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PLANNING DEPARTMENT TO EXPLORE MIXED USE ZONING CONCEPT

Based on interest from community members, the planning department is currently considering the development of a new zoning district that would permit a combination of residential and business uses. City staff explored this concept to some extent back in 2005, but when interest on the part of affected citizens waned and higher priority matters took precedence, the project was set aside. It is now back on the department's agenda as a active task.

Some mixed use zoning already exists in the city. For instance, in commercial districts, like the downtown area, housing units are allowed on upper stories atop businesses located at the ground level. Residential uses are prohibited on the ground floor of structures within the downtown to foster commerce as the primary activity in that particular area. In contrast, a mixed use zone would not favor one land use over another. It would provide flexibility for different types of uses arranged in a manner that would promote compatibility and facilitate short trips between home, work, and

shopping.

Municipal regulations related to mixed use zoning districts typically contain the following elements:

- allowance for residential and business activities with certain limits on any one type of use to ensure that the zoning district maintains its "mixed" character
- preference for higher intensity uses (e.g., multi-family residential development, office complexes)
- requirement of a "master plan" for approval by the city
- requirement of site plan review by the city for each aspect of the approved master plan
- provision for design standards to enhance the appearance and compatibility of the various uses located in close proximity to one another
- demand for a certain amount of open space within the district
- standards to mitigate the stark appearance of off-street parking lots and other unattractive facilities

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- attention to connectivity between the uses in the district and between those uses and the larger community

As the city continues its exploration of a mixed use zoning concept, it will conduct public meetings and other activities to solicit public input regarding the various aspects of the proposal. If you would like to convey information about this topic to the planning department, please contact us .



Large open areas near major streets and bus routes are potential sites for a mixed use zoning district.

WHAT'S YOUR WALK SCORE?

If you live on Edge Knoll Drive, your score is 62. If you reside on Baldwin Drive in the Evergreen Addition, your rating is 22. A home on the upper part of Hall Drive near the high school comes in at 54. And a dwelling on Colorado Street nets a score of 85. What do these numbers signify? They denote the “Walk Score” for each of these locations in Pullman.

As it happens, there is a website that provides a walkability rating for any address in the nation. This Walk Score website (<http://www.walkscore.com/>) promotes pedestrian travel by supplying these ratings and providing information about the qualities and benefits of walkable neighborhoods.

Each Walk Score is calculated on the basis of distance to typical destination points such as stores, restaurants, schools, and parks. The rating ranges from 0 to 100. The higher the number, the more walkable the area. For example, the website claims that scores between 90 and 100 represent a “walkers’ paradise,” while rankings below 25 indicate a “car-dependent (driving only)” setting. The organization states that it measures how easy it is to live a “car-lite” lifestyle—not how pretty the area is for walking.



A shopping district can serve as a focal point for a walkable neighborhood.

The website also lists the following characteristics of a walkable neighborhood:

- a center (a discernable focal point, such as a shopping district, main street, or public space, is present)
- density (the neighborhood is compact enough for local businesses to flourish and for public transit to operate)
- mixed income and mixed use (housing is available for everyone who works or goes to school in the area, and businesses and residences are located near each other)
- public space (there are plenty of parks and other public places available to gather and play)
- pedestrian-centric design (buildings are placed close to the street to cater to foot traffic)
- schools and workplaces (educational facilities and places of employment are close enough so most residents can walk to these destinations from their homes)
- streets designed for everyone (public rights of way are well-connected; include accessible facilities for pedestrians, bicyclists, public transit, and motorists; and are built for appropriate vehicle speed)

The website has a number of other interesting features, including a narrative about “why walking matters,” a ranking of America’s most walkable neighborhoods, and a blog that presents various entries on the subject of pedestrian travel. It is certainly worth exploring for those who have an interest in non-motorized transportation and its effect on neighborhood quality.



Pending Land Use Applications

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
Certified Local Government Program	establish historic preservation program for community	citywide	CC requested ordinance revisions on 1/20; ad hoc committee met on 2/9 to address ordinance revisions; legal staff reviewing draft ordinance amendments
Hinrichs Annexation	annex 37 acres to the city	west of Sunnyside Park and north of SW Old Wawawai Road	applicant revising legal description of property
Schweitzer Drive Street Dedication	dedicate 500-foot-long area as city street	NE Schweitzer Drive	staff reviewing request; PC meeting scheduled for 6/24
Merman Drive (portion) Street Dedication	dedicate 404-foot-long area as city street	NE Merman Drive north of its intersection with NE Westwood Drive	staff reviewing request; PC meeting scheduled for 6/24
CAC Transitional Housing site plan (08-5)	develop 9-unit transitional housing complex on 3.8-acre site	530 NW Davis Way	staff requested applicant to revise site plan
SEL Lab Building site plan (08-6)	construct 36,000-sq-ft lab building on 2.3-acre parcel	2370 NE Hopkins Court	staff requested applicant to revise site plan
Itani Valley Road Apartments site plan (09-1)	construct 16-unit apartment building on 27,000-sq-ft lot	1245 NE Valley Road	staff requested applicant to revise site plan
Glendimer Retaining Wall site plan (09-3)	replace retaining wall and parking at Glendimer apartment building	1445 NW Turner Drive	staff requested applicant to revise site plan
Animal Haven Phase II site plan (03-15)	construct 640-sq-ft building as part of animal shelter complex	1350 SE Old Moscow Road	staff requested applicant to revise site plan
Step toe Court Group Home site plan (09-5)	develop group home for developmentally disabled persons	600 SE McKenzie Street	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; DOE: State Department of Ecology; LC: Landmarks Commission



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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