

City of Pullman Comprehensive Plan Update

Community Vision and Preliminary Goals
Revised Draft Policy Bulletin



April 15, 2016



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Introduction

This policy bulletin presents the preliminary goals and vision statement for the City of Pullman Comprehensive Plan. The Comprehensive Plan serves as the blueprint to guide growth and development within the City for the next 20- to 50-year planning horizon, in a manner that is reflective of the collective principles and outlook of the community as a whole. The plan's goals and vision need to establish the basis for policies that guide implementation of the Pullman City Code, particularly Title 17, Zoning Code. The goals and vision statement has been informed by, and will be refined through the continuing public and City staff input process.

The State of Washington Growth Management Act¹ (GMA) was established to ensure coordinated and planned growth through comprehensive land use planning. The City of Pullman is “partially planning” (Whitman County and the other cities within the County also are “partially planning”), which means that the GMA and its implementing regulations only require review and revision of the critical areas ordinance, if needed. The City is undertaking this update so that the Comprehensive Plan reflects current and future conditions and values.

Public and Stakeholder Input

The goals and vision are developed from meetings of the public, stakeholders, and staff and officials.

In six public meetings conducted between September and November of 2014, participants were asked to state their desired characteristics for the community in 20 years. Four meetings were held throughout the city, and two meetings were held at Washington State University (WSU). A total of 153 people attended: 128 community members and 25 WSU students.

Four meetings were held on April 8, 2015, to conduct a strengths, weaknesses, opportunities, and threats (SWOT) analysis. The first was with Whitman County. The Whitman County Planner, Assistant Planner, and Public Works Director/County Engineer participated. The second SWOT meeting was with WSU and had the following WSU attendees: Architecture/Engineering Project Supervisor, the Assistant Vice President (Operations) for Facilities Services, the Assistant Director of the Real Estate Office, the Executive Director of Real Estate and External Business Operations, the Assistant Vice President for Facilities Services Administration, and the Associate Vice President for Administrative Services. The third SWOT meeting was with City staff, consisting of the City Supervisor, Planning Director, Public Works Director, Parks Superintendent, Police Operations Commander, and Assistant Fire Chief Operations Officer. The fourth was with the City Planning Commission. Another SWOT session was conducted with Pullman-Moscow Regional Airport staff on June 10, 2015.

Goals and Policies

Goals are aspirational statements that establish the desired future and community direction. Goals guide the development of policies, which are specific actions necessary to achieve, or move in the direction of achieving, the goals. The 1999 Comprehensive Plan goals were used as the basis for the goals in this update. The 1999 goals were modified, as needed (additions are shown in italics and deletions in strikethrough). Policies for each

¹ Revised Code of Washington 36.70A

goal were developed from the public and stakeholder input and integrated with the 1999 Comprehensive Plan policies. The categories of goals and policies proposed for the Comprehensive Plan update are:

- Land Use
- Community Design (a new category that was not included in the 1999 Comprehensive Plan)
- Housing
- Transportation
- Parks and Open Space
- Capital Facilities and Infrastructure

The proposed preliminary goals and policies, listed below, endeavor to capture the contributions and priorities from the public and stakeholder input.

Land Use

The land use element of the comprehensive plan inventories the location, distribution, and extent of population; land uses; and environmental resources within the city. The goals guide the development of the desired land use pattern, including protection and enhancement of natural and historic resources. New development should occur within the Urban Growth Area in order to preserve the prime agricultural land surrounding the City.

GOAL LU1: Establish an attractive urban community, clearly distinguished from surrounding farms, and discourage inefficient sprawling development from consuming valuable agricultural land.

Policy LU1.1: Carefully plan for population growth to maintain quality of life.

Policy LU1.2: Maintain an urban growth area that is large enough to prevent artificial constriction in land supply while small enough to promote efficient use of resources.

Policy LU1.3: Amend the configuration of the urban growth area only during the City Council’s annual goal-setting process or during major Comprehensive Plan revisions when public attention is focused on long-term objectives.

Policy LU1.4: Encourage future development contiguous with the existing city limits to minimize destruction of the prime agricultural land surrounding Pullman.

Policy LU1.5: In the Pullman-Moscow corridor area, provide for carefully planned growth that respects the rural character of the landscape.

Policy LU1.6: Coordinate land use with the county in accordance with the city/county tax sharing agreement.

~~Coordinate with Whitman County to facilitate the development and operation of a joint city/county review process to manage land use beyond the city limits.~~

Policy LU1.7: As part of a joint city/county review process, agree to allow limited development on unincorporated land near Pullman if such development would not consume prime farmland, would not hinder short- or long-term city growth, and would not adversely affect city facilities or services.

- Policy LU1.8:** *Emphasize the downtown as the focal point for community events to facilitate interaction between WSU students and long-term residents and promote the community's existing "small town" feel.*
- Policy LU1.9:** *Promote continuous interaction between WSU and the rest of the community to ensure the university is fully engaged with local residents. Better integrate WSU students with the rest of the population through such means as community events; neighborhood meetings; and joint sessions between ASWSU and city staff or appointed/elected officials.*
- Policy LU1.10:** *Work in partnership with WSU to support its objectives as a thriving university that is actively positioning itself for a successful future.*
- Policy LU1.11:** With some limited exceptions specified in official agreements between the city and WSU, allow WSU to exercise ultimate control over its own land use activities.
- Policy LU1.12:** Cooperate with WSU to ensure that development, whether it be under the jurisdiction of the city or the university, is compatible with the other entity's interests and is well-coordinated with respect to public facilities and services.
- Policy LU1.13:** *Target significant development in high density residential districts to minimize sprawl.*
- Policy LU1.14:** *Maintain ~~Establish~~ minimum as well as maximum densities for residential uses in high density residential areas to promote efficiency and compatibility.*
- Policy LU1.15:** Ensure that city infrastructure, such as transit, utilities, and parks, supports efficient urban form.
- Policy LU1.16:** *As the first phase of each new development is proposed, require the developer to provide a master plan that displays development features at full build-out, including a street system that provides effective traffic control measures and multiple points of access; the full non-motorized circulation system; and parks, open space, and other community facilities as appropriate.*
- Policy LU1.17:** Improve and maintain community appearance, including entrances to the city, streetscapes, commercial and industrial areas, and residential neighborhoods; keep property clear of refuse and debris through strict enforcement of local solid waste regulations.
- Policy LU1.18:** Consider development of overlay district regulations to enhance and/or preserve distinctive areas within the city.
- GOAL LU2:** **Annex land to accommodate growth in an orderly fashion, considering the needs and desires of the property owner, the community, and the adjacent residents, and considering the costs of extending service.**
- Policy LU2.1:** Consider favorably proposals to annex land in the urban growth area that meet the general criteria for annexation except under unusual circumstances, such as land particularly unsuitable for development or other use within the city, land with environmental or other considerations that would make it more logical for governance in the county, or land whose annexation would provide a glut of undeveloped property in the city.

- Policy LU2.2: Consider unfavorably proposals to annex land outside the urban growth area except under unusual circumstances, such as land that is especially well suited for development, land with environmental or other considerations that make it more logical for governance in the city, or land that can be annexed at times when severe shortages exist for property to be developed in the city and land in the urban growth area cannot meet this need.
- Policy LU2.3: *Create a plan for the eventual redevelopment of the county cluster residential areas to convert them to an urban form when/if annexation occurs.*
- Policy LU2.4: Ensure that proposed annexation areas can be furnished with city water, sanitary sewer, and storm drain service without having lines run through unincorporated areas.
- Policy LU2.5: Consider the fiscal impacts of extending services to annexation areas based on the proposed uses and/or prezone designations and require that, in most cases, new development bear the cost of these services. The annexation may be conditioned on capital improvements being made and agreements for bearing other costs being completed.
- Policy LU2.6: Avoid the creation of unincorporated areas surrounded on three or more sides by the city limits.
- Policy LU2.7: Discourage the establishment of narrow projections of incorporated land surrounded on three sides by unincorporated property.
- Policy LU2.8: Assign prezone designations to all areas outside the city limits that are within the urban growth area; when land outside the urban growth area is proposed to be annexed, assign an appropriate prezone designation(s) for the property under consideration.
- Policy LU2.9: Require property owners within an area to be annexed to assume their proportionate share of the city's indebtedness upon annexation.
- Policy LU2.10: Require petitioners for city annexation to apply for annexation to other service districts (e.g., the Hospital District) at the same time.
- Policy LU2.11: Provide ample notice of annexation proposals to all affected parties.
- GOAL LU3: Facilitate strong public participation in all community land use and development matters.**
- Policy LU3.1: *Maintain strong government accountability in all public services, and publicize the city's actions in this regard to the local citizenry.*
- Policy LU3.2: When significant annexation or development proposals are filed with the city, furnish extensive notification of said proposals in a timely fashion to all affected property owners and residents.
- Policy LU3.3: Provide information to the public about city programs or projects through the use of the community newsletter, the government access television channel, direct mailings, signage, and/or other means.
- Policy LU3.4: Encourage the creation of neighborhood organizations to assist residents in their efforts to enhance the area in which they live and to help citizens effectively participate in city decision-making processes.

GOAL LU4: Preserve opportunities for high quality, diversified life styles within the community's residential neighborhoods.

- Policy LU4.1: Promote mixed residential/commercial use in appropriate parts of the city (e.g., downtown, Colorado Street).*
- Policy LU4.2: Create self-sufficient walkable neighborhoods that contain readily accessible basic services (commercial services, schools, parks, etc.).*
~~Encourage, where feasible, the location of elementary schools, parks, and commercial services in proximity to all neighborhoods.~~
- Policy LU4.3: Explore the benefit of defining individual neighborhoods within each of Pullman's four major hills to help determine specific needs for these smaller areas.*
- Policy LU4.4: Enhance the College Hill Core neighborhood by making steady progress on the goals and implementation strategies in the adopted College Hill Core Neighborhood Plan.*
- Policy LU4.5: Establish a mixture of residential densities in the community.*
- Policy LU4.6: Protect the unique characteristics of established neighborhoods from intrusion by incompatible uses.*
- Policy LU4.7: Buffer lower-density residential uses from the adverse and incompatible effects of commercial and higher residential density development through such means as topographic barriers, increased setback requirements, landscaping, and sight-obscuring screens.*
- Policy LU4.8: Promote maintenance of private property in a neat, attractive condition.*
- Policy LU4.9: Limit the number of occupants per household to minimize adverse neighborhood impacts that can arise when large groups of individuals reside within a single housing unit.*
- Policy LU4.10: Provide for innovative design in residential development, including alley access, reduced front setbacks, and smaller lots.*
- Policy LU4.11: Require ample landscaping and recreational areas for high-density housing.*
- Policy LU4.12: ~~Explore a process to r~~ Require approval of a master plan for phased developments rather than approving subdivisions or other proposals piecemeal.*
- Policy LU4.13: Permit accessory living units in all residential zones, so long as adequate access, parking, and private open space can be provided.*
- Policy LU4.14: Allow home occupations which will not create a nuisance for neighbors.*
- Policy LU4.15: Allow for the siting of manufactured homes on individual lots in some residential zoning districts.*
- Policy LU4.16: Ensure that high density residential areas have convenient access to major transportation access routes.*

GOAL LU5: Strengthen and enlarge the economic base of the community by providing commercial areas that offer a variety of goods and services in settings that are readily accessible and attractive.

- Policy LU5.1: Coordinate with the Chamber of Commerce and other economic development organizations to encourage the development of more retail, entertainment, service, and restaurant businesses to engender a livelier, flourishing community.*
- Policy LU5.2: Actively assist in the creation of additional living wage jobs in the community.*
- Policy LU5.3: Maintain the central business district of Pullman as the key commercial district to serve Pullman and other communities.
- Policy LU5.4: Promote the development of clustered commercial facilities which will support and encourage use of a range of transportation methods.
- Policy LU5.5: Promote commercial development that is attractive, pedestrian oriented, and accessible by several modes of transportation.
- Policy LU5.6: Develop and promote business technology incubator facilities.*
- Policy LU5.7: Allow for the controlled use of city rights-of-way for private purposes (e.g., sidewalk cafes, farmer's market) to enhance the vitality of the downtown area.
- Policy LU5.8: Allow residential uses above the first floor in commercial areas.
- Policy LU5.9: Encourage shared driveway access to parking for adjacent businesses to improve traffic flow in commercial areas.
- Policy LU5.10: Improve the appearance of existing commercial areas, including signs, landscaping, parking areas, and public facilities such as sidewalks.
- Policy LU5.11: For all commercial and office development, require the establishment of a clearly distinguishable, attractive pedestrian access from adjacent public street(s) that is separated from vehicular access and parking.
- Policy LU5.12: Permit neighborhood commercial development in high-density residential areas so long as it caters primarily to immediate neighborhood residents, and the development is designed and operated to be compatible with the neighborhood.
- Policy LU5.13: Explore the potential development of a full-scale conference center for the community as a public/private partnership.*

GOAL LU6: Strengthen and enlarge the economic base of the community by encouraging non-polluting businesses that provide high-wage jobs and produce high value products.

- Policy LU6.1: Collaborate with the Port of Whitman County, Southeast Washington Economic Development Association, Chamber of Commerce and other organizations to diversify the economy by facilitating additional clean industry in the city.*

~~Cooperate with the Port of Whitman County, the Palouse Economic Development Council, the Chamber of Commerce, and other interested parties to develop a coordinated approach to industrial recruitment.~~

- Policy LU6.2: Establish a variety of attractive locations for industrial development.
- Policy LU6.3: Encourage in particular the development of non-polluting research-related, product development, or agriculture-related industries in the City of Pullman.
- Policy LU6.4: Provide attractive design and landscaping for all industrial development to fit into the area where it is located.
- Policy LU6.5: Reserve industrial districts for industrial uses, and ancillary or supportive commercial services.
- Policy LU6.6: Improve the appearance of established industrial areas.
- Policy LU6.7: Assure that industrial sites are located on or near arterial streets; if the location is near an arterial, access should not pass through a residential district.

GOAL LU7: Promote safe and efficient use of the Pullman-Moscow Regional Airport by minimizing land uses that may be incompatible with airport operations.

- Policy LU7.1: Preserve the safety of airport functions by restricting the penetration of any new object or structure into the facility's air space, as defined by federal aviation regulations.
- Policy LU7.2: Coordinate with the county to prescribe compatible land uses in the vicinity of the airport that conform to FAA rules and WSDOT Aviation Division guidelines and follow the recommendations of the adopted Pullman-Moscow Regional Airport Master Plan. ~~in regulating land use in the vicinity of the airport~~*
- Policy LU7.3: Allow new land uses in the vicinity of the airport that are compatible with applicable aircraft safety and noise guidelines; for this purpose, maintain an airport environs overlay district as part of the city's development regulations.
- Policy LU7.4: Provide public infrastructure (e.g., water and sewer lines) along the Airport Road corridor to allow for the expansion of compatible commercial and industrial development around the Pullman-Moscow Regional Airport.*

GOAL LU8: Protect, enhance, and wisely utilize Pullman's natural resources.

- Policy LU8.1: Encourage surface grading of development sites that, to the extent possible, follows the contours of the existing terrain to protect the character of the landscape.
- Policy LU8.2: Prevent soil erosion to the greatest extent possible. Construction sites should be managed to minimize erosion, and landscaping should be installed to prevent longer-term problems.
- Policy LU8.3: Coordinate with other jurisdictions in the area to maintain an adequate supply of ground water for the community's potable water needs.
- Policy LU8.4: Protect and enhance the water quality, habitat value, and beauty of all perennial streams and rivers in the city. Cooperate with neighboring jurisdictions on regional water quality issues.

- Policy LU8.5: Protect and maintain the environmental quality of Pullman’s public areas.
- Policy LU8.6: Encourage energy-efficient site planning, design, and construction.
- Policy LU8.7: *Encourage projects that incorporate environmentally sustainable elements (e.g., “green” energy and buildings).*
- Policy LU8.8: *Promote low water use landscaping for public and private developments.*
- Policy LU8.9: *Explore available means to reduce carbon emissions through maintenance of an efficient urban form, promotion of non-motorized travel, utilization of clean energy products, and other related actions.*
- Policy LU8.10: Protect the agricultural economic base of Whitman County by defining an appropriate area for urban use.
- Policy LU8.11: *Expand opportunities for additional local food production.*
- Policy LU8.12: Maintain or improve air quality in Pullman.
- Policy LU8.13: Establish programs to plant and maintain trees throughout the city.
- Policy LU8.14: *Employ Low Impact Development practices in public and private land use to more efficiently use storm water resources.*
- GOAL LU9: Preserve wetlands, riparian areas, and significant plant and wildlife habitat.**
- Policy LU9.1: Discourage development in or near wetlands, riparian areas, and significant plant and wildlife habitat sites which would adversely affect the size or functioning of the resource area. Development of property containing these designated critical areas should:
- avoid impacts to the critical area if at all possible
 - mitigate for unavoidable impacts on-site and near the affected resource
 - mitigate for unavoidable impacts off-site only as a last resort.
- Policy LU9.2: In order to maximize the functional value of wetlands and other significant habitat sites, encourage protection of larger, continuous areas rather than isolated pockets of habitat.
- Policy LU9.3: Control storm water runoff and provide treatment to prevent contamination of local streams from erosion, urban development, or livestock.
- Policy LU9.4: Encourage private owners of stream channels to maintain the riparian area in vegetative cover and remove trash.
- GOAL LU10: Protect lives and property through proper management of resources and by limiting development in hazardous areas.**
- Policy LU10.1: Protect the aquifer, the city’s water source, from contamination in order to assure a safe public water supply; coordinate aquifer protection regionally.

Policy LU10.2: Carefully manage development in flood hazard areas. Development proposed in or adjacent to designated flood hazard areas shall demonstrate that lives and property at the subject site and at upstream and downstream properties will not be significantly affected by the development.

Policy LU10.3: Discourage development on steep slopes and geologically hazardous areas. Development proposed for steep slopes shall use the best available means to demonstrate that the lives and property of residents or users of the development and adjacent properties will be adequately protected.

GOAL LU11: Minimize flood damage to private and public property.

Policy LU11.1: When remodeling is being proposed to structures located in the floodplain, require floodproofing measures.

Policy LU11.2: Where possible, restore channel capacities, and natural stream and riparian area functions.

Policy LU11.3: Prevent the creation of storm water drainage patterns which will overload the city's storm drainage system.

Policy LU11.4: Encourage the use of bio-engineering techniques to protect stream banks from erosion.

Policy LU11.5: Coordinate floodplain land use efforts with the county so that floodplain uses are compatible with city policies and codes if and when they are annexed.

GOAL LU12: Promote multiple use of floodplain areas.

Policy LU12.1: Encourage private landowners to maintain the floodplain as open space, in natural vegetative cover.

Policy LU12.2: Encourage bicycle/pedestrian easements along streams.

Policy LU12.3: Encourage restoration of native vegetation to riparian areas.

Policy LU12.4: Consider the development of a wetlands mitigation bank in order to maximize the functional values of individual wetlands mitigation.

GOAL LU13: Preserve shoreline areas while assuring public access to the water, in accordance with the city's Shoreline Master Program.

Policy LU13.1: Protect the quality of local streams and enhance public access to shorelines. ~~Protect public access to the shorelines.~~ Review of all private and public developments should consider and provide for public access as close to the water as possible, consistent with protection of environmental resources and water quality.

Policy LU13.2: Protect and enhance public views of the shoreline area from adjacent upland areas, consistent with the need to protect environmental resources (including vegetation).

Policy LU13.3: Preserve the natural character of the shoreline. Ensure that public and private development, including public access and recreational development, minimizes disturbance of environmental resources and shoreline ecosystems.

- Policy LU13.4: Encourage the use of native plant materials in restoration of shoreline areas or landscaping development within the shoreline area. Protect areas of native vegetation.
- Policy LU13.5: Encourage the design and use of naturally regenerating systems of erosion control and water quality treatment in shoreline areas.
- Policy LU13.6: Ensure that all shoreline uses are located, designed, constructed, and maintained to minimize adverse impacts to water quality and fish and wildlife resources.
- Policy LU13.7: Encourage development of trails along the city's streams. All trails should be designed to protect environmental resources and minimize adverse effects to water quality.

Community Design

The community design element integrates economic factors with the livability and aesthetics of the city. In addition, the community sees opportunities to implement design standards in order to ensure that new development is consistent with the historic character of certain neighborhoods and to incorporate interconnected green areas. Key community priorities are to revitalize the central business district, improve the appearance of streetscapes and older neighborhoods, and protect local historic resources.

GOAL CD1: Provide opportunities that contribute to the economic well-being of Pullman.

- Policy CD1.1: *Expand the size and prominence of the farmer's market in the downtown area.*
- Policy CD1.2: *Emphasize improvements to infrastructure and building maintenance in the downtown district.*
- Policy CD1.3: *Provide incentives for upgrading the appearance of buildings and other facilities, especially in the downtown area and along major arterials.*

GOAL CD2: Promote and enhance the aesthetic appearance of the city.

- Policy CD2.1: *Coordinate with the Grand Avenue Greenway Committee and other local organizations to improve the appearance of arterial streets, commercial districts, and residential neighborhoods.*
- Policy CD2.2: *Support efforts to beautify the entryways into the city with appropriate signage and landscaping.*
- Policy CD2.3: *Work with the city's Arts Commission and other appropriate groups to provide more prominent displays of public art in the community.*
- Policy CD2.4: *Consider implementing a street tree inventory, management, and replacement system.*
- Policy CD2.5: *Minimize the visual impact of utilities (e.g., cabinets, pedestals, poles, and bins), particularly in residential neighborhoods.*
- Policy CD2.6: Consider the establishment of a community design center to offer interested citizens a public space to create, display, and discuss design concepts for the community.

GOAL CD3: Protect and preserve resources that contribute to the history of Pullman and the surrounding area.

- Policy CD3.1: *Protect historic neighborhoods and districts from incompatible development.*

- Policy CD3.2: Work with property owners, neighborhood associations, the Whitman County Historical Society, and government agencies to identify, document, restore, and preserve historic sites and/or areas.
- Policy CD3.3: Ensure that sites and/or areas of significant historic value are not disturbed or destroyed through any action of the city, or through any action permitted by the city, unless it can be demonstrated that such disturbance or destruction is in the best interests of the community.
- Policy CD3.4: Retain the historic appearance of the downtown area and encourage residents and business owners to take pride in their own and the city's history.
- Policy CD3.5: Allow for flexibility in city standards (such as off-street parking requirements) when designated historic places are being redeveloped.

Housing

The housing element of the comprehensive plan inventories the existing housing supply and evaluates how the supply meets the current demand and future projected needs. Community members are interested in options such as microhousing, infill, and self-reliant neighborhoods to cultivate an adequate supply of affordable housing, mitigate sprawl, and create more walkable communities. The goals emphasize the need for available housing to include types and sizes that meet the economic means of residents.

GOAL H1: Preserve and rehabilitate existing residential districts.

- Policy H1.1: Coordinate the plans, programs, and policies of all city departments to protect neighborhood livability.
- Policy H1.2: Provide infrastructure (streets, paths, parks, and community facilities) appropriate to the character of the neighborhood.
- Policy H1.3: Support and participate in programs run by non-profit agencies that assist households in maintaining and upgrading their property.
- Policy H1.4: Improve housing conditions by promoting the city's voluntary housing inspection program and coordinating with residential property owners on continuous upkeep of their properties.*
- ~~Work to eliminate safety hazards in the existing housing stock. Thoroughly publicize the city's voluntary housing inspection program.~~
- Policy H1.5: Reduce the supply of substandard housing units through code enforcement, rehabilitation, and new construction.
- Policy H1.6: Encourage rehabilitation and preservation of historic housing.
- Policy H1.7: Ensure that health and safety standards, as well as off-street parking requirements, are met when single family homes are converted to multi-family rental use.

~~In order to address the condition of rental housing, consider the use of a license issued on an annual basis to owners of rental residential property.~~

- GOAL H2: Encourage housing in a range of types and prices suitable for all social and economic segments of Pullman.**
- Policy H2.1: Meet low- and moderate-income housing needs through the rehabilitation of existing housing and new construction of affordable units.
- Policy H2.2: Minimize regulations and permit processing procedures to reduce the cost of new housing while protecting the public health, safety, and welfare.
- Policy H2.3: Develop flexible regulations and departmental processing procedures to encourage experimental construction and financing techniques that reduce the cost of housing while maintaining or improving the residential character of the city.
- Policy H2.4: Assist in the development of a low cost home repair loan program for homeowners with lower incomes.*
- Policy H2.5: Work with non-profit housing providers to secure state and federal resources that would help provide affordable housing for households with moderate and lower income.*
- Policy H2.6: ~~Provide~~ Explore housing assistance programs for ~~elderly, low-income residents and disabled persons~~ those individuals with special needs.
- Policy H2.7: Facilitate and encourage the development of alternative housing for seniors with moderate and lower income that provides for independent living with access to needed assistance at an affordable cost.*
- Policy H2.8: Encourage new housing construction in a range of prices and rents to meet the projected housing demand.
- Policy H2.9: In the city's development regulations, account for changing residential needs, such as live/work spaces and micro housing.*
- Policy H2.10: Encourage housing types and programs which provide for home ownership.
- Policy H2.11: Ensure that the housing needs of upper income households are satisfied by maintaining an ample supply of prime residentially zoned land, ~~and by allowing flexibility in lot sizes, and supporting Whitman County in its efforts to permit carefully planned residential development in the unincorporated county area.~~
- Policy H2.12: Monitor housing availability and vacancy to ensure that there is an adequate supply of housing in a range of prices.
- Policy H2.13: Prevent discrimination in housing to assure that unrestricted access to housing is available to the community.
- Policy H2.14: Encourage housing in upper stories downtown or as a part of new commercial development.
- Policy H2.15: Disperse low- and moderate-income housing and special needs housing throughout the community so that these units are not concentrated in one particular area.
- Policy H2.16: Encourage communication and cooperation among the city, WSU, and the private housing sector so that the housing needs of the WSU population can be met effectively.

Policy H2.17: Cooperate with WSU to meet the demand for additional affordable housing for students while minimizing the negative effects on Pullman’s tax base.

~~Cooperate with Whitman County to conduct studies assessing the need for housing types which may be appropriate to establish in the unincorporated county area near Pullman.~~

GOAL H3: Provide sufficient land for new housing construction consistent with the city’s ability to provide adequate infrastructure.

Policy H3.1: Utilize the Comprehensive Plan Land Use Element to guide the location of new housing.

Policy H3.2: Establish criteria for the evaluation of the suitability of sites for non-market rate and special needs housing, including access to public transportation, shopping, health services, employment centers, schools, and surrounding land uses.

Policy H3.3: Promote efficient use of land by ~~establishing~~ *maintaining* minimum as well as maximum density requirements for high density residential areas.

Policy H3.4: Maintain a large enough urban growth area to avoid artificially constraining the supply of land and increasing housing cost.

Transportation

The transportation goals support the transportation element of the comprehensive plan, which inventories streets and highways, the local transit system, bicycle and pedestrian facilities, the Pullman-Moscow Airport, and rail. Residents emphasize increasing the transportation options for residents, limiting traffic congestion, and enhancing parking and road conditions. Expanding transit service, adding bike and pedestrian infrastructure, and upgrading the airport would increase transportation options. Alternatives to Highway 270 and Highway 27 are needed, as are solutions for excessive traffic volume and speed in certain residential neighborhoods and parking conflicts, particularly on College Hill.

GOAL T1: Provide facilities, access and circulation for all land uses to ensure free and safe movement of people and goods.

Policy T1.1: Promote safe, energy-efficient methods of transportation.

Policy T1.2: Design transportation facilities to minimize through traffic intrusions into residential areas and unsafe traffic movements.

Policy T1.3: Act in a proactive fashion to install traffic control measures on neighborhood streets as appropriate to limit volume and speed of vehicular traffic.

Policy T1.4: Continue to expand the city’s successful transit system as the community grows.

~~Provide transit service to connect residential areas to employment and activity centers and encourage transit use through publicity and special programs.~~

Policy T1.5: Institute access control policies to improve safety and circulation on busy streets.

Policy T1.6: Emphasize roadway and sidewalk maintenance on a continuous basis.

~~Maintain city streets in good condition to facilitate safe and efficient travel in all seasons of the year.~~

Policy T1.7: Improve the appearance of city streets by repairing them regularly and maintaining landscaping and signs.

Policy T1.8: As far as possible, require that new development bear the cost of mitigating the traffic problems it generates.

Policy T1.9: Consider implementation of a Transportation Benefit District as appropriate to use tax revenue for necessary circulation improvements in targeted areas.

Policy T1.10: Actively pursue the development of the south bypass highway to divert non-local traffic around the city.

~~Discourage regional, through traffic in the downtown by supporting the development of bypass or ring roads.~~

Policy T1.11: As the WSDOT relinquishes control over the North Bypass route, utilize the right-of-way for local motorized and non-motorized transportation needs and for an open space corridor.

Policy T1.12: Prevent the conversion of neighborhood collector streets to arterials if doing so would divide an existing neighborhood.

Policy T1.13: Encourage the proper setting of speed limits throughout the city to facilitate safety; enforce speed limits in a highly visible fashion.

Policy T1.14: Ensure that new subdivisions are designed to have more than one point of access at full build-out of the subdivision and adjacent area.

Policy T1.15: Where possible, limit use of cul-de-sacs in new subdivisions; promote the establishment ~~construction~~ of pathways at the end of cul-de-sac streets whenever possible.

Policy T1.16: Direct that high traffic generating uses (e.g., schools, retail commercial establishments, large apartment complexes) be located on streets with adequate right-of-way width to accommodate increased ingress and egress traffic activities.

Policy T1.17: Coordinate with WSU to maintain a transportation corridor through the central part of campus (either by retaining vehicular travel on Stadium Way or by developing an easily accessible alternate route).

Policy T1.18: Improve motorized and non-motorized access routes into the downtown area, particularly from the WSU campus.

Policy T1.19: Provide for orderly and efficient vehicular traffic flow throughout the community, with special attention given to the flow of traffic in the city center.

~~Explore changes to roadways or circulation in the central portion of the city that would facilitate more efficient traffic flow.~~

Policy T1.20: Implement “complete streets” principles to the extent possible when construction projects are proposed for new or existing roadways.

- Policy T1.21: Account for the potential impact of advancing technology (e.g., driverless cars) in all infrastructure improvement projects.*
- GOAL T2: Maintain and enhance the nonmotorized transportation system consistent with the city's approved pedestrian/bicycle circulation plan.**
- Policy T2.1: Encourage and facilitate the use of nonmotorized transportation by educating the public and ~~developing a network of facilities~~ providing appropriate infrastructure .*
- Policy T2.2: Complete a comprehensive network of pedestrian/bicycle facilities that connect Pullman's four hills with the downtown district and outlying areas.*
- Policy T2.3: Enhance and expand the existing nonmotorized transportation system to link major activity centers, provide sufficient access within neighborhoods, and separate pedestrian from vehicular traffic.*
- Policy T2.4: Maintain nonmotorized routes in the city in good repair and remove potential hazards promptly.*
- Policy T2.5: Promote safety and security with regard to nonmotorized transportation through design and reconstruction of facilities and "share the road" education and enforcement.*
- Policy T2.6: Separate truck routes from nonmotorized routes wherever possible.*
- Policy T2.7: Disallow proposed street vacations unless adequate provision is made to ensure continuity of the pedestrian and/or bicycle network.*
- Policy T2.8: Require that all uses provide separate clearly identified pedestrian access from the public street, through parking areas, to the building.*
- Policy T2.9: Explore the opportunities for a trail along the railroad right-of-way between Pullman and Colfax.*
- GOAL T3: Maintain and improve transportation systems connecting Pullman to the region and the world.**
- Policy T3.1: Promote the expansion of facilities and services at the Pullman-Moscow Regional Airport, including a new terminal building, enhanced air passenger service, and augmented cargo service.*
- ~~Support expansion of commercial air service to the Pullman region. Avoid development of incompatible uses, roadways, or other facilities adjacent to the airport.~~
- Policy T3.2: Support the improvement of the Pullman-Moscow Regional Airport by facilitating the runway realignment project at the facility.*
- Policy T3.3: Cooperate with the Pullman-Moscow Airport Board to take action as necessary to maintain the viability of the Pullman-Moscow Regional Airport.*
- Policy T3.4: Comply with the findings and recommendations of the adopted Pullman-Moscow Regional Airport Master Plan in relation to activities at or near the airport.*

- Policy T3.5: Support the continued availability of rail service to transport goods (freight) to and from Pullman.
- Policy T3.6: *Explore implementing the return of transit service between Pullman and Moscow.*
~~Promote the continued operation of inter-city bus transit in the area.~~
- Policy T3.7: *Develop standards to provide for the installation and use of helipads in the community.*
- GOAL T4: Provide adequate, attractively landscaped parking for all developments within the city.**
- Policy T4.1: Require all new development to provide adequate off-street parking and loading to reduce congestion and improve safety. Encourage WSU to provide parking on and near campus for students and visitors.
- Policy T4.2: Require that off-street parking areas are graded, surfaced, and maintained to avoid creating pools of standing water, causing excessive dust, or disturbing lawns and other landscaped areas.
- Policy T4.3: Ensure that all off-street parking areas are attractively landscaped around the perimeter and that larger parking areas also have interior landscaping.
- Policy T4.4: Establish on-street parking permit programs where appropriate, based on the characteristics of the particular neighborhood or district.
- Policy T4.5: *Provide enhanced education and signage related to parking opportunities in the downtown district.*
- Policy T4.6: *Provide expanded vehicle parking options in the College Hill Core neighborhood.*
- Policy T4.7: *Coordinate with WSU to address the impact of parking demands from WSU facilities on the College Hill Core neighborhood.*

Parks and Open Space

The parks and recreation element of the comprehensive plan inventories existing facilities and programs, and their use and demand. A community priority is to ensure that parks and recreational facilities are available in all neighborhoods. Another focus is to expand community events and establish partnerships with local organizations and WSU to engage the WSU community and to expand recreation program offerings.

- GOAL P1: Maximize the quality of life in Pullman by providing open space, trails, parks, and recreational opportunities and facilities throughout the community.**
- Policy P1.1: Establish level of service criteria for park land needs in the city.
- Policy P1.2: Maintain flexibility about park size and facilities in order to take advantage of opportunities as they arise.
- Policy P1.3: *Ensure that parks and/or recreation facilities are within close proximity in all neighborhoods.* Cooperate with public schools and other agencies to develop joint facilities where appropriate.
- Policy P1.4: Attempt to acquire land for parks or recreational facilities that is accessible by public transit or pedestrian and bicycle trails.

- Policy P1.5: Maintain recreation program user fees as low as possible in order to permit lower income households equal access as more affluent households.
- Policy P1.6: Develop a network of recreational trails and bikeways throughout the community that will be accessible to all residents of Pullman, and offer a range of recreational challenge and scenic experience.
- Policy P1.7: *Supply more recreational opportunities for the city's growing population by providing both additional facilities and programs.* Cooperate with developers to provide parks and recreation facilities, including trails, at the time that development occurs in low- and high-density residential areas.
- Policy P1.8: Extend city trails to connect to regional trails.
- Policy P1.9: Retain neighborhood facilities at various locations in the city to help serve the cultural, recreational, and social needs of community residents.
- Policy P1.10: Develop a plan for a regional recreation center that provides both indoor and outdoor facilities (e.g., ice rink, playfields, concert venue) and serves as a community gathering place.*
- GOAL P2: Assure the preservation and conservation of unique, fragile, scenic, and non-renewable natural resources.**
- Policy P2.1: Pursue funding sources for the acquisition and improvement of shoreline parcels within the city.
- Policy P2.2: ~~Develop~~ Maintain the river park area from City Playfield to Grand Avenue to preserve the shoreline and provide recreational opportunities.
- Policy P2.3: Explore the acquisition of significant habitat areas within the city on a case-by-case basis.
- Policy P2.4: Work cooperatively with property owners and land developers to protect privately owned land with significant environmental features through the use of easements, zoning conditions, land trust agreements, or other appropriate means.
- Policy P2.5: Require buildings to be set back from stream channels to provide open space for riparian areas.
- GOAL P3: Maintain city parks and recreational facilities in good condition.**
- Policy P3.1: Consider operation and maintenance costs in the design of all park improvements and recreation facilities. These costs should be considered prior to acquiring new facilities.
- ~~Maintain a nursery for annual, perennial, and shrub production to reduce the cost of park maintenance.~~
- Policy P3.2: Consider creative solutions to the ongoing costs of maintaining parks and recreation facilities, including sponsorship by business and civic groups and WSU internships and practicums.
- Policy P3.3: Maintain and expand city cemetery facilities as necessary.
- Policy P3.4: Periodically review the design of existing parks and renovate park facilities to reflect changing needs and desires of residents.

Policy P3.5: Upgrade park facilities on an ongoing basis to ensure that people of all abilities have access and inclusion in the enjoyment of the facilities.

GOAL P4: Complete and protect a system of green belts, centered on streams and wildlife corridors, to protect natural resources and provide passive recreation.

Policy P4.1: Attempt to restore the South Fork of the Palouse River to a more natural appearance and function.

Policy P4.2: Protect riparian corridors along perennial streams from the adverse effects of development. Maintain a buffer of vegetation (preferably native vegetation) along all streams.

Policy P4.3: Whenever possible, establish greenways to link open space areas located in close proximity to one another.

Capital Facilities and Infrastructure

Capital facilities are roadways; parks; public buildings; the water supply and distribution system; the wastewater collection and treatment system; and the storm water detention, treatment, and collection system.

Infrastructure includes community services such as city government, schools, hospitals, library, fire and police.

The capital facilities goals guide the development of the capital improvement program, the annual six-year schedule and budget formulation for city land acquisition, streets, pedestrian/bicycle facilities, buildings, water, sewer, storm water, off-street parking, vehicles, recreational equipment, and energy conservation projects. The goals establish the framework for ensuring that capacity is adequate to serve current and future demands.

The rate of depletion of the city’s one water source—the Grande Ronde Aquifer—is faster than its rate of recharge. In order to ensure resiliency against the risk of drought and support future population growth, implementing water reuse and reclamation measures should continue to be emphasized. Other priorities are to carry forward ongoing wastewater treatment plant enhancements and to upgrade the City’s communication services.

GOAL CF1: Supply facilities, utilities, and services for all land uses to provide for public health and safety and economic well-being.

Policy CF1.1: Encourage efficient, well-planned use of public buildings and property.

Policy CF1.2: ~~Develop~~ Provide and maintain high-quality, timely, and cost-effective services, efficient public utilities.

Policy CF1.3: Ensure adequate capacity of utilities to support planned growth.

~~Ensure that adequate public facilities, utilities, and services are available to all new development at the time it is occupied.~~

Policy CF1.4: Explore available tools to proactively address development impacts and maintenance of levels of service.

~~Require that private developers bear the cost of extending or expanding public facilities and services to serve their developments, with the exception of those situations where it can be demonstrated that the best interests of the community are fulfilled by the city or other entity funding part or all of such public facilities or services.~~

Policy CF1.5: ~~Develop a~~ *Continue implementation of the city's storm water management program* ~~plan for the city~~ to address existing and anticipated storm water quantity and quality issues throughout the community.

~~Consider the establishment of a storm water utility fund to help defray the cost of storm water management improvements.~~

Policy CF1.6: Manage the city's wastewater collection and treatment system in accordance with the city's approved sewer system plans.

Policy CF1.7: Ensure the continued viability of the Pullman-Moscow Regional Airport by supporting the facility's capital needs.

Policy CF1.8 Pursue enhanced revenue (e.g., grants, low-interest loans, tax benefit districts) to maintain a sustainable tax base for the provision of public services.

Policy CF1.9: Cooperate with other jurisdictions and be creative in identifying possible sources of funding for improvements or organizing services in order to achieve cost savings and provide continued improvements in level of service.

Policy CF1.10: Sufficiently illuminate city streets while preserving opportunities for night sky observations in or near the city.

Policy CF1.11: Enhance Americans with Disabilities Act (ADA) accessibility throughout the community.

Policy CF1.12: Expand the availability of the library's resources.

GOAL CF2: Provide for future beneficial use of the Pullman-Moscow ground water basin without significant impact to the aquifers or degradation in the quality of the water.

Policy CF2.1: Promote a program of public education and awareness regarding ground water management issues.

Policy CF2.2: Carefully monitor and analyze ground water levels and usage data.

Policy CF2.3: Continue to work with surrounding communities through the Palouse Basin Aquifer Committee to ensure a sustainable water supply for the region.

~~Cooperate with neighboring jurisdictions, through participation in the Palouse Basin Aquifer Committee and other means, to successfully manage the region's ground water resources.~~

~~Support the efforts of the Palouse Basin Aquifer Committee by attempting to limit annual aquifer pumping increases in Pullman to one percent of the pumping volume based on a five-year moving average.~~

~~Continue to explore possible supplemental water sources for anticipated and potential future water use, including use of treated water from the sewage treatment plant for landscape irrigation.~~

Policy CF2.4: Consider imposing mitigation measures on all water use or land use proposals which could potentially have a significant adverse impact on the ground water system.

- Policy CF2.5: Manage the city's water supply and distribution in accordance with the city's approved water system plan.
- Policy CF2.6: Increase water conservation efforts, implement water reuse and reclamation projects, and engage in other related activities to ensure a sustainable water supply for the community.*
~~Emphasize a wide variety of water conservation efforts.~~
- GOAL CF3: Protect the lives and property of Pullman residents from loss or damage by criminals, and enable citizens to pursue their lives in peace and safety.**
- Policy CF3.1: Maintain police protection at appropriate levels of service.
- Policy CF3.2: Provide for the expansion of police facilities and services to continuously meet the demands of the city's population.*
- Policy CF3.3: Cooperate with other jurisdictions, including WSU and Whitman County, to coordinate cost-effective delivery of police protection services to the community.
- Policy CF3.4: Consider public safety and crime prevention in the design of all new development.
- Policy CF3.5: Encourage the development and operation of crime prevention measures such as neighborhood watches, crime prevention surveys, and block parent programs.
- Policy CF3.6: Provide public access to information relating to police activity, public safety, and security.
- GOAL CF4: Protect the lives and property of Pullman residents from loss or damage by fire.**
- Policy CF4.1: Maintain fire protection at appropriate levels of service.
- Policy CF4.2: Provide for the expansion of fire facilities and services to continuously meet the demands of the city's population.*
- Policy CF4.3: Cooperate with other jurisdictions, including WSU and Whitman County, to coordinate cost-effective delivery of fire prevention and suppression services to the community.
- Policy CF4.4: Consider fire protection in the design of all new development; in particular, ensure that adequate access for emergency vehicles is provided to all structures.
- Policy CF4.5: Develop educational programs about the measures that individuals can take to reduce fire risk in their homes and businesses.
- GOAL CF5: Cooperate with other service providers and private utilities to ensure that efficient service is available to all parts of the city.**
- Policy CF5.1: Consider utility access in the design of all new development and coordinate placement of private utilities with other private and public utilities in the best interests of public health and safety.
- Policy CF5.2: Cooperate with private and semi-public utility providers to ensure that their facilities are protected from damage by adjacent land uses.

- Policy CF5.3: Consolidate utility line easements as far as possible in order to enhance the amount of usable land available in the city, enhance the appearance of the community, and minimize accidental damage to utility facilities.
- Policy CF5.4: Consolidate location of wireless telecommunications facilities as much as possible in order to make the most efficient use of urban land and enhance the appearance of the community.
- Policy CF5.5: Encourage the development of telecommunications infrastructure capable of supporting the full range of information transfer and research demanded by residents, businesses, and the university.
- Policy CF5.6: Cooperate with providers to ensure that all residents have access to competitive alternatives for superior communication services (e.g., broadband).*
- Policy CF5.7: *Support the activities of the Pullman School District to provide comprehensive facilities and services that advance the education and development of its students.*
~~Cooperate with the school district to ensure that new school facilities are located where needed and are consistent with the city's Comprehensive Plan objectives.~~
- Policy CF5.8: Support expanded child care services.*
- Policy CF5.9: Support the efforts of the Pullman Regional Hospital and other local health care facilities to expand services throughout the community.*
- Policy CF5.10: Develop joint use agreements with WSU, the school district, and others for community facilities such as parks, libraries, schools, and recreation facilities.
- Policy CF5.11: Support solid waste reduction, curbside recycling, and yard waste composting.
- Policy CF5.12: Consult with other service providers and ensure that impacts to their facilities and services are addressed before approving annexations or development.
- Policy CF5.13: When public buildings or properties are no longer needed, consider offering them for use by other public agencies before offering them for sale or lease to private entities.
- Policy CF5.14: Place utilities and telecommunications facilities underground whenever possible.

Vision Statement

The vision statement represents the community's core values and principles. In addition to being based on the preliminary goals established above, the comprehensive plan vision should align with the City's value statements. The City's mission statement is "to provide the highest quality of life through essential infrastructure, public safety, recreation, and welcoming growth within the constraints of fiscally responsible government." The City's motto is "High tech, higher education, and highest quality of life—come home to stay."

Pullman is a caring, safe, and dynamic small city that offers high-quality housing and education in neighborhoods served by convenient community and commercial services, a multi-modal transportation network, and adequate infrastructure, all while conserving natural and historic resources, managing growth, and encouraging economic development.