

March 30, 2012



# Planning Department Newsletter

## COMMISSION RECOMMENDS HISTORIC PRESERVATION GRANT APPLICATION

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In last December's edition of the Planning Department Newsletter, we reported that the city of Pullman had been newly designated as a Certified Local Government (CLG) for purposes of practicing historic preservation. Consequently, the city is now authorized to apply for grant funding to assist with its preservation efforts. As noted below, Pullman's Historic Preservation Commission (HPC) is recommending that the city make application to receive such funding for Federal Fiscal Year 2013.

Grant dollars of this nature are provided by means of the National Historic Preservation Act of 1966. This law established the "Historic Preservation Fund" in the U.S. Treasury with proceeds derived from the federal leasing of offshore oil drilling sites. Resources from this fund are distributed by the National Park Service to State Historic Preservation Offices on an



Approximately 50 properties in the Maple Street area would be inventoried under the HPC's proposal.

annual basis. States use the money for activities such as conducting surveys of historic resources, nominating properties to the National Register of Historic Places, and implementing a program of comprehensive preservation planning. Because the activities of these state offices are also intended to meet local historic preservation needs, states are authorized to award 10 percent of their annual allocation from the Historic Preservation Fund to local governments that participate in the CLG program. The 10 percent pass-through grant funds are awarded annually on a competitive basis. In Washington, the CLG program is administered by the Department of Archaeology and Historic Preservation (DAHP).

Many local units of government use the Historic Preservation Fund grants to conduct historical or archaeological surveys to accumulate data for a comprehensive inventory of significant properties. Frequently, their motivation is to identify districts and/or individual properties that are eligible for listing on a local, state, or national register of historic places. Cities and counties also use grant funds to develop design guidelines for locally designated resources and districts, conduct long-range preservation planning activities, and put together educational materials and events to inform citizens about historic preservation through brochures, websites, school curriculum development, walking tours, and the like.

The total amount of grant money available to Washington's 69 CLGs varies from year to year based on the funding provided to DAHP. During each of the last five years, the total amount DAHP has been able to distribute to local governments has been approximately \$100,000. The average amount of each individual grant during that period has been about \$7,500.

Pullman's HPC started its discussions regarding potential grant funding at its meeting in January of this year. At that session, the committee approved its goals for 2012, which included an objective to apply for grant money to initiate a comprehensive survey of historic properties in the community. During its March 12 meeting, the HPC decided to request the grant funding to do an intensive inventory of properties along the Maple Street corridor from Whitman Street to Colorado Street on College Hill. The committee selected this area because there are a number of historic resources there, and because threats to alter or demolish historic buildings are greater on College Hill than they are in other portions of town. Under the proposal, approximately 50 properties would be surveyed. The field work, research, and documentation would take place between April and August of 2013.

At its March 26 session, the HPC reviewed a draft grant application prepared by Commission members and planning staff. The total project cost identified in that application was about \$15,000. The proposed budget included a request for \$4,500 in Historic Preservation Fund grant money (primarily for architectural surveyors), with the remainder of the funding to be provided through donations of time and materials by professional consultants. During this meeting, the committee reached consensus on forwarding the draft application to the City Council for authorization to submit the document to DAHP. Planning staff is currently refining the application in preparation for its presentation to the Council. The Council is scheduled to act on this matter at its meeting of April 10.

If the city decides to submit the application, it will find out if the grant is awarded by July of this year. Watch for updates on this project in future issues of this newsletter.

## MSN.com NAMES SUNNYSIDE HILL ONE OF THE BEST COLLEGE TOWN NEIGHBORHOODS

According to the MSN.com website, our own Sunnyside Hill is one of the best college town neighborhoods for adults in the United States. The website posted a story on this topic earlier this month, identifying 10 neighborhoods close to major universities across the country that are particularly pleasant places to live. According to the article, a key consideration in choosing each of the neighborhoods was their low crime rates.

The MSN.com story introduced Sunnyside Hill to its readers in this manner:

Four hills, one jutting from each quadrant of the city, define Pullman's layout and topography. In the southwestern corner of town, Sunnyside Hill envelops a residential cluster that's safer than 87% of neighborhoods in the United States, NeighborhoodScout.com says. For every 10,000 Pullman residents, 468 were victims of reported crimes in 2010, the FBI says. With many newer homes and notable views, the area also boasts Sunnyside Park, a 25-acre parcel containing a gazebo, community gardens, willow trees, trails and a brook that links two ponds. The neighborhood is about three miles west of campus.

The other neighborhoods recognized in the narrative were as follows:

North Princeton, Princeton, New Jersey  
 Gunbarrel, Boulder, Colorado  
 Greenbrier, Charlottesville, Virginia  
 East Village, Amherst, Massachusetts  
 Sycamore Knolls, Bloomington, Indiana  
 Mill Creek, Auburn, Alabama  
 Westpark, Stillwater, Oklahoma  
 Newstead, South Orange, New Jersey  
 Grand-Summit, Ames, Iowa

The article in its entirety can be found on the MSN.com real estate web page (<http://realestate.msn.com/best-college-town-neighborhoods-for-adults#1>)



## PLANNING CONFERENCE OFFERS EDUCATIONAL OPPORTUNITIES

The Planning Association of Washington is organizing a conference this spring that will provide up-to-date information to help build resilient communities in these challenging economic times. The conference, to be held April 30 to May 2 in Chelan, will focus on the three pillars of sustainability: economics, environment, and social equity. The sessions will involve such varied topics as water availability, historic preservation, interest-based mediation principles, recruiting and retaining a skilled workforce, shoreline restoration, multi-modal transportation, and incorporating energy in planning processes. Lunch on the second day of the event will feature a presentation by keynote speaker Bruce Brown, author of "Mountain in the Clouds: A Search for the Wild Salmon." The conference will conclude with the always-popular case law overview in which legal experts discuss recent court rulings and their effects on community planning.

The registration fee for the entire conference is \$260 if remittance is received by April 13. The three-hour Short Course on Local Planning, a primer on planning practices that is presented to audiences throughout Washington state, will be offered on the second day with no charge to participants. If you would like more information about this conference, including a program outline and registration details, please go to the following website: <http://www.regonline.com/Register/Checkin.aspx?EventID=1068947>.



## Pending Land Use Proposals

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

PROJECT	DESCRIPTION	LOCATION	STATUS
College Hill Design Standards	formulate design standards for new construction	College Hill Core	staff sent draft standards to stakeholders 9/16/11; stakeholders meeting held 10/27/11; staff revising standards
City Urban Growth Area Expansion	expand urban growth area to accommodate future growth	greater Pullman area	PC recommended approval 3/23/11; CC endorsed UGA 6/28/11; staff conducting final preparations for CC adoption
Mary's Park Annexation	annex approximately 2.2 acres to city	southeast of Old Moscow Road/Johnson Avenue intersection	staff facilitating preparation of legal description for proposed annexation area
Copper Basin Rezone (Z-12-2)	rezone 80.1 acres from R1 to R2	west end of SW Center Street	PC recommended approval 3/28; CC meeting scheduled for 4/10
High and McKenzie Rezone (Z-12-3)	rezone 0.47 acres from C2 to R2	northeast corner of SE High and McKenzie Streets	PC recommended approval 3/28; CC meeting scheduled for 4/10
Hilltop Inn Addition site plan (10-7)	construct 54-room addition to existing 59-room hotel	928 NW Olsen Street	staff reviewing site plan
Washington Trust Bank site plan (12-1)	develop 3,700-square-foot bank on 36,750-square-foot site	670 SE Bishop Boulevard	staff requested applicant to revise site plan
McDonald's Restaurant Remodel site plan (12-2)	remodel restaurant and add second drive-thru lane	400 NE Stadium Way	staff reviewing site plan
Nickels Animal/Fowl Request (12-1)	request to keep two chickens	1520 SW Casey Court	staff approved request; appeal period ends 4/2

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; DOE: State Department of Ecology; HPC: Historic Preservation Commission



NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.



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