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BUILDING PERMIT ACTIVITY ON RECORD PACE

Almost anywhere you travel in Pullman these days, you are likely to come upon some form of residential or commercial construction work. A review of the city's building permit records confirms this brisk activity. From January through mid-July, the total value of construction projects permitted by the city was \$61.7 million. represents the second highest yearly total for permit value in Pullman's history, and there are still more than five months remaining for additional projects. At this rate, development in the community will far exceed the record of \$64.3 million for building permit value set in 2005.

The data show that strong growth is occurring in all land use sectors. So far this year, the city has issued permits for 50 single family homes. (For the last ten years [2003-2012], the annual average for single family houses permitted in Pullman was 65.) Almost half of the homes currently under construction (23) are being built by Copper Basin Construction, Inc. in the subdivisions



Copper Basin Construction crews are currently working on an extension of SW Panorama Drive to facilitate the construction of more houses.

established along SW Lost Trail Drive. Eleven of the houses are being erected by Hayden Homes, LLC in the Big Sky Subdivision situated just north of SW Old Wawawai Road. The other homes in progress are located at various places in the city. Overall, 90 percent of these new houses are being built on Sunnyside Hill, six percent on Military Hill, and four percent on Pioneer Hill.

There has been plenty of apartment construction this year as well. The city has issued permits for 216 multi-family dwellings to Campus Crest Development, LLC for establishment of The Grove apartment complex on NE Terre View Drive. (Unfortunately, some of these apartment buildings were destroyed in a recent fire, but the developer intends to rebuild these structures in the near future.) The city also released permits for two six-plexes near Old Wawawai Road and two duplexes at the corner of NE Stadium Way and Monroe Street. The total of 232 multi-family residences permitted this year already tops the annual average of 146 apartments approved over the past ten years.

Developers of local commercial projects have also been busy in 2013. The city has issued permits for two new commercial establishments: the 131-room Marriott Residence Inn on the WSU campus directly northeast of the Student Recreation Center on North Fairway Road (the permit value of this

project is \$11,085,307), and the 4,400-square-foot Boulevard, the Washington State Employees Credit WSU Visitor Center at the intersection of Main and Spring Streets (valued at \$643,523). In addition, the city has supplied permits for over \$3.2 million in business remodels and commercial tenant enhancements, including interior improvements at the Schweitzer Engineering Laboratories Solution Delivery Center No. 2 building on Schweitzer Drive, the Palouse Surgeons medical office located on the Pullman Regional Hospital property at Bishop

Union on Bishop Boulevard, the Sherwin-Williams paint supply store in the Wheatland Shopping Center, and the Artfully Yours bakery on Main Street.

Taken together, this construction activity represents a substantial investment in Pullman by real estate development professionals. City officials welcome building projects of this type that contribute to the orderly growth of the community.

BOARD APPROVES CONDITIONAL USE PERMIT FOR FRANKLIN SCHOOL ADDITION

On July 15, the Board of Adjustment conducted a several 10- to 15-foot-tall trees currently located west of public hearing to review a proposal by the Pullman School District to construct an addition to the Franklin Elementary School at 850 SE Klemgard Avenue. The proposal involves adding 6,500 square feet of floor area to the west side of the existing 45,000-square-foot building to create up to six new classrooms within an R1 Single Family Residential zoning district.

The Board reviewed the request because schools are classified in the zoning code as "conditional uses" in residential zones. Conditional uses are activities that warrant special consideration by the Board before being established or altered in a particular area due to their potential impacts on surrounding properties.

The original construction of Franklin Elementary School at the Klemgard Avenue site was completed in 1998. The design of the school building was crafted to

structure.

Financing for this project was made possible by Pullman voters in February of this year, when over 78 percent of the electorate approved a ballot measure authorizing the school district to issue general obligation bonds for these additional elementary school classrooms. The same measure authorized the issuance of bonds for the renovation and reconstruction of the Pullman High School, a project that will be initiated next year.

At the Board hearing, planning staff noted its support for the plan to add classrooms at Franklin School. It stated that the proposed expansion would fit in well at the site, and the school had ample off-street parking in place already for any extra employees that may be hired to educate students in the new classrooms. The only concern expressed by staff related to the potential loss of

the structure. Staff recommended that, if any of these trees are removed as a result of construction, the school district be required to replant those trees in the same general area at a 1:1 ratio.

Three members of the public testified at the hearing: project architect Ned Warnick (representing the school



The addition to Franklin Elementary School is proposed for the west side of the building. The existing pathway shown in the foreground will be reconstructed as part of the project.

accommodate future classrooms on the west side of the district), John Anderson, and Bobbie Ryder. All three individuals spoke in favor of the proposal. Mr. Warnick explained that approximately four trees west of the structure would be removed due to the construction work, and he indicated that the school district was comfortable with staff's recommended condition regarding tree replacement.

Following this testimony, the Board took action on the request. It approved the conditional use permit for the additional classrooms, subject to the condition suggested by planning staff.

On July 18, the school district took the next step in the permitting process and submitted its site plan application for consideration and approval by the city's site plan review committee. If all goes smoothly, the school district hopes to start construction on the project this fall.



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	stakeholders meeting held 10/27/11 on design concepts; staff revising standards
Mary's Park Annexation	annex approximately 2.2 acres to city	southeast of Old Moscow Road/Johnson Avenue intersection	engineering staff preparing legal description for proposed annexation area
Barclay Estate Subdivision No. 3 Preliminary Plat	divide 6.5 acres into 19 lots and public streets in R2 zone	south of intersection of SW Golden Hills Drive and SW Casey Court	staff reviewing application materials; PC hearing scheduled for 8/28/13
Askins Zone Change (Z-13-1)	revise R1 zoning on 27.9-acre site to R2 (9.0 acres), R3 (10.5 acres), and C3 (8.4 acres)	1903 SE Johnson Avenue	staff reviewing application; PC hearing scheduled for 8/28/13
Possible Zoning Code Amendment	ask PC to consider zoning code amendment to allow pigs in city	Citywide	CC referred to PC 5/7/13; PC discussed matter at 6/26/13 meeting; CC discussion tentatively scheduled for 8/27/13
Parks Shop Parking Lot Conditional Use Permit (C-13-1)	create 9 spaces in landscaped parking lot	north of South Street and west of South Fork of Palouse River	BOA hearing initiated 7/15/13; hearing continued to 8/19/13
Franklin Elementary School Addition Conditional Use Permit (C-13-2)	construct 6,500-square-foot addition to existing school to accommodate 6 new classrooms	850 SE Klemgard Avenue	BOA approved permit on 7/15/13
College Hill Historic Property Inventory	use federal funds for an historic survey of about 50 properties	vicinity of NE Maple Street	DAHP approved application 6/18/12; consultant selected 2/13; consultant conducting property survey
Downtown Historic Property Inventory Grant Application	use federal funds for an historic survey of about 40 properties	vicinity of Grand Avenue and Main Street	application submitted to DAHP 4/18/13; DAHP approved application 6/10/13
Palouse/Maple Streets Local Historic Register Nomination	list parts of Palouse and Maple Streets to the historic register	Palouse and Maple Streets from Kamiaken Street to Whitman Street	staff reviewing nomination request
Parks Shop Parking Lot Substantial Development Permit (No. 81)	create 9 spaces in landscaped parking lot adjacent to South Fork of Palouse River	north of South Street and west of South Fork of Palouse River	permit approved by public works department and sent to DOE 7/17/13
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
1015 B Street Boarding House site plan (13-1)	convert single family home to boarding house	1015 NE B Street	staff requested applicant to revise site plan
Pimlico Apartment Complex Phase II site plan (13-4)	develop 188 apartments on 7.9- acre parcel	south of NE Terre View Drive and west of NE Brandi Way	staff requested applicant to revise site plan
940 Maple Street Addition site plan (13-5)	add four bedrooms to existing duplex	940 NE Maple Street Extension	staff requested applicant to revise site plan
Franklin Elementary School Addition site plan (13-6)	construct 6,500-square-foot addition to existing school to accommodate 6 new classrooms	850 SE Klemgard Avenue	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.



Planning Department 325 SE Paradise St. Pullman, WA 99163

Phone: 509-338-3213 Fax: 509-338-3282

Email: bethany.johnson@pullman-wa.gov

Pullman Planning Department Staff:

Pete Dickinson, Planning Director Jason Radtke, Assistant Planner Bethany Johnson, Public Works Administrative Assistant Tracey Lane, Public Works Administrative

Specialist

Planning Commission Members:

John Anderson, Vice-Chair Marcus Crossler Norma Crow Dave Gibney Ken Paulson Liza Morris Garren Shannon, Chair Chud Wendle This newsletter is an occasional and voluntary publication of the planning department and does not take the place of official notices required by law. Information provided in this newsletter is subject to change. Please contact the planning department or review official notices distributed by the city to confirm the information contained herein.

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