



JOINT UDP & UDBIA BOARD MEETING AGENDA

11:30 a.m. to 1:00 p.m.

September 16, 2025

Fireplace Room, Floor 2, U District Partnership - 1415 NE 45th St, Seattle, WA 98105

I.	Welcome & Introductions	Aaron	11:30 a.m.	
II.	Open UDP & UDBIA Meeting	Aaron/Jennifer	11:40 a.m.	
III.	Public Comment	Public	11:45 a.m.	
IV.	Approval of July UDP Meeting Minutes	Aaron	11:50 a.m.	(Vote)
V.	Construction Updates <ul style="list-style-type: none">• <i>Guest Speaker: Darrel Bulmer (SDOT/J Line)</i>• <i>Staff Updates: Janet Lee (WSDOT, Other)</i>	Darrell/Janet	11:55 a.m.	
VI.	UDP Finance Committee Report <ul style="list-style-type: none">• <i>Acceptance of August 2025 UDP Financials</i>	Trevor	12:15 p.m.	(Vote)
VII.	Executive Director Report	Don	12:20 p.m.	
VIII.	Program Reports <ul style="list-style-type: none">• <i>Clean, Safe & Outreach</i>• <i>Economic Development</i>• <i>Urban Vitality</i>• <i>Events</i>• <i>Communications & Marketing</i>	Staff	12:25 p.m.	
IX.	Governance Committee Report <ul style="list-style-type: none">• <i>UDP Board Nomination: Darren Rose, 206 Apartments</i>	Aaron	12:45 p.m.	(Vote)
X.	New UDP Business	Aaron	12:50 p.m.	
XI.	Adjourn UDP Meeting	Aaron	12:52 p.m.	
XII.	BIA Approval of BIA June Meeting Minutes	Jennifer	12:53 p.m.	(Vote)

XIII.	BIA Acceptance of UDP Financials	Jennifer	12:55 p.m.	(Vote)
XIV.	New BIA Business	Jennifer	12:57 p.m.	
XV.	Adjourn BIA Meeting	Jennifer	1:00 p.m.	



Board Meeting Minutes

11:30am to 1:00pm

July 15, 2025

WSECU, 1121 NE 45th Street, Seattle WA 98105

UDP Board Members in Attendance in Person

Aaron Hoard – UW, *Co-Chair*
Lois Ko – Sweet Alchemy, *Co-Chair*
Trevor Peterson – U Book Store, *Treasurer*
Stephen Antupit – U District Resident
Katie Betz – Urban Renaissance Group
Julie Blakeslee - UW Planning
Jeremy Eknoian – UW Real Estate
Josh Gana – UW Housing & Food Services
Rick Jones – Schooley Mitchell

John Hix – Seattle Vineyard Church
Naomi Lewis – Luminati Labs
Anson Lin – Astora Construction
Maya Lu – Boba Up
Jessie Quan – Ladd & Lass Brewing
Miles Richardson – Audi Seattle/University VW
Alfred Shiga – Shiga's Imports
Anna Sorokina – WSECU
Paul Yunker – U District Food Bank

UDP Board Members Not in Attendance

Angela Mercado - UHeights
Don Schulze - U District Property Associates

Emily Scully – Shultzzy's Bar & Grill

UDP Staff

Don Blakeney – Executive Director
Marcus Johnson – Clean & Safe Manager
Janet Lee - Urban Vitality Manager
Hannah Kiburz - Economic Dev Manager
Lauren Carey - Events Manager

Janet Lee, Urban Vitality Manager
Nikki Somers, Operations Manager
Pollyanna Yokokawa, Marketing Manager
Phil Lloyd, CFO

Guests*

Darren Rose, 206 Properties
Brady Betz, Student
Jonathan Marlow, Scarecrow Video

Tyler Messman, Scarecrow Video

**Please note, there may have been other guests but due to the hybrid/Zoom format and people entering and leaving at different times, we were unable to track all guests.*

Welcome and Introductions

Lois K. started the meeting, with a round of introductions.

Public Comment

Lois K. called for public comment, there was no public comment.

Approval of UDP Board Meeting Minutes

Lois K. introduced the June 2025 meeting minutes, asked for any questions or amendments.

Motion: Rick J. moved to accept the June 2025 UDP Board meeting minutes.

Second: Stephen A. seconded the motion.

Abstentions: none

Approval: The motion was approved.

Finance Committee Update and Approval of the Financials

Trevor P. provided a comprehensive narrative and high-level overview of the current financial report. Key highlights included variances that were attributable to some timing issues, staffing underspending, and grant income. Program fee income variances were attributable to increases in Street Fair vendors, which led to higher revenue, to offset lower-than-planned sponsorship.

Note: A full financial narrative is included in each UDP Board meeting packet, speaking directly to any variances in the budget, which is approved each year at the Annual Meeting each June.

Motion: On behalf of the Finance Committee, Trevor P. moved to accept the June 2025 financials as presented at the July 15, 2025 Board Meeting.

Second: No second was required because this motion came from the Finance Committee.

Approval: The motion was approved unanimously.

Governance:

Rick J. welcomed Darren Rose with 206 Property Management as a prospective board member.

Rick J. made the motion for "The Board to approve the nomination of Jeremy Eknoian, Rick Jones, Anson Lin, and Don Schulze, each for a three year term on the U District Partnership Board of Directors."

Motion: The motion came from the committee.

Second: No second needed.

Approval: The motion was approved unanimously.

Next, Rick J. made the motion for "The Board to approve the nomination of Rick Jones for a two-year term as Co-Chair, Trevor Peterson for a two-year term as Treasurer, and Jessie Quan for a two-year term as Secretary of the U District Partnership Board of Directors."

Motion: The motion came from the committee.

Second: No second needed.

Approval: The motion was approved unanimously.

Lastly, Rick J. made the motion for *“The Board to approve the nomination of the following committee chairs for the 2024-2025 fiscal year: **Rick Jones**, Governance Committee, **Trevor Peterson**, Finance Committee, **Stephen Antupit**, Urban Vitality Committee, **Miles Richardson**, Economic Development Committee and **Aaron Hoard**, Public Safety Committee.”*

Motion: The motion came from the committee.

Second: No second needed.

Approval: The motion was approved unanimously.

Executive Director Report

Don B. offered an update regarding the University District Station Building Park which included a signed contract with Lincoln Property Company. UDP will activate it through October 2025, which includes the dress rehearsal on July 17 of the new tables and chairs that were purchased with funds from the DOC grant, as well as the launch at Boba Fest on July 19. Other events include National Night Out, a weekly movie series, as well as an evening with the Garfield Jazz Quartet and SharkLegs.

Next Don discussed a bit about his work with City Councilmember Sara Nelson to address and support commercial permitting reform with the City of Seattle. Areas of focus included predictability, higher thresholds for substantial alterations, and a loosening of change of use restrictions for permitted uses in a given neighborhood commercial district. The primary objectives were to fill vacancies, create specificity where there is currently subjective interpretation, make typical tenant improvements easy, and stop penalizing change of use for allowed uses.

Clean & Safe Program Report

Marcus J. provided an overview of the tables located on NE 43rd Street to help address frequently asked questions. He explained that the tables are designed for urban durability, constructed with heavy-duty, powder-coated steel to resist movement and deter graffiti. The UDP Clean Team performs daily maintenance to ensure the tables remain clean and in good condition. The cedar decking tops are easily repairable through sanding, staining touch-ups, or replacing individual boards as needed.

Marcus then shared that UDP recently hosted the Downtown Everett Association for a peer learning visit. During the visit, both teams exchanged strategies on key topics such as graffiti removal, biohazard response, and high-traffic area cleaning. The exchange allowed both organizations to share insights and identify opportunities to improve operations. UDP plans to visit Everett next as part of this ongoing collaboration. Partnerships like this foster innovation and continuous improvement across districts. Later this year, UDP staff will travel to Everett to observe their operations firsthand and continue the knowledge-sharing process.

In conclusion, Marcus told of the regularly conducted Point-in-Time (PIT) Homeless Census to provide an updated snapshot of the visible unsheltered population within the U District neighborhood. This data supports targeted outreach, guides resource allocation, and informs broader neighborhood planning efforts. In recent months, the census numbers have fluctuated

due to several factors. One key reason is the day of the week the count is conducted. Certain days yield higher counts because of the availability of homeless services in the area. To establish a more accurate baseline of individuals living unsheltered—not just those accessing services, the team has shifted the counts to Wednesdays, when fewer services are available. For context, during the height of the pandemic, the U District’s unhoused population peaked at over 150 individuals.

Economic Development Report

Hannah K. made a call for members to join her Economic Development Committee and offered a rundown of business closures (which included the closing of Urban Outfitters and Reiwateriya) as well as business openings (Bite & Bentos, and The Vintage Mall). She noted that Avole, Sweet Alchemy Elixir, and Raising Cane’s are all expected to open in the year ahead.

Hannah K. also gave an overview of *Flip Your Trip* which was created to help support transit use during “Revive I-5” construction. King County Metro provided (100) \$25.00 preloaded ORCA cards to distribute to neighborhood businesses.

Urban Vitality

Janet L. continued the discussion regarding the “Revive I-5” construction that will see the first full weekend closure which is scheduled Friday, July 18 to Monday, July 21 when crews will fully close northbound I-5 from I-90 to NE 45th St to repair and resurface up to 20% of the Ship Canal Bridge deck, improve drainage, and repair five expansion joints. After the closure, two northbound lanes of I-5 across the Ship Canal Bridge will remain closed for approximately 4 weeks. UDP will provide feedback to the neighborhood businesses during this two year project.

Janet L. offered information about The Urban Vitality Committee, which will have its first meeting of the year at 4 pm at SeaFab Cafe on Tuesday, July 22. As a part of the ongoing Comprehensive Plan Update, the City of Seattle will be working on a more detailed plan for the U District “subarea.” Because of the subarea plan’s role in defining where to focus economic development, capital facilities, services, and public realm investment and implementation tools for the next 20 years, the U District subarea planning process will be a priority for this committee over the next two years. Other likely topics include urban streetscape planning and activation, scooter and bike planning, and pocket park programming.

Lastly, Janet L. shared that UDP Hosts National Working Group on Highway Caps and Lids. While waiting for updates on federal funding, UDP and the Lid I-5 committee are continuing to move forward with education and capacity building for the project. On Thursday, June 24, the U District Partnership, City of Seattle, and Lid I-5 will be hosting a full-day workshop for 6 different communities across the country to learn about highway cap and lid projects as part of the national “Reconnecting Communities Institute. Two members of the Lid I-5 committee will be present to learn and contribute to the group discussions, which will include presentations about the planning, design, construction and community engagement for the Montlake Lid, as well as site visits to two local highway lids.

U District Events

Lauren C. gave an overview of what to expect at Saturday, July 19th Boba Fest. There are 23 participating shops, along with a festival stage that will feature Mak Fai Kung Fu & Lion Dance, K-Pop dance crews, K-Pop DJs along with C89.5, and a Sakura-Con cosplay contest. There will also be an artist market to check out that will be wrapped around the U District light rail station.

Lauren C. also shared that the U District Chow Down will take place on Saturday, October 4.

Communications & Marketing

Polly Y. announced that UDP has secured a discounted marketing partnership at Sea-Tac Airport. She shared a photo of the advertisement, which will be displayed in the terminal for the next three months. This opportunity comes through an advertising grant that provides free ad placement. Under the program, the Port covers the cost of reserving advertising space for the U District and other awardees.

Scarecrow Video Presents

Hannah K. introduced the Scarecrow Video guest speakers. Jonathan M., Scarecrow's new Executive Director, gave an overview of Scarecrow Video and their campaign to "Sustain Our Scarecrow" which came about after their initial campaign "Save the Scarecrow". Tyler M., their new development director, offered information about the physical media collection that is housed at Scarecrow Video, with over 150K physical objects that represent 200K film titles. This is nearly 7 times more than all streaming apps combined, and is the largest collection of works by BIPOC, LGBTQIA+ and international filmmakers. Since the campaign, Scarecrow Video raised \$1.34M to date and added a new executive leadership team. Scarecrow Video upgraded the "Zardo" database, launched and revamped the annual membership program. Jonathan M. offered a list of upcoming movie events throughout the summer.

Lastly, Jonathan M. shared the new space(s) that Scarecrow Video will be purchasing to add to the over experience.

New Business

Lois K. shared a bit of new business, including The Urban Vitality Committee, National Night Out, 2025 UDP Summer Social in August.

Adjournment

Don B. reminded everyone to turn in their signed Board Participation agreements, as well as the Conflict of Interest pages, thanked everyone and then called the meeting adjourned.



Finance Committee Report & Budget Narrative

Prepared on 9/9/25

This financial narrative provides a summary of The U District Partnership's financial statements as of August 31st, 2025.

Budget Report

UDP is off to a strong start, fully staffed and two months into the 2026 fiscal year. With several major grants wrapping up last year, the financial picture will resume a more consistent shape, however, the balance sheet will continue to show cash balance variances between this year and last. All in all, UDP is on target for spending and income, showing an aggregated variance of less than \$2,000. The numbers along the left side of the page correspond with the numbers on the budget report:

Income:

444300 – BIA Income: *Spending is up, which is a timing issue, to front load cash this year before Street Fair registration opens in December.*

44530 – Grants Income: *UDP has existing grants with OED, SPU and DON to support clean, safe and data programs. The variances here are largely timing issues.*

47000 – Program Fees & Sponsorship Income: *Street Fair accounts for the lion's share of our program fee income. This doesn't start flowing until registration opens in December, so this will show a variance for the next few months because it's budgeted equally across the year.*

47215 – Sponsorship: *Sponsorship income is up this year, thanks to Lauren's work to secure a new partnership with Square for Chow Down.*

Expense:

62200 – Insurance: *Insurance is showing a variance, largely due to timing. We should come in on budget here.*

63300 – Staff Development: *IDA is later this month, so these costs were front-loaded for the year and will eventually balance out by June.*

70320 – Contracted Services: *We have a late invoice from SPEAR, so this month shows an underspend on ambassador services.*

Balance Sheet Report

The balance sheet will continue to have some distortion from the lingering influence of the Commerce grant. With so much of the income for the year still to be realized (Street Fair, DON grant, OED grant, etc.) we are front loading BIA spending, and will dip into our established

reserves for a few weeks at a time. The August billing will land in our checking account next week and replenish our cash balance.

BIA Assessment Collections

UDP has been working with the city to ensure that the budget target of 95% collections is attained. The numbers below reflect collections through July, 2025.

Fiscal years 2019-2023 are on track with fiscal years 2024 and 2025 still catching up as delinquent assessments roll in. In general the average UDBIA collection rate is higher than 95% over time, generally taking a couple of years for each fiscal year to hit this target.

Fiscal Year	Amount Billed	Amount Collected	Collection Rate
2019	\$ 946,505.32	\$ 940,432.15	99.36%
2020	\$ 1,215,841.04	\$ 1,202,722.24	98.92%
2021	\$ 1,271,712.04	\$ 1,251,281.67	98.39%
2022	\$ 1,325,847.14	\$ 1,300,915.02	98.12%
2023	\$ 1,596,501.52	\$ 1,559,940.96	97.71%
2024	\$ 1,760,687.52	\$ 1,661,427.12	94.36%
2025	\$ 909,168.56	\$ 762,975.62	83.92%

The U District Partnership Budget Report August 2025

	Jul - Aug 25	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense				
Income				
44430 · BIA Contract	386,133.61	360,064.70	26,068.91	2,165,387.90
44530 · Grants				
44537 · DON	0.00	2,083.30	-2,083.30	12,500.00
44536 · SPU	0.00	4,500.00	-4,500.00	27,000.00
Total 44530 · Grants	0.00	6,583.30	-6,583.30	39,500.00
47000 · Program Fees	3,000.00	41,500.00	-38,500.00	238,000.00
47213 · Retail Sales	1,242.62	1,666.70	-424.08	2,500.00
47215 · Sponsorships	35,501.81	12,833.30	22,668.51	78,500.00
43400 · Donations/Partnerships	23,106.00	25,000.10	-1,894.10	150,000.00
46400 · Interest and Other	30.87	0.00	30.87	0.00
Total Income	449,014.91	447,648.10	1,366.81	2,673,887.90
Gross Profit	449,014.91	447,648.10	1,366.81	2,673,887.90
Expense				
60000 · Staffing Expenses				
60100 · Wages & Salaries	190,996.14	199,085.53	-8,089.39	1,220,513.03
60020 · Payroll Taxes	17,559.69	16,787.85	771.84	102,975.75
60030 · Medical Benefits	17,495.94	15,494.49	2,001.45	92,968.19
60040 · Retirement Benefits	4,060.89	5,403.39	-1,342.50	32,420.59
60050 · Transit Benefit	4,116.31	500.00	3,616.31	3,000.00
Total 60000 · Staffing Expenses	234,228.97	237,271.26	-3,042.29	1,451,877.56
61000 · Professional Expenses				
61100 · Accounting Fees	3,000.00	5,333.30	-2,333.30	32,000.00
61110 · HR Consulting	0.00	333.30	-333.30	2,000.00
61120 · Legal Fees	0.00	333.30	-333.30	2,000.00
Total 61000 · Professional Expenses	3,000.00	5,999.90	-2,999.90	36,000.00
62000 · Office and Overhead Expenses				
62150 · Renovations & Repairs	8,503.03	6,333.40	2,169.63	38,000.00
63600 · Banking and Service Fees	263.85	183.30	80.55	17,100.00
62800 · Dues & Subscriptions	3,687.92	283.30	3,404.62	1,700.00
62200 · Insurance	9,835.72	1,550.00	8,285.72	9,800.00
63100 · Licenses and Permits	391.50	1,520.00	-1,128.50	21,620.00
63120 · Merchandise	0.00	333.30	-333.30	2,000.00
62300 · Office Equipment	3,600.16	1,666.70	1,933.46	10,000.00
62900 · Postage & Mailing	28.17	66.63	-38.46	400.03
62100 · Rent and Monthly Parking	19,393.22	18,859.85	533.37	114,759.35
63300 · Staff Development	11,845.60	2,200.00	9,645.60	13,200.00
62400 · Office Supplies	1,118.94	833.30	285.64	5,000.00
62700 · Technology and Software	4,830.61	4,141.70	688.91	24,850.00
62600 · Telephone	140.00	303.30	-163.30	1,820.00
62500 · Local Travel and Meetings	895.97	916.60	-20.63	5,600.00
Total 62000 · Office and Overhead Expenses	64,534.69	39,191.38	25,343.31	265,849.38
70000 · Direct Program Expenses				

The U District Partnership Budget Report August 2025

	Jul - Aug 25	YTD Budget	\$ Over Budget	Annual Budget
70310 · Committee & Board Meetings	4,108.45	1,416.70	2,691.75	8,500.00
70335 · Program Supplies	6,039.95	7,683.30	-1,643.35	44,550.00
70300 · Advertising	1,984.12	5,000.00	-3,015.88	26,500.00
70320 · Contracted Services	54,796.90	81,533.40	-26,736.50	624,450.00
70340 · Equipment Rental	5,929.06	7,000.00	-1,070.94	76,000.00
70350 · Event Entertainment	1,740.00	2,000.00	-260.00	26,600.00
70360 · Other Program Expenses	24,219.99	15,583.30	8,636.69	93,500.00
70370 · Printing and Reproduction	11,227.55	9,716.70	1,510.85	33,551.00
Total 70000 · Direct Program Expenses	110,046.02	129,933.40	-19,887.38	933,651.00
Total Expense	411,809.68	412,395.94	-586.26	2,687,377.94
Net Ordinary Income	37,205.23	35,252.16	1,953.07	-13,490.04
Net Income	37,205.23	35,252.16	1,953.07	-13,490.04

The U District Partnership

Balance Sheet Prev Year Comparison

As of August 31, 2025

	Aug 31, 25	Aug 31, 24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10100 · Operating Bank Accounts			
10110 · WSECU Checking	2,050.60	462,715.69	-460,665.09
10111 · WSECU Savings	135,645.06	160,388.37	-24,743.31
Total 10100 · Operating Bank Accounts	137,695.66	623,104.06	-485,408.40
Total Checking/Savings	137,695.66	623,104.06	-485,408.40
Accounts Receivable	214,287.86	161,635.59	52,652.27
Other Current Assets			
12026 · Lease Rights	527,028.50	33,119.29	493,909.21
12022 · Prepaid Expense	1,000.00	9,153.39	-8,153.39
12021 · Employee Advances	-350.97	0.00	-350.97
Total Other Current Assets	527,677.53	42,272.68	485,404.85
Total Current Assets	879,661.05	827,012.33	52,648.72
Fixed Assets			
15000 · Furniture and Equipment	27,334.29	10,528.09	16,806.20
Total Fixed Assets	27,334.29	10,528.09	16,806.20
Other Assets			
17025 · Security Deposits	8,235.87	8,235.87	0.00
Total Other Assets	8,235.87	8,235.87	0.00
TOTAL ASSETS	915,231.21	845,776.29	69,454.92
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable	-15,807.91	12,997.10	-28,805.01
Credit Cards	3,056.23	16,222.23	-13,166.00
Other Current Liabilities			
20220 · Lease Liability	551,904.34	33,880.56	518,023.78
20210 · Deferred Revenue	0.00	431,651.16	-431,651.16
24000 · Payroll Liabilities	50,437.42	61,567.42	-11,130.00
Total Other Current Liabilities	602,341.76	527,099.14	75,242.62
Total Current Liabilities	589,590.08	556,318.47	33,271.61
Total Liabilities	589,590.08	556,318.47	33,271.61
Equity			
32000 · Unrestricted Net Assets	288,435.90	267,474.67	20,961.23
Net Income	37,205.23	21,983.15	15,222.08
Total Equity	325,641.13	289,457.82	36,183.31
TOTAL LIABILITIES & EQUITY	915,231.21	845,776.29	69,454.92



Program Reports

UDP Board of Directors & Ratepayer Advisory Board

September 16, 2025

CLEAN, SAFE & OUTREACH

DATE OF COUNT	# OF PEOPLE
09/04/2025	83
08/06/2025	48
07/24/2025	79
07/02/2025	62
6/11/2025	68
05/28/2025	76
05/16/2025	133
05/02/2025	69
04/18/2025	48
03/25/2025	100
02/19/2025	46
01/15/2025	47

Homeless Census

The U District Partnership conducts a regular Point-in-Time (PIT) homeless Census to provide an updated snapshot of the visible unsheltered population within the U District neighborhood. This data informs outreach efforts, resource allocation, and neighborhood planning initiatives.

In the most recent UDP census count, there was an increase in the number of unhoused individuals observed in the neighborhood, along with a rise in encampments. A total of five encampments were identified: three located on public property, which have been reported to the City's Unified Care Team, and two on private property, for which UDP is coordinating with SDCI and SPD to pursue abatement.

Clean and Safe Committee Meeting Structure Update

This year, the Clean & Safe Committee structure is going to shift slightly. To ensure focused attention on the key issues facing the U District, the committee will be divided into two bi-monthly meeting series:

- **Operations Walks:** Every other month, the committee will take a targeted walk through areas of the U District to identify and address both acute and chronic public space issues. By convening stakeholders and partner organizations such as SPU, SDOT, and SDCI, the Committee will explore trends in graffiti, illegal dumping, infrastructure damage, encampments, and lighting. The walkthroughs will also provide an opportunity to highlight the work of the UDP Clean Team and showcase operational investments in the neighborhood. The first Operations Walk on took place on Thursday, September 11th at 10:00 AM, with a tour and overview of the UDP Operations Center (5034 University Way NE, Seattle, WA 98105).
- **Public Safety Meetings:** On the months in between the walks, the Committee will convene to share updates, identify trends, and coordinate responses to ongoing public safety concerns. Participants will include U District stakeholders and guests from SPD, UWPD, the City Attorney's Office, CARE, the KC Prosecuting Attorney's Office, outreach providers, and others. These meetings will serve both as a space for information-sharing and as an advocacy forum to ensure the U District receives appropriate resources and attention. The first Public Safety Meeting under this new structure will be held in October.

Case Conference Summit

Over the past several years, the UDP has collaborated with social service providers and the City of Seattle to develop a case conferencing strategy that has worked to reduce the friction and impacts felt by people experiencing deep, unaddressed behavioral health issues on the streets of the U District. Developed in the U

District in 2023, this approach has proven effective, leading to its adoption in Ballard and drawing interest from several other neighborhoods that are exploring implementation in their own communities. Leaders in the social service world, including Evergreen Treatment Services and the LEAD program have been key thought partners, and are working to shift outreach work in Seattle to this place- and person-based mode and have joined UDP and Ballard in refining it.

To demonstrate the program's impact and showcase the strong results achieved so far, UDP and its partners will host a summit where city leaders and community members can learn more about how case conferencing works. The event will take place in late October or early November, so please watch UDP communications for details if you are interested in attending.

PLACEMAKING & URBAN VITALITY

UDP Launches Station Park Series

The U District Station Park is a small plaza, across the street from the U District Light Rail station on 43rd and Brooklyn, that was originally conceived to be a community gathering space. Thanks to the generosity of community partners & sponsors, UDP has launched a brand-new "Station Park Series" this month with free classes and events that have something for everyone.

This initial line up includes over 30+ yoga, dance, live music and outdoor movie nights. UDP staff will use this inaugural 2-month season to test out a variety of activities and learn more about where we should further invest for future years. For a full schedule & complete lineup of events and classes, please visit udistrictseattle.com/stationpark.



Urban Vitality & Lid I-5 Committees Lead Efforts to Plan for the U District

The Urban Vitality Committee welcomed two new members and conducted a "public realm audit" site walk at their last meeting on Tuesday, Sep 10. The committee divided into three groups to document the strengths, challenges, and opportunities of the U District's public spaces, streetscape, and buildings. The next committee meeting will be a 4-hour retreat on Saturday, Oct 11 where each group will present and discuss the public realm audit findings, delve into subarea planning, and finalize the committee workplan for 2025-2026.

In the meantime, UDP and the Lid I-5 committee are continuing to move forward with education and capacity building for the project, while waiting for updates on \$1.5 million in federal funding that was awarded to UDP at the beginning of 2025. Since hosting a full-day workshop for 6 different communities across the country as part of the national "Reconnecting Communities Institute" on Jun 24, the U District Partnership has continued to participate in several capacity-building webinars with the RCI group, and is preparing a work plan for 2026.

Construction & Development News

Upcoming street closures include:

- **J-line Bus Street Closures** and construction work is on-going along 43rd and 42nd Streets, as well as along 11th Street. No additional closures are scheduled for this year, but construction for the J-line bus is expected to continue until 2027.
- **I-5 Freeway Closures** Since the first full [weekend closure](#) on Friday, July 18, two northbound lanes of I-5 across the Ship Canal Bridge have remained closed for approximately 4 weeks as part of the "Revive I-5" project to repair this crucial piece of infrastructure. As of September, WSDOT has completed its recent summer construction closures. More work is planned this fall on southbound

I-5, but details have not yet been announced. The Revive I-5 will continue again with road closures in summer of 2026 and 2027.

EVENTS

Seattle Boba Fest Moved to the Summer, July 19, 2025

Seattle Boba Fest made a summer splash with 23 local boba shops participating and the introduction of a boba-inspired artist market. This year, the event featured a stage for the first time, located at the corner of 43rd and Brooklyn, that showcased the Mak Fai Kung Fu & Lion Dance association, K-Pop dance crews, sets from three of Seattle's most celebrated K-Pop DJs, and a cosplay contest organized by Sakura-Con. Pictures with Boba Buddy, the balloon boba cup, and the Seattle Boba Fest cross-street banner were social media favorites!

U District Chow Down Returns October 4th, 11am - 8pm

The [U District Chow Down](#) returns on Saturday October 4, 2025, with 63 restaurants offering \$5 bites and sips, live entertainment including live bands, a comedy showcase, and onstage audience contests:

- Blindfolded Bagel Schmeat by Toasted!
- Bobbing-for-Boba by Boba Up
- Hot Dog-Eating by Shultzys

The street closure will be filled with 25 tent activations featuring neighborhood business as well as City of Seattle services, plus a DJ at 42nd!

This year also features new major sponsorships with Xfinity and Square, along with Amazon, American Campus Communities, Chiro One, King County Metro, KUOW, The Stranger, C89.5, in addition to local business sponsorships with Birrieria Pepe El Toro, Chili's Deli & Mart, Chili's South Indian Cuisine, Master Bing, Nom Nom Sando, Sizzle&Crunch, Sip House, Boba Up, Yan Tea and Sweet Alchemy.



Street closure: The Ave will be closed between 41st to 45th, including cross-streets at 42nd and 43rd the day of the event from 7am - 11pm that Saturday.

ECONOMIC DEVELOPMENT

Developing U District Economic Data

A key priority of the Economic Development program this year is refining and expanding how UDP uses data to describe the U District, measure success, and guide decision-making. By drawing on multiple data platforms, UDP is deepening its understanding of the people who live, work, and visit the neighborhood, as well as the real estate and business communities. This data will also help UDP guide the subarea planning process and track trends over time. As a first step, UDP will release an updated "Quick Facts" report in the next couple of weeks, highlighting some of the key statistics being tracked. A full Economic Development Report will follow in the first quarter of 2026.

Economic Development Committee

The Economic Development Committee will return again at the end of October under the leadership of Hannah Kiburz, UDP's new Economic Development Manager, and Miles Richardson, GM for Audi Seattle/University Volkswagon, the Committee's Chair.. For the 2025–2026 session, UDP is designing the committee structure to provide real value to businesses, balancing quarterly traditional meetings with three networking socials each year.

The traditional quarterly meetings will feature presentations from businesses, the City, and partner organizations; regular data updates on economic trends; retail recruitment and retention reports; and opportunities for members to guide the Economic Development program, with a special focus on long-term retail strategy. Networking sessions will be more informal, offering space for business owners to share ideas, crowdsource solutions, and exchange resources—while also sparking potential new initiatives for the committee.

Through this structure, UDP aims to ensure a wide array of voices are represented and that the committee continues to be a space where people feel heard and can engage directly in actionable work that strengthens the neighborhood economy. If you are interested in participating or have questions, feel free to contact Hannah Kiburz, UDP's Economic Development Manager.

Business Issues at City Hall

- **Seattle Shield Initiative/Business & Occupancy (B&O) Tax Restructuring**

On August 4, 2025, the Seattle City Council voted to place new B&O tax legislation on the November 2025 ballot for voter consideration. Introduced by Councilmember Rinck in partnership with Mayor Harrell, the proposal would raise the Business & Occupation (B&O) tax exemption threshold from \$100,000 to \$2 million in gross receipts. Businesses with gross receipts above \$2 million would see higher B&O tax rates.

Revenue from these changes would be directed toward expanding local investments in social services, including homelessness response, food access programs, and other community initiatives. The U District Partnership has not been involved directly with this legislation, but will present key details to the Board at the next meeting.

- **In Process: Permit Reform Bill**

While administering the Washington Department of Commerce grant, UDP became aware of significant challenges businesses face when making improvements to their spaces or changing the use of a space between two already approved commercial uses.

Under the current system, even small tenant improvements in one space of a building can trigger substantial alteration (sub-alt) requirements, forcing the renovation of entire building systems, regardless of the limited scope of the project. For example, a business renovating a single ground-floor retail space may be required to update full building infrastructure, including seismic retrofits. Similarly, simply changing a space from one approved use to another (ex. retail to restaurant) can also trigger a sub-alt, despite both uses being allowed under current code.

To address this, UDP has been working with the Seattle City Council and the Office of Economic Development on legislation that would raise the threshold for triggering a sub-alt. The proposed ordinance would allow renovations in buildings or spaces under 7,000 square feet, or where the renovated area occupies less than 20% of the building's overall area, to bypass some sub-alt requirements.

As with the B&O legislation, more details on this proposal and its potential impacts will be shared at the upcoming Board meeting.

Business Openings & Closures

- Closures:
 - Jake's Coffee
 - Share Tea
 - Jack in the Box
- Openings:
 - Manager's Pizza
 - Avole
 - Finn MacCool's (reopening after summer of renovations)
- Upcoming Openings
 - Elixir (in former Oasis space)
 - Raising Cane's
 - Nail Art Shop (in former Mark Thai Box space)
 - 24 Hour Market (in former Flower's space)
 - Muddy Waters Coffee (in former Jake's Coffee space)
- Under New Management:
 - Capsule Cafe (now Egg Street)
 - Joy Mart
 - College Inn Pub
 - Honeybee Chicken (now "Nom Nom Sando")

MARKETING

Supporting Events & Launch of Station Park Series

One of the ways The U District Partnership helps to shape the image of the neighborhood is to promote its unique attributes through events. Marketing has been focused on pulling media attention and partner communications to showcase the district's vibrant community culture and diverse offerings. By leveraging signature events like Seattle Boba Fest, the U District Station Park Series, and the U District Chow Down, these marketing efforts highlight the area's culinary diversity, family-friendly atmosphere, and accessibility while building strong relationships with local businesses, residents, and visitors.

The marketing strategy has prioritized cohesive visual design and strategic media partnerships to amplify the U District's brand presence and drive business engagement. Through carefully crafted advertisements and consistent design elements across all promotional materials, the marketing efforts create a recognizable identity that resonates with both local audiences and broader Seattle communities.

Outdoor Dining Videos Highlight New Tables on NE 43rd

Marketing collaborated with Thread Theory Creative to produce a compelling video that showcases the innovative design process behind the new tables installed on NE 43rd Street. The video captures the meticulous craftsmanship from Jump Ship Creative and thoughtful planning that went into creating these unique pieces, from initial concept through final installation, and end use by the general public. The video will be shared in upcoming social media posts and other digital marketing content.



Board Meeting Minutes

4:00 PM – 5:30 PM

June 26, 2025

HYBRID

RAB Members in Attendance

Jennifer Antos, U District Farmers Market
Max Blume, The Blume Company
Sally Clark, UW Campus Safety
Lora Gastineau, Novell Condominiums
Chris Giles, Resident
David Cohanin, Synergy Construction

Nikole O'Bryan, Nikole O'Bryan, DDS
Chris Peterson, Cafe Allegro
Jeanette Henderson, UW Real Estate
Brian Sellen, American Campus Communities
Carolyn Thompson, Neptune Theater

RAB Members Not in Attendance

Lincoln Johnson, UW Student Affairs
Braedyn Reed, UW Student
Joe Gruber, University District Food Bank

Mary Kay Gugerty, UW Evans School
Polly Yorioka, University Presbyterian
Sandy Sun, Corbit Building
Hui Tian, Studio 19

UDP Staff

Don Blakeney, Executive Director
Lauren Carey, Events Manager
Marcus Johnson, Clean & Safe Manager
Janet Lee, Urban Vitality Manager

Nikki Somers, Operations Manager
Pollyanna Yokokawa, Marketing Manager
Hannah Kiburz, Business Development Manager
Phil Lloyd, Financial Manager
Miriam Krause, Financial Manager

Ratepayers Present + Guests Present*

Trevor Peterson, UW Book Store
Don and Susan Schulze, UDPA
Aaron Hoard, UW
Mary Davis, Third Church
Linda Tsai, UW Parent Safety Alliance
Nikki Adams, UW Parent Safety Alliance

Anson Lin, Asotra Construction
Candace Soules, Soules Properties
Lois Ko, Sweet Alchemy
Christine Chavez, UW Parent Safety Alliance
Cristina Potra, UW Parent Safety Alliance

*Please note, there may have been other guests but due to the zoom format and people entering and leaving at different times, we were unable to track all guests.

Welcome and Introductions

Sally welcomed everyone and led a round of introductions with the board, guests and staff and then opened the Summer- Annual UDBIA Board meeting.

Public Comment

Sally invited public comment; there was no public comment.

Approval of April 24 2025 RAB Meeting Minutes

Sally called for the following motion: "The UDBIA Ratepayer Advisory Board approves the April 24, 2025 meeting minutes as presented at the April , 2025 RAB Meeting."

Motion: Max B moved to accept the April 2025 meeting minutes.

Second: Jennifer A seconded the motion.

Abstention: No Absentions

Approval: The January UDBIA meeting minutes were approved unanimously.

Finance Committee Update and Approval of the Financials

Don offered an update on the UDP/UDBIA Finances. Since July 2024 spending is largely on track with the 2024-2025 budget. Don spoke about how UDP is still catching up from a slow transition bringing the clean team in house. Underspend on staff was due to vacant positions and other grants.

Sally called for the following motion: "The Board accepts the May 2025 UDP financials as presented at the June 17, 2025 UDBIA Meeting."

Motion: Jennifer moved to accept the May 2025 UDP financials.

Second: Lora seconded the motion.

Abstention: None

Approval: The motion to accept the May 2025 UDP financials was approved unanimously.

Governance Updates and Board Term Renewals

Don explained the BIA board has 3 year seat terms, and currently Jeanette H's seat is up for renewal, he also added that Chris R is interested in rolling onto the BIA board.

Sally called for the motion to renew Jeanette for another 3 year term, as well as adding Chris R for a 3 year term.

Motion: Coming from the Executive Committee a motion is not needed

Second: All in favor

Abstention: None

Approval: The motion to for terms was approved unanimously.

Clean & Safe Report

Marcus kicked off with information about the U District census of the unhoused population. Preliminary findings indicate that the number of individuals experiencing homelessness in the area is highly variable and often influenced by the presence of services or events on a given day. For example, the unpermitted marijuana distribution program that takes place at University Playground on Fridays consistently draws large crowds to the neighborhood (sometimes as many as 200 individuals). In response to these patterns, UDP recently adjusted the timing of its counts to Wednesdays, as that day tends to have the fewest services that might draw individuals from other neighborhoods.

Next Marcus offered information on the U District alley audits. UDP is collaborating with Recology and Seattle Public Utilities (SPU) to conduct alley audits. These audits include inventorying dumpsters and containers to verify that the receptacles businesses are paying for are present and appropriate for their needs. If service levels are found to be inadequate, businesses are required to adjust their service accordingly. Auditors also compare the list of businesses with waste service to all businesses located on the block. Those without service are enrolled by SPU and Recology to help curb illegal dumping. As part of the process, Recology replaces damaged or broken containers. Currently, an audit is underway in the alley behind the Neptune Theatre on the 4300 block of University Way NE.

Finally Marcus gave an overview of the recent uptick in public safety issues that included three armed robberies between May 31st and June 2, as well as information on the shooting that followed a 150 person party on the roof of the Standard building on June 9. UDP continues to advocate for additional police resources to unwind the entrenched drug market at NE 47th Street and Brooklyn Ave NE.

Economic Development Update

Don introduced the new Economic Development Manager, Hannah K who started with the UDP on June 2. Hannah, offered an update on the U District Retail Study Workshop that took place on June 11th in partnership with the Seattle Office of Economic Development, and the consulting firm &Access. The workshop included property and business owners, and included an overview of the study's scope and provided insight into the neighborhood's current retail inventory, vacancies, priority sites, comparable case studies, and consumer profiles.

Next Hannah shared that she and Don had met with the Scarecrow team to understand how UDP can be of assistance in light of the recent damage to Scarecrow's building. Collaboration opportunities include promotions of their summer movie series at the U District Station park, as well as promoting their "Sustain Our Scarecrow" campaign. Members of the Scarecrow staff will be presenting at the UDP Board Meeting in July to talk about their plans.

Lastly, Hannah advised of recent closures that included Lulumiere, Bugis, Thanh Vi, and the College Inn Pub (which has subsequently reopened under new management), and on a positive note, Avole Coffee Bar and Raising Canes are both set to open in the months ahead.

Urban Vitality Update

Polly introduced Janet L, the new Urban Vitality Manager that started with UDP on June 16. Marcus announced that the new U District-branded outdoor dining tables on NE 43rd Street have arrived. They were custom fabricated by JumpShip Manufacturer, and were made possible with funds from both The University District Rotary and Washington State Department of Commerce. The UDP Clean Team continues to maintain the plaza and its infrastructure.

Marcus also gave an overview of this year's flower baskets, which are primarily on University Way and NE 43rd St. Marcus created a relationship with the nursery, and bypassed the flower broker, to help reduce the costs significantly.

Don gave a shout to Save the Date for the next Urban Vitality Committee meeting which will be held on July 22nd from 4pm to 5:30pm. The areas to be discussed are the U District Sub area plan, U District Station Park activation, scooter program updates, and the Revive I-5 construction.

Events Update

Lauren shared information about this year's U District Street Fair which was one of the largest in recent memory. There were 39 local businesses that participated by hosting a beer garden or vending in the footprint of the event, along with 300+ vendor booths, and 33 performances and/or activations. The Street Fair saw over 110,000 visits from over 92,000 unique visitors. The team also launched the first official activation of the Station Park at NE 43rd and Brooklyn which included live music, free balloons, muralists, custom dog portraits, a putt-putt course (holes designed by artists), UW Engineering Student 3D printers and solar-powered race cars!

Lauren next offered a look ahead at the remaining 2025 events which include Seattle Boba Fest on July 29th and The U District Chow Down on October 4th.

U District Media Roundup, Marketing, and Communications

Polly offered an overview of the different media partnerships for The U District Street Fair that included Carly from Fox 13 Good Day Seattle. Others included Seattle refined, The Seattle Times, and Secret Seattle.

Polly also shared that The U District Partnership has been awarded a Spotlight SEA International Airport Advertising grant for free advertising placement in the terminal from April - July 2025. Under the program, the Port will cover the cost of reserving the advertising location for the U District and other awardees. Awardees will pay only for production, installation, and taxes.

2026 Budget & Work Plan

Don gave an extensive overview of the 2025-2026 budget that included information about the 2026 budget planning, timeline, projected UDBIA assessment, income assumptions, expense assumptions, and areas of spending. The total UDP budget is just under \$2.67M.

**Note: the entire proposed budget and work plan can be found in the meeting packet from the June 2025 UDBIA Board meeting online.*

Sally called for the following motion: "The UDBIA Ratepayers Advisory Board accepts the 2025-26 Fiscal Year Work Plan & Budget, as presented at the June 2025 Annual Meeting."

Motion: Max B moved to accept

Second: Brian S seconded the motion.

Abstention: None

Approval: The motion to accept was approved unanimously

Next Sally called for the following motion: "The UDBIA Ratepayers Advisory Board accepts the continuance of the U District Partnership as the UDBIA Program Manager for the 2025-26 fiscal year."

Motion: Nikole O moved to accept

Second: Lara G seconded the motion.

Abstention: None

Approval: The motion to accept was approved unanimously

New Business

Sally advised there is no new business.

BIA Meeting Adjournment

Sally closed the UDBIA Ratepayer Advisory Board meeting and moved onto the Annual Ratepayers meeting.

Ratepayer Approval of Budget & Work Plan

Sally called for the following motion of the present ratepayers to accept "The Ratepayers of the U District BIA accept the 2025-26 Fiscal Year Work Plan & Budget, as presented at the June 2025 Annual Meeting."

Ayes: 15

Nays: 0

Abstentions: none

Approval: The motion to accept was approved unanimously

Ratepayer Approval of Budget & Work Plan

Sally called for the following motion. "The Ratepayers of the U District BIA accept the UDP as the UDBIA program manager for the 2025-2026 Fiscal Year."

Ayes: 13

Nays: 0

Abstentions: none

Approval: The motion to accept was approved unanimously

Ratepayers Meeting Adjournment

Sally closed the 2025 Annual Ratepayers meeting.