

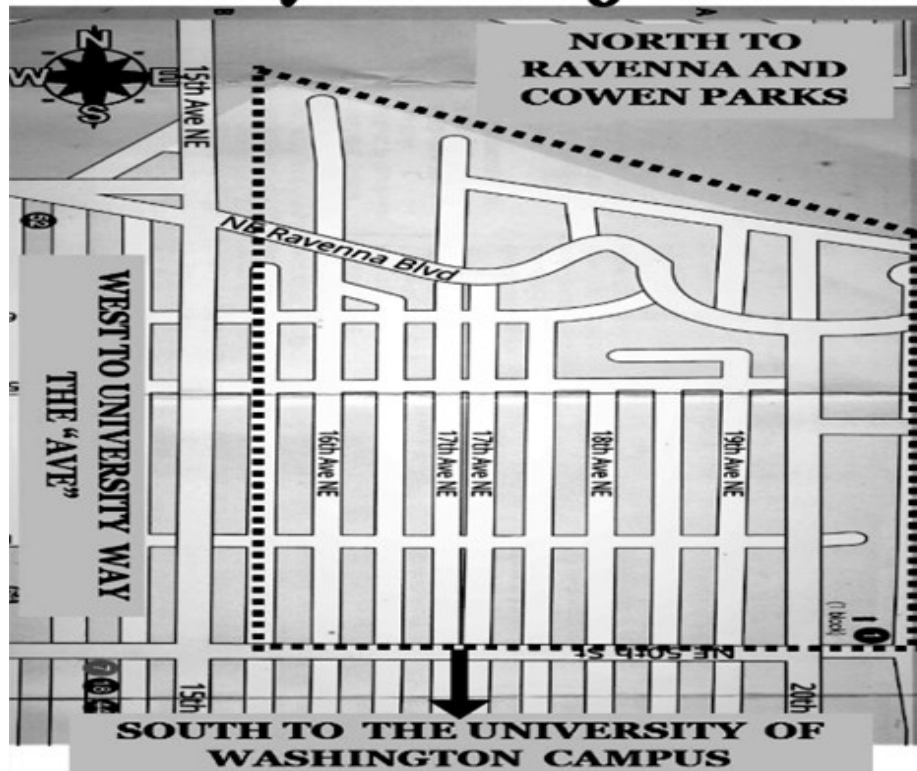
# UPCC NEWSLETTER

## AUTUMN 2023 EDITION



*The chestnut tree is often understood as a symbol of justice and honesty. We also hear the phrase "an old chestnut" to describe a story that has been repeated many times. What should it mean for us? Should it remind us of our unique character and history?*

### University Park Neighborhood



### UPCC BOARD MEMBERS 2022-2024

Ray Kraft - Treasurer and Website Manager

Aileen Langhans - Secretary and Newsletter Editor

Kent Wills - UPCC representative in UDCC and CUCAC

Mary Louis

Dave Rodgers

???

**Insert your name here?**

**Please apply—**

**no requirements except love for our neighborhood!**

# RUTHER\*?

## IMPORTANT ANNOUNCEMENTS TO THE UPCC MEMBERSHIP!

NO, we haven't forgotten you; have you forgotten us?

Did you know that...

- UPCC was officially organized in 1975 and that this organization is registered with the State of Washington?
- **UPCC was successful in obtaining a down-zone of our neighborhood to single family, with higher density homes being grandfathered in at that time?**
- We have evolved over the years? In the early times, many homes were owned and occupied by UW professors, some of whom were also active in the UPCC organization: Professor Cassinelli, Professor George Haley and his wife; Professor Costigan; Dean Riley; Professor Rosinbum; Professor Kincaid and his wife ... to name a few.
- **Our organization has worked with UDCC (University District Community Council), the UW through the "North of 45th Working Group", UDP (University District Partnership), NEDC (Northeast District Council), and CUCAC (City University Community Advisory Committee), etc. in common concerns over the future of the U District?**
- We have been involved in various causes and City legislation, submitting our concerns and feedback? This has included projects which threaten the integrity of our neighborhood, such as the Student Housing Development on NE 50th and 15th Ave NE and the City's decision to move on-street parking to 16th Ave NE. Many of our successful efforts are because of active members who informed the board proactively and in real time, so that our voices could be most effective. Thank you so much.
- **We used to have quarterly information meetings at the Lutheran Church on 16th Ave NE? Is anyone interested in returning to this format of keeping members informed?**
- We used to have an annual membership meeting, as written into the Bylaws, plus a wonderful potluck picnic in Ravenna? We were discussing combining the two into one big celebration, just before Covid19 pandemic struck. What do you think about this?
- **Our membership requirements have been revised, so as to invite long-term renters to join? It is the neighborly thing to do! Also, membership is currently free! Just log onto our website ([www.UPCC.org](http://www.UPCC.org)), sign up with your email address (which we keep private) to vote, to voice your concerns, and to receive our newsletter, etc. We will keep you informed and connected.**
- The board wants to make sure we represent your concerns? We welcome new members to that board. And, no there are no prerequisites, except for your love of our neighborhood! So, let's bring in new representatives and new ideas!

**NOTE: There are also so many other ways you can be active without being on the board. Just contact Aileen about your own visions for our future at [aileenmargaret@yahoo.com](mailto:aileenmargaret@yahoo.com) or [upark.secretary@gmail.com](mailto:upark.secretary@gmail.com)**



### \*DID I GRAB YOUR ATTENTION?

"RUTHER" was a GE CT SCAN machine viral question in the 1980s: R U There?  
The scanner was asking the computer, "Are you there? & Where are you?" TRUE STORY.

SO, are our University Park members still out there?

Let's turn over a new leaf  
this fall!



2 more years and counting  
Until we reach 50 years!

**There are plenty of opportunities for  
fun, excitement, fellowship, and even  
challenges to meet around each corner...**



\*NOTE: These are not  
edible chestnuts!



# OUR STUDENT NEIGHBORS AND POTENTIAL ISSUES

## HOW TO REPORT NUISANCE STUDENT PARTY

When the Covid19 pandemic shut down most on-campus class attendance at the University of Washington, there remained a chronic problem with off-campus student parties in rental homes, with continued complaints pouring in from families.

The first step, of course, should be to contact the problem house and try to resolve it, safely. Also, encourage the students to provide you with contact information, so that any issues can be proactively avoided, with the understanding that 911 might be called.

**But, we must be very clear about this: The University Park Neighborhood is a family neighborhood, not a student party neighborhood. You can help keep it that way by reporting these parties and other disorderly conduct.**

- ♦ For information regarding noise ordinances, please refer to the University Park Information Booklet or visit the Seattle Police Website. The residential noise ordinance is enforced beginning at 10 p.m. Sunday – Friday and 11 p.m. on Saturday and applies if the noise can be heard beyond 75 feet from the property.
- ♦ **For UW regulations, please visit the UW Community Standards and Student Conduct page. Here is state law: “WAC 478-121-120 Creating a public nuisance in neighboring communities”:**

*\*AC 478-121-120 Creating a public nuisance in neighboring communities. In furtherance of the university's interest in maintaining positive relationships with its surrounding communities, the university shall have the authority to hold students accountable under this conduct code for misconduct within any residential or commercial communities adjacent to a university campus. Conduct proceedings may be initiated if the university is made aware that a student or student organization has been contacted by a law enforcement agency regarding, and is determined to have engaged in, conduct that is in violation of a state statute or municipal ordinance and has a direct quality of life impact on community residents or businesses, including, but not limited to, creating a public nuisance due to noise, residential disturbance, intentional destruction of property, urinating in public, or criminal trespass. [Statutory Authority: RCW 28B.20.130. WSR 17-15-068, § 478-121-120, filed 7/14/17, effective 8/18/17.]*

To create a paper trail and documentation of each incident, the UPCC and the UW offer this approach to reporting and following up on any chronic student behavioral issues:

- ♦ Make a formal report to the Seattle Police Department. Even if there is no active response, this action will still provide a documented record of the issue. (call 911 or 206-625-5011)
- ♦ Contact the following UW departments and provide them with the specifics listed above:
  - ahoard@uw.edu
  - dhotz@uw.edu
  - cssc@uw.edu

♦ Contact the UPCC board member in charge of safety issue and nuisance properties: raykraft@gmail.com

## ILLEGAL DUMPING—NOW A CHRONIC PROBLEM AND IT IS SPREADING

**ILLEGAL DUMPING and NEIGHBORHOOD CLEANUPS:** With the support and initiative of the “North of 45th Working Group”, the University of Washington and the Seattle Public Utilities (SPU) have teamed up to reduce illegal dumping; but students should be more responsible for using and abusing our family neighborhood not only to discard the large items they brought into their apartments, but then allowing them to remain on city right-of-way for days, where they are damaged far beyond reuse or recycling. What happened to our so-called environmental activists in this latest generation and the adage, “Cleanliness begins at home”?

Fortunately, the SPU has become proactive and consistent in daily patrolling our more prevalent dumping sites to prevent creating an attraction for further dumping. Note that some of the culprits are probably the landlords themselves, as often located among the furniture are hot water heaters, stoves, etc.

**FYI: A fast way to report any such “sightings” are to use the “Find it and Fix It” app. (see page 5 for more information )**

## **BUT FIRST: Remember these students are also our neighbors!**

- Try to reach out in friendship, but with a goal toward cooperation and mutual respect.
- Remind them of the Code of Conduct for off-campus living.
- Remind them about concerns, such as rowdy parties, garbage, parking violations, and even rental bicycles and scooters left on the sidewalks, etc.
- Inform them of their tenant rights through the RRIO, which includes a mandatory display of the RRIO certificate by the landlord.
- Request that they provide contact information prior to any party, so that perhaps issues can be worked out before the police are called.
- Tell them about "Find It, Fix It" Seattle app to alert the city about various matters. (**\*SEE BELOW!\***)
- Provide them with a U Park booklet for general information about our neighborhood.
- Inform them about our active UPCC organization, membership and activities.
- **Say 'Hi' and wish them a great day when you see them out and about.**

## **FOR ALL RESIDENTS: BIKE REGULATIONS AND RULES OF ETIQUETTE**

Here are some key rules and good practices for cyclist (and also drivers and pedestrians) to be aware of:

- ♦ **Cyclists– its okay to yield at STOP signs.** In Washington, it's acceptable to treat stop signs as yield signs when biking. People biking must still fully stop at traffic lights, stop signs on school buses, and stop signs at railroad crossings. This is to improve both safety and intersection efficiency.
- ♦ No person operating a bicycle shall carry any package, bundle or article which prevents him from keeping at least one hand upon the handlebars, nor shall he operate the bicycle at any time without keeping at least one hand upon the handlebars.
- ♦ Lighting: a lamp on the front, visible for 500' and a red reflector on the seat, visible for up to 600' to the rear.
- ♦ All cyclists may on a roadway or crosswalk must yield to pedestrians upon and along a crosswalk and must not dangerously cross the path of a vehicle.
- ♦ Use of hand signals for turning is required, not suggested.

**NOTE: Ride defensively and be aware of your surrounding; being legal may not prevent all accidents.**

## **BE DEFENSIVE AND SAFE @ TRAFFIC CIRCLE ETIQUETTE**

**Traffic Circles:** Traffic circles are effective at reducing speeds at intersections as well as the number and severity of collisions. So, stick to the right. For instance, when turning left at the circle, proceed counterclockwise around the circle, except when blocked by park cars.

**(\*)"Find It, Fix It"** is a smartphone app offering mobile users one more way to report selected issues to the City of Seattle. This is an important tool for University Park Neighborhood, where we have chronic issues with trash and illegal dumping. Note that it is illegal to just move an old couch on the planter strip and put a "Free" sign on it—a popular habit of students as they move in and out of their housing units. This city app is so easy to download, it is FREE and it is effective; simply access this website for more information: <https://www.seattle.gov/customer-service-bureau/find-it-fix-it-mobile-app>.

With "**Find It, Fix It**", reporting an issue is as easy as snapping a photo with your smartphone, adding detailed information, and hitting submit. The map's "drag and drop" feature or the phone's own technology can be used to pinpoint the location. So, what can you report? Here is a partial list:

- ♦ Abandoned vehicles (more than three days)
- ♦ Graffiti
- ♦ Illegal dumping on any public property, e.g., alleys and 17th Ave NE
- ♦ Parking enforcement
- ♦ Potholes
- ♦ Sign and signal maintenance and streetlight maintenance

# UNIVERSITY DISTRICT NEWS

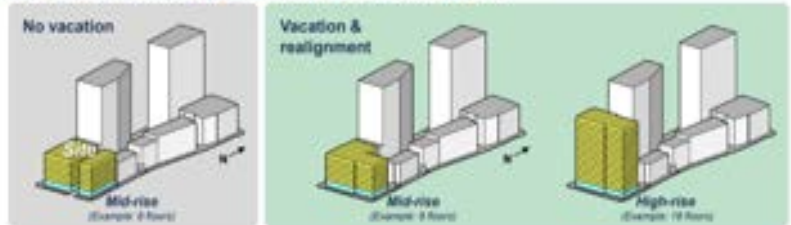
## AN IMPORTANT MESSAGE FROM UDP:

### ALLEY REROUTE ADVANCES AT COUNCIL WITH AIM TO CREATE MORE AFFORDABLE HOUSING IN THE U DISTRICT

Last summer, UDP(U District Partnership) spoke out on the need for affordable housing in the U District, identifying Sound Transit's surplus site at NE 45th and Roosevelt as a big opportunity to advance affordability in the neighborhood. As a part of this strategy, UDP has worked with Sound Transit to advocate for an alley vacation in order to simplify and maximize the development of affordable housing on the site.

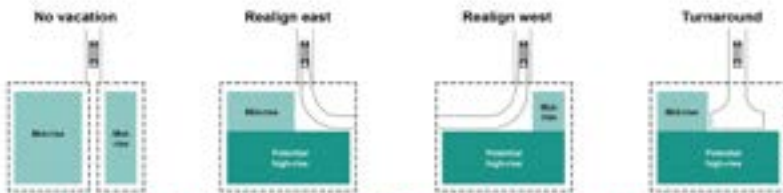
Recently, under the leadership of Councilmember Alex Pedersen, the Seattle City Council's Transportation and Utilities Committee voted to divert the alley between Roosevelt Way and 11th Ave NE, paving the way for Council approval in September and more than 200 new affordable units of housing in the U District. Construction is expected to start by 2025, and the site is expected to host the Tiny Home Village until that time.

Alley vacation impact: Potential development yield



#### Maintaining alley function

- Maintain pedestrian and parking access, service & utility vehicle circulation
- Aim to reconfigure circulation while retaining a feasible building footprint
- Potential concepts to retain alley function: realignment or turnaround



Concepts are illustrative and show possible vehicle circulation and the resulting building footprint

#### Illustrative site capacity studies



Studies are illustrative and do not represent project proposals.

### SO, WHY SHOULD WE BE CONCERNED ABOUT THIS PROJECT?

#### REVEALING INFORMATION FROM THE CITY:

Thank you, Councilmember Alex Pedersen, for providing the following information:

- ♦ "Once the RFP (request for proposal) is issued, the developers will need to conduct community engagement to identify the public benefit for the site. Therefore, it is early in the process to know what the public benefit will be just yet.
- ♦ Sound Transit and the Office of Housing (as our funding partner for the site) will evaluate proposals on a number of criteria, including how closely the selected proposal advances community objectives."
- ♦ *"It is still my understanding that State law requires Sound Transit to sell it only for 'affordable' housing (though they can have other uses at street level). I believe this is based on RCW 81.112.350 from 2015. That says 80% of the property must be offered at 80% of the area median income (AMI), which is what that provision of the RCW considers as "affordable." You're right that Sound Transit's invitation for feedback is vague/misleading when they say "which could include housing, retail, office, and/or community space."*

(Continued on next page.)

### **From the Planning Department:**

- ♦ *“The exact height is not proposed yet, though it is likely to range from 6 stories to 30 stories. I believe zoning already allows up to 320 feet.”*
- ♦ *“Sound Transit and the City’s Office of Housing will also want to see a developer propose that several of the low-income units be large enough for families.”*
- ♦ *“Sound Transit and the City’s Office of Housing will expect the street-level space to be active and, ideally, something the residents of the building can use, whether that’s childcare, retail, or other active uses.”*
- ♦ *“Input on the building design can be provided later; we are in the very early stages of this with the proposed partial alley vacation. A request for proposals from developers has not been issued yet.”*

### **OUR INVOLVEMENT GOING FORWARD:**

- ♦ We must demand remaining in the loop. In the past, our neighborhood wasn’t proactively informed, although we have a record of submitting formal comment letters with a request to remain active in the process. This must change!
- ♦ We must look back in time to remember how the future use of this parcel has already morphed over time, with retail and market-priced units being a part of the original plan. This requires us to be diligent in our monitoring of future changes, which will undoubtedly occur until the final design has been produced.
- ♦ We must be concerned about the fact that there doesn’t seem to be any commitment to create a large stock of affordable family units, especially for marginalized, displaced families, especially those of color. These families need someone to speak for them without accepting any vague commitment, such as “we will have several family sized units”.
- ♦ We must request that any development include (but not limited to): the following:
  - Safe entrances with inviting lobbies
  - Amenities for families, such as open outdoor spaces, day care, social workers and other experts.
  - Walkways that are broad, surrounded by lush gardens, safety lighting, sitting areas for the tenants to connect with each other, etc.
  - An appropriate height realizing that quality is more important than quantity.
  - Making sure this community feels a part of the U District, through various opportunities for volunteering, access to the YMCA, etc.
- ♦ **Bottom line:** The City accuses single-family neighborhoods, such as ours, of resisting the influx of low-income families. They also declare that they will increase such housing stock in close proximity to the Light Rail Station on Brooklyn Ave NE. Now, they are failing on that promise. So, we must insist that they utilize the remaining property in the up-zoned Urban Center to provide that housing before passing drastic legislation within the One Seattle Plan) - which ultimately will not only legalize an increased density in our neighborhood, but also reveal the City’s true motive and ultimate goal.

### **HERE IS THE CITY’S INVITATION:**

*“We will be working through early 2024 to prepare for development on the property. We will provide opportunities for you to share your ideas on what the site should become, and your feedback will help us prioritize goals for development on this property. This will inform our process to select a developer.” Input on the building design can be provided later; we are in the very early stages of this with the proposed partial alley vacation. A request for proposals from developers has not been issued yet.”*

### **WHAT WILL BE OUR RESPONSE?**

Let’s celebrate the vision of this new proposal, while remaining involved in its execution, so as to ensure that there is no sudden detour from the original goals:

- ♦ That the noble goals are not supplanted by pressures for profit and decreased adherence to promises.
- ♦ That the desire to maximize the occupancy number through smaller units and greater density is not prioritized over providing quality housing units for all sizes of families, especially those displaced.
- ♦ That apartments will be set aside for those currently living in the tiny houses who are ready to transition.





## UPDATES ON PENDING PROJECTS IN THE U DISTRICT

- ♦ **The Filer\* Affordable Housing Project on NE 42nd and Roosevelt Way NE:** This Bellwether project will oversee the Arbora low-income housing. Here is a summary of its bold plans: 243 Units (40% of units are 60% AMI); 16 stories (Zoning is 240', but Bellwether's goal is to build to 160'); a Family Partner Space to assist families with various issues; a food pantry; and an Early Learning Childcare Center (with an outdoor play space). **NOTE: Because it is a non-profit project, there will be no design review, no SEPA (State Environmental Policy Act) review (thanks to State Legislation), and no MUP (Master Use Permit). So, there will be no public input going forward?**  
(\* ) Located on the site of the former Filer Insurance Building.
- ♦ Several projects in the U District are currently on hold due to loan/funding issues which will cause a slow down in construction, or even the complete cancelation of some projects. Most notably is the project slated for the former Church property next to the Post Office on the Ave.
- ♦ Note the many projects displayed in purple on the map above: The UW's Campus Master Plan of 2019 has identified select locations for possible future development, but presently there is nothing on the books greenlighting projects to be completed in the near future.
- ♦ The grand reopening of the Safeway Supermarket on Brooklyn Ave NE is a great accomplishment as an anchor grocery store in the U District. Above the market are several stories of apartments. Although they include floor plans for 3-4 bedrooms, those apartments are not being rented as a single unit; instead, they are rented as separate bedrooms, catering to groups of students or young adults, not to families.
- ♦ **Questions:**
  - How will the limited variety of housing options be affected and influenced by changing lifestyles, such as families and professional single adults who now live at home, study at home, work from home, etc.? Surely, efficiency apartments will not be as valued as those with more private floor space. (Note the rapid production of narrow townhouse projects, all with numerous staircases eating up usable floor space.)
  - What about the potential for a housing bubble, not to mention an office space bubble, due to a rapid overbuilding with no long-distant strategies to create a livable community for all generations and family sizes.

## Spreading fast- a new way to increase density on family lots!

### IS THIS A PREVIEW OF OUR FUTURE?

**Ask yourself:** Do you want this type of increased density in University Park?

The City needs to realize that there is more to increasing density than increasing the quantity of units. There must be an emphasis on—quality, variety, long-term housing for intergenerational families, access to local schools, and amenities. We don't need a district filled with efficiency units for a transient student population and boxy structures.



(Right): The original family home is to remain on the lot!

(Left): A new L-shaped 3-unit condominium townhouse complex: Notice how skinny and tall they are, with multiple flights of stairs, no setbacks for gardens and yards, and only narrow entryways. Any parking?

Furthermore, after construction started and setbacks were established, the developers asked to divide the lot into four separate lots for sale/rent.



# OTHER U DISTRICT NEWS

## THE U DISTRICT FARMERS MARKET CELEBRATES 30 YEARS!



In June of 1993, the U District Farmers Market first debuted, an idea born from founder Chris Curtis. Today, this celebrated market is regularly recognized as one of the best farmers markets in the country, along with being noted as Seattle's largest and oldest farm-and-food-only market.

Congratulations to the Seattle Neighborhood Farmers Markets on their 30th anniversary! Read more about the incredible history of the market in the special Seattle Met feature!

**Make your way to the U District Farmers Market every Saturday from 9am-2pm to shop local produce, fresh flowers, delicious pastries, and so much more!**

## UDCC NEWS—OUTREACH TO NEIGHBORS

- ♦ **Food Walk (\$4 sample sizes @ 70 plus local restaurants)** - Saturday, Sep 30, 2023. 11 a.m. — 8p.m. Location: NE 41st to NE 43rd on The Ave; **Neighborhood Engagement at Bulldog News:** between noon and 5 p.m. including a Membership drive, restroom support, Green Street display, photo booth, suggestion board, and free bags for the first 500 collected emails. NOTE: Outside street concerts start at 7 p.m. at NE 42nd. Come and experience the varieties of foods that are unique to The Ave!
- ♦ **Neighborhood Social Dinner:** 'Recruitment Drive & Fundraiser', open to all who live, work, study, or own property in the U District, including U Park. Hosted by UDCC: **RSVP at [UDistrict.org/](https://udistrict.org/)** **social** for a free catered buffet meal with drinks and dessert. DATE: Oct. 18th; Location: Bulldog News (4208 on the Ave). (more information to come). **Limited to 100 attendees, so please rsvp soon.**

## UDCC—Protecting The Ave from an Up-Zone

Apparently, there is a renewed effort to resurrect the old efforts to up-zone efforts, although it was already determined that there is more than adequate housing units (potential and current) available in the up-zone area to welcome the expected, but rapid, influx of new residents. Now, University Park Neighborhood must support UDCC in their effort to select a new Council representative who is willing to make a commitment to retain the zoning on the Avenue, to preserve its eclectic and historic character.

Note that this is a contentious topic in the current election for the District 4 City Council race.

***REMINDER: General Elections November 7th;  
ballots mailed out October 20th***

So, what should our response be, in support of the UDCC's efforts? Remember, although we are a small family neighborhood seemingly isolated from the Up-Zoned Urban Center in the U District, we are still influenced by the district beyond our boundaries. It is not a question of our neighborhood vs. the Urban Center. We must work together to insist that the City respect the unique nature of the Ave as part of the entire District – its history, culture, personality, and character—which, unless it is part of the discussion could be part of the past. This is also true of our neighborhood, more and more so, as the City widens its scope of influence in order to meet the promises of the Comprehensive Plan, now being made more aggressive in the One Seattle Plan, all in the name of Density, and for the developer, Profit!

## SDOT and Improvements on 11th Ave NE

The final design will include a bike lane, but also and unfortunately a terrible bus wait area outside that bike lane, which will reduce and clog traffic flow whenever a bus stops.

## 7-GABLES PROPERTY— at the corner of NE 50th St. and Roosevelt Way NE Is its future up into the sky or grounded in its historical past?



Built in 1925 as a American Foreign Legion dance hall. It became the eponymous flagship cinema of Seven Gables Cinema, when purchased from the AFL and converted by 7Gables founder R. Finley in 1976 as the Seven Gables Theatre. Constructed of wood, it looks exactly like a small dark house from the outside, and the main venue has a romantic medieval fresco on the screen featuring castle and damsel. It was closed June 5, 2017 for 'refurbishment'. The vacant building was destroyed by fire on the evening of December 24, 2020.



The University Branch, The Seattle Public Library, located at 5009 Roosevelt Way NE, is one of Seattle's oldest branch libraries. Surrounded by unpaved roads in its early years, the library was so remote that a librarian asked the city to post a direction sign to help people find it.

**NEWSFLASH:** If the developers do not succeed in getting the "Contract Rezone", they may seek to change the zoning on the entire block(s) through the One Seattle Plan, removing the protection of the transition zone! Watch out!!

## What lies in its future, and how will it affect the entire U District?



This Lego-shaped structure will only add to the rapid creation of a wall of skyscrapers in the U District!

In place of the historic theatre, a new development is being proposed on land that involves two different building zones. The west half is zoned up to 40 feet, as it lies in the LR2 Zone. The east half is zoned up to 65 feet, as it lies in the NC3-65 Zone. Furthermore, this stretch along the west side of Roosevelt Way NE exists within the Transition Zone of the U District Up-Zone Urban Center, acting as a buffer to protect the surrounding family neighborhoods from the impact of increased height, bulk and density; and this zone has been respected by other new development. The official zoning map resulting from that Up-Zone was not designed on a whim, but rather after a long process, during which there was plenty of opportunity to request exceptions. Consequently, the Up-Zone was hailed as a landmark piece of legislation and the Master Plan guiding future development.

But, now the developers are requesting a Contract Rezone, not for a reasonable height increase, but to extend the verticality of its box-like configuration to 180 feet (although they believe they should be entitled to 240 feet!). Then, the building will drop precipitously to the 40 foot required height limit in the adjoining family neighborhood, zoned LR2.

Although not close to University Park, will this request set a precedent that will spread into our community? (This effort has already been tried three times on 15th Ave NE, unsuccessfully because of our complaints !)

(Most chilling was the lack of robust public notification:  
small signs on street lamp poles & a notice deep in the Land Use Information Bulletin email!  
Also the wrong time was initially listed for the hearing—5 a.m.!)



## FREE SEATTLE HOME FAIR IN OCTOBER

Once again, SDCI is hosting our popular **Seattle Home Fair**. We've moved our Home Fairs from winter to fall! We wanted to be able to answer your questions in time for you to apply for, and receive, that construction permit for your planned spring/summer renovation project.

These free events will be jam-packed with useful information about rental housing rules, our permitting and inspection process, emergency preparedness, and much more. With something for everyone, you won't want to miss these events!

**For whom:** Whether you're a homeowner, landlord, renter, or potential homeowner, this event has something for you.

### Virtual events

We are holding six virtual lectures on October 14, 2023, 9:00 a.m. to 3:00 p.m. Recordings of these virtual lectures will be available on our website a few weeks after the Home Fair. **RSVPs are encouraged.**

- ♦ **New Tree Protection Code Information and Tree Regulations Virtual Presentation** SDCI staff will present an overview of Seattle's tree regulations, including an update on what's changed since the new rules became effective on July 30. This session will focus on information most useful for homeowners and tree service providers. 9:00 – 11:00 a.m.
- ♦ **Renting in Seattle Virtual Presentation** Whether you are a renter or a housing provider, there is a lot to know. Renting in Seattle provides information and resources on rental regulations and fair housing laws in the City of Seattle as well as tips and best practices. 9:00 – 11:00 a.m.
- ♦ **Building Codes, Electrical Codes, and Inspections Virtual Presentation** Together these protect your home from a wide range of hazards – whether it is by implementing safe wiring, fire prevention, or stronger structural integrity. When a community has up-to-date building and electrical codes in place, they are more protected against these hazards, and increase the value of your investment. 11:00 a.m. – 1:00 p.m.
- ♦ **Earthquake Home Retrofits Virtual Presentation** This will be an introduction to the new prescriptive plan set and a discussion about what it means to construct a seismic retrofit to an existing home. 11:00 a.m. – 1:00 p.m.
- ♦ **Landslides Virtual Presentation** Learn everything you need to know to help prevent landslides on your property, including tips for managing vegetation. This helpful session will open with a presentation providing information about landslide prevention, including a handy overview of the top dos and don'ts. We will spend the rest of this session answering your questions about how to help prevent landslides on your property. 1:00 – 3:00 p.m.
- ♦ **Tips and Tricks Regarding the Seattle Services Portal Virtual Presentation** Learn how to submit your application, submit a trade permit, check that status and more. 1:00 – 3:00 p.m.

### In-person event

There's also an in-person event at the Filipino Community Center on October 21, 2023, from 9:00 a.m. – 2:00 p.m. (5740 Martin Luther King Jr Way S, Seattle, WA 98118) SDCI staff will be available to answer your questions. RSVPs are appreciated. Remember to show up early! Space will be limited.

Additionally, there will be 3 presentations to attend in-person:

- **Learn about ADUs and DADUs**
- **An Overview of Seattle's Tree Regulations**
- **Renting in Seattle Q&A**

**COST: FREE!**

If you need other specific accommodations or to RSVP, please contact Wendy Shark  
Contact Information: Wendy Shark (206) 552-3092 [wendy.shark@seattle.gov](mailto:wendy.shark@seattle.gov)



# A SORORITY IN OUR NEIGHBORHOOD SINCE 1924!

Alpha Xi Delta

NU CHAPTER AT UNIVERSITY OF WASHINGTON

The Coat of Arms of Alpha Xi Delta consists of a shield supported by two griffins. In the golden band across the center of the shield is the Quill. Three conventional roses are at the top of the shield, and a broken sword is in the lower portion of the shield. Above the shield on the knight's helmet is a twist of ribbon in alternating blue and gold, and a blossomed rose.



## HISTORY:

Our home was constructed in 1926 for the Alpha Chi Omega sorority and was designed by Seattle architect Howard H. Riley. Our chapter was originally located at 4541 19th Avenue NE, in a sorority house built in 1924. Nu chapter moved into our home at 1616 NE 50th Street in the 1970s, and continues to reside here.

See an interesting fact below about a former and temporary occupant in the 1960s.

## ARCHITECTURE 101: Collegiate Tudor/Gothic or Georgian Revival

Collegiate Gothic is an [architectural style](#) subgenre of [Gothic Revival architecture](#), popular in the late-19th and early-20th centuries for college and high school buildings in the [United States](#) and [Canada](#), and to a certain extent Europe. A form of [historicism](#) architecture, it took its inspiration from English Tudor and Gothic buildings,

[Ralph Adams Cram](#), arguably the leading Gothic Revival architect and theoretician in the early 20th century, wrote about the appeal of the Gothic for educational facilities in his book *The Gothic Quest*: "Through architecture and its allied arts we have the power to bend men and sway them as few have who depended on the spoken word. It is for us, as part of our duty as our highest privilege to act...for spreading what is true."

## DID YOU KNOW THAT THIS MAGNIFICENT BUILDING WAS ONCE OCCUPIED BY THE 'FORESTRY HOUSE'?

Tau Phi Delta, a national professional-social forestry fraternity, was originally founded at the UW in 1923 and went national the following year, as documented in old UW Tyee Annuals. Their goal and purpose: to create a sense of brotherhood among both graduate and undergraduate foresters. At one time in the 60s, this fraternity occupied current sorority building in our neighborhood.

# A special, yearly reminder from Seattle Public Utilities

## Dear Community Partner,

Trees make our city beautiful but fall leaves can be a safety hazard and cause street flooding. We would appreciate your help encouraging people to manage their leaves to keep them off the street and out of the storm drain. If your community includes people who have a yard or landscaped areas to maintain, please pass along this information to them via email and social media.

## How to manage fallen leave, reduce flooding, and protect our storm drains:

- Rake leaves and put them into your yard waste cart. If you have more than will fit into the cart, place extras in a compostable lawn and leaf bag or a reusable container with a lid. Put them out next to your yard waste container on collection day – no plastic bags.
- Place raked leaves on bare soil as mulch in your landscape and garden. This conserves water, controls weeds and fertilizes the soil. Contact the Garden Hotline to learn more (206) 633-0224 or visit [www.gardenhotline.org](http://www.gardenhotline.org)
- If you use a leaf blower, please collect the leaves to use as mulch in garden beds or bag them for collection. If you hire a landscaper to help with fall cleanup, make sure they are collecting the leaves and keeping them out of the street.
- Stand on the curb, not in the street. Please do not clear drains on major streets or arterials.
- If possible, clear the drain before it starts raining [but only on the side roads; call SPU to clear any debris clogging drains located on major streets and arterials].
- Never use your hands to remove debris.
- Use a long-handled dustpan, shovel or a trash can lid to pick up debris. Gloves are recommended.
- Avoid items that have the potential to be hazardous or cause injury.



## Safety hints for winter:

Keep snow and ice from blocking drains: After snowfall, melting snow and rain can block storm drain inlets and cause localized flooding.

- ♦ Remove snow and ice from your local storm drain with a snow shovel, garden shovel, rake or other strong tool. to prevent flooding or ponding in your neighborhood.
- ♦ Clear a channel for runoff if an inlet or street drain appears to be blocked by snow or debris.
- ♦ For serious flooding, please call 206-387-1800. For non-urgent plugged storm drains, please submit a service request at [www.seattle.gov/utilities/your-services/sewer-and-drainage/flooding-response](http://www.seattle.gov/utilities/your-services/sewer-and-drainage/flooding-response)



**For more information, visit**  
**[www.seattle.gov/utilities/StormDrains](http://www.seattle.gov/utilities/StormDrains)**

# Meet and Greet all of our neighbors!



Let's Make University Park the safest, happiest, and most pedestrian-friendly family neighborhood EVER!



## FOR OUR NEW NEIGHBORS Are there new neighbors on your block?

Invite them to learn more about our wonderful neighborhood by offering them a copy of our very practical and informative booklet.  
Note that it's packed full of all sorts of information for the entire neighborhood—for both homeowners and renters.

**This includes important contact information (phone numbers, websites, and email addresses) for various issues facing our neighborhood.**

Just contact our secretary, Aileen M. Langhans at [upark.secretary@gmail.com](mailto:upark.secretary@gmail.com) to obtain some copies of this booklet.

**NOTE: a pdf version is available on our website: [www.uppc.org](http://www.uppc.org)  
(new update available by the end of 2023)**

**Please contact Aileen if you have any suggestions or concerns:  
[aileenmargaret@yahoo.com](mailto:aileenmargaret@yahoo.com) or [upark.secretary@gmail.com](mailto:upark.secretary@gmail.com)**

## DO YOU SEE SOMEONE NEW WALKING ALONG YOUR STREET?



Say 'Hello' or 'Have a great day'

### DO YOU SEE AN OPEN-HOUSE SIGN IN OUR NEIGHBORHOOD? ...

Bring copies of this booklet to the realtor and ask if you can put them out.

### DO YOU SEE SOMEONE MOVING IN? ...

Bring them a plant or bake them a cake!

**REALLY?**

OR ... bring them this booklet and say

**"Welcome to our neighborhood"**

Don't forget to invite them to join UPPC and visit our website: [www.upcc.org](http://www.upcc.org)!

**Wave!**



**Smile!  
It's  
Contagious!**





Have you been treated to the garden harvests  
of your neighbors in University Park?



Aren't we so lucky?

## A revealing Historic Definition of the U District.

*"The University District (sometimes known as the U District) is a group of neighborhoods in Seattle named after the main campus of the University of Washington (UW). The University of Washington moved in two years after the area was seized by Seattle, when much of it was still clear-cut forest or stump farms. The neighborhood district grew alongside the institution to resemble a miniature version of major American cities." (A personal aside: ... but not to resemble an extension of the campus dorms!) Source: MapofSeattle.com*

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, plus upcoming events and other activities.
- ◆ **"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 public safety issues and nuisance property concerns:

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