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August 20, 1981

Mr. Roy Yates
 Board President
 Everett YMCA
 1717 California Street
 Everett, WA 98201

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 everett

CITY HALL • 389-8788
 EVERETT, WASHINGTON
 98201

Dear Mr. Yates:

The Planning Department has been requested to sign off the issuance of a Certificate of Occupancy for the completed YMCA structure. However, we need to clarify the current status of the project and the Board's intent for future activities on the site before we can issue this document. It is our understanding that the YMCA is discussing the possible maintenance of the previously existing structure.

On March 19, 1980, the City of Everett issued a "Final Declaration of Non-Significance" for the Everett YMCA construction project. The issuance of the Final Declaration and a number of requirements listed in that document were based upon the preliminary site plan of February 8, 1980, which was submitted in conjunction with the Environmental Checklist for our review. The project consisted of the construction of the new 55,000 square foot structure, demolition of the old building, and the provision of parking to meet Zoning Code requirements.

As you are aware, a discussion of the historic character of the existing building also occurred during our review of the project, and the Planning Department expressed support for maintaining the existing historic structure. However, if the project has been modified from the proposal which was previously approved, the Environmental Checklist for the project should be revised to reflect these changes. Before the City can issue a Certificate of Occupancy for the new building, the conditions included on the "Final Declaration of Non-Significance" must be met, or the modified project reviewed and a new or revised Final Declaration issued. I am enclosing a copy of the previously issued Final Declaration for your review, and we will be happy to work with you in resolving this matter.

With regard to Conditions 2 and 7, requiring the provision of off-street parking, the YMCA facility is a unique type of use which does not neatly fit into any of the standard land use categories established in the Off-Street Parking and Loading section of the City Zoning Code. When the parking requirements for a use are not specifically defined, the zoning ordinance grants the Planning Director the authority to determine appropriate requirements.

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My determination in this instance is that no additional off-street parking will be required as part of the YMCA current expansion program.

In reviewing the YMCA project, the primary consideration in my determination was my conclusion that the general public and the Everett Central business district would derive much greater benefit from preservation and continued utilization of the historically significant and still functional original YMCA structure than from its removal for a very limited amount of surface level off-street parking.

Other related considerations which also supported my determination included:

1. The YMCA's facility's downtown location with excellent access to public transportation.
2. The Planning objective of discouraging off-street parking areas adjacent to public streets and sidewalks in the central business district in order to encourage greater building-site coverage and resultant pedestrian activity.

If you have any questions or need additional information, please contact Bob Landles (259-8731). Thank you for your assistance.

Sincerely,


Dennis L. Derickson, Planning Director

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Enc.

cc: Jack E. Frets, Architect
✓ Ken Callahan, Building Official

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