

The Livable U District Coalition Opposes Adoption of the HALA Framework.

Instead, Suspend Action on this and related upzone legislation, and Address First Things First.

Livable U District (LUD) is a true grass roots ad hoc coalition of University District renters, homeowners, small businesses, organizations and their supporters committed to preserving both the livability and affordability of Seattle's University District. Dozens of individuals and organizations have thus far endorsed LUD's position statement found at livableudistrict.com. (Attached)

The "L" in the acronym HALA stands for the term Livability; but measures to protect and enhance livability are lacking in the HALA Framework that is now before the Council. A key problem with the legislation is that it presupposes massive upzoning for the entirety of Seattle, with the University District upzone being specifically mentioned as among the first.

But serious livability problems exist in the U District right now that will not be solved by the HALA Framework and its upzones. These include unmanageable traffic congestion, a lack of open space, loss of tree canopy, loss of existing affordable housing and historic buildings, public safety issues, insufficient parking for residents and businesses, and a growing homeless population lacking services and shelter. Rezoning before addressing these first will merely layer greater density over existing problems, making them harder to solve.

We call upon the Mayor and City Council to suspend plans for adopting the HALA Framework and its upzones, and instead, **as a first priority, develop and adopt legislation requiring impact fees** to ensure that developers pay their fair share of the costs of growth. Even considering funding from the recent voter-approved transportation levy, there is a citywide backlog of road, street, bridge, and sidewalk needs far in excess of the levied amount, due in large part to Seattle's failure to require developers to help share these costs and pay impact fees.

Additional "first things first" measures to address urgent livability issues - such as conducting an inventory of existing affordable housing and requiring developers to replace one-for-one any existing low cost housing they remove - are outlined in Livable U District's Position Paper and on its web site.

The Livable U District Coalition urges the Council to Suspend Action on the HALA Framework and Upzones, and Tackle First Things First.

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