

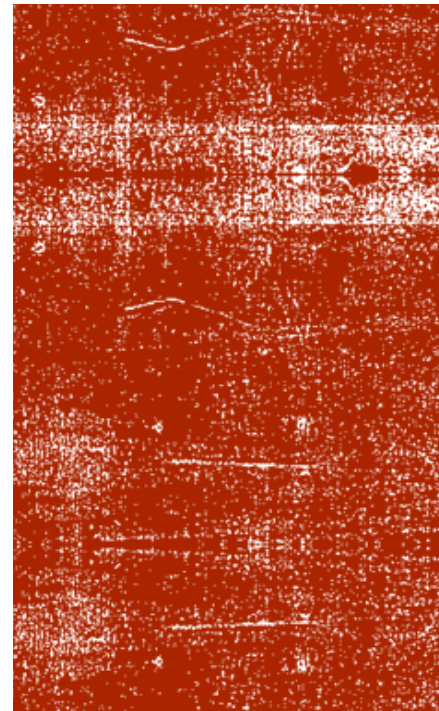
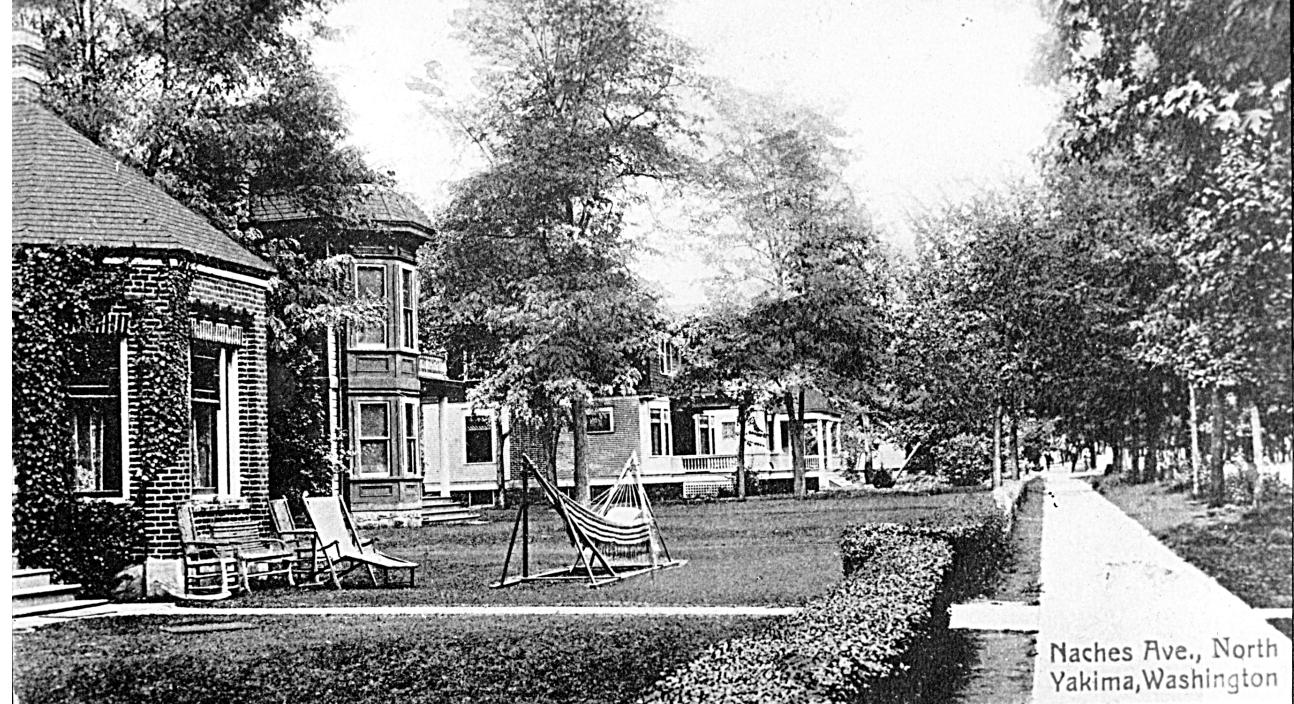
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# NACHES AVENUE

## Historic Overlay Zone Development Standards

July 26, 2023 | Public Meeting No. 2

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## PROJECT INFORMATION

- A CLG grant is funding this project
- The purpose is to develop historic overlay zone guidelines/development standards 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





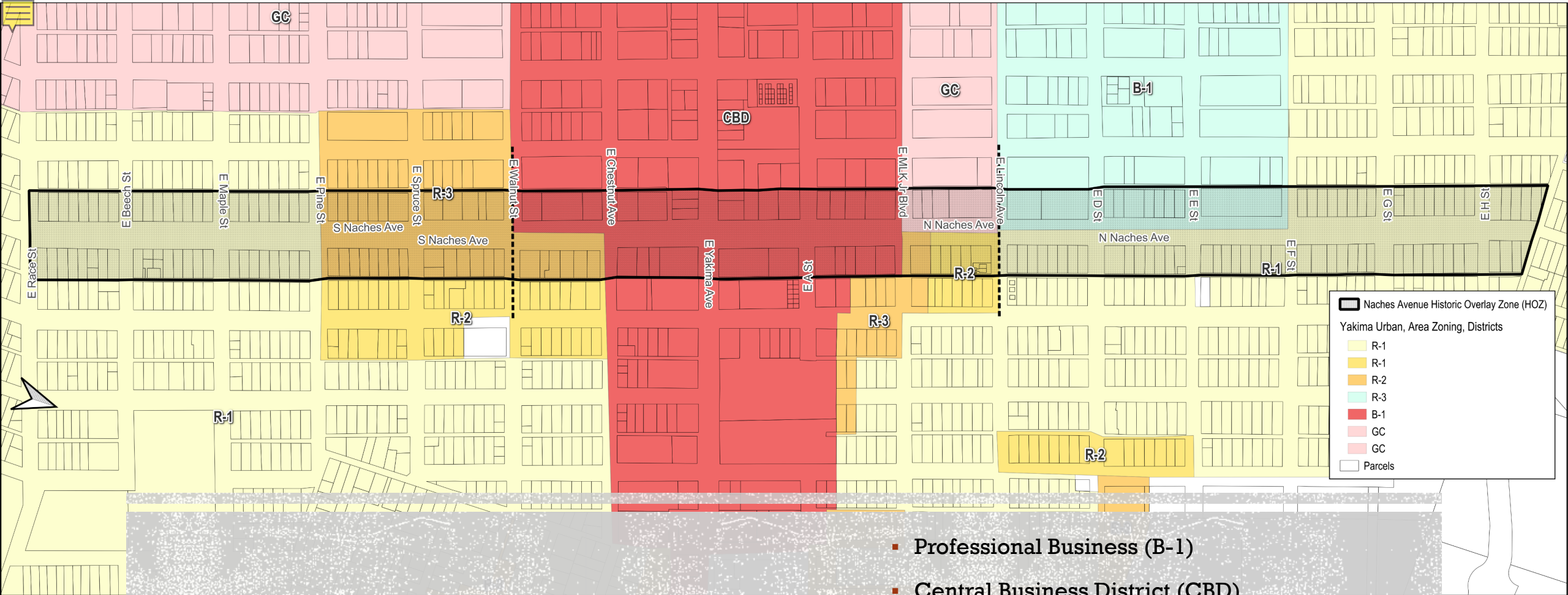
# WHAT IS AN OVERLAY ZONE?

- **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**



**PURPOSE AND INTENT**

<b>Retain and increase</b>	Housing density.
<b>Retain</b>	Architectural integrity.
<b>Encourage</b>	Investment in existing buildings and multiple family infill.
<b>Strengthen</b>	The historic role of the avenue and adjacent blocks.
<b>Prioritize</b>	Rehabilitation of listed, designated, and contributing buildings.
<b>Prioritize</b>	Rehabilitation/replacement of noncontributing buildings built during the period of significance.



# APPLICABILITY

- Professional Business (B-1)
- Central Business District (CBD)
- General Commercial (GC)
- Single Family (R-1)
- Two Family (R-2)
- Multi-Family (R-3)





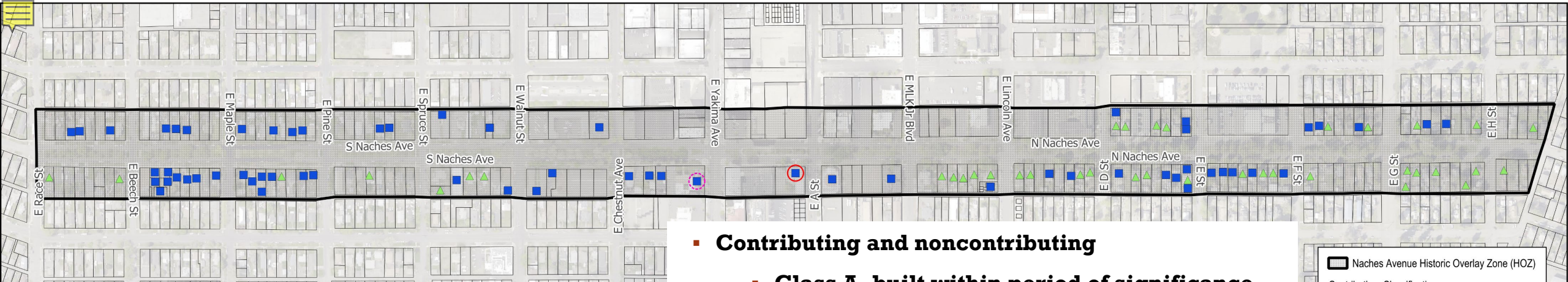
1889 map of Yakima looking southwest.

# BACKGROUND

Yellow: historic overlay district area

Blue lines: former irrigation ditches





▪ **Listed and Designated**

- **National Register of Historic Places (NRHP)**
- **Washington Heritage Register (WHR)**
- **Yakima Register of Historic Places (YRHP)**

▪ **Contributing and noncontributing**

- **Class A, built within period of significance, potentially YRHP, NRHP, or WHR eligible or listed**
- **Class B, built within the period of significance, retain integrity, not recommended as individually YRHP, NRHP, or WHR eligible**

Naches Avenue Historic Overlay Zone (HOZ)  
 Contributing, Classifications  
■ A  
▲ B  
 Listed and, Designated  
 WHR, Listed  
 NRHP, and, WHR, Listed  
 Parcels

# LISTED AND DESIGNATED CONTRIBUTING AND NONCONTRIBUTING



# REVIEW PROCESS

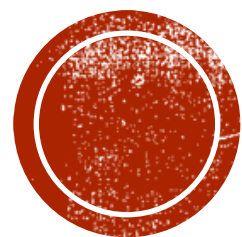
## Additional requirements

- **Development permits**
- **Street trees**
- **Building permits**

## No change or additional requirements

- **Certificate of Appropriateness**





# DEVELOPMENT STANDARDS

Permitted Uses, Building Rehabilitation, Infill Construction, Relocation or Demolition, Incentives, and Naches Avenue Standards



# PERMITTED USES

## Consistent with intent and historic patterns:

- **Multiple family residential use**

## Inconsistent and generally not permitted:

- **New detached single family**
- **New zero lot line, retirement homes, mixed-use buildings, professional or commercial buildings**



# **BUILDING REHABILITATION**

- No change to the review of changes to Yakima Register of Historic Places designated properties (YMC 11.62.050).
- No additional requirements for alterations and additions to a building within the HOZ that is not designated to the Yakima Register of Historic Places.
- Consider rehabilitation incentives when planning or undertaking alterations or additions to Yakima Register of Historic Places designated, and National Register of Historic Places listed buildings, and contributing buildings (Class A and B).





# INFILL CONSTRUCTION

- Requirements related to infill construction include:
  - Site design and improvement standards
  - Off-street parking
  - Site screening
  - Signs
  - Special development



# **SITE DESIGN AND IMPROVEMENT STANDARDS**

- **Dwelling Units**
- **Minimum Lot Size**
- **Maximum Lot Coverage**
- **Structure Setbacks**
- **Maximum Building Height**
- **Massing**
- **Exterior Materials**
- **Roofs**
- **Windows and Exterior Doors**



- **Maximum dwelling unit per net residential acre changes:**
  - **R-1 from 7 to 18**
  - **R-2 no change**
  - **R-3 no change**
  - **B-1 no change**
  - **GC no change**
  - **CBD no change**



# MINIMUM LOT SIZE

- **Reduce minimum lot size from 7,000 to 6,000 square feet for two-family dwellings in:**
  - **R-1 zone**
  - **R-2 zone**
  - **R-3 zone**





# MAXIMUM LOT COVERAGES

- No change in lot coverage percentages for zones R-3, and B-1.
- Increase lot coverage percentages to 80% for R-1 and R-2.
- Reduce lot coverage percentages to 80% for zones GC and CBD.







# STRUCTURE SETBACKS

- **Reduce minimums for:**
  - **Duplexes (two-family dwelling)**
  - **Bungalow courts (cottage housing)**
  - **Low-rise apartment blocks**
  - **Apartment courts**



# MAXIMUM BUILDING HEIGHT

- Existing building height ranges from 1 to 3 stories (15 to 45 feet)
- R-1 zones, no change in maximum building height of 35-feet.
- R-3 zones, no change in maximum building height of 50 feet.
- B-1 zone, increase maximum building height from 35 to 45 feet.
- GC and CBD zones, no change in maximum building height of 50 feet.



# MASSING

- **Width of any unbroken facade not to exceed building height**
- **Utilize building forms compatible with building forms for comparable functions built within the period of significance**
- **Infill construction shall be differentiated but compatible**





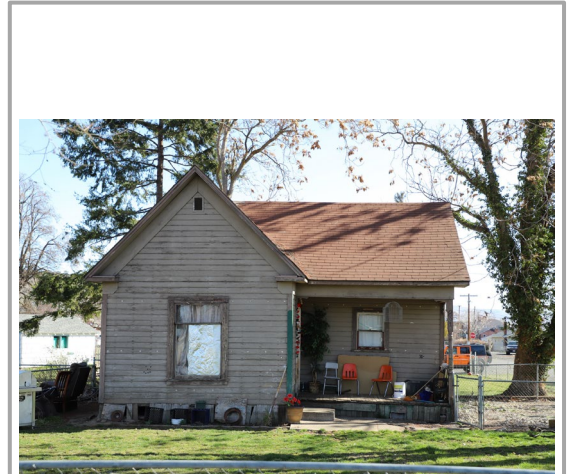
# EXTERIOR MATERIALS

- **No vinyl, PVC board, concrete block, veneer stone and faux stone, Marblecrete**
- **Consistent on all facades**
- **Stucco, brick, fiber cement board, wood siding are compatible**



# ROOFS

- **Compatible roof forms:**
  - **Gable**
  - **Gambrel**
  - **Hip**
  - **Flat with parapet**





# WINDOWS AND EXTERIOR DOORS

- **No vinyl**
- **Paintable materials, including clad, all metal, or fiberglass**
- **Compatible design**
- **Operable**



# OFF-STREET PARKING

- **No driveways off Naches Avenue**
- **No surfacing parking along Naches Avenue**
- **Reduce the number of parking spaces required**





# SITE SCREENING

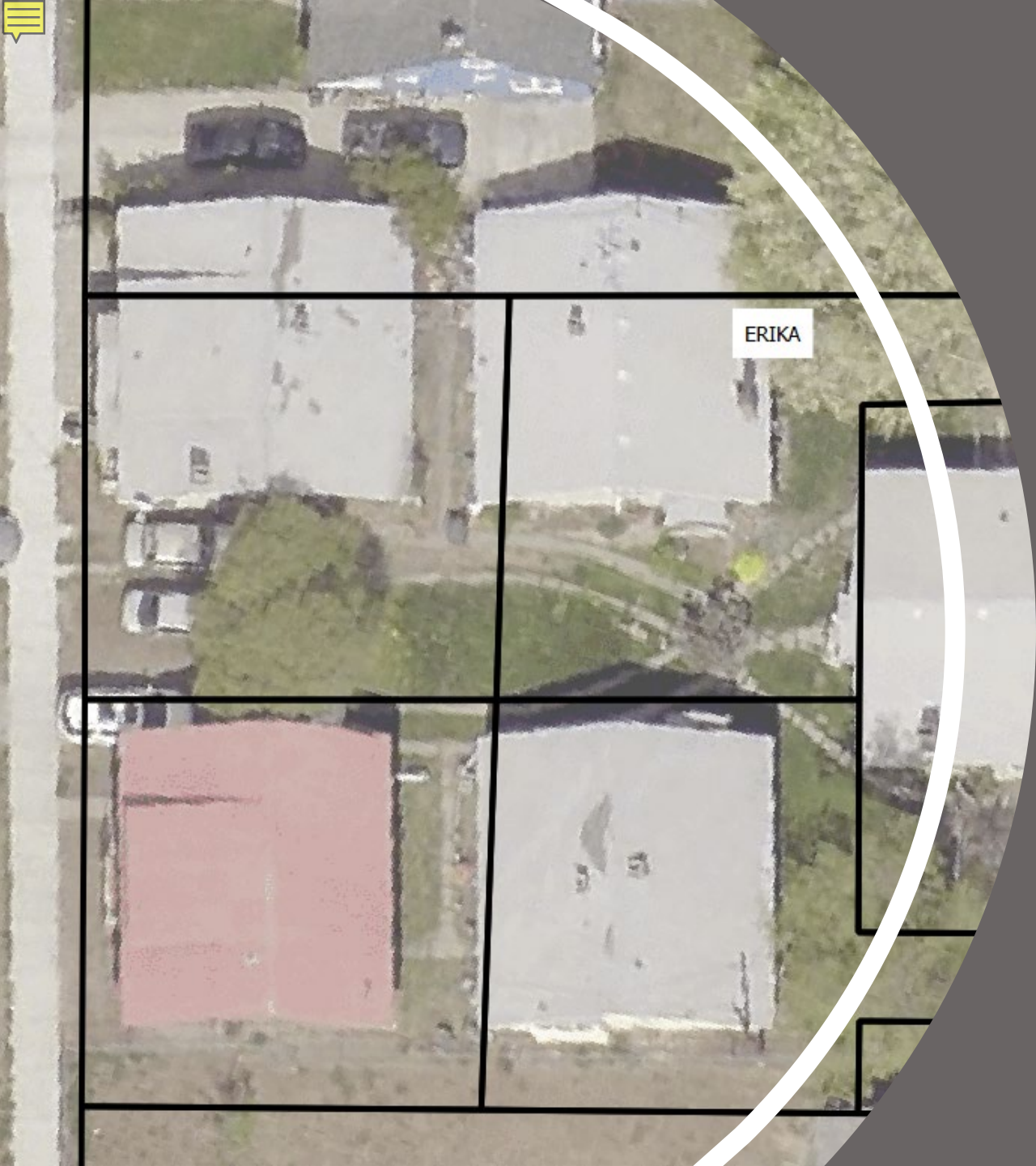
- **No fully view-obscuring screening along street frontage**





# SIGNS

- **Limit permitted signs for the B-1, GC, and CBD zones**
- **No change to R-1, R-2, and R-3 zone permitted signs**



# SPECIAL DEVELOPMENT STANDARDS

- **Cottage housing**
- **Zero lot line development**
- **Accessory dwelling units**



# RELOCATION

- **Prioritize adaptive reuse of listed buildings**
- **Relocation of Class A or B buildings**
- **Buildings built outside of the period of significance**



# DEMOLITION

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**No change for  
Yakima Register  
designated  
properties**

**Mitigation for  
Class A and B  
building  
demolition**





# INCENTIVES

- **Reduced parking requirements**
- **Building permit and plan check fee waivers**
- **Washington State Special Tax Valuation**
- **Federal Historic Tax Credits**
- **Potential Naches Avenue HOZ grant fund**





# NACHES AVENUE STANDARDS

- **Median and Park Trees**
- **Roadways**
- **Planting Strips and Street Trees**
- **Sidewalks and Ramps**
- **Signage**
- **Site Furnishings**





## **MEDIAN AND PARK TREES**

- **Retain lawn**
- **Retain two rows of park trees within the median**
- **Regenerate trees based on lifespan**
- **Remove nonconforming trees at the end of their lifespan**





# ROADWAYS

- **Retain roadway:**
  - **Locations**
  - **Widths**
  - **Curbs**





# PLANTING STRIPS AND STREET TREES

- **Retain planting strip location, width, lawn, and design**
- **Nonconforming hardscape (sidewalks, driveways)**
- **Compatible street trees**



# SIDEWALKS AND RAMP

- **Retain original**
- **Nonconforming approach**

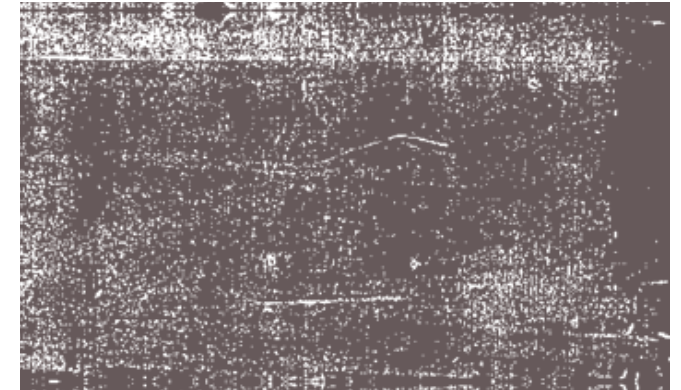


# SIGNAGE

- **Additions beyond directional and wayfinding strongly discouraged**

# SITE FURNISHINGS

- **Retain original Type A and B light standards**
- **Restore missing Type A and B light standards**
- **Additional memorials not allowed**
- **Addition of new site furnishings strongly discouraged**





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

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- City of Yakima, Planning Manager
- [Joseph.Calhoun@yakimawa.gov](mailto:Joseph.Calhoun@yakimawa.gov)
- 509-575-6042



# NEXT STEPS

