

November 29, 2016



NEW PROJECT PROPOSED ON MAIN STREET

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Fields Holdings, LLC, of Los Angeles, recently submitted application materials for “The Mix on Main” project at 425 E. Main Street. The proposal involves the demolition of the Washington Federal Bank building and the construction of a five-story structure that would accommodate a mix of uses. The proposed building would contain 8,500 square feet of retail area on the ground floor (including space for the Washington Federal Bank), 83 apartments on the upper stories, and two levels of enclosed parking (providing 142 total parking spaces). The proposed structure would consume the entire lot currently occupied by the bank and its associated parking area. The gas station/convenience store next door at 485 E. Main Street is on a separate parcel and would not be altered by the planned project.

The property selected for “The Mix on Main” proposal is approximately 41,500 square feet in size. According to the zoning code, the standard number of apartments that can be established on a parcel is based on a formula of no more than one apartment per 1,000 square feet of land area. The code includes a provision that allows for a doubling of this housing density (at a rate of one apartment maximum per 500 square feet of land area) if the applicant receives a conditional use permit for this intensification. The city’s Board of Adjustment decides upon conditional use permit requests

after soliciting citizen input at a public hearing. In this case, Fields Holdings, LLC has filed a conditional use permit application to request permission for the increased density involved in the 83 proposed apartments. The Board of Adjustment hearing date for this request will be scheduled following city staff review of the application materials.

In addition to the conditional use permit request, the applicant is required to submit an Environmental Checklist (to address the potential environmental impacts of the project), as well as applications for a floodplain development permit, shoreline substantial development permit, site plan review, demolition permit, grading permit, and building permit. Fields Holdings, LLC has indicated in its application materials that, if it is successful in obtaining pertinent permits and approvals, it would begin activity on the project in April of 2017, with final completion scheduled for August 2018.



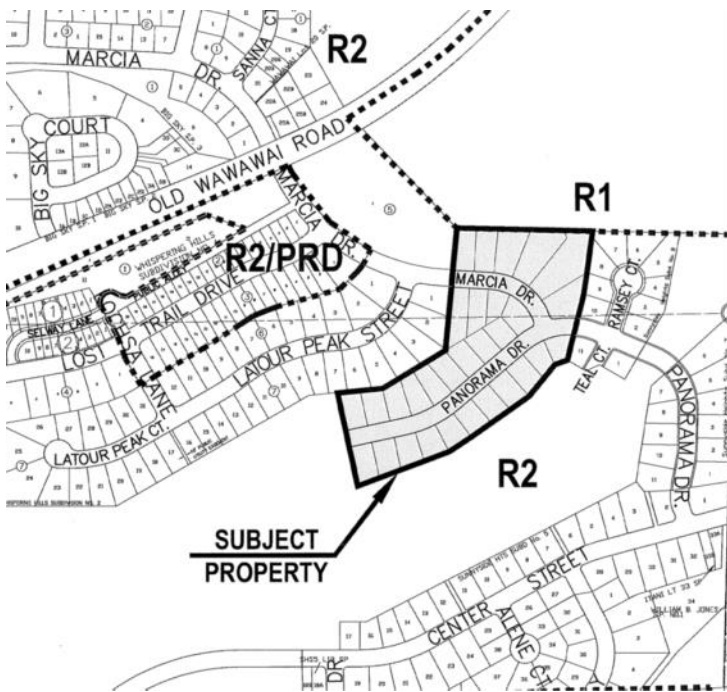
“The Mix on Main” building is proposed to cover the entire lot at 425 E. Main Street and be constructed to a height of 60 feet.

SUBDIVISION ON SUNNYSIDE HILL APPROVED BY CITY COUNCIL

On November 15, the City Council approved a preliminary proposal to establish the Sunnyside Heights Addition No. 10 subdivision. This project involves the division of 9.2 acres of land into 30 lots and public streets on a parcel located southeast of the intersection of SW Marcia Drive and SW Latour Peak Street on Sunnyside Hill. The applicant in this case was Itani Development III, Inc. The property is zoned R2 Low Density Multi-Family Residential, and the applicant has expressed its intent to construct single family houses on each of the lots. A notable aspect of this subdivision is that it will create a connection between Old Wawawai Road and Center Street when it is completed.

proceeding, city staff stated its recommendation was to approve the application subject to ten conditions regarding the construction of infrastructure improvements such as streets and utility lines. Given the street connections proposed by means of this subdivision, much of the public input at the hearing pertained to whether traffic calming measures should be implemented for the development (e.g., narrowing the width of a street to moderate the speed of motor vehicle traffic). In its deliberations, the Commission noted that the design of the subdivision, with its curved roadways and T-intersection, eliminated the need for traffic calming techniques in this instance. The Commission concluded the hearing by voting 5 to 1 to recommend approval of the preliminary plat with the conditions suggested by staff.

At the City Council meeting on November 15, Council members acknowledged the planned street connections linking Center Street and Old Wawawai Road, and discussed the possibility of widening roadways and installing sidewalks as those roadways are initially constructed to better accommodate the vehicle and pedestrian traffic anticipated within the proposed subdivision. Staff commented that: a) the plan for streets within the subdivision is to build them at the standard width of 33 feet; and b) the installation of sidewalks prior to house construction can be wasteful of resources because the presumed location for driveway curb cuts is often incorrect, resulting in removal and replacement of concrete sidewalk sections along the lot frontage. In the end, the Council voted 6 to 1 to approve the preliminary plat with the ten conditions recommended by staff and the Planning Commission. According to its application materials, the applicant expects to complete the streets and utilities for this development by next summer.



The subdivision will provide additional lots for residential construction and create a connection between Old Wawawai Road and Center Street.

An application for preliminary approval of a subdivision (officially called a “preliminary plat”) demands a public hearing before the Planning Commission and final action by the Council. The Planning Commission conducted its hearing related to this matter on October 26. At the outset of the



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 January 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; CC hearing scheduled for 12/6
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
Lumberyard Partners Zone Change Application (Z-16-2)	rezone 33,600-square-foot parcel from C3 to C2	305 N. Grand Avenue	CC approved application 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	CC approved application with conditions 11/15/16
The Mix on Main Housing Density Conditional Use Permit Application (C-16-3)	establish 83 apartments on approximately 41,500-square-foot site	425 E. Main Street	staff reviewing application materials
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 approved request 11/4/16
Gordon/Young Animal Request (16-2)	keep 4 chickens on 98,446-square-foot lot	1500 NE Stadium Way	staff approved request with conditions 11/4/16
Hilltop Suites/Apartments site plan (16-7)	construct new building for 3 offices and 28 living units	310 NW Old Wawawai Road	staff reviewing revised 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

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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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PROJECT	DESCRIPTION	LOCATION	STATUS
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
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 requested applicant to revise 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 requested applicant to revise site plan
Airport Terminal Parking Lot Expansion site plan (16-21)	construct 130-stall parking lot for airport terminal	3200 Airport Complex North	staff requested applicant to revise 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 approved site plan 11/2/16
Valley Road Apartments site plan (16-23)	develop 10 apartments on 14,850-square-foot lot	1235 NE Valley Road	staff requested applicant to revise site plan
AT&T Generator Project site plan (16-24)	install generator and related equipment	1702 NE Merman Drive	staff approved site plan 11/17/16