



City of Yakima Comprehensive Plan Update

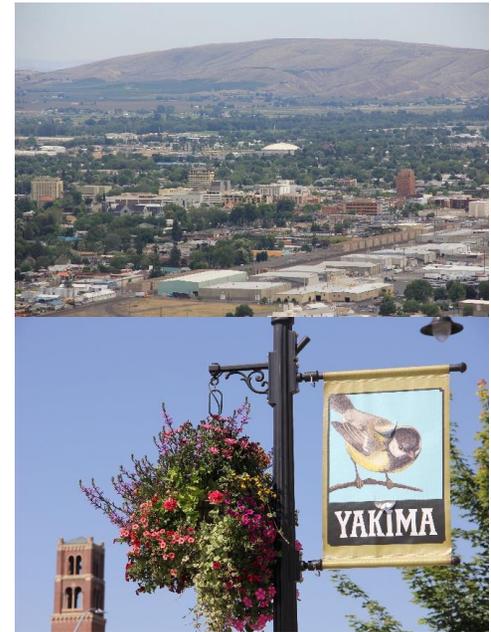
February 2016



We are Yakima
comprehensive plan 2040

Agenda

- “ Welcome
- “ What is a comprehensive plan?
- “ Schedule
- “ Visioning / Open House Activities
 - “ We need your ideas
- “ How to stay informed and involved



What is a Comprehensive Plan?

- “ Required by the Growth Management Act
- “ Guides Yakima’s physical development over 20 or more years
 - “ Establishes land use plan that is implemented by zoning
 - “ Plans for Yakima’s expected growth in housing and jobs
 - “ Coordinates services and capital investments
- “ Addresses community values, city functions
- “ Provides a statement of policy

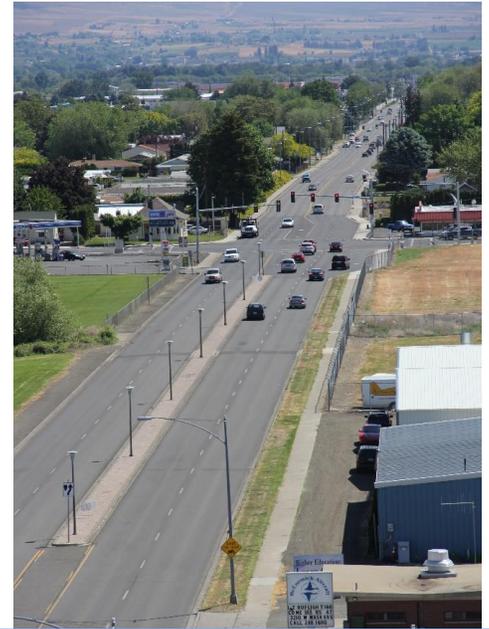
Plan Elements

- “ Land Use
- “ Economic Development
- “ Housing
- “ Transportation
- “ Capital Facilities
- “ Utilities
- “ Parks and Recreation
- “ Natural Environment
- “ Energy
- “ Historic Preservation



Why update the plan?

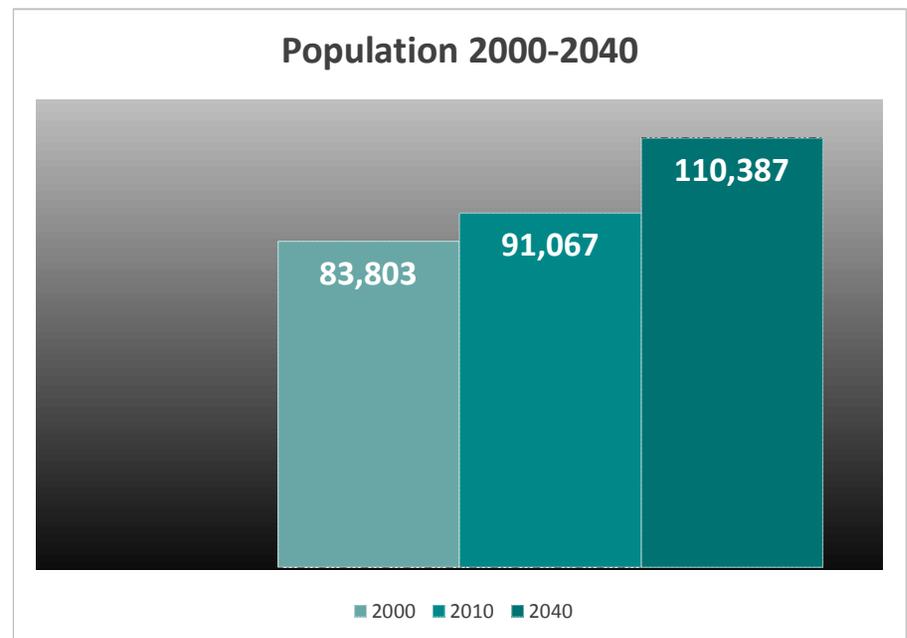
- “ Update the community vision for 2017-2040
- “ Promote neighborhood revitalization
 - “ More housing choices
 - “ New places to work and shop
 - “ Better connected roads and parks
 - “ New recreation opportunities
 - “ Improved public services
 - “ Protected natural systems
 - “ Promotion of historic character
 - “ Coordinated investments in capital facilities



Population Growth 2010-2040

- “ Between 2000-2010, Yakima grew by 9% or 7,200 persons
- “ From 2010-2040, Yakima is anticipated to add 19,000

*Yakima would add 2.5 what was added 2000-2010.
Adjusting to 2015 - addition is 17,400.*

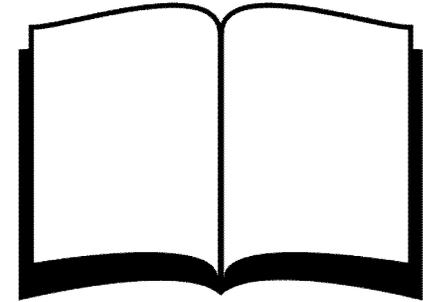


What does this mean for the Plan?

Plan must show how the City will accommodate the growth projection.

What areas need update?

- “ Update Vision
- “ All Elements:
 - “ Reflect evolving conditions & new data
 - “ Streamline and make more usable
 - “ Address growth to 2040
- “ Amend Land Use Plan and Policies
- “ Revise Transportation Plan
- “ Create Historic Preservation Element
- “ See folio back page for other areas of focus



Improve quality of life in neighborhoods through design, housing, commercial, and mixed use areas, opportunities for active living, affordable and quality services

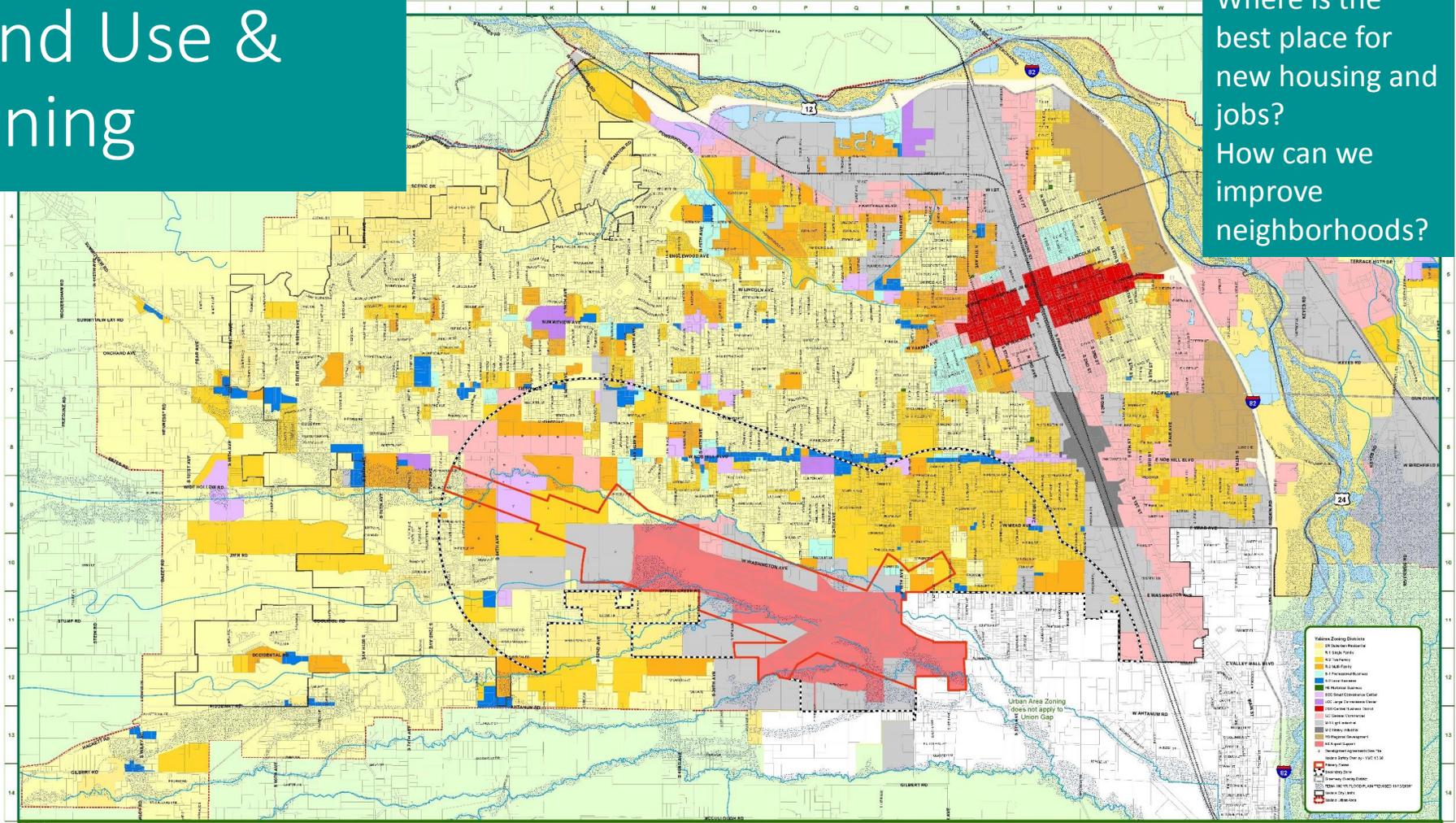
Vision

- “ Yakima’s Comprehensive Plan policies and actions is guided by a vision statement
- “ A vision is a description of Yakima’s best future
 - “ How would we like to change over the next 20 or more years?
- “ We need your ideas
 - “ My vision of Yakima is...?
 - “ In the future, Yakima will be...?
 - “ What do you think is the City of Yakima’s best future?



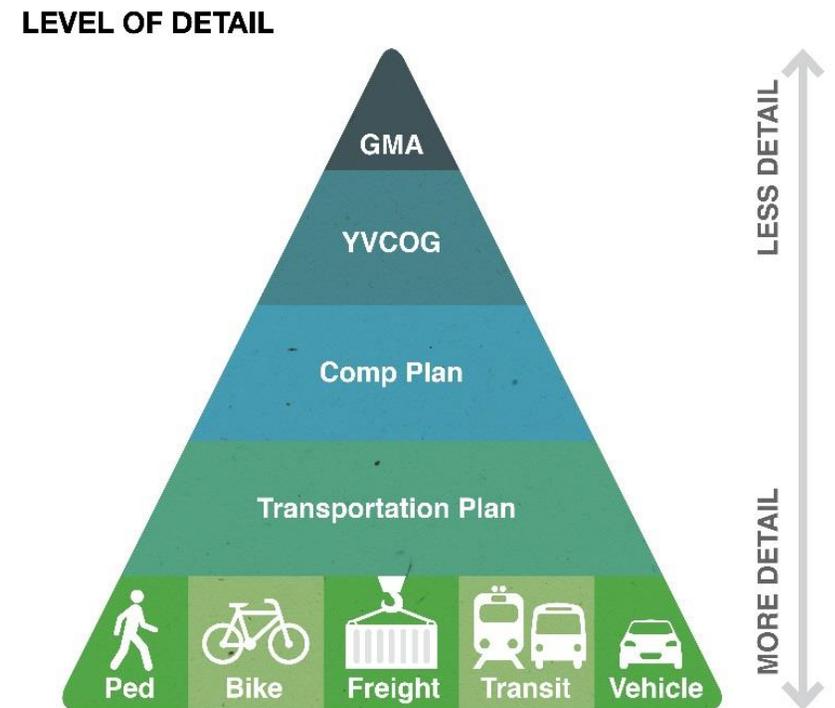
Land Use & Zoning

Where is the best place for new housing and jobs?
How can we improve neighborhoods?



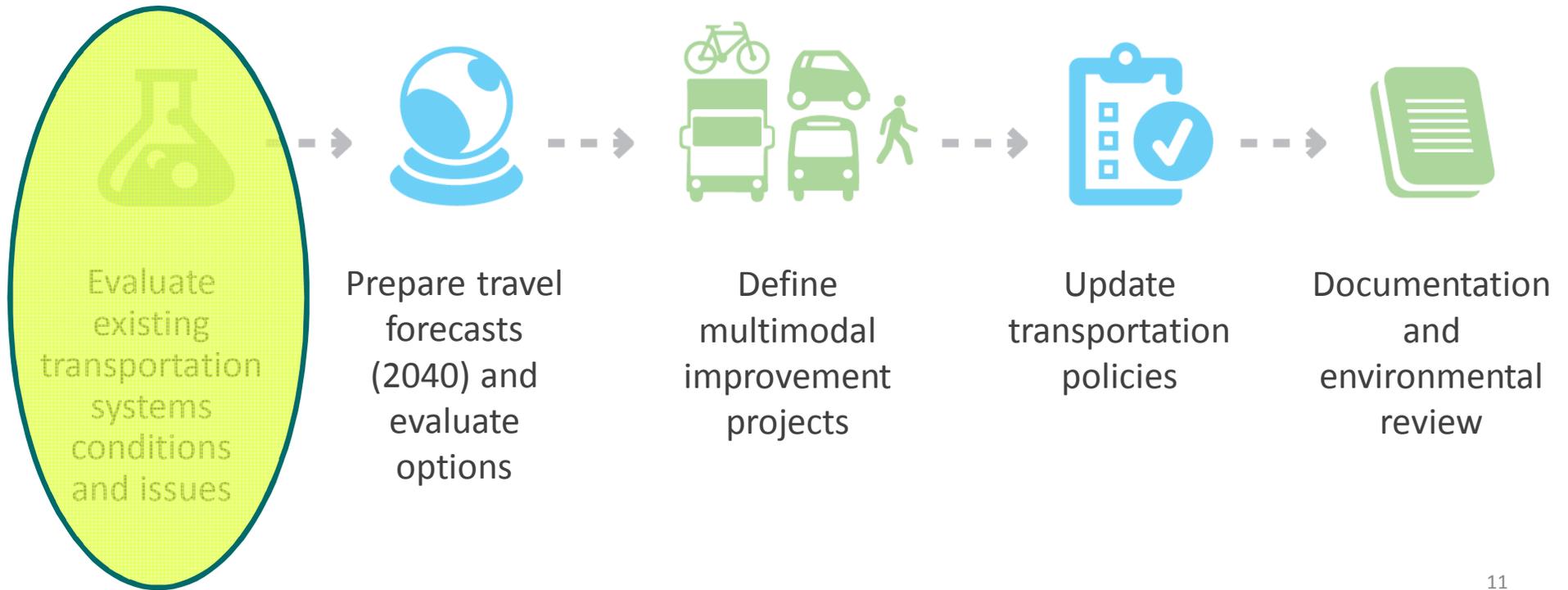
Transportation Plan Objectives

- “ Meet requirements of the Growth Management Act (GMA)
- “ Support overall Comprehensive Plan and City vision
- “ Integrate and prioritize transportation improvements serving all modes
- “ Review level of service standards
- “ Update transportation funding analyses and strategies
- “ Review and update transportation policies



Transportation Planning Process

We are here



Transportation Findings

- “ Nearly 20 percent of residents commute in a carpool, ride transit, bike or walk
- “ Vehicle volumes are increasing more quickly on east-west roadways in the City

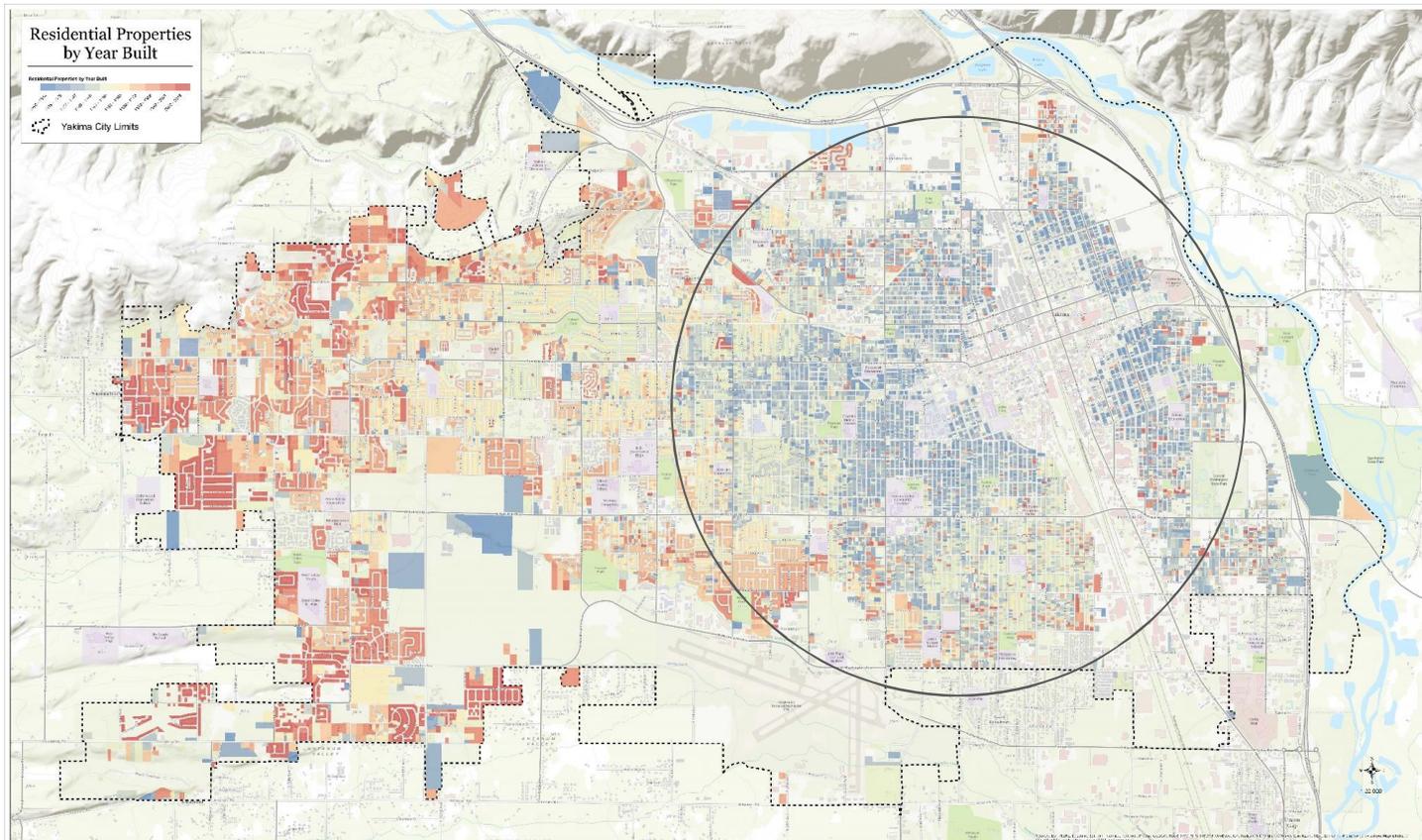


Historic Preservation / Economic Development

- “ Create new element
- “ Include new inventory
- “ Protect historic character while allowing new economic opportunity



Redevelopment & Preservation



Other Places of Change

Residential – Year Built

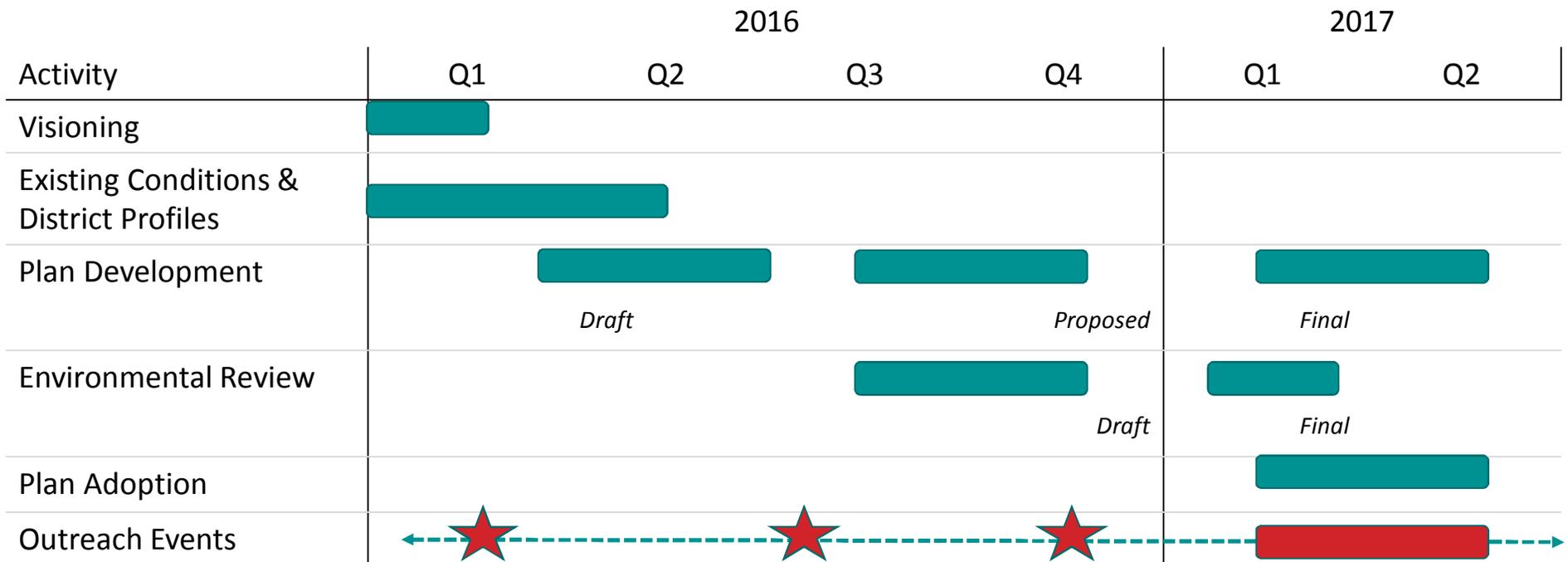
Red – Newer

Blue Older

How long will it take?



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Outreach

- “ See schedule
 - “ Ongoing and targeted points of engagement
- “ Multiple ways to engage
 - “ Website information
 - “ Surveys
 - “ Postcards/fliers
 - “ Stakeholder meetings & workshops in different neighborhoods
- “ Inclusive
 - “ Fliers in English & Spanish
 - “ Spanish translation at meetings



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Open House – We Need Your Ideas!

- “ Stations and Activities
 - “ Vision
 - “ Transportation
 - “ Land Use and Housing
 - “ Downtown / Historic properties
 - “ Parks
 - “ Do it yourself station

YAKIMA'S VISION

What is a Vision?

- A vision statement guides the comprehensive plan, its policies, and its actions.
- A vision is a description of Yakima's best future.
- The vision is over 10 years old and should be refreshed.

Current Vision

The vision of Yakima as a vital, prosperous community with a healthy economy and quality of life for all citizens depends upon cooperation and common goals. This plan identifies the strategies and challenges to guide future development in the Yakima Urban Growth Area. This plan identifies current trends, choices and preferred alternatives to achieve our common vision. This vision will serve as a foundation for all subsequent planning efforts in the Yakima Urban Area.

What should the vision for 2040 be?

- My vision of Yakima is...?
- In the future, Yakima will be...?
- What do you think is the City of Yakima's best future?



Visioning Station

TELL US YOUR VISION

DIRECTIONS: Please draw, write, or describe your vision for Yakima's future using pictures or words. Post your ideas in the space below.



VISIONING



ENHANCING
MOVEMENT
OF FREIGHT &
GOODS



MAINTAINING
& UPGRADING
EXISTING ROADS



REDUCING
CONGESTION



IMPROVING
SAFETY FOR
ALL USERS



PEDESTRIAN
& BICYCLE
CONNECTIONS



TRANSIT,
RIDESHARING,
& OTHER
ALTERNATIVES



SECURITY &
EMERGENCY
RESPONSE



REDUCING
IMPACTS
ON THE
ENVIRONMENT



SUPPORTING
ADOPTED
REGIONAL &
LOCAL LAND
USE PLANS

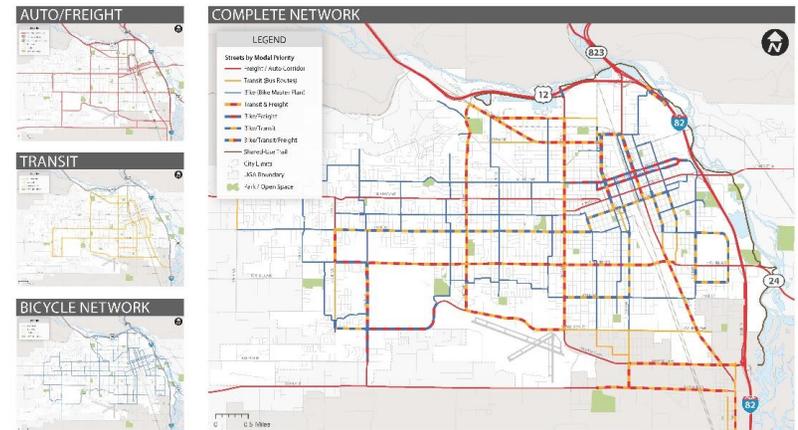


SUPPORTING
ECONOMIC
DEVELOPMENT
PLANS



Transportation Station

BUILDING A COMPLETE NETWORK



HOUSING DIVERSITY

Yakima's current Comprehensive Plan calls for a broad distribution of housing types to meet the needs of the community in terms of affordability and neighborhood design needs of the public. The majority of housing in Yakima is single family detached. But as Yakima grows and evolves, there will be a need to accommodate the City's increasingly diverse population and changing interests. Some housing types that warrant some consideration in the plan update and its regulations:

	Typical Specs	Existing Yakima Code
Accessory dwelling units (ADU)	<ul style="list-style-type: none"> Additional subordinate dwelling unit on a single household dwelling lot Typically 500-800sf and no more than 10ft 	<ul style="list-style-type: none"> Permitted only in the R3 and R7 zones Only lots greater than 10,800sf can have an ADU Allowed to be up to 800sf or 20% of house size (whichever is less) 1 extra off-street parking space required Must be designed in similar style as house Must be attached to house or garage
Small lot detached single household dwelling	<ul style="list-style-type: none"> Lots between 3,000-5,000sf Density 7-15 du/gross acre 	<ul style="list-style-type: none"> Code doesn't allow detached homes on lots smaller than 6,000sf Consider if prohibited in certain part, location, or if open lot transparent
Cottage housing	<ul style="list-style-type: none"> Small detached single household dwellings clustered around a common open space Typically between 600-1,200sf and up to 1-1.2 stories tall Density 7-15 du/gross acre Popular "niche" housing for singles, couples, and young families 	<ul style="list-style-type: none"> Housing type not currently recognized in code Consider if all residents standards (site layout, etc.) and design Since cottage housing is a household calculation
Townhouses (also rowhouses)	<ul style="list-style-type: none"> 3-3 stories and served by private garages Units are typically 14-20' wide and 35-40' long (7,500-2,400sf) Density 10-20 du/gross acre 	<ul style="list-style-type: none"> Considered multifamily where there are 3 or more units attached and lot isn't subdivided Allowed in R-2, R-3, R-4 zones, and CBD subject to compatibility review Lacks predictable design guidance related to site and building design Consider all residents standards (site layout, etc.) and design Create class townhouse flexibility
Walk-up apartments	<ul style="list-style-type: none"> 2-3 stories and served by surface parking Density 12-20 du/acre 	<ul style="list-style-type: none"> Allowed by right in R-3 zone Allowed with "compatibility" review in R-2, CBD and B-zones Lacking in site and building design standards address issues common to this housing type. Update site address form Create zone for low 3-4
Lowrise & midrise apartments	<ul style="list-style-type: none"> 3-5 stories and served by in-structure parking Density 20-120 du/acre Could be single use residential or include ground floor commercial 	<ul style="list-style-type: none"> Allowed by right in R-3 zone Allowed with "compatibility" review in R-2, CBD and B-zones Limited to 30' building height in R-2 and B zones, but increase 50' max height in R-3 and unlimited height in CBD zone. Lacking in site and building design standards address issues common to this housing type. Update site address form Create zone for low 3-4

COMMERCIAL / MULTI-FAMILY DESIGN STANDARDS

Yakima is the only city among Washington's ten most populous cities that does not have design standards for commercial & multifamily development. The only standards that impact the look and character include:

- Max building height (50' in R3 & GC zones, 35' in B zones and unlimited in CBD zone)
- Building setback (40' on arterials and 30' on other streets – prohibits pedestrian-oriented forms of development)
- Minimum parking requirements
- Landscaping and zone edge screening standards

Example Provisions from other Communities

Guide the design of block frontages – including the location and orientation buildings and parking lots (which could be addressed in special areas and approaches might differ depending on the particular street.)

Guide the location & design of internal pedestrian connections or small lots, this is as simple as providing a walkway to the building entry. For multiple building developments, it would require walkways that connect buildings to each other and the street.

Guide the massing & articulation of large building facades – provisions could provide optional ways for buildings to mass and articulate the façade – so that treatments reduce the perceived scale of the building and add visual interest.

Guide the integration of building design details – provisions could provide a list of desirable façade details (for commercial and /or multifamily buildings) and allow applicants to choose a number of details to integrate into the building and meet the standard.



Land Use / Housing Station

Housing Type / Community Design Survey

Feb 22, 2016

The survey below asks community members which housing types are most important, in terms of filling the city's needs. The survey also asks where in Yakima these housing types would be most appropriate. Please add any other comments you have on why or why not these housing types are important for Yakima and/or how to best address them in the updated Comprehensive Plan.

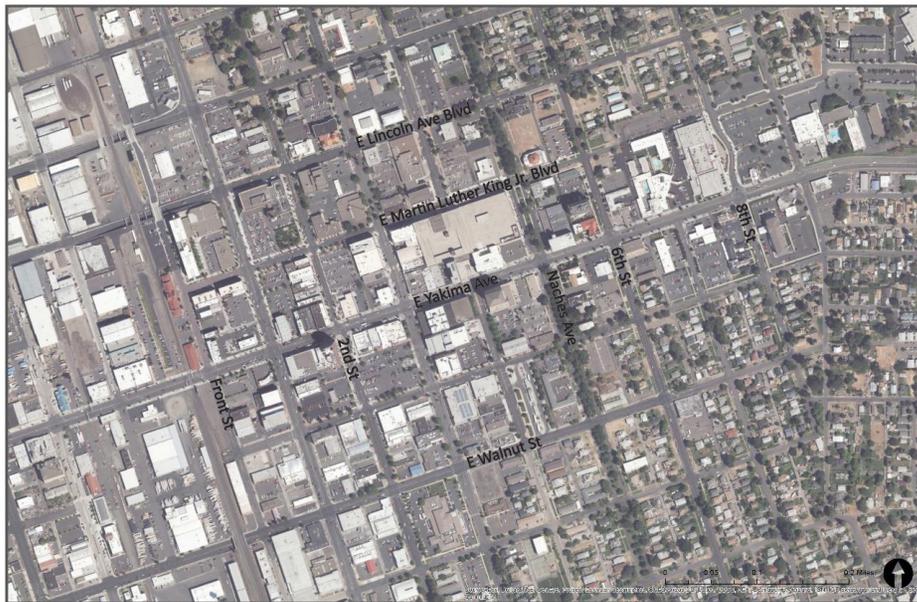
Housing Type	Importance (1-10, 10 being best)	Where is it most appropriate?	Comments (what's good or bad about them)
Accessory Dwelling Unit	Circle level of importance, 10 being best: 1 2 3 4 5 6 7 8 9 10		
Small Lot Detached Single Family Homes	Circle level of importance, 10 being best: 1 2 3 4 5 6 7 8 9 10		
Cottage Housing	Circle level of importance, 10 being best: 1 2 3 4 5 6 7 8 9 10		
Townhouses	Circle level of importance, 10 being best: 1 2 3 4 5 6 7 8 9 10		

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Downtown/Historic Properties Station

DOWNTOWN AND HISTORIC CHARACTER

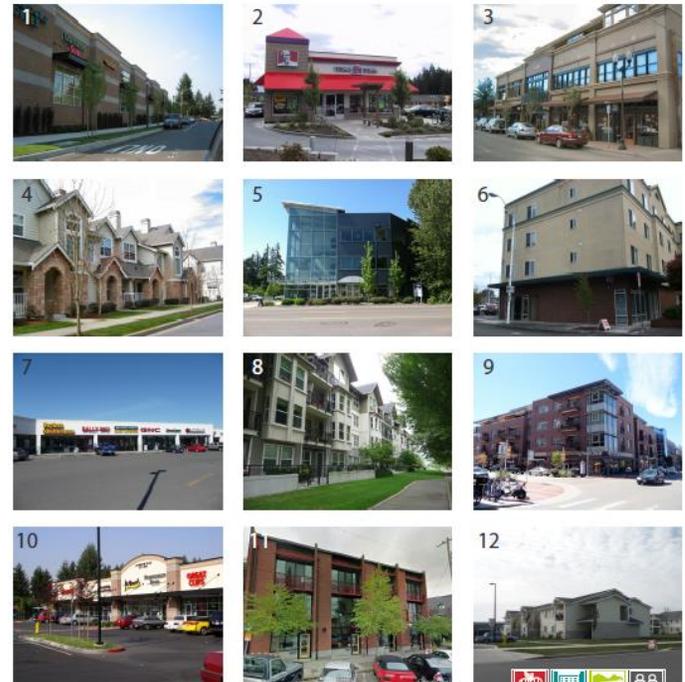


DIRECTIONS:

Add to the map by placing examples of things you would like to see in Yakima's Downtown.

DOWNTOWN YAKIMA: VISUAL PREFERENCE SURVEY

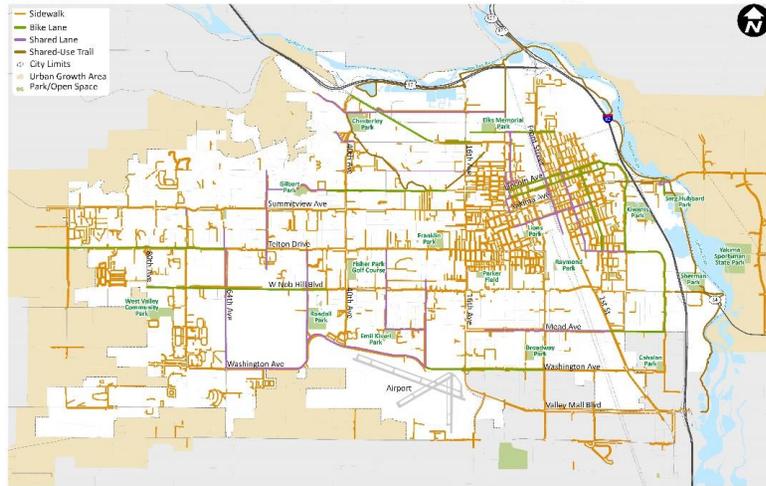
Identify the types of buildings and developments that would be desirable and undesirable in Downtown. Below are a variety of examples from other communities. The intent is to see what the community's priorities are on uses and design issues associated with Yakima's Downtown. Please fill out the attached visual preference survey and describe WHY you like or dislike particular examples.



Parks and Recreation Station

PARKS & OPEN SPACE

DIRECTIONS: Please comment using words, drawings, and suggestions from the provided examples



PARKING, STREETSCAPE & AMENITY IMAGES

Place dots next to the images/features you would most like to see in Yakima. Also, you can also place images on spots on the City map where you would most like to see a specific feature.

 Play water feature Place dots here	 Children's play area Place dots here	 Commercial/sidewalk dining Place dots here	 Decorative curb extensions Place dots here
 Dog park Place dots here	 Low impact design streetscapes Place dots here	 Major public art element Place dots here	 Mid-block crossing busy street Place dots here
 Multi-use pathway Place dots here	 Nature trail Place dots here	 Public display garden Place dots here	 Community garden plots Place dots here
 Recreation center event space Place dots here	 Transit shelter Place dots here	 Neighborhood Commons/Green Place dots here	 Sports courts Place dots here



Do it yourself station

- “ Take the online survey
- “ Print information about your property
- “ Ask questions



How to stay informed and engaged

- “ Contact: Valerie Smith, Project Manager 509-575-6183
- “ <https://www.yakimawa.gov/services/planning/comprehensive-plan-update/>
- “ Take the online survey!

