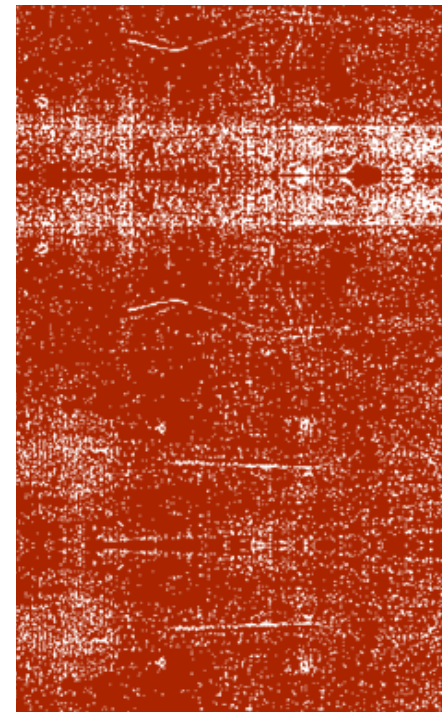
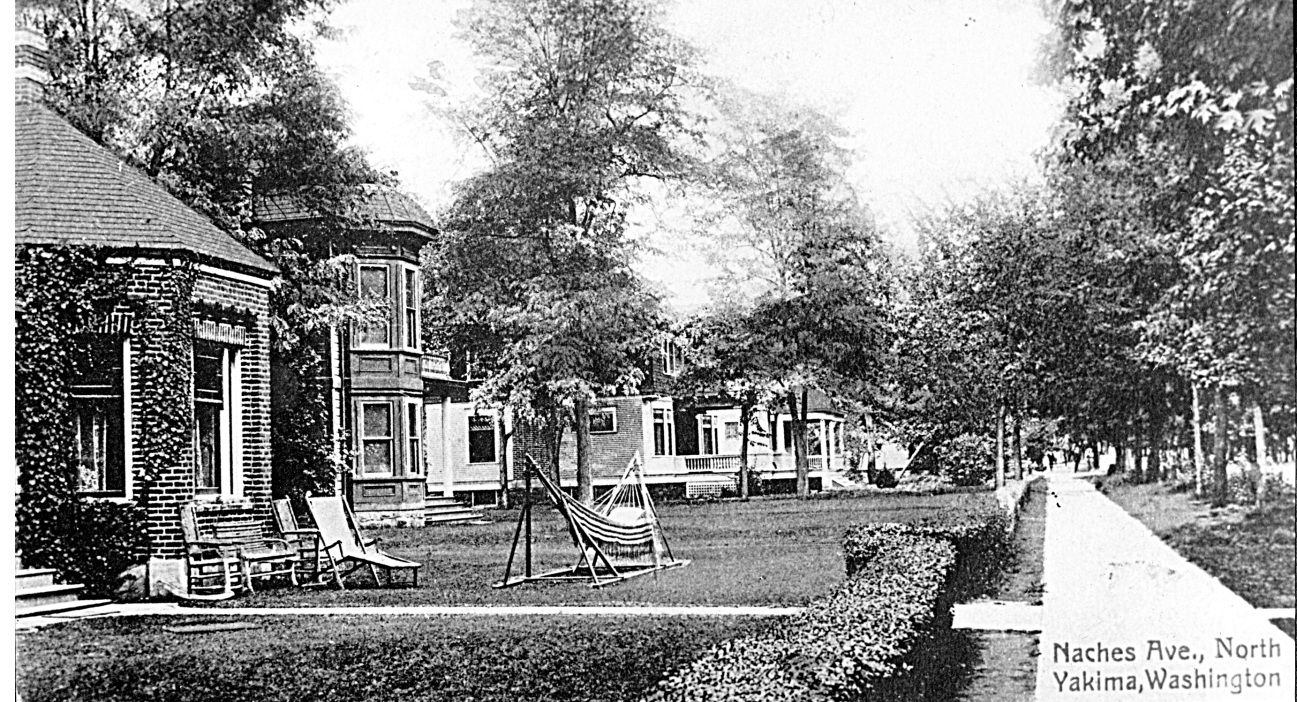


NACHES AVENUE

Historic Overlay Zone Guidelines

April 26, 2023 | Public Meeting





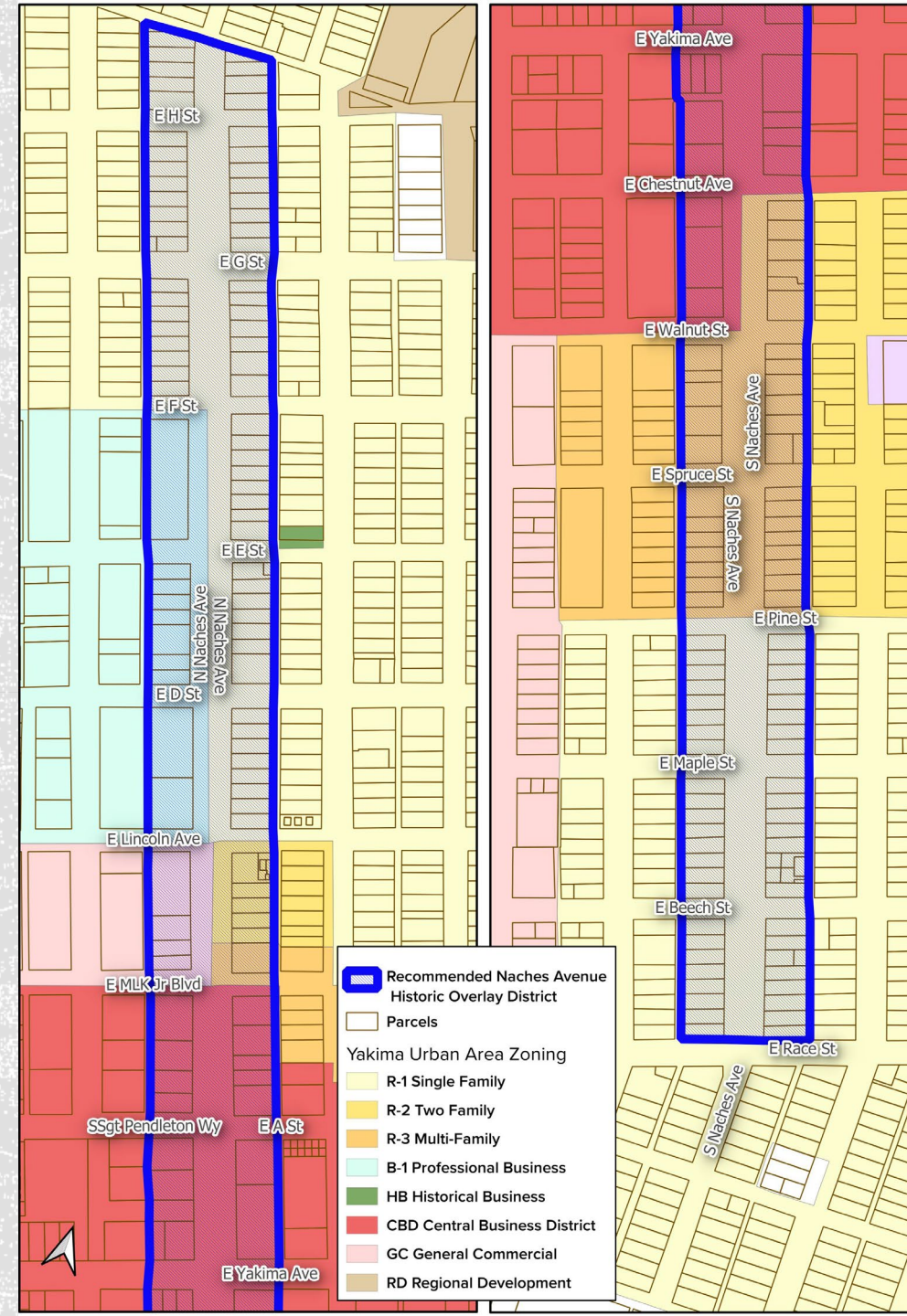
PROJECT INFORMATION

- A CLG grant is funding this project
- The purpose is to develop historic overlay zone guidelines for Naches Avenue
- The project area extends along both sides of Naches Avenue, from E Race north to E “H” Street, inclusive the City-owned parkway



HISTORIC OVERLAY ZONE BOUNDARY

- Boundary shown in blue
- Naches Avenue including the parkway
- Parcels along both sides of Naches Avenue
- Overlaps multiple existing zoning districts





1889 map of Yakima looking southwest.

HISTORIC CONTEXT

Yellow: historic
overlay district area

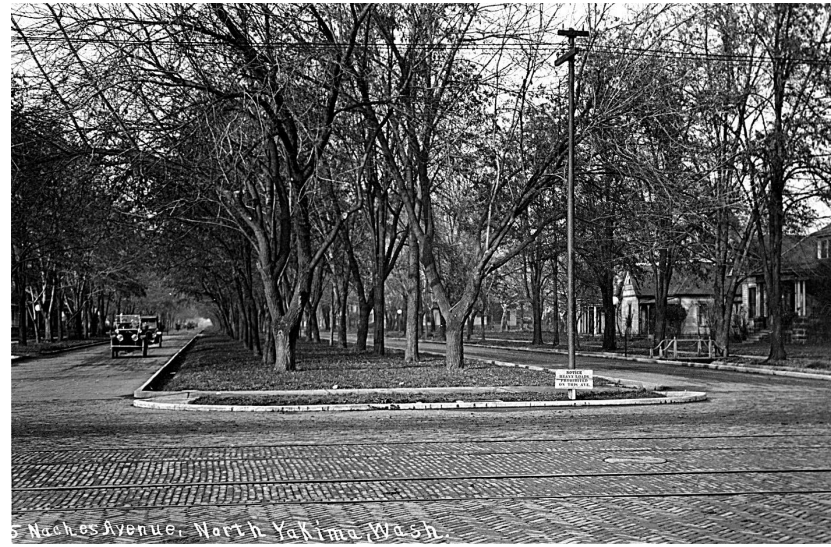
Blue lines: former
irrigation ditches



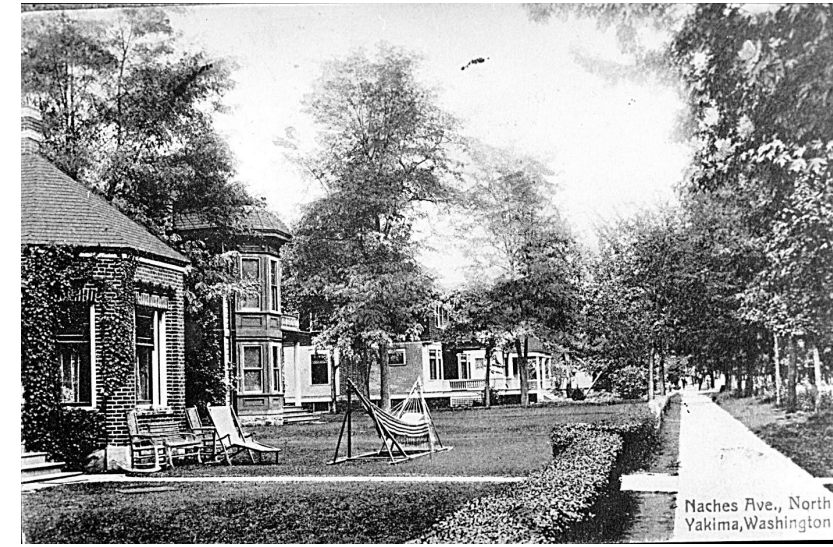
HISTORIC CONTEXT

- 1890-1897, construction along the avenue
- 1900-1920, significant development

All photographs courtesy of the Yakima Valley Museum



Naches Avenue, ca. 1909.



Naches Avenue, houses fronting, undated.



Road crew paving Naches Avenue, 1908.



Naches Avenue, prior to paving, with irrigation ditch, undated.



HISTORIC CONTEXT

- 1920s, multi-family housing increase
- By 1930s, development largely complete along N Naches Avenue
- 1950s, increase in multi-family housing
- 1971 Yakima Mall opened



Naches Avenue, lighting standard and irrigation ditch, undated.



Naches Avenue, just north of East F Street, undated.



Naches Avenue, colorized post card, undated.



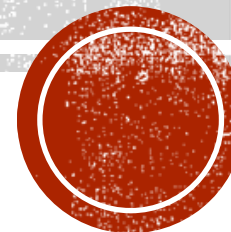
Naches Avenue, during winter, undated.





OVERLAY ZONES

Historic Overlay Zone, Historic District





WHAT IS AN OVERLAY ZONE?

- **It is a special zone placed over an existing zoning district or a combination of districts**
- **It provides additional regulations and/or incentives to protect a specific resource or encourage specific development**

HISTORIC OVERLAY ZONE

VS.

HISTORIC DISTRICT

- **Historic overlay zones (this project)** typically regulate fewer features and focus on more significant character-defining features related to infill, such as lot size, building height, setbacks, streetscapes, and street tree protection
- **Historic districts (Yakima Register)** typically involve a higher level of existing building exterior and site regulation, and focus on specific architectural features
- Historic districts often have a higher concentration of historic resources



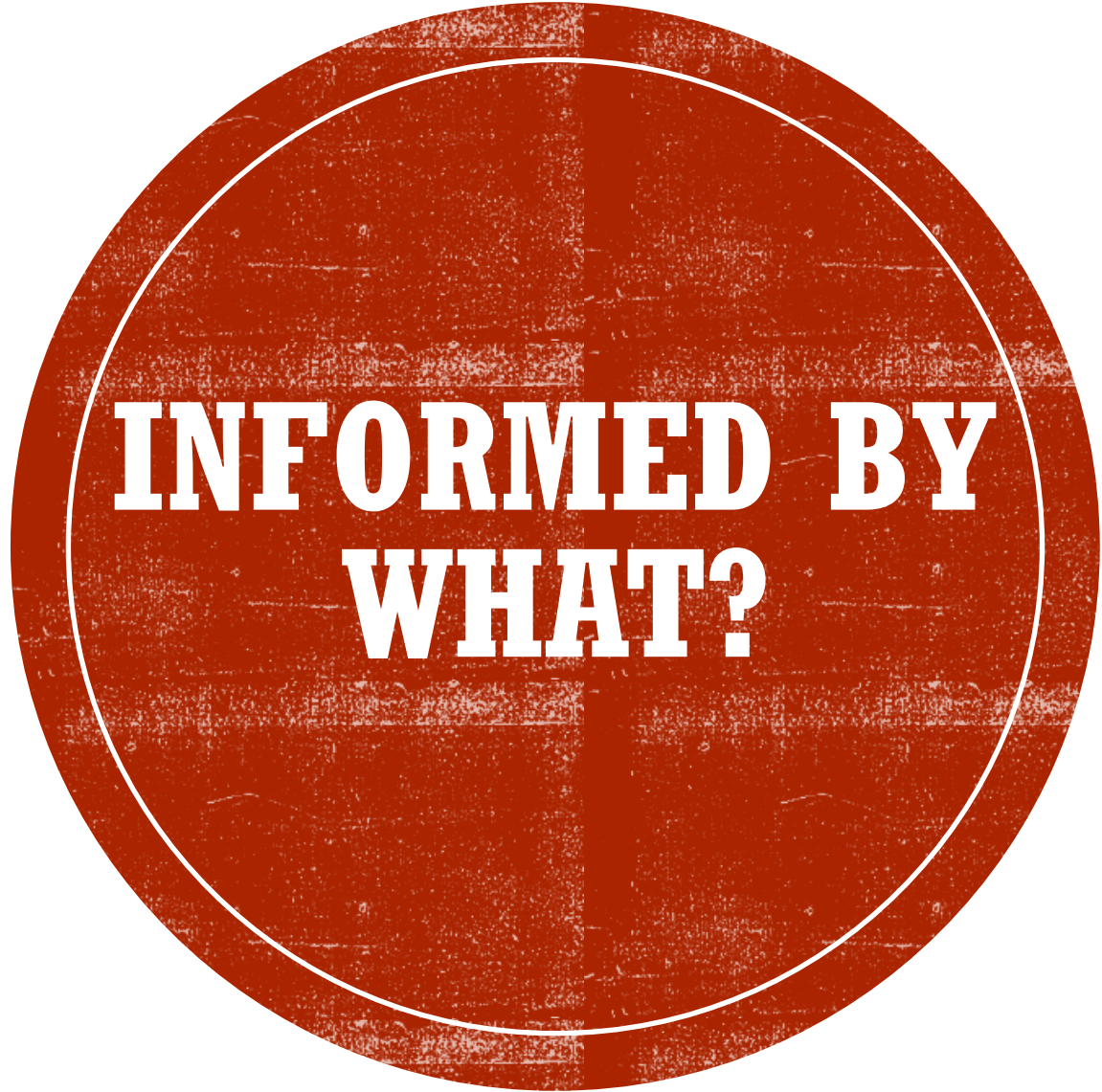
WHAT DOES A HISTORIC OVERLAY ZONE DO?

Zoning tool used to manage change to areas significant to the community beyond what is specified in the standard code

Differ from neighborhood to neighborhood depending on the area's character and needs

Used to address specific or complex local conditions or interests





Historic Overlay
Zone



WHAT IS THE PURPOSE OF A NACHES AVENUE HISTORIC OVERLAY ZONE?

Increase housing density

Support infill middle housing

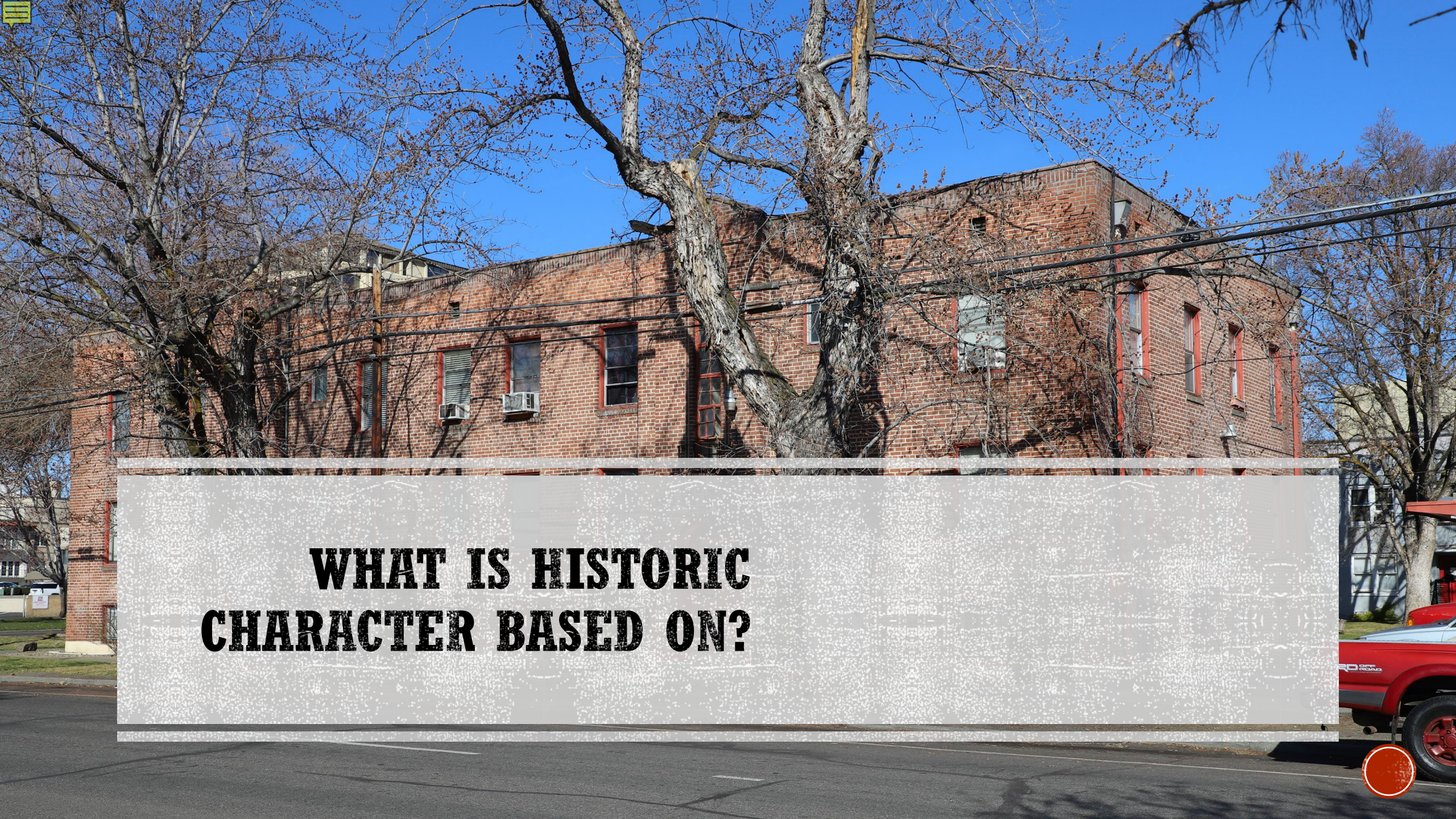
Manage anticipated development pressure

Retain the public open space and the link to downtown

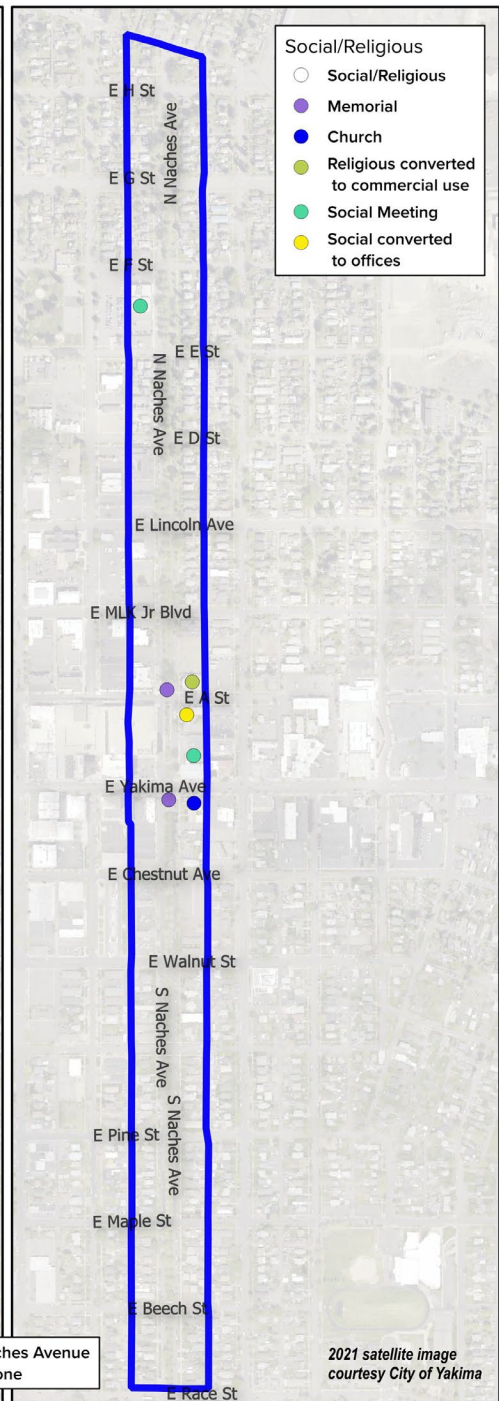
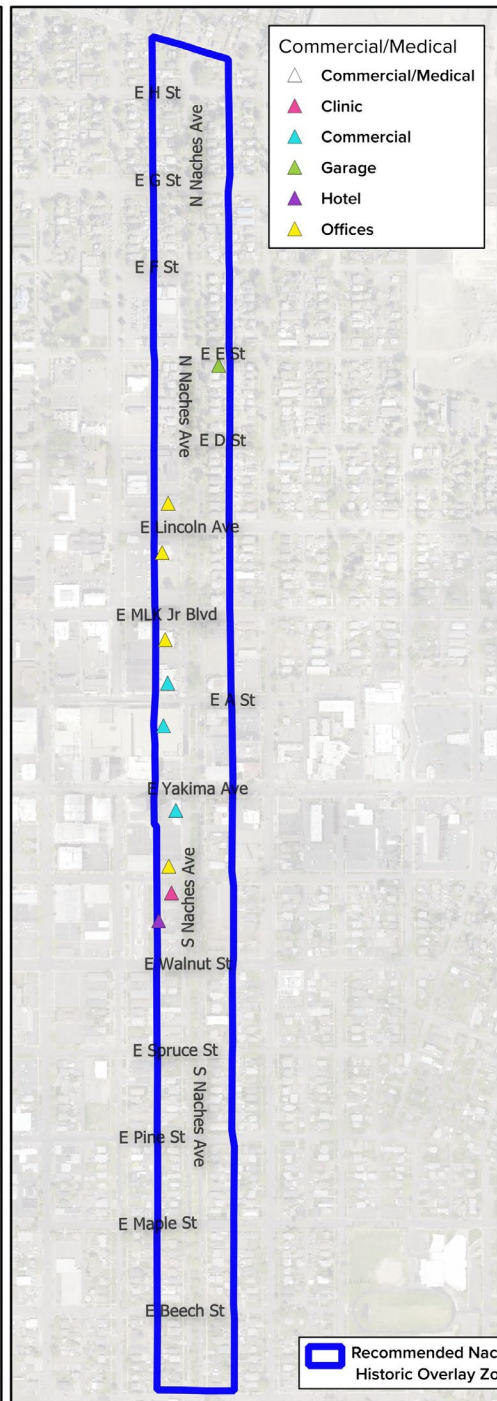
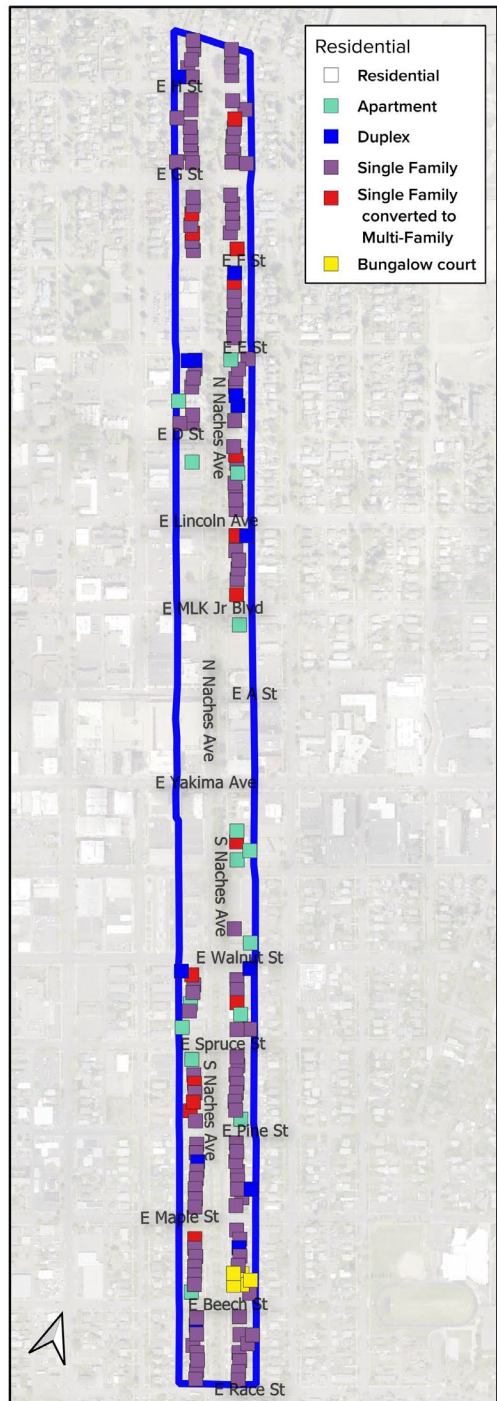
Encourage compatible infill development

Preserve historic character





**WHAT IS HISTORIC
CHARACTER BASED ON?**



Recommended Naches Avenue Historic Overlay Zone

2021 satellite image courtesy City of Yakima

BUILDING FUNCTION

- Residential
- Commercial/Medical
- Social/Religious



BUILDING FORMS



Gable Front and Wing
801 N Naches (ca. 1911)



Gable Fronter
612 N Naches (ca. 1901)



I-House
716 N Naches (ca. 1910)



Bungalow
411 S Naches (ca. 1910)



Foursquare
601 S Naches (ca. 1901)



Low-rise Apartment Block
415 N Naches (ca. 1925)



Workingman's Foursquare
508 S Naches (ca. 1905)



Ranch
613 S Naches (ca. 1951)



Low-rise Apartment Block
9 S Naches (ca. 1930)



Courtyard Apartments
113 S Naches (ca. 1949)



Courtyard Apartments
516 S Naches (ca. 1957)



Bungalow Court
511-513 S Naches (ca. 1920)



NACHES AVENUE



Median and trees



Roadway and median



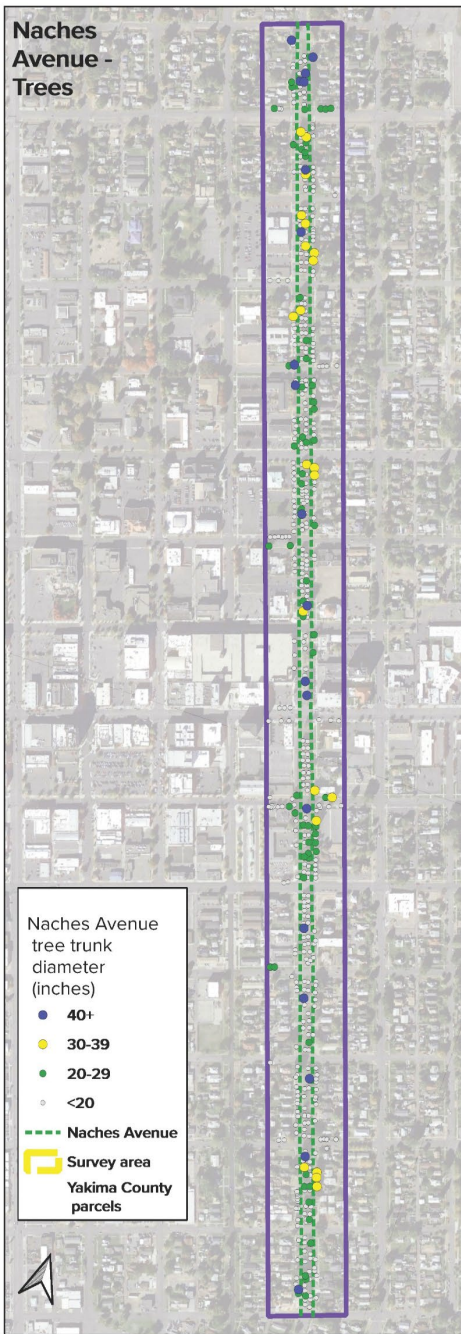
Sidewalks and curbs



Railroad crossings



Memorials



Type A, light standard



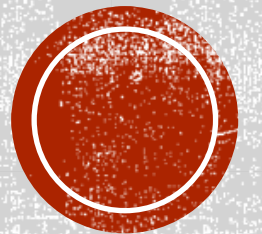
Type B, light standard





EFFECTS

Property Owners, Residents, Developers





EXISTING BUILDINGS

- Contributing & Noncontributing
- Demolition protection

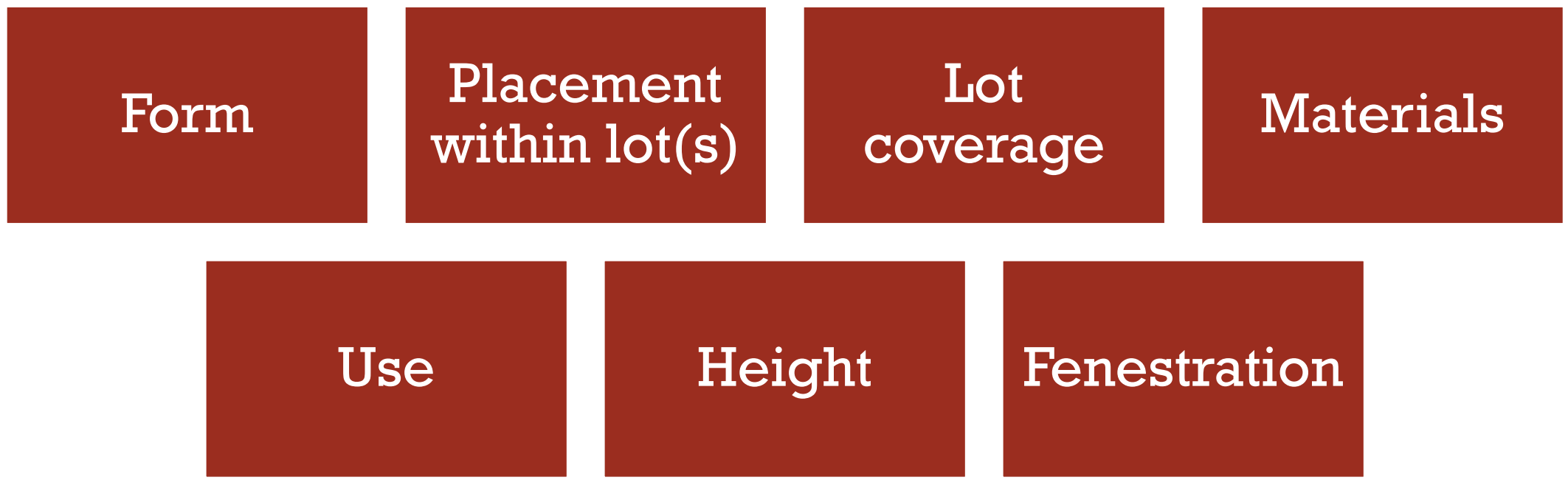


LANDSCAPE

- Street trees
- Parkway



INFILL CONSTRUCTION





**POINT OF
CONTACT FOR
QUESTIONS
AND MORE
INFORMATION**

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- City of Yakima, Planning Manager
- Joseph.Calhoun@yakimawa.gov
- 509-575-6042



NEXT STEPS

