

The second downtown overlay zone is Limited Commercial, Downtown Overlay (CL-DTN). The types of uses allowed in this zone are low intensity commercial uses, office, and mixed use developments. Multi family residential uses are permitted, subject to the regulations of the RM-20 zone.

The third downtown zone is the Light Manufacturing, Downtown Overlay (ML-DTN) zone. Light industrial and light manufacturing uses, as well as general commercial uses are permitted.

The fourth downtown zone is the High Density Multiple Family, Downtown Overlay (RM-20-DTN) zone. In this zone, the permitted uses include single family and multi family residences, home occupations, and professional and office uses (those with more than 3,000 square feet of floor area require a CUP).

The largest residential zone in the Puyallup station area is the High Urban Density Single Family Residential (RS-04) zone. Single family residences, home occupations, duplexes, triplexes and manufactured homes are permitted in this zone. Accessory dwelling units are permitted. A few commercial uses and public uses are permitted with a CUP.



Transit Facility Profile

Puyallup Station

Sounder Commuter Rail | Location: 131 W Main Street | Station Area Population in 2000: 1,407

Puyallup Station is a Sounder commuter rail facility located in northern Pierce County. Puyallup Station includes boarding areas on either side of the rail line, accessible ramps, bicycle lockers, and shelters. There are 300 parking spaces at Puyallup Station in three lots. The station is accessed via W Main St. on the south side and W Stewart Ave. on the north side of the station.

Connections

Sounder commuter rail provides 48-minute trip to King Street Station in Seattle, making three trips every weekday morning. Reverse service is provided in the afternoon. There is a bus transit center at Puyallup Station with one Sound Transit Express route and four Pierce Transit routes.

Puyallup Station is located in downtown Puyallup. State Route 512 is less than one mile from Puyallup Station. State Route 512 connects to State Route 167 in less than two miles and to Interstate 5 twelve miles to the west. Downtown Tacoma is eight miles west of Puyallup Station. Seattle-Tacoma International Airport is 20 miles northwest of the station.

Bus Service

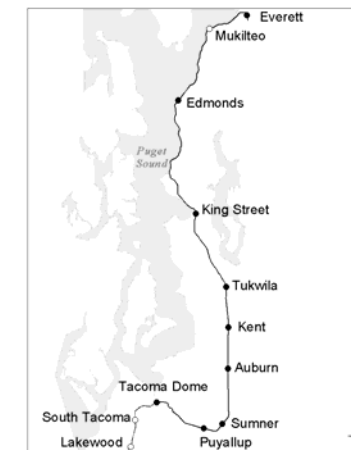
Route	Type of Service	Destinations
ST 582	Express	Bonney Lake, Sumner, Downtown Tacoma
PT 411	Express	South Hill, Pierce College
PT 413	Express	Sumner, South Hill
PT 202	Local	Sumner, Lakewood
PT 402	Local	SeaTac, Federal Way, Milton, Edgewood, South Hill, Graham, Spanaway

Land Uses

The largest land uses in the Puyallup station area are single family residential, public and retail. The public uses include a high school, the Sounder station, a post office, city administration buildings, a library, and an historical residence. The retail uses are of two types. The first are the small independent stores in downtown Puyallup. These are characterized by several antique stores, as well as clothing stores and other retail. The other type of retail is found along 2nd St. NE and N Meridian. This type of retail is more auto-oriented, with parking in front of buildings and drive throughs, as well as some automobile sales.

Some of the vacant parcels are undeveloped. One .8 acre undeveloped parcel is located at 5th Ave. NE and 2nd St. NE. The other undeveloped parcels are south of the station, on 2nd Ave. NW and on W Meeker Ave.

There are parks and other recreational uses within the quarter mile. Two city parks are present in the station area.



Sounder System map



For information, write to Sound Transit at Union Station, 401 S. Jackson St., Seattle, WA 98104 or call our toll-free information line at (800) 201-4900 or (888) 713-6030 TTY. You can also e-mail us at main@soundtransit.org or visit our Web site at www.soundtransit.org.

Land Use	Acreage	Percentage of Total
Single Family Residential	27.01	25.00%
Public	16.35	15.13%
Retail	11.85	10.97%
Parking	9.65	8.93%
Multi Family Residential	8.41	7.79%
Commercial	7.99	7.39%
Vacant	6.03	5.58%
Green Space	5.52	5.11%
Social and Religious Uses	3.94	3.65%
Manufacturing	3.36	3.11%
Institutional Residential	2.64	2.44%
Office	1.50	1.38%
Medical/Dental	1.41	1.30%
Recreation	1.23	1.14%
Mixed Use	0.49	0.45%
Infrastructure	0.44	0.40%
Right of Way	0.23	0.21%
Total	108.04	100.00%

Public Ownership

Agency	Acreage	Number of Parcels	Land use(s)
City of Puyallup	11.92	26	Undeveloped land, Green space, Public, Parking, Right of Way, Vacant Commercial
Puyallup School District	8.47	12	Undeveloped land, Public, Parking, Single Family Residential, Vacant residence
Sound Transit	5.16	15	Public, Parking
United States of America	0.64	2	Public, Parking

The city of Puyallup owns a 3,700 square foot undeveloped parcel on the corner of W Meeker Ave. and 4th St. SW. The Puyallup School District owns a 6,750 square foot undeveloped parcel on 2nd Ave. NW.

Sound Transit owns fifteen parcels, all adjacent to the Sounder station, used either as surface parking for Puyallup Station or as the station facilities. Sound Transit does not own any undeveloped or vacant property in the station area.

Major landowners and employers

There are no major landowners or employers in the Puyallup station area. Most of the land is owned as single family residences or by small business owners in downtown Puyallup, and there is no one large private owner driving change in the station area. A significant portion of the property is publicly owned in the station area; any redevelopment done by the public agencies of their own properties would likely produce further change in this area.

The Puyallup fairgrounds are under a mile from the Puyallup Sounder station. This is a 169 acre regional facility owned by the Western Washington Fair Association that has over one hundred events during the year, including the annual Puyallup Fair in September. The attendance at the two week long fall Puyallup Fair was between 1.1 and 1.3 million in the 1980-2000 period.



Sound Transit Ownership map

Assessed Real Property Values

Assessed Value	Acreage	Percentage of Total
Less than \$150,000	44.89	41.58%
\$150,000 - \$500,000	29.64	27.46%
\$500,000 - \$1,000,000	13.86	12.84%
\$1,000,000 - \$2,000,000	11.18	10.36%
\$2,000,000 +	8.38	7.76%
Total	107.96	100.00%

Zoning

The Puyallup station area is entirely within the city of Puyallup. There are eight zones that govern land uses in the station area. The largest non-residential zone is the Central Business District (CBD) zone. The CBD zone allows commercial uses, permitted either by right or with a conditional use permit (CUP). Multi family residential uses are permitted within a mixed use building.

The second largest non-residential zone is General Commercial (CG). Most commercial uses are permitted. Light manufacturing and light industrial uses are permitted with a CUP. Multi family uses are permitted as part of a mixed use building, with certain conditions.

Two parcels in the Puyallup station area are zoned Limited Commercial (CL). Most commercial uses are permitted. Industrial and manufacturing uses are prohibited in this zone. Multi family uses are allowed as part of a mixed use building, with certain conditions.

There are four zones that are covered by a downtown overlay. The downtown overlay covers areas close to the CBD that should be pedestrian-oriented in character. This overlay emphasizes a complimentary mix of uses that ought to exist in a downtown area. The downtown overlay includes regulations in addition to the underlying zone. The first such zone is General Commercial, Downtown Overlay (CG-DTN). The CG-DTN zone is meant to be accessible to both automobiles and pedestrians. Commercial uses are allowed in this zone; industrial and manufacturing, as well as residential uses, are prohibited.

Development Regulations

Zone	Building height limit	Residential Density	Floor to Area Ratio	Off-Street Parking Requirements
CBD	36 feet or 51 feet with certain height bonus conditions	18 units per acre or 22 units per acre with density bonuses	4.5	Not based on zoning
CG	50 feet or 75 feet with certain height bonus conditions	Not specified	4	Not based on zoning
CL	36 feet or 51 feet with certain height bonus conditions	Not specified	1.5	Not based on zoning
CG-DTN	50 feet or 75 feet with certain height bonus conditions	Not applicable	4	Not based on zoning
CL-DTN	36 feet or 51 feet with certain height bonus conditions	18 units per acre or 22 units per acre with density bonuses	1.5	Not based on zoning
ML-DTN	50 feet or 75 feet with certain height bonus conditions	Not applicable	4	Not based on zoning <i>Multi family residences: 2 per unit</i>
RM-20-DTN	36 feet	18 units per acre or 22 units per acre with density bonuses	2	Not based on zoning
RS-04	28 for residences, 25 for other buildings	8 units per acre	.45	Not based on zoning <i>Single family residences: 2 per unit</i>



Puyallup Station