

30 June 2017

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Karla,

As you are aware, the Quadrant Corporation has been working on a subdivision application for the Blue Heron Plat on Noll Road. As part of our application we are proposing to fill a small (270 sf) non-regulated wetland, "Wetland A." This proposal includes enhancement of approximately 6,182 sf of wetland and 6,839 sf of wetland buffer enhancement located on City owned property that Quadrant deeded to the City as part of the adjacent Mountain Aire project (Wyatt property). The City property is also the site of other wetland and buffer mitigation work completed by Quadrant for the Mountain Aire subdivision.

The Blue Heron project site offers little opportunity to mitigate for the fill of Wetland A as it contains only one other small wetland site, "Wetland B" which is 749 sf. We believe locating the mitigation work noted above on the adjacent City owned property is in the City's interest for several reasons:

1. The proposed enhancement areas are much closer to Lemolo Creek than the remaining wetland on the Blue Heron project site, Wetland B. Improvement of the wetland functions nearer the creek will have a positive impact on the stream functions.
2. Quadrant is also proposing a significant voluntary stream buffer enhancement as part of the Blue Heron Plat proposal. The proposed enhancement areas noted above are much closer to this proposed stream enhancement work, and the past mitigation work Quadrant completed on the Wyatt property. We believe the synergy by these adjacent efforts will result in better wetland and stream functions.
3. The proposed enhancement location is adjacent to the existing Mountain Aire trail system and the trail system proposed by the Blue Heron Plat. This will provide an opportunity for the public to experience a more aesthetic trail system and witness the return of good habitat as the planted wetland and buffer species mature.

4. The accessibility of these locations is better than the remaining wetland on Blue Heron, making them more desirable for mitigation. Further the accessibility allows for a larger mitigation area than required (23:1 vs 6:1). This equates to a much higher probability of long term success even after Quadrant's maintenance and monitoring obligations expire.

Please consider these points as the City evaluates our development proposal, specifically the ability to mitigate for the wetland fill on City owned property. Feel free to contact me if you have any questions.

Sincerely,



Corey Watson

Director Land Development