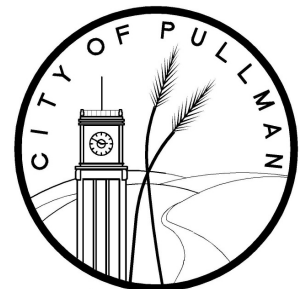


COLLEGE HILL CORE NEIGHBORHOOD PLAN



CITY OF PULLMAN,
WASHINGTON



COLLEGE HILL CORE NEIGHBORHOOD PLAN

ADOPTED NOVEMBER 17, 2009

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BACKGROUND

INTRODUCTION

In the development of Pullman's four major hills, College Hill has always been unique. When the decision was made by the state legislature in the early 1890's to locate the Washington Agricultural College (now Washington State University [WSU]) on 160 acres of land to the northeast of the town center, this quadrant of Pullman was inexorably tied to the evolution of this educational institution. Most of the College Hill Core (now bordered by Grand Avenue, Main Street, and Stadium Way) was developed by 1930. Many faculty and staff members located their homes there. Fraternity and sorority houses were constructed in the vicinity of Colorado and Campus Streets. Several apartment houses and churches were built near campus. Pullman's first hospital was located at the corner of Maple and Campus Streets. Restaurants and college dormitories were sited along Maiden Lane and Oak Street in the early days. College Hill was then, as it is now, a mixture of land uses.

Due to its proximity to a growing university, College Hill has consistently been a popular place to reside. Among the benefits enjoyed by College Hill occupants are convenient access to the major activity center in the community (WSU); the opportunity to reside in an older, established neighborhood; readily available commercial services on the hill or nearby in the downtown area and North Grand Avenue business district; and a strong sense of vitality that is typically found in places next to large universities.

However, the popularity of this part of town has its challenges as well. The mix of land uses, and the diversity of residents' lifestyles, can sometimes create conflicts. Also, the transition from owner- to renter-occupied housing that has occurred over time, along with increasing automobile usage, has led to parking congestion on the hill.

The Pullman community has responded in the past with projects, programs, and regulations to address issues in the College Hill Core. In 2007, the city and WSU retained consultant Studio Cascade, Inc. of Spokane to conduct a comprehensive study of this area and provide recommendations for its improvement. This College Hill Core Neighborhood Plan has been produced to refine the 2007 study into a specific set of goals and implementation strategies in order to achieve a vision for a high-quality, diversified neighborhood.

DESCRIPTION

College Hill, as defined in the city's Comprehensive Plan, encompasses all of the land in the northeast quadrant of the city (i.e., all property east of Grand Avenue and north of Main Street). The portion of College Hill that is the subject of this neighborhood plan (termed the "College Hill Core") is surrounded by Grand Avenue, Main Street, and Stadium Way, excluding the WSU campus (see College Hill Core Map, Figure 1). It comprises an area of

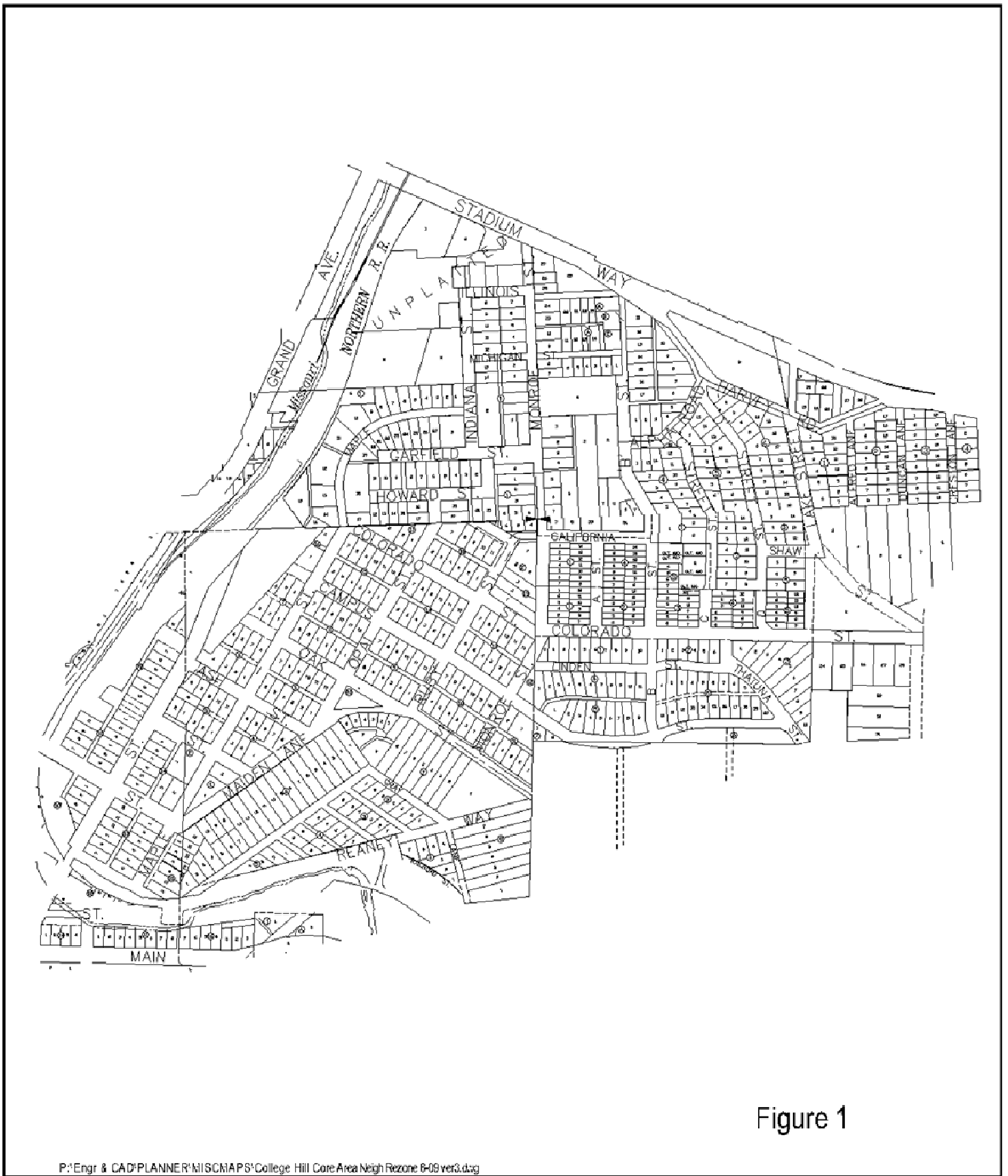


Figure 1

approximately 235 acres, located just west of the university and northeast of the downtown area.

Demographics

Demographic data are available from the U.S. Census Bureau for Block Groups 2 through 4 of Pullman Census Tract 1, a section of the city which closely matches the area under consideration for this plan*. The population of the College Hill Core, as of 2000 when the last decennial Census count was taken, was 5,561. This figure represents about 23 percent of the total population of Pullman. The population of this area in 1990 was 4,810. Thus, the annual population growth rate through the 1990's in the College Hill Core was 1.6 percent. The corresponding growth rate for the city as a whole over that same decade was 0.5 percent. Almost 63 percent of the city's total population growth during the 1990's occurred within the College Hill Core.

The population density within the College Hill Core area is high relative to the rest of the community. As noted above, this area contains 23 percent of the city's population, but only encompasses about four percent of its total land area. In 2000, the number of people in this neighborhood that were categorized as living in group quarters (e.g., fraternity and sorority houses) was 2,689 (48 percent of the total neighborhood population). The remainder lived in single- or multiple-family residences on the hill.

The demographic figures also illustrate the transient nature of this neighborhood. The Census information for the 1990's shows that about 95 percent of the residents moved into their homes during that decade. More than 67 percent of College Hill Core occupants had moved into their dwellings within the previous 18 months of Census count day (April 1) in 2000, as opposed to 50 percent of occupants for the city as a whole over the same period. The 2000 Census results show that 85 percent of housing units in the College Hill Core are renter-occupied, in contrast to 69 percent renter-occupied housing for the entire city. Owner-occupied housing in the subject neighborhood is concentrated in the area around Indiana, Illinois, Monroe, and Michigan Streets and in the "Lanes" (Creston, Duncan, and Alfred Lanes). With respect to number of people per residence, the 2000 median household size was only slightly higher in this College Hill neighborhood (2.25 persons per household) than for the overall city (2.23).

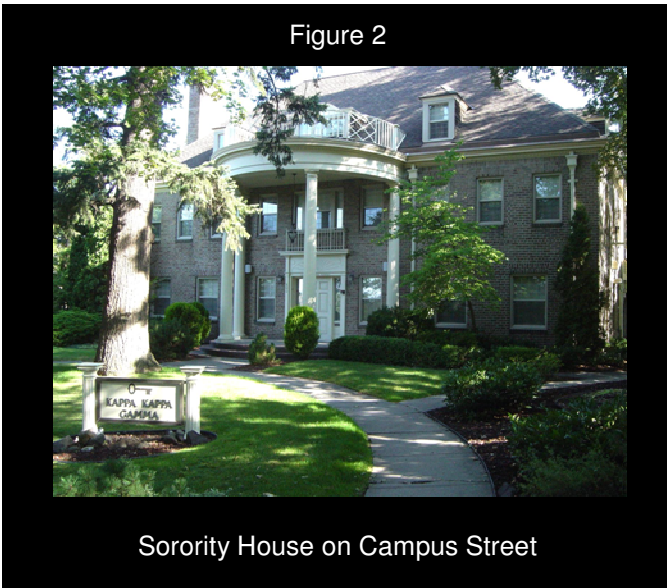
Student enrollment at WSU is obviously an important consideration for this neighborhood. During the 1960's, the effects of the baby boom on enrollment at WSU were substantial. In 1960, there were 6,830 students on campus; by 1970, that number had more than doubled to 14,520. This growth in students increased greatly the number of tenants on College Hill. Since 1970, WSU enrollment at its Pullman campus has increased moderately (the 2008 fall enrollment was 17,753).

* The boundaries of the College Hill Core area as defined in this plan do not coincide with any U.S. Census district. Block Groups 2 through 4 of Pullman Census Tract 1 are utilized for this discussion of demographics to ensure that no part of the College Hill Core is omitted and to maintain consistency between this plan and the College Hill Neighborhood Study prepared by Studio Cascade, Inc. in 2007. It is acknowledged that the figures related to Block Groups 2 through 4 of Pullman Census Tract 1 include residents (primarily in WSU dormitories) that are located just outside the College Hill Core area.

Land Use

The College Hill Core is occupied by a variety of land uses. Fraternity and sorority houses occupy much of the central portion of the neighborhood, primarily located along Colorado, Campus, Linden, and California Streets. There are 35 Greek houses situated on College Hill.

There are an estimated 1,405 housing units within the College Hill Core. About 23 percent of these housing units are single-family detached homes. The remainder are contained in



multi-family structures (defined herein as a structure that includes two or more dwellings). More than half of the dwellings in the neighborhood are housed in buildings containing anywhere from three to 19 units. A greater percentage of single-family residences are located in the vicinity of Indiana, Michigan, and B Streets, and in the “Lanes.” The larger apartment houses are situated in the southerly portion of the neighborhood, as well as Maple Street Extension, C Street, and D Street.

Several commercial establishments are located along Colorado Street and Oak Street. Uses include taverns, restaurants, convenience stores, personal service businesses, offices, and retail outlets. The structures containing these businesses are separated from each other by residential uses. The primary commercial structure in this locality is the Adams Mall (formerly a school building) at the northeast corner of Colorado and Ruby Streets. It houses a few of the businesses noted above. The Stadium Way Retail Center is located in the northwest portion of the neighborhood (near the intersection of Stadium Way and Grand Avenue). It currently provides eating establishments, a coffee shop, retail merchandise, and service activities. Several commercial parking lots also exist in the College Hill Core area. They are all located in the vicinity of Colorado Street. Some are operated by WSU, while others are privately owned.

There are eight churches spread throughout the area. Most are located in the central portion of the neighborhood. The exceptions are Simpson United Methodist Church at the southern end of Maple Street, and the Church of Christ and Pullman Islamic Center on Stadium Way.

Washington State University owns and operates several cultural themed houses along B Street. These facilities offer students an opportunity to celebrate their heritage through a variety of programs and activities.

Two parks are located in the neighborhood. Reaney Park, one of Pullman's oldest, is a 1.6-acre facility situated on Reaney Way. It is a popular destination for folks who enjoy its playground, green space, outdoor pool, and gazebo. The other park is the Petry Natural Area, a 1.3-acre tree grove located northwest of Maple Street Extension. Additional open space is situated on the outskirts of the neighborhood. This open space, characterized by steep slopes and native vegetation, is found primarily to the west of Maple Street (in the vicinity of the Petry Natural Area) and on the property between Morton and Maple Streets. Of course, the adjacent university campus provides an extensive amount of green space and recreational facilities.

Given its proximity to WSU, the College Hill Core area is one of Pullman's oldest neighborhoods. As such, many of the structures there are potentially eligible for historic designation. To date, only one individual property in the neighborhood is listed on the National Register of Historic Places. This property is the Greystone Church, located on Maple Street. The original construction of this Romanesque building occurred in 1899. Its use as a church terminated about 40 years ago. It was converted to a group of apartments in 2004.

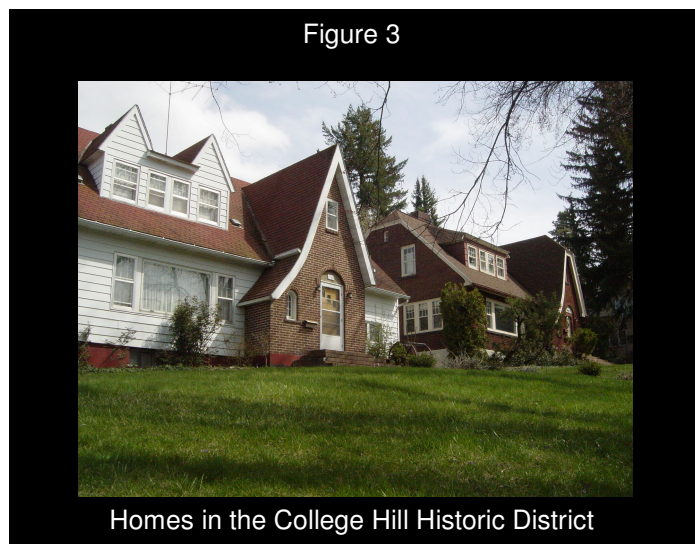
Earlier this decade, several residents in the northwest part of the College Hill Core pursued an historic district designation for this site with assistance from WSU faculty, staff, and students. Their efforts were successful; in November of 2006, the

U.S. Department of the Interior added the College Hill Historic District, roughly bounded by Stadium Way, B Street, Howard Street, and Indiana Street, to the National Register of Historic Places. This is the only district within the city to be given this honorable distinction.

Adjacent Land Uses

The most significant land use adjacent to the College Hill Core neighborhood is Washington State University, a land grant institution founded in 1890. The university campus encompasses approximately 1,950 acres. WSU offers a full complement of educational opportunities, engages in wide-ranging research endeavors, and participates in numerous outreach programs. With its 17,753 students and 4,505 employees on the Pullman campus as of fall 2008, it is the principal generator of activity in the community.

The land directly to the northeast of the College Hill Core, in the vicinity of Upper Drive, is dominated by single-family homes and other low density residential developments. The northwest portion of College Hill, centered around Terre View Drive from Grand Avenue to



Eastgate Boulevard, is utilized primarily for industrial and commercial enterprises. The Port of Whitman County Industrial Park, the WSU Research and Technology Park, and Schweitzer Engineering Laboratories, Inc. facilities are situated there. The remainder of College Hill (notably the area between Valley Road and Terre View Drive, and the land in the vicinity of Merman Drive) is occupied mostly by sizable apartment complexes. The North Grand Avenue business district borders the College Hill Core to the west, and the downtown area is located directly to the southwest of the subject neighborhood.

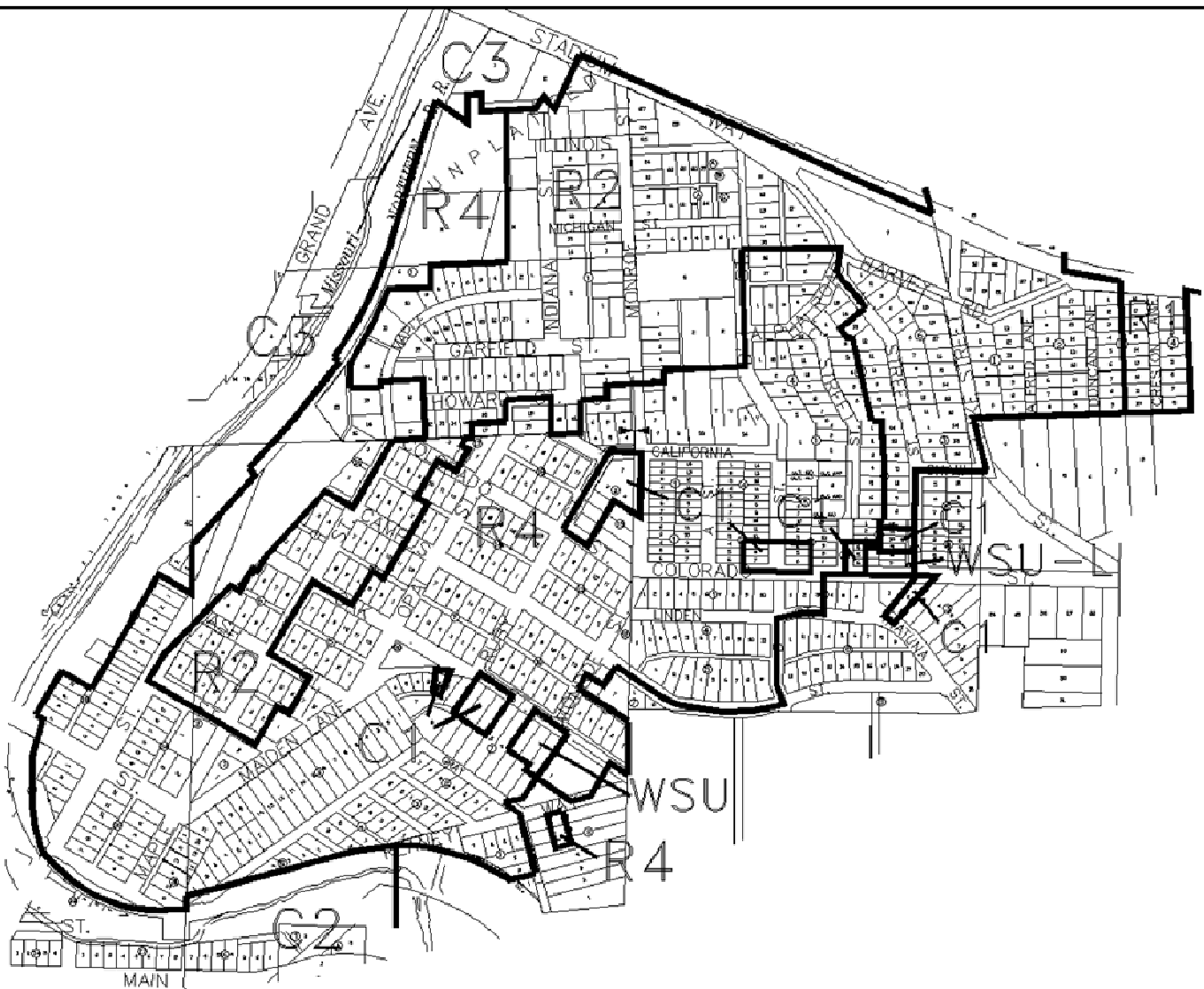
Zoning

The city's first zoning code was adopted in 1940. Back then, the area north of Howard Street was zoned R-1, a small parcel at the intersection of Thatuna and Colorado Streets was zoned C-1, and the remainder of the neighborhood was zoned R-2. As might be expected, those zoning designations meant something different at that time than they do today. The R-1 zone allowed for single-family houses or duplexes at a maximum density of 17 dwellings per acre (this is comparable to the city's current R2 district standards). The R-2 zone allowed for single-family houses, duplexes, Greek houses, and apartment complexes with no density restrictions. The C-1 zone permitted residential uses and limited commercial activities.

The next major revision of the zoning code was approved in 1961. On this zoning map, the boundary between low density residential and high density residential in the College Hill Core area was pushed further to the north (generally coinciding with Garfield Street extended). The land north of Garfield Street was designated R-2 (Low Density Multi-Family Residential), the area between Garfield and Campus Streets was classified as R-4 (High Density Multi-Family Residential), and the land south of Campus Street was zoned R-5 (Maximum Density Multi-Family Residential). Also, the C-1 (Neighborhood Commercial) zone along Colorado Street had expanded to encompass property near B and C Streets. The characteristics of the R-2, R-4, and C-1 districts have not changed significantly since 1961. The R-5 district, which allowed Greek houses and multi-family developments at a maximum density of 73 dwellings per acre, was eliminated in 1984.

In the late 1970's, long-term residents in the neighborhood initiated efforts to alter zoning designations at particular sites for the purpose of gaining more protection against potentially incompatible uses. Occupants within a parcel of land that included portions of Howard Street, Garfield Street, and Maple Street Extension sought a rezone from R4 to R2. In 1979, this zone change was granted by the City Council. Similarly, in 1984, the Council approved a rezone from R4 and R5 to R2 for land along Maple Street from Colorado Street to Spaulding Street. Then, in 1987, the Council granted a zone change from R4 to R2 for property along D Street between Colorado Street and Harvey Road.

The city's current zoning map for the College Hill Core is shown in Figure 4. With the exception of the Maple Street area, most of the central and southern portions of the neighborhood are zoned for high density residential uses, and most of the land to the north is reserved for low density housing.



ZONING DISTRICT DESCRIPTIONS

- R1: Single Family Residential (allows single family residences at a maximum density of seven dwellings per acre)
- R2: Low Density Multi-Family Residential (allows single family and multi-family residences at a maximum density of 15 dwellings per acre)
- R4: High Density Multi-Family Residential (allows single family and multi-family residences at a maximum density of 44 dwellings per acre, and fraternity/sorority houses)
- C1: Neighborhood Commercial (allows commercial establishments that primarily cater to adjacent neighborhood residents, and dwellings on floors other than ground level)
- C2: Central Business District (allows commercial establishments in a compact downtown development pattern, and dwellings on floors other than ground level)
- C3: General Commercial (allows commercial establishments that generally attract significant vehicular traffic, and dwellings on floors other than ground level)
- WSU: Washington State University (allows university facilities and services)

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Figure 4

COLLEGE HILL CORE EXISTING ZONING

College Hill Core Neighborhood Plan

SCALE: 1"=600'



Housing

The primary land use in this neighborhood is housing, and most of these residences are occupied by WSU students, faculty, and staff. As noted previously, there are an estimated 1,405 dwelling units in the College Hill Core, of which approximately 77 percent are multi-family residences. Group quarters facilities are also a significant factor with respect to housing in this area. There are 24 fraternity and 15 sorority chapters at WSU. Together, these Greek houses can accommodate 2,162 members.

The number and percentage of owner-occupied residences in the neighborhood has diminished over the years. From 1990 to 2000, for example, owner-occupied housing

there decreased from 196 to 137 units. In percentage terms, owner-occupied housing during that decade declined from 16.2 to 10.6 percent of the total. Continuous pressure on the College Hill rental housing market has been sustained due to gradual increases in university student enrollment, declining occupancy in university dormitories, and decreasing household sizes.



College Hill Core has been quite low in the past. In 1990, for instance, this neighborhood's homeowner and rental vacancy rates were 1.5 and 1.8 percent, respectively. (A vacancy rate of five percent is considered to be optimal for operation of the housing market.) Construction of dwelling units after 1990 has helped to increase the availability of housing in the community. The neighborhood's homeowner and rental vacancy rates in 2000 were 2.1 and 3.4 percent, respectively. The most recent vacancy rate figure for apartment houses with five or more units in all of Whitman County, ascertained through a Spring 2009 survey conducted by the Washington Center for Real Estate Research at WSU, is 4.4 percent. For Greek houses, WSU reports that sorority residences are usually full, and fraternity houses typically operate at about 75 percent of capacity.

Developers of housing specifically in the College Hill Core have concentrated as of late on multi-family and Greek house projects. Since 1990, approximately 225 dwellings were built in this neighborhood. Only two of these units were detached single-family houses. Also, during that time period, two fraternities and one sorority were constructed, along with building additions to seven other Greek houses.

Housing affordability in Pullman is a concern for certain sectors of the market, but the cost of housing in the College Hill Core is less than that found in other areas of the community. In 2000, for example, the median contract rent in this neighborhood was \$394 in comparison with \$452 for the city as a whole. The median mortgage that year for the

College Hill Core was \$861, as opposed to \$1,099 for the entire city. The median home value for this neighborhood in 2000 was about 89 percent of that found for Pullman overall.

The condition of housing, particularly on College Hill, has been a matter of long-standing interest in the community. In 1997, a housing task force led by staff from the city planning department and Community Action Center produced a report on housing in Pullman. This task force examined Census data, performed exterior housing condition inspections, and utilized the results of a statistically valid telephone survey to make determinations regarding the quality of housing in Pullman. After reviewing this information, the task force reached the following conclusion in its report:

A portion of the housing stock appears to have serious condition problems, particularly rental housing on College Hill. The exact status of housing conditions can only be determined by inspection of the interior of dwelling units conducted by a qualified building official.

The city operates a voluntary housing inspection program wherein a tenant or owner may request an inspection by city staff if there is concern about deficiencies at a particular residence. The city building division reports that it receives an average of about 12 inspection requests per year through this program. Over the past 18 months, 47 percent of these inquiries have pertained to structures in the College Hill Core.

Housing in the College Hill Core is older than that found in Pullman as a whole. This is not surprising since this area was one of the first to be developed in the community. Census figures from 2000 show that 59.6 percent of the housing in this neighborhood was built before 1960, in comparison with 25.0 percent of such housing for the rest of the city.

Transportation

The College Hill Core is served by a network of public streets and alleys in a modified grid pattern. Stadium Way, Grand Avenue, and Main Street, which border the area, are all major arterial roadways on the Comprehensive Plan Arterial Street Plan Map. Secondary arterial streets in this area are Colorado Street, B Street (south of Colorado Street), Opal Street, Maiden Lane, Whitman Street, and Kamiaken Street. The lone collector arterial in the neighborhood is B Street (north of Colorado Street).

Vehicular traffic is heavier in this area than it is in other residential districts in the city, but that is to be expected given its location adjacent to a major university. Average daily traffic counts for several streets in the neighborhood are listed in the following table.

TABLE 1 AVERAGE DAILY TRAFFIC (ADT) COUNTS FOR MOTOR VEHICLES ON SELECTED STREETS IN THE COLLEGE HILL CORE		
STREET	YEAR	ADT
Colorado Street (west of B Street)	2004	6,096
B Street (south of Harvey Road)	2007	6,243
Opal Street (south of Colorado Street)	2007	3,879
Kamiaken Street (south of Palouse Street)	2004	3,859
SOURCE: PULLMAN PUBLIC WORKS DEPARTMENT RECORDS		

Traffic studies conducted for private developments in the College Hill Core show acceptable level of service conditions at neighborhood intersections, although the intersection at Monroe Street and Stadium Way was observed to have occasional vehicle queuing at the stop sign. Given that this part of town was established some time ago, many of the streets are narrower than the current city standard width. Neighborhood residents indicate that, for the most part, these narrower streets are an advantage because the limited breadth acts as a traffic calming measure.

Vehicular parking in the area has become more congested over the years as the neighborhood population has grown, the percentage of renter-occupied housing has increased, automobile usage has risen, and the number of commuters to WSU has expanded. In 2006, the city and WSU jointly commissioned a study by Nelson/Nygaard Consulting Associates to review the situation. The consultant found that occupancy rates for on-street parking throughout much of the College Hill Core exceeded 80 percent, and it recommended that the city institute a mandatory neighborhood-wide on-street parking permit system.



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Pedestrian and bicycle circulation is an important consideration in the area since so many College Hill Core residents walk or bicycle to the nearby campus. Sidewalks are supplied on most streets in the neighborhood. The city maintains ongoing sidewalk repair and sidewalk infilling

programs for the entire city, and College Hill has received considerable attention in this regard. Bike lanes are provided on Stadium Way, Colorado Street, and Campus Street. A pathway built decades ago links the south end of Maple Street to Reaney Park, and a new walkway links Maple Street Extension to the North Grand Avenue path.

The city's transit system serves this neighborhood. The buses travel through the area on four routes during the school year, with a maximum 30-minute headway. The bus system

is quite popular throughout the city. Total ridership in 2008 was 1.3 million passengers. The transit division reports that its system added 100,000 riders since then. The division has expressed concern recently about its ability to keep up with passenger demand, particularly with its service for apartment complexes on the far north side of College Hill near Merman, Terre View, Northwood, and Westwood Drives.

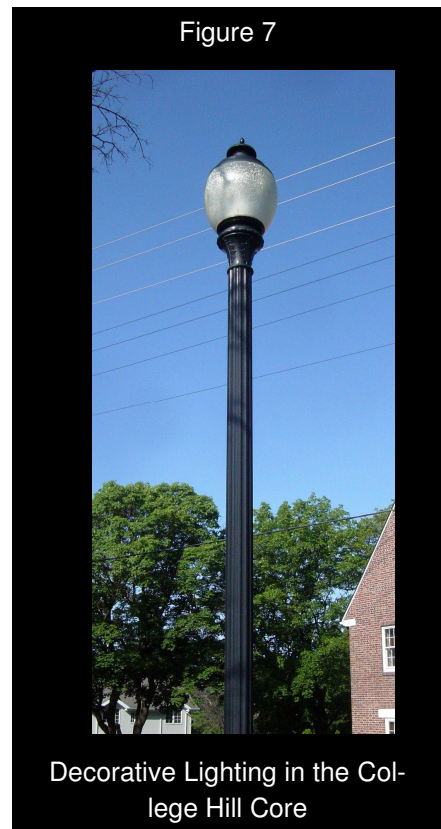
Public/Private Facilities and Services

In addition to the transportation-related infrastructure addressed above, the city provides complete urban facilities and services to this neighborhood. Street and walkway lighting is a matter of particular interest due to the extensive amount of activity that occurs in this area after dark. In order to enhance safety, the city, in conjunction with the Associated Students of Washington State University (ASWSU) and the Avista Corporation, participated in two street lighting projects in the College Hill Core in the late 1990's and early 2000's. In both projects, decorative street lights were installed in the public right of way at sites deemed to be insufficiently lit. Also, representatives from the city, WSU, ASWSU, and Avista periodically travel College Hill Core streets in the evening to address issues such as extinguished lights, lamps with dirty lenses, lights obscured by tree branches, and dark areas that could be illuminated with new Avista lights.

Public water, sanitary sewer, and storm drain lines serve the neighborhood. The city maintains and replaces these utilities as appropriate on an ongoing basis.

The Pullman police department performs law enforcement activities in the College Hill Core. For the police, this neighborhood generally demands the most attention of any in Pullman. Alcohol arrests top the list of criminal activities in the area, followed by theft and assault. To help with law enforcement in the neighborhood, including proactive educational efforts, the police department has implemented several staffing changes over the past two decades. In 1993, the department instituted a College Hill and Campus Liaison police detective position. Two College Hill Beat Officer positions were created in 1998; the number was increased to three in the early 2000's. One beat position covers the College Hill Core, another concentrates on the area north of Stadium Way, and the third is a rover who addresses issues in both geographical beats. Also, a satellite police office was established a few years ago in the Adams Mall.

The city fire department provides fire suppression and emergency medical service to the area. Through its fire prevention office, this department also conducts an annual inspection of Greek houses to check for compliance with applicable codes.



Private parties furnish other necessary services in the College Hill Core. Avista Corporation provides electricity and natural gas, and Pullman Disposal Service, Inc. collects refuse and recyclables. Various companies offer telecommunication service for the neighborhood.

There are no Pullman School District educational facilities located on College Hill as of 2009, although the district did operate elementary schools there in the past. Adams School on Colorado Street closed in 1972; the old school building is known today as Adams Mall. Edison Elementary School, which was located north of the College Hill Core on Stadium Way, closed in 1981.

POPULATION FORECAST

Based on available data, it appears that the population of the College Hill Core is expanding. The number of persons living in housing units seems to have risen since 2000 (due to the estimated 124 additional dwellings established in the neighborhood so far this decade), and records from WSU indicate that the number of residents in fraternity and sorority houses has increased somewhat in the last nine years. Also, according to forecasts documented by the WSU Office of Institutional Research, the university expects a sizable increase in student enrollment in 2009 and 2010. As a result, the city planning department estimates that the population of the College Hill Core from 2000 to 2010 will increase by about 780 people. The planning department expects this growth rate to slow over the next ten years, primarily because university enrollment from 2010 to 2020 is projected to increase at only a modest level. However, some growth in housing unit and group quarters population in the neighborhood is expected after 2010 given the popularity of this area for occupancy. Past figures and future forecasts (by the planning department) for population in the College Hill Core are displayed below.

TABLE 2 HISTORIC AND FORECASTED POPULATION FOR THE COLLEGE HILL CORE	
YEAR	POPULATION
1990	4,810
2000	5,561
2010	6,340
2020	6,610
SOURCE: U.S. CENSUS BUREAU (FOR 1990 AND 2000); PULLMAN PLANNING DEPARTMENT (FOR 2010 AND 2020)	

ISSUES

DESCRIPTION OF ISSUES

As referenced previously, a number of issues affecting the quality of life in the College Hill Core have been identified over the years. Although these matters are described separately in the following paragraphs, most of them are interrelated.

Land Use Compatibility

The mix of land uses that exist in the College Hill Core gives this neighborhood its distinctive and lively character. Compact residential development is appropriate for much of this area to provide WSU students, staff, and faculty, as well as other citizens, the opportunity to live close to the university campus. Placing concentrated population adjacent to this primary destination point in the community shortens commute trips, facilitates pedestrian/bicycle travel, minimizes sprawl in the community, reduces greenhouse gases, decreases pressure on the city's transit system, and promotes efficient public service delivery. Low density housing in the College Hill Core is an appropriate part of the mix as well to provide a peaceful living environment in historic settings that offer attractive older homes, large trees, wide planting strips, and other distinctive features. In order to serve residents on the hill, it is also important to furnish non-residential uses in the area. These uses, which include commercial establishments and churches, help neighborhood residents satisfy their interests for goods and services without having to leave the hill.

While it is proper to promote this diversity of activity, it can lead to problems with land use compatibility. New multi-family developments in the College Hill Core have been inserted into areas dominated by single-family homes, resulting in disruption in the neighborhood fabric, conflicts between residents, and decreased value for housing in its owner-occupied status. Residential conversions (e.g., modification of a single-family house into a multi-family structure) have also occurred at many locations on the hill, and these revisions have produced similar negative effects on livability. It is important to arrange zoning districts in a manner that directs particular land uses to suitable surroundings.

At times, it has not been so much the type of development established, but the manner in which it was designed, that has caused consternation in the neighborhood. Thus, the design of real estate development—particularly multi-family development—is an important consideration in neighborhood quality. In addition, consideration should be given to establishing open space within high density areas to help offset the intensity of the built environment.

Historic Preservation

The character of this neighborhood is largely based on its historical context. Consequently, it is appropriate to preserve the historic resources of the College Hill Core for the benefit of present and future generations. The properties already included in the

National Register of Historic Places (the College Hill Historic District and the Greystone Church) have been acclaimed as noteworthy examples of the community's heritage. Listing in the National Register is an honorary designation that distinguishes these places as special and worthy of protection without affording much protection against incompatible changes, including demolition, unless a designated property is to be affected by a federally sponsored project. In order to provide such protection, and explore eligible historic resources elsewhere in the College Hill Core and the remainder of the city, community residents have requested that Pullman adopt a "Certified Local Government" (CLG) program through the Washington State Department of Archaeology and Historic Preservation and the U.S. Department of the Interior. In October of 2008, the city appointed an Ad Hoc CLG Committee to offer advice regarding the arrangement of the program in Pullman. This committee completed its work in 2009 by submitting its final recommendations on a proposed CLG ordinance. City staff is currently preparing the necessary documentation to apply for this program, which would establish an organized set of local historic preservation activities for the community.

Housing Conditions

As noted in a previous section, the condition of the rental housing stock on College Hill was noted as an issue in a 1997 Pullman housing task force report. Anecdotal evidence of housing deficiencies in the subject neighborhood has been provided periodically in newspaper articles and at public meetings. This evidence, furnished primarily by students, includes alleged problems with structural integrity, building exits, plumbing, electrical systems, and mechanical equipment. Through its voluntary inspection program, the city building division has in the past verified housing safety and health issues at several structures in the College Hill Core. WSU has also raised concern about this matter. In 2008, the university considered establishment of its own "Cougar Choice" housing inspection program for private rental units before budget constraints prevented implementation.

Zoning is also a factor with respect to this discussion of housing conditions. In some parts of the College Hill Core, properties in lower density residential zoning districts are being used almost exclusively for renter-occupied housing. The existing Pullman zoning code includes a limit on the number of unrelated occupants that can reside within a dwelling in these districts. Rental property owners have expressed concern that these occupancy restrictions limit the potential revenue they can receive, thereby reducing their ability to maintain the property in reasonable order. This disinvestment in certain properties is evident in certain portions of the neighborhood. These owners suggest that rezoning such properties to a higher density zoning category (which has no occupancy limits) would be a catalyst for proactive reinvestment in the property. Other stakeholders counter this argument by identifying deteriorated housing in high density districts in the College Hill Core. For example, WSU officials have reported that some of the housing the university acquired in R4 zones was found in a state of disrepair.

Transportation / Parking

There is general interest among College Hill Core residents in upkeep of the neighborhood street system to accommodate the higher than average traffic volumes experienced in this area. Also, residents occasionally express concern about vehicular flow at particular intersections along arterial streets. For example, a number of complaints were received about vehicular circulation problems at the intersection of Colorado and B Streets until the city installed four-way stop signs at that junction in 2006.

With respect to pedestrian travel, residents in the area have noted sidewalk deficiencies (e.g., uneven sidewalk panels that could cause someone to trip), as well as gaps in the sidewalk network that interrupt continuity. Concerns have also been raised about providing sufficient markings for neighborhood crosswalks, including pavement identification and distinctive signage.

A significant issue with respect to transportation on the hill relates to vehicular parking. The parking study performed by Nelson/Nygaard Consulting Associates concluded that, for some time, there has been a severe shortage of available on-street parking spaces within ¼-mile of the university campus. The consultant stated that the peak occupancy rates in most areas occur between 7:00 a.m. and 10:00 a.m. Nelson/Nygaard noted that this on-street parking congestion causes motorists to park illegally throughout the neighborhood by parking on residential lawns and planting strips, across sidewalks and driveways, and in yellow curb zones near intersections. This illegal parking activity has a deleterious effect on the appearance and livability of the neighborhood. The congested parking situation can also result in reduced safety if motorists travel streets paying more attention to potential parking spots than to pedestrians and other vehicles, and if the illegal parking impairs visibility at intersections or forces pedestrians to walk in the street as they move around cars parked across a sidewalk. As of 2009, however, accident data do not show that such safety issues are occurring in the College Hill Core.

Infrastructure

In order to support existing development and accommodate new land uses on the hill, ongoing maintenance of city utilities (water, sanitary sewer, and storm drain lines) must be conducted. Also, as mentioned above, outdoor lighting throughout the College Hill Core is an important safety consideration. Given the ever-changing conditions associated with street lights, it is proper to regularly monitor the effectiveness of these lamps.

Disruptive Behavior

Criminal activity and other unruly conduct occur more frequently in the College Hill Core than in other parts of town. Noise has been a consistent issue on the hill, both from amplified music at various times and loud voices at night. There are occasional assaults in the area, and incidents of vandalism and theft are not uncommon. Litter has been an ongoing problem, as residents and visitors discard beverage containers, food wrappers, and other debris onto city streets and sidewalks. Sometimes this litter takes the form of

broken glass. Residents occasionally report that they awake in the morning to find a stranger passed out on their porch or front lawn.

Alcohol consumption is a significant factor with respect to this misbehavior. The most common criminal citations issued by the Pullman police relate to illegal alcohol use. In the mid-1990's, WSU adopted a policy to prohibit alcohol use in fraternities and sororities in an attempt to promote more responsible activity. Reports are that Greek house parties have since moved to "live-out" private housing elsewhere in the neighborhood where there is no adult supervision or "house rules."

This type of behavior affects safety, health, and livability in the neighborhood. Consequently, the city, WSU, and others in the community are continuously expanding their efforts to minimize this disruptive conduct.

Property Maintenance

Residents in the College Hill Core express concern about poor property maintenance by some landlords and tenants in their neighborhood. The issues include placing upholstered furniture outdoors; letting lawns grow to excessive height; failing to remove snow, ice, or gravel from sidewalks; allowing trash to overflow from Dumpsters; insufficiently screening Dumpsters; and permitting solid waste and recyclables to accumulate on a premises. These types of problems are most commonly associated with absentee landowners, although that is not always the case. Often, a property management firm acts as the owners' agent to address these issues.

The matter that has been of particular concern in the recent past involves the build-up of refuse and recyclables on a property. Landlords, property managers, residents of owner-occupied housing, and Pullman Disposal have been engaged in an ongoing discussion about collection of solid waste and recyclables.

COMMUNITY RESPONSES

In response to the issues described above, the community has taken action to improve conditions in the College Hill Core (and other neighborhoods in the city). These responses are listed below.

Land Use Compatibility

- The city adopted a zoning code limit on the number of unrelated persons per household. The latest revision, adopted in 1999, restricts the number of unrelated persons per residence to three in the R1 zoning district, and four in the RT and R2 zoning districts.
- The city approved a zoning code amendment in 2002 to increase from 15 to 20% the minimum multi-family development open space requirement.

- The city adopted a zoning code amendment in 2002 to establish “transition area standards” to provide more effective buffers between high density residential and low density residential zoning districts through increased setbacks and screening.
- The city adopted a zoning code amendment in 2003 to establish “infill development standards” to improve the compatibility of new multi-family development in established neighborhoods by helping to ensure reasonable consistency with setbacks, building height, size, and other characteristics.
- In 2002, WSU instituted a real estate program to acquire and enhance properties in the College Hill Core; some of these properties were converted to other uses (e.g., theme houses, sororities, or parking lots) and others were improved and then sold to private parties.

Historic Preservation

- In 1989, property owners of the Greystone Church successfully requested listing of the property on the National Register of Historic Places.
- The College Hill Association, with assistance from WSU faculty, staff, and students, successfully applied for listing of the College Hill Historic District on the National Register of Historic Places.
- The city performed preliminary work to apply for Certified Local Government (CLG) status, including establishment of an Ad Hoc CLG Committee to help formulate the provisions of the proposed program in Pullman; this work is ongoing.

Housing

- A task force led by staff from the city and the Community Action Center produced a report in 1997 on housing availability, affordability, and conditions.
- The city created its voluntary housing inspection program in 1982; the city upgraded this program in 2007 with an updated code inspection request form and a new life/safety checklist which is used for all such inspections.
- The city fire department inspects fraternities and sororities on an annual basis for compliance with health and safety regulations.
- The city adopted a rental housing registration program to be implemented in 2010.
- The Community Action Center administers housing assistance programs (e.g., home weatherization and rental rehab loans).

- ASWSU periodically produces an off-campus housing guide to help students find housing and keep their residence safe and secure.

Transportation / Parking

- In 1995 and 1999, the city required traffic studies for certain College Hill Core developments (all intersections studied were found to have acceptable levels of service).
- The city installed four-way stop signs at the intersection of Colorado and B Streets in 2006.
- The city and WSU implemented a one-way circulation system for parts of B, Campus, and Thatuna Streets in 2009.
- The city implemented the current one-way circulation system at Ash Street in 1997.
- The city adopted a zoning code amendment in 2002 to require a walkway from the sidewalk to each building in a multi-family development.
- The city instituted late night transit service in 2005.
- The city has addressed a number of tripping hazards on College Hill Core sidewalks as part of its sidewalk repair program, initiated with voter approval of a 1998 community enhancement bond measure and continued since then with street fund resources.
- As part of the 2007 “Parks and Paths” bond measure, the city filled in several gaps in the neighborhood sidewalk system.
- The city constructed a pathway from Maple Street Extension to the North Grand Avenue walkway as part of the 2007 “Parks and Paths” bond measure.
- In 2000, the city adopted a prohibition against parking in landscaped areas in front or side yards adjoining streets.
- In 2002, the city imposed a zoning code limit on the percentage of the front yard that can be consumed by parking/driveways in residential zones, and required parking areas of a certain size to be screened from the street.
- In 2002, the city increased the allowable distance between Greek houses and their required off-street parking spaces from 200 to 500 feet.
- In 1992, the city amended the zoning code to allow for commercial parking lots on College Hill; three parking lots have been established in the College Hill Core in accordance with these provisions.

- The city adopted a petition-based on-street parking permit program in 1996; the city amended this program in 2009 to allow residents as well as owners to petition for the permit program on their streets; several parking permit zones on College Hill have been established in accordance with this program.
- The city adopted a zoning code amendment in 2006 to allow for interim use of land for parking; WSU established a parking lot in the College Hill Core in accordance with these provisions.
- In 2006 and 2007, WSU established two parking lots near the corner of Colorado and Opal Streets.
- In 2006, the city and WSU jointly funded the Nelson-Nygaard Consulting Associates study of parking on College Hill.

Infrastructure

- The city redesigned and reconstructed the intersection of Stadium Way, B Street, and Valley Road in 1985.
- The city constructed Whitman Street from North Grand Avenue to Kamiaken Street in 1987.
- With the assistance of a Public Works Trust Fund loan, the city conducted a major rehabilitation of College Hill Core streets and utilities in 1988.
- The city performed reconstruction and replacement work on several streets and utilities in the central part of the College Hill Core in 2001 and 2002.
- In 2009, the city conducted street reconstruction work on Whitman Street, Maiden Lane, and Opal Street.
- From 1998 to 2009, the city and Avista, with assistance from WSU, ASWSU, and others, have effected numerous street lighting improvements in the College Hill Core.

Disruptive Behavior

- The city created a College Hill and Campus Liaison police detective position in 1993.
- The city created College Hill Beat Officer positions in 1998.
- The city established a satellite police office in Adams Mall in 2005.
- The city adopted a noise ordinance; this ordinance has been upgraded periodically to better address this issue (last upgrade approved in 2005).

- The city approved an upgrade to its nuisance ordinance, including nuisance party regulations, in 2007.
- The city adopted an open container ordinance in 2007.
- The city adopted an ordinance prohibiting fighting in 2008.
- WSU established its office of Alcohol and Drug Counseling, Assessment and Prevention Services (ADCAPS) in 2002 to educate students on responsible, safe behavior.
- ASWSU and WSU implemented a program to provide safety escort and shuttle services for students in the late 1980's.
- WSU, the city, and Pullman Disposal added attractive refuse containers on College Hill sidewalks in 2003 to help address litter issues.

Property Maintenance

- The city adopted an ordinance in 1990 requiring that each property owner contract with a refuse collector for disposal of solid waste.
- The city created a community improvement representative position in 1991 to improve enforcement of property maintenance provisions.
- The city adopted an ordinance in 2002 to prohibit the placement of upholstered furniture outside.
- The city adopted a nuisance ordinance upgrade in 2007, including nuisance party regulations.
- In 2008, city staff initiated regular meetings to monitor and improve its code enforcement efforts in the community.
- In 2006, WSU implemented the "Move Out/Pitch In" program, wherein students donate unwanted items at end of each semester. The Whitman County Solid Waste Recycling Division provided assistance for this program in 2009.
- The College Hill Association implemented a "yard of the semester" program in 2008 to honor fine examples of student-maintained properties in the College Hill Core.

General

- The city produced a "Welcome to Pullman" booklet in 1997 that contains information regarding local services and public health and safety regulations. This booklet, which is regularly updated, is distributed to community newcomers, and is available for review on the city's website.

- WSU, the College Hill Association, the city, property owners and managers, and students participated in “Better Neighborhoods for Pullman” committee meetings and activities from 2005 to 2008.
- The city and WSU jointly funded the 2007 College Hill Neighborhood Study.
- The College Hill Association produced its Master Plan for College Hill in 2005 with assistance from WSU.
- The City Council meets twice a year with officers from ASWSU to discuss, among other things, issues concerning the College Hill Core.
- The City Council has conducted periodic workshops regarding College Hill matters.

VISION STATEMENT

When establishing new directions for a neighborhood, it is important to provide a concise description of the desired end state. The following paragraphs set forth the community’s vision for the future of the College Hill Core.

The College Hill Core will be a high-quality diversified neighborhood occupied by people who enjoy living or working in an attractive historic setting with convenient access to the Washington State University campus. The area will be composed of a healthy mix of land uses arranged in a compact development pattern so as to promote non-motorized travel, minimize sprawl in the community, reduce greenhouse gases, and facilitate efficient public service delivery. Growth and change in the College Hill Core will be accommodated in a sustainable manner, as new real estate developments will be designed to blend in well with their surroundings. Community members will celebrate the rich history exhibited at numerous locations in the neighborhood, and will act to protect this heritage for future generations.

This vital area will be characterized by residents, business people, and guests conducting their many activities in a spirit of mutual respect. People on the hill will feel safe day and night, supported by public safety personnel who will provide ongoing education and assistance as appropriate.

Housing in the neighborhood will be sound, and prospective residents will have a choice among many different types of appealing homes, including single-family dwellings, apartments, and Greek houses. Businesses on the hill will assist in meeting residents’ daily needs for goods and services. The College Hill Core will be a very walkable neighborhood, including easy accessibility by other means, such as motor vehicle, bus, bicycle, and wheelchair. While this vibrant area adjacent to a major educational institution will often attract a significant amount of vehicular parking, motorists will be able to find available parking spaces near

their destination, either on the street or in landscaped parking lots. The city and other responsible parties will actively maintain the quality of public facilities and utilities in the area, including streets, walkways, and street lights.

Listing of the College Hill Historic District in the National Register of Historic Places serves as an ongoing reminder of the neighborhood's special status. Residents and property owners recognize the neighborhood's historic architecture and features as contributing to its distinctive character and desirability as a place to live.

All College Hill Core stakeholders will become increasingly united through continuous communication about the means to achieve this vision. These ongoing discussions will serve to improve neighborhood conditions, which will, in turn, enhance the entire Pullman community.

GOALS AND IMPLEMENTATION STRATEGIES

These goals and implementation strategies are designed to achieve the vision identified for the College Hill Core. The statements below are directives for action by city officials.

GOAL 1: MAINTAIN A SAFE AND VIBRANT NEIGHBORHOOD IN WHICH RESIDENTS AND BUSINESS OWNERS TAKE PRIDE IN THE NEIGHBORHOOD'S DISTINCTIVE CULTURAL AND SOCIAL DIVERSITY AND ACTIVELY PROMOTE RESPECT AMONG ALL USERS.

IMPLEMENTATION STRATEGIES:

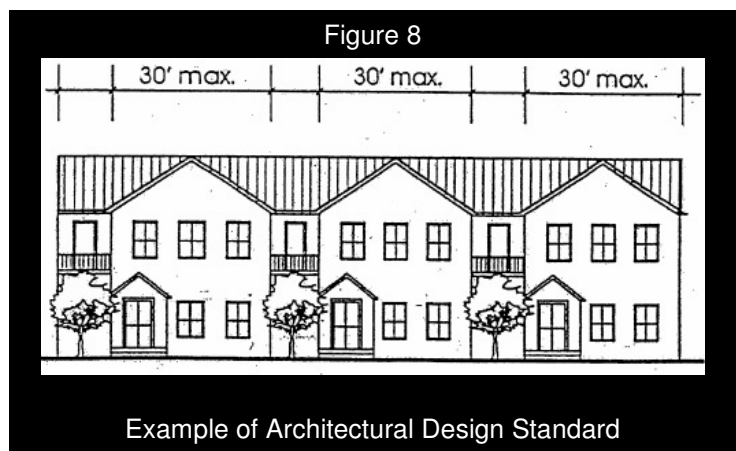
- 1A: Coordinate with all stakeholders in the College Hill Core (the city, Washington State University, Associated Students of Washington State University, Graduate and Professional Student Association, College Hill Association, Center for Fraternity and Sorority Life, Greek Alumni Organization, Landlord/Tenant Association, Chamber of Commerce, business owners, real estate developers, churches, etc.) to create a unified theme that emphasizes responsible living in a learning environment. Have all stakeholders speak with one voice in a full-scale, long-term campaign to promote this community as a place of "Higher Education and Higher Responsibility." Support this campaign by activities currently being conducted to improve neighborhood livability and the implementation strategies contained in this plan.
- 1B: Arrange for the delivery of a standardized welcoming pamphlet to each household in the College Hill Core at the beginning of each academic year to help educate neighborhood residents regarding conscientious behavior, property maintenance, public peace and safety, rental housing conditions, vehicular parking options, and related topics.

- 1C: Continue to explore means to more efficiently use law enforcement resources to improve safety and security in the neighborhood, and continue involvement in proactive education and crime prevention.
- 1D: Coordinate with appropriate parties to provide workshops for landlords and tenants in the provisions of the Washington Landlord/Tenant Act.
- 1E: Incorporate Crime Prevention Through Environmental Design principles in future city development standards to deter criminal activity by means of project design.

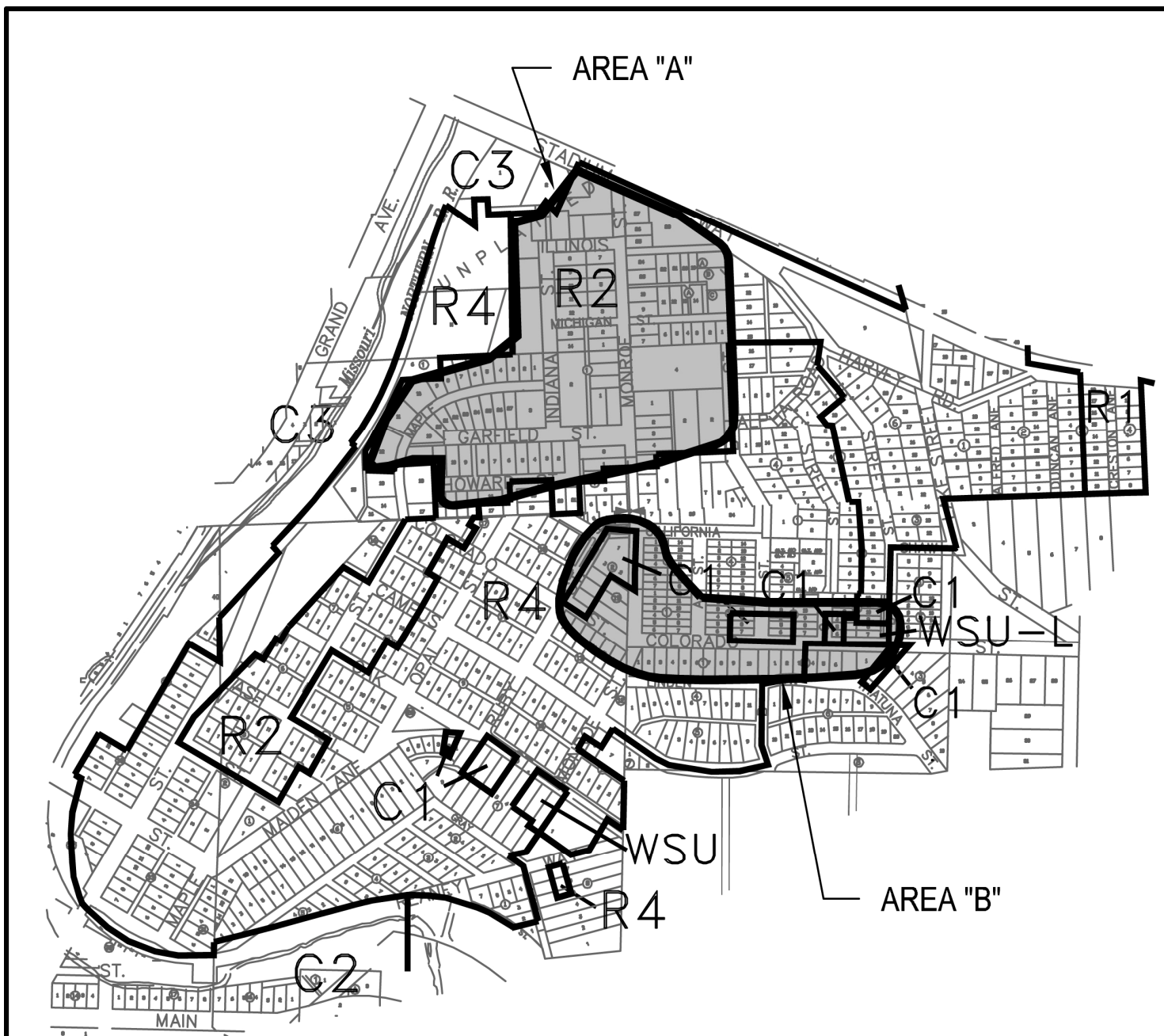
GOAL 2: PROMOTE A HARMONIOUS MIX OF SINGLE- AND MULTIPLE-FAMILY HOUSING, COMMERCIAL ESTABLISHMENTS, AND INSTITUTIONAL USES FOR A CONCENTRATED POPULATION OF STUDENTS, FAMILIES, RETIREES, AND BUSINESS PEOPLE WHO SHARE AN INTEREST IN RESIDING OR WORKING IN A LIVELY HISTORIC SETTING WITH CONVENIENT ACCESS TO THE UNIVERSITY.

IMPLEMENTATION STRATEGIES:

- 2A: Adopt and implement architectural design standards for new construction in the College Hill Core to improve compatibility between existing and new structures and to enhance the appearance of the built environment (See Example of Architectural Design Standard, Figure 8).



- 2B: Provide oversight of the architectural design standards as necessary upon implementation.
- 2C: Conduct proceedings to consider rezoning the College Hill Historic District from R2 Low Density Multi-Family Residential to RT Residential Transitional, thereby reducing allowable density in this area (See Area "A" on the College Hill Core Proposed Rezoning Map, Figure 9).
- 2D: Conduct proceedings to consider creation of a new mixed-use zoning district that would allow a variety of commercial and residential uses for possible application to the corridor along Colorado Street (See Area "B" on Figure 9) through a separate rezoning process.



AREA "A": R2 to RT

AREA "B": C1 and R4 to mixed-use district

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COLLEGE HILL CORE PROPOSED REZONING College Hill Core Neighborhood Plan

SCALE: 1"=600'



- 2E: Review the zoning code for possible amendment to allow cultural theme houses as conditional uses in certain residential zones so as to accommodate the establishment of these facilities on properties owned by WSU.
- 2F: Review the existing transition area standards in the zoning code to ensure that they provide for a sufficient buffer between high density and low density residential areas.
- 2G: Encourage innovative ways to provide high density housing in the College Hill Core (e.g., atop commercial shops).

GOAL 3: ESTABLISH ATTRACTIVE, WELL-MAINTAINED PROPERTIES THAT PROVIDE A WELCOMING ENTRYWAY TO THE WASHINGTON STATE UNIVERSITY CAMPUS.

IMPLEMENTATION STRATEGIES:

- 3A: Engage in proactive code enforcement; act on observed property maintenance violations with or without a citizen complaint.
- 3B: Work with owners, managers, and/or tenants to seek long-term solutions to repeated maintenance issues arising at a particular property.
- 3C: Review existing significant tree retention and replacement provisions of the zoning code to ensure these regulations are in keeping with the community's interests.
- 3D: Clarify and resolve solid waste and recycling collection policies and practices. Ensure that the end product of this effort is complete collection of all refuse and recyclables that are properly placed out for collection. Ensure that all residences have current refuse collection service through active enforcement of the city's mandatory service ordinance.
- 3E: Apply existing Dumpster screening standards whenever new construction or remodeling takes place on a property, or whenever a Dumpster is moved from one position on a lot to another. Encourage owners to screen Dumpsters to improve both the appearance of the neighborhood and the marketability of their rental units.
- 3F: Promote the continuation and public notification of College Hill Association's "yard of the semester" program.
- 3G: Review the sufficiency of the existing sidewalk refuse containers in the College Hill Core. Assess whether there is a need for more containers, containers with larger capacity, or more frequent refuse collection.

- 3H: Continue to encourage residents to participate in community clean-up campaigns.

GOAL 4: MAINTAIN HOUSING WITHIN THE NEIGHBORHOOD IN A SAFE AND HEALTHY CONDITION.

IMPLEMENTATION STRATEGIES:

- 4A: Establish a proactive housing maintenance program on College Hill wherein city building division staff performs an exterior survey of each multi-family structure from the public right of way, unless invited onto private property by the tenant or owner, and said staff contacts the applicable property owner to effect compliance with possible building code violations.
- 4B: Promote the city's voluntary housing inspection program to encourage maintenance of housing stock on the hill.
- 4C: Encourage the Landlord/Tenant Association to adopt a private housing inspection program wherein tenants self-evaluate their units and contact the landlord or city if they discover any health or safety issues.
- 4D: Explore opportunities for grants and low-interest loans as appropriate to address housing deficiencies and enhance the integrity of housing units in the College Hill Core.
- 4E: Refer owners and tenants to the Community Action Center (CAC) for housing assistance through its home weatherization, homebuyer down-payment assistance, energy bill assistance, and housing rehabilitation loan programs.

GOAL 5: PROVIDE AND MAINTAIN SUPERIOR INFRASTRUCTURE (e.g., ROADS, SIDEWALKS, UTILITIES, LIGHTING), MAINTAIN EXEMPLARY PUBLIC SERVICE, AND FACILITATE CONNECTIVITY IN AND OUT OF THE NEIGHBORHOOD.

IMPLEMENTATION STRATEGIES:

- 5A: Pursue a "complete streets" program for major roadways in the College Hill Core to ensure these streets are designed to be safe, attractive, and welcoming for all who use them (motorists, bicyclists, walkers, wheelchair users, bus riders, shopkeepers, residents, etc.). Include in this program such features as well-defined travel lanes, transit facilities, street trees, accessible ramps, broad sidewalks, clearly marked crosswalks, bike lanes, ample illumination, and well-marked traffic directions for all users.

Coordinate with WSU to ensure these streets transition smoothly into the university campus (See Example of “Complete Street” Features, Figure 10).

5B: Continue to address upkeep of infrastructure (streets, sidewalks, crosswalks, street signage, utilities) throughout the College Hill Core.

5C: Monitor the adequacy of street lighting in the College Hill Core on an ongoing basis and act quickly to address deficiencies.

5D: Reassess Pullman Transit operations annually to accommodate existing and forecasted conditions, and to minimize vehicle use in the neighborhood.

5E: Construct sidewalks to fill in gaps in the network, and replace or add utility lines as prescribed in applicable plans (e.g., water system plan).

5F: Review the transportation network in the College Hill Core for potential establishment of additional one-way streets to facilitate safe traffic flow and provide enhanced parking opportunities.

5G: Review the city’s adopted Pedestrian/Bicycle Circulation Plan for guidance regarding the establishment of bicycle lanes in the neighborhood.

5H: Work with stakeholders to identify potentially problematic crosswalks for possible installation of signage and/or warning lights.

5I: Coordinate as appropriate with WSU and other agencies on infrastructure improvements in the neighborhood.

5J: Encourage neighborhood associations and other interested parties to seek outside funding for desired infrastructure improvements.



GOAL 6: PROVIDE VEHICULAR PARKING AT A LEVEL SUFFICIENT TO ACCOMMODATE LAND USES IN THE NEIGHBORHOOD WHILE PRESERVING THE PREDOMINANT RESIDENTIAL CHARACTER OF THE AREA.

IMPLEMENTATION STRATEGIES:

6A: Promote the opportunity to establish an on-street parking permit program to College Hill Core occupants by placing information regarding this program in

the welcoming pamphlet to be delivered to each residence in the College Hill Core.

- 6B: Explore the formulation of a mandatory neighborhood-wide on-street parking permit system for the College Hill Core.
- 6C: Conduct strict enforcement of illegally parked vehicles to minimize parking in front yards, on planting strips, over sidewalks, across driveways, and in yellow curb zones.
- 6D: Review the zoning code for possible amendment to allow greater flexibility to establish commercial parking lots in the College Hill Core.
- 6E: Work with WSU to provide shuttle service to little-used parking lots.
- 6F: Review the zoning code for possible options for meeting the off-street parking standards of the zoning code. For example, the city could allow the developer to buy long-term permits for spaces in existing paid parking lots as part of required parking.

GOAL 7: VALUE AND PROTECT HISTORICAL RESOURCES.

IMPLEMENTATION STRATEGIES:

- 7A: Preserve historic resources on the hill by establishing and implementing a Certified Local Government (CLG) program.
- 7B: Inventory College Hill Core properties through the CLG program for possible inclusion on the local historic register.
- 7C: Promote the College Hill National Historic District and individual historic properties through appropriate signage, pamphlets, library displays, walking tours, etc.

GOAL 8: PROVIDE PUBLIC AND PRIVATE OPEN SPACE IN THE NEIGHBORHOOD TO PROVIDE BALANCE WITH THE BUILT ENVIRONMENT.

IMPLEMENTATION STRATEGIES:

- 8A: Look for opportunities to acquire land in the College Hill Core for use as open space (e.g., pocket parks). Collaborate with others (e.g., WSU, real estate developers) to effect this strategy.
- 8B: Review the zoning code to augment landscaping requirements for new multi-family developments. Be mindful of the community's interest in low-water-use planting materials.

- 8C: Ensure that architectural design standards created for the College Hill Core address the design and intended use of proposed open space associated with real estate development.

GOAL 9: FACILITATE CONTINUOUS COMMUNICATION AND COLLABORATION AMONG ALL AFFECTED PARTIES TO ENHANCE NEIGHBORHOOD QUALITY.

IMPLEMENTATION STRATEGIES:

- 9A: Facilitate an annual review by all neighborhood stakeholders of the long-term campaign to promote Pullman as a place for responsible living in a learning environment, as described more fully under Goal 1.
- 9B: Coordinate as appropriate with WSU and other affected organizations regarding the timing and design of capital investment in the College Hill Core.
- 9C: Increase cooperation and transparency for all community programs affecting the College Hill Core (including city plans, proposed public and private projects, WSU campus master plan and related precinct plans, WSU student orientation activities, and WSU discipline policies).
- 9D: Work with the College Hill Association, Landlord/Tenant Association, ASWSU, and others to help distribute the welcoming pamphlets on an annual basis to every residence in the College Hill Core.
- 9E: Encourage community service outreach efforts on the part of fraternity and sorority members to enhance their sense of neighborhood involvement.

GOAL 10: ENSURE THAT ACTIONS TAKEN IN THE COLLEGE HILL CORE BENEFIT THE ENTIRE COMMUNITY IN KEEPING WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN.

IMPLEMENTATION STRATEGIES:

- 10A: Ensure that any programs or regulations proposed to effect the provisions of this neighborhood plan are specifically reviewed for consistency with the city's existing Comprehensive Plan for the entire community.
- 10B: Conduct a Planning Commission meeting approximately two years after adoption of this neighborhood plan to assess the consistency of this plan relative to Comprehensive Plan policies, and to evaluate whether implementation of this neighborhood plan is creating any unintended consequences for the community. Transmit the Commission's findings to the City Council for review following the conclusion of this Planning Commission meeting.