

Dept. of Community Development Yesler-Atlantic Parcel Appraisals, 1961-1985

Overview of the Collection

Creator	Seattle (Wash.). Dept. of Community Development
Title	Dept. of Community Development Yesler-Atlantic Parcel Appraisals
Dates	1961-1985 (inclusive) 1961 1985
Quantity	6.0 cubic feet, (16 boxes)
Collection Number	1627-03
Summary	Appraisals of property as part of the Yesler-Atlantic Neighborhood Improvement Project.
Repository	Seattle Municipal Archives Seattle Municipal Archives Office of the City Clerk City of Seattle PO Box 94728 98124-4728 Seattle, WA Telephone: 206-233-7807 Fax: 206-386-9025 archives@seattle.gov
Access Restrictions	Records are open to the public.
Languages	English
Sponsor	Funding for processing this record series was provided through a grant from the National Historical Publications and Records Commission.

Historical Note

The Department of Community Development administered the City's comprehensive plan and provided direction and support for the City's physical and economic development through community planning. DCD was established in 1969 and assumed the responsibilities of the City Planning Commission and the Urban Renewal Program. In 1972, the Office of Economic Development was created in the Department to provide information to businesses that were expanding or relocating in Seattle. DCD was the lead agency for implementing various types of grant funded projects, such as the Neighborhood Improvement Program, Targeted Neighborhood Assistance Program, and Neighborhood Development Program. DCD was abolished in 1992 and its programs were relocated in the Department of Neighborhoods, Department of Housing and Human Services, Planning Department, and other agencies. DCD records include material from the City Planning Commission, Zoning Commission, Metropolitan Arts Commission, Board of Adjustment, and Urban Renewal Program.

The City Planning Commission was created in 1924 to prepare plans and gather data for the development of the City, to advise City Council on current problems and long range planning, and to participate in administration of the City's Zoning Ordinance. An independent nine-member commission

was established with adoption of a new City Charter in 1946. It was provided with authority to hire as needed to carry out its planning and advisory functions. The Planning Commission also administered the Board of Adjustment following its creation in 1957.

The city planning process was reorganized in 1980 and the Commission's planning function was transferred to the Department of Community Development. The current Commission is an advisory agency that reviews development plans and reports to the Mayor and City Council. It is composed of 15 members, all of whom must be Seattle citizens.

In 1959, a City ordinance designated the area "bounded by Yesler Way, Empire Way South, Lake Way, Rainier Avenue South, and 14th Avenue South" a "blighted area" and proposed an urban renewal project -- the 340-acre Yesler-Atlantic Neighborhood Improvement Project -- which would fund "rehabilitation, redevelopment, or a combination thereof" with federal dollars. The City was authorized to apply for \$89,200 to fund plans and surveys of the area; this figure was later amended to \$137,854. A \$2 million capital grant was requested to demolish decaying structures and construct and install "streets, utilities, parks, playgrounds...public buildings or facilities..."; displaced families would be relocated.

In 1959, when the federal government expressed concern about the costs of funding the entire project, the area to be improved was divided into two sections (the Yesler-Atlantic "U" and the "T," so named for the shape of the areas covered). The 137-acre "T" was selected as the first to undergo development because a large non-cash grant would accrue from the construction of the New Washington Junior High School in the "T" area. Survey and planning of the area began in 1960.

In 1966, a new plan for the Yesler-Atlantic neighborhood was approved; structural inspections and an economic feasibility study were carried out, and a new project plan was created. A public hearing was scheduled for discussion of the new plan, and some property owners petitioned to have the hearing delayed on the grounds that the City Council had not made known the special procedures that applied to urban renewal hearings. Although their request was denied, the resulting litigation would delay the start of the project until 1968. In 1968, the project received HUD approval. By 1973, 42 homes had been rehabilitated, new complexes had been constructed, and a new park had been completed.

Content Description

Itemized appraisals, 1961-1970, of real property, including structures. Used for documenting conditions in the neighborhood and for property acquisitions for the Yesler-Atlantic Street Neighborhood Improvement Project, which was comprised of 137 acres in the central core of the city. Also includes appraisals, 1971-1985, of disposition parcels owned by the City in the Project area. Appraisals include photographs of the property and appraisals of comparable sales in the neighborhood.

Use of the Collection

Preferred Citation

[Item and date], Yesler-Atlantic Parcel Appraisals, Record Series 1627-03. Box [number], Folder [number]. Seattle Municipal Archives.

Administrative Information

Arrangement

Acquisition appraisals arranged in chronological groupings. Disposition appraisals arranged by Project parcel number.

Detailed Description of the Collection

The following section contains a detailed listing of the materials in the collection.

1627-03: Yesler-Atlantic Parcel Appraisals, 1961-1985

Container(s)	Description	Dates
Box/Folder		
1/1	Parcel Data T Stage Vol. I	1961
1/2	Parcel Data T Stage Vol. I	1961
1/3	Parcel Data T Stage Vol. II	1961
1/4	Parcel Data T Stage Vol. II	1961
1/5	Parcel Data T Stage Vol. III	1961
1/6	Parcel Data T Stage Vol. III	1961
1/7	Parcel Data T Stage Vol. III	1961
1/8	Parcel Data T Stage Vol. IV	1961
1/9	Parcel Data T Stage Vol. IV	1961
1/10	Parcel Data T Stage Vol. V	1961
2/1	Parcel Data T Stage Vol. V	1961
2/2	Parcel Data T Stage Vol. VI	1961
2/3	Parcel Data T Stage Vol. VI	1961
2/4	Appraisals Vol 1 Comparable Sales	1968

Container(s)	Description	Dates
2/5	Appraisals Vol 2	1968
2/6	Appraisals Vol 2	1968
2/7	Appraisals Vol 3	1968
2/8	Appraisals Vol 3	1968
3/1	Appraisals Vol 4	1968
3/2	Appraisals Vol 4	1968
3/3	Appraisals Vol 4	1968
3/4	Appraisals Vol 1 Comparable Sales	1969
3/5	Appraisals Vol 2	1969
3/6	Appraisals Vol 2	1969
3/7	Appraisals Vol 2	1969
3/8	Appraisals Vol 3	1969
4/1	Appraisals Vol 3	1969
4/2	Appraisals Vol 3	1969
4/3	Appraisals Vol 4	1969
4/4	Appraisals Vol 4	1969
4/5	Appraisals Yesler- Atlantic T, Vol I Comparable Sales	1969
4/6	Appraisals Yesler- Atlantic T, Vol II	1969
4/7	Appraisals Yesler- Atlantic T, Vol II	1969
4/8	Appraisals Yesler- Atlantic T, Vol III	1969
5/1	Appraisals Yesler- Atlantic T, Vol III	1969

Container(s)	Description	Dates
5/2	Appraisals Yesler- Atlantic T, Vol IV	1969
5/3	Appraisals Yesler- Atlantic T, Vol IV	1969
5/4	Appraisals Yesler- Atlantic T, Vol V	1969
5/5	Appraisals Yesler- Atlantic T, Vol V	1969
5/6	Appraisals Vol 2	1970
5/7	Appraisals Vol 2	1970
5/8	Appraisals Vol 2	1970
6/1	Appraisals Vol 3	1970
6/2	Appraisals Vol 3	1970
6/3	Appraisals Vol 3	1970
6/4	Appraisals, Disposition Parcel No 1	1975-1977
6/5	Appraisals, Disposition Parcel No 1A	1975-1980
6/6	Appraisals, Disposition Parcel No 2	1976-1980
6/7	Appraisals, Disposition Parcel No 3	1975-1976
6/8	Appraisals, Disposition Parcel No 3	1977-1982
6/9	Appraisals, Disposition Parcel No 4	1975-1977
7/1	Appraisals, Disposition Parcel No 4	1980-1982
7/2	Appraisals, Disposition Parcel No 6	1975-1980
7/3	Appraisals, Disposition Parcel No 7	1976-1980
7/4	Appraisals, Disposition Parcel No 7A(5)	1973
7/5	Appraisals, Disposition Parcel No 8	1975

Container(s)	Description	Dates
7/6	Appraisals, Disposition Parcel No 8-7	1975
7/7	Appraisals, Disposition Parcel No 8A	1975-1977
7/8	Appraisals, Disposition Parcel No 8A(7)	1973
7/9	Appraisals, Disposition Parcel No 8A and 9	1984
7/10	Appraisals, Disposition Parcel No 9	1976
8/1	Appraisals, Disposition Parcel No 10	1975-1980
8/2	Appraisals, Disposition Parcel No 11	1975-1980
8/3	Appraisals, Disposition Parcel No 10, 11 and 12	1984-1985
8/4	Appraisals, Disposition Parcel No 12	1975
8/5	Appraisals, Disposition Parcel No 12 and 13	1977-1980
8/6	Appraisals, Disposition Parcel No 13	1971
8/7	Appraisals, Disposition Parcel No 14	1976-1985
8/8	Appraisals, Disposition Parcel No 14B(2)	1973
8/9	Appraisals, Disposition Parcel No 14A(1b)	1973
8/10	Appraisals, Disposition Parcel No 17	1976
9/1	Appraisals, Disposition Parcel No 22A(18)	1973
9/2	Appraisals, Disposition Parcel No 19	1975-1976
9/3	Appraisals, Disposition Parcel No 20	1975-1976
9/4	Appraisals, Disposition Parcel No 23	1975-1979
9/5	Appraisals, Disposition Parcel No 23A	1976-1979
9/6	Appraisals, Disposition Parcel No 24	1975-1977

Container(s)	Description	Dates
9/7	Appraisals, Disposition Parcel No 24A	1975-1977
9/8	Appraisals, Disposition Parcel No 25	1976
9/9	Appraisals, Disposition Parcel No 25A	1975-1977
9/10	Appraisals, Disposition Parcel No 25A	1980-1985
10/1	Appraisals, Disposition Parcel No 27	1975
10/2	Appraisals, Disposition Parcel No 28	1975-1977
10/3	Appraisals, Disposition Parcel No 28	1979-1985
10/4	Appraisals, Disposition Parcel No 29	1974
10/5	Appraisals, Disposition Parcel No 29A	1975
10/6	Appraisals, Disposition Parcel No 29A	1975-1976
10/7	Appraisals, Disposition Parcel No 29C	1976-1979
10/8	Appraisals, Disposition Parcel No 29D	1976
10/9	Appraisals, Disposition Parcel No 33A	1974
10/10	Appraisals, Disposition Parcel No 33B	1974
10/11	Appraisals, Disposition Parcel No 33A and 33B	1974
11/1	Appraisals, Disposition Parcel No 35	1975-1976
11/2	Appraisals, Disposition Parcel No 35A	1975-1976
11/3	Appraisals, Disposition Parcel No 42	1973
11/4	Appraisals, Disposition Parcel No 45	1976
11/5	Appraisals, Disposition Parcel No 46	1976-1985
11/6	Appraisals, Disposition Parcel No 47	1976-1980

Container(s)	Description	Dates
11/7	Appraisals, Disposition Parcel No 48	1974-1976
11/8	Appraisals, Disposition Parcel No 49A	1972-1977
11/9	Appraisals, Disposition Parcel No 49B(4-5)	1973
12/1	Appraisals, Disposition Parcel No 49C	1973
12/2	Appraisals, Disposition Parcel No 49A(11)	1973
12/3	Appraisals, Disposition Parcel No 50	1972-1975
12/4	Appraisals, Disposition Parcel No 50A(1-a)	1973
12/5	Appraisals, Disposition Parcel No 52	1975-1977
12/6	Appraisals, Disposition Parcel No 52	1979-1983
12/7	Appraisals, Disposition Parcel No 53	1975
12/8	Appraisals, Disposition Parcel No 53B	1974
12/9	Appraisals, Disposition Parcel No 54	1975
12/10	Appraisals, Disposition Parcel No 55	1975-1977
12/11	Appraisals, Disposition Parcel No 55	1980-1985
12/12	Appraisals, Disposition Parcel No 56	1975-1977
13/1	Appraisals, Disposition Parcel No 56	1980-1985
13/2	Appraisals, Disposition Parcel No 59	1974
13/3	Appraisals, Disposition Parcel No 59	1977-1985
13/4	Appraisals, Disposition Parcel No 60	1975-1980
13/5	Appraisals, Disposition Parcel No 61	1975-1977
13/6	Appraisals, Disposition Parcel No 61A	1975-1977

Container(s)	Description	Dates
13/7	Appraisals, Disposition Parcel No 63A	1976
13/8	Appraisals, Disposition Parcel No 63B	1976
13/9	Appraisals, Disposition Parcel No 63C	1976
13/10	Appraisals, Disposition Parcel No 64	1976
13/11	Appraisals, Disposition Parcel No 64A	1976
14/1	Appraisals, Disposition Parcel No 65	1973-1976
14/2	Appraisals, Disposition Parcel No 66	1973
14/3	Appraisals, Disposition Parcel No 66	1975-1977
14/4	Appraisals, Disposition Parcel No 67	1975-1977
14/5	Appraisals, Disposition Parcel No 67A	1975-1977
14/6	Appraisals, Disposition Parcel No 68	1975-1977
14/7	Appraisals, Disposition Parcel No 69 and 69A	1976
14/8	Appraisals, Disposition Parcel No 70	1975-1977
14/9	Appraisals, Disposition Parcel No 71	1976-1985
15/1	Appraisals, Disposition Parcel No 73	1974-1976
15/2	Appraisals, Disposition Parcel No 74	1975-1980
15/3	Appraisals, Disposition Parcel No 75	1975-1980
15/4	Appraisals, Disposition Parcel No 76	1976-1980
15/5	Appraisals, Disposition Parcel No 76A	1980
15/6	Appraisals Rejected As Insufficient In Detail, Parcels Nos 7, 14, 25A, 28	1985

Container(s)	Description	Dates
15/7	Appraisals Rejected As Insufficient In Detail, Parcels Nos 46, 56, 59 and 71	1985

Names and Subjects

Subject Terms :

Civic improvement--Washington (State)--Seattle

Community development--Washington (State)--Seattle

Urban renewal--Washington (State)--Seattle

Yesler-Atlantic Neighborhood Improvement Project (Seattle, Wash.)

Corporate Names :

Seattle (Wash.). Dept. of Community Development

Geographical Names :

Seattle (Wash.)

Finding aid prepared by Janet Ness

2009