

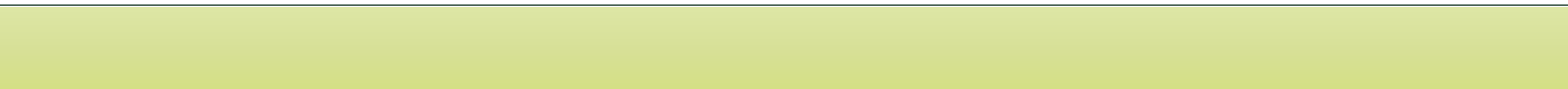


# Palisades Neighborhood Association

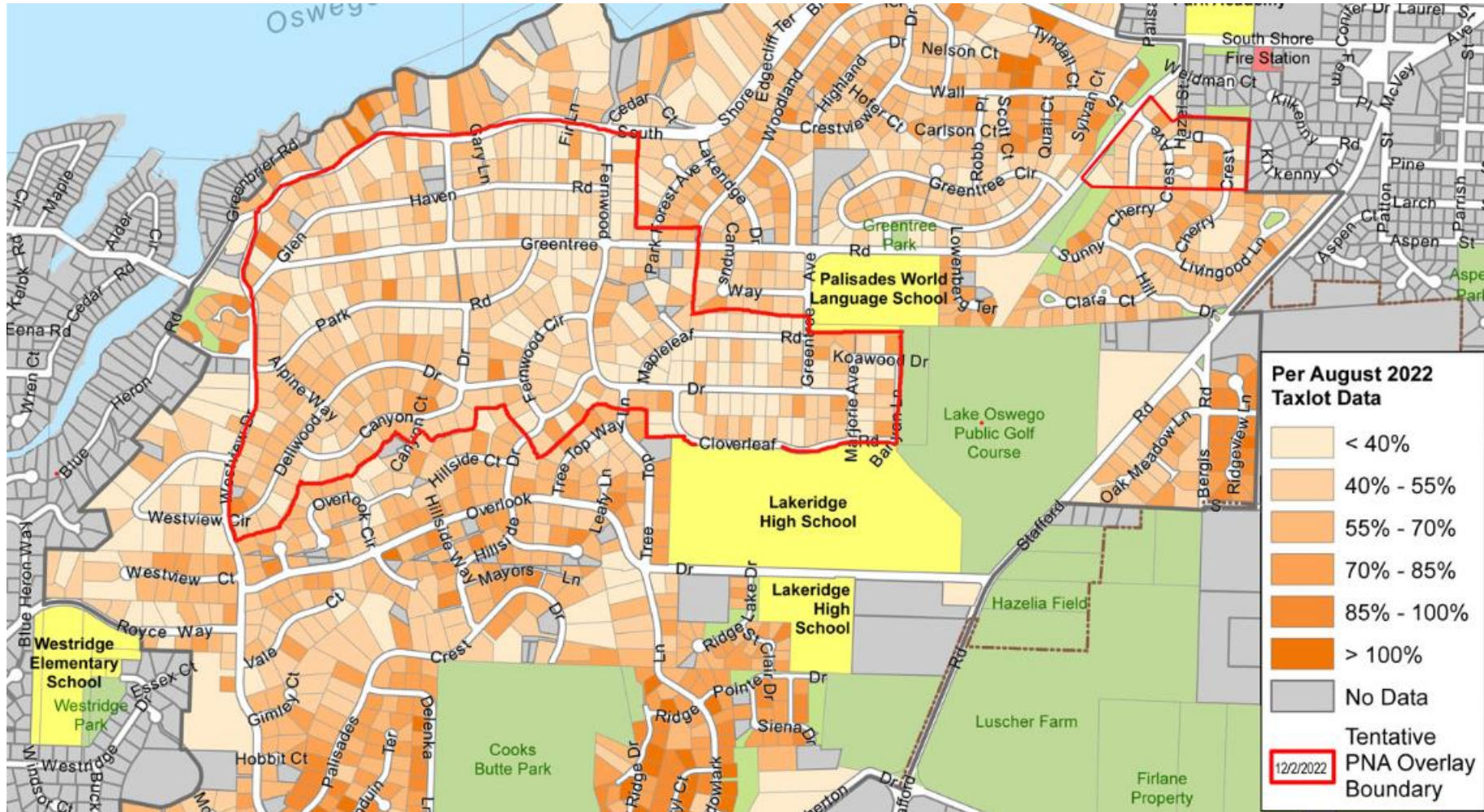
Presentation for the PNA Board

Re: Overlay District

Feb 22, 2023



# Our Neighborhood (Overlay zone)



# Our Neighborhood (Overlay zone)

- Originally constructed between the 1940s and 1960s
- Building size: 1,000 to 4,000 sq. ft. (Most are 1,000 to 3,000 sq. ft.)
- Scale: Medium to low scale. Split level and 1 to 2 floors typical.
- Eclectic architectural style, including Mid-Century Modern, Ranch, Early Ranch informal (low profile, horizontal orientation, low-pitched roofs), Traditional Cape Cod, Craftsman; and Northwest Modern (features include broad gabled roofs with overhanging eaves and wood-frame construction).
- Backdrop of mature evergreen trees; lush natural vegetation.
- Other common characteristics identified by the Subcommittee:
  - Minimal front yard impervious paving;
  - Shallow roof slopes;
  - Visible daylight basements; and
  - Private Backyards

# Why create an Overlay District?

- Neighborhood character changing quickly and dramatically
- New buildings are too close to neighbors
- Big, tall boxes hovering over modest homes with 30 foot straight-up walls and big windows close to property lines
- Yards have more shadows due to blocked sunlight from large structures
- Lost Privacy, mostly sides and back
- Lack of large yards reducing the 'green' of the neighborhood
- Fewer landscape plants and loss of mature trees
- Excessive hardscapes as compared to the neighborhood

# Neighborhood character changing



# Buildings are too close to neighbors



# Big, tall boxes hovering over modest homes

with 30 foot straight-up walls and big windows close to property lines



# Yards have more shadows due to blocked sunlight



# Lost Privacy, mostly sides and back



# Lack of large yards

reducing the 'green' of the neighborhood



# Fewer landscape plants and loss of mature trees



# Excessive hardscapes compared to existing homes



# Partnering with the City

- PNA surveyed the neighborhood, and polled neighbors for input
- The majority of PNA neighbors support the idea of an overlay
- PNA is following its by-laws throughout the process
- The City assisted with property-related data
- The City mailed notifications of Overlay-related public meetings
- The City is advising PNA regarding the process
- The City is providing technical assistance toward potential solutions

**Please welcome Erik Olson, Long Range Planning Manager**