

**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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VEROED BY MAYOR:	VERO PUBLISHED:
PASSED OVER VETO:	VERO SUSTAINED:

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  
10/10/50*

GFC:W  
9-25-67

ORDINANCE 3012

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

in such connection the legislative authority of the City, to the extent permitted by law, hereby (a) pledges its cooperation in carrying out such urban renewal plan, (b) requests the various officials, departments, boards, and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in such a manner consistent with said urban renewal plan, and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said urban renewal plan.

Section 4. That the conditions under which the City will make relocation payments, as set forth in C.F. 258428 (R-223), are hereby in all respects approved.

Section 5. That the United States of America and the Department of Housing and Urban Development be, and they hereby are, assured of full compliance by The City of Seattle with regulations of said Department effectuating Title VI of the Civil Rights Act of 1964.

Section 6. That financial assistance under the provisions of Title I of the Housing Act of 1949 as amended, in addition to advances for surveys and plans previously made, is necessary to enable the land in the project area to be rehabilitated and redeveloped in accordance with the urban renewal plan for the project area and, accordingly, the filing by the Urban Renewal Director of an application or applications for such financial assistance under said Title I is hereby authorized.

(To be used for all Ordinances except Emergency.)

Section 7. Any act pursuant to the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

Section 8. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 2 day of October, 1967,  
and signed by me in open session in authentication of its passage this 2 day of  
October, 1967. *Red Best*

President Pro Tem of the City Council.

Approved by me this 1 day of October, 1967.

Filed by me this 2 day of October, 1967.

Attest: *A. H. Grandson*  
City Comptroller and City Clerk.

(SEAL)

Published OCT 4 1967

By *W. G. Jensen*  
Deputy Clerk

THE CITY OF SEATTLE -- LEGISLATIVE DEPARTMENT

Mr. President:

Your Committee of the Whole

to which was referred C.B. No. 87663,

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,

RECOMMENDS THAT THE SAME BE AMENDED AS FOLLOWS:

Section 2 be amended by adding thereto a new subsection g, to read as follows:

"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 4 be amended to read as follows:

"Section 4. That the conditions under which the City will make relocation payments, as set forth in C.F. 258428 (R-223), are hereby in all respects approved."

AND THAT WHEN SO AMENDED, THE SAME DO PASS.

*Red Reed*

Chairman

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

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.

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 in such connection the legislative

authority of the City, to the extent permitted by law, hereby  
(a) pledges its cooperation in carrying out such urban renewal plan,  
(b) requests the various officials, departments, boards, and agencies  
of the City having administrative responsibilities in the premises  
likewise to cooperate to such end and to exercise their respective  
functions and powers in such a manner consistent with said urban  
renewal plan, and (c) stands ready to consider and take appropriate  
action upon proposals and measures designed to effectuate said  
urban renewal plan.

Section 4. That the conditions under which the City will  
make relocation payments, as set forth in C.F. 258478 (R-223), are  
hereby in all respects approved.

Section 5. That the United States of America and the Department  
of Housing and Urban Development be, and they hereby are, assured of  
full compliance by The City of Seattle with regulations of said  
Department effectuating Title VI of the Civil Rights Act of 1964.

Section 6. That financial assistance under the provisions of  
Title I of the Housing Act of 1949 as amended, in addition to advances  
for surveys and plans previously made, is necessary to enable the land  
in the project area to be rehabilitated and redeveloped in accordance  
with the urban renewal plan for the project area and, accordingly, the  
filing by the Urban Renewal Director of an application or applications  
for such financial assistance under said Title I is hereby authorized.

considered at a public hearing by the City Council. The City Council is hereby authorized to proceed with such other activities necessary to implement the Urban Renewal Plan in accordance with the following findings are hereby approved and in connection therewith the following findings are hereby approved:

(1) That the project is a public use and is in the public interest.

(2) That the project is in accordance with the Comprehensive Zoning Ordinance.

(3) That the project is in accordance with the Comprehensive Planning Ordinance.

(4) That the project is in accordance with the Comprehensive Land Use Ordinance.

(5) That the project is in accordance with the Comprehensive Transportation Ordinance.

(6) That the project is in accordance with the Comprehensive Parks and Recreation Ordinance.

(7) That the project is in accordance with the Comprehensive Cultural and Historic Resources Ordinance.

(8) That the project is in accordance with the Comprehensive Noise Ordinance.

(9) That the project is in accordance with the Comprehensive Air Quality Ordinance.

(10) That the project is in accordance with the Comprehensive Water Quality Ordinance.

(11) That the project is in accordance with the Comprehensive Solid Waste Ordinance.

(12) That the project is in accordance with the Comprehensive Hazardous Waste Ordinance.

(13) That the project is in accordance with the Comprehensive Radiation Ordinance.

(14) That the project is in accordance with the Comprehensive Earthquake Ordinance.

(15) That the project is in accordance with the Comprehensive Fire Ordinance.

(16) That the project is in accordance with the Comprehensive Public Safety Ordinance.

(17) That the project is in accordance with the Comprehensive Public Works Ordinance.

(18) That the project is in accordance with the Comprehensive Public Utilities Ordinance.

(19) That the project is in accordance with the Comprehensive Public Health Ordinance.

(20) That the project is in accordance with the Comprehensive Public Welfare Ordinance.

(21) That the project is in accordance with the Comprehensive Public Education Ordinance.

(22) That the project is in accordance with the Comprehensive Public Library Ordinance.

(23) That the project is in accordance with the Comprehensive Public Art Ordinance.

(24) That the project is in accordance with the Comprehensive Public Music Ordinance.

(25) That the project is in accordance with the Comprehensive Public Theater Ordinance.

(26) That the project is in accordance with the Comprehensive Public Dance Ordinance.

(27) That the project is in accordance with the Comprehensive Public Circus Ordinance.

(28) That the project is in accordance with the Comprehensive Public Spectator Sports Ordinance.

(29) That the project is in accordance with the Comprehensive Public Amusement Ordinance.

(30) That the project is in accordance with the Comprehensive Public Entertainment Ordinance.

(31) That the project is in accordance with the Comprehensive Public Recreation Ordinance.

(32) That the project is in accordance with the Comprehensive Public Open Space Ordinance.

(33) That the project is in accordance with the Comprehensive Public Parks Ordinance.

(34) That the project is in accordance with the Comprehensive Public Recreation Facilities Ordinance.

(35) That the project is in accordance with the Comprehensive Public Recreation Programs Ordinance.

(36) That the project is in accordance with the Comprehensive Public Recreation Services Ordinance.

(37) That the project is in accordance with the Comprehensive Public Recreation Facilities and Programs Ordinance.

(38) That the project is in accordance with the Comprehensive Public Recreation Facilities, Programs and Services Ordinance.

(39) That the project is in accordance with the Comprehensive Public Recreation Facilities, Programs, Services and Programs Ordinance.

(40) That the project is in accordance with the Comprehensive Public Recreation Facilities, Programs, Services, Programs and Services Ordinance.

(41) That the project is in accordance with the Comprehensive Public Recreation Facilities, Programs, Services, Programs and Services Ordinance.

(42) That the project is in accordance with the Comprehensive Public Recreation Facilities, Programs, Services, Programs and Services Ordinance.

(43) That the project is in accordance with the Comprehensive Public Recreation Facilities, Programs, Services, Programs and Services Ordinance.

(44) That the project is in accordance with the Comprehensive Public Recreation Facilities, Programs, Services, Programs and Services Ordinance.

(45) That the project is in accordance with the Comprehensive Public Recreation Facilities, Programs, Services, Programs and Services Ordinance.

(46) That the project is in accordance with the Comprehensive Public Recreation Facilities, Programs, Services, Programs and Services Ordinance.

(47) That the project is in accordance with the Comprehensive Public Recreation Facilities, Programs, Services, Programs and Services Ordinance.

(48) That the project is in accordance with the Comprehensive Public Recreation Facilities, Programs, Services, Programs and Services Ordinance.

(49) That the project is in accordance with the Comprehensive Public Recreation Facilities, Programs, Services, Programs and Services Ordinance.

(50) That the project is in accordance with the Comprehensive Public Recreation Facilities, Programs, Services, Programs and Services Ordinance.

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85	86	87	88	89	90	91
92	93	94	95	96	97	98
99	100	101	102	103	104	105

From the following list of cases noted to be set for trial, the Presiding Department on Friday, October 6, 1967, at 2:00 p. m. will set Nonjury cases only for the weeks of November 13 and 20, 1967.

No cases will be called past the Notes of June 19, 1967.

Trial dates are available through March.

Next case setting will be at 2:00 p. m. on Friday, October 20, 1967.

**STATE OF WASHINGTON,  
KING COUNTY—SS.**

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice. a

ORDINANCE NO. 96123

was published on

October 4, 1967

*M. E. Brown*

Subscribed and sworn to before me on

October 4, 1967

*[Signature]*  
Notary Public for the State of Washington,  
residing in Seattle.

(Note: RCW 42.28.060 states—"It shall not be necessary for a notary public in certifying an oath to be used in any of the courts in this state, to append an impression of his official seal.")



ORDINANCE NO. 96123

AN ORDINANCE approving an urban renewal plan for the Yesler-Atlantic Neighborhood Improvement Project...

WHEREAS, the City Council sitting as a Committee of the Whole held a public hearing on the plan for a proposed urban renewal project...

WHEREAS, detailed studies of the location, physical condition of structures, land use, social and economic conditions...

WHEREAS, the City Planning Commission has submitted to the City Council in C. P. 25874 its report and recommendations...

WHEREAS, on September 21, 1967, the Committee of the Whole indicated that it shared the concern expressed by some of the Central area residents...

WHEREAS, the City Council, in its resolution in C. P. 25903, approved the 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...

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...

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 mid-block line between East Yesler Way and East Fir Street, 23rd Avenue South and 25th Avenue South, the mid-block line between 24th Avenue South and 26th Avenue South, the mid-block line between 23rd Avenue South and 24th Avenue South, South Charles Street, South Jackson Place, more specifically described in C. P. 25874 and identified as 'Yesler-Atlantic Neighborhood Improvement Project' (Wnsh. R-5), presented to the City Council by the Mayor in C. P. 25874 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:

lies 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 schools, shopping and other facilities...

(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 best interests of the community as a whole, for the rehabilitation or development of the urban renewal area by purchase of a total of 44.4 acres which may be devoted to private development for residential and business uses...

(5) That a sound and adequate financial program exists for the financing of the project. A contract for a project loan of \$10,202,697 and a capital grant from the United States of \$6,294,697 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.

(7) That the objectives of the urban renewal plan cannot be achieved through more extensive rehabilitation of the project area. The urban 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-lets' are proposed in the project, and the existing facilities of Washington Junior High School will remain.

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 owners cooperation is obtained, particularly seeking out developers who are currently owners of property within the project area or are firms and organizations which include a major investment 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.

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 OF BUSINESSES WHO ARE EITHER PERMANENTLY OR TEMPORARILY DISPLACED; CAUSE PLANS TO BE PREPARED FOR PUBLIC IMPROVEMENTS AND CONSTRUCTION OF SUCH IMPROVEMENTS, HIGHWAYS AND MAIN

Section 7. Any act pursuant to the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

Section 8. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 2nd day of October, 1967, and signed by me in open session in authentication of its passage this 2nd day of October, 1967.

TED BEST, President Pro Tem. of the City Council.

Approved by me this 2nd day of October, 1967.

J. D. BRAMAN, Mayor.

Filed by me this 2nd day of October, 1967.

Attest: C. G. BRILANDSON, City Comptroller and City Clerk.

(Seal) By W. A. PERINE, Deputy Clerk.

Publication ordered by C. G. BRILANDSON, Comptroller and City Clerk.

Date of official publication in the Daily Journal of Commerce, Seattle, October 4, 1967. (C-573)

ANNEXED NOTICE, a

NO. 96123

1967

W. A. Perine

Subscribed and sworn to before me on

1967

Notary Public for the State of Washington, residing in Seattle.

It shall not be necessary for a salary public in certifying the courts in this state, to append an impression of its

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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 in enactment of the conditions that are imposed in the ordinance and carrying out of urban renewal projects with Federal financial assistance under Title I of the Housing Act of 1949 as amended includes 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 Yeeler-Atlantic Neighborhood Improvement Project bounded generally by 14th Avenue South, the midblock line between East Yeeler Way and East Fir Street, 22nd Avenue, East Fir Street, the midblock line between 24th Avenue South and 26th Avenue South, South King Street, the midblock line between 28th Avenue South and 24th Avenue South, South Charles Street, 26th Avenue South and South Jackson Place more specifically described in C. P. 258874 and identified as "Yeeler-Atlantic Neighborhood Improvement Project" (Wash. R-5), presented to the City Council by the Mayor in C. P. 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 35.100 (3) 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 417 structures in the project area, 23% or 52% of which are in sound condition or require only minor rehabilitation, 8% or 18% of which require major rehabilitation, and 13% or 30 percent of which are in dilapidated condition or in such condition as to render rehabilitation infeasible. Over 55% 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 contains 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 (\$6300) standard of 8000 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 35% 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 fam-

ily in which the owner's cooperation is obtained and further 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.

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

7. 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.

8. 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.

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

10. PROCEED WITH SUCH OTHER ACTIVITIES NECESSARY TO IMPLEMENT THE URBAN RENEWAL PLAN INCLUDING BUT NOT LIMITED TO THE FOLLOWING ACTIVITIES: (a) APPLICABLE RELOCATION PAYMENTS TO RESIDENTS OR BUSINESSES WHO ARE PERMANENTLY OR TEMPORARILY DISPLACED; (b) PLANS TO BE PREPARED FOR PUBLIC IMPROVEMENTS AND CONSTRUCTION PROJECTS; (c) REPAIR AND MAINTAIN ACQUIRED PROPERTY WHICH IS STILL BEING OCCUPIED; AND (d) 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, watermain, a pedestrian underpass, street lighting, and other public facilities and improvements are required and in such connection the legislative authority of the City, to the extent permitted by law, hereby (a) pledges its cooperation in carrying out such urban renewal plan, (b) requests the various officials, departments, boards, and agencies of the City having administrative responsibilities, the premises likewise to cooperate to such end and to exercise their respective functions and powers in such a manner consistent with said urban renewal plan, and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said urban renewal plan.

Section 4. That the conditions under which the City will make relocation payments, as set forth in C. P. 258428 (H-222), are hereby, in all respects approved.

Section 5. That the United States of America and the Department of Housing and Urban Development be, and they hereby are, assured of full compliance by the City of Seattle with regulations of said Department effectuating Title VI of the Civil Rights Act of 1964.

Section 6. That financial assistance under the provisions of Title I of the Housing Act of 1949 as amended, in addition to advances for surveys and plans previously made, be necessary to enable the land in the project area to be rehabilitated and redeveloped in accordance with the urban renewal plan for the project area, and accordingly the filing by the Urban Renewal Director of an application or applications for such financial assistance under said Title I is hereby authorized.

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 Vester-Atlantic Neighborhood Improvement Project bounded generally by 14th Avenue South, the mid-block line between East Vester Way and East Fir Street, 23rd Avenue East Fir Street, the mid-block line between 24th Avenue South and 25th Avenue South, South King Street, the mid-block line between Avenue South and 24th Avenue South, South Charles Street, Avenue South and South Jackson Place, more specifically described in C. P. 25873 and identified as "Vester-Atlantic Neighborhood Improvement Project" (Wash. R. 5), presented to the City Council by the Mayor in C. P. 25873 and considered at 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 25.11.010 (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 47 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 132 or 30 percent of which are in dilapidated condition 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 (86200) 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 35% higher than the city average during 1956.
- 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 fam-

ilies 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 Vester 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 BUSINESSSES 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 vesting and removal of streets, alleys, and other public ways, the establishment of new street patterns, the installation of sewers, watermain, a pedestrian underpass, street lighting, and other public facilities and improvements are required and in such connection the legislative authority of the City, to the extent permitted by law, hereby (a) pledges its cooperation in carrying out such urban renewal plan, (b) requests the various officials, departments, boards, and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in such a manner consistent with said urban renewal plan, and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said urban renewal plan.

Section 4. That the conditions under which the City will make relocation payments, as set forth in C. P. 258423 (R-223), are hereby in all respects approved.

Section 5. That the United States of America and the Department of Housing and Urban Development be, and they hereby are, assured of full compliance by The City of Seattle with regulations of said Department effectuating Title VI of the Civil Rights Act of 1964.

Section 6. That financial assistance under the provisions of Title I of the Housing Act of 1949 as amended, in addition to advances for surveys and plans previously made, is necessary to enable the land in the project area to be rehabilitated and developed in accordance with the urban renewal plan for the project area and, according to the filing by the Urban Renewal Director of an application of applications for such financial assistance under said Title I is hereby authorized.