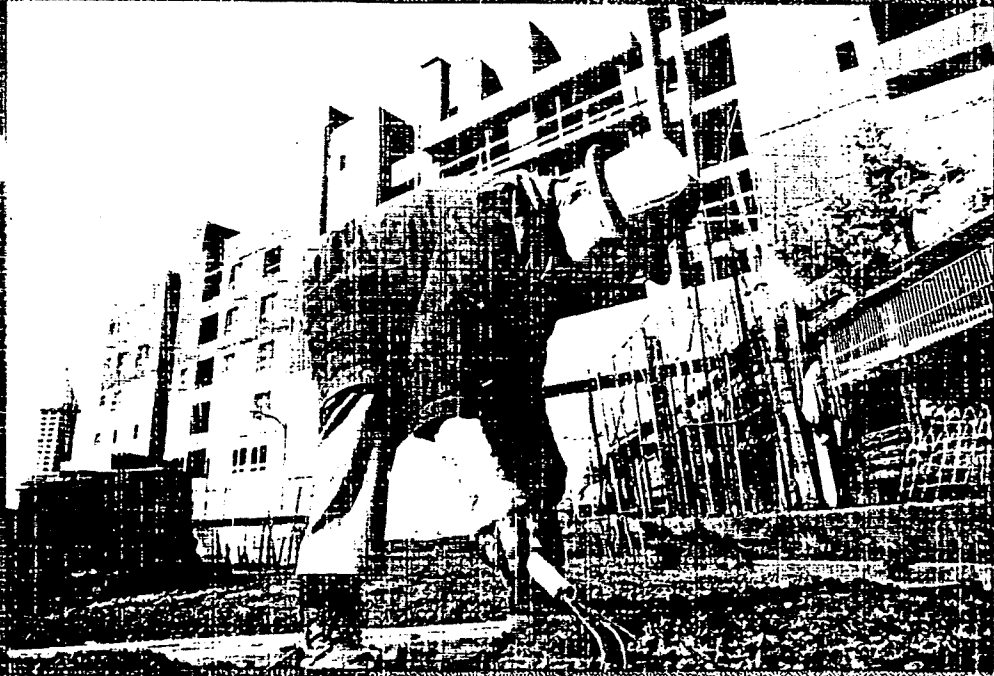


Chinatown/
International
District



*Community
Development
Plan*

INTERNATIONAL DISTRICT COMMUNITY DEVELOPMENT PLAN

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Executive Summary



INTRODUCTION AND BACKGROUND

For the past two years, the Chinatown/International District community has once again, been assessing its past, present and future. The District is at a crossroad. A crossroad of opportunities and apprehensions. What has made this neighborhood a unique community, with a long history, and a diverse, "international" cultural fabric? By and large, it's been the people - the immigrant pioneers, the residents, family associations, businesses, community agencies, the dedicated volunteers and workers who have provided the sense of community found in the International District that is unique in the city and the region. Yet, as the City of Seattle as a whole has been transformed in the past decade and undergone enormous growth and change, it is imperative that the International District community understand the nature of the changes occurring, and to see how to accommodate, adopt or redirect change for the benefit of the community. Relying on the cultural wisdom of the ancient sages, *change*, as seen from the perspective of the I Ching - presents both *opportunities* and *dangers*. Finding a balance between preservation of the unique character of the International District and the inevitable forces of change is the challenge facing the community.

To a vital downtown residential and small business neighborhood, such as the International District, the looming forces of downtown and regional development have literally arrived around the corner, and can often appear beyond the ability of a small, diverse community to handle. But the District has had a successful history of resiliency and committed community spirit. Perhaps the wisdom of the *Tao Te Ching* can give guidance:

*The highest good is like water...
Water gives life to the ten thousand things and does not strive -
It flows in places men reject and so is like the Tao...*

*In dwelling, be close to the land...
In meditation, go deep in the heart...
In dealing with others, be gentle and kind...
In speech, be true...
In ruling, be just...
In business, be competent...
In action, watch the timing...*

No fight: No blame...

This report is a summary of the efforts of the Chinatown/International District community to assess where we are and what the future may bring. For the past two years a cross section of the community - residents, developers, business owners, workers, property owners, service agency staff and others have been meeting, gathering information, and discussing critical issues facing the District. But most importantly, people have contributed their vision for the future of the District, and have made numerous recommendations to help in the preservation and revitalization of the community. The result of this combined effort is the completion of the International District Community Development Plan. This is a community plan. The project has been coordinated by Interim Community Development Association with the support of the City Dept. of Neighborhoods. It has not been prepared by City planners. It has relied on the collective experience of many who have contributed to the development of the Chinatown/International District community through the years and decades.

An assumption in undertaking this project was that there was a need to first find out more about the community and document it. Extensive research was conducted to get a better understanding of the residents who live in the District, the kinds and conditions of the housing stock, the nature of the District's economy, the

community infrastructure and the cultural characteristics that have given the community its identity. In addition, we have reviewed and analyzed some of the recent trends and developments impacting the District. And finally, we have tried to solicit broad community input into coming up with a vision, a set of policy recommendations and action items that will help preserve and improve the community. These recommendations are not just directed at what the city can or should do for the District - many of the recommendations will require the International District community to directly participate in this effort. Our goal is to have the International District Community Development Plan widely supported within the community, and to have the relevant portions formally adopted by the City as a community plan and incorporated into its larger policies and plans.

The community plan is composed of a number of subject areas such as housing, parking and traffic, business/economic, public safety, community services, historic preservation/development, and open space/recreation/cultural. In addition, with the eastward expansion of the District to 12th/Jackson and further east, this plan also begins to explore the relationship of these new businesses to the more established International District. These areas of concern are summarized below and major findings and conclusions are listed for each followed by recommendations. Please read each component and their recommendations.

The effort that has gone into putting this plan together does not end with the completion of a report. In order to make the recommendations result in the constructive revitalization and preservation of the International District will require much involvement and effort from the International District community itself, as well as the close collaboration with the City of Seattle, and the involvement of the private sector. We encourage your ideas, input and energy in helping implement the vision presented here. Please feel free to contact any of the members of the International District Community Plan Working Group to express your interest, concerns, ideas.

Planning Methodology and Community Input:

Over the course of the two years of planning leading up to this report, Interim recognized the need for this to be a *community* plan. This required extensive community input and involvement, which was solicited in a number of ways. First, a Community Working Group was established to secure the input and perspectives of as wide a cross section of the community as could be generated. Given the difficulty of getting people who live and work in the community to attend general public meetings, specific community leaders and representatives of International District businesses, property owners, tenants, social service agencies, community activists and others were asked to serve on the Working Group. Attached is a list of those who participated.

This Working Group worked on committee assignments to flesh out the areas of most concern to them. The Working Group was the body that discussed the many issues facing the district, as well as the body that developed and reviewed the recommendations presented here. In addition, the Working Group early on identified immediate problems that needed immediate attention by the community, so two other groups were established to focus on public safety issues and on improving the business climate. These resulted in establishing on-going meetings with the Seattle Police Department, and the collaboration of local businesses to plan to create a Business Improvement Association.

The identification of issues, concerns and recommendations were all generated by the community and participants. In order to secure additional input from the community, several public meetings were held to discuss the plan, including meetings at Wing Luke Asian Museum, NW Asian American Theater, and other locations. Specific tenant meetings were held, in conjunction with the International District Housing Alliance, with translator, to further seek resident input.

Other outreach included efforts to reach the general public with surveys at the 1991 International District Street Fair. In addition, Interim conducted interviews with 56 business owners to seek their input, as many small

business owners could not get away from their stores to participate in meetings. Other presentations were made to groups like the 1st Hill Lions club, the ID Special Review District Board and others.

There were also several articles about the Community Plan in the community newspapers - the International Examiner, and the Seattle Chinese Post - (not the NW Asian Weekly), as well as an extensive summary published in both papers as a special supplement to their normal publications - the Examiner published in English, and the Post published it in Chinese. Comments and feedback was solicited in these supplements.

In addition to the members of the Working Group, the draft recommendations were sent out to some 50+ community leaders requesting specific feedback and comments.

All of the research and data collected for this report was done by Interim staff.

While it would be impossible to ever achieve unanimous community consensus on all the recommendations presented in the Plan, we have been able to achieve surprising consensus on the overall approach to the issues and the recommendations presented here. That a diverse group of people could come to such consensus on the future development goals of the District is a reflection of everyone's common understanding and concern about what is going on in the community, and concern that as we work to preserve and revitalize the District, it must work for all of the community - the residents, the property owners, the merchants and businesses, the community organizations and service providers and others who make up the fabric of this unique neighborhood. The recommendations presented here represent what we feel is a broad community consensus.

COMMUNITY PLANNING AND CITY COMPREHENSIVE PLANNING

One of the backdrops to the preparation of this report has been the understanding that the City is in the process of a major revision to its Comprehensive Plan, which will guide the future vision for development of the City and define its role in the region. Much of this is dictated by the requirements of the state's new Growth Management Act. This process is still being defined as it progresses. It is the hope of those of us involved in the International District Community Development Plan that the issues, trends, recommendations and solutions identified herein are a mere microcosmic replication of the issues facing the City generally.

The key questions guiding the development of our plan, and which should guide the development of the City's Comprehensive Plan are:

- **what is the need in the community, in its many manifestations?**
- **what is the community and public responsibility to address these needs?**
- **how can growth, particularly in the private sector, be guided, directed or controlled so that development contributes constructively to the future development of the community? and**
- **who benefits from this development and how do we measure progress?**

Unless these questions can be addressed in concrete ways, the utility of any set of plans or policies may be mere exercises in wishful thinking, devoid of any contact with the reality of how things happen. It is too easy for us to feel that with the development of lofty statements of purpose or policy that reality will neatly conform to this enlightened vision. Given the increasing complexity of the issues and perspectives, legal and political constraints, and a myriad of other factors, it is difficult to truly attain a cohesive, comprehensive plan that holds together. Each plan element has its own paradigm of issues.

We have attempted to grapple with many of these questions in the International District Community Development Plan and have relied on the perspective and experience of people in the community to try to come up with a vision that reflects not so much a vision rooted in the world of policy development as from a vision of what it takes to develop community - how people can contribute to make the place they live, work or play a more meaningful place for all. It is our hope that the perspectives and insights from this community plan, and perhaps others being developed in the City, can provide valuable contributions to the City as it grapples with the complexity of Comprehensive Planning. It is clear to us that the issues facing the City are all found in the International District, but there is always the danger that as planning moves up the food chain to increasingly higher levels of abstract planning that inadvertently policies or plans may be developed that have unforeseen consequences when they hit the streets. Some of the recommendations contained in this report we believe should be reviewed by the City as a whole, even if there may be at first blush apparent legal or political constraints. If one starts from this constrained premise rather than from a clear perception of the basic need, an understanding of the actual dynamics at work, and the identification of effective tools and mechanisms to address this need, any plan will lack vision and effectiveness.

We have no delusions that in this Community Plan we have thought of all the strategies or policies that would contribute to the constructive revitalization of this unique community, or even that given success in implementing many of the recommendations we will attain nirvana. As it has been the task of Interim Community Development's to try to synthesize the information and input from the community to prepare this report, we take full responsibility for any errors, misrepresentations or other deficiencies found in this report.

We also know that to build this vision for the future of the community, we understand that human nature in its many manifestations - fear of change, political and legal constraints, competing interests - are the obstacles to overcome. We will continue to search for the Way in a world of constant change, seeking new, (or reviving old) ways to achieve these ends. However, we must work with what we have. A famous zen koan asks: *where is the source of enlightenment?* The cryptic response: *Look under your feet!* Individually and collectively we must seek a common understanding of what is before us in order to see how we should move to shape the world and our community in a way that retains the true, yet seeks the new...

This plan continues with the next steps...

ACKNOWLEDGMENTS

Interim Community Development Association wishes to acknowledge and to express our sincere gratitude to the following individuals and organizations, who donated generously their time and expertise in contributing in the development of this plan, and to the numerous businesses who kindly donated funds to this project. We hope this plan reflects the spirit of their contributions.

An ambitious undertaking such as this report would not be possible without the guidance, direction, input and support of many who have helped build and sustain the International District community. Among those who contributed generously their time and ideas to the development of this report are the following members of the Chinatown/International District Community Plan Working Group.

Community Plan Working Group

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House of Hong Restaurant
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Kovalenko Architects
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Pacific Component Homes

SeaFirst Bank
Security Pacific Bank
Tai Tung Restaurant
Truck Center Corporation
Tsue Chong Co.
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History Inset Photograph - Courtesy of the of the Danny Woo Family and Wing Luke Asian Museum - Danny Woo's father and two older brothers, Circa 1911.

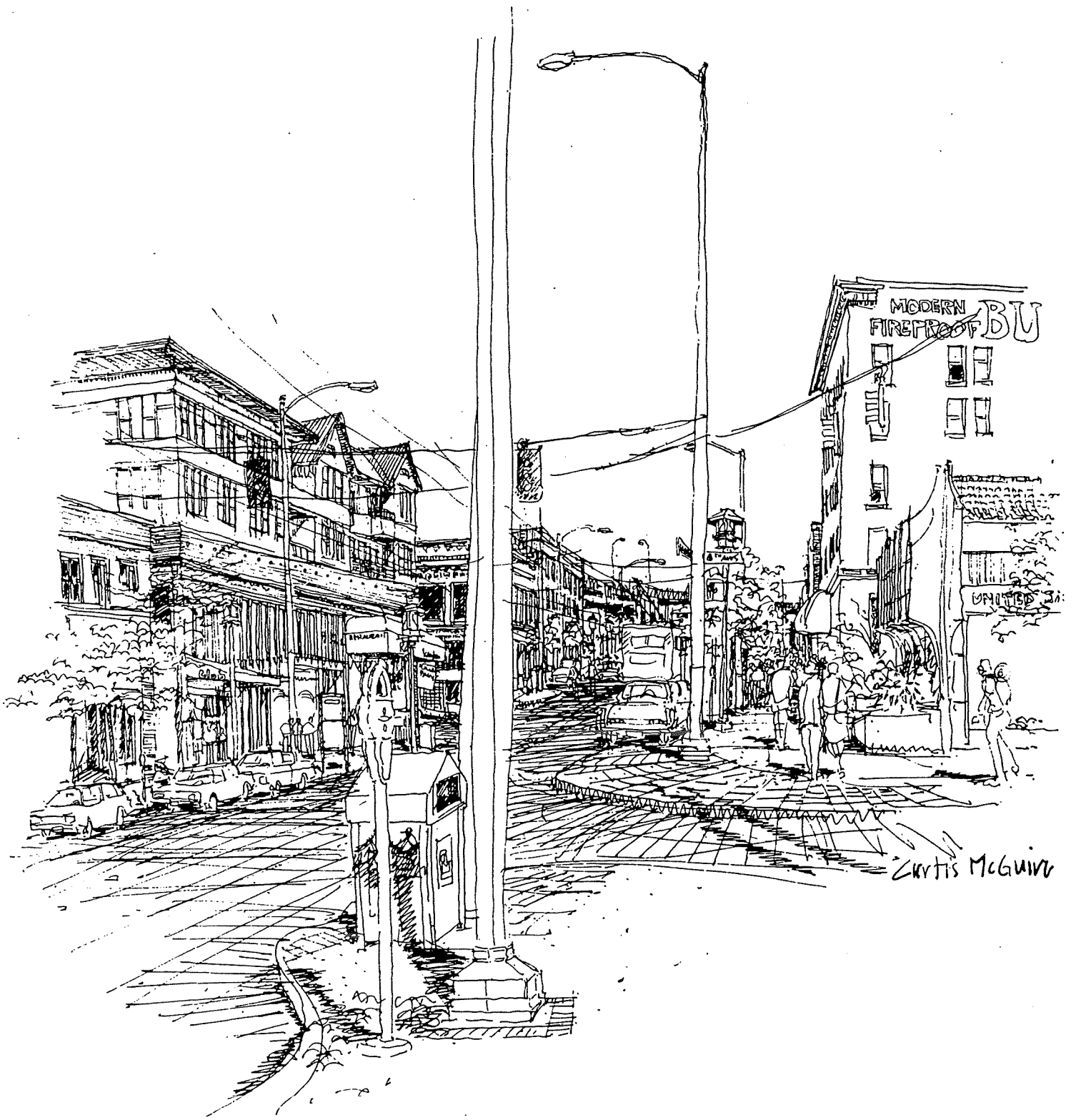
History Front Photograph - Courtesy of the Museum of History and Industry - Looking eastward on Jackson Street, Circa 1910.

History Back Photograph - Courtesy of the Cordova Family and Wing Luke Asian Museum - The Philippine Cafe, Sixth and King Streets, Circa unknown

Population/Housing Back Photograph - Courtesty of John Stamets - Gee How Oak Tin Family Association Building

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Finally, Interim staff who diligently worked on this project, including Peg Shaw, and particularly Cliff Louie, who shepherded this project through to completion. It has been no small undertaking...



MODERN
FIREPROOF BU

UNITED

Curtis McGuire

A COMMUNITY VISION STATEMENT

The International District has a rich history of struggle and perseverance, a neighborhood which has undergone a period of abandonment and neglect but is now beginning to enjoy the fruits of revitalization. As we approach the 21st Century, it is essential that we assess the future of our neighborhood and its unique character as the cultural focal point of Seattle's Asian American community and a community of great diversity.

The International District Community Plan represents a wish list of hopes and dreams for the prosperity of our neighborhood. It is our hope that the International District retain its historical and cultural place in the lives of Seattle's Asian American community and for all the people who are part of the District. It is our dream that the International District become a strong, cohesive neighborhood of families, small businesses, and cultural institutions which can thrive in a healthy, safe environment.

But on the darker side of our vision, on one hand we have nightmares of decay and deterioration. We see an ethnic ghetto of abandoned buildings, marginal businesses, inadequate social services to meet all the need, violent street crime, massive traffic jams, and homelessness. Our worst fears would be confirmed by uncontrolled growth and development leading to unaffordable housing, rising property costs, and displacement through gentrification. There would no place for children to play, no place for families to live, and no place for the community to enjoy the rich traditions of its cultural heritage. Such a scenario would mean disaster not only for the neighborhood but for Seattle's Asian American community as well.

The hopes and dreams we have for the International District reflect a microcosm of the hopes and dreams we have for our society. The goals are simple--a decent, healthy, and safe environment for our community to live, work, play, and socialize. In our dream for the future, we see families, children, and elderly from all income levels living in housing they can afford. We see our cultural institutions continuing to share and build on their rich traditions. We see small businesses and social service agencies thriving to provide needed goods and benefits for a growing clientele. We see long abandoned buildings put to productive use. We see safe streets and parks for people to enjoy without fear of crime.

As we approach the 21st Century, we believe that the vision for the International District is one of prosperity and progress and not abandonment and neglect. In no small way, we believe that the adoption of the International District Community Plan will make our dream of a cohesive, thriving neighborhood which enjoys the rich traditions of its cultural heritage a reality. Increasingly the world is becoming an International District, and we need to have the patience and openmindedness to draw on the contributions and insights of every culture and individual to make diversity a workable reality as neighbors in an urban or global village. This plan builds on the strong sense of community that has evolved through the decades in recognition that we have mutual obligations and responsibilities to take care of those in need within the community and that together we can foster the spirit that has guided and preserved the District through the generations...

**CHINATOWN/INTERNATIONAL DISTRICT
COMMUNITY DEVELOPMENT RECOMMENDATIONS**

A. OVERALL ID COMMUNITY DEVELOPMENT GOALS:

Goals

1. Keep the International District a liveable/viable residential / mixed-used community
2. Encourage and ensure an environment which attracts families to the International District
3. Promote both preservation and revitalization efforts and activities
4. Retain and enhance the Asian heritage and cultural character of the ID
5. Maintain the identity of Chinatown/International District as a focal point of Seattle/King County's Asian American community.
6. Improve the public perception and image of the International District
7. Maintain the integrity of the ID as a distinct neighborhood.
8. Increase economic opportunities for ^{community residents} developers, small businesses, and residents.
9. Provide a safe environment within the International District for residents, workers, consumers, small businesses, and the general public.
10. Develop and promote improved working relationships between the different sectors of the community, including merchants, social service agencies, developers, family associations, residents, small businesses, ethnic groups, and community activists
11. Preserve and expand the residential base to promote a diversity in ethnicity, type of households, and income levels.

B. COMMUNITY CHARACTER AND POPULATION:

Objectives

1. Promote the continued viability of the International District as a liveable, mixed-use residential and retail community.
2. Provide a complete community environment where people have the opportunity to live, work, shop and play within the ID.
3. Encourage & ensure a family-friendly orientation in the ID.
4. Preserve the International District as a vibrant neighborhood consisting primarily of residential and commercial uses that perpetuate its historical Asian character and heritage.

5. Create a District environment that attracts a mix of Asian cultures.
6. Improve the public image and perception of the International District
7. Maintain and promote the historic Asian character of the ID as a focal point for Seattle's and King County Asian/Pacific Islander communities.
8. Promote & preserve the ID as a regional shopping center for the Asian community.
9. Maintain and encourage a pedestrian oriented neighborhood feel, by maintaining the existing scale of building heights and discouraging the development of high rise towers that alter the scale of the neighborhood.
10. Develop & promote improved communications and better working relationships between the different ethnic groups and associations (e.g. family associations, civic groups) to promote involvement in community improvement efforts in the ID.
11. Preserve and expand the residential base to attract more families, younger Asians, and others to live in the International District through the development of a range of housing types that are affordable to low, moderate and middle income households.
12. Discourage the development of speculative housing investments, and developments that cater exclusively to a luxury market that is unaffordable to all but the highest income groups and result in gentrification pressures.

Strategies:

1. Coordinate efforts (of city agencies and/or community organizations) to maintain the integrity of the ID as a distinct neighborhood and which preserve and enhance the reputation of the ID as focal point of Seattle/King County's Asian American community
2. Support & patronize ID businesses that cater to the Asian American/Pacific Islander population.
3. Support efforts that continue the ID as a point of entry for new immigrants who are just getting established, and other non-English speaking persons, through the provision of housing and services that are culturally and linguistically accessible.
4. Encourage the establishment of an ID community council or forum which brings all sectors of the community (social service agencies, merchants, property owners, residents, family associations, etc.) together to discuss issues of mutual concern.
5. Participate in public policy decisions and encourage policy makers to adopt regulations that support the District goals

C. POPULATION AND HOUSING:

POPULATION

Objectives

1. Maintain the ethnic and income diversity of the ID population

2. Encourage the influx of families with children, including younger Asian families, to live in the ID on a long term basis, not only for the short-term until they can move out to other areas.
3. Maintain the existing elderly and handicap population in the ID by providing the services they require.
4. Create a District environment that attracts a mix of Asian cultures
5. Increase the number and diversity of income range of residents

Housing:

Objectives

1. Preserve all existing federally subsidized low income housing.
2. Develop more family oriented housing (2+ bedrooms)
3. Maintain, preserve, and improve conditions in the existing low income housing stock.
4. Discourage a net loss of low and moderate income housing units in the community. (1,607 low income housing units or 1,809 including moderate subsidized units).
5. Support community-based housing developments by responsible developers who have a demonstrated commitment to the ID community.
6. Discourage speculative investment in housing where the developer has no commitment to affirmative community marketing or interest in participating in the revitalization of the ID community.
7. Encourage the rehabilitation of all vacant mixed-use buildings, for retail at street level and residential use on the upper floors
8. Encourage a mix of affordable housing developments that allow for a range of income levels and household types, including mixes of unit types and rents within buildings, including moderate and middle income housing.
9. Determine the appropriate balance between moderate, middle and upper income housing desired, but require mitigation for adverse impacts to existing low income housing, if any.
10. Provide a range of housing types and affordability ranges (low, moderate, middle and upper income) through in-fill, new housing construction .
11. Discourage upper income luxury housing from becoming the predominant in-fill construction type to prevent a concentration that has the effect of gentrifying and negatively impacting the cultural character of the ID resident population.
12. Increase family housing opportunities for families with children by promoting the renovation or construction of units for all income ranges.
13. Promote the additional development of affordable housing in areas contiguous with the ID to promote housing opportunities for persons who would like to live close to the ID for its proximity to services, work and shopping.
14. Encourage development of affordable housing east of I-5 and the area east of the current ID boundaries.

15. Promote the development of large family low income housing at 8th/Dearborn.
16. Discourage the demolition of existing low income housing in other parts of downtown, to prevent increased demand on the low income housing stock in the ID, and encourage the preservation and development of new low income housing units in those areas.
17. Support the provision of services and housing for the many elderly and handicapped in the community through provision of community based services, and the development of long term care (assisted living) for frail elderly at the 8th/Dearborn site.
18. Provide greater housing opportunities for all income groups throughout downtown and reduce the increase the demand on the existing low income housing stock in the ID.
19. Establish the International District as a targeted area for specific housing policies and strategies to address the housing needs in the International District. Simply including the International District within general Downtown housing strategies is insufficient to address

Strategies

1. Encourage a strategy of preserving existing housing and developing permanently affordable housing as strategies to avoid and alleviate homelessness.
2. Educate property owners/developers on the merits of low income housing.
3. Assist building owners in locating funding sources to renovate their building for low income housing.
4. Provide technical assistance, information and support to those property owners who wish to develop affordable housing, particularly for those owners who
5. Examine land use codes to provide incentives for low income housing
6. Require developers to disclose as a condition of master use permits, information concerning proposed market - demographics, proposed rents/sales prices, and projected affordability ranges per City income standards.
7. Encourage joint ventures of investors/developers with community sponsors and organizations.
8. Encourage or require affirmative marketing plans in all projects to allow affirmative housing opportunities for the community.
9. Monitor all federally assisted low income housing for federal contract expiration.
10. Determine alternatives to maintain continued use as low income housing, including assisting current owners, purchase of buildings by community-based sponsors, etc.
11. Develop housing marketing plans designed to attract more families to live in the ID
12. Create community amenities that attract families such as parks, theaters, recreational facilities and multi-bedroom housing units
13. Work with the City to develop a targeted ID housing strategy, supported by City policies and plans, for rehabilitating the substandard and vacant housing stock into affordable housing.

14. Incorporate ID community plan goals and recommendations into the City's Comprehensive Housing Affordability Strategy plans, with the International District identified as a targeted neighborhood with more detailed goals and strategies.
15. Work to help revise conflicting City housing policies to reflect the realities of housing development costs and issues in the ID.
16. Work to identify the need for substantial public financing of housing redevelopment efforts in the ID, and incorporate this need into larger housing funding policies.
17. Provide ID community policy input into the formulation of Seattle's Comprehensive Plan and Growth Management plans.
18. Maintain property tax incentives for historic districts.
19. Support passage of legal authority low income housing current use property tax valuation.
20. Explore other innovative incentives for preservation of low income housing.
21. Review the land use code in and around the ID for possible revisions to promote the housing goals of the community plan.
22. Explore how the ID Community Development Plan goals can complement the land use code.
23. Require the City to reevaluate its Downtown Housing Policies and related bonus programs to encourage a greater emphasis on affordability for housing developments - tighter income targeting and higher % of units (more than 10%). A portion of units should target affordability consistent with the City's housing affordability policies.
24. Require the City to encourage bonuses and other incentives not only for moderate/middle income housing for low and extremely low income housing with regulatory or compliance terms that are monitorable and enforceable.
25. Require the City to adopt housing policies with the same terms and conditions for public financing that are imposed upon non-profit low income housing developers to apply to private for-profit developers as well.

D. BUSINESS/ECONOMY:

Objectives

1. Encourage the various merchant/business organizations (Seattle Chinese/Chinatown Chamber of Commerce, ID Economic Association, and the Asian American Chamber of Commerce) to work together to strengthen the local economy and participate in community revitalization activities.
2. Encourage long established merchants to work with new immigrant merchants and related business organizations.
3. Encourage outreach to and involvement with the family associations to reinvolve their membership in community improvement efforts.

4. Support the improved effectiveness of the various community business organizations perhaps through the joint funding of a part-time paid staff position(s).
5. Encourage the continued development and preservation of family and small ethnic retail businesses that support and provide the necessary services and goods that cater to the residents of the ID and the larger Asian population and enhance the ethnic character of the ID.
6. Encourage the general public to patronize and support local businesses.
7. Improve communication and cooperative efforts to work on issues of mutual concern between the merchants in the core of the ID and the 12th/Jackson area which is the eastward expansion of the ID.
8. Encourage and promote efforts to establish new businesses and services to maintain, attract and support residents of the ID.
9. Attract other minority business owners and businesses that add to the diversity of businesses and help support the cultural character of the ID.
10. Encourage the hiring of residents.
11. Recognize the importance of and support service oriented businesses and agencies, as providing significant employment opportunities within the minority community, as well as providing needed community services.
12. Encourage other Asians & non-Asians to visit the District.
13. Encourage business owners to work actively with other community efforts to improve public safety in the ID.
14. Encourage establishment of a coordinated garbage pick-up program in the ID, especially the dumpsters in the alleyways.
15. Encourage business & property owners to maintain their sidewalks; perhaps institute "adopt a street/block" program.
16. Promote local economic development efforts that provide jobs and economic opportunities for low income minority persons.
17. Encourage the development of services and amenities to attract and retain the ID workforce, such as childcare, after school programs, etc.
18. Encourage Asian investments in ways that support the ID community revitalization activities.

Strategies

1. Support the establishment of an ID Business Improvement Area to assist the ID businesses in establishing mutually beneficial improvements such as common ID marketing activities, coordinated garbage collection and recycling programs, public safety programs, and other activities for the community.
2. Improve and enhance the public perception of the International District to the general public by improving the street lighting; marketing & promoting the various businesses in the District; increasing and improving the signage on the major arterials and on the I-5 & I-90 freeways; installing orientation maps in the ID bus tunnel.
3. Work with property owners, business owners, Seattle Engineering Department and the Health Department in a collaborative effort to clean up the alleyways and reduce the litter in the ID;

4. Explore the possibility of initiating a commercial recycling program for the apartment buildings and retail businesses.
5. Develop a coordinated strategy with the City to support small and minority business development through use of government programs.
6. Establish a City minority business assistance effort, including technical assistance, loan programs, and community outreach efforts which could support business start-up, expansion, and to help small, existing businesses remain open when buildings are rehabilitated and building codes require capital expenditures to upgrade their commercial space.
7. Work with City Light to provide better street lighting.
8. Explore collaborative efforts with small business owners to clean and beautify the ID - eg. coordinated garbage pickup
9. Work with the Seattle Engineering Dept. to increase the number of garbage containers for the general public throughout the ID.
10. Support the ID PDA's securing and operating an open air market on the ID Metro Station tunnel lid space for vendors who support the Asian character of the district.
11. Support Metro leasing the ID Metro Station tunnel lid space to the PDA to promote community-based economic development efforts.
12. Explore community based service agencies expanding these programs for the ID workforce, and for the larger downtown community.
13. Require the City to develop a comprehensive strategy for economic development for the City that supports local minority community economic development activities, including job training, and family and small business development efforts that reach low income, non-English speaking immigrant and refugee communities.
14. Require the City to critically evaluate the nature of jobs created through economic development efforts of the City, and not rely on low paying, entry level, dead end jobs as economic development vehicles.
15. Require the City to explore innovative mechanisms for small business or home businesses in which low income and minority communities might develop skills and products that rely on their own abilities or support culturally appropriate practices such as developing markets for traditional craftsmen or artisans, forming small community based cooperative ventures or microenterprises, training and translators/interpreters to facilitate access between mainstream institutions and non-English speaking members of their communities.
16. Explore innovative investment partnerships with Asian investors.

E. LAND USE/PRESERVATION AND DEVELOPMENT:

PRESERVATION AND DEVELOPMENT:

Objectives

1. Maintain the residential, business and cultural character of the International District community that is reflected in its built physical environment.
2. Continue to discourage demolition within the ID historic district, particularly when there is reuse potential.
3. Encourage redevelopment projects by responsible developers/owners responsive to community concerns and having a demonstrated commitment to the International District community, including the ID PDA, other community-based non-profits, long-time ID families and family-associations, and responsible developers.
4. Ensure that redevelopment of existing buildings avoids displacing retail businesses.
5. Provide technical support and assistance for community development projects.
6. Encourage the development of new, and renovation of existing mixed use buildings, with housing above retail/commercial uses throughout the ID and the adjacent areas to the east of the ID.
7. Encourage the redevelopment/rehabilitation of existing vacant and substandard buildings for housing affordable to low income, moderate and middle income households.
8. Require developments proposed within the ID to follow the goals and recommendations of the ID Community Development plan.
9. Encourage through incentives, or require, major development projects in and around the ID to provide job opportunities to low income and minority ID residents, and to utilize ID minority vendors or businesses to the maximum extent possible.
10. Support the community revitalization efforts of the SCIDPDA at 8th/Dearborn to develop a major community oriented facility for a frail elderly residential facility and other community agency facilities.
11. Promote the development of the southern portion of the ID around Dearborn St. and in other underutilized portions of the ID.
12. Preserve and protect existing open spaces in the ID, including Kobe Park, International District Community Garden, ID Children's Park, Hing Hay Park.

Strategies

1. Require major development projects in proximity to the International District to assess cumulative potential impacts on the community with respect to parking, traffic, economy/local businesses, property values, housing (and impacts on existing low income housing), and other pending developments impacting the ID.
2. Work with the City to develop standards by which to evaluate adverse impacts and develop creative mechanisms to appropriately mitigate adverse impacts to the ID.
3. Develop innovative methods to encourage developers to be sensitive to and incorporate community concerns in project design, and contribute constructively to the ID community.
4. Require the City to develop a comprehensive plan to review proposed and future developments in the south downtown area for its impacts on the ID re: traffic, parking, low income housing and local economy.
5. Establish a multi-level parking lot, either above or below groundlevel to increase the availability of parking in the ID.

LAND USE:

Objectives

1. Preserve and enhance the Asian character of the ID, in terms of architecture and design, maintaining it as a unique neighborhood to live, work, visit, shop and dine for the Seattle/King County region.
2. Expand the current International District boundaries established by the City to recognize the defacto expansion of the District for the area east of I-5 to include: (see attached map with recommended expanded boundaries) Main St. to the north; 12th/Boren to the NE; Boren/Rainier Av. So. to the east; Dearborn to the south.
 - a) Explore how the proposed expansion of the formal International District boundaries would impact:
 - 1) possible land use jurisdiction by the ID Special Review District. (This recommendation is not intended to propose changes to the ID historicdistrict boundaries recognized by the Interior Dept.).
 - 2) City definitions of the ID reflected in the Downtown Plan, and other planning documents.
3. Follow up the Chinatown/International District Community Plan with a second phase which will review the existing land use code, and the role and authority of the ID Special Review District Board for possible revisions to the ordinance to implement the recommendations of the plan.
4. Maintain and encourage a pedestrian oriented neighborhood feel, by maintaining the existing scale of building heights and discouraging the development of high rise towers that alter the scale of the neighborhood.

Strategies

1. Explore the expansion of International District boundaries to Rainier Av. So. to look at optimal land uses compatible with the ID and the eastward expansion of the ID.
2. Explore providing "inclusionary zoning" or "incentive zoning bonuses" if certain uses and design issues are included in a project that is consistent with the community plan.
3. Reexamine the bulk/scale/neighborhood character goals, including such issues as designating areas for residential, commercial and mixed use development.
4. Develop additional long term mechanisms to ensure the community character will not be adversely affected by new developments.
5. Explore rezoning portions of the ID and surrounding areas to strengthen the character of the area, to increase services to the community and/or reduce or avoid excessive impacts from development, as well as to affirmatively target and direct more constructive land uses and developments consistent with the Community Plan goals.
6. Provide the ID Special Review District board with the opportunities to retain independent consultants familiar with the ID historic district goals to provide outside review of EIS/environmental reviews when community concerns are raised.
7. Review the policies of building heights and the relationship to historic character and human scale.

F. PARKING, TRAFFIC & TRANSPORTATION:

Parking:

Objectives:

1. Increase the supply of parking for District patrons/residents.
2. Require all development projects in the ID and contiguous to it to do a parking & traffic analysis, and assess and mitigate these impacts on the community.
3. Support the long term lease extension (in perpetuity) of the I-5 parking lot with the Washington State Department of Transportation (WSDOT) for the lease of the air rights for the parking lot (8th & Jackson), for continued community use to provide parking necessary for the viability of local businesses.

Strategies

1. Work with the Seattle Engineering Department (SED) to develop solutions to address community parking needs.
2. Require the Seattle Engineering Department to conduct an updated analysis of the supply and demand of on and off street parking.
3. Re-examine SED's recommendation to convert some parallel parking to 60 degree metered parking; and convert some 2 hour sign parking to meters, thereby increasing the amount of short-term on street parking.
4. Revisit and review the recommendations from the 1981 ID parking Study and the 1990 SED study of on street parking.
5. Establish a resident/employee parking permit zone in certain areas of the ID, thereby limiting "downtown park & ride" parking.
6. Discourage long term off street parkers, who do not work, live or patronize businesses in the ID from parking in the retail core. Downtown office workers should be discouraged from using short-term off street parking as long term, especially in the business core.
7. Conduct a study to assess the need, determine the feasibility and identify funding sources to build a structured parking lot.
8. Build a multi-level parking lot, either above or below ground level near the core of the ID.
9. Pursue grants to study transportation issues (parking & traffic) and solutions to transportation problems.

TRAFFIC

Objectives

1. Minimize vehicular traffic through the District, esp. in the core, thereby making it more pedestrian friendly.
2. Alleviate traffic congestion connected with Kingdome events.

Strategies

1. Stripe cross walks to make them safe for pedestrians, especially since there is a sizable % of elderly in the ID.

2. Investigate what intersections need to be changed from a 2 way stop signs to 4 way stops, thereby making such streets safer for pedestrians
3. Explore alternative methods to alleviate traffic congestion connected with Kingdome events.
4. Develop a policy discouraging Metro buses and commercial trucks from traveling through the ID restricting such traffic to Jackson, Dearborn and Fifth Avenue.

TRANSPORTATION

Objectives

1. Provide more transportation services & better accessibility for the Asian elderly in the ID.
2. Encourage the development of a culturally sensitive and linguistically accessible communication system with multi-lingual capabilities to promote the effective delivery of transportation services to ID residents and the larger Asian community who speak limited or no English.

Strategies

1. Extend Metro bus tunnel hours at the ID station during week nights and weekends, especially during high attendance events in the Kingdome, in order to reduce parking & traffic congestion.
2. Work with Metro, the City and community groups to have a coordinated effort for planning and reviewing transportation issues, especially in the southend of Downtown, and to provide improved transportation to meet the needs of the ID and its residents.
3. Explore the development of an ID bus-script program with Metro for ID employees.
4. Conduct, as part of the supply and demand study for parking in the ID, an inventory of how many employees drive to work or take public transportation.
5. Advocate for an equitable distribution of available transportation resources for the delivery of specialized transportation services for the handicapped, elderly and low income families, and non-English speaking residents in the ID.
6. Provide ID community input into plans to develop light rail transportation, multi-modal transportation plans, an links with the Metro Bus Tunnel or Union/King Station in order to promote transportation that supports the ID revitalization and mitigates adverse impacts.
7. Extend the Metro free ride bus zone to 12th & Jackson Sts. to provide service for the many low income and elderly clients of social service agencies located there.
8. In the event mass transit lines, high capacity rail, etc. are proposed to run through the International District, the services, routes and schedules should address the needs of the International District - and those who need access to the services of the District. For example, should a mass transit line run up Rainier Av. So., consideration should be given to a transit stop near 12th/Jackson, one of the retail/commercial centers for many who live in SE Seattle.

G. PUBLIC SAFETY:

Objectives

1. Reduce the amount of crime that occurs in the ID.
2. Decrease the extent of drug dealing, muggings, robberies, prostitution, car prowls and other activities that threaten the community to provide an environment where people feel safe and secure.
3. Develop more effective police responses to community public safety problems and improve police/community relationships.
4. Promote improved communication and cooperation between various agencies who operate in the ID - Metro, SPD, Seattle Parks, U.S. Postal Service, US Immigration, etc.
5. Encourage use of parks by more active use by residents.
6. Discourage use of parks by transients through provision of adequate housing and shelter throughout the city.
7. Improve the physical environment to develop a climate where residents and visitors feel safe.
8. Develop safe, functional, clean and attractive alleyways for pedestrian use.
9. Provide community education and organizing to improve reporting crime, using 911, fire safety training, etc.
10. Provide preventative community education on drugs, AIDS, etc.
11. Encourage victims of crimes to report them.
12. Prevent organized Asian and non-Asian gangs from operating and establishing influence over local businesses and the community.
13. Encourage reporting of criminal activities.
14. Encourage businesses who are subjects of such activities to organize and work with other groups working on public safety issues.
15. Discourage the selling for fortified wine in the ID and work with the store/tavern owners who sell it to find other products to replace lost revenues.
16. Prevent racially motivated vandalism/harassment/violence, etc. against the Asian community.
17. Support culturally appropriate services to women who may be victims of domestic violence or abuse.
18. Support existing community agencies to work with various cultural groups to prevent domestic violence.
19. Support a city-wide response capability to provide detox services and alcoholism programs for transient alcoholics.

Strategies

1. Strongly encourage the manpower allocation of bilingual/bicultural Asian officers to the ID who can establish rapport with the diverse populations in the ID.

2. Ensure multi-lingual accessibility to 911 services for all non-English speaking population groups either through immediately accessible language banks or bilingual staff.
3. Develop bilingual education and outreach materials and work to distribute them through community networks.
4. Support cultural sensitivity training programs for the Police Dept. to increase effectiveness in minority communities.
5. Encourage the continuation on a regular basis cultural diversity training for all police personnel.
6. Continue to improve police-community communication and efforts to address public safety issues through regular public safety meetings.
7. Increase the visibility of the police/foot patrols, especially during the evenings through increased manpower allocations.
8. Increase bike patrols.
9. Increase car patrols through parking lots and near Kobe Park.
10. Analyze the extent of underreporting of crime in low income and minority - particularly non-English speaking minorities - and review manpower allocation procedures to determine whether this underreporting of crime should result in increased attention to these areas.
11. Improve public safety and security in the ID open spaces - Hing Hay Park, Children's Park, Kobe Terrace and Community Garden through better lighting and pruning of trees and shrubbery.
12. Sponsor local events/activities in Hing Hay Park during the summer to reclaim it for the public.
13. Install brighter and more effective street lights, and lighting in alleys and doorways, throughout the ID, including in the business retail core and the major street arterials, and areas east of I-5 (eg., 10th/Weller Streets).
14. Improve pedestrian safety by painting in pedestrian cross walks on the streets in the Retail Core.
15. Provide increased education and outreach to involve the community in public safety issues and community responses.
16. Provide community education, esp. for limited English speaking residents of the District, and other Asian groups about public safety issues.
17. Encourage the organization and formation of resident councils, neighborhood block and business watch groups.
18. Provide information and training for apartment/hotel staff for handling crime situations
19. Explore establishing community support for the elderly, such as escort services, etc.
20. Encourage the location of a community storefront precinct in the core of the ID to encourage closer community ties, which could work with the ID Emergency Center, a part-time Neighborhood Service Center for ID Board, housing programs, utilities, public library branch, etc.
21. Explore the cost and feasibility of retaining private police protection for the district to augment the existing public services.

H. OPEN SPACE/RECREATION/CULTURAL

OPEN SPACE:

Objectives

1. Enhance the residential neighborhood ambience and retail commercial activity by improving pedestrian circulation through the business core.
2. Preserve and protect and improve existing open spaces in the ID, including Kobe Park, Danny Woo/International District Community Garden, ID Children's Park, Hing Hay Park.
3. Improve the International Children's Park or some other park facility(nearby) making it more "child oriented" & more play structures.
4. Protect the Danny Woo/International District Community Garden and Kobe Terrace Park from adverse development impacts, including from shadow and view blockages under the SEPA Ordinance, and especially in the case of the garden, preserve as an horticultural and cultural asset to the community.
5. Develop secure open spaces for children's recreational activities
6. Encourage new developments to incorporate open space accessible to the public into the design.
7. Improve public safety in all ID open spaces (see Public Safety section).

Strategies

1. Examine the existing open spaces and improve them for pedestrian use and circulation; explore other potential open spaces along the north/south and east/west pedestrian corridors, linking them with existing open spaces, such as street parks.
2. Continue improvements that link Kobe Park with the International District Community Garden
3. Upgrade and improve the public safety of Hing Hay Park and International Children's Park and Kobe Park- upgrade lighting and park furnitures; improve the Children's Park to make it more functional and challenging for children, etc.
4. Seek/develop other open space opportunities, eg., extend Hing Hay Park into Maynard, a community market at Metro Station Plaza, more parks/open space on vacant lots, etc.

RECREATIONAL

Objectives

1. Establish a range of programs for school age children, young adults and the elderly such as active sports, cultural activities, passive recreational activities, after school programs, etc.;

Strategies

1. Establish a Seattle Parks and Recreation multi-purpose recreational facility in the ID providing recreational activities (gymnasium, swimming pool, martial arts areas, meeting and activity rooms, etc.) for a cross-section of people (youth, families, elderly, downtown workers and residents, etc.), and including a focus on cultural programming (eg. Asian cultural arts, martial arts, meditation, etc.) and culturally/language accessible programming (eg. programming for non-English speaking, etc.)
2. Explore the possibility of siting the creation of new recreational programs in an appropriate existing facility in the ID, until a permanent downtown facility is built.

CULTURAL

Objectives

1. Maintain and support strong community based cultural institutions, such as the Wing Luke Asian Museum, Northwest Asian American Theater, community newspapers such as the International Examiner and the Chinese Post, and others.
2. Provide more information to the general public on the history and cultural heritage of the ID
3. Support development of community cultural centers for the Asian community.

Strategies

1. Explore development of an ID Seattle Public Library branch with emphasis on multi-cultural materials & include programming for pre-school children
2. Add signage to identify significant historical landmarks eg., Nippon Kan, Hing Hay Park.

I. COMMUNITY SERVICES/COMMUNITY INFRASTRUCTURE:

COMMUNITY SERVICES:

Objectives

1. Continue to support the viability of community based service agencies that provide services to the ID community, and the larger Asian/Pacific Island communities.
2. Support the development of additional culturally appropriate and multi-lingual services by community-based agencies to address unmet community needs.
3. Provide improved services for the elderly in order to allow them to remain in the ID, with a particular focus on the many non-English speaking frail elderly who live in the senior buildings and SRO hotels and who are unable to access mainstream service systems.
4. Support the development of agency facilities for community-based agencies to retain them in the ID.
5. Improve the access for the Asian elderly and the disabled to needed transportation services, not only in the ID, but for the larger Asian community.
6. Oppose the dislocation of social service agencies serving low income downtown populations from downtown neighborhoods.

7. Establish funding support from all governmental departments, institutions, etc. that have to provide outreach and affirmative access to all populations, particularly underserved populations, to inform these groups of existing programs, policies, etc.
8. Advocate the need for the public and private sector to institutionalize and pay for costs of outreach efforts to provide access to services and programs to non-English speaking populations.

Strategies

1. Support the development of a major community facilities project at 8th/Dearborn focusing on creating a long-term care facility for frail Asian elderly requiring culturally appropriate services, and the development of related community agency facilities on the site.
2. Develop a forum/network to facilitate communication and coordinate services between various agencies that provide services to ID residents and the larger Asian/Pacific communities.
3. Provide information on community based agencies that provide culturally appropriate services so that the community and agencies are aware of local services for referrals.
4. Explore the feasibility of establishing a language bank for non-English speaking persons for the purpose of translation and interpretation services.
5. Consider establishment of job training programs for new immigrants/refugees that train people to be translators and interpreters, rather than entry level minimum wage jobs.

COMMUNITY INSTITUTIONS:

Objectives

1. Develop & promote improved communications and better working relationships between the different ethnic groups and associations(e.g. family associations, civic groups) in the ID;
2. Encourage outreach to and involvement with the family associations and fraternal organizations, and other ethnic organizations to reinvolve their membership in ID community improvement efforts.

Strategies

1. Encourage the establishment of an ID community council which brings all sectors of the community (social service agencies, merchants, property owners, residents, family associations, etc.) together to discuss issues of mutual concern

COMMUNITY INFRASTRUCTURE:

Objectives

1. Maintain a level of public utility and other municipal services that can support the economic development of the International District.

Strategies

1. Require the City assess the adequacy of infrastructure serving the ID.

2. Require City Light to assess the adequacy of its power distribution connections in the ID to determine whether there is sufficient capacity in proximity to existing properties that do not have one central point of entry service and to analyze whether disproportionate costs will be borne by property owners of existing vacant or substandard properties upon rehabilitation.
3. Locate other major utility lines, eg., telephone, gas, water & sewer, and assess the impact of the separation of water/sewer lines.
4. Explore the establishment of a consolidated ID solid waste/garbage collection program.
5. Institute commercial/apartment garbage/recycling program
6. Improve street and alley sanitation; insure that the alleys are flushed several times a week
7. Ensure more frequent garbage pick-ups of street garbage cans along Jackson & King Streets, and litter control overall.
8. Encourage the retention of the International Station of the US Post Office Branch.
9. Encourage the establishment of a Seattle Library branch in or near the ID with a special emphasis on Asian cultural and language materials and programming, and access by ID residents.
10. Improve street and alley lighting throughout the ID.



History



HISTORY OF THE INTERNATIONAL DISTRICT AND THE ROLE OF CHINATOWN

HISTORY OF THE INTERNATIONAL DISTRICT

Introduction

The International District is a richly ethnic urban neighborhood which is the historical home of Seattle's Asian American community. When Asian immigrants first came to Seattle, racial segregation contributed to the creation of Nihonmachi (Japantown), Chinatown, and Manilatown in the neighborhood. The International District is unique because it is the only neighborhood in America where Chinese, Japanese, and Filipinos settled together.

With the emerging presence of the Southeast Asian refugee community, the International District continues to renew its Asian American identity. The unique blend of ethnic restaurants and speciality shops, social service agencies, and community organizations in the International District draws not only newly arrived immigrants but U.S. born Asian Americans to the neighborhood.

The Beginning of Chinatown

The origins of the neighborhood now called the International District can be traced to the arrival of the Chinese. Seattle's first Chinese settlers came to the Northwest in the 1860's to man the lumber mills and the fishing boats, to provide domestic service, and to help on the construction of railroads. Chin Chun Hock, on record as the first Chinese resident in Seattle, came here in 1860 and began as a domestic worker, just nine years after the first white settler, Arthur Denny, landed on Alki Point.

In 1868, Chin Hock took his savings and opened a merchandising store. The Wa Chong Company located just south of what is now the foot of Yesler Way, manufactured cigars and dealt in sugar, tea, and Chinese goods. A few merchant and manufacturing shops were also established, as well as several boarding houses which provided Chinese immigrants with shelter and some sense of community. These businesses were located adjacent to Henry Yesler's Sawmill and eventually developed along Second, Occidental, and Third Avenues, between Yesler Way and South Washington Street.

Forseeing the need for labor and the growing Chinese population, Chin Hock became a labor contractor. Soon, the Wa Chong Company became the largest Chinese business in Seattle and Chin Hock became a wealthy and influential man in the community. Among his thirteen wives was the daughter of Chief Sealth (sometimes known as Chief Seattle).

Increasing numbers of Chinese came to Seattle as the city's economy grew. Many found employment working in factories, operating laundries and restaurants, and peddling vegetables. Others engaged in net fishing. A gang of Chinese laborers dug the first canal which linked Lake Union with Lake Washington. In 1876, the city's population reached 3400, of which 250 were Chinese. There was an additional "floating" population of about 300 Chinese who were contracted out to the railroads and lumber mills.

By the mid 1870's, local newspapers and politicians, as in other parts of the country, began to complain about the "Chinese problem." Territorial laws were passed denying the Chinese the right to vote and providing evidence against whites in court cases. A "Chinese Police Tax" was levied against every Chinese resident in the territory. Congress passed the Chinese Exclusion Act in 1882, prohibiting further immigration from China.

International District History

During the 1880's, the 400 Chinese living in the Puget Sound area faced violent hostility when a nationwide depression caused the total shutdown of hundreds of factories and mines all over the country. The completion of the Northern Pacific and Canadian Pacific railroads threw thousands of white and Chinese men out of work, swelling the labor market in the Northwest in particular. The frustrated anger caused by the widespread unemployment was directed at the Chinese immigrant laborers.

Anti-Chinese riots drove the Chinese out of Seattle in 1886. Led by the Knights of Labor, anti-Chinese agitators invaded the Chinese neighborhood on February 7, 1886 and notified the Chinese that they would be put aboard the ship Queen of Pacific bound for San Francisco. Most of the Chinese in Seattle were forced on wagons and hauled to the dock and 196 of them, the legal limit of passengers, were put aboard. The remaining Chinese were marched back to their quarters to await the next steamer. On February 14, 1886, 110 Chinese were taken away on the George W. Elder and others were sent to Port Townsend to be put aboard another steamer.

The few Chinese merchants who remained after the 1886 incidents continued to contract Chinese labor in the face of widespread resentment. Chinese were probably recruited to rebuild and expand the Yesler sawmill in 1888. They were also contracted to work on the construction of the Seattle-Lake Shore and Eastern Railroad, begun in 1887 to link with the Canadian Pacific, and the building of the western section of the Great Northern Pacific Railroad. In addition, the Chinese were also recruited to work in the salmon canneries on Puget Sound and in Alaska.

The First Chinatown

The city's Chinese quarters, much of it built upon stilts over tideflats, burned down in the Great Seattle Fire of 1889. In the aftermath of the fire, the Chinese played a key role in the reconstruction and growth of Seattle. Contracted Chinese laborers helped erect buildings, pave streets, and complete the Northern Pacific Railroad to Seattle.

To ensure the safety of his business, Chin Gee Hee, a wealthy merchant and labor contractor, erected a brick building on South Washington Street and Second Avenue known as the Canton Building. His business, the Quong Tuck Company was housed on the lower floor. This project stimulated further development.

The Chinese leased several buildings on both sides of lower Washington Street, and a Chinatown developed with a mix of eating establishments and multifunctional merchant shops or "fongs" that served as key social and economic institutions for immigrant families. The "fong" was a headquarters and hostelry to newcomers in need of food, shelter, employment, and advice. The largest merchant shops were those of the Wa Chong Company, the Quong Tuck Company, and the Ah King Company. For many years, these businesses were the three most profitable Chinese enterprises in the city, and their respective owners became community leaders. Their principal activity was the contracting of Chinese labor.

The Move to a New Chinatown

Much of what is now the International District was originally covered by tideflats. Water came up as far as Ninth Avenue and Jackson Street. Jackson Street itself once climbed a steep hill as high as the top of Beacon Hill. In 1907, the city undertook a massive regrade of Jackson Street reducing the slope of the hill and filling in the tideflats.

Immediately after the re-surfacing of South King Street, which was part of the regrade project, the Kwong Kick (Quong Yick) Company led by prominent community leader Goon Dip, built a number of buildings on the

south side of King Street from Eighth Avenue South to Maynard Avenue South, the catalyst for the building of a new Chinatown.

Goon Dip, whose contracting eventually provided labor for 21 salmon canneries in Washington and Alaska, was appointed in 1909 by the Imperial Government of China to be consul for Washington, Montana, and Alaska. His offices were located at 711 South King Street until he built the Milwaukee Hotel and moved his operations to that building. The entrance to the hotel still bears his name, "Goon Dip Young," "Young" meaning the "seal of" Goon Dip.

Between 1910 and 1912, the three largest merchant stores moved to the new Chinatown location. The Quong Tuck Company moved to 721 King Street; the Ah King Company moved to 707 King, and the Wa Chong Company moved to 719 King. Other merchant shops began to appear along with commercial enterprises. In 1910, the Wah Young Company was established at 416 Eighth Avenue South and the Yick Fung Company moved to 705 King. The latter was noted as an agent for the Blue Funnel Steamship Line, the first Orient Express to Seattle, specializing in cargo.

The final blow to the old Chinatown came when the city decided to create the Second Avenue Extension in the mid 1920's to improve circulation to the railway stations. The Extension cut through the center of old Chinatown. After 1925, only a few stores and residents remained on Washington Street.

Apart from the merchant shops, Chinese family and district associations, also built substantial worker's hotels in the new Chinatown, many with balconies in the style of their homelands in southern China. Eventually, separate groups banded together to create the Chong Wa (Overseas Chinese) Benevolent Association which, theoretically, incorporated the interests of all the Chinese groups. Originally located on the top floor of the Quong Yick Investment Building on Eighth Avenue and King Street, the Chong Wa moved into its own building on Seventh Avenue complete with classrooms and meeting rooms in 1929.

The Chong Wa Benevolent Association was initially formed to mediate problems that arose among community residents, who, because of language and cultural barriers, were unable to utilize the American court, legislative, or civic systems. In later years, the Association was particularly useful to older Chinese residents who did not speak English. Money for the building of a permanent structure was solicited and raised from local businesses, property owners, shopkeepers, and residents. Recently, Chong Wa's functions have been less clearly defined as Chinese have assimilated into American life. It now operates a school of Chinese culture and language to educate Chinese Americans in their cultural heritage.

The population of the Chinese has steadily increased in Washington State from 1930 to the present time and Seattle is the fourth largest Chinese community on the West Coast. Despite the rising numbers of Chinese, the Chinatown area declined in population from the 1940's onward as racial tolerance, the lessening of ethnic restrictions, and increasing educational and professional opportunities allowed the Chinese to move to other neighborhoods and participate more fully in city and regional economic, social, and political life.

Nihonmachi

The first Japanese settler arrived in Seattle 1879. By the turn of the century, Japanese immigrants surpassed the Chinese in number and ultimately became Seattle's largest minority population (in 1890, there were 125 Japanese, by 1910, there were 6127). The Japanese filled many of the jobs the Chinese had filled before their expulsion during the 1886 riots and were initially not restricted from immigrating or having families in America, as were the Chinese.

The Japanese formed a substantial community, extending from Second to 12th Avenues between Yesler Way and South Jackson Street, called "Nihonmachi" or "Japantown." The origins of Nihonmachi go back to 1891 when a city map showed that Dearborn Street was then called "Mikado Street." Although Japanese businesses were located throughout the International District, community, commercial and family life was centered at South Main Street and Sixth Avenue South. Unlike the Chinese, Japanese male immigrants had the opportunity to bring over wives from Japan, many of them "picture brides," and raise families.

Small restaurants opened featuring traditional Japanese foods. Eight public bathhouses were established catering to the many Japanese who lived in hotels without bathing facilities. Sagamiya's became popular for its Japanese snacks. For ten cents, one could see the latest movie at the Atlas Theater (which later became the Kokusai Theater) on Maynard Avenue South. During the summer, Main Street from Fifth to Maynard Avenues would be closed off for the traditional Bon Odori festival.

The Nippon Kan (now called the Kobe Park Building) served as the Japanese community center. The hall was constructed in 1909 and its centerpiece was a multi-purpose theater where local performers as well as performers from Japan put on traditional and contemporary plays, dances, puppet shows, dances, concerts, and martial arts exhibitions. The hall also served as a community meeting place, providing a forum for the discussion of political issues affecting the Japanese community.

Like their Chinese counterparts, several enterprising Japanese immigrants became powerful leaders in their community. One of these men, Masajiro Furuya, arrived in Seattle in 1890 to build a banking, trading, real estate, and labor contracting conglomerate that eventually operated offices in Tacoma, Portland, Vancouver B.C., and several Japanese cities with his headquarters at Second Avenue and South Main Street. Furuya's businesses failed during the early years of the Depression. The majority of Japanese led less influential lives as grocers, hotel operators, shopowners, and laborers.

One of the more notorious institutions in Nihonmachi was the Toyo Club. Founded in 1920, the Toyo Club, located in the building where the Bush Garden now stands, was the second largest gambling house on the West Coast. The club ran black jack and Chinese gambling games in three large rooms on the second floor. The club was equipped with a silent alarm by the cigarette stand on the first floor, warning gamblers of impending police raids.

By the 1920's, new immigration laws barred Japanese from becoming citizens and Washington State made it illegal for Japanese to own, or lease land. The economy of Nihonmachi depended upon the steady stream of immigrants and farmers who came to the city and the restrictions resulted in a decline in population during the 1930's from 8,448 in 1930 to 6,975 in 1940. Some Japanese returned to Japan.

The Seattle Progressive Citizens' League was organized in 1921 by 19 Japanese Americans concerned about discrimination against Japanese aliens in light of the proposed anti-alien land law. Clarence T. Arai, a native Seattleite (born in 1901), with a law degree from the University of Washington in 1924, became president of the reorganized league in 1928 and toured the West Coast trying to gain support for a coast-wide federation of Japanese Americans. James Sakamoto, another native born Seattleite (born in 1903) had been a prizefighter in New York City. In 1927, he returned to Seattle and a year later, established the weekly Japanese American Courier. He also lobbied for a strong citizens' league.

Arai and other Seattle leaders proposed the establishment of a National Council of Japanese American Citizens League (JACL). In August-September 1930, Seattle hosted a national convention and the League was

formed. The convention meetings were held in the Japanese Chamber of Commerce Hall on the second floor of the Rainier Heat and Power Company at Maynard Avenue and Jackson Street, with 102 delegates from five states and Hawaii staying at the nearby Bush and Northern Pacific hotels. Between 1933 and 1939, the organization's monthly newsletter, the Pacific Citizen, was published out of the Japanese American Courier offices in Seattle. Since its founding in Seattle's Nihonmachi in 1930, the JACL has grown into a 30,000 member national organization, committed to civil liberties, fair labor practices, and social justice.

In December 1941, the Japanese attack on Pearl Harbor incited widespread anti-Japanese feeling in the United States and especially on the West Coast, where large communities of Japanese Americans lived and worked. "In the interests of national security," an executive order was signed by President Franklin Roosevelt in 1942 calling for the evacuation and internment of all West Coast Japanese, both American and foreign born. Japanese Seattleites were detained at Camp Harmony near Puyallup and sent to an internment camp in Idaho for the duration of the war. They sacrificed many of their possessions and their homes and businesses in Japantown. The Japanese residential area of deteriorating frame buildings would become the obvious choice for a major public housing project, Yesler Terrace, that would cover 12 city blocks.

Manilatown

Young single Filipino males came to America in the 1920's and 1930's with dreams of making their fortunes. They became part of a force of itinerant migrant laborers who worked in the Alaska canneries and on West Coast farmlands. Seattle's Chinatown was a natural stopping off place for those migrating between the canneries and the fields. A few Filipino restaurants in the area opened to offer a taste of home. Unlike their Japanese and Chinese counterparts, Filipinos did not establish a commercial presence in the district and families were not brought over to settle in the area. On the other hand, given the residential segregation laws prevalent in the city, the area was one of the few in the city where Filipinos could live.

The Post War Era

After the war, many Japanese chose not to return to Seattle or returned to settle elsewhere with their families. Closer to the commercial core, more substantial hotel buildings were abandoned, some torn down for parking lots between 1950 and 1980. The construction of Interstate 5 in the 1960's physically divided the district and eliminated businesses, homes, and churches. Families left Chinatown, moving to Beacon Hill and Rainier Valley.

The sixties saw an emergence of groups interested in promoting the area. Such groups as Chong Wah, the Jackson Street Council, the Chinese Community Service Organization, and the Chinatown Chamber of Commerce sought to improve the economic climate of the neighborhood and to continue such ethnic traditions as Chinese New Year. In 1964, then Seattle Mayor Dorm Braman officially proclaimed the area encompassing Chinatown and the old Japanese settlement as the "International District."

The completion of the Kingdome in 1974 generated traffic and parking problems. The 1970's also brought stricter building and fire codes that resulted in the closure and demolition of many buildings. More than half of the 45 hotels and apartments were closed. The International District's population dropped substantially from 5,000 in 1950 to 1,300 in 1978. Businesses failed and buildings deteriorated.

During the 1970's, the Asian American community emerged as a strong political force. Galvanized by the development of the Kingdome, young Asian American activists began serious efforts to preserve the neighborhood character of the International District.

International District History

While the older established community groups sought to improve the economic climate of the International District, the younger activists sought to provide social services and low-cost housing to the elderly. Spearheaded by Bob Santos and the International District Improvement Association (Inter*im), the community worked together to build new housing, renovate buildings, provide needed social services, and revitalize the neighborhood.

During the early 1970's, the International District Community Garden, Kobe Park Terrace, and Hing Hay Park were built. Social service agencies such as the Asian Counseling and Referral Service, the Chinese Information Service Center, the International District Community Health Center, and the International District Housing Alliance began serving the International District residents and Asian Americans throughout the region. The International Examiner newspaper began publishing on a regular basis.

The 1970's also saw the renewed economic growth in the area. This was evidenced by the expansion of Uwajimaya, reinforcing its position as the primary retail outlet for Japanese and Asian goods in the region. The Seattle Chinatown International District Preservation and Development Authority (PDA) was chartered to act as a community developer and immediately became involved in projects to renovate the Bush Hotel and the New Central Hotel. The International District Merchants Parking Association incorporated to provide coordinated area wide parking services. A concern over the threat of outside development to the District led to the establishment of specific land use guidelines and the creation of a special district review board for the International District.

Since 1978, federal housing grants and low-interest loans have supported the rehabilitation of older apartments and hotels such as the Freedman Apartments, the Atlas Hotel, and the Jackson Apartments, and the construction of new apartment buildings such as the Imperial House and the International House.

Federal block grants have also funded new street lamps, paving, street furniture, and tree planting that have improved the visual identity of the area and reinforced King Street as a major cultural focus of the community. This is particularly noticeable during festivals, such as Chinese New Year, Seafair, and the International District Summer Festival, an annual celebration of arts, music, and culture. In addition, the renovation of a parking garage has provided a permanent home for both the Wing Luke Asian Museum and the Northwest Asian American Theatre.

Today, the International District is a growing, thriving neighborhood. A combination of new construction and renovation of old buildings has improved both the residential and commercial climate of the District. New ethnic groups, including the Indochinese, continue to immigrate, and have spurred development in the area around 12th Avenue South and South Jackson Street. The revitalization of the International District has meant the preservation of the cultural roots of the Asian American community.

The future of the International District is promising. However, because of its proximity to the downtown business district and the waterfront, the I.D. continues to live under the threat of high-rise development, land speculation, and unregulated economic growth which could destroy its long established roots. This community has had to overcome increasingly more difficult obstacles in its struggle to preserve the integrity of the International District.

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A BRIEF CHRONOLOGY OF THE INTERNATIONAL DISTRICT

- 1889: The Great Seattle Fire destroys Seattle's first Chinatown.
- 1905: Construction of the King Street Station and the railroad tunnel under downtown Seattle.
- 1906: Nihonmachi or Japantown thrives on Main Street from Second Avenue South to Eighth Avenue South.
- 1909: Jackson Street Regrade Project forces many Japanese businesses to move to Weller Street. Goon Dip finances construction of the Milwaukee Hotel.
- 1910's-1920's: Chinese businesses, family associations and tongs construct many of the buildings making up the King Street core.
- 1929: Second Avenue Extension forces relocation of Chinese and Filipino residents. The Chong Wa Benevolent Association moves into its own building.
- 1940: Development of Yesler Terrace Housing Project dislocates many Japanese families.
- 1942: Executive Order 9066, which forces all persons of Japanese ancestry into concentration camps, decimates Japantown.
- 1950: A total of 4811 people reside in Chinatown, the highest number ever recorded for the area.
- 1958: Chinatown is rezoned as a business/commercial district, causing further deterioration of residences.
- 1960's: Hotel and housing conditions worsen. Parking meters are installed in Chinatown to reinforce the planned commercial development.
- 1964: Seattle Mayor Dorm Braman officially proclaimed Chinatown and the immediate surrounding area, what was formerly Chinatown and the Japanese settlement, as the International District.
- 1965: Construction of the Interstate Five freeway demolishes single family housing in the International District. The freeway creates a physical and psychological barrier between portions of the International District.
- 1968: Inter-im begins working in the International District and acquires air rights under Interstate I-5 for a community parking lot. The International District Emergency Center begins providing emergency, medical, and security services.
- 1971: The International District Youth Council is established to involve youth in District issues such as food banks, housing, and crime prevention.
- 1972: The International Apartments are completed, the first federally subsidized, low income rehabilitated housing for elderly in the District. The Downtowner Apartments are converted from a hotel to a long term, low income, elderly and handicapped residential facility.
- 1973: Hing Hay Park, an urban pocket for District residents is constructed. The Special District Review Board is created.
- 1974: Enforcement of the Ozark Ordinance causes closure of 17 of 45 hotels. The Kingdome is built despite opposition from the community. The Seattle Housing Authority develops the International Terrace. A

International District History

proposal to use the Union Station site as a multi-modal transportation center arouses community protests and is abandoned. The International Examiner begins publishing on a regular basis.

- 1975: The International District Community Garden is built. Social service agencies such as the Asian Counseling and Referral Service, the International District Health Clinic, and the International District Housing Alliance are providing needed services to the residents and to the community. Kobe Terrace Park is built. The Seattle Chinatown International District Preservation and Development Authority (PDA) is chartered to act as a community developer. The International District Merchants Parking Association is incorporated to provide coordinated area wide parking services.
- 1977: The Denise Louie Child Care Center, named for a slain community activist, begins to provide culturally relevant day care services to the community.
- 1978: The PDA acquires the Bush Hotel. The Milwaukee Hotel, threatened with closure for building and fire code violations, is kept open by Inter-im, IDHA, and many volunteers who maintain a 24 hour firewatch and make repairs. Uwajimaya expands, reinforcing its position as the primary retail outlet for Japanese goods in the region.
- 1979: The International District is designated as a Neighborhood Strategy Area. The International House and the Imperial House, both housing for low income elderly residents in the District, are completed.
- 1979: The King Steet Historic District is registered with the US. Dept. of Interior's National Park Service, thereby establishing the International District as a federally registered historic district. The International District Special Review Board and an International District zoning overlay is established by City ordinance.
- 1981: Renovation of the Bush Hotel and Bush Asia Center are completed. The Children's Park is built. The Evergreen Apartments, the first market-rate housing project in the area, is completed and readied for occupancy.
- 1983: The Atlas Hotel, an experiment in rehabilitating studios, one bedroom and single room occupancy (SRO) units, is completed. Another moderate income facility, the Freedman Apartments, are completed. The PDA redevelops the New Central Hotel for low income elderly and handicapped residents.
- 1984: The Jackson Hotel is rehabilitated to house low income elderly and handicapped residents.
- 1987: The PDA completes the development of the Community Center Annex, including a 147 seat theater, providing a new home for both the Wing Luke Museum in the upper portion and Northwest Asian American Theater in the lower portion of a building which was once a parking garage.
- 1988 : The Eng Family Association completes the first new construction retail/commercial project in the International District.
- 1988: The Uplands Development Co. secures a Planned Community Development use permit for the renovation of Union Station and the development of 1 million square feet of offices, in a major redevelopment proposal for the International District, Pioneer Square and the southern end of downtown. Union Pacific Realty is seeking a purchaser/developer for the project.
- 1990: The Gee How Oak Tin Family Association completes the renovation of the Oak Tin building for low income housing with public financing sources, spurring interest in redeveloping properties by other owners in the District.

International District History

- 1991: The PDA secures commitments to acquire the Eighth and Dearborn site, formerly a Metro storage facility, for the development of a major residential and a multi-purpose social service facility.
- 1990 - 1992: A number of significant new construction projects are proposed by Asian investors for a luxury hotel & condominium, and other market rate condominiums, apartments and retail/commercial projects.
- 1989 - 1992: There are major retail/commercial redevelopments completed around the 12th/Jackson area, representing the eastward expansion of the International District, bringing in new Asian investments and a diversity of new immigrant retail/commercial businesses serving Chinese and Indochinese communities.
- 1992: Tsue Chong completes a new addition to their manufacturing plant in the International District.

(Source: June 15, 1988 edition of the International Examiner, updated.)



Community Character



A DAY IN THE LIFE OF THE INTERNATIONAL DISTRICT

July 29, 1992

6 A.M., the dawn of a new day. The streets of the International District are quiet. The neon lights of its shops and restaurants are dark. Its residents are asleep. A lone figure steps out of the Freedman Building, limbering up to prepare for his morning jog to the waterfront. Nearby, a garbage truck, lumbering through the back alleys, feeds itself on the overflowing dumpsters, leftover meals from the night before. The jogger takes a deep breath and starts to run, a slow and easy pace. Making his way north, up Maynard Avenue South, the jogger passes the Hing Hay Park, deserted for a change. Turning south on Jackson, the jogger is joined on the streets by the early bird commuters on their way to work.

As the jogger leaves the International District, alarm clocks in this neighborhood begin to ring. An elderly Filipino resident rises from his bed in a fifth floor apartment at the Bush Hotel to start his morning routine. Soon, he will take the elevator down to the main floor and walk around the building to the bakery in the basement where he sits and waits for the shop to open and he can feast on the sweets.

As the resident with the sweet tooth contemplates his morning treats, a mother at the Kong Yick Apartments is struggling to get her two children up for school. They have to be ready because the bus driver doesn't wait very long. Other children will soon be running to the bus stop, beginning their long journey cross town to school.

The International District begins to show the signs of life. The cooks arrive in the restaurant kitchens to start preparing for the anticipated lunch crowd. The homeless wake up in the alleys and doorways. The morning traffic starts backing up on the Interstate overlooking the District. Down below, the lunch wagons make their first runs of the day, bringing steaming cups of coffee to the construction crew working in the parking lot.

By 8 A.M., the rush hour is in full swing. A caravan of Metro buses stream their way to crowded bus stops down Jackson Street. The delivery man at the meat market on King Street hauls out packages of beef from the inside of his truck. Other trucks and vans stop and make their morning deliveries.

A motorist with a sputtering engine makes a pit stop at the auto shop on Seventh Avenue South. Employees of the small grocery stores begin to line the sidewalk in front of their entrances with crates of fruits and vegetables. Parents drop their preschoolers off at the day care center on their way to work. The janitorial staff at the Bush Hotel starts vacuuming the rugs.

At 9 A.M., clients are already waiting for their appointments with their caseworkers at the various social service agencies in the district. Other agencies convene their morning staff meetings. The mailman sets out on his route. The meter maids may their first appearance of the day, ticketing the cars at unfilled meters left over from the night before.

An attorney sits down in her office overlooking Jackson Street with her morning cup of coffee and reviews her phone messages from the day before, afternoon calls unreturned because she had been in court. The editor of the community newspaper checks the calendar and appointment book to see what events or meetings should be covered. An accountant resumes his work on an audit, mindful of the increased pressure at tax time.

Cooks continue chopping vegetables as the morning progresses. Over at the day care center, a teacher is counting heads to see who's missing. Most of the residents have arisen by now. Coffee is brewing on a stove, if there is a kitchen, or on a hot plate. On a good day, some of the elderly go out for a walk or tend to their little plots at the community garden. A tenant slowly walks up the steps to the second floor of the Bush Asia Center to complain about an eviction which he believes is unfair. Winos appear, waiting to buy their first bottle of fortified wine. The "Closed" signs in the local shops are turned around to read "Open."

A DAY IN THE LIFE OF THE INTERNATIONAL DISTRICT
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By mid morning, the bakeries do a steady business, enticing its customers with the aroma of fresh pastries. Over at the banks, at the first of the month, the lines are already twenty deep with Social Security recipients. Caseworkers from the various social service agencies make the rounds of their homebound clients. Kitchen operations go full blast at restaurants and senior meal programs. A tour bus unloads its full cargo of curiosity seekers for a cultural taste of the Orient. If this were Seahawk Sunday, an army of football fans would be marching their way toward the Kingdome.

As the noon hour approaches, a free parking space becomes a valuable item. Restaurant parking lots fill up. Up on the hill, Main Street, a Honda Civic circles the block, desperately hoping that some car, any car, will pull out to make a space available. Waitresses circle the tables with carts of dim sum delicacies. On weekdays, the lunch crowd seem to be the business types. On weekends, there are more families. Meanwhile, business at brisk at the largest store in the District, as customers, Asian and non-Asian alike, combine their shopping with a plate of yaki soba. An architect leaves his office on 6th Avenue South, walking to a luncheon meeting with a prospective client.

The lunch hour is busy. As menus are studied and teacups are filled, the kitchen staff of the various senior meals programs are busy filling plates of hot, steaming food. Most of the elderly wait patiently to be served. Friendships are renewed. At one of the restaurants, the meal has been finished but the meeting of the local rotary club has just started. The dirty dishes in kitchen sinks begin to pile up. Out in the park, a grizzled, scar faced man with several teeth missing lifts a paper bag to his mouth and swallows. The pedestrians ignore him. Up on the hill, a meter maid makes another pass through, diligently marking the tires with chalk. She spots a tire already marked, whips out her pad of parking tickets, then places her greetings on the windshield of a black trans-am.

The last of the lunch crowd finally straggles out. The cooks are on break. Soon, they will be starting over, chopping vegetables for the dinner crowd. Down in the basement of the Bush Hotel, the seniors eagerly await an afternoon of bingo or dancing. Out in the park, the grizzled scar faced man with teeth missing has fallen asleep but he has been joined by an odd collection of elderly enjoying the sun, teen age runaways selling their bodies, and a drug pusher with an eye out for the police. At the various social service agencies, phone messages have piled up at the front desks for those on their lunch hour.

Over at the museum, a group of middle school students from the Eastside, out on a field trip and glad to be out of the classroom, snicker and fidget as they visit the latest photo exhibit. Upstairs at the museum's administrative office, its director reviews a grant application to raise more money. Downstairs, in the theater, a stage crew is constructing the set for the next production. The theater's managing director is hunched over a computer, busy composing a press release. Over at a gift shop, a shopkeeper knits, keeping one eye on her handiwork and one eye on a couple of teenagers browsing through her merchandise.

As the afternoon progresses, a bartender in one of the cocktail lounges rechecks the inventory. The director of the public development authority takes a group of government officials to the site of the old Metro bus facility where a multi-service, congregate care facility is planned. Over at one social service agency, its director is on the phone, wondering how the latest cuts in governing spending will affect the provision of services. At the clinic, a prescription is being written up for a patient with high blood pressure, an order he can take and have filled at the nearby pharmacy.

Children reemerge in the District, getting off the Metro bus at the end of another school day. An elderly gardener, working and puttering around in the community garden, takes off her gloves, done for the day. A line of Metro buses are poised at the outskirts of the District, gearing up for the caravan back from downtown. Traffic on

A DAY IN THE LIFE OF THE INTERNATIONAL DISTRICT

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the Interstate grows progressively heavier in both directions. The bus for the Chinese language school drops off a load of students for their two hour lessons in the mother tongue while nearby, the parents begin picking up their charges from the day care center.

When the dinner hour approaches, the after work crowd begin to filter into the various cocktail lounges. Outside, on King Street, the cars are double parked, their emergency lights blinking, as their drivers wait for their barbecue take out orders. At the community paper, the editor is feverishly working on deadline, editing the text of a late breaking story. The traffic on Jackson Street is heavy but moves along as a steady pace. The buses are backing up. On snowy days or if the Seahawks were on Monday Night football, the traffic would be at a standstill.

As the social service agencies close their doors for the day, the various staff members head straight to a restaurant for a reception in honor of a local politician. Dinner patrons jockey for available seats at sushi bars. Over at one of the hotels, a resident warms his left over lunch from the meal program on a hot plate. Pedestrians on King Street can hear the grunts and groans coming from a martial arts class.

Twilight turns to darkness. The District becomes illuminated by the bright neon signs of its eating establishments. If a play is going on at the theatre, the audience has started to gather in the lobby, waiting for the doors to open. The grocers bring their crates of unsold vegetables from the streets into the store as they close shop. The driver of a double parked Nissan dashes inside the video store to return a tape before closing. The staff of the emergency centers makes the first of it's evening patrols. A call to the detox wagon is made after a wino is seen face down and bleeding by the park.

As the dinner crowd leaves, the cocktail lounges will do their best business, particularly on weekends. The first of many karaoke singers strolls to the microphone. A group of college students celebrate a birthday with a round of drinks. Meanwhile on the street, a fight breaks out between two arguing winos. A Medic One Unit with flashing lights and a wailing siren drives by the combatants. It stops at one of the apartment buildings. The paramedics jump out and bound up the steps in response to a call of a drug overdose. By the time they find the victim, it is too late.

Up on the hill, a car alarm goes off after a gang of car prowlers have broken the window and taken the contents inside. A homeless man wanders the streets, wondering whether to find another drink or a shelter. The theatre crowd would be applauding the performances they have just witnessed. During the baseball season, the evening games at the Kingdome would be in its last innings. Up in the apartments, the residents prepare for bed.

After midnight, a few late night snackers come into the restaurants for a bowl of noodles. One by one, the neon signs at the smaller restaurants turn off. A few of the homeless have gone under the Interstate in search of a place to sleep. The only ones on the streets are the kooks, the crazies, and the cops. Inside, on a week night, the karaoke is winding down. Finally, the bartender announces the last call for alcohol. The late night crowd wander off in search of their cars.

After 2 A.M., a few places stay open. At one popular spot, a customer is slumped over the counter. The staccato clammering of jackhammers pounding the cement can be heard coming from the Interstate. A fumigating crew unleashes a spray of pesticides in a store to get rid of persistent cockroaches. A minivan makes its stops, filling stands with a stack of the morning newspaper.

The streets are quiet except for an occasional rumble of a garbage truck. The neon lights of its shops and restaurants are dark. Its residents are asleep. One day is done, another is beginning...

COMMUNITY CULTURAL CHARACTER

Historical Focus

The International District of today is a combination of the old Japanese and Chinese settlements of the past. From a historical standpoint, the ethnic enclaves of Chinatown, Nihonmachi (Japantown), and to a lesser extent, Manilatown or Little Manila, came into existence because of several factors:

- 1) Residential segregation practices (e.g. racially restrictive covenants in real estate deeds) prevented earlier Asian immigrants from living in certain parts of the city;
- 2) The establishment of the Asian settlements attracted newly arriving immigrants to the neighborhood;
- 3) Close proximity to Asian community benevolent organizations, eating establishments, and services gave newly arriving immigrants the opportunity for an easier transition to life in America;
- 4) The social and psychological needs of newly arriving immigrants to be among their own kind contributed to the development of a "comfort zone."
- 5) The need to practice and maintain cultural traditions.

The need to practice and maintain cultural traditions cannot be underscored enough. Bringing in customs from native lands have added to the rich cultural diversity of the city.

The Bon Odori is a Japanese cultural festival with kimono-clad dancers moving rhythmically to the beat of a pounding taiko drum under swaying lighted paper lanterns. The "Obon," sponsored by the Seattle Buddhist Church, was an annual tradition when the church was located in what was Nihonmachi and continues to be an annual tradition at the Church's present site, just outside the International District at 14th Avenue South and Main Street.

The celebration of Philippines Independence Day, often held in the International District, is an event of political, historical, and cultural significance in the Filipino community. Traditional music, ethnic food, and native costumes are shared with the general public.

The Chinese community continues to celebrate Chinese New Year and the Harvest Moon Festival in the International District with the traditional Lion Dance and exploding firecrackers. The Seafair Chinatown Parade, sponsored by the Chinatown Chamber of Commerce, has been a popular event for many years.

Recently, the International District Summer Festival, sponsored by the International District Economic Association, has become an annual summer event featuring a varied mix of cultural traditions, arts and crafts, community organizations, and ethnic foods.

Uniqueness as Chinatown/International District

The International District (I.D.) is the only neighborhood within the mainland United States where the Chinese, Japanese, and Filipino communities have co-existed. In such West Coast cities as San Francisco and Los Angeles, Chinatowns and Little Tokyos developed in different parts of the city.

Community Cultural Character

In Seattle, Japanese and Chinese raised families and established businesses in the I.D. neighborhood. While there were a few Filipino establishments, the Filipino community was less settled in the early years. Many of the immigrants were single males who travelled the migrant roads between the fish canneries in Alaska and the farmlands of Eastern Washington and California. More recently, the recent influx of Southeast Asian refugees have added to the rich ethnic mix of the International District.

Traditionally, the area was known as Chinatown and is still referred to as Chinatown by long-time Seattle residents. In 1964, then Seattle Mayor Dorm Braman officially proclaimed the neighborhood as the International District, stating that the area was truly an international settlement because of its ethnic businesses and racially mixed population.

Generations/Community Networks

As the children of Asian immigrants grew up, racial tolerance and the passage of civil rights laws opened up housing opportunities in other parts of the city. In the Chinese community, while many of their parents remained in Chinatown, the young people moved away as they grew up and raised families of their own. The Japanese community was forced away from Seattle during the World War II evacuation and internment. After the war, most did not return to Japantown. Upward mobility allowed many younger generation Chinese and Japanese to leave the Chinatown area and purchase their own single-family houses, first in the Central Area, then Beacon Hill and Rainier Valley.

In the late 1960's and early 1970's, as conditions in the neighborhood deteriorated, there was a renewed interest in revitalizing the area. Young Asian American activists, many of them children or grandchildren of former residents, in the search for their identity and ethnic roots, came back to the International District to fight for the preservation of the District. Galvanized by the construction of the Kingdome and proposals to convert Union Station into an intermodal transportation complex, the activists focused the attention of government leaders toward the International District as a neighborhood of residents and small businesses. Social service agencies were established to serve the needs of residents and the greater Asian American community as well.

Today, many of those activists have risen to positions of responsibility within local government and business. Others have brought their expertise back to the community through working in the International District or serving on the boards of directors for the social service agencies in the District. These working relationships developed over the years have resulted in an infusion of resources to the area.

As the years went by, more Chinese and Japanese families left the city for the suburbs. Yet, the International District continues to be the homebase for many of the Asian ethnic communities. Chinese family associations continue to draw members from near and far to social functions and Chinese New Year's dinners. The local chapter of the Japanese American Citizens League, perhaps the most prominent Japanese American community organization, continues to maintain its office near the outskirts of the District. Asian senior citizen lunches at such locations as the Bush Asia Center, the Asian Counseling Referral Service, and the Nisei Veterans Hall (located just outside the boundaries of the International District at 12th Avenue South and King Street) continue to bring the elderly back to the District to socialize over a nutritional meal.

Asian Ethnic Regional Commercial Center

One significant factor in maintaining the cultural character of the International District is the presence of Asian commercial establishments which cater to the needs of Asian Americans and others. Such restaurants as the Mikado, the Four Seas, the Bush Garden, and Sun Ya have long established clientele. The Tai Tung Restaurant has developed somewhat of a cult reputation among late night owls. Other restaurants such as Maneki, Ying Hei,

Community Cultural Character

Ocean City, Sea Garden, Kau Kau, Honey Court, Hi Ho, Han Il, and the Green Village have developed a loyal following as well.

But the International District holds more appeal than just a place to dine and drink. In addition to the many restaurants, bakeries and small hole-in-the-wall cafes, there are many small grocery stores and markets such as the Viet Wah Market that offer Asian goods which cannot be found in any other part of the city. Variety stores offer merchandise imported directly from Hong Kong, Korea, Taiwan, or Japan.

One of the main attractions of the International District is Uwajimaya, the largest Asian speciality store in the Pacific Northwest. From its humble beginnings in a storefront, Uwajimaya has grown into a multi-level shopping complex offering a variety of merchandise ranging from fresh produce to Japanese movies to toys.

Recent commercial developments such as Eng Suey Plaza and the Asian Plaza and other commercial expansion near 12th Avenue South and South Jackson Street have enhanced the area's reputation as a regional Asian ethnic commercial center.

Physical Cultural Characteristics

The architectural appearance of the District's buildings is a further indication of the rich cultural character of the community. Perhaps the most obvious visual display of this background are the many signs written in Chinese, Japanese, Korean, and Southeast Asian characters. These signs denote the location of prominent families, organizations or associations, businesses, and are also written on posters advertising local sales or community events.

Another building feature unique to the International District are the many balconies located on the upper floors of the brick buildings. Belonging either to private families or clubs, the balconies are part of a tradition in Southern China of providing a cool and pleasant outdoor space overlooking the street activity below.

Besides the balconies and ethnic signage, there are other physical ethnic characteristics such as lattice tile and grilles, ornamental street lamps and lanterns, and other facade features which give the area an Asian ambiance.

A unique physical characteristic of the District that deserves mention is the small scale of its street furniture, signage, parks, shops, and restaurants, which relate more to pedestrian than to automobile traffic in size and orientation. Street improvements, brick pavement, bus shelters, and telephone booths have added to the ethnic flavor of the District.

Focus for Community Cultural Institutions

Family Associations and Tongs

The oldest of the International District community cultural institutions are the Chinese family associations, tongs, and social clubs. When the Chinese first arrived in America, they were not greeted with open arms. Brought over a source of cheap labor, they faced an inhospitable American society which made it difficult to assimilate. In other words, the Chinese were left to its own device; the community had no choice but to develop institutions to take care of its own members.

Family associations such as the Locke, Woo, Chin or Chan, Wong, and Lee family associations formed to provide a sense of continuity and stability for immigrants. The tongs, essentially Chinese fraternal organizations, formed in part to provide a sense of security because law enforcement would not protect the Chinese from anti-

Community Cultural Character

Chinese elements and hostilities within the community. The social clubs have become an integral source of camaraderie for the elderly.

In the International District, there are many family associations, tongs, and social clubs. These include the following, each with their own facilities:

Alliance of Chinese Associations	Kuomintang/Chinese Youth Club
Bing Kung Tong	Lee Family Association
Chew Lun Association	Locke Family Association
Chong Wah Benovolent Association	Lung Kong Tin Yee Association
Eng Family Association	Mar Family Association
Gee How Oak Tin Association	Seattle Chinatown Chamber of Commerce
Hang Che Association	Soo Yuen Benevolent Association
Hip Sing Tong	Suey Sing Association
Ho Nam Association	Teo Chew Mutual Association
Hop Sing Tong/Sing Keong Society	Tsung Tsin Association
Indo-Chinese Refugee Association	Wong Family Association
Indochina-Chinese Elderly Association	Woo Family Social Club
Kay Ying Senior Citizens Club	Yee Fung Toy Family Association
Kung Chow Bo On Association	

Gee How Oak Tin Association

The Gee How Oak Tin Association is a family organization comprised of Chinese with the surnames Chan or Chin, Woo, and Yuen. In other parts of the country, the Chan, Woo, and Yuen family clans formed their own separate associations in America. In Seattle, however, Chinese with these surnames came together in 1900 to form the first Oak Tin (the Hall of Brotherhood) Association in America. Oak Tin was the first Chinese family association formed in Washington State. It remains the largest family association in the area.

The Oak Tin Association initially occupied two offices on the third floor of the Wa Chong Building at 408 Main Street, space which was donated by Chin Chun Hock, an association member and the first Chinese settler in Washington State. In 1910, the association moved to a larger space on the third floor at 719 King Street to accommodate the increasing number of Chinese immigrants coming to Seattle.

In 1921, Oak Tin members raised \$50,000 to acquire their own building, the site of their present home at 513-519 7th Ave. South. Originally constructed in 1907, the Oak Tin building was one of the earliest workingman's hotels in the area. The ground level was used for retail businesses and the upper floors were single-room occupancy units. A portion of the third floor was converted into an assembly hall.

In 1990, the building was completely renovated. The housing portion was completely transformed into 21 units of modern housing (studios, one-bedroom, two-bedroom, and three-bedroom units). The assembly hall was upgraded and a new commercial kitchen was added.

Specific functions of Oak Tin are to foster a spirit of mutual aid, to promote the happiness and social welfare of its members, and to support charitable and educational endeavors in the community. The Oak Tin Chinese New Year Dinner is the largest of its kind in the Seattle Chinese community and is eagerly anticipated each year.

Chong Wa Benevolent Association

The Chong Wa (Overseas Chinese) Benevolent Association was formed as a mutual aid society before 1900 to help newly arriving Chinese immigrants adjust to life in the United States. Most of the earlier arriving immigrants were either single men or men who had left their families to work on the railroads or docks. In some sense, Chong Wa served as a link back to China. If the men wanted to go home, Chong Wa helped to arrange exit visas. If the men died in America, Chong Wa would help with burial arrangements.

It was the intent of Chong Wa to serve the interests of all Chinese groups. All tongs and family associations were initially members of Chong Wah. Originally located on the top floor of the Quong Yick Investment Building on Eighth Avenue South and South King Street, Chong Wa also raised money for their own facility. In 1929, it moved into its present site (522 7th. Ave. S.) complete with classrooms and meeting rooms.

Chong Wa developed a reputation as a place for the Chinese immigrant to go when problems arose with immigration, the legal system, or with government agencies. Interpretation and translation were provided. English and naturalization classes were held for immigrants.

In the 1970's, some Chinese community members became disenchanted with Chong Wah and broke off to form a separate organization called the Alliance of Chinese Associations.

In recent years, the Benevolent Association's functions have been less clearly defined as Chinese assimilated into American life. It now operates a school of Chinese culture and language to educate Chinese Americans in their cultural heritage. It has also sponsored Peking and Cantonese Opera for the enjoyment of the community and general public.

More visible aspects of Chong Wah include the award-winning Chinese Drill Team and the youth programs sponsored by the Chinese Community Service Organization.

Wing Luke Asian Museum

The Wing Luke Asian Museum has been a showcase for Asian and Asian American artists since its inception in 1967. The museum was named in honor of the late Wing Luke, a former Seattle City Councilman, who was the first Chinese American elected to political office in the continental United States. Through the years, the Museum has evolved from a small storefront, where artists and community members came to sip tea and share information, into a full-scale institution which gathers, preserves, and presents the art, history, and culture of Asians and Asian Americans.

For its first twenty years, the Museum was located in a storefront on 8th Avenue South. In 1985, the Wing Luke Asian Museum joined the Northwest Asian American Theatre as a co-tenant of the building on Seventh Avenue South near Southy Jackson Street with the intent of converting the upper portion of the building into museum space. With these two Asian American cultural institutions as primary tenants, the Seattle Chinatown International District Preservation and Development Authority was able to convince Washington State government authorities to issue a State Construction Bond to fund the majority of renovation costs. Renovation was completed in 1987 and the Wing Luke Asian Museum moved into its present space.

Northwest Asian American Theatre

Community Cultural Character

The Northwest Asian American Theatre (NWAAT) has been in existence since 1972. First known as the Theatrical Ensemble of Asians then as the Asian Exclusion Act, NWAAT is one of five Asian American theater companies in the United States. It is the mission of NWAAT to:

- * seek out, promote, train, and produce quality Asian American performing arts and artists
- * provide valuable experiences and opportunities for Asian American artists, particularly performers, directors, and playwrights, to develop and hone their craft
- * educate, enrich, and entertain Asian and non-Asian audiences with diverse voices coming from Northwest Asian American culture
- * explore contemporary issues affecting the Asian American community in a creative environment
- * enhance the stature of the arts in the Northwest Asian American community

Before 1987, NWAAT was an itinerant theatre company which produced its works either at the University of Washington or at the Nippon Kan Theatre. In 1987, NWAAT moved into its own space, the Theatre Off Jackson, a 147-seat theater, in the building called the Bush Community Annex, a converted parking garage which it shares with the Wing Luke Asian Museum.

Nippon Kan Theater

The Nippon Kan or Japanese Community Hall located in the Kobe Park Building (formerly the Astor Hotel) was the cultural focal point of the old Japanese community. Built in 1909, the Nippon Kan served as a meeting place, concert hall, theatrical stage, and community center for the Japanese community before World War II. It provided a place not only to showcase local talent and performers from Japan but to air political and religious views on the issues of the day. After the war, the Nippon Kan was abandoned and fell into a state of disrepair.

In the late 1970's, the Nippon Kan was restored to its original condition and today, once again serves the community as a place to hold cultural events, weddings, social gatherings, and political meetings.

Recent Trends

The emergence of the growing Southeast Asian community has added to the rich cultural diversity of the International District. The development of Southeast Asian restaurants and other businesses along Jackson Street have given the refugee community visibility and has added to the revitalization of the overall community character in the International District. The celebration of the Vietnamese New Year (Tet) held in the Kingdome or other large halls attracts literally thousands of people.

At the same time, old and new traditions as shown by the International District Summer Festival, the Bon Odori, Chinese New Year, and Philippines Independence Day, provide living examples of the rich cultural heritage enjoyed and shared by the people of the International District.

(Sources: Chin, Doug and Bacho, Peter, "A History of the an Urban Ethnic Community: Asian Americans and the Development of Sqeattle's International District", published in the International Examiner, October 17, 1984, November 21, 1984, and December 19, 1984;

Community Cultural Character

Chin, Art and Chin, Doug, "Uphill: The Settlement and Diffusion of Chinese in Seattle, Washington", Shorey Books, co. 1973

Nomination Form, National Register of Historic Places Inventory, United States Department of the Interior, prepared by the Interim Community Development Association)

The Wing Luke Asian Museum, Membership Newsletter, Fall 1991 edition, page 1

Seattle Times, Pacific Magazine, "Ruby Chow" by Elizabeth Rhodes, December 9, 1984 edition

Gee How Oak Tin Association 90th Anniversary and Building Re-Inauguration Journal, 1900-1990, pages 37-39

Northwest Asian American Theater, "New Voices For Today's Stage" promotional publication, 1991)

Recommendations:

1. Promote the continued viability of the International District as a liveable, mixed-use residential and retail community.
2. Provide a complete community environment where people have the opportunity to live, work, shop and play within the ID. Encourage & ensure a family-friendly orientation in the ID.
2. Preserve the International District as a vibrant neighborhood consisting primarily of residential and commercial uses that perpetuate its historical Asian character and heritage. Create a District environment that attracts a mix of Asian cultures.
3. Coordinate efforts (of city agencies and/or community organizations) to maintain the integrity of the ID as a distinct neighborhood; preserve and enhance the reputation of the ID as focal point of Seattle/King County's Asian American community
4. Improve the public image and perception of the International District
5. Utilize all available resources within the District to the maximum extent possible
6. Maintain and promote the historic Asian character of the ID as a focal point for Seattle's and King County Asian/Pacific Islander communities. Promote & preserve the ID as a regional shopping center for the Asian community. Support & patronize ID businesses that cater to the Asian American/Pacific Islander population.
7. Support efforts that continue the ID as a point of entry for new immigrants who are just getting established, and other non-English speaking persons, through the provision of housing and services that are culturally and linguistically accessible.
8. Maintain and encourage a pedestrian oriented neighborhood feel, by maintaining the existing scale of building heights and discouraging the development of high rise towers that alter the scale of the neighborhood.
9. Develop & promote improved communications and better working relationships between the different ethnic groups and associations (e.g. family associations, civic groups) to promote involvement in community improvement efforts in the ID. Encourage the establishment of an ID community council or forum which brings all sectors of the community (social service agencies, merchants, property owners, residents, family associations, etc.) together to discuss issues of mutual concern.
10. Participate in public policy decisions and encourage policy makers to adopt regulations that support the District goals
11. Preserve and expand the residential base to attract more families, younger Asians, and others to live in the International District through the development of a range of housing types that are affordable to low, moderate and middle income households. Discourage the development of speculative housing investments, and developments that cater exclusively to a luxury market that is unaffordable to all but the highest income groups and result in gentrification pressures.



Population/Housing



Population

Asian/Pacific Island Population in Washington State

The Asian/Pacific Island communities in Washington state were one of the fastest growing groups in the last 10 years, due largely to immigration. This has resulted in an increasingly diverse Asian community with numerous cultures and dialects. 1990 Census data indicates that of the 4.8 million residents of Washington State, there were 210,958 Asian Pacific Islanders. This constituted 4.3% of the entire population, and was right behind persons of Hispanic origin as the largest minority community in the state. In King County, there were 118,784 Asian/Pacific Islanders constituting 7.9% of the King County population of 1.5 million, making them the largest minority group in the county.

In the City of Seattle, from 1980 to 1990, the largest population increases were among Asians and Pacific Islanders. There were 38,936 Asians and Pacific Islanders in 1980, and 60,819 in 1990, for an increase of 56.2%. There are more Asians and Pacific Islanders than there are persons in any other minority group in Seattle, and they account for 11.8% of the total city population. Some 51.2% of the King County Asian/Pacific Island community lives in Seattle.

1990 Census Data for the City of Seattle indicated that the major areas of concentration of the Asian/Pacific Island communities in Seattle outside of the International District are Beacon Hill, Rainier Beach, Lake City and Fountleroy.

International District Residents:

1990 Census Data:

The current International District boundaries include the following census blocks: Census Tract 91, blocks 200s-400s; the 100 blocks are part of Yesler Terrace. In addition, the District includes the 100 blocks of Census Tract 92; the 200s-300s blocks are in Pioneer Square. The ID represents some 66% of the total population in Census Tract 91, and some 44% of the population in Tract 92.

While there is no way to verify, it is believed there was an undercount in the 1990 Census data for the International District. The total of 1,796 residents within the ID boundaries counted by the Census Bureau, contrasts to Interim Community Development Association's estimate of the total # of occupied housing units around the time of the census. With an estimate of 1,794 housing units, and average household size of 1.5 (based on PSRC estimates; census estimates were 2.2) and estimated vacancy rate of 5%, one might estimate a population of approximately 2,500. If such were the case, it is likely that the undercount was with non-English speaking elderly or recent immigrants who did not understand the census forms and who census enumerators were unable to locate.

Race/Ethnicity:

The resident population of the International District is very diverse ethnically. 1990 Census data indicates there were 1,796 residents within the historic district boundaries of the International District. The largest ethnic group, comprising 48% of the population were some 885 Asian/Pacific Island residents, followed by 665 white residents (37%), 173 African Americans (10%), 59 Native Americans (3%), and 44 other races (3%).

(For purposes of comparison, the racial breakdown in Census Tracts 91 & 92 had a total population of 3,273 with: 1,388 whites, 1,202 Asian/Pacific Islanders, 450 Blacks, 133 Native Americans, 76 other races, and 180 of Hispanic origin) (Table P1/2/3/6 and Table P8/9).

Population

Among the 885 Asian residents of the District, the 2 largest groups are Chinese (383 residents; 21 % of the ID population), and Filipino (335 residents; 19% of the ID). Other Asians identified in the 1990 Census living in the District, included 49 Korean residents (3%), 44 Japanese (2%), and 34 Vietnamese (2%). Other Asians (eg. Taiwanese, etc.) constituted the remaining 2% of the Asian population in the ID (40 residents).

Language:

Traditionally, the resident population has had an extremely high percentage of non-English speaking elderly residents, as well as many immigrant, non-English speaking business owners and employees. It is the place where recent immigrants, particularly from Asia would come to live and to work, providing opportunities in both areas to use their first languages. The availability of goods and services concentrated in the International District, in languages that were familiar, provide a frame of orientation while adapting to cultural and language norms. Many of the Asian elderly, particularly Chinese, speak no English at all.

Not surprisingly, 1990 Census Data for Census Tracts 91 & 92 indicate that persons of Asian & Pacific Island backgrounds were most likely not to speak English well or at all - some 507 persons, mostly elderly (302), but also including adults between the ages of 18-64 (175), and children (30). By contrast, the some 34 Spanish speakers did not speak English well, and an additional 11 persons speaking other languages did not speak English well. (Table P28) The Census Bureau further identified linguistic isolation - the Asian/Pacific Island speaking population that were so defined totaled 664 persons of all ages above 5 - some 370 persons 65+ years, 238 persons between 18-64, and 56 children from age 5-18. (Table P30)

A breakdown of the languages spoken at home in Tracts 91 & 92 indicated the most common non-English language spoken was Chinese (497), followed by Tagalog (361, Filipino), Japanese (61) and Korean (33). Other Asian languages likely reflect the SE Asian population within these tracts at Yesler Terrace, including Vietnamese (80), and Mon-khmer (16). Other non-English languages included Spanish (174), French (31) and Scandinavian (30). (Table P31)

Age & Ethnicity:

Approximately 759 ID residents, or 44% of the ID population, is above age 60; some 331 elderly above 70 years of age, and 173 elderly are above age 80. Among the Asian population in the ID, some 62 % are over the age of 60. The three major elderly groups in the ID are elderly Asian men, predominantly Filipino (221), elderly Asian women, predominantly Chinese (306), and elderly white men, reflecting the historical residential pattern of residents in the District. Regionally, in King County there has been a 114% increase in Asian/Pacific Islanders above the age of 60 (1980 - 5,886; 1990 - 12,568). Seattle has more than two thirds of the Asian/Pacific population 60+ years of age in the county. The International District has been the location of a substantial portion of the low income housing stock accessible to the elderly Asian community, as well as many supportive services, so there appears there will be a continued elderly Asian/Pacific population in the District in the years to come.

The median age of International District residents indicates the Asian population is by far older than all the other ethnic groups, reflecting the historic nature of the population. 1990 Census Data for Census Tracts 91 and 92 indicate an overall median age of 45.1 years. By ethnicity, the median age of Asian/Pacific Islanders was 61.7 years, while the median age of Whites was 42.7 years, Blacks 41.2 years, Native Americans 39.2 years, other races 44.0 years and Hispanic Origin 38.3 years. (Table P13/14/15)

Population

International District Census Tracts 91 & 92 Median Age

	years of age				
Total	45.1	Male	44.9	Female	47.1
Asian Pacific	61.7		58.0		63.6
Other	44.0		51.4		32.5
White	42.7		43.9		36.0
Black	41.2		46.4		28.1
Native American	39.2		39.6		32.5
Hispanic Origin	38.3		39.5		32.5

INTERNATIONAL DISTRICT POPULATION BY AGE

Selected data from the 1990 Census

Summary Tape File 1a

Tables 2 - 10: Racial breakdown by age

	Total	over + yrs	over + yrs
Total Asian/Pacific:	846	517	440
% of total pop:	48%	29%	25%
Total White:	668	203	112
% of total pop:	38%	11%	6%
Total African American:	173	36	27
% of total pop:	10%	2%	2%
Total Native American:	38	11	6
% of total pop:	2%	1%	0%
Total Other Race:	44	11	9
% of total pop:	2%	1%	1%
TOTAL ALL:	1,769	778	594
% of total pop:	100%	44%	34%

Families and Children:

There are a number of children under the age of 21 living in the ID, even though there is almost no family housing stock in the District. According to the 1990 Census, there were some 115 children living in the ID - almost two thirds of them were Asian (71 children, 62%), another one quarter were white (25 children, 22%) and some 14 African American children (12%). There were 28 infants, 34 grade school age children and 53 young adults. This number of children, given the lack of many 2 bedroom + units available, substantiates the overcrowding of families in the small units, including SROs, in the District. This is particularly true for immigrant families who seek the access to housing and services they find in the District.

Household Size:

1990 Census Data for Tracts 91 & 92 indicated a total of 1,462 households, of which 1,031 were 1 person households, and an additional 302 2-person households. (Table P5/16)

Income/Poverty:

Because of the high concentration of elderly on fixed incomes, the ID has traditionally been a community with a high incidence of poverty. The 1980 Census data indicated that the ID had a poverty rate of 43%, and a higher rate among elderly 60+ at 63%.

The best income and poverty data available to date from the City of Seattle Planning Department is a compilation of Census Tracts 91 & 92, which includes all of the International District and a small section of Yesler

Population

Terrace and most of Pioneer Square. However, this data is fairly representative of the demographics of the International District population. This data indicates:

The International District remains an area of a high concentration of poverty and households with extremely low income.

- * The Mean income of International District residents is \$11,824 per household; \$11,325 for families and \$11,500 for non-family households. (Table P89 through 105)
- * Median income was only \$7,254 per household, \$9,530 for families, and \$6,272 for non family households. (Table P80/81/107/108/110/111)

These poverty figures compare to 1990 Seattle median income levels, (as established by HUD) of \$30,870 for a household of 1, \$35,280 for a 2 person household, and \$44,100 for a family of 4.

There is a high correlation between poverty and ethnicity in the International District (Census Tracts 91 & 92):

- * The overall total mean household income was \$8,147. It was \$11,202 for Whites (which included upper income white residents in Pioneer Square); \$ 5,642 for Blacks; \$ 7,905 for Native Americans; \$ 5,778 for Asians; \$ 5,074 for Other races and \$ 5,985 for those of Hispanic Origin. (Table P114/115/116)
- * Household income by race in 1989 was \$15,891 for Whites; \$6,740 for Blacks; \$15,236 for Native Americans; \$9,184 for Asians; \$7,088 for Other races, and \$7,088 for those of Hispanic Origin. (Table P89 through 105)

A breakdown of poverty status by race in 1989 identified at least half to 2/3 of most ethnic groups in the District were below poverty - 57.5% of Whites were below poverty (789 below, 584 above); 57.8% of Blacks below poverty (260 below, 190 above); 37.7% of Native Americans (46 below, 76 above); 52.9% of Asians/Pacific Islanders (636 below, 566 above); 61.8% of other races (47 below, 29 above); and 61.2% of Hispanic Origin (101 below, 64 above). (Table 119/120) A ratio of income to poverty level was computed identifying 526 persons (16%) with incomes under 50% of poverty; 666 persons (55%) at or below poverty level; 795 persons at 101% to 199% of poverty, and 650 at 200%+ the income of poverty level. (Table P121)

Immigration:

1990 Census Data for Census Tract 91 & 92 indicated 1,176 persons were foreign born. The vast majority of these persons were born in Asia. Immigration patterns indicate a continued migration to the International District as some 407 residents entered the US between 1985 to 1990. (Tables P36, P37, P42) The statewide trend of increased Asian populations due to immigration is likely to continue through the foreseeable future.

Given recent immigration patterns from Asia and the Pacific, with many recent immigrants bringing over family members, and with political pressures in Hong Kong pushing emigration, there will likely result a continued growth of Asian immigrants to the region. Many of these immigrants may have family, economic, employment, housing or service ties to the International District.

Employment:

Census Data for Tracts 91 & 92 indicated 1,503 persons over the age 16 worked in 1989 (1,068 male, 435 female). There were 1,529 persons who were not working (947 male, 582 female). Of those who were employed,

Population

858 persons (57%) worked for private for profit enterprises, 180 persons worked for non-profit corporations (12%), 143 worked for government (9.5%) and 68 persons were self employed (4.5%). (Tables P75, P79)

Census Data for Tracts 91 & 92 found an overall unemployment rate of 16.2% (1,249 employed, and 242 persons unemployed); an additional 1,530 persons were not in the labor force.

By ethnicity, among Whites there were 684 persons employed, 97 persons unemployed (12%), and 546 persons out of the labor force; among Blacks there were 94 persons employed, 53 persons unemployed (36%), and 231 persons out of the labor force; among Native American there were 37 persons employed, 6 persons unemployed (14%), and 72 persons out of the labor force; among Asian/Pacific Islanders there were 420 persons employed, 60 persons unemployed (12.5%), and 645 persons out of the labor force; among other races there were 14 persons employed, 26 persons unemployed (65%), and 36 persons out of the labor force; among Hispanics there were 56 persons employed, 26 persons unemployed (32%), and 61 persons out of the labor force.

Employment/Transportation:

1990 Census Data for Tracts 91 & 92 indicated a total of 1,237 workers over the age of 16. There were 79 persons who worked at home. Of those who traveled to work, the most common means of transportation was public transportation (387, 31%), with another 343 persons walking to work (28%). Some 210 persons (17%) drove alone, and another 140 persons carpooled (11%). The mean travel time to work was 18 minutes. (Tables P49, P50/51)

1990 Census Data for Tracts 91 & 92 indicated very few automobiles available for residents, with only 0.3 vehicles available per housing unit. Of the occupied housing units, 75% of the households (1,134) had no vehicle. Very few of the elderly over 65 have vehicles (49 with, 537 without). (Tables H37/38, H39/40, H41)

Demographic Trends:

The City of Seattle projects future growth trends increasing the City's and region's population in the next decade. Given the expected continued immigration patterns from Asia, and the migration of Asian refugees to this area, will mean there will be a continued need for the types of goods, services and housing available in the International District, with its particular cultural character and diversity. The International District will likely continue to be an "international district", with increasing diversity, both racially and economically, including more moderate, middle and upper income residents.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
1	1990 Census Data																			
2	Population by Race Classifications																			
3	Table 7 - STF1 tape																			
4	Summarized by ICDA																			
5	Page 1																			
6	ASIAN																			
7	CT	TOTAL	White	Black	Asian or Pac. Islnd	Am. Indian Esk, Aleut	Other Race	Chinese	Filipino	Japanese	Asian Indian	Korean	Vietnames	Cambodian	Hmong	Laotian	Thai	Oth. Asian		
9	State of Washington	4,866,692	4,308,937	149,801	210,958	81,483	115,513	33,962	43,799	34,366	8,205	29,697	18,696	11,096	741	6,191	2,386	6,779		
10		100.0%	88.5%	3.1%	4.3%	1.7%	2.4%	0.7%	0.9%	0.7%	0.2%	0.6%	0.4%	0.2%	0.0%	0.1%	0.0%	0.1%		
12	Hispanic Origin	214,570	87,315	3,801	7,290	5,086	111,078													
13		4.4%	1.8%	0.1%	0.1%	0.1%	2.3%													
14																				
16	King County	1,507,319	1,278,532	76,289	118,784	17,305	16,409	25,710	24,558	20,757	4,973	12,524	11,030	4,983	437	3,891	1,134	3,143		
17		100.0%	84.8%	5.1%	7.9%	1.1%	1.1%	1.7%	1.6%	1.4%	0.3%	0.8%	0.7%	0.3%	0.0%	0.3%	0.1%	0.2%		
19	Hispanic Origin	44,337	23,342	1,620	3,141	1,355	14,879													
20		2.9%	1.5%	0.1%	0.2%	0.1%	1.0%													
21																				
23	Seattle	1-265	516,259	388,858	51,948	60,819	7,326	7,308	15,084	14,689	9,847	1,778	3,909	5,309	2,629	118	2,819	448	1,410	
24			100.0%	75.3%	10.1%	11.8%	1.4%	1.4%	2.9%	2.8%	1.9%	0.3%	0.8%	1.0%	0.5%	0.0%	0.5%	0.1%	0.3%	
25																				
26																				
27	International District	91 & 92	1,796	665	173	855	59	44	383	335	44	2	49	34	0	0	0	1	1	
28			100.0%	37.0%	9.6%	47.6%	3.3%	2.4%	21.3%	18.7%	2.4%	0.1%	2.7%	1.9%	0.0%	0.0%	0.0%	0.1%	0.1%	
29																				
30	ID historic district	91-200	83	5	1	64	11	2	58	1	1	0	2	2	0	0	0	0	0	
31	"	91-300	156	4	10	142	0	0	101	32	5	1	2	0	0	0	0	1	0	
32	"	91-400	818	387	90	278	36	27	56	190	15	0	3	12	0	0	0	0	1	
33	"	92-100	739	269	72	371	12	15	168	112	23	1	42	20	0	0	0	0	0	
34																				
35																				
36	Pierce County		586,203	498,642	42,210	29,035	8,344	7,972	1,301	4,763	3,966	476	7,590	1,883	3,408	11	377	416	1,040	
37			100.0%	85.1%	7.2%	5.0%	1.4%	1.4%	0.2%	0.8%	0.7%	0.1%	1.3%	0.3%	0.6%	0.0%	0.1%	0.1%	0.2%	
38																				
39	Hispanic Origin		20,562	10,248	1,105	1,266	619	7,326												
40			3.5%	1.7%	0.2%	0.2%	0.1%	1.2%												
41																				
42																				
43	Snohomish County		465,642	434,536	4,767	16,467	6,422	3,450	1,780	3,342	2,078	941	3,787	1,587	817	10	379	189	606	
44			100.0%	93.3%	1.0%	3.5%	1.4%	0.7%	0.4%	0.7%	0.4%	0.2%	0.8%	0.3%	0.2%	0.0%	0.1%	0.0%	0.1%	
45																				
46	Hispanic Origin		10,656	6,480	127	559	351	3,139												
47			2.3%	1.4%	0.0%	0.1%	0.1%	0.7%												
48																				

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
49	1990 Census Data					3/15/92														
50	Population by Race Classifications					revised														
51	Table 7 - STF1 tape																			
52	Summarized by ICDA																			
53	Page 2																			
54										ASIAN										
55		CT	TOTAL	White	Black	Asian or Pac. Islnd	Am. Indian Esk, Aleut	Other Race	Chinese	Filipino	Japanese	Asian Indian	Korean	Vietnames	Cambodian	Hmong	Laotian	Thai	Oth. Asian	
56																				
57	Kitsap County		189,731	171,063	5,107	8,282	3,211	2,068	417	4,179	1,005	76	587	293	24	1	7	50	211	
58			100.0%	90.2%	2.7%	4.4%	1.7%	1.1%	0.2%	2.2%	0.5%	0.0%	0.3%	0.2%	0.0%	0.0%	0.0%	0.0%	0.1%	
59	Hispanic Origin		6,169	3,213	134	684	220	1,918												
60			3.3%	1.7%	0.1%	0.4%	0.1%	1.0%												
61																				
62																				
63																				
64	Spokane County		361,364	341,874	5,105	6,569	5,539	2,277	824	750	1,744	264	811	695	55	252	194	185	313	
65			100.0%	94.6%	1.4%	1.8%	1.5%	0.6%	0.2%	0.2%	0.5%	0.1%	0.2%	0.2%	0.0%	0.1%	0.1%	0.1%	0.1%	
66	Hispanic Origin		6,994	4,313	133	217	323	2,008												
67			1.9%	1.2%	0.0%	0.1%	0.1%	0.6%												
68																				
69																				
70																				
71	Thurston County		161,243	148,221	2,864	6,106	2,498	1,554	398	939	676	195	1,338	981	606	0	109	66	237	
72			100.0%	91.9%	1.8%	3.8%	1.5%	1.0%	0.2%	0.6%	0.4%	0.1%	0.8%	0.6%	0.4%	0.0%	0.1%	0.0%	0.1%	
73	Hispanic Origin		4,873	2,854	103	302	184	1,430												
74			3.0%	1.8%	0.1%	0.2%	0.1%	0.9%												
75																				
76																				
77																				
78	Clark County		238,053	225,192	2,976	5,670	2,296	1,919	719	808	682	252	903	792	413	0	160	77	242	
79			100.0%	94.6%	1.3%	2.4%	1.0%	0.8%	0.3%	0.3%	0.3%	0.1%	0.4%	0.3%	0.2%	0.0%	0.1%	0.0%	0.1%	
80	Hispanic Origin		5,872	3,640	103	192	167	1,770												
81			2.5%	1.5%	0.0%	0.1%	0.1%	0.7%												
82																				
83																				
84																				
85	Yakima County		188,823	139,514	1,938	1,922	8,405	37,044	241	726	330	46	196	93	15	0	60	24	94	
86			100.0%	73.9%	1.0%	1.0%	4.5%	19.6%	0.1%	0.4%	0.2%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
87	Hispanic Origin		45,123	7,376	153	255	710	36,629												
88			23.9%	3.9%	0.1%	0.1%	0.4%	19.4%												
89																				
90																				

U	V	W	X	Y	Z	AA	AB	AC	AD	AE
1	1990 Census Data				3/15/92					
2	Population by Race Classifications									
3	Table 7 - STF1 tape									
4	Summarized by ICDA									
5	Page 1a									
6		PACIFIC ISLANDER				MICRONESIAN				
7		Hawaiian	Samoan	Tongan	Other Polynesian	Micronesian Guamanian	Other Micronesian	Melanesian	Asian/ PI not specific	
8										
9	State of Washington	5,423	4,130	448	198	3,779	452	303	307	
10		0.1%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	
11										
12	Hispanic Origin									
13										
14										
15										
16	King County	1,758	2,251	349	115	697	157	220	97	
17		0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
18										
19	Hispanic Origin									
20										
21										
22										
23	Seattle	586	1,391	192	56	295	95	127	37	
24		0.1%	0.3%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	
25										
26										
27		1	2	0	0	3	0	0	0	
28		0.1%	0.1%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	
29										
30		0	0	0	0	0	0	0	0	
31		0	0	0	0	0	0	0	0	
32		0	1	0	0	0	0	0	0	
33		1	1	0	0	3	0	0	0	
34										
35										
36	Pierce County	1,198	1,195	33	35	1,163	90	5	85	
37		0.2%	0.2%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	
38										
39	Hispanic Origin									
40										
41										
42										
43	Snohomish County	582	98	3	6	166	42	38	18	
44		0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
45										
46	Hispanic Origin									
47										
48										

U	V	W	X	Y	Z	AA	AB	AC	AD	AE
49	1990 Census Data				3/15/92					
50	Population by Race Classifications									
51	Table 7 - STF1 tape									
52	Summarized by ICDA									
53	Page 2a									
54		PACIFIC ISLANDER				MICRONESIAN			Asian/ PI	
55		Hawaiian	Samoan	Tongan	Other Polynesian	Micronesian Guamanian	Other Micronesian	Melanesian	not specific	
56										
57	Kitsap County	367	168	3	0	852	25	1	16	
58		0.2%	0.1%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	
59										
60	Hispanic Origin									
61										
62										
63										
64	Spokane County	251	38	18	5	143	21	1	5	
65		0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
66										
67	Hispanic Origin									
68										
69										
70										
71	Thurston County	226	63	1	1	230	6	4	25	
72		0.1%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	
73										
74	Hispanic Origin									
75										
76										
77										
78	Clerk County	315	53	19	21	155	30	18	11	
79		0.1%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	
80										
81	Hispanic Origin									
82										
83										
84										
85	Yakima County	48	18	5	6	14	1	1	4	
86		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
87										
88	Hispanic Origin									
89										
90										

ID INCOME

1990 Census Data: Tracts 91 & 92

P80/81/107/108/110/111. Mean Income

Mean	Median	
\$11,824	\$7,254	Households
\$11,325	\$9,530	Families
\$11,500	\$6,272	Nonfamily households

P114/115/116 Per Capita Income:

P82 through P88: Mean Income:

\$8,147	Total		
\$11,202	White	\$15,891	White
\$5,642	Black	\$6,740	Black
\$7,905	Native American	\$15,238	Native American
\$5,778	Asian	\$9,184	Asian
\$5,074	Other	\$7,088	Other
\$5,985	Hispanic Origin	\$7,088	Hispanic Origin

P89 through P105

Households & Mean Household Income in 1989 by Income Source

		# HH w/	# HH w/out
\$20,314	wage or salary income	512	950
\$17,585	nonfarm self-employment income	80	1,382
\$4,921	social security income	469	993
\$3,785	public assistance income	600	862
\$2,210	retirement income	98	1,364
\$3,629	other type of income	153	1,309

P117/118 Poverty Status by Sex & Age

Age	Below Poverty		Female	%	Total	%
	Male	%				
0-17	94	69.1%	59	53.2%	153	61.9%
18-64	776	49.6%	329	51.4%	1,105	50.1%
65+	240	57.0%	280	80.0%	520	67.4%
Total	1,110	52.3%	668	60.7%	1,778	55.2%

P119/120 Poverty Status by Race by Age

Below Poverty		
789	White	57.3%
260	Black	57.8%
46	Native American	37.7%
566	Asian	52.9%
47	Other	61.8%
101	Hispanic Origin	61.2%
1,809	Total	

	A	B	C	D	AM	AN	AO	A	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	B	BF	BG														
1	INTERNATIONAL DISTRICT POPULATION																							ID/HISTORIC EXLS		Page 3													
2	Selected data from the 1990 Census																							ID Historic District census blocks only															
3	Summary Tape File 1a																							age groupings															
4	Tables 2 - 10: Racial breakdown by age																							Ages															
5																								Subtotals															
6																								<1 to 5 yr	6 - 14 yrs	15 - 18 yr	19 - 21 yr	22 - 29 yr	30 - 39 yr	40 - 49 yr	50 - 59 yr	60 - 64 yr	65 - 69 yr	70 - 74 yr	75 - 79 yr	80 - 84 yr	85 + yrs	over 60 + yrs	over 65 + yrs
7	TOTAL MALES																																						
8	ubtotal Asian/Pacific males:		405	11	11	7	16	32	47	29	31	26	42	39	38	50	26	221	195																				
9	% of total pop:		23%	39%	32%	35%	47%	22%	18%	11%	14%	14%	27%	26%	33%	45%	41%	12%	11%																				
10			of age group																																				
11	Subtotal White males:		578	2	4	4	6	50	103	130	107	83	42	29	9	7	2	172	89																				
12	% of total pop:		33%	7%	12%	20%	18%	35%	39%	51%	50%	45%	27%	20%	8%	6%	3%	10%	5%																				
13																																							
14	Subtotal African American males:		125	6	2	0	0	9	31	24	24	8	7	5	3	4	2	29	21																				
15	% of total pop:		7%	21%	6%	0%	0%	6%	12%	9%	11%	4%	4%	3%	3%	4%	3%	2%	1%																				
16																																							
17	Subtotal Native American males:		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																				
18	% of total pop:		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%																				
19																																							
20	Subtotal Race Other males:		36	0	0	0	1	4	6	6	9	2	4	1	2	1	0	10	8																				
21	% of total pop:		2%	0%	0%	0%	3%	3%	2%	2%	4%	1%	3%	1%	2%	1%	0%	1%	0%																				
22																																							
23	SUBTOTAL ALL MALES:		1,144	19	17	11	23	95	187	189	171	119	95	74	52	62	30	432	313																				
24	% of total pop:		65%	68%	50%	55%	68%	66%	72%	74%	80%	65%	61%	50%	45%	56%	48%	24%	18%																				
25			% of age group																																				
26			% of total pop:																																				
27	TOTAL FEMALES:																																						
28																																							
29	Subtotal Asian/Pacific females:		441	3	14	6	4	20	26	37	35	51	48	60	60	48	29	296	245																				
30	% of total pop:		25%	11%	41%	30%	12%	14%	10%	14%	16%	28%	31%	41%	52%	43%	46%	17%	14%																				
31			of age group																																				
32	Subtotal White females:		90	3	0	1	5	17	20	10	3	8	7	9	2	1	4	31	23																				
33	% of total pop:		5%	11%	0%	5%	15%	12%	8%	4%	1%	4%	4%	6%	2%	1%	6%	2%	1%																				
34																																							
35	Subtotal African American females:		48	2	3	1	0	6	18	8	3	1	3	2	1	0	0	7	6																				
36	% of total pop:		3%	7%	9%	5%	0%	4%	7%	3%	1%	1%	2%	1%	1%	0%	0%	0%	0%																				
37																																							
38	Subtotal Native American females:		38	0	0	1	2	3	9	9	3	5	3	3	0	0	0	11	6																				
39	% of total pop:		2%	0%	0%	5%	6%	2%	3%	4%	1%	3%	2%	2%	0%	0%	0%	1%	0%																				
40																																							
41	Subtotal Other Race females:		8	1	0	0	0	2	1	3	0	0	0	0	1	0	0	1	1																				
42	% of total pop:		0%	4%	0%	0%	0%	1%	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%	0%																				
43																																							
44	SUBTOTAL ALL FEMALES:		625	9	17	9	11	48	74	67	44	65	61	74	64	49	33	346	281																				
45	% of total pop:		35%	32%	50%	45%	32%	34%	28%	26%	20%	35%	39%	50%	55%	44%	52%	44%	47%																				
46			% of age group																																				
47			% of total pop:																																				
48	TOTAL ALL POPULATION:		1,769	28	34	20	34	143	261	256	215	184	156	148	116	111	63	778	594																				
49	% of total pop:		100%	2%	2%	1%	2%	8%	15%	14%	12%	10%	9%	8%	7%	6%	4%	44%	34%																				
50			% of total pop:																																				
51																																							

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U										
1	INTERNATIONAL DISTRICT POPULATION BY AGE											IDPOPAGE/BS Revised																			
2	Selected data from the 1990 Census											ID Historic District census blocks only																			
3	Summary Tape File 1a																														
4	Tables 2 - 10: Racial breakdown by age																														
5	Ages																														
6	Subtotals		<1 year		1 and 2		3 and 4		5 years		6 years		7 to 9 yrs		10 - 11 yrs		12 - 13 yr		14 years		15 years		16 years		17 years		18 years		19 years		
7	TOTAL MALES																														
8	ubtotal Asian/Pacific males:		405	405	2	4	0	5	1	4	2	1	3	2	2	1	2	1	2	7											
9	% of total pop:		23%	67%		33%		0%		83%		33%		31%		33%		13%		75%		100%		33%		33%		22%		70%	
10	% of age group																														
11	Subtotal White males:		578	578	0	1	1	0	0	4	0	0	0	0	0	1	1	2	0												
12	% of total pop:		33%	0%		8%		14%		0%		0%		31%		0%		0%		0%		17%		33%		22%		0%			
13																															
14	Subtotal African American males:		125	125	1	3	1	1	0	0	0	0	1	1	0	0	0	0	0												
15	% of total pop:		7%	33%		25%		14%		17%		0%		0%		0%		13%		25%		0%		0%		0%		0%			
16																															
17	Subtotal Native American males:		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0												
18	% of total pop:		0%	0%		0%		0%		0%		0%		0%		0%		0%		0%		0%		0%		0%		0%			
19																															
20	Subtotal Race Other males:		36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1												
21	% of total pop:		2%	0%		0%		0%		0%		0%		0%		0%		0%		0%		0%		0%		0%		10%			
22																															
23	SUBTOTAL ALL MALES:		1,144	1144	3	8	2	6	1	8	2	2	4	2	3	2	4	8													
24	% of total pop:		65%	0%		0%		0%		0%		0%		0%		0%		0%		0%		0%		0%		0%		0%			
25	% of total pop:																														
26																															
27	TOTAL FEMALES:																														
28																															
29	Subtotal Asian/Pacific females:		441	441	0	1	2	0	2	2	4	6	0	0	3	1	2	1													
30	% of total pop:		25%	0%		8%		29%		0%		67%		15%		67%		75%		0%		0%		50%		33%		22%		10%	
31	of age group																														
32	Subtotal White females:		90	90	0	1	2	0	0	0	0	0	0	0	0	0	1	1													
33	% of total pop:		5%	0%		8%		29%		0%		0%		0%		0%		11%		10%											
34																															
35	Subtotal African American females:		48	48	0	2	0	0	0	3	0	0	0	0	0	0	1	0													
36	% of total pop:		3%	0%		17%		0%		0%		23%		0%		0%		11%		0%											
37																															
38	Subtotal Native American females:		38	38	0	0	0	0	0	0	0	0	0	0	0	0	1	0													
39	% of total pop:		2%	0%		0%		0%		0%		0%		0%		0%		11%		0%											
40																															
41	Subtotal Other Race females:		8	8	0	0	1	0	0	0	0	0	0	0	0	0	0	0													
42	% of total pop:		0%	0%		0%		14%		0%		0%		0%		0%		0%		0%											
43																															
44	SUBTOTAL ALL FEMALES:		625	625	0	4	5	0	2	5	4	6	0	0	3	1	5	2													
45	% of total pop:		35%	0%		0%		0%		0%		0%		0%		0%		0%		0%											
46	% of total pop:																														
47																															
48	TOTAL ALL POPULATION:		1,769	3		12		7		6		3		13		6		8		4		2		6		3		9		10	
49	% of total pop:		100%	0%		1%		0%		0%		1%		0%		0%		0%		0%		0%		0%		1%		1%			
50	% of total pop:																														
51																															

HOUSING

During the past three decades, the International District's viability has been adversely impacted by a series of external factors (Interstate-5, Ozark Ordinance and the Kingdome). The family oriented, mixed income population began its decline markedly in the 1940's with the internment of Japanese Americans. In the late 1950's and early 1960's the construction of Interstate 5 cut a path near the District's core. The freeway became a barrier that limited community expansion, and more importantly, removed a substantial quantity of housing, businesses and social organizations.

Seattle Chinatown-International District PDA
Local Development Matching Fund Program Application
August 1986

"Concerns continue to exist about the current housing conditions in the International District which severely affects the health and welfare of the ID's Asian low-income population. Without subsidization in the form of rents, and rehabilitation and new construction financing, these long term residents with either continue to live in substandard housing or will be displaced through development pressures."

Development Guidelines for the International District,
Community Viewpoints, 1980

HOUSING:

- Type of Housing Stock

The original residential building types constructed in the International District were the Single Room Occupancy Worker's hotels. Several factors influenced the construction of this type of residential quarters. At the turn of the century with the influx of Chinese contract laborers, as well as Japanese and Filipino, to work in certain Northwest industries there was a need for housing of a seasonal and temporary nature. Another key factor was the construction of the King Street and Union Railroad Stations in 1910-11 to serve the transcontinental and coastal railroad lines, and to serve the arriving and departing passengers.

The Chinatown/International District housing stock is typical of the type of housing built in Seattle's downtown in the early 1900s. From its early days to the present, the Chinatown/International District housing stock has provided affordable, low rent housing to immigrants, low income working persons and those on fixed incomes.

The mixed use residential/commercial hotel is still the most typical building type found in the District. There are some 30 remaining residential mixed/use hotels in the District. The most prevalent type is the 3-6 story building with retail commercial on the street level and residential on the upper floors. The majority of these buildings are located in the King Street Historic District (see Housing Appendix, H-1). The prevalent hotel building type is of three or four stories, some are five or six stories, with commercial retail on the street level and residential units on the upper floors. "Structurally, these buildings are overwhelmingly of masonry and wood frame, with some masonry/heavy timber construction, and in later years, reinforced concrete and wood frame in combination leading to several totally concrete frame/floor/and exterior walled buildings."² A previous report, the *International District - A Planning Report for Seattle's International District*, noted "...many of the existing hotels

² King Street Historic District-National Register of Historical Places Inventory, Nomination Application, 1982-83

were never intended to serve a permanent population . . ." However, these buildings have survived the decades and continue to provide the majority of housing units in the District.

The International District lost nearly 40 hotels and its population dropped substantially (from 5,000 to 1,300) during the period 1950-1978, resulting in a significant change in the vitality of the District. This loss of housing was primarily the result of the construction of Interstate-5 and the passage of the Ozark Fire Ordinance by the City of Seattle in May 1970. The Ozark Ordinance imposed stringent life safety and fire codes for multi-story, multi-family residential buildings. "For buildings to remain open, property owners were required to install safety equipment and to upgrade much of the general physical structure to conform to modern standards. However, with the residential base already diminishing and the non-cost effectiveness of the required improvements, general disinvestment and ever-increasing deferred maintenance of physical structures resulted."²

Prior to 1981 the quality and quantity of housing in the International District had steadily declined. Some of the primary causes for this was the result of owner neglect or inability to provide adequate maintenance or repairs due to the extremely low rent structures in the District. With the Ozark Ordinance, many owners were unable or reluctant to pay for the cost of improvements needed to keep the buildings open. Many decided to just close down the upper residential floors of these buildings, keeping only the street level retail/commercial spaces occupied.

A number of these buildings have been rehabilitated in the last 2 decades, usually involving conversion to studio and 1 bedroom units.

It is still one of the downtown areas that has retained affordable SRO and other low income housing, while this type of housing stock has been lost to demolition

● **International District Property Owners/ Ownership Patterns:**

There are several types of property owners that predominate in the community. At one time, many of the owners lived in the community, but presently few, if any reside in the District. There are a number of properties owned by individual Chinese or Japanese families, Chinese family associations, Chinese investors or investment groups (that may or may not have family association affiliations), and Caucasian property owners. Given these ownership patterns, it often is difficult for owners to secure consensus to make decisions on their properties, and may take many years of talking about options before making final decisions. In the last 10 - 15 years, other investor owners, and groups like the International District PDA, have undertaken new construction or renovation projects.

Most of the International District property owners own their property free and clear. Many have owned their buildings for decades and are reluctant to sell; they desire to remain part of community and pass on their property to their heirs, as it was their families that originally constructed these buildings. There is a cultural view that predominates whereby building owners feel continued obligations to ancestors and to future heirs to retain property that in the District that has so much history and community identity. This has resulted in very stable ownership patterns through the decades. However, a concurrent pattern is a cultural reluctance, to take on debt to reinvest in these buildings, coupled with a lack of development expertise to take on any significant renovations, that has resulted in the status quo operations of these buildings charging very low income rents, but with no reinvestment in these properties. As a result, a significant portion of the housing stock remains substandard SRO hotels, or is vacant.

Given these ownership patterns, it has been difficult to secure site control, either through purchase or working with existing owners, to renovate the existing substandard or vacant housing stock. In some cases, property owners have been willing to enter long term ground leases to groups like the ID PDA to secure the financing to renovate the property - this has been the case for the New Central Apartments, the Jackson Apartments, and the Bush Annex. However, in recent years, long time property owners have looked at directly undertaking renovation of their properties, utilizing various forms of public financing or subsidy sources:

In the last 2-3 years there have also been outside investors who have secured site control, primarily of vacant land, and have proposed market rate condominiums and apartments. There are some existing owners who have held on to properties anticipating some future sale to cash in on their investment. These owners may be interested in selling to other developers. Among these developers are immigrant Asian investors, local suburban developers, and others who do not have the same historical ties or orientation to the community, and who are generally building to a more affluent, non-traditional ID housing market.

The most economic method for redeveloping vacant and substandard properties is to work with existing property owners to avoid the need for financing the sale of valuable downtown property as part of the total development cost. This reduced project cost can result in more affordable housing.

Existing Conditions of the ID Housing Stock:

- Housing Inventory

Currently, in the International District there are 37 residential buildings, of which 32 were built between 1901 and 1928; 28 are currently occupied (for detailed building listing, see Housing Appendix, H-2). The remaining 10 buildings have been closed for over 15 years since the passage of the Ozark Fire Ordinance. The ages of these 28 currently occupied buildings date back to this period from 1901 - 1928, with 14 being constructed between 1901 and 1910.

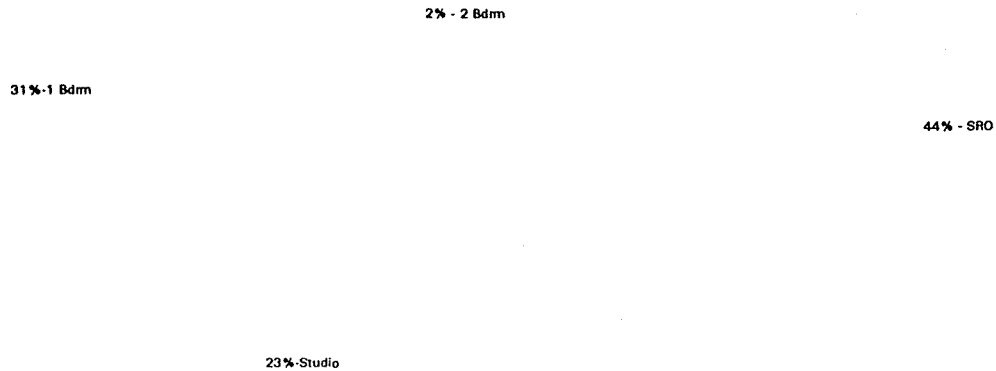
In 1973, a housing survey from the, *The International District - Seattle, An Action Program for Physical Development*, reflected this physical deterioration of residential housing in the community. Their inventory listed 41 residential buildings with a total capacity of 3,838 dwelling units. Of these, 21 were cited for building and fire code violations and were closed, and out of the remaining 20 occupied buildings (1,797 units), 13 had building code violations. The overwhelming majority (91%) of these liveable units were SROs. At the time of this report, many worker hotels were threatened with closure. Another report a year later stated, "The emerging problem is how to bring hotels up to code standards using the limited resources available."³

As of 1992 there were 1,876 occupied housing units in the 29 residential buildings in the District - some 848 Single Room Occupancy (SRO - sleeping rooms) rooms; 390 studios; 595 one bedroom units; 33 two bedroom units; 1 three bedroom unit. In addition, there remain 9 single family homes within the District. It is clear from the unit breakdown of the District's housing stock that fully 2/3 of the units (66%) are for single persons, either in SRO units or studio apartments. Only 2.4% of the housing stock is a 2 or 3 bedroom apartment or single family home. Clearly there is almost no housing stock for families in the District.

³ International District, A Planning Report for Seattle's International District - 1974

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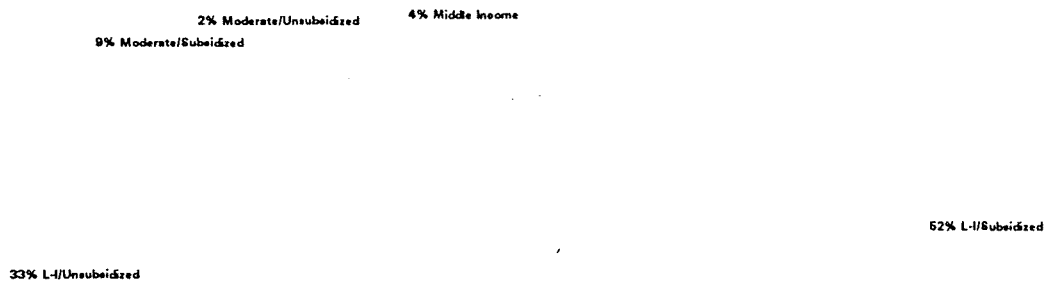
International District 1991 Housing Inventory - TYPE



Income Level

The housing stock in the ID represents a variety of income levels: low income subsidized and unsubsidized units; moderate income subsidized and unsubsidized; middle income and upper income (196 condominium units are being proposed). All the low income buildings constitute 85% of the housing stock; 11% are moderate income units, and 4% is middle income housing is. Potentially when the proposed 196 condominium units are constructed, upper income housing would compose 9% of all units in the District.

International District 1991 Housing Inventory - INCOME LEVEL



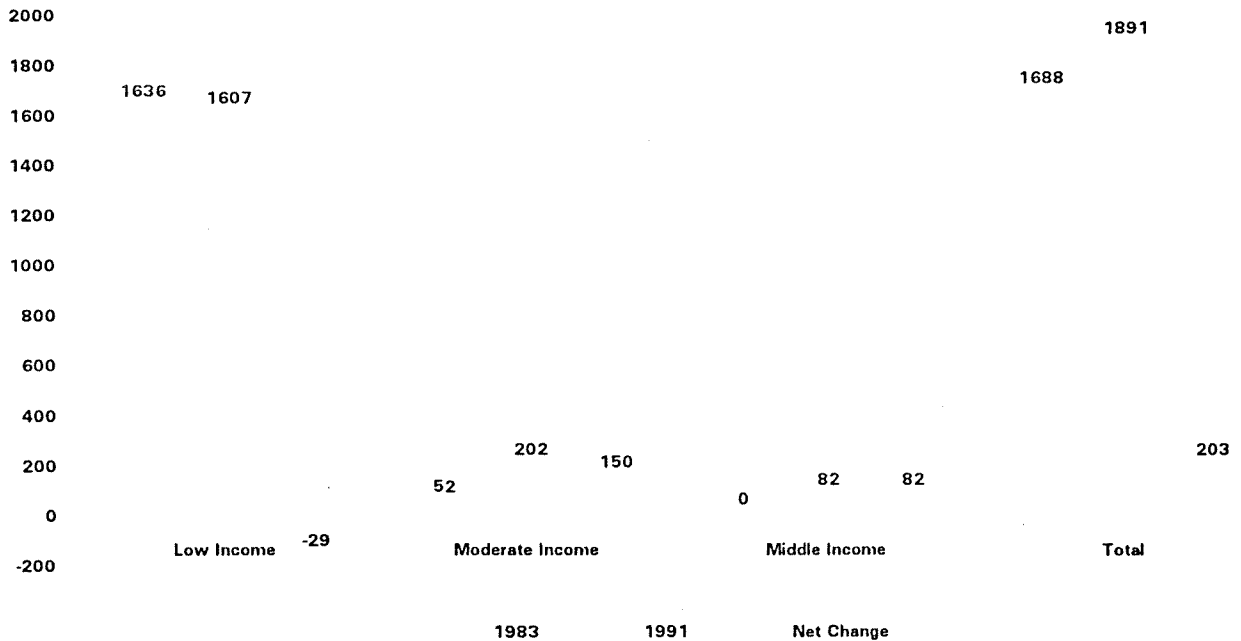
The table below is a 1991 summary of the occupied housing stock in the International District according to income level and by unit type. For a more complete building breakdown, see Housing Appendix, H-3.

TABLE H-1

TYPE	Moderate income Subsidized	Moderate income Unsubsidized	Low income Subsidized	Low income Unsubsidized	Middle Income	SUBTOTAL
SRO	0	0	253	579	0	832
Studio	113	20	252	40	7	432
1 Bedroom	52	10	474	6	53	595
2 Bedroom	7	0	2	0	22	31
3 Bedroom	0	0	1	0	0	1
TOTAL	172	30	982	625	82	1891
	9%	2%	52%	33%	4%	100%

In 1983 according to DCD's Downtown Housing Inventory, there were 1,688 housing units in the International District in 22 buildings; in Interim's 1991 survey there were 1,891 dwelling units in 28 buildings - an increase of 203 over eight years. During this period of time, the gain in housing stock favored moderate to middle income low-income housing development. There was a net loss 29 low income units; a gain of 150 moderate income units; and an increase of 82 middle income units.

International District Housing Inventory - 1983/1991 Comparison



This 1983 Seattle Downtown Housing Report indicated that 47% (1,526 units - all SRO rooms) of the total housing stock (3,214 units) in the International District was vacant due to building/fire code violations in 14 buildings. Presently, there are 10 vacant buildings - the Ticino, Ascona and Oak Tin have been renovated, and Buty was completely converted to commercial use. The following table is a comparative study of housing in the ID according to income level produced by the Housing Division of the Department of Community Development for the years 1983 1989. The 1991 figures for the District were calculated by ICDA.

Table H-2

Income Levels ^a	1983 ^b	1985	1987	1989	1991 ^c	%(1991)
Very Low (0-50%)	1,636	1,474	1,523	1,497	1,607	85%
Moderate (50%-80%)	52	43	41	128	202	11%
Middle (80%-150%)	0	1	0	0	82	4%
Upper (150% +)	0	0	0	0	196 ^d	
TOTAL	1,688	1,518	1,564	1,625	1,891	100%
Change from previous yr.		-170	46	61	266	
% of Downtn Hsing	17%	18%	19%	18%	18%	
Vacancy Rate for ID	4.00%	2.10%	2.30%	3.21%		

- a. The definition of Income Level changed in the 1989 Downtown Housing Report. The 0-50% income category was changed from low to very low; 50%-80% from moderate to low for the Seattle/Everett SMSA, in order to be in conformance with HUD standards. However, we have retained the former categories.
- b. 1983, 1985, 1987, 1989 data was produced by DCD
- c. The Leschi Center /elderly housing (34 units) is not included the 1989 Downtown Housing survey, since it is located east of I-5 and outside the study area; however it is included in Interim's inventory because it is in the ID boundaries.
- d. 196 condominium units are being produced

Elderly Housing

The elderly Asian population has a strong need to live in the ID, for many, the only place they feel comfortable due to proximity to agencies, stores and services that are culturally and linguistically accessible. The ID is the place where many elderly have lived for years and decades. A recent needs assessment survey conducted by the ID PDA confirmed the reluctance of the Asian elderly to move out of the ID. This elderly population is increasingly becoming more and more fragile as many are in their 70s and 80s. These Asian elderly are unlikely to seek any housing outside of the ID, and so preservation and development of low income housing within the ID is the only place that they will seek housing.

The elderly population (over age 60) constitutes 44% of the International District population, or some 778 persons, according to the 1990 Census. Of this number, 517 persons are Asian/Pacific Islanders. Given the high

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concentration of elderly, the community has created a considerable number of elderly housing units. There is an estimated 428 units in publicly subsidized 7 low income housing buildings, and constitutes a sizeable percentage of the ID housing stock (22%). As the District lost population in the previous decades, "...families and middle income households left the ID and the low income elderly remained in sub-standard housing."⁴

Given the cultural and language and service ties the elderly have had to the International District, there has long been an effort by the community to provide decent housing for the elderly. In the November 1980 report, *Development Guidelines For The International District - Community Viewpoints*, recommendations were made considering housing development in the ID, with the community working "collectively to meet the housing needs for the International District's elderly and low income residents, as well as provide housing opportunity for individuals who can afford market rate housing."

In addition to the seven low income, publicly subsidized elderly/handicapped buildings, (International Terrace, Imperial House, International Apartments, Jackson Apts., International House, New Central and Leschi Center), there are several other low income *unsubsidized* buildings (Republic, Eastern, New American, Kong Yick and the Don Hee) which have a sizeable percentage of elderly tenants.

The ethnic composition of elderly residents , whether subsidized or unsubsidized, is predominantly Asian in character - Chinese, Filipino, Korean, Japanese and Vietnamese. In many of these buildings, the elderly tenancy is largely Chinese, who speak limited or no English. The majority of the elderly ID residents live on a fixed income of either Social Security or Supplemental Social Income (SSI), and have yearly incomes of \$10,000 or less. For more detailed information, refer to the enclosed census data.

Renter Demographics:

Almost all of the residents of the International District are renters. 1990 Census data showed the renter composition was 41% White (634), 12% Black (177), 3% Native American (50), 42% Asian/Pacific Island (629), 1% other race (20), and 1% Hispanic origin (20). (Tables H8 through H12)

Housing Stock and Affordability:

City policies define housing affordability based on median incomes for Seattle. 1992/93 Median Incomes in the City are \$30,870 for a 1 person household, \$35,280 for a 2 person household, and \$44,100 for a family of 4 (see below for City income chart). City policies also define "affordability" as housing and utility costs not exceeding 35% of a family's income.

income level	% median	1 person HH		2 person HH	
		income	rent @ 35%	income	rent @ 35%
extremely low income	< 30%	\$9,250	\$270	\$10,600	\$309
very low income	< 50%	\$15,450	\$451	\$17,650	\$515
low income/(moderate)	< 80%	\$24,700	\$720	\$28,100	\$820
median income	< 100%	\$30,870	\$900	\$35,280	\$1,029
middle income	< 150%	\$46,305	\$1,351	\$52,920	\$1,544
upper income	150% +	\$46,305	\$1,351	\$52,920	\$1,544
International District median rent (per 1990 census)	17%	\$5,109	\$149		

⁴ SCIDPDA, Local Development Matching Fund Program Application, August 1986

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Source: Proposed 1993 Seattle CHAS

For purposes of this report, we have used the following definitions to describe the affordability range for housing types in the International District:

- Extremely low income - up to 30% median
- Very Low income - up to 50% median, plus federally subsidized housing
- Moderate income - 50% to 80% median
- Middle income - 80% to 150% median
- Upper income - 150% + median

1992 Census Data confirms the low rents found in the International District, providing affordable housing to extremely low income persons on fixed incomes. The gross rent paid by tenants within Tracts 91 & 92 indicates the low income housing market whereby the median gross rent was only \$149. A break down of the unit rents indicates the high percentage of units with very low rents. Most of the units at higher medium income rents and above eg. the 122 units renting above \$500 were predominantly in the Pioneer Square census blocks of tract 92. In addition, the breakdown of rents by race indicates that among all races, the majority pay rents under \$199.

1990 Census Data: Tracts 91 & 92

H45/46. Gross Rent by Race of Householder

	Total	White	Black	Native American	Asian/Pacific	Other race	Hispanic Origin							
With cash rent:														
\$ 0 - \$199	994	66%	374	61%	70	40%	39	78%	471	75%	20	100%	20	100%
\$200 - \$299	195	13%	36	6%	85	48%	0	0%	74	12%	0	0%	0	0%
\$300 - \$499	193	13%	107	17%	6	3%	5	10%	75	12%	0	0%	0	0%
\$500 - \$749	68	5%	43	7%	16	9%	0	0%	9	1%	0	0%	0	0%
\$750 - \$999	45	3%	45	7%	0	0%	0	0%	0	0%	0	0%	0	0%
\$1000 +	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
no cash rent	13	1%	7	1%	0	0%	6	12%	0	0%	0	0%	0	0%
Subtotal:	1,508		612		177		50		629		20		20	

H43/44. Gross Rent CT 91 & 92

With cash rent:	Units	% of units
\$ 0 - \$99	77	5%
\$100 - \$149	663	45%
\$150 - \$199	234	16%
\$200 - \$249	129	9%
\$250 - \$299	66	4%
\$300 - \$349	73	5%
\$350 - \$399	34	2%
\$400 - \$449	30	2%
\$450 - \$499	56	4%
\$500 - \$549	22	1%
\$550 - \$599	10	1%
\$600 - \$649	12	1%
\$650 - \$699	0	0%
\$700 - \$749	24	2%
\$750 - \$999	45	3%

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\$1,000 +	0	0%
no cash rent	13	1%
Subtotal:	1,488	
 Median gross rent	 \$149	

Low Income Housing Need:

There will continue to be a need for affordable low income housing in the ID that is accessible to various populations:

- ⊙ non-English speaking elderly, including frail elderly
- ⊙ recent immigrants, particularly from Asia
- ⊙ non-Asian low income elderly and single populations traditionally living in SROs
- ⊙ families with children who cannot afford housing outside the ID, or who live in the District for cultural and language familiarity

1990 Census data for Tracts 91 & 92 identified 1,584 housing units, of which 95.6% were occupied. (Tables H1/2/3 & H4) The unit mix had a mean of 2.2 rooms per unit.

The International District and Downtown Housing:

The International District comprises the area of highest concentration of affordable low income housing in the Downtown area. Housing has long been viewed as critical to maintain the residential and commercial neighborhood character of the District. In many ways it is unique among the downtown neighborhoods. While downtown Seattle has lost a significant number of the lowest rent SRO hotels in other parts of downtown, due to demolition for office building construction and other commercial uses, the International District has been able to preserve its low income housing stock. However, with the loss of other units, many of the traditional downtown low income residents have been forced to move; many have sought housing in the International District, which already a very tight market for the existing units, and has resulted in people being displaced from their communities and away from their existing support services.

The City of Seattle DHHS cited in its draft 1992 Comprehensive Housing Affordability Strategy (CHAS), 1992 downtown housing rents at an average of \$494, with studios averaging \$404, and 2 bedrooms averaging \$851. Using City affordability standards, the downtown average rent would be affordable for a household making \$16,937 per year, or 37% of median income. In contrast, the 1990 census for the International District found a median rent of \$149, which corresponds to affordability for a household at \$5,109 annual income, or 17% of median. In actuality, given the high concentration of elderly and others on fixed income, the International District is one of the few areas where housing is affordable at those incomes.

The proposed 1993 City CHAS cites a total housing stock of 10,414 units, representing an increase of 1,390 units since the 1989 Downtown Report. Of this total, 998 were middle income units, and an additional 110 upper income units. The downtown trend is clearly toward market rate units for middle and upper income residents, as it represented 80% of the new housing production. Clearly, a housing preservation and production strategy for the International District will need to focus on different objectives than the market will produce for downtown housing in order to meet the housing needs of the residents of the District.

RECENT TRENDS

Rehabilitation

In the past decade 11 residential and mixed use buildings were substantially renovated with some form of public funding or tax credits, providing low or moderate income housing. The buildings include the following: Ascona, Atlas, Bush, Evergreen, Far East, Freedman, Gee How Oak Tin, Jackson, New Central, Ticino and Ohio.

Table H-3

NAME	YEAR RENOVATED	PREVIOUS # OF UNITS	# OF NEW UNITS	NET CHANGE
Ascona	1988	90	55/53-Std, 2-1bdm	(35)
Atlas	1984	90	46/28-SRO, 4-Std, 14-1bdm	(44)
Bush	1981	225	144/122-SRO, 4-Std, 18-1bdm	(81)
Evergreen	1981	62	16/13-1bdm, 3-2bdm	(46)
Far East	1984	37	14/1-Std, 11-1bdm, 2-2bdm	(23)
Freedman	1983	80	20/13-Std, 7-1bdm	(60)
Jackson	1984	35	17/10-Std, 7-1bdm	(18)
New Central	1983	90	28/28-1bdm	(62)
Oak Tin	1990	70	21/9-Std, 2-1bdm, 2-2bdm, 1-3bdm	(49)
Ohio	1991	37	22/6-Std, 14-1bdm, 2-2bdm	(15)
Ticino	1989	80	45/40-Std, 5-1bdm	(35)
TOTAL		896	428	(468)

The rehabilitation of these buildings created 428 renovated housing units during the past ten years, however, the number of units in these same buildings was 896 (all were SROs prior to their renovation) providing a "net loss" of 468 units. However, many of these buildings either were closed, or partially occupied, so there was an actual net increase in the # of units.

All the buildings rehabilitated in the District received some form of public financing or subsidy. There has been no residential rehabilitation undertaken with strictly market rate financing, due to the high cost of rehabilitation and the lack of a market to charge the corresponding rents. The major financing sources in the early to mid 1980s were Section 8 Substantial Rehabilitation funds, Section 312 loans, federal low income housing tax credits, and more recently below market public financing at deferred loan terms. These projects all range from those serving extremely low income tenants to low/moderate income tenants.

Currently, the renovation of the Rex Hotel is tentatively scheduled to begin in early 1993. The residential portion of this mixed use building has been vacant since the mid-1970. The project will create 30 affordable housing units - 6 studio and 24 one bedroom apartments. The family association which owns the Republic Hotel,

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has sought financing to rehabilitate the occupied, extremely low rent SRO hotel for low income housing. The NP Hotel, vacant since the mid 1970s has similarly secured financing for a major renovation for low income housing, creating an estimated 63 units.

Housing Development Trends:

There has been a significant amount of housing redevelopment activity in the last decade. There are two distinct trends related to the whether a project sponsor is community based or not, and the markets they are targeting:

1) Community-based development:

Community-based owners (owners with long standing family, business or organizational ties to the community) - including private individuals, families, family associations, ethnic investment groups or businesses, and non-profit corporations - have all developed housing using some form of public financing, targeted either for low income housing, or moderate or middle income housing. Community-based sponsors know people living in the ID and understand the need for providing housing for the community at rates that are affordable - these sponsors develop their projects to meet this community need and also see their projects within the context of overall community redevelopment efforts.

Almost all of the rehabilitation projects have all been undertaken by community-based sponsors, due to their long time ownership of these properties. These projects have involved substantial rehabilitation, and are extremely costly. Given the economics of these costly project, conventional financing is generally not a financially feasible option. The rents that would need to be charged to amortize the amount of debt necessary to bring buildings up to current building codes cannot be recovered by the market rents that would need to be charged. Therefore these projects have sought some form of government financing through federal tax credits, City of Seattle low income or 312 loans, state housing loans to make these projects financially feasible.

2) Non-Community Based Development/Market Rate Developments:

In the last few years non-community based developers have begun developing in the ID and have built or planned to market to an upper middle or higher apartment or condominium market. These developers are interested in new construction in-fill market rate apartments or condominiums - and include downtown upper income housing developers and Asian investors who are increasingly interested in ID sites. These projects also tend to maximize the density of development allowed by zoning. These markets are not targeted toward the existing ID population, or the middle class Asian American community, but instead appear targeted to a younger professional downtown worker population, or affluent Asian immigrants. A number of these developers have demonstrated no interest in becoming involved in with the ID community or larger ID revitalization activities. Two of these developers have not demonstrated sensitivity to community concerns and one has been antagonistic.

However, the ID community is responsive to and supportive of responsible developers who become involved in helping improve the community, and who are sensitive to community concerns and incorporate these concerns into their project design, marketing and on-going community involvement.

New Construction

New construction housing is being built for middle and upper income households. The first market rate, new construction project, an 82 unit, five story middle income housing development opened for occupancy in early 1992; another 85 unit, five story market rate apartment is being proposed nearby. Two condominium projects - a 96 unit and a 100 unit - are also being proposed. If the last three projects are built they add 363 middle and upper income residential units to the ID housing stock. New construction for housing is occurring on vacant and/or under-utilized land, and principally on the hillside north of Jackson Street where the zoning is IDR-150'.

There has been constant debate over the years about the best mix of housing in the International District and what other income level types of housing should be built/encouraged in the community. Representative of this debate has looked at questions such as what kind of housing should it be built on the hillside north of Jackson. This was evident in the discussion results in the report, *Development Guidelines For The International District - Community Viewpoints, November 1980*, where residents preferred the development of low income housing and merchants and property owners favored higher income housing. However, all groups agreed that some housing should be developed for middle income individuals. In the same report there was consensus among these groups that "more housing is needed in the International District. People disagree, however, about what kind of housing should be built, in what areas, for what people."

In several discussions among members of the Advisory Group for the ID Community Development Plan, many people voiced the need to diversify the type of housing in the District. Their preference is for the development of more mixed income housing. Members articulated that there is a greater need for a broader residential base which could support many of the existing businesses and attract other businesses and services to the neighborhood. When discussed, there was strong consensus on the need to develop affordable housing to bring diversity to the District, particularly for moderate and middle income housing; expensive condominiums that would be affordable only to high income persons was seen as less a priority. However, there was also consensus that there will always be great demand for low income housing and that the District needed to maintain and develop its affordable, low income housing stock.

Substandard Existing Housing

There are seven buildings (see Table H-5) which provide unsubsidized low income housing for the International District; of these several are in violation of the Seattle housing and fire code. Several have been inspected under the DCLU mandatory multi-family inspection program and have received Notice of Violations (NOVs). These buildings provide 625 housing units, which represent 33% of the housing stock in the ID. These buildings are at risk of being lost as low income housing making their tenants vulnerable to changes of use or ownership.

When substandard unsubsidized low income housing (625 units) and federally assisted housing (549 units) are combined, their total (1,174) represents 62% of the existing housing stock at risk to conversion to non-low income usage.

The six mixed-use buildings (excluding the Republic) present an opportunity for re-development into affordable housing. All of them are currently occupied and mostly SRO, and house low income residents. The tenants in several of them (Eastern, Kong Yick, Bing Kung/American, Republic) are primarily Asian and some have a sizable elderly population.

The following table lists the sub-standard occupied SRO buildings which would need substantial rehabilitation with their gross residential square footage :

Table H-5

BUILDING	RESIDENTIAL SF
Panama Hotel	22,800
Republic	23,922
Bing Kung/New American	23,370 [#]
Publix	32,000
Alps Hotel	33,720
Eastern	21,600
Kong Yick	58,620 [@]
TOTAL	157,412

The Bing Kung/New American is one building & has one tax number, however the Bing Kung has its own separate entrance on King St.

@ The Kong Yick is excluded from this estimate, since it is included in the cost estimate listing for vacant buildings.

At the very minimum, the construction cost for rehabilitating these 6 substandard occupied SRO buildings at a conservative estimate of \$80/square foot would be \$10.7 million and including development expenses, professional fees, permit fees, these costs would add another \$3.2 million totalling \$13.9 million in 1991 dollars. This cost estimate does not include land acquisition. An additional expense, which is included in the construction cost, is re-locating the tenants according to the Tenant Relocation Assistance Ordinance.

Vacant Buildings

Presently there are ten mixed use buildings in which the residential portion is unoccupied; of these only two (the Mar and Puget Sound) have vacant commercial retail space; the number of vacant housing units (all are SRO) in 9 of these buildings totals 1,139, with one (Rex Hotel) soon to be renovated.

These 10 buildings would also need substantial rehabilitation; there is approximately over 330,000 gross square feet (excluding the Rex Hotel, which has already received public funding commitment from the City) of residential space in 9 buildings.

The following table lists the vacant SRO buildings with their approximate gross residential square footage:

Table H-6

BUILDING	RESIDENTIAL SF
Northern Pacific Hotel	28,800*
Milwaukee Hotel	60,320
Hip Sing	6,832
Mar Hotel	26,890
Louisa Hotel	38,970
Eclipse	20,010
Kong Yick	58,620

Puget Sound Hotel	66,680
Rex Hotel	19,500*
Freeman	30,120
TOTAL	308,442

*Rex Hotel and NP Hotel are excluded since it has received funding for rehabilitation

These turn of the century buildings are very expensive to renovate. If one used an average hard construction cost of approximately \$80 per square foot (within the range of recent substantial renovation projects), to for the 157,400 square feet in the 8 vacant buildings, the construction costs alone would total \$24.6 million. In addition, if all six of the substandard occupied SROs, totalling approximately 157,400 square feet were included in this, using the same construction cost estimates, these buildings would require an additional \$12.6 million to rehab. On top of these costs are all of the other development and soft costs necessary to complete a project. Clearly, the need for continued financing to upgrade and revitalize the District's housing stock would easily total over \$40 million. There is a critical need for continued access to below market rate financing from public sources if the District's housing stock is to be maintained.

Recent experience has shown that substantial rehabilitation of these old mixed use SRO buildings, whether vacant or occupied, is extremely costly. There is no particular cost savings for occupied buildings over vacant buildings. For all of these buildings the major systems, structural integrity, and life safety codes must be addressed. In addition, occupied buildings present particular hardships for renovation. All renovation projects must be brought up to current codes, so the amount of construction typically dictates the need for relocation of tenants during construction. This is an extremely difficult problem when confronted with an occupied SRO hotel at below market rents (eg. \$100 to \$150). To begin with, tenant's lives are disrupted when they need to relocate out of a rehabbed building, and most if they needed to move, would want to remain in the International District, where their friends, services and community ties remain. However, there is a very low vacancy rate in the District, so replacement housing within the community is very hard to find. In addition, if they needed to relocate away from the District, rents would be significantly higher than they currently pay. These substandard, occupied SRO hotels remain the most difficult buildings to deal with.

In addition, given the deferred maintenance in these buildings over the decades, these buildings.

The following table provides a "snap shot" of the construction cost of rehabilitating substandard turn of the century masonry and concrete SRO buildings into moderate and low-income housing:

Table H-7

Project	Residential SF	Construction Cost*	Cost/SF
Republic ¹	23,922/73 units	\$2,309,000	\$96
Rex ²	19,500/30 units	\$1,819,000	\$93
Ohio ³	10,800/22 units	\$950,862	\$88
Oak Tin ⁴	13,267/21 units	\$1,013,000	\$76

*Does not include development costs

1. The Republic is proposed
2. The Rex will begin construction in early 1993

3. The Ohio was completed in April 1991
4. The Oak Tin was completed September 1990

TRENDS/ISSUES

Threats to existing housing stock:

Existing Conditions/Substandard Conditions:

The deteriorated condition in low rent SRO hotels, and the high maintenance costs may make it difficult to keep these buildings operating. Tenant incomes are likely insufficient to support the increase in rents these buildings may need to cover these improvements.

The City's Mandatory Code inspection program has resulted in and will continue to result in code violations being cited on the low rent SRO housing stock. These violations are forcing owners to determine how they will comply. As these SROs have had minimal, if any, renovations since the original construction in the early 1910s and 1920s, these minimal housing code violations often trigger costly renovations of basic building systems. Once rehabilitation costs exceed 30 % of the value of the building, DCLU will require the entire building be brought up to current building codes, requiring extensive and substantial rehabilitation. Given the deteriorated condition of many of these buildings, the assessed value of these improvements is often low, resulting in a low threshold of needing to bring a building into full and costly code compliance.

There are insufficient funds in the City's Mandatory Code Inspection compliance loan program to cover all the costs of buildings cited in the International District. Similarly, there are insufficient funds to finance all of the low income housing projects that will need to be undertaken in the foreseeable future using City low income housing loan programs which require buildings to be rehabilitated to a minimum 40 year life standard. The current City per unit loan limits for occupied buildings are unrealistically low and make it very difficult for projects to secure sufficient funds to undertake substantial rehabilitation.

At-risk Federally Assisted Projects:

There are 7 federally subsidized buildings containing 549 units that are potentially at-risk. Upon expiration of the subsidy contracts, the current owners may opt out of the low income housing obligations, and may sell the buildings or convert these buildings into market rate housing units which could displace the current residents. Two of these buildings are in the process of being sold, but to purchasers who have an interest in keeping them low income housing.

Of the federally assisted privately owned low and moderate income housing projects in Chinatown/International District, 6 buildings are at risk when their contract terms expiration or the owners opt not to renew their commitments. These housing projects are at risk for possible sale or potential conversion to non-low income usage, with a potential loss of 549 housing units. Given development costs today and the tight housing market in the District, these units, if lost would cause significant displacement for residents in the community.

The report also commented that the potential loss of privately owned low/moderate housing is not confined to units protected by federal mortgage subsidies. Other owners receive federal rent subsidies under Section 8 of the Housing and Community Development Act of 1974. Section 8 rent subsidies began in 1975 and generally run 15 or 20 years, depending on whether the units are new construction, substantial rehabilitation or existing. The owners

Housing

have the option of renewing their contract after the expiration of the original contract for 1 or 5 year increments. This is another area of potential loss of low income housing in the community, since a couple of buildings hold Section 8 contracts.

A list of projects at-risk in the International District was gathered from the DCD survey, *Housing at Risk: Interim Report on Federally Assisted Low-Income Housing Projects in the City of Seattle, February 1989*. The following table lists the project, subsidy type, unit count, and date of expiration:

Table H-4

PROJECT	SUBSIDY TYPE	UNIT COUNT	EXPIRATION DATE
Downtowner Apts.	221d3/RS ¹	240	2011
Imperial House	221d4/S8 ¹	96	1999
International Apts.	221d3/RS/S8	54	1992
International House	221d4/S8	98	1999
Jackson Apts.	221d4/S8	17	2004
New Central Apts.	S8 ²	28	2003
Bush Hotel	S8/Ref 37 ³	16/8 [^]	1996
Buty/Idaho Hotel*	221d4/S8	18	Inactive
TOTAL		549(567)	

- 1 The Federal program, Section 221(d)(3) & (4) insures mortgages made by private lending institutions to help finance construction or substantial rehabilitation of multi-family units for moderate income or displaced families
 - 2 The Federal program, Section 8, HUD makes up the difference between what a low-income household can afford and the fair market rent for an adequate housing unit. Eligible tenants pay 30% of their adjusted income.
 - 3 Referendum 37 units were excluded from the total, since they are state funded.
- *The Buty building/Idaho Hotel had a change of use when it was renovated in 1989/90; these units are lost

In the DCD inventory, there were more than 4,600 privately owned federally assisted housing units in Seattle. Many of these units are housing for the elderly; their closure or change of use in which they might be displaced would cause severe hardships for the elderly. Essentially the loss of 549 housing units would negate the gain of 428 units in the past decade, causing a net loss of 121 dwelling units.

Development/Growth Pressures:

Development pressures in and around the ID may have direct or indirect impacts on the viability of the ID's low income housing stock. With increasing interest in the ID by developers who wish to serve an upscale, affluent market, there may be increasing property values resulting from this market activity. Developers may directly purchase and convert existing low income housing to other higher income uses. Increasing property values may raise assessed values of all properties in the District, resulting in higher property values which must be recovered by rents. At present, only rehabilitated properties that qualify for Special Tax Valuation qualify for property tax limits for a 10 year period. Non-eligible properties- ie. unrehabilitated SROs are subject to increasing property taxes.

Housing

Development pressures in the southern part of downtown will increase market interest in the ID, as well as contribute to existing traffic, parking and other related impacts. Major redevelopments have been proposed for the areas near the International District, including: additional office developments, a proposed multi-modal transportation hub, possible sports arenas, a major mixed use development on top of the Kingdome parking lot, and others.

Loss of Units due to Reconfiguration:

In the past decade the trend has been to renovate Single Room Occupancy (SRO) units in older buildings (11) into larger self-sufficient units in the low to moderate income range. Rehabilitation and conversion to larger units can result in the loss of units/rooms from the original configuration. Many property owners who undertake substantial rehabilitation of their properties prefer to provide improved housing for tenants, as most tenants prefer having kitchens and private baths. In addition, these owners generally prefer this type of configuration as being easier to manage than SROs which may have a higher turnover and be more management intensive.

Land Use/Zoning:

The zoning in the District exceeds heights of most existing buildings - new construction will be geared to developers who wish to "max out" the # of units buildable within the zoning envelope. Developers who can construct projects of this scale will likely develop and market for the "highest and best use" - eg. middle and upper income housing. Without incentives or requirements, private market developers are unlikely to develop for low or moderate income housing market. Analysis of sites by these developers will not plan projects for current low income residents from the ID market, but will likely look at the larger Seattle market generally. Except for the Asian investors, who specifically target an Asian immigrant market, private market rate developers will not necessarily have marketing plans for the larger Asian American housing market. With extensive market-rate in-fill developments, who the new populations are for these projects and how they relate to the cultural character of the ID remain uncertainties.

The potential loss of low income housing in the federally subsidized elderly projects and in the SRO hotels as they convert, could have a major disruptive impact on the elderly residents of the District. Many have lived in the District for decades and if they were disrupted and forced to move out of the community, might suffer a rapid decline in health as often happens when elderly are institutionalized.

City Housing Policies:

Current City policy requires relocation payments and relocation assistance to existing tenants who must move from a building that is closed for code violations or is being rehabilitated with City funds. Interpretations of City policy require tenants the right to move back into buildings after rehabilitation supported by City loan programs. Finding places in the ID for tenants to relocate to during construction will be extremely difficult. Interpretations of City affordability policies make it difficult to have after rehabilitation rents support the rents necessary to make even publicly financed projects financially self-sufficient.

Given community ownership patterns and preferences, it is often difficult to put together low income housing projects that are consistent with all of the City's housing policies. The City has recognized the need to be able to undertake low income housing rehabilitation projects in the ID that meet larger community development goals and provide improved housing for low income tenants that may require a waiver of some City policies. Given

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the long term ownership patterns, a necessary community development strategy includes securing properties for redevelopment on long term ground leases. There are numerous reasons to support this type of redevelopment, when the alternative may leave a building substandard or vacant.

Recommendations

POPULATION:

Goals and Objectives:

1. Maintain the ethnic and income diversity of the ID population
2. Encourage the influx of families with children, including younger Asian families, to live in the ID on a long term basis, not only for the short-term until they can move out to other areas.
3. Maintain the existing elderly and handicap population in the ID by providing the services they require.
4. Create a District environment that attracts a mix of Asian cultures
5. Increase the number and diversity of income range of residents

HOUSING:

1. Maintain, preserve, and improve conditions in the existing low income housing stock. Discourage a net loss of low and moderate income housing units in the community. (1,607 low income housing units or 1,809 including moderate subsidized units). Encourage a strategy of preserving existing housing and developing permanently affordable housing as strategies to avoid and alleviate homelessness.
 - a. Educate property owners/developers on the merits of low income housing. Assist building owners in locating funding sources to renovate their building for low income housing. Provide technical assistance, information and support to those property owners who wish to develop affordable housing, particularly for those owners who
 - b. Examine land use codes to provide incentives for low income housing
2. Support community-based housing developments by responsible developers who have a demonstrated commitment to the ID community. Discourage speculative investment in housing where the developer has no commitment to affirmative community marketing or interest in participating in the revitalization of the ID community.
 - a. Require developers to disclose as a condition of master use permits, information concerning proposed market - demographics, proposed rents/sales prices, and projected affordability ranges per City income standards.
 - b. Encourage joint ventures of investors/developers with community sponsors and organizations.
3. Encourage the rehabilitation of all vacant mixed-use buildings, for retail at street level and residential use on the upper floors.
4. Encourage a mix of affordable housing developments that allow for a range of income levels and households types, including mixes of unit types and rents within buildings, including moderate and middle income housing. Determine the appropriate balance between moderate, middle and upper income housing desired, but require

mitigation for adverse impacts to existing low income housing, if any. Encourage or require affirmative marketing plans in all projects to allow affirmative housing opportunities for the community.

5. In-fill, new housing construction should provide a range of housing types and affordability ranges (low, moderate, middle and upper income). Upper income luxury housing should be discouraged from becoming the predominant in-fill construction type to prevent a concentration that has the effect of gentrifying and negatively impacting the cultural character of the ID resident population.
6. Preserve all existing federally subsidized low income housing.
 - a. Monitor all federally assisted low income housing for federal contract expiration. Determine alternatives to maintain continued use as low income housing, including assisting current owners, purchase of buildings by community-based sponsors, etc.
7. Increase family housing opportunities for families with children by promoting the renovation or construction of units for low income ranges.
 - a. Promote the development of more family oriented housing (2+ bedrooms)
 - b. Develop housing marketing plan designed to attract more families to live in the ID
 - c. Create community amenities that attract families such as parks, theaters, recreational facilities and multi-bedroom housing units
 - d. Support the development of large family low income housing at 8th/Dearborn.
8. Work with the City to develop a targeted ID housing strategy, supported by City policies and plans, for rehabilitating the substandard and vacant housing stock into affordable housing.
 - a. Incorporate ID community plan goals into the City's Comprehensive Housing Affordability Strategy plans, with the ID identified as a distinct Special Objective Areas with strategies consistent with the community plan.
 - b. Work to help revise conflicting City housing policies to reflect the realities of housing development costs and issues in the ID.
 - c. Work to identify the need for substantial public financing of housing redevelopment efforts in the ID, and incorporate this need into larger housing funding strategies and policies.
 - d. Provide ID community policy input into the formulation of Seattle's Comprehensive Plan and Growth Management plans.
9. Support the additional development of affordable housing in areas contiguous with the ID to promote housing opportunities for persons who would like to live close to the ID for its proximity to services, work and shopping. Encourage development of affordable housing east of I-5 and the area east of the current ID boundaries.
10. The City should discourage the demolition of existing low income housing in other parts of downtown, to prevent increased demand on the low income housing stock in the ID, and encourage the preservation and development of new low income housing units in those areas.
11. Maintain property tax incentives for historic districts. Support low income housing current use property tax valuation. Explore other innovative incentives for preservation of low income housing.

Housing

12. Support the provision of housing and related services to allow ID and Asian residents with special needs to maintain independence to remain in the community.
 - a. Support the provision of services and housing for the many elderly and handicapped in the community through provision of community based services, and the development of long term care (assisted living) for frail elderly at the 8th/Dearborn site.
13. Review the land use code in and around the ID for possible revisions to promote the housing goals of the community plan. Explore how the ID Community Development Plan goals can complement the land use code.
14. The City should reevaluate its Downtown Housing Policies and related bonus programs to encourage a greater emphasis on affordability for housing developments - tighter income targeting and higher % of units (more than 10%). The City should encourage bonuses not only for moderate/middle income housing, but should also have standards for low and extremely low income housing. There should be regulatory or compliance terms that are monitorable and enforceable. This will provide greater housing opportunities for all income groups throughout downtown and reduce the increase the demand on the existing low income housing stock in the ID.
15. General City housing policies should require the same terms and conditions for public financing for private for-profit developers as are imposed upon non-profit low income housing developers.

International District 1991 Housing Inventory		APT COUNT.XLS	9/28/92				
Prepared by: Interim Community Development Association							
Dwelling Units According to Income and Type							
	Total	SRO	Studio	1 Bdrm	2 Bdrm	3 Bdrm	SFH
MIDDLE INCOME (80%-150%)							
Metropolitan Park/Highland Apts	82		7	53	22		
Subtotal	82	0	7	53	22	0	0
	4.4%						
LOW/MODERATE INCOME (50%-80%)/SUBSIDIZED							
Ticino	45		40	5			
Ascona	55		53	2			
Far East	14		1	11	2		
Freedman	20		13	7			
Evergreen	16			13	3		
Ohio	22		6	14	2		
Subtotal	172	0	113	52	7	0	0
	9.2%						
LOW/MODERATE INCOME (50-80%)/UNSUBSIDIZED							
Governor	20		20				
Subtotal	20	0	20	0	0	0	0
	1.1%						
VERY LOW INCOME (0-50%)/SUBSIDIZED							
Elderly							
International Terrace	100			100			
Imperial House	96			96			
International House	99			99			
Jackson Apts.	17		10	7			
International Apts.	54		39	15			
New Central	28			28			
Leschi Sr. Ctr.	34			34			
Subtotal: Elderly	428	0	49	379	0	0	0
	22.8%						
Downtowner	240		184	56			
Bush Hotel	144	122	4	18			
Atlas	46	28	4	14			
Geo How Oak Tin	21		9	9	2	1	
Subtotal:	451	150	201	97	2	1	0
	24.0%						
Very Low Income Subsidized Subtotal	879	150	250	476	2	1	0
	46.9%						
VERY LOW INCOME (0-50%)/UNSUBSIDIZED							
Panama	98	98					
Republic	60	60					
New American/Bing Kung	46	40		6			
Publix	220	220					
Alps Hotel	117	117					
Eastern	62	62					
Don Hee	10			8	2		
Kong Yick	22	22					
Subtotal	635	619	0	14	2	0	0
	33.8%						
EMERGENCY SHELTER/ UNSUBSIDIZED							
American	79	79	0	0	0	0	0
	4.2%						
SINGLE FAMILY HOMES							
	9	0	0	0	0	0	9
	0.5%						
TOTALS: Existing	Total #	SRO	Studio	1 Bdrm	2 Bdrm	3 Bdrm	SFH
% of Total*	1,876	848	390	595	33	1	9
	100%	45.2%	20.8%	31.7%	1.8%	0.1%	0.5%
PROPOSED ID HOUSING PROJECTS							
EMERGENCY SHELTER							
	Total	SRO	Studio	1 Bdrm	2 Bdrm	3 Bdrm	SFH
Salvation Army (across st from ID)	148	* 100	48				
* 48 transitional hsing units + 100 emergency shelter beds; completed							
VERY LOW INCOME (0-50%)/SUBSIDIZED							
Rex Hotel	30		8	22			
NP Hotel	63	18	33	4	8		
	93	18	41	26	8		
MIDDLE INCOME (80%-150%)							
6th & Yesler Way*	85		11	60	14		
Pacific Rim Center	39						
	124	0	11	60	14		
UPPER INCOME (150% +)/CONDOMINIUMS							
Regency*	96						
5th & Jackson*	100						
Subtotal	196						
TOTALS: Proposed	Total #	beds/SRO	Studio	1 Bdrm	2 Bdrm	3 Bdrm	SFH
% of Total	498	* 18	19	82	14	0	0
	0%	Incomplete project unit breakdowns					

INTERNATIONAL DISTRICT: RENT & AFFORDABILITY

9/28/92

City of Seattle 1992/1993 Median Income

income level	% median	1 person HH		2 person HH	
		income	rent @ 35%	income	rent @ 35%
extremely low income	< 30%	\$9,250	\$270	\$10,600	\$309
very low income	< 50%	\$15,450	\$451	\$17,650	\$515
low income/(moderate)	< 80%	\$24,700	\$720	\$28,100	\$820
median income	<100%	\$30,870	\$900	\$35,280	\$1,029
middle income	<150%	\$46,305	\$1,351	\$52,920	\$1,544
upper income	150% +	\$46,305	\$1,351	\$52,920	\$1,544
International District median rent (per 1990 census)	17%	\$5,109	\$149		
1992 Downtown average rents (93 CHAS)	37%	\$16,937	\$494		

1990 Census Data: Tracts 91 & 92

H45/46. Gross Rent by Race of Householder

	Total	White	Black	Native American	Asian/Pacific	Other race	Hispanic Origin
With cash rent:							
\$ 0 - \$199	994 66%	374 61%	70 40%	39 78%	471 75%	20 100%	20 100%
\$200 - \$299	195 13%	36 6%	85 48%	0 0%	74 12%	0 0%	0 0%
\$300 - \$499	193 13%	107 17%	6 3%	5 10%	75 12%	0 0%	0 0%
\$500 - \$749	68 5%	43 7%	16 9%	0 0%	9 1%	0 0%	0 0%
\$750 - \$999	45 3%	45 7%	0 0%	0 0%	0 0%	0 0%	0 0%
\$1000 +	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%
no cash rent	13 1%	7 1%	0 0%	6 12%	0 0%	0 0%	0 0%
Subtotal:	1,508	612	177	50	629	20	20

H43/44. Gross Rent

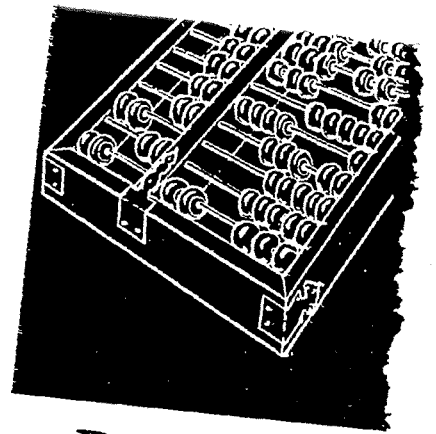
With cash rent:	Units	Cumulative %
\$ 0 - \$99	77 5%	5%
\$100 - \$149	663 45%	50%
\$150 - \$199	234 16%	65%
\$200 - \$249	129 9%	74%
\$250 - \$299	66 4%	79%
\$300 - \$349	73 5%	83%
\$350 - \$399	34 2%	86%
\$400 - \$449	30 2%	88%
\$450 - \$499	56 4%	92%
\$500 - \$549	22 1%	93%
\$550 - \$599	10 1%	94%
\$600 - \$649	12 1%	94%
\$650 - \$699	0 0%	94%
\$700 - \$749	24 2%	96%
\$750 - \$999	45 3%	99%
\$1,000 +	0 0%	99%
no cash rent	13 1%	100%
Subtotal:	1,488	100%

P82- P88: Mean HH Income by Race/Rent Affordability:

	Whites	Affordable rent @ 35%
	\$15,891	\$463
	\$6,740	\$197
	\$15,238	\$444
	\$9,184	\$268
	\$7,088	\$207
	\$7,088	\$207

mean gross rent \$149

Changes in ID Housing Stock - 1983 - 1991						11/4/91	9/28/92
Prepared by: ICDA							
International District							
Income Levels*	1983#	1985	1987	1989	1991@	% (1991)	
Very Low (0-50%)	1,636	1,474	1,523	1,507	1,607	85%	
Low/Moderate (50%-80%)	52	43	41	118	202	11%	
Middle (80%-150%)	0	1	0	0	82	4%	
Upper (150% +)	0	0	0	0	196^		
TOTAL	1,688	1,518	1,564	1,625	1,891	100%	
Change from previous yr.		-170	46	61	266		
% of Downtn Hsing	17%	18%	19%	18%	18%		
Vacancy Rate for ID	4.00%	2.10%	2.30%	3.21%			
						% (1991)	
SRO&				717	832	44%	
Studio				370	432	23%	
1 Bdrm				503	594	31%	
2 Bdrm				9	32	2%	
3 Bdrm				0	1	0%	
TOTAL				1,599	1,891	100%	
DOWNTOWN HOUSING STOCK							
Income Levels*		1985	1987	1989	1991@	% (1991)	
Very Low (0-50%)		6,001	5,852	5,889	6,152	59%	
Low/Moderate (50%-80%)		987	973	1,264	1,283	12%	
Middle (80%-150%)		645	649	874	1,872	18%	
Upper (150% +)		818	801	997	1,107	11%	
TOTAL		8,451	8,275	9,024	10,414	100%	
<p>* The City definitions of Income Level in the 1985 & 1987 Downtown Housing Reports changed in 1989 to conform to HUD definitions. The 0-50% income category was changed from "low income" to "very low income"; and 50%-80% from "moderate income" to "low income" for the Seattle/Everett SMSA. in conformance with City and HUD definitions. However, for this report the previous category names have been retained.</p> <p>@ The Leschi Senior Housing(34 units) is not included in the Downtown housing inventory, since it is located east of I-5 and out side of the study area, but has been counted in Interim's because it is in the ID. This count also does not include 9 single family homes in the ID, nor the proposed projects not yet constructed.</p> <p># Source: Information for the years 1983, 1985, 1987, and 1989 is from the Downtwon Housing Reports; in the 1989 housing report, no explanation was provided for the discrepancy between the total number of dwelling units by income level and by type.</p>							



Business



BUSINESS & ECONOMY

It is critical that Asian owned businesses continue to grow in the International District in order to serve its residents, workers and general public, thereby preserving its cultural identity as well as maintaining its economic vitality.

Sharon Maeda, President
Spectra Communications, Inc.
1992

Ultimately the life of the International District and Seattle's Asians rises and falls with commerce. The Chinese and Japanese communities are heavily composed of small businessmen, and these small businesses often provide the web of family and social relationships that tie the communities together.

At this basic economic level, the question is not a "simple" one of what is happening within the International District itself, but how does this neighborhood relate - economically - to the metropolitan area around it?

International District Status Report
Department of Community Development
November 1972

Historically, economic activities in the International District have been predominately low-overhead small shops and restaurants which remain solvent by catering to the larger Asian community and to the general population. The residential population, while relying heavily on the existing businesses in the community, do not have a sufficient financial base to support current economic activity in the International District.

Development Guidelines For The International District
Community Viewpoints
Communication Design,
November 1980

The City of Seattle has identified the International District to be one of three neighborhood business districts targeted for assistance. . . . With regard to economic development, the importance of commercial revitalization in the District has been noted in such documents as the City's Downtown Plan and discussions of international trade. In short, there is no question that the District is identified as a business district that needs to play a significant economic role in terms of providing Asian goods and services, international trade and tourism, and as a downtown neighborhood business district.

Seattle Chinatown-International District PDA
Local Development Matching Fund Program Application
August 1986

INTRO/BACKGROUND

The King Street Retail Core has been traditionally the center of business and commerce for the International District, since the first Chinatown (at Second and Washington) moved to the King Street area after the Jackson Street Regrade project of 1909 created a new neighborhood to the south and east of Fifth Avenue. After this regrading project, the three largest merchant companies - the Quong Tuck, Ah King and the Wa Chong - moved to the new Chinatown between 1910 and 1912. The building of the Goon Dip Building (Milwaukee Hotel) in 1911 firmly established the new area as the second Chinatown. The hotel was named for its developer, who was also a prominent leader in the Chinese community. The Union Railway and King Street Stations were constructed in 1910

-11, and worker and rail passenger hotels were built augmenting the expansion of this new commercial center. With a heavy influx of Japanese immigrants after the turn-of-the-century, they established their commercial and family lives throughout the International District. However, Nihonmachi (Japantown) was culturally centered on the hillside on Main Street and Sixth Avenue. Filipino businesses opened along Fourth, Fifth and Six Avenues abutting King Street, and Manilatown was created. Business development in the neighborhood increased in the 1920s and 1930s creating a strong and ethnically vibrant community of small shop owners.

The International District has always been an Asian reception area and haven for the early Chinese, Filipino and Japanese immigrants. The District has also served as an economic launching platform for many of these immigrants, and continues to offer economic opportunities and the search for a better way of way.

The economic decline of the International District began with the internment of Japanese Americans in World War II and the closure of their businesses. This point marked the beginning of four decades of commercial deterioration of the International District. The construction of Inter-state 5 in the mid-60s precipitated a deeper deterioration of the economic and residential life of the community by displacing businesses and residents. The passage of the Ozark Fire Ordinance in 1970 compounded this situation even more with the closure of SRO hotels and the displacement of its tenants. The building of the Kingdome in 1975 added more negative impacts of spillover parking and traffic congestion to the neighborhood.

However, the business climate in the International District began reversing this steep decline in the early 1980s with the redevelopment and renovation of substandard and vacant SRO hotels, mostly for affordable housing. This redevelopment brought an influx of new merchants from Vietnam, Cambodia, Taiwan and Hong Kong. Inexpensive street level retail space, low cost property and an existing Asian business district were attractive features for these new business owners. Most noticeable has been the number of Vietnamese owned and operated business (there are 30 in the ID), and well over 60 in the 12 and Jackson area expanding the business area beyond its traditional boundaries.

Major transportation projects have added to the accessibility and visibility of the International District and have contributed to the revitalization of the business community. In 1991 the I-90 and I-5 touchdown at Fourth Avenue was completed and opened to traffic in November. In 1990 the Waterfront Trolley was extended through Pioneer Square and ends in the ID at Fifth and Jackson. The ID Metro bus tunnel next to the historic Union Station, the southernmost terminal of the 1.3 mile underground project, opened for public use in the summer of 1990.

The District is still a neighborhood in transition. As the business and commerce center of the International District, the King Street Retail Core still remains the heart and soul of the Asian community serving an evergrowing and dispersed Asian population in the Seattle/King County region. However, there is an expanding and vital new center of commerce pushing the boundaries of the District east, as newer immigrants establish new businesses largely serving the immigrant Chinese and SE Asian populations.

1991 BUSINESS INVENTORY

During the summer of 1991 Interim conducted an inventory of businesses (commercial/retail, service, manufacturing and wholesale) in the Chinatown/International District. There were a total of 294 businesses identified.

In the 1980s two previous business surveys conducted. One was the "International District Merchants/Business Watch Directory, May 1984," compiled by the Commercial Crime Prevention Program, Seattle

Police Department; the other was the "Seattle Chinatown International District - An Investment Guide, 1988" produced by the Department of Community Development.

The 1984 inventory of International District merchants by the Seattle Police Department listed only 148 participating businesses. The Commercial Crime Prevention Program was voluntary, and only interested businesses owners responded, consequently, there appears an undercounting of businesses.

However in the 1988 inventory of businesses, a more comprehensive survey, conducted by the Department of Community Development, identified 242 businesses for the Report, "Seattle Chinatown International District - An Investment Guide." Using the same criteria (excluding cultural, educational, family associations and non-profit agencies) and same categories as in their report, the 1991 count of businesses numbers 254. If these sub-groupings were not excluded for the 1988 inventory the total number of businesses would be 282.

The following table is a comparative summary of the 1991 and 1988 ID business surveys:

TABLE B-1

Type	1991		1988		Net % Change
	Number	%	Number	%	
RETAIL ¹	131	52%	119	49%	2%
SERVICES	97	38%	91	38%	0
MFG	11	4%	4	2%	2%
WH/RET	15	6%	28	11%	-5%
Total	254	100%	242	100%	5%

1. It is difficult to ascertain in what sub-grouping of the general category, retail, where the gain was made without a listing by business name from the 1988 inventory.

Retail

From the 1991 inventory in the retail category there are 31 Chinese, 9 Japanese, 7 Vietnamese restaurants, 6 bakeries; other retail businesses ranged from apparel (7), gift shops (8), florists (2), video stores (8) and book stores (3). Retail represented 52% of all businesses (131); an increase of 12 businesses from 49% (119) in 1988.

The table below, as of November 1991, lists some of the principal types of businesses in the two major categories of Retail and Service:

Table B-2

Retail:	131
Chinese Restaurants	31
Japanese Restaurants	9
Vietnamese Restaurants	7
Bakeries	6
Other Restaurants	4
Food	14
Apparel	7

Video Stores	8
Gift Shops	7
Service:	97
Financial/Legal	28
Medical	25
Travel	7
Automobile	7
Beauty Shops	8
Printing/Publishing	6
Wholesale/Retail¹:	15
Manufacturing²:	11

1. Eleven wholesale/retail companies service the restaurant/food industry either by supplying food or equipment.
2. Four companies (Golden Pheasant, Tsue Chong, Star Tofu, Torino's) are light manufacturing, but also have a wholesale and retail component to their business.

Not surprisingly in the retail sector there 57 eating establishments which are mostly restaurants, but also include several BBQ places (4), and the remaining are bakeries. Chinese restaurants (31) are by far the most numerous. Restaurants (57) and other retail businesses (60) have comparable percentages - 44% and 46%, respectively in this sector. Besides those listed in Table B-2, other retail businesses include book stores, florist shops, taverns, furniture stores, restaurant supply stores, etc.

From 1988 to 1991 there was only a net increase of 2 restaurants. This minor change be deceiving, since many restaurant businesses are sold, and usually there is never a change of use. Consequently, the number of restaurants has remained relatively constant during this three year period, although there might have been a change in ownership and business name.

There is an unusually high concentration of restaurants per square block, in the International District, perhaps the highest in the City. For example, in a block bounded by Jackson and King Streets, and Maynard and 7th Avenues, there are 10 restauarants. In another block there are 8 restauarants and several others have 6. The restaurant business, as a sub-group, is the pre-dominant form of retail activity in the ID, and when coupled with the various related wholesale/retail and manufacturing companies, the restaurant/food industry plays a major role in the economic life of the District.

"New restaurants have over saturated the market and intensified the overconcentration of retail food establishments. A greater commercial mix is needed in order to develop the neighborhood into a healthy and viable commercial and neighborhood district."¹ There are several downside factors to this predominant form of retail business. The restuarants become heavily dependent on tourists, downtown office workers and other non-resident patrons, since the existing residential base can not entirely support this retail sector. This dependence of non-resident customers places additional demands and increases the competition for parking with other patrons of other Asian retail businesses and services for the limited supply of parking. In the business owner survey 91% of those surveyed stated that there is not sufficient parking in the District, and 86% said that the majority of their customers travel by car.

¹ Local Development Matching Fund Program Grant Application, SCIDPDA, August 1986.

This tendency to establish more restaurants can preclude the diversification of retail and services for the community. In response to the question, "What other types of businesses would you like to see in the ID?" in the business owner survey, 19% of the respondents said they would like to see a larger variety of stores and business which would meet the needs of the residents and workers. The need for professional and business services was mentioned by 15% of those surveyed.

Service

Although the service sector's percentage (38%) stayed the same from 1988 to 1991, the actual number of service related businesses increased by 6. Within this category number of financial/legal services increased by 5 to 28; medical increased by 11 to 25 - perhaps, the increase may be due to including non-western medical services, eg., Chinese herbalists and acupuncturists. In this category "other services" included automobile (7), beauty shops (8), printing/publishing (6), travel (7), and professional services (11). Excluded from the comparative count were 17 non-profit agencies², 3 cultural/educational organizations and 13 family associations and tongs.³

Manufacturing, Wholesale/Retail

Collectively in the manufacturing and wholesale/retail sectors, there was a decrease of 6 businesses from 1988 that was principally evident in the later category.

EMPLOYMENT

Employment information was obtained for the first quarter of 1989 from Washington State Employment Security Department. Accurate employment statistics for the International District have been difficult to obtain for several reasons. The labor statistics provided, do not account for owner operated or family owned businesses. Additionally, for many businesses located in the District, such as banks, which have many branches in the City, they report the aggregate number, and do not necessarily have to indicate the number of employees per branch bank site. In addition, many businesses which are not owner operated were not listed. Consequently, the reported number of people who work in the ID in March 1989 by the Employment Security Department is under counted. It is included to give a rough measure of the wages that flow through the District and are one indicator of the economic health of the ID businesses and economy.

According to a report obtained from Washington State Employment Security Department, for March 1989, 2,619 people were employed in the International District (SEE TABLE B-3).

The Employment Security Department reported that 181 businesses employed 2,619 persons, and in the first quarter of 1989 and that \$11,033,120 was paid in gross wages. The following table is a summary of labor statistics according to employment sector:

TABLE B-3

² A more complete inventory of agencies was conducted in December 1991 and 35 were counted. They ranged from direct service agencies, educational, cultural, social, business, advocacy, publishing and development organizations (See Community Service section).

³ A more extensive survey was conducted in November 1991 and 28 Family Associations, Tongs and other cultural organizations were counted (See Community Services section).

TYPE	NUMBER	Jan-89	Feb-89	Mar-89	WAGES
Construction	2*				
Manufacturing	12	242	247	243	\$1,565,464
Trans, Comm, Util	4*				
Wholesale	14	153	152	162	\$649,105
Retail	72	1,004	1,004	998	\$2,632,334
Financial, Insurance	9	74	72	70	\$318,717
Services	53	433	452	466	\$1,462,328
Government	15	602	602	602	\$3,900,720
Other Industries	6	87	83	78	\$504,452
TOTAL	181	2,595	2,612	2,619	\$11,033,120

* The Construction, and Transportation, Communication, Utilities categories are not listed by their type, but grouped into "Other Industries." The Employment Security Department does this listing when there is an issue of confidentiality when the number of employers is three or less, or when a particular business generates X number of gross receipts.

RECENT TRENDS

In the past year and a half 17 new businesses (SEE ATTACHED) have been established, while 7 have closed, so there has been a net change of 10. Seven of these new businesses Of the new businesses 7 are restaurants, 1 a bakery, 1 a deli, 2 are financial services, 1 a herbalist, 2 service (cleaners and hardware store), and 2 retail stores (gift shops), and 1 medical clinic.

All of the newly established businesses are located in the retail core, except one. And in kind all but one are located on the street level. Only three business have on-site parking. The majority (53%) of these businesses are restaurants (9). When viewed in the context of the retail sector, restaurants comprise 75% of this category. There are 12 retail businesses (71%) and the remaining are service oriented.

12TH/JACKSON AREA

In the area northeast and northwest of the International District boundaries (the 12th & Jackson area) there has been an amazing amount of business/retail growth; since the mid-1980's four plazas have been built. Two are of substantial size - Asian Plaza has over 44,000 SF of retail space and Jackson Square has 13,000 SF - while another commercial development Ding How is nearing completion and has begun occupancy adding 75,000 SF of retail space.

In this northeast and northwest corner contiguous to the ID there are 61 businesses and of these 53 (87%) have been established since 1985. The overwhelming majority of these businesses are Vietnamese owned with a distinctly Asian customer base. The economic re-vitalization of this area has had positive impact overall for the Asian community and for the City in terms of revenue.

Of these 61 businesses 5 are wholesale/manufacturing, 33 (54%) are retail and the remaining 23 (38%) are in the service sector. The table below list the principal businesses within each major business grouping:

TABLE B-4

TYPE OF BUSINESS	NUMBER
Retail:	33
Restaurants	12
Apparel	11
Food/Grocery	7
Service:	23
Medical/Dental	10
Beauty	4
Financial	2
Travel	2
Social Service Agency	2
Wholesale/Mfg.:	5

EXISTING CONDITIONS

The ID remains the focal point for Asian businesses serving both the International District community and regionally the larger Asian population, and the larger community. Recent estimates of the number of businesses in the International District found there were approximately 400 businesses in the expanding International District community.¹ Within the currently defined boundaries of the District, there were some 295 businesses. In the area centered around 12th/Jackson and eastward, there are some 110 businesses. The number of businesses is constantly expanding, particularly as the District moves eastward up Jackson.

The overwhelming majority of the businesses in the larger International District are both Asian owned, and cater to the needs of the Asian population, with goods and services that cannot be found in the mainstream economy. Many of these businesses also attract business from non-Asians who seek out those goods and services that contribute to the cultural diversity of the City and region.

The unique cultural orientation in the local business economy is demonstrated by the lack of "mainstream" businesses located in the District. There are few branch offices or franchises of larger businesses - 2 of the 4 banks in the community, a GM truck dealer; and little else can be considered typical of the kinds of stores and businesses found in parts of downtown, other neighborhoods, or retail malls.. There are no fast food outlets, nor is there a major grocery chain.

The ID is still a business community with many small owner operated shops, usually involving family members. There is a wide range of diversity of these small businesses - from the old time restaurants, gift or grocery stores that have survived the decades of time, to the newer businesses catering to non-English speaking immigrants and refugees from across Asia. These businesses provide employment opportunities for recent immigrants to make a living even without fluent English language skills, and avoids the uneasy transition to

¹ This estimated # of businesses includes the areas east of the existing ID boundaries (to Rianier Av.), and also includes community and social service agencies that employ people. If the various civic and community service organizations are reduced from this count, there would be approximately 365 businesses in the area.

language and job training in unfamiliar job settings. In a recent survey of ID businesses, some 75% of the owners said they employ five or less people.

There is a wide diversity in the local International District economy - the local economy is more than the restaurants that the District is known for. A recent count of restaurants in the District numbered 70 - the vast majority being Chinese, followed by Vietnamese, Japanese, Cambodian and Thai restaurants. There are all of 2 restaurants that serve a "mainstream American" menu. In addition to the restaurants there are food manufacturing operations (for Asian foods), other manufacturing, gift and grocery stores, financial institutions, travel agencies, and a growing sector of professionals offering accounting, medical, dental or other consultants, designers, etc.. Except for attorneys, where only some 5 of 13 located in the District are Asian, most of the other professionals are Asian, either because their clientele is in the District, or because of ethnic background there is an interest to offer services to the wider community from a community context.

During the summer of 1991 Interim conducted an inventory of businesses (commercial/retail, service, manufacturing and wholesale) in the Chinatown/International District. The total number of businesses identified was 294.

An illustration of the diversity of the District economy can be seen in the following summary of types of businesses in the expanded boundaries of the District: (not a complete enumeration)

SUMMARY

70	Restaurants	17	Human Services
	32 Chinese	15	Community/Civic
	23 Vietnamese	27	Benevolent Associations
	9 Japanese	5	Food Manufacturing
	2 Cambodian	5	Other Manufacturing
	2 Thai	6	Copy/Printing
	2 American	6	Community Newspapers
9	auto repair	5	churches/religious
2	auto truck sales	13	Apparel shops
4	cleaners	6	Chinese bakeries
3	construction contractors	4	books
3	design professionals	10	videos
6	financial investors	8	gift shops
3	accountant	23	groceries
4	banks	4	jewelry
4	insurance		
2	Real estate		
13	attorneys 5 Asian		
4	pharmacies		
7	health clinics		
10	herbalist/acupuncture		
8	Asian MDs		
3	optical		
8	dentists		
10	travel agencies		

The District economy is heavily oriented to provision of services that serve the needs of the community - restaurants, grocery and gift stores provide obvious goods and services that cannot be found in other areas. Included in this service oriented economy are the numerous social services agencies, benevolent associations, and

community organizations. Many of these groups are major employment centers for people from the community, allowing them to use bilingual and bicultural backgrounds and provide community service. These services are often critical to allow low income elderly, minority residents to remain in the community as they grow older and more frail. Many of these agencies have budgets in excess of some of the small businesses in the District. In addition, these agencies, community groups and associations help promote the local economy with their bringing clients and supporters into the community for services and events.

It is unclear where new businesses obtain start-up financing to capitalize their operations. It is thought that a number of people either pool resources with relatives or friends, have saved funds prior to immigration, or continue to rely on previously established banking relationships in Asia. There are 4 local banks - a Sealst branch and a Security Pacific branch, both of which have Asian branch managers and bilingual staff to meet customer needs. The 2 other banks - United Savings, and the newly established Washington First Bank, another Asian operated bank, compete for business from long time customers and recent immigrants. It is believed that few businessmen in the ID know of special small business loan programs of banks or government programs.

Although the ID residential population has increased in the past decade, and even though these residents rely heavily on local businesses to provide goods and services, this residential base alone is not sufficient to support all the businesses. Businesses therefore cater to the larger Asian population and to the general population.

Many of the old family businesses have been located in the same building for decades, typically at low rents, and often with no formal lease agreement other than a verbal "understanding" with building owners, which makes them responsible for all repairs and maintenance in their businesses. Many of these businesses have very narrow margins which precludes major reinvestments into their businesses and storefronts.

Results from the business survey also indicated that 36% of the owners liked having a business in the ID because of its multicultural nature and the importance of being part of the Asian community.

Major transportation projects (bus tunnel, waterfront trolley extension and I-90) have added to the accessibility and visibility of the ID and contributed to the revitalization of the business community, particularly restaurants for the downtown lunch trade.

TRENDS/ISSUES:

A number of the old-time, small family businesses are barely surviving. Many of these businesses are in vacant or substandard buildings. In the event that these buildings are rehabilitated, there will be considerable costs to these buildings to renovate their spaces up to current codes. The commercial rehabilitation costs may have a major impact on the old-time family businesses, as they may be unwilling or unable to secure necessary financing to rehab their spaces. Many of these businesses have marginal profits, if any, and only survive in these low rent storefronts due to historical lease arrangements with the owners. This could force some businesses to close or relocate outside the ID.

In the event of sale or redevelopment of the buildings these old time small businesses are located in, new owners/developers may wish to terminate their tenancies in order to bring in more "market rate" tenants to generate revenues necessary to support the acquisition or development expenses. There are few, if any, commercial vacancies available at anywhere near these current rents. The cost to relocate businesses may also be prohibitive to their remaining viable. It has become increasingly evident that the motivation, sensitivity and goals of the developer of these buildings will directly impact the viability of these small, family businesses.

Asian owned businesses, most notably immigrant Vietnamese and ethnic Chinese from Hong Kong, Taiwan, SE Asia, and other Asian countries, have dramatically increased, especially in the 12th and Jackson area (over 60 new businesses) pushing the business area beyond its traditional boundaries and customer base. These newer immigrant-owned businesses are small businesses who draw on their respective ethnic communities for their market. These businesses provide services and goods available in their native countries and clearly not available in the overall market place. Most of these businesses rely on imported goods from their home countries. Most employees speak to customers in their native language; for many English is not the principal (or functional) language of communication.

Many of the new immigrant businesses start their businesses without relying on conventional loans or small business loan programs. These businesses have not relied on local lenders, but instead often have pooled family resources, secured financing from Asia or from other non-conventional sources.

Many of these newer immigrant small businesses are busy establishing their businesses, and have not become involved in larger ID community issues or activities. Business owners and employees work long hours to make their businesses viable. These businesses have been somewhat isolated, except for ethnic community contacts.

As the region grows in Pacific Rim trade, there will be increased relationships with Asian and Pacific economies and cultures. Asian businesses and Asian investments will increase in the area, and will likely result in direct and indirect contacts with the International District. Given the Asian ethnic restaurants, services and businesses in the International District, the Asian community and its resources in the region and the International District may play an increasingly important role in promoting business and cultural understanding related to the expanding Pacific Rim contacts. Most of the Asian small retail businesses have direct Pacific Rim trade contacts either through direct imports of goods from Asia, or through purchases of Asian goods through other retailers or wholesalers.

As the impact of Asian immigration and investment in Vancouver BC, particularly from Hong Kong, continues to put pressures on the local economy, there may well be spill-over investments and migration to Seattle and the Puget Sound region.

Major Asian investors from Hong Kong, Taiwan and Japan are beginning to make investments in developments in the International District. To date, these have focused on retail/commercial shopping malls for small businesses. Residential developments have been proposed for an upper income condominium market; it is likely that these development will be marketed to Asian investors, employees of Asian corporations and well to do Asian immigrants. If this trend accelerates, these Asian investments may have a significant impact on the International District.

RECOMMENDATIONS:

Objectives

1. Encourage the various merchant/business organizations (Seattle Chinese/Chinatown Chamber of Commerce, ID Economic Association, and the Asian American Chamber of Commerce) to work together to strengthen the local economy and participate in community revitalization activities.
2. Encourage long established merchants to work with new immigrant merchants and related business organizations.

3. Encourage outreach to and involvement with the family associations to reinvolve their membership in community improvement efforts.
4. Support the improved effectiveness of the various community business organizations perhaps through the joint funding of a part-time paid staff position(s).
5. Encourage the continued development and preservation of family and small ethnic retail businesses that support and provide the necessary services and goods that cater to the residents of the ID and the larger Asian population and enhance the ethnic character of the ID.
6. Encourage the general public to patronize and support local businesses.
7. Improve communication and cooperative efforts to work on issues of mutual concern between the merchants in the core of the ID and the 12th/Jackson area which is the eastward expansion of the ID.
8. Encourage and promote efforts to establish new businesses and services to maintain, attract and support residents of the ID.
9. Attract other minority business owners and businesses that add to the diversity of businesses and help support the cultural character of the ID.
10. Encourage the hiring of residents.
11. Recognize the importance of and support service oriented businesses and agencies, as providing significant employment opportunities within the minority community, as well as providing needed community services.
12. Encourage other Asians & non-Asians to visit the District.
13. Encourage business owners to work actively with other community efforts to improve public safety in the ID.
14. Encourage establishment of a coordinated garbage pick-up program in the ID, especially the dumpsters in the alleyways.
15. Encourage business & property owners to maintain their sidewalks; perhaps institute "adopt a street/block" program.
16. Promote local economic development efforts that provide jobs and economic opportunities for low income minority persons.
17. Encourage the development of services and amenities to attract and retain the ID workforce, such as childcare, after school programs, etc.
18. Encourage Asian investments in ways that support the ID community revitalization activities.

Strategies

1. Support the establishment of an ID Business Improvement Area to assist the ID businesses in establishing mutually beneficial improvements such as common ID marketing activities, coordinated garbage collection and recycling programs, public safety programs, and other activities for the community.

2. Improve and enhance the public perception of the International District to the general public by improving the street lighting; marketing & promoting the various businesses in the District; increasing and improving the signage on the major arterials and on the I-5 & I-90 freeways; installing orientation maps in the ID bus tunnel.
3. Work with property owners, business owners, Seattle Engineering Department and the Health Department in a collaborative effort to clean up the alleyways and reduce the litter in the ID;
4. Explore the possibility of initiating a commercial recycling program for the apartment buildings and retail businesses.
5. Develop a coordinated strategy with the City to support small and minority business development through use of government programs.
6. Work to establish an effective City minority business assistance effort, including technical assistance, loan programs, and community outreach efforts which could support business start-up, expansion, and to help small, existing businesses remain open when buildings are rehabilitated and building codes require capital expenditures to upgrade their commercial space.
7. Work with City Light to provide better street lighting.
8. Explore collaborative efforts with small business owners to clean and beautify the ID - eg. coordinated garbage pickup
9. Work with the Seattle Engineering Dept. to increase the number of garbage containers for the general public throughout the ID.
10. Support the ID PDA's securing and operating an open air market on the ID Metro Station tunnel lid space for vendors who support the Asian character of the district.
11. Support Metro leasing the ID Metro Station tunnel lid space to the PDA to promote community-based economic development efforts.
12. Explore community based service agencies expanding these programs for the ID workforce, and for the larger downtown community.
13. Require the City to develop a comprehensive strategy for economic development for the City that supports local minority community economic development activities, including job training, and family and small business development efforts that reach low income, non-English speaking immigrant and refugee communities.
14. Require the City to critically evaluate the nature of jobs created through economic development efforts of the City, and not rely on low paying, entry level, dead end jobs as economic development vehicles.
15. Require the City to explore innovative mechanisms for small business or home businesses in which low income and minority communities can develop skills and products that rely on their own abilities or support culturally appropriate practices such as developing markets for traditional craftsmen or artisans, forming small community based cooperative ventures or microenterprises, training and translators/interpreters to facilitate access between mainstream institutions and non-English speaking members of their communities.
16. Explore innovative investment partnerships with Asian investors.

Recommendations

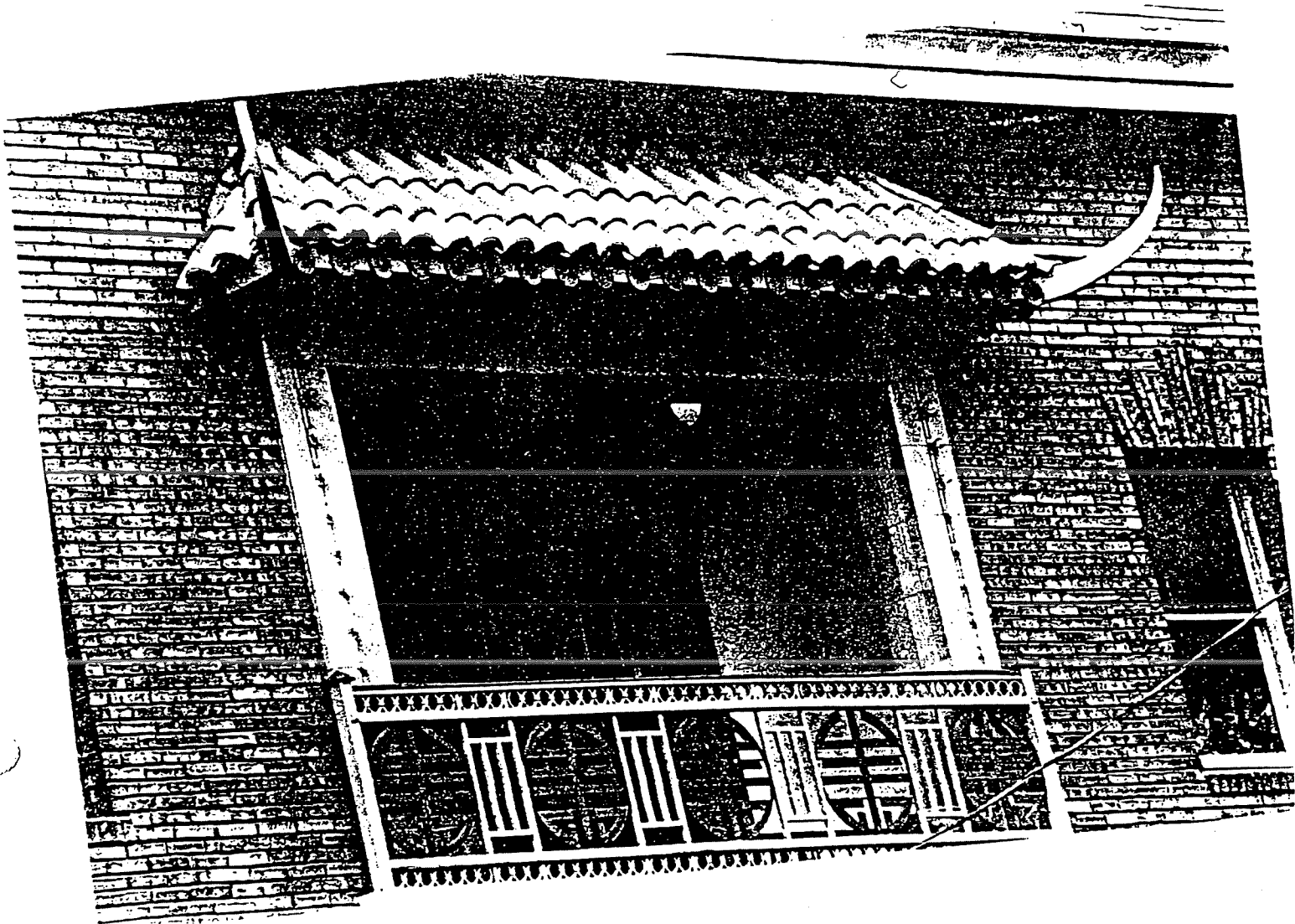
1. Support the establishment of an ID Business Improvement Area to assist the ID businesses in establishing mutually beneficial improvements for the community.
 - Potential areas of BIA activity include common ID marketing activities, coordinated garbage collection and recycling programs, public safety programs, and other activities.
2. Encourage the various merchant/business organizations (Seattle Chinese/Chinatown Chamber of Commerce, ID Economic Association, and the Asian American Chamber of Commerce) to work together to strengthen the local economy and participate in community revitalization activities. Encourage long established merchants to work with new immigrant merchants and related business organizations.
 - Encourage outreach to and involvement with the family associations to reinvolve their membership in community improvement efforts.
 - Support the improved effectiveness of the various community business organizations perhaps through the joint funding of a part-time paid staff position(s).
3. Encourage the continued development and preservation of family and small ethnic retail businesses that support and provide the necessary services and goods that cater to the residents of the ID and the larger Asian population and enhance the ethnic character of the ID. Encourage the general public to patronize and support local businesses.
4. Improve communication and cooperative efforts to work on issues of mutual concern between the merchants in the core of the ID and the 12th/Jackson area which is the eastward expansion of the ID.
5. Improve and enhance the public perception of the International District to the general public by improving the street lighting; marketing & promoting the various businesses in the District; increasing and improving the signage on the major arterials and on the I-5 & I-90 freeways; installing orientation maps in the ID bus tunnel.
6. Work with property owners, business owners, Seattle Engineering Department and the Health Department in a collaborative effort to clean up the alleyways and reduce the litter in the ID; and explore the possibility of initiating a commercial recycling program for the apartment buildings and retail businesses.
7. Encourage and promote efforts to establish new businesses and services to maintain, attract and support residents of the ID, and to attract other minority business owners and businesses that add to the diversity of businesses and help support the cultural character of the ID. Whenever feasible, encourage the hiring of residents.
8. Develop a coordinated strategy with the City to support small and minority business development through use of government programs. Establish a City minority business assistance effort, including technical assistance, loan programs, and community outreach efforts. These efforts could support business start-up, expansion, and to help small, existing businesses remain open when buildings are rehabilitated and building codes require capital expenditures to upgrade their commercial space to remain open.
9. Recognize the importance of and support service oriented businesses and agencies, as providing significant employment opportunities within the minority community, as well as providing needed community services.

10. Improve the public image and perception of the ID to the general public.
 - Actively market and promote the International District businesses.
 - Improve signage from the major arterials & from I-5 and I-90, and add road signage for "public" facilities, i.e., Wing Luke, Nippon Kan, Parks and Metro Bus Tunnel. Install orientation maps of the ID, eg., in the Metro Bus Tunnel.
 - Encourage other Asians & non-Asians to visit the District.
11. Encourage business owners to work actively with other community efforts to improve public safety in the ID.
 - Work with City Light to provide better street lighting.
12. Explore collaborative efforts to clean and beautify the ID - eg. coordinated garbage pickup, etc.
 - Need to involve many of the small business owners to solve some of these problems
 - Encourage establishment of a coordinated garbage pick-up program in the ID, especially the dumpsters in the alleyways.
 - Work with the Seattle Engineering Dept.?? to increase the number of garbage containers for the general public throughout the ID.
 - Encourage business & property owners to maintain their sidewalks; perhaps institute "adopt a street/block" program.
13. Support local economic development efforts that provide jobs and economic opportunities for low income minority persons.
14. Support the ID PDA's securing and operating an open air market on the ID station Metro tunnel lid for vendors who support the Asian character of the district. Support Metro leasing this site to the PDA to promote community-based economic development efforts.
15. Encourage the development of services and amenities to attract and retain the ID workforce, such as childcare, after school programs, etc. Explore community based service agencies expanding these programs for the ID workforce, and for the larger downtown community.
16. Encourage the City develop a comprehensive strategy for economic development for the City that supports local minority community economic development activities, including job training, and family and small business development efforts that reach low income, non-English speaking immigrant and refugee communities. The City should critically evaluate the nature of jobs created through economic development efforts of the City, and should not rely on low paying, entry level, dead end jobs as economic development vehicles. The City should explore innovative mechanisms for small business or home businesses in which low income and minority communities might develop skills and products that rely on their own abilities or support culturally appropriate practices. For example, support of recent immigrant or refugee traditional craftsmen or artisans might allow development of markets for self sufficiency while retaining and preserving cultural traditions for their communities would promote diversity, empowerment and economic self-sufficiency. Similarly, small community based cooperative ventures - such as microenterprises- of people sharing a similar language/culture and life history can promote self sufficiency and as well as community development midst the process of cultural adaptation. Other potential job training areas for recent immigrants is to train people for positions of translators/interpreters to facilitate access between mainstream institutions and non-English speaking members of their communities. The City should question the assumption that the only jobs worth training the poor and minority communities for are positions of questionable social value in the mainstream economy.

17. As Asian investments and Pacific Rim trade become increasingly important to the local economy, the ID should encourage Asian investments in ways that support the ID community revitalization activities. The ID should initiate community-based projects or ventures providing community benefit and solicit innovative investment partnerships with Asian investors. Asian investments that negatively impact the ID should be discouraged.



Preservation and Development



LAND USE, PRESERVATION AND DEVELOPMENT

DEVELOPMENT PROJECTS IN THE CHINATOWN/INTERNATIONAL DISTRICT

(and the adjacent area)

General

LAND USE:

The following is an excerpt from the City of Seattle's 1979 Inventory - Nomination Form to the US Dept. of Interior for the National Register of Historic Places. This became the basis for establishing the International District as a registered historic district.

"The Seattle neighborhood in which the proposed King Street Historic District is located is commonly referred to as the International District. It developed into the business, residential, and cultural center of the city's Asian community during the first quarter of this century. Immediately adjacent to the district on the northwest is the government center and the central business district; due west are the railroad lines and the Pioneer Square Historic District (National Register); to the south lies Dearborn Street and the Seattle Tidelands/Duwamish Valley industrial area; Interstate 5 freeway cuts through the eastern portions of the community, artificially separating it from its original extension into the Central Area. Jackson Street is the main east-west arterial, connecting the District with the Central area and with the Pioneer Square District.

Topographically, the International District lies along the site of a ridge with land sloping toward the west. In the northwestern portions the grades are quite steep, providing panoramic views but also hindering development and access. The streets are laid out on a typical rectilinear grid pattern, each block generally comprised of eight 60 foot by 120 foot lots. These blocks were developed during a relatively short period (roughly 1907-1929) with three to six story brick hotels, one or two story commercial buildings, and early automobile garages. In recent years, a number of these buildings have been torn down, leaving gaps in the street where vacant lots and parking lots now exist. Several newer commercial buildings, including banks and restaurants, have been developed that either succeed as background buildings -- blending in to the older fabric -- or intrude by the nature of their design, partial lot coverage, and choice of materials.

Although the area was originally referred to as "Chinatown", the name International District appears to be more appropriate because it has become the center for many different ethnic groups. Chinese, Japanese, Filipino, Italian, Native American and Black groups have, at one time or another, lived there -- each adding their particular contribution to the life of the district. The principal nationalities tended to concentrate in specific areas, creating sub-communities. 1) The Chinese business core is centered along King Street, and still serves as the primary focus of the International District. 2) Fifth Avenue and South Main Street was originally, but no longer functions as, the center of the Japanese business core, called "Japantown" or Nihonmachi" -- an area that extended in a long residential strip eastward as far as 12th Avenue. 3) The Filipino enclave centers in the vicinity of King Street west of Maynard Avenue South. 4) Multi-family residential areas on the north and south periphery of the business core. Much of the Japantown business core and north multifamily fringe area was demolished to make way for Yesler Terrace housing after the internment of the Japanese during World War II. The southern multi-family fringe area was substantially altered by parking lot and industrial warehousing development. Construction of the Interstate 5 freeway, parking lot development and building remodeling have subsequently altered the appearance of the light industrial/warehousing area to the east of the business core. Consequently the strongest concentration of buildings still reflecting the early twentieth century

development of the district -- and the area included in this Proposed King Street Historic District -- is located in the area west of the Interstate 5 freeway, north of South Weller Street, east of Fifth Avenues South, and south of South Main Street. This area is comprised of the old Chinese business core and includes the southern flank of the old Japantown business core, which has partially escaped demolition.

The International District lost nearly 40 hotels and its population dropped substantially (from 5,000 to 1,300) during the period 1950-78. Businesses failed and buildings deteriorated. Since 1978, federal housing grants and low interest loans have supported the rehabilitation of older apartments and hotels and the construction of new apartment buildings. Federal block grants have also funded new street lamps, paving, street furniture, and tree planting that have improved the visual identity of the area and reinforced King Street as a major cultural focus for the community. This is particularly noticeable during festivals, such as Chinese New Year, Seafair, and the International District annual celebration of arts, music, and culture. The opening of Hing Hay Park in 1975 further contributed an attractive gathering place for such activities."

PRESERVATION:

The historic preservation efforts of the International District have focused both on the preservation of the community's rich cultural and social history, as well as on historic preservation of buildings and structures of historic significance. The International District community has attempted to accomplish both goals, by encouraging the preservation and renovation of existing mixed use residential hotels for the groups who have historically lived and worked in the District for decades. As many of the residents are now elderly and on fixed incomes from social security and pensions, the preservation strategy has been to renovate buildings and revitalize the community without causing the displacement of these older, vulnerable tenants.

DEVELOPMENT:

Redevelopment Projects in the International District:

In the last decade 11 existing buildings, providing 426 units within the ID historic district have been renovated into low or moderate income housing, with a total development cost estimate of approximately \$17 million. Most of these projects have been developed to provide housing for low and moderate income residents, and have been affordable to people who live in the District, or have been retail/commercial developments. Most of these projects have been redeveloped by property owners with long community ties, ethnic family associations, and community-based non-profits and have utilized some form of below-market financing or subsidies from public sources. There is increasing interest and capacity within the community by property owners and non-profits to redevelop substandard and vacant properties.

Since 1985, 19 development projects have been proposed in the ID; estimates of development costs excluding land, is approximately \$78.3 million (estimated costs of three projects were not obtained); 7 projects have been completed costing an estimated \$16.6 million.

In the immediate area adjacent to the ID boundaries, 7 projects have been proposed since 1985, and 4 have been completed.

Since 1985 there have been 26 development projects proposed, under design or construction, or completed of various types in the Chinatown/International District and the surrounding area. The projects range from renovated

and new construction residential buildings (of which 2 are condominiums); mixed use developments with street level retail and residential units on the upper floors; office buildings; retail and commercial projects; a luxury hotel; and a light manufacturing plant.

Ten projects are renovations of existing older buildings, and the remaining 16 developments are new builds. All of the new construction being proposed or being built is on vacant or under utilized land(eg. parking lot).

Altogether there are 7 residential projects (2 renovations, 3 new builds, 1 emergency/transitional shelter, 1 assisted living facility; 8 mixed use developments (5 are renovations and 3 are new builds); 4 commercial/retail projects (2 renovations and 2 new builds); 6 commercial/office (5 new builds and 1 renovation); and finally one manufacturing (food processing facility).

International District

- Of this total 19 development projects have been initiated in the Chinatown/International District. As of October 1991, six of these projects(2 residential, 2 mixed use, and 2 commercial/office) have been completed and one residential project is scheduled for completion by the end of the year, another development(light manufacturing) is under construction.
- The total estimated development cost excluding land acquisition, if all the projects (19) were completed, is approximately \$78.3 million. The cost of three projects (1 condominium, 1 market rate apt., a retail renovation) is unknown. Eight (42%) of the nineteen projects have been completed with a development cost of approximately \$16.6 million.
- The following is a summary of the 19 projects:
 - 5 residential (2 completed renovations, 2 new construction in their design/permitting phase, and 1 new build near completion)
 - 6 mixed use projects with street level retail/commercial and residential on the upper floors (one development will be 100 condominiums and a luxury hotel with two restaurants)
 - 1 assisted living facility for Asian elderly; the building will also house a health clinic and day care facility
 - 4 retail/commercial developments
 - 2 office building
 - 1 light manufacturing plant (food processing facility)
 - Of these projects, 8 are redevelopment of existing structures (6 housing, 4 mixed-use; and the remaining 2 commercial/retail and office renovations (one of these renovations involved a change of use from mixed-use to commercial).
 - The remaining 11 projects are all new builds; of these 3 are residential; 3 are mixed use, including a luxury hotel; 2 are commercial/retail and office; 2 office buildings; and 1 light manufacturing.
 - There is over 1.3 million square feet of proposed commercial/retail, and office space being generated by these projects in the International District, with approximately 64,000 square feet completed thus far.

- Eleven (11) residential and mixed use projects will create 648 dwelling units (with approximately 608,000 square feet) in the ID, and from this total 143 (4 projects) have been completed with one project to be completed by the end of the year totaling 231 units.

Apartment	Type	Total	Income level
Oak Tin	9/std, 9/1bdrm, 2/2bdrm, 1/3bdrm		Low (avg. 35% of median) ¹
Ohio	6/std, 14/1bdrm, 2/2bdrm		
Ascona	53/std, 2/1bdrm		Moderate (50%-80%) ²
Ticino	40/std, 5/1bdrm		Moderate
Metropolitan Park			Middle (80%-150%) ³

For the 1991 Seattle/Everett SMSA the median income for a family of 4 is \$43,900, 35% of this income level is \$15,365

For a moderate income household of 4, 80% of the median income is \$35,120

For a middle income family of 4, 150% of the median is \$65,850

- From the total of 648 housing units, the following list is the range of units according to income level:
 - - 196 condominium units/upper income(150%+ of median)
 - - 173 middle income units(80% - 150%)
 - - 165 moderate income units(50% - 80%)
 - - 114 low income units(0% - 50%)

Developments Adjacent to the International District

- The 7 projects(1 renovation and 6 new builds) outside of the International District are the following:
 - 1 office building
 - 3 retail/commercial projects
 - 1 emergency shelter/transitional housing
 - 1 mixed use development with housing
 - 1 residential(108 condominiums)
- Of the seven projects adjacent to the International District, 3 of the projects(1 mixed use and 2 retail/commercial) are completed, a fourth is scheduled to be finished at the end of the year. Another (emergency shelter/transitional housing) is under construction.
- Six of the seven developments have commercial/retail and office space and the combined square footage to be built is approximately 493,000; 148,000 SF has thus far been completed. Two of the seven projects are mixed use generating 178,560 SF of housing(one project has built 108 condominiums and the other mixed use will have 39 market rate housing units). The third housing development will be emergency shelter (112 beds) and transitional housing (48 SROs) of approximately 15,000 SF of residential space.

- **Conclusions/Trends**

- From the calculations for the estimated square footage for new and re-development projects in the International District, there is more than twice the square footage for commercial/retail and office space (1,374,000) than for residential space (608,000). The amount of SF proposed for commercial/retail and office space is 70% of the total (1,982,279).
- This trend of developing more commercial and office space is true for the projects outside of the ID.


TRENDS/ISSUES:

South Downtown Development:

- The District, with its location at the south end of downtown, is the locus for the same general growth and development issues facing the City of Seattle. Growth management concerns of the City parallel those in the District. Given the mix of retail businesses, residential housing, extensive social service support networks, professional and other services, convenient transportation access, and other considerations, the District currently provides the opportunity for people to live, work, shop and play within proximity of the District.
- The south Downtown area is the location for a significant number of proposed development projects, - such as Union Station office development, the 5th/Jackson condominiums/luxury hotel, King St. Center, a possible North Kingdome Parking Lot development and multi-modal transportation center, etc. This development activity reflects an increased interest in land in and around the ID by developers interested in proximity to downtown and other services. Of the projects proposed in and around the ID, twice as much office/retail space is planned than residential space.
- The past decade has seen a significant amount of development activity. Much of this has been initiated from within the community, but the District is more recently seen the beginnings of major investments from developers of downtown office buildings, condominium and downtown housing developers, and Asian investors. Projects that have focused on the preservation and redevelopment of existing residential buildings have largely been by community-oriented property owners and developers, and tend to serve the housing needs of the community at affordable rents. New construction developments have focused on middle income residential apartments, upper income condominiums, and market oriented ventures - such as a luxury hotel, retail/commercial projects and a major office development. These projects will attract a residential and commercial market significantly different from those currently existing in the District.

Outside Investment:

- Almost all of the market rate developments, including the retail/commercial shopping centers, the hotel and condominium/market rate apartments are financed by Asian investments, particularly from Japanese, Taiwanese, Hong Kong and other Asian investors. Even with the current difficulty securing conventional financing for development projects in the local economy, this trend for Asian development and investment in the District is anticipated to grow and expand. The District will continue to become a focal point for Asian/Pacific Rim investments, as investors look for opportunities to invest in market rate projects. Most of these new developers are immigrant Chinese. It is unlikely these investors will invest in community sponsored redevelopment projects as they seek opportunities to invest in and secure a competitive return in an international market place.
- Given the proximity to south downtown development, and the likely increase in interest from Asian investors for projects within the ID, the ID will continue to be a focus for major outside (non-community generated) investment and development. These developments may have a significant market impact on the International District, which if left solely to market forces could result in the gentrification of the District, as has happened in other downtown neighborhoods.




Proposed Expansion of International District Boundaries:

- The area of most significant development has occurred east of the freeway around the corner of 12th/Jackson and has resulted in the defacto expansion of the International District eastward. This area has been a focal point for redevelopment for retail/commercial developments with businesses established by recent Asian immigrants and SE Asians. This market activity has been undirected by any public policy or program activity. There have been no residential developments in this immediate development area.

Recommendations

Preservation and Development:

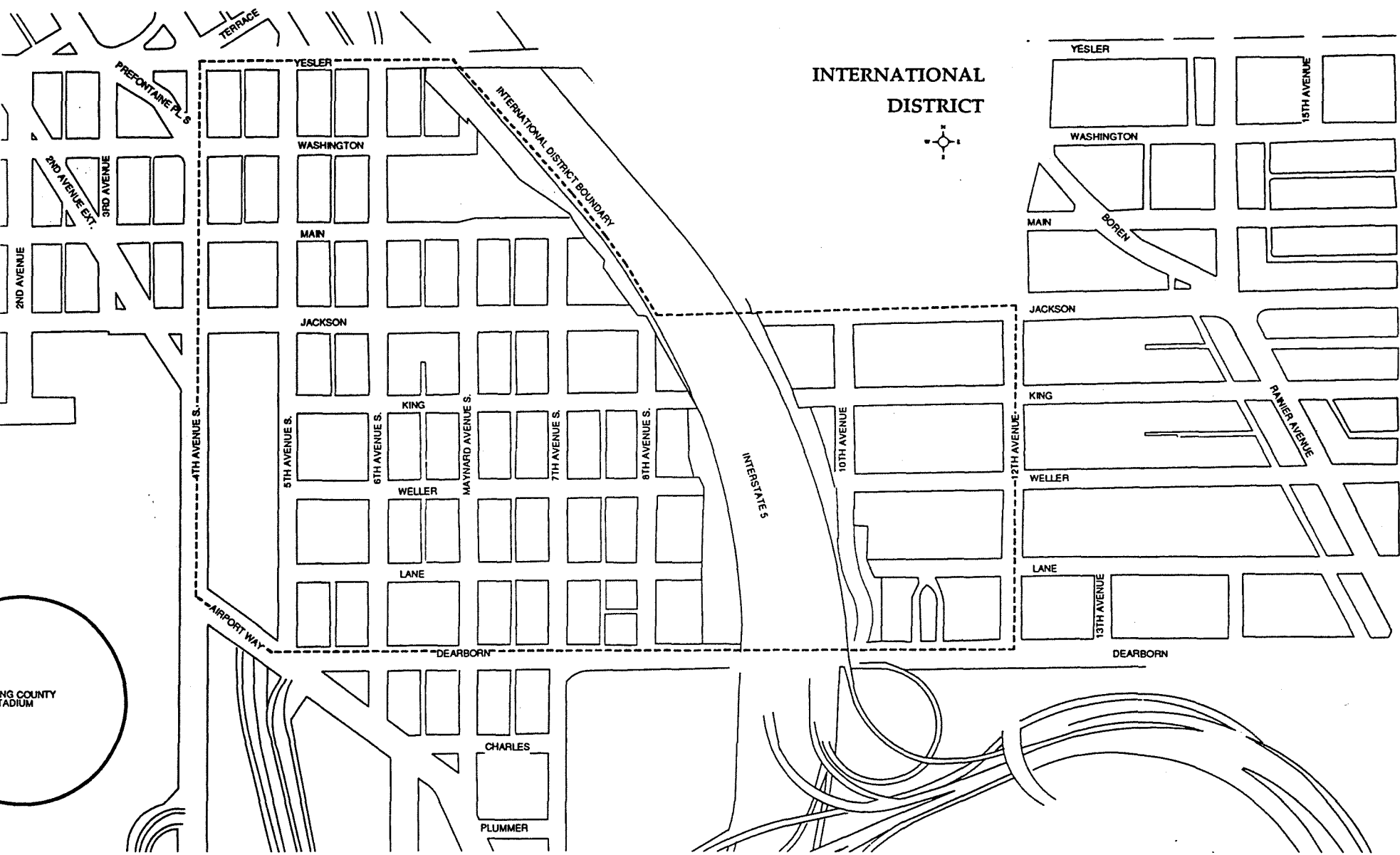
1. Maintain the residential, business and cultural character of the International District community that is reflected in its built physical environment.
 2. Continue to discourage demolition within the ID historic district, particularly when there is reuse potential.
 3. Encourage redevelopment projects by responsible developers/owners responsive to community concerns and having a demonstrated commitment to the International District community, including the ID PDA, other community-based non-profits, long-time ID families and family-associations, and responsible developers. Redevelopment of existing buildings should avoid displacing retail businesses. Provide technical support and assistance for these community development projects.
 4. Encourage the development of new, and renovation of existing mixed use buildings, with housing above retail/commercial uses throughout the ID and the adjacent areas to the east of the ID. Encourage the redevelopment/rehabilitation of existing vacant and substandard buildings for housing affordable to low income, moderate and middle income households.
 5. Require major development projects in proximity to the International District (ie. south Downtown, etc.) to assess potential impacts on the community with respect to parking, traffic, economy/local businesses, property values, housing (and impacts on existing low income housing), etc. Such analysis should review the cumulative potential impacts of the proposed project within the context of other pending developments impacting the ID. The ID community should work with the City to develop standards by which to evaluate adverse impacts and develop creative mechanisms to appropriately mitigate adverse impacts to the ID.
 6. Require developments proposed within the ID be consistent with the goals and recommendations of the ID Community Development plan. Develop innovative methods to encourage developers to be sensitive to and incorporate community concerns in project design, and contribute constructively to the ID community.
 - Encourage through incentives, or require, major development projects in and around the ID to provide job opportunities to low income and minority ID residents, and to utilize ID minority vendors or businesses to the maximum extent possible.
 7. Support the community revitalization efforts of the SCIDPDA at 8th/Dearborn to develop a major community oriented facility for a frail elderly residential facility and other community agency facilities. Promote the development of the southern portion of the ID around Dearborn St.
- 

8. Have the City review from a comprehensive plan view, proposed and future developments in the south downtown area for its impacts on the ID re: traffic, parking, low income housing and local economy.
9. Preserve and protect existing open spaces in the ID, including Kobe Park, International District Community Garden, ID Children's Park, Hing Hay Park.
10. Establish a multi-level parking lot, either above or below ground level
11. Promote the development of the southern portion of the ID around Dearborn St., and in other underutilized portions of the ID.

Land Use:

12. Preserve and enhance the Asian character of the ID, in terms of architecture and design, maintaining it as a unique neighborhood to live, work, visit, shop and dine for the Seattle/King County region.
13. Expand the current International District boundaries established by the City to recognize the defacto expansion of the District for the area east of I-5 to include: (see attached map with recommended expanded boundaries Main St. to the north; 12th/Boren to the NE; Boren/Rainier Av. So. to the east; Dearborn to the south.
 - a) Explore how the proposed expansion of the formal International District boundaries would impact:
 - 1) possible land use jurisdiction by the ID Special Review District. (This recommendation is not intended to propose changes to the ID historic district boundaries recognized by the Interior Dept.).
 - 2) City definitions of the ID reflected in the Downtown Plan, and other planning documents.
14. Follow up the Chinatown/International District Community Plan with a second phase which will review the existing land use code, and the role and authority of the ID Special Review District Board for possible revisions to the ordinance to implement the recommendations of the plan.
 - Explore the expansion of International District boundaries to Rainier Av. So. to look at optimal land uses compatible with the ID and the eastward expansion of the ID.
 - Explore providing "inclusionary zoning" or "incentive zoning bonuses" if certain uses and design issues are included in a project that is consistent with the community plan.
 - Reexamine the bulk/scale/neighborhood character goals, including such issues as designating areas for residential, commercial and mixed use development.
 - Develop additional long term mechanisms to ensure the community character will not be adversely affected by new developments.
 - Explore rezoning portions of the ID and surrounding areas to strengthen the character of the area, to increase services to the community and/or reduce or avoid excessive impacts from development, as well as to affirmatively target and direct more constructive land uses and developments consistent with the Community Plan goals.
15. Maintain and encourage a pedestrian oriented neighborhood feel, by maintaining the existing scale of building heights and discouraging the development of high rise towers that alter the scale of the neighborhood. Review the policies of building heights and the relationship to historic character and human scale.

International District Development Projects since 1985					9/28/92	devsum.xls
Projects within ID Special Review District boundaries						
Name	Completed	ID	Type	SF/Com & Re	SF/Res	Status
Completed - Residential						
Ascona	Sep-88	ID	Residential	0	40,420	Completed
Ticino	Mar-89	ID	Residential	0	27,800	Completed
Oak Tin	Aug-90	ID	Res/w Retail	6,700	18,900	Completed
Ohio	Apr-91	ID	Res/w Retail	5,280	10,800	Completed
Metropolitan Park/Highland Apts.*	Oct-91	ID	Residential	0	61,800	Completed
Leschi Center		ID	Residential/Social Serv.	40,676	33,337	Completed
Subtotal				52,656	193,057	
Completed - Commercial						
Eng Suey Plaza	Mar-88	ID	Ret/Com/Office	30,118	0	Completed
Buty Building	Jun-90	ID	Retail/Com	21,600	0	Completed
Asian Plaza	completed	ID	Retail/Com	44,430	0	Completed
Tsue Chong	construction	ID	Light Manufacturing	35,000	0	Completed
Orient Center		ID	Retail/Com			Completed
Ding How	Nov-91	IDx	Retail/Com	75,000	0	Completed
Jackson Square	1985	IDx	Retail/Com	13,835	0	Completed
12th/Main Plaza		IDx	Retail/Com			Completed
Subtotal				219,983	0	
Completed - Adjacent to ID						
Florentine		Pioneer Sq	Res(condos)/ w Retail	14,500	144,000	Completed
Salvation Army		IDx	Emerg. Shelter/Hsing	0	22,500	Completed
				14,500	166,500	
Completed Public Improvements						
Metro Bus Tunnel		ID	Transportation Improvements			Completed
Bailey Gatzert Elementary School		IDx	Elementary School			Completed
1201-5 4th Av. off ramps		IDx	Transportation Improvements			Completed
Completed Subtotal:				287,139	359,557	
Proposed/Under Development - Residential						
Rex	development	ID	Res/w Retail	7,200	21,600	Construction - Spring 9
NP Hotel	development	ID	Res/w Retail	3,260	35,017	Construction - Fall 93
Regency Park	development	ID	Residential/condos	0	98,545	Const. permit
6th & Yesler Apartments	development	ID	Residential	0	56,920	MUP
Republic	proposed	ID	Res/w Retail	7,200	21,600	Proposal
Eastern Hotel	proposed	ID	Res/w Retail	7,200	17,700	Proposal
8th & Dearborn	proposed	ID	Res/w Soc Services	125,000	60,000	Planning
Fujisada	proposed	ID	Res/w Retail	10,000	50,400	Financing
Subtotal				159,860	361,782	
Proposed/Under Development - Commercial						
Robert Chinn Foundation	proposed	ID	Office/Conference Rms	5,000	0	Design/Fund Raising
5th & Jackson (hotel, condos)	proposed	ID	Hotel & Res/w Retail	18,536	154,310	Financing
9th & Jackson/Pacific Rim Center		ID	Res/Retail/Com	50,000	34,560	Financing?
6th & King	proposed	ID	Ret/Com	14,550	0	Financing
Union Station#	proposed	ID	Office	1,200,000	0	Buyer being sought
14th/Boren	development	IDx	Retail/Commercial			Under construction
14th/Jackson	development	IDx	Retail/Commercial			Under construction
King Street Ctr.		Pioneer Sq.	Office	296,000	0	Financing
Subtotal				1,584,086	188,870	
Preliminary Planning						
Multi-Modal Transportation Project	prelim. analy.	IDx/PS				
North Kingdome Parking Lot	prelim. analy.	IDx/PS				
South Kingdome Parking Lot	prelim. analy.	IDx/PS				
Kingdome	prelim. analy.					
Subtotal				2,031,085	910,209	



INTERNATIONAL
DISTRICT



YESLER
WASHINGTON
MAIN
JACKSON
KING
WELLER
LANE
DEARBORN

YESLER
WASHINGTON
BORN
JACKSON
KING
WELLER
LANE
DEARBORN
15TH AVENUE
PARKER AVENUE
13TH AVENUE

TERRACE
PREFONTAINE PL. S.
2ND AVENUE EXT.
3RD AVENUE
2ND AVENUE

ING COUNTY
STADIUM

CHARLES
PLUMMER

INTERSTATE 5

4TH AVENUE S.

5TH AVENUE S.

6TH AVENUE S.

MAYNARD AVENUE S.

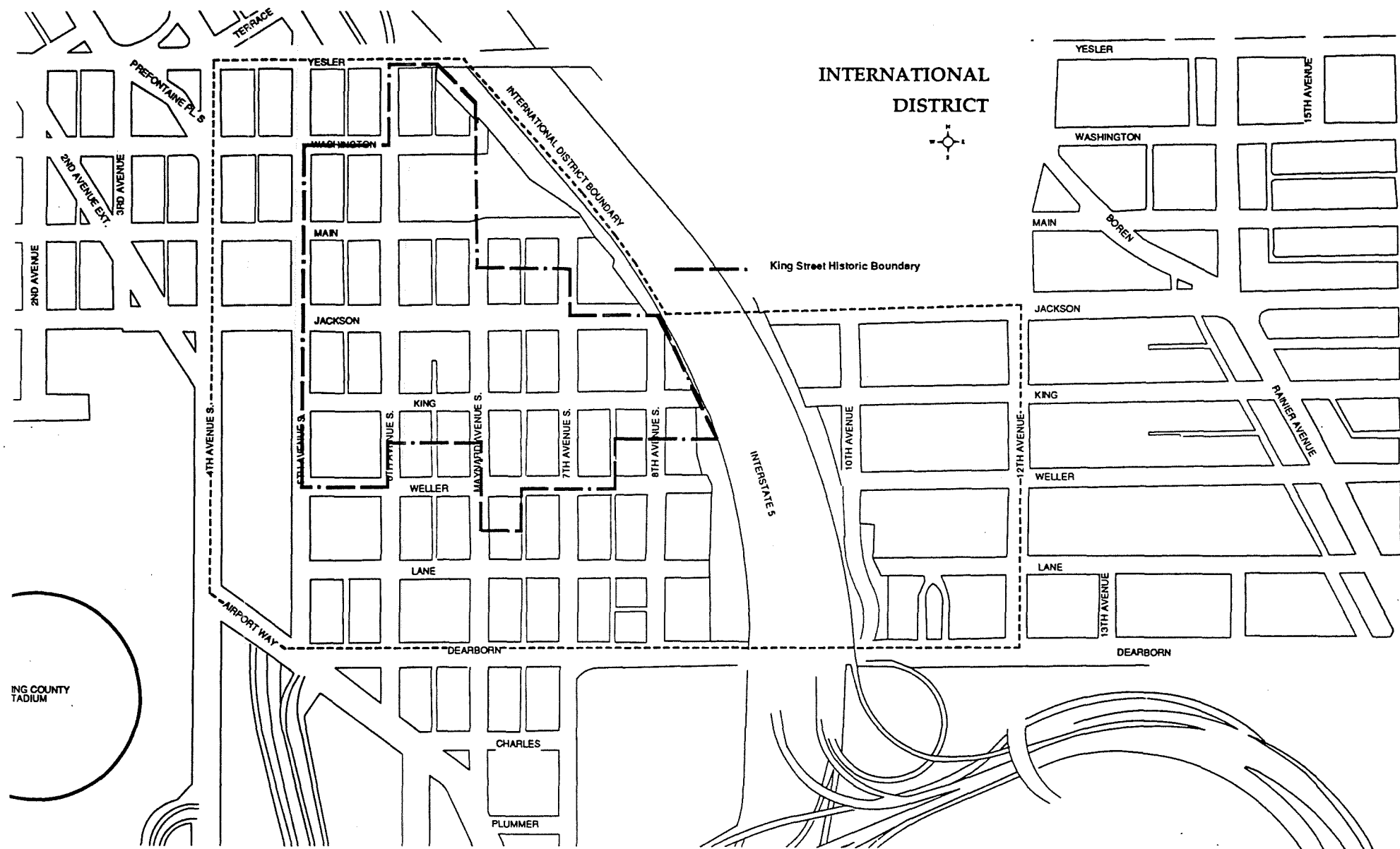
7TH AVENUE S.

8TH AVENUE S.

10TH AVENUE

12TH AVENUE

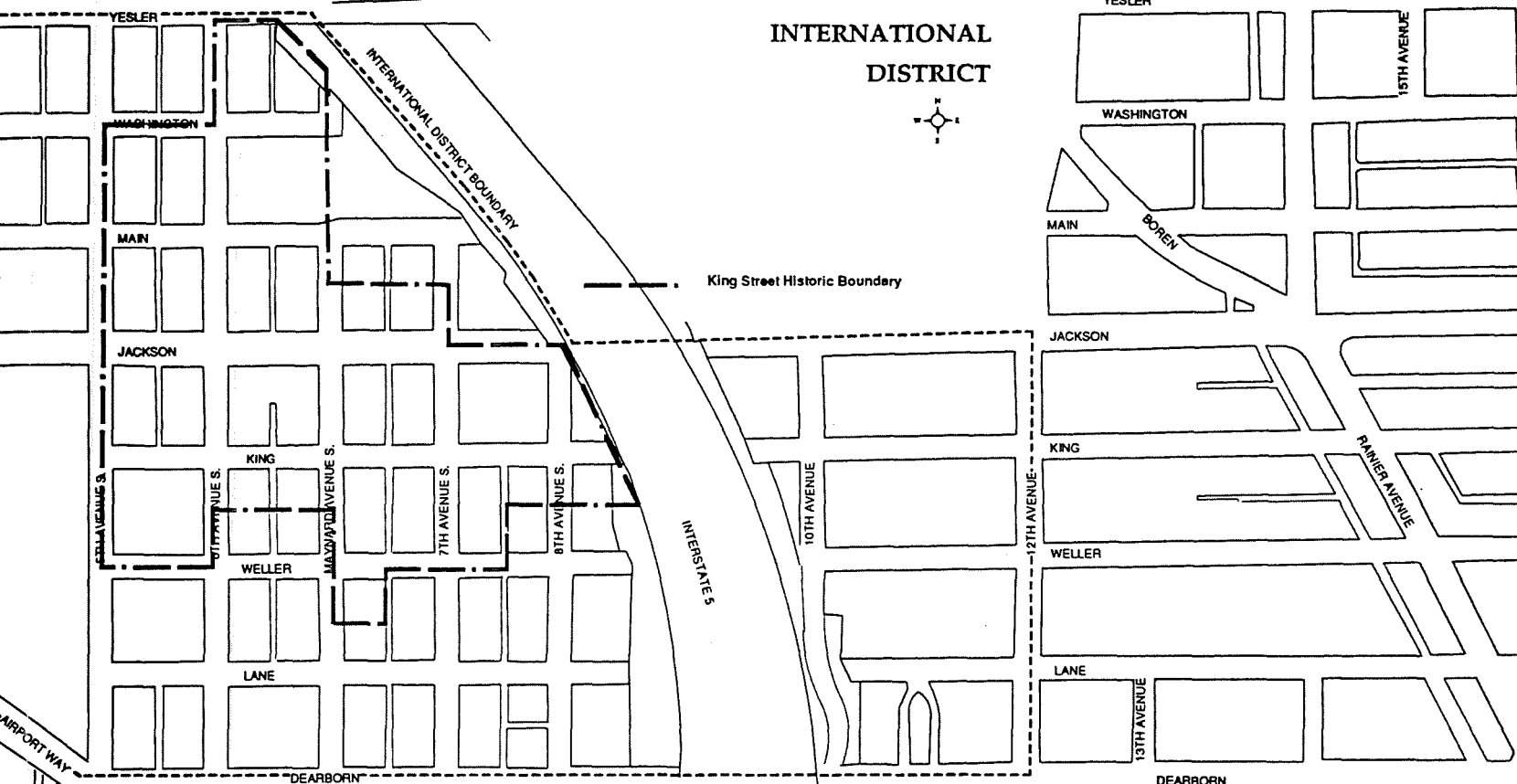
13TH AVENUE



INTERNATIONAL DISTRICT



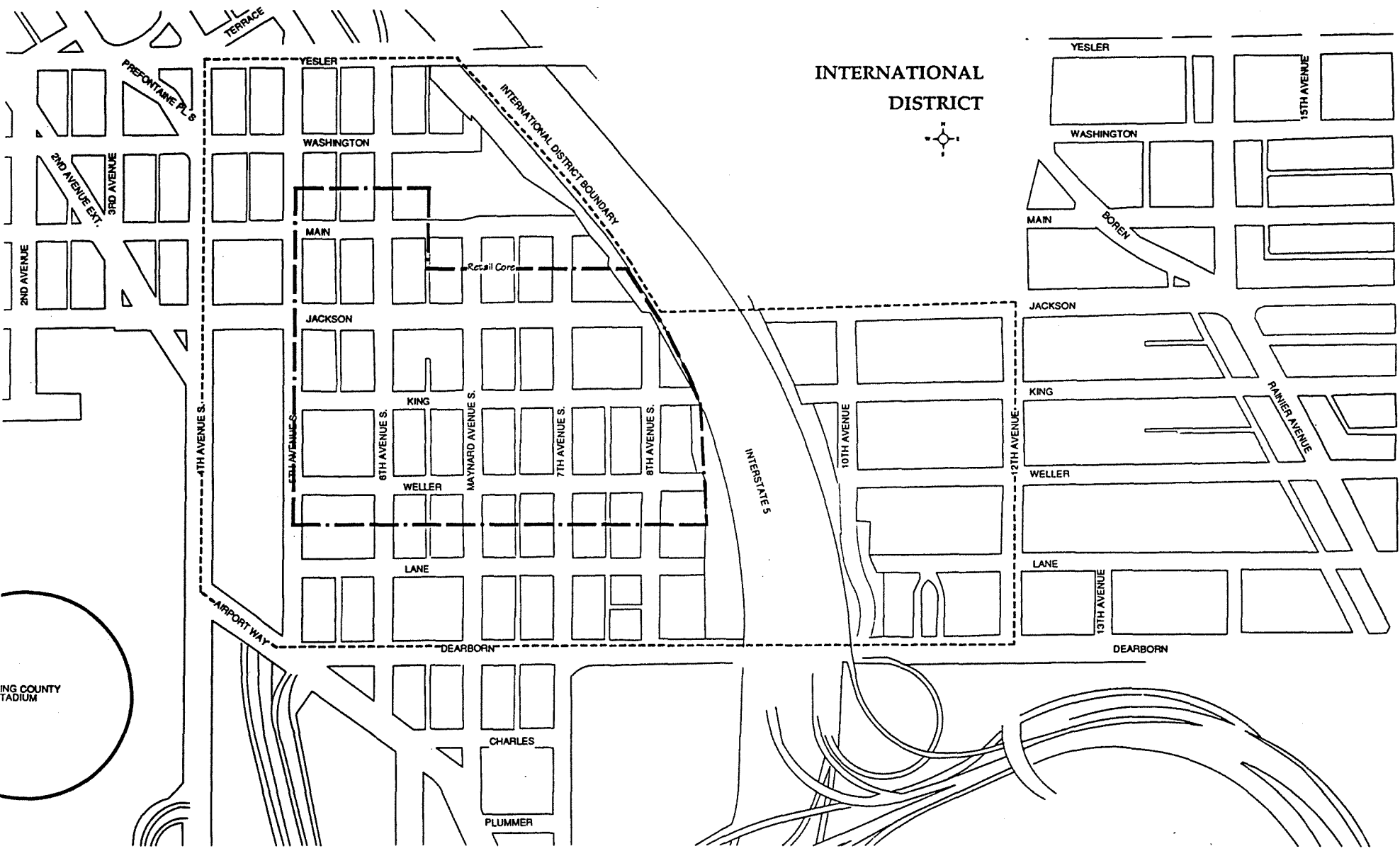
King Street Historic Boundary

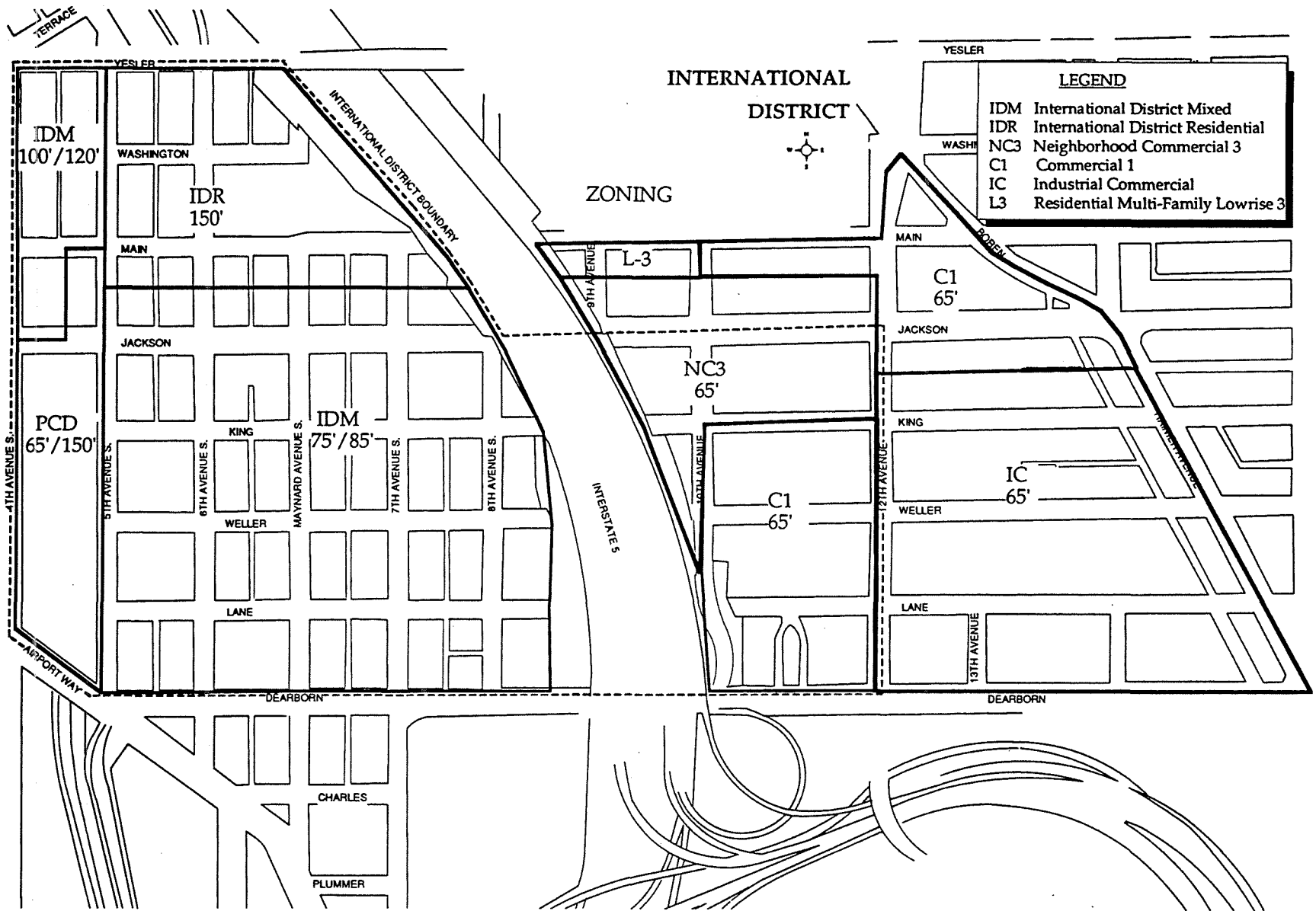


ING COUNTY TADIUM

CHARLES

PLUMMER





INTERNATIONAL DISTRICT

ZONING



LEGEND

IDM	International District Mixed
IDR	International District Residential
NC3	Neighborhood Commercial 3
C1	Commercial 1
IC	Industrial Commercial
L3	Residential Multi-Family Lowrise 3

IDM
100' / 120'

IDR
150'

PCD
65' / 150'

IDM
75' / 85'

L-3

NC3
65'

C1
65'

C1
65'

IC
65'

4TH AVENUE S.

5TH AVENUE S.

6TH AVENUE S.

MAYNARD AVENUE S.

7TH AVENUE S.

8TH AVENUE S.

INTERSTATE 5

9TH AVENUE

12TH AVENUE

13TH AVENUE

AIRPORT WAY

DEARBORN

DEARBORN

CHARLES

PLUMMER

WASHINGTON

MAIN

JACKSON

KING

WELLER

LANE

YESLER

WASH

MAIN

BOREI

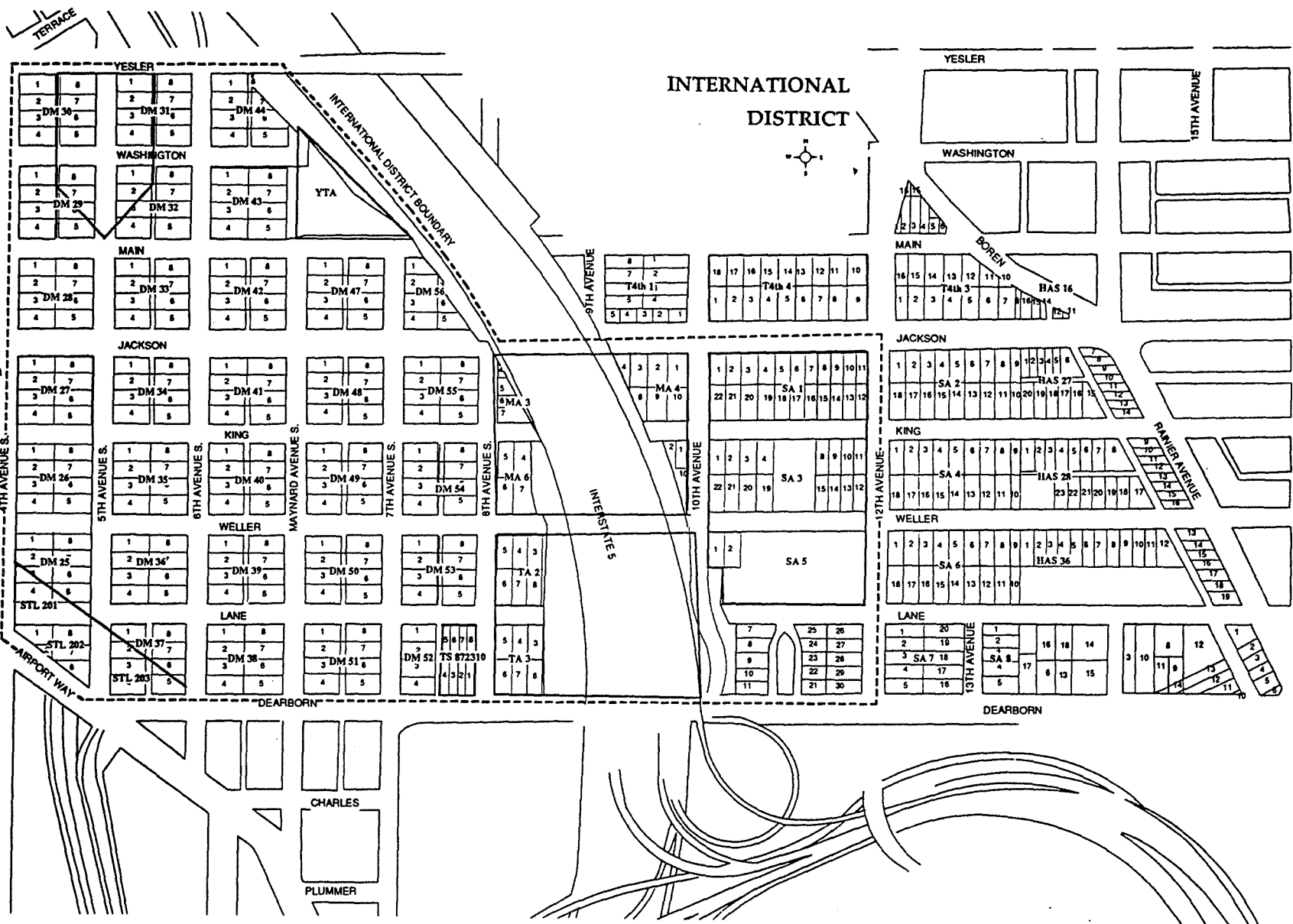
JACKSON

KING

WELLER

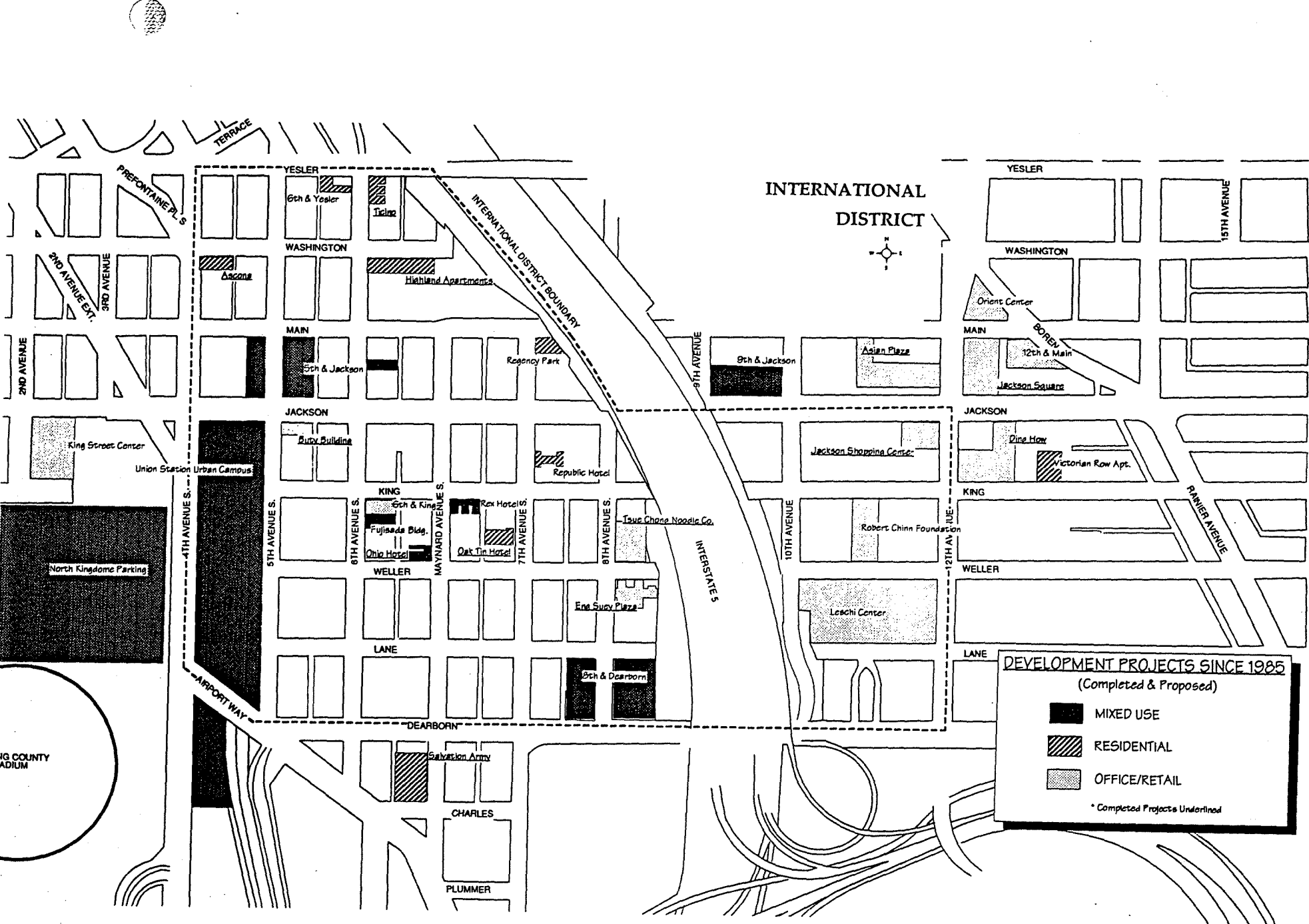
LANE

WINTER WY DRIVE



LEGEND

- DM D.S Maynard Addition
- STL Seattle Tide Lands
- YTA Yesler Terrace Addition
- MA McNaught's Addition
- SA Syndicate Addition



INTERNATIONAL DISTRICT



DEVELOPMENT PROJECTS SINCE 1985
(Completed & Proposed)

- MIXED USE
- RESIDENTIAL
- OFFICE/RETAIL

* Completed Projects Underlined

ING COUNTY TADIUM

TERRACE
PREFONTAINE PL. S.
2ND AVENUE EXT.
3RD AVENUE

2ND AVENUE
3RD AVENUE
4TH AVENUE S.

King Street Center
Union Station
Urban Campus
North Kingdome Parking

5TH AVENUE S.
6TH AVENUE S.
7TH AVENUE S.
8TH AVENUE S.
9TH AVENUE
10TH AVENUE
11TH AVENUE
12TH AVENUE
13TH AVENUE
14TH AVENUE
15TH AVENUE

YESLER
WASHINGTON
MAIN
JACKSON
KING
WELLER
LANE
DEARBORN
CHARLES
PLUMMER

INTERNATIONAL DISTRICT BOUNDARY

INTERSTATE 5

6th & Yesler
Tiling

Bacana
Highland Apartments

5th & Jackson
Regency Park

Ruby Building
Republic Hotel

6th & King
Fujisada Bldg.
Ohio Hotel
Rex Hotel S.
Oak Tin Hotel

Eng Suay Plaza
5th & Dearborn

Salvation Army

8th & Jackson
Asian Plaza

Jackson Shopping Center

Tsue Chong Noodle Co.
Robert Chinn Foundation

Leschi Center

YESLER
WASHINGTON
15TH AVENUE

Orient Center
12th & Main
Jackson Square

Dine How
Victorian Row Apt.

JACKSON
KING
WELLER
LANE

Robert Chinn Foundation

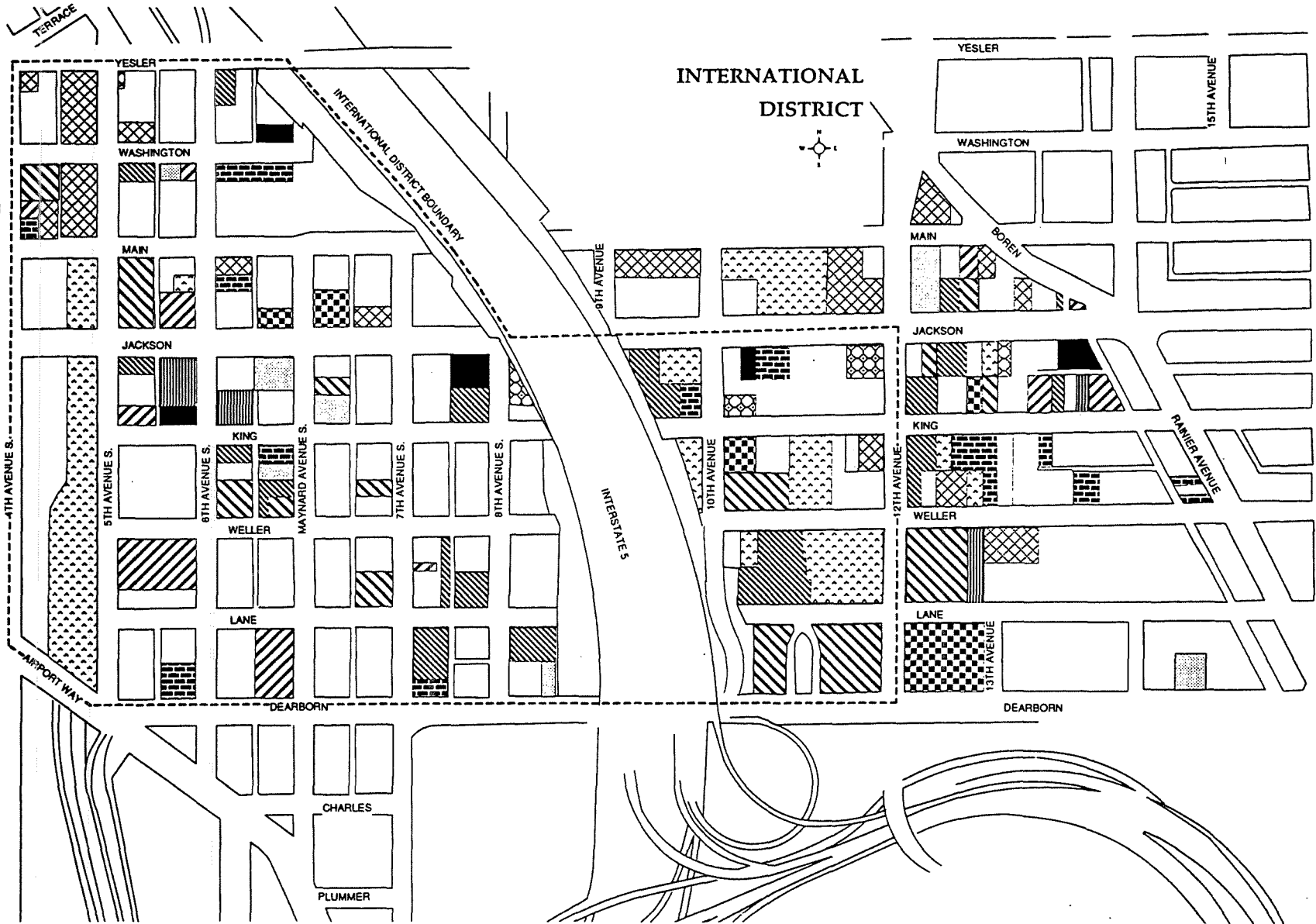
Leschi Center

DEVELOPMENT PROJECTS SINCE 1985

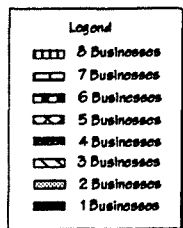
MIXED USE
RESIDENTIAL
OFFICE/RETAIL

* Completed Projects Underlined

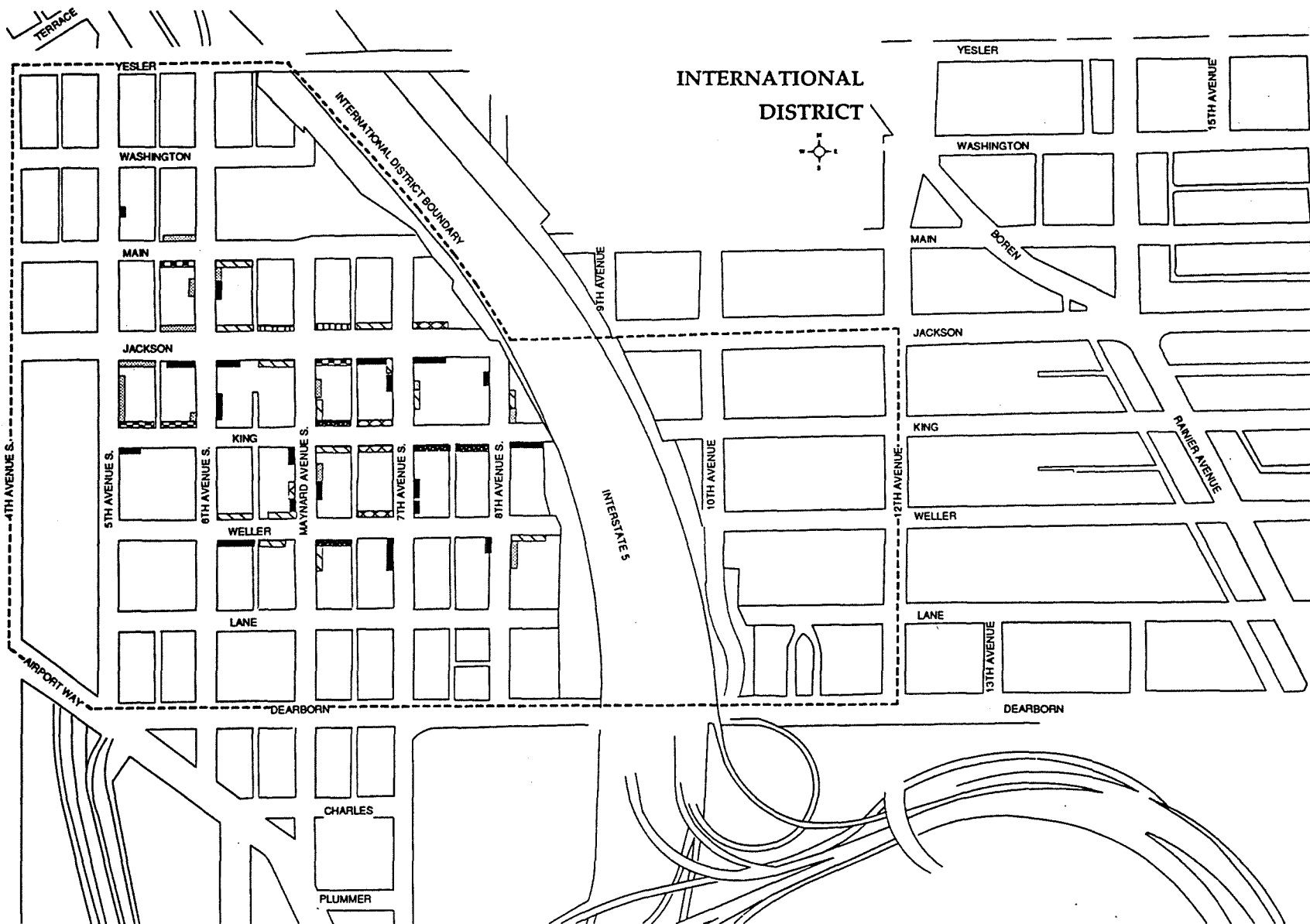
YEAR OF TRANSACTION			
	1981		1985
	1980		1984
	1989		1983
	1988		1982
	1987		1981
	1986		1980



Commercial & Human Service
Street Level Operations in Retail Core



* 17 Businesses on Street Level



**Subchapter III International Special Review
District**

Part 1 General Purposes and Organization

**23.66.302 International Special Review
District goals and objectives.**

The International District is the urban focal point for the Asian American community. The International Special Review District is established to promote, preserve and perpetuate the cultural, economic, historical, and otherwise beneficial qualities of the area, particularly the features derived from its Asian heritage. by:

A. Reestablishing the District as a stable residential neighborhood with a mixture of housing types;

B. Encouraging the use of street-level spaces for pedestrian-oriented retail speciality shops with colorful and interesting displays;

C. Protecting the area and its periphery from the proliferation of parking lots and other automobile-oriented uses;

D. Encouraging the rehabilitation of existing structures;

E. Improving the visual and urban design relationships between existing and future buildings, parking garages, open spaces and public improvements within the International District;

F. Exercising a reasonable degree of control over site development and the location of off-street parking and other automobile-oriented uses; and

G. Discouraging traffic and parking resulting from Kingdome events and commuters working outside the District.

All property within the International Special Review District, as designated on the Official Land Use Map, shall be subject to the use and development standards of the underlying zoning and the applicable use and development standards of this chapter. In the event of irreconcilable differences between the use and development standards of this chapter and the provisions of the underlying zone or other chapters of the Seattle Municipal Code or other City ordinances, the provisions of this chapter shall apply. The boundaries of the International Special Review District are shown on the Official Land Use Map, and on Map A,¹ International Special Review District Boundaries, included at the end of this subchapter.

(Ord. 112134 § 1(part), 1985.)

1. Editor's Note: Map A is codified at the end of this chapter.

23.66.304 International District Mixed (IDM) Zone goals and objectives.

The IDM zone designation shall recognize and promote the area's unique social mix and urban design character. This area is the core of the International District which exemplifies Asian culture. A wide range of uses, including street-level retail, housing development above street level, and the rehabilitation of existing buildings, shall be encouraged. New residential uses and the

rehabilitation of existing structures shall be encouraged to provide a diversity of residential opportunities. Specific objectives include the following:

A. To maintain and protect the International District core as an Asian cultural, retail and residential center;

B. To allow flexibility and discretion in land use controls, regulations and guidelines to address present conditions and those which may develop in the future;

C. To protect, preserve and promote small retail and commercial businesses;

D. To encourage development of housing above street level;

E. To encourage the rehabilitation of existing buildings; and

F. To assure new development compatible in scale and character with existing buildings.

(Ord. 112519 § 40, 1985: Ord. 112134 § 1(part), 1985.)

23.66.306 International District Residential (IDR) Zone goals and objectives.

The International District residential area shall be predominantly a residential neighborhood with primarily residential uses. Other compatible uses shall be permitted to the extent that they reinforce and do not detract from the primary use of the area. The IDR designation and the regulations of the International Special Review District shall recognize and promote the area's unique social and urban design character. Special objectives include:

A. The establishment of the International District hilltop as one of downtown's predominant residential neighborhoods;

B. The development of flexible land use controls, regulations and guidelines to address present conditions and those which may develop in the future;

C. The design, siting, and construction of structures which minimize view blockage from Kobe Terrace Park and from existing structures which are used primarily for residential purposes;

D. The design, siting and construction of structures which insure reasonable solar exposure and air circulation to adjacent properties;

E. The design, siting and construction of structures that are aesthetically compatible with

the area's steep topography and/or nearby public open spaces.
(Ord. 112519 § 41, 1985; Ord. 112134 § 1(part), 1985.)

23.66.308 International District Goals and Objectives East of the Interstate 5 Freeway.

Preferred uses for that portion of the International District that lies east of the Interstate 5 Freeway include residential uses, small-scale commercial processing of food for human consumption, and custom and craft work. Processing of food and the production of arts and crafts with an Asian emphasis are preferred. Permitted uses should contribute to the International District's business core or to the function and purposes of the International District.
(Ord. 112134 § 1(part), 1985.)

23.66.310 Union Station Corridor Goals and Objectives.

The Union Station Corridor is that area bounded by Yesler Way, Fifth Avenue, Airport Way South, and Fourth Avenue. The City, in cooperation with Metro, local property owners and the affected community, should attempt to formulate a strategy for the redevelopment of the Union Station Corridor in coordination with the Downtown Transit Project. Specific objectives for a Planned Community Development in the Union Station Corridor include the following:

A. **Preservation.** The historic Union Station structure should be retained and rehabilitated with consideration given to a mix of private and public uses.

B. **Uses.** Development in the Corridor should incorporate a mix of uses, such as office, housing, hotel and retail uses in conformance with the IDM Zone designation and the regulations of the International Special Review District. Retention of existing low-income housing should be given a high priority. Consideration should be given to the inclusion of public open space and public uses serving the community.

C. **Planned Community Development.** The provisions of Section 23.49.036, Planned Community Developments, shall apply in the area. This procedure shall allow projects to modify the provisions of the IDM designation as long as the entire project is in conformance. All planned community developments shall be reviewed by

the International Special Review District Board which shall make a recommendation to the Community Development Director.

D. **Open Space.** Public open space should be included in the development plan for the area. Consideration should be given to the development of a linear open space along Fifth Avenue south of Jackson Street and of a major focal point at the west end of King Street.

E. **Parking.** A major parking facility should be considered for development in the area south of the Union Station building. The number of parking spaces provided should be sufficient to meet the requirements for development in the corridor, as well as to contribute to the long-range needs of the International District.

F. **Scale.** Building height and bulk should conform to the IDM Zone designation and the regulations of the International Special Review District. Development south of Jackson Street should preserve the Union Station building as the dominant structure.

G. **View Corridors.** Views from Jackson and King Streets should be retained.

H. **Pedestrian Environment.** To integrate Union Station and the Kingdome and provide a pedestrian link between the International District retail core and Pioneer Square, a pedestrian connection should be developed south of King Street. Consideration should be given to pedestrian improvements along Jackson Street and along Fifth Avenue between Jackson Street and Airport Way South such as streetscaping, widened sidewalks and benches, to "humanize" what are now vehicular-oriented streets.
(Ord. 112519 § 42, 1985; Ord. 112134 § 1(part), 1985.)

23.66.312 Composition of the Special Review Board.

The International District Special Review Board (hereafter, the "Board") shall consist of seven (7) members, five (5) of whom are elected and two (2) of whom are appointed by the Mayor and confirmed by the City Council. The five (5) elected members of the Board shall consist of two (2) members who own property in the International District, or who own or are employed by businesses located in the International District; two (2) members who are either residents (including tenants), or persons with a recognized and demonstrated interest in the welfare of the



Parking



PARKING, TRAFFIC & TRANSPORTATION

Analysis of Existing Parking Conditions and Parking Recommendations

"To meet the future needs of the District, with its many shops, businesses, restaurants, hotels, and community activities, the present number of parking spaces are inadequate."

International District - Seattle , An Action Plan
for Physical Development
June 30, 1973

"The demand for parking within the International District is dynamic and is very sensitive to changes in land use."

"A parking plan and policy for the future must address issues within the District *and those forces acting on the District from the outside.*" (Italics added for emphasis)

International District Parking Study
April 1981

INTRODUCTION

Parking in the Chinatown/International District has always been a critical issue to the merchants, residents, workers, visitors, and regular business patrons. Available on-street parking in the study area (the ID area west of I-5) has always been perceived to be at a premium. This issue, as traffic, has been identified as one of the more important concerns to the community for more than 15 years, having been cited initially in the report, *International District - Seattle, An Action Plan for Physical Development, June 1973*. Parking accessibility, both on-street and off-street, especially short term, has been cited often as necessary either for the revitalization or for the preservation of the current economic vitality of the International District in numerous studies beginning with this 1973 report.

In this 1973 report it clearly noted that parking accessibility coupled with the walking distance to one's place of activity is crucial to the maintenance and revitalization of business activity in the District. It also anticipated the adverse affects of the Kingdome when it called for more parking in the District, and stated "special measures will be needed to minimize the disruptive effects of stadium generated traffic on the residents and patrons of the International District."

The International District has been appropriately referred to as a "regional shopping center" attracting tourists and shoppers from a wide geographical area. A large portion of the many people who come to visit, eat and shop comprise the District's economic base, and they expect convenient, accessible short term on-street or off-street parking. This concern for a sufficient supply of parking is echoed in a later report, *Union Station Corridor Study: Phase I, June 1986*. It stated, "Parking has always been a major concern in the International District. Convenient short term parking has been traditionally viewed by ID merchants as an important business necessity."

In another report, *International District Parking Study, April 1981*, it clearly stated from its inventory and analysis that the current supply of parking is adequate, and meets the existing demand; and does not appear to

be an unmanageable constraint on future development in the ID. However, this 1981 statement is couched in terms of implementing the recommended short-term measures and adopting a comprehensive parking plan. Also it noted that if these recommendations were instituted, with the parking supply remaining constant, these options would provide temporary relief and assure a sufficient supply of parking for moderate land use development.

Unfortunately as a later study, *International District On-Street Parking Plan, Spring 1990* (draft, not yet published), prepared by Seattle Engineering Department, pointed out that a parking plan was not adopted by the International District community nor any of its recommendations implemented.

Since the publication of the 1981 parking study, there has been more than moderate land use development in the International District and in the surrounding area. In the past decade eleven (11) residential and mixed-use buildings have been renovated providing 428 renovated mostly self-contained units. Currently another apartment, the Rex Hotel, will soon be rehabilitated while another is being proposed; a new 82 unit market rate apartment is near completion, and another 5 story 85 unit apartment is being proposed; two condominiums (a total of 196 units) are also being proposed as is a 128 room luxury hotel.

In the last year and a half 17 new retail/service businesses have been established. Seven of these new business renovated existing, but vacant retail space. Of the total, 9 are restaurants, and only two of the seventeen businesses have accessory parking. Fifteen of these new businesses are in the King Street Retail Core, where short-term parking is at a premium. Other non-residential development projects¹ have added over 42,000 square feet of retail/office space to the ID market. Three other proposed projects² will add another 38,000 square feet to the retail/commercial and office market.

Development projects outside, but contiguous to the International District have brought additional pressures on a limited supply of parking and increased traffic through the District. Along the eastern edge of the ID over 60 new businesses have been established in four plazas catering principally to an Asian clientele. A new retail/commercial development (Ding How) will bring an additional 75,000 square feet to the same area. Although each of these new developments have on-site parking, they have brought additional traffic to the area. A mixed use project with 39 market rate housing units and 34,000 SF of retail/commercial space is being proposed east of I-5 and north of the ID boundaries.

Along the southwestern edge of the ID, the Kingdome, which began operation in 1976, definitely has had adverse impacts on the District in terms of spill over parking and traffic congestion, especially when moderate to high attendance events are scheduled. In the business owner survey conducted in the summer of 1990, 56% of the respondents said that Kingdome events have no positive effect on their business. From the following question, "How does the Kingdome effect your business in a negative way,?" 70% of the responses focused on traffic congestion and parking shortages.

Other public sector developments, such as the completion of the Coleman Ferry Dock and Access, Interstate 90 into downtown Seattle and the final touchdown at 4th Avenue, will bring additional traffic into the ID community. A project under a feasibility study is the mixed-use development of the Kingdome North Parking Lot. Although the development must satisfy many considerations, the impact would be considerable, since the site is approximately 325,000 gross square feet (7.5 acres). Under discussion is placing an inter-modal transportation center next to the King Street Station that would include airporter buses, Greyhound Buses, taxi cab stands, next to the Amtrak Station with perhaps a pedestrian connection to the Metro Bus Tunnel.

The concern for an adequate parking supply grows out of the fact that most of the retail/commercial businesses located in the King Street Business Core do not have on-site or accessory parking because all the

¹ Eng Suey Plaza(22,400 SF) and the Buty Building(20,000 SF)

² Fujisada(10,000), 6th & King(14,550) and Jackson Shopping Center(13,000 SF)

buildings located in this central shopping area were built between 1900 and 1928. In a December 1982 report, *International District Companion to the 1982 Downtown Alternative Plan*, it observed that future demand for parking will be generated from buildings being renovated and new residential parking demand. It further noted "demand would be generated by several sectors of the community - employers, shoppers, visitors and residents - meeting the demand is a common concern."

These projects - completed, underway, planned and proposed - have had and will have a significant impact, and contribute to the dramatic change not only in the International District, but the whole southern portion of downtown.

Eighteen years later these same parking issues are relevant and critical to the preservation of the historical and cultural character of the International District. The District has and always will be the hub for the Asian community that brings vitality and diversity to the Seattle/King County region.

Parking Analysis¹

The following parking analysis examines the availability of *on street* and *off street* parking for the public in the Chinatown/International District community. The analysis considers various subcomponents of on and off street parking, such as, accessory parking, metered and signed parking, retail core parking, short term and long term parking, and when possible comparing data from earlier reports, or from 1980 with 1990 information surveyed by Interim (see Appendix, P-1). This report will partially summarize important elements from other studies. Unfortunately, at this time there has been no recent survey of the supply and demand of parking in the International District. The most current study has been the *International District Parking Study, April 1981*.

GENERAL

The earliest report referring to parking in the ID was the 1973 study, "*International District - Seattle, An Action Plan for Physical Development*," which remarked that the present number of parking spaces is inadequate for the District to meet its future needs. It had roughly calculated that 4000 parking spaces would be needed to meet these future needs. The report's parking study noted "It is evident that the District presently has a shortage of parking spaces." It had estimated that the International District needed 2,000 parking spaces according to the existing uses as required by zoning codes. The number of parking spaces (both on and off street) available to the public is 1,746. This is a shortfall of 254 spaces.

In a subsequent report, "*Seattle's International District, A plan for Development*," published in the Spring of 1974, it projected with using the existing zoning code - one parking space for 200 square feet of commercial space - for commercial space of approximately 590,000 square feet that the District would require 2,950 spaces for cars. In its parking analysis it counted 583 on street and 956 off street parking spaces totalling 1,539. This analysis indicated a shortfall of 1,411 parking spaces.

The report, "*International District Parking Study*," April 1981 was prepared by Transportation Planning & Engineering, Inc. for the Department of Community Development. The purpose of the parking study, partially initiated by the community's perception that there was an inadequate supply of on street parking to meet the short term needs of the business community, and also the desire of the DCD to assist in the revitalization of the ID.

The following are some of the major findings from the 1981 parking report:

0 Peak parking demand occurs during the noon hour with almost all of the curb space taken and about 3/4 of the lot space occupied.

¹ The inventory of on street parking is only west of I-5

- 0 The greatest parking demand takes place in the central portion of the study area, the retail core - between S. Main and S. Weller, and 5th Avenue and I-5.
- 0 There is very light overnight parking for both on and off street parking
- 0 About 8% (615 parkers of the total) leave for destinations outside the ID.
- 0 The current parking ordinances do not appear to affect growth in the study area.
- 0 The available parking supply can accomodate modest residential and business growth; greater growth cannot occur without substantial travel behavior shifts.

The same 1981 report made some key assumptions when it made recommendations for dealing with the future parking supply in the District which are the following: ²

- 0 A parking plan and policy for the future must address issues within the District and those forces acting on the District from the outside. Increased development outside of the District will act to increase this pressure unless mitigating actions are taken. Of particular concern are the high density developments immediately to the north of the District.
- 0 The existing supply of parking should not be diminished in the District
- 0 The short-term parking supply must be increased, especially in the retail core
- 0 New development in the District must be accomodated but not at the expense of increasing the parking liability to the District as a whole.
- 0 Parking related incentives should be provided for development which is desired in the District.

In a subsequent report, "*International District Companion to the 1982 Downtown Alternative Plan*," December 1982, it projected that future parking demand would be partially driven by renovation of buildings and new residential parking demand, but demand would also come from other sectors of the community - employers, shoppers, and visitors. The report recommends building a community parking facility which could meet a wide variety of community parking needs.

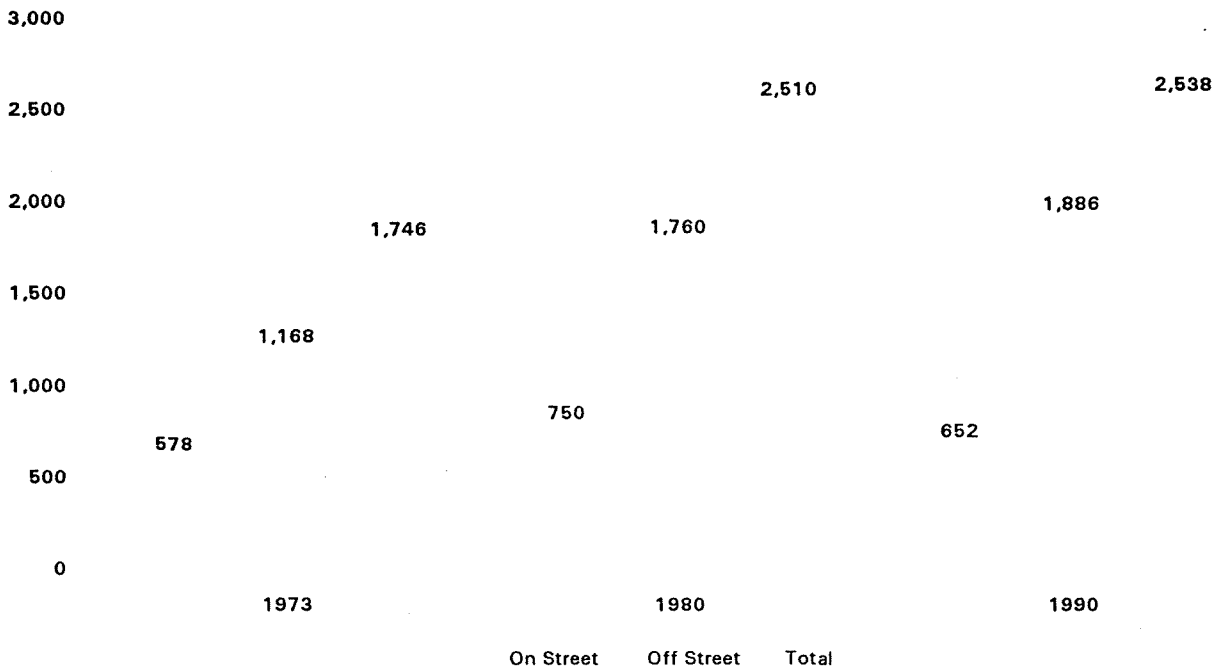
In the most recent parking report, "*International District On-Street Parking Plan*," 1990 being prepared by Seattle Engineering Department, it clearly states that its purpose is to offer an action plan to alleviate the short term on street parking problems, especially in the retail core. Its introduction observes that "The availability of on street parking is important to the maintenance and revitalization of business activity in the International District." Its two recommendations to maximize and efficiently utilize on street parking is to convert some streets from parallel to 60 degree angle parking with meters (a net gain of 100 spaces), and the conversion of 2 hour signed parking to 2 hour metered parking. The rationale for the latter proposal is that metered parking ensures parking turnover, wherea s signed parking does not discourage long term parking.

In the 1973 planning report, the parking survey reported that there were 578 *on street* parking spaces and in the 1990 inventory 652 slots were counted - an increase of 74 (13%) spaces in a 17 year period. The amount of *off street* parking for 1990 was 1,886 - an increase of 718 (61%) from 1,168 spaces in 1973. The combined on and off street parking available to the public for 1990 was 2,538 spaces. In this 17 year period there was a combined increase of 792 spaces (45%) from 1,746 to 2,538.

The following bar graph illustrates on street and off street parking growth for the years 1973, 1980 and 1990:

² For recommendations from the 1981 ID Parking Study see attached.

International District Parking Inventory - 1973, 1980, 1990



There has always been an undersupply of available parking for tourists, shoppers, dinners, visitors, residents and employees of the International District. This point has been noted in several studies. If the benchmark of 2,000 parking spaces was used to meet existing needs according to 1973 zoning code requirements, there would be a shortfall of 254 spaces. The projected demand for parking from the 1973 report should not be used, since the requirements for parking has changed; and there has been a marked increase of the number commercial retail businesses accompanied with growth in the residential population due to the renovation of many substandard housing buildings. However, if their 1973 projected calculations of approximately 4,000 parking spaces was used - disregarding business and residential growth - as a base to meet future needs while using 1990 figures, there would be a shortfall of 1,462.

In another report, *Seattle's International District, A Plan for Development, Spring 1974*, it projected a lower parking demand of 3,025 spaces. Even using this lower parking demand rather than the 1973 figure, there still would be a deficiency 487 parking spaces.

Comparing the inventory of parking for the years of 1980 and 1990, there was a net *loss* of 98 on street parking spaces; for off street parking there was a *gain* of 126 stalls, resulting in a net gain of 28 parking spaces for the ID in a 10 year period. (*Due to a calculation error, the true net gain is only 18 spaces.*)

By all appearances, without a current supply and demand survey, the demand for both on and off street parking of a short-term nature has outstripped the supply in the Chinatown/International District community. In the business owner survey (N = 52) conducted in the summer of 1991, the highest response (23%) to the question, "What would you like to see improved in the ID," was the need for more parking. Interim conducted an informal random survey of participants during the 15th Annual International District Street Fair. From the analysis of the question, "How could the ID be improved," 12% of the respondents expressed the need for more parking.

ON STREET PARKING

Analysis of the 1990³ inventory of on street parking revealed that there are 328 parking spaces (which includes metered, signed and free spaces) in the King Street Retail Core, an additional 324 spaces are available outside the retail core totalling 652 spaces. In the same report 100 spaces for passenger and truck loading spaces were counted. For 1980 there were 350 parking spaces in the King Street Retail Core, and 400 outside the retail core totalling 750 spaces. Excluding passenger and truck loading zones, from 1980 to 1990 there was a net loss of 98 on street parking spaces, a 13% decrease. Comparing 1980 and 1990 on street figures, the loss of 22 on street spaces in the retail core is attributed to business owners requesting the conversion of metered spaces to passenger or truck loading zones.

The following table lists the various types of on street parking in the retail core and outside of it:

Table P-1*

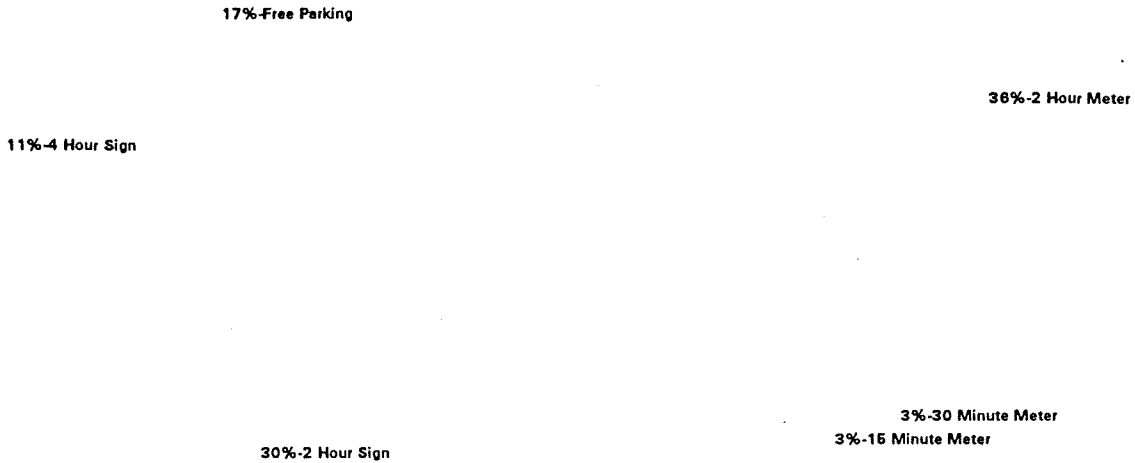
TYPE	KING STREET RETAIL CORE	OUTSIDE RETAIL CORE	SUBTOTAL
2 Hour Meter	147	90	237
30 Minute Meter	15	5	20
15 Minute Meter	16	1	17
2 Hour Sign	110	88	198
4 Hour Sign	26	46	72
FREE Parking	14	94	108
Subtotal	328	324	652
Passenger Load	30	9	39
Truck Load	45	11	56
Other	5	0	5
Subtotal	80	20	100
TOTAL	408	344	752

* This survey of on street parking west of I-5 was conducted by the Seattle Engineering Department in the Spring of 1990.

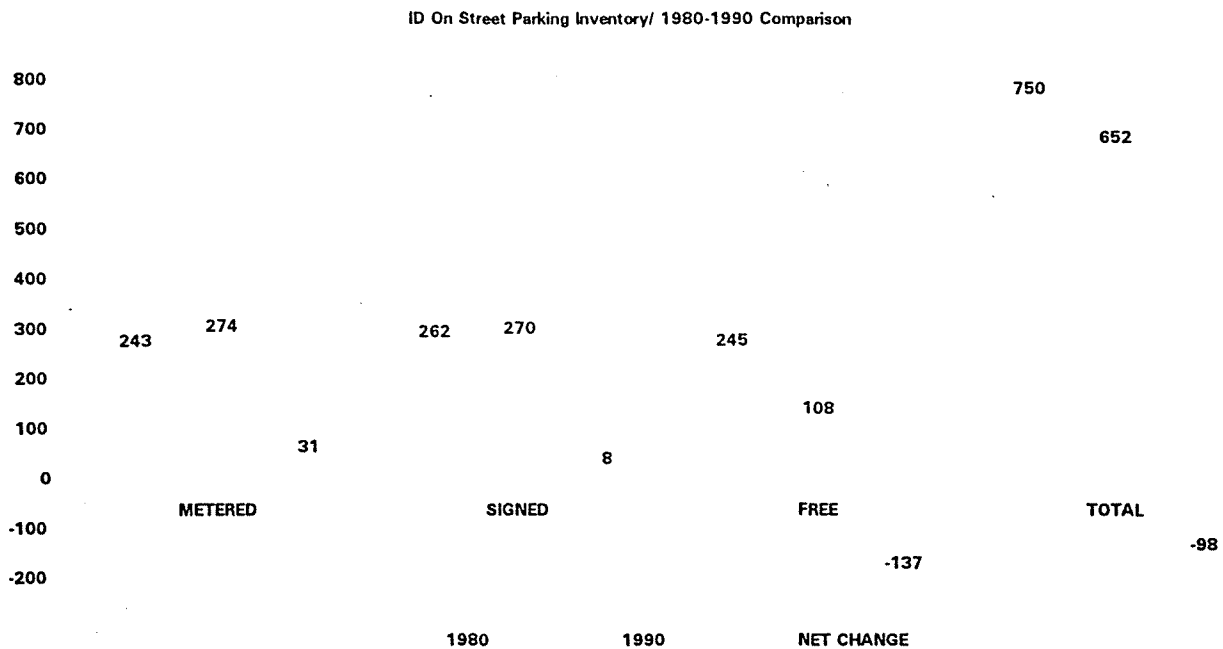
Further analysis of on street parking for 1990 indicated that 36% of it is 2 hour meter parking; 30% is 2 hour signed parking; 11% is 4 hour signed parking; 3% is 15 minute parking; 3% is 30 minute parking; and the remaining 17% is free parking.

³ The 1990 inventory of *on street* parking was conducted by SED only for the area west of I-5.

International District On Street Parking Inventory - 1990



Comparing 1980 data with 1990, there was a gain of 31 spaces for metered, and for signed parking there was an increase of 8 spaces; for free parking there was a decrease of 137 spaces; from 1980 to 1990 there was a net decrease of 98 on street parking spaces. The following graph illustrates this trend.



The perception of the lack of *on street short term parking* is confirmed with the net loss of 98 spaces. Compounding this issue, as noted earlier, is the commercial and retail growth with residential development in the District over the past decade. This decade of development has been principally in the historic retail core, in older buildings which do not have on-site parking and where most businesses do not have accessory parking. Obviously,

there has been an increased demand for on street parking of a short term nature. In the following section the analysis of off street parking also demonstrates the shortage of off street short term parking.

OFF STREET PARKING

The 1990 off street parking survey⁴ (see Table P-2) conducted by Interim counted 2,790 stalls, however only 1,886 stalls are available to the public in 45 separate surface parking lots. Of this total 1,193 spaces are long-term (4 hours or more) and 163 stalls are short-term parking. There are 605 accessory parking stalls of which 392 (65%) are located in the retail core; in the retail core there are 604 stalls available. There is some overlap of categories when counting parking stalls, such as some of the long term and accessory parking spaces are included in the category, retail core. Consequently, the subtotals for the various groupings of parking do not add up to parking available to the public (1,193). Long term off street parking comprised 46% of available spaces, whereas short term is only 24%; the retail core has 6% of off street stalls and accessory is 24%.

International District OFF STREET Parking Inventory - 1990

24% - Retail Core

46% - Long Term

24% - Accessory

6% - Short Term

King Street Retail Core

A sufficient supply of short term *off street* parking, as is *on street*, is essential for supporting many of the commercial retail businesses in the **King Street Retail Core** of approximately 13 blocks. Off street parking in this area is comprised of 604 stalls, and of these 119 are long term parking usually unavailable during the week day. Of the remaining stalls (485) 392 are used exclusively for accessory parking (employee and business/customer) leaving 93 spaces. These remaining spaces are solely used for short term off street parking and available to the public on a regular basis. Additional short term parking is added to the existing stock (93) with the turnover of 71 accessory

⁴ The 1990 *off street* parking inventory conducted by Interim encompassed all of the ID.

and 101 long term stalls after 5 PM. With this supplement the total is 265 spaces available to the public after 5 PM on week nights and weekends.

Long term parking (119) in the King Street Retail Core represents 20% of its total, accessory is 65%, and short term comprises 15%. In the business core of the District (see parking map) there are 171 commercial, retail and service businesses on the street level, and this figure represents 67% of all of the businesses in the ID. The analysis reflects a shortage of short term parking in the business core, at least during the work week day, and overall the percentage (9%) is even smaller. The turnover (172 spaces) from accessory and long term parking alleviates this problem at night after 5 PM and on weekends.

Short Term

On a regular basis there are 163 short term parking spaces for the International District. The business core has 93 stalls (57%) and outside of this area there is only an additional 70 spaces. There are an additional 196 stalls, which are used as accessory parking during the work week, that are available to the public after 5 PM totalling 359 spaces for week nights and weekends use.

From this total of 359 stalls, 164 spaces are located in the King Street Retail Core, and 93 of these are regular short term parking and the balance (71) as accessory turnover after 5 PM. The total number of stalls used for short term off street parking represents 9% for all of the District.

Long Term

Long term off street parking is principally located on the hillside north of Jackson Street and in the parking lot located beneath the freeway at 8th and Jackson, where the downtown free ride zone begins. The primary users of these long term parking lots are Pioneer Square and Downtown workers.

The number of long term off street parking stalls is 1,193 in 19 lots. The lots range in size from 8 to 233 spaces. The amount of long term off street parking in the retail core is limited to 3 lots and 119 spaces. On the hillside there are 15 lots with 841 stalls.

Accessory

There are 605 accessory parking stalls serving 30 businesses and their clients in 26 surface lots and two lots serving the tenants and visitors of two apartment buildings. Five lots serve clients of financial/banking institutions, 8 lots serve customers for seven restaurants, and the remaining lots serve other retail and commercial businesses. From this total, 392 spaces are located in the retail core.

A future impact and a direct correlation between the shortage of on street parking (off street ?) is that street level businesses in mixed use buildings in the historic district are exempt from accessory parking requirements. "While this fact may not be of major concern to a specific individual developer, the cumulative effect throughout the District could create parking shortages in the future."⁵

The following table is a summary of the different categories off street parking.

⁵ International District Parking Study, April 1981

TABLE P-1

OPEN TO PUBLIC	LONG TERM	SHORT TERM	ACCESSORY	RETAIL CORE ¹
1,886	1,193	163	605	604
75 ²				
Total = 1,961	Total = 1,961³			

1. In the retail core 119 spaces are long term, 392 are accessory and 93 are short term, all of which are attributed to their respective groupings.
2. 75 stalls were not included in the category, "Open to Public," but were counted as accessory parking.
3. Long and short term parking is added with accessory to total this amount.

CONCLUSIONS

Some of the conclusions derived from the 1990 analysis match up with those findings from the 1981 parking study a decade ago.

- 1) The demand for parking, whether on or off street parking, has outstripped the supply. The residential population has grown over the past decade as 11 residential buildings have been rehabilitated; and new businesses have been established and development projects have been created. Collectively, these new developments have placed greater demands on the already limited supply of parking.
- 2) Developments contiguous to the International District have increased the amount of traffic through the District.
- 3) Moderate to high attendance events at the Kingdome have adverse affects on the community with problems of spillover parking and increased traffic congestion.
- 4) The peak parking, for both on and off street, demand occurs during the lunch hours with all of the curb space taken and well over 75% of the lot space occupied.
- 5) The highest demand for parking of both types takes place in the King Street Retail Core between 5th Avenue and I-5, and S. Main and S. Weller.
- 6) Comparing 1973 data with 1980, there was an increase of 764 parking spaces a gain of 45%; and from 1980 to 1990 there was a gain of 28 spaces, an increase of 1%.
- 7) However, parking from 1980 to 1990 increased very modestly. Although there was a net gain of 126 off street spaces, this was offset by a net loss of 98 on street spaces resulting in an overall net gain of 28 parking spaces.

RECOMMENDATIONS:

Parking:

Objectives:

1. Increase the supply of parking for District patrons/residents.

2. Require all development projects in the ID and contiguous to it to do a parking & traffic analysis, and assess and mitigate these impacts on the community.
3. Support the long term lease extension (in perpetuity) of the I-5 parking lot with the Washington State Department of Transportation (WSDOT) for the lease of the air rights for the parking lot (8th & Jackson), for continued community use to provide parking necessary for the viability of local businesses.

Strategies

1. Work with the Seattle Engineering Department (SED) to develop solutions to address community parking needs.
2. Require the Seattle Engineering Department to conduct an updated analysis of the supply and demand of on and off street parking.
3. Re-examine SED's recommendation to convert some parallel parking to 60 degree metered parking; and convert some 2 hour sign parking to meters, thereby increasing the amount of short-term on street parking.
4. Revisit and review the recommendations from the 1981 ID parking Study and the 1990 SED study of on street parking.
5. Establish a resident/employee parking permit zone in certain areas of the ID, thereby limiting "downtown park & ride" parking.
6. Discourage long term off street parkers, who do not work, live or patronize businesses in the ID from parking in the retail core. Downtown office workers should be discouraged from using short-term off street parking as long term, especially in the business core.
7. Conduct a study to assess the need, determine the feasibility and identify funding sources to build a structured parking lot.
8. Build a multi-level parking lot, either above or below ground level near the core of the ID.
9. Pursue grants to study transportation issues(parking & traffic) and solutions to transportation problems.

TRAFFIC

Objectives

1. Minimize vehicular traffic through the District, esp. in the core, thereby making it more pedestrian friendly.
2. Alleviate traffic congestion connected with Kingdome events.

Strategies

1. Stripe cross walks to make them safe for pedestrians, especially since there is a sizable % of elderly in the ID.
2. Investigate what intersections need to be changed from a 2 way stop signs to 4 way stops, thereby making such streets safer for pedestrians
3. Explore alternative methods to alleviate traffic congestion connected with Kingdome events.

4. Develop a policy discouraging Metro buses and commercial trucks from traveling through the ID restricting such traffic to Jackson, Dearborn and Fifth Avenue.

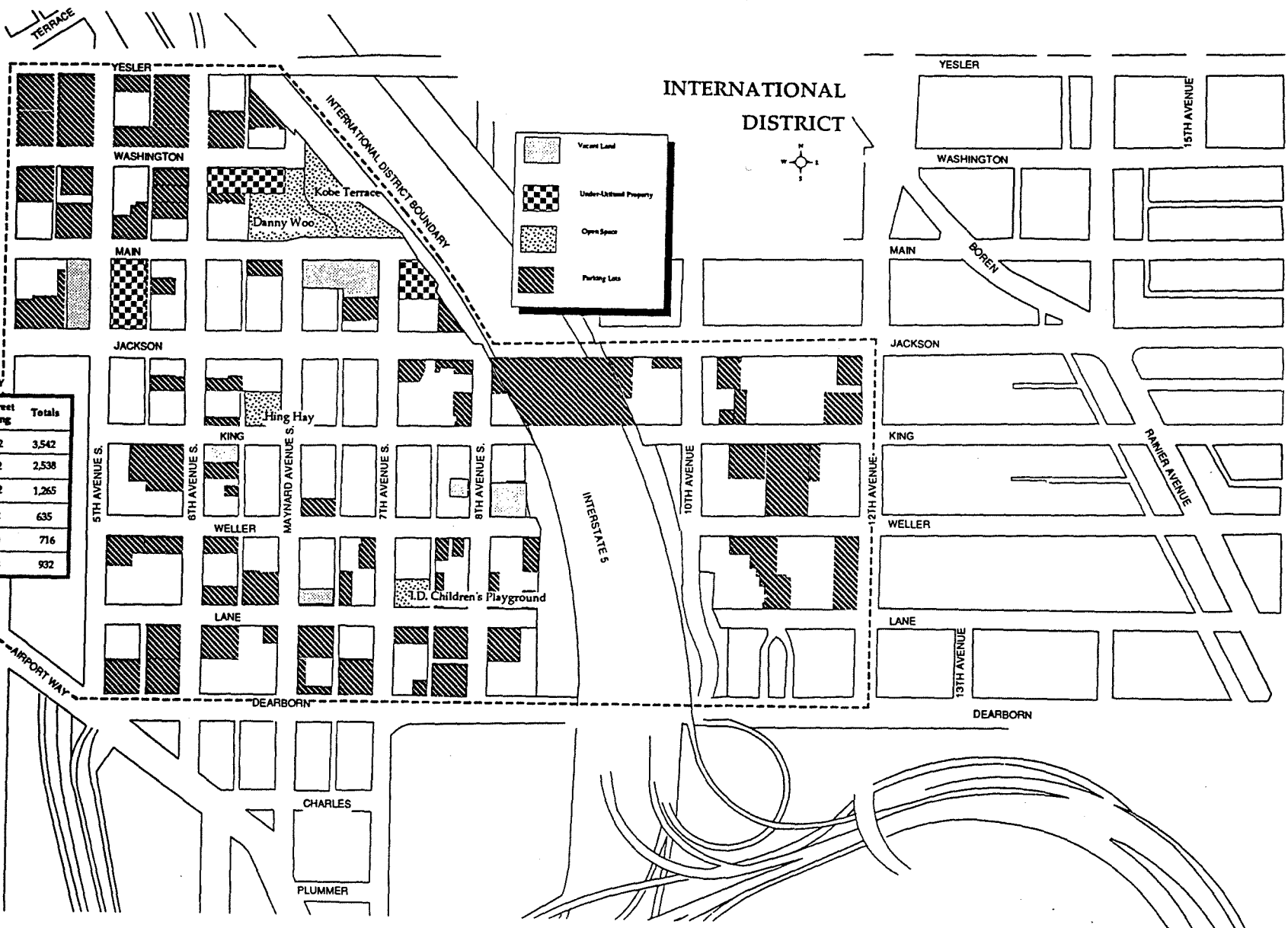
TRANSPORTATION

Objectives

1. Provide more transportation services & better accessibility for the Asian elderly in the ID.
2. Encourage the development of a culturally sensitive and linguistically accessible communication system with multi-lingual capabilities to promote the effective delivery of transportation services to ID residents and the larger Asian community who speak limited or no English.

Strategies

1. Extend Metro bus tunnel hours at the ID station during week nights and weekends, especially during high attendance events in the Kingdome, in order to reduce parking & traffic congestion.
2. Work with Metro, the City and community groups to have a coordinated effort for planning and reviewing transportation issues, especially in the southend of Downtown, and to provide improved transportation to meet the needs of the ID and its residents.
3. Explore the development of an ID bus-script program with Metro for ID employees.
4. Conduct, as part of the supply and demand study for parking in the ID, an inventory of how many employees drive to work or take public transportation.
5. Advocate for an equitable distribution of available transportation resources for the delivery of specialized transportation services for the handicapped, elderly and low income families, and non-English speaking residents in the ID.
6. Provide ID community input into plans to develop light rail transportation, multi-modal transportation plans, an links with the Metro Bus Tunnel or Union/King Station in order to promote transportation that supports the ID revitalization and mitigates adverse impacts.
7. Extend the Metro free ride bus zone to 12th & Jackson Sts. to provide service for the many low income and elderly clients of social service agencies located there.



INTERNATIONAL DISTRICT

Legend

- Vacant Land
- Under-Utilized Property
- Open Space
- Parking Lots



PARKING SUMMARY

Parking Type	Off-Street Parking	On-Street Parking	Totals
Total all spaces	2,790	752	3,542
Avail. to Public	1,886	652	2,538
Long Term	1,193	72	1,265
Short Term	163	472	635
Accessory/Loading	616	100	716
Retail Core	604	328	932

5TH AVENUE S.

8TH AVENUE S.

MAYNARD AVENUE S.

7TH AVENUE S.

8TH AVENUE S.

10TH AVENUE

12TH AVENUE

13TH AVENUE

15TH AVENUE

TERRACE

INTERNATIONAL DISTRICT BOUNDARY

INTERSTATE 5

AIRPORT WAY

DEARBORN

DEARBORN

CHARLES

PLUMMER

YESLER

WASHINGTON

MAIN

JACKSON

KING

WELLER

LANE

YESLER

WASHINGTON

MAIN

JACKSON

KING

WELLER

LANE

Kobe Terrace

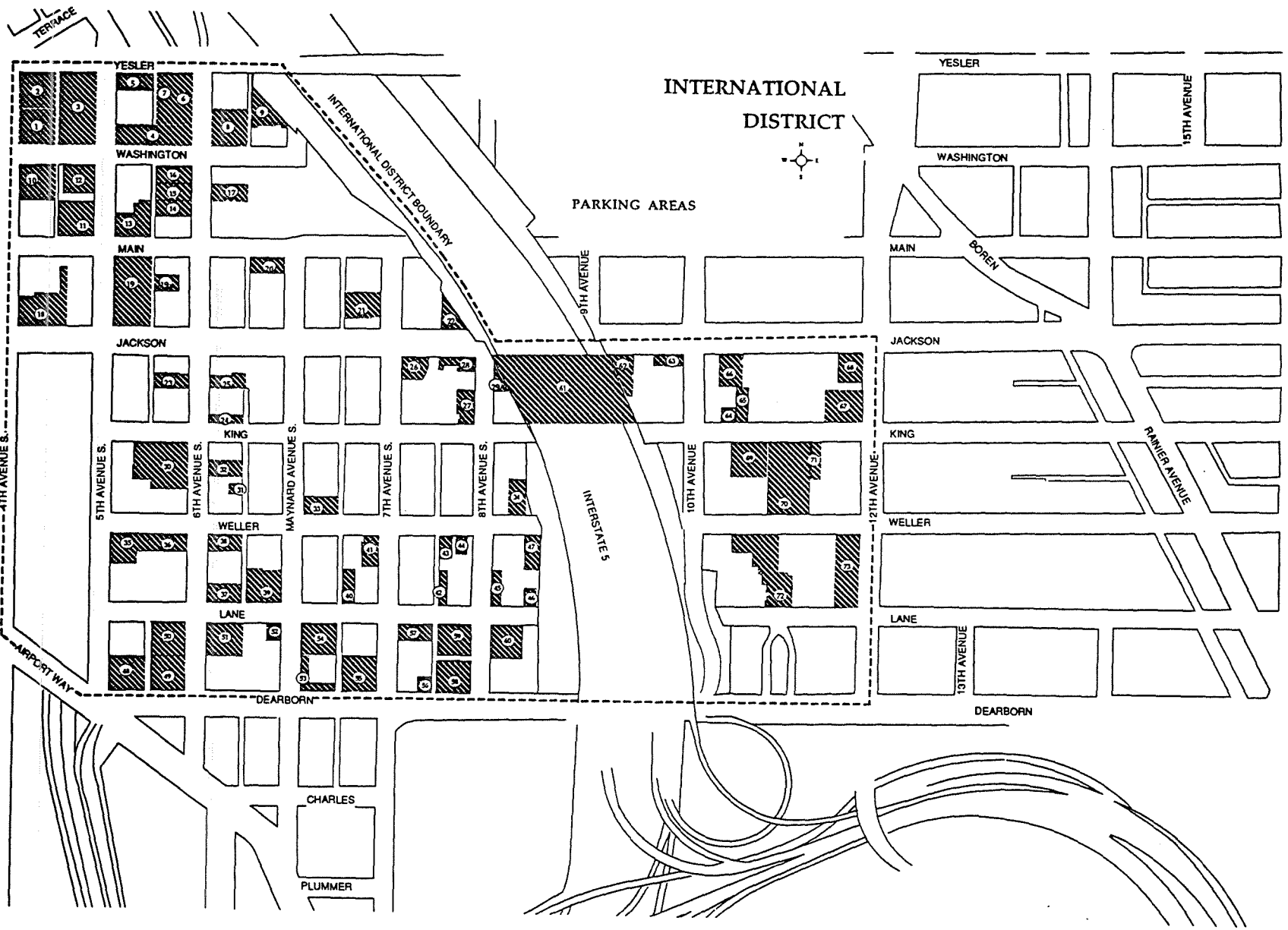
Danny Woo

Hing Hay

I.D. Children's Playground

BORREN

RIMBA AVENUE



INTERNATIONAL DISTRICT



PARKING AREAS

INTERNATIONAL DISTRICT BOUNDARY

LEGEND

Off Street Parking Lots

Inventory Parking Lot Number
(Reference Table for number of stalls and term.)

Retail Core

4TH AVENUE S.

AIRPORT WAY

YESLER

WASHINGTON

MAIN

JACKSON

5TH AVENUE S.

6TH AVENUE S.

KING

WELLER

LANE

MAYNARD AVENUE S.

7TH AVENUE S.

8TH AVENUE S.

INTERSTATE 5

9TH AVENUE

10TH AVENUE

12TH AVENUE

YESLER

WASHINGTON

MAIN

BOREN

JACKSON

KING

WELLER

LANE

13TH AVENUE

15TH AVENUE

RAVIER AVENUE

DEARBORN

CHARLES

PLUMMER

INTERNATIONAL DISTRICT



LEGEND

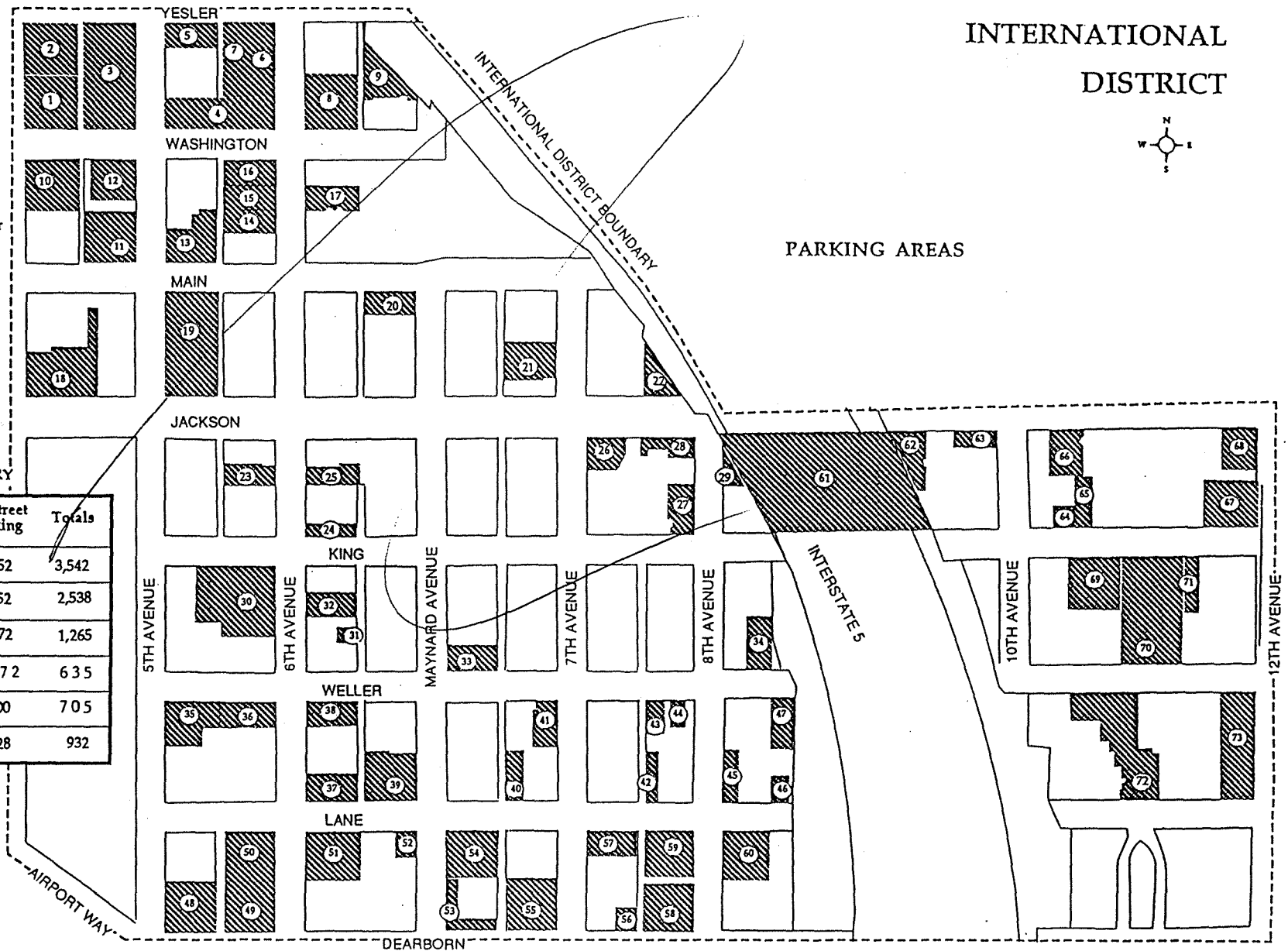
Off Street Parking Lots

Inventory Parking Lot Number
(Reference Table for number of stalls and term.)

Retail Core

1990 PARKING SUMMARY

Parking Type	Off-Street Parking	On-Street Parking	Totals
Total all spaces	2,790	752	3,542
Avail. to Public	1,886	652	2,538
Long Term	1,193	72	1,265
Short Term	1,63	472	635
Accessory/Loading	605	100	705
Retail Core	604	328	932



DEARBORN

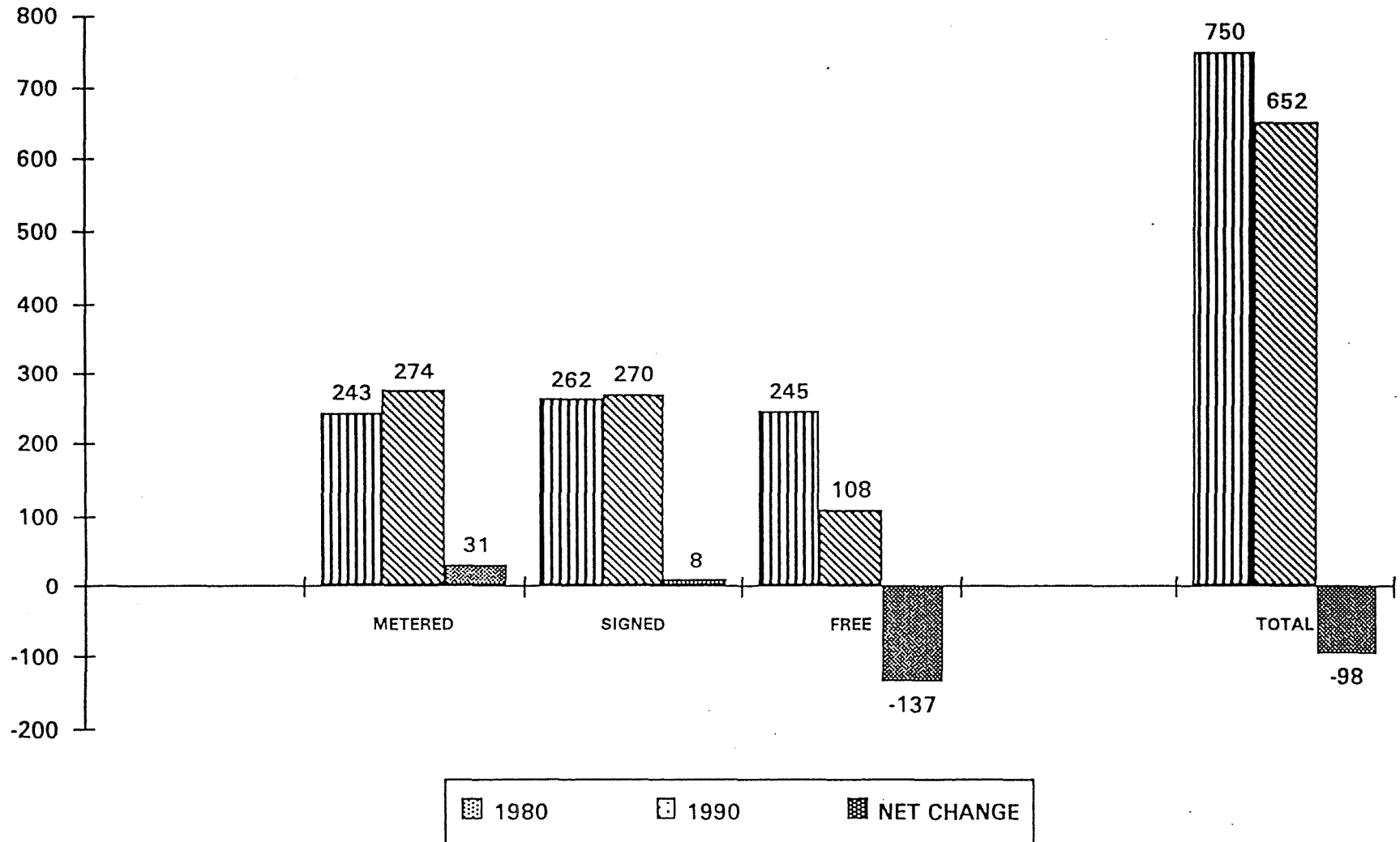
INTERNATIONAL DISTRICT PARKING INVENTORY and ANALYSIS

INTERNATIONAL DISTRICT COMMUNITY DEVELOPMENT PLAN			
Interim Community Development Association			
Parking Inventory/1980-1990			
Jun-91			
	1980	1990	NET CHANGE
ON STREET*	750	652	-98
OFF STREET	1,760	1,886	126
TOTAL	2,510	2,538	28
* The area surveyed for On Street parking is west of I-5			

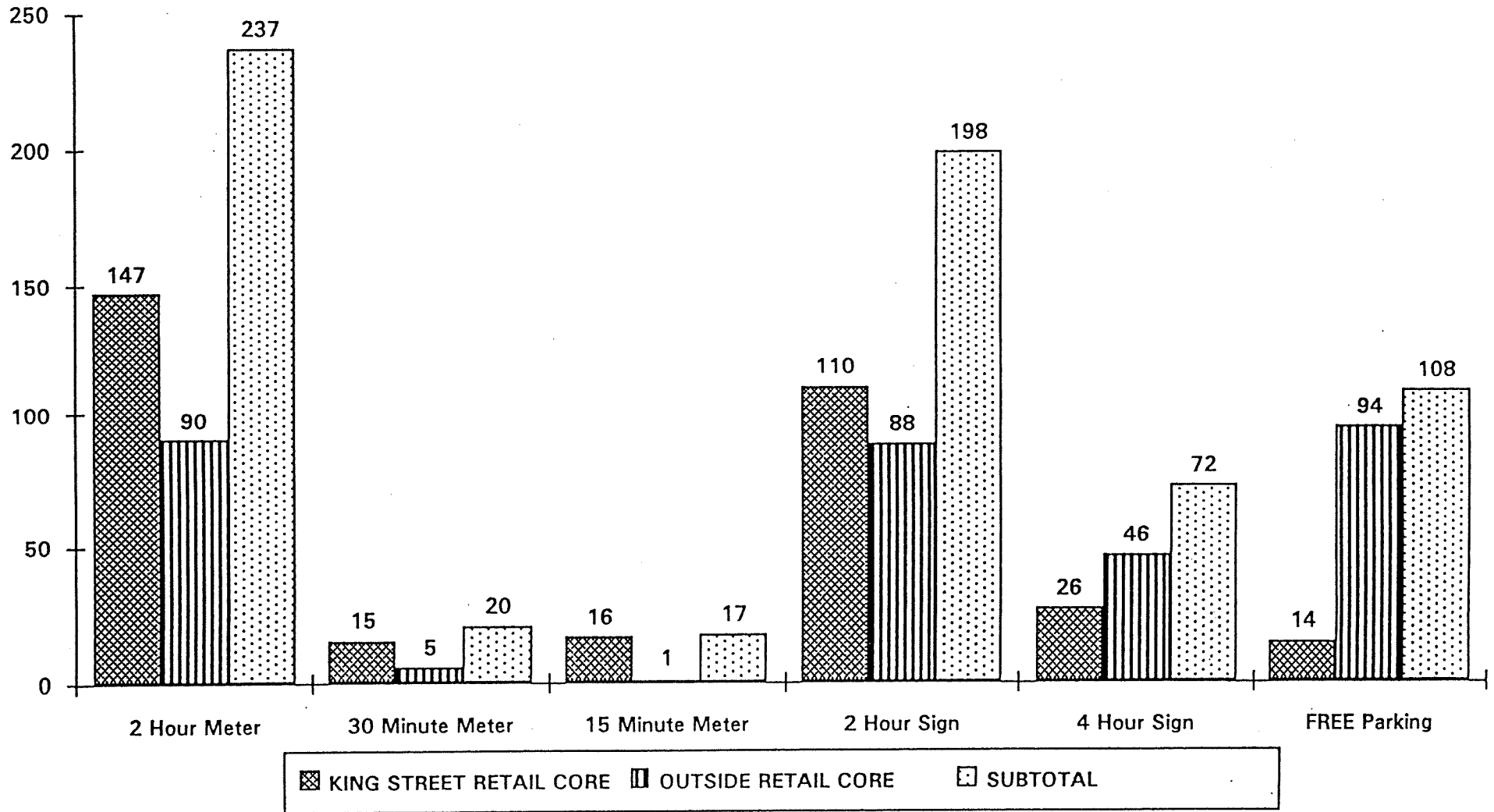
International District On Street Parking Inventory

INTERNATIONAL DISTRICT COMMUNITY DEVELOPMENT PLAN							
Interim Community Development Association							
On Street Parking/West of I-5							
Date: May 9, 1991							
rv. 6/17/91							
TYPE	KING STREET RETAIL CORE	OUTSIDE RETAIL CORE	SUBTOTAL		1980	1990	NET CHANGE
2 Hour Meter	147	90	237	METERED	243	274	31
30 Minute Meter	15	5	20	SIGNED	262	270	8
15 Minute Meter	16	1	17	FREE	245	108	-137
2 Hour Sign	110	88	198				
4 Hour Sign	26	46	72	TOTAL	750	652	-98
FREE Parking	14	94	108				
Subtotal	328	324	652				
Passenger Load	30	9	39				
Truck Load	45	11	56				
Other	5	0	5				
Subtotal	80	20	100				
TOTAL	408	344	752				
ID On Street Parking Inventory was conducted by Seattle Engineering Department Spring 1990							

ID On Street Parking Inventory/ 1980-1990 Comparison



International District On Street Parking Inventory - 1990





Community Services



COMMUNITY SERVICES

The following are some of the major findings concerning the 37 community agencies and groups surveyed by Interim that serve the Chinatown/International District residents and workers and the larger Asian community according to their primary purpose and activity, such as, direct service; civic-minded, advocacy and business organizations; newspaper publishing companies; and cultural/social and educational organizations

There is an extensive network of community-based social services in the ID, providing a wide range of services to the International District community, as well as to the larger Asian/Pacific communities in the City and region. These Asian community based agencies provide a vital role in the preservation of the cultural fabric of the International District, including:

Most of these agencies provide culturally relevant services to non-English speaking communities in their own languages. These populations would likely not otherwise access similar services in mainstream agency programs. Many of these services allow residents to continue to live with maximum independence in the International District.

These agencies help educate mainstream agencies in developing culturally sensitive programs and policies to meet an increasingly diverse population. They provide advocacy for underrepresented populations in policy formulation and program implementation with public and private sector institutions, such as city DSHS, planning departments, United Way, grant maker forums, hospitals, judicial system, etc..

These community based agencies each have their own boards of directors, providing a wide range of opportunities for community involvement to others in the Asian/Pacific communities. This involvement links the larger Asian community across ethnic and generational lines to support services to the Asian community and preservation efforts of the International District. Involvement in these agencies and their functions and activities provides a strong sense of community and identity for Asian Americans. Many Asian Americans have either worked for, volunteered with, or supported the many Asian American agencies in the International District for 2 or 3 decades, providing some historical continuity and sense of history to community efforts.

These agencies also comprise a major sector of the International District economy, employing many Asian American staff, who are able to utilize their language and culture to provide better services to the community.

There are 17 agencies that provide direct services spanning the age range of pre-school children to the elderly. These various organizations provide dental and health care, mental health counseling, social services and information referrals, legal assistance, pre-school education, emergency medical service, transportation services for the elderly and disabled, translation services, language classes, employment counseling and training, tenant/relocation services, youth programs, etc. These agencies serve a wide range of Asian/Pacific and non-Asian populations - long time Asian American populations, recent immigrants and refugees - Chinese, Filipino, Japanese, Pacific Islanders, Korean, SE Asians, etc. Well over a dozen languages and dialects are spoken among the various service providers. These agencies provide a link to many of these newer communities in orienting them to life in a new society and assisting in cultural adaptation.

There are 11 organizations whose principal focus are civic, advocacy and business activities, The civic minded organizations sponsor fundraising events for community projects or agencies. Five groups advocate for a variety of issues and concerns, such as low-income housing; better public safety; more parking; responsible land use development; political, economic and social equality, etc. The three business organizations sponsor and promote community events.

There are 7 Asian newspapers located in the International District serving the Chinese, Japanese, Filipino, and Vietnamese population. One of the important roles that these newspapers provide is a forum for issues that are of particular concern and interest to their ethnic readership and to the larger Asian community.

The International District also has a number of community-based organizations whose specific purpose is to offer cultural, social and educational activities to their members and the general public. Among these cultural/educational organizations - the Wing Luke Asian Museum, the Northwest Asian American Theater, the Chong Wa Benevolent Association, Nippon Kan, and others. In addition there are 28 Chinese family associations and social clubs who provide cultural and social activities.

Recommendations

Below are some of the principal recommendations concerning community social service agencies which provide direct services to a diverse Asian population:

Community Services:

1. Continue to support the viability of community based service agencies that provide services to the ID community, and the larger Asian/Pacific Island communities. Support the development of additional culturally appropriate and multi-lingual services by community-based agencies to address unmet community needs.
2. Provide improved services for the elderly in order to allow them to remain in the ID, with a particular focus on the many non-English speaking frail elderly who live in the senior buildings and SRO hotels and who are unable to access mainstream service systems.
3. Support the development of a major community facilities project at 8th/Dearborn focusing on creating a long-term care facility for frail Asian elderly requiring culturally appropriate services, and the development of related community agency facilities on the site.
4. Support the development of agency facilities for community-based agencies to retain them in the ID.
5. Develop a forum/network to facilitate communication and coordinate services between various agencies that provide services to ID residents and the larger Asian/Pacific communities.
6. Improve the access for the Asian elderly and the disabled to needed transportation services, not only in the ID, but for the larger Asian community.
7. Explore the feasibility of establishing a language bank for non-English speaking persons for the purpose of translation and interpretation services. Consider establishment of job training programs for new immigrants/refugees that train people to be translators and interpreters, rather than entry level minimum wage jobs. Establish funding support from all governmental departments, institutions, etc. that have to

provide outreach and affirmative access to all populations, particularly underserved populations, to inform these groups of existing programs, policies, etc. Advocate the need for the public and private sector to institutionalize and pay for costs of outreach efforts to provide access to services and programs to non-English speaking populations.

8. Oppose the dislocation of social service agencies serving low income downtown populations from downtown neighborhoods.

Community Institutions:

9. Develop & promote improved communications and better working relationships between the different ethnic groups and associations (e.g. family associations, civic groups) in the ID; and encourage the establishment of an ID community council which brings all sectors of the community (social service agencies, merchants, property owners, residents, family associations, etc.) together to discuss issues of mutual concern
10. Encourage outreach to and involvement with the family associations and fraternal organizations, and other ethnic organizations to reinvolve their membership in ID community improvement efforts.

Community Infrastructure:

11. Have the City assess the adequacy of infrastructure serving the ID.

Have City Light assess the adequacy of its power distribution connections in the ID to assess whether there is sufficient capacity in proximity to existing properties that do not have one central point of entry service. Analyze whether disproportionate costs will be borne by property owners of existing vacant or substandard properties upon rehabilitation.

Locate other major utility lines, eg., telephone, gas, water & sewer, and assess the impact of the separation of water/sewer lines.

12. Explore the establishment of a consolidated ID solid waste/garbage collection program.
Institute commercial/apartment garbage/recycling program
Improve street and alley sanitation; insure that the alleys are flushed several times a week
Ensure more frequent garbage pick-ups of street garbage cans along Jackson & King Streets, and litter control overall.
13. Encourage the retention of the International Station of the US Post Office Branch.
14. Encourage the establishment of a Seattle Library branch in or near the ID with a special emphasis on Asian cultural and language materials and programming, and access by ID residents.
15. Improve street and alley lighting throughout the ID.

COMMUNITY SERVICES/COMMUNITY INFRASTRUCTURE

"The International District has historically served as the focal point for meeting the health and human service needs of the diverse Asian and Pacific Islander communities. The provision of culturally relevant human services will continue to be a major challenge as the Asian and Pacific Islander population continues to increase and support resources do not keep pace. Healthy, productive individuals and families are the core of a strong communities."

Theresa Fujiwara, Executive Director
Asian Counseling & Referral Service 1992

"The International District has always been a community with a strong sense of family. In order to strengthen and nurture that - we must all work together to increase and expand services which will encourage families to live in and be a part of this community."

Karen Ko, Executive Director
Denise Louie Education Center 1992

Introduction

Over the years, the Asian American community has developed a reputation for taking care of its own people beginning with the establishment of family associations and tongs when the first Chinese arrived in the late 1860s. Asian community based organizations came into existence because of a similar need to serve their members who either could not or would not be served by existing organizations in the general community due in part to cultural and language barriers. The oldest of the International District community cultural institutions are the family associations and tongs who established this legacy of self-help.

Family associations, most of whom have been in existence since the arrival of the first wave of Chinese immigrants, continue to serve their members. For many years, the Chong Wah Benevolent Association and the Japanese American Citizen's League were the primary Chinese and Japanese community organizations. Both organizations served many functions for its members, such as protecting civil rights, assisting in the adjustment of its immigrant members to American society, and looking out for the betterment of the community. There are 17 family associations in the International District.

Tongs and social clubs also have played an important part in the community. The three most active tongs of the District are Bing Kung Tong, Hip Sing Tong, and Hop Sing Tong/Sing Keong Society. In the 1950's, a group of Japanese American businessmen formed the First Hill Lions Club as a community service organization. The First Hill Lion's Club has since been joined by four other civic and business organizations.

In the early 1970s, several factors led to the creation of Asian community social service agencies. As an off-shoot of the Civil Rights Movement, the emergence of the "Asian Movement" created a group of young, primarily college educated, Asian activists who rallied around the International District as a symbol of their ethnic roots. The construction of the Kingdome galvanized the young activists into making concerted efforts to preserve the International District. A symbol of this community concern and activism was the building of the Danny Woo International District Community Garden in 1975. This effort mobilized broad community support for larger ID/Asian community interests. These activists wanted to bring their expertise and re-invest it in the community.

By the mid-1970's the International District Improvement Association (Inter*im) provided office space and other assistance for the development of several social service agencies such as the Asian Counseling and Referral Service (ARCS), and helped incubate several others such as the International District Housing Alliance (IDHA),

the International District Health Clinic (now called the International District Community Health Center), and the Denise Louie Day Care Center (now called the Denise Louie Education Center). Inter*im was also instrumental in establishing the Seattle Chinatown/International District Public Development Authority (SCIDPDA) in 1976. With the arrival of Southeast Asian refugees in the late 1970's and 1980's the demand for social services increased to serve a more ethnically diverse population and led to the development of such organizations as the Refugee Federation Service Center, Hmong Association of Washington, Southeast Asian Women's Alliance, the Indochina Chinese Refugee Association and many others.

Interim inventoried the numerous community organizations - cultural, social, educational, civic/business and social service - many of whom have contributed to the historical and cultural richness of the Chinatown/International District. There are 37 organizations and agencies (excluding the Chinese family associations, tongs and social clubs) that serve the residents, workers and the larger Asian population. For convenience, they have been grouped into four general community service categories: direct delivery of social services, indirect (advocacy, business, civic), cultural/social and educational, and communications. Some organizations are technically outside the boundaries of the ID, however they do serve the Asian population inside the District and citywide.

The emphasis of the analysis of this section is focused on agencies who provide direct social services. Within these various groups we examined the specific services they offered, the population groups they targeted, and the criteria for receiving services. Although the description of the other organizations in the remaining three categories is general, this fact should not diminish their importance and the role that they play in the community.

Today, there are a multitude of Asian community based organizations in the International District. Each is committed to serving the social welfare needs of the community and the larger Asian/Pacific Islander population.

DIRECT SERVICE AGENCIES:

We found 18 agencies based in the International District providing direct services. Twelve of these agencies are Asian based and focused. Together, they sponsor programs responding to a spectrum of age related life-needs ranging from child care to employment assistance to senior services. In all cases multi-language service personnel are available. Two of these agencies are designed to meet the needs of Native American Indians. The remaining four agencies that are located in the ID and provide direct services unrelated to the specific needs of the residents in the area.

Although many of these agencies are multi-service organizations, programming priorities can be discerned according to the population they have targeted and the corresponding type of service they emphasize. We have grouped all 18 agencies below according to their programming priorities.

Senior Citizen Services (SC):

Five of these agencies (ACRS, CISC, IDIC, PDA and Transia) emphasize services to the elderly. Senior services include translation assistance, information and referral, housing, health care intervention, prescription services, meal program, homebound visitation, case management, chore services, limited transportation assistance and social programming. All these agencies are Asian based and focused, except Transia. Many of the agencies have staffs that are ethnically diverse and multi-lingual.

Employment Assistance (Emp):

Specialized services aimed at the adult age range (between 18 and 55) are mainly in employment assistance. Four of the agencies listed below fall in this category of services. Employment assistance programs typically

include basic vocational English language training, skills development training, and job placement. Major differences lie in the target populations they serve with smaller variations found in the services themselves. The Chinese Information Service Center (CISC), for example, serves primarily Chinese ethnic populations, and specializes services to those with less than a third grade (U.S.) education. A second agency, Employment Opportunity Center (EOC) targets their services to refugee newcomers without U.S. citizenship, regardless of place of origin; a third one, Seattle Indian Center, focuses their efforts on job training and placement assistance for Native American Indians; and Asian Counseling and Referral Service (ACRS) provides similar assistance to Southeast Asian ethnic groups, but as a secondary programmatic activity.

Youth Services (Y):

Five agencies (Asian Plaza Youth Foundation, CISC [this service isn't a primary one], Denise Louie Education Center, Seattle Indian Center and the Indo-Chinese Refugee Association) structure services around the needs of the young. These programs range from a pre-school program to teaching English as a second language classes, to providing activities for children of immigrant families and to working with Asian youth who are at risk of joining gangs. With the exception of one agency, they are all Asian based and focused.

Health (H):

There are two agencies within the ID that provide direct health services. The International District Community Health Center, whose clientele is drawn primarily from Asian ethnic groups serving the immediate community and also drawing clients from the greater Seattle area. The Seattle Indian Health Board serving primarily Native American Indians in the Seattle-King County region.

Housing (Hsing):

Two agencies (Union Gospel Mission and the PDA) in the ID provide direct housing services. Union Gospel Mission provides emergency shelter and support services for homeless families, usually single women with children. The Seattle Chinatown International District PDA manages 189 low-income housing units in three buildings, and two of these exclusively house seniors. The Salvation Army, which is technically outside the ID, has a new constructed facility that has a capacity for 100 emergency shelter beds for men and 43 units of transitional housing also for men. A third agency, the I.D. Housing Alliance provides housing related services as assisting clients in finding permanent housing, informing tenants of their rights and helping residents who have been displaced with relocation assistance. The another agency with this program emphasis, although not strictly speaking a direct service agency, is Interim Community Development Association (ICDA) is a developer of low-income housing in the ID.

Case Management (CM):

Many of the multi-service agencies that fit within these program categories also provide case management services. By this we mean that the agency works with their client to identify the services their client requires. At times, the agency will initiate the contact with these other agencies and assist their clients with filling out forms. Some will often provide initial transportation. These four agencies (ACRS, CISC, SIC and World Relief) all are Asian focused or based.

Other Service Specific Agencies:

Some agencies are unique in the services they provide. They do not easily fall into a general category area. People of Color Against AIDS Network (POCAAN), for example, conducts educational outreach activities through the provision of speakers to area clinics, school, churches and community centers on the transmission of the HIV virus. In another example, the International District Merchant Parking Association (Transia) specializes in transportation services. And finally, the International District Emergency Center (IDEC)

intervenes in community crisis situations sometimes providing emergency first aid, other times to ensure community safety.

Below is the listing of the 18 social service agencies that provide direct services:

Asian Counseling and Referral Service (ACRS) - SC, Emp, CM
 Asian Plaza Youth Foundation - Y
 Chinese Information & Service Center (CISC) - SC, Emp, Y, CM
 Denise Louie Education Center - Y
 Employment Opportunity Center (EOC) - Emp
 Indo-Chinese Refugee Association of WA - Referral, Translation, Y
 International District Community Health Center - H
 International District Drop-In Center - SC
 International District Emergency Center (IDEC) - Crisis Intervention
 International District Housing Alliance (IDHA) - Hsng
 Merchant Parking Association (Transia) - SC, Transportation
 People Of Color Against AIDS Network (POCAAN) - Health Education
 Salvation Army - Hsing
 Seattle Chinatown International District PDA - SC, Hsing
 Seattle Indian Center (SIC) - Emp, Y, CM
 Seattle Indian Health Board - H
 Union Gospel Mission - Hsng
 World Relief - CM

Major Findings on the ID Community Social Service Agencies

The results of Interim's survey clearly shows an extensive network of community-based social services in the International District providing a wide range of services to the community as well as to the larger Asian/Pacific communities in the City and the region. Combined, these various organizations provide dental and health care, mental health counseling, social services and information referrals, legal assistance, pre-school education, emergency medical service, transportation services for the elderly and disabled, translation services, language classes, employment counseling and training, tenant/relocation services, youth programs, and much more.

It should be noted that few of these agencies serve exclusively the residents of International District. In other words, although services and interests are, for most agencies, designed with the needs of the residents of the International District in mind, service users are attracted from areas outside the boundaries of the ID as well. This may be due to funding requirements; or it may be reflective of the resettlement of Asians from the ID to outlying neighborhoods; or it may be an indication of the recent influx of Southeast Asian groups to and around the larger Seattle metropolitan area. The growing prominence of Southeast Asian newcomers is evidenced by the focus of services and number of languages available in the ID.

To summarize, the social services in the ID are shaped around the awareness of support requirements for developing children, newcomer and low-income adults, and the elderly population. The preponderance of services are in response to Asian and Pacific ethnic groups. More specifically, services are designed to meet the needs of population groups from Vietnam, Laos, Cambodia, Hong Kong, Mainland China, the Philippines, and Samoa.

With only one exception (Union Gospel Mission), all these agencies are financially supported through a combination of government grants and private funds. Keeping in mind that all targeted populations groups fall within the category of low-income, approximately half of direct service agencies of the ID also request fees for services based on income level on a sliding scale.

It should be noted that the 18 social service agencies which are located in the International District and provide direct services to the ID community and the larger Asian/Pacific Islander population contribute significantly to the economic life of the District. These agencies employ over 425 people, many of whom are of various cultural and ethnic backgrounds ranging from African American, Chinese, Japanese, Lao, Cambodian, Filipino, Korean, Vietnamese, Ethiopian, Russian, Thai, etc. speaking over 20 languages and dialects.

Business, Civic, Advocacy, (Indirect) Service Agencies:

We have placed 12 agencies in this category. They can be generally characterized as business, civic, and community advocacy organizations. With the exception of two (Labor and Employment Law Office and Radical Women/Freedom Socialist Party), they are all Asian based and focused. Of the remaining seven, two types of activities can be distinguished. One kind is geared to fundraising for the explicit purpose of supporting Asian identified objectives (i.e., community projects, youth scholarships). Another stream engages more in civic advocacy activities. This may take the form of legislative advocacy, or the renovation of community infra-structure.

Chong Wa Benevolent Association
 First Hill Lions Club
 Interim Community Development Association
 International District Economic Association
 International District Rotary Club
 Japanese American Citizen's League
 Labor and Employment Law Office
 Nisei Veterans/Seattle Sansei
 Radical Women Freedom Socialist Party
 Robert Chinn Foundation
 Seattle Chinese/Chinatown Chamber of Commerce
 World Relief

Communication Networks:

Information dissemination plays a critical role not only in sharing current events or in publicizing available resources, but also in building community unity. There are five Asian newspaper publishing companies located in the International District. Of these five, one is printed in English, two in Chinese - one for the business community and one general news, which has an English edition, two in Japanese - one a Japanese language bi-weekly and the other an English language monthly one. There are twenty-two Asian newspapers published in Seattle writing for their particular ethnic group and serving as a community voice for them. They range from Chinese, Cambodian, Filipino, Japanese, Korean, to Vietnamese newspapers.

Chinese Business Journal
 International Examiner
 North American Post
 Northwest Nikkei
 Seattle Chinese Post

Cultural/Social and Educational Organizations:

We refer to the Northwest Asian American Theater, and the Wing Luke Asian Museum as cultural/social and educational organizations because they serve to maintain and promote the rich cultural diversity of Asian life, and educate the larger community to the past contributions of Asian Americans in the Pacific Northwest.

Besides these two cultural/educational organizations there are 27 Chinese family associations, tongs and social/cultural organizations serving Chinese Americans and recent immigrants. Family associations (17) formed initially to assist their own members adjust to American society that confronted them with racism, language and cultural barriers. They were formed to provide a sense of cultural continuity and stability for the newly arrived immigrants. Basically, Chinese family associations acted like social service agencies taking care of members from birth to death. The tongs (3), despite their often undeserved reputation associated with drugs and crime, were formed in part to provide a sense of security. The social clubs (7) have been an integral source of camaraderie for the elderly.

The following is a list of Chinese family associations, tongs and social/cultural organizations:

- 1) Alliance of Chinese Organizations
- 2) Bing Kung Tong
- 3) Chew Lun Association
- 4) Eng Suey Sun Family Association
- 5) Gee How Oak Tin Family Association
- 6) Hang Che Association
- 7) Hip Sing Tong
- 8) Ho Nam Association
- 9) Hop Sing Tong/Sing Keong Society
- 10) Indo-Chinese Refugee Association of Wa.
- 11) Indo-Chinese Elderly Association
- 12) Kay Ling Senior Citizen Club
- 13) Kung Chow Bo On Association
- 14) Kuomintang/Chinese Youth Club
- 15) Lee Family Association
- 16) Lockè Family Association
- 17) Lung Kong Tin Yee Family Association
- 18) Mar Family Association
- 19) Robert Chinn Foundation
- 20) Social Club
- 21) Soo Yuen Benevolent Association
- 22) Suey Sing Association
- 23) Teo Chew Mutual Association
- 24) Tsung Tsin Association
- 25) Wong Family Association
- 26) Woo Family Social Club
- 27) Yee Fung Toy Family Association

RECOMMENDATIONS:

COMMUNITY SERVICES:

Objectives

1. Continue to support the viability of community based service agencies that provide services to the ID community, and the larger Asian/Pacific Island communities.
2. Support the development of additional culturally appropriate and multi-lingual services by community-based agencies to address unmet community needs.
3. Provide improved services for the elderly in order to allow them to remain in the ID, with a particular focus on the many non-English speaking frail elderly who live in the senior buildings and SRO hotels and who are unable to access mainstream service systems.
4. Support the development of agency facilities for community-based agencies to retain them in the ID.
5. Improve the access for the Asian elderly and the disabled to needed transportation services, not only in the ID, but for the larger Asian community.
6. Oppose the dislocation of social service agencies serving low income downtown populations from downtown neighborhoods.
7. Establish funding support from all governmental departments, institutions, etc. that have to provide outreach and affirmative access to all populations, particularly underserved populations, to inform these groups of existing programs, policies, etc.
8. Advocate the need for the public and private sector to institutionalize and pay for costs of outreach efforts to provide access to services and programs to non-English speaking populations.

Strategies

1. Support the development of a major community facilities project at 8th/Dearborn focusing on creating a long-term care facility for frail Asian elderly requiring culturally appropriate services, and the development of related community agency facilities on the site.
2. Develop a forum/network to facilitate communication and coordinate services between various agencies that provide services to ID residents and the larger Asian/Pacific communities.
3. Provide information on community based agencies that provide culturally appropriate services so that the community and agencies are aware of local services for referrals.
4. Explore the feasibility of establishing a language bank for non-English speaking persons for the purpose of translation and interpretation services.
5. Consider establishment of job training programs for new immigrants/refugees that train people to be translators and interpreters, rather than entry level minimum wage jobs.

COMMUNITY INSTITUTIONS:

Objectives

1. Develop & promote improved communications and better working relationships between the different ethnic groups and associations(e.g. family associations, civic groups) in the ID;
2. Encourage outreach to and involvement with the family associations and fraternal organizations, and other ethnic organizations to reinvolve their membership in ID community improvement efforts.

Strategies

1. Encourage the establishment of an ID community council which brings all sectors of the community (social service agencies, merchants, property owners, residents, family associations, etc.) together to discuss issues of mutual concern

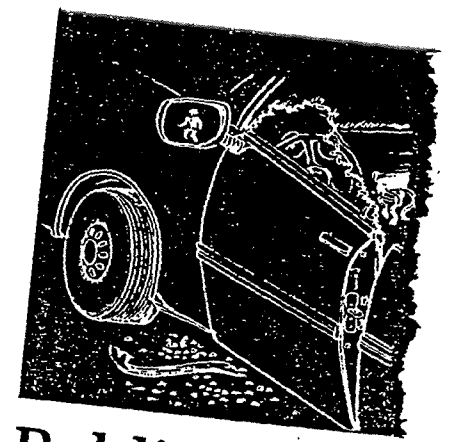
COMMUNITY INFRASTRUCTURE:

Objectives

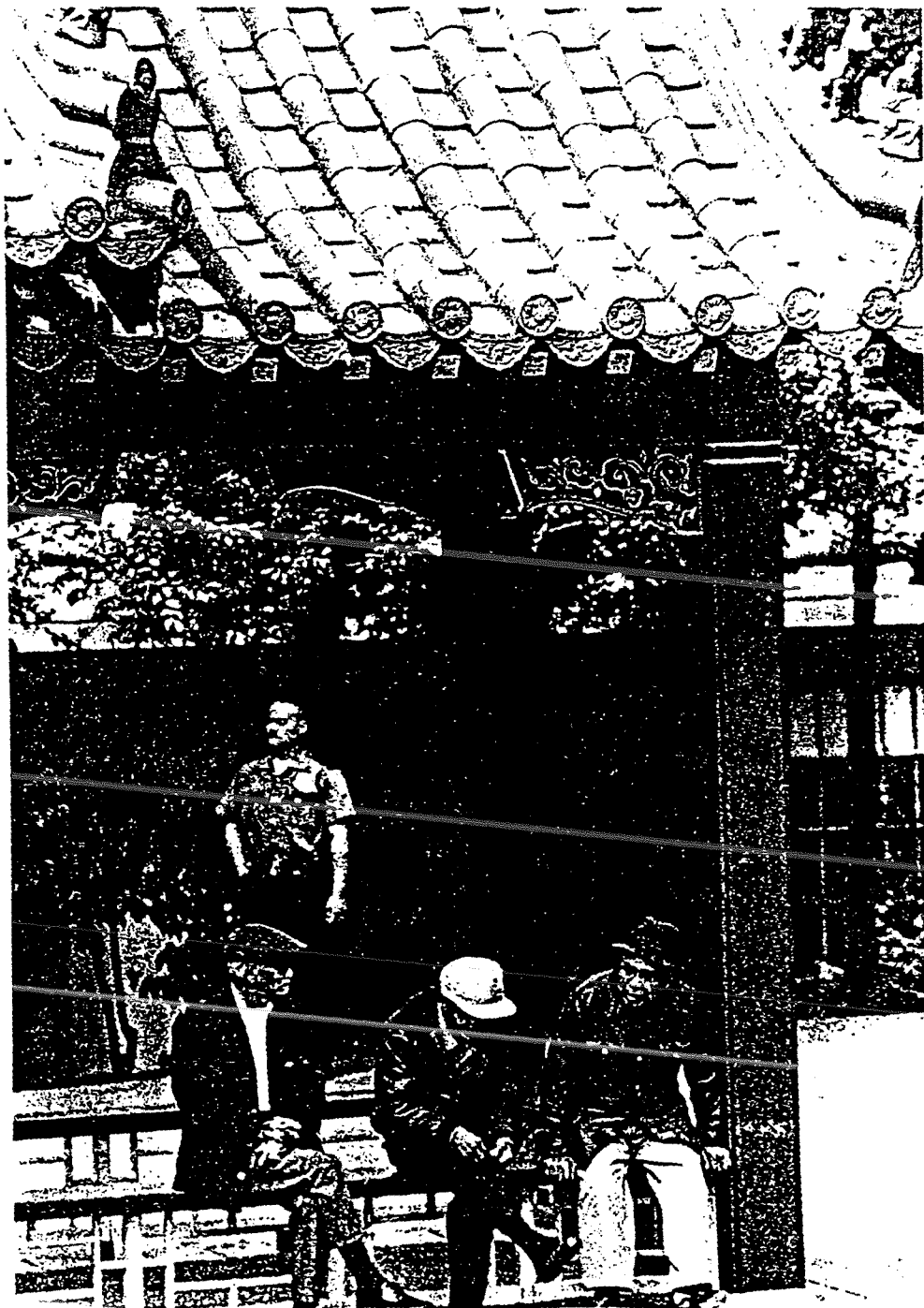
1. Maintain a level of public utility and other municipal services that can support the economic development of the International District.

Strategies

1. Require the City assess the adequacy of infrastructure serving the ID.
2. Require City Light to assess the adequacy of its power distribution connections in the ID to determine whether there is sufficient capacity in proximity to existing properties that do not have one central point of entry service and to analyze whether disproportionate costs will be borne by property owners of existing vacant or substandard properties upon rehabilitation.
3. Locate other major utility lines, eg., telephone, gas, water & sewer, and assess the impact of the separation of water/sewer lines.
4. Explore the establishment of a consolidated ID solid waste/garbage collection program.
5. Institute commercial/apartment garbage/recycling program
6. Improve street and alley sanitation; insure that the alleys are flushed several times a week
7. Ensure more frequent garbage pick-ups of street garbage cans along Jackson & King Streets, and litter control overall.
8. Encourage the retention of the International Station of the US Post Office Branch.
9. Encourage the establishment of a Seattle Library branch in or near the ID with a special emphasis on Asian cultural and language materials and programming, and access by ID residents.
10. Improve street and alley lighting throughout the ID.



Public Safety



PUBLIC SAFETY

The nature of public safety issues for the Chinatown/International District community is to a certain degree difficult to define. This section is not based on hard data, charts or statistics, rather it relies on the experiences, opinions and perceptions of community members - residents, workers, merchants and property owners - and the general public. There are many elements that contribute to the mosaic of public safety problems in the ID. Some of these elements are the perception of the District as not a safe place to visit at night, the cultural and language barriers that restrain merchants, workers and residents from reporting crime, the physical environment (litter, unclean alley ways, inadequate street lighting), street/transient population with easy access to fortified wine, public drinking/intoxication and associated behavior, increased drug dealing and use, and youth gang activity. All of these elements work collectively to present the International District as an "unsafe place" to visit.

There is a perception from many people who live and work in the District and from the general public who shop and dine here that the ID is not a safe environment. Many of these perceptions are drawn from a combination of personal experiences and observations of having one's car vandalized, homeless/transient people picking through dumpsters, dimly lit streets and alleys, drinking in public open spaces, graffiti and unclean streets, sidewalks and alleys. These perceptions and other concerns to one's personal safety in the ID were voiced in the two surveys (business owner survey and the ID Street Fair questionnaire) conducted by Interim, by the community plan advisory group and in community forums.

In the informal survey conducted by Interim during the 1991 ID Summer Festival Street Fair, 19% of the people who answered the question, "How could the ID be improved?" said that public safety problems should be remedied. For example, from this survey some of the comments were *"More frequent and regular garbage collection. Dealing with transient and drug problems."* *"Providing for the transients, a safe environment for all, especially at night."* *"More clean streets, add more security, clean up some building fronts."* *"Cleaner streets and a safer neighborhood at night."* Other public safety concerns voiced were the need for better street lighting, dealing with homelessness, street people, public intoxication and urination, increased drug abuse and dealing in public open spaces.

From the business owner survey conducted in the fall of 1991, the most frequent response (30%) to the question, "What kind of negative changes have you seen in the business climate of the ID over the past 2-3 years,?" was the concern of increased substance abuse (both alcohol and drug) and the increase of the transient population. In response to another question, "What would you like to see improved?" public safety issues was ranked the second highest priority (13%, tied with the need for cleaner streets and alleys) behind the need for more parking (23%).

There has always been a gap between the incidence of crime and reporting of it. However, this gap is even wider in the International District because of the cultural and language barriers that inhibit merchants, residents and workers from reporting crimes. This situation affects the deployment of police personnel in the District to deal with public safety issues. Part of this cultural issue could be resolved through educational and instructional classes by utilizing existing resources of community agencies with the cooperation of building managers and business owners to educate residents and workers. These educational workshops could be informative and instructional in their format on how to access and use 911 for reporting crime, or suspicious criminal behavior.

Even with a sufficient number of public pay telephones and the access to them, the language barrier presents a more formidable obstacle for encouraging the reporting of crimes, since many residents and workers are limited or non-English speaking. With translated material - brochures for reporting crime, suspicious activity, and 911 instructions into several languages - combined with educational/instructional classes on the use of 911, these

efforts will definitely facilitate the reporting of crime. However, the fact that a 911 operator may not speak the native language of a non-English speaking caller may prevent this person from reporting a crime. This language problem must be resolved regardless of all the efforts to make the 911 system accessible to non-English speaking users.

Another cultural barrier is the mistrust of institutionalized authority, and unfortunately the police may be the object of this spillover affect of suspicion, especially if new immigrants have escaped repressive regimes in their countries. An additional obstacle for reporting crime, especially for a victim, is the fear of retribution.

The physical condition of a community plays an important role in the image it presents to its workers, residents, merchants, and property owners and to the general public. The overall physical condition of a neighborhood projects an image to the people who work, live and visit that it is either a safe environment or an uninviting place to shop or dine. Improving the physical condition of the International District could be accomplished by increasing the number of public trash receptacles and the frequency of pick-ups, providing better street and alley lighting, cleaning the alleys, streets and sidewalks on a regular basis, better litter control throughout the District, and better lighting and security for off-street parking lots and in the public open spaces. The basis of these suggested improvements have come from local business and property owners and other community members and people outside the community. An important link to these physical improvements is that they can reduce the opportunities for crime. Many of these improvements could be facilitated and coordinated if a ID Business Improvement Area (BIA) association was established that could work in a collaborative manner with other community based agencies and organizations and with the appropriate City departments to have them implemented.

To ensure that some of these physical improvements are implemented local merchants, property owners and other organizations could work in a collaborative manner. These parties could ensure that their buildings and immediate surroundings are clean and well lit. Property owners could work with their commercial tenants to provide for a safe and clean environment for their employees and customers. Both business and property owners could be encouraged to cooperatively work with the appropriate City agency and the West Precinct Crime Prevention Team. With either a BIA or existing civic/business organizations they could help facilitate these improvements. If an International District BIA was established, another role it could serve is to be a collective voice for public safety concerns of the community by maintaining a relationship with the Police Department and City government.

Another area of concern is the increased number of transients and street people and the easy and cheap access to fortified wine that create negative impacts upon the pedestrian environment. Public intoxication is degrading to the community, creates fear and leads to victimization. Drinking in public, a common occurrence in Hing Hay Park, Kobe Terrace Park and the community garden, causes associated behavior, that is menacing, causing fights, trespassing, harassment and pedestrian interference, discarded and broken bottles and public urination.

In the International District there are three stores which continue to sell fortified wine and two taverns that also stock it. Cooperative efforts could be made by the City, the Seattle Police and community organizations to educate store owners about the negative effects on the community of selling fortified wine to intoxicated persons and about the store owners' legal liabilities and social responsibility to the larger community. Increased utilization of Community Service Officers (CSO) should be made so that intoxicated do not remain on the street and endanger themselves and others. In a collaboration with agencies, who to provide services for people with alcoholic problems, there should be a collective effort to insure an adequate supply of detoxification beds. Also there should

be humane facilities where intoxicated people can sleep and receive support services and places where they could receive temporary shelter.

Specific complaints on crime and safety from business and property owners, residents, workers and visitors include alcohol related problems such as public drunkenness, broken beer and wine bottles, and urination in doorways of buildings; drug related crimes, poor street lighting, aggressive behavior from transient/street people.

A community meeting was held for residents of the ID in December 1991 to voice their concerns and interests related to the community plan. Concerning public safety issues some people noted that there should be more police and that foot patrols were more effective because of their visibility more so than horse patrols, and that bike patrols were ok. Another concern expressed was that emergency assistance, 911, is inaccessible because of language differences. One person stated that people have been robbed on the street and now many are afraid to go out or bring their purse with them. An interest was expressed that a local police substation be established in the community providing more direct contact and response times to the neighborhood.

All of these elements work collectively to present the International District as an "unsafe place" to visit. These perceptions result from visitors, employers and workers and residents witnessing crimes, encountering intoxicated people or panhandlers, or being directly threatened or victimized. A constant refrain heard from business owners and workers is "police visibility."

The International District as other downtown neighborhoods has seen an increase in crime. The ID has seen an emerging problem of gang-related crimes, and experiencing an increased number of drug-related crimes. In the case of the former this is especially true of the newly established Asian businesses in the 12th and Jackson area. There seems to be a low incidence of crimes against persons in the ID, but this should not be interpreted to mean none are not committed. There is always the constant fear and problem of auto theft. The low incidence of reported crime can be partially attributed to culture and language barriers; and the potential fear of retaliation.

The proposed recommendations were developed by community members to ensure the economic and residential health and vitality of the International District. If all of these issues are properly addressed then there will be a reduction of fear and its threat to personal safety from the community and the general public. Making public safety improvements in the District will take the commitment, hard work, cooperation and resources of both the City and community. This commitment will require a partnership among government, business and property owners, residents and social service agencies.

Recommendations

Goal

The overall goal is to reduce crime and fear, thereby enhancing public safety in order to maintain and improve the quality of life and security of the International District residents, merchants, workers and visitors. The recommended objectives and subsequent strategies for implementation are a result of community input on issues and concerns on public safety.

Objectives

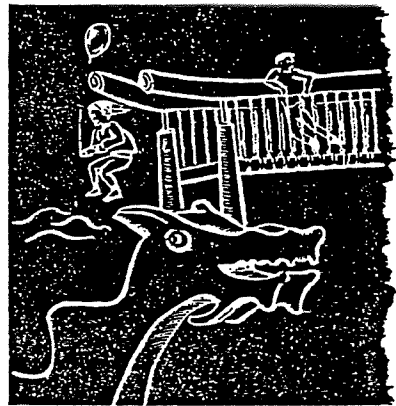
1. Reduce the amount of crime that occurs in the ID.

2. Decrease the extent of drug dealing, muggings, robberies, prostitution, car prowls and other activities that threaten the community to provide an environment where people feel safe and secure.
3. Develop more effective police responses to community public safety problems and improve police/community relationships.
4. Promote improved communication and cooperation between various agencies who operate in the ID - Metro, SPD, Seattle Parks, U.S. Postal Service, US Immigration, etc.
5. Encourage use of parks by more active use by residents.
6. Discourage use of parks by transients through provision of adequate housing and shelter throughout the city.
7. Improve the physical environment to develop a climate where residents and visitors feel safe.
8. Develop safe, functional, clean and attractive alleyways for pedestrian use.
9. Provide community education and organizing to improve reporting crime, using 911, fire safety training, etc.
10. Provide preventative community education on drugs, AIDS, etc.
11. Encourage victims of crimes to report them.
12. Prevent organized Asian and non-Asian gangs from operating and establishing influence over local businesses and the community.
13. Encourage reporting of criminal activities.
14. Encourage businesses who are subjects of such activities to organize and work with other groups working on public safety issues.
15. Discourage the selling for fortified wine in the ID and work with the store/tavern owners who sell it to find other products to replace lost revenues.
16. Prevent racially motivated vandalism/harassment/violence, etc. against the Asian community.
17. Support culturally appropriate services to women who may be victims of domestic violence or abuse.
18. Support existing community agencies to work with various cultural groups to prevent domestic violence.
19. Support a city-wide response capability to provide detox services and alcoholism programs for transient alcoholics.

Strategies

1. Strongly encourage the manpower allocation of bilingual/bicultural Asian officers to the ID who can establish rapport with the diverse populations in the ID.
2. Ensure multi-lingual accessibility to 911 services for all non-English speaking population groups either through immediately accessible language banks or bilingual staff.

3. Develop bilingual education and outreach materials and work to distribute them through community networks.
4. Support cultural sensitivity training programs for the Police Dept. to increase effectiveness in minority communities.
5. Encourage the continuation on a regular basis cultural diversity training for all police personnel.
6. Continue to improve police-community communication and efforts to address public safety issues through regular public safety meetings.
7. Increase the visibility of the police/foot patrols, especially during the evenings through increased manpower allocations.
8. Increase bike patrols.
9. Increase car patrols through parking lots and near Kobe Park.
10. Analyze the extent of underreporting of crime in low income and minority - particularly non-English speaking minorities - and review manpower allocation procedures to determine whether this underreporting of crime should result in increased attention to these areas.
11. Improve public safety and security in the ID open spaces - Hing Hay Park, Children's Park, Kobe Terrace and Community Garden through better lighting and pruning of trees and shrubbery.
12. Sponsor local events/activities in Hing Hay Park during the summer to reclaim it for the public.
13. Install brighter and more effective street lights, and lighting in alleys and doorways, throughout the ID, including in the business retail core and the major street arterials, and areas east of I-5 (eg., 10th/Weller Streets).
14. Improve pedestrian safety by painting in pedestrian cross walks on the streets in the Retail Core.
15. Provide increased education and outreach to involve the community in public safety issues and community responses.
16. Provide community education, esp. for limited English speaking residents of the District, and other Asian groups about public safety issues.
17. Encourage the organization and formation of resident councils, neighborhood block and business watch groups.
18. Provide information and training for apartment/hotel staff for handling crime situations
19. Explore establishing community support for the elderly, such as escort services, etc.
20. Encourage the location of a community storefront precinct in the core of the ID to encourage closer community ties, which could work with the ID Emergency Center, a part-time Neighborhood Service Center for ID Board, housing programs, utilities, public library branch, etc.
21. Explore the cost and feasibility of retaining private police protection for the district to augment the existing public services.



Open Space/Recreational/Cultural



OPEN SPACE, RECREATION & CULTURAL

"The International District has a wealth of history and culture, spanning several generations and many different cultures. We need to support the preservation of this treasure - and the stories and artifacts of our Asian pioneers - through community institutions like the Museum."

*Ron Chew, Director
Wing Luke Asian Museum 1992*

"The spirit of the International District is interwoven in the identity of its cultural institutions. The people in this neighborhood, their issues and passions are the threads with which we weave our stories. Their stories add to the rich cultural fabric of our community."

*Danny Akiyama Howe, Editor
International Examiner 1992*

"An important feature of the International District is its community open spaces. Their design and function is reflective of the heritage of the area."

*International District Companion
To the 1982 Downtown Alternative Plan 1982*

Introduction

The existing open spaces in Chinatown/International District have played and continue to play an important cultural role in defining the community. A focal point is Hing Hay Park with its Chinese Pavilion which is used as a setting for special events and festivals. The wall mural on the Bush Hotel provides a historical backdrop for the park and the District. The park offers a comfortable environment for the elderly to gather to sit and talk. Up the street on the hillside is Kobe Terrace Park, a park just over an acre with large Japanese stone lanterns, that is a major open space. Adjacent to it is the Danny Woo International District Community Garden with 100 plots that are tilled mostly by low-income Asian elderly gardeners from the District. These two open spaces offer expansive panoramic views of Elliot Bay, Beacon Hill and Downtown Seattle. With the addition of the International Children's Park in 1982, it not only increased the amount of open space, but signified that the community is a place for children.

Existing Conditions

Kobe Terrace Park was redeveloped (originally Yesler Terrace Park) in 1975 with Forward Thrust funds. The park features a fine "Yuki Midoro" or "snow viewing lantern," which was a gift from the citizens of Kobe, Japan as were the flowering cherry trees. The large stone lantern, as an urban artifact, symbolizes the ties of friendship and trade with the people of Japan and the cultural origins of our Japanese-American citizens. It is, slightly over one acre in size and as a hilltop park has excellent viewing points looking south and west, and its recreational function as an open space is passive in nature.

During the spring, summer and early fall months Kobe Terrace Park is used as a north-south pedestrian pathway linking office workers and residents to the ID retail core. Its greatest use is during the summer by visitors and office workers seeking an open space to rest, or for viewing or a place to eat lunch. During this period of time

it also becomes a haven for homeless people, substance abusers - both drug and alcohol users. In early spring this year during a walk through at night with Seattle City representatives none of the park lights were operating. Interim Community Development Association has been working with the Seattle Parks and Recreation Department to provide public safety and aesthetic improvements and better linkages with the International District Community Garden.

The Danny Woo International District Community Garden located on the hillside north of Jackson Street was constructed in 1975/76 with community volunteer labor and donated materials. It was expanded in 1980 and safety and aesthetic improvements have occurred during the past three summers. The initial effort mobilized broad community volunteer efforts and was instrumental in organizing community wide support for larger District and Asian community interests and concerns. The garden was built to provide nutritional, physical and social activities for the many low income Asian elderly residents of the ID. It provides garden opportunities for 100 gardeners. Locally and nationally, the community garden has been recognized as a unique cultural and horticultural asset to the ID community and for the larger Seattle/King County region.

With the cooperation of the School of Architecture's Design/Build Studio at the University of Washington, students, instructors and community volunteers have made aesthetic, safety and security improvements the last three summers beginning in 1989. These improvements have benefited the gardeners, the ID community and the larger public. These projects have improved the view lookouts, repaired pathways and created new sitting/viewing areas.

Hing Hay Park was designed by Sakuma, James and Peterson and constructed in 1973. It is a third of an acre and its prominent center piece is an authentic Chinese Pavillion designed by a Taiwan architect, and a gift of the City of Taipei. The park was one of the early public improvements in the District and serves as a gathering place and focal point for many community activities.

On the back wall of the Bush Hotel facing the park is a mural designed by John Woo that features a large dragon wrapped around scenes of Asian American pioneers.

International District Children's Park through community efforts opened in 1982. It was designed by Ing & Associates and is just under a quarter of an acre. The natural bronze dragon play sculpture was designed by Gerard Tsutakawa, and the park also features a neon umbrella-like structure which serves as a rain shelter and two other play structures for children.

Trends/Issues

The following conclusions were drawn from assessing the existing situation of the open space and recreational conditions in the International District:

- ◆ In the International District there are four open park spaces: Danny Woo Community Garden, Kobe Terrace Park, Hing Hay Park and International Children's Park. These publicly owned open spaces comprise 1.66 acres or 4.5% of the land in the ID serving a population of 1,800.
- ◆ There are no community multi-service centers in the Downtown District to serve its expanded residential population.

- ◆ The Downtown area has the highest concentration of elderly poor in the City, and in the International District the elderly comprise 25% of the total population. There is an absence of program activities for seniors of a passive physical nature.
- ◆ Of the 13 Seattle neighborhoods, Downtown has the lowest ratio of open park space for its residents - .20 acres per 100 people. When this same ratio is applied for the International District community, there is .09 acres per 100 people.

Open Space

Some of the issues relating to open space are security, better lighting, maintenance of trees, shrubbery and park furniture, and the upgrading of particular features in each of the parks. Of particular importance is public safety during the day and evening hours for Hing Hay Park and Childrens Park, especially the former. For many of the elderly residents, workers and visitors Hing Hay has become a threatening environment or one of peaceful co-existence. It is frequently occupied with transients drinking fortified wine, shouting and being abusive to each other, and urinating along the walls or behind the bushes or trees. During many of the days or evenings it is no longer the peaceful setting for residents to gather to sit and talk or for workers to sit and eat lunch. To a lesser extent these issues are the same for Childrens Park, Kobe Terrace Park and the ID Community Garden.

Hing Hay Park and International Children's Park should be maintained and upgraded as the Department of Parks and Recreation noted in their study, "Downtown Neighborhood District: New Directions, December 1991." Lighting, regular pruning of shrubbery and trees, park furniture and trash containers should be maintained and upgraded in both for public safety reasons and since both are used frequently by school age groups during field trips to the International District. In the case of Children's Park which is used by Denise Louie Education Center, a nearby pre-school program, on a regular basis, the play structures should be improved to make it more child oriented and challenging to them. Also better park lighting should be installed. Improving the physical environment not only visually enhances the park, but also creates a safer environment for all.

It is essential to preserve, protect and improve these existing open spaces in the ID. Protecting the Danny Woo International District Community Garden and Kobe Terrace Park from adverse shadow impacts and view blockages under the SEPA Ordinance is important for maintaining the cultural identity of the community.

These two open spaces help define the unique cultural and historic significance of the International District and their relationship to the community. As already noted Downtown Seattle has the lowest park acreage per 100 persons (0.20) of any of the other 13 Seattle neighborhoods, and when viewed together they are two unique and contiguous open spaces. They provide a combination of passive recreation, Kobe Terrace Park, with an active community garden, modeled after the traditional Asian practice of terraced gardening on steep slopes. Their significance is their cultural and historical connection to the International District and its Asian community making it unique among downtown parks. Both open spaces promote a high quality of life in an urban environment.

The importance of the community garden is mentioned in the report, "Land Use & Transportation Plan for Downtown Seattle," adopted June 10, 1985 by City Council Resolution. Under Policy 22. Open Space in the report, it stated "The City shall complete acquisition of property for the Community Gardens located in the International District hilltop. The City shall perpetuate the existing use of the Community Gardens while providing for public access."

An element that can enhance existing open space in the District is street parks with landscaping and other pedestrian amenities. The creation of pedestrian thoroughfares on major corridors would benefit and reinforce the residential and business character of the International District - one of the goals of the ID Special Review Board. Consistent and supportive of the recommendation - the promotion of a viable residential and small business community - found in the Community Character section of the plan is to enhance the residential neighborhood and to strengthen the business core by improving pedestrian circulation and providing links to existing open spaces. To encourage pedestrian orientation the north/south corridor along Maynard Avenue should be examined as a pedestrian connection linking Kobe Terrace Park and the community garden with Hing Hay Park through street improvements (e.g., street trees and better street lighting).

Both Jackson and King Streets should be studied as major east/west pedestrian connections to the business core. Consideration should be given to constructing an archway (similar to the one in San Francisco's Chinatown) at King and 5th Streets that would welcome and signal entry into the Chinatown/International District as one exits from the Metro Bus Tunnel. When studying these corridors and improving them for pedestrian circulation, the ends of some of these major axes should be considered for siting and building a structured parking lot. Examine developing Weller and Lane Streets as street parks that would connect to the open space/plaza at the Union Station project.

In the early seventies the establishment of special review districts in the Pioneer Square and International District was created to preserve their historic and cultural identity and to protect these areas from landuse impacts associated with the construction of the Kingdome. For the International District the fear was parking spillover and traffic congestion, and that these negative impacts would detract from its residential and small business character, at that time in decline. One of the guidelines for the International Special Review District Board is to encourage rehabilitation of buildings that promote housing and pedestrian orientation businesses at street level.

There is a need to re-establish the understanding and value of public spaces for the mental and social health of individuals and communities. This importance is especially true for the low-income elderly who live here. It has already been noted there is an absence of program services in the ID for the elderly. Consequently, the preservation of the community garden is underscored even more with its contributions to the well-being of the elderly gardeners, who are able to actively garden, to socialize and to add to their nutritional needs. Unfortunately, there are still many elderly unable to utilize the garden to meet their social and psychological needs, and so there is a concern to fulfill these unmet needs of this underserved elderly population. It is important for the elderly to be able to participate in everyday social life, to be connected to a social network, and to be able to safely and pleasurably fulfill everyday needs.

At the other end of the age spectrum are the children of the families living in the International District, the children who attend the Head Start and State program, ECEAP, at Denise Louie Education Center and children from the surrounding school districts who are frequently bussed into the District for a field trip to the Wing Luke Asian Museum and to "experience" the Asian culture.

For the children who live here and those who attend Denise Louie Education Center the use of existing open spaces is also critical. The International District is a dense mixed-use residential and commercial neighborhood with several major traffic arterials and many off street parking lots and making the use of the streets more dangerous to those without cars - the elderly and children.

Open spaces can help define the social relationships between parents and children, the old and young, couples and friends. For children these public spaces can provide important opportunities for learning social skills

and competencies. The child's freedom to explore, to satisfy curiosity about the world either alone or with friends can be constrained by inhospitable streets or unsafe open spaces.

Open space in the International District should promote a safe, orderly, visually attractive and active environment for residents, workers and visitors, and be viewed as a necessary urban amenity.

Recreation

The overriding issue for recreation is to locate a multi-service community center in the district that would provide a variety of programs/services for seniors, teenagers and young adults, families and workers. Programmatically, some suggestions were after-school programs, senior activities, a branch library with multi-lingual material, a gymnasium, and cultural activities such as Tai Chi or Aikido.

There are 25 community recreation centers located throughout the city, however in downtown, one of the fastest growing neighborhoods, there are none to serve the large downtown office worker population (approximately 121,000) and 12,292 residents. Of the downtown population there is a high proportion of low income residents and a larger percentage of elderly. In the Department of Parks and Recreation report, "Downtown District Parks & Recreation Profile, April 1991, its program analysis of recreation needs concluded that program activities should be developed for older residents as a top priority followed by art, culture, ethnic, and children and finally adults.

When community members were asked to provide comments and suggestions for this section - open space, recreation and cultural - many noted a need for siting a multi-purpose recreational facility in the ID. They expressed the desire for a variety of program activities (swimming pool, martial arts, basketball) for a cross-section of people (children, families, elderly, downtown workers and residents), and culturally accessible activities for non-English speaking persons. Also mentioned was the need to establish after school programs for children and young adults.

Cultural

Two cultural institutions, the Wing Luke Asian Museum and the Northwest Asian American Theatre (NWAAT), have been the stewards of cultural and historic preservation of the Asian community in the Pacific Northwest from a historical and modern day perspective. Each institution gathers, preserves, and presents the culture of Asian Americans in their own singular artistic medium to the Asian community and to the larger public in the Seattle/King County region. Each institution has contributed to the cultural landscape of the City and region.

The Wing Luke Asian Museum is named for Seattle City Councilman, Wing Luke, the first Chinese American elected to public office in the continental U.S. in 1962. The museum has been a cultural institution in the International District since its inception in 1967. Works of both Asian and Asian American artists are exhibited by the museum, as well as local Asian American artists. It has a standing exhibit which displays the cultural history of the different Asian ethnic groups beginning with the Chinese in the late 1860s to the Southeast Asian immigrants in the 1970s. It also collects, catalogues and stores Asian artifacts donated from the community.

The Northwest Asian American Theatre (NWAAT) is one of five Asian American theater companies in the United States. It has been in existence since 1972. NWAAT provides experience and performing opportunities for Asian American writers, performers and directors. The theater has a full season. It manages the Theatre Off Jackson, a 147 seat facility which is available to other performing arts and community groups.

RECOMMENDATIONS

OPEN SPACE:

Objectives

1. Enhance the residential neighborhood ambience and retail commercial activity by improving pedestrian circulation through the business core.
2. Preserve and protect and improve existing open spaces in the ID, including Kobe Park, Danny Woo/International District Community Garden, ID Children's Park, Hing Hay Park.
3. Improve the International Children's Park or some other park facility(nearby) making it more "child oriented" & more play structures.
4. Protect the Danny Woo/International District Community Garden and Kobe Terrace Park from adverse development impacts, including from shadow and view blockages under the SEPA Ordinance, and especially in the case of the garden, preserve as an horticultural and cultural asset to the community.
5. Develop secure open spaces for children's recreational activities
6. Encourage new developments to incorporate open space accessible to the public into the design.
7. Improve public safety in all ID open spaces (see Public Safety section).

Strategies

1. Examine the existing open spaces and improve them for pedestrian use and circulation; explore other potential open spaces along the north/south and east/west pedestrian corridors, linking them with existing open spaces, such as street parks.
2. Continue improvements that link Kobe Park with the International District Community Garden
3. Upgrade and improve the public safety of Hing Hay Park and International Children's Park and Kobe Park- upgrade lighting and park furnitures; improve the Children's Park to make it more functional and challenging for children, etc.
4. Seek/develop other open space opportunities, eg., extend Hing Hay Park into Maynard, a community market at Metro Station Plaza, more parks/open space on vacant lots, etc.

RECREATIONAL

Objectives

1. Establish a range of programs for school age children, young adults and the elderly such as active sports, cultural activities, passive recreational activities, after school programs, etc.;

Strategies

1. Establish a Seattle Parks and Recreation multi-purpose recreational facility in the ID providing recreational activities (gymnasium, swimming pool, martial arts areas, meeting and activity rooms, etc.) for a cross-section of people (youth, families, elderly, downtown workers and residents, etc.), and including

a focus on cultural programming (eg. Asian cultural arts, martial arts, meditation, etc.) and culturally/language accessible programming (eg. programming for non-English speaking, etc.)

2. Explore the possibility of siting the creation of new recreational programs in an appropriate existing facility in the ID, until a permanent downtown facility is built.

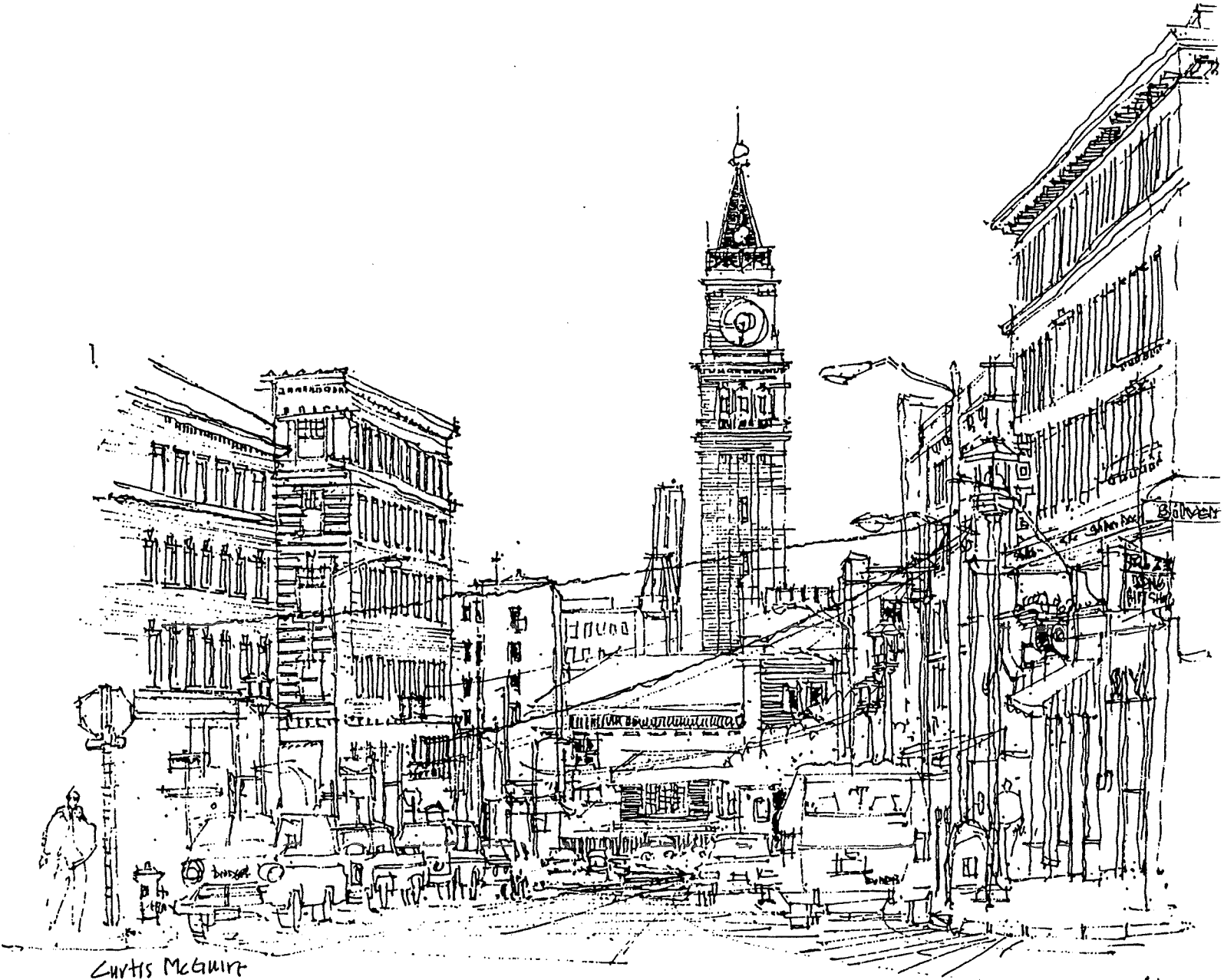
CULTURAL

Objectives

1. Maintain and support strong community based cultural institutions, such as the Wing Luke Asian Museum, Northwest Asian American Theater, community newspapers such as the International Examiner and the Chinese Post, and others.
2. Provide more information to the general public on the history and cultural heritage of the ID
3. Support development of community cultural centers for the Asian community.

Strategies

1. Explore development of an ID Seattle Public Library branch with emphasis on multi-cultural materials & include programming for pre-school children
2. Add signage to identify significant historical landmarks eg., Nippon Kan, Hing Hay Park.



CURTIS MCGUIRE

APPENDIX

Chinatown/International District Community Development Plan

Bibliography

1) The International District - Seattle - An Action Program for Physical Development, June 30, 1973

Prepared for: International District Improvement Association, Department of Community Development, Office of Economic Development, Seattle Model Cities Program

Prepared by: The District Design Group

This report inventoried and studied existing conditions, then focused on developing plans for such areas as, housing, land use and zoning, street beautification, transit, parking and traffic, King Street development, community cultural center, and the Special Review District Ordinance. Through the examination of current conditions of the ID and development plans, goals were recommended to "promote a viable social and ethnic community which contains a mix of commercial, residential and recreational activities and to preserve and enhance the unique Asian cultural qualities of the International District for the Asian-American community of Seattle."

2) International District - A Planning Report for Seattle's International District, 1974

Prepared for: The Seattle Model City Program

Prepared by: Multidisciplinary Associates, Seattle

With the cooperation and assistance of the International District Improvement Association, the International Drop-In Center, and the staffs of the Seattle Model City Program and the Department of Community Development

The International District Planning Report "represents an overview of underlying issues and problems and makes recommendations for community review and comment." The report provided a brief cultural history of the area and surveyed the existing conditions of the business and commercial sectors, population and housing stock, community facilities, transportation and the circulation patterns of transit, automobiles and pedestrians. It also analyzed the potential impacts of the King County multi-purpose stadium, Kingdome, and related developments in the surrounding area that gave rise to speculation and uncertainty. The report examined areas for potential development and ideas for consideration, e.g., a district mall, trade/cultural center, housing, land use, and transportation; and finally developed a set of goals for housing, business, community facilities, pedestrian and open space, and traffic.

3) Seattle's International District, A Plan for Development, Spring 1974

Prepared for: City of Seattle, Department of Community Development

Prepared by: Kumata & Partner, Hill, Ingman, Chase & Co, North-West American, Sakuma, James & Peterson

The plan called for a series of capital improvements in the International District to be initiated by the City with community participation, and work with the recently formed ID Special Review Board to establish a set of guidelines for private development. The area of focus was the King Street business core. The plan analyzed residential, commercial, land use/zoning, circulation, parking and physical design in the District, and made recommendations for revitalizing the ID.

4) Economic Feasibility Study - For a International District Community Center, February 28, 1977

Prepared for: Seattle Chinatown International District PDA

Prepared by: Management Consulting Services/The Planning Group

The report provided an in-depth comparative economic feasibility study for a proposed community center for two proposed sites (Bush Hotel and 6th and King Streets/Dong site).

5) Seattle's International District Application for Neighborhood Strategy Area (NSA) Program, May 30, 1978

Prepared for: U. S. Department of Housing and Urban Development (HUD)

Prepared by: City of Seattle, Department of Community Development

The application requested approximately \$3 million in HUD Section 12 loan funds over the five-year program period. An inventory of existing housing stock and its condition was conducted as was a needs assessment indicating the need for low-income housing. Within this five year period, it was proposed that 17 buildings be rehabilitated producing 450 standard housing units. Of this total 225 units would be Section 8 subsidized units and the remaining 225 units would be market-rate units.

6) Development Guidelines For The International District - Community Viewpoints, November 1980

Prepared for: Department of Community Development

Prepared by: Communication Design

This report focused on several key issues affecting the community: 1) major changes in the ID, and current development needs for the District; 2) development options and concerns for the Union Station site; 3) options and concerns for the hillside north of Main Street; 4) options and concerns for the Metro site at 8th and Dearborn; 5) and general concerns with International Special Review Board's regulations. Three community meetings were held in September and October 1980 that involved community residents, merchants and property owners. Six presentations prior to these meetings were held for smaller community groups to brief them on the issues of redevelopment. Additional information was gathered through a self-administered questionnaire.

7) International District Parking Study, April 1981

Prepared for: City of Seattle, DCD

Prepared by: Tranplan & Transportation Planning & Engineering, Inc.

This independently produced report for the City collected data in the fall of 1980 on the area west of I-5 in the International District, and analyzed on and off street parking data; and made projections for future parking conditions based on three alternative land use scenarios (increased housing development and employment); and proposed parking plans(short-term) and policy recommendations.

8) International District Companion to the 1982 Downtown Alternative Plan/Working Document, December 1982

Prepared for: City of Seattle

Prepared by: Land Use & Transportation Project Staff

This document was the companion to the Downtown Land use & Transportation Plan, since the International District and the Pioneer Square communities have been provided unique status through City Ordinance as Special Review Districts and as National Historic Landmark Districts. This companion document recognized the International District's cultural and historic character as being different from the Central Business District. The Special Review Board was composed of community members who were charged with providing community input on most land use decisions. Land use issues and its many variations, such as street level use, building heights,

setbacks, low-income housing, open space, preservation, transportation (transit, traffic, pedestrian, and parking) were to be discussed in the context of *existing conditions, current regulations, proposals, discussion and changes/additions to the 1982 alternative.*

9) Draft Land Use and Transportation Plan for Downtown Seattle, June 1983

City of Seattle

Prepared for: Mayor, City Council, DCLU

Prepared by: Land Use and Transportation Project Staff

This report was a draft presentation of new land use and transportation policies for downtown Seattle. The report encompassed detailed policies for land use, transportation, housing, human services, building heights, open space, the street environment and historic preservation; the implementation section summarized administrative, legislative, programmatic and public investment actions necessary to implement the plan.

10) King Street Historic District - National Register of Historical Places Inventory, Nomination Application, 1982 - 1983

Prepared for: United States Department of the Interior
National Park Service

Prepared by: Lawrence Kreisman, Office of Urban Conservation
Department of Community Development
City of Seattle

This was an application for a 14 block area within the Chinatown/International District to be registered and protected as a National Historic District. This report provided a cultural and historical overview, the architectural value of the historic buildings, a legal description of the boundary area and inventories of the significant buildings (58), both primary and secondary, and the non-contributory ones. It described the three typical building types and identified the individual historic buildings accompanied by an architectural description.

11) Local Development Matching Fund Program Grant Application, August 29, 1986

Prepared for: State of Washington, Department of Community Development

Prepared by: Seattle Chinatown/International District Preservation & Development
Authority

The purpose of this grant application was to produce an investment guide to the International District. This publication would provide current, understandable data and characteristics of the ID, highlighting development opportunities and financial incentives for potential developers and foreign investors, realtors, local governments, economic development organizations and local property owners.

12) Union Station Corridor Study: Phase I: Background Information (Final Draft) March 1986

Prepared by: Department of Community Development

The report provided a historical overview of the International District and the Pioneer Square neighborhoods. It also provided a current community overview of land use and values, development patterns/property ownership, socio-economic data, transportation and circulation patterns, and their physical setting.

13) Union Station Corridor Study: Phase I Development Plan Recommendations, June 1986

Prepared by: Department of Community Development

Part I of the report provided development guidelines in the context of identified issues affecting the corridor; also included were additional goals voiced by the community (Pioneer Square and International District neighborhoods)

and development recommendations to meet these objectives. The areas of concerns were land use (general, housing, and retail/commercial), transportation, open space/urban design and economic.

14) Union Station Transportation Study, September 25, 1987

Prepared for: DCLU

Prepared by:

Attachment: **N. Kingdome/Union Station Area - Transportation Plan**

Existing Conditions

June 3, 1985

Prepared by: Seattle Engineering Department/Office for Planning

15) North Kingdome/Union Station Transportation Plan, January 1988

Prepared by: Seattle Engineering Department

This report studied existing conditions, i.e., street and traffic conditions, transit, sidewalk conditions, pedestrians and pedestrian volumes, street lighting, parking, etc., and plans to insure efficient traffic circulation as a result of proposed land developments and a number of major transportation improvements in the area. The purpose of the study was to analyze the cumulative impacts of the projected land use and transportation changes in the study area, and to recommend a transportation plan that mitigated negative impacts through capital improvements, and policy changes.

16) Union Station Redevelopment, Final Environmental Impact Statement, December 1988

Prepared for: Department of Construction and Land Use

Prepared by: Union Pacific Realty, CH2M Hill, Inc., Don Miles Associates, Zimmer-Gunsul-Frasca Partnership, Hart-Crowser and Associates

The intent and purpose of this final environmental impact statement was to satisfy the procedural requirements of the State Environmental Policy Act (RCW 43.21c) and City Ordinance 111866, as amended. The document analyzed the cumulative impacts of four alternatives for the development of the Union Station site. Impacts and mitigating measures were reviewed in consideration of plans and policies, land use, housing, aesthetics/views, shadows and glare, historic and cultural resources, transportation, noise, and public services.

17) International District On-Street Parking Plan, Spring 1990

Prepared for: International Special Review Board

Prepared by: Seattle Engineering Department

This document surveyed existing on-street parking conditions in the International District west of I-5, and proposed an action plan to mitigate short-term on-street parking problems. The on-street parking situation has been aggravated by recent renovation projects in the ID. The purpose of this inventory and plan was to develop a strategy to maximize and efficiently utilize on-street/curb parking in the business retail core of the District.

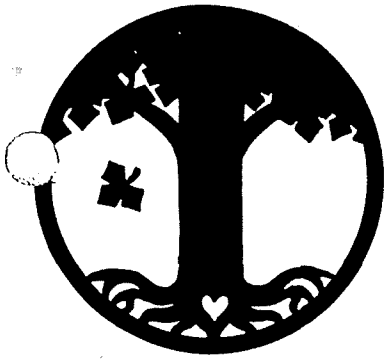
18) Kingdome Master Plan - 1990; November 1990

Prepared for: King County Executive and the County Council

Prepared by: Stadium Master Plan Staff, Transpo Group, Loschky, Marquardt & Nesholm, Bonnie Burke & Associates, Arai/Jackson,

The document examined problems, issues and concerns by major category: a) the diverse neighborhoods surrounding the Kingdome, b) transportation and circulation, c) parking, d) Kingdome site/appearance, e) operational, f) visual, g) secondary facilities/south Kingdome parking lot, h) North Kingdome Parking Lot development, i) equipment replacement program. The scope of the plan also included the following areas:

neighborhood involvement, community participation, transportation, facility improvement and a financial plan. The plan outlined policy recommendations for the future development of the Kingdome site in the context of inter-jurisdictional cooperation and coordination, and an analysis of their potential impact.



ICDA

Interim Community Development Association

INTERNATIONAL DISTRICT PLANNING QUESTIONNAIRE

Interim is currently involved in creating a community plan for the International District. Please help us out with your thoughts by answering this questionnaire.

WHAT DO YOU ENJOY ABOUT THE ID?

HOW COULD THE ID BE IMPROVED?

WHAT BRINGS YOU TO THE INTERNATIONAL DISTRICT?

[] LIVE WHY? _____ FOR HOW LONG? _____.

[] WORK TRAVEL BY _____ FROM WHERE? _____ HOW OFTEN? _____.

[] SHOP TRAVEL BY _____ FROM WHERE? _____ HOW OFTEN? _____.

[] DINE TRAVEL BY _____ FROM WHERE? _____ HOW OFTEN? _____.

[] OTHER? _____.

WOULD YOU LIKE TO BE MORE INVOLVED IN THE PLANNING PROCESS? _____.

WOULD YOU LIKE TO BE UPDATED AS THE PLAN PROGRESSES? _____.

NAME _____.

ADDRESS _____ ZIP _____.

PHONE (h) _____ (w) _____.

International District General Questionnaire Analysis & Interpretation

Interim Community Development Association conducted a non-scientific and informal survey of people on Sunday, July 14 during the 15th Annual International District Street Fair. A total of 93 persons responded to the questionnaire. The purpose of this questionnaire was to obtain a random sample of people's perception and reasons for coming to visit, shop, or eat in the International District. The ID street fair seemed to be an ideal event to conduct such a survey, since there would be a large contingent of Asians and non-Asians attending.

The two principal questions were, "What do you enjoy about the ID?," and "How could the ID be improved?" Then there was a series of check-off questions of why the person visits the International District, such as to "dine, shop, culture, work or live." The bottom of the questionnaire asked for the respondent's address and ethnicity. In the case of the former, if they filled in their address with the zip code, then we could discern where a person lives and how far a person drives to shop, eat or attend cultural events in the ID. Identifying one's ethnicity was optional.

Interim was pleasantly surprised that 93 people took time to complete our questionnaire. From this small sampling of responses, 35% (33 persons) indicated they were Asian Americans, 41% (38 people) were Caucasians, 1 African American, 2 Latinos, 3 Others, and 16 people did not mark their ethnicity.

A cautionary note concerning this survey, and its analysis and interpretation should be mentioned. Because of the nature of the first two questions, that is being "open ended" many respondents listed multiple reasons for coming to the International District and in similar fashion listed many improvements needed in the ID. Consequently, the total number of counted and recorded responses was more than the number of people answering the questionnaire. And in many cases, people filled out portions of the survey, such as answering one of the two questions, or both, but not listing why they visit the International District.

RESULTS & ANALYSIS

In our initial inspection of the questionnaire, we recorded 29 distinct responses to the first question, "What do you enjoy about the ID,?" and for the second question, "How could the ID be improved,?" 42 different suggestions were recorded. In the final analysis we grouped similar responses into related categories for aggregated totals. The following is a tabulation of the responses to the questions and followed by some of the comments of the people who completed the survey.

With regard to the first question, "*What do you enjoy about the ID,?*" some of the major responses were the following categories:

- o 46 people (46%) enjoyed eating in many of the good restaurants
- o 32 people (34%) mentioned the cultural and ethnic & diversity of people

- o 24 people (26%) indicated the Asian cultural appeal
- o 17 persons (18%) listed retail shopping for Asian groceries and gifts
- o 10 people (11%) mentioned a sense of community in te ID

Comments

"Convenience of shops, stores and restaurants. Asian cultural environment, proximity to downtown." - ID resident

"The pea patch garden, the free ride zone, the diversity of residents, the rents are reasonable." ID resident

"The blend and variety of people, the food; it feels like a small community." - ID business owner.

"The multi-cultural nature of the neighborhood, the museum(Wing Luke Asian Museum), and that it provides social services & housing to Seattle's elderly - low income Asian Americans." - ID employee

"The diversity I see in the ID is nice to see. People think the ID is such a dangerous place to be in, but I don't think so. I like it down here" - ID employee

"Atmosphere, "Asianess," urban feeling, food, family/neighborhood atmosphere, the history of the area, cultural appeal." - ID visitor

"The food, the people!" - ID visitor

"The small shops, individual family owned businesses, friendliness, neighborhood feeling." ID visitor

Concerning the second question, "*How could the ID be improved,?*" the responses were grouped into the following categories:

- o 22 people (24%) listed the renovation/preservation of the historic buildings
- o 18 people (19%) noted the need to deal with public safety issues, eg., the homeless/transient people; the drug and alcohol problem; better street lighting
- o 18 people (19%) mentioned public health concerns of increased pick-up of garbage/dumpsters, cleaner streets and alleys
- o 15 people (16%) supported beautification of the ID by banners, flowers & plants, signage
- o 11 people (12%) supported more park space; the preservation of the community garden as open space
- o 11 persons (12%) expressed a need for more parking
- o 11 persons (12%) cited the need for human services, especially for the homeless and/or transients in the district

Comments

"Parking - more is neded for all the restaurants & businesses, especially when during Kingdome events. More security for cars when people do park. More community projects and events." - ID employee

"Many buildings should be renovated; crime rates are too high (illegal drugs, street people); publicity" - ID employee

"Better garbage pick-up by the City in some of the alleys. Live music in Hing Hay Park in the summer (a lunch time series). A drop-in center with activities for the homeless who hang out in the park. A branch library. More murals like the one on the Bush Asia." - ID employee

"Public restrooms, more services for homeless, street people and people who are drunk." ID employee

" More frequent and regular garbage collection. Dealing with the transient and drug problem." ID resident

"Laundry facilities!" - ID resident

"Transients, more parking, more preservation of buildings and cleaner streets." - ID business owner

The City of Seattle could infuse more money for housing." - ID visitor

Better housing for its (ID) residents. Protection of character of the district by provision of moderate income housing regardless of buy-outs by big corporate investors in the future." - ID visitor

"Stop building highrises any closer to the ID; prevent fast food businesses; keep the ID clean." - ID visitor

"Perhaps more lighting - can be a bit intimidating at night." - ID visitor

Summary

Sixteen people who completed the survey identified themselves as International District residents, workers or business owners. Of the remaining respondents, 30 lived south of the Ship Canal, 18 lived north of it, and 29 did not provide an address. The majority (77 people) of the people completing the questionnaire live and work outside the International District. Their remarks, observations, and suggestions combined with those who work, live and own business in the ID provide some illuminating comments and perceptions of the District. A general analysis of the comments and suggestions concerning the two questions follows.

Concerning the first question, "What do you enjoy about the ID,?" people provide 177 individual responses, and from those we grouped those comments into 29 categories. Within those categories, 119 responses (67%) indicated enjoying the ethnic and cultural diversity of people in the ID, its the restaurants, and shopping for Asian food and gifts. There is definitely a perception that the International District reflects the Asian American culture with its restaurants, gift shops, retail food stores, and the manufacturing and wholesaling of Asian goods. People view the ID as a "regional shopping center," especially with Vietnamese owned business in the District and the expansion in the northeast and west corners of 12th and Jackson Streets.

The second question, "How could the ID be improved,?" elicited 135 individual comments, and from those we grouped them into 42 separate categories. People provided a greater range of comments and suggestions for this question. The diversity, excluding 21 persons who did not answer, of comments ranged from renovating the older buildings, increased need for public safety, public health concerns, beautifying the ID, increased park space, more parking and social services. Within these seven categories, 106 responses (79%) considered these important issues that needed attention.

As part of the International District Community Development Plan being coordinated by Interim, surveys of the residents, employees and property owners will be conducted, in order to round out and contribute to a broader "snap shot" of perceptions and suggestions for the ID.

INTERNATIONAL DISTRICT COMMUNITY PLAN
INTERIM COMMUNITY DEVELOPMENT ASSOCIATION

BUSINESS QUESTIONNAIRE

Business Name _____

Owner Name _____

Business Type _____

Date _____

1. What are the good things about having your business in the ID?

2. Is this business a
 CORPORATION PARTNERSHIP FAMILY INDIVIDUAL OTHER _____
3. Is this the only location? Y N
4. Is this your only business? Y N
5. What are your business hours? _____
6. How long have you been located in the ID? _____
7. At this address? _____
8. How many employees do you have - FULL TIME? _____ PART TIME? _____
(Please include family members)
9. Do any of your employees live in the ID? YES NO
10. If YES, how many? _____
11. How many of your employees DRIVE? _____ BUS? _____ WALK? _____
12. Do you advertise in the:
 Newspaper Local City
 Radio Which Stations? _____
 Telephone Directory Which Ones? _____
 Other Specify _____
 None
13. What % of your customers are:
ID RESIDENTS 25% 50% 75% 100%
14. ID WORKERS 25% 50% 75% 100%
15. What % of your customers are:
ASIANS 25% 50% 75% 100%
16. NON ASIANS 25% 50% 75% 100%
17. What % of your customers are from:
OUTSIDE THE COMMUNITY 25% 50% 75% 100%
18. Do you or your regular customers think there is sufficient
parking in the ID? Y N

19. Would you say the majority of your customers travel by Car Bus or Walk? 2.
20. What businesses do you buy from or sell to in the ID?
21. What other types of businesses would you like to see in the ID?
22. Does the space you have now meet your current needs? Y N
 23. Future needs? Y N
24. Do you have any plans for expansion? Y N
25. Do you have future plans to move? Y N
 26. Where? _____
27. If the building was improved, would this help your business? Y N
 28. How? _____
29. Do you LEASE or OWN your business space?
30. (if Lease) Do you have a written lease? Y N
31. How many square feet is your business space? _____
32. What do you pay per Square Foot?
Less than \$5 \$5-7 \$8-10 \$11-13 \$14-16 \$17-19 \$20-22
33. (If they don't know, ask: What do you pay per month?
Less than \$400 \$400-500 \$500-600 \$600-700 \$700-800 between\$ _____ - _____
34. Over the past 2-3 years, by what % has your rent increased? _____
35. How have your gross receipts changed over the past 2-3 years?
INCREASED DECREASED REMAINED THE SAME
36. How do your gross receipts for the first 6 months of this year compare with those of last year?
INCREASED DECREASED THE SAME
37. What were your gross receipts (before taxes) for 1990?
UNDER \$100,000 If YES, then UNDER \$50,000?, OR UNDER \$25,000
UNDER \$150,000
UNDER \$200,000
UNDER \$300,000
UNDER \$400,000
UNDER \$500,000
UNDER \$750,000
UNDER \$1,000,000
OVER \$1,000,000

38. How does the Kingdome effect your business in a positive way? 3.
39. How does the Kingdome effect your business in a negative way?
40. Do you think the recent developments in the 12th & Jackson area have effected your business? []Y []N
41. (if YES) How? _____

42. What kind of positive changes have you seen in the business climate of the ID over the past 2-3 years? _____

43. What kind of negative changes have you seen in the businee climate of the ID over the past 2-3-years? _____

44. What kind of positive changes have you seen in the ID (over all) during the past 2-3 years? _____

45. What kind of negative changes have you seen in the ID (over all) during the past 2-3 years? _____

46. Do you support community events or organizations? []Y []N
47. If YES, in what ways? _____
48. If YES, which ones? _____
49. Have you been helped by the following organizations over the past 2-3 years? If YES, HOW?
- []Seattle Chinese/Chinatown Chamber of Commerce _____
 - []International District Economic Association (IDEA) _____
 - []International District Public Development Authority (PDA) _____
 - []Interim Community Development Association _____
 - []International District Special Review Board? (ISRB) _____
 - []International District Emergency Center/Donnie Chin _____
 - []Merchants Parking Association _____
 - []Other _____
50. Are you a member of any of these, or other, organizations? []Y []N
51. Do you think any of these organizations help the community? []Y []N
52. IF YES, How? _____
53. What would you like to see these groups do?

6/16/92

BUSINESS OWNER SURVEY

To gather the necessary background information for this report, Interim conducted a survey of 56 business owners, which constitute 22% of the 254 businesses in the International District. (If one includes family associations, nonprofits, educational, religious and cultural establishments, the total number of businesses comes to 294, in which case the 55 businesses surveyed constitute 19% of the total in the District.) The purpose of the business survey was to get a snapshot of the current economic health of the ID and to identify strengths and needs of the community from the perspective of business owners.

In selecting businesses for the survey, we tried to ensure representation from each of the many components that make up the business sector in the ID. There are several factors we looked at to choose the sample: the owners race and/or ethnicity, business type, geographical location, and length of time in the District.

To facilitate the survey, we developed a questionnaire that was both quantitative and qualitative. It combined factual details about each business with open ended questions about the community.

For the analysis of the quantitative questions, we grouped the responses into five segments: 1. Basic Business Profile 2. Customer Base 3. Location 4. Income and 5. The Community.

For the analysis of the qualitative questions, we reprinted the questions as they were asked in the survey. Due to the nature of open ended questions, respondents have the opportunity to express an array of ideas and opinions. Consequently the raw number of responses usually exceeds the actual number of respondents. Thus we compiled the responses according to their frequency rather than according to the number of respondents.

QUANTITATIVE ANALYSIS

BASIC BUSINESS PROFILE

- 0 About 18% of those surveyed, operate more than one business establishment.
- 0 Of the businesses we surveyed, about 36%, have been in the ID for more than 20 years, while about 46%, have been in the ID less than 10 years.
- 0 About three quarters (78%) of the businesses surveyed are small operations, employing five or less people.
- 0 About 21% of the businesses employ residents of the ID. However resident employees only make up about 6% of the total work force of the 56 businesses surveyed.
- 0 Correspondingly, about 84% of the employees drive to work, while only 12% take public transportation, and 4% walk or ride a bicycle.
- 0 While 18% of the businesses surveyed chose not to advertise at all, for those who do, 68% advertise in community newspapers.

CUSTOMER BASE

- 1 Responses to customer base questions were consistent across the distribution of businesses we surveyed. 93% of the respondents stated that ID residents make up 25% or less of their customer base. Likewise 88% of the respondents said that ID customers constitute 25% or less of their customer base was identified as workers in the district. Conversely, 92% of the respondents indicated that 50% or more of their customers come from outside the community.
- 0 The majority of those surveyed,(78%) indicated that 50% or more of their customers are Asian.
- 0 92% of those surveyed said that there is not sufficient parking in the District. The 8% who were satisfied with parking availability either owned or leased off-street parking lots, or were located at the fringes of the district where on-street parking is more readily available.
- 0 Of the business owners we spoke with, 84% said that the majority of their customers travel by car, with only 16% indicating that the majority either use public transportation or walk.
- 0 53% of the businesses surveyed indicate that they do business, (that is they either buy from or sell to) with other businesses in the ID.
- 0 93% of the businesses we interviewed do business with people who speak different languages, but only 38% of the respondents think their business would be helped if translation services were available.

LOCATION

- 1 The majority of business owners,(67%) have indicated that they are satisfied with the space they currently occupy. Likewise, 64% do not have plans to expand, and 82% do not have plans to move in the foreseeable future.

Of the 9 businesses that plan to move, 3 have plans to stay in the District, 5 have plans to move outside and 1 did not indicate where they will relocate.

- 0 A slight majority (53%) of the respondents think that their business would be helped if their building was improved.
- 0 81% of the businesses surveyed lease their business space and of that 80%, 74% have written leases, while 26% have verbal agreements with the property owners.
- 0 70% of the business owners indicated the square footage their business occupies. Of those, 36% occupy less than 1,000 sq.ft., 34% occupy between 1,000 and 2,000 sq.ft., 18% occupy between 2,000 and 3,000 sq.ft. and 31% occupy over 3,000 sq.ft.
- 0 84% of those interviewed provided information on their rental costs. Of those, 31% pay less than \$5 per square foot on a yearly basis. Among these 31%, 9% pay between \$0-2 and 11% pay between \$3-5 and 36% did not specify. Furthermore, 19% of the 72% who responded pay between \$5-7, 19% pay between \$8-10, 14% pay between \$11-13 and 8% pay between \$14-16 per square foot on a yearly basis.
- 0 Less than half of the businesses interviewed responded to the question about rent increases. However, of those, 31% have had no rent increase in the past 2-3 years, while 38% have had increases between 1-10% and 31% have had increases over 10% in that time period.

INCOME

- 0 A small percentage of those surveyed (9%) have experienced decreases in their gross receipts over the past 2-3 years. Interestingly, that number doubles to 18% when comparing the gross receipts for the first six months of this year, to those of last year.
- 0 Roughly 33% of the business owners indicated that their receipts have remained constant over the past 2-3 years and when comparing the first six months of this year to last year.
- 0 Approximately 56% have experienced an increase in their gross receipts over the past 2-3 years, while approximately 47% have had increased gross receipts during the first six months of this year, as compared to those of last year.
- 0 53% of the business owners we spoke with responded to the question; 'What were your gross receipts (before taxes) for 1990.'. Of those, 20% earned under \$100,000, 50% earned between \$100,000 - \$500,000 and 30% earned over \$500,000. 67% of those with gross receipts over \$500,000, or 20% of the total respondents for this question, earned over a million dollars in gross receipts before taxes in 1990.
- 0 About an equal number of business owners interviewed do or do not take out loans.
- 0 The majority did not consider it difficult to take out loans.
- 0 88% of the respondents bank with local lenders.

THE COMMUNITY

Despite the tremendous growth in business activity in the 12th and Jackson area, 66% of the respondents did not think their business was effected, while 33% have noticed an effect on their business.

89% of business owners we talked with support community events or organizations in some way.

0 When asked if they have been helped by the following organizations over the past 2-3 years, business owners indicated 'yes' in the percentages recorded below:

>Seattle Chinese/Chinatown Chamber of Commerce	10%
>International District Economic Association	16%
>International District Public Development Authority	14%
>Interim Community Development Association	16%
>International District Special Review Board	14%
>International District Emergency Center/Donnie Chin	12%
>Merchants Parking Association	15%
>Other	2%

0 34% of the business owners we spoke with are members of at least one of these groups, while 39% are not and 27% did not respond.

0 61% of the business owners we spoke with thought that one or all of these groups help the community in some way. 4% indicated that they did not think these groups were helpful, and 36% did not respond.

0 85% of the respondents also said they would support the creation of a business association to work for improvements in the community. For the remaining 15%, the most frequently mentioned objection was that organizations already exist for this purpose.

QUALITATIVE ANALYSIS

"WHAT ARE THE GOOD THINGS ABOUT HAVING YOUR BUSINESS IN THE ID?"

The most frequent response to this question (34%) was based on the uniqueness of the ID neighborhood as a multicultural Asian community and the importance of being part of that community. The second most frequent response (23%) was convenient location. This included both the ID's location in relation to the central business area of downtown, as well as the convenience of having suppliers and servicers within the ID. The third most common response (20%) was that the business client/customer base is located in the ID. Following this were the benefits of the active business climate in the ID (10%) and the affordable rent prices in the District (7%).

"WHAT OTHER TYPES OF BUSINESSES WOULD YOU LIKE TO SEE IN THE ID?"

The most frequently mentioned response (21%) was for stores and businesses that will meet resident and worker needs. Examples of such businesses were coin operated laundry, shoe sales and repairs and general clothing stores. The need for professional and business services was mentioned 14% of the time, followed by the need for recreational facilities and services (for the elderly resident population, for children and for those who work in the District) which was mentioned 13% of the time. The final two frequently voiced opinions were 1. stores geared toward young professionals (10%) such as "upscale" clothing stores, and 2. specialty or souvenir shops (10%). Beyond the above mentioned frequent responses, 35% were independent* responses to this question.

"HOW DOES THE KINGDOME EFFECT YOUR BUSINESS IN A POSITIVE WAY?"

The majority of responses (58%) stated that the Kingdome has no positive effect on business. A significantly smaller number of responses (22%) stated that the Kingdome brings in more customers, while 15% mentioned increased exposure or visibility due to the Kingdome and the people it brings into the area. The final two frequent opinions were that the Kingdome provides a clear landmark for the area (5%) and it increases the number of people who are familiar with the District.

"HOW DOES THE KINGDOME EFFECT YOUR BUSINESS IN A NEGATIVE WAY?"

70% of the responses to this question centered on traffic congestion and parking shortages. Except for restaurants who rely on night time customers, most respondents clarified that traffic and parking problems are only a major factor when there are day time events at the Kingdome. Although these occur less frequently than night time events, the traffic they generate disrupts pick up and delivery operations and deters customers from coming into the area. Similarly, Kingdome attendants occupy parking spaces which are normally available for business customers. Interestingly, only 7% of the business owners specifically mentioned the loss of revenue due to the parking/traffic problems (however this probably can be inferred with the traffic congestion and parking shortages mentioned above). A total of 18% of the responses indicated that the Kingdome poses no negative effect on their business.

"HOW HAVE THE RECENT DEVELOPMENTS IN THE 12th AND JACKSON AREA EFFECTED YOUR BUSINESS?"

Among the 35% of those surveyed who noted an effect on their business, the most frequently cited positive effects were an increase in the number of people in the area (56%) and the cleaning up of a once blighted area (13%). On the negative side, the most frequently cited responses were increased traffic congestion (19%) and increased competition (13%).

"WHAT KIND OF POSITIVE CHANGES HAVE YOU SEEN IN THE BUSINESS CLIMATE OF THE ID OVER THE PAST 2-3 YEARS?"

Of the positive changes mentioned, 48% of the responses cited an increase in new businesses in the District. Less than half that number (19%) cited an increase in the number of people visiting and/or returning to the ID. Following this was the renovation of buildings (10%), transportation improvements (5%) and increased consumer spending (3%). In addition to these, 18% of the responses to this question were independent.

"WHAT KIND OF NEGATIVE CHANGES HAVE YOU SEEN IN THE BUSINESS CLIMATE OF THE ID OVER THE PAST 2-3 YEARS?"

The most frequent response to this question (27%) concerned an increase in public substance abuse and/or an increase in the transient population in the District. Following this was traffic and parking problems (12%), dirty streets and alleys (10%), a sense of stagnation (7%) and less business variety (3%). Additionally 42% of the responses to this question were independent.

"WHAT KIND OF POSITIVE CHANGES HAVE YOU SEEN IN THE ID (OVER ALL) DURING THE PAST 2-3 YEARS?"

An increase in non tourist visitors was the most common response to this question (20%). Close behind, making up 18% of the total responses, was renovated buildings. Capital investments (12%) and transit improvements (4%) were the other two more frequent responses. Notable here is that 6% of the responses indicated there have been no positive changes in the District during the past 2-3 years. 42% of the responses were independent.

"WHAT KIND OF NEGATIVE CHANGES HAVE YOU SEEN IN THE ID (OVER ALL) DURING THE PAST 2-3 YEARS?"

The loss of street and sidewalk use to transients was the most frequent response to this question (33%). Less than half of this number, or 13%, mentioned the deterioration of streets, alleys and public spaces. Fortified wine sales closely followed this with an 11% frequency. The displacement of low income residents (9%) and traffic/parking problems (8%) completed the repetitive responses. 26% of the responses were independent.

"WHAT WOULD YOU LIKE TO SEE THESE GROUPS DO?"

(in reference to the groups listed in the quantitative Community section)

The most common response to this question (24%) was for these groups to work together to improve the community. Far less common was the desire for these groups to be more outspoken and active (10%), for them to address the alcohol (fortified wine) issue (7%) and for them to promote the ID (7%). Interestingly 21% of the

responses (or the second most frequent response) said that they did not know what any of these groups do. 32% of the responses to this question were independent or nonrepetitive responses to this question.

"WHAT WOULD YOU LIKE TO SEE IMPROVED IN THE ID?"

Parking was the most prevalent response (25%), followed by cleaner streets and alleys (14%), public safety (13%), housing (12%) [5% specified low income, 3% specified moderate income and 2% specified upper income], garbage pick up (8%), street and alley lighting (6%), promotion of the ID and businesses (4%), and street beautification (1%). 18% of the responses were independent.

"HOW COULD THESE IMPROVEMENTS BE ACCOMPLISHED?"

Included among the suggestions were such things as to encourage owners to sell or renovate buildings (11%), a business improvement association (13%), increase police presence (13%) and community organizing or mobilization (10%). 37% of the responses were independent.

"WHAT OTHER KINDS OF HELP COULD YOU USE FOR YOUR BUSINESS?"

Of the responses to this question, 23% mentioned marketing and promotion assistance for their business, 13% mentioned marketing and promotion assistance for the ID, 13% mentioned loans and/or financial assistance, 10% mentioned language/translation needs and 10% mentioned the desire to network with other professionals and resources in the District. 30% of the responses were independent.

	A	B	C	D
1	List of community agencies & organizations			
2	which serve the residents, workers in the ID and			
3	the larger Asian population of Seattle			
4	12/1/1991/rev. 1/14/92			
5	NAME OF AGENCY	Direct Services	ID	Other
6	Asian Counseling and Referral Service	x		
7	Asian Plaza Youth Foundation	x		
8	Chinese Information Service Center	x	X	
9	Chong Wa Benevolent Association		X	Cultural/Ed
10	Denise Louie Education Center	x	X	
11	Employment Opportunities Center	x	X	
12	First Hill Lions Club			Business
13	Indo-Chinese Elderly Association		X	Cultural/Soc
14	Indo-Chinese Refugee Association of Wa.		X	Cul/Ed/Soc
15	Interim Community Development Association		X	Dev/Advocacy
16	International District Community Health Clinic	x	X	
17	International District Drop In Center	x	X	
18	International District Economic Association		X	Business
19	International District Emergency Center	x	X	
20	International District Housing Alliance	x	X	
21	International District Merchants Parking Assoc. / <i>Transia</i>		X	Parking
22	International District Rotary Club		?	Business
	International Examiner Newspaper (7,000/bi-weekly)		X	Publishing
24	Japanese American Citizen's League		X	Advocacy
25	LELO		X	Advocacy
26	Nisei Veterans/Seattle Sansei			Cultural/Soc
27	Northwest Asian American Theatre		X	Cultural/Ed
28	Northwest Nikkei Newspaper		X	Publishing
29	Radical Women/Freedom Socialist Party		X	Advocacy
30	Salvation Army	x		
31	Seattle Chinatown International District PDA	x	X	Advocacy
32	Seattle Chinese Business Journal (10,000/bi-weekly)		X	Publishing
33	Seattle Chinese Post Newspaper (10,000/bi-weekly)		X	Publishing
34	Seattle Chinese/Chinatown Chamber of Commerce		X	Business
35	Seattle Indian Center	x	X	
36	Seattle Indian Health Board	x	X	
37	Seattle Indian Services Commission		X	Cultural/Ed
38	Union Gospel Mission	x	X	
39	Wing Luke Asian Museum		X	Cultural/Ed
40	World Relief		X	
41				
42				

	A	B	C	D
1	List of community agencies & organizations			
2	which serve the residents, workers in the ID and			
3	the larger Asian population of Seattle			
4	12/1/1991/rev. 1/14/92			
5	NAME OF AGENCY	Direct Services	ID	Other
6	Asian Counseling and Referral Service	x		
7	Asian Plaza Youth Foundation	x		
8	Chinese Information Service Center	x	X	
9	Chong Wa Benevolent Association		X	Cultural/Ed
10	Denise Louie Education Center	x	X	
11	Employment Opportunities Center	x	X	
12	First Hill Lions Club			Business
13	Indo-Chinese Elderly Association		X	Cultural/Soc
14	Indo-Chinese Refugee Association of Wa.		X	Cul/Ed/Soc
15	Interim Community Development Association		X	Dev/Advocacy
16	International District Community Health Clinic	x	X	
17	International District Drop In Center	x	X	
18	International District Economic Association		X	Business
19	International District Emergency Center	x	X	
20	International District Housing Alliance	x	X	
21	International District Merchants Parking Assoc. / <i>Transia</i>		X	Parking
22	International District Rotary Club		?	Business
	International Examiner Newspaper (7,000/bi-weekly)		X	Publishing
24	Japanese American Citizen's League		X	Advocacy
25	LELO		X	Advocacy
26	Nisei Veterans/Seattle Sansei			Cultural/Soc
27	Northwest Asian American Theatre		X	Cultural/Ed
28	Northwest Nikkei Newspaper		X	Publishing
29	Radical Women/Freedom Socialist Party		X	Advocacy
30	Salvation Army	x		
31	Seattle Chinatown International District PDA	x	X	Advocacy
32	Seattle Chinese Business Journal (10,000/bi-weekly)		X	Publishing
33	Seattle Chinese Post Newspaper (10,000/bi-weekly)		X	Publishing
34	Seattle Chinese/Chinatown Chamber of Commerce		X	Business
35	Seattle Indian Center	x	X	
36	Seattle Indian Health Board	x	X	
37	Seattle Indian Services Commission		X	Cultural/Ed
38	Union Gospel Mission	x	X	
39	Wing Luke Asian Museum		X	Cultural/Ed
40	World Relief		X	
41				
42				