

February 28, 2020



Planning Department Newsletter

DRAFT DOWNTOWN MASTER PLAN RELEASED

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In 2018, the City Council allocated funding for the creation of a downtown master plan to enhance the appearance and function of Pullman’s central business district. In June of 2019, the Council approved a professional services agreement with the Seattle consulting firm of BDS Planning and Urban Design (BDS) to help prepare the master plan.

The consultant team engaged in a thorough community outreach process to gather input for the master plan. Many citizens offered their ideas about the central business district at an interactive exhibit displayed at the Lentil Festival last August. Also, dozens of downtown stakeholders participated in the assessment phase of the plan as part of a steering committee assembled by the city, or in one-on-one interviews. The consultant team then conducted a two-day charrette (i.e., collaborative work session) at the Gladish Community and Cultural Center in October to generate ideas that could improve downtown conditions. The consultant staff concluded each day of the charrette with a public forum to offer their suggestions and obtain citizen feedback.

Using all of the information obtained last year, BDS spent several months refining the draft master plan. Earlier this month, the consultant released the draft plan to the public. The City Council discussed the draft plan at its meeting of February 25, and the Planning

Commission reviewed the draft plan at its meeting on February 26.

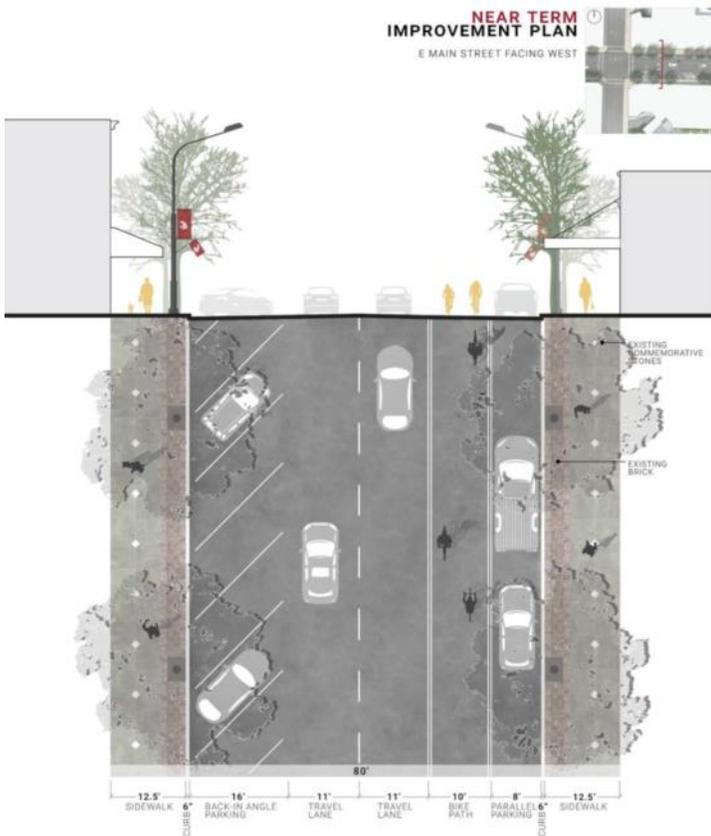
The draft downtown master plan contains a number of recommendations that are organized under six major actions. These recommendations are outlined below.

1. Enhance the Gems

In order to preserve and enhance the abundance of places with cultural and historical significance in the downtown area, BDS recommends that the city strengthen its historic preservation program, create a design review process for new construction, make targeted revisions to the zoning code to facilitate more opportunities for appropriate business and residential growth, and expand the city’s successful trail system.

2. Build People-Centric

With the objective of advancing a “people-focused” district, the consultant advises that the city gain appropriate approvals to change East Main Street in the short term by reducing the roadway to two travel lanes with back-in angled parking on the south side and a bike lane and parallel parking on the north side, consider converting East Main Street to a two-way street in the long term, make pedestrian crossings easier, manage downtown parking more effectively, and improve accessibility (e.g. adding ADA-accessible parking spaces) in the district.



The short term proposal for East Main Street is to reduce travel lanes and introduce angled parking and a bike lane.

3. Activate Public Spaces

In the interest of enhancing the quality of the public spaces downtown, BDS suggests that the city improve the streetscape by such means as upgrading sidewalks and street furnishings, expanding and enhancing the existing plazas, converting Olsen Street to a two-lane roadway with angled parking on both sides, and reducing Paradise Street to a one-lane roadway with angled parking on one side; improve downtown open space through the establishment of a public art program; and develop a “Cultural Corridor” with a pedestrian connection from Main Street to the Pullman Depot Heritage Center.

4. Magnify the Core

As part of an effort to expand the city center, BDS proposes that the city and other appropriate organizations adjust their maps to broaden the scope of the central business district, and use branding and wayfinding displays to define the boundaries and features of the downtown.

5. Encourage Entrepreneurship

To build upon the social and economic fabric of the downtown, the consultant advocates that the city actively work with building owners to fill vacancies and maintain good storefront appearance, consider a multi-family housing tax exemption program to help off-set the cost of constructing apartments, facilitate desired daytime and nighttime land uses, and engage in a public-private partnership to allow for construction of commercial/residential buildings on existing public parking lot sites.

6. Catalyze Leadership

Under the goal of establishing strong leadership for coordinating and implementing successful strategies related to the downtown, BDS recommends that the community retain a paid downtown manager, grow the downtown association membership, expand the promotion of the central business district, coordinate the many stakeholders working on downtown design elements to ensure they are all aligned, and work to continuously enhance the economic vitality of the district.



The proposed “Cultural Corridor” would extend from Main Street to the Pullman Depot Heritage Center via a mid-block crosswalk on Olsen Street.

The City Council will be exploring the various elements of the draft downtown master plan over the coming months. As always, the public is welcome to provide comments to the Council as it conducts this activity. If you wish the view the draft plan in its entirety, please proceed to the city of Pullman website, and click on the link on the opening page.

CENSUS DAY IS ALMOST HERE

April 1, 2020 is Census Day for the United States, and the U.S. Census Bureau will be distributing the materials to each household next month. The planning department is actively publicizing the event to promote maximum participation among Pullman residents. A complete count of the community's population is extremely important to city operations, as explained below.

Redistricting

The U.S. Constitution mandates that the country count its population once every 10 years. The results are used to adjust or redraw electoral districts, based on where populations have increased or decreased.

State legislatures or independent bipartisan commissions are responsible for redrawing congressional districts. The U.S. Census Bureau provides states with population counts for this purpose. The City of Pullman also uses Census data to redefine the boundaries of City Council wards, as appropriate.

Federal Funding

The results of the Census inform decisions about allocating hundreds of billions of dollars in federal funding to communities across the country—for roads, hospitals, fire departments, school lunch programs, and other critical programs and services. The annual amount of federal funding that flows to a community is over \$2,000 per person on average.

Planning

Governments and nonprofit organizations utilize Census data for a variety of reasons. The information in the Census is extremely helpful for decision-making related to such matters as housing, transportation, recreational programs and facilities, capital facilities, public safety services, and library operations.

Emergency Response

Detailed population information is critical for emergency response in the wake of disasters. First responders and disaster recovery personnel use Census data to help identify where and how much help is needed.

Business Decisions

The Census is a valuable tool for business, as the results provide a rich set of data on the communities they serve, including population trends and growth projections. Business owners rely on Census results to make decisions, such as where to open new stores, restaurants, factories, or offices, where to expand operations, where to recruit employees, and which products and services to offer.

When the Census invitation arrives at your household, please act promptly to participate in the population count. The form takes about 10 minutes to complete, and the information can be returned online, via telephone, or by postal mail.





Pending Land Use Proposals

Displayed below are land use applications submitted for planning department action 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	consultant and staff preparing draft plan
Animal/Fowl Zoning Code Amendments	amend code related to keeping of chickens and miniature pigs	Citywide	PC held discussions at 3/27/19 and 4/24/19 meetings; PC recommended approval on 12/18/19; CC meeting scheduled for 3/24/20
Small Cell Facilities Zoning Code Amendments	revise code to provide for small cellular network equipment	Citywide	PC hearing held 12/18/19 and 2/26/20, and continued to 4/22/20
Hearing Examiner Zoning Code Amendments	amend code to establish a hearing examiner system	Citywide	CC discussion scheduled for 3/24/20
Carnahan Zone Change Application (Z-19-1)	rezone 36,515-square-foot parcel from R2 to C3	50 NW Terre View Drive, near intersection of N Grand Avenue and Terre View Drive	PC recommended approval on 1/22/20; CC meeting scheduled for 3/10/20
Palouse Business Center Zone Change (Z-19-3)	rezone 20.3 acres from C3 to R4	intersection of SE Grand Ronde Court and SE Bypass Drive	PC recommended denial on 1/22/20; CC meeting scheduled for 3/10/20
Paradise Hills No. 11 Preliminary Plat and Kamiak Cottages Planned Residential Development	divide 3.7 acres into 18 lots and develop 12 cottage homes and accessory structures on a portion of the site	300 feet southeast of the intersection of NW Terre View and NW Canyon View Drives	PC hearing scheduled for 3/25/20
Gilbane Zone Change Application (Z-20-1)	rezone 2.8 acres from R3 to R4	northeast of intersection of NW Ritchie Street and NW Stadium Way Extension	staff reviewing application
Islamic Center Expansion Conditional Use Permit Application (C-18-1)	construct new 1,600-square-foot prayer room building and 900-square-foot addition to Mosque	1155 NE Stadium Way	applicant revising application materials
Elevate Student Housing Conditional Use Permit Application (C-19-3)	develop 292 apartments and commercial parking on 4.9-acre site with variances involving number of parking stalls, parking area dimensions, building height, and floor area ratio	1200 block of SE Johnson Avenue	applicant revising application materials
High Street Short Term Rental Conditional Use Permit Application (C-20-1)	establish short term rentals in an existing duplex	208/210 SE High Street	BOA hearing tentatively scheduled for 3/16/20
Irving Street Short Term Rental Conditional Use Permit Application (C-20-2)	establish short term rentals in an existing duplex	511/513 NW Irving Street	BOA hearing tentatively scheduled for 3/16/20
Elevate Student Housing Shoreline Permit Application (No. 97)	develop 292 apartments and commercial parking on 4.9-acre site near South Fork of Palouse River	1200 block of SE Johnson Avenue	applicant revising application materials

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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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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

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PROJECT	DESCRIPTION	LOCATION	STATUS
Alumni Pointe at University Crossing site plan (19-5)	construct condominiums on 3.2-acre parcel	1300 NE North Fairway Drive	staff asked applicant to revise site plan
405 Brelsford Drive site plan (19-10)	develop 1,500-square-foot retail building on a 1.3-acre site	405 SE Brelsford Drive	staff reviewing revised site plan
Hampton Inn Hotel site plan (19-12)	construct 114-room hotel on 4.4-acre site	1120 SE Bishop Boulevard	staff asked applicant to revise site plan
Paradise Lofts site plan (19-15)	construct 10 apartments and office space on 5,400-square-foot lot	435 SE Paradise Street	staff asked applicant to revise site plan
T-Mobile Wireless Facility site plan (19-16)	install 35-foot-tall cell tower and ground equipment	2992 NE Airport Road	staff asked applicant to revise site plan
Paradise Artesian Studio Apartments site plan (19-18)	establish four apartments on second floor of building	260 SE Paradise Street	staff reviewing revised site plan
Hilltop Suites site plan (20-1)	construct building and parking to provide apartments/hotel rooms	310 NW Old Wawawai Road	staff asked applicant to revise site plan
Maple Street Apartments site plan (20-2)	demolish existing residence and construct 4-plex	970 NE Maple Street	staff asked applicant to revise site plan
Lincoln Middle School Addition and Renovation site plan (20-3)	construct 14,000-square-foot addition and other site improvements	315 SE Crestview Street	staff asked applicant to revise site plan
Annex Apartments site plan (20-4)	develop 204 apartments on a 9.7-acre parcel	1555 NE Northwood Drive	staff reviewing site plan