



Urban Development
Landowner/Developer

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Land Use Scenario: Urban Development

Stakeholder: Landowner/Developer

Perspective: My team owns a parcel of land that will be used to develop our proposed project which will convert this under-utilized land into a productive land for our purpose. I want to produce an income to contribute to the local economy.

Questions to answer:

- How will my actions will affect the environment (indicator species)?
- How will I manage on site waste?
- Where and what types of native plants will you keep? Why?

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Questions to answer:

- How will I utilize available water?
- How will I control weeds and pests?
- Why is it important to monitor and evaluate how my project may affect the local habitat?



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Land Use Scenario: Urban Development

Stakeholder: Landowner/Developer

Perspective: My team owns a parcel of land that will be used to develop our proposed project which will convert this under-utilized land into a productive land for our purpose. I want to understand the land's carrying capacity and how to best utilize the available resources and topography so as not to exhaust or under-utilize the available land.

Questions to answer:

- Conduct an evaluation of the land including size, access, and type of species present (plant and animal). How might they be affected by development of this land?
- Study the carrying capacity of the land and use that information to help with the development plan (carrying capacity is the maximum number of species the environment can sustain or support).

Land Use Scenario: Urban Development

Stakeholder: Landowner/Developer

Perspective: My team owns a parcel of land that will be used to develop our proposed project which will convert this under-utilized land into a productive land for our purpose. I want to hear the other stakeholder's needs and concerns. We need community support to be successful so I will make sure we do the best we can to address their concerns and accommodate the needs of everyone with a voice.

Questions to answer:

- What are the needs of all the stakeholders?
- Consider consequences of each stakeholder's perspective. What recommendations can you make that speak to the best solutions for all?



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Urban Development

Wildlife

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Land Use Scenario: Urban Development

Stakeholder: Wildlife

Perspective: As a fish (aquatic animal), my concerns need to be heard when developing this land. I need food, shelter, space, quality water, protection from disease, and freedom of movement with no major obstacles.

Questions to answer:

- How can the team prevent harmful chemicals from entering my nearby water source? (This could be a long list of things that can be considered and many will overlap).
- If water is needed to support the land use, what is the best way to obtain the water with minimal affects to my environment?
- Is there potential for erosion? How might the team minimize the risk of such erosion?
- In addition to adequate habitat, I need to be able to move freely. What practices can be implemented to meet my needs?

Land Use Scenario: Urban Development

Stakeholder: Wildlife

Perspective: As a land (terrestrial) animal, my concerns need to be heard when developing this land. I need food, shelter, space, quality water, protection from disease, and freedom of movement with no major obstacles.

Questions to answer:

- Pollution can negatively affect my ability to eat and drink. How can the team design a plan to keep those sources free of chemicals?
- If something is being built on the land, do I still have access to my habitat and migratory route?
- If vegetation is being planted, will it be safe for me to consume?
- If vegetation is being planted that you don't want me to consume, how have you safely prevented my access to it?



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Land Use Scenario: Urban Development

Stakeholder: Wildlife

Perspective: As a bird (avian animal), my concerns need to be heard when developing this land. I need food, shelter, space, quality water, protection from disease, and freedom of movement with no major obstacles.

Questions to answer:

- What type of power has been considered to meet your electrical, water, and sewer obtaining needs?
- What type of affects might the project have on my nesting or fly zones?
- Is there potential for impact on the area of water near the site? How will migration resting sites or feeding habitat be maintained?



Urban Development Resource Professional

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Land Use Scenario: Urban Development

Stakeholder: Resource Professional

Perspective: As a professional, my job is to address environmental changes such as climate change, flooding, drought, and wildfire which may affect the use and management of the land for the proposed project.

Questions to answer:

- How can the team incorporate mitigation for possible flooding?
- How can the team incorporate mitigation for possible wildfires?
- How would the team maintain land use in the face of possible drought?
- Climate change is an issue that may affect us all. How can the team prepare for climate change and ensure the land's sustainability?



Land Use Scenario: Urban Development

Stakeholder: Resource Professional

Perspective: As a professional, my job is to promote the balance between landowner and wildlife needs (how nature and the landowner will share this piece of land).

Questions to answer:

- What are the benefits of using non-chemical or low impact pesticides, herbicides, deicers, and fertilizers?
- What is the value of keeping and incorporating native vegetation into the project plans?
- How can the team limit disturbance in or near stream banks?



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Land Use Scenario: Urban Development

Stakeholder: Resource Professional

Perspective: As a professional, my job is to promote the balance between the landowner and wildlife needs. How will nature and the landowner share this piece of land?

Questions to answer:

- How will the team safely dispose of toxic waste (paints, construction debris, household waste)?
- Why is it necessary to build and maintain proper septic or sewer systems to support good water quality?
- If there is a need to remove or disturb vegetation, what should be considered?



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Land Use Scenario: Urban Development

Stakeholder: Resource Professional

Perspective: As a professional, my job is to help the landowner use the land productively while not exhausting the resources available.

Questions to answer:

- How can I help the team consider the limitations presented by the contours of the land (is it steep or flat)?
- How can I help the team consider the limitations presented by the roadway (is it paved or gravel)?
- How can I help the team consider the limitations presented by the nearby stream (is it wide or narrow; where is its location in relationship to the project)?

Land Use Scenario: Urban Development

Stakeholder: Resource Professional

Perspective: As a professional, my job is to help the landowner use the land productively while not exhausting the resources available.

Questions to answer:

- How can I help the team consider the limitations presented by available timber (does it need to be removed; can it be utilized; is it critical habitat)?
- How can I help the team consider the management of non-native invasive plants such as diffuse knapweed?



Urban Development Adjacent Neighbor

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Land Use Scenario: Urban Development

Stakeholder: Adjacent Neighbor

Perspective: How is this proposed project going to affect me as an adjacent land owner/neighbor who lives here because of the beauty, quality, and accessibility to nature of the existing area? Ex: increased traffic, loss of privacy, noise, applications of chemicals, and aesthetics.

Questions to answer:

- What type of barrier do I want to see between my property and the proposed project?
- How does the project potentially affect the beauty and tranquility of my land? What would I ask the land owner to do to maintain my sense of peace?
- Is my ability to view wildlife going to be affected by the project? If so, how will the team consider local wildlife?

Land Use Scenario: Urban Development

Stakeholder: Adjacent Neighbor

Perspective: How is this proposed project going to affect me as an adjacent landowner who will have to share available resources? Ex: water availability, waste management, timber availability, roads, wildlife viewing.

Questions to answer:

- What is the water supply (wells, irrigation water, city water supply, etc.)?
- How will runoff be managed so as not to affect my property?
- Will there be increased traffic? How might that traffic affect my property and its use?



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Land Use Scenario: Urban Development

Stakeholder: Adjacent Neighbor

Perspective: How is this proposed project going to affect me as an adjacent land owner who currently produces agriculture in sustainable, organic, and environmentally friendly ways? Ex: livestock, organic practices, pesticide use, pollinator protection.

Questions to answer:

- I manage my land organically. How does the proposed project affect my land management practice?
- How will the team limit trespassing on my property (livestock or people)?
- I plant and maintain pollinator-friendly vegetation. What considerations should the team make to protect my pollinators?

Land Use Scenario: Urban Development

Stakeholder: Adjacent Neighbor

Perspective: How is this proposed project going to affect me as an adjacent landowner who will have to share available resources? Ex: water availability, waste management, timber availability, roads, wildlife viewing.

Questions to answer:

- What is the water supply (wells, irrigation water, city water supply, etc.)?
- How will runoff be managed so as not to affect my property?
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