

Regional Growth Centers Criteria Report

Puyallup Downtown Regional Growth Center



Designation Recommendation

Redesignate Downtown Puyallup as a regional growth center under the Regional Centers Framework. The center supports VISION 2050's goals to create compact, livable places that accommodate significant regional growth, while promoting sustainability and inclusion.

Background








The Downtown Puyallup regional growth center includes much of the historic downtown area. Downtown Puyallup has a “main street” feel, characterized by narrow streets, historic buildings, small blocks, a mix of older homes, and transitioning commercial land uses. The city hall, public library, senior activity center, Puyallup Sounder station, historic Meeker Mansion, retail, restaurants, and a city park are in the Downtown regional growth center.

Evaluation of Regional Growth Centers Requirements

Status Icons:

 On track
  Needs attention
  Does not meet criteria
  N/A

| Criteria | | Status |
|---|---|--|
| Center Type | — | Urban Growth Center |
| Existing Density Required: 18 people/acre |  | The Downtown Puyallup Regional Growth Center's current density is 22 people per acre, which meets the criteria. |
| Planned Target Density Required: 45 people/acre |  | The Downtown Puyallup Regional Growth Center's planned density is 65 people per acre, which meets the criteria. Reaching this density shows whether the center is effectively managing and concentrating growth within its boundaries. |
| Mix of Uses: 15% of planned residential and employment activity |  | 58% of planned growth is expected to be residential. |
| Size: 200 to 640 acres (larger if served by high-capacity transit) |  | The Downtown Puyallup Regional Growth Center is currently 215 acres. |
| Transit Access: Existing or planned frequent bus service or high-capacity transit |  | The center has existing commuter rail and bus service to serve the community. |
| Market Potential: Demonstrated capacity to support growth targets | — | A market study was not required. Since 2010, the center has increased density by 6 people per acre. |
| Center Subarea Plan | — | The center subarea plan was last certified in 2020. Please see the updated certification report for additional planning recommendations. |

Jurisdiction Comments / Additional Context

Recent city and private development projects include:

- **Cornforth–Campbell redevelopment site:** An underdeveloped city-owned property; proposed Seasons on Meeker private development project will include a market hall with microbrewery and restaurant pods, 8 townhome units, and 115 apartments.
 - Project abuts the City’s Meeker Festival Street project, currently under design.
- **AOB redevelopment site:** A surplus city-owned property formerly city administrative offices; Urban Puyallup has proposed a 140-unit apartment building, with ground floor retail space on West Pioneer.
- **Bell Place development:** Pursuit of the AOB site has spurred Urban Puyallup to purchase a privately-owned property a block away for a proposed 100-unit apartment building.
- **4th St NW Storm Project:** City project to install new large-diameter stormwater main connecting the downtown drainage basin to an existing outfall to the Puyallup River. This will address a major cost barrier to downtown redevelopment. Partially completed; phase most needed for downtown is currently under design but not constructed.
- **2nd Street Apartments:** Private development of 24-unit apartment building, under construction.