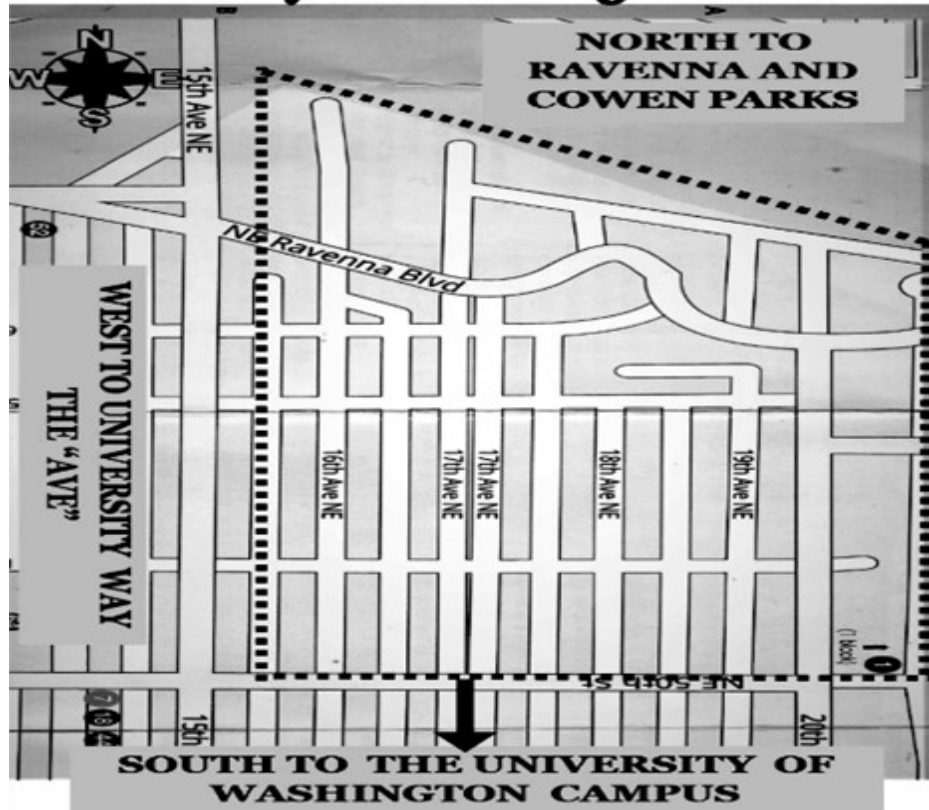


# **UPCC NEWSLETTER SPRING 2020 EDITION**



## **University Park Neighborhood**



## **UPCC BOARD MEMBERS 2019-2020**

**Dave Rodgers - President**  
**Ray Kraft - Treasurer and Website Manager**  
**Aileen Langhans - Secretary**  
**Barbara Quinn**  
**Kent Wills**  
**Mary Louis**  
**Joe Cramer**



## 2020 MEMBERSHIP MEETING & NEIGHBORHOOD PICNIC

**NOW ONE FUN EVENT IN RAVENNA PARK  
in June**

Because UPCC board suspended its community-wide quarterly meetings, we decided to reenergize our Annual Membership meeting, which includes the mandated board elections, by combining it with our Annual Picnic into one fun-filled day in June. We also hoped that holding the picnic earlier would allow more families to be able to attend. (In the past, the picnic was scheduled around the home games for the UW Huskies and ended up occurring later and later in September, as the days grew shorter and the weather more uncertain.)

**Unfortunately, due to the Coronavirus Crisis,  
it would not be safe for us to hold either event this year.**

However, next year we hope to start this new tradition. Please feel to provide any feedback and ideas to the board. Let's continue to celebrated what makes our community so special.

Be reassured that the UPCC board is still committed to representing the entire University Park Neighborhood, keeping you informed about local issues, and providing other important updates.

**MEET THE NEIGHBORS**



## OUR STUDENT NEIGHBORS

Perhaps we should encourage our student neighbors to realize that they reside in and are a part of our family neighborhood.

This cartoon could be an ice-breaker.



# CALL FOR BOARD MEMBERS

**BOARD ELECTIONS FOR  
2020-2021  
HAVE BEEN SUSPENDED!**

- ♦ **Do you have a special talent you would like to share?**
- ♦ **Do you have a special passion or talents?**
- ♦ **Are you concerned about the future of our neighborhood?**

What does it take to be a UPCC board member? Enthusiasm, a commitment, and a desire to make a difference, while representing our neighbors. No need to be concerned about having certain skills, a thorough knowledge of the workings of UPCC, or a PhD understanding of the complex inner workings of the City's departments and agencies. There is no prerequisite test to pass.

The board normally meets once a month, but many board members reach out to the wider community: representing us in other organizations, monitoring any city action that might affect our neighborhood, and keeping a watchful eye on any potential issues within our own boundaries, such as rental violations and proposed developments or rezones.

**Note that our members\* should also be our eyes and ears  
as we seek to protect our neighborhood's integrity.**

**\*Membership Bylaws:** Membership is open to resident homeowners and renters who have resided within our neighborhood boundaries for at least one year. Membership is per property parcel, as defined by the King County Assessor.

**SO,**

- ♦ **If you wish to share your special talents**
- ♦ **If you have a desire to be proactive in protecting our neighborhood**
- ♦ **If you wish to foster a healthy and safe neighborhood**

**... Talk to a board member and submit your name! Board members can be  
added outside of the official annual membership election period.  
Contact us at [upark.secretary@gmail.com](mailto:upark.secretary@gmail.com)**



## **MEMBERSHIP COMMITMENT AND RENEWAL** (membership form will be sent to members by email in May/June)

**UPDATE: Because of the financial turmoil and hardship facing so many families, the Board has voted to waive the membership fee for new members and renewals for the 2020-2021 year only!**

**MEMBERSHIP BYLAWS:** Membership is open to resident homeowners and renters who have resided within our neighborhood boundaries for at least one year. Membership is per property parcel, as defined by the King County Assessor.

**Please renew your membership and invite your neighbors to become members  
to show your support for University Park Neighborhood and the UPCC.**

**YOUR VOICE,  
YOUR CHOICE!**



**PARKS  
& STREETS**

**In Project Development, community members take the ideas submitted during the Idea Collection phase and prioritize them to 8-10 ideas per Council District. Project Development scores are collected and a map of all project ideas is made available. Scores are submitted online or in-person at a Seattle Public Library branch or various public outreach events.**

**PHASE 1: Idea Collection (completed on March 16th)**

- ◆ Seattleites submitted potential project ideas for small-scale park and street improvements that they wished to see in their community.

**PHASE 2: Project Development (Spring, 2020)**

- ◆ In Project Development, community members take the ideas submitted during the Idea Collection phase and prioritize them to 8-10 ideas per Council District. Project Development scores are collected and a map of all project ideas is made available. Scores are submitted online or in-person at a Seattle Public Library branch or various public outreach events.

**PHASE 3: VOTE (Summer, 2020)**

- ◆ Voting is open to anyone age 11 and up (must be 13 and up to vote online) who lives, works, goes to school, worships, receives services, volunteers, or is part of a program in the City of Seattle.
- ◆ Each voter may cast one ballot per City Council district, and may choose up to three (3) projects per district.
- ◆ You can vote online or by paper ballot at any Seattle Public Library branch.

**PHASE 4: PROJECT IMPLEMENTATION (2021)**

- ◆ Your Voice, Your Choice: Parks & Streets is a participatory budgeting initiative in which Seattle residents democratically decide how to spend a portion of the City's budget on small-scale park and street improvements.

This project implementation website will allow you to track the status of winning transportation projects through design and construction. No two projects are the same and each follows a different timeline for completion. We'll provide updates and information as each project progresses towards completion.

**GET INVOLVED:**

Learn more about the program and how to submit or vote on projects at [Seattle.gov/YVYC](https://seattle.gov/YVYC) (*Your Voice, Your Choice*) This program is a partnership between The Department of Neighborhoods, Transportation and Parks.



## SEATTLE'S NEW ADU/DADU ORDINANCE (Accessory dwelling units—attached and detached)

**HISTORY:** Since at least 2017, the UPCC had been involved in addressing the proposed City Council changes to the Accessory Dwelling Unit/Detached Accessory Dwelling Unit Guidelines. The specific changes offered by Councilmember Mike O'Brien were not only too drastic, but they were to be implemented uniformly among the very diverse single-family neighborhoods throughout Seattle; there was also no honest opportunity to fine-tune the details to minimize any potentially negative impacts contained therein. Failure to agree to all aspects of the proposal was tantamount to being against any change at all. The UPCC decided to concentrate on two concerns: the elimination of both the off-street parking and homeowner occupancy requirements. Other negative impacts included the reduction of setbacks and the increased allowance for unrelated residents. The City's efforts were part of its grand goal of increase housing density, especially affordable housing options. Even the phrase, "Backyard Cottages", was intentionally used in this legislation to convey a scenario that failed to live up to the actual intent and goals of the proposal.

**UPCC BOARD'S EFFORTS:** Your board was active from the very start, participating in numerous city workshops and other outreach opportunities. This included efforts to amend the proposal to reflect the concerns raised by various groups regarding potentially negative impacts. We also sought to influence the legislation: by implementing specific design standards that would reflect the unique characters of individual neighborhoods; by softening the impacts due to increased parking demands; by voicing our opposition to the increase occupancy allowed; and by challenging the City's assumptions that these changes will actually provide more affordable housing through increased density. After much proactive participation, including formal comment letters to the City Council, the UPCC, along with a number of other neighborhood groups, joined forces with Queen Anne Community Council as it advanced its formal Environment Impact Statement Appeal; our support included financial contributions toward that effort.

**THE OUTCOME:** In 2019, after our joint EIS appeal was turned down, the City Council proceeded to pass the new ADU/DADU Guidelines as initially proposed and without any change that reflected our input, concerns, warnings, and positive suggestions.

Since the passage of this legislation, we have already witnessed the deleterious effects of its implementation; and soon the irreversible damage will spread, now that the city has created a catalogue of pre-approved designs to streamline the process, although those plans may be incompatible with the existing neighborhood's character.

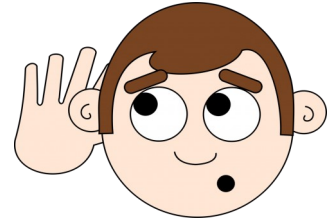
**UPCC IMPACT:** This entire process and outcome should be of little surprise to University Park residents, if they read our UPCC updates, attended quarterly community meetings, or read the draft/final copies of letters sent to the city (and sent via email to all UPCC members). Most disappointing is that Mayor Jenny Durkan, after announcing her opposition to the removal of the owner-occupancy requirement, ultimately signed the legislation passed unanimously by the City Council, instead of vetoing the bill and mandating that the City Council be forced to reconsider and override her veto.



**LESSON:** This should be a lesson and a foreshadowing of things to come, least we let down our guard by failing to respond in the future, regardless of the success of such efforts.

**We need to let Seattle know we are alive, attentive and responsive.**

**TO OUR MEMBERS  
-YOU ARE OUR EYES AND OUR EARS  
SO...  
KEEP ALERT!**



Take a drive down the 5200 block of 16th Ave NE, looking along the east side of the street; there you will be surprised by a massive ADU (Accessory Dwelling Unit) that is now legal under the new ADU/DADU ordinances.

How was such a bulky, incompatible structure allowed in our historic family neighborhood, you might ask? This is just one example of the City's efforts to infiltrate and undermine the integrity of neighborhoods such as ours, supposedly in the name of affordable housing and increased densities to address the recent population explosion in Seattle.

This should also "sound the alarm" not just for those neighbors in the vicinity of the ADU, but throughout the entire neighborhood. We must finally realize just how important it is for us to: reach out to our neighbors and foster productive communication; come together in a unified effort and mutual support; and voice our concerns, fears, and even our positive solutions in an urgent manner to the UPCC board. This will empower your board to truly represent its membership as it challenges any aggressive legislation, but also as it works proactively with City Officials and Departments to develop future legislation, respectful of our family neighborhood and other such neighborhoods throughout the city.

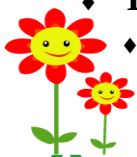
**We need you to be involved... so**

**Please keep alert,  
become informed,  
and share your concerns!**

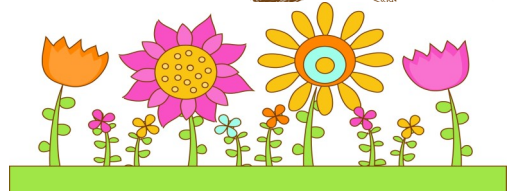
**SOUND  
THE  
ALARM!**

**LET'S SHOW OUR SUPPORT  
FOR UNIVERSITY PARK NEIGHBORHOOD  
WHILE SOCIAL DISTANCING**

- ♦ Long-distant waves and smiles
- ♦ Teddy bears and other stuffed animals  
in the windows
- ♦ Bright gardens and wreaths
- ♦ Listen to the tweets of our feathered friends
- ♦ Sidewalk messages in chalk!
- ♦ Wind chimes



**Have a nice day**



## IMPORTANT UPDATES FROM U DISTRICT PARTNERSHIP

### ♦ UDP Piloting Overnight Ambassador Hours in U District

In response to the changing needs of the U District community during the COVID-19 pandemic, the U District Partnership has launched four-week pilot project for night time security and well-being checks. We will be expanding our Ambassador patrols to include five-hour car and foot patrol shifts during the overnight hours. During these overnight shifts, our Ambassadors will focus on business and property security as well as safety and well-being checks for the unsheltered members of our community, and those who are outside beyond normal daytime patrol hours.

**If you have questions about our overnight Ambassador pilot program, contact Marcus Johnson, [marcus@udistrictpartnership.org](mailto:marcus@udistrictpartnership.org).**

### ♦ The M Building Announces Support for U District Mental Health Outreach Program Through M Cares Campaign

The M, the newest high rise building in the U District community, would like to help support the U District in this tough time. The M is donating to the University District Partnership to support the UDP/REACH program partnership that provides mental health outreach services to vulnerable members of the U District community.

But wait, there's more! The M is also donating to support the U Heights Community Center, and has pledged to spend \$20,000 in the month of April by purchasing products and gift cards from local businesses. See below for more ways the M is supporting the U District during this time, including leasing specials, social media giveaways, and more. Follow the M on social media (@themseattle) to support local businesses and the U District!

**For questions about the M Cares Campaign, contact Katy Ricchiuto, [katy@udistrictpartnership.org](mailto:katy@udistrictpartnership.org).**

### ♦ Help Beautify the U District! FREE Art for Closed Storefronts

We're working with U Heights to activate their artist collective. Keep an eye out for the temporary storefront art across the district!

### ♦ Non-Profit Support

Hosted by Seattle Foundation, the COVID-19 Response Fund will provide flexible resources to organizations in our region working with communities who are disproportionately impacted by coronavirus and the economic consequences of this outbreak. The Fund is designed to complement the work of public health officials and expand local capacity to address all aspects of the outbreak as efficiently as possible. Please donate here: [seattlefoundation.org/communityimpact/civic-leadership/covid-19-response-fund](https://seattlefoundation.org/communityimpact/civic-leadership/covid-19-response-fund).

## SAFETY COMES FIRST IN OUR NEIGHBORHOOD HANDRAIL REGULATIONS



“Handrails are for safety. On stairs and ramps, they provide something to grasp for support. If someone trips or needs help with balance, handrails are there to be grasped. They are particularly important at the top and bottom of a stair or ramp, where pedestrians may need extra help in orienting themselves.

“Handrails shall be provided on at least one side of each continuous flight with 4 or more risers.”

**This is an excerpt from the Seattle Website pdf flyer: “*Tip 319, Getting a Grip on Handrails*”; please access this document for more details, measurements and other specific regulations.**

## VARIOUS CITY-RELATED ACTIVITIES

### ♦ **University District Street Fair:**

This ever popular event has been canceled due to the coronavirus crisis and uncertainty

### ♦ **University District Farmer's Market:** Grand re-opening occurred on Sat, April 18, 2020, with new public health and safety guidelines! Welcome back!

### ♦ **University Christian Church project: student housing development:**

The new owners of this property are seeking a contract rezone to increase the density and height of their project. This would compromise the buffer zone established and designed within the City's district-wide up-zone specifically to shelter family neighborhoods, such as University Park, from invasive development. We must not allow the City to approve this rezone request in isolation of the major impact it will cause to that buffer zone. The City must now acknowledge the reality of the warnings we made in our comment letters during the EIS\* process about such invasions by developers. Unfortunately, we have now been put in a defensive stance, remaining alert to each individual rezone attempt, in order to protect that buffer zone from collapsing. Instead, we must urge the City to defend its own district-wide zone, which it hailed as the masterplan for all future development.

**There has been no formal action by the SDCI to present its decision to the Hearing Examiner and the City Council. We, remain ever vigilant.**

### ♦ **Rental violations:** Note that many of the rental properties now have handrails, because of UPCC's formal complaints that they were in violation of safety regulations, per the RRIO (The Rental Registration and Inspection Ordinance). **Keep a lookout!**



## COMMUNICATION WITH OUR MEMBERSHIP:

**It is of utmost importance that the board keep its membership informed in a timely manner through a variety of options:**

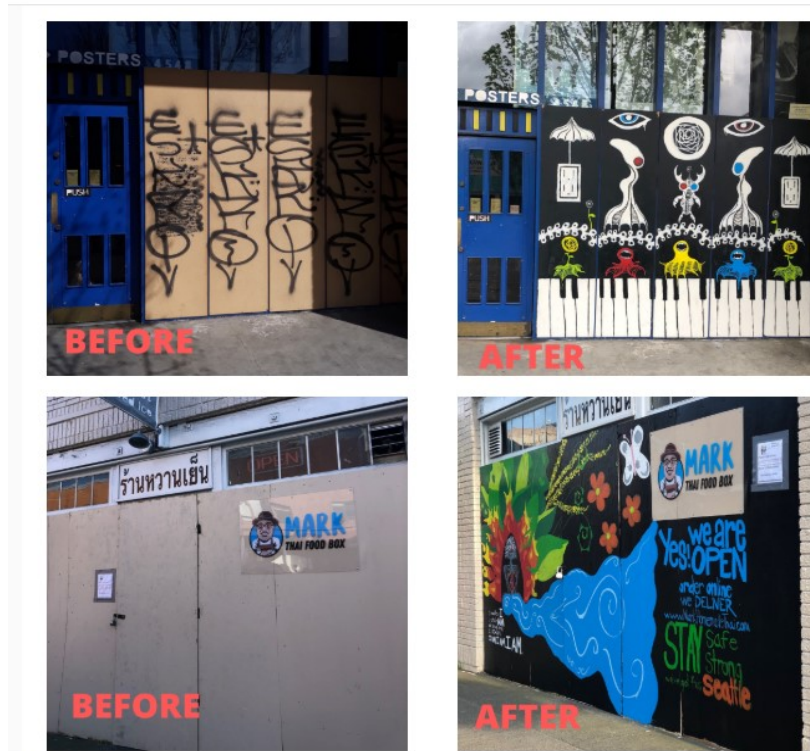
- ♦ **OUR PERIODIC NEWSLETTER**—sent via email, also available on our website
- ♦ **FLYERS**—hand delivered to homes (**Stay tuned for the May Flyer**)
- ♦ **EMAILS from the board** —urgent matters or special events. We will keep these communications to a minimum.
- ♦ **OUR WEBSITE:** [www.upcc.org](http://www.upcc.org)
- ♦ **UPCC board secretary email address:** [upark.secretary@gmail.com](mailto:upark.secretary@gmail.com) This is one way to contact the board.

### **PLEASE HELP US!**

- ⇒ If you have special skills in social media, etc. please contact the board with your ideas and suggestions. The more avenues of communication to our diverse membership the better!
- ⇒ Please keep your contact information current, especially your email address, for future announcements.
- ⇒ Please remember that communication is a two-way process, so contact the board with your ideas, concerns, and any urgent matters.

**We are here to represent you!**





## WHAT'S UP AT U HEIGHTS

### ♦ U DISTRICT BEAUTIFICATION PROJECT:

Artists from the U Heights Artist Collective have been working hard to beautify temporarily closed storefronts in the U District, as part of the Storefront Plywood Art pilot project started by The U District Partnership,

Featured storefronts include these businesses: Inner Visions, Mark Thai and Buffalo Exchange; transformative artwork displayed include these artists: Aaron Brown, Nicolina Miller and Elise Tissot respectively! Thank You, Sherwin Williams U Village for the generous donation of paint and Anne Earhart for the pictures.

### ♦ SHARE FOOD TRUCK:

We are proud to host Northwest SHARE's food truck at U Heights throughout the week to provide for those most at risk during this crisis. King5 news recently covered the great work that Northwest SHARE is doing in the U District. You can find this Free Vegetarian Food Truck in our parking lot on Wednesdays and Fridays from 6 to 8 pm, Saturdays from 5:30 to 8 pm and Sundays from 12 to 2 pm.

### ♦ FRIDAY SING-A-LONG

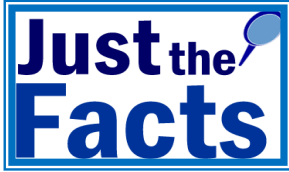
Every Friday, students join their peers and a Broadway Bound staff member to sing songs together. Like karaoke, students choose a song and perform it for their peers. Performers can sing with a recording (with words or instrumental), live accompaniment, or a cappella.

### ♦ 4 CULTURE

We are happy to announce that U Heights is one of the recipients of a \$4000 grant through 4Culture's Cultural Relief Fund. 4Culture has supported U Heights' preservation efforts and programming throughout the years, and we are incredibly grateful for their continued support through the COVID-19 crisis.

Seattle Department of Construction and Inspection (SDCI)

CONTRACT REZONES - Tip 228



Just what is a contract rezone?  
Why should these requests by developers concern  
our University Park Neighborhood?  
How should we respond?

- ♦ **Zone designations:** "Established in Seattle's adopted Land Use Map, [they] regulate land use and development on all property in Seattle."
- ♦ **Contract rezone:** A developer may make a "request to rezone a lot or lots". "...the property owners agree to restrictions on the use and/or development of the property compared with what would be allowed by the proposed zoning designation alone."

**Why is this of concern to UPCC?**

Very recently the City of Seattle pushed through a major up-zone throughout the entire University District, including a central high density core and a surrounding transition zone of reduced height, density, and bulk, to taper down and buffer the family neighborhoods along the perimeter. This was hailed as the grand masterplan for future development; but, in short order, that major blueprint is already being challenged. In spite of repeated warnings by the UPCC that the transition zone would soon be compromised, there are now individual developers already requesting contract zones on individual lots in violation of the spirit of the protective zone—all in the name of profit. If continued to proceed unchallenged, those zones and buffers will be breached to the detriment of our University Park Neighborhood.

**We must not allow this to happen.  
We must remain alert and responsive in a proactive way,  
to hold the City to the strict enforcement of the established up-zone.**

**THE OFFICIAL UPCC WEBSITE:  
[www.upcc.org](http://www.upcc.org)**

Please visit this site to learn more about our organization and the various issues we are currently addressing, as well as upcoming events.

The website also contains the following information:

- ♦ Our bylaws and membership information
- ♦ Our recent newsletters and flyers
- ♦ **"WELCOME TO UNIVERSITY PARK - Where things are and how stuff works." (PDF Version)** This is an introductory booklet to our unique neighborhood. Be sure to share this valuable resource with your neighbors, especially those new to University Park.

**CONTACT INFORMATION:**

Aileen M. Langhans, UPCC board secretary:  
[upark.secretary@gmail.com](mailto:upark.secretary@gmail.com)

For police matters:  
Ray Kraft  
[raykraft@gmail.com](mailto:raykraft@gmail.com)