

Mitigation Reserves Program

King County, Washington

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Mitigation Reserve Program Objectives

- Flexibility in implementing Critical Areas Ordinance
- Implement high priority restoration projects
- Bring together County regulators, technical staff, and land managers to ensure efficient and effective program implementation

Need for Program

- Many lots constrained by expanded critical areas and buffers
- Utilities and DOT's with increased impacts
- Evidence of ineffective on-site mitigation (site and landscape scale ecological values)



Critical Areas Eligible for Off-Site Mitigation

- Wetlands and wetland buffers
- Aquatic areas and aquatic area buffers
- Wildlife habitat conservation areas

Off-site Mitigation Priorities

When off-site mitigation is authorized, priority shall be given to:

- Mitigation sites that are within the same drainage subbasin as the development site
- Mitigation will achieve equivalent or greater hydrological, water quality, and wetland or aquatic area habitat functions.

Off Site Mitigation Options

- Privately held mitigation banking sites
- Private property mitigation sites, “private to private”
- Public lands with known restoration potential via in-lieu fee

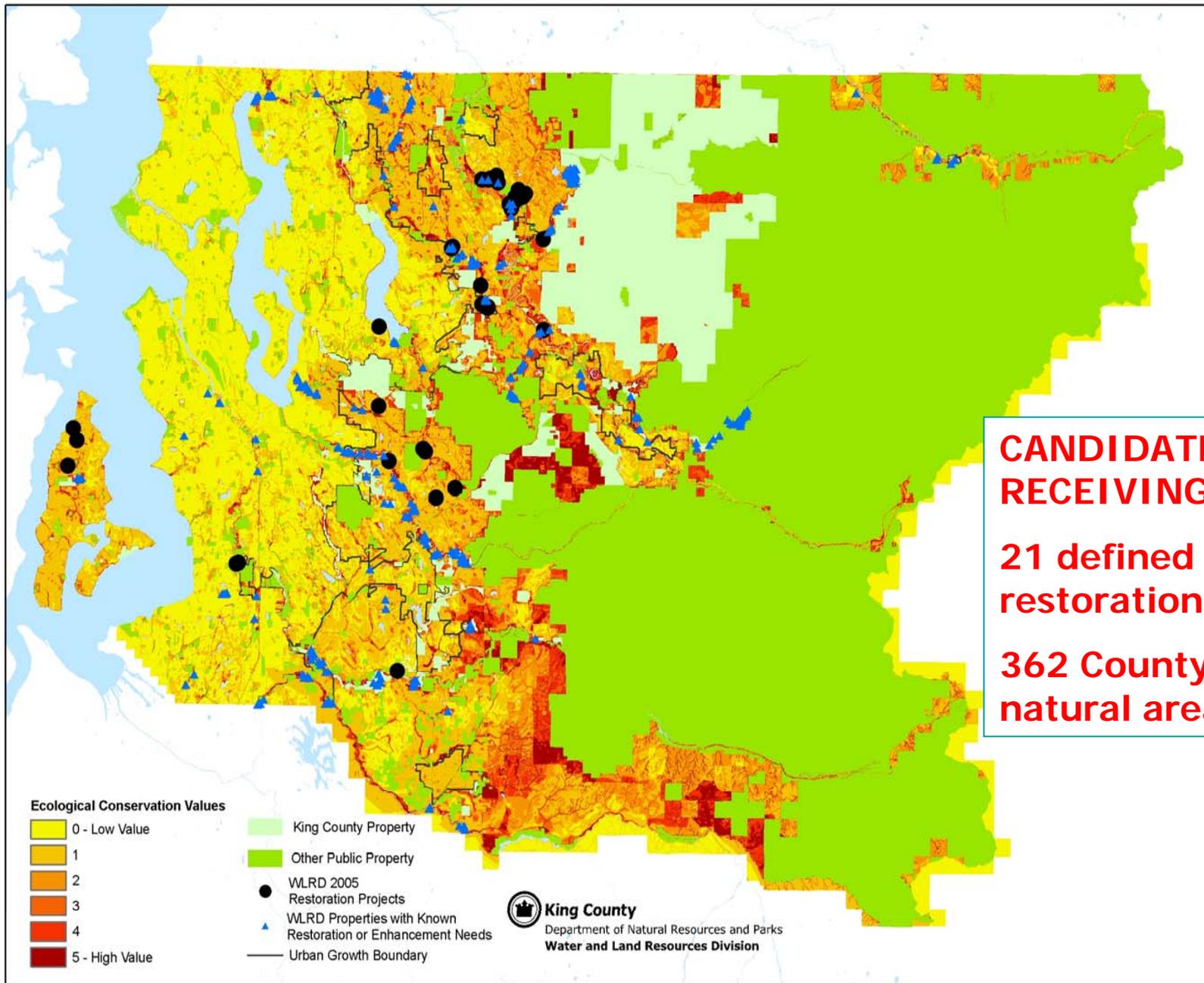
In-Lieu Fee Program

- Technical guidance manual -informed by federal rules as well as other programs
- Receiving site roster
- Fee-in-lieu formula
- Dedicated Mitigation Reserves fund

Roster of Receiving Sites

- King County owned properties with known restoration or enhancement needs
- Priority restoration project sites on public and private lands (typically identified in WRIA or other regional planning efforts)





CANDIDATE RECEIVING SITES

21 defined ● restoration projects

362 County-owned natural areas ▲

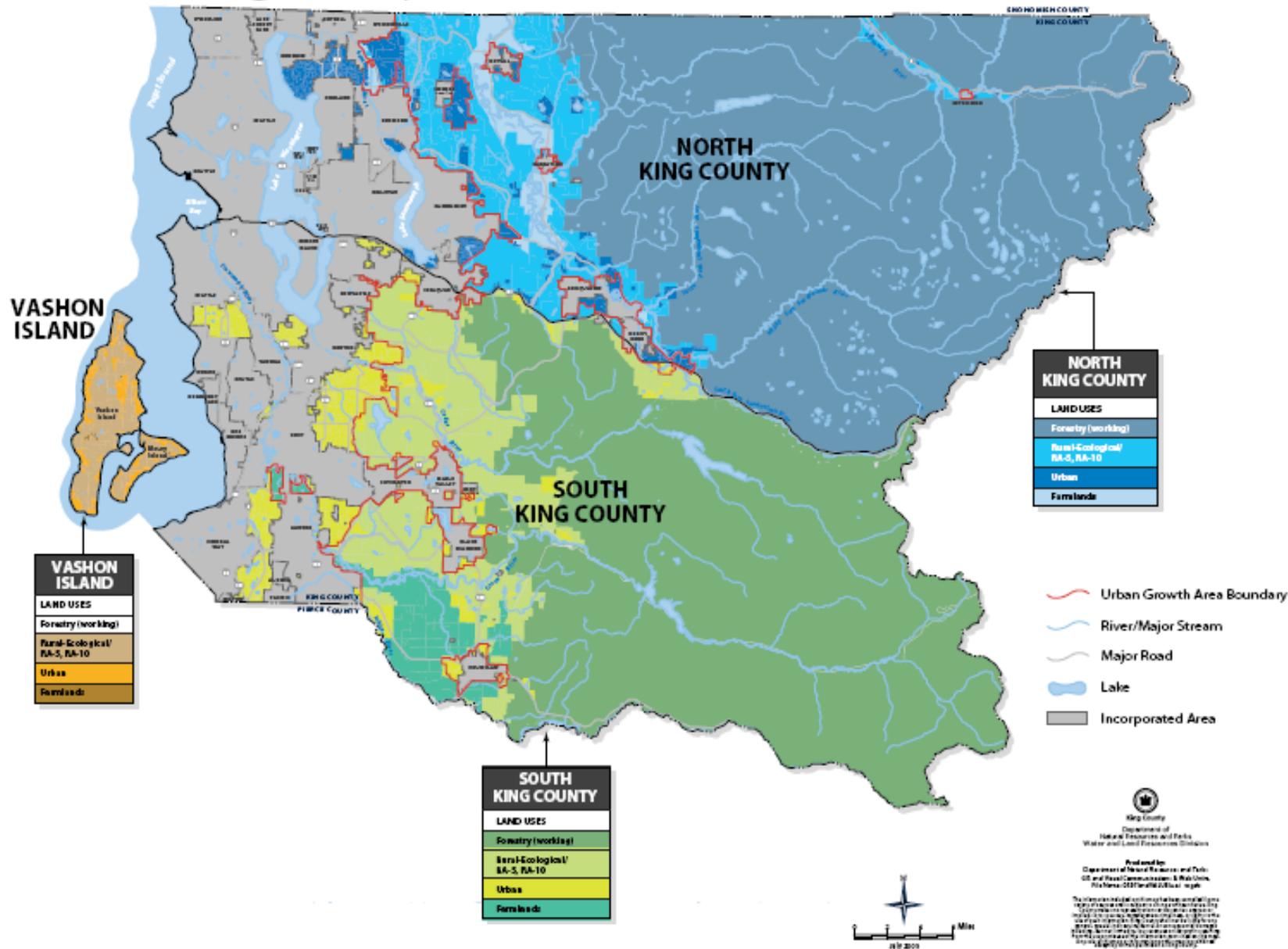
In-lieu Fee Formula

➤ Components

- Design and Construction: Based on typical unit costs and sending site characteristics
- Land acquisition costs: Based on location within county, zoning
- Long-term maintenance and monitoring
- Program administration: shared among in-lieu fee projects

➤ Developed with stakeholder committee review

King County In-Lieu-Fee Land Valuation Land Uses



Dedicated Mitigation Reserve Fund

- Separate interest-bearing account
- Provides clear financial accountability
- Works with roster/ database to...
 - Track multiple receiving sites from a single sending site
 - Track single receiving site from multiple sending sites

Project Example

Sending Site

Multiple, Williams Pipeline

6.2 acres temporal impacts, 0.4 permanent

\$850K in-lieu fee

Receiving Site

Cold Creek Natural Area, WRIA 8, Bear Creek Basin

Confluence of two salmon bearing streams, part of extensive

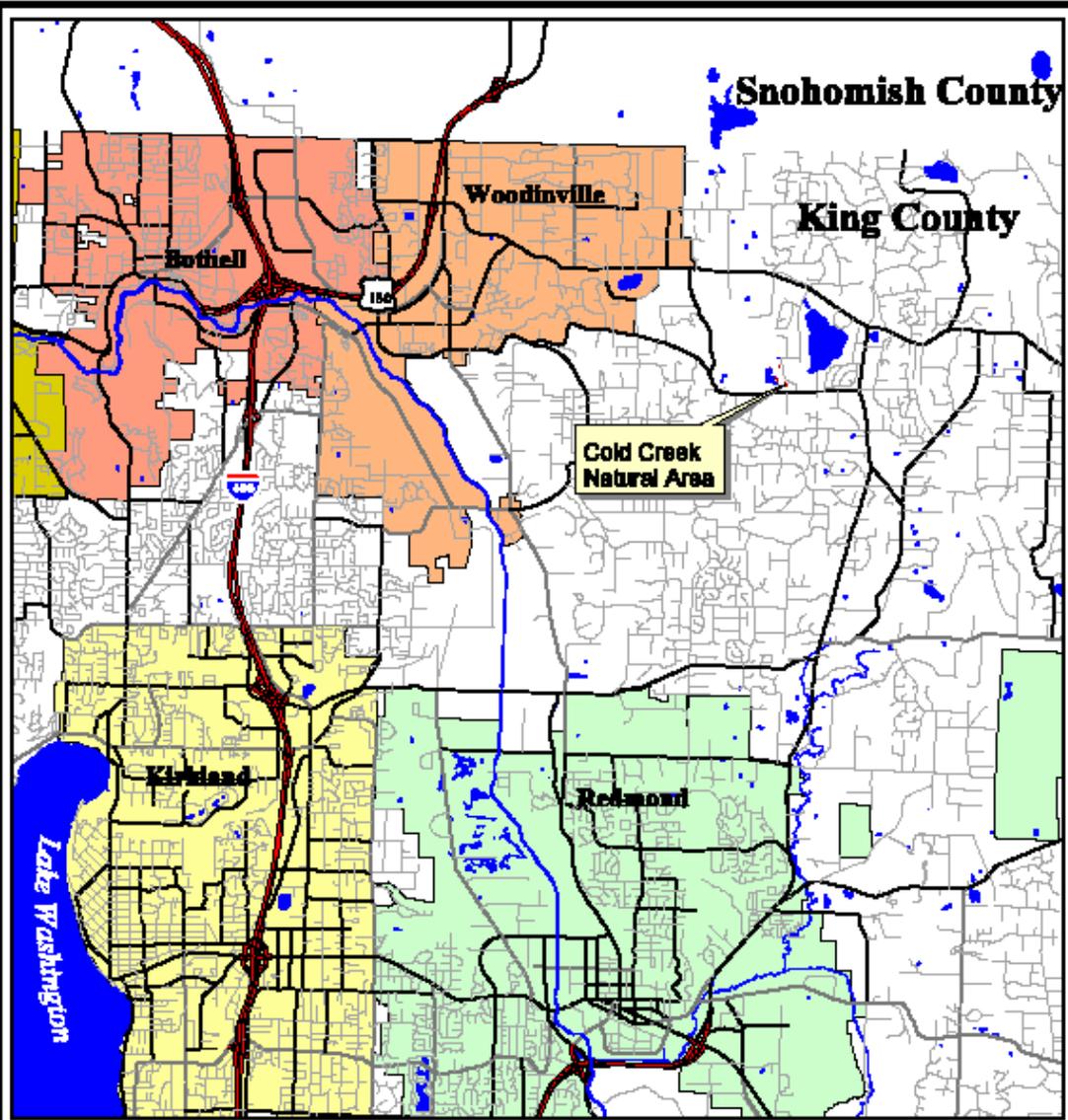


Figure 1: Vicinity Map Cold Creek Natural Area Enhancement Williams Pipeline II Mitigation

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King County

Pre-project



Goals and Objectives

- Increase native plant diversity (pre-project reed canary grass monoculture)
- Increase structural diversity
- Increase habitat complexity
- Manage invasive and noxious weeds

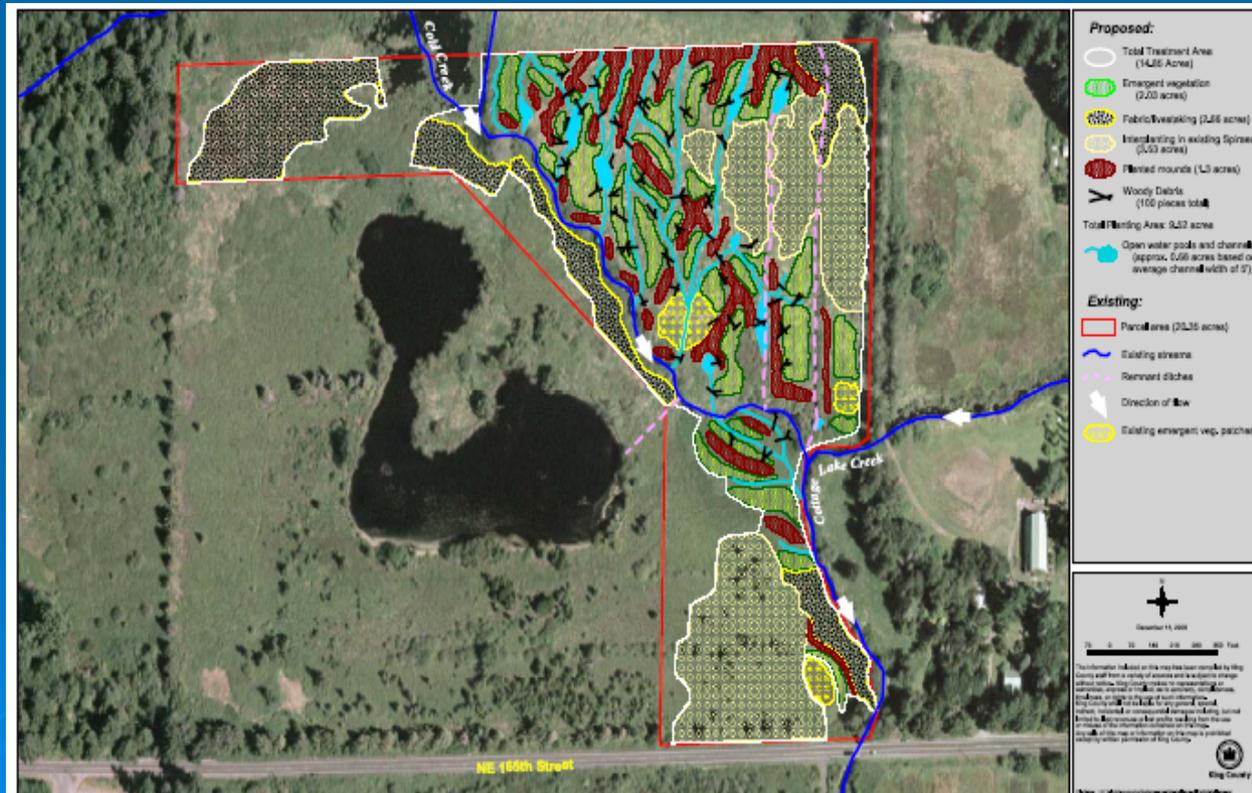
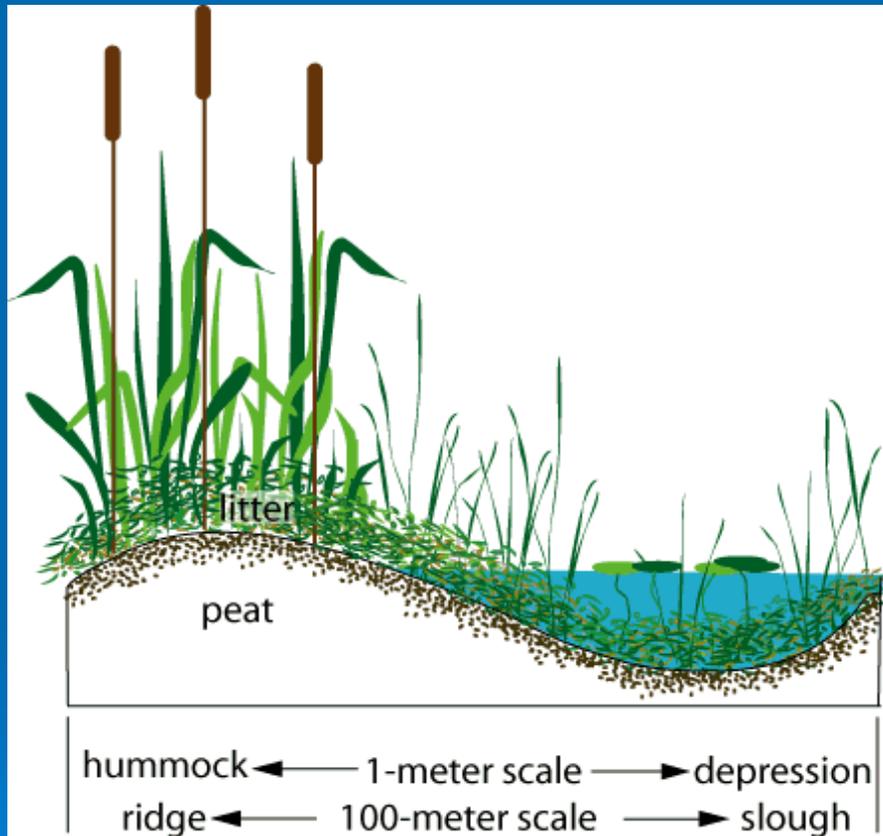


Figure 2: Conceptual Enhancement Plan

Cold Creek Natural Area • Williams Pipeline ■ Mitigation

Design



- Baseline Data collection
- Habitat characteristics
- Challenges
 - Hydrology
 - Beaver dams
- Conceptual, Final Plan
- Logistics of construction
- Pilot projects

Construction and Planting



Post-project

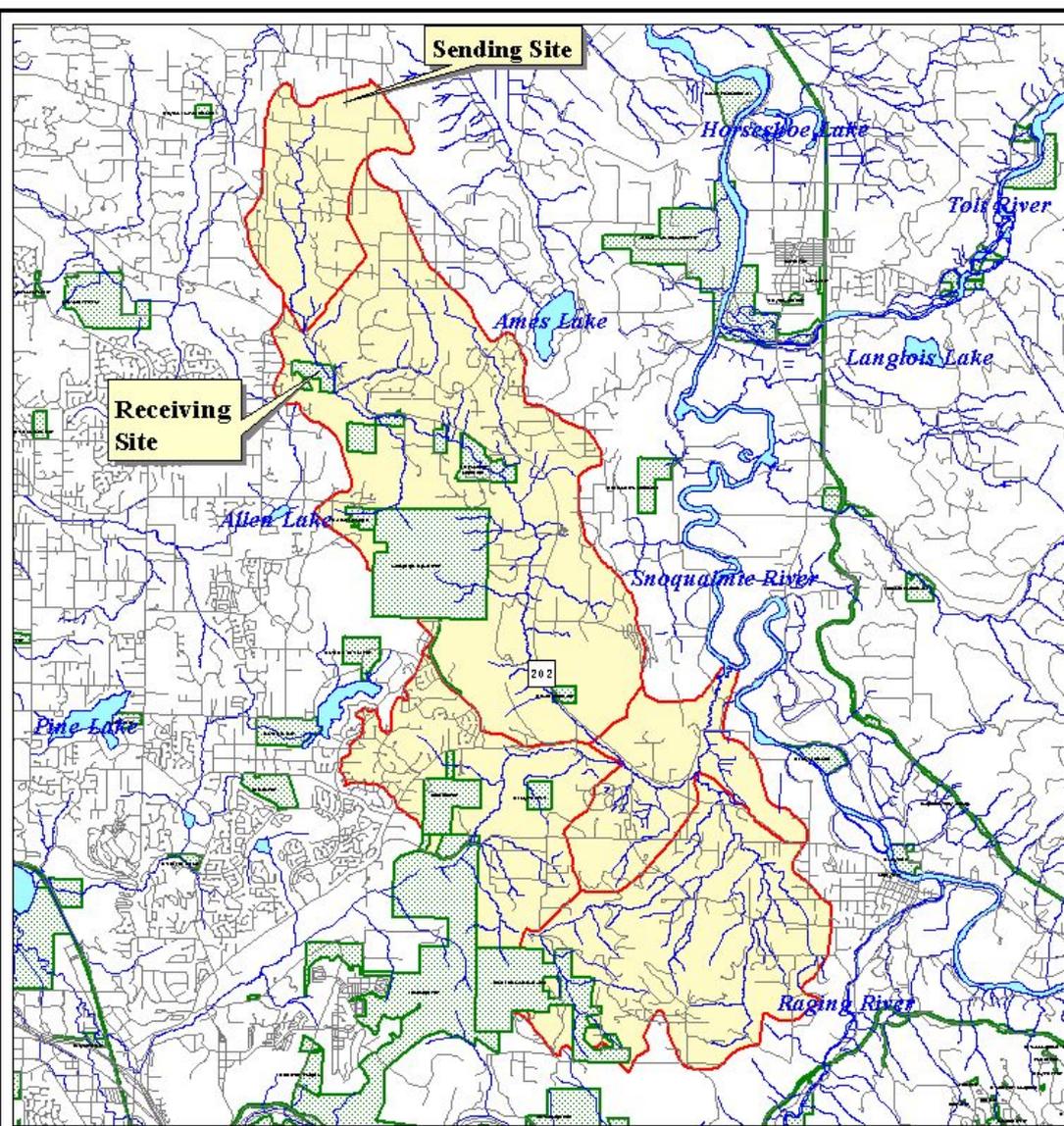


Project Example

- Sending Site – Single family Rural Residential, Patterson Creek basin
 - 3000 sf Category II wetland buffer impacted, forested and scrub/shrub

- Receiving Site – Patterson Creek Natural Area

- 7000 sf Category I wetland buffer
- Restored from reed canary grass to forested and scrub/shrub
- Complements other Patterson NA projects



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Patterson Creek Natural Area West Wetland Project

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- Legend
- Streets
 - Waterbodies
 - Streams and Rivers
 - Parks in King County
 - Patterson Creek basin

Figure 1: Site Selection

Hatchery Natural Area Receiving Site

Zone 1 –
base of slope
mostly willows

Zone 2 –
wetland buffer
cottonwoods, alders,
willows, native shrubs

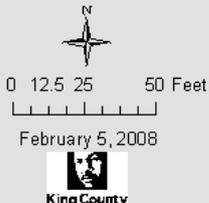
Zone 3 –
wetland/ Soos Creek buffer
alders, cedars, shrubs



King County CAO Mitigation Reserves Program
Hatchery Natural Area Mitigation Receiving Site

Figure 3: Project Area and Planting Zones

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Legend	
	KC Park Lands
	Project Area
Planting Zones	
	Zone 1, Base of slope
	Zone 2, Buffer
	Zone 3, Wetland

Program Issues, Next Steps

- Still in pilot phase, program materials still under development
- Still working out appropriate design/ construction costs
- Program demand less than expected, but still enough to justify in-lieu fee option
- Hope to pursue program-level agreements with Corps and Ecology

King County Mitigation Reserves Program

Questions?

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