1		
	Class 1	Class 2	Class 3	Class 4	Class 5		
	2.0	1.5	1.0	0.5	0.1		
Lost Kind	Kind A	Kind B	Kind C	Kind D	Kind E		
	2.0	1.5	1.0	0.5	0.1		
Preventability	High	Moderate	Low	None			
	2.0	1.0	0.5	0.0			
Rarity Ranking	Rare	Uncommon	Common				
	2.0	0.5	0.1				

REQUIRED MITIGATION CREDITS WORKSHEET

	Wetland1						
Dominant Effect	2.0						
Duration of Effects	2.0						
Existing Condition	0.5						
Lost Kind	1.0						
Preventability	0.0						
Rarity Ranking	0.1						
A SUM OF IMPACT FACTORS	5.6						
B SIZE OF IMPACT AREA (AC)	0.50						
A X B =	2.80						
SUM OF ALL WETL CREDITS FROM THIS SHEET =							2.80