

COMPARATIVE EXAMPLE: USING CREDITS VS. TRADITIONAL MITIGATION

This table is an example of the steps required to mitigate using mitigation bank credits versus the typical mitigation requirements often required under. In this example, a permit was issued for the unavoidable impact for one acre of Category 3 Wetlands and the Permittee must provide mitigation in order for project to proceed.

	Use of Credits	Traditional Mitigation (by Developer)
Mitigation Ratio (Mitigation:Impact)	1 : 1 (Typical)	2 : 1 to 8 : 1 (Range)
Buffer Requirement	Depends on regulatory situation, either included or able to be purchased	60 ft. to 110 ft. wide (Minimum 1.5 acre buffer/acre impact)
Permits	All permits for mitigation approved, will assist in obtaining regulatory approval for credit use	Risk and expense of all federal, state and local permits to construct
Construction	In progress or completed, done in advance, bonded	Risk and expense yet to be completed
Maintenance/ Monitoring	Included, plans approved	Mutliple Years required along with plan approval, management and expense
Performance	Buyer indemnified for performance	Financial assurance required

Ownership/Security	Included, long-term partner and conservation easement and funding in place	Uncertain number years required must be arranged
Cost	One-time Fee	Variable Costs Include: Land for wetland and buffer Planning, negotiations and design Construction Long-term operation and maintenance Management time and resources
Availability	Immediate	In approximately 1 to 2 years including construction
Location Constraints	Generally transferrable within WRIA 7 without penalty, other areas case-specific	Must be at or near impact area or mitigation ratio changes dramatically