

City Council Chambers, 4:00 P.M.
Monday, April 4, 1960

The City Council met in regular session. Present on roll call 6: Bott, Easterday, Perdue, Porter, Price and Mayor Hanson. Absent 0. This being all of the members of the Council, due to the fact that Mrs. Goering, Mr. Anderson and Dr. Humiston resigned, which resignations were to take effect prior to today's meeting.

Mr. Easterday moved that the minutes of the meeting of March 28, 1960 be approved as submitted. Seconded by Mr. Perdue. Voice vote on the motion resulted as follows: Ayes 6; Nays 0; Absent 0.

Mayor Hanson explained that Patrick M. Steele will be sworn in at this time to fill the vacancy of John H. Anderson, who resigned. Mr. Steele was then sworn in by the City Clerk as Councilman to fill the unexpired term of John H. Anderson. 59

Mayor Hanson, members of the City Council and Mr. Rowlands congratulated Mr. Steele on taking his office as City Councilman.

Mayor Hanson further explained that two additional vacancies occurred due to the resignations of Mrs. Goering and Dr. Humiston.

It was then moved by Mr. Easterday that the two newly elected Councilmen, Mr. Cvitanich and Mr. Murtland, be appointed to fill the unexpired terms of Mrs. Goering and Dr. Humiston. Motion seconded by Mr. Porter. Voice vote was taken on the motion resulting as follows: Ayes 7; Nays 0; Absent 0.

Inasmuch as Mr. Murtland was not present at this time, Mr. Cvitanich was given the oath of office by the City Clerk after which he assumed his position as City Councilman.

Mr. Cvitanich was extended congratulations by Mayor Hanson, members of the City Council and Mr. Rowlands on assuming the office of City Councilman.

Mayor Hanson said that before proceeding with the Hearings and Appeals, a number of people were present with reference to the Downtown Parking Project which was postponed from last Monday's meeting; and said if there were no objections by the City Council, he would like the order of business reversed so that Resolution No. 16073 could be discussed at this time. 59

Mr. Porter moved that the order of business be reversed so that Resolution No. 16083 could be taken up at this time. Seconded by Mr. Easterday. Voice vote on the motion resulted as follows: Ayes 8; Nays 0; Absent 0. e.

RESOLUTIONS:

Resolution No. 16073:

BY HANSON:

Accepting the proposal of \$700,000 from the Downtown Parking Corporation (organized and owned by private individuals) for the constructing and maintaining of off-street parking facilities in Downtown Tacoma. 57
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Mayor Hanson explained that the Downtown Parking Corporation has presented a new proposal which has different provisions than the proposal discussed last week. A substitute Resolution was sent out with the agenda Friday which incorporated these provisions.

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Mr. Perdue then moved that substitute Resolution No. 16073 be adopted, Seconded by Mr. Porter.

Mayor Hanson said in the new agreement the maximum interest rate received, would be 5% and it would be the City's responsibility to guarantee payment to the nonaccumulative sum of \$25,000 per year. This is necessary if the City wished to obtain bonds at a low rate of interest.

He said there is no mention as to the up-dating of the report, for the reason if the City were to hire experts to up-date the report at this time, it would again have to be done at the time the bonds were sold.

Mayor Hanson said he did not believe it would be wise for the City to undertake having an up-dated report at this time, but advised that it be done after the Downtown Parking Corporation has raised and deposited the \$700,000 with the City.

Mr. Bott asked if the proponents of the Downtown Parking project had considered raising the downtown contributions through a Local Improvement District. He said this procedure could get money from estates and trusts which cannot legally contribute to the proposed gift.

Mr. John Newlands, Attorney for the Downtown Parking Corporation, said the Local Improvement Plan was considered but abandoned because an agreement on equitable assessments would take too much time, and because the L I D assessments would not touch retailers who are leasing downtown property and who are contributing under the present plan.

Mayor Hanson stated that it was his understanding that in setting up the L I D there was not a clear method of setting up the actual assessments against the property. Any proportionate method of assessing against the property would be based on an interpretation of laws which would very possibly be considered by the Supreme Court as new Legislation.

Mayor Hanson asked Mr. McCormick, City Attorney, if it had been clearly established in the laws.

Mr. McCormick advised that there are provisions for an L I D insofar as the off street parking is concerned, but he said he does not know of a City that has utilized this method. The State Law has set up a specific method of charging for L i D's such as paving, sewers, etc., whereby the property owners are charged for the benefits they receive. This is the only method upon which a regular L I D can be financed and would also be used if the garages were financed by this method. The boundaries of the L I D would have to be determined in order that this special benefits could be figured.

Mr. Steele explained that this Downtown Parking Problem has been under consideration for some time and he believed it should be acted upon tonight.

Mr. Bott asked if there was a design for the garages on which a realistic cost estimate could be based.

Mr. Herb Syford, Chairman of the Downtown group, said the Architect, Lea, Pearson and Richards, has prepared preliminary designs and Mr. MacDonald of the Mac Donald Building Company has made estimates which are as close as can be made without actually calling for bids.

Mayor Hanson said it was his impression that there actually were Preliminary Plans. He then asked if the Council wished to delay this matter or pass the Resolution tonight.

Mr. Bott said he thought the new Council members should have more time to look into the plan and moved that the Resolution be postponed for three weeks until April 25, 1960. Seconded by Mr. Porter.

Mr. Porter said that after checking his calendar he found that he would not be here on April 25th but would be in town both April 18th and May 2nd.

Mr. Bott withdrew his previous motion, with the consent of Mr. Porter and then moved that Resolution No. 16073 be postponed for four weeks until May 2nd. Seconded by Mr. Porter.

After a short discussion it was moved by Mr. Steele to amend Mr. Bott's motion and that the Resolution be postponed for only two weeks until April 18, 1960. Seconded by Mrs. Price.

Mayor Hanson then called for a vote on the amendment which resulted as follows: Ayes 6; Nays 2, Bott and Cvitanich; Absent 0.

Voice vote was then called on the motion, as amended, resulting as follows: Ayes 8; Nays 0; Absent 0.

Mr. Tollefson asked if a meeting could be held either collectively or individually with the Council members before the Resolution is passed. It was decided that 7:30 P.M. Thursday, April 7, 1960 would be a convenient time for most of the Council members.

The regular order of business was then resumed.

HEARINGS AND APPEALS:

This is the date set for the public hearing for the approval of the Center Street Urban Renewal Plan and project, in compliance with 42 U. S. C. A. Sec. 14.55 (a) and (d) and R. C. W. 35.81.060. 49
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Mayor Hanson introduced Mr. Tom C. Lowry, Assistant City Attorney.

Mr. Lowry then presented the introductory remarks which were followed by speeches by the following persons:

Mr. Robert Pankey, Health Department Inspector, said an inspection of the 183 homes in the renewal area, judged on the basis of national criteria, led to the conclusion that 109 are substandard, unhealthy or unfit for habitation.

Mr. Harry Lunetti, Supervisor of the Rodent Control Section of the Health Department, said an index of three rats per 100 traps per day is considered high for an area. A check of the Center Street area made in 1959 resulted in an index of about 10, he added. He also said the area was involved in the City's bubonic plague outbreak in 1943 - 44, and that the area's rat infestation constitutes a menace to the safety of the City.

Dr. C. R. Fargher, Director of the Health Department, said on the basis of a national scale, 89 homes in the area are slums.

Mr. Ron Button, Assistant Chief of the Buildings Division, said many buildings in the area are unsafe from a structural standpoint.

Mr. R. K. Heymel, Deputy Fire Marshal of the Fire Dept., said dead end streets and trails in the area make access difficult for fire apparatus.

Mr. Paul Benson, Senior Planner of the Planning Department, said the renewal plan conforms with the other basic plans of the City. He said the bulk of the area is unsuited for residential use because of the proximity of industrial uses and isolation from schools and playgrounds.

Mr. Harald Bergerson, Director of the Tacoma Housing Authority, said his office is ready to aid residents of the area to find new homes.

Mr. James York, Manager for Larry Smith and Company, said the cleared land should be marketable for light industrial and distributive uses within five years.

Mr. Robert Jacobson, Director of Urban Renewal, outlined the financing plan for the project, stating the City's share will be paid for through credits for other public improvements in the area.

The problems a blighted area presents cannot be ignored, he said. The only alternative to urban renewal is exercise of a City's police powers in enforcing building and sanitation codes, but this is not a permanent solution.

The speeches above were read verbatim to the City Council and are attached to the official minutes on file with the City Clerk.

Tom Lowry, Assistant City Attorney, said this completes the presentation on behalf of the Urban Renewal Project.

Mayor Hanson said he would now ask for comments from the audience. He asked that the comments be as brief as possible.

Mrs. Elizabeth Botts, residing at 2708 South Yakima Avenue, asked what they intend to do with the property on Yakima Avenue.

Mr. Robert Jacobson, Urban Renewal Coordinator, said Mrs. Bott's property will be acquired for which she will be compensated. He said they will know within a few days whether or not there will be the possibility of actually purchasing the property from those who wish to sell, sometime this summer. If that answer is in the negative then they will have to wait until it goes through the Supreme Court.

Mr. Steele asked Mr. Jacobson whether or not there might be authority from the Federal Government to buy some of these properties.

Mr. Jacobson said basically the litigation is to settle whether the City has the power of eminent domain to undertake the project. It has to be proven that this comes within all of the specifications and requirements of this blighted area, that the findings are correct, and stands up in the Supreme Court. Before litigation, the City can buy the property if the property owners are willing to sell; but if they are not willing to sell, the City cannot condemn the property. He pointed out there was a large number of properties in the project area that are not contemplated for condemnation.

Mayor Hanson suggested that those person who have a question in their minds as to whether or not their property will be included in the project, should contact the Urban Renewal Office for this information.

Mrs. Cullison, residing at 2908 So. J Street, said she has had several opportunities to buy another place, but she does not know how much she will be allowed for her home. She asked if it would be possible to give her some estimate as she would then know how much she could pay for another home.

Tom Lowry, Assistant City Attorney, said that Bob Jacobson will explain the procedure used in computing the property appraisals and the reason they cannot be disclosed prematurely to avoid speculation.

Mr. Jacobson said the Federal Regulations prohibit the City from divulging the amount of the first appraisal. In fact, he himself, did not know what they were. He said the fair market values are arrived from the following method. Two independent appraisals of each property are made, and when that is completed it is reviewed by the City staff. Then a recommendation is made as to whether or not these appraisals should be higher or lower. The two appraisals are then sent together with the City's evaluation, to the Federal Government. The Real Estate staff will then make a determination on the fair market value. After this is completed, the

Joan Levy

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HONORABLE MAYOR, COUNCILMEN AND COUNCILWOMAN, LADIES AND GENTLEMEN:

The time has arrived for accomplishing one of the most important steps in bringing about the execution of the Center Street Urban Renewal Project. This is the time fixed for the hearing on the Center Street Urban Renewal Plan.

Before entering the substantive portion of my talk, I would like to make two requests of Council. The first is that questions from the floor not be entertained until all of the speakers are finished. There is a large amount of material to present today, and I believe the members of the public will obtain a better grasp of the over-all picture, together with many of the details, by an uninterrupted presentation. This should also avoid taking time with questions that will be answered by subsequent speakers. The second request is that the Council continue this matter for one week for the adoption of the resolution pertaining to the Urban Renewal Plan and other related matters, if the Council is disposed to act favorably upon this matter. Although the Council has from time to time engaged in study sessions and has been furnished material relating to the Center Street Urban Renewal Project, this is the first time that a total presentation has been made and the additional week will give the Council time to review the material presented to it at some length.

You will note that the speakers before you today will read from printed speeches, as I am doing. This is done for three reasons--to save time in the presentation, to effect more concise talks, and, if the Council is so inclined, these talks can be incorporated into the Minutes of the meeting for a more precise record. It will also be a benefit to the Councilmen who wish to review this matter at a later time to know exactly what the speakers said in regard to the Urban Renewal Plan and the necessary determinations to be made in conjunction with it.

Perhaps the best way to start this hearing on an Urban Renewal Plan is to define "urban renewal." "Urban renewal" is a program where blighted areas of a city or urban area are acquired by its governing body for the purpose of eliminating the conditions of blight. "Blighted area" is defined in RCW 35.81.010(2). It is my view that the statute sets forth the symptoms of blight, as well as stating what the disease is. Some of the symptoms that are involved in the present area under consideration are inadequate provision for ventilation, light, proper sanitary facilities or open spaces, inadequate street layout, unsanitary or unsafe conditions, and existence of conditions which would endanger life or property by fire or other causes. When these symptoms add up to the use of the land area in such a way that it is detrimental or constitutes a menace to the public health,

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safety, welfare and morals, then you might say that that portion of the city has disease of blight. To continue the analogy to medicine, urban renewal is the surgery that removes a cancerous growth and takes steps to ensure against its recurrence.

The second phase of the Urban Renewal Program is the prevention of the recurrence of the conditions of blight. This is done by application of the zoning code, building codes and minimum housing codes, together with contracts and equitable covenants that run with the land. These requirements shall apply to the old property owners that remain in the area and the new ones that purchase property after the area has been cleared.

I believe that the necessity of a government unit effecting this type of program is explained alone by the financial requirements. As later will be demonstrated, the cost of removal of the blighted conditions is much greater than the expected return from the sale of the land. I believe that it also can be observed that effecting this program through private individuals acting in concert would require a prolonged period of time, together with a spirit of altruism which cannot reasonably be expected to exist. However, the additional return from the increase in the tax base, together with the lower cost of protection, should ultimately exceed the cost of the project.

This hearing is the result of the statutory requirements found in the Revised Code of Washington 35.81.060(3) and 42 USCA 1455(a)(d). These statutes require essentially six determinations be found by the Council of the City of Tacoma before the Center Street Urban Renewal Plan can be approved. These are briefly--a workable and feasible relocation plan existing to make available adequate housing for the persons to be displaced; that the Urban Renewal Plan conforms to the Comprehensive Plan, or parts thereof, of the City of Tacoma; that the Urban Renewal Plan will afford the maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation and redevelopment of the Center Street Urban Renewal Area by private enterprise; that a sound financial program exists for financing the project; that the Urban Renewal Project Area is blighted, as defined in RCW 35.81.010(2); and that financial aid from the Federal Government is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan. In order to help you arrive at a proper determination in regard to these findings, you have heretofore been furnished with the Central Core Study, Project Eligibility and Relocation Report, Relocation Plan, Tacoma Urban Renewal Center Street Project Demand Analysis, and Center Street Urban Renewal Area Investigations Report, which also includes a financial report. These reports and publications present a rather detailed and large mass of information.

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This afternoon, the personnel who have been actively engaged in the work in the Center Street Urban Renewal Area will present in summary their observations and conclusions. These gentlemen are, in order of appearance, Mr. Robert Pankey, Mr. Harry Lunetti and Dr. C. R. Fargher, all of the Health Department. Mr. Pankey is the Health Inspector who actually went through all of the residential structures in the Center Street Area. Mr. Lunetti is Supervisor of Rodent Control, and he has done the investigation in regard to the rodent population in the Center Street Area. Dr. Fargher, the Director of Health for the City of Tacoma, will evaluate the information and observations of both Mr. Pankey and Mr. Lunetti. Next, Mr. Ron Button, of the Department of Public Works, who is the Assistant Chief of the Building Division, will give structural and other evaluations of all the commercial and industrial buildings in the Center Street Area. Next, Deputy Fire Marshal Kenneth Heymal, of the Fire Department, will give his evaluation of the fire hazards involved in the commercial and industrial buildings in the area, together with an over-all evaluation of the fire conditions within the area. Mr. Paul Benson, of the Planning Department, will, on behalf of the Planning Commission, give the report on the Urban Renewal Plan complying with the Comprehensive Plan of the City of Tacoma and, in addition to that, he will cover a number of planning factors that are involved in the Center Street Area. Next will be Mr. Harald Bergerson, Executive Secretary of the Tacoma Housing Authority. Mr. Bergerson has prepared the Relocation Plan, and he will report on how this plan will operate. Next will be Mr. James York, of Larry Smith & Company. Mr. York will report on the Demand Analysis on the Center Street Area, which is whether or not there will be a market for the property once the land is cleared. And, finally, Mr. Robert Jacobson, Director of Urban Renewal, will give the financial report, together with a summation of the matters that have been presented to you today. The presentation of these gentlemen, together with the reports and investigations that have been furnished, should adequately demonstrate that the six determinations to be made by the Council can be done in favor of the Urban Renewal Plan for the Center Street Area.

There is one problem in the Center Street Urban Renewal Area that is peculiarly within the legal field, and that is the Northern Pacific right of way. By act of Congress in 1864, the Northern Pacific Railway Company was given the right to lay their track across public lands. By laying the track, the railroad acquired a 400 foot right of way, 200 feet on each side of the center line. Litigation subsequently arose whereby persons attempted to perfect title to property within this 400 foot right of way by adverse possession. The Supreme Court of the United States held that adverse possession could not be a means of acquiring title, since the United States had the title to the

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the property if the railroad ceased to use it for right of way purposes. Congress, in April of 1904, passed a remedial act where, by sales of interests in the land prior to the date of the act, and subsequently by court interpretation, persons acquiring title by adverse possession in the outer 100 feet of the right of way would then have good title. A great portion of the Northern Pacific Railway Company's right of way adjacent to the Center Street Urban Renewal Area, and portions within it, was acquired by laying the track on public land. There are many parcels of land where the perfecting of title prior to April of 1904 is not evident in the Center Street Urban Renewal Area. Property with this kind of doubt as to the validity of the title obtained is certainly not the kind where a substantial investment will be made by a person aware of the problem. There are limited uses to which this type of property can be placed. However, none of them are evident in the Center Street Urban Renewal Area, since they must be related rather directly with railroad activities.

In conclusion, it is our hope that the material that will be presented to you today by the speakers who follow me, when taken together with the material already submitted to the Council, will form a basis for properly judging the Center Street Urban Renewal Plan. Therefore, I will now turn the floor over to Mr. Pankey, who will start the presentation that relates to the residential section of the Center Street Area.

I thank you very much for your attention, and now, Mr. Pankey.


THOMAS C. LOWRY
Assistant City Attorney

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Honorable Mayor, and members of the City Council, ladies and gentlemen,

I am Robert C. Pankop from the Division of Sanitation of the Tacoma-Pierce County Health Department, where I have been employed since 1951. I am currently employed as the Housing Inspector.

The survey of the Center Street Urban Renewal Area was made using the American Public Health Association Appraisal method. This technique, which was developed by the Committee on the Hygiene of Housing of the American Public Health Association, measures the quality of housing.

The survey itself is very objective in that the person making the survey need only report what is seen.

Scores are the distinctive feature of this method and the key to its effectiveness. The scores consist of penalty points assigned to conditions that fail to meet a reasonable contemporary housing standard. The standards have been adopted from the Committee's "Basic Principles of Healthful Housing", a formulation widely accepted by housing and public health authorities as a reasonable statement of essential housing needs. Penalties rather than credit scores are used because the method measures departures downward from a base of acceptability. The highest scores mean poorest conditions.

The detailed and comprehensive method of scoring was done in the office using scoring templates and tables designed to give an analytical and accurate result.

The scoring method takes into consideration thirty (30) deficiency items. Thirteen (13) of these are termed basic deficiencies because of their public health importance. They are:

1. Water supply (source).
2. Sewer connection.
3. Toilet location, type and sharing.
4. Bathing facilities, location, type, and sharing.
5. Water supply (location and type).
6. Dual egress.
7. Electric lighting.
8. Rooms lacking installed heaters.
9. Rooms lacking window.
10. Deterioration.
11. Room crowding (persons per room).
12. Room crowding (persons per sleeping room).
13. Area crowding (sleeping area per person).

The public health implications are described in a report submitted by Dr. Fargher to the City Council.

As a result of this survey, only six (6) of the dwelling units proved to have no basic deficiencies. The remainder of the 183 dwelling units had one or more basic deficiencies.

When the scores of 60 penalty points or more are coupled with two or more basic deficiencies occurring in the same dwelling unit, a compilation of these showed a total of 109 out of 183 dwelling units or 59.5% of these to be sub-standard.

These standards were determined by the Health Officer, Dr. Fargher, to be unhealthy, unsafe or unfit for human habitation as he will more fully explain.

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In performing this survey I was able to gain access to all 183 dwelling units. Of this total, thirty-five (35) were found to be vacant.

Some of the specific items looked for in the survey were:

1. The presence or lack of a toilet, its type, conditions and whether it is private or shared,
2. The presence or lack of a bath, whether or not hot water is provided to it,
3. Whether or not every room is provided with a window,
4. The deterioration of the structure on the interior and exterior, taking into consideration deterioration of porches, stairs, steps and handrails,
5. Whether or not an infestation of rats or vermin is in evidence,
6. Whether or not accumulations of garbage, refuse, or debris were in evidence.

It can be seen from the results of the survey that those dwelling units with sixty (60) or more penalty points and two (2) or more basic deficiencies were old structures some of which were deteriorated quite seriously.

My observations also revealed that many of these were crowded together.

Many of the vacant structures were deteriorated to a point where it would be economically unfeasible to repair them. They contained refuse, rubbish and debris and posed health hazards in that they provided rodent harborage. It is easily observable that these premises were susceptible to vandalism and incendiarism.

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Honorable Mayor, and Members of the City Council:

I am Harry Lunetti, Supervisor of the Rodent Control Section for the Tacoma-Pierce County Health Department and have served in this capacity since July 1946. There are four rodent controlmen who work under my direct supervision.

The responsibilities of the Rodent Control section are:

1. To maintain a surveillance program throughout the City to determine the degree of rodent infestation.
2. To collect and test rodent ecto-parasites to determine if any disease is present in the rodent population.
3. To enforce city and state ordinances pertaining to rodent control.
4. To advise citizens on rodent control problems.
5. To exterminate rodents on properties of the City of Tacoma.

Bubonic plague has been found three times in the rodent population of Tacoma. The first outbreak was found by the United States Public Health Service in 1942; positive plague was found the second time by the U.S.P.H.S. in the fall of 1943 and this outbreak carried over into 1944. The third incident was found by the City rodent control section in 1954. During the first two outbreaks the City of Tacoma was quarantined. In the 1954 incident we were placed under surveillance only for a period of sixty (60) days as the infestation found on the waterfront area was low.

Practically all of the Center Street Urban Renewal Project is located in the area where plague infected rodents were found in the second outbreak of 1943 to 1944.

In our 1959 operations of trapping rats both for our routine surveillance program and service request by citizens, 2,305 traps were set in the area. This resulted in a catch of 219 rats and 22 other rodents which include *Peromyscus* and *Microtus*. The latter two species are wild rodents considered to be the natural reservoirs of plague.

To determine the degree of infestation a standard set by the United States Public Health Service is used. It is a percentage figure obtained by dividing the number of traps set into the number of rodents caught per day per 100 traps. An index of three rodents per 100 traps per day is considered a high infestation in the event of an outbreak of plague. Using this standard, the 1959 index in the Center Street Urban Renewal area was 9.5 rats per 100 traps and 10.4 rodents per 100 traps per day. In addition to the trapped rodents 51 rats were recovered from sewer lines during poisoning operations in this area.

The majority of the existing non-ratproof wood-constructed frame buildings plus the heavy underbrush and grass on unimproved properties predispose this area to the development of a heavy rat population. The constant high rat infestation in this area represents a health hazard. This is a menace to the health and safety of the citizens in this area and to the entire community.

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Honorable Mayor, and Members of the City Council, Ladies and Gentlemen:

I am Dr. C. R. Fargher, Director of Health for the City of Tacoma since July of 1943.

Mr. Lunetti has told you of our rodent control problems since plague was found here in 1942, plague germs having been recovered from rodents trapped in the Center Street Urban Renewal area in the outbreak of 1943 and 1944. The high trapping index in this area in 1959 is largely due to rat harborage provided by buildings and vegetation. This continuing infestation is a threat to the health of the community.

Mr. Pankey has told you of our survey of the Center Street Urban Renewal area, pointing out that it is based on the developments of the Committee on Housing of the American Public Health Association. This committee has given leadership in providing methods to achieve healthful housing in our nation, and we have used their methods in our evaluation.

Mr. Pankey has told you about some of the things we looked for and has stated that we have determined this area to be unsuitable for healthful living.

The American Public Health Association appraisal method has made several contributions to housing, including:

1. A tool to make community housing evaluations in starting community programs to help study and improve housing where indicated.
2. Help in improving building and housing codes.
3. Aid in selecting structures for condemnation or rehabilitation.

In considering healthful housing the principles fall into four general categories--fundamental physiological needs, fundamental psychological needs, protection against contagion, protection against accidents.

A. Fundamental physiological needs include:

1. Maintenance of a thermal environment which will avoid undue heat loss from the human body.
2. Maintenance of a thermal environment which will permit adequate heat loss from the body.
3. Provision of an atmosphere of reasonable chemical purity.
4. Provision of adequate daylight illumination and avoidance of undue daylight glare.
5. Provision for admission of direct sunlight.
6. Provision of adequate artificial illumination and avoidance of glare.

7. Protection against excessive noise.
8. Provision of adequate space for exercise and the play of children.

B. Fundamental psychological needs include:

1. Provision of adequate privacy for the individual.
2. Provision of opportunities for normal family and community life.
3. Provision of facilities which make possible the performance of the tasks of the household without undue mental and physical fatigue.
4. Provision of facilities for maintenance of cleanliness of the dwelling, and of the person.
5. Concordance with prevailing social standards of the local community.

C. Protection against contagion includes:

1. Provision of a water supply of safe sanitary quality available to the dwelling.
2. Protection of the water supply system against pollution in the dwelling.
3. Provision of toilet facilities of such a character as to minimize the danger of transmitting disease.
4. Protection against sewage contamination of the interior surfaces of the dwelling.
5. Avoidance of insanitary conditions in the vicinity of the dwelling.
6. Exclusion from the dwelling of vermin which may play a part in the transmission of disease.
7. Provision of facilities for keeping milk and food undecomposed.
8. Provision of sufficient space in sleeping rooms to minimize the danger of contact infection.

D. Protection against accidents include:

1. Erection of the dwelling with such materials and methods of construction as to minimize the danger of accidents due to collapse of any part of the structure.

2. Control of conditions likely to cause fires or to promote their spread.
3. Provision of adequate facilities for escape in case of fire.
4. Protection against danger of electrical shocks and burns.
5. Protection against gas poisoning.
6. Protection against falls and other mechanical injuries in the home.
7. Protection of the neighborhood against the hazards of automobile traffic.

The needs for essential healthful housing are included in 30 inspection categories, 13 of which are basic and were previously given by Mr. Pankey. They are most important and I repeat them--source of water supply, sewer connection, type sharing and location of toilet, type sharing and location of bathing facilities, location and type of water supply, dual egress, electric lighting, rooms lacking installed heat, rooms lacking window, deterioration, room crowding, persons per room and person per sleeping room, and crowding in the sleeping area.

There are 17 important items in addition to the 13 basic items and they pertain to the following: Main access to the structure, daylight obstruction, stairs and fire escapes, public hall lighting, location of the dwelling unit in the structure, kitchen, facilities for washing clothes, central heating, rooms lacking a closet, rooms of substandard area, foundation, toilet condition, infestation, general sanitary condition, basement condition, crowding of the non-sleeping area, and doubling up of families.

The use of the American Public Health Association appraisal method, previously referred to, helps to determine:

- a. The condition of the dwelling,
- b. Neighborhoods fit to live in, and
- c. If structural improvement will be nullified, in the long run, by adverse environmental factors.

The principle features of the system can be summarized as follows:

1. It reports and evaluates housing deficiencies which may adversely affect health, safety or general livability.
2. Neighborhood environmental factors are recognized as an essential part of housing.
3. The quality of housing is measured by a system of numerical scores.

4. The results can be applied to many city housing and city planning problems.
5. The method is clear, well-designed and can be carried out by available trained personnel.
6. The method has been used as a tool to measure the quality of housing throughout the United States of America for 15 years.

Scores are the distinctive features of the method, and the key to its effectiveness. The scores consist of penalty points assigned to conditions that fail to meet a reasonably contemporary housing standard. Penalties rather than credit scores are used because the method measures departure downward from a base of acceptability. Highest scores mean poorest conditions.

In addition to scoring the overall deficiencies of facilities, maintenance and occupancy, there is also a scoring of the more important basic deficiencies.

The range of penalty scores are as follows:

- A. Zero to 19---good
- B. 20 to 39---generally acceptable
- C. 40 to 59---intermediate
- D. 60 to 79---substandard
- E. 80 and above---slum

The Housing Committee of the American Public Health Association intends that the same standard should not be applied to each community, but varied according to the general level of healthful housing in the respective community. The standard used in evaluating the Center Street area is higher than the standard originally designed to survey the eastern cities which had a large aggregate of tenement type, multi-story, multiple dwellings which score very high. We have relatively few of this type of dwelling here.

The findings of 183 dwellings appraised in the Center Street area are as follows:

- a. Grade A - 15 dwellings or 8.2%
- Grade B - 39 dwellings or 21.2%
- Grade C - 40 dwellings or 21.9%
- Grade D - 32 dwellings or 17.5%
- Grade E - 57 dwellings or 31.2%

- b. 177 or 96.7% of the dwellings have at least one basic deficiency.
- c. 89 or 48.7% are rated as substandard or slum, and when the 20 houses with 2 basic deficiencies are added to this group we have a total of 109 or 59.5%.

On the basis of this appraisal, it is my opinion that 50 to 60 per cent of the dwellings in the Center Street Urban Renewal area are unhealthy, unsanitary or unsafe for human habitation.

Public health implications of some of the deficiencies found are as follows:

1. Inadequate toilet. A separate toilet for each family is an essential to insure responsibility for cleanliness as well as to promote decency. Sanitary toilet facilities are necessary to protect food, eating utensils and other portions of the living area from fecal contamination. Proper toilet facilities installed in each dwelling unit will greatly deter the spread of contamination from one family to another and from one member of the family to another.
2. Inadequate bathing facilities. Personal cleanliness has long been recognized as a necessity for the preservation of health. Periodic bathing of the body with hot water and soap will help to eliminate dirt and vermin such as lice and scabies, which may contribute to a disease of the individual or which promotes secondary infections. A separate bathing facility for each family is an essential to insure responsibility for cleanliness as well as promote decency.
3. Dual Egress. Injury or death from an accident is as of much concern to health departments as is sickness or death from bacterial infection. In view of these facts, 2 separate safe means of reaching the outdoors of ground level must be provided in all dwelling units. These exits should be of such a nature that they can be safely used by women and children at night. In case of fire this defect can be the direct cause of death.
4. Rooms lacking installed heater. Resistance to disease, particularly those of the upper respiratory type, is lowered when the body is chilled. Since dwelling units are occupied by old people, young children and ill persons and the disabled, the heating system should be able to provide an operative temperature of 70 degrees Fahrenheit at knee-height under ordinary winter conditions. Safe installation and maintenance of heating equipment is necessary to prevent death and injury from carbon monoxide poisoning, explosions and fire.
5. Deterioration. Deterioration increases accident hazards as well as reacting unfavorably upon the mental and emotional well-being of the occupants. Under modern conditions of American living, a sense of inferiority due to living in a substandard home may often be a more serious health menace than any insanitary condition associated with housing.
6. Room crowding. Reduction of the room size does not leave sufficient spacing to provide fresh air and adversely affects the mental and physical health of the occupants. The majority of communicable diseases are spread by direct contact from person to person. Such contact cannot be completely eliminated in a household, but it may be reduced to some extent if there is not crowding and if there is opportunity for an infected person to be partially isolated in a separate room.

In general, the above conditions lead to the occurrence of accidental injuries, the spread of contagious disease and do not provide the fundamentals required for satisfactory physiological and psychological health.

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HONORABLE MAYOR, MEMBERS OF THE CITY COUNCIL, CITIZENS OF THE CITY OF TACOMA: I am Ron Button, assistant chief of the Buildings Division, Department of Public Works, I have inspected the commercial and industrial buildings in the Center Street Urban Renewal Area and have found much rehabilitation needed.

Nowhere in Tacoma can you find more of a conglomeration of residential, commercial and light industrial buildings than in the Center Street area. This is an older area of Tacoma where buildings of 50 -- 60 years of age are common. These buildings have seen many owners and each has altered or made repairs to suit his needs. Many of these changes have been at the expense of the structural safety of the building. For example, storage lofts, cranes, office and living quarters were found hanging from roofs and roof trusses that were never intended to carry these loads. Then too a better understanding of what it takes to prevent fires and structural deterioration has evolved through the years, so that buildings which were once built in accordance with the various codes, now fall far short of conforming. That is why you can see many buildings built on or close to the property lines with windows and walls unprotected from fire. And you can see foundations inadequately ventilated or with wood in contact with the ground, so that it has rotted, decayed, or become infested with termites.

Then too the increase in automobiles and trucks has brought an added need for off-street parking areas and loading ramps. This area is greatly in need of these facilities. Main and side streets are crowded at all times of the day, causing traffic jams and traffic accidents.

Also the intermingling of residences with commercial and industrial buildings has made property needed for expansion hard to obtain.

In an area with buildings as old as these, constant vigilance must be maintained to keep one's building and property in good repair. For the trash that is tossed out of the back window, or the lack of paint on the exterior, or the inadequately constructed addition on the rear, causes not only this property to decrease in value, but also gives his neighbors just cause to do the same. This very thing is prevalent in the Center Street Urban Renewal Area. Also a building owner must be on guard to check his foundation for signs of rot and decay, to stop leaks promptly in the roof or sides and to inspect and repair marquees, loading docks and stairs exposed to the weather.

Now then, the average building owner does not always know just how dangerous the materials he is handling are with regard to fire. I have seen flammable liquids exposed where a careless match or cigarette could touch it off immediately. Or he does not know how easily a fire can travel through an unprotected wall. Or how much potential a pile of paper boxes in a corner of a room can be. Also changes of occupancies can make a once suitable building dangerous.

Forty-two (42) inspections were made of commercial and industrial buildings in the Center Street Urban Renewal Area. These buildings were classified in four groups.

Number one (No. 1) buildings met all the present codes and ordinances.

Number two (No. 2) buildings need minor repairs to bring them into accordance with current codes and ordinances.

Number three (No. 3) buildings need major repairs to all or part of the building to bring them into accordance with present code or ordinance.

Number four (No. 4) buildings are unsafe for use.

Four buildings, or 9%, fall into the Number one (No. 1) classification. Twelve, or 29%, fall into the Number two (No. 2) classification. Twenty-one, or 50%, fall into the Number three (No. 3) classification. And five, or 12%, fall into the Number four (No. 4) classification.

The majority of defects to an individual property are small, -- a rotted section of foundation, broken window panes, debris in the yard, paint gone, siding loose, flammable materials not protected, inadequate alterations, -- but the sum total is that of a downgraded area. An infection that spreads from one property to another, growing from year to year and decreasing the property value of the whole area.

The violations that exist in the buildings which fall into the three (No. 3) and four (No. 4) classification are of such a degree that fire or structural failure could occur at any time and could cause much loss to life and property.

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R. H. Heywood

In the interest of public safety and the prevention of fires, the fire service wishes to bring to your attention a segment of our problems in pre-fire planning and orientation.

Although the following listed problems are not confined to the Center Street Urban Renewal Area alone, we are of the opinion that much can be done to erase some of the hazards, by the rehabilitation of this area.

A report of survey has been presented earlier, which includes the commercial, industrial, or unclassified land use. We wish now to focus attention on the dwellings in the area.

All occupancies, both north and south of Center Street, are accessible to, at minimum, one piece of fire apparatus. From the top of the N. P. Railroad right-of-way, at the extreme south perimeter of the area, to points roughly 200 to 300 feet north of Center Street.

This observation, accepted at face value, would tend to indicate no problem, in so far as the fire service is concerned. This is not the case. Dead end streets are encountered in all thoroughfares in the Renewal area, from J Street to Sheridan on its north side, and from L Street to I Street on its south. Unimproved roadways, trails, and narrow alleys serve the north section for the most part. Manouverability in this entire area is restricted. This requires correct reporting of emergency locations, and sometimes long hose lays when fires are encountered, especially so in remote properties from Center Street. Response to emergencies located on the north perimeter of the area must be done from the hilltop. Here, all streets leading to the properties located in this section are dead ended, and this presents a problem similar to the difficulties encountered below.

During dry periods, brush and grass fires in the hillside sections endanger individual occupancies located within, and which in some instances, are entirely surrounded by tall scotch bloom, berry vines and hazel thickets. Draft conditions during a fire either by breeze, or that caused by fire itself, can easily sweep the hillside, thus communicating fire from one dwelling to another. Apparatus cannot outflank such a fire in this area, due to the lack of roads. Equipment and men dispatched at the outset below the hill, finding it expedient to attack from the hilltop, must proceed either to Wilkeson Street or J Street to gain 25th Street atop the hill, and proceed down the precise road to gain a given objective. This means a two mile run in some positions, to gain a two block move, and time loss means fire loss in fighting fires.

In the entire project, the location of dwellings and outbuildings, one to another, the substandard construction of some buildings, structures interconnected etc., plus the delapidated condition of both dwellings and appurtenant structures on some premises (some should be removed immediately), are factors we recognize as inherent hazards. Fire is quickly communicated by direct exposure, radiated heat or embers, in congested areas such as those which exist here. Manouverability in the south section of the project is just as restricted, due to dead end streets, with dwellings and commercial buildings interspersed in the area.

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As was mentioned earlier, some zones within the city are somewhat similar, and hazards can be minimized to some extent. However, accessibility for fire fighting equipment and wide streets for use as an approach, or for use as a fire break, do not exist in the greater part of the Center Street section; consequently this lack of conditions requires extra attention by the Fire Department. These observations are presented to acquaint you with a problem we have faced for years.

Fires have occurred; we have been successful in localizing the burn; sometime we may not. Rehabilitation of the area will eliminate this doubt, and provide a clean, safe, planned section, free from conditions presently existing.

Thank you for your kind attention.

R. K. Heymel
Deputy Fire Marshal
Tacoma Fire Department

RKH:go

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Paul Benson

Presentation of the Planning Department on Conditions of
blight in the Center Street Urban Renewal Project area.

There is a lack of a desirable residential environment in the Center Street Urban Renewal area due to the pronounced mixture of land uses, and the isolation of most of the area from schools, playgrounds, parks and other community facilities required for stable residential use. The extent of the mixture of residential and non-residential land uses can be noted on the land use map where both residential and non-residential uses are located together in at least two-thirds of the blocks in the area. Many of the residential structures are in close proximity to commercial and industrial structures, and inadequate provision is made for open spaces between many residential structures. Center Street has deteriorated as a residential area because of its piecemeal, partial conversion to a commercial and industrial area.

Due to the layout of streets without regard to steep and difficult topography, much of the area is inadequately served even though over 40% of the area is actually platted in streets and alleys. Of the basic structures existing in the area, nearly 30% lack access to an improved street while other structures are encroaching on public rights-of-way. The street layout is further inadequate because of the existence of numerous dead-end streets and alleys. Much of the residential development north of Center Street is inaccessible to fire fighting equipment due to the undeveloped streets and the steep slope condition. Many homes are only accessible by unimproved alleys or trails. Because of the platting of lots without regard to topographic conditions, many residential lots are not useable building sites. At the same time over 25% of the existing residential structures are crowded on obsolete platted lots of 25 feet or less in width.

Improper and obsolete platting has caused other conditions of blight in the Center Street urban renewal area. The platting of unuseable building sites has resulted in the tax delinquency of separate parcels of land totalling approximately 2 acres. Diversity of ownership of small 25 foot lots or fractions of lots has made it extremely difficult to assemble sites for development of the land to its highest and best use for commercial and industrial purposes, and has perpetuated the existence of blighted housing in the area. Defective conditions of title to land resulting from the overlapping of subdivision plats and from railroad land grant laws has also contributed to blighted non-ownership housing conditions in the area.

Special conditions of site deterioration can also be found in the area. An abandoned railroad tunnel paralleling Center Street on its north side, which was improperly backfilled, has caused a dangerous settling condition in several locations along its alignment. This condition has required the structural redesign of the north approach to the new South Yakima Avenue bridge, and has exerted an adverse effect on the full development of building sites above it. One site shows evidence of an adverse effect from both the tunnel and a deep gulch fill over which it is situated.

All of the above-listed conditions of blight make it difficult or impossible to utilize city planning principles and tools, other than the urban renewal powers, to promote the proper development and redevelopment of the Center Street Urban Renewal Area for commercial and light industrial uses.

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Benson

Presentation of the Planning Commission on the conformity of the Center Street Urban Renewal Plan with the Comprehensive Plan or parts thereof for the City of Tacoma as a whole. (April 4, 1960)

By resolution adopted March 15, 1960, the Planning Commission found that the Urban Renewal Plan for the Center Street Urban Renewal Area, Project No. Wash. R-1, is in conformance with the Comprehensive Plan and the parts thereof for the development of the municipality of Tacoma as a whole.

This finding is based on the following evidence summarized by the Planning Commission in reviewing the parts of the Comprehensive Plan.

The Generalized Land Use Plan (1960)

This is a revision of the general land use designations approved in 1948. The urban renewal plan conforms in every respect to this plan. The area designated for light industrial use in the Urban Renewal Plan is part of the Central Business District frame area which is planned for similar light manufacturing, distributive and service commercial uses in this location. The area designated in public use in the urban renewal plan is the steep slope area which is not suitable for building development, and is shown on the plan as a permanent buffer area separating the residential area on the high land from the industrial area below. The area designated in residential use in the urban renewal plan is part of the high land planned for continued stable residential development.

The Major Street Plan (1951)

The Urban renewal plan conforms in every respect to this plan. The existing Center Street arterial route as shown in the plan is retained in the urban renewal plan. The new South Yakima Avenue arterial route as shown in the plan is an integral part of the urban renewal plan. A future arterial route from South "M" Street on a northwest diagonal to South Ainsworth Street (outside the urban renewal area) is provided for in the urban renewal plan by retention in public ownership of the hillside slope area which would be needed for the necessary right-of-way.

The School, Park and Playground Plan (1952)

The urban renewal plan conforms to this plan. No school or playground facilities are needed to serve the industrial area in the urban renewal plan. The residential areas in the urban renewal plan are restricted to a reasonable service area for the existing school and playground facilities in the McCarver neighborhood. The hillside slope area retained in public ownership in the urban renewal plan can offer park amenities to both the residential area above and the industrial area below. Other major community facilities necessary to serve the industrial area in the urban renewal plan are in existence and conveniently located near the urban renewal area. These include a fire station, water reservoir and standpipe and electric substations.

The Capital Improvements Program (1958-1963) and 1960-1965)

The urban renewal plan is in conformance with this program. The 1958-1963 program contained two projects presently underway which are vital to the urban renewal area and to the urban renewal plan. The South "M" Street Bridge across the Northern Pacific Railroad tracks is being replaced. This will provide continued direct access into the urban renewal area from the South part of the City.

The South Yakima Avenue Bridge is being constructed as the connecting link for the new South Yakima Avenue arterial route which will serve the urban renewal area and the city. The 1960-1965 program contains a tentative project connecting South "M" Street to South "J" Street on a northeast diagonal. Retention of the hillside slope area in public ownership in the urban renewal plan will provide the necessary right-of-way for this street project.

The Zoning Plan (1953)

The urban renewal plan is in substantial conformance with the zoning plan. All of the area designated for residential use in the urban renewal plan is presently zoned for residential use. Nearly all of the area designated for light industrial use in the urban renewal plan is presently zoned for such use. A small amount of land in the northeasterly sector of the urban renewal area will require rezoning for light industrial use. This change will bring the two plans in full conformity and will also relate the Zoning Plan to the Generalized Land Use Plan in this location.

A fully detailed explanation of the conformance of the urban renewal plan to the comprehensive plan may be found in Code Sections R-315 and R-316 of the Final Project Report, submitted by the City of Tacoma to the Housing and Home Finance Agency of the Federal Government, which is on file in the Tacoma Office of Urban Renewal.

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Statement of Relocation Policies

Submitted by Harald Bergerson,
Executive Director
Tacoma Housing Authority

Under both Federal and State legislation, a plan is required for assisting individuals and families who are forced to move as a result of Urban Renewal activity. Public policy would also dictate that such a plan should be prepared, for disruption of the lives of occupants of housing in an Urban Renewal area will affect some families to such an extent that assistance may be needed.

As Tacoma's Workable Program, 1959, points out, the Tacoma Housing Authority has been designated by the City Council as the City's Relocation Agent. Under contract with the City, the Authority prepared the Relocation Plan. Invaluable assistance was given by the Urban Renewal Director, Mr. Jacobson, in formulating the Plan and we are very appreciative of the help.

During the preparation period, it became evident that a review of the Plan by citizens of the community would be helpful. The Housing Authority asked the Mayor and Council to appoint a Relocation Advisory Committee which would advise the Authority as to the correctness of policy and the adequacy of the Plan. This was done and Mayor Hanson selected: Mr. Don Bryant, who became chairman, Mr. Addison Forrester, Rev. Joseph Hayostek, Mr. Kenneth Persing, Mr. Charles Musto, Rev. Marshall Ellis, Mrs. Josephine Heiman, Mr. A. B. Comfort, Rev. Carl Mau, Jr., Mr. Harold Moss, Mr. Elmer Horn, and Mr. George Hartung, Jr.

The Advisory Committee held four meetings during August and September of last year. After considering all the policies and statements, it recommended that the Tacoma Housing Authority adopt the Plan as presented to you today. The Authority by resolution did so in October 1959. The Commissioners of the Authority wish to acknowledge the counsel and assistance of the Relocation Advisory Committee and are grateful for the time and effort given by the members.

As stated in the Plan, 97 families and 37 individuals reside in the Center Street area. A majority of these families will find housing adequate to their need on their own. However, each family will be visited as soon as we are notified that houses are to be purchased and the informational letter shown in the Relocation Plan will be left with each household. This letter outlines the program and the services the Relocation Agent can offer. Of special interest to project residents will be the provision that Federal law permits the payment of moving expenses up to \$200.

An office will be opened in the area as soon as a building becomes available. The office will handle any matter of Relocation, leasing of homes pending removal or demolition and all information about the project. Experience indicates that an office close to the homes of dislocated persons serves to mitigate some of the hardships attendant on Urban Renewal.

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As indicated in the Plan, the predominant need in the Center Street project for relocation is housing for families in single family dwellings. It is expected that a majority of families will find such standard housing without assistance. To those who have difficulty, the Relocation Agent will have information about rental and sales homes and make this information available on request. The information will be obtained from Real Estate firms, newspaper ads, private listings and from the Tacoma Housing Authority. Everyone in the Urban Renewal area desiring to make use of the relocation services will be considered on an individual and equal basis and referred to housing for sale or for rent at prices which he can afford and as far as possible in locations which he seeks to live.

Families will be encouraged to find decent, safe and sanitary housing for themselves and not just wait for the Relocation Agent to submit referrals. Where assistance is requested, the referrals will be to homes which have been inspected by the staff of the Agent in accordance with the standards outlined in the Plan. Successive referrals will be made on the basis of need, it being understood that refusal to accept standard housing without adequate reason will conclude the Relocation Agent's responsibility.

One special form of assistance to residents of the Center Street project is available through what is known as FHA Section 221 housing. Under the Federal Housing act, loans to construct homes for an owner-occupant can be underwritten on quite favorable terms. Builders may also avail themselves of this assistance where housing is constructed for relocation purposes. Tacoma has been allocated 92 dwellings under this title, 25 of which may be new homes and the balance in the form of assistance in rehabilitating older homes. Banks have shown an interest in the program and several builders have contacted the Urban Renewal office.

This Plan, then, is an outline of services available to residents of Center Street in finding new home. It must be stressed that there is no compulsion on anyone to make use of this service but it is there if needed. For some families the only contact with Relocation will be the initial interview and the necessary paperwork in claiming moving costs.

The purpose of the Plan is to provide for a feasible program for making available adequate housing for families and persons who may be displaced by the proposed Center Street Urban Renewal Project.

James O. York
Larry Smith & Co

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**STATEMENT OF THE ECONOMIC CONSULTANT
REGARDING CENTER STREET PROJECT, TACOMA, WASHINGTON**

Although it is difficult to summarize in any very brief form the result of several months work and well over a 100 pages of documents, I shall attempt to at least touch briefly upon the significant economic and re-use factors developed as a result of our studies of the Center Street Urban Renewal Area.

Since we were retained to study the economic and real estate characteristics of the proposed project area in the planning phase, it was part of our assignment to investigate the need for improved land in the Tacoma market, for whatever kinds of uses would be compatible with the Center Street area as a whole and the Project Area in particular, and to see which needs, arising primarily out of the private development activities occurring in the metropolitan area, would be most satisfactorily met by land which could be made available through the urban renewal process in the Center Street project. These investigations included major industrial, light industrial, wholesaling, transportation, commercial and similar activities as well as single and multi-family residential and some related retail uses.

Since the demand for additional land for many of these purposes is related, except for re-locations, primarily to the growth of the area, a major function of the analysis was to examine the various factors involved in the growth of the Tacoma metropolitan area, both in the immediate future and to 1975, and to relate that growth to increased land requirements for the various uses.

After determining the general demand characteristics, it was then necessary to deal specifically with the uses most advantageously related to the Center Street project from the standpoint not only of its location but also with respect to the land areas available and land use needs to be satisfied. In that analysis, consideration was given, among other things to the following:

1. Location and topography, tending to separate residential and industrial uses.
2. Present developments and uses to remain in the area.
3. The availability of land elsewhere in Tacoma for certain uses (as for example, the Port Authority's land for heavy industry).

4. The influence of freeway clearing relative to both location of the project area and the effect of dislocated business establishments.
5. The economic return pattern resulting from the sale of land for the various uses.

As a result of this analysis we arrived at the following general conclusions and recommendations:

1. The greater portion of the project on both sides of Center Street should be designated for resale for light industrial, fabrication, service, distributive, and similar uses.

The approximately 20 acres of net disposal land for this purpose should be marketable to private businesses or re-developers within five years, and even within that time period the project should account for less than one-third of the new establishments and re-locations occurring in the city.

2. Primarily because of topographical factors and the characteristics of adjoining uses, a portion of the project should be put into residential use. This area is generally the northern portion of the project west of Yakima Avenue and constitutes approximately 5 to 6 acres.

Two types of residential uses have been considered; multi-family and single family. It is our opinion that popular priced garden type multi-family residential units or the re-location of existing single family residences from other areas within the project would be satisfactory and marketable uses for the acreage mentioned above.

Our examination of the market indicates that new single family owner occupied housing would probably not be marketable however because of the relatively small area of new residential construction involved in the project.

3. Certain areas of the project, largely the area east of Yakima Avenue, have a use potential either for light manufacturing or for residential re-use, although the greater demand is apt to be for light industrial type uses. It also became apparent to us that the flexibility of this area would also lend itself to the location of city or county facilities in the event that a location for some compatible governmental use should be required in the vicinity of the project, inasmuch as such use would not interfere with any of the private re-development activities recommended for the project, but might in fact tend to assist in its private redevelopment.

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In a general conclusion therefore, I would like to re-state briefly that we examined the need for the kinds of land uses proposed at this hearing for the Center Street Project and found that by reason of its location and improvements and the size of parcels to be offered a demand for the land would in fact exist if it were available as proposed, and that this land should be marketable in no more than 5 years, and possibly in lesser time if remaining businesses in the area also purchase land to accommodate their future growth requirements. We expect many of them will wish to do this, but we have not counted upon that type of sale in estimating the maximum disposal period for the project lands.

If there are any further questions, I shall be happy to answer them.

James O. York

LARRY SMITH & COMPANY

JOY:ES

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Honorable Mayor, Members of the City Council. My name is Robert Jacobson, I am the Urban Renewal Director for the City of Tacoma

The Center Street Urban Renewal Project is proposed to be undertaken with the financial assistance of the Federal Government. Approval of the Financing Plan for the Project has been given by the Housing and Home Finance Agency for a temporary loan of \$2,005,125 and a Capital Grant of \$1,535,125.

The temporary loan provides the monies necessary for undertaking the project. The Capital Grant includes 2/3 of the net cost of the project plus the relocation grant for assisting families and businesses to move to new locations.

The Financing Plan is based on the following estimates:

The detailed items are shown on the charts on display here before you and are included in the Financing Plan, Investigations Report, submitted to the Council with the agenda.

The Gross Project Cost is \$3,050,070 which includes Project Expenditures of \$2,048,325 and Non-Cash Grants-in-aid, (City Contributions of) \$1,001,745; the proceeds from Sale of Project Land 470,000, will leave a net project cost of \$2,580,070.

The City of Tacoma's share of this net cost will consist of: Local grants-in-aid, (City contributions) \$1,136,495; including non-cash, \$1,001,745 and Cash, \$134,750. The minimum required local grants-in-aid is 1/3 of the Net Project Cost or \$860,023, leaving an estimated net surplus of \$276,472.

The Federal Share will include: Project Capital Grant equal to 2/3 of the Net Project Cost, \$1,443,575 and a Relocation Grant of \$91,850 making a total Capital Grant of \$1,535,125.

The Project Temporary Loan will be \$2,005,125 which is the total cash requirements of \$2,139,875, less the local cash grants-in-aid of \$134,750.

The City of Tacoma's share will be financed by "non-cash" contributions to the Project totaling \$1,001,745.

Yakima Avenue Bridge--authorized by vote of the people (Bond Issue March 1958). The total cost--\$2,000,000; charged to Project--\$897,550

'M' Street Bridge--authorized by vote of the people (Bond Issue March, 1958). The total cost--\$200,000; charged to Project--\$72,000.

Total charged to Project--\$969,550.

Project Improvements (City Funds)--\$50,195
Reconstruction of South 27th Street included in Yakima Avenue Bridge Bond Issue authorized by vote of the people March 1958.

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Street Lighting to be financed by Street Lighting Bond Issue authorized by vote of the people March 1958.

Donation of City owned property--\$2,000.

Source of Funds--Local Cash Grants-in-Aid, \$134,750. Salaries and wages of regular City employees (including credits to date of \$20,000, \$104,404; Real estate tax credits, \$29,025; and L.I. D. participation funds, \$1,321.

The Center Street Urban Renewal Project will require the assistance of the Federal Government. That this assistance will be made available is evidenced by the letter included in Appendix A, page one (i) of the Investigations Report. The letter is from the Regional Administrator of the Federal Housing and Home Finance Agency and is dated March 22, 1960. Quoting from the letter:

"We are pleased to advise you of the approval of Part I, Application for Loan and Grant, for the Center Street Project.

The Urban Renewal Commissioner has indicated that he will authorize the issuance of an offer for a temporary loan and capital grant contract in the approximate amounts of \$2,005,125 and \$1,535,125, respectively, for this project, provided satisfactory documentation is submitted as required for Part II, Local Project Approval Data, together with the necessary revisions and clarification of all matters referred to in the attachment to our letter of February 18, 1960."

The remaining costs, totaling \$860,023 are to be born by the City of Tacoma. Contributions by the City totaling \$969,530 in the form of credits for non-cash grants-in-aid have been previously authorized and financing has been secured. Credits for which no additional expenditures of local funds will be required include (a) the salaries and wages and fringe benefits which have been paid to regular city employees who have worked on the project, and (b) credits granted for loss of tax receipts during the period when project properties will not be on the tax rolls.

Donation of City owned property to the project will represent a future expenditure of approximately \$2,000. Further contribution of work time by regular city employees will represent a potential source of further credit.

Surplus credits (those in excess of \$860,023) provide insurance against contingencies which might arise to increase the City of Tacoma's obligation for its 1/3 share of the Nat Project Cost. This financing plan contemplates \$276,472 in such excess credits so that except for the necessity of transferring title of city owned land to the project and for the participation of regular city employees in project activities, the Center Street Urban Renewal Project may be undertaken by the City of Tacoma without further appropriation of public funds.

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Because the City of Tacoma is undertaking the construction of the Yakima and M Street Bridges, financing the Center Street Urban Renewal Project will require a negligible outlay of city funds. At any other time Urban Renewal action for this area would be considerable more difficult.

The purpose of these presentations by the technicians here today has been to provide the City Council with the facts which clearly characterize the Center Street Area as blighted and the data necessary for the Council to make the required findings requisite to approval of the Project Plan.

The Center Street Area is the first of several such blighted areas within the State of Washington where public action will be necessary in order to ameliorate the problems of such areas.

These areas of the city make an ever increasing drain on the City's finances for the services of health and safety protection while tax revenues continue to decline as improvements deteriorate.

The health, safety and welfare of the citizens of the entire community is naturally a concern of the City of Tacoma and, insofar as the problems presented here today, the City of Tacoma has certain definite responsibilities to the community for seeking solutions.

The problems which blighted areas present cannot be "swept under the rug"; we propose that this Urban Renewal Plan represents a rare opportunity for solving the major problems of the Center Street Area with a minimum of personal hardship.

The alternative to the undertaking of the Urban Renewal Project is to attempt to solve the problems through strict application of the City's police power authority. Not only would this be futile in terms of obtaining permanent solution but also grave hardship would result from inability to compensate individual property owners, and families displaced by such action could not receive the assistance offered by the Relocation Plan unless local funds (in excess of \$100,000) could be appropriated to finance a relocation plan.

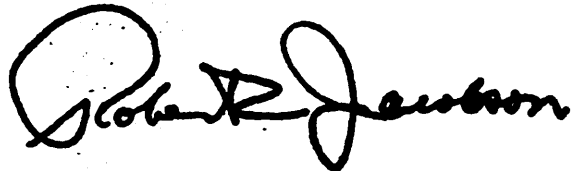
In summary; the Center Street Urban Renewal Area is a blighted area which presents significant health and safety hazards not only to the residents of the area but to the community; a sound and adequate financial program is presently available for carrying out the proposed project; the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation and redevelopment of the Center

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Street Urban Renewal Area by private enterprise, the Urban Renewal Plan conforms to the comprehensive plan and parts thereof for the municipality of the City of Tacoma as a whole, a workable program and feasible plan exists for making available adequate housing for persons who may be displaced by the Center Street Urban Renewal Project.

These proposals have been designed to serve the citizens of the Community and the residents and property owners of the Center Street Area insofar as the law permits. We therefore urge the City Council to approve the Urban Renewal Project so that this vital program can be undertaken.

We are prepared to answer questions which members of the Council or members of the audience may have.



ROBERT C. JACOBSON,
Urban Renewal Director

City is in the position to advise the people that the Federal Government has established a certain amount as the fair market value.

Mr. Will Hanson told the Council he did not want to move inasmuch as he had lived in the area since 1892.

Mr. John G. Pantelis, residing at 2929 So. J Street, said these same conditions could be found to exist in other parts of the City. He said the City should try to fill its vacant industrial and commercial land before evicting Center Street residents without giving them an opportunity to fix up their property.

Mayor Hanson agreed the project will not remedy all of the problems of the City, but they have to start somewhere.

Mr. Lawrence Olson residing at 2823 So. M Street, said he purchased this land as an investment and did not propose to sit back and let the City take it.

Mr. Lowry explained that he would be compensated for the fair value of the property.

Mr. Jacobson added that the property owners who are willing to develop their property in line with the renewal plan may retain it if they meet certain conditions.

Mr. Jack Tanner, Attorney for some of the property owners in the area, said he was concerned about discrimination against members of minority races in connection with the relocation program. He said he understood the Relocation Agency was pledged to follow "community practice" and said in his opinion that discrimination was community practice.

Mr. Bob Jacobson said that both Federal and State Laws prohibit discrimination and that the City intends to follow the Law.

Mayor Hanson said that if any incidents occur they should be brought to the City Council's attention.

... hearing to a close.

Mayor Hanson asked if there were any others present who wished to talk on the matter. No one else wishing to speak, Mayor Hanson then called the City Attorney, Tom Lowry, that a Resolution be brought in for next week's meeting approving the Urban Renewal Plan and Project.

Mr. T. H. Algeo of Lakeview, Washington, read an article entitled "Closer Up", dated May 1, 1959 and asked that it be placed on file with the City Clerk. Mr. Perdue leaving at this time.

This is the date set for hearing on the vacation of a portion of 49th Avenue N. E. and Meeker Ave., Harbor Heights Addition, N. E. Tacoma; 49th Avenue N. E. south of 29th Street N. E. and Meeker Avenue between 49th Avenue N. E. and 31st Street N. E. (Petition of Lloyd Beeler, et al) 29 84

Mr. Buehler, Planning Directory, said the City Planning Commission recommended approval of the vacation at its regular meeting of February 16, 1960.

The Public Works nor the Public Utilities Department have any objections to the vacation, he added.

Mr. Easterday moved that the proper Ordinance be drawn to vacate the area described. Seconded by Mr. Bott. Voice vote on the motion resulted as follows: Ayes 7; Nays 0; Absent D, Perdue.

This is the date set for hearing on the vacation of a portion of Fife Street between the N. P. R. R. Tracks and South Tacoma Way. (Petition of Tacoma Milk Producers Association, et al.) 29 70 329

Mr. Hal Murtland was sworn in at this time to fill the unexpired term created by the resignation of Mrs. Goering.

Mayor Hanson, members of the City Council and Mr. Rowlands congratulated Mr. Murtland on his taking office as Councilman.

Mr. Buehler, Planning Director, said at its regular meeting of February 16, 1960, the City Planning Commission recommended approval of the vacation subject to the following conditions:

1. That a deed be given for a 28' wide street right-of-way providing a loop connection between Fife Street and the alley to the East of Fife Street to insure proper traffic circulation.
2. That a deed be given widening the existing alley between Fife and Prospect Streets to a width of 26.5' from the North line of South Tacoma Way to the North line produced of the 28' street right of way required above.
3. Also that a drainage easement be retained over that vacated portion of Fife Street lying North of a line 11 feet South of and parallel to the North line of Lot 7, Block 4, Junett's Addition produced Westerly, as to Public Works Department Specifications.
4. That petitioner's pay the City Light Division \$500.00 to cover the expenses of necessary line work to eliminate a power pole that will be blocking a new loop street right-of-way referenced above.

Mr. Bott moved that the proper Ordinance be drawn vacating the area subject to the stated conditions. Seconded by Mrs. Price. Voice vote on the motion resulted as follows: Ayes 7; Nays 0; Absent 1, Perdue.

The following petitions were referred to the City Planning Commission:

Oscar Hokold, Inc., requesting the rezoning of property located near South 72nd Street and Alaska, to be rezoned from an "R-2" District to a "C-P-N" District.

Oscar Hokold, Inc., requesting the rezoning of property located near South 80th Street and Sprague Avenue, to be rezoned from an "R-2" District to a "C-1" District.

Martin Miller, Jr., requesting the rezoning of property located adjacent to the Southwest corner of East 56th and McKinley Avenue, to be rezoned from an "R-2" District to a "C-1" and "R-4" District.

D. W. Weaver, requesting the rezoning of property located adjacent to the Southwest corner of East 56th and McKinley Avenue, to be rezoned from an "R-2" District to a "C-1" District.

RESOLUTIONS:

Resolution No. 16074:

L I D 2256

BY HANSON:

Fixing Tuesday, May 10, 1960 at 4:00 P.M. as the date for hearing on L I D 2256 for grading and oil mat surface on East "D" from East 82nd to East 84th; East 83rd from East "D" to cul-de-sac.

It was moved by Mr. Easterday that the Resolution be adopted. Seconded by Mrs. Price.

Voice vote on the motion resulted as follows:

Ayes 7; Nays 0; Absent 1, Perdue.

The Resolution was then declared adopted by the Chairman.

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Resolution No. 16075:

BY PERDUE:

Fixing Monday, May 2, 1960 at 4:00 P.M. as the date for hearing on the vacation of portions of streets and alleys bounded by South 11th, South 19th, Pearl and Shirley Streets. (Petition of Fred C. Berto, et al.) 110

It was moved by Mr. Easterday that the Resolution be adopted. Seconded by Mr. Steele.

Voice vote on the motion resulted as follows:

Ayes 8; Nays 0; Absent 1, Perdue.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16076:

BY PORTER:

Fixing Monday, May 2, 1960 at 4:00 P.M. as the date for hearing on the vacation of that portion of Wright Avenue lying south of the Flume Line right-of-way and West of the West line of Fife Street extended. (Petition of Ben Etseksen) 114

It was moved by Mrs. Price that the Resolution be adopted. Seconded by Mr. Steele.

Voice vote was taken on the Resolution, resulting as follows:

Ayes 8; Nays 0; Absent 1, Perdue.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16077:

BY PRICE:

Fixing Monday, May 2, 1960 at 4:00 P.M. as the date for hearing on the vacation of property - 10' on the north side of 6th Avenue between Meyers and Jackson, and 10' on the south side of 6th Avenue between Mac Arthur and Jackson Avenue. (Petition of C. William Brasier, et al.) 111

It was moved by Mrs. Price that the Resolution be adopted. Seconded by Mr. Porter.

Voice vote was taken on the Resolution, resulting as follows:

Ayes 8; Nays 0; Absent 1, Perdue.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16078:

BY STEELE:

Awarding contract to Woodworth & Co.; and Tucci and Sons, (a joint venture) for L I D 1994 on their bid of \$53,687.81 and \$3,457.40 on the supplemental proposal plus sales tax which was determined to be the lowest and best bid.

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It was moved by Mr. Easterday that the Resolution be adopted.
Seconded by Mr. Porter.

Voice vote was taken on the Resolution, resulting as follows:

Ayes 8; Nays 0; Absent 1, Perdue
The Resolution was then declared adopted by the Chairman.

Resolution No. 16079:

BY HANSON:

Authorizing the proper officers of the City to execute and deliver a local improvement assessment deed to the State of Washington in the sum of \$25 in cash for a small parcel of property located between the east line of South Hosmer and the alley to the east, and between Wright Avenue and South Tacoma Way.

It was moved by Mrs. Price that the Resolution be adopted. Seconded by Mr. Easterday.

Voice vote was taken on the Resolution, resulting as follows:

Ayes 8; Nays 0; Absent 1, Perdue.
The Resolution was then declared adopted by the Chairman.

Resolution No. 16080:

BY REQUEST OF COUNCIL:

64 The City Council of the City of Tacoma individually and publicly honor and extend their sincere thanks and appreciation and commendation to Mrs. Clara E. Goering for her many years of public service as a member of the City Council for the period from June, 1953 to April, 1960.

It was moved by Mr. Bott that the Resolution be adopted. Seconded by Mrs. Price.

Voice vote was taken on the Resolution, resulting as follows:

Ayes 8; Nays 0; Absent 1, Perdue.
The Resolution was then declared adopted by the Chairman.

Resolution No. 16081:

BY REQUEST OF COUNCIL:

64 The City Council of the City of Tacoma individually and publicly honor and extend their sincere thanks and appreciation to Dr. Homer Humiston for his many years of service as a member of the City Council for the period from June, 1953 to April, 1960.

It was moved by Mrs. Price that the Resolution be adopted. Seconded by Mr. Bott.

Voice vote was taken on the Resolution, resulting as follows:

Ayes 8; Nays 0; Absent 1, Perdue.
The Resolution was then declared adopted by the Chairman.

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Resolution No. 16082:

BY REQUEST OF COUNCIL:

The City Council of the City of Tacoma individually and publicly honor and extend their sincere thanks and appreciation to John H. Anderson for his many years of service as a member of the City Council for the period from June, 1956 to March 28, 1960.

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The Resolution failed for want of a motion.

Resolution No. 16083:

BY EASTERDAY:

Authorizing the proper officers of the City to enter into a written agreement with the Disabled American Veterans Harmony Chapter No. 18, for the operation of the Baseball Parking lot.

50:42
84
52:219

It was moved by Mrs. Price that the Resolution be adopted. Seconded by Mr. Cvitanich.

Mr. E. W. Roberts, Commander of the Disabled American Veterans, asked that two changes be made on the first page of the agreement. The words "baseball parking lot" should be substituted for the words "baseball park" in both the third and fourth paragraphs beginning with "Whereas".

Mr. Easterday moved that the agreement be amended so as the third and fourth paragraphs beginning with "Whereas" contain the words "baseball parking lot" in place of "baseball park". Seconded by Mr. Bott. Voice vote on the motion resulted as follows: Ayes 8; Nays 0; Absent 1, Perdue.

It was then moved by Mrs. Price that the Resolution be adopted as amended. Seconded by Mr. Cvitanich.

Voice vote on the Resolution, resulted as follows:

Ayes 8; Nays 0; Absent 1, Perdue.

The Resolution was then declared adopted by the Chairman.

FIRST READING OF ORDINANCES:

Ordinance No. 16547:

Amending Chapter 13.06 of the Official Code of the City in reference to zoning and adding a new section known as Sec. 13.06.120 (13) to include property located adjacent to the N. E. corner of East 38th and McKinley Avenue in a "C-1" Commercial District. (Petition of Gerald F. Morrow) Read by title and placed in order of final reading.

50:416
84

FINAL READING OF ORDINANCES:

Ordinance No. 16546:

Authorizing and directing the proper officers of the City to modify

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Appendix "A" to the Lease and Agreement of Occupancy of the County-City Building, between the City of Tacoma and Pierce County, as authorized by Ord. 16133. Read by title and passed.

Roll call on the Ordinance resulted as follows:

Roll call: Ayes 8; Nays 0; Absent 1, Perdue.

UNFINISHED BUSINESS:

The Director of Public Works presents the assessment roll for the cost of the improvement in L I D 4619 for permanent type pavement including concrete curbs, gutters and storm water catch basins on various streets in the north end.

It was moved by Mr. Easterday that May 10, 1960 be fixed as the date for hearing on the assessment roll for L I D 4619. Seconded by Mrs. Price. Voice vote on the motion resulted as follows: Ayes 8; Nays 0; Absent 1, Perdue.

ITEMS FOR FILING IN THE OFFICE OF THE CITY CLERK:

- Report from the Tacoma Employees' Retirement System for March, 1960.
- Report from the Tacoma Transit System for February, 1960.

COMMENTS:

Mr. Kenn Johnson, official representative of the City for the Kokura Trade Fair, presented Mayor Hanson with gifts from Kokura officials, and with the official document of the affiliation of Tacoma and Kokura as Sister Cities which had been signed in connection with the opening of the Trade Fair.

Mr. Johnson said that he and his wife had been shown every courtesy by the Japanese American Cultural Center. He urged the Council to continue to support the Sister City Program.

Mayor Hanson thanked Mr. Johnson for his part in representing the City of Tacoma at the Kokura Fair!

Mayor Hanson explained there was the matter of electing a Deputy Mayor to fill the unexpired term caused by the resignation of Dr. Huntington.

It was moved by Mr. Easterday that Mr. Porter be nominated to fill the unexpired term of Deputy Mayor. Seconded by Mrs. Price. Roll call on the motion resulted as follows: Ayes 8; Nays 0; Absent 1, Perdue.

Mr. Porter was unanimously elected to the office of Deputy Mayor.

Mayor Hanson said there were several committees to which members should be appointed, ie:

1. Executive Board to the Association of Washington Cities
2. Member of the nominating Committee for the annual convention of the Association of Washington Cities.
3. Member of the Resolutions Committee for the annual convention of the Association of Washington Cities.
4. Member to the County-City Building Committee.

501 36
174

The appointments were made to the respective committees as follows:

- Mayor Hanson was appointed to the Executive Board of the Association of Washington Cities.
- Mrs. Price was appointed to the nominating committee for the annual convention of the Association of Washington Cities.
- Patrick M. Steele was appointed to the Resolutions Committee for the annual convention of the Association of Washington Cities.
- Mr. Easterday was appointed as a member to the County-City Building Committee.
- Mr. Bott was appointed as a member to serve on the Transit System Committee.
- Mayor Hanson said that he would continue to serve as a member on the Baseball Park Advisory Committee.
- Mayor Hanson appointed Hal Murtland as a member of the L I D Committee to fill the unexpired term for April and May, created by the resignation of Dr. Humiston.

Mr. Bott said he would like to comment on the Resolution commending Mr. Anderson during his tenure in office as Councilman and Mayor, which failed to pass. He said he thought the interview Mr. Anderson gave to the press last week in which he was critical of some City operations and also that the positions of the City Manager and the Chief of Police were in jeopardy, might have had something to do with the Councils' refusal to pass the Resolution. 73
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Mr. Easterday said he would also like to know the grounds behind the criticism of Mr. Gaisford, Finance Director, as he felt he was an excellent Director of Finance.

Mayor Hanson also said he took issue with statements made in an interview by Dr. Humiston and Mrs. Goering in which they felt the City Council had been given biased reports by the City Manager's office.

Mayor Hanson said he had always regarded the Manager's reports as preliminary documents, and that the Council could ask for further information on any phase of the problem if they wish to pursue the investigation on their own.

Mr. Porter added that any Council member has a right and an obligation to ask for more information on a matter until he is satisfied.

There being no further business to come before the meeting, upon motion, duly seconded and passed, the meeting adjourned at 8:30 P.M.

**** Mr. Cvitanich asked that a Resolution be prepared for consideration next week, changing the time of the Council meetings from 4:00 P.M. to 7:30 P.M. 83

Attest: Josephine Reeter
City Clerk

Paul Hanson
Mayor of the City Council