



## A Land Developer's Point of View Sheet

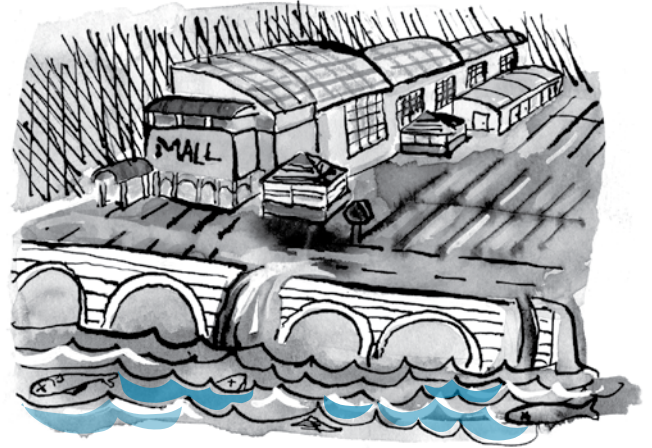
More and more people are moving to this area because they want to live in a beautiful place where there are mountains, forests, lakes, and saltwater. As you read this selection, think about these questions, then discuss them from the point of view of a land developer:

- How do land developers contribute to Puget Sound's environmental problems?
- What could you do to solve the Sound's problems?
- Which solutions are the hardest for you to do?
- How will a healthier Puget Sound benefit you?



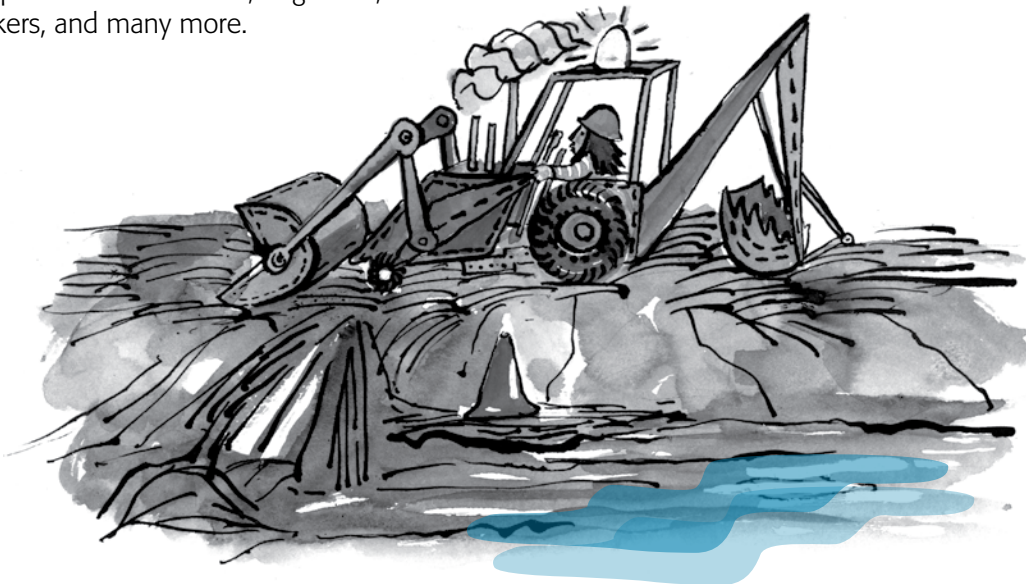
## Land Developer's Viewpoint

Land development is all about providing people with the things they want in order to live in this region. As more and more people move here, the land around Puget Sound is being covered with the things people want; houses, schools, office buildings, and shopping centers, and the roads they need to reach these places. Planning and building all these things provide many jobs for people such as architects, engineers, real estate agents, bankers, and many more.



As people continue to fill the space around Puget Sound, forests are cut, farmland is turned into suburbs, wetlands are filled, and wildlife is forced out. Many kinds of animals and plants lose their homes as we build ours. Some people think there is too much land development going on and too many people living here.

It is important to have good rules about land development. Land developers must know and follow many rules about what they can build, where and how they can build and how many buildings they can put in one place. There are also many rules designed to prevent such pollution problems as erosion from construction sites. Developers often think there are too many rules and that they are difficult and expensive to follow. Other people want more rules that control and guide land development.





## Land Development Can be Hard on Puget Sound

These are problems a land developer can create in the Puget Sound region:

- Developing land creates homes, schools, shopping centers, roads, and jobs. It also brings more people into the Puget Sound area, and each person or family who comes here adds more garbage, sewage, and cars to the region. All these people and the things we use and do add up to more pollution that eventually reaches Puget Sound.
- The forests around Puget Sound prevent soil from washing off the hills, into streams, and then into the Sound. Land developers must cut trees to clear land for buildings as well as use the wood for construction.
- Developers must build many hard surfaces like roads and parking lots on top of the land they clear. Rainwater is slowed by trees and bushes and can soak gently into the soil. But water moves quickly over bare, hard surfaces, often creating floods before going into the Sound. Runoff rolls into Puget Sound, carrying pollutants from the hard surfaces with it.
- During land development, water loaded with sediment may run off construction sites. The sediment is damaging to salmon streams and can clog the gills of fish as well.



## How Can Land Developers Help Puget Sound?

Here are some things land developers can do to help protect Puget Sound:

- Carefully follow land development rules about preventing erosion. For example, special barriers called silt fences allow water to pass through while holding back sediment. This keeps the soil on the land and out of Puget Sound.
- Consider the needs of wildlife when you clear land and build. Leave as many trees as possible to prevent soil erosion and provide habitat for animals.
- Try to cover less of the land with hard surfaces. Use pavement that lets water seep through it.
- Use space wisely by planning buildings close together. This helps prevent the spread of homes and towns into farmlands and forests.
- Build energy-efficient buildings that create less pollution.



## Changes and Tradeoffs

What are the changes and tradeoffs that land developers must make to protect Puget Sound? How do you think these solutions might help the Sound?



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