

# TOWN OF YARROW POINT

## Comprehensive Plan

2015 - 2035

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**Town of Yarrow Point  
Comprehensive Plan  
2015 – 2015**

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***Town of Yarrow Point Planning Goal***

***To provide for the continued orderly residential development of the Town while preserving the existing character.***

**INTRODUCTION**

**The Town's Original Comprehensive Plan and Subsequent Updates**

Upon incorporation in 1959, the Town adopted its first Comprehensive Plan that regulated the development within Yarrow Point. The original plan was refreshed and updated in 1994 and again in 2004. This 2015 Comprehensive Plan is designed to provide guidance to the Town as it looks ahead to the next decade and beyond.

While the character of Yarrow Point has largely remained intact since the previous update, the Town has witnessed the demolition and construction of many single-family homes over the past decade. The replacement homes tend to be larger both in square footage and in building footprint. As a result, the Town implemented changes to its Zoning Code to better control impervious surfaces through a maximum impervious square footage allowance per lot. In addition, the Town created a Stormwater Utility in 2011 to assist in the management of stormwater that flows through Town and private drainage facilities on its way to Lake Washington. Other notable changes to the Town include the construction of a multi-use sports court at Town Hall, the termination of Water District Number 1's facilities and distribution system within Yarrow Point, and State of Washington work associated with the rebuilding of State Route 520.

Changes to State of Washington laws and administrative regulations over the past decade require that the Town update its Comprehensive Plan to incorporate evolving state goals. With a grant from the Washington State Department of Commerce (No. 14-63200-040), the Town of Yarrow Point Planning Commission began its work to update the 2004 plan through a public process that

included review of the 2004 Comprehensive Plan, identification of areas requiring updates, solicitation of public comments through the Public Hearing process (conducted by both the Planning Commission and the Town Council, review of comments supplied by other state and local agencies, and finally, adoption of the plan by the Council.

## **THE ROLE OF YARROW POINT**

This section reviews the role of the Town in relation to the State Planning Goals, the Puget Sound Regional Council's VISION 2040, and the Countywide Planning Policies.

### **State Planning Goals**

The State's Growth Management Act sets out thirteen statutory goals

- 1) Guide urban growth to areas where urban services can be adequately provided;
- 2) Reduce urban sprawl;
- 3) Encourage efficient multi-modal transportation
- 4) Encourage the availability of affordable housing to all economic segments of the population;
- 5) Encourage economic development throughout the state;
- 6) Assure private property is not taken for public use without just compensation.<sup>1</sup>
- 7) Encourage predictable and timely permit processing;
- 8) Maintain and enhance natural resource-based industries;
- 9) Encourage retention of open space and development of recreational opportunities;
- 10) Protect the environment and enhance the State's quality of life;
- 11) Encourage the participation of citizens in the planning process;
- 12) Ensure adequate public facilities and services necessary to support development;
- 13) Identify and preserve lands and sites of historic and archaeological significance.

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<sup>1</sup> See the Washington State Attorney General's 2006 Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property.  
[http://www.atg.wa.gov/uploadedFiles/Home/About\\_the\\_Office/Takings/2006%20AGO%20Takings%20Guidance.pdf](http://www.atg.wa.gov/uploadedFiles/Home/About_the_Office/Takings/2006%20AGO%20Takings%20Guidance.pdf)

RCW 36.70A.070 mandates inclusion of eight comprehensive plan elements to meet the statewide GMA goals. The eight elements are land use, capital facilities, utilities, transportation, housing, rural, economic development, and parks & recreation. The Yarrow Point plan includes land use; capital facilities; utilities; transportation; housing; economic development; parks and recreation. Because Yarrow Point is limited to residential land use, a rural element is not required. The Town allows for home occupations, so an economic development element has been included to describe the current regulations. For a community's plan to be valid it must be consistent with the requirements of the Act and must not conflict with the statutory goals, countywide policies and plans of adjacent jurisdictions.

There are few actions the Town could take that would be in conflict with the goals of the Act. Since there are no large tracts of undeveloped land, Yarrow Point would not be contributing to urban growth, sprawl, or inappropriate economic development. There are no resource lands to protect and no real threat to individual property rights. The Town has historically imposed strict environmental controls through SEPA, its Shoreline Management Program, and Site Development regulations.

### **Puget Sound Regional Council**

In accordance with VISION 2040, Yarrow Point's Comprehensive Plan offers a sustainable approach to planning, aligns with the region's growth strategy, is consistent with policies in the Multicounty Planning Policies, and advances tasks included in the Vision.

### **County Planning Goals**

Similarly, actions taken by the Town are not likely to have any impact on planning issues within King County. The Countywide Planning Policies, updated in December 2012, are aimed at more effective use of existing urban land. The Countywide goal is to establish higher density urban centers within the County and promote infill development to accommodate new growth so that remaining rural and resource land may be preserved.

The eight major areas of concern addressed by the Countywide Policies include the following:

- 1) Protection of environmentally critical areas;
- 2) Promoting an efficient and rational land use pattern, with specific emphasis on resource lands, rural areas, continued growth in existing urban areas, establishing urban and employment centers, and urban growth outside of identified centers;
- 3) Creating an efficient and responsive multi-modal transportation system;
- 4) Preservation of community character and public open spaces;
- 5) Providing accessible affordable housing opportunities;
- 6) Assuring contiguous and orderly development with adjacent jurisdictions;
- 7) Provisions for the siting of public capital facilities of a countrywide or statewide nature;
- 8) Promote economic development strategies that further the overall land use goals and encourage the analysis of fiscal impacts.

With the absence of any major employers or commercial districts, Yarrow Point does not contribute a significant amount of traffic to the regional transportation system. The Town supports development of an improved regional transportation system and encourages residents to utilize the public transit that is available to the community. With the improvements to SR520, construction of a dedicated bus/carpool lane, and a convenient Metro stop on the 92nd Avenue lid, commuting options should be more attractive. To help insure that there are housing opportunities, the Town allows development of legal, non-conforming lots, reasonable improvements of nonconforming structures, and accessory dwelling units. The permit system is relatively quick. The Town participates in ARCH, A Regional Coalition for Housing, in order to bring affordable housing to the greater King County community. Yarrow Point's land use pattern is consistent with that of its neighboring jurisdictions. There is a high degree of cooperation and sharing of information between the Town and its neighbors, which is exemplified by the monthly meetings held among each jurisdiction's mayors and city administrators. This high level of communication helps ensure consistency between jurisdictions' plans and capital projects.

Yarrow Point's size and lack of land precludes it from becoming an urban center and makes siting of major public capital facilities and engaging in economic development activities an impossibility. The Town recognizes its place in a larger regional community where collective decisions are necessary to protect and enhance the quality of life we all enjoy. The Town will continue to involve itself in regional issues and participate in their resolution.

## COMPREHENSIVE PLAN ELEMENTS

### 1. LAND USE

The Yarrow Point peninsula is approximately four thousand feet long and juts north into Lake Washington. Land use is comprised of the following:

CATEGORY	ACREAGE
Single Family Residential	
R-12 Zone	35.32
R-15 Zone	148.88
Recreational	
Morningside Park	7.85
NE 47 St Road End Beach	.23
NE 42 St Lake Access	.06
Buffer Strip	.31
Wetherill Nature Preserve	11.43
Town-Owned Street Rights of Way	20.23
<b>Total</b>	<b>224.31</b>
SR 520 within Town limits	8.40

#### 1.1 Zoning

The Town has been divided into two residential zones distinguished only by lot size since the time of incorporation in 1959. The interior of the Town between 92nd Avenue NE and 95th



Avenue NE and north of NE 36th Street is zoned 12,000 square foot lot size (R-12 Zone), since this was the general as-developed condition in that area at the time of incorporation. The remainder of the Town is zoned for 15,000 square foot lots (R-15 Zone).

## 1.2 Residential

Both the R-12 and the R-15 zones are restricted to single-family dwellings as the primary permitted use. The zoning code allows for accessory uses that support the primary use. The Town has few remaining lots that could be further subdivided.

## 1.3 Plats

Yarrow Point has several residential plats with setback and height restrictions that are more restrictive than the Town's zoning.

## 1.4 Private Parks

"Private parks" are those waterfront areas having multiple ownership and rights-of-use. These rights-of-use are limited to the owners of the lots participating in the subdivision that formed the private park.

## 1.5 Public Facilities

The Town Hall is located on the northwestern corner of Morningside Park, abutting 95th Avenue NE. After the building was completed, the land to the east was leveled and graded by placing 600 cubic yards of fill that now provides a lawn area for recreation and Town functions. A sports court was constructed to the south of Town Hall in 2011, and provides opportunities for tournaments and recreational play throughout the year.

## 1.6 Parks/Open Space

Yarrow Point's parks, open space, and opportunities for recreation are more fully described in Section 7.

## 1.7 Environment

### 1.7.1 Lake Washington Shoreline

Development within 200' of Lake Washington is regulated by the Town's Shoreline Master Program, approved by the State of Washington Department of Ecology on March 13, 1975. The Town's updated Shoreline Master Program is currently under review by the Department of Ecology. The Town conducted an extensive analysis of shoreline conditions as part of the program update. The Shoreline Master Program and its associated studies are incorporated into this Comprehensive Plan by reference.

### 1.7.2 Trees

The Town adopted its "Public Property Tree Code" (Ordinance 612) in 2010 that regulates certain vegetation within town-owned rights of way and other public property, in order to promote the public health, safety, and general welfare of the citizens of the town, and to retain the existing character of the town.

## 1.8 Critical Areas

Critical areas as defined in the Growth Management Act include wetlands, areas with a critical recharging effect on aquifers used for potable water, fish and wildlife habitat conservation area, frequently flooded areas, and geologically hazardous areas. There are no aquifer recharging areas or frequently flooded areas within the town.

### 1.8.1 Wetlands

A 2002 wetlands reconnaissance of the Wetherill preserve by Shannon & Wilson (document 21-2-12071-001) identified an 8.75 acre wetland straddling the Yarrow Point/Hunts Point boundary within the Wetherill Nature Preserve. The land is a palustrine-forested wetland containing areas of scrub-shrub and lacustrine unconsolidated wetland, dominated by Oregon ash, black cottonwood, big-leaf maple, Himalayan blackberry, reed canarygrass and hardhack.

Within Morningside Park, a 3½ acre parcel has been designated as wetland. It is the silty soil of

the original lake bottom, which was uncovered by the lowering of the lake in 1916. It is a wetland in the palustrine system permanently saturated with fresh water and is not hydrologically isolated. It has a dense cover with emergent growth, scrub-shrub and forested growth. The growth includes grasses, cattails, willows, alder, cedar, hemlock and cottonwood. The critical areas ordinance provides controls and protection of these wetlands.

The shoreline inventory that is part of the Town's updated Shoreline Master Program included both of these wetlands in its descriptors.

#### 1.8.2 Fish and Wildlife Habitat

The Lake Washington shoreline provides habitat for fish and water fowl. Areas within Morningside Park and the Wetherill Nature Preserve provide habitat for birds, raptors and small animals as well.

#### 1.8.3 Geologic Hazard Areas and Soils

Areas subject to erosion have been identified in the Shoreline Analysis report prepared as part of the update to the Town's Shoreline Master Program. Those areas are located along the eastern edge of the town. Engineering and construction requirements as part of the building and site development review process assure that the public health and safety are protected.

Soils within the town consist primarily of Alderwood gravelly sandy loam, Bellingham silt loam, and Seattle muck.<sup>2</sup>

**LAND USE GOAL: Preserve and enhance the quality of life within the Town through appropriate land use measures.**

Policy 1.1            Maintain consistency with the original goals of the Town's incorporation:  
to preserve the single-family nature.

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<sup>2</sup> King County; NRCS SSURGO

- Policy 1.2            Maintain the current zoning lot sizes and land use density.
- Policy 1.3            Make only evolutionary changes to the zoning code consistent with the Comprehensive Plan.
- Policy 1.4            Ensure the preservation of open space and the orderly development of green belts, parks, and public spaces.
- Policy 1.5            Preserve Morningside Park for passive and active recreational use.
- Policy 1.6            Maintain NE 42nd Road End for public use and access to Lake Washington.
- Policy 1.7            Maintain NE 47th Street End for public use and access to Lake Washington.
- Policy 1.8            Protect the environment through the adoption of state and federal regulations.
- Policy 1.9            Coordinate the orderly development of public facilities.
- Policy 1.10           Maintain existing facilities and evaluate the need for new facilities within the town.

## **2.     CAPITAL FACILITIES**

### **2.1    Town Assets**

Capital Facilities include infrastructure that are funded from public resources. In the Town of Yarrow Point, this includes the Town Hall, public streets, the storm drainage system and parks.

The Town Hall and parks are addressed in the Land Use Section of this Plan, streets are covered in the Transportation Section, and the storm drainage system is discussed in the Utilities Section of the Plan.

## 2.2 Municipal Services

Municipal services for purpose of this plan include police and fire protection. Fire protection is provided under contract by the City of Bellevue. The nearest fire station is located on NE 24th Street in the neighboring city of Clyde Hill. The Fire Station is approximately one and one-half miles from Yarrow Point Town Hall. Police protection is provided under contract by the City of Clyde Hill.

The Town does not currently offer library service to residents.

## 2.3 Schools

Yarrow Point is part of the Bellevue School District. Neighborhood schools include Clyde Hill Elementary School, Chinook Middle School, and Bellevue High School. Numerous private schools are available as well.

**CAPITAL FACILITIES AND MUNICIPAL SERVICES GOAL: Maintain and improve appropriate and efficient facilities and services to meet the Town's needs.**

- |            |  |
|------------|--|
| Policy 2.1 | Provide for the safe and efficient delivery of services to the Town's residents.                             |
| Policy 2.2 | Develop the Town's Emergency Preparedness Plan in conjunction with the City of Clyde Hill Police Department. |
| Policy 2.3 | Update the Town's Capital Facilities Plan on an annual basis.  |
| Policy 2.4 | Explore options for Town residents to become members of a library  |

system.

Policy 2.5      Optimize the Town Hall property by expanding its use for community events.

See also Policy 1.9 and 1.10.

### **3.      UTILITIES**

#### **3.1      Water**

Water is provided to the Town by the City of Bellevue. Yarrow Point was previously served by two water suppliers: King County Water District 1 and Bellevue. King County Water District 1 served the north half of the Point; however, the City of Bellevue now provides service to all residents of the Town. Bellevue's Water Utility is equipped to handle any additional residential growth within their service area in Yarrow Point.

#### **3.2      Sanitary Sewer**

The sewer system is operated by the City of Bellevue sewer utility. The system operates with simple gravity flow in conjunction with two pump stations. One pump station is on the east side of the point near 4616 95th Avenue NE; the other is located near at the terminus of NE 42nd Street. The sewage makes its way across Cozy Cove and around the Hunts Point peninsula, with treatment and eventual discharge to Puget Sound.

New connections to the sewer main require a right of way permit from the Town and a sewer connection permit from the City of Bellevue.

#### **3.3      Storm Drainage**

The Town created a Stormwater Utility (Ordinance 630) in 2011 for the purpose of protecting public health, safety and welfare by providing a dedicated revenue source for effective management of the storm and surface water facilities and courses that are in the public domain.

The Utility was created after several years of study and the development of a comprehensive stormwater inventory that assessed the condition of the Town's existing system. Several capital projects were suggested that would accommodate the Town's full land-use build out (maximum 60% impervious area per lot). Utility funds are collected twice yearly by King County as part of the property tax collection system. Drainage from private lots that discharge into Lake Washington are required to run through a catch basin to prevent silt and oil from being discharged into the lake.

Due to the Town's size, Yarrow Point is exempt from the National Pollution Discharge Elimination Permit System (NPDES) Phase II Permit. The Town has a set of comprehensive stormwater guidelines for construction activities.

#### 3.4 Natural Gas

Natural gas is provided to the Town by Puget Sound Energy (PSE). PSE distributes gas and is regulated by the Washington State Utilities and Transportation Commission (WUTC). Gas supplies are adequate to meet the Town's needs.

#### 3.5 Electricity

Puget Sound Energy (PSE) is the electrical utility serving the Town of Yarrow Point. PSE is a public service company regulated by the WUTC. The existing distribution are located both above and below ground.

The zoning regulations require that electrical power service to new dwellings be installed underground even though the distribution line in the street may be above ground. This requirement was made anticipating that all distribution lines would eventually be undergrounded.

#### 3.6 Cable Television

Cable television is provided under a franchise agreement with Comcast/Xfinity. Residents may also subscribe to cable systems that are installed directly on their property.

### 3.7 Telephone

Telephone service is provided to Yarrow Point customers by Century Link Communications, as well as other providers. State law (WAC 480-120-086) requires the providers to maintain adequate equipment and personnel to handle any reasonable demand.

### 3.8 Wireless/Cellular Phone

Multiple providers are available for cellular phone service in Yarrow Point. Verizon and AT&T Wireless operate cell tower facilities located within Town right-of-way, north of 520 at the intersection of 92<sup>nd</sup> Avenue NE and NE 33<sup>rd</sup> Street.

### 3.9 Internet

A variety of service providers offer residents the ability to connect to the internet.

### 3.10 Waste Disposal

Solid waste and recyclables collection is provided to Yarrow Point through a franchise agreement with Waste Management.

## **UTILITIES GOAL - STORM DRAINAGE: Continue to improve the storm water system.**

- |            |   |
|------------|---|
| Policy 3.1 | Maintain the existing system through annual inspection and repair.  |
| Policy 3.2 | Construct new stormwater facilities as either stand-alone projects or in conjunction with other street projects.  |
| Policy 3.3 | Follow the program of improvements and maintenance as prescribed in the Stormwater Utility Plan and as adopted by the Town's Six Year Capital Improvement Plan. |



**UTILITIES GOAL - ELECTRICITY: To beautify the Town through the undergrounding of all overhead lines.**

Policy 3.4 Encourage residents to create improvement districts for the undergrounding of distribution lines.

Policy 3.5 Evaluate alternatives for the funding of the conversion of overhead lines to underground lines at every opportunity.

**4. TRANSPORTATION**

4.1 State Route 520 (SR 520)

SR 520 passes through the town in an east-west direction as part of a regional network to connect the eastside to Seattle. Over the past decade, the Town has participated extensively with neighboring jurisdictions and the Washington State Department of Transportation to develop design guidelines for the expanded corridor.

Expansion of SR520 has been ongoing since 2011, with the project substantially completed in 2015. Improvements include a lid over the 92 Ave NE/SR520 intersection that serves to connect neighborhoods to the north and south of the corridor and create new public spaces; new, dedicated bus/HOV lanes; a new transit drop off point; a new round-about configuration at the SR-520 eastbound exit on 92<sup>nd</sup> Avenue NE. Increased noise levels from the expanded highway are somewhat mitigated by the construction of noise walls throughout the corridor.

4.2 Public Transportation

King County Metro and Sound Transit Public Transit Systems serve the Town via stops on the SR520 corridor. The new metro station on 92<sup>nd</sup> Avenue NE opened in 2014.

#### 4.3 Local Streets

The basic street system of Yarrow Point was established in the replat of Yarrow in 1913. These streets are 91st Avenue NE, 92nd Avenue NE, 94th Avenue NE, 95th Avenue NE, Points Drive, NE 40th, NE 42nd and NE 47th Streets. After incorporation, NE 36th Street, NE 37th Place and NE 41st Street were added to the public street system by three separate subdivisions. The public streets in the Town now have a total length of 4.32 miles.

In general, the original streets had right-of-way widths of 40, 50, and 60 feet. When the Town incorporated, the small parcels available for subdivision would only have short streets and low traffic levels, so the original consensus was that the residential neighborhood would be best served by relatively narrow streets. Therefore, the street standard adopted was for a 40 foot wide right-of-way with a 25 foot wide paved surface and no formal sidewalk.

**Collectors** refer to streets that provide a route for traffic that has a destination outside of the Town. These streets are 95<sup>th</sup> Ave NE, 92<sup>nd</sup> Ave NE, and Points Drive (west of 92<sup>nd</sup> Ave NE) for an east/west connection and NE 40<sup>th</sup> for an east/west connection. **Access** streets provide direct access for local traffic to disperse directly onto collector streets. **Private lanes** are privately created and maintained. They typically serve three or more residences. Private lanes were originally allowed by the town because all subdividable lots could not provide a 40-foot right-of-way. These private lanes are generally 20 feet wide with a 35'x70' turn-around and 12 foot paving width.

#### 4.4 Walking Paths

Conventional sidewalks and curbs have not been part of the Town's landscape, with the exception of Points Drive, due to their effect on street-side parking and their "city image." The Town constructed a walking trail with underground utilities on the west side of 92<sup>nd</sup> Avenue NE between NE 33<sup>rd</sup> Street and NE 41<sup>st</sup> Street in 2002 that is extremely popular with residents. The Town is currently exploring the option of extending the trail to NE 47<sup>th</sup> Street. Included in the trail will be the undergrounding of the remaining overhead utilities, creating a welcoming entrance to the Town.

The Points Loop Trail connects the Points communities and is undergoing a redesign as part of the SR 520 project.

A new regional bike trail is also a component of the SR 520 project. Eventually, cyclists will be able to commute from Seattle to the terminus of SR 520 in Redmond.

#### 4.5 Transportation Improvement Plan

The 2015 - 2020 Transportation Improvement Program identifies the following projects: 92nd Avenue NE overlay, pathway, and undergrounding of utilities; grind and overlay of portions of NE 42nd Street, 91st Avenue NE, NE 41st Street, NE 37th Place, and NE 34th Street. The TIP/CIP is incorporated by reference.

Local transportation projects are funded through the Town’s “Heavy Truck Fee,” assessed on all construction projects within Yarrow Point at the rate of 1% of project value and through the state gas tax. In addition, general funds may be used for transportation projects.

**TRANSPORTATION GOAL: To provide a safe roadway/pathway system that allows Yarrow Point residents to travel throughout the Town by vehicle, on foot, and on bicycle. To facilitate opportunities for Yarrow Point residents to access public transportation and commute via carpools/vanpools.**

Policy 4.1           Contribute to greenhouse gas reductions and air quality by promoting the use of public transportation, carpools, and vanpools. Share information with Town residents via newsletters, posting, and e-mail.

Policy 4.2           Encourage use of the new transit facility on the SR 520 lid.

Policy 4.3           Encourage the pedestrian mode and the use of bicycles for local travel.

- Policy 4.4 Evaluate and install walking/biking trails as described in the Town's Trails Master Plan, incorporated by reference.
- Policy 4.5 Continue to support the repair and maintenance of the Points Loop Trail.
- Policy 4.6 Reduce the impact of noise, air and water pollution to the community originating from the SR520 right-of-way through the support of noise wall installation along the highway corridor.
- Policy 4.7 Encourage the use of the pedestrian links to the adjacent communities, including the 92nd Ave lid and connections to the Points Loop Trail and the regional bike trail.
- Policy 4.8 Maintain street standards and conditions to accommodate current and projected traffic by following the improvements in the 6 year Transportation Improvement Plan..
- Policy 4.9 Address standards for landscaping and parking in the street right-of-way through the regulations associated with the Encroachment Agreement process.
- Policy 4.10 Encourage the safe drop-off and pick-up for public/private school bus riders.

## **5. HOUSING**

### **5.1 Existing Conditions**

The Town of Yarrow Point was incorporated in 1959 to protect the community from commercial development at the head of Yarrow Bay; the Town is still comprised entirely of single-family

dwellings.

The housing situation in Yarrow Point is extremely stable. In 1959 there were 682 residents and 252 single-family dwellings. In the first six years after incorporation, there was a minor land development surge wherein ten large tracts were subdivided creating about 95 new building sites. Since then, growth has been slower due to the lack of building sites. In 1993, the population was 965 with 376 dwellings. The 2000 census counted 1,008 Town residents living in 379 occupied dwelling units, and the 2010 census counted 1001 residents.

The current development trend within the Town is for homes to be built to the maximum allowed by the zoning code. The limits to construction include: 30% structure area; 60% impervious area; setbacks of 25' from public roads and private lanes; 10' setbacks from private property lines; 50' setback from Lake Washington; 25' height restriction.

#### HOUSING & POPULATION GROWTH

YEAR	TOWN OF YARROW POINT			KING COUNTY POPULATION
	POPULATION	HOUSES	PERSONS PER HOUSE	
1959	682	252	2.7	
1960	766	256	3.0	935,014
1970	1101	336	3.3	1,159,375
1980	1077	348	3.1	1,269,898
1990	962	366	2.6	1,507,319
2000	1,008	379	2.6	1,737,034
2010	1,001	374	2.6	1,931,262

#### 5.2 Growth Forecast

The King County Countywide Planning Policies include planning requirements for urban growth

areas. Each jurisdiction shall target areas for growth to accommodate the growth projected for at least 20 years. The Town of Yarrow Point is within the King County urban growth area. Yarrow Point is not expected to see population growth, due to its lack of undeveloped land.

### 5.3 Affordable Housing

The King County Comprehensive Plan recognizes the need for interjurisdictional cooperation and for public/private partnerships to address the full range of critical housing needs within the County. To document that need, King County designated ARCH – A Regional Coalition for Housing – to prepare the “East King County Housing Analysis,” pursuant to RCW 36.70A.070(2). Yarrow Point’s participation is evident in the Town’s allowance for accessory building units and the Town’s monetary contribution to ARCH.

ARCH is a consortium of all cities on the Eastside that pool resources for the development of affordable housing within the community. In 2014, the Town reaffirmed its commitment to the program by endorsing the ARCH Work Program and Administrative Budget, contributing \$4,997. These funds were specifically allocated to the Friends of Youth Extended Foster Care Program, Providence Senior Housing Project, the Habitat Sammamish Cottage Demonstration Project, and administrative overhead. ARCH provides the opportunity to respond to the need for affordable housing with a regional, action-oriented response.

Yarrow Point provides additional housing in the form of accessory dwelling units. Ordinance 439, adopted in 1995, allows one accessory dwelling unit as subordinate to an existing single-family dwelling provided certain conditions are met, including occupancy, size, location, parking, entry, address, and code compliancy.

**HOUSING GOAL: Preserve and foster housing development in harmony with the existing neighborhood character in a single-family residential neighborhood.**

Policy 5.1	Maintain current housing standards of a single-family residential community.
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Policy 5.2                    Provide affordable housing through participation in ARCH and the availability of accessory dwelling units.

Policy 5.3                    Adhere to state building code standards.

## **6.        ECONOMIC DEVELOPMENT**

Commercial activity within the Town is restricted to home occupations that meet the requirements of the Zoning Code (Yarrow Point Municipal Code 17.12.040). The restrictions for home occupations include the following: all activity must be carried on within the confines of the residence; only one non-family member may be employed in the business; there may be no exterior visibility of the business; there may be no noise or other pollution generated by the business; there may be no additional parking for the business; there shall be no more than two visitors per day to the business; the tranquility of the neighborhood may not be disturbed.

It is the intent of the Town to continue with the existing policies regarding home occupations. Opportunities for economic development may be realized in the surrounding communities of Seattle, Bellevue and Kirkland.

## **7.        PARKS AND OPEN SPACE**

### **7.1       Morningside Park**

In 1913 George F. Meacham, the first land developer of Yarrow Point, dedicated approximately two acres of land for a park that remains mostly undeveloped. With state participation, the Town purchased five and a half acres abutting the park to the south in 1963. Five years later, the Town purchased an additional acre on the north side. The Town Hall was built on 95th Avenue NE on the original Meacham Park. These three land parcels were named Morningside Park, being on the east side of the Town facing the morning sun.

The park is divided into two geologically distinct zones. The original park is on a hillside with upland trees and vegetation and the three and a half acre portion to the east is uncovered lake bottom created by lowering Lake Washington nine feet in 1916.

The lower area is substantially water saturated and is classified by the Town and state agencies as wetland. The Town's Shoreline Master Program update reviewed this area in 2012.

The small size of the park being surrounded by urban development precludes large land animals. Thirty years ago deer were only rarely observed and less so now although a few transients occasionally visit the area. Wildlife is still found here. This includes opossums, raccoons, coyotes, weasels, numerous squirrels, Red-tailed hawks, Sharp-shinned hawks, Cooper's hawks, Band-tailed pigeons, Varied thrush, Cedar waxwing, woodpeckers, flickers, and towhees. On the water side there is still a wide variety of species. Beavers were first observed thirty years ago and are still found. Water fowl abound with many species of ducks, Canadian geese, and blue herons. A bald eagle nest near the center of Yarrow Point has been observed.

In 2013, the Town developed a Trails Master Plan to guide further development of access to Town spaces. Studies continue with the goal of promoting additional public use of these valuable natural resources for both passive recreation and active play.

## 7.2 Road End Beach

The street end of NE 47th, originally part of the mosquito fleet ferry service, comprises an area of approximately 10,000 square feet. It provides public access to the shore and waters of Lake Washington. Since incorporation, the Town has maintained this area as a swimming beach, which is accessible from the street by means of a stairway and ramp. A grassy area and Town dock are available for residents' use.

## 7.3 Buffer Strip

The boundary between Yarrow Point and Kirkland is buffered by a five foot wide strip that was established at the time of incorporation for the purpose of insulating the Town from through



traffic coming from Kirkland. It continues to serve its intended function.

#### 7.4 Street End - NE 42nd Street Lake Access

The terminus of NE 42 Street is the former site of a pier for the early-day mosquito fleet. It is a public right-of-way and provides for public access to the lake, particularly for launching hand-carried watercraft. The Town is currently in the process of analyzing options for increasing public access to this space, as well as restoring the shoreline in an environmentally-friendly manner.

#### 7.5 Wetherill Nature Preserve

The Wetherill Nature Preserve is at the southwest end of the Town, between Cozy Cove and State Route 520. The 16 acre preserve was given to the Towns of Yarrow Point and Hunts Point in 1988 by Sidonia Wetherill Foley and Marjorie Wetherill Baird, descendants of a pioneer Seattle family.

The deed of gift restricts the preserve as a nature retreat to provide humans a place to commune with nature, to enjoy the undisturbed life of birds, small animals and native flora.

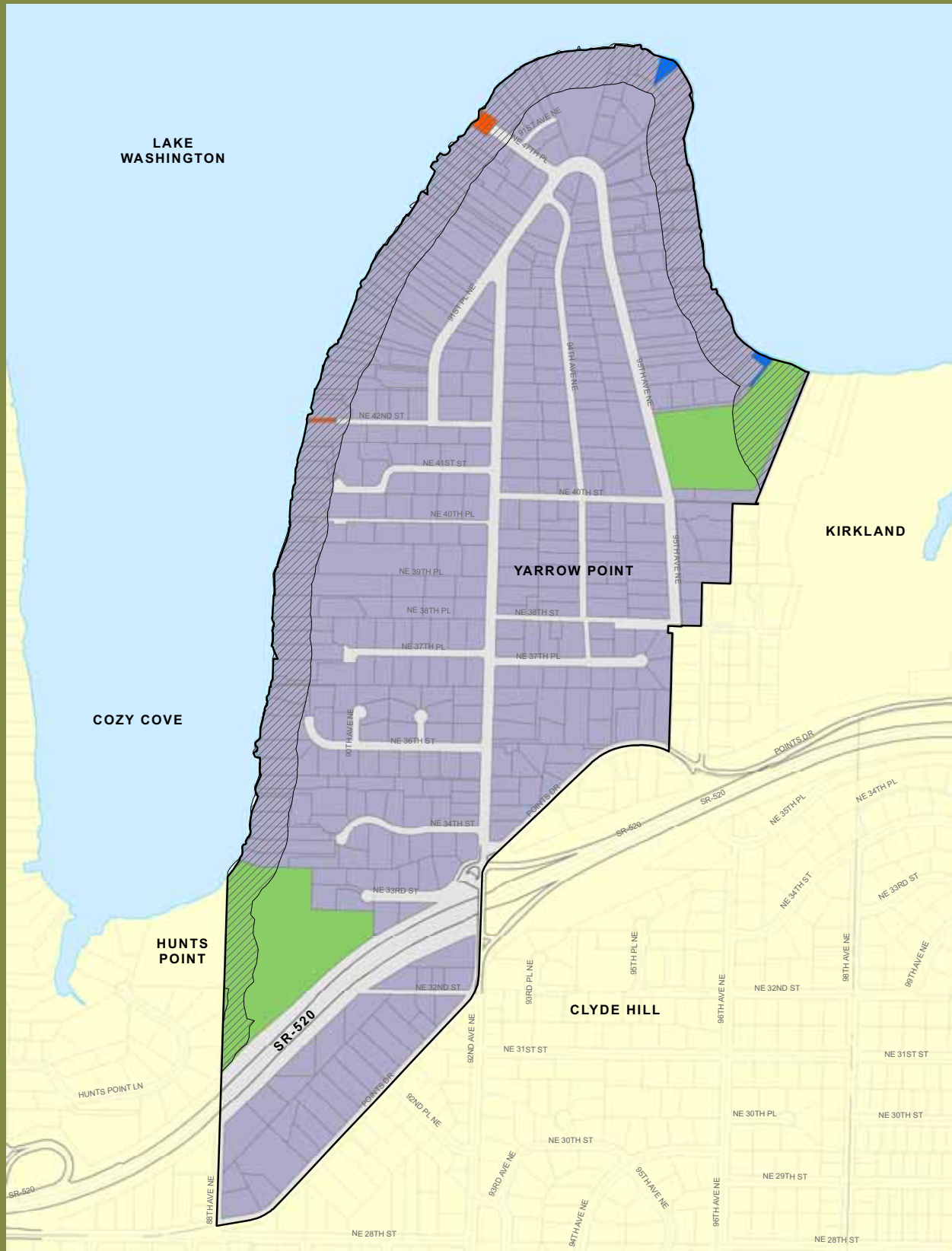
The legal documents establishing the Nature Preserve created a five-person commission, charged with administering the Preserve in accordance with the intent of the donors. The commission is comprised of two residents from each Town and one from the surrounding community.

Over the past decade, the Preserve has seen an increase in the number of trails and variety of native plantings. Dedicated volunteers continue to provide oversight and maintenance of this jewel along Lake Washington. A portion of the Preserve contains a wetland as has been described in environment section of this plan.

**PARKS AND OPEN SPACE GOALS: Maintain existing open spaces for the benefit of Town residents. Explore opportunities for the development of play spaces on Town property.**

Policy 7.1 Continue to fund maintenance programs for all public open spaces.

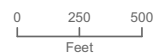
See also policies 1.4, 1.5, 1.6, and 1.7.



All elements depicted on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm/verify information shown on this map.

**MAP LEGEND**

- Public Parks
- Private Parks
- Public Access to Lake
- Residential
- Proposed Shoreline Jurisdiction
- City Boundary



Data: King County, TWC,  
 NW GEO Graphics,  
 February, 2010.

## TOWN OF YARROW POINT CAPITAL IMPROVEMENT PLAN

2015 - 2020 SIX YEAR CAPITAL IMPROVEMENT PLAN (CIP)  
2015 - 2020 SIX YEAR TRANSPORTATION IMPROVEMENT PLAN (TIP)

Approved by: Yarrow Point Town Council  
Date: June 10, 2014  
Ordinance Number: XXX

DATE SUBMITTED: June 11, 2014

NO.	YEAR	STREET / LOCATION	FROM	TO	LENGTH (mi)	PROJECT SCOPE	PAVEMENT CONDITION	PROJECT BUDGET	REVENUE SOURCE
<b>I. TRANSPORTATION IMPROVEMENT PROJECTS</b>									
T - 1	2015	92nd Ave NE	NE 42nd St	NE 47th St	0.27	2" Grind and Overlay including restriping Extend public pathway and underground overhead utilities		\$970,000.00	REET Tax Heavy Truck Fee Other
T - 2	2017	NE 42nd St (CIP #1 Partial)	Road End Beach	91st Ave NE	0.09	2" Grind and Overlay in conjunction with stormwater project		\$90,000.00	REET Tax Heavy Truck Fee
T - 3	2018	NE 42nd St (CIP #1 Partial)	91st Ave NE	92nd Ave NE	0.07	2" Grind and Overlay in conjunction with stormwater project		\$80,000.00	REET Tax Heavy Truck Fee
T - 4	2019	NE 41st Street	92nd Ave NE	West to Lake	0.17	2" Grind and Overlay		\$115,000.00	REET Tax Heavy Truck Fee
T - 5	2019	NE 37th Place	92nd Ave NE	West to Lake	0.14	2" Grind and Overlay		\$102,000.00	REET Tax Heavy Truck Fee
T - 6	2020	NE 34th Street	92nd Ave NE	West to Lake	0.16	2" Grind and Overlay		\$114,000.00	REET Tax Heavy Truck Fee

### II. STORM WATER PROJECTS

S - 1	2014	NE 42nd Street	Road End Beach	West to Lake	0.03	Permitting/ Bidding/ Project Management Install 150LF 24" diameter pipe/ Remove ex 12" pipe Beach landscape and irrigation improvements		\$144,000.00	REET Tax
S - 2	2016	94th Ave NE (CIP #2)	92nd Ave NE	4424 94th Ave NE	0.16	Final Engineering Design Only (including base map preparation) for all remaining stormwater projects		\$70,000.00	SW Utility
		95th Ave NE (CIP #4)	4635 95th Ave NE	4635 95th Ave NE	0.02				
		NE 42nd/ 92nd (CIP #1)	Road End Beach	SR 520	0.74				
S - 3	2017	NE 42nd St (CIP #1 Partial)	Road End Beach	91st Ave NE	0.09	Construction including underground conversion		\$220,000.00	SW Utility
S - 4	2018	NE 42nd St (CIP #1 Partial)	91st Ave NE	92nd Ave NE	0.07	Construction including underground conversion		\$200,000.00	SW Utility
S - 5	2019	94th Ave NE (CIP #4)	4635 95th Ave NE	4635 95th Ave NE	0.02	Construction only		\$54,000.00	SW Utility

#### Pavement Condition Legend for Part I. ACP Overlays:

- 1 = excellent (new/recent overlay within past 5-10 yr. +-)
- 2 = good (older overlay, no obvious damage)
- 3 = fair (some cracks)
- 4 = fair-poor (several cracks, some alligators/settlement)
- 5 = poor (several cracks, alligators, settlement/potholes)

#### NOTES:

- 1) The above budget figures shown are in 2014 dollars and are to be considered preliminary probable project costs only. More precise budget figures will need to be determined once the final scope of each project is defined, which will require more extensive research, survey, and scope definition prior to the particular year's budgeting.
- 2) The projects identified above are preliminary in scope. Projects may be added to or deleted from this list.