

GARL Invited audience members to provide additional thoughts and comments.

ALICE SCHROEDER
145 SW Arbor Street
Pullman, WA 99163

Stated that she was representing the League of Women Voters as their President. She read from a letter which she also provided to the Commission. She encouraged the city to require a community meeting as part of the development application process as an effective, fair and legal way to insure that developers communicate plans for new development openly with community members. Noted that the College Hill Neighborhood study performed by an outside consultant relied on the 1990 and 2000 census and did not contain information on the proportion of rental to owner occupied housing or the number of new units on College Hill built during the last seven years. Supported the study's call for more police presence with cooperation from WSU and suggested occasional patrols by city and university staff to spot problems in the making. Opined that it is imperative that zoning updates be tied to planning so they may become effective as plans are approved. Finally, the city must devise ways to encourage developers and business owners to establish core businesses near, or on, College Hill and to make them competitive and pedestrian friendly, as well as looking at Bishop Boulevard and other new commercial centers now being considered and encourage development which can be efficiently served by public transit and is pedestrian friendly.

DAVE GIBNEY
760 NE Reaney Way
Pullman, WA 99163

Stated that he is a currently resident of 700 Reaney Way, Apt 2H, but is in a moving situation to 760 NE Reaney Way, which is a 114 year old building. Opined that the tallies for land use / zoning / design might mask individuals true desires in that it did not offer input regarding an increase or a decrease in zoning density. He stated that historical preservation is important, and pointed out that the building at 760 NE Reaney Way is a single family building but is zoned R4. Stated that some local commercial, including mixed use, is appropriate, but he is disturbed by the significant increase in R4 development in recent years. Answered a question regarding current density on College Hill and opined that it is approaching optimal maximum.

TONY ROGERS
610 NE Colorado St.
Pullman, WA 99163

Stated that he is a resident advisor to a fraternity; that his apartment abuts the fraternity basketball court and the basketball court abuts the building at 600 NE Colorado Street which contains a bar. Stated that unruly behavior is of utmost concern to them because people leave the bar and regularly urinate on their lawn, basketball court and windows, and even recently broke a window. He asked the Commission to look at density on the hill in two ways; 1) the density of the residents, and 2) the density of people who are drawn there.

SUE ARMITAGE
1205 NE McGee Way
Pullman, WA 99163

Stated that she lives just beyond the boundaries outlined in the College Hill Neighborhood Study and urged the Commission to look beyond those boundaries. Stated that her neighborhood had been predominantly owner-occupied but is now primarily a student-resident neighborhood.

DOROTHY SWANSON
1055 NE Creston Lane
Pullman, WA 99163

Stated that Creston Lane is currently zoned R1 and she would like to see that preserved. Offered some demographics about Creston Lane and how it differs from other portions of College Hill. Stated that Creston Lane has a block watch program and at the beginning of each academic year a resident gathers and provides each resident with the names and phone numbers of all residents in all of the houses. Stated that the Lanes (Creston, Duncan and Alfred Lanes) have had a Residential Parking Permits (RPP) program which was worked very well. The RPP is enforced from 7 am to 6 pm and each year the residents on the Lanes have purchased Residential or Guest Parking Permits. Stated that she hopes any new parking regulations proposed for College Hill will be similar.

Stated that she also had questions about the possible Rental Licensing Program. Will all licenses be the same? She has owned and lived in, and rented part of the lower level of a duplex for 49 years. She does not object to being licensed and inspected, but opined there is some difference between owners like herself and those of multiple-unit buildings in that most multiple-unit buildings are not owner-occupied. Will all licenses have the same cost? Will all landlords be required to be licensed and inspected every two years? If a rental is found to be in excellent condition, might the licensing be for a longer period? Will information on the license be confidential?

MIKE MILLER
710 NE Michigan St.
Pullman, WA 99163

Indicated his major concerns were noise, unruly behavior and land use. However, also commented on the College Hill Neighborhood Study findings that parking is a major issue due to commuter traffic. He stated that this has almost no role on Michigan Street and opined that the street is too narrow for the density of residents. Stated that the two major issues on Michigan Street have been 1) long-term parking from non-residents and 2) party-goers. Stated that since the RPP program was initiated on their street, the first issue has been largely resolved, but it had no impact on the second. Also commented on how enforcement of the RPP was originally very good, but has diminished significantly since the first year of implementation. Asked that the Commission consider that some problems may be neighborhood specific and global solutions may exacerbate or cause problems in other neighborhoods.

ALLISON MUNCH-
ROTOLO
635 NE Illinois St.

Stated that she was representing the College Hill Association (CHA) as Co-Chair. Read from a letter which was also presented to the Commission and drew their attention to challenges outlined in the

Pullman, WA 99163 College Hill Neighborhood Study including the maintenance and appearance of the neighborhood as the front-door to WSU; the sensitive historic character of the area; a high population density which exceeds the carrying capacity of neighborhood infrastructure; an incomplete system of sidewalks; an extensive inventory of poorly-maintained properties and an ineffectual “complaint-based” system of code enforcement; pervasive litter; alcohol-related noise, pranks and student parties.

Also drew attention to the fact that the Historic District is spoken of as a special place while the rest of the neighborhood is ignored, when truthfully there are other areas of College Hill, notably Maple Street beginning at the Greystone Church and heading north, which are even more historic but have a lower occurrence of owner-occupation. Opined that we are on the right track but that the process can be frustratingly slow.

NATHAN WELLER
1100 NE Stadium
Way, Apt 25
Pullman, WA 99163 Stated that he is a long-term resident of Pullman and WSU alum, 2005. Stated that he has seen the deterioration in the area near the Sacred Heart Church. Opined that it is important to open up, extend a hand, and follow a conjoined effort that includes the CHA and students. Answered questions regarding encouraging stakeholders to meet outside of City-led venues to come up with solutions.

ALEX HAMMOND
1110 NE Indiana St
Pullman, WA 99163 Stated that he is on the CHA Board. Stated that housing stock on College Hill is at a maximum. Asked the Commission to consider the difficulty of having an investment in a property that would be more financially viable if it was razed and re-built at a higher density. Asked that the city encourage investment to help maintain the current neighborhood feel. Opined the current Comprehensive Plan and current zoning mix on College Hill are insufficient. Stated that he recognizes that some design issues are relatively unique. Encouraged investment in restoring older buildings or requiring new construction to conform to specific design standards. Answered questions regarding aesthetics and design standards.

DICKINSON Answered questions regarding the possible developer of design standards for the College Hill neighborhood.

MEL TAYLOR
WSU
EXEC DIR OF REAL
EST & EXT AFFRS Stated that the problems felt on College Hill are not unique; that he had been to a recent convention where many universities are experiencing a big problem in deteriorating neighborhoods within close proximity to their campuses. Stated that WSU wants a mix of faculty, students and staff living together on the Hill. Opined that design standards would be a great idea. Commented that the infrastructure is failing. Stated that WSU is committed to putting resources and money into revitalizing the

Hill. Answered questions regarding safety on the Hill, including for the younger children of residents.

DAVE GIBNEY
760 NE Reaney Way
Pullman, WA 99163

Wanted to clarify that by commercial development, he did not think that another bar was necessary, but would like to encourage development that would offer goods such as toilet paper, groceries, etc.

SUE CHRISTIANSON
1518 SW Capri Court
Pullman, WA 99163

Stated that the Greek Community encompasses 33 fraternities and sororities with a combined property value in the tens of millions of dollars. Commented that students are short-term residents. Expressed surprise that the housing corporation boards have not been called to the table or consulted in regard to many of these issues and opined that they have a lot to offer.

DON HEIL
505 NE Morton Street
Pullman, WA 99163

Stated that he is a Board member of the Pullman Civic Trust and that he has worked extensively on the Pullman Trail System. Indicated that the current trails are almost all on level terrain and while they are inadequate they are also incredibly successful and get use from all ages of residents. Stated that the trail system surrounds College Hill at this point and needs some connection points from the Hill. Acknowledged that a connection point from Maple Street Extension to Grand Avenue is in the works. Suggested that planning should involve the organizations currently working within the City and make use of the professionals available.

GARL

Called for more input; no response. Thanked the audience for their participation.

**UPCOMING
MEETINGS**

Dickinson stated that there would probably be a Regular Meeting on October 24, as well as a Special Meeting of the Landmarks Commission; explained that the November Regular Meeting is the week after Thanksgiving; opined that the December Regular Meeting on December 26 would likely be canceled.

MOTION

Gruen moved to adjourn the meeting. Seconded by Utzman and passed unanimously. The meeting was adjourned at 10:01 pm.

ATTEST:

Chair

Planning Director

Secretary