

City's plan to cover U District with 240'-320' highrises moves forward

Join neighborhood residents, small businesses and housing advocates to Demand FIRST THINGS FIRST!

Speak out against a plan that will cause the loss of 1500 affordable rentals, displace small businesses and spill traffic into surrounding neighborhoods.

The U District Upzone is effectively the first of the Mayor's planned "HALA upzones" and one of the most egregious examples of how his plan ignores community needs. Neighborhood and housing advocate groups in the U District point out that if and when they get away with these changes to the U District "they'll be coming for your neighborhood next". They're strongly urging all to attend the public hearing on the 16th. Speak against the City's plans "if," as John Fox of Seattle Displacement Coalition says, "you care about the future not only of the U District but our City as a whole".

Within "ground zero" of the area of the upzone, designated as the "Core," there are over 1500 units of existing low income and affordable housing and many dozens of small businesses. All are threatened by these plans driven largely by large property owners and the U of W.

Groups including Livable U District, U District Community Council, and the Seattle Displacement Coalition [are opposing these highrise plans and instead are calling on the City to instead adopt measures to mitigate the runaway growth we're already seeing](#) in the District under the existing zoning code.

The community in fact now has 2-3 times the zoned capacity needed to accommodate expected growth projections through 2035 and is drowning in record levels of new construction as it is. ([135.5%*](#) of our 2024 twenty-year growth target.) These groups say set aside plans to fan the flames of still more runaway growth and instead "put *first things first*": impose requirements that developers pay impact fees to cover some of these infrastructure costs for added School capacity, transportation, and parks and open space systems demanded by current growth. And they want developers to replace 1 for 1 at comparable price within the U District, any low income housing they tear down.

For more information go to the Displacement Coalition's website:

<https://outsidecityhall.wordpress.com/>

or call 206-632-0668

[Impacts of Upzoning on Housing Affordability](#) - A survey and assessment of low income and affordable housing placed at high risk of being lost to speculative market forces and direct redevelopment in the area of the proposed University District upzone.

*[Urban Center/Village Growth Report 3Q 2016](#)

*[Urban Center/Village Residential Growth Report 3Q 2015](#)