

February 29, 2011



## Planning Department Newsletter

# COLLEGE HILL CORE APPEARANCE SURVEY COMPLETED

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The College Hill Core Neighborhood Plan, adopted by the City Council in November of 2009, includes the following goal and implementation strategy:

GOAL 3: Establish attractive, well-maintained properties that provide a welcoming entryway to the Washington State University campus.

IMPLEMENTATION STRATEGY 3B: Work with owners, managers, and/or tenants to seek long-term solutions to repeated maintenance issues arising at a particular property.

In order to obtain baseline data for use in advancing these objectives, planning staff last fall initiated a "property appearance survey" for all parcels within the College Hill Core (the area bordered by Grand Avenue, Stadium Way, and Main Street, except for the WSU Campus). Staff assembled a survey form that addressed the appearance of the

grounds (e.g., lawn, shrubs/trees, trash accumulation, upholstered furniture outside, and vehicles parked on landscaped areas) and structures (e.g., stairs, porches, doors, siding, windows, roofs, and fences). The form also prompted the reviewer to provide an overall rating for each property from 5 (best) to 1 (worst) based on the above-referenced criteria.

A key element in accomplishing this endeavor, given planning staff's workload, was the use of an intern to conduct the actual surveys. The intern selected for this project was WSU student Gabrielle McDannold. Starting in September, Ms. McDannold visited



Over 400 properties were reviewed in the College Hill Core appearance survey.

each property in the neighborhood to make an assessment as to its appearance. She finished the task earlier this month. All told, she evaluated 417 properties.

After completing the survey work, Ms. McDannold formulated a draft spreadsheet to outline the results for each parcel. This draft is currently under review by planning staff. In addition, she documented her overall findings from the survey, which included the following observations:

- typical problems with lawns were that they were brown and had weeds
- parked cars on lawns was not common
- trash accumulations were common, although no homes displayed a significant amount of trash; often the cause was trash cans that had fallen over
- many homes need to have the siding, roof, and/or windows replaced; deficiencies included siding that is cracked or peeling off the house, roofs that are obviously worn or exhibit extensive moss growth,

and windows that are cracked or broken

- fraternity and sorority properties were given good ratings for the most part
- businesses were also given high ratings
- the average rating for all surveyed properties was 3.79

Ms. McDannold also mapped all of the properties that scored a 3 or less in the ratings. This exercise showed that properties with a poor appearance are dispersed throughout much of the College Hill Core. Concentrations of lower rated properties were noted on parts of Maiden Lane, Oak Street, C Street, and Harvey Road.

Upon complete analysis of this material, planning staff intends to prepare a report summarizing the information. Staff will then utilize the findings of this study to work with individual owners, managers, and tenants in an effort to improve property maintenance in this part of the city.

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## HILLTOP INN RESUBMITS EXPANSION PLANS

In June of 2010, we reported that the Kirkbride Group of Lacey, Washington had submitted a site plan review application to the public works department for a proposal to expand the Hilltop Inn located at the corner of Davis Way and Old Wawawai Road. The plan involved the addition of 54 rooms to the existing 59-room, three-story motel. To provide the necessary space for this addition, the 10,000-square-foot building that contains the Hilltop Restaurant was proposed to be demolished. The applicant and city staff engaged in the iterative site plan review process until November of that year when staff sent a letter requesting correction of

certain deficiencies in the proposed construction drawings.



The proposed hotel expansion involves the demolition of the Hilltop Restaurant (shown on the left) to make way for 54 additional sleeping rooms.

*(Continued on page 3)*

## HILLTOP INN RESUBMITS EXPANSION PLANS (cont. from page 2)

Earlier this month, after putting the proposal on hold for more than a year, the applicant resubmitted its site plan, and followed up soon thereafter with the provision of building plans (necessary for the issuance of a building permit). The city's site plan review committee met last

week to consider the site plan resubmittal, and it has notified the applicant of certain deficiencies in the plan. However, if all goes smoothly, the developer intends to start the demolition and construction work at the site later this year.

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## COUNCIL APPROVES TERRE VIEW DRIVE REZONE

In last month's newsletter, we mentioned that an apartment complex has been proposed for the land south of the intersection of NE Terre View Drive and NE Eastgate Boulevard on College Hill. The proposal involves the construction of 216 dwelling units in the first phase this year, and 158 units to be built in a second phase next year. This "Campus Crest Development" would be established by a company headquartered in North Carolina.

One issue that arose early on in the company's review of the site's features was that a portion of the land was zoned WSU Washington State University. The WSU zoning category is reserved solely for university facilities and services, so no private developments are permitted within this zone. In this instance, WSU had sold 3.7 acres of property to a private party back in 2005, and the WSU zoning classification for the parcel remained intact since there were no private projects proposed for the site (until this year).

So, the first step for the proponents of the Campus Crest Development was to submit an application to amend the zoning of the 3.7-

acre tract from WSU to R3 Medium Density Multi-Family Residential (a category that matched much of the surrounding land). The Planning Commission held a public hearing on this application on February 22. A representative for the applicant was the only party to speak at the hearing. After accepting this testimony, the Commission unanimously endorsed the request. On February 28, the City Council entertained the proposal. After reviewing the matter, the Council approved the zone change.

**To be built in two phases,  
Campus Crest Development  
will have 216 dwelling units  
in the first phase and  
158 units in the second.**

Now that the zoning of the entire site is suitable for private apartment construction, planning staff expects to receive a proposed site plan and building plans for the Campus Crest Development in the near future. Keep watching this newsletter for updates on this project.



## 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
College Hill Design Standards	formulate design standards for new construction	College Hill Core	staff sent draft standards to stakeholders 9/16/11; stakeholders meeting held 10/27/11; staff revising standards
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
Campus Crest Rezone (Z-12-1)	rezone 3.7 acres from WSU to R3	south of intersection of NE Terre View Drive and NE Eastgate Boulevard	PC recommended approval on 2/22; CC approved application on 2/28
Copper Basin Rezone (Z-12-2)	rezone 80.1 acres from R1 to R2	west end of SW Center Street	staff reviewing application; tentative PC hearing on 3/28
High and McKenzie Rezone (Z-12-3)	rezone 20,475 square feet from C2 to R2	northeast corner of SE High and McKenzie Streets	staff reviewing application; tentative PC hearing on 3/28
Hilltop Inn Addition site plan (10-7)	construct 54-room addition to existing 59-room hotel	928 NW Olsen Street	applicant resubmitted site plan 2/13; staff requested applicant to revise 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; 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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