

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

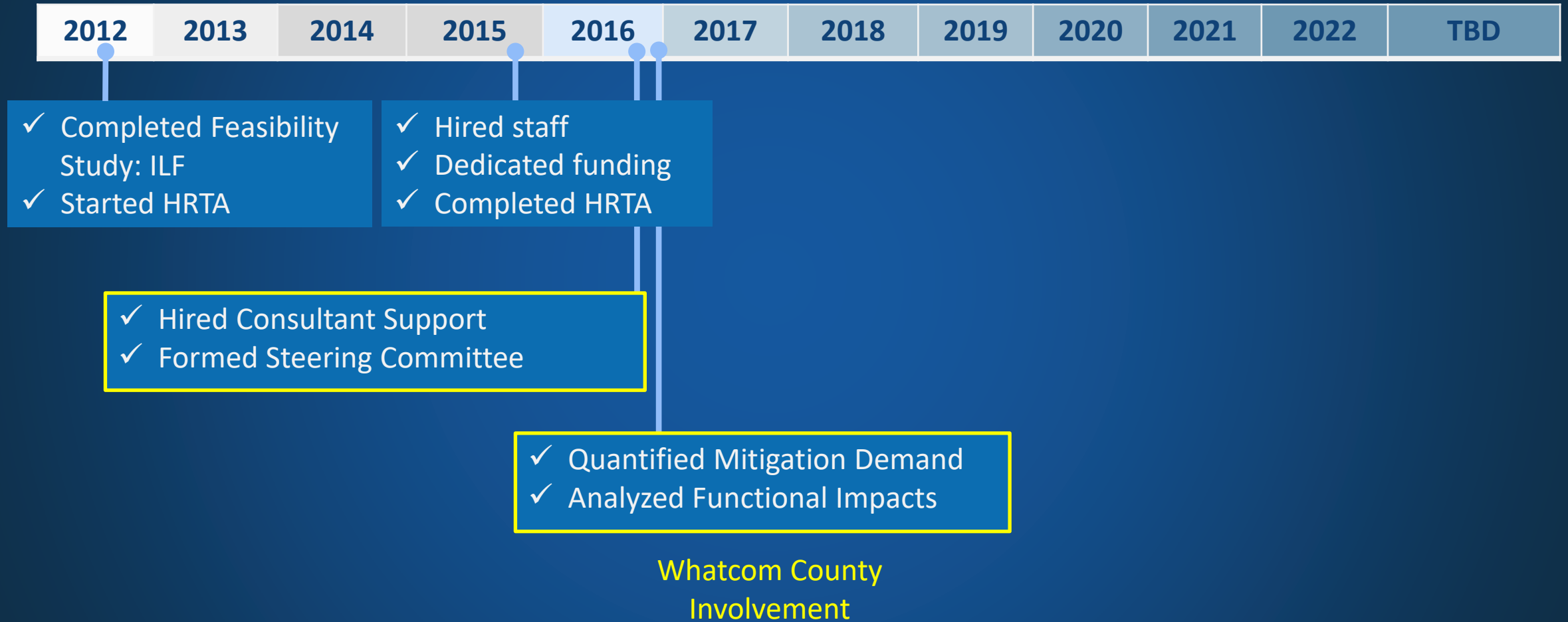
- Improve ecological success of mitigation projects
- Achieve regional restoration goals and address temporal losses of aquatic resource functions
- Provide mitigation for both public and private sector projects in the next 15 – 20 years
- Reduce mitigation costs
- Increase coordination
- Streamline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

Port of Bellingham

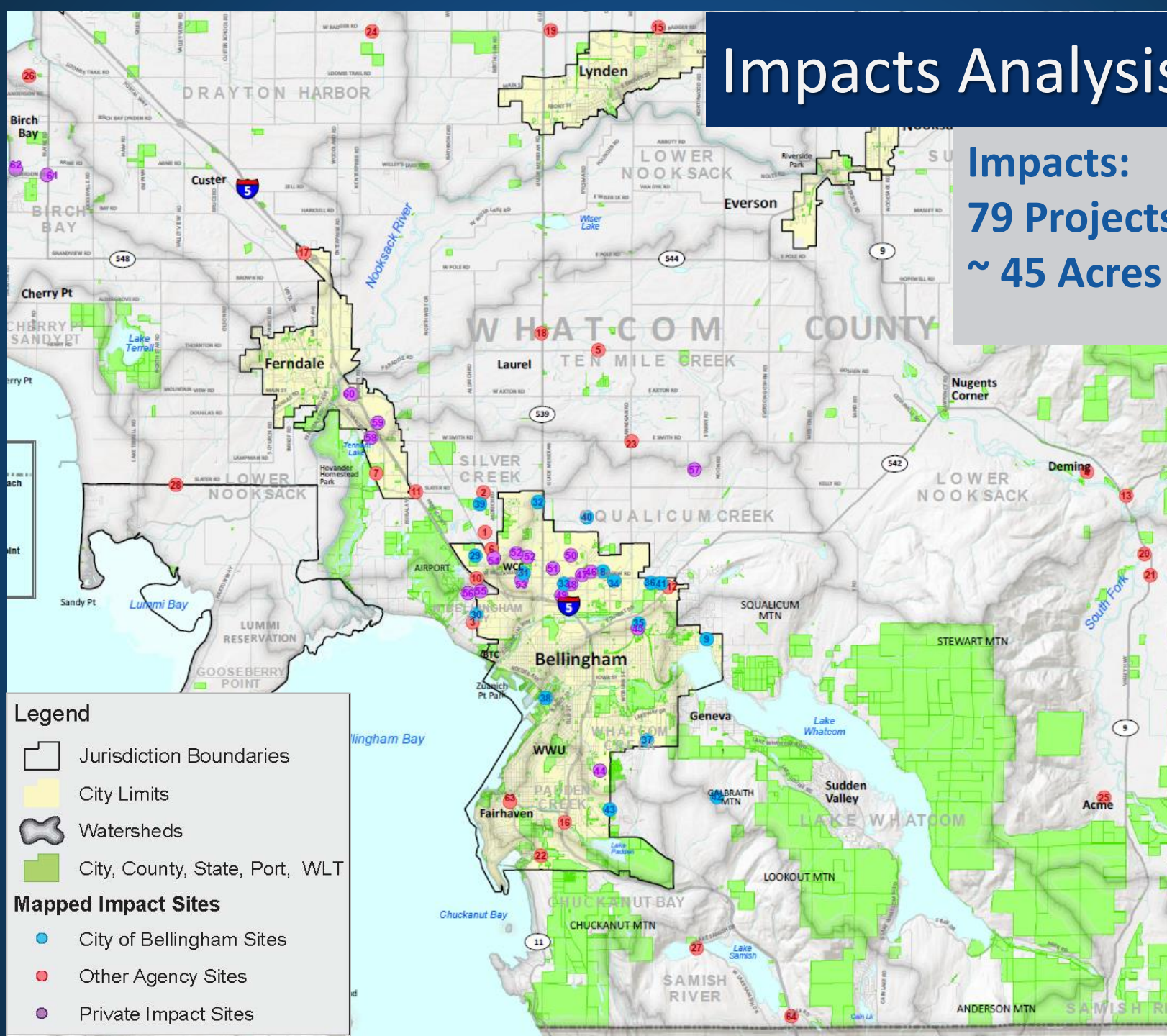


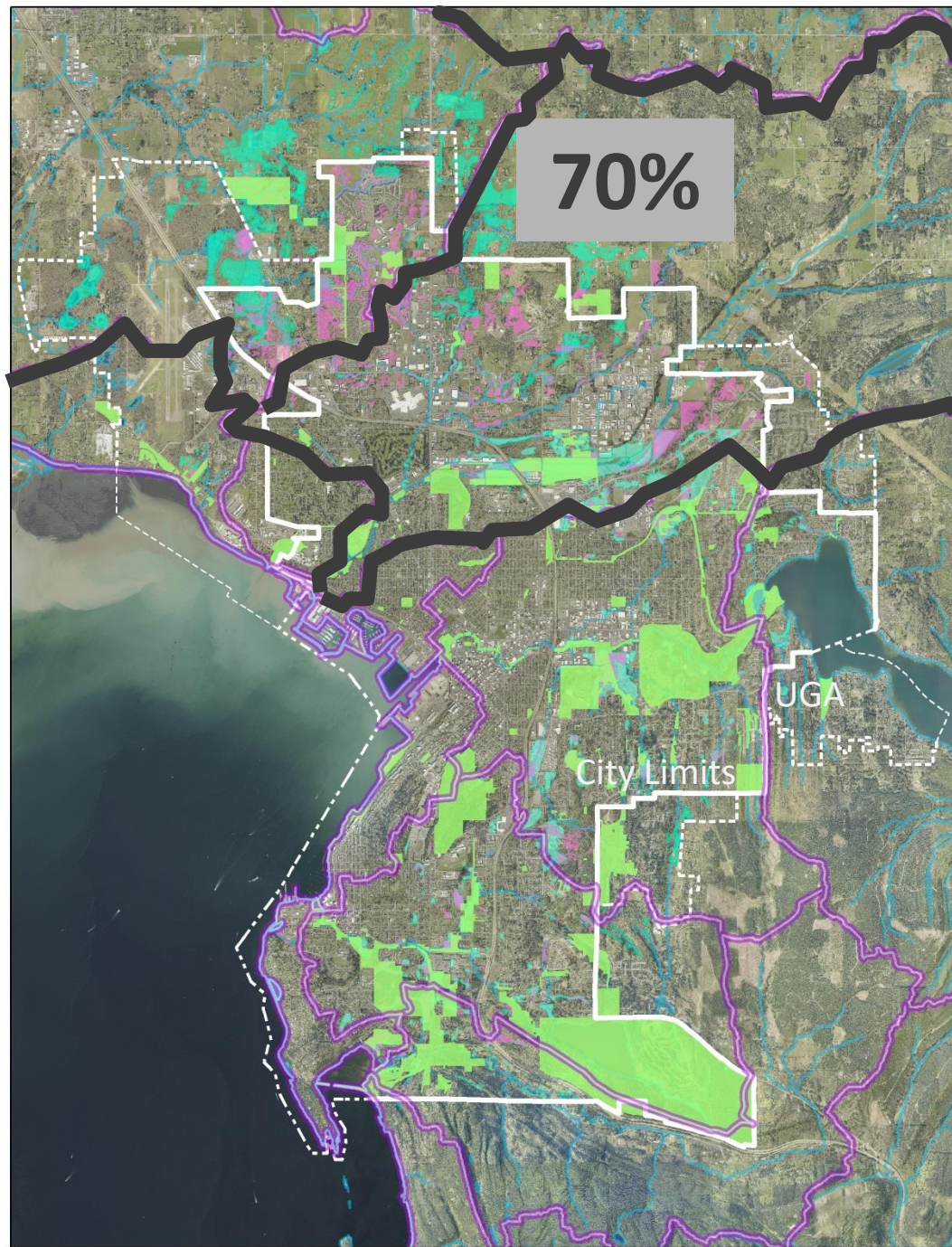
City of Lynden



Impacts Analysis

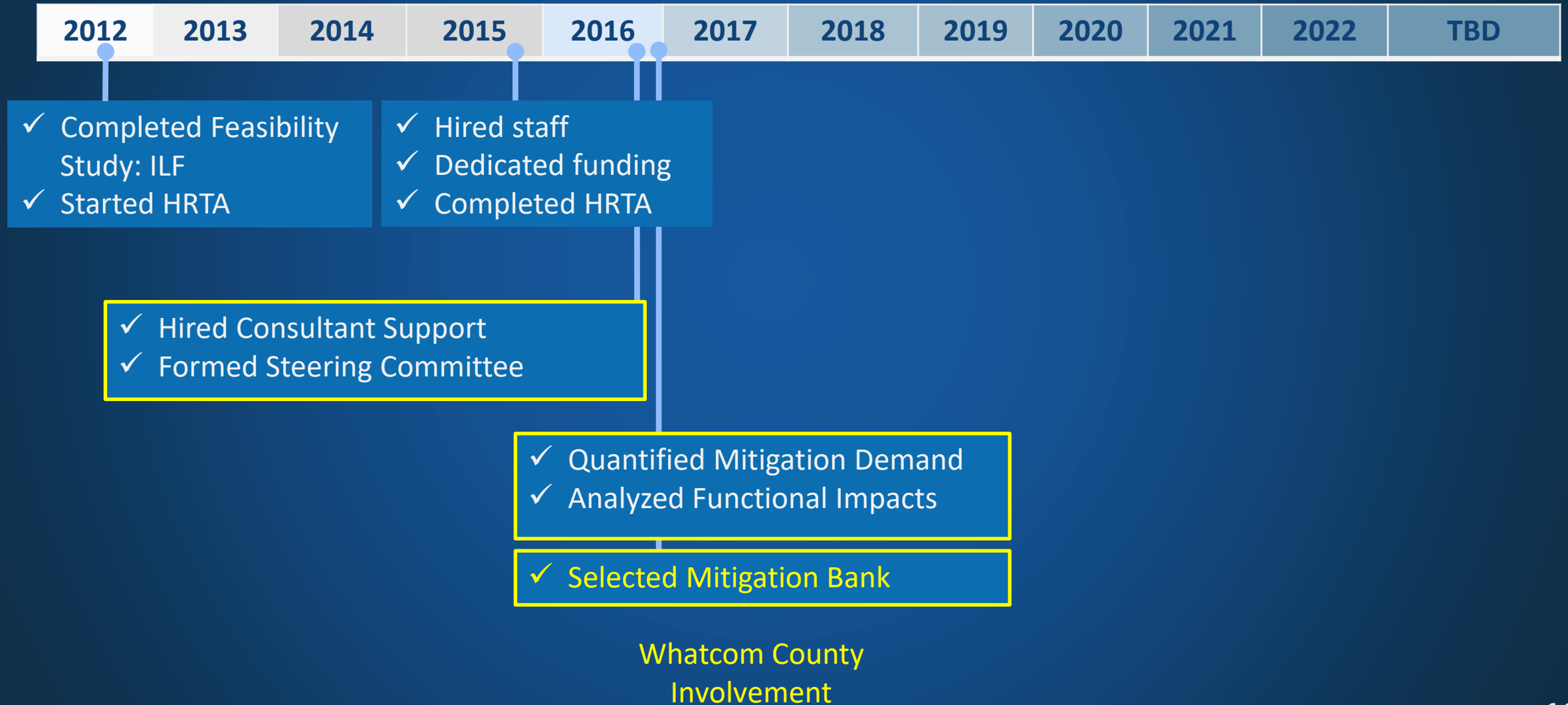
Impacts:
79 Projects Reviewed
~ 45 Acres Total Impact





- 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

Brief History

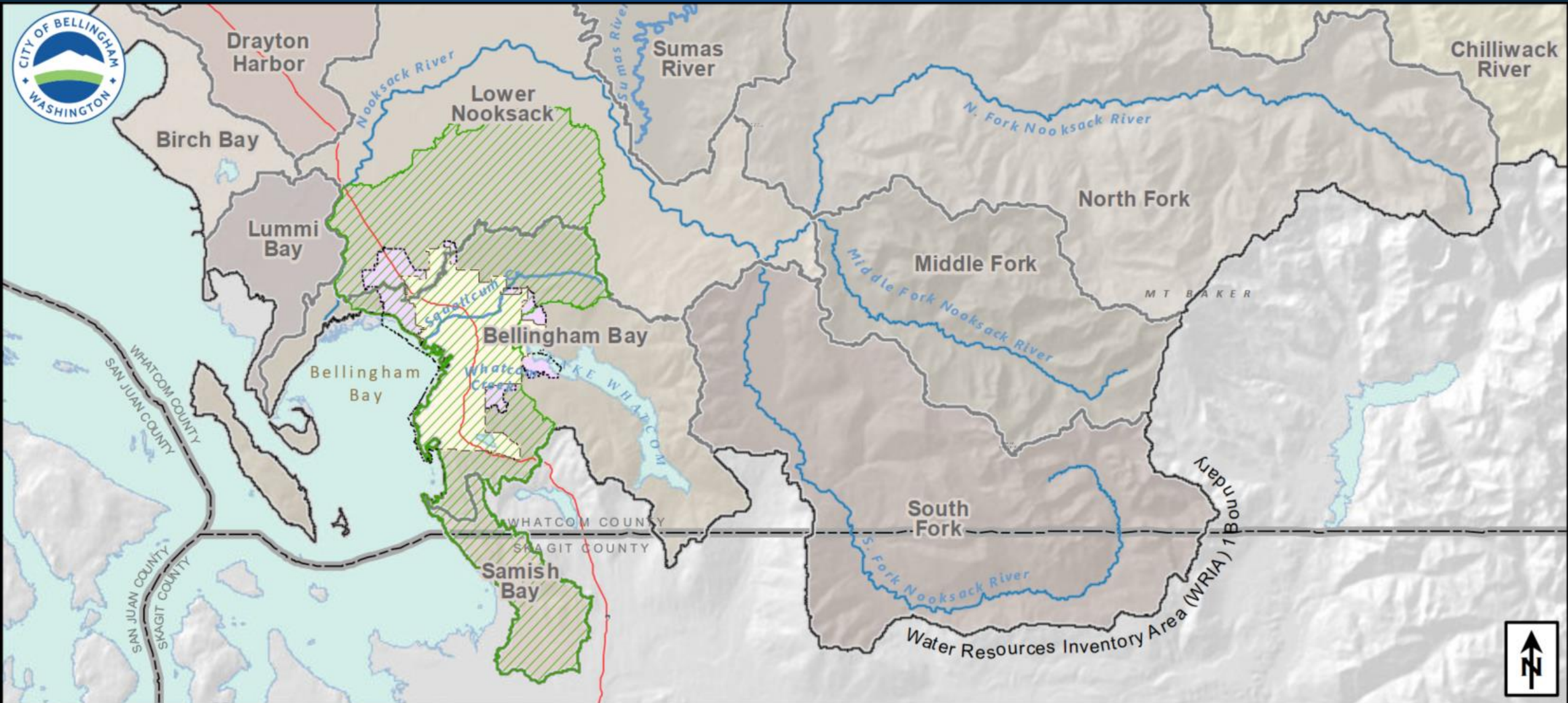


Pursue a Bank

City assumes administrative responsibility
Compliments other County mitigation efforts

Selected Mitigation Bank Sites





Proposed City Service Area



WRIA 1 Subbasin Boundary

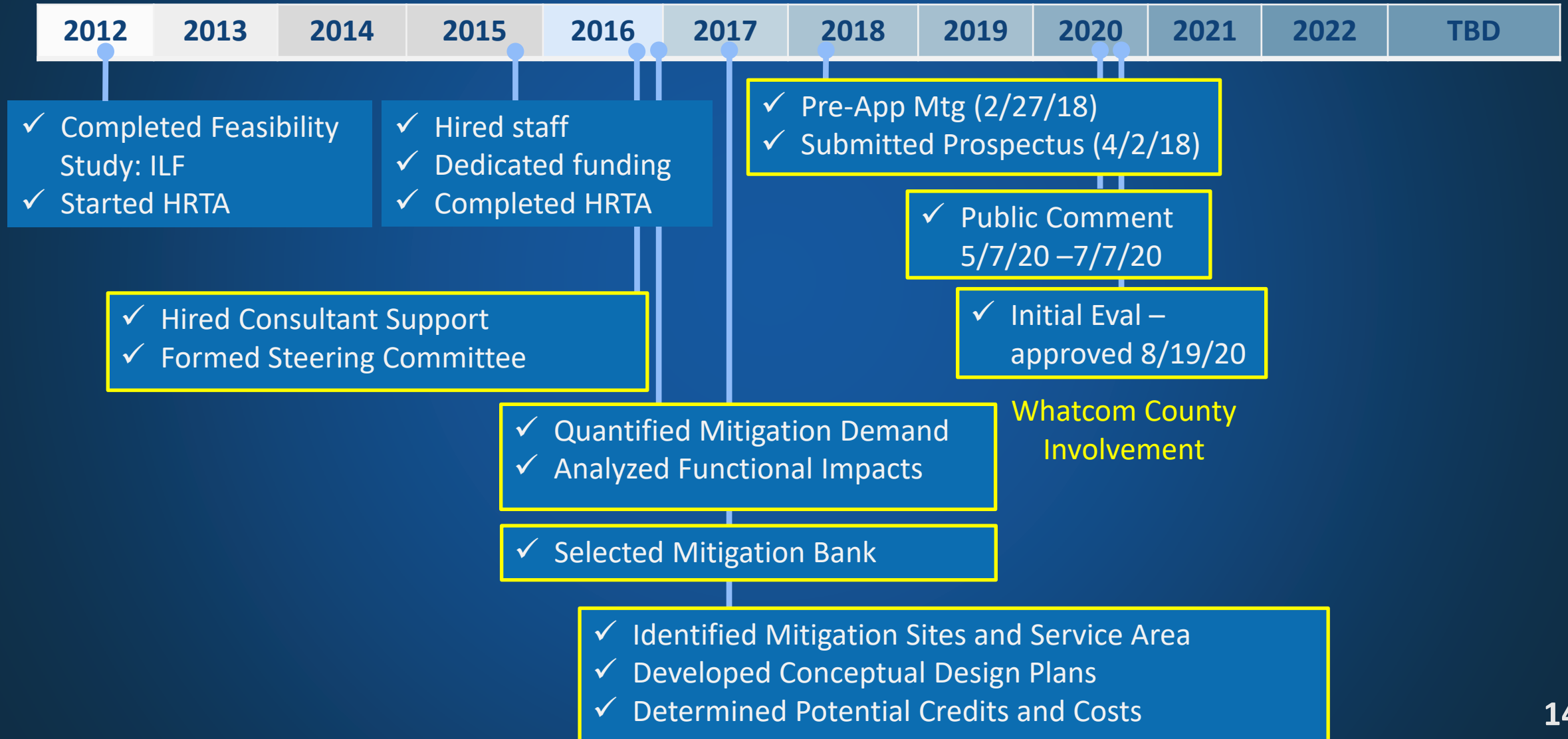


City Limits



Urban Growth Area

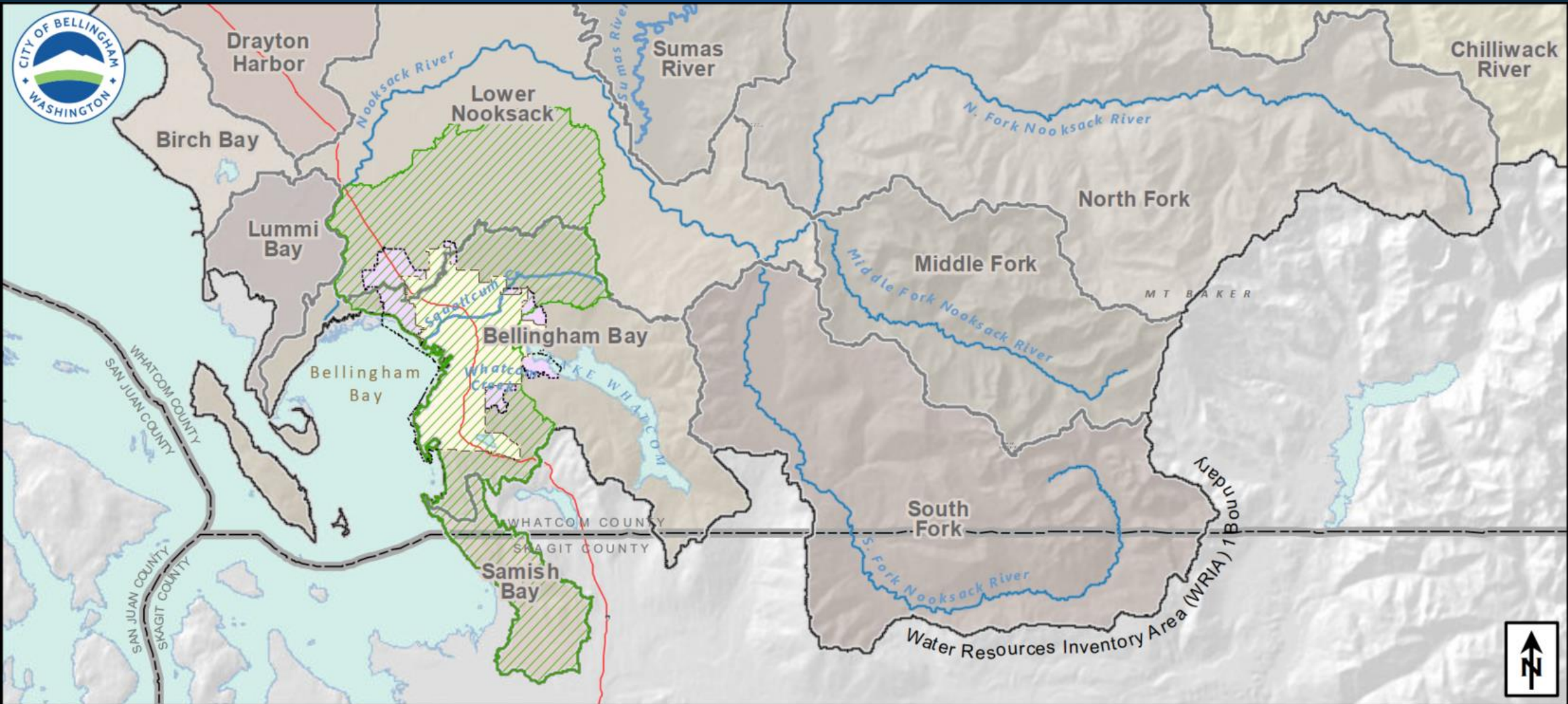
Brief History



Next Steps

Agency
Approval –
Credits
Available





Proposed City Service Area



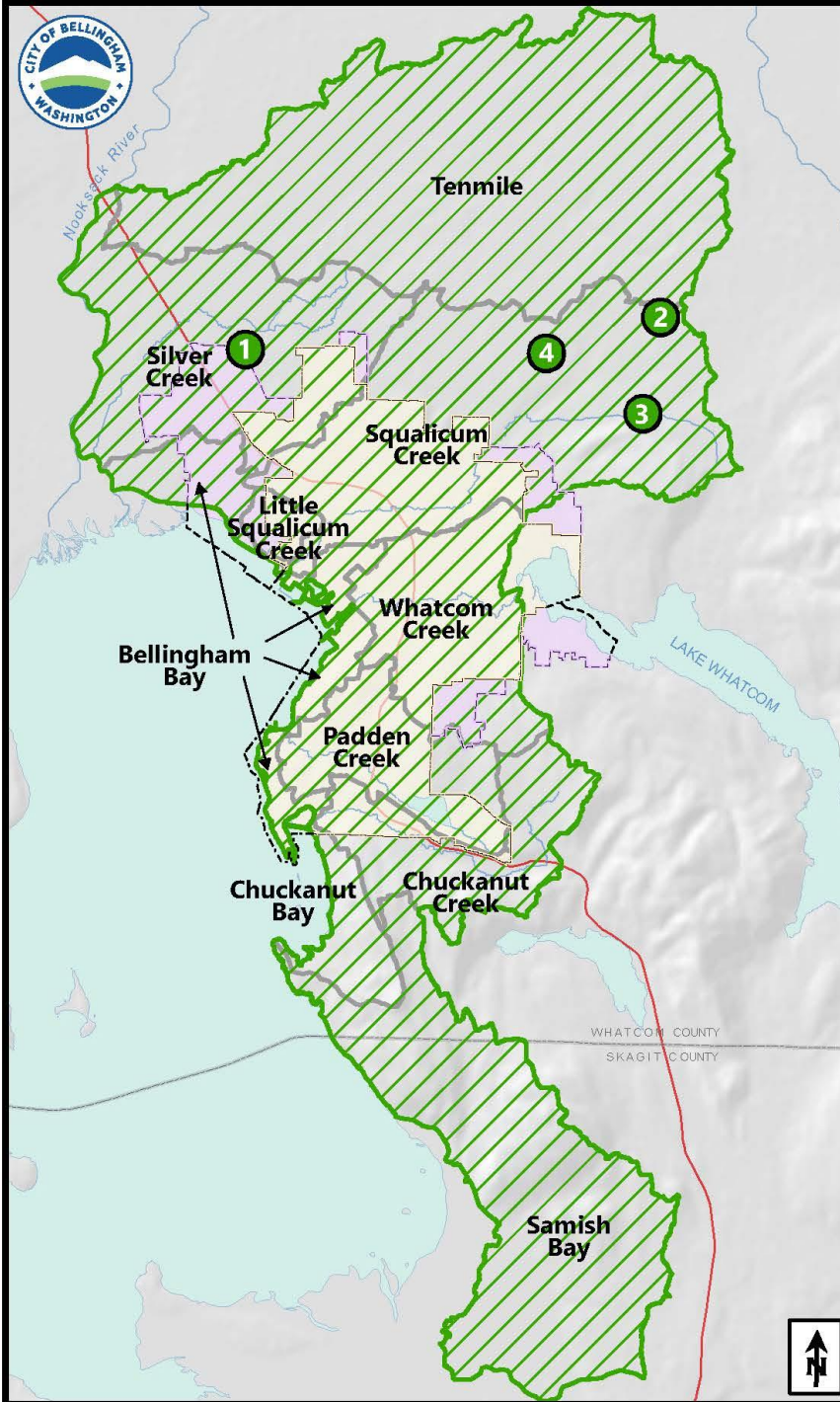
WRIA 1 Subbasin Boundary



City Limits



Urban Growth Area



Proposed Service Area and Potential Bank Sites

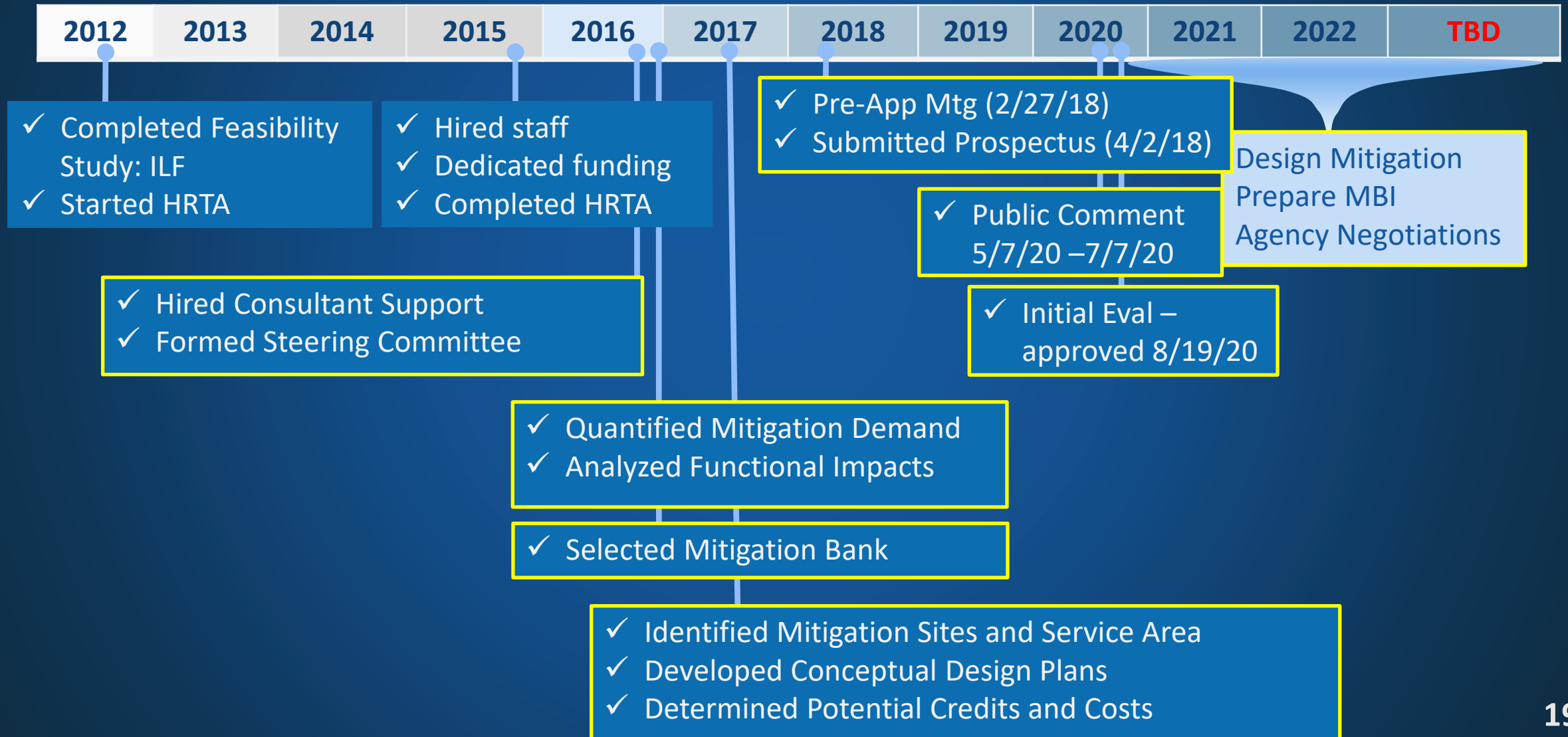
- 1** Bear Creek Corridor Mitigation Bank Site
- 2** McCormick Creek Headwaters Mitigation Bank Site
- 3** Squalicum Lake Mitigation Bank Site
- 4** Valley of the Forks Mitigation Bank Site
-  Proposed City Service Area
-  Watershed Boundary
-  City Limits
-  Urban Growth Area

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



Whatcom County Permit Process

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

Thank You



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