THE U DISTRICT PARTNERSHIP

JOINT UDP & UDBIA BOARD MEETING

AGENDA

12:30 to 2:00 p.m.
November 17, 2026

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

I.	Welcome & Introductions	Rick/Sally	12:30 p.m.	
II.	Open UDP & UDBIA Meeting	Rick/Sally	12:35 p.m.	
III.	Public Comment	Public	12:40 p.m.	
IV.	UDP Approval of October Meeting Minutes	Rick	12:45 p.m.	*(UDP Vote)*
V.	BIA Approval of September Meeting Minutes	Sally	12:50 p.m.	*(UDBIA Vote)*
VI.	Update on UW Safety Planning	Sally	12:55 p.m.	
VII.	Approval of UDP October Financials	Trevor	1:10 p.m.	*(UDP Vote)*
VIII.	BIA Acceptance of UDP October Financials	Sally	1:15 p.m.	*(UDBIA Vote)*
IX.	UDP Governance Committee Report • *Katherine Schiffner, UW Strategic & Crisis Communications*	Josh	1:20 p.m.	*(UDP Vote)*
X.	UDBIA Prospective Board Nomination • *Mary Davis, Third Church of Christ, Scientist, Seattle* • *Carrie Field-Tapacio, Vantage Commercial Real Estate* • *Tyler Mesman, Scarecrow Video*	Sally	1:25 p.m.	*(UDBIA Vote)* *(UDBIA Vote)* *(UDIBA Vote)*
XI.	Executive Director Report	Don	1:30 p.m.	
XII.	Clean & Safe Report	Marcus	1:40 p.m.	
XIII.	Urban Vitality Report	Janet	1:45 p.m.	
XIV.	New Business	Rick/Sally	1:50 p.m.	
XV.	Adjourn UDP & UDBIA Meetings	Rick/Sally	2:00 p.m.	

UDP Board Meeting Minutes

12:30pm to 2:00pm
October 20, 2026
The U District Partnership, 1415 NE 45th St, Fireplace Room, Seattle WA 98105

UDP Board Members in Attendance in Person

Rick Jones – Schooley Mitchell, Co-Chair
Aaron Hoard – UW, Co-Chair
Josh Gana – UW Housing & Food Services
Katie Betz – Urban Renaissance Group
Maya Lu – Boba Up
Trevor Peterson – U Book Store, Treasurer
John Hix – Seattle Vineyard Church
Miles Richardson – Audi Seattle/University VW
Anson Lin – Astora Construction
Lois Ko – Sweet Alchemy + Elixir
Shruti Shah - U Book Store
Darren Rose – 206 Properties
Ashley Van Dragt – Chapel on the Ave

UDP Board Members Not in Attendance

Stephen Antupit – U District Resident
Don Schulze – UDPA
Emily Scully - Shultzy's Bar & Grill
Paul Yunker – U District Food Bank
Julie Blakeslee – UW Planning
Alfred Shiga – Shiga's Imports
Jessie Quan – Ladd & Lass Brewing, Secretary
Jeremy Eknoian – UW Real Estate
Anna Sorokina – WSECU

UDP Staff

Don Blakeney – UPD Executive Director
Marcus Johnson – UDP Clean & Safe Director
Janet Lee – UDP Urban Vitality Manager
Jason Cabusao – UDP Urban Activation Specialist

Guests

Katherine Schiffner – UW Campus Community Safety
Paul Rucker – Executive Director of UW Alumni Association

** 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

Aaron H.. started the meeting, with a round of introductions.

Public Comment

Aaron H.. called for public comment, there was no public comment.

Approval of UDP Board Meeting Minutes

Aaron H. introduced the September 2026 meeting minutes, asked for any questions or amendments.

> **Motion:** Shruit S. moved to accept the June 2026 UDP Board meeting minutes.
> **Second**: Rick J. seconded the motion.
> **Abstentions:** Trevor P.. abstained.
> **Approval:** The motion was approved.

UDP Finance Committee Update and Approval of the Financials

Trevor P. explained that UDP is one quarter through the Fiscal Year 2027 and off to a strong start.The cash balance is strong and UDP has secured several new incoming grants to deepen programmatic impact. As normal, most items are timing issues, with the exception of staffing. UDP is working on filling a few vacant roles, which will keep the staffing under budget.Don B. gave an overview of the current BIA collections.

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

> **Motion:** The Finance Committee made the following motion: *"The UDP Board accepts the September 2026 UDP financials as presented at the October 20, 2026 UDP Board meeting."*
>
> **Second**: No second was required because the motion came from the Finance Committee.
>
> **Approval:** The motion was approved unanimously.

Executive Director Report

Don B. started with a UDP hiring update. Ashlen O. was hired as the Lid I-5 Project Coordinator, and will begin on October 27, 2026. Don also noted that UDP is also hiring for a UDP Program Coordinator, as well as a UDP Marketing and Communications Manager, both of these positions should be filled by end of December 2026, first of January 2027.

Next Don B. shared a recap of UDP's 6th Annual Chow Down & Street Party which took place on October 3, 2026. There were 78 participating businesses offering up a range of delicious $6 bites and sips while local musicians and performers brought the Chow Down Main Stage and University Way to life with Jazz, Hip-Hop, Taiko Drumming, K-Pop and even a BTS lookalike contest. Don B. also shared the demographic information about the event, and noted that the first annual Hungry Dawg Hunt was a huge success.

Lastly, Don B. gave an overview of the recent openings and closings in the neighborhood, which included the re-opening of the Grand Illusion in the old Varsity Theater space on the Ave..

Urban Vitality Report

Janet L. started by introducing Jason C., UDP's Urban Activation Specialist. Jason C. was a key member of taking the Station Park activation series to the next level. Jason C. noted the summer 2026 activation series focused mainly on dance classes in the park. The average dance class attendance has grown from 12 to 23 attendees per event this year, and over 16.5% of attendees were repeat attendees. While the majority of attendees came from the Seattle area, some people came from as far as Bothell, Carnation, Kent, and Puyallup.

Next, Janet L. gave an overview of the upcoming UDP + ULI Subarea Plan event that will be held on November 6. This will be an all-day workshop on small business vitality as the neighborhood grows. Everyone is welcome to join.

Lastly, Janet L. shared next steps for the Lid I-5 North feasibility study which includes onboarding our new team member, the launch of the RFP, and the closing of the RFP.

Clean and Public Safety Report

Marcus J. gave an update on the NE 47th St drug market, and the issues that arose after it was successfully disrupted. U Heights Park saw a major uptick in homeless and drug activity which causes issues for their resident organizations that largely cater to children and youth. UDP immediately began coordinating with U Heights and SPD, Unified Care Team, and Seattle Parks, to address this activity.This execution helped with preventing the re-establishment of a sustained drug market. UDP will host a Clean and Safe Committee meeting on October 29 from 3:30–5:00 p.m. to discuss these issues in more detail, including conditions at U Heights Park, Ambassador deployment, and coordination with City partners. Board members and community stakeholders are encouraged to attend.

Next Marcus J. offered a progress & accountability report for the U District alley conditions. Marcus J. and Don B. met earlier with SPU to discuss the alley issues. UDP continues to lead alley inspections and coordination with property owners. Marcus J. noted that the meetings with the City have resulted in daily cleanings of the key alleys. This monitoring will be on-going and accountable to sustain improvements.

Governance Committee

Josh G. kicked off governance by noting that there are a few board members that still need to sign their conflict of interest and participation agreement forms.

Josh G. next introduced Katherine S, Director of Strategic & Crisis Communications for UW, as a prospective board member. Josh G. also noted that UDP is still seeking Board members.

Guest Speaker - Paul Rucker, Executive Director of UW Alumni Association

Don B. welcomed and thanked Paul R. to the UDP Board meeting. Paul R. gave an extensive overview of the Mari Cauce Welcome Center project. This Welcome Center will be located on the M lot at the University of Washington. Paul R. offered a timeline which included the current design/permitting phase, along with construction that begins in February 2027, and continues throughout 2027, with the substantial completion date in Summer of 2028.

New UDP Board Business

Aaron H.. called for new business, there was none. However, Don B. noted that the upcoming November Board meeting is a joining meeting. Don B. requested that everyone should Save the Date for the UDP Winter Social which will happen on December 10, 2026.

UDP Board Adjournment

Aaron H. adjourned the UDP

Joint UDP & UDBIA Board Meeting Minutes

12:30pm to 2:00pm

September 15, 2026

The U District Partnership, 1415 NE 45th St, Fireplace Room, Seattle WA 98105| HYBRID

UDP Board Members in Attendance in Person

Rick Jones - Schooley Mitchell, Co-Chair
Aaron Hoard – UW, Co-Chair
Josh Gana – UW Housing & Food Services
Stephen Antupit – U District Resident
Katie Betz – Urban Renaissance Group
Maya Lu – Boba Up
Don Schulze – UDPA
John Hix – Seattle Vineyard Church
Miles Richardson – Audi Seattle/University VW
Paul Yunker – U District Food Bank
Jeremy Eknoian – UW Real Estate
Anna Sorokina – WSECU
Anson Lin – Astora Construction
Julie Blakeslee – UW Planning
Lois Ko - Sweet Alchemy + Elixir
Shruti Shah - U Book Store
Alfred Shiga – Shiga's Imports
Jessie Quan – Ladd & Lass Brewing, Secretary
Darren Rose - 206 Properties
Ashley Van Dragt - Chapel on the Ave

UDP Board Members Not in Attendance

Trevor Peterson – U Book Store, Treasurer
Emily Scully - Shultzy's Bar & Grill

RAB Members in Attendance

Jennifer Antos – U District Farmers Market
Rachel Fyall, UW Evans School
Sally Clark – UW Campus Security
Chris Rauls – University Book Store
Kathleen Esnaurrizar, UW Student
D'Vante Rolle, University Presbyterian Church

RAB Members Not in Attendance

Joe Gruber - University District Food Bank
Jeanette Henderson, UW Real Estate

UDP Staff

Don Blakeney – Executive Director
Hannah Kiburz – Economic Dev Manager
Marcus Johnson – Director of Clean & Safe Operations
Janet Lee – Urban Vitality Manager
Nikki Somers – Operations Manager
Jason Cabusao - Urban Activation Specialist

Guests

Royce Morrison - University Congregational United Church
Stephanie Kang - UW External Affairs

** 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

Rick J. started the meeting, with a round of introductions.

Public Comment

Rick J. called for public comment, there was no public comment.

Approval of UDP Board Meeting Minutes

Rick J. introduced the June 2026 meeting minutes, asked for any questions or amendments.

Motion: Shruit S. moved to accept the June 2026 UDP Board meeting minutes.

Second: Julie B. seconded the motion.

Abstentions: Alfred S., Jeremy E., Don S., Anson L., Anna S., and Stephen A. abstained.

Approval: The motion was approved.

Approval of UDBIA Board Meeting Minutes

Jennifer A. introduced the June 2026 meeting minutes, asked for any questions or amendments.

Motion: Chris R. moved to accept the June 2026 UDBIA Board meeting minutes.

Second: Rachel F. seconded the motion.

Abstentions: Sally C. and D'Vante R. abstained

Approval: The motion was approved.

UDP Finance Committee Update and Approval of the Financials

Shruti S. explained that UDP's fiscal year ended in June, so the spending for FY 26 is wrapped up. Shruti S. noted that UDP is largely on track for the year, however noted a few things in the budget. Spending is up, which is due to a combination increase in ambassadors. Shruit S. also noted that staffing expenses are under due to open vacancies that will be filled this fall.

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

Motion: The Finance Committee made the following motion: *"The UDP Board accepts the July 2026 UDP financials as presented at the September 15, 2026 joint UDP/UDBIA Board meeting."*

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

Approval: The motion was approved unanimously.

UDBIA Approval of Finances

Motion: Kathleen E. moved to accept the July 2026 UDP financials as presented at the September 15, 2026 joint UDP/UDBIA Board meeting.

Second: Chris R.seconded the motion

Approval: The motion was approved unanimously.

Governance Committee

Josh G. gave an overview and noted that the updated Conflict of Interest and Board Participation Agreements will be sent for signature to all UDP Board Members. Josh G. also offered that the 2026-2027 UDP Board and Committees are confirmed, however there are 3 vacancies which include the need of a U District resident, and arts & culture organization.

UDBIA Board Nomination

Jennifer A. introduced Stephanie K. from the University of Washington - External Affairs. Stephanie K. provided an overview of her background and shared her excitement about joining the board and contributing to the team.

> **Motion:** Jennifer A. made the following motion: "*The UDBIA Ratepayer Advisory Board accepts the nomination of Stephanie Kang to the Board for a three year term.*"
>
> **Second**: Rachel seconded the motion
>
> **Approval:** The motion was approved unanimously.

Executive Director Report

Don B. shared insights into the UDP team's trip to the 2026 International Downtown Association (IDA) conference. Attending the 2026 IDA Conference in Toronto provided valuable opportunities to connect with downtown leaders, share ideas, and learn about innovative approaches to district management. Takeaways included new strategies for placemaking and public-space activation, supporting small businesses, leveraging events to drive economic activity, and using data to measure impact. The conference also offered insight into emerging trends and strengthened connections with peer organizations facing similar challenges. We returned with fresh perspectives, practical ideas, and renewed enthusiasm for applying these lessons to the continued growth and vitality of the University District.

Clean and Public Safety Report

Marcus J. offered an overview of the public safety issues and strategies related to the 47th Street drug market. A perfect storm of thin SPD resources, properties attracting negative behavior, lack of ground floor commercial businesses, and challenging physical conditions underlie a complex ecosystem of addiction and compounding mental health issues. Marcus J. offered a look into next steps and strategies UDP and partners are taking including place-based, person-based outreach, case planning, enforcement, and encampment disruption.

Next Marcus J. offered "wins" since May 2026 which included shelter and housing for 13 of the 30 people involved in the drug market. Some care plans included permanent supportive housing, behavioral health, medical treatment, or substance abuse support. There are another dozen plus people still looking for housing, and 4 people with complex needs that remain unsolved. Marcus J. also noted that SPD has increased its focus on individuals selling drugs. Other wins include new city funding expanded for ambassador coverage, daily cleanings in the high need alleys, and added focus by the UDP Clean Team.

Urban Vitality Report

Janet L. offered an update on the U District Sub Area Plan. Since April 2026 UDP has been working with the City of Seattle, working on community engagement & technical analysis for the plan. Janet L. noted that the City released a new survey to get public feedback on policy direction.

Next Janet L. shared The City of Seattle's Office of Planning & Community Development is developing a regional center plan to guide growth in the U District over the next 20 years. Up next with Urban Vitality include a ULI workshop, public draft review, and a January 2027 vote.

Economic Development Report

Hannah K. shared a wrap up of the Summer Deals program which included 42 participating businesses from June 15th - July 31st. This program was created in response to Economic Development Committee feedback seeking greater promotion for summer activities and exposure to FIFA visitor audiences, and to bring more people to the U District neighborhood..

Events Update

Don B. gave an overview of the 2026 Seattle Boba Fest which included 29 participating businesses, approximately 13.6k visitors to the neighborhood which stayed on average 3 hours. New this year to Boba Fest included K-pop dance classes,and Boba Quest “Selfie challenge”.

Next Don B. offered information on the upcoming 2026 U District Chow Down & Street Party which will take place on October 3. Currently 78 businesses have signed up to participate, along with 25 vendors, a main stage, and new this year is the Hungry Dawg Hunt–a selfie challenge that will encourage people to travel throughout the entire district! Nikki S. also made a call for volunteers for the 2026 Chow Down.

Lastly, Marcus shared information on the first ever “Find It, Sip It” event this weekend on September 20, which will include window washing, and reporting issues through the City’s Fit It Fix It app.

New UDP Board Business

Rick J. called for new business, Aaron H. reminded everyone that fall move starts next weekend.

Jennifer A. call for new business from the UDBIA Board, there was none

UDP Board Adjournment

Rick J. adjourned the UDP + UDBIA Board meeting.

Finance Committee Report & Budget Narrative

Prepared on 11/9/26

This financial narrative provides a summary of The U District Partnership's financial statements for the first four months of the fiscal year, which began on July 1, 2026. The notes below correspond to the profit and loss statement, the balance sheet and our collections report from the City for these months.

November 2026 Budget Report

The cash balance is strong again this month and with the exception of a few city grants and two vacant positions, UDP is on track with few variances this year. Below is the brief summary of a few timing related variances in excess of $5,000–most of which should resolve in the months ahead:

Income:

44430 – BIA Contract: *UDP submits monthly invoices to the city to cover BIA related spending. With the two vacant positions, the organization has drawn down fewer dollars from the BIA. As things heat up next month, this variance should shrink.*

44530 – Grants: *The City has signed a couple of new contracts with UDP that were not in the budget that was established in June. These contracts will show a variance in Grants as well as Program Expenses going forward, but will not impact the bottom line overall.*

47000 – Program Fees: *Booth sales were lighter than expected for Chow Down and Boba Fest, but were compensated by increases in sponsorship and spending cuts.*

47215 – Sponsorship Income: *Sponsorship is strong so far this year, but this variance usually shifts around until Street Fair and more-or-less resolves at the end of the year.*

Expense:

60000 – Staffing Expenses: *UDP just hired the program coordinator position for Lid I-5 and is hiring another new position along with the Marketing & Communications Manager position. This variance will likely persist for the foreseeable future.*

Balance Sheet Report - October 31, 2026

At the end of October, the balance sheet showed a stable cash position, with a good amount of money in the bank and an uptick in receivables.

BIA Assessment Collections

Each year, UDP budgets assuming a 95% BIA collection rate in any given year. In reality, it takes a few years to collect the entire assessment. Assessment years 2019-2024 are on track with

assessment years 2025 and 2026 still catching up as delinquent assessments roll in. Looking below, you can see that two years out UDP manages to collect nearly 99% of the entire assessment, providing a small surplus that can be spent down in future years. The numbers below reflect collections through October, 2026. The most recent billing went out in June and reflects the first semester of the 2026 assessment year, which is why the numbers are smaller than the previous years.

Assessment Year*	Amount Billed	Amount Collected	Collection Rate
2019	$ 946,505.32	$ 940,514.37	99.37%
2020	$ 1,215,841.04	$ 1,202,487.84	98.90%
2021	$ 1,271,712.04	$ 1,251,873.82	98.44%
2022	$ 1,325,847.14	$ 1,302,967.85	98.27%
2023	$ 1,596,501.52	$ 1,566,718.54	98.13%
2024	$ 1,760,687.52	$ 1,716,327.60	97.48%
2025	$ 1,826,882.56	$ 1,734,233.51	94.93%
2026 ***(first semester)***	$946,559.88	$ 841,838.78	88.94%

**Note: the 2026 assessment year in this chart refers to a city report on BIA collections and represents the same time period as UDP's 2027 fiscal year.*

Budget vs. Actuals Report

The U District Partnership

July-October, 2026

	Total			
	YTD Actual	YTD Budget	Variance	Annual Budget
Income				
43400 Donations/Partnerships	$ 33,712.00	$ 35,333.32	$ (1,621.32)	$ 65,000.00
44430 BIA Contract	$ 673,264.86	$ 713,291.64	$ (40,026.78)	$ 2,090,875.73
44530 Grants				
44534 OED	$ 201,375.74	$ 118,666.68	$ 82,709.06	$ 240,000.00
44535 FHA	$ 36,543.86	$ 36,543.86	$ -	$ 600,000.00
44536 SPU	$ 6,750.00	$ 6,750.00	$ -	$ 27,000.00
44537 DON	$ 12,500.00	$ -	$ 12,500.00	$ -
44539 SDOT	$ 21,575.00	$ 21,500.00	$ 75.00	$ 126,750.00
Total for 44530 Grants	**$ 278,744.60**	**$ 183,460.54**	**$ 95,284.06**	**$ 1,008,750.00**
46400 Interest and Other	$ 51.30	$ -	$ 51.30	$ -
47000 Program Fees	$ 5,560.00	$ 11,500.00	$ (5,940.00)	$ 261,500.00
47213 Retail Sales	$ 580.40	$ 1,500.00	$ (919.60)	$ 2,000.00
47215 Sponsorships	$ 40,999.66	$ 25,000.00	$ 15,999.66	$ 70,000.00
Total for Income	**$ 1,032,912.82**	**$ 970,085.50**	**$ 62,827.32**	**$ 3,498,125.73**
Expenses				
60000 Staffing Expenses				
60020 Payroll Taxes	$ 33,933.73	$ 36,447.64	$ (2,513.91)	$ 111,704.35
60030 Medical Benefits	$ 29,084.58	$ 46,603.91	$ (17,519.33)	$ 147,879.81
60040 Retirement Benefits	$ 7,918.86	$ 12,414.65	$ (4,495.79)	$ 38,824.11
60050 Transit Benefit	$ 4,618.08	$ 3,000.00	$ 1,618.08	$ 3,000.00
60100 Wages & Salaries	$ 369,120.87	$ 413,824.82	$ (44,703.95)	$ 1,321,436.68
Total for 60000 Staffing Expenses	**$ 444,676.12**	**$ 512,291.02**	**$ (67,614.90)**	**$ 1,622,844.95**
61000 Professional Expenses				
61100 Accounting Fees	$ 13,000.00	$ 13,500.00	$ (500.00)	$ 35,000.00
61110 HR Consulting	$ 4,902.84	$ 3,333.32	$ 1,569.52	$ 10,000.00
61120 Legal Fees	$ 2,209.00	$ 680.00	$ 1,529.00	$ 2,000.00
Total for 61000 Professional Expenses	**$ 20,111.84**	**$ 17,513.32**	**$ 2,598.52**	**$ 47,000.00**
62000 Office and Overhead Expenses				
62100 Rent and Monthly Parking	$ 40,204.57	$ 40,056.64	$ 147.93	$ 121,770.08
62150 Renovations & Repairs	$ 4,012.83	$ 4,000.00	$ 12.83	$ 16,000.00
62200 Insurance	$ 11,629.67	$ 10,600.00	$ 1,029.67	$ 10,600.00
62300 Office Equipment	$ 2,669.79	$ 4,000.00	$ (1,330.21)	$ 12,000.00
62400 Office Supplies	$ 1,123.22	$ 2,000.00	$ (876.78)	$ 6,000.00
62500 Local Travel and Meetings	$ 1,061.11	$ 2,264.64	$ (1,203.53)	$ 6,800.00
62600 Telephone	$ 1,756.94	$ 2,733.28	$ (976.34)	$ 8,200.00
62700 Technology and Software	$ 9,626.11	$ 9,400.00	$ 226.11	$ 36,400.00
62800 Dues & Subscriptions	$ 2,799.51	$ 2,150.00	$ 649.51	$ 2,800.00
62900 Postage & Mailing	$ 48.31	$ 120.00	$ (71.69)	$ 550.00
63100 Licenses and Permits	$ 3,842.01	$ 3,500.00	$ 342.01	$ 21,710.00
63120 Merchandise	$ 369.21	$ 400.00	$ (30.79)	$ 1,000.00
63300 Staff Development	$ 19,343.13	$ 16,500.00	$ 2,843.13	$ 22,000.00

63600 Banking and Service Fees	$ 425.58	$ 620.00	$ (194.42)	$ 16,940.00
Total for 62000 Office and Overhead Expenses	**$ 98,911.99**	**$ 98,344.56**	**$ 567.43**	**$ 282,770.08**
70000 Direct Program Expenses				
70300 Advertising	$ 1,837.15	$ 4,500.00	$ (2,662.85)	$ 10,700.00
70310 Committee & Board Meetings	$ 3,927.94	$ 3,833.32	$ 94.62	$ 7,500.00
70320 Contracted Services	$ 326,842.64	$ 330,423.32	$ (3,580.68)	$ 1,284,182.79
70335 Program Supplies	$ 11,444.18	$ 14,186.00	$ (2,741.82)	$ 36,550.00
70340 Equipment Rental	$ 13,272.98	$ 18,000.00	$ (4,727.02)	$ 80,700.00
70350 Event Entertainment	$ 7,250.00	$ 8,000.00	$ (750.00)	$ 39,600.00
70360 Other Program Expenses	$ 21,362.11	$ 18,069.32	$ 3,292.79	$ 53,750.00
70370 Printing and Reproduction	$ 19,091.52	$ 17,450.00	$ 1,641.52	$ 34,350.00
Total for 70000 Direct Program Expenses	**$ 405,028.52**	**$ 414,461.96**	**$ (9,433.44)**	**$ 1,547,332.79**
Total for Expenses	**$ 968,728.47**	**$ 1,042,610.86**	**$ (73,882.39)**	**$ 3,499,947.82**
Net Operating Income	**$ 64,184.35**	**$ (72,525.36)**	**$ 136,709.71**	**$ (1,822.09)**
Other Income				
Lease Amortization Offset	$ 936.88	$ 936.88	$ -	$ 2,810.64
Total for Other Income	**$ 936.88**	**$ 936.88**	**$ -**	**$ 2,810.64**
Net Other Income	**$ 936.88**	**$ 936.88**	**$ -**	**$ 2,810.64**
Net Income	**$ 65,121.23**	**$ (71,588.48)**	**$ 136,709.71**	**$ 988.55**

The U District Partnership
Balance Sheet Comparison
As of Oct 31, 2026

	Total	
	As of Oct 31, 2026	As of Oct 31, 2025 (PY)
Assets		
Current Assets		
Bank Accounts		
10100 Operating Bank Accounts		
10110 WSECU Checking	115,719.51	-1,400.88
10111 WSECU Savings	161,121.64	163,217.58
Total for 10100 Operating Bank Accounts	**$276,841.15**	**$161,816.70**
Total Bank Accounts	**$276,841.15**	**$161,816.70**
Accounts Receivable	$280,720.02	$222,714.09
Other Current Assets		
12000 Undeposited Funds	$0.00	$0.00
12021 Employee Advances	976.48	-351.01
12022 Prepaid Expense	$1,000.00	$1,000.00
12026 Lease Rights	274,730.39	403,839.71
QuickBooks Tax Holding Account	13,440.21	0
Total Other Current Assets	**$290,147.08**	**$404,488.70**
Total Current Assets	**$847,708.25**	**$789,019.49**
Fixed Assets	$67,129.38	$62,422.69
Other Assets		
17025 Security Deposits	8,235.87	8,235.87
Total Other Assets	**$8,235.87**	**$8,235.87**
Total Assets	**$923,073.50**	**$859,678.05**
Liabilities and Equity		
Liabilities		
Current Liabilities		
Accounts Payable	$56,186.83	$27,044.24
Credit Cards	$9,002.30	$2,733.74
Other Current Liabilities		
20220 Lease Liability	348,533.35	435,822.93
24000 Payroll Liabilities	$59,452.85	$47,958.44
Total Other Current Liabilities	**$407,986.20**	**$483,781.37**
Total Current Liabilities	**$473,175.33**	**$513,559.35**
Total Liabilities	**$473,175.33**	**$513,559.35**
Equity		
32000 Unrestricted Net Assets	384,776.94	288,435.90
Net Income	65,121.23	57,682.80
Total Equity	**$449,898.17**	**$346,118.70**
Total Liabilities and Equity	**$923,073.50**	**$859,678.05**

Program Reports

UDP Board of Directors

November 17, 2026

PLACEMAKING & URBAN VITALITY

Public Art Installation Completed at U District Station

After completing the required permitting and approval processes, the U District Mobility Hub public art installation was successfully installed on **November 16 and 17** by Sound Transit crews. The installation is part of an ongoing partnership between the U District Partnership, Seattle Department of Transportation (SDOT), and Sound Transit to bring public art to the U District Light Rail Station and surrounding public spaces.

Building on this effort, UDP has received additional funding from the City's Office of Economic Development (OED) to support a new mural by **Glynn Rosenburg**, who was a finalist in the original Mobility Hub artist selection process. The mural is expected to be completed in the next two months, expanding the project's investment in public art throughout the U District. More information about the selected artists and their projects is available on UDP's website.

Construction Updates

Two major regional transportation projects will continue to shape mobility in the U District in 2027:

- **Revive I-5:** Following the completion of major northbound construction in 2026, the Washington State Department of Transportation (WSDOT) will shift work to the southbound lanes of I-5 across the Ship Canal Bridge. Lane reductions and weekend closures could begin as early as February 2027, with construction expected to wrap up by the end of the year. UDP will continue to share information about anticipated closures and travel impacts as details become available.
- **RapidRide J Line:** Construction is continuing on the new RapidRide J Line, which will provide enhanced bus service between downtown Seattle, South Lake Union, Eastlake, and the U District. Service is anticipated to launch in 2027, bringing improved transit connections, upgraded stations, and pedestrian and bicycle improvements along the corridor.

Additionally, construction activity is moving forward at **1300 NE 45th Street**, beginning Monday, November 16. Known as **B45**, the planned 22-story mixed-use tower will bring approximately 342 new residential units and ground-floor commercial space to the corner of NE 45th Street and Brooklyn Avenue NE, directly across from the Neptune Theatre and the U District Light Rail Station. Developed by Barrientos Ryan and Cahill Equities and designed by Runberg Architecture Group, the project will feature a mix of apartment types, shared resident amenities, and street-level retail space. UDP will continue to monitor construction activity and share updates on anticipated traffic, pedestrian, and business access impacts as more information becomes available.

LONG-RANGE PLANNING & POLICY









ULI Cohort Presents Recommendations for the U District

On Friday, November 6, the Urban Land Institute (ULI) Northwest Leadership Cohort presented recommendations for supporting independent businesses, cultural organizations, and community-serving uses as the U District continues to grow. Approximately 80 attendees joined the three presentations, representing real estate development, small businesses, City agencies, consulting firms, and community organizations.

The presentations were the culmination of a collaboration between ULI and UDP's Urban Vitality Committee that began in June. Committee members played an instrumental role in shaping the effort, helping develop the key questions, identify relevant data and background materials, and secure venues. During the workshop, committee members also served as panelists, neighborhood tour guides, and table captains, sharing local knowledge and facilitating discussions.

Next, the Urban Vitality Committee will review ULI's written findings and discuss which recommendations to bring forward for future consideration.

Lid I-5 North Feasibility Study RFP Released

The Lid I-5 North Feasibility Study has completed its initial project organization and staffing milestones and is moving into consultant procurement. The Request for Proposals (RFP) was released on **Monday, November**

16, following review and coordination with regional transit agencies and the University of Washington. The RFP seeks a multidisciplinary consultant team to lead the technical feasibility study and develop a community-supported vision for potential freeway lids between NE 45th and NE 50th Streets.

UDP will host two information sessions for prospective consultant teams:

- November 19: In-person information session
- December 3: Virtual information session

The procurement process will continue through the winter, with consultant selection anticipated in February 2027. To support this new phase of work, Ashlen Olmsted joined UDP on October 27 as the new Lid I-5 Project Coordinator. She will support day-to-day project administration, consultant procurement, interagency coordination, and community engagement activities throughout the study. Questions regarding the RFP and procurement process can be directed to Ashlen.

ECONOMIC DEVELOPMENT

UDP is Hiring a Program Coordinator

UDP is wrapping up the hiring process for its Program Coordinator position. Reporting to the Economic Development Manager, the Program Coordinator will work across the organization, with significant responsibilities related to business data, neighborhood conditions tracking, stakeholder engagement, and events. Key projects will include maintaining UDP's Business Landscape Database, coordinating business and vendor communications for events, such as the U District Street Fair, and supporting community engagement and other organization-wide initiatives.

UDP anticipates having a candidate start in December. The position will increase UDP's overall capacity to support local businesses, better understand neighborhood trends and needs, and take on additional economic development initiatives.

U District Business Openings & Closures

Recent Openings:

- Mayuri Market
- Xi'an Noodles - South Location
- Rainier Books & Games
- Red Light Warehouse Pop-Up
- Mê Kitchen
- Mikiya Wagyu Shabu House

Upcoming Openings:

- Planet Fitness
- Grand Illusion at the Varsity Theater
- Moka & Co
- Yoks Cafe

CLEANING & PUBLIC REALM MAINTENANCE

City Investment in Neighborhood Safety and Beautification

UDP has received $100,000 in grant funding through the City's Office of Economic Development to support neighborhood safety and beautification improvements. The funding will primarily support new murals and expanded tree lighting throughout the U District.

These investments are intended to improve the appearance and experience of public spaces, discourage graffiti and other nuisance activity, and create a more welcoming environment for residents, businesses, students, and visitors. UDP is working to identify opportunities where these improvements can have the greatest impact.

Separately, UDP continues to advocate for the renewal of the $100,000 in enhanced cleaning funding provided by the City in 2026. This investment has allowed UDP to expand cleaning efforts and respond to persistent sanitation challenges beyond the capacity of its regular operations.

As the City Council works toward finalizing the 2027 budget, UDP has been engaging with elected officials and community stakeholders to demonstrate the value of continuing this investment in cleaning. Maintaining this funding would allow the Clean Team to sustain enhanced service levels and continue addressing neighborhood cleaning needs in the coming year.

Clean Team Tackles Peak-Leaf Season

UDP's Clean Team is in the midst of its most demanding time of year as fall leaves blanket sidewalks, streets, and public spaces throughout the U District. Crews are collecting leaves daily, often spending much of their shifts blowing, raking, sweeping, and hauling away large quantities of debris.

Last week, the team collected an impressive **2,200 pounds of leaves in a single day**, highlighting both the scale of the challenge and the effort required to keep neighborhood sidewalks and public spaces clean and accessible. Unlike cities with dedicated curbside street-sweeping programs, much of this work in Seattle must be performed manually.

The team anticipates approximately another month of intensive leaf removal before the season winds down. While windy days can create immediate challenges, they also help accelerate the process by bringing down remaining leaves. Despite the seasonal demands, the Clean Team continues its regular cleaning responsibilities throughout the neighborhood.

PUBLIC SAFETY & HOMELESSNESS RESPONSE

Visible Homelessness in the U District Down 37% Since August

UDP's most recent census, conducted October 21, identified **42 visibly unsheltered individuals** in the U District, down from 61 at the end of September and a 2026 high of 97 in late August. This represents a **57% decline since late August**, continuing the downward trend observed following the disruption of the NE 47th Street drug market.

The census captures individuals visibly living unsheltered throughout the neighborhood and provides a consistent measure of changing conditions. While these figures are encouraging, they represent a snapshot rather than a comprehensive count of homelessness, and UDP continues to monitor displacement patterns and coordinate individualized outreach care plans with its service provider partners.

Fatal Shooting on University Way

On November 6, a tragic shooting occurred on the 4500 block of University Way NE, resulting in two deaths in what police identified as a murder-suicide.

UDP Ambassadors were in the area and provided early information to UDP leadership as the incident unfolded. UDP subsequently connected with the Seattle Police Department to better understand the circumstances and ensure accurate information could be shared with neighborhood stakeholders.

Following the incident, UDP also reached out to affected businesses in the immediate area to check in and offer support. While incidents of this nature are difficult for the entire neighborhood, UDP's established relationships with local businesses and public safety partners allow the organization to respond quickly, communicate effectively, and support those directly impacted.

Continued Progress Addressing Displaced Drug Activity Near U Heights

Following the disruption of the drug market at NE 47th Street and University Way NE in September, UDP and its partners have made significant progress addressing the activity that subsequently shifted toward U Heights Park.

As anticipated, much of the activity initially relocated nearby, creating serious challenges for UHeights, and the organizations operating there, many of which serve children and youth. UDP quickly brought together U Heights leadership, the Seattle Police Department, the Unified Care Team, Seattle Parks and Recreation, REACH, Councilmember Rivera's Office, and other partners to develop a coordinated response.

Throughout October, the Unified Care Team and SPD maintained a regular presence at the park, supported by UDP Ambassadors and outreach staff. These efforts focused on preventing new encampments, disrupting concentrated drug activity, and maintaining connections and care plans with individuals displaced from the NE 47th Street area.

Conditions at U Heights have since improved considerably. Individuals are no longer camping in front of the building, and some of the recurring drug activity that contributed to the area's challenges has subsided. Notably, the free cannabis distribution that was happening alongside the Sunday breakfast program is no longer happening, helping reduce the concentration of people gathering in the area by upwards of 100-200 people.

UDP's expanded Ambassador staffing has been instrumental in sustaining these improvements, providing additional morning and weekend coverage to monitor emerging issues and coordinate with City partners. While ongoing attention remains necessary to prevent activity from becoming reestablished, the progress at both NE 47th Street and U Heights demonstrates the effectiveness of coordinated, sustained intervention.

MARKETING

UDP is Hiring a Marketing and Communications Manager

The U District Partnership is seeking a Marketing and Communications Manager to lead the organization's branding, media relations, website redesign, and promotion of major neighborhood events, including the U District Street Fair and Chow Down. This position will join a collaborative, fast-moving team working across economic development, public safety, placemaking, and community engagement in one of Seattle's most dynamic and rapidly growing neighborhoods. Applications are due Monday, November 30, at 5:00 pm, and interested candidates are encouraged to submit a resume and cover letter to jobs@udistrictpartnership.org. Learn more here, and help spread the word about this opportunity.