

2025 WPPA ANNUAL MEETING

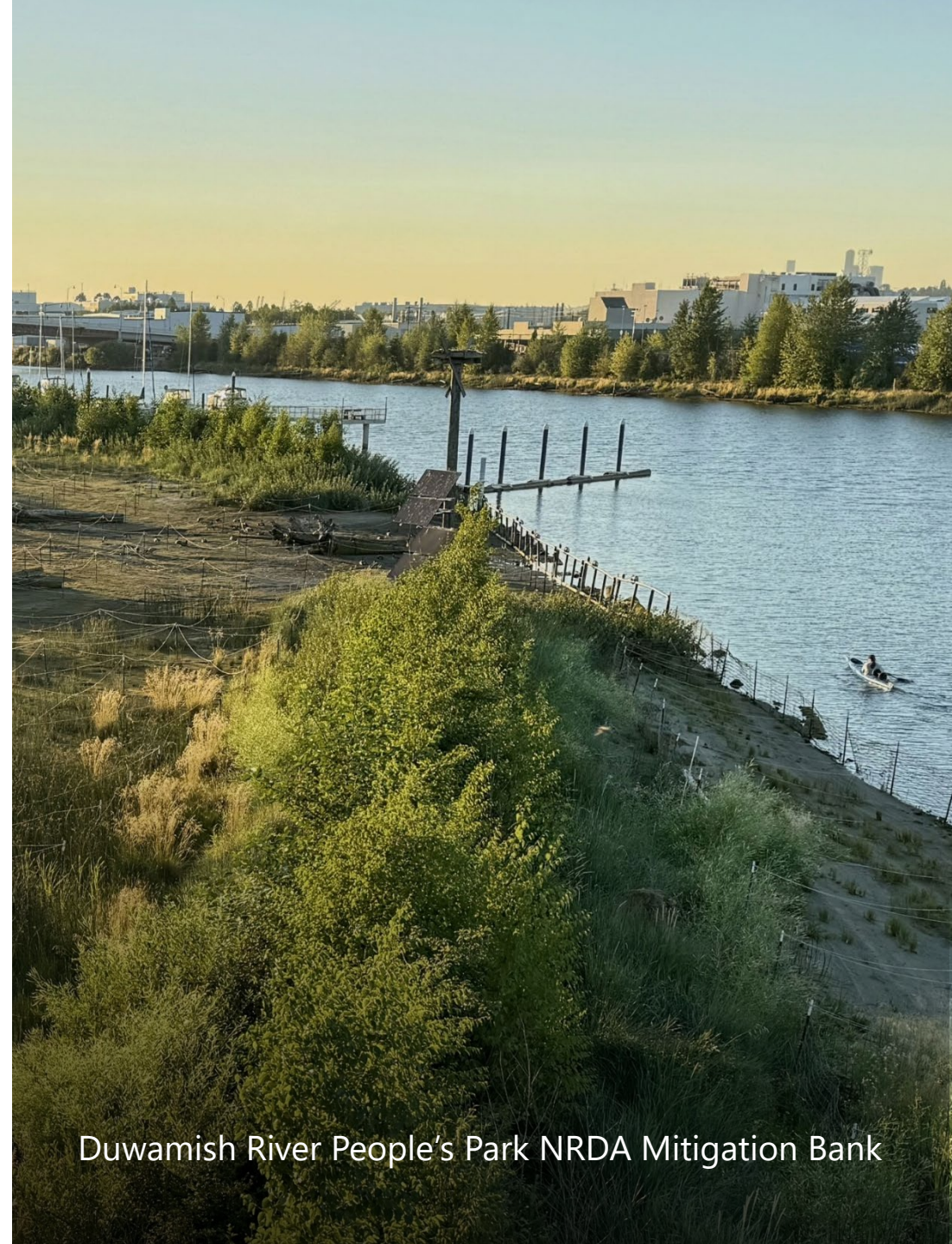
Mitigation Banking in Washington

Dan Berlin, PWS, Principal Scientist



Washington Association of Mitigation Banks

- Founded in 2022
- Mission to promote mitigation banking in Washington through advocacy with regulatory agencies, legislature, and credit buyers
- Successes
 - Additional funding for USACE and Ecology staff
 - Quarterly meetings with USACE and Ecology
 - Better communication and accountability



Duwamish River People's Park NRDA Mitigation Bank

Presentation Overview

- Mitigation Drivers
- Certified Mitigation Banks
- Pending Mitigation Banks
- Port Mitigation Banks in Washington



Lower Wapato Creek Habitat Site
Photo courtesy of Port of Tacoma

Mitigation Drivers

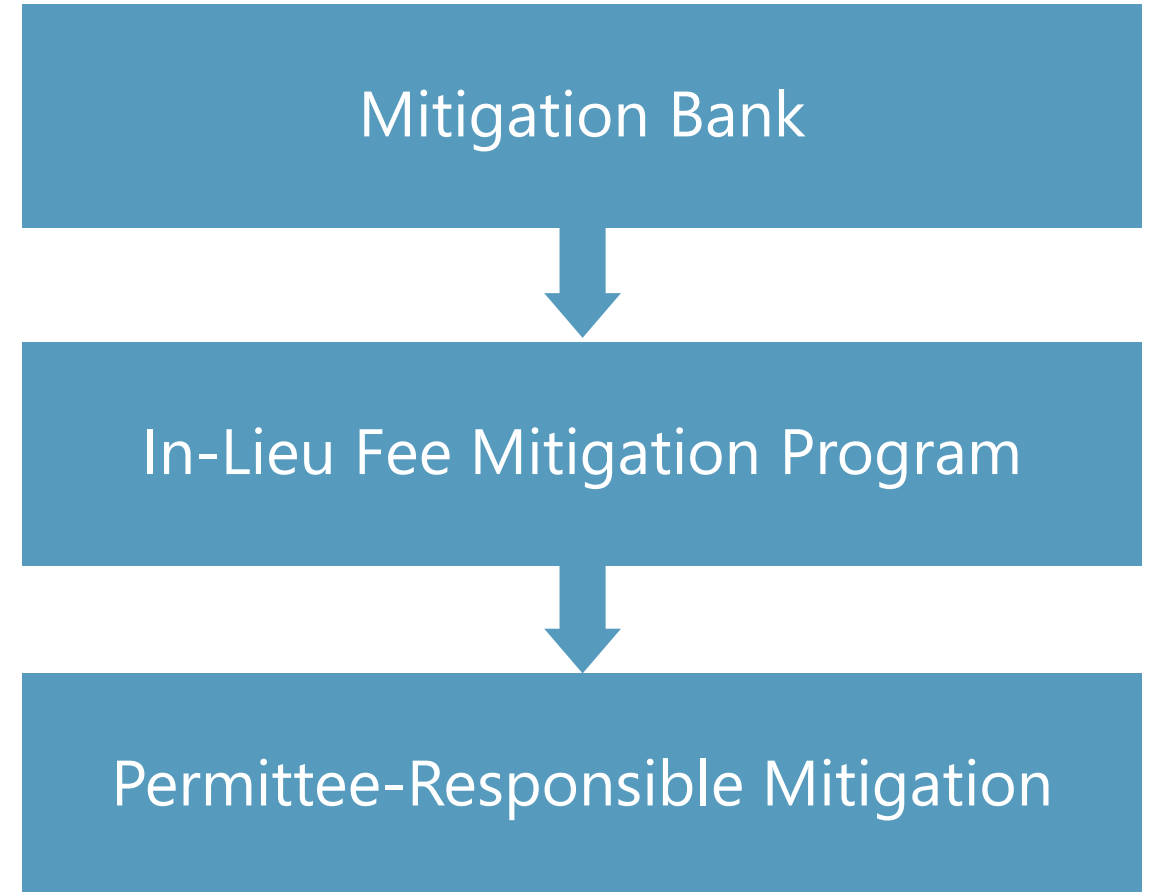
- Aquatic Fill
 - State-level protection
 - Water Pollution Control Act, Removal-Fill Law
 - Federal protection
 - Clean Water Act
- ESA
 - Habitat conservation credits
- Natural Resource Damage Assessment (NRDA)








Bellingham Cruise Terminal
Photo courtesy of Port of Bellingham

Mitigation Options

- Avoidance
- Minimization
- Mitigation
 - Preferred
 - Mitigation banking
 - In-lieu fee
 - Permittee-Responsible
 - Advance mitigation
 - Concurrent mitigation



Mitigation Banking Benefits

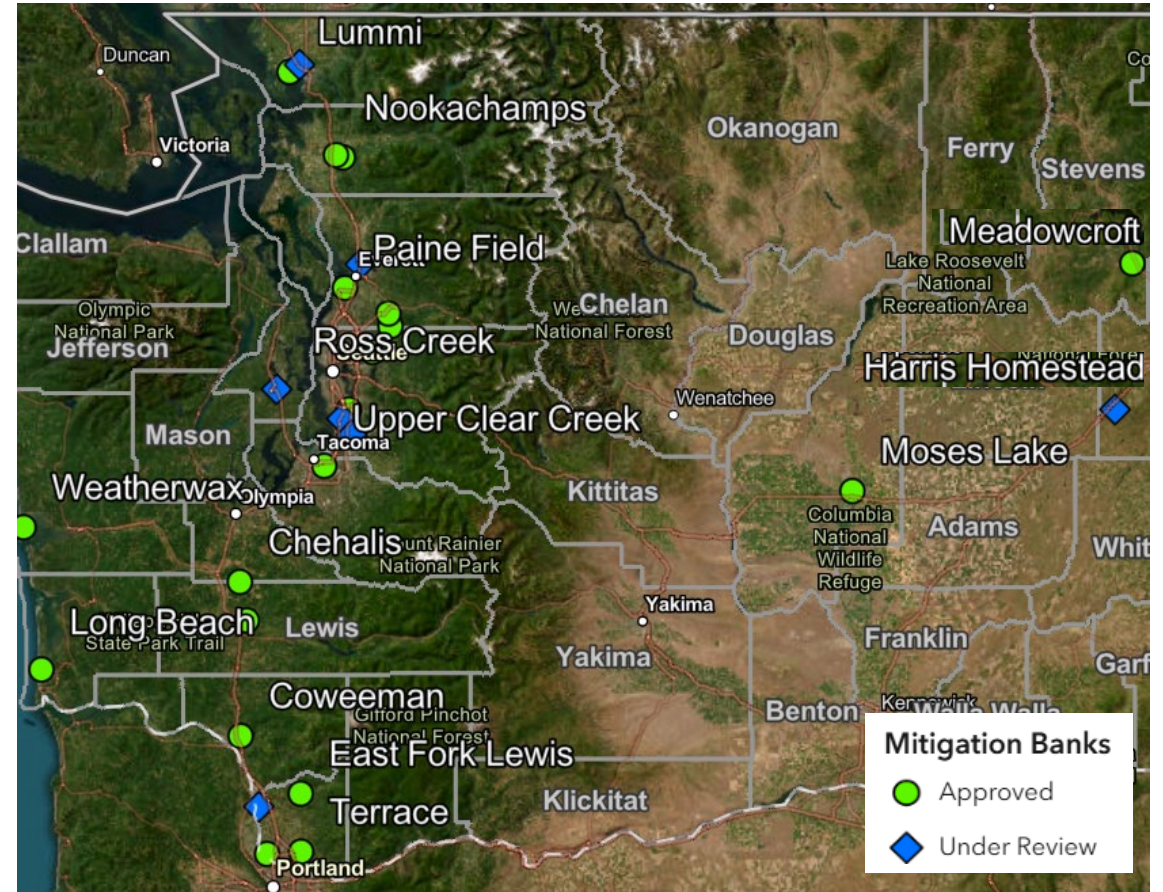
Time 	Cost 	Space 	Risk 	Ecological 
More efficient and predictable permitting (for applicants and agencies)	Often more cost-effective than costs for design, construction, maintenance, and monitoring of permittee-responsible mitigation	Supports more usable land at the highest and best use	Permittee-responsible mitigation can fail and result in unexpected costs	Increases the potential for long-term successful mitigation

Approved Mitigation Banks in Washington

- Clark County – Columbia River, East Fork Lewis, Terrace
- Cowlitz County – Coweeman
- Grays Harbor County – Weatherwax
- King County – Keller Farm
- Lewis County – Chehalis
- Pacific County – Long Beach
- Pierce County – Upper Clear Creek
- Skagit County – Nookachamps, Skagit
- Snohomish County – Paine Field, Skykomish, Snohomish
- Steven County – Meadowcroft

Single User or Out of Credits

- Lummi
- WSDOT – Moses Lake, Springbrook, Newaukum



PORT OF TACOMA: UPPER CLEAR CREEK MITIGATION BANK

Credits Generated

- For Port, Port tenants, and third parties supporting the Port's mission
- Complement the Port's advance mitigation program
- \$8M invested; \$17M credit value



Pending Mitigation Banks in Washington

- **Clark County – Wapato Valley (2015)**, Thompson Bank (2025)
- **King County – Port of Seattle (2021)**, Thom (2018)
- Kitsap County – Kitsap Freshwater Bank (2023) and Nearshore Bank (2025)
- **Pierce County – Port of Tacoma East Commencement Bay Habitat Opportunity (ECHO)**
- **Snohomish County – Blue Heron Slough (2020)**
- Spokane County – Harris Homestead (2024)
- Thurston County – Weyerhaeuser (2025)
- Whatcom County – City of Bellingham Bear Creek (2020)

Bold = Chinook Habitat Conservation Credit (ESA)

(Prospectus/Public Notice date in parentheses)

Proposed Port of Tacoma ECHO Bank

- Habitat Conservation Bank
- Beneficial use placement of dredged material from berth deepening



Port of Seattle Joint Umbrella Bank Sites

- Freshwater
- Estuarine
- Marine



PORT OF SEATTLE: DUWAMISH RIVER PEOPLE'S PARK NRDA MITIGATION BANK



View Tower
(Repurposed)

Interpretive
Signage

Viewpoint
Pier

Entry
Garden and
Sculpture

Bridge
(Repurposed)

ADA-
Accessible
Pathways

Amphitheater

Stepping
Stones

Hand-Carry
Boat Launch

PORT OF EVERETT: BLUE HERON SLOUGH MITIGATION BANK



PORT OF BELLINGHAM: ADVANCE MITIGATION



PORT OF BELLINGHAM: ADVANCE MITIGATION



CONTACT



**Dan
Berlin, PWS**

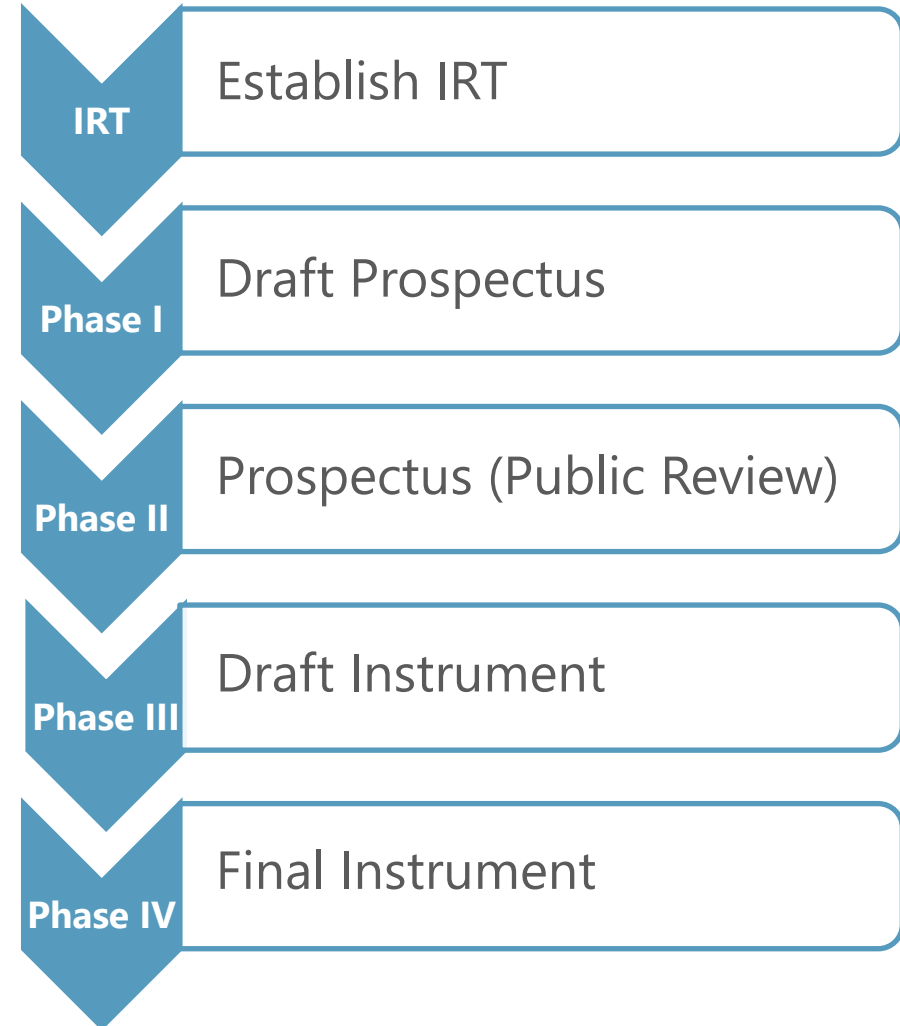
Principal Scientist

dberlin@anchorqea.com



Mitigation Bank Certification

- Prospectus
- Mitigation Bank Instrument
 - MBI Basic Agreement
 - Appendices
 - Baseline Conditions
 - Bank Design
 - Performance Standards
 - Credit Generation and Award Schedule
 - Procedures for Use of Bank Credits
 - Establishment Period Monitoring, Reporting, Maintenance
 - Long-Term Protection and Management
 - Financial Assurance (performance bond)



Mitigation Bank Planning Considerations

- Property evaluation
 - Cost effective restoration
- Market assessment
 - Development/demand forecast
 - Other banks in service area
- Financial obligations
 - Construction and long-term maintenance costs
 - Land costs
 - Financial assurances

