



Planning Department Newsletter

DEVELOPMENT ACTIVITY SLATED FOR PULLMAN'S NORTH SIDE

Among the various construction plans in the works for this community, much of the focus is on development projects in the north part of Pullman. These projects include the following:

- SEL Zocholl Beta Building: Construction began earlier this month on this 3-story, 100,000-square-foot professional office building at 1830 NE Schweitzer Drive. This will be the second research and development building constructed in Pullman by Schweitzer Engineering Laboratories in honor of the late Stanley Zocholl, a SEL engineer who held several patents with the company. The building will have lab and office space for approximately 300 engineers.
- SEL Industrial Building: Schweitzer Engineering Laboratories is proposing to build a second manufacturing structure for its Pullman campus. This building, to be located at 2454 NE Andrus Drive, would encompass about 100,000 square feet of floor space. The 81,000-square-foot first story will be used for light manufacturing, warehousing, a fabrication/

machine shop, shipping/receiving, a locker room, and meeting space. A smaller second story will be occupied by offices. All told, it will accommodate approximately 550 manufacturing jobs.

- Cougar Red Distillery: This proposal involves a remodel of the existing 4,000-square-foot building at 1275 N. Grand Avenue for use as a restaurant and distillery. This structure, located between Pizza Hut and Golden Teriyaki, was originally occupied by Kinko's Copies, and was most recently used as the Sugar Britches children's merchandise shop. The distillery portion will consume approximately 1,000 square feet of

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Construction is under way on the SEL Zocholl Beta Building, valued at \$15.7 million.

- space in the remodeled structure. The Cougar Red Distillery is currently operating near the Pullman-Moscow Regional Airport on Orville Boyd Road.
- Starbucks Coffee Shop: Starbucks Coffee Company has submitted plans to the city to construct a new 1,920-square-foot building at 610 NE Stadium Way (directly east of the McDonald's restaurant). The coffee shop would include indoor seating, a drive-through lane for motorists, and about 17 parking spaces. The planning department has not yet heard whether the existing Starbucks outlet across the street will be retained.
 - Courtyard by Marriott Hotel: The city issued a building permit earlier this week for this project, which entails a new four-story hotel with 122 guest rooms at 1295 North Fairway Road (next door to the existing Residence Inn by Marriott Hotel). The hotel will include a restaurant and café at the main level that will be open to guests and the general public, meeting rooms, and an outdoor swimming pool.
 - WSU Mixed Use Development: Washington State University is planning a mixed-use project on 20 acres of land extending along North Fairway Road from NE Terre View Drive to the area across the street from the existing Residence Inn by Marriott Hotel. The university is currently working with a real estate developer to design, build, and operate this market-based "retail and living community" under a ground lease arrangement. WSU has stated that the project elements would include retail stores, dining opportunities, and gated alumni and university-related housing in the form of condominiums. The city anticipates receiving development permit applications for this proposal in the near future.
- Birch Hills Apartments Phase II: The original set of pet-friendly apartments at the Birch Hills complex at 2200 NE Westwood Drive was built in 2009. The city is currently reviewing plans for Phase II of this development. This new phase would include 100 apartments in eight buildings on seven acres of land adjacent to the original complex. The property features a small dog park for use by its tenants, and covered parking for portions of the parking lot.
 - Skyview Station Apartments: This proposal, the plans for which are also currently under review by the city, relates to the construction of 161 apartments on a seven-acre parcel at the west end of NE Skyview Drive. In total, this project would provide 427 bedrooms in three apartment buildings, each four stories in height over a basement. The development would include an amenity and utility building of approximately 50,000 square feet.
 - Kamiak Elementary School: The Pullman School District is presently working with the project architect and members of the public to design the new Kamiak Elementary School to be located near the west end of NW Terre View Drive on Military Hill. At this time, the city is reviewing a grading permit application for the school site and the extension of Terre View Drive. The applicant is proposing to move 100,000 cubic yards of dirt as part of this grading operation. Eventually, grading in this area will be completed to facilitate the connection of Terre View Drive with Greyhound Way.

In recent years, there has been a substantial amount of construction activity—especially with respect to commercial development—on the south side of town. The planning department is grateful to see the current plans for investment on the north side to provide better balance in community land uses and to facilitate shorter trips for commercial goods and services.

DOWNTOWN WALKING TOUR FEATURES HISTORIC RESOURCES

In the late afternoon and evening of September 23, the city's Historic Preservation Commission (HPC) conducted a walking tour of historic resources in the downtown area. The event was an unqualified success, as an estimated total of 50 people braved cool breezes and periodic sprinkles to learn about some of the treasures that exist in the central business district.

The tour began and ended at the U.S. Post Office Building, now used for the Paradise Creek Brewery, on Paradise Street. After hearing about the various activities that have taken place in the building since its construction in 1930, participants obtained a map showing the tour route and set off on the journey. Members of the HPC and a representative from the Whitman County Historical Society were stationed at each stop on the tour to present detailed information about significant structures in the area.

The historic resources that were featured on the tour included the following:

- Webb Block (Combine Mall): constructed in 1891, representing part of the historic brick core of the downtown along with the Flatiron and Mason Buildings
- Flatiron Building: built in 1905, designed by local architect William Swain, with contours that resemble the Flatiron Building constructed a few years earlier in New York City
- Mason Building (Anawalt Building): erected in 1892, featuring detailed brickwork particularly on its front façade
- Cordova Theater: built in 1928 with a Mission Revival exterior and opulent interior, with the Art Deco marquee added in 1950
- Hutchison Studio (Porchlight Pizza): built in 1926, and originally used as a photography studio for Raymond

Hutchison who once served as the official yearbook photographer for Washington State College

- Northern Pacific Railroad Depot (Pufferbelly Depot): built in 1916 to provide a distinguished passenger depot, with several of its original interior features still intact
- Star Route and Palouse Street Brick Road: roadways constructed of vitrified brick in 1913, establishing an early connection between downtown and Washington State College
- Russell Hotel (Moose Lodge): erected in 1915, and used for lodging from 1919 to 1953, making it the oldest surviving member of Pullman's downtown hotels

This public outreach effort was inspired by a Downtown Historic Walking Tour brochure that was originally produced about 25 years ago, and updated in 2014. Copies of the updated brochure are available at City Hall or the Chamber of Commerce office. The document can also be found at the "Applications/Brochures/Maps" page of the planning department website.



Tour guide and HPC member Phil Gruen (center with black umbrella) poses with one of the tour groups prior to describing the significance of the Russell Hotel (currently used as the Moose Lodge).



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
Comprehensive Plan Revision	full-scale revision of city's Comprehensive Plan	Citywide	staff and consultant preparing for November open house
College Hill Design Review Standards	formulate design standards for new construction	College Hill Core	staff reviewing responses to recent stakeholder questionnaire
Shoreline Master Program (SMP) Update	revise city's SMP in collaboration with Whitman County	Citywide	CC adopted SMP Update on 3/29/16; staff transmitted documentation for review by DOE
Marijuana Regulation Revisions	amend city regulations in response to state legislation	Citywide	CC adopted revised regulations 8/30/16
Germain Farms Annexation	annex 107-acre parcel to city	southeast of Wawawai Road/SR 195 intersection	CC approved Notice of Intent to Annex on 7/12/16; CC hearing scheduled for 10/4/16
Woo Annexation	annex 2.3-acre parcel to city	1240 NW Davis Way	PC recommended approval with conditions 9/28/16; CC meeting scheduled for 10/25/16
Finch Zone Change Application (Z-16-1)	rezone 4.8 acres from C3 to R2	southwest corner of Old Wawawai Road and Effie Drive	PC recommended denial 9/28/16; CC meeting scheduled for 10/25/16
Lumberyard Partners Zone Change Application (Z-16-2)	rezone 1.0 acre from C3 to C2	305 N. Grand Avenue	PC hearing scheduled for 10/26/16
Sunnyside Heights Addition No. 10 Preliminary Plat Application	divide 9.2 acres into 30 lots in R2 zone	southeast of the intersection of Marcia Drive and Latour Peak Street	PC hearing scheduled for 10/26/16
Christenson Fence Height Variance Application (V-16-5)	allow existing 6-foot-high fence to remain in front yard	115 SW Cedar Street	BOA approved application 9/19/16
Anawalt House Pullman Register Nomination	nominate property for listing on local historic register	1125 NE Monroe Street	HPC meeting scheduled for 10/10/16
Hollingbery House Pullman Register Nomination	nominate property for listing on local historic register	1120 NE Indiana Street	HPC meeting scheduled for 10/10/16
St. James Episcopal Church Special Valuation Application	obtain special property valuation for past improvements	600 NE Oak Street	city received notice from county 8/18/16; staff requesting complete application materials
Hilltop Suites/Apartments site plan (16-7)	construct new building for 3 offices and 28 living units	310 NW Old Wawawai Road	staff requested applicant to revise site plan
Birch Hills Apartments Phase 2 site plan (16-14)	construct 100 apartments on 7-acre parcel	2200 block of NE Westwood Drive	staff requested applicant to revise site plan
Skyview Station Apartments site plan (16-15)	develop 161 apartments on 7-acre parcel	west end of NE Skyview Drive	staff requested applicant to revise site plan

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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
 Shandy Lam, Public Works Administrative Specialist

Planning Commission Members:

John Anderson, Vice-Chair
 Brent Carper
 Chris Clark
 Marcus Crossler
 Dave Gibney, Chair
 Scott Hodge
 Liza Morris
 Scott Vik

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WE'RE ON THE WEB!

WWW.PULLMAN-WA.GOV

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PROJECT	DESCRIPTION	LOCATION	STATUS
SEL 2454 Industrial Building site plan (16-16)	construct 100,000-square-foot industrial/office building on 10-acre parcel	2454 NE Andrus Drive	staff reviewing revised site plan
Starbucks Coffee Shop site plan (16-17)	build 1,920-square-foot coffee shop on 0.4-acre lot	610 NE Stadium Way	staff reviewing revised site plan
Hospital Parking Lots Improvements site plan (16-18)	expand and pave three parking lots totaling 254 stalls	835 SE Bishop Boulevard	staff approved site plan 9/21/16