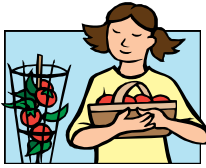


August 31, 2009



Planning Department Newsletter

DRAFT PLAN FOR COLLEGE HILL NEIGHBORHOOD RELEASED

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City staff recently released a draft plan for the “College Hill Core” neighborhood, which encompasses the land bounded by Stadium Way, Grand Avenue, and Main Street, excepting the WSU campus. This plan is a product of the city’s College Hill Tomorrow program, which involved a series of public discussions designed to refine a 2007 College Hill consultant study into a specific set of policies for the area.

The draft plan provides background information about the neighborhood, describes issues that are affecting quality of life in the area, and presents a summary of actions the community has taken in the past to improve conditions there. The document includes a vision statement, as well as goals and implementation strategies.

The goals set forth in the draft plan are as follows:



Goal 1: Maintain a safe and vibrant neighborhood that takes pride in its distinctive cultural and social diversity and actively promotes respect among all users.

Goal 2: Promote a harmonious mix of single- and multiple-family housing, commercial establishments, and institutional uses for a concentrated population of students, families, retirees, and business people who share an interest in residing or working in a lively historic setting with convenient access to the university.

Goal 3: Establish attractive, well-maintained properties that provide a welcoming entryway to the Washington State University campus.

Goal 4: Ensure that housing within the neighborhood is maintained in a safe and healthy condition.

Goal 5: Furnish well-maintained infrastructure (e.g., roads, sidewalks, utilities, lighting) and superior public service to safeguard public health and safety, facilitate connectivity in

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- and out of the neighborhood, and encourage alternative modes of transportation.
- Goal 6: Provide vehicular parking at a level sufficient to accommodate land uses in the neighborhood while preserving the predominant residential character of the area.
- Goal 7: Assure that historical resources are valued and protected.
- Goal 8: Provide public and private open space in the neighborhood to provide balance with the built environment.
- Goal 9: Facilitate continuous communication and collaboration among all affected parties (e.g., city, Washington State University, College Hill Association, Associated Students of WSU, Center for Fraternity and Sorority Life, Greek Alumni Organization, Chamber of Commerce, Landlord/Tenant Association, real estate developers) to enhance neighborhood quality.
- Goal 10: Ensure that actions taken in the College Hill Core benefit the entire community in keeping with the city's adopted Comprehensive Plan.

There are 60 implementation strategies in the draft plan proposed to help achieve the goals cited above. They include consideration of educational campaigns; architectural design standards for new construction; historic preservation programs; rezoning of certain sites; property, housing, and infrastructure maintenance initiatives; vehicular parking measures; augmentation of open space; and continuous communication among all stakeholders.

The full draft plan is available for review on the planning department page of the city's website (<http://www.pullman-wa.gov>). It is also available in paper copy form at the administration and planning department offices in City Hall, and at Neill Public Library.

To begin the public review process for this document, the Planning Commission will hold a meeting to accept comments and questions regarding the draft plan at 7:30 p.m. on Wednesday, September 9, in the City Hall Council Chambers. All interested parties are encouraged to participate in this upcoming session to offer input or observe the proceedings. If you cannot attend the meeting, but wish to provide comments, feel free to submit written remarks to the planning department at City Hall.

REAL ESTATE SIGNS

Since the planning department has received several inquiries recently concerning real estate signs, we thought it would be a good idea to provide an update on the city's regulations in this regard. First of all, it is important to define the term. A real estate sign is any display pertaining to the sale, lease, or rental of land or buildings. All real estate signs, by their nature, are temporary signs, and, as such, they do not require a permit from the city. The maximum size for these signs are 32 square feet for each business property or residential subdivision, and six square feet for each individual residential property. A real estate sign must be removed no later than 30 days following the sale or lease of the property involved.

Normally, real estate signs are located on the property that is being advertised. The city does allow for off-premise real estate displays, but in these cases, the applicant must seek approval for the installation through an administrative variance procedure. In this process, planning staff

determines whether or not to allow the advertisement as an exception to the standard provisions. Typically, off-premise real estate signs are requested when the property for sale or lease is located some distance from a major roadway. For all off-premise advertisements, the applicant must obtain permission from the affected landowner.

"Open House" signs are also regulated under the category of real estate displays. These signs are limited to six square feet in area, and are restricted to a maximum of one on-premise display, and three off-premise postings.

The zoning code provisions related to real estate signs are contained in Pullman City Code Chapter 17.55, which can be found on the "City Code" page of the city's website. As always, if you have any questions about zoning code rules, please contact the planning department staff.





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.

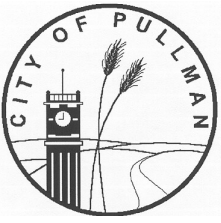
PROJECT	DESCRIPTION	LOCATION	STATUS
Certified Local Government Program	establish historic preservation program for community	citywide	CC requested ordinance revisions on 1/20; ad hoc committee met on 2/9 to address ordinance revisions; legal staff reviewing draft ordinance amendments
Hinrichs Annexation	annex 37 acres to the city	west of Sunnyside Park and north of SW Old Wawawai Road	applicant revising legal description of property
Mader Land Prezone Proposal	prezone 433 acres as R2, 67 acres as I1, and 15 acres as C3	outside city limits; west of SR 27, east of Brayton Road, both sides of Albion Road	PC hearing scheduled for 9/9
College Hill Core Neighborhood Draft Plan	establish neighborhood plan for College Hill Core area	area surrounded by Stadium Way, Grand Avenue, Main Street, except WSU campus	CC meeting to introduce plan held 8/25; PC public input session scheduled for 9/9
Merritt Animal Request (09-3)	keep one chicken on residential lot	945 NW Ritchie Street	staff approved application; appeal period expires 8/31
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
Chen Housing Development site plan (09-6)	construct 3-unit housing complex on 10,010-sq-ft lot	1070 NE Monroe Street	staff requested applicant to revise 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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WE'RE ON THE WEB!

WWW.PULLMAN-WA.GOV
