

March 28, 2017



Planning Department Newsletter

“EVOLVE ON MAIN” PROPOSAL MOVES FORWARD

Inside this issue:

<i>City Council Approves Paradise Hills Subdivision No. 8</i>	2
<i>Council Continues Hearing on Proposed Revisions to Whispering Hills Subdivisions</i>	3
<i>Pending Land Use Proposals</i>	4-6

The Board of Adjustment conducted simultaneous public hearings on March 9 to review two applications submitted by Fields Holdings, LLC of Los Angeles for the “Evolve on Main” mixed-use project. This development is proposed to be located downtown at the site of the Washington Federal bank building at 425 E. Main Street. One of the applications was a request for a conditional use permit to double the standard housing density allowed at the property; the applicant proposed to establish 82 apartments on the 41,470-square-foot parcel. The other application involved a variance to allow the construction of residences in a building situated in a 100-year floodplain.

In its comments at the public hearings, planning staff noted that the most significant issue related to the conditional use permit application was whether the proposed development would provide sufficient parking for the apartments under consideration. In that regard, staff suggested conditions requiring that a minimum of 112 motor vehicle parking stalls and 200 bicycle parking spaces be furnished on the subject property, that a covenant be included in each apartment lease to restrict parking of tenant vehicles at or near the subject property for those tenants who have

not been designated an on-site parking space, and that the owner subsidize its tenants’ annual costs for a minimum of 10 Pullman Transit passes and 10 permits for the WSU parking lot on Spring Street. With regard to the floodplain variance, staff mentioned that the residential component of the proposed structure would be well above the base flood elevation, and access to the building should be available during a 100-year flood event, so the public works department was supportive of the request as submitted.

During the public input portion of the hearings, Eran Fields of Fields Holdings, LLC explained that he has constructed a number of these urban infill developments over the years, and he has found that tenants who choose to reside in them possess fewer vehicles than the general population. He reminded the Board that the applicable C2 Central Business District zone does not require any off-street parking for downtown developments, and he opined that it is good public policy to discourage vehicle use in the city center by limiting the number of parking spaces available. Several local residents also spoke in favor of the proposal, stating that it would be a welcome addition to the downtown area. Two individuals testified as

opponents; their primary concerns related to the effect of the project on parking demand in the vicinity of the subject property.

In its deliberations, the Board discussed the parking issue extensively. At the conclusion of its remarks, it decided to approve the conditional use permit application with the conditions suggested by staff, except that it increased the minimum required number of subsidized annual Pullman Transit passes to 20. The Board also granted the floodplain variance, with no conditions attached.

Having obtained the Board's approval at the March 9 hearings, the applicant has advanced to the next phase of the permit review process. Last week, Fields Holdings, LLC filed applications for site plan review and a shoreline substantial development permit (the latter being the first permit application to be considered under the city's new Shoreline Master Program). The applicant has indicated that, if it can secure all necessary approvals, it would like to start construction activity at the site as early as May.



The developer has expressed interest in starting construction activity at the Washington Federal bank site later this spring.

CITY COUNCIL APPROVES PARADISE HILLS SUBDIVISION NO. 8

On March 14, the City Council approved the preliminary plat of Paradise Hills Subdivision No. 8 in a 6-1 vote. This subdivision, to be located just west of the Pullman High School on Military Hill, involves the division of 43.2 acres of land into 76 lots and public streets. One of the lots in this development is slated for use by the new Kamiak Elementary School. It is anticipated that the remainder of the parcels would be occupied by residential structures.

The first access into this subdivision would be NW Terre View Drive. The preliminary map shows that a second access into the site would be provided by means of extending the existing portion of NW Canyon View Drive to Terre View Drive. This development also includes a short section of NW Crossing Street, which would be the first roadway in the area to eventually cross the right-of-way for the North Bypass that is currently owned by the Washington State Department of Transportation.

The Planning Commission held its public hearing for this application on February 22. At the outset, city staff stated that it recommended approval of the proposal, subject to 14 conditions related to public works improvements such as streets, pathways, and utilities. Proponents at the hearing described the proposed features of the development, including a

10-foot-wide asphalt pathway along the Kamiak Elementary School frontage on Terre View Drive, an access for emergency vehicles and pedestrians between Canyon View Drive and the high school, and the offer of "traffic calming" measures (such as roadway narrowing) on Canyon View Drive to facilitate vehicle speed reduction when this road becomes a through street. Others who spoke at the hearing thanked the developers for proposing traffic calming measures at Canyon View Drive, advocated that sidewalks be installed concurrent with street construction, and expressed apprehension about a potential increase in storm water runoff from the proposed development. After receiving this input, the Commission acknowledged the testimony regarding storm water concerns in its findings of fact, and voted unanimously to recommend approval of the proposal subject to the conditions suggested by staff.

At the Council meeting on March 14, staff responded to several questions and comments presented by Council members. Staff reported that, according to the applicant, it was likely the construction of this subdivision would take place in approximately five phases over the next five years. Staff also mentioned that, while the extension of Terre View Drive to Greyhound Way was not part of the

current proposal, it was shown on the overall master plan for future construction; furthermore, one of the conditions of the Kamiak Elementary School conditional use permit is that the school district must install a gravel driveway for use as a secondary public safety vehicle access to the school if no other auxiliary roadway exists when the school is ready to open.

Much of the rest of the conversation at the March 14 meeting revolved around the timing of sidewalk construction in new subdivisions. Public works staff commented that typically sidewalks are built in segments along the lot frontage of each new home. Council members voiced concern that this practice can lead to gaps between sidewalk sections that can

remain in place for an extended period of time. The Council expressed interest in reserving a portion of one of its meetings in the near future for a community discussion regarding the city's sidewalk installation policies.

Now that the preliminary plat for this proposal has been approved, the next step for the developer is to submit to the city plans for the construction of public works facilities in the first phase of the subdivision. Once the city approves those plans, the developer may either construct the improvements or post a financial security for them, and then file a final plat application for the pertinent phase. By city code, the final plat must be approved by the Council before any building permits can be issued for lots within the subdivision.



The subdivision will be located west of the high school and north of the homes on Valise Drive (shown on the left).

COUNCIL CONTINUES HEARING ON PROPOSED REVISIONS TO WHISPERING HILLS SUBDIVISIONS

In last month's edition of this newsletter, we wrote that the City Council would be conducting a public hearing on February 28 to review proposed pathway modifications in certain "Whispering Hills" residential subdivisions located east of the intersection of SW Old Wawawai Road and SW Golden Hills Drive on Sunnyside Hill. This hearing was held as scheduled, and at the end of the session, the Council announced that it would continue the hearing to March 28 for further discussion. Subsequent to this action, scheduling conflicts were identified for the March 28 date. Consequently, earlier this month, the Council decided to reschedule its continuation of the public hearing to April 25. At that time, the Council will solicit additional public input and resume its formal consideration of the matter.



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 upcoming 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 Shoreline Master Program Update on 3/29/16; DOE approved SMP Update on 2/23/17
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
Bishop/Crithfield Annexation	annex 9.0 acre parcel to city	southwest of intersection of S. Grand Avenue and Fairmount Drive	PC meeting scheduled for 4/26/17
Presbyterian Church Zone Change (Z-16-3)	rezone 33,000-square-foot lot from R1 to C1	1530 NE Stadium Way	CC approved application on 2/28/17
Whispering Hills Subdivision/PRD Modifications	modify subdivisions and planned residential developments to eliminate proposed pedestrian access ways	east of intersection of SW Old Wawawai Road and SW Golden Hills Drive	CC hearing initiated on 2/28/17 and continued to 4/25/17
Serene Summit Preliminary Plat	divide 50 acres into 99 lots for residential development	southeast of Old Wawawai Road/SR 195 intersection	staff asked applicant to revise application materials
Sundance South Preliminary Plat	divide 21.5 acres into 79 lots for residential development	between S. Grand Avenue and Sundance Court	PC hearing tentatively scheduled for 4/26/17
Paradise Hills No. 8 Subdivision Preliminary Plat	divide 43.2 acres into 76 lots for residential development	south of NW Terre View Drive/NW Marshland Street intersection	CC approved application with conditions on 3/14/17
Evolve on Main Housing Density Conditional Use Permit Application (C-16-3) and Floodplain Variance Application (V-16-6)	establish 82 apartments on 0.95-acre site located within the floodplain	425 E. Main Street	BOA approved both applications on 3/9/17 (with conditions applied to conditional use permit)
Harrington Garage Setback/Lot Coverage Variance (V-17-1)	expand garage resulting in 5-foot rear setback and 43 percent lot coverage in R2 zone	230 NW Olsen Street	BOA approved application on 3/20/17
Olson Setback/Lot Coverage Variance (V-17-2)	construct apartment building in R4 zone with 5-foot side setback and 60 percent lot coverage adjacent to R2 zone	1025/1045 NE Alpha Road	BOA approved application with a condition on 3/20/17
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

Continued on Page 5

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.



Continued from Page 4

PROJECT	DESCRIPTION	LOCATION	STATUS
McCulloch House Historic Register Nomination	add single family house to local historic register	1110 NE Indiana Street	HPC approved nomination on 3/13/17
Certified Local Government Grant Application	seek state funding for \$11,000 project to create mobile app for historic tour	downtown area	HPC review scheduled for 4/10/17; CC meeting scheduled for 4/25/17
Manning Administrative Variance Application (AV-17-1)	develop 8-plex building with pitched roof	450 NE Oak Street	staff approved application 3/6/17
Evolve on Main Shoreline Substantial Development Permit	develop 175,410-square-foot mixed use building in vicinity of S. Fork of Palouse River	435 E. Main Street	staff reviewing application
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
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 approved site plan 3/14/17
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 approved site plan 3/9/17
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 approved site plan 3/6/17
Bishop Professional Building site plan (17-1)	construct 6,300-square-foot medical office building and 2,500-square-foot commercial building on 1.7-acre site	northeast corner of SE Bishop Boulevard/SE Harvest Drive intersection	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 approved site plan 3/9/17
Delta Gamma Sorority House Addition site plan (17-2)	demolish part of house and construct 8,900-square-foot addition to structure	715 NE Linden Street	staff requested applicant to revise site plan
Whiskey Barrel Storage Container site plan (17-3)	install 1,600-square-foot storage structure for restaurant	588 SE Bishop Boulevard	staff requested applicant to revise site plan
Davis Way Welcome Wayside site plan (17-4)	develop 1,754-square-foot site for city welcome sign	560 NW Davis Way	staff requested applicant to revise site plan

Continued on Page 6

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
Bob Olsen
Scott Vik

This newsletter is an occasional and voluntary publication of the planning department and does not take the place of official notices required by law. Information provided in this newsletter is subject to change. Please contact the planning department or review official notices distributed by the city to confirm the information contained herein.

For any readers who are not currently receiving this newsletter by email and who wish to register for this service, please contact the planning department for assistance.

WE'RE ON THE WEB!
WWW.PULLMAN-WA.GOV

Continued from Page 5

PROJECT	DESCRIPTION	LOCATION	STATUS
Sigma Alpha Epsilon Basketball Court site plan (17-5)	construct 2,250-square-foot court at fraternity house	865 NE B Street	staff requested applicant to revise site plan
Booker Garage site plan (17-6)	build 2,640-square-foot garage for existing residence	105 NW Old Wawawai Road	staff requested applicant to revise site plan
Kamiak Elementary School (17-7)	develop 88,000-square-foot school and associated facilities on 12-acre site	1400 NW Terre View Drive	staff reviewing site plan
Airport Restroom Renovation and Luggage Garage site plan (17-8)	construct 900-square-foot baggage claim garage and single-occupant restroom at terminal	3200 Airport Complex North	staff reviewing site plan
Evolve on Main site plan (17-9)	develop 175,410-square-foot mixed use building on 0.95-acre site	435 E. Main Street	staff reviewing site plan
DABCO Maintenance Building site plan (17-10)	enlarge existing maintenance building by 1,400 square feet at apartment complex	910 NE Providence Court	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.

