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Planning Department Newsletter

2016 A RECORD-SETTING YEAR FOR BUILDING PERMIT ACTIVITY

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This year, local residents have commented to planning department staff that Pullman appears to be bustling, with new development springing up in a variety of locations around town. Those observations are certainly borne out by the numbers—the city established a new record for building permit value in 2016.

As of this third week in December, the total valuation for all building permits issued this year is \$170.7 million. The previous record, set in 2014, was \$98.7 million (fueled in large part by the \$45 million high school reconstruction project).

In July of 2015, the city began issuing permits for construction activity on the WSU campus. (Prior to that time, the university

managed its permit procedures internally.) Certainly, the addition of WSU projects has boosted the city's building statistics, but 2016 saw a new record for permit activity occurring off campus as well. The non-WSU permit value so far this year is \$99.3 million, with the total for university projects amounting to \$71.4 million.

Residential construction has played a significant role in bumping up the valuation figures, but the number of home starts this year has been fairly typical for Pullman. Thus far, the city has issued permits for 51 single family houses. For the past 20 years, the annual average for house permits is 60. With respect to apartments, the city has granted approval for 125 dwellings in 2016. The annual average for number of apartments initiated is 137. At this point, the total 2016 value for single family homes and apartments permitted is \$15.1 million and \$16.4 million, respectively. Geographically speaking, 82 percent of the single family house permits this year were issued for Sunnyside Hill, with the permitted apartments located primarily on College Hill (57 percent) and Sunnyside Hill (42 percent).



Residential construction in 2016 continued at a steady pace.

The strength in the building permit valuation figures for 2016 has come from commercial and institutional construction. Thus far, the city has issued 29 permits for WSU projects, with a combined value as specified above; 37 permits for new or remodel commercial developments, representing a total value of \$40.4 million, 14 permits for miscellaneous construction (e.g., grading activity), constituting a total value of \$20.6 million; and two permits for local school improvements, amounting to an overall value of \$1.9 million. Notable developments permitted in these categories during 2016 include the following:

- Grading operation at the Pullman-Moscow Regional Airport (\$18.9 million value): grading of 3.5 million cubic yards of soil and construction of a box culvert for conveyance of Airport Road Creek as part of the \$119 million runway realignment project
- WSU Troy Hall renovation (\$18.2 million): interior demolition and reconstruction of this 1926 building, located on College Avenue between the Compton Union Building (CUB) and Stadium Way, for classrooms, laboratories, and offices to be used by the Department of Chemistry and the School of the Environment

- WSU Chinook Student Center (\$16.5 million): a student-funded project involving renovation of the former Bookie Building on Thatuna Street into social/study spaces, dining establishments, and a fitness center
- SEL Zocholl Beta Building (\$15.9 million): construction of a 100,000-square-foot research and development facility for Schweitzer Engineering Laboratories, Inc. (SEL) on Schweitzer Drive that will accommodate approximately 300 new jobs



The Zocholl Beta Building will complement SEL's existing Zocholl Building on Schweitzer Drive.

- WSU Digital Classroom Building (\$12.0 million): assembly of an 80,000-square foot structure for classrooms and labs, located on Washington Street near the Student Health and Wellness Center
- SEL Industrial Building (\$10.9 million): construction of a SEL manufacturing building on the south side of NE Andrus Drive that will encompass about 165,000 square feet of floor area and accommodate over 500 jobs, adding to the company's existing manufacturing capabilities in Pullman
- Courtyard by Marriott Hotel (\$10.5 million): construction of a new hotel, next door to the Marriott Residence Inn hotel on North Fairway Road, that will include 122 guest rooms, a restaurant, conference rooms, a fitness facility, and an outdoor swimming pool



Only the exterior walls are being retained in the renovation of Troy Hall, built in 1926.



Assembly of the Courtyard by Marriott Hotel involved placement of pre-manufactured guest rooms onto the building frame.

- **Chief Joseph Apartments renovation (\$8.1 million)**: reconstruction of a portion of Buildings B and C in the Chief Joseph Apartment complex at 2025 NE Terre View Drive involving an expansion in the number of apartments and provision of a recreation room in each of the buildings
- **WSU Ferdinand’s Building Addition (\$5.7 million)**: addition of 6,600 square feet of floor area to the east side of the Ferdinand’s facility to provide a drive-through space for milk deliveries, install additional cheese processing equipment, and augment existing refrigeration capacity

- **WSU Multicultural Center (\$2.2 million)**: construction of a 16,000-square-foot facility in a prominent location at the north corner of Stadium Way and Main Street, which will include a large “living room” for performances and other events, four “knowledge rooms” devoted to educating people about various cultures, a kitchen, gallery, and office space



The entrance space in the WSU Multicultural Center will be used for gatherings and performances, as depicted in this artist’s rendering from the university.

- **Jefferson School Classroom Additions (\$1.8 million)**: addition of four classrooms and teacher office space at Jefferson Elementary School on NW Bryant Street to accommodate expanding student enrollment in our local school system
- **WSU Museum of Art (\$1.3 million)**: reconstruction of the former WSU public safety building near the CUB into a new art museum with six galleries

Looking back on 2016, the city is gratified to see such a high level of investment in the Pullman community. Based on the developments already proposed for 2017 (refer to the “Pending Land Use Proposals” table below), the planning department expects the brisk construction activity to continue for the foreseeable future.

OPEN HOUSE FOR COMPREHENSIVE PLAN REVISION COMING SOON

The planning department is currently working with consultant David Evans and Associates, Inc. on the next phase of the Comprehensive Plan revision, pertaining to the formulation of a preferred land use plan for the community. In this regard, the planning team is creating several different scenarios for potential future growth patterns. The department expects to conduct an open house at City Hall in January to present maps depicting these various scenarios for public review and comment. Watch for announcements about the date and time of this open house early next month.



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 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 108-acre parcel to city | southeast of Old Wawawai Road/SR 195 intersection | CC approved annexation on 12/6/16 |
| Valley Road Street Vacation | vacate 1,500-square-foot portion of Valley Road right-of-way | 1245 NE Valley Road | PC review scheduled for 1/25/17 |
| Serene Summit Preliminary Plat | divide 50 acres into 99 lots for residential development | southeast of Old Wawawai Road/SR 195 intersection | staff reviewing application |
| Sundance South Preliminary Plat | divide 21.5 acres into 81 lots for residential development | between S. Grand Avenue and Sundance Court | staff reviewing application |
| The Mix on Main Housing Density Conditional Use Permit Application (C-16-3) and Floodplain Variance Application (V-16-6) | establish 82 apartments on approximately 41,500-square-foot site located within the floodplain | 425 E. Main Street | staff reviewing application materials; simultaneous BOA hearings to be scheduled for January |
| Kamiak Elementary School Conditional Use Permit (C-16-4) | construct 71,000-square-foot elementary school for up to 450 students on 12.0-acre parcel | west end of NW Terre View Drive | staff reviewing application materials; BOA hearing to be scheduled for January |
| 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 |
| Hilltop Suites/Apartments site plan (16-7) | construct new building for 3 offices and 28 living units | 310 NW Old Wawawai Road | staff approved site plan 12/12/16 |
| 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.





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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 revisions (16-16) | construct 165,000-square-foot industrial/office building on 10-acre parcel | 2454 NE Andrus 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 |
| 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 |
| Avalon Health Care Center site plan (16-25) | build 51,660-square-foot care facility on 4.8-acre site | 1060 SE Clearwater Drive | staff requested applicant to revise site plan |
| 910 Indiana Street Duplex site plan (16-26) | construct duplex on 6,042-square-foot lot | east side of NE Indiana Street between Howard and Garfield Streets | staff requested applicant to revise site plan |