



Planning Department Newsletter

PLANS FOR MARY'S PARK TAKING SHAPE

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The city is proceeding to develop a new park in Pullman. This facility, called Mary's Park, is located at the southeast corner of the intersection of Old Moscow Road and Johnson Avenue in the vicinity of the Animal Haven animal shelter. The property is approximately 4.3 acres in size.

The land for this proposed park was donated by Herbert Neil, who passed away in 2009. In his will, Mr. Neil offered the property to the city on the condition that it be used as a public park. The will also specified that the name of the recreation area would be Mary's Park in honor of Mr. Neil's late wife.

During the City Council meeting of March 23, 2010, it reviewed this proposed real estate donation. At that time, parks staff presented information about the property and recommended the addition of this land to the city's park system. Council members asked questions about accessibility to the site for pedestrians and bicyclists, potential uses of the property, and the fiscal impact of developing and maintaining a recreational facility there. At the end of this discussion, the Council unanimously approved an ordinance accepting the property for use as a public park.

Following this action by the City Council, time passed as the affairs of Mr. Neil's estate were being resolved. Recently, the

manager of the estate forwarded to the city engineering division the various deeds which comprise the park property. Engineering staff review of these deeds confirmed what most observers suspected—that a portion of the land (about 2.2 acres) is located outside the Pullman city limits. So, before the city can act on any proposal to develop this park in its entirety, it must annex the easterly part of the property.

Each annexation proposal must be accompanied by a legal description (i.e., a written description of the boundaries of a property). Since the deeds provided through Mr. Neil's estate do not distinguish between the land inside the city limits and the land outside those limits, a new legal description must be prepared to identify the parcel that would be the subject of the annexation request. City staff is currently assembling appropriate documents for submittal to a private engineering firm that will create the



The location of the park has already been identified by a sign.

necessary legal description. Once this description has been produced, staff will submit the annexation proposal to the Planning Commission and City Council for review and action.

If the property is annexed, it will likely be included within a residential zoning district. (The portion of the property currently within the city limits is zoned R3 Medium Density Multi-Family Residential.) Since a park is listed in the zoning code as a conditional use in all residential districts, the next step after annexation would be the submittal of a conditional use permit application by the public services department. Approval of this permit by the Board of Adjustment would allow the city to begin development of the park.

The preliminary plan for facilities at Mary's Park includes an accessible playground (suitable for everyone regardless of abilities or disabilities), green space for informal recreational activities, a shelter and restroom, and possible water features. There is an existing house on the property that could be used for a variety of functions, including Boy/Girl Scout events, art studio space, or instructional courses. A parking lot is planned for the existing gravelled area adjacent to Johnson Avenue.

If all goes smoothly, applications for the proposed annexation and conditional use permit will be processed during the first half of 2012. Please refer to future editions of this newsletter to track progress regarding Mary's Park.

KING DRIVE MEDICAL OFFICE UNDER CONSTRUCTION

The most frequently asked question in the planning office over the past month has been: What is that building under construction on King Drive between Safeway and Chipman and Taylor Chevrolet?

"That building" is the King Drive Medical Office Building. The facility will provide approximately 3,000 square feet of office space, a 21-space parking lot, and about 25,000 square feet of landscaping. The development will have one driveway, accessed by way of King Drive. The developer has already installed a new storm drain line in King Drive. Traffic restrictions were imposed on that street during the construction of this utility line, but the full width of the roadway has now been reopened for vehicles.

The site plan application for this proposal was submitted to the city in June of this year. As is typical for a development like this, the applicant supplied several renditions of the site plan before the city could confirm that the proposal complied with applicable standards. In September, the public works department approved the site plan with 14 conditions that relate primarily to construction of utility improvements.

The building permit for the development was issued on October 18. The total valuation of the project, as cited on the building permit, is approximately \$327,000. The contractor is Meridian Construction, Inc. of Spokane. At this point, the building foundation has been poured, and several of the utility lines have been installed. The developer hopes to complete the project by next spring.



Construction at the medical office building site will be ongoing through the winter.

Many Pullman residents knew this site as the location of the Goodwill Industries trailer. Due to the construction of the medical office building, the Goodwill trailer has been moved to the Brannan/Brelsford property on South Grand Avenue, approximately 1,000 feet south of the Wheatland Shopping Center.

City offices will be closed on

Monday, December 26, 2011 for Christmas



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
Certified Local Government Program	establish historic preservation program for community	Citywide	HPC approved bylaws 9/12/11; State approved CLG application 10/17/11; staff sent CLG agreement to State 11/1/11
College Hill Design Standards	formulate design standards for new construction	College Hill Core	PC meeting to set direction held 9/22/10; staff sent draft standards to stakeholders 9/16/11; stakeholders meeting held 10/27/11
City Urban Growth Area Expansion	expand urban growth area to accommodate future growth	greater Pullman area	PC recommended approval 3/23/11; CC endorsed UGA 6/28/11; staff conducting final preparations for CC adoption
Mary's Park Annexation	annex approximately 2.2 acres to city	southeast of Old Moscow Road/Johnson Avenue intersection	staff facilitating preparation of legal description for proposed annexation area

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; DOE: State Department of Ecology; HPC: Historic Preservation Commission

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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