



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

129 North Second Street, 2nd Floor Yakima, Washington 98901

Phone (509) 575-6183 • Fax (509) 575-6105

ask.planning@yakimawa.gov • <http://www.yakimawa.gov/services/planning/>

NOTICE OF APPLICATION

DATE: March 17, 2015

TO: Applicant and Adjoining Property Owners

FROM: Joan Davenport, AICP, Community Development Director & Planning Manager

SUBJECT: Type (2) Review for the construction of a new 3,585 square foot health care clinic and a 5,688 square foot residential second floor connected to the existing dental clinic. – **CL2#004-15**

LOCATION: 1300 N 1st Street

PARCEL NO.: 18131311504

NOTICE OF APPLICATION

The City of Yakima Department of Community Development has received a Type (2) Review application (YMC Title 15) from Rick Phillips to construct a new 3,585 square foot health care clinic and a 5,688 square foot residential second floor connected to the existing dental clinic. The project will also include connections to existing second floor walkways and repairs/upgrades to the other existing building features for the Union Gospel Mission in the General Commercial (GC) and Light Industrial (M-1) zoning districts. The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington.

REQUEST FOR WRITTEN COMMENT

Your views on the proposal are welcome. All written comments received by **April 6th, 2015**, will be considered prior to issuing a decision. Your comments on this proposal may be mailed to:

Joan Davenport, AICP, Planning Manager

City of Yakima, Department of Community Development

129 North Second Street, Yakima, WA 98901

*Please be certain to reference the file number(s) or applicant's name in your correspondence.
(CL2#004-15 – Union Gospel Mission)*



NOTICE OF DECISION

Decisions and future notices will be sent to anyone who submits comments on this application or requests additional notice.

If you have questions regarding this proposal, please call Trevor Martin, Assistant Planner, at (509) 575-6162, or e-mail to trevor.martin@yakimawa.gov.

Other Permits Required: N/A

Enclosed: Narrative, Site Plan, and Vicinity Map

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Supplemental Application For:

TYPE (2) REVIEW

YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.14 & 15.15

PART II - APPLICATION INFORMATION

1. PROPOSED LAND USE TYPE: (See YMC Ch. 15.04, Table 4-1) New Parking Lot is a permitted use for GC & M1 Zone Classifications. Parking for existing Staff, and Delivery / Service Vehicles.

PART III - ATTACHMENTS INFORMATION

- 2. SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist, attached)
- 3. NARRATIVE: (See Part IV)
- 4. TRAFFIC CONCURRENCY: (if required, see YMC Ch. 12.08, Traffic Capacity Test)
- 5. ENVIRONMENTAL CHECKLIST: (if required by the Washington State Environmental Policy Act)

PART IV - WRITTEN NARRATIVE: (Please submit a written response to the following questions)

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.

Yakima Union Gospel Mission (YUGM) within (Land Parcel No 181313 11504) proposes to build a new building North of and connected to the existing Dental Clinic. The new building will consist of the following program areas.

First Floor Level; New (3,585 sf) Health Care Clinic consisting of Reception and Office Administration Area, Waiting Room, Assessment/Vitals, Lab, Storage, Exam Rooms, Dispensary Multipurpose, Provider/Staff Work and Toilet Rooms, Shared Meeting Room, and Support Rooms for Electrical, Comm/Data/IT, Mechanical and Fire Riser Rooms.

Second Floor Level: This Level is 5,688 sf and will be located above the New Medical Clinic footprint and extend South over the existing Dental Clinic footprint. This floor level will provide Eighteen (18) Dormitory type units, Five (5) Women's units, each housing two residents, as well as Thirteen (13) Men's units Dormitory type units 11 housing two residents each and two (2) units housing three residents. Support Areas will include Apartment type housing for Men's and Women's Managers, Laundry, TV Lounge Janitor / Housekeeping Closet and Elevator serving both floor levels and intermediate floor level serving and accessing the existing second floor level elevated concrete walkways.

Also included as part of the scope of work will be renovation of three existing residential unit into Barrier Free Units, Women's Laundry facility, and the demolition and reconstruction of four existing concrete stairs.

The proposed development will be served by existing parking approved under prior approvals. No new parking is anticipated to be added with this project due to the fact that the Mission currently has adequate parking to meet requirements for the additional spaces. The Mission property currently includes 159 parking stalls (existing plus 34 stalls approved under CL2#019-14). The Hearing Examiners decision from 1995 required a minimum of 82 parking stalls for the mission clinic.

Existing stalls -	125
<u>Stall approved by CL2#019-14 -</u>	<u>34</u>
Total Stalls Provided -	159

Stalls required by HE 1995 decision -	82
Dental Clinic (2012) -	10
New Medical Clinic -	20
<u>Residential (1 space per 2 beds) -</u>	<u>20</u>
Total Required -	132

B. How is the proposal compatible to neighboring properties?

The Mission operation is an existing use within an area dominated by commercial and light manufacturing uses. The Mission has operated successfully at this location since 1996. The proposed New Medical Clinic and Resident Housing and when completed, it is anticipated to remain consistent and compatible with the surrounding properties.

C. What mitigation measures are proposed to promote compatibility?

Due to the fact that the Mission already operates a dental and medical clinic on the site, no mitigation measures are proposed.

D. How is your proposal consistent with current zoning of your property?

The proposed new Medical Clinic and Resident housing upgrades are a Class I use within the General Commercial (GC) and Light Industrial District (M-1) Zone. The Mission itself is a Class II use within the GC & M-1 zone. Past Mission development was reviewed by the city between 1992 and 1995, and a new Dental Clinic was constructed in 2012.

E. How is your proposal consistent with uses and zoning of neighboring properties?

The Mission provides temporary housing services to the community along with a long list of commercial services which are consistent with the neighboring properties. Services found at the Mission include: providing meals, job skills classes, dental & medical treatment, addiction recovery programs, catering, recycling, and referrals to other local service providers. All these services require vehicle access (ingress and egress) to supply service and maintain the Yakima Union Gospel Mission.

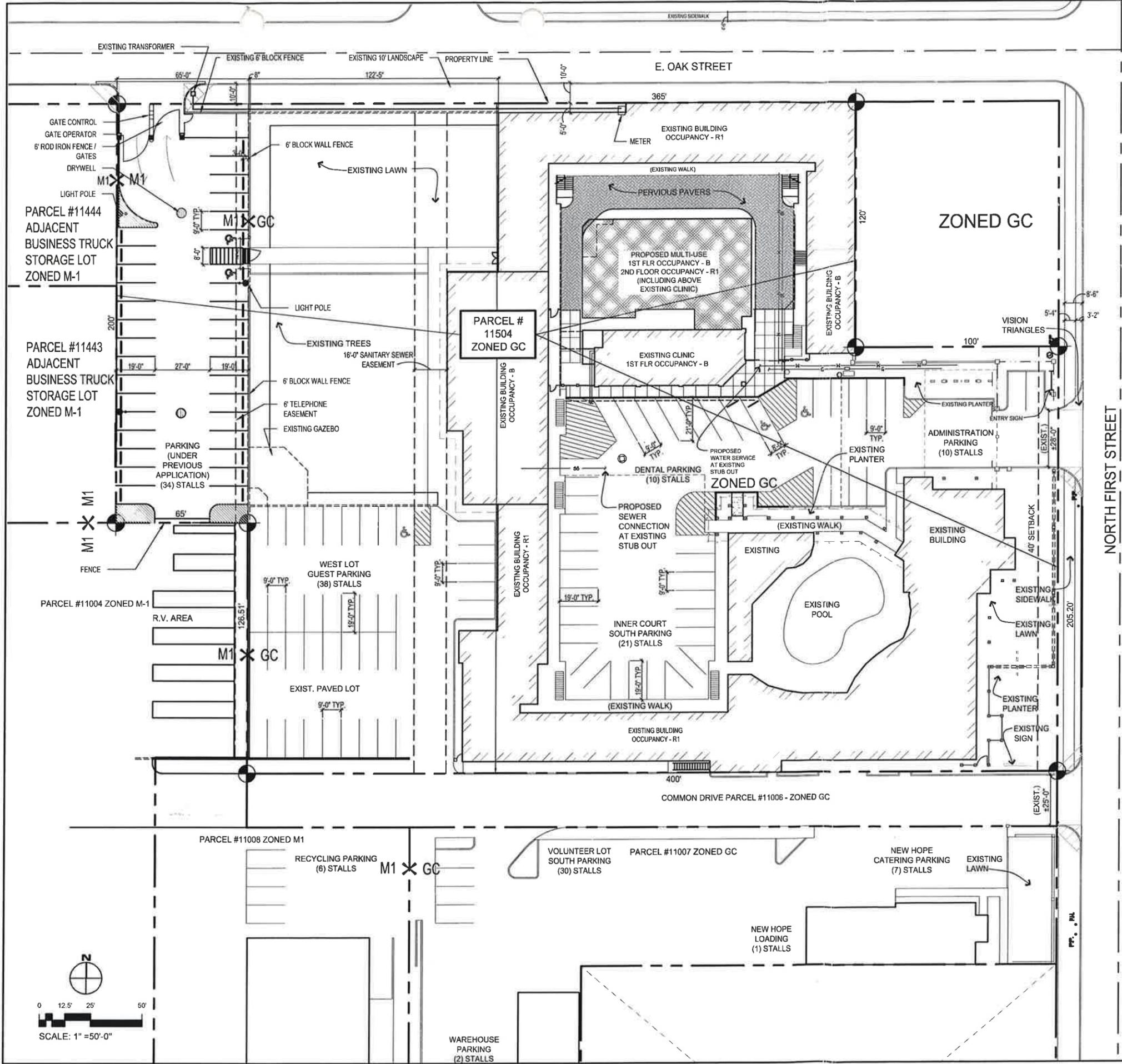
F. How is your proposal in the best interest of the community?

The Mission provides services to countless community members who have found themselves near the end of their resources. Improving the Mission facilities allows them to continue to provide these high quality services which ultimately results in returning struggling individuals to the mainstream population.

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

Revised 02-11

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GENERAL NOTES

- Project description - The project consists of a new building addition north of and connected to the existing Dental Clinic. The new building will consist of a new 3,585 sf health care clinic and a 5,688 sf residential second level over both the new and existing clinics. The project will also include connections to existing second floor walkways and repairs/upgrades to other existing building features.
- Utilities shown on print are underground
- Phone easement on east side of proposed parking lot
- Utilities easement located south side of Oak Street
- Parcel Numbers
18131311504 Zoning: GC & M-1. Adjacent Property to West M-1.
- Address
1300 N. First Street Yakima, WA 98901
- Existing Structures
Union Gospel Mission Main Facility

LEGAL DESCRIPTION

THAT PORTION OF BLOCKS 5 AND 6, PLAT OF CENTRAL WASHINGTON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME "B" OF PLATS, PAGE 33, RECORDS OF YAKIMA COUNTY, WASHINGTON, AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE SOUTH LINE OF OAK AVENUE AND THE WEST LINE NORTH FIRST STREET, THEN SOUTH 325.2 FEET, THEN WEST 400 FEET, THEN NORTH 325.2 FEET, THEN EAST 400 FEET TO THE POINT OF BEGINNING, INCLUDING VACATED STREET AND ALLEY, EXCEPT THE EAST 100 FEET OF THE NORTH 120 FEET.

ALSO
LOTS 1 THROUGH 5, BLOCK 6, PLAT OF CENTRAL WASHINGTON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME "B" OF PLATS, PAGE 33, RECORDS OF YAKIMA COUNTY, WASHINGTON
EXCEPT THAT PORTION LYING EASTERLY OF A LINE 400 FEET WESTERLY OF STATE HIGHWAY NUMBER 3 RIGHT-OF-WAY, ALSO THE EAST 10 FEET OF VACATED ALLEY IN BLOCK 6 ABUTTING LOTS 1 THROUGH 5.

LOT COVERAGE TABLE

LOT SIZE:	2.78 ACRES
BUILDING AREA:	
EXISTING:	32,347 S.F.
PROPOSED:	3,858 S.F.
TOTAL:	36,205 S.F.
PAVED AREA:	
EXISTING :	71,556 S.F.
PROPOSED:	3,250 S.F.
TOTAL:	74,806 S.F.
PERMEABLE PAVING:	
EXISTING:	21,011 S.F.
PROPOSED:	3,250 S.F.
TOTAL:	24,261 S.F.
LANDSCAPING:	
EXISTING:	21,011 S.F.
PROPOSED:	3,250 S.F.
TOTAL:	24,261 S.F.
PARKING:	
TOTAL SPACES:	159

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OWNER
YAKIMA UNION GOSPEL MISSION
1300 NORTH FIRST STREET
YAKIMA, WA 98907
PH. (509) 853-4304

[Signature]
SIGNATURE

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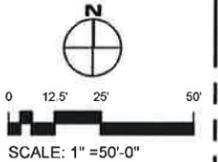
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ARCHITECTURAL SITE PLAN

NEW MEDICAL CLINIC
UNION GOSPEL MISSION
1300 NORTH FIRST STREET
YAKIMA, WASHINGTON

PROJ. NO. 1233
DRAWN BY
DATE 03/02/15
REVISION
SHEET NO.

A001



Project Vicinity Map

CL2#004-15



Related Projects:

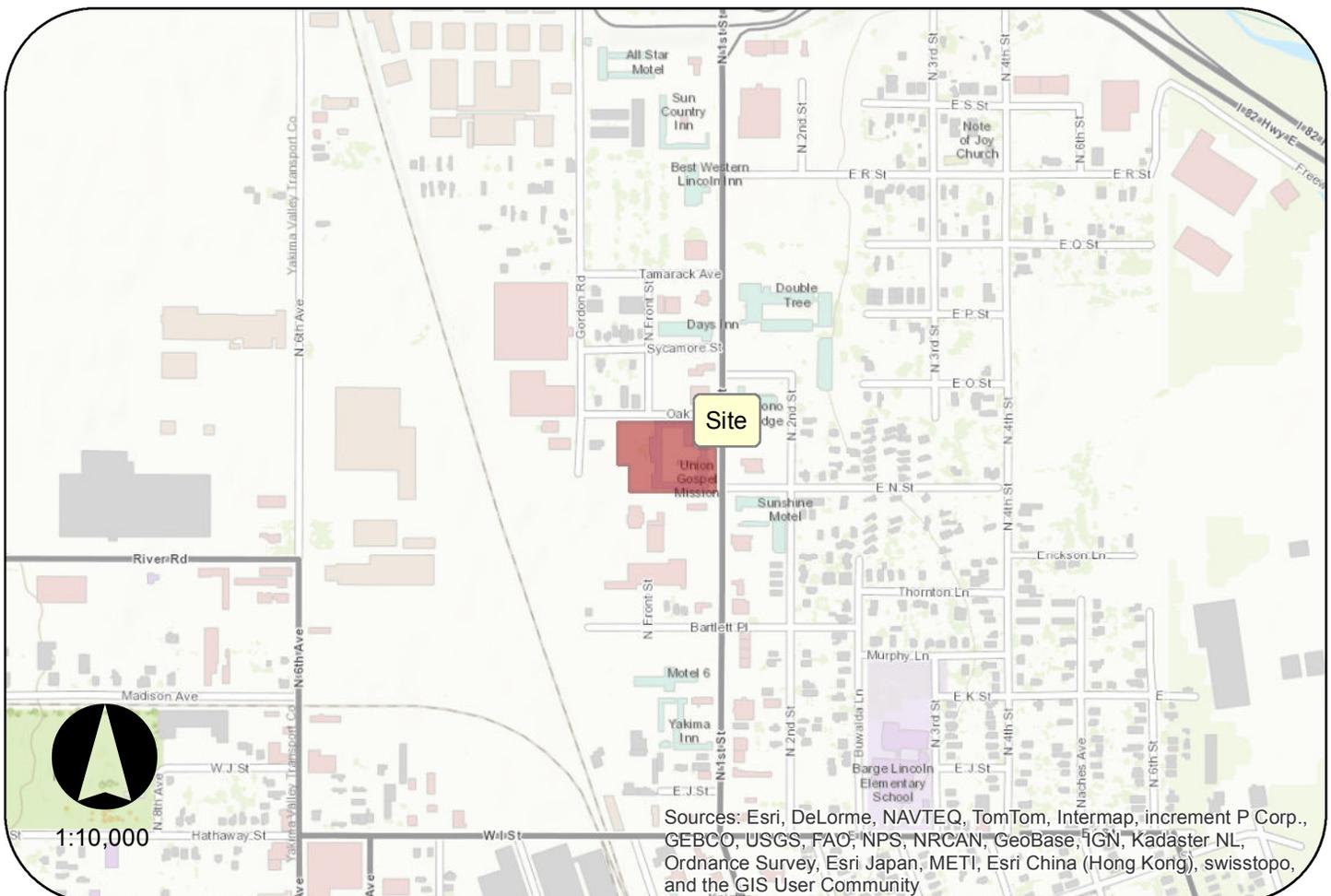
Applicant: UNION GOSPEL MISSION

Location: 1300 N 1ST ST

Wednesday - 03/04/2015 - 12:34:46

Contact City of Yakima Planning Division at 509-575-6183

City of Yakima - Geographic Information Services



Proposal: Proposal to construct a new 3,585 sq ft health care clinic and a 5,688 sq ft residential second floor connected to the existing dental clinic. The project will also include connections to existing second floor walkways and repairs/upgrades to other existing building features for the Union Gospel Mission in the GC/M-1 zoning districts.

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.