# Planning and Combination (Planning and Acquisition) Project Proposal

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| --- | --- |
| **Project Number** | **15-1059** |
| **Project Name** | Bear Creek Reach 6 Restoration - Phase II |
| **Sponsor** | Adopt A Stream Foundation |

List all related projects previously funded or reviewed by RCO:

|  |  |  |
| --- | --- | --- |
| Project # or Name | Status | Status of Prior Phase Deliverables and Relationship to Current Proposal? |
| 12-1282 | Choose a status  | In progress |
|  | Choose a status  |  |
|  | Choose a status  |  |

If previous project was not funded, describe how the current proposal differs from the original.

This is the first time we are requesting funding for this project.

1. **Project Location.** *Please describe the geographic location, water bodies, and the location of the project in the watershed, i.e. nearshore, tributary, main stem, off-channel, etc.*

The proposed project is located in Lower Bear Creek subarea, Reach 6. This reach is identified in the WRIA 8 Chinook Conservation Plan as a Tier 1-Core Chinook Use. The proposed project is located within the Friendly Village Mobile Home Park in Redmond, WA along 330’ of the mainstem of Bear Creek and contains a total planting area of 1.0 acre.

1. **Brief Project Summary.** *Summarize your project in a few sentences.*

AASF is requesting funds for preliminary design of a second stream restoration project at the Friendly Village Park. In 2014 AASF completed the first instream restoration project at this property and now has the opportunity to continue restoration efforts on another section of creek on this property. The requested funds will be used to complete preliminary design for a stream restoration project that is intended to offer the greatest benefit to Chinook salmon while staying within the site constraints. Site complexities and concerns of flooding have warranted the use of an outside consultant to develop a comprehensive stream restoration plan at this location. AASF will select and hire a qualified consultant to perform the following: engineering, topographic surveying, hydraulic analysis, preliminary design drawings, preliminary design report, fulfilling cultural resource requirements and engineering services for permitting assistance. AASF working closely with the consultant and the landowner to oversee design development ensuring maximum benefit to Chinook salmon.

1. **Problems Statement.** *Please describe the problems your project seeks to address by answering the following questions*.

This a design project that will generate preliminary design deliverables focused on improving habitat conditions in the future construction phase.

Project site is located in a mobile home park called Friendly Village. Approximately 1,400 linear feet of highly degraded mainstem Bear Creek is found on this property. Few native trees and shrubs remain in the riparian area, which is dominated by lawn, landscaping, structures, and pavement.

This reach of stream (Reach 6) has been identified in various plans as having:

• Decreased floodplain connectivity and decreased off-channel habitat because of channel confinement. Due to development the channel is somewhat disconnected from its historic flood plain and is constricted by several stream crossings which results in reduced habitat conditions and flooding in developed portions of the property.

• Very little large woody debris. Wood is important because it increases channel complexity, contributes to channel stability, develops pools, traps sediment, and reduces water temperature.

• Poor coverage of native riparian vegetation. Restoring riparian vegetation will improve channel stability, provide sources of large woody debris that can contribute to creation of pools, and reduce peak water temperatures that favor non-native species.

Degraded channel conditions in this reach have significantly reduced fish production when compared to historic levels. The loss of a native riparian buffer has resulted in an increase in summer peak temperatures which can be lethal to salmonids, a loss of natural filtering and ground water recharging processes, a widening and shallowing of the channel and channel incision, all of which limit salmonid production in this reach either directly by killing fish (temperature) and increasing exposure to predators (shallow), or indirectly by limiting spawning and rearing habitat (intraspecific competition).

The project will generate preliminary designs focused on improving salmon habitat and increasing fish production by re-establishing stream processes in targeted locations that will also meet the landowner’s goals, which are erosion control, flood mitigation, and ease of maintenance. The scope of this project is intentionally incremental (Phase II) to develop high-quality engineered plans for future restoration, develop trust with the landowner, and help him address his concerns regarding stream restoration techniques. Most importantly it provides time to further develop a relationship and to demonstrate the effectiveness of salmon friendly erosion and flood mitigation techniques that have already resulted in willingness for more comprehensive restoration activities on site.

The future phase of installing large woody debris will increase channel complexity, which contributes to channel stability and development of pools, trap sediment, and reduce water temperature. By stabilizing the channel, large wood will reduce erosion in targeted locations, stabilizing the bank. Restoring riparian vegetation will improve channel stability, provide sources of woody debris that can contribute to creation of pools for salmon refuge, and reduce peak water temperatures that favor nonnative species. Project designs will include a large conifer component that will become the future source of LWD.

The project site is currently a mobile home park; historic use of the site is unknown. A major barrier to stream restoration on this property is the landowner due to lack of trust of governments and lack of knowledge of stream processes. The Adopt A Stream Foundation has been educating and building a relationship with the landowner over the last few years and has successfully implemented three riparian plantings and placed over 40 pieces of LWD at this property.

* 1. **List the fish resources present at the site and targeted by your** **project.**

|  |  |  |  |
| --- | --- | --- | --- |
| Species | Life History Present (egg, juvenile, adult) | Current Population Trend (decline, stable, rising) | Endangered Species Act Coverage (Y/N) |
| Chinook | egg, juvenile, adult  | Decline | Y |
| Steelhead | egg, juvenile, adult | Decline | Y |
| Coho | egg, juvenile, adult | Decline | N |
| Sockeye | egg, juvenile, adult | Decline | N |
| Cutthroat | egg, juvenile, adult | Unknown  | N |
| Kokanee | egg, juvenile, adult | Decline | N |

* 1. **Describe the limiting factors, and limiting life stages (by fish species) that your project expects to address.**

Limiting Life Stage to be addressed by Preliminary Project Designs:

Eggs (Chinook, Steelhead, Coho, Sockeye, Cutthroat and Kokanee)

* Increased egg to fry survival: The Washington Department of Fish and Wildlife maps show Bear Creek Reach 6 as Fall Chinook breeding area, according to their Priority Habitat and Species online mapping database and SalmonScape. The future restoration based on this project’s design outcomes will increase egg to fry survival by reducing fine sediment input. Planting and re-grading the streambanks will result in a reduction in fine sediment input. The reduction in fine sediment input will result in cleaner spawning gravel and allow for more oxygenated water to circulate around fish eggs as they incubate in the gravel.
* Increase in suitable spawning areas: future restoration based on this project’s design outcomes will enhance the sorting of gravel by the proposed LWD and reduce fine sediment input, resulting in an increase in clean, well-sorted spawning gravel.

Juvenile (Chinook, Steelhead, Coho, Sockeye Cutthroat and Kokanee)

* Increased channel complexity: This project will generate designs to increase juvenile salmonid production by creating more rearing and refuge areas for young fish. The proposed LWD will increase channel complexity by creating additional pools, slack water along streambanks, cover habitat and refuge from high velocities. The proposed LWD will accumulate and hold biological matter for processing in the creek, which will feed macro invertebrates, which will become forage for juvenile salmonids.
* Riparian restoration: Planting the streambanks will, in addition to reducing fine sediment and improving water quality, result in a reduction in peak summer temperatures. Warm water temperatures can be lethal to salmonids.

Adult (Chinook, Steelhead, Coho, Sockeye Cutthroat and Kokanee)

* Increase in pool frequency: Adding LWD will increase pool frequency, which will benefit adult salmonids as they migrate to their natal spawning grounds by providing resting and refuge areas.
* Increase in suitable spawning areas: Adding LWD will sort gravel resulting in more suitable spawning areas and less competition.
1. **Project Goals and Objectives.** *When answering the questions below please refer to Chapter 4 of the Washington Department of Fish and Wildlife’s “*[*Stream Habitat Restoration Guidelines*](http://wdfw.wa.gov/publications/01374/)*” for more information on goals and objectives.*

**Goal:** To develop stream restoration designs that will provide the maximum benefit for Chinook salmon and be ready for implementation in 2017.

* 1. **What are your project’s objectives**? *Objectives support and refine your goals, breaking them down into smaller steps. Objectives are specific, quantifiable actions your project will complete to achieve your stated goal. Each objective should be “SMART:”* ***S****pecific,* ***M****easurable,* ***A****chievable,* ***R****elevant, and* ***T****ime-bound.*

Objectives of this project are:

Objective 1: Develop Request for Proposal (RFQ) the distribute RFQ to qualified consultants (Nov-Dec 2015) RFP distributed to consultants by 1/4/2016.

Objective 2: Select consultant, best proposal, consultant selected by 3/2016

Objective 3: Develop preliminary designs and preliminary design report by 12/1/2016

Objective 4: Apply for all necessary permits for implementation (December 2016-June 2017) with all permits obtained by June 30st, 2017. Fish window will likely be July 1st – September 15th.

**What are the assumptions and constraints that could impact whether you achieve your objectives?** *Assumptions and constraints are external conditions that are not under the direct control of the project, but directly impact the outcome of the project. These may include subsequent availability of funding, public acceptance of the project, land use constraints, geomorphic factors, additional expenses, delays, etc. How will you address these issues if they arise?*

Assumptions:

* Consultant will be able to create preliminary design (including data collection and analysis, cultural resources, and permitting support) for $40,000. AASF will complete all billing and administrative costs for the remaining $10,000.
* Project will qualify for a fish habitat enhancement project using a streamlined JARPA application and be exempt from most other state and local permits including SEPA.
	+ We expect the project to qualify for the exemption, as it satisfies both requirements under the WDFW Fish Habitat Exemption Form, namely that the project: 1) Places woody debris that benefit naturally-producing fish stocks and 2) The project is approved by a formal grant program established by the legislature. If the project does not qualify for the exemption, we would need to apply for SEPA through the City of Redmond.

If the above assumptions are incorrect then the project maybe delayed or cost more then anticipated which will cause the project either to be scaled back to stay within budget or additional funding will be secured.

Constraints:

This project is located on private property and any work done here must meet the approval of the landowner. This may impose limitations on project designs, as the landowner is very concerned with flooding and any potential to increase flood stage or bank erosion. The landowner may not be confortable with aggressively placed LWD structures including but not limited to mid channel structures. AASF will have to work closely with the consultant and the landowner to develop designs that are both acceptable to the landowner and maximize benefit to salmon.

* Sewer lines and/or other utilities could and/or will limit stream restoration on this property. Project will have to de designed around such obstacles.
* Geology may limit stream restoration options including, but not limited to anchoring techniques. If site geology becomes an issue then alternative anchoring techniques will have to be employed and/or project will have to be designed accordingly to work with site geology.
1. **Project Details.** *Please answer the questions below and all pertinent supplemental questions at the end of the application form*.
	1. **Provide a narrative description of your proposed project.** *Describe the specific project elements and explain how they will lead to your project’s objectives. For assessment projects, describe your design and methodolog*y.

*This a design project that will generate preliminary design deliverables focused on improving habitat conditions in the future construction phase*.

The Adopt A Stream Foundation (AASF) will work with stakeholders to complete preliminary designs and report (as described in Manual 18 Appendix D-2) for the second phase of stream restoration at the Friendly Village Mobile Home Park in Redmond, WA along Bear Creek Reach 6. AASF will create a Request for Proposals (RFP) and select a qualified engineer that will be responsible for topographic surveying, hydraulic analysis, cultural resource requirements, preliminary designs, and permitting assistance. AASF will work closely with the consultant and the landowner to develop designs that will provide the maximum benefit to fish and be acceptable to the landowner.

Project design shall improve salmon habitat and increase fish production through the future restoration project by: installing Large Woody Debris, re-vegetating the riparian buffer, increasing flood plain connectivity and re-establishing stream processes. Stakeholders in the design process include: AASF, WRIA 8, permit agencies, and Friendly Village Park landowner.

The project will be designed to implement a priority action (floodplain reconnection and riparian restoration) that will benefit a priority species (Chinook), and the project area is located in a Tier 1-Core Chinook use area in WRIA 8. Upon completion of the future restoration phase, the project will directly address several technical priorities for Bear/Cottage Lake Creeks in the WRIA 8 Conservation Strategy including protecting and restoring riparian vegetation and floodplain connectivity. This project will address the following Chinook habitat-limiting factors identified in chapter 3 of the WRIA 8 Chinook Recovery Plan: loss of floodplain connectivity, lack of riparian vegetation, disrupted sediment processes and loss of channel and shoreline complexity.

**Goal:** To develop preliminary designs for a stream restoration project that will provide the maximum benefit for Chinook salmon and be ready for implementation in 2017.

In 2013, AASF completed the first phase of stream restoration immediately upstream of the current project location with 42 pieces of LWD installed and 0.35 acres of lawn converted to a native riparian plant community. Our successful completion of this first project has gained us the trust of the landowner and allowed us to pursue additional stream restoration opportunities. Phase II is a project design phase for a more ambitious project to enhance instream habitat along 330 linear feet of mainstem Bear Creek and convert 1.0 acres of lawn into a native riparian forest (Map 1).

* 1. **Provide a scope of work.** *Provide a detailed description of the proposed project tasks, who will be responsible for each, what the project deliverables will be, and a schedule for accomplishing them. If the project will produce a design, please specify the level of design that will be developed (conceptual, preliminary, or final). Planning projects should typically be completed within 2 years of funding*.

Project task:

* Administration (reporting, project management, and billing) - AASF
* Develop RFP and select consultant - AASF
* Develop preliminary designs and design report - Consultant TBA
* Contract a third part to complete a cultural resource survey and report - Consultant
* Apply for all necessary permits for construction on 2017 – AASF and Consultant

Timeline:

* March 2016 Grant Awarded
* October 2015 – March 2016 Develop RFP and select consultant
* April-December Develop preliminary designs and design report
* June 2016 - June 2017 Apply for all necessary permits for project implementation in 2017. Permit applications will be submitted after preliminary designs are complete.
	1. **Explain how you determined your cost estimates**. *Please attach a detailed budget for completing the scope of work. Include anticipated costs for labor, land acquisition, consultant fees and tasks, construction contracts, materials, and other relevant costs as appropriate.*

Cost estimate is based on AASF experience on similar projects.

* 1. **How have lessons learned from completed projects or monitoring studies informed your project?** *Sources of results may be from* [*Project Scale Effectiveness Monitoring*](http://www.rco.wa.gov/doc_pages/other_pubs.shtml#monitoring) *from TetraTech, individual sponsors, lessons learned from previously implemented projects, Intensively Monitored Watershed results, or other sources.*

Adopt A Stream Foundation has refined our stream restoration techniques over the past 30 years.  We routinely visit our restoration site and informally monitor their success. This informal monitoring has lead to a refining of our LWD placement and anchoring techniques and the development of various LWD structures as well as improvements in our riparian restoration techniques.

1. **If your project includes an assessment or inventory**.

Not an assessment or inventory project

1. **If your project includes developing a design:**
	1. **Will your project be designed by a licensed professional engineer?
	Choose an answer**

This project will be designed by a licensed professional engineer.

1. **Will you apply for permits as part of this project’s scope?
Choose an answer**

Permits will be applied for as part of the project scope, with the intention of having all permits secured and ready for in-stream construction for 2017

1. **Context within the Local Recovery Plan**.
	1. **Discuss how this project fits within your regional recovery plan and/or local lead entity’s strategy to restore or protect salmonid habitat** (*i.e., addresses a priority action, occurs in a priority area, or targets a priority fish species*).

This project will produce preliminary designs for future implementation of a priority action (floodplain reconnection and riparian restoration), benefit a priority species (Chinook), and the project area is located in the Lower Bear Creek Subarea, which is identified as Tier 1 – Core Chinook use in WRIA 8.

Bear Creek Reach 6 is identified in the Chinook Recovery Plan as the fifth highest priority reach in the subarea. The project will directly address several technical priorities for Bear/Cottage Lake Creeks in the WRIA 8 Conservation Strategy including:

* Protecting and restoring riparian vegetation to improve channel stability, provide sources of large woody debris that can contribute to creation of pools, and reduce peak water temperatures that favor non-native species.
* Protecting and restoring floodplain connectivity and increase off-channel habitat by minimizing road crossings, reducing channel confinement, and removing floodplain structures. Protect and increase channel complexity, including large, woody debris, which contribute to channel stability and development of pools, trap sediment, and reduce water temperature.

Specifically, the proposed project will design for future implementation of portions of project N214 listed in the WRIA 8 Chinook Conservation Plan. The overall technical hypothesis of N214 is to reduce fine sediment inputs, add LWD, restore riparian conditions, and reduce channel confinement. N214 calls out the proposed project area specifically, stating, “Restoration is [sic] needed throughout Friendly Village.”

The design deliverables will address the following Chinook habitat-limiting factors identified in Chapter 3: WRIA 8 Chinook Recovery Plan:

* Loss of Floodplain Connectivity
* Lack of Riparian Vegetation
* Disrupted Sediment Processes
* Loss of Channel and Shoreline Complexity
	1. **Explain why it is important to do this project now instead of later.** (*Consider its sequence relative to other needs in the watershed and the current level and imminence of risk to habitat).*

The proposed project is important to complete now because of the immediate need for riparian restoration in this high priority reach and the willingness of the landowner to consider restoration. The Washington Department of Ecology’s Total Maximum Daily Load for Bear Creek identifies this reach as exceeding state water quality standards for thermal pollution. The future installation phase of native trees will provide a shaded canopy that will contribute to stream cooling. This reach especially has very little native vegetation to shade and cool the water. This project will add trees and shrubs to 330’ linear feet of Bear Creek converting 1.0 acres of lawn in to a native riparian forest. Planting trees does not immediately cool the stream but the sooner trees are planted the sooner they can begin to provide cooling benefits.

This project is also an opportunity to take advantage of landowner willingness to continue restoring the creek. Landowners at this site have historically been resistant to restoration efforts, but have shown an eagerness to work with AASF. Continuing to build a relationship with the landowner and demonstrating stream restoration techniques will create a framework to engage him in a more comprehensive restoration effort in Reach 6

* 1. **If your project is a part of a larger overall project or strategy, describe the goal of the overall strategy, explain individual sequencing steps, and which of these steps is included in this application for funding.** *Attach a map in PRISM that illustrates how this project fits into the overall strategy, if relevant.*

The proposed project will support implementation of a priority habitat restoration action identified in the Lake Washington/Cedar/Sammamish Watershed Chinook Salmon Conservation

Plan (N214).

This is Phase II of multiple phase restoration effort on this property. This proposal is for project designs only. Future phases will involve installation of proposed designs. Phase I was completed last year immediately upstream of the current project location with 42 pieces of LWD installed and 0.35 acres of lawn converted to a native riparian plant community. Our successful completion of this first phase has gained us the trust of the landowner and allowed us to pursue additional stream restoration projects on this property. We are currently working towards our goal of addressing all the restoration needs along the 1400’ of Bear Creek that flows through the property.

The project designs are intended to complement comprehensive efforts throughout Bear Creek, developed by the City of Redmond and others (WSDOT). This project is incremental in order to continue building a relationship with the landowner. The City of Redmond is very interested in working with this landowner and hopes to build on our relationship.

The entire reach is ripe for habitat restoration. The City of Redmond, King County, WDFW, Habitat Bank LLC and private parties all have the intent to restore streams and wetlands on adjacent parcels. The final shape of those efforts is still being developed. We have been in contact with City of Redmond, WDFW and Habitat Bank LLC to assure that the proposed project will fit into reach wide efforts that are under consideration (see attached letters).

1. **Project Proponents and Partners.** *Please answer the following questions about your organization and others involved in the project.*
	1. **Describe your experience managing this type of project**. *Please describe other projects where you have successfully used a similar approach.*

Adopt A Stream Foundation (AASF) has been managing projects like this since 1985. The project team is currently managing grants from SRFB, DOE, and private foundations. The current AASF team has managed and installed 31 in-stream design build restoration projects since 2009.

* 1. **List all landowner names**. *If your project will occur on land not owned by your organization, attach a Landowner Acknowledgement Form (Manual 18, Appendix F) in PRISM from each landowner acknowledging that his/her property is proposed for SRFB funding consideration. Multi-site acquisition projects need only attach a Landowner Acknowledgement Form for priority parcels.*

Friendly Village of Redmond, Matt Marcus, Marcus Real Estate Services.

* 1. **List project partners and their roles and contributions to the project**. *Attach a Partner Contribution Form (Manual 18, Appendix G) from each partner in PRISM. Refer to Manual 18, Section 3 for when this is required.*

City of Redmond, Contribution, Conceptual design comments

WDFW, Contribution, Conceptual design comments

* 1. **Stakeholder Outreach**. *Discuss whether this project has any opposition or barriers to completion besides funding. Describe your public outreach and feedback you have received. Are there any public safety concerns with the project? How will you address those concerns?*

There are no known barriers or opposition to this project. We have built a good relationship with landowner, residents and the site superintendent.

## Supplemental Questions

## Comments

Use this section to respond to the comments you will receive after your initial site visits and after you submit your final application.

### Response to Site Visit Comments

Please describe how you’ve responded to the review panel’s initial site visit comments. *We recommend that you list each of the review panel’s comments and questions and identify how you have responded. You also may use this space to respond directly to their comments.* ***AASF responses are in red.***

Comment 1. One of the goals of the project is to enhance in-stream habitat (by sorting and cleaning spawning gravel and creating rearing pools). The project, as designed, treats mostly the channel margins with bank treatment and LWD at the toe of the slope. To improve in-stream spawning and rearing, larger structures further out into the main channel would likely be required. This could be achieved by alternating the bank sloping from left to right bank, etc. and creating a meander pattern and hydraulic complexity. We understand the potential for this change in channel form may be limited due to infrastructure or utilities on site. Please identify them relative to the restoration plan.

AASF Response: Project type has changed from a restoration (design build) to a design only project. AASF will select and hire a qualified outside consultant to design a stream restoration project at this location. AASF agrees that LWD structures placed further into the channel would be more beneficial to salmon; this concern will be addressed by the consultant designing the project. The preliminary project designs will take full advantage of site conditions to provide the maximum benefit to salmon. In addition, AASF will work closely with the WRIA 8 Technical Committee throughout the development of the design deliverables to ensure designs achieve desired outcomes.

I have acquired a map of the sewer lines in the project area from the Friendly Village site superintendent. This map is attached in PRISM, other utilities may exist in project area.

Comment 2. Please provide information on current flood levels. Perhaps an aerial photo with waterlines drawn in. The Review Panel would like to better understand the current flooding situation before LWD is added to the channel. Maybe County floodway maps?

AASF Response: Project type has changed from a restoration (design build) to a design only project. The consultant hired to design the restoration project will be responsible for hydraulic modeling and assisting with the flood hazard certification.

Comment 3. The planting plan should include a much higher proportion of conifer trees. While Zone 3 is floodplain that will be dominated by willow, western red-cedar should be viable in these locations. If animal browse is an issue, planting spruce and cedar seedlings together can alleviate the problem. For Zone 2, rather than planting shore pine and black hawthorne (while these are native WA plants, they are rarely found in natural riparian forests), please consider substituting more conifer trees, such as Douglas-fir and western hemlock. Zone 3 should also include conifer species, perhaps as a substitute for the big-leaf maple, which often regenerates naturally.

AASF Response: Project type has changed from a restoration (design build) to a design only project. AASF agrees that a more conifers should be used in the riparian restoration; the planting plan will be adjusted to reflect these comments. Animal browse (beaver) will be an issue at this location and a combination of beaver fencing and planting spruce and cedar seedlings together will be incorporated into planting plan. Will reduce or eliminate the use of shore pine and black hawthorn to more correctly mimic a natural riparian ecosystem.

Response to Post-Application Comments

Please describe how you’ve responded to the review panel’s post-application comments. *We recommend that you list each of the review panel’s comments and questions and identify how you have responded. You also may use this space to respond directly to their comments.*

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| --- | --- | --- | --- | --- | --- |
| Lead Entity:  | WRIA 8 |  |  | Date | Status**[[1]](#footnote-1)** |
| Project Number: | 15-1059 |  | Post-Application |  |  |
| **Project Name:** | Bear Creek Reach 6 Restoration |  | Final |  |  |
| **Project Sponsor:** | Adopt a Stream Foundation |  |
| Grant Manager:  | Elizabeth Butler |  |

# Project Summary (*for Review Panel reference only*)

This is a restoration project in Reach 6 of Bear Creek within the Friendly Village mobile home park. The banks on both sides are grass/lawn and the channel lacks instream habitat. The sponsor has completed similar restoration work upstream of this project. The work seems to be successful but lacks instream channel complexity. The proposed cost is $144K.

This reach is identified in the WRIA 8 Chinook Conservation Plan as a Tier 1-Core Chinook Use. The restoration activities include removing a pedestrian bridge, converting 1 acre of lawn to native riparian plantings, bank sloping, and placement of 7 large wood complexes. A detailed construction budget is provided. Seven different fish species utilize the reach.

# Draft Application / Site Visit REVIEW PANEL comments

**Date: 4/29/15 Project Site Visit?** **[x]  Yes** **[ ]  No Review Panel Member(s): Pat Powers and Steve Toth**

1. **Recommended improvements to make this a technically sound project according to the SRFB’s criteria:**
2. **Missing Pre-application information.**

The application seems very complete, good detail on construction costs**.**

1. **General Comments**

The sponsor has done an amazing job working with landowners doing restoration in a very challenging location. Converting this much lawn to a wide buffer of native riparian plantings is really exciting.

1. CLEAR: Cleared to proceed; CONDITIONED: Cleared to proceed with a condition; NMI*:* Needs More Information; POC: Project of Concern; NOTEWORTHY: Exemplary Project [↑](#footnote-ref-1)