

## COMPREHENSIVE PLAN UPDATE

### The Town of Yarrow Point

The quality of Yarrow Point’s community is reinforced by its natural and built features, including its waterfront location, scenic views, residential streets with meticulously manicured landscaping, and public and private open spaces viewable from the streets. These environmental and community attributes contribute to the town’s desirability and unique character. Effective stewardship of the town’s urban and natural spaces is vital for the continued enhancement of its desirability and character.

The Town has undergone a 30% increase in population over the past decade, growing from just under 1,000 residents to an estimated 1,365. The map below shows the current zoning for minimum lot sizes throughout Yarrow Point, with the slightly smaller R-12 (12,000 sq ft min.) lots at the center of the Town and R-15 (15,000 sq ft min.) bordering the shoreline and along the southern boundary. The comprehensive plan update is evaluating how growth will impact Yarrow Point, while integrating community voices and legislative changes into future zoning updates.



### A Uniquely Residential Place to Live

- While some properties have accessory dwelling units the Town does not have a full count as to how many have been permitted.
- Yarrow Point has exceeded its housing growth target of 16 units by 2035, set by King County in 2006. As of 2018, the County estimated 25 new units had been built in the Town. This includes ADUs and DADUs.
- There are no commercial, mixed-use, multi-family, or other types of land uses currently in the Town. The historic Wetherill Nature Preserve, Road’s End Beach, and Morningside Park – which contains Town Hall – are treasured public lands frequented by residents



### Parks and Greenspaces

- Yarrow Point has one official park, Morningside Park, and access to the Weatherill Nature Preserve, shared with Yarrow Point and Hunts Point jurisdictional borders.
- A Lake Washington access point on 42nd Street, Sally’s Alley – a pedestrian passageway between 94th and 95th Ave – and Road End Beach on 92nd Ave. present three informal public spaces in the Town. There is currently a beautification and update project underway.
- Morningside Park includes traditional park facilities, such as a children’s playground, basketball court, and pickleball court.