

Meeting Notes

2/16/10 – 1:30 SMT 1940

Meeting with a group assembled by the Master Builders Association

Attending:

Jeff Reibman, Urban Forestry Commission – Position 8

Garrett Huffman, Master Builders Association

Brittany Ard, Ard Consulting

Dan Duffus, Solei Development

Randy Bannecker, Seattle King County Association of Realtors.

David Namura, Puget Sound Energy

Topics of discussion:

- Current commission membership; Jeff and the group reviewed some of the positions and discussed the members currently seated.
 - Landscape architects (by training) highly represented
 - Jeff feels several members understand development issues
 - Chair Elizabetha Stachison used to work at The Dwelling Company
 - Jeff's resume discussed
 - Peg S. works on development projects at SvR
- Emerald City Task Force, feedback from members
 - Parks and Utilities not well represented
 - Goal to create incentives transformed into only penalties
- How to have a voice in the Commission
 - Some discussion among commission members on how to invite others and who to invite, Jeff favors focusing on expert testimony rather than on interest groups as invited speakers
 - Mathew Gardner (on retainer to MBA as economist) would be a good candidate.
 - Public comment period always available.
 - Jeff R available to raise development issues
- Are the goals by zone appropriate?
 - “Multifamily has improved and single family has slipped in the last development cycle so why is multifamily being punished” – Britany Ard
 - Why are parks land goals actually lower than current?
 - Need to reduce maintenance costs?
 - Industrial zones not a huge issue for MBA, Suzy Burke likely to be vocal in that area.
- Realtors are interested in education
 - Correct selection
 - Maintenance techniques

- Hazard identification
- Important issues for the utilities
 - ROW access is a big issue.
 - Prohibition on utilities in planting strips is a huge cost issue when forced to work in the ROW instead, especially in concrete
 - Increased maintenance cost from poor selection / placement.
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- Desired outcomes for developers
 - Clearly codified rules rather than uncertain review processes
 - Reasonable financial alternatives including a tree fund to be paid into when it makes more sense to cut than save a tree.
 - Predictability is key
 - Understand the role of other decision makers in project viability
 - Insurers
 - lenders
 - Focus on getting the right trees the right places rather than saving every tree just because it happened to already be there.
 - Multifamily and NC zones are most critical.
 - Many members are working in SF zones but those projects have more flexibility generally.