

Bellingham Mitigation Bank

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Mitigation Bank

- Site where wetlands and streams are restored, created, enhanced, or preserved to provide mitigation in advance of development impacts to wetlands or streams
- Does not change regulatory requirements to avoid or minimize impacts
- Optional tool





Mitigation Bank Goals

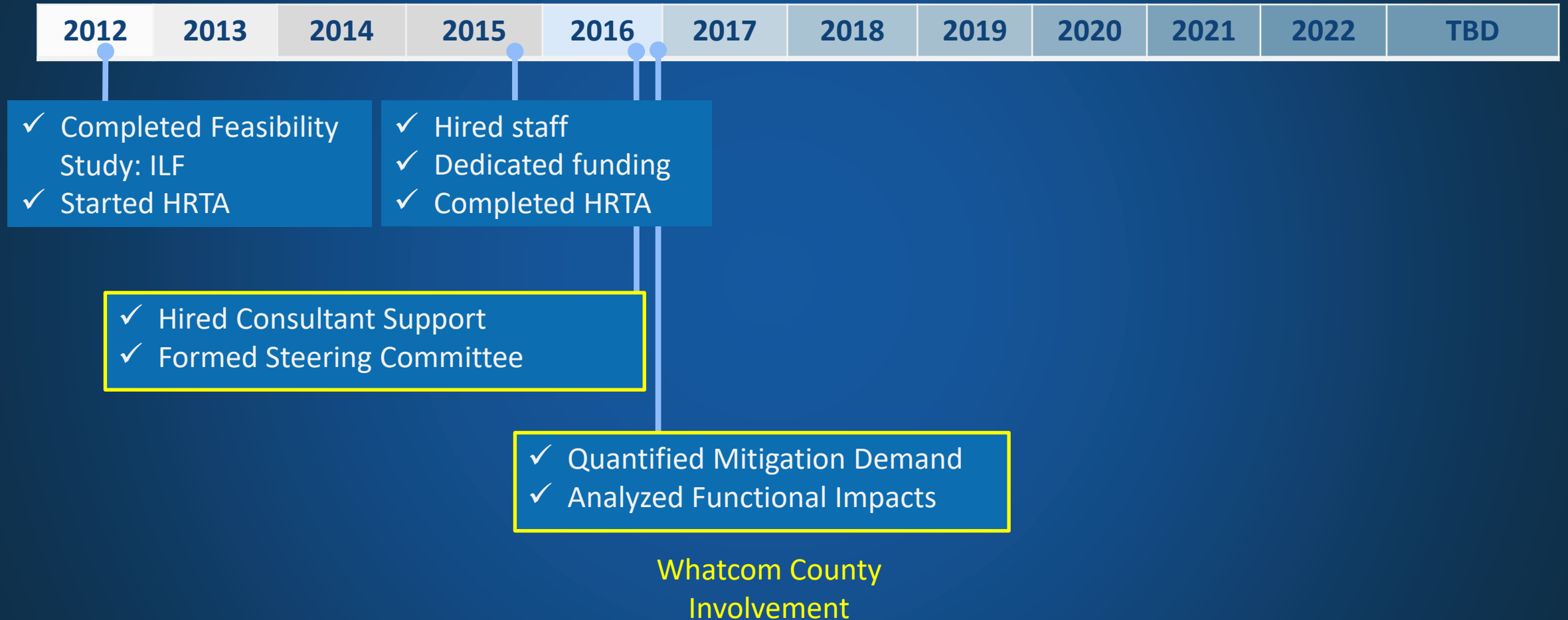
- Improve ecological success of mitigation projects
- Achieve regional restoration goals and address temporal losses of aquatic resource functions
- Provide mitigation for both public and private sector projects in the next 15 – 20 years
- Reduce mitigation costs
- Increase coordination
- Streamline permitting process



Tempering Expectations

- Bank will not have credits for sale until final approval TBD
- Bank will not be a good option for all development
- Regulations remain the same
 - Still need to obtain permit
 - Must first avoid and minimize impacts (Mitigation Sequencing)
- Credit prices will be market based
(potentially > Lummi Bank)

Brief History



Steering committee of potential sponsors:

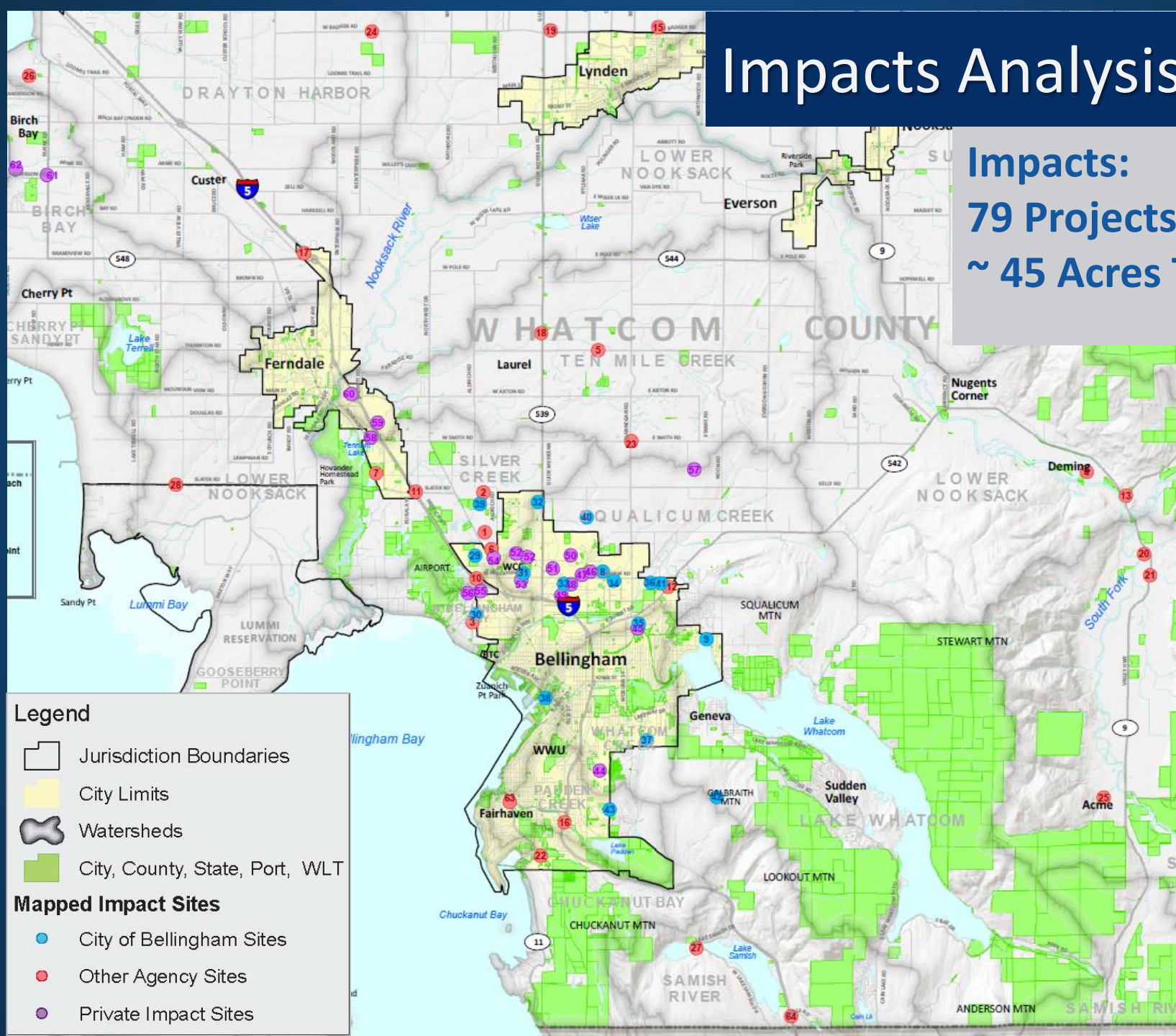
- City of Bellingham (Planning, Public Works, Parks)
- **Whatcom County**
- Washington State Department of Transportation

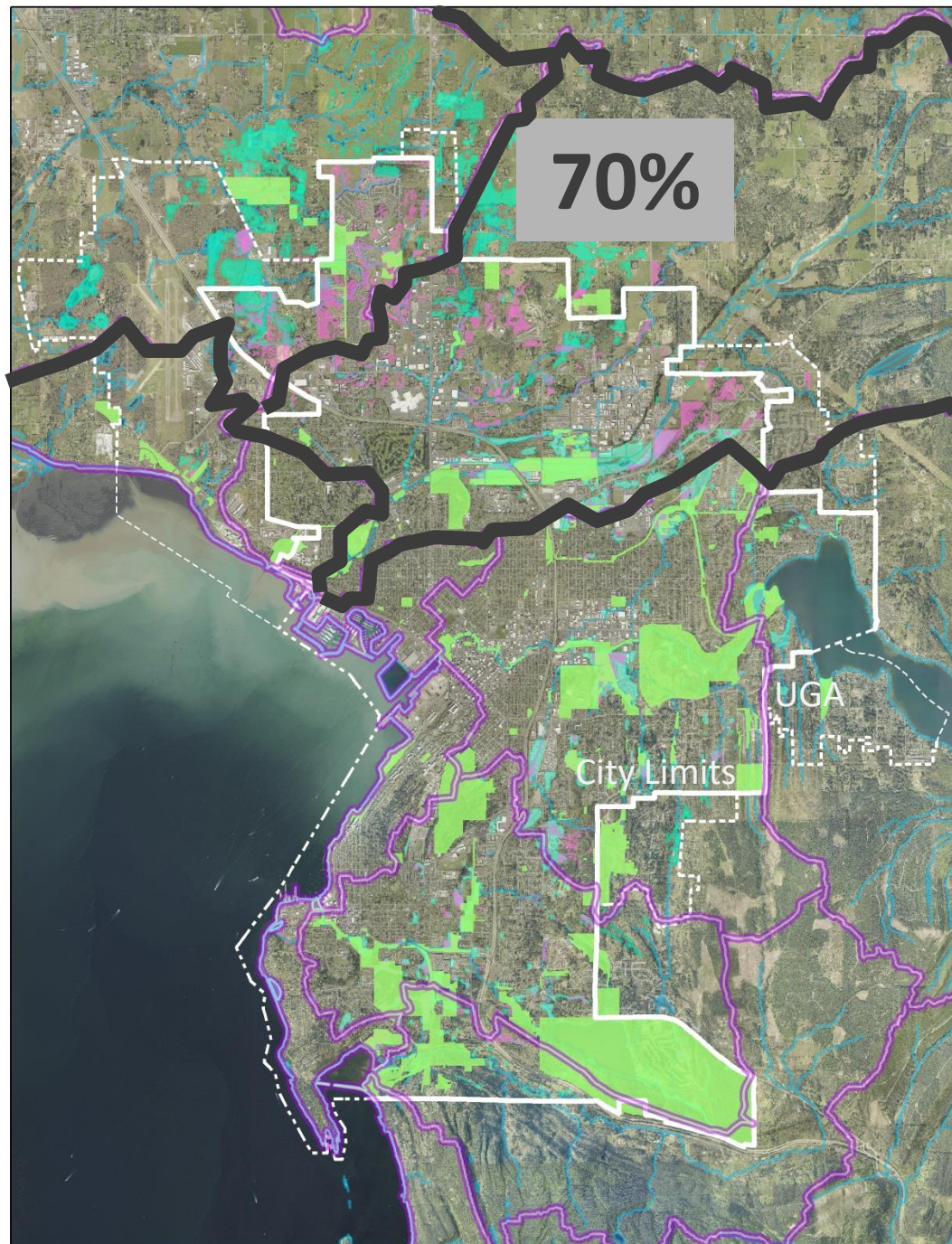
Other potential user groups :



Impacts Analysis

Impacts:
79 Projects Reviewed
~ 45 Acres Total Impact



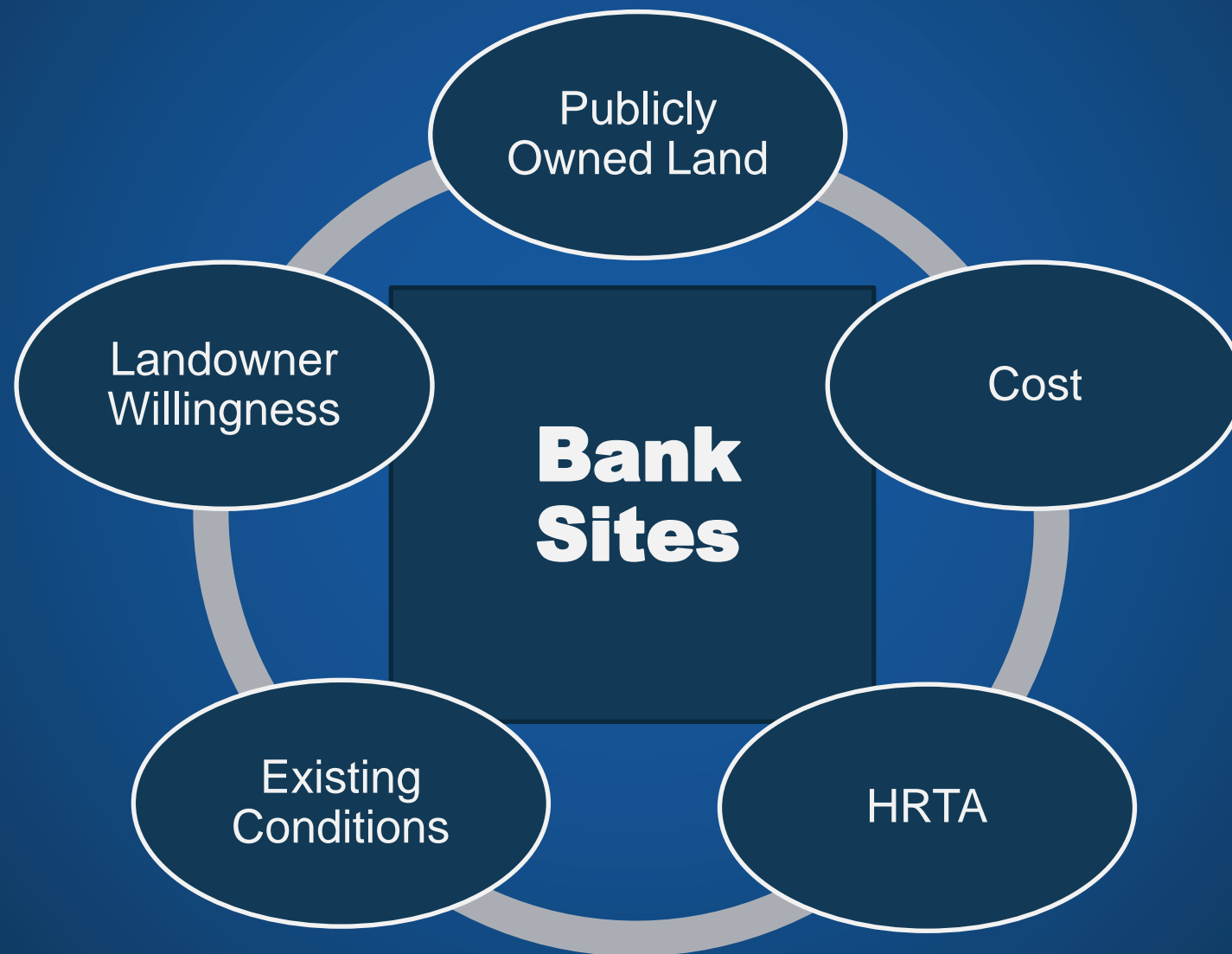


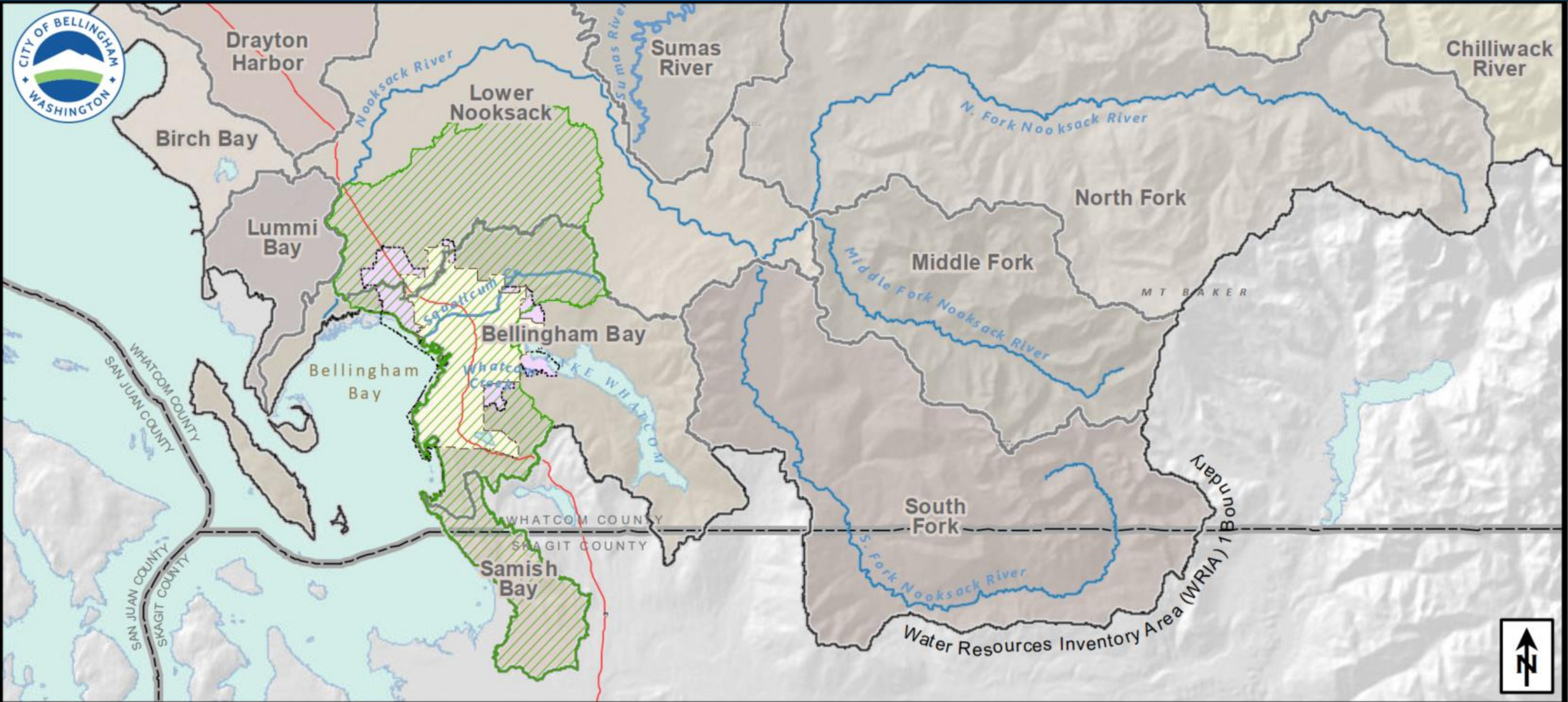
- Where -70% of impacts will occur in the Silver and Squalicum Creek watersheds
- What- Primary impacts include freshwater wetlands, streams, buffers
- How- Future development impacts make the Bank option viable and preferable

Pursue a Bank

City assumes administrative responsibility
Compliments other County mitigation efforts

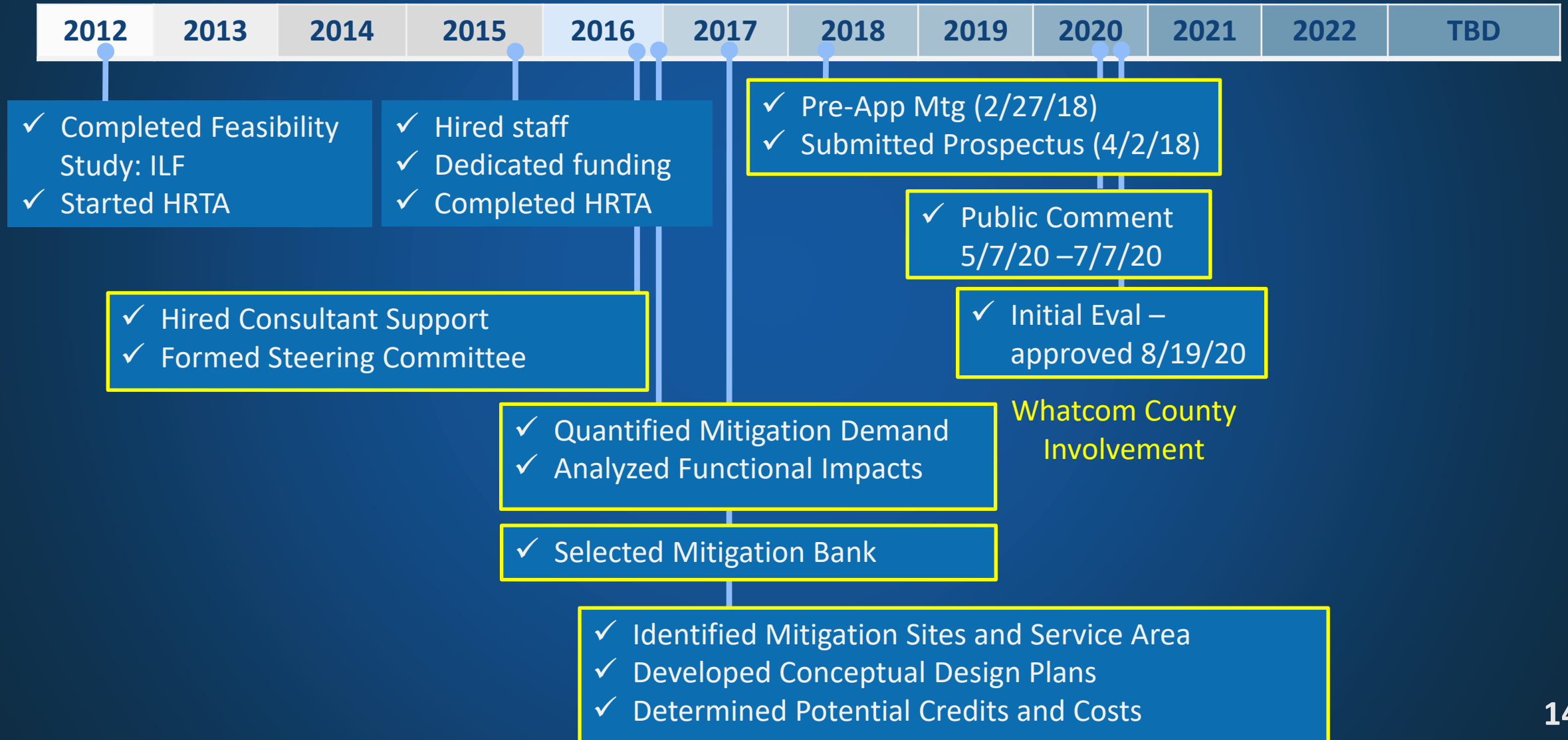
Selected Mitigation Bank Sites

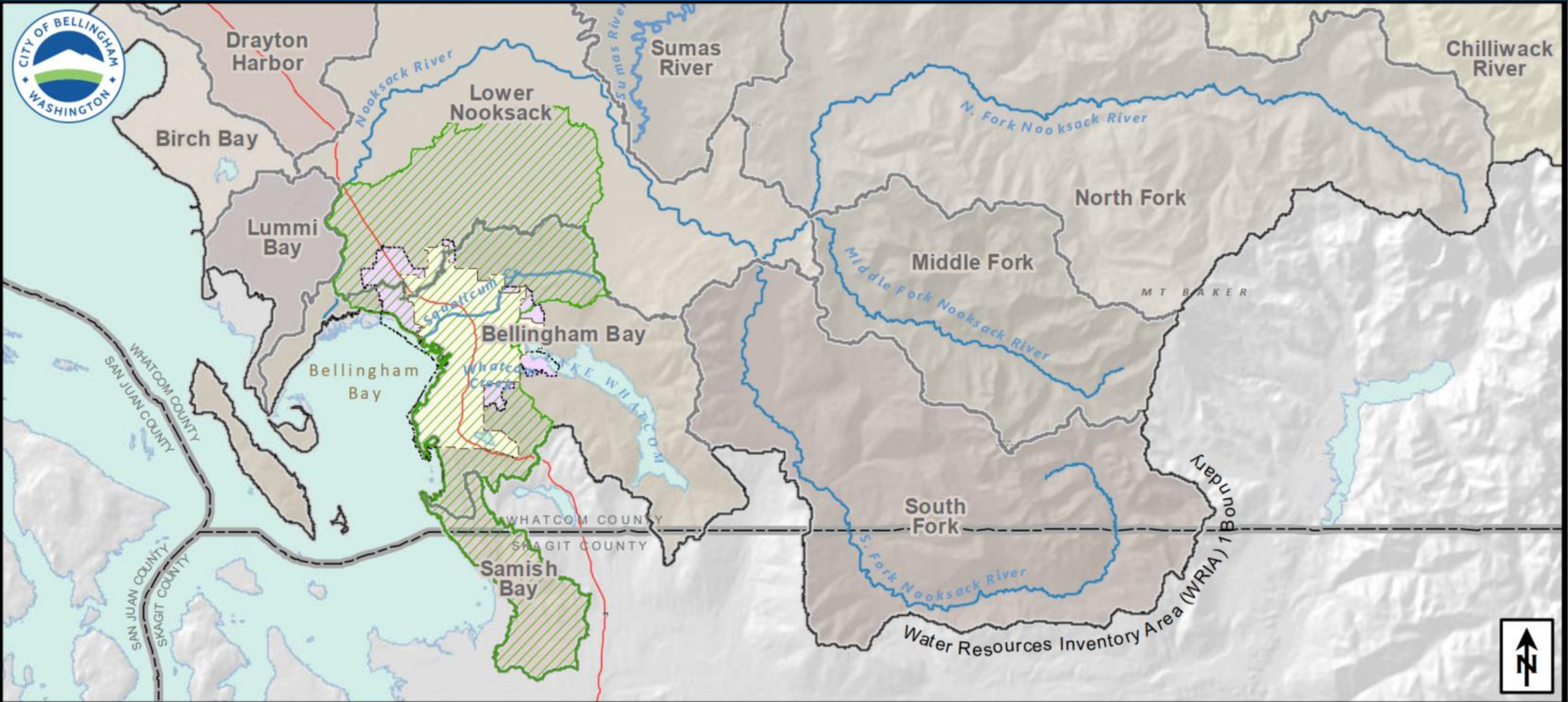




	Proposed City Service Area		City Limits
	WRIA 1 Subbasin Boundary		Urban Growth Area

Brief History





Proposed City Service Area



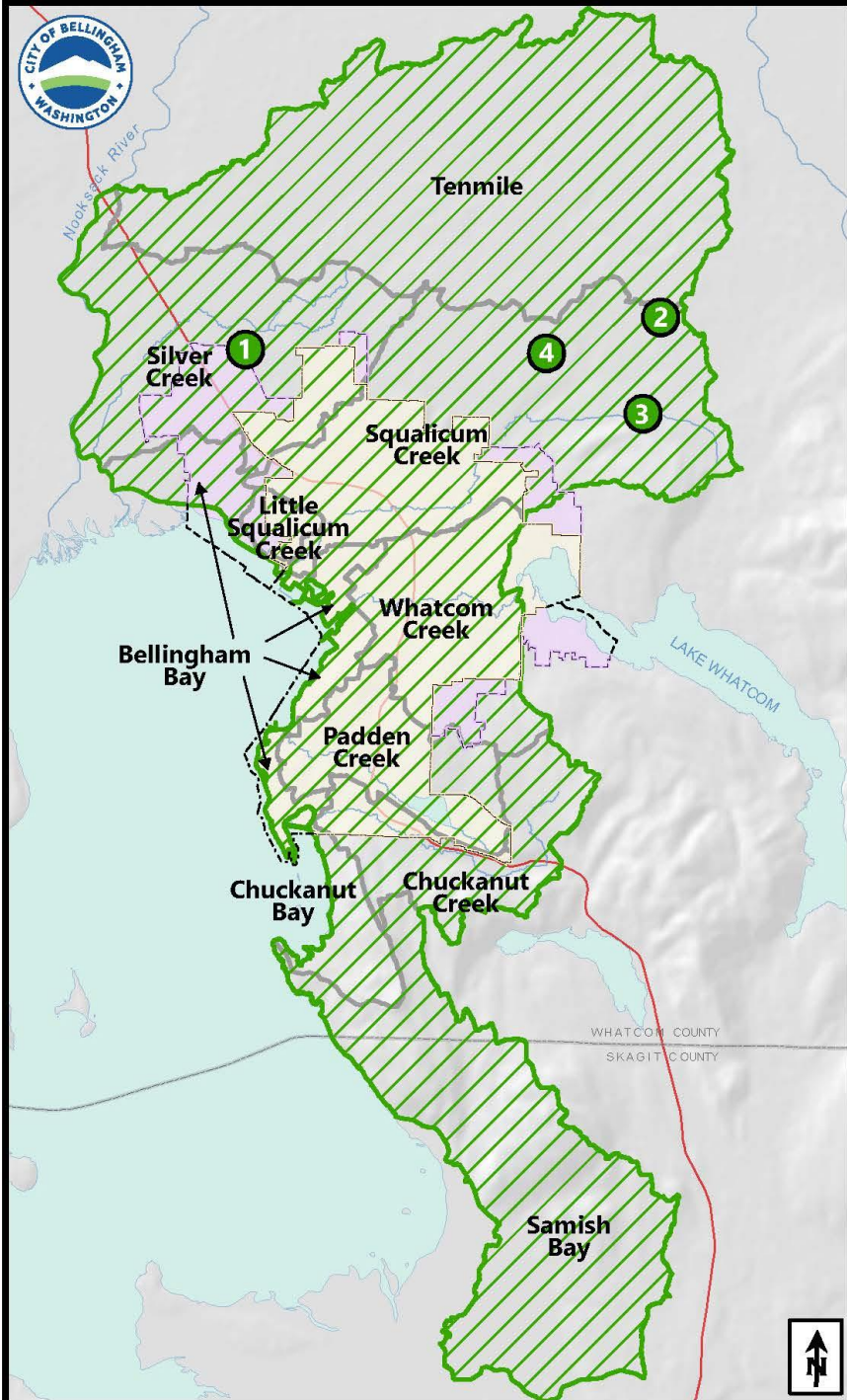
City Limits



WRIA 1 Subbasin Boundary



Urban Growth Area



Proposed Service Area and Potential Bank Sites

- 1** Bear Creek Corridor Mitigation Bank Site
- 2** McCormick Creek Headwaters Mitigation Bank Site
- 3** Squalicum Lake Mitigation Bank Site
- 4** Valley of the Forks Mitigation Bank Site
-  Proposed City Service Area
-  Watershed Boundary
-  City Limits
-  Urban Growth Area

Whatcom County Permit Process

- Whatcom County Code 16.16.263 “Mitigation Banking”
 - City submit bank Prospectus
 - Technical Administrator review, deem complete
 - Council review, notice to proceed = not final approval
 - City submit application for Major Project Permit and MBI

Next Steps

Agency Approval, Credits Available



- ✓ Completed Feasibility Study: ILF
- ✓ Started HRTA

- ✓ Hired staff
- ✓ Dedicated funding
- ✓ Completed HRTA

- ✓ Pre-App Mtg (2/27/18)
- ✓ Submitted Prospectus (4/2/18)

- Design Mitigation
- Prepare MBI
- Agency Negotiations

- ✓ Hired Consultant Support
- ✓ Formed Steering Committee

- ✓ Public Comment 5/7/20 – 7/7/20

- ✓ Initial Eval – approved 8/19/20

- ✓ Quantified Mitigation Demand
- ✓ Analyzed Functional Impacts

- ✓ Selected Mitigation Bank

- ✓ Identified Mitigation Sites and Service Area
- ✓ Developed Conceptual Design Plans
- ✓ Determined Potential Credits and Costs

Whatcom County Permit Process

- Notice to Proceed directly affects opening date
- Align Review with IRT Review Timeline

Thank You



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