

EXECUTIVE SUMMARY

This Comprehensive Plan revision has been prepared to articulate community members' collective vision for the future of Pullman and to describe the means by which the community will realize that vision. This plan revision expresses these objectives through narratives, maps, tables, goals, and policies. This document replaces the Pullman Comprehensive Plan that was adopted in 1982. Much has occurred since that time, and it is prudent to periodically update city plans to ensure that they are relevant to community needs.

This Comprehensive Plan revision contains ten chapters. Five of these chapters are referred to as "elements." These elements, which set forth the goals and policies of the plan as well as official maps, are the major components of the plan. A synopsis of each of the chapters is provided below.

CHAPTER ONE: INTRODUCTION

This chapter presents an overview of the plan revision. It describes a comprehensive plan as the community's guide to future growth and development. Under Washington state law, a comprehensive plan for a city such as Pullman must have at least a land use element and a transportation element; other elements are optional. The chapter concludes with a discussion of the document's contents and the measures that will likely be employed by the city to implement the plan revision.

CHAPTER TWO: PROCESS

This chapter describes the process used to produce the plan revision. The city of Pullman's first Comprehensive Plan was adopted in 1961, followed by major revisions completed in 1972 and 1982. This 1999 plan revision began with citizen participation activities in the early 1990's. In 1997, the city retained a consultant, David Evans and Associates, to assist in the development of the plan. During that year, the city held a number of public meetings to gather public input and discuss community issues with the City Council and Planning Commission. In 1998, the consultant and city staff prepared a complete draft of the plan, which was carefully reviewed by the Planning Commission during a series of meetings. In late 1998/early 1999, the Commission conducted a public hearing on the plan revision and transmitted its preferred version of the plan to the City Council. After amending the document somewhat, the City Council adopted the plan at a public meeting on March 9, 1999.

CHAPTER THREE: EXISTING CONDITIONS

The "Existing Conditions" section provides background information and future projections related to the plan revision. Significant points raised in this chapter are presented below.

Pullman is located in the heart of the agricultural region known as the Palouse. It is the home of Washington State University, a land grant institution founded in 1890. The

estimated 1998 population of Pullman was 25,070. The maximum population projected to reside within the city in the year 2020 is 33,650.

Several types of land uses, varying in intensity from open space to industrial, are found in Pullman. WSU owns or controls nearly 50 percent of the land in the city. The remainder of the city is occupied primarily by residential uses in a relatively compact development pattern. The community provides for various modes of travel and is continuously maintaining and enhancing its transportation network. Pullman is served by city water, sanitary sewer, and storm drain systems, as well as necessary private utilities. Also, the city maintains a number of parks and other recreational facilities to meet the needs of the community.

CHAPTER FOUR: PULLMAN'S FUTURE VISION

The vision statement set forth in this chapter is derived from input received in recent years from community residents and landowners, local merchants, and city officials. It describes a desired outcome for the future of the city.

This vision, in essence, depicts Pullman as a proud, active, caring community that values its small, college town atmosphere. Pullman is envisioned to have a strong sense of community, reinforced by positive interaction among residents; enjoyment of the many amenities, facilities, and services available here; and a shared commitment to maintaining the community's long-term health and stability.

CHAPTER FIVE: LAND USE ELEMENT

The Land Use Element is a central feature of the plan revision because land use affects and is affected by all other facets of the community. This chapter displays a land use plan map showing the distribution of land use designations (e.g., residential, commercial, and industrial) within the city and its environs. It also sets forth a number of goals and policies to guide land use in this community. Major goals and policies presented in this chapter are as follows:

- maintain an urban growth area that promotes efficient urban development and farmland preservation
- coordinate with Whitman County to manage land use beyond the city limits
- annex land in an orderly fashion
- maintain a mixture of housing densities in the city while protecting the integrity of neighborhoods
- maintain the downtown as the key commercial district in the community, and promote the establishment of clustered commercial facilities in outlying areas of the city
- cooperate with local economic development organizations to diversify the city's industrial base
- allow WSU to exercise control over its own land use activities and cooperate with the university on matters of mutual interest

- minimize land uses in the vicinity of the local airport that may be incompatible with airport functions
- conserve the community's natural resources
- improve the overall quality of local streams and shoreline areas
- carefully manage activities in or near flood hazard areas and steep slopes
- enhance community appearance
- protect historic resources
- facilitate strong public participation in all land use matters
- encourage housing in the upper stories of downtown buildings
- coordinate with WSU and private developers in order to meet the demand for student housing without adversely affecting Pullman's property tax base
- prevent discrimination in housing

CHAPTER SEVEN: TRANSPORTATION ELEMENT

The Transportation Element recognizes the critical role that transportation plays in the functioning of a community. This chapter includes maps depicting plans for vehicular and pedestrian/bicycle routes in the Pullman area. The goals and policies in this element include the following:

CHAPTER SIX: HOUSING ELEMENT

The provision of safe and affordable housing within a comfortable neighborhood is a fundamental aspect of a healthy community. This Housing Element presents several objectives designed to advance this theme. The goals and policies contained in this chapter are summarized as follows:

- support programs designed to improve housing conditions in the city
- promote affordable housing in the community through a variety of means
- provide sufficient vacant residential land in the city for new housing construction
- consolidate community efforts to protect neighborhood livability
- facilitate the use of multiple travel modes (walking, bicycling, mass transit, motor vehicle, rail, and aircraft)
- support the development of bypass highways and ring roads to provide an alternative to the use of major arterials intersecting the central part of the city
- institute motor vehicle access control policies to improve circulation on busy streets and within neighborhoods
- maintain city streets, sidewalks, and paths in good condition
- enforce speed limits on city roadways in a highly visible fashion

- take action as necessary to maintain the viability of the local airport
- provide adequate off-street parking in all areas of the city

CHAPTER EIGHT: CAPITAL FACILITIES AND UTILITIES ELEMENT

Capital facilities and utilities are the basic services furnished to support land use and development in a community. This element underscores the importance of these services through the following goals and policies:

- supply cost-effective and efficient facilities, utilities, and services to all existing and new land uses within the city
- manage the city's water and sanitary sewer systems in accordance with approved plans
- develop a storm water management plan for the city and consider the establishment of a storm water utility fund
- wisely utilize ground water resources
- provide optimal police and fire protection services to protect lives and property
- cooperate with such entities as telecommunications companies, other private utility providers, and the school district to ensure good quality

service is furnished with minimal adverse impact on the community

CHAPTER NINE: PARKS AND OPEN SPACE ELEMENT

Parks and open space add substantially to the quality of life in a community. The goals and policies included in the Parks and Open Space Element are summarized as follows:

- provide open space, trails, parks, and recreational opportunities throughout the city for the enjoyment of community members
- create level of service criteria for park land needs in the city and coordinate with developers to provide parks in neighborhoods experiencing growth
- cooperate with the school district and others to develop joint facilities where appropriate
- maintain city parks and recreational facilities in good condition
- retain neighborhood facilities to serve residents' recreational and cultural needs
- maintain and expand city cemeteries as necessary
- assure preservation of unique and fragile natural resources

CHAPTER TEN: IMPLEMENTATION

A comprehensive plan is a general policy document and cannot be used as a direct enforcement tool. Therefore, other methods must be devised to implement its provisions. Chapter 10 sets forth how this Comprehensive Plan revision will be put into effect. This chapter identifies the various regulations (e.g., zoning code, subdivision ordinance), programs (e.g., housing rehabilitation, community beautification), and funding mechanisms (e.g., capital improvement program, transportation improvement program) that should be amended and/or utilized to implement the goals and policies of this plan revision.