

Ordinance No. 96123

AN ORDINANCE approving an urban renewal plan for the Yesler-Atlantic Neighborhood Improvement Project (Wash. R-5), making certain findings respecting the urban renewal area, establishing certain priorities and conditions upon execution of the plan, and authorizing an application for Federal financial assistance in connection therewith.

COMPTROLLER
FILE NUMBER _____

Council Bill No. 87663

INTRODUCED: SEP 25 1967	BY: <i>Planning</i>
REFERRED: SEP 25 1967	10012377 <i>Planning</i>
REFERRED:	
REFERRED:	
REPORTED: SEP 27 1967	SECOND READING:
THIRD READING: OCT 2 1967	SIGNED:
PRESENTED TO MAYOR: OCT 2 1967	APPROVED:
RETD. TO CITY CLERK: OCT 2 1967	PUBLISHED: OCT 4 1967
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

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CS 8-1-57

MH

Unanimous Vote
YES..... NO.....

PUR (BC)
BI DG.
ENG.
H. S.
H. A.
A. C.
S. E.
C. O.
LIGHT

- ORD. 97344 AUTH ACQUISITION OF PROP AND PROP RIGHTS IN B.4, JACKSON ST. ADD. FOR A DAY-CARE CENTER. (RE. TO SEC. 2(u)).
- ORD. 97402 AUTH ACQUISITION OF PROP AND PROP RIGHTS IN ... JACKSON ST. ADD., H.L. YESLER'S 1ST ADD.; HILL TRACT ADD; BURKE'S SECOND ADD.; AND RAINIER ADD.
- ORD. 97756 RE. TO YESLER-ATLANTIC NEIGHBORHOOD IMPROV PROJ. (NO. WASH. R-5) AUTH ACQUISITION OF PROPERTY IN ...
- ORD. 97874 PROVIDING FOR DEMOLITION, SALE AND REMOVAL OF IMPROVEMENTS AND OTHER SITE CLEARANCE IN THE YESLER-ATLANTIC NEIGHBORHOOD IMPROV PROJ (WASH. R-5).
- ORD. 98065 MODIFYING THE URBAN RENEWAL PLAN .. BY AMENDING A PROPOSED LAND USE DESIGNATION.
- ORD. 98105 AUTH ACQUISITION OF PROP IN BLKS 22 & 23 OF H.L. YESLER'S 1ST ADD TO THE CITY OF SEATTLE, BLKS 7, 9, 10 AND 22 OF HILL TRACT ADD TO CKTY OF SEATTLE, BLK 5 OF JACKSON ST. ADD TO CITY OF SEATTLE AND IN SARAH B. YESLER TRACTS.
- ORD. 98582 FURTHER MODIFYING THE URBAN RENEWAL PLAN BY AMENDING THE PROPOSED LAND USE DESIGNATIONS FOR B-12 & THE NORTH HALF OF B-11
- ORD. 98625 RE YESLER-ATLANTIC NEIGHBORHOOD IMPROVEMENT PROJECT (NO. WASH. R-5); AUTH ACQUISITION OF PROPERTY IN B-19 OF H.L. YESLER'S 1ST ADD TO THE CITY & BLKS 5 & 11 OF HILL TRACT ADD
- ORD. 98853 RE YESLER-ATLANTIC NEIGHBORHOOD IMPROV PROJECT (NO. WASH. R-5); AUTH ACQUISITION OF PROPERTY IN TRACTS 19, 31 & 30 OF SARAH B. YESLER TRACTS, BLKS. 26 & 27A OF GAMMA PONCIN'S ADD., BLKS 14, 15, 18, 30 & 31 OF H.L. YESLER'S 1ST ADD., BLKS 6, 9, 10, 13, 14, 17, 18, 19, 22, 23, 24, 26 & 33 OF HILL TRACT ADD., B. 12 OF HILL TRACT ADD, SUPPL PLAT, BLKS 1, 2, 6, 7, 8, 9, 11 & 14 OF JACKSON ST. ADD, BLKS 4 & 7 OF NEW WILFRED ADD., & BLKS 5, 6, 7 & 9 OF RAINIER ADD.
- ORD 100488 AUTH ACQUISITION OF PROPERTY IN B.23, H.L. YESLER'S 1ST ADD; TRACT 29 OF GAMMA PONCIN'S ADD; BLKS 1 & 2, BURKE'S 2ND ADD; BLKS 1 & 10, KAUFMAN'S ADD; BLKS 17 & 26, HILL TRACT ADD; SUPPL PLAT, BLKS 6 & 7, RAINIER ADD; BLKS 4 & 7, NEW WILFRED ADD; BLKS 1, 2, 3, 5, 6, 7, 8, 11 & 14, JACKSON ST. ADD; BLKS 3, 9, 19, 21, 22, 23, 24, 25, 32 & 33, HILL TRACT ADD; & PORTIONS OF DONATION LAND CLAIMS OF HENRY L YESLER & HIS WIFE, SARAH B YESLER.
- ORD 101311 AUTH ACQUISITION OF PROPERTY IN B.1, BURKE'S 2ND ADD; & B.6, JACKSON ST. ADD. CONTRACT - C & C CONST. Co., SITE IMPROVEMENT, 22ND & JACKSON, YESLER-ATLANTIC NEIGHBORHOOD IMPROVEMENT PROJECT, WASH. R-5.
- ORD 101665 APPROVING MODIFICATION OF THE URBAN RENEWAL PLAN FOR THE YESLER-ATLANTIC NEIGHBORHOOD PROJECT (NO. WASH. R-5); ENLARGING THE PROJECT AREA, ETC.
- ORD 102573 AUTH ACQUISITION OF PROPERTY IN B.10, KAUFMAN'S ADD, B.20, HILL TRACT ADD, & BLKS 2 & 6, JACKSON ST. ADD.
- ORD 103088 FURTHER MODIFIED URBAN RENEWAL PLAN BY AMENDING PROPOSED LAND USE DESIGNATION IN BLKS 32, 38 & DELETING PROPOSED VACATION OF 17TH AVE S ADJACENT TO BLKS 29 & 30.

*Publ
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GFC:W
9-25-67

ORDINANCE 1012

AN ORDINANCE approving an urban renewal plan for the Yesler-Atlantic Neighborhood Improvement Project (Wash. R-5), making certain findings respecting the urban renewal area, establishing certain priorities and conditions upon execution of the plan, and authorizing an application for Federal financial assistance in connection therewith.

WHEREAS, the City Council sitting as a Committee of the Whole held a public hearing commencing September 11, 1967 on the plan for a proposed urban renewal project in the area bounded generally by 14th Avenue South, the midblock line between East Yesler Way and East Fir Street, 23rd Avenue, East Fir Street, the midblock line between 24th Avenue South and 25th Avenue South, South King Street, the midblock line between 23rd Avenue South and 24th Avenue South, South Charles Street, 20th Avenue South and South Jackson Place, more specifically described in C.F. 258874 and identified as "Yesler-Atlantic Neighborhood Improvement Project" (Wash. R-5), after public notice thereof pursuant to Resolution 21176, all as required by RCW 35.81.060, which plan is dated June, 1967, consists of 16 pages and 6 exhibits, and is filed in C.F. 258874; and

WHEREAS, detailed studies of the location, physical condition of structures, land use, social, and economic conditions of the project area to determine whether the area is a "blighted area" as defined in RCW 35.81.010 (2) were presented and considered at said hearing; and

WHEREAS, the City Planning Commission has submitted to the City Council in C.F. 258874 its report and recommendation respecting said urban renewal plan and has certified that the plan and the actions proposed to be taken to implement said plan are in conformity with the Comprehensive Plan of Seattle as modified by actions of the City Planning Commission on September 7, 1967 and recommended for approval by the City Council by resolution in C.F. 259063; and

WHEREAS, on September 21, 1967 the Committee of the Whole indicated that it shared the concern expressed by some of the Central area residents and property owners over certain possible effects of the undertaking of the proposed Yesler-Atlantic Neighborhood Improvement Project, particularly:

the ability of the City to assure construction of new residential units in the project area which would be within the financial means of the people to be displaced;

the need to assure participation by members of minority races in development of new structures within the area;

the effect of making the minimum Housing Code rather than the property rehabilitation standards the minimum standard for housing families and individuals who may be relocated outside the project area;

the need to purchase some major structures for the development of a shopping center; and

the desirability of purchasing many commercial properties along Jackson Street without a detailed financial analysis to determine the actual opportunities for the owners of these properties to participate directly in the proposed shopping center,

and recommended that the City Council make certain findings set forth in Section 1 hereof and approve said urban renewal plan and project by ordinance subject to certain terms and conditions set forth in Section 2 hereof; and

WHEREAS, the legislative authority of the City is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I of the Housing Act of 1949 as amended, including those prohibiting discrimination because of race, color, creed, or national origin; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the urban renewal plan for the Yesler-Atlantic Neighborhood Improvement Project bounded generally by 14th Avenue South, the midblock line between East Yesler Way and East Fir Street, 23rd Avenue, East Fir Street, the midblock line between 24th Avenue South and 25th Avenue South, South King Street, the midblock line between 23rd Avenue South and 24th Avenue South, South Charles Street, 20th Avenue South and South Jackson Place, more specifically described in C.F. 258874 and identified as "Yesler-Atlantic Neighborhood Improvement Project" (Wash. R-5), presented to the City Council by the Mayor in C.F. 258874 and considered at a public hearing by the City Council sitting as a Committee of the Whole commencing on September 11, 1967 and concluding

on September 18, 1967, is hereby approved, and in connection therewith the following findings are hereby made:

- (1) That said urban renewal project area is a "blighted area" as defined in RCW 35.81.010 (2) by reason of the following:
 - (a) The substantial physical dilapidation, deterioration, defective construction, material, and age or obsolescence of buildings or improvements, both residential and non-residential. There are 447 structures in the project area, 232 or 52% of which are in sound condition or require only minor rehabilitation, 82 or 18% of which require major rehabilitation, and 133 or 30 per cent of which are in dilapidated condition or in such condition as to render rehabilitation infeasible. Over 65% of the structures are over 50 years old and many of such older buildings contain obsolete heating, wiring and plumbing systems.
 - (b) Inappropriate or mixed uses of land. The project area is predominantly residential in character, but many business and commercial uses such as bakeries, fuel storage and distribution stations, truck storage and repair yards, sheet metal and metal processing shops, a poultry processing plant, and a fish egg processing plant exist side by side with residential uses.
 - (c) Defective street layout. The project area has an excessive number of streets due to the grid system of streets and small lot sizes, and through traffic on residential streets results in unnecessary traffic hazards.
 - (d) Faulty lot layout in relation to size, adequacy and usefulness. Over 43% of the parcels in separate ownership have an area less than

the minimum Zoning Ordinance (86300) standard of 5000 square feet for a residential lot.

(e) The existence of conditions which endanger life or property by fire. The incidence of residential fires per dwelling unit in the census tract of which the project area is a major part was 39% higher than the city average during 1966.

That by reason of the foregoing the project area substantially impairs the sound growth of the city, retards the provision of housing accommodations, constitutes an economic and social liability, and is detrimental and constitutes a menace to the public health, safety, welfare and morals in its present condition and use.

(2) That a workable and feasible plan exists for making available adequate housing for the persons who may be displaced by the project. Before being required to move, displaced families and individuals must be offered housing which is within their financial means, meets the physical standards of the Housing Code (Ordinance 89201), is reasonably accessible to work, schools, shopping and other facilities, and is in an area not less desirable in regard to public utilities and commercial facilities. Relocation payments and assistance is provided for individuals, families and businesses.

(3) That the urban renewal plan conforms to the comprehensive plan for the City.

The Comprehensive Plan of Seattle, approved by the City Council by Resolution 20375 was modified by the City Planning Commission on September 7, 1967 and said Commission has recommended that the City Council approve said modification and has certified that the urban renewal plan conforms to the Comprehensive Plan of Seattle as modified.

(4) That the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or development of the urban renewal area by private enterprise. Of a total of 44.4 acres which may be acquired by the City, 32 acres will be devoted to private development for residential and business uses. In addition, rehabilitation of property not acquired by the city will be accomplished by private enterprise.

(5) That a sound and adequate financial program exists for the financing of the project. A contract for a project temporary loan of \$10,202,697 and a capital grant from the United States of \$6,394,697 is proposed to finance the project.

(6) That the financial aid to be provided by the United States of America in the proposed contract for loan and capital grant is necessary to enable the project to be undertaken in accordance with the urban renewal plan. The cost of the project exceeds the financial capability of the City and successful execution of the project also depends upon federal rehabilitation loans and grants and relocation grants and assistance.

the
(7) That/objectives of the urban renewal plan cannot be achieved through more extensive rehabilitation of the project area. The urban renewal plan makes maximum provision for rehabilitation except in areas necessary for redevelopment to prevent a recurrence of blight in the area.

(8) That the urban renewal plan gives due consideration to the provision of adequate park and recreation areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan. The plan contemplates a new neighborhood park and recreation facility to replace Collins Playground, a green-belt pedestrian walkway is proposed between Washington Junior High School and residential and community facilities to the north, "tot-lots" are proposed in the project, and the existing facilities of Washington Junior High School will remain.

AMENDED ORD.
46635
Section 2. That approval of the urban renewal plan in Section 1 hereof shall authorize the Urban Renewal Division to proceed only with the following activities:

- a. Proceed to assist property owners in the rehabilitation of structures in those areas designated for rehabilitation.
- b. Proceed to find developers for low-income housing in publicly owned areas of the project and in privately owned areas in which the owner's cooperation is obtained, particularly looking for developers who are currently owners of property within the project area or are firms and organizations which include a major involvement of people who are members of a minority race.

c. Proceed specifically to work out detailed alternatives for direct participation by the existing businessmen in the project area in any proposed new commercial area.

See Ord. 77344
77402
77405

d. Request authority to negotiate for the purchase of property only in cases where structures are in rehabilitation areas and are infeasible of rehabilitation or where the property owner has specifically indicated to the City Council a desire to sell their property to the City.

e. Families and individuals shall not be relocated in residential units which are inferior to their present housing and when families and individuals are relocated outside the project area the City shall make a determined effort to provide housing which meets the rehabilitation standards for the project area.

f. No action will be taken to purchase or condemn any property fronting upon Jackson Street or in the area between Jackson and Yesler which lies east of 23rd Avenue South without specific authorization from the City Council.

g. Proceed with such other activities necessary to implement the urban renewal plan including but not limited to the following activities: make applicable relocation payments to residents or businesses who are either permanently or temporarily displaced; cause plans to be prepared for public improvements and construct such improvements; repair and maintain acquired property which is still being occupied; and cause structures which have been acquired to be demolished, or to be rehabilitated as demonstration structures.

Section 3. That to implement the urban renewal plan herein approved, certain legislative acts of the City, including the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the installation of sewers, watermains, a pedestrian underpass, street lighting, and other public facilities and improvements are required and