Summary of Public Comments on 7-9-13 Abridged Draft Agreement and Chesapeake Bay Program Responses

The following is a summary, arranged by topic area, of comments received and CBP's subsequent decisions related to each topic. It reflects only topics that received public comment and does not reflect the entire Agreement. All stakeholder and public comments submitted between July 10 and Aug 15, 2013 were reviewed and considered by the partners in the development of the 1-29-14 full draft of the Chesapeake Watershed Agreement.

This summary reflects comments received from:

<u>Organizations</u>		<u>Indivi</u>	<u>duals</u>
Alliance for the Chesapeake Bay	The Nature Conservancy	Alyce Ortuzer	Monty Hawkin
Alice Ferguson Foundation	Va Association of Municipal Wastewater Agencies, Inc.	Ann Mallek	Steve Gibb
American Rivers	VaCo	Bonnie Bick	Tara Carlson
Chesapeake Bay Foundation	Va Farm Bureau	Brian Wessner	Terry Matthews
Chesapeake Bay Trust	Va Institute of Marine Science	Bruce Kirk	William Stiles
Choose Clean Water Coalition	Va Municipal Stormwater Association	Chris Dudley	Wink Hastings
City of Lancaster, Pa	Va Resource Use Education Council	Debbie Rowe	Yvonne Irvin
Environmental Defense Fund	WV Rivers Coalition	Dennis Murphy	
Md Association of Municipal Wastewater Agencies, Inc.		Dori Grasso	
Md Partnership for Children in Nature		Doris Adebanjo	
Md Sierra Club		Gary Peacock	
Mattawoman Watershed Society		George Talcott	
Metropolitan Washington Council of Governments		Jack Nelson	
Otsego County Soil and Water Conservation District, NY		Jonathan	
Pa Farm Bureau		Markovich	
State Water Quality Advisory Committee		Joseph Love	
Storm Water Association of Maryland		Kathryn Price	
Susquehanna Greenway Partnership		Lori Arguelles	

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Blue Crabs	Add Bay-wide annual catch limits to give predictability to fishermen, have an allocation of the catch limit among the jurisdictions, and implement accountable monitoring of all harvest.	Crab catch share included in Additional Issues for Consideration list.	New Language Incorporated: Blue Crab Management Outcome: Improve the ability to manage for a stable and productive crab population and fishery by working with the industry, recreational crabbers, and other stakeholders to improve commercial and recreational harvest accountability. Evaluate the establishment of a Bay-wide, allocation-based management framework with annual levels set by the jurisdictions that will provide stability for crabbing businesses and accountability of the harvest for each jurisdiction.	
Oysters	Include metrics that have been developed, and include public and private fisheries as well as ecosystem services.	Oyster Outcome: Restore native oyster habitat and populations in tributaries by 2025.	Revised: Oyster Outcome: Restore native oyster habitat and populations in 10 tributaries by 2025 to recover the benefits of fish habitat and water quality improvements that healthy oyster reefs provide.	The number of (10) tributaries was chosen based on a Fisheries Goal Team analysis of progress to date on restoration work in Virginia and Maryland, costs associated with such work, and budget projections going forward, including support provided at the federal level by the Army Corps of Engineers and NOAA. There is consensus to state the intent of restoration as providing ecological benefits of healthy oyster reefs, but not a specific outcome for the oyster fishery as there is currently no Bay-wide stock assessment or reference points on which to base such an outcome. The oyster restoration metrics will be included in the Management Strategy section as they guide the restoration planning process.

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Forage Fish	Adopt a forage fish outcome to	Forage Fish included in Additional Issues	New Language Incorporated :	There is currently no consensus around a
	maintain cumulative forage	for Consideration list.	Forage Fish Outcome: By 2016 develop a	Menhaden outcome but the goal team does
	potential for predatory species that		strategy for assessing the forage (or prey)	recognize the importance of all forage fish
	support commercial and		fish base available as food for predatory	species in the Bay.
	recreational fisheries.		species in the Chesapeake Bay.	
	Create outcomes for Menhaden.			
Fisheries	A habitat outcome should be	Fisheries habitat outcome not included.	New Language Incorporated :	
Habitat	housed under the fisheries goal for		Fish Habitat Outcome: Continue to identify	
	fish instead of under the vital		and characterize critical spawning, nursery	
	habitats goal.		and forage areas within the Bay and tidal	
			tributaries for important fish and shellfish	
			and use existing and new tools to integrate	
			information and conduct assessments to	
			inform restoration and conservation efforts.	
Vital Habitats	Any vegetation used in restoration	Vital Habitats Goal: Restore, enhance,	Revised:	Native vegetation will likely be included as
	projects should be native.	and protect a network of land and	Vital Habitats Goal: Restore, enhance, and	part of Management Strategies.
		water habitats to support priority	protect a network of land and water habitats	
		species and to afford other public	to support high-priority species and to	
		benefits, including water quality,	afford other public benefits, including water	
		recreational uses and scenic value	quality, recreational uses and scenic value	
		across the watershed.	across the watershed.	
Wetlands	A deadline date is needed, and	Wetlands Outcome: Restore a total of	Revised:	The acreage increase was based on the
1	protecting upland wetlands from	75,000 acres of tidal and non-tidal	Wetlands Outcome: Create or re-establish	Phase II WIPs, and it will be re-assessed in
	sprawl should be specific.	wetlands, primarily on resource and	85,000 acres of tidal and non-tidal wetlands,	2017 based on state Phase III WIP targets.
		agricultural lands, and enhance function of	primarily on resource and agricultural lands,	
		an additional 150,000 acres of degraded	and enhance function of an additional	Protection of wetlands is included in land
		wetlands.	150,000 acres of degraded wetlands by	conservation; no need to duplicate in
		Black Duck: Restore wetland	2025. These activities may occur in any land	Habitats Outcomes.
		habitats to support a wintering	use including urban but primarily occur in	
		black duck population in the	agricultural or natural landscapes.	
		watershed of 100,000 birds by	Black Duck: Restore wetland	
		2025.	habitats to support a wintering black	

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			duck population in the watershed of	
			100,000 birds by 2025.	
Stream Health	The brook trout outcome was	Stream Health Outcome: Restore stream	Revised:	Brook Trout Outcome will remain under the
	better suited under the Fisheries	health and function by 10% above the	Stream Health Outcome: Restore stream	Habitat Goal. Brook trout acts as an
	Goal.	2008 level* throughout the watershed by	health and function by 10% above the 2008	indicator for Stream Health and focuses on
		2025. *Note: Baseline will be re-assessed	level* throughout the watershed by 2025.	habitat issues. There will be opportunity for
		Brook Trout: Restore naturally	*Note: Baseline will be re-assessed	the Fisheries and Vital Habitats Goal
		reproducing brook trout	Brook Trout: Restore naturally	Implementation Teams (GIT 1 and GIT 2) to
		populations with an 8% increase in	reproducing brook trout populations	collaborate in the Management Strategies
		total cumulative brook trout patch	in Chesapeake headwater streams	for the Brook Trout Outcome.
		area by 2025 in Chesapeake	with an 8 percent increase in total	
		headwater streams.	cumulative brook trout patch area	
			occupied habitat by 2025.	
Forestry	The metric was unclear, and that a	Forestry Outcome: 1) Restore 900 miles	Revised:	Definition concerns will be resolved through
	definition of "restored" and "urban	per year of riparian forest buffer and	Forest Buffer Outcome: Restore 900 miles	Management Strategies.
	tree canopy" was necessary.	conserve buffers until at least 70% of	per year of riparian forest buffer and	
		riparian areas are forested, and 2) Expand	conserve existing buffers until at least	The urban tree canopy target was revised
		urban tree canopy by 1,000 acres per year	70% of riparian areas throughout the	based on each state's contribution.
		in a total of 120 communities by 2025.	watershed are forested.	
			Tree Canopy Outcome: Expand urban tree	
			canopy by 1,000 acres per year in a total	
			of 120 communities 2,400 acres by 2025.	
Water Quality	The 2017 and 2025 deadlines are	Water Quality Goal: Reduce pollutants	No change:	The Agreement does not preclude the
	not feasible, factors influencing	to achieve the water quality necessary	Water Quality Goal: Reduce pollutants to	possible need for regulatory action in the
	achievement of the TMDL should	to support the aquatic living resources	achieve the water quality necessary to	future. The Partnership is committed to
	be recognized, commitment to	of the bay and its tributaries and protect	support the aquatic living resources of the	adopting and implementing an adaptive
	understanding effectiveness of	human health.	bay and its tributaries and protect human	management framework in meeting water
	WIPs through monitoring and		health.	quality goals and objectives.
	modeling should be included,			The partnership is committed to using the
	"fishable and swimmable waters"		New Language Incorporated :	most up to date science and data in its
	should be specifically included, and		Principles:	decision making and strategy development
	storm water should be mentioned.			processes, taking into account the various

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			The Partnership will:	stressors affecting Bay health.
			Maintain a coordinated watershed-wide	The Bay jurisdictions have developed
			monitoring and research program to support	Watershed Implementation Plans (WIPs) to
			decision-making and track progress and the	meet the target allocations in the Bay TMDL
			effectiveness of management actions.	and within these plans, storm water
				reduction plays a major focus in their water
				quality improvement projects and programs.
2025 WIP	Include a specific mention of the	2025 WIP Outcome: Have all practices and	Revised:	
	TMDL.	controls installed by 2025 to achieve the	2025 WIP Outcome: By 2025, have all	
		Bay's DO, water clarity/SAV, and	practices and controls installed to achieve	
		chlorophyll a standards.	the Bay's dissolved oxygen, water	
			clarity/submerged aquatic vegetation and	
			chlorophyll a standards as articulated in the	
			Chesapeake Bay Total Maximum Daily Load	
			document.	
Toxic	A goal on toxic contaminants and	<u>Toxic Contaminants</u> included in Additional	Excluded	While several partners supported inclusion
Contaminants	endocrine disruptors should be	Issues for Consideration list.		of toxic contaminant outcomes, some
	included in the agreement,			expressed concerns related to whether
	especially as they relate to human	Language considered, but rejected:		there is a need for the CBP to apply itself to
	health. The toxics language should	<u>Toxic Contaminants Research Outcome</u> :		contaminant issues that are the target of
	be expanded to include bio-	Assess planned research and opportunities		established impairments and, in some cases,
	accumulative chemicals and	for new research to improve knowledge of		local TMDLs in the jurisdictions. Most
	carcinogens.	the effects of contaminants of emerging		jurisdictions felt that toxic contaminants are
		concern on the health of fish and wildlife		being addressed already through state
		by 2015 so future strategies can be		programs and local TMDLs for
		considered.		contaminants. Other arguments against
		<u>Toxic Contaminants Reduction Outcome</u> :		including the reduction outcomes, such as
		Identify practices and an implementation		the contaminants of concern are not
		schedule by 2015 to reduce loadings of		transported across state boundaries and the
		PCBs and mercury to the Chesapeake Bay		contaminants are bound in legacy sediment
		and its watershed.		only with no ongoing inputs, were influential
				but are not necessarily substantiated in the
				technical literature.

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Agriculture	Plan for agricultural water supplies, and including farmland as a major factor affecting the watershed.	Agricultural Conservation included in Additional Issues for Consideration list. Language considered, but rejected: Agricultural Conservation Outcome: Work with producers to apply new conservation practices on 4 million acres of agricultural working lands in high priority watersheds by 2025 to improve water quality in the Chesapeake Bay and its tributaries.	Excluded	Sector-specific goals and outcomes have been excluded because they are not appropriate for this agreement.
Healthy Watersheds	Emphasize maintain current healthy watersheds and ensure they retain extremely high water quality standards. Don't use the word "protect" as that may confuse this effort with the protection and restoration of impaired waters.	Healthy Watersheds Goal: Protect state- identified healthy waters and watersheds recognized for their exceptional quality and high ecological value.	Revised: Healthy Watersheds Goal: Protect Sustain state-identified healthy waters and watersheds recognized for their exceptional quality and/or high ecological value.	
Land Use	A sound land use goal should be included in the agreement, or outcomes should be included under several goal areas. A geographic approach could be taken to limit impervious surface development around subwatersheds that are still considered healthy or around those that are more highly affected by development.	Sound Land Use Planning included in Additional Issues for Consideration list.	New Language Incorporated: Land Use Methods and Metrics Development Outcome: By 2015, develop a Chesapeake Bay watershed-wide methodology and metrics for measuring the rate of land conversions of agricultural and forest lands, and for measuring the extent and rate of change in impervious surface coverage. Land Use Options Evaluation Outcome: By 2017, evaluate policy options and identify potential incentives, resources and other tools that could assist local governments in their efforts to better manage and, when	

		possible, reduce the rate of consumption of agricultural and forest lands, and rate of conversion of porous landscape to impervious surface.	
Consider how many of the 300	Public Access Site Development Outcome:	Revised:	
public access sites will be view-	Increase public access by adding 300 new	Public Access Site Development Outcome:	
only. Should there be a limit set on	public access sites by 2025 (from the 2010	By 2025 add 300 new public access sites,	
how many view-only sites will	baseline).	with a strong emphasis on providing	
count toward the 300 target?		opportunities for boating, swimming and	
		fishing, where feasible. (2010 baseline year)	
Education and meaningful outdoor	Environmental Literacy included in	New Language Incorporated :	
experiences are of vital importance	Additional Issues for Consideration list.	Environmental Literacy Goal: Enable	
to sustaining the health of the Bay.		students in the region to graduate with the	
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poh c <u>Eetill rahaa Titipae</u>	ducation and meaningful outdoor xperiences are of vital importance os sustaining the health of the Bay.	Increase public access by adding 300 new public access sites by 2025 (from the 2010 baseline). Increase public access by adding 300 new public access sites by 2025 (from the 2010 baseline). Increase public access by adding 300 new public access sites by 2025 (from the 2010 baseline). Environmental Literacy included in Additional Issues for Consideration list. Environmental Literacy included in Additional Issues for Consideration list. Environmental Literacy included in Additional Issues for Consideration list. Environmental Literacy included in Additional Issues for Consideration list. Environmental Literacy included in Additional Issues for Consideration list. Environmental Literacy included in Additional Issues for Consideration list. Environmental Literacy included in Additional Issues for Consideration list. Environmental Literacy included in Additional Issues for Consideration list.	agricultural and forest lands, and rate of conversion of porous landscape to impervious surface. Revised: Increase public access by adding 300 new public access sites by 2025 (from the 2010 baseline). Revised: Increase public access by adding 300 new public access sites by 2025 (from the 2010 baseline). Revised: Public Access Site Development Outcome: By 2025 add 300 new public access sites, with a strong emphasis on providing opportunities for boating, swimming and fishing, where feasible. (2010 baseline year) Additional Issues for Consideration list. Public Access Site Development Outcome: By 2025 add 300 new public access sites, with a strong emphasis on providing opportunities for boating, swimming and fishing, where feasible. (2010 baseline year) Additional Issues for Consideration list. Public Access Site Development Outcome: By 2025 add 300 new public access sites, with a strong emphasis on providing opportunities for boating, swimming and fishing, where feasible. (2010 baseline year) New Language Incorporated: Environmental Literacy Goal: Enable students in the region to graduate with the knowledge to use scientific evidence and citizenship skills to act responsibly to protect and restore their local watershed. Meaningful Watershed Educational Experience Outcome: Increase the number of students participating in teacher-supported meaningful watershed educational experiences in elementary, middle and high school. School and School System Model

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Stewardship	Restoration will only occur if a broader array of stakeholders is engaged to effect change. We need to broaden the base of knowledge and support for individual actions needed to achieve goals and outcomes. Additionally, omission of the goal does not reflect the work by partners that is already underway to affect behavior change.	Stewardship included in Additional Issues for Consideration list. Language considered, but rejected: Stewardship Operational Commitments: "Promote and support initiatives that increase the number and diversity of citizens who support and carry out the conservation and restoration activities necessary to achieve the goals and commitments of the agreement." Stewardship Management Strategy Elements: "All Management Strategies will incorporate approaches for engaging citizens in efforts to increase conservation and restoration actions, as appropriate, in the development and implementation of Management Strategies under this	baseline metrics to establish and measure outcomes related to student participation in teacher supported meaningful watershed educational experiences and related activities. All operational commitments excluded. New Language Incorporated: Principles: The Partners will: Represent the interests of people throughout the watershed fairly and effectively, including a broad diversity of cultures, demographics and ages. Engage our citizens to increase the number and diversity of people who support and carry out the conservation and restoration activities necessary to achieve the goals and commitments of the Agreement.	As a cross-cutting issue, stewardship is most appropriate for inclusion in the Principles section as part of the overarching framework by which the Partnership operates.
Local	The goal and outcomes should be	agreement." Empowering, engaging and facilitating	New Language Incorporated :	Local leadership is most appropriate as a
Leadership	included to engage, empower, and	local leadership included in Additional	Preamble:	cross-cutting issue to be considered in the
·	facilitate local leadership, and that	Issues for Consideration list.	One of the most important lessons learned	development of Management Strategies for
	such a goal and outcomes would		from the past three decades is that, while	outcomes.
	help achieve most other goals and	Language considered, but modified for	watershed-wide partnerships help to	
	outcomes in the agreement.	inclusion in other sections:	coordinate and catalyze, implementation	
	An outcome to create a Finance	<u>Local Leadership Goal</u> : Engage, empower	happens locally. Local governments are key	

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	Advisory Committee for local	and facilitate local governments as	partners as are individual citizens,	
	governments would have the most	partners in the protection and restoration	businesses, watershed groups and other	
	benefit.	of the Chesapeake Bay watershed.	non-governmental organizations. Working	
		<u>Leadership Capacity Outcome:</u>	together to engage, empower and facilitate	
		Build leadership capacity of local	these partners will leverage resources and	
		governments to implement local	ensure better outcomes.	
		actions by increasing local		
		government officials' knowledge	<u>Principles</u> :	
		of local water resources issues and	The Partnership will:	
		economic, cultural and policy	Acknowledge, support and embrace local	
		incentives available to support	governments and other local entities in	
		implementation of actions that	watershed restoration and protection	
		help achieve the goals of the	activities.	
		Agreement.	Use place-based approaches, where	
		Local Tools and Resources	appropriate, that produce recognizable	
		<u>Outcome</u> : Increase delivery of	benefits to local communities while	
		tools and resources: such as GIS-	contributing to larger ecosystem goals.	
		based analytical tools; water		
		quality monitoring data; an	Goals and Outcomes Introduction:	
		environmental finance clearing	Local government will continue to play a	
		house; technical assistance; to	unique and critical role in helping the	
		empower local governments to	Partnership realize the shared vision for the	
		develop and implement locally	Chesapeake Bay.	
		based approached to water		
		resource protection and	Management Strategies:	
		restoration.	Where appropriate, management strategies	
		Economic Incentives Outcome:	should describe how local governments,	
		Provide economic incentives to	nonprofit and private partners will be	
		local governments who participate	engaged; where actions, tools or technical	
		in the implementation of actions	support are needed to empower local	
		that help achieve the goals	governments and others to do their part;	
		outlined in the Agreement.	and, what steps will be taken to facilitate	
		<u>Financing Strategies Outcome</u> :	greater local participation in achieving the	

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		Increase the number of	outcomes.	
		communities utilizing creative		
		financing strategies to implement		
		local actions that help achieve the		
		goals of the Agreement.		
Social and	The goals and outcomes of this	Social/Economic Indicators included in	New Language Incorporated :	
Economic	agreement will require a	Additional Issues for Consideration list.	Principles:	
Indicators	committed effort to understand		The Partners will:	
	the motivations and decision-		Explore the development of specific social	
	making processes of citizens in the		and economic indicators to better	
	watershed, and a willingness to		understand and measure how human	
	implement programs that can		behavior and other social science	
	change behaviors.		considerations can drive natural resource	
			management, decision-making, and use.	
Climate	A goal should be explicitly included	Climate Change included in Additional	New Language Incorporated :	"Climate change" should not be included as
Change	for adaptation to and management	Issues for Consideration list.	Preamble: Much progress has been made,	a goal or outcome, but adapting to
	of climate change, especially		but there is more to do especially in the face	"changing environmental conditions" will be
	regarding sea level rise, warming		of continued challenges such as changes in	included as a cross-cutting issue to be
	effects on spawning and Bay		population, loss of farm and forest lands and	addressed in the Management Strategies for
	grasses, and increasing storm		changing environmental conditions.	outcomes because it is a factor influencing
	intensity, which will contribute to			the Partnership's ability to meet goals and
	storm water runoff and erosion.		<u>Principles</u> :	outcomes.
			The Partners will:	
			Anticipate changing conditions, including	
			long-term trends in sea level, temperature,	
			precipitation, land use and other variables.	
			Management Strategy Development and	
			Implementation:	
			Management strategies may address	
			multiple outcomes if deemed appropriate.	
			Goal Implementation Teams will re-evaluate	
			biennially and update them as necessary,	

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			with attention to changing environmental	
			and economic conditions. Policy changes to	
			address these conditions and minimize	
			obstacles to achieve the outcome may be	
			identified.	
Conowingo	The implications for the Conowingo	Conowingo Dam not included.	Excluded	Specific mention of the Conowingo Dam is
Dam	Dam's downstream waters and			not at the scale or level of detail appropriate
	implications of public perception if			for this Agreement. It is being addressed by
	it is not included in the agreement			various studies that EPA and the
	are concerning.			jurisdictions participate in, including those
				of the Lower Susquehanna River Sediment
				Task Force, the Army Corps of Engineers ,
				and the EIS study by the Federal Energy
				Regulatory Commission.
Hydraulic	The typically water-intensive	Hydraulic fracturing not included.	Excluded	Specific mention of fracking is not at the
Fracturing	process of fracking, and the			scale or level of detail appropriate for this
	increased erosion and storm water			Agreement. Any pollutant load increases
	runoff resulting from land clearing,			from fracking should be addressed by the
	grading, and well site and			jurisdictions' Phase II WIPs and their offset
	infrastructure development are			programs.
	concerning.			
Accountability,	The public should be informed of		New Language Incorporated :	An outcome for verification and
Transparency,	the jurisdictions' progress in		Preamble:	transparency to address monitoring work is
and	meeting the commitments to		Watershed restoration and protection	not suitable for this agreement, and fits
Verification	ensure transparency and promote		efforts have shown that measurable results	better within the Principles as part of a
	public confidence.		coupled with firm accountability yield the	framework which the Program operates
			most significant results The Partnership is	within.
	An outcome should be considered		committed to improving verification and	
	for data collection, verification, and		transparency of its actions to strengthen	
	transparency to support		and increase public confidence in its efforts.	
	monitoring work & station			
	development.		<u>Principles</u> :	
			The Partnership will:	

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			Operate with transparency in program	
			decisions, policies, actions and progress to	
			strengthen public confidence in our efforts.	
			Utilize science-based decision making and	
			seek out innovative technologies to support	
			sound management decisions in a changing	
			system.	
			Maintain a coordinated watershed-wide	
			monitoring and research program to support	
			decision-making and track progress and the	
			effectiveness of management actions.	
			Management Strategies Development and	
			Implementation:	
			The Chesapeake Bay Program will make	
			these strategies and reports on progress	
			available to the public in a transparent	
			manner on its websites and through public	
			meetings of the appropriate Goal	
			Implementation Teams and Management	
			Board.	
Management	Jurisdictions should be required to	Management Strategy Elements: Outlines	New Language Incorporated :	
Strategies –	develop or participate in a	key elements of strategies to be	Goals and Outcomes Introduction:	
Discretion and	meaningful way in the	developed by Goal Implementation Teams	Except for those outcomes required by law	
Timeframe	management strategies. There	for each of the outcomes in the	and related to the implementation of the	
	needs to be accountability and	Agreement with stakeholder input. Calls	Chesapeake Bay Total Maximum Daily Load	
	assurance that all signatories follow	for strategies to identify jurisdictions,	(TMDL) under the water quality goal, each	
	through on their commitments.	federal agencies and partners committed	signatory may exercise its discretion to	
		to providing leadership toward the	participate in the development and	
	The agreement should state that	achievement of each outcome as well as	implementation of individual outcomes'	
	the management strategies will be	related actions and resources. Strategies	management strategies depending upon	

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	developed within a defined	to address factors influencing outcomes	relevance, resources, priorities, or other	
	timeframe after the signing of the	including climate change adaptation, land	factors. Partnerships with other agencies,	
	agreement and will thereupon	use change and regulatory barriers.	organizations, and stakeholders will be	
	become a part of the agreement	Updated biennially.	identified as appropriate. Signatories may	
	itself.		decide to adjust their level of participation in	
			the implementation of strategies as	
			circumstances warrant.	
			Management Strategies Development and	
			Implementation:	
			Within one year of the Agreement, Goal	
			Implementation Teams will develop	
			management strategies for the outcomes	
			supporting the Agreement goals.	
			Goal Implementation Teams will reevaluate	
			biennially and update strategies as	
			necessary, with attention to changing	
			environmental and economic conditions.	