

## MEMORANDUM

TO: Pullman Planning Commission

FROM: Pete Dickinson, Planning Director  
Heidi Sowell, Assistant City Planner

SUBJECT: Mixed-Use Zoning District Concept

DATE: December 7, 2005

There has been a recent interest expressed by Pullman citizens regarding the addition of a Mixed-Use zoning district for the community. If the city decides to pursue this, it will demand amendments to both the Comprehensive Plan and zoning code.

The general concept of the Mixed-Use zone is to allow for innovative, efficient design with the opportunity to incorporate a variety of uses. The city has done a cursory evaluation of mixed-use zoning district regulations for other Washington cities. Some of the similarities and differences found in these codes are provided for your reference below. Planning staff looked, most specifically, at the following six cities: Everett, Dupont, Vancouver, Liberty Lake, Issaquah and Olympia.

Similarities found in the six different codes include:

1. Most mixed-use districts incorporate commercial and high density residential uses (typically they do not include industrial).
2. A site plan review process is incorporated in the development.
3. Most require a "master plan" for approval (many times in addition to site plan review).
4. Some degree of design guidelines are provided in all of the codes reviewed.
5. A requirement for open space is typically incorporated into the code.
6. Development standards are included in each code.
7. The uses allowed are typically those allowed in the underlying districts, including the requirement for conditional use approval.
8. Most codes limit the amount of residential space and commercial space provided

in the development.

9. A guideline or requirement to minimize the appearance of parking stalls from the street is typically incorporated.
10. The general purpose of the zoning district is typically similar.

Differences among the city codes include:

1. The design standards vary greatly, some codes are very specific (Liberty Lake) and some design standards are very broad (Everett).
2. The amount of land required to establish a mixed-use zone varies.
3. The uses that are allowed and prohibited within the zoning district are different.
4. One of the mixed-use codes (Vancouver) provides incentives for development of mixed-use developments.
5. The approval process varies between administrative approval and planning commission/ city council approval.
6. Some mixed-use codes allow for several different mixed-use zoning districts with different requirements.
7. Several of the codes have very specific requirements and several only provide guidelines to be followed.
8. The importance of the appearance of streetscape fluctuates greatly from code to code.
9. Many of the codes designate "focus areas" or nodes to locate the mixed-use zones.
10. The requirement for and the amount of park land or open space that is required is different.
11. Several of the codes assign the underlying development standards and some have specific development standards.
12. The zoning district is an overlay district in one case (Everett) and in the other cases it is a separate zoning district.

The planning department is in the initial stages of researching mixed-use districts and identifying the concepts that would be valuable to incorporate into the Pullman zoning code. If you have any input regarding this subject, please feel free to provide it at the Planning Commission meeting on December 14<sup>th</sup>.