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CENSUS FIGURES REVEAL PULLMAN HOUSING CHARACTERISTICS

figures are being released, and the data shows just how distinctive Pullman is relative to the rest of the state, as well as how much our community has changed over the years. In this edition, we will be focusing on some of the housing numbers issued by the U.S. Census Bureau.

The unique nature of Pullman is reflected in the table below. An

More and more of the 2010 Census overwhelming majority of the housing units in this community are rented, but only 36 percent of all units are rented statewide. A similar disparity is identified in the figures pertaining to family/nonfamily households. Also, the number of persons living in group quarters (such as dormitories) is much higher here than it is in the rest of the state.

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COMPARISON OF SELECTED 2010 CENSUS FIGURES FOR THE CITY OF PULLMAN AND THE STATE OF WASHINGTON				
CHARACTERISTIC	PULLMAN	WASHINGTON		
Total housing units	11,966	2,885,677		
Occupied housing units	11,029 2,620,076			
Owner-occupied housing units	28.8%	63.9%		
Renter-occupied housing units	71.2%	36.1%		
Median value of owner-occupied housing units	\$228,500	\$285,400		
Housing units in multi-unit structures	61.9%	25.9%		
Homeowner housing unit vacancy	3.2%	2.4%		
Rental housing unit vacancy	7.6%	7.0%		
Family households*	35.3%	64.4%		
Nonfamily households	64.7%	35.6%		
Persons in households	80.6%	97.9%		
Persons in group quarters*	19.4%	2.1%		
Persons per owner-occupied unit	2.52	2.61		
Persons per renter-occupied unit	2.04	2.35		

[&]quot;Family households" are those in which at least two members of the household are related by blood, marriage, or adoption.

[&]quot;Group quarters" are defined as institutions (e.g. nursing homes and prisons) and congregate residences (e.g., dormitories and fraternity/sorority houses).

The table below shows changes in Pullman housing characteristics over the past 20 years. Remarkably, the total number of housing units in the city has expanded by more than 58 percent during this period. Several trends can be identified in these figures. The percentage of renter-occupied housing units in the community is increasing, rental housing

vacancy rates have risen, homeowner housing vacancy rates have climbed from very low levels to the three to four percent range in recent years, the number of residents in group quarters is declining, and the number of persons per household is decreasing over time.

COMPARISON OF SELECTED 1990, 2000, AND 2010 CENSUS FIGURES					
FOR THE CITY OF PULLMAN					
CHARACTERISTIC	1990	2000	2010		
Total housing units	7,546	9,398	11,966		
Occupied housing units	7,384	8,836	11,029		
Owner-occupied housing units	31.9%	30.7%	28.8%		
Renter-occupied housing units	68.1%	69.3%	71.2%		
Homeowner housing unit vacancy	0.8%	3.6%	3.2%		
Rental housing unit vacancy	1.2%	5.2%	7.6%		
Family households	43.3%	40.8%	35.3%		
Nonfamily households	56.7%	59.2%	64.7%		
Persons in households	73.5%	79.9%	80.6%		
Persons in group quarters	26.5%	20.1%	19.4%		
Persons per owner-occupied unit	2.60	2.54	2.52		
Persons per renter-occupied unit	2.22	2.10	2.04		

NEW PROJECT ON BISHOP BOULEVARD

The most common question received by the planning department over the past month is: What is that development going in across from the Safeway grocery store? "That development" is a 7,300-square-foot retail/service center being built on 1.69 of land by Corporate Pointe Developers. The building will house three separate tenant spaces. The largest of the three spaces will be occupied by the **Employees** Washington State Union, which plans to relocate its existing branch on South Grand Avenue to this new site. If all goes well, the developer expects to complete the project by next spring.



The contractor is currently erecting walls at the Corporate Pointe retail/service center on Bishop Boulevard.

A PRIMER ON ZONING CODE VARIANCE RULES

All modern zoning codes allow for exceptions circumstances associated with a proposal. This type of exception is called a "variance." Under Pullman's regulations, the committee designated to review and decide upon most variance applications is the Board of Adjustment.

When a variance request is received by the planning department, staff schedules a public hearing for the Board and provides public notice

of the hearing. At the meeting, the Board accepts public input, discusses the matter, and makes a decision on the proposal. Before the Board can take action on a variance application, it must findings adopt written address whether or not the request meets the zoning code criteria established for applications. these This

criteria states that there must be special features regarding the property involved to justify the proposal, such as atypical lot size or shape, topographic challenges, or the presence of significant vegetation or wetlands. The criteria also states that the request must be in conformance with Comprehensive Plan goals and zoning code purposes; it must not be detrimental to the public health, safety, and welfare; and it must be the minimum variance necessary to allow for property owner relief.

As one might discern, meeting this criteria can to their requirements based on the unique be very difficult. The bar is set high to qualify for a variance: to do otherwise would render meaningless the zoning code standards we all count on to assist in the orderly development of this community.

> The process for a variance request acted upon by the Board usually takes about 60 days to complete. The Board's decision is a final city decision (i.e., the matter is not reviewed by the

> > City Council). If a party opposes the decision of the Board, its recourse is appeal to the Whitman County Superior Court.

> > The zoning code also outlines a modified procedure for situations when only a slight variance is desired. This "administrative variance" comes into play, for example, if an owner requests up to a 15

percent reduction in the standard setback regulations, or a five percent increase in lot coverage or building height. For this sort of proposal, the application is ruled on by planning staff, which uses much the same criteria as the Board in reaching its decision. determination is made, the planning department publishes a public notice of its decision in the local newspaper. Anyone who disagrees with staff's ruling may then file an appeal for a hearing before the Board of Adjustment.



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	DAHP approved application 6/18; staff sent signed contract to DAHP 9/25
Golden Hills Drive Street Dedication	dedicate 800-foot-long segment of public street	between SW Old Wawawai Road and SW Panorama Drive	PC recommended approval 9/26/12; proposal to be transmitted to Council
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
Golden Hills 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 approved site plan 9/10/12
Monroe Triplex Townhouses site plan (12-11)	construct 6 dwellings on 25,091- square-foot parcel	1215 NE Monroe Street	staff requested applicant to revise site plan
SEL Airport Parking Lot Addition site plan (12-13)	construct 29-stall parking lot at SEL airport hangar	7100 Airport Complex North	applicant requested delay in city review to resolve airport safety issues
The Grove Apartment Complex site plan (12-14)	develop 216-unit apartment complex on 11-acre site	southeast corner of NE Terre View Drive and NE Brandi Way	staff requested applicant to revise site plan
AT&T Cell Tower Height Extension site plan (12-15)	increase the height of tower from 60 to 80 feet and add cabinet	698 SE Bishop Boulevard	staff approved site plan 9/19/12
The Grove Marketing Compound site plan (12-16)	establish 2,200-square-foot office facility on 15-acre parcel	south side of NE Terre View Drive, west of NE Eastgate Boulevard	staff requested applicant to revise site plan
Ruby Street Park site plan (12-17)	create public park on 17,937- square-foot lot	southeast corner of NE Colorado and Ruby Streets	staff reviewing site plan

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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WWW.PULLMAN-WA.GOV