



PROGRESS AT THE PULLMAN-MOSCOW REGIONAL AIRPORT

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If it's been a while since you've ventured out to the airport, you would be surprised to see the dramatic changes occurring there. A substantial amount of earthwork is being conducted at the site as part of the runway realignment project. So far, 1.5 million cubic yards of dirt have been moved. When complete, this grading operation will involve the relocation of approximately 3.4 million cubic yards of soil.

At the City Council meeting of October 18, Airport Executive Director Tony Bean reported that the number of passengers boarding planes (referred to as "enplanements" in the industry) is on the rise at the Pullman-Moscow Airport. In 2014, the airport set a record of 41,525 enplanements, and it established a new record in 2015 with 49,830 enplanements. Mr. Bean informed the Council that, based on the statistics to date, it is likely the number of passengers boarding planes in 2016 will exceed last year's total. Due to this escalation of activity, he said there is an increasing demand for parking spaces at the terminal. To address this issue, crews began grading work on October 28 for a new parking lot in an area located to the northeast of the terminal. The plan is to add about 130 parking stalls to the 250 existing spaces already available at the site. While this construction continues, Mr. Bean promoted the idea of

passengers being dropped off and picked up at the terminal, or making use of a taxi service.

A prominent feature of the current landscape at the airport is a "box culvert" under construction to carry flows from Airport Road Creek. Eventually, this culvert will extend a total of 3,100 feet through the property. To compensate for the environmental impacts associated with covering the stream and its related wetlands, the airport cooperated with a number of parties, including the city planning department, to develop a plan for off-site improvements. Airport consultant J-U-B Engineers, Inc. designed an innovative proposal for impact mitigation on a 114-acre site located along the banks of the South Fork of the Palouse River, approximately 2.5 miles southeast of Colfax. Over the past year, this mitigation project created 9.4



A view of construction west of the airport runway. The box culvert is shown on the left side of this photograph.

acres of new riverine wetlands, constructed in-stream habitat improvements, installed over 19,000 native plantings, and permanently protected more than 9,000 feet of the river, its floodplain, and upland buffer with a conservation easement. These off-site improvements have been inspected by city, state, and federal agencies, and they have been declared as successful thus far.

City officials are quite pleased with the progress occurring at and around the airport facility. The end result promises to be a major benefit for the entire region. *(Information from the Moscow-Pullman Daily News and the Washington Airport Management Association was used in the preparation of this article.)*



The wetland impact mitigation site, located southeast of Colfax, encompasses 114 acres of land along the South Fork of the Palouse River. *(Photo courtesy of Vincent Barthels, J-U-B Engineers, Inc.)*

TWO HOMES ADDED TO THE PULLMAN REGISTER OF HISTORIC PLACES

On October 10, the city's Historic Preservation Commission approved nominations to list two additional properties on the Pullman Register of Historic Places. These new entries are the Anawalt House at 1125 NE Monroe Street and the Hollingbery House at 1120 NE Indiana Street.

The original Anawalt House was constructed in 1923, and most of the doors, windows, and brick exterior have remained intact since that time. A sunken dining room addition was built onto the existing house in 1967, and this addition was designed and constructed to complement the rest of the structure. According to the nomination submitted by the property owners, the Anawalt House is historically significant mainly because of its elements of the Prairie style of architecture, which is less common in the College Hill core than some other designs (e.g., Craftsman style). (Frank Lloyd Wright pioneered the design of Prairie style homes.) The Anawalt House is a contributing property within the College Hill Historic District, listed on the National Register of Historic Places.

The house was built by Pullman developer William A. Moss, for whom the Moss Subdivision is named. The house was frequently occupied as a rental for Washington State College (WSC) and University (WSU)

personnel. Its first notable resident was Major R.M. O'Day. O'Day graduated from WSC in 1915, served in the armed forces during and after World War I, and eventually returned to WSC as a professor. He held the position of Head of the Department of Military Science and Tactics between 1929 and 1935. In 1944, Norman Moss, son of William and star basketball and baseball athlete for WSC, moved into the house.



The Anawalt House, constructed in 1923, contains elements of the Prairie style of architecture.

In 1965, Moss and his wife, Amanda, sold the house to Bruce and Loretta Anawalt. Bruce's brother, Don, designed the dining room addition, as well as the pergola and exterior light fixtures for the structure. Don is remarkable for his design work on the former Seasons restaurant in downtown Pullman. Bruce taught English at WSU from 1960 until 1992, and won the William F. Mullen Memorial Teaching Award for excellence in teaching. Loretta also taught writing and literature courses at WSU for many years before devoting herself to her own writing interests. She published essays, short stories, and poetry in a variety of literary periodicals. Bruce and Loretta were founding members of the Pullman Civic Trust, and they worked with the city and other organizations to effect construction of the Bill Chipman Trail, Downtown Riverwalk, and Pine Street Plaza. Loretta's influence was so instrumental in facilitating these projects that, in 2006, Mayor Glenn Johnson declared May 1 to be Loretta Anawalt Day in perpetuity. Loretta passed away in 2007, and Bruce died in 2013. Their son, Aaron, sold the home to the current owners, James and Jamie Peters, in 2016.



The Hollingbery House, built in 1917, is a mix of Tudor Revival and Colonial Revival styles of architecture.

The Hollingbery House, built in 1917, is a mix of Tudor Revival and Colonial Revival styles of architecture, comprising one and a half stories. The architect for the house is unknown. Like the Anawalt House, it is a contributing property in the College Hill Historic District.

There are many decorative elements worked into the brick façade of this home. For example, several of the windows have brick sills and a flat arch above the opening, and are fronted by the original storm windows. Other notable features include a mansard dormer on the second story with boxed cornices and shingled siding, and a garage that adds to the historic integrity of the property, with brick cladding, a hipped gable roof, and one remaining original garage door.

The first notable occupant of this house was Orin "Babe" Hollingbery, who lived there from 1932 until 1944, and who bought the property in 1940. Hollingbery was a College Football Hall of Fame coach and the winningest coach in the history of WSU football. His tenure with the then-Washington State College football organization lasted from 1926 through 1942. While under his direction, the Cougars were invited to play in the Rose Bowl in 1930. The Hollingbery Fieldhouse on campus is named for him. Hollingbery sold the house in 1946.

In 1954, the home was purchased by Stanley P. and Thelma E. Rheiner. From 1951 to 1973, Stanley served the YMCA at WSC and WSU, first as Secretary and then Executive Director. He later acted as Director of the Office of the Physically Impaired between 1977 and 1982. The current owners, Jamie and James Peters, purchased the house in 2010.

With the addition of these two homes, there are now nine properties listed on the Pullman Register of Historic Places. Any citizen who has an interest in nominating a place to the local register is encouraged to contact planning staff or review the nomination form on the "Applications" page at the planning department website.



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 fall 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
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; staff awaiting final legal description before scheduling CC hearing
Woo Annexation	annex 2.3-acre parcel to city	1240 NW Davis Way	CC approved Notice of Intent to Annex on 10/25/16; staff awaiting Petition to Annex
Finch Zone Change Application (Z-16-1)	rezone 5.1 acres from C3 to R2	southwest corner of Old Wawawai Road and Effie Drive	CC denied application on 10/25/16
Lumberyard Partners Zone Change Application (Z-16-2)	rezone 33,600-square-foot parcel from C3 to C2	305 N. Grand Avenue	PC recommended approval on 10/26/16; CC meeting scheduled for 11/15/16
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 recommended approval on 10/26/16; CC meeting scheduled for 11/15/16
Anawalt House Pullman Register Nomination	nominate property for listing on local historic register	1125 NE Monroe Street	HPC approved nomination on 10/10/16
Hollingbery House Pullman Register Nomination	nominate property for listing on local historic register	1120 NE Indiana Street	HPC approved nomination on 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
Zlatos House Special Valuation Application	obtain special property valuation for past improvements	630 NE Garfield Street	city received notice from county 10/5/16; staff requesting complete application materials
Fraser Administrative Variance Application (AV-16-5)	construct shed with 12'9" flanking street side yard setback	1655 SW Panorama Drive	staff processing application
Gordon/Young Animal Request (16-2)	keep 4 chickens on 98,446-square-foot lot	1500 NE Stadium Way	staff processing request
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

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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.





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WWW.PULLMAN-WA.GOV

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PROJECT	DESCRIPTION	LOCATION	STATUS
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 reviewing revised site plan
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 approved site plan 10/4/16
Starbucks Coffee Shop site plan (16-17)	build 1,920-square-foot coffee shop on 0.4-acre lot	610 NE Stadium Way	staff approved site plan 10/20/16
Fuel Pump Station Relocation site plan (16-19)	replace existing city fuel station with new 2,900-square-foot facility	725 NW Guy Street	staff reviewing site plan
Alpha Apartments site plan (16-20)	demolish existing buildings and construct 12 apartments on 16,652-square-foot site	1025/1045 NE Alpha Road	staff reviewing site plan
Airport Terminal Parking Lot Expansion site plan (16-21)	construct 130-stall parking lot for airport terminal	3200 Airport Complex North	staff reviewing site plan
Premier Lofted Barn storage building site plan (16-22)	Install 10x20 pre-built Premier brand Lofted Barn storage building	1155 SE Pro Mall Blvd (Campus Vista), Space #314	staff reviewing site plan