

February 28, 2018



Planning Department Newsletter

COMPREHENSIVE PLAN TECHNICAL REPORTS RELEASED

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As part of its ongoing work to update the Pullman Comprehensive Plan, the planning department has been coordinating with consultant David Evans and Associates, Inc. on a series of "technical memoranda" related to community growth and development topics. Last week, the department released three of these reports, involving "Existing Conditions and Future Projections," "Land Use Scenarios," and "Transportation." The documents are available for review at the planning department page of the city's website (<http://www.pullman-wa.gov/departments/planning>).

Existing Conditions and Future Projections

This memorandum addresses such subjects as population and demographics, housing, economy, natural environment, historical and cultural resources, infrastructure, transportation, parks and recreation, and land use. An extensive amount of data is provided in the report, including the following:

- the current population estimate for the city is 33,280 people
- WSU students comprise approximately 59 percent of the total population
- the city's population projection for the year 2060 is 46,000
- of the 12,138 dwellings in the city, two-thirds are renter-occupied
- 42 percent of the population is in the labor force, as opposed to 36 percent statewide
- 82 percent of Pullman falls into the range of 16-30 percent slopes
- there are nine properties in the city that have been placed on the National Register of Historic Places (including the College Hill Historic District), and there are 11 sites that are listed on the Pullman Register of Historic Places (including the Pullman Veterans' Memorial at Spring and Main Streets)
- Grand Avenue experiences the highest traffic volumes in the city, accommodating an average of 15,000 vehicles per day

- parks and schoolgrounds in the city encompass approximately 225 acres of land, and WSU provides multiple facilities for public use as well
- of the 6,730 acres within the city, 53 percent is zoned for residential use, and 27 percent is occupied by the WSU campus; 32 percent of the land within the city is vacant

The Existing Conditions and Future Projections memorandum also offers information on opportunities and constraints regarding each of the subject areas.

Land Use Scenarios

This report describes the future land use alternatives that were presented at last year’s open houses. Alternative A largely reflects the current Comprehensive Plan land use plan, with some modifications (such as a new mixed use zoning category that would allow residential and commercial activities on the same, or neighboring, properties). Alternative B depicts a compact development scenario, with more high density housing and commercial development close to the city center. Alternative C shows a concentration of future growth in the



A new mixed use zone that would allow a blending of residential and commercial activities, similar in nature to the opportunities provided downtown, is being contemplated for various locations within the community.

Pullman-Moscow corridor area. This memorandum describes future housing needs and future employment land needs for the community, and concludes with a comparison of the three alternatives. The report notes that the preferred alternative, based on input received thus far, is Alternative A. The city’s land use plan will, of course, be thoroughly vetted by the public, Planning Commission, and City Council before it is approved in final form as part of the Comprehensive Plan.

Transportation

The Transportation memorandum provides a full account of the city’s street system and roadway classification design standards. It also describes the transportation model used by the consultant to predict future traffic volumes in the community. The report shows vehicle trips expected under the three future land use alternatives noted above, and depicts these anticipated traffic volumes on a series of street maps. The document identifies streets that may need to be monitored for future capacity improvements (including Stadium Way, Old Wawawai Road, and West Main Street). It also specifies sidewalks and pathways that should be added or improved to facilitate non-motorized travel in the future.

The Planning Commission held its initial discussion regarding these three reports at its meeting of February 28. When complete, these technical memoranda will form the basis of the draft Comprehensive Plan update.

AIRPORT WETLAND MITIGATION PROGRAM WINS AWARD

A major aspect of the current runway realignment and extension project at the Pullman-Moscow Regional Airport involved impact mitigation for disturbance to the natural resources at the airport site—most notably, Airport Road Creek and its associated wetlands. In all, approximately 22 acres of streams and wetlands are being affected by the construction activity at the airport. Compensating for these impacts in close proximity to the airport was not feasible since wetlands and streams attract wildlife that can be hazardous for airport operations. Because of these restrictions, airport staff needed to find a mitigation property more than two miles away, yet still within the same watershed. Following a thorough search of potential sites, J-U-B Engineers, Inc. of Spokane, a subconsultant to the airport's primary consultant, Mead & Hunt, facilitated the selection of a property located 2.5 miles southeast of Colfax along the South Fork of the Palouse River. This land is owned by Tom and Cheryl Kammerzell, and the mitigation area was secured through a local land trust organization. Last month, the American Council of Engineering Companies of Washington awarded the airport mitigation program its "Best in State: Gold Award for Social, Economic and Sustainable Design."

J-U-B Engineers staff was instrumental in effecting this project by obtaining necessary permits, designing and procuring bids, and managing construction. A number of agencies, including the Pullman planning department, provided approval of the mitigation plan for the site.

At 113.6 acres, the mitigation project is, in terms of area, the largest in eastern Washington. The

program includes the creation of eight acres of riverine wetlands, the enhancement of 13 acres of existing riverine wetlands, the preservation of 91 acres of adjacent and contiguous upland buffer areas, and the installation of thousands of plants, shrubs, trees, and boulders. The selection of a large, contiguous tract of land for this activity offered the opportunity for a more holistic approach to wetland and stream improvement that provided greater habitat diversity and enhanced wetland functions.

An important component of the success of the mitigation site is biological monitoring and maintenance. J-U-B Engineers has worked with the airport through its contractor for two years to monitor and maintain the mitigation site, with the airport continuing oversight for eight more years to ensure the native plantings are established and will not need further attention for long-term survival. The planning department is involved in the review and approval of the annual monitoring reports.

Planning staff congratulates the Pullman-Moscow Regional Airport, Mead & Hunt, and J-U-B Engineers for being selected for this prestigious award. [Some of the information in this article was derived from a January 22, 2018 news release that appeared in the Daily Journal of Commerce.]



The 113.6-acre mitigation project is the largest in eastern Washington (Photo courtesy of J-U-B Engineers, Inc.).

UPDATE ON CITY'S "MAYORS CHALLENGE" PROPOSAL

Last October, we reported in this newsletter that the city of Pullman had submitted an application to participate in the "Mayors Challenge" program offered through Bloomberg Philanthropies, an organization founded by former New York City mayor Michael Bloomberg to foster creative community enhancements. The city's application involved innovative measures to maintain a sustainable drinking water supply for the region.

Pullman officials learned last week that the city's proposal was not selected for advancement to the next phase of the competition. Bloomberg Philanthropies announced that it received 324 qualified requests for funding, and only 35 municipalities were selected for the next round. These 35 "Champion Cities" will be awarded up to \$100,000 to participate in a six-month testing phase wherein they will conduct public prototypes of their proposals. None of the 35 cities selected for the grant awards are located in the Pacific Northwest. Several municipalities from California and Colorado were chosen, as well as one city (Cheyenne) from Wyoming. The remainder of the municipalities moving on to the

next round are located in the midwest, south, and east regions of the United States. In announcing the winners, Bloomberg Philanthropies stated the following on its website:

The topics addressed by the Champion Cities offer a snapshot of the top challenges faced by U.S. leaders. Climate, health, and jobs emerged as the most popular topics as cities look for unique ways to reduce carbon emissions and create renewable energy options, confront the opioid crisis, and prevent arrested youth from re-entering the criminal justice system.

Pullman city staff members that participated in developing the funding proposal are appreciative of the techniques shared by Bloomberg Philanthropies to generate novel solutions to community issues. Despite not being selected for advancement in this competition, the city will continue to pursue state-of-the-art activities to address the stability of our potable water supply and other local challenges.

10 YEARS

We would like to congratulate and thank Jason Radtke, Assistant Planner, on reaching his ten-year milestone with the City of Pullman. Jason spends the majority of his time reviewing proposed plans for new development, which is his favorite job duty. Plan review is continuously changing with new codes, regulations, and technology. The City is transitioning to electronic plan review and Jason is excited to see how the technology allows him to better serve Pullman residents.

Not every aspect of Jason's job is quite as fun. When asked about the most challenging



part of his job, he quickly answered "Code Enforcement." He went on to explain, "It's always difficult to tell someone that they have to move, or get rid of a beloved family pet." We wondered what advice the more experienced, much wiser, Jason would offer himself in 2008 when starting. That advice would be to "check and double-check everything, and get yourself organized".

In Jason's ten years with the City, it has been the people he works with that make him most excited to show up each day. He describes his co-workers as "very smart, caring, funny individuals". Those co-workers continue to enjoy working with Jason each day and especially appreciate his sense of humor, attention to detail, and incredible knowledge of random facts. While Jason's long term plans involve relocating, we hope to keep him at the City as long as possible.

Thank you for a great 10 years Jason!



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	PC reviewed technical memos on 2/28/18
City/County Airport Regulations	develop joint land use regulations to protect airport operations	Pullman-Moscow Regional Airport	staff preparing draft regulations for city/county review
Critical Areas Ordinance Update	update critical areas regulations per state rules	Citywide	staff researching best available science
Historic Preservation Grant Project	create a mobile application for downtown historic resources tour	downtown area	staff and consultant executing project tasks
Baldrige Subdivision Preliminary Plat	divide 1.5 acres into 12 lots for residential development	between Center Street and south terminus of Windy Point Court	staff requested additional application materials
Hinrichs Trading Company Zone Change (Z-18-1)	rezone 3.9 acres from R1 to C3	south side of Old Wawawai Road between US 195 and Wheat Ridge Drive	staff requested additional application materials
Tedesco Variance Application (V-17-3)	build house with 43% lot coverage and reduced front yard setbacks in R2 zone	1105 NW Marshland Street	staff requested additional application materials
Avista Gas Line Shoreline Permit Application	replace natural gas pipes along the South Fork of the Palouse River	vicinity of SE Bishop Boulevard and SE Professional Mall Boulevard	staff reviewing application
Pullman WWTP UV Disinfection System Shoreline Permit Application	install UV disinfection facilities at city waste water treatment plant	1025 NW Guy Street	staff reviewing application
Skyview Station Apartments site plan (16-15)	develop 161 apartments on 7-acre parcel	west end of NE Skyview Drive	staff asked applicant to revise site plan
Riverwalk Memorial Terrace site plan (17-14)	construct 230-square-foot observation deck near South Fork of Palouse River	210 N. Grand Avenue	staff asked applicant to revise site plan
Crithfield Court Short Plats site plan (17-16)	divide 1.5 acres into 7 lots for residential development	southwest side of SW Crithfield Court	staff asked applicant to revise site plan
NSK Cannabis LLC site plan (17-17)	remodel 1,900-square-foot building for retail marijuana shop	1212 N. Grand Avenue	staff asked applicant to revise site plan
Alpha Tau Omega Chapter House Renovation site plan (17-18)	renovate 10,790-square-foot fraternity house	710 NE Linden Street	staff asked 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
Coug Housing site plan (17-19)	develop 14 apartments on 10,000-square-foot parcel	446 NE Oak Street	staff approved site plan 1/4/18
Sleep Inn-Mainstay Hotel site plan (17-20)	construct hotel with 81 guest rooms	1750 S. Grand Avenue	staff asked applicant to revise site plan
Avista Parking Lot site plan (17-21)	construct 10-stall parking lot with several electric vehicle charging stations	150 E. Spring Street	staff asked applicant to revise site plan
Walmart OGP Improvements site plan (17-22)	add 8-stall parking area for online grocery pickup	1690 SE Harvest Drive	staff reviewing revised site plan
The Collegiate Apartment Complex site plan (18-1)	develop 392 dwellings on 57.8-acre parcel	west side of N. Grand Avenue between Albion Road and Terre View Drive	staff asked applicant to revise site plan
Same Day Services Hospital Addition site plan (18-2)	construct 9,600-square-foot hospital addition and expand emergency generator fuel tank	835 SE Bishop Boulevard	staff asked applicant to revise site plan
McDonald's Restaurant Reconstruction site plan (18-3)	demolish existing building and replace with 5,218-square-foot structure	1620 S. Grand Avenue	staff reviewing site plan
Marijuana Retail Store Conversion site plan (18-4)	convert office space in grain elevator to retail store	350 NE Stadium Way	staff reviewing site plan