



Planning Department Newsletter

PROPOSED APARTMENT COMPLEXES TAKING SHAPE

In our January 2012 issue, we noted that several different developers had expressed interest in constructing apartment complexes in Pullman. Although the city has not yet issued building permits for any of these proposals, each of the developers has taken steps to advance their projects over the past few months. This article provides an update on the status of these projects.

Campus Crest Development, LLC is proposing construction of the “Belmont Park” apartment complex, a 218-unit development that would be located on NE Terre View Drive south of its intersection with Eastgate Boulevard (the entrance to the WSU Research and Technology Park). Access to this complex would be from Brandi Way, which is currently developed as a gravel roadway south of Terre View Drive. In May, the developer submitted a critical areas report designed to offer mitigation measures for anticipated impacts to the wetland that extends along the south side of Terre View Drive, and this report was approved by the planning department later that month. Campus Crest also applied for a grading permit to conduct earthmoving on the site, and that

permit was issued on July 25, 2012. The developer has informed city staff that it intends to submit its site plan application for this development within the next week. (A site plan provides details regarding the proposed layout of a project, including grading information, and the location and type of buildings, parking areas and driveways, walkways, utilities, landscaping, and lighting. Approval of a site plan application by the public works department is a precursor to issuance of a building permit for major developments, such as apartment complexes.)

If all of these proposed developments are constructed, the city will add a total of 440 apartments to its multi-family housing stock.

Campus Crest is also working on plans to develop an apartment leasing office at a separate property it owns on the south side of NE Terre View Drive, located about 1,200 feet west of the Belmont Park site. This office facility, consisting of approximately 2,500 square feet of total floor space, is proposed to be

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temporary in nature. It would involve the placement of two manufactured structures — one to be used for offices, and the other to be used as a mock-up of an apartment unit — for the purpose of pre-leasing dwellings in the Belmont Park complex. Campus Crest has stated that these structures would likely be removed sometime within the next year so that it can proceed with the construction of its “Canterbury Park” apartment complex at this site in 2013. Since this apartment leasing office is proposed to be located near the extension of the wetland noted in the above paragraph, the developer submitted a critical areas report for this project last week. After reviewing this report, the planning department requested that the developer address several deficiencies found in the document. Also, the zoning code states that an office facility in a high density residential zoning district (such as the R3 zone on the south side of NE Terre View Drive) is a “conditional use,” which demands approval by the city’s Board of Adjustment at a public hearing before the developer can submit a site plan application for the project. The Board of Adjustment public hearing on this matter is scheduled for Monday, July 30.

In between the two Campus Crest properties on the south side of NE Terre View Drive, Corporate Pointe Developers is proposing to build the first phase of the “Pimlico” apartment complex. This first phase involves 180 dwelling units, which, like the Belmont Park complex, would be accessed off Brandi Way. The critical areas report for this project was filed earlier this month, and it was approved by the planning department last week. The developer submitted its site plan application for this apartment complex back in May, and is currently working on revisions to that application at the direction of the city. A grading permit was issued for this project last week, and contractors have begun earthmoving at the site.



Grading has begun at the Pimlico Apartments property on the south side of NE Terre View Drive. Brandi Way is shown in the foreground as a gravel roadway.

The most recent proposal submitted for establishment of multi-family dwellings is located on the other side of town from the projects described above. Copper Basin Construction plans to construct seven six-plexes (a total of 42 residences) at the western edge of its Whispering Hills subdivisions on the south side of Old Wawawai Road. The six-plexes would be situated at the southeast corner of Old Wawawai Road and Golden Hills Drive (which will generally coincide with the existing gravel roadway at this location). The developer filed a site plan application for this project last month, and the public works department recently asked that this application be revised and resubmitted. (The site plan for this proposal is listed in the “Pending Land Use Proposals” section of this newsletter as the “Center Street Apartments,” although this title may change in the second submittal.) This project will eventually involve a street dedication proposal for Golden Hills Drive where it adjoins the subject property.

If all of these developments are constructed within their planned timelines, the city will add a total of 440 apartments to its multi-family housing stock by this time next year. You can keep up to date on the status of these projects by reviewing future editions of this newsletter.

WSU PRESERVATION COURSE HIGHLIGHTS PULLMAN PROPERTIES

Last spring, Phil Gruen, associate professor in the WSU School of Architecture and Construction Management, led a seminar class entitled “Preservation” that utilized a popular Internet website to publish descriptions of historic properties, including two places here in Pullman. The students were asked to choose a building or neighborhood, preferably in the Pacific Northwest, that was: a) at least 45 years old; b) in need of some physical preservation or maintenance; and c) not currently listed on the National Register of Historic Places, but potentially eligible for nomination to that register based on its age, integrity, and historical significance. The ten students in the class each prepared a formal research paper on their selected topic that presented a thesis, supporting arguments, and conclusions substantiated by preservation theory and relevant literature.

stated in the course background materials, “Whatever one thinks of Wikipedia, it is a powerful site and often among the first links that appears when any popular topic is searched through an online search engine.” Two of the students decided to study properties here in Pullman. One of them selected the Flatiron Building (completed in 1905) at the southeast corner of Grand Avenue and Main Street. The other chose the Dumas Seed warehouse (built in the early 1960s) at 110 NE Whitman Street. One can view their narratives on the Wikipedia website by searching for “Pullman Flatiron Building” and “Dumas Seed Company warehouse.” Other Wikipedia entries produced by the students included the Turnstone Flats property on Third Street in Moscow, the Ridpath Hotel in Spokane, and the Jewelry District in downtown Los Angeles. Professor Gruen told planning staff that “students aren’t quite ready for academic publishing, especially at the undergraduate level, but this gave them some opportunity to do a kind of publishing with real (albeit invisible) editors...And it is really a great way to raise awareness about some of these places and sites.”



The Flatiron Building was constructed in 1905, and reconstructed in 1994 following accidental destruction of the north portion of the structure.



The Dumas Seed Company warehouse was constructed in the early 1960s. This photo shows a view of the building from Grand Avenue.

To expand the students’ educational experience and to help get the word out about historic resources, Professor Gruen also asked the students to produce an entry on their chosen property for the Wikipedia Encyclopedia website. As Dr. Gruen

This project is another fine example of the mutually beneficial relationship that exists between the Pullman community and Washington State University. Our thanks go out to Professor Gruen and his students for drawing attention to some of our local historic resources.



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
CLG Grant Application	apply for federal funds for an historic survey of about 50 properties	vicinity of NE Maple Street	HPC endorsed application 3/26/12; CC authorized submittal 4/10/12; DAHP approved application 6/18/12
WSU Cougar Depot Alley Vacation	vacate 620-square-foot portion of alley on Cougar Depot site	225 N. Grand Avenue	staff reviewing application; tentative PC meeting scheduled for 8/22/12
Ha Garage Setback Variance (Z-12-2)	allow existing structure to be used as garage with substandard setback	235 SW Barclay Court	staff notified applicant of application deficiencies
Campus Crest Office Conditional Use Permit (C-12-2)	establish 2,500-square-foot office on 10-acre site	south side of NE Terre View Drive, west of Eastgate Boulevard	BOA hearing scheduled for 7/30/12
Cougar Cottage Conditional Use Permit Amendment	amend permit to allow sale of spirits in addition to beer and wine	900 NE Colorado Street	staff reviewing application; tentative BOA hearing scheduled for 8/20
Pimlico Apartments site plan (12-6)	develop 180 apartments on 10.1-acre site	southwest corner of NE Terre View Drive and NE Brandi Way	staff requested applicant to revise site plan
Washington State Crop Improvement Association Building site plan (12-8)	construct 4,592-square-foot office building on 35,263-square-foot parcel	2580 NE Hopkins Court	site plan approved 07/25/12
Center Street Apartments site plan (12-9)	develop seven 6-plexes (42 total dwellings) on 3.8-acre site	southeast corner of SW Old Wawawai Road and proposed Golden Hills Drive	staff requested applicant to revise site plan
Sunset Mart Storage Container site plan (12-10)	install 160-square-foot storage container	1455 SE Bishop Boulevard	site plan approved 07/23/12

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; HPC: Historic Preservation Commission; DOE: State Department of Ecology; DAHP: State Department of Archaeology and Historic Preservation

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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