

# UNIVERSITY DISTRICT BIA RENEWAL

MAY 20, 2020



Maureen Ewing, Co-Chair, BIA Rate Payer Advisory Board  
University Heights Center, Executive Director

Lois Ko, Board Secretary, U District Partnership Board  
Owner, Sweet Alchemy

Mark Crawford, Interim Executive Director, U District Partnership

# U DISTRICT TODAY

- Improvements over last 5-years
  - Cleaner and Safer
  - Intervention Help - Reach Program
  - Special Events
  - Public Realm
  - Economic Development
  - Advocacy for Small Business and the Neighborhood



# SMALL & DIVERSE BUSINESSES: TODAY - REOPENING - THE FUTURE

- Making the District **Safe and Welcoming**
  - Added Security
  - Business Check-ins
- Helping to **apply for resources**
- Helping with **translation services**
- Helping local restaurants with **Go Fund Me**
- Help plan for **phased re-opening**
- Greater **advocacy for small businesses**



# WHAT BIA RENEWAL CAN DO

## Maintain Current Program Success

- **Make U District Safe and Welcoming**
  - Maintain REACH Program CPTED Reviews
  - Maintain Ambassador Program Block Watch
  - Community Meetings
- **Keep U District Clean & Attractive**
  - Cleaning Areas Maintained Professionally
  - District Wide Cleaning by staff teams and volunteers
  - Beautification Projects - Flowers, Holiday Lights
  - Provide homeless youth employment training with cleaning tasks
  - Activate public spaces
- **Help Community Engage in Public Agency Processes**
  - Provide forums and nexus
  - Track private development and provide community input
  - Advocate with SDOT/Metro on public development projects
- **Retain, Support, and Attract Business**
  - Maintain economic development efforts such as Business Resource Center

## Expand and Do More

- Essential for COVID Response/Recovery
- Expand Block Watch
- Expand Cleaning Areas
- Expand Advocacy for Small Businesses
- Grow the U District Business Network
- Provide More Support to Individual Businesses
- Increase U District promotion growing potential client base for businesses

# BIA RENEWAL FUNDAMENTALS

The University District BIA was established by Seattle City Council Ordinance 118412 in 1996. It was reestablished in 2015 by Ordinance 124761. The current University District BIA ordinance expires in May 2020.

## Boundaries

- Minor adjustments with community input
- Reduce NE boundary along 17<sup>th</sup> Ave
- Reduce southern boundary NE Campus Parkway

## Rates

- Grandfather current assessment with modest increase to expand programs
- U District Rate among lowest in Seattle BIA's
- Current assessment X 2020 CPI Inflation plus 10% = New Base Assessment

## Cleaning Zones

- North Zone: \$0.09 per lot square foot
- South Zone: \$0.16 per lot square foot
- New Districtwide Cleaning Zone: \$0.03 per lot square foot

## Community Support

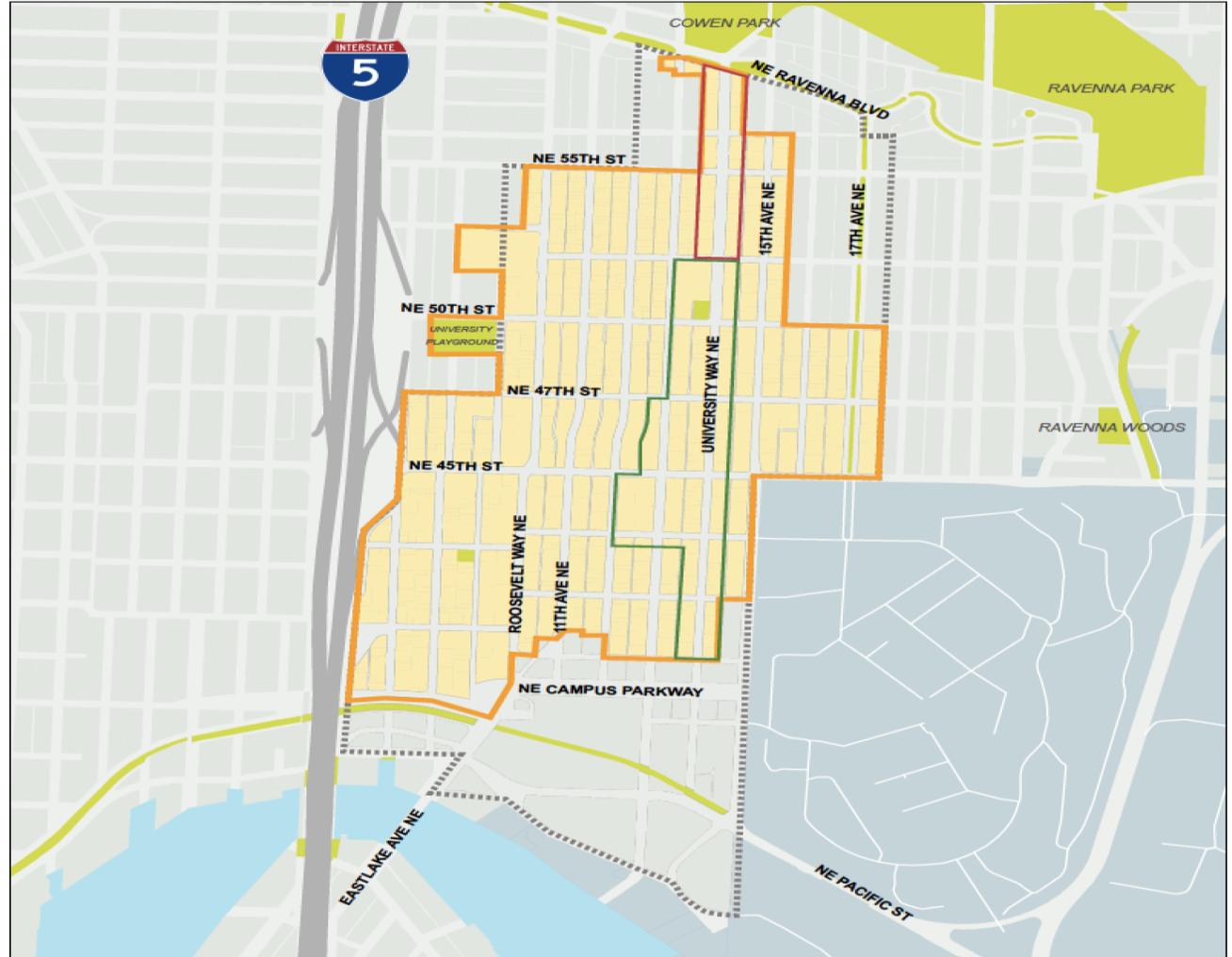
- 65% + support by signed petition

## Term

- 12-year term
- Other Seattle BIA's range from 7 years - perpetuity



# U DISTRICT PROPOSED BIA BOUNDARY



**Proposed New U District BIA Boundary**

-  Current BIA Boundary
-  Proposed BIA Boundary
-  North Cleaning Area
-  University of Washington Campus
-  South Cleaning Area
-  City of Seattle Parks



# GOVERNANCE

## **The BIA is governed by a Ratepayer Advisory Board (RAB).**

The RAB oversees and funds maintenance, improvement, and promotion of the district. An initial RAB was appointed by the Seattle Director of Finance and continues today. The RAB is responsible for making recommendations to the Director of Finance on the annual work plan and budget for the BIA and for the annual recommendation of who should serve as the Program Manager. There is an annual meeting of all ratepayers.

The ordinance stipulates the following membership:

- At least one resident owner and one a resident tenant
- At least one commercial tenant
- 80% of members or more must be ratepayers (as that term is defined by the City)
- At least one must be a ratepayer contributing less than 0.5% of the total assessment
- Additional triple-net representatives
- No more than 35% may represent the University of Washington

## **Who is the U District Partnership (UDP) and what is their role?**

The Program Manager is the UDP, a 501 ( c ) (3) non-profit organization, formed to implement the BIA's programs. The UDP is governed by a Board of Directors. The Board has a broad representation from throughout the U District including, at minimum, two property owners, two business owners, two residents, one social service provider, one business tenant, and four UW representatives. The UDP Board meets on a monthly basis and is governed by bylaws to oversee the work plan of UDP staff and address issues arising in the neighborhood.

## **What measures are in place to ensure accountability?**

The UDP utilizes professional accounting services to keep funding streams and expenditures correctly aligned. Reviews and audits are available. Per the Council's direction in 2015, no BIA funds have been expended for political activity related to land use issues. **All meetings are open to the public. There is extensive community outreach through newsletters, direct constituent contact, social media, and committee meetings.**

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# THANK YOU & QUESTIONS



# CURRENT BOARD MEMBERS

## **RATEPAYER ADVISORY BOARD MEMBERS**

Maureen Ewing, Co-Chair - U Heights Community Center

Aaron Hoard, Co-Chair - University of Washington

Kate Barr - Scarecrow Video

Maria Barrientos - Barrientos LLC

Max Blume - Blume Company Real Estate

David Cohanim - Sheriman Trade

Lora Gastineau - Resident

Chris Giles - Resident

Randy Hodgins - University of Washington

Lincoln Johnson- University of Washington

Andrew McMasters - Jet City Improv

Nikole O'Bryan - Nikole O'Bryan DDS

Mike Polzin - American Campus Communities

Rhiannon Rasaretnam - ASUW Student Representative

Scott Soules - Soules Properties

Mary Kay Gugerty - University of Washington

## **U DISTRICT PARTNERSHIP BOARD OF DIRECTORS**

Sally J. Clark, Co-Chair, University of Washington

Miles Richardson, Co-Chair, Audi Seattle/University Volkswagen

Stephen Antupit, Resident, CityWorks, Inc. and Neighborhood Farmers Markets

Jeanette Henderson, University of Washington

Kristine Kenney, University of Washington

Lois Ko, Board Secretary, Owner Sweet Alchemy Ice Creamery

Rob Lubin, Board Treasurer, University of Washington

Eric Lawson, University of Washington

Anson Lin, Owner Astora Construction and Development, Resident

Louise Little, University Book Store, Inc.

Andrew McMasters, Founder of Jet City Improv

Dawn Perry, Owner of Floating Bridge Brewing

Barbara Quinn, Resident and a board member of the University Park Community Club

Alfred Shiga, Owner Shiga's Imports

Don Schulze, Co-owner Shultzzy's and President of University District Parking Associates (UDPA)

Patricia Simpson, Pastor, University Temple United Methodist Church