



Making Mitigation Easy: Confronting the Mitigation Dilemma for Sustainable Growth

How can we protect our natural resources and still keep pace with community growth?

Is it possible to implement environmental solutions economically?

As development in our nation grows and impacts our natural environment, effective, efficient, and compliant mitigation is on the minds of everyone involved in land development. In 2001, The US Army Corps of Engineers estimated that 43,000 acres of wetland were created or restored because of the wetland mitigation process, and that number is growing every year. Approximately 75% of the remaining wetlands in the lower 48 States are privately owned, a fact that makes finding suitable land for wetland mitigation increasingly difficult.

Wetlands provide many benefits. They support many species of plants and animals; control flooding; improve water control and quality; moderate the global climate; provide natural products; and enhance recreation and education opportunities. Unfortunately, our wetlands compete with an increasingly developed world.

Mitigation Connection, LLC offers a comprehensive "win-win" solution for those seeking to balance economic development with environmental integrity. At Mitigation Connection, LLC we believe an entrepreneurial approach to wetland mitigation can bridge the gap between environmental needs and economic reality. We represent clients with over 4 million acres of land in 10 states throughout the U.S.

The professional engineers, planners, and ecologists at Mitigation Connection, LLC utilize our collective expertise and experience, along with our extensive land base, to provide a range of wetland mitigation opportunities. From full service mitigation banks to custom tailored mitigation properties, Mitigation Connection, LLC has a solution for your mitigation needs.

Our Services include:

- Coordination of mitigation credit transfer from Mitigation Banks,
- Mitigation Project locating and evaluating,
- Environmental consultation and referral,
- Expertise and compliance with all applicable regulatory bodies, and
- Collaboration with local land trusts to ensure the perpetual maintenance of the mitigation bank's environmental assets.





Why Choose a Mitigation Bank?

Mitigation Connection, LLC makes the mitigation process simple and predictable. We do all the leg work for you, including: site feasibility studies, conceptual and final engineering design documents, mitigation banking development, construction management, planting, monitoring, and reporting. We use our diverse backgrounds and team-oriented approach to identify and create compensatory mitigation options via wetland creation, restoration, enhancement, and preservation. Our staff will help you make the best mitigation choice, and help make sure that everything goes smoothly.

Benefits to Developers

- **Lower Cost.** In traditional off-site mitigation, landowners must pay for suitable land, engineering reports, wetlands studies and on-site work before mitigation can be completed. Once the mitigation is complete, the project is subject to monitoring, annual reporting and maintenance costs to ensure success. In addition, intangible costs associated with liability issues make it nearly impossible for a landowner to accurately estimate the total cost of traditional off-site mitigation. By eliminating these expenses, Mitigation Connection, LLC provides a mitigation solution with a substantially lower cost.
- **Elimination of Liability.** In traditional off-site mitigation the developer and landowner are liable for the success of a wetland project. Since the creation of wetlands and/or streams is a long, expensive, and complex process, a developer can incur significant costs to rebuild a mitigation project if it fails. A developer who buys mitigation bank credits from Mitigation Connection, LLC faces no uncertainty about a mitigation project's success because we assume all liability.
- **Straightforward Solution.** Developers can spend months gaining approval for a mitigation plan. Each plan requires approval from the U.S. Army Corps of Engineers, U.S. Fish & Wildlife Service, U.S. Environmental Protection Agency, as well as state and local agencies. Since mitigation banks through Mitigation Connection, LLC have been pre-approved by these agencies, landowners are released from the time-consuming task of mitigation which frees them to focus on their development project.

Mitigation Connection, LLC provides a win-win solution for balancing economic growth and environmental protection.

Benefits to the Environment

Premier Location. Mitigation Connection, LLC works hard to find land that adjoins existing natural areas, parks and preserves. This large scale and habitat diversity fosters a greater variety of wetland plants and animals. As a result, the environment benefits from having large, high quality wetlands rather than several traditional "postage stamp" off-site wetlands. We also look for land where the soil is indicative of wetlands, and where the hydrology and geology are both highly favorable to wetland creation. This helps ensure that these wetlands will survive for generations, and will provide the best habitat for plants and animals.



- **Successful Completion and Operation.** Mitigation Connection, LLC creates diverse wetland habitats which have been reviewed and approved by the appropriate regulatory agencies. Thus the public is assured that any wetland impact offset by your company will be mitigated by fully functioning, self-sustaining wetlands. Because Mitigation Connection has created these wetlands prior to selling mitigation credits, we prevent the temporal loss of wetlands typically caused during traditional mitigation.

Why complete a Mitigation Project?

*We sell credits,
you write a check
& forget about it.*

Mitigation projects offer a flexible alternative when on-site mitigation or banks are not available. With our custom tailored mitigation projects, we identify land for sale with mitigation potential to fit your needs. Our work to search thousands of acres helps reduce the daunting task of finding a suitable mitigation site, and we help you find a qualified consultant or work with your consultant to aid in the permitting and mitigation process.



*Mitigation
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not an option.*

Mitigation Connection, LLC also provides an easy-to-use, customized on-line mapping tool to help you find the right mitigation location for you. This interactive mapping tool is available through our website, and includes:

- A clickable map of the United States, highlighting the states where mitigation land is available. Simply, click a state to view the statewide map which contains mitigation hydrological basins (service areas), interstate routes, large cities, rivers and lakes.
- An in depth view of hydrological basins with all MC mitigation projects/banks, property boundaries, conservation lands, major roads, cities, and more detailed hydrology.
- Sneak Peak pages that provide essential site information including acreage, county, basin, credits available and a printable PDF map.
- A truly interactive mapping tool powered by ArcIMS that allows you to explore our mitigation sites in depth. See roads, soil profiles, hydrology, topography, aeriels; even zoom in to measure distances and features.

For cities facing a land crunch, developers suffering from wetland headaches, and conservationists concerned about land preservation, Mitigation Connection, LLC offers solutions. Throughout the Southeast, our mitigation banks and projects provide a way to balance the demands of our ever growing world and the sensitivity of our natural environment. Please, contact us to discuss our mitigation opportunities, or to schedule a presentation on how Mitigation Connection can help you.