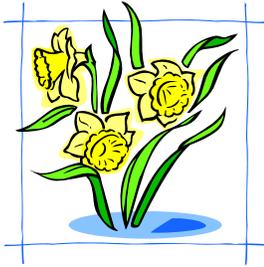


March 26, 2014



Planning Department Newsletter

COUNCIL TO DISCUSS COLLEGE HILL CORE DESIGN REVIEW PROCESS

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In November of 2009, the City Council adopted the College Hill Core Neighborhood Plan with the intent of improving this area bordered by Grand Avenue, Main Street, and Stadium Way (except for the WSU campus). One of the implementation strategies in this plan is to establish design review standards for new construction in this area to enhance land use compatibility and neighborhood appearance. For the past few years, the planning department has been involved in the process of formulating draft design review regulations for residential development in the College Hill Core with the assistance of neighborhood stakeholders and the Planning Commission.

As currently envisioned, the basic features of these design review provisions are as follows:

- New construction should generally match surrounding building and site character
- New development should establish a prominent building entry that is visible and accessible from the public street
- New construction should provide variation in building walls through the use of indentations/projections, siding materials, and windows/doors
- New development should minimize the visibility of off-street parking lots and service areas (e.g., Dumpster sites) by locating these areas in the rear yard or sufficiently screening them from public streets
- Additions to existing structures should be generally consistent with the character of the original structure

The College Hill Core Neighborhood Plan and the latest draft of design review concepts discussed by the Planning Commission are available for viewing at the planning department page of the city of Pullman website (<http://www.pullman-wa.gov/departments/planning>).

Recently, the City Council requested that a meeting be arranged to provide the Council with an opportunity to review the status of this project. This meeting is scheduled for Tuesday, April 1, 2014, at 7:00 p.m. in the City Hall Council Chambers. At this session, planning department staff will provide pertinent background information, and the Council

will solicit oral and written comments from the public. Please note that verbal remarks at the meeting may be subject to a time limit (typically three minutes). At the conclusion of the session, the Council is expected to provide direction for the future of this process. Among the options for Council consideration will be continuation of the activity (with or without modification), postponement of the process to a later time, or discontinuation of the project.

All interested citizens are encouraged to take part in this upcoming City Council meeting. We look forward to your involvement in this process.



The proposed design review standards would apply only to new construction in the College Hill Core area.

DOWNTOWN HISTORIC PROPERTY SURVEY SET TO BEGIN

Residents of Pullman are well aware of the many historic buildings located within our central business district. With the assistance of a federal grant, the historic characteristics of these buildings will soon be recorded by means of a systematic survey.

As noted in previous editions of this newsletter, the city of Pullman is a Certified Local Government (CLG) for the purpose of practicing local historic preservation. One of the responsibilities of a CLG is to conduct an inventory of historic resources in the community, guided by the city's Historic Preservation Commission (HPC). In 2013, the city retained the services of Pullman consulting firm Rain Shadow Research, Inc. to perform an intensive survey of 36 properties in the vicinity of Maple Street.

Having set that project in motion, the HPC then turned its attention to the downtown district. Last March, the HPC and planning staff prepared a grant application (for federal funds that are passed through the state) to survey historic buildings in the downtown area. This application was approved by the Washington State Department of Archaeology and Historic Preservation in May. Following City Council endorsement of the grant contract, planning staff in December distributed to area consultants a Request for Proposals (RFP) to conduct this survey of approximately 40 buildings in the central business district. Four historic preservation consultants responded to the RFP.

After a thorough review of these proposals, a panel comprised of HPC and planning staff members selected a.d. preservation of Spokane to carry out this project.

Two team members from this consulting firm will be initiating this downtown historic inventory during the first part of April. In addition to performing library research on the sites within the study area, the consultant will record survey information at each of the selected properties. If you work or reside in the downtown, or if you are there visiting some of its many fine shops or restaurants, you may see employees of the consulting firm in the near future traveling on public sidewalks and plazas to observe the district's historic structures. The consultant staff members will be taking notes and photographs for each of these structures as part of the inventory.

It is important to note that this survey is being conducted simply to record historic and architectural data about the selected sites. The survey will not change any classification associated with a property, nor will it affect an owner's ability to use or change their property in accordance with current law.

The inventory is scheduled to be completed in August of this year. The consultant will produce a survey report at the end of the process to summarize the findings of the study. This report will be available for public review in late summer or early fall.



Some of the buildings downtown date back to the 1890's.



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; PC reviewed concepts 1/15/14 and 2/26/14; CC review meeting set for 4/1/14
Zoning Code Amendment (Pigs)	code amendment to allow pigs in city	Citywide	CC directed staff on 8/27/13 to draft amendment to allow pigs with qualifications; staff developing standards
Shoreline Master Program Update	revise city's Shoreline Master Program in collaboration with Whitman County	Citywide	public kickoff meeting held 12/4/13; consultant conducting shoreline inventory
Paradise Hills Subdivision No. 8 preliminary plat	divide 14.0 acres into 38 lots and public streets	south of intersection of NW Terre View Drive and NW Marshland Street	staff reviewing application; possible PC hearing on 4/23/14
Whispering Hills West Subdivision preliminary plat	divide 50.1 acres into 156 lots and public streets	west of intersection of SW Golden Hills Drive and SW Panorama Drive	PC hearing set for 3/26/14
Sunnyside Heights Addition No. 8 preliminary plat	divide 3.2 acres into 11 lots and public streets	north of intersection of SW Center Street and SW Panorama Drive	staff reviewing application; possible PC hearing on 4/23/14
Mary's Park Conditional Use Permit (C-14-2)	develop park facilities on 5-acre site	southeast of intersection of SE Johnson Avenue and SE Old Moscow Road	staff reviewing application; probable BOA hearing on 4/21/14
Downtown Historic Property Inventory	use federal funds for a survey of about 40 historic properties	downtown area	CC approved contract 11/12/13; consultant selected 2/24/14; consultant to begin survey 4/14
Pioneer Hill Historic Property Inventory Grant Application	use federal funds for a survey of about 35 historic properties	vicinity of the High Street/Jackson Street intersection	CC meeting to act on application set for 4/1/14
Palouse/Maple Streets Local Historic Register Nomination	list parts of Palouse and Maple Streets on the historic register	Palouse and Maple Streets from Kamiaken Street to Whitman Street	possible CC meeting on 4/22/14 to consider owner consent
Veterans' Memorial Local Historic Register Nomination	list the Veterans' Memorial on the historic register	northeast corner of NE Spring and E. Main Street	possible CC meeting on 4/22/14 to consider owner consent
Reaney Park Pool Spray Pad Shoreline Substantial Development Permit (No. 84)	construct 3,300-square-foot spray pad and attendant facilities	Reaney Park, 690 NE Reaney Way	staff processing permit for transmittal to DOE
Mary's Park Shoreline Substantial Development Permit (No. 85)	develop park facilities on 5-acre site	southeast of intersection of SE Johnson Avenue and SE Old Moscow Road	staff processing permit for transmittal to DOE
State Street Water Line Shoreline Substantial Development Permit (No. 86)	replace water line in NW State Street	NW State Street from NW Davis Way to NW Harrison Street	notice of application issued; comments due 4/7/14
Valley Road Apartments site plan (13-8)	develop 6-plex on 11,675-square-foot lot	1245 NE Valley Road	staff requested applicant to revise site plan
Golden Hills Multi-Family West site plan (13-9)	develop 24 apartments on two-acre site	south of SW Old Wawawai Road and west of SW Golden Hills Drive	staff requested applicant to revise site plan
Washington State Dept. of Transportation Wash Building site plan (13-14)	construct 1,200-square-foot wash building	980 NW Davis Way	staff requested applicant to revise site plan

Pending Land Use Proposals (continued)

PROJECT	DESCRIPTION	LOCATION	STATUS
Sherwin Williams Commercial Building site plan (14-1)	demolish existing structure and construct 3,500-square-foot building	1225 S. Grand Avenue	staff approved site plan 3/7/14
Restaurant Addition to Bell Tower site plan (14-2)	add vestibule/deck and remodel 2,167 square feet of existing building	125 SE Spring Street	staff approved site plan 3/7/14
Chapman Duplex site plan (14-4)	develop duplex on 6,016-square-foot lot	1063/1065 NE B Street	staff reviewing revised site plan
SEL Child Care Center site plan (14-5)	construct 28,000-square-foot child care building on 2-acre site	southwest corner of NE Hopkins Court and NE Andrus Drive	staff reviewing revised site plan
Taco Bell Restaurant site plan (14-6)	demolish existing structure and construct 2,400-square-foot restaurant	425 NE Stadium Way	staff requested applicant to revise site plan
Aspen Heights Multi-family site plan (14-7)	develop 192 dwellings on a 45-acre parcel	northwest corner of the intersection of NE Merman and NE Skyview Drives	staff requested applicant to revise site plan
Pullman High School Bid Package 1 site plan (14-8)	conduct first phase of high school reconstruction project	510 NW Greyhound Way	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.





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WE'RE ON THE WEB!

WWW.PULLMAN-WA.GOV
