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Planning Department Newsletter

CITY PANEL SELECTS CONSULTANT FOR COMPREHENSIVE PLAN REVISION

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Avid readers of this newsletter know that, for the past six months, the planning department has been engaged in the process of developing a full-scale revision to the city’s Comprehensive Plan. Starting in September, the department conducted neighborhood meetings, sessions with WSU students, and Planning Commission forums to obtain input on existing issues and future interests for the community. Planning staff has also been compiling background information for use in assembling the plan update.

To assist with the process of formulating a new Comprehensive Plan, the city will be retaining a private consultant. At the direction of planning staff, this consultant will be preparing proposed goals and policies for the plan, creating land use plan alternatives, and drafting much of the language of the Comprehensive Plan document. In November, the planning department distributed a Request for Qualifications (RFQ) to ask pertinent businesses to provide a written submittal explaining their qualifications for conducting this work. In December, the following eight firms responded with Statements of Qualifications (SOQs):

- Beckwith Consulting Group; LaConner
- BERK Consulting; Seattle
- CREA Affiliates, LLC; Seattle
- David Evans and Associates, Inc.; Spokane
- Eldred and Associates; Sedro-Woolley
- Oneza and Associates; Seattle
- Rim Rock Consulting, Inc.; Moscow
- Studio Cascade, Inc.; Spokane

Prior to releasing the RFQ, the planning department formed a committee to choose a preferred consultant. This selection panel consisted of planning director Pete Dickinson, city supervisor Mark Workman, Planning Commission members John Anderson and Brent Carper, and WSU executive director of real estate and local relations Mel Taylor.

The selection panel reviewed the eight SOQs submitted, and narrowed the field to three for interviews. These three consultants were BERK Consulting, David Evans and Associates, and Oneza and Associates. The committee conducted the interviews in Pullman on February 6. Later that day, the panel unanimously determined that David

Evans and Associates was the most qualified firm to conduct the project. After checking references, planning staff notified David Evans and Associates the following week that it had been selected by the panel as the top consultant.

The planning department is now coordinating with personnel at David Evans and Associates to develop a draft professional services agreement that will



Lisa Key is the project manager for planning activities at the Spokane office of David Evans and Associates.

set forth the scope of work for the project and identify the roles and responsibilities for the city and the consultant. At this point, planning staff expects to present this draft agreement to the City Council for review and action at its meeting of March 17. If the Council approves the agreement, the consultant will begin its work on the Comprehensive Plan revision shortly thereafter.

THREE PROPERTIES ADDED TO PULLMAN HISTORIC REGISTER

At its meeting on February 9, the city's Historic Preservation Commission approved separate applications to place three properties on the Pullman Register of Historic Places. Each of these parcels are occupied by single family houses on College Hill. They are located at 520 NE Howard Street, 965 NE B Street, and 970 NE Monroe Street.

According to city code, any building, object, site, or district may be designated for inclusion in the Pullman Historic Register if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community; if it has integrity; and if it is at least 50 years old (or is of lesser age and has exceptional importance). Owners who wish to have their property considered for addition to the local register complete a nomination form (available at the planning department's "Applications" page on the city of Pullman website) to describe how the property meets the historic register criteria.

The house at 520 NE Howard Street was constructed in 1924 to accommodate the Kappa Delta sorority. It later served as the residence for the Alpha Sigma Beta fraternity and the Sigma Phi Sigma fraternity. Starting in 1940, it was occupied by James Roberts. Roberts owned the Milky Way Dairy, which he later sold to the Arden Farms Company, and served as postmaster

in Pullman for twenty years. Roberts is also notable as a victim of the Pullman incident known as the Easter Sunday Massacre. On the Easter Sunday of April 17, 1949, George A. McIntyre, a World War II veteran, killed three law enforcement officers and a taxi driver, and injured two other officers as well as Roberts, a bystander, before taking his own life. The building at 520 NE Howard Street is a one-and-a-half story Craftsman-style Bungalow. The house is in good condition, and it retains a high degree of architectural integrity due to an intact rectangular floor plan, roof shape, and the presence of many original features such as doors and windows.



520 NE Howard Street

The residence at 965 NE B Street was built in 1927. It was designed by architect Stanley Smith in a two-story Tudor Revival style with a poured concrete foundation, and it is still in excellent condition. The property includes an historic water feature in the form of a cascading series of small ponds, as well as several original lampposts that line the stone steps from B Street to the house. Mr. Smith was an architecture professor at the State College of Washington (the former name of WSU) from 1923 until 1955 and head of the Architecture Department from 1924 through 1947. He designed 14 major buildings on campus in addition to several other structures in the community. This house on B Street was originally owned by William Kreugel, who served as chief accountant and bursar for the college between 1908 and 1942. He was part of the first group of students to enroll in what was at the time Washington State Agricultural College, and he graduated with the class of 1892. Mr. Kreugel donated the land for Kreugel Park in 1958. The second owners were Arthur and Minnie Drucker. Mr. Drucker served as Dean of the School of Mines and Geology, and he and his wife were actively involved in growing the State College of Washington.



965 NE B Street

The house at 970 NE Monroe Street is the oldest of the three places newly added to the local register, as it was constructed in 1919. It serves as a good example of an unornamented Craftsman-style Bungalow. The building is in good condition, and retains most of the original doors, windows, and cladding. An early owner of the home was Frank Mosher, who was an instructor of Botany and Elementary Science at the State College of Washington in the 1930s. Howard Phelps later purchased the home, and lived there for 23 years. Mr. Phelps was employed at the college as a full professor of Highway and Civil Engineering, and he served as a Pullman City Council member for four years. The aforementioned William Kruegel also owned this house for a period of time; he lived there between 1948 and 1957. Subsequent owners were Lewis Bryant, a noted horticulture professor at WSU, and Robert McGlynn, a former administrator at the Pullman Memorial Hospital.



970 NE Monroe Street

With these three properties added to the list, there are now a total of six places on the Pullman Historic Register. The other three are the former Episcopal Church at 600 NE Oak Street (now used for apartments), the brick-paved portions of Palouse and Maple Streets, and the Pullman Veterans' Memorial located on the northeast corner of the intersection of Main and Spring Streets.



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	on 2/13/15, planning department selected David Evans and Associates, Inc. to prepare draft plan
College Hill Design Review Standards	formulate design standards for new construction	College Hill Core	staff reviewing responses to recent stakeholder questionnaire
Shoreline Master Program Update	revise city's Shoreline Master Program in collaboration with Whitman County	Citywide	probable PC meeting to review draft program on 3/25/15
Cougar Ridge Zone Change Application (Z-14-1)	rezone 1.8 acres from R4 to C3	2024 NE Terre View Drive	CC approved application 2/10/15
Carson's Cove Zone Change (Z-15-1)	rezone 2.2 acres from C3 to R3	620 NE Stadium Way	staff reviewing application; probable PC hearing on 3/25/15
SEL Zone Change (Z-15-2)	rezone 48 acres from R2 to C3	between NE Eastgate Boulevard and NE Hickman Court	staff reviewing application; probable PC hearing on 3/25/15
Whispering Hills 2.0 Subdivision Preliminary Plat	divide 17.1 acres into 59 lots in R2 zone	west of intersection of SW Golden Hills Drive and SW Panorama Drive	PC recommended approval 2/25/15; CC meeting scheduled for 3/17/15
Harrington Davis Way Street Vacation	vacate 60 square feet of the Davis Way right-of-way	230 NW Olsen Street	PC recommended approval 2/25/15; CC meeting to be held subsequently
Davis Variance Application (V-14-3)	eliminate high/low density transition area standards for proposed 4-plex	135 SE Dilke Street	applicant requested delay in proceedings to revise proposal
Kappa Delta Sorority Historic Register Nomination	register single family house on local historic register	520 NE Howard Street	HPC approved request 2/9/15
Drucker House Historic Register Nomination	register single family house on local historic register	965 NE B Street	HPC approved request 2/9/15
Phelps House Historic Register Nomination	register single family house on local historic register	970 NE Monroe Street	HPC approved request 2/9/15
Ruby and Oak Street Church Conversion Certificate of Alteration	alter building on local historic register to add an apartment	600 NE Oak Street	HPC meeting tentatively scheduled for 3/9/15

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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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Itani Rentals LLC Boundary Line Adjustment Application	adjust boundary 0.4 feet between structures	1005 and 1015 SW Center Street	city approved proposal; awaiting recorded deeds from applicant
Itani Rentals LLC Administrative Variance Application (AV-14-2)	allow structure with a 4.62-foot side setback	1005 SW Center Street	planning staff review pending outcome of associated boundary line adjustment
Itani Rentals LLC Administrative Variance Application (AV-14-3)	allow structure with a 4.54-foot side setback	1015 SW Center Street	planning staff review pending outcome of associated boundary line adjustment
Blue Sky Storage Expansion site plan (14-15)	grade site for placement of future storage building	2500 S. Grand Avenue	staff reviewing revised site plan
Silver Sands Distributors Retail Marijuana Store site plan (14-19)	establish 1,550-square-foot recreational marijuana retail store in existing building	1340 SE Bishop Boulevard	staff approved site plan 2/18/15
SRE Equipment Shelter site plan (14-21)	build 6,460-square-foot equipment storage structure at airport	4800 Airport Complex North	staff requested applicant to revise site plan
The Flats at Terre View Apartment Complex site plan (15-1)	develop 104 apartments on 3.7-acre site	1880 NE Terre View Drive	staff requested applicant to revise site plan
Ruby and Oak Street Church Conversion site plan (15-2)	convert former church space to 6-bedroom apartment	600 NE Oak Street	staff requested applicant to revise site plan
Golden Hills West Multi-Family site plan (15-3)	develop 120 apartments on 60.7-acre site	south of Old Wawawai Road and west of Golden Hills Drive	staff requested applicant to revise site plan
Center Street Four-Plex site plan (15-4)	build 4 living units on 12,000-square-foot lot for developmentally disabled adults	605 SW Center Street	staff reviewing site plan

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