

Puyallup Cornforth-Campbell Sites Redevelopment

Site and Project Option Details

Date December 22, 2022
To City of Puyallup
From Brian Vanneman and Jennifer Shuch, Leland Consulting Group
CC James Brackenhoff, First Forty Feet

Executive Summary

The City of Puyallup engaged Leland Consulting Group (LCG) as part of an interdisciplinary team including First Forty Feet (FFF) to establish potential development concepts for the City-owned Cornforth-Campbell Sites in Downtown Puyallup. In coordination with the City, LCG and FFF developed three main concepts for the sites, all of which include a mix of housing and retail. Option D, which is the main focus of this application, includes townhomes, apartments, and retail space. Development is expected to take place on the Covered lot and the Cornforth-Campbell lot, as shown in Figure 1 below. The Hill lot is expected to remain public parking. The purpose of this preapplication conference request is to generate more input from City staff prior to conducting developer outreach as part of the RFP process.

The Sites

Figure 1. City-Owned Cornforth-Campbell Sites



Address: 115 2nd Street SE, Puyallup, WA

Zoning: CBD-Core

Total Site Size: 1.86 acres

- Covered Lot: 0.29 acres
- Cornforth-Campbell Lot: 1.20 acres
- Hill Lot: 0.37 acres (to remain surface parking)

Parcel Numbers: 7060000070; 7060000020; 7060000030

Figure 2. Vicinity Map of the Cornforth-Campbell Sites

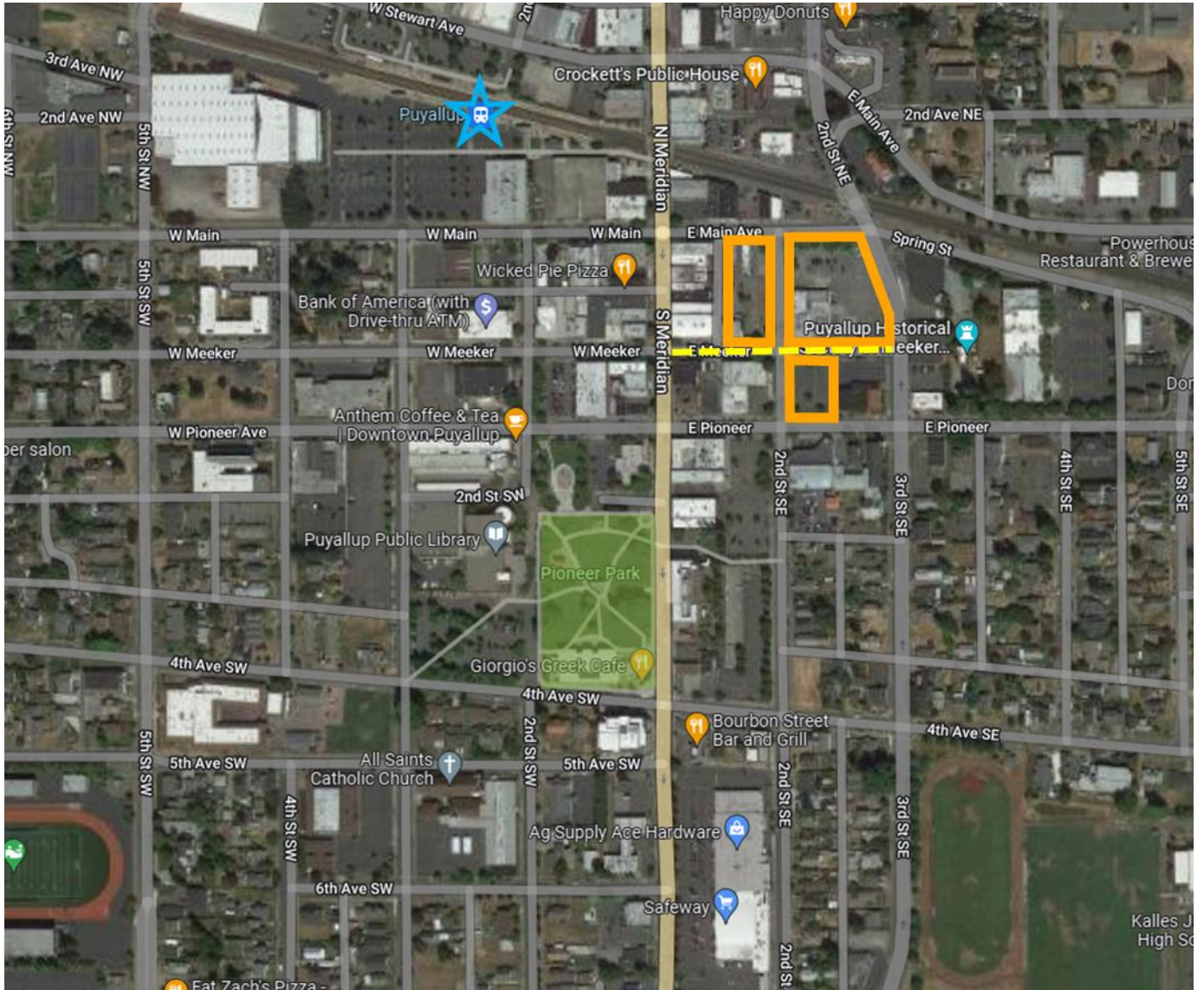
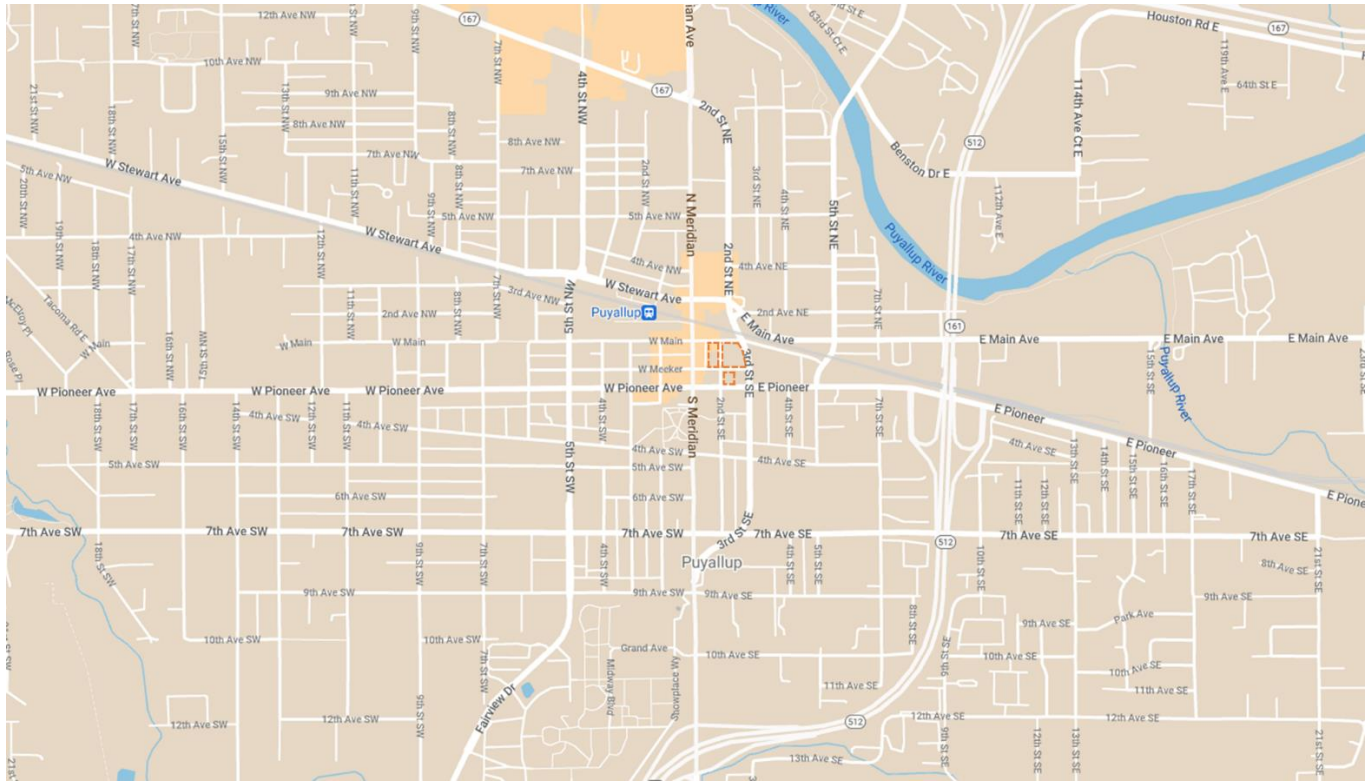


Figure 3. 1.5-Mile Vicinity Map of Cornforth-Campbell Sites



Existing Utilities

As shown in Figure 4, there are pipes and inlets located beneath the Cornforth-Campbell and Hill lots, as well as adjacent to the Covered lot. There are also mains located underneath E Main, E Meeker, and E Pioneer. A hydrant is located on the northeast corner of the Covered lot at the intersection of 2nd and Main. An additional hydrant is located across 3rd Street SE from the Cornforth-Campbell lot. There are currently no pond, vault, or permeable stormwater facilities on-site.

Figure 4. Existing Stormwater Infrastructure On and Adjacent to the Cornforth-Campbell Sites



Figure 5. Existing Sewer Infrastructure On and Adjacent to the Cornforth-Campbell Properties



Figure 6. Hydrant Locations On and Adjacent to the Cornforth-Campbell Properties

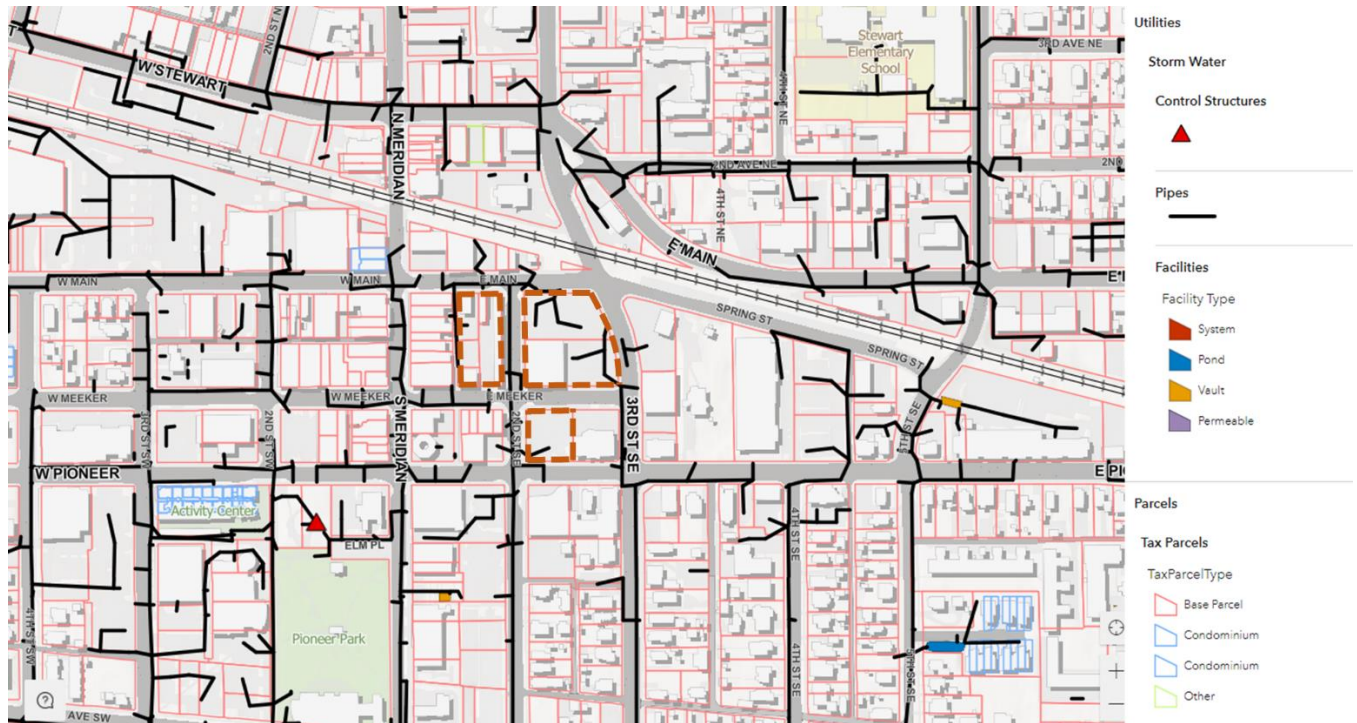


There are sixteen City-maintained street trees on site, as shown in Figure 7.

Figure 7. City-Maintained Street Trees Adjacent to the Cornforth-Campbell Properties



Figure 8. Stormwater Control Structures and Utilities Near the Cornforth-Campbell Sites



Existing Street Light Locations

LCG counted street lights via Google. Therefore the locations of street lights shown in Figure 9 below are a best estimate. There are additional lights on the interior Cornforth-Campbell lot, which we assume would be removed during site development.

Figure 9. Locations of Street Lights Adjacent to the Cornforth-Campbell Sites



Solid Waste and Recycling Containers

Due to the fact that the development concepts provided by LCG and FFF are conceptual and may be modified by the development team ultimately engaged by the City, the size, type, and locations of solid waste and recycling containers are not yet known, though waste receptacles are likely to be placed in parking areas. LCG and FFF are aware that per [6.12.040](#), the minimum solid waste collection service required by the City is one can (or micro-can service) one time per week for all occupied residences, and that the minimum service level for commercial establishments is weekly. LCG hopes to learn from the City how waste is handled in multifamily apartment buildings, specifically whether each unit must have its own can or if there can be a shared waste and/or recycling facility such as a communal dumpster.

Development Concepts

Leland Consulting Group (LCG) and First Forty Feet (FFF) worked with the City of Puyallup to determine three potential development plans, known as options C, D, and E. For the purposes of this application, LCG is submitting Option D with Type IIIA (4- to 5-story) construction as it is the most likely to be built on this site, along with Type VA construction of townhomes. However, hypothetical programs for all three design options are outlined below. See submitted concept diagrams for more details.

Option D

4- or 5-Story Alternative

Cornforth-Campbell Lot:

- 3,000 square feet of retail
- 3,000 square foot market hall
- 89,000 square feet (102 units) of apartments
- 108 off-street stalls with [either mechanical stacked parking or structured parking](#)

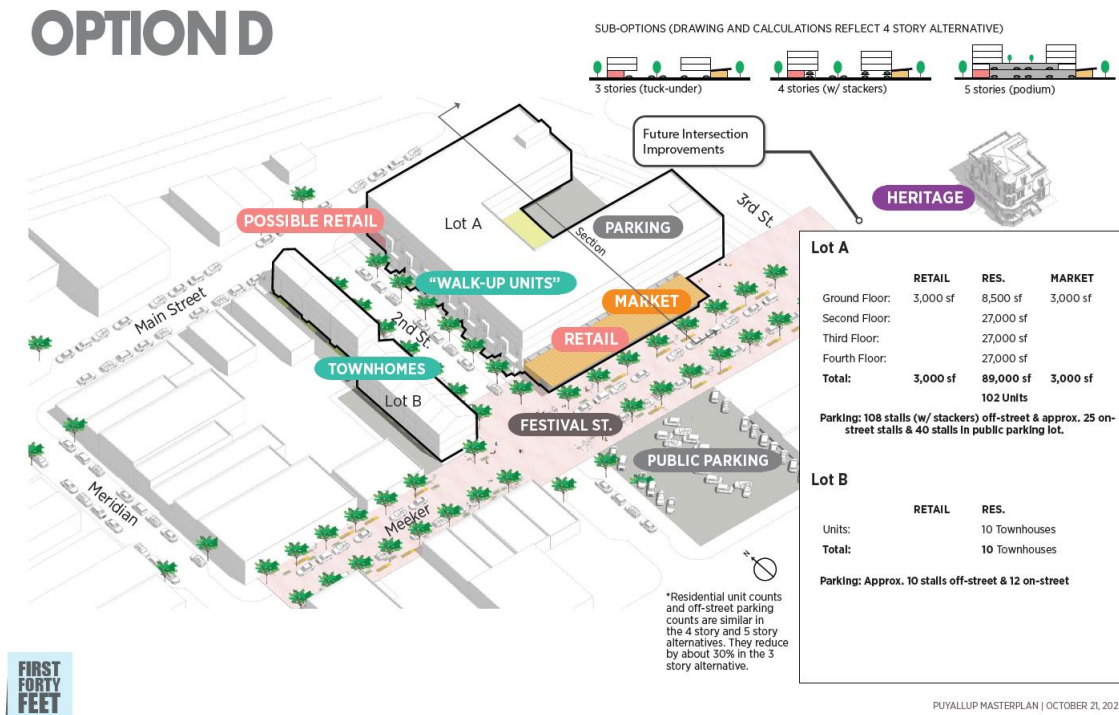
Covered Lot:

- 10 townhomes (14,000 square feet)
- 10 off-street parking stalls

Hill Lot:

- 40 public parking stalls

Figure 10. Option D, 4- to 5-Story Alternative



Other Development Concepts Reviewed by City Staff

Option C: 4- or 5-Story Alternatives

Cornforth-Campbell Lot:

- 4,000 square feet of retail
- 6,000 square foot market hall (adaptive reuse of former H.O. Wilen Motors building)
- 80,500 square feet (92 units) of apartments
- 94 off-street either mechanical stacked parking or structured parking

Covered Lot:

- 10 townhomes (14,000 square feet)
- 10 off-street parking stalls

Hill Lot:

- 40 public parking stalls

Option C: 3-Story Alternative

Cornforth-Campbell Lot:

- 4,000 square feet of retail
- 6,000 square foot market hall (adaptive reuse of former H.O. Wilen Motors building)
- 56,350 square feet (65 units) of apartments
- 66 off-street parking stalls

Covered Lot and Hill Lot remain the same.

Option D: 3-Story Alternative

Cornforth-Campbell Lot:

- 3,000 square feet of retail
- 3,000 square foot market hall
- 62,300 square feet (72 units) of apartments
- 108 off-street stalls with stackers

Covered Lot and Hill Lot remain the same.

Option E

Cornforth-Campbell Lot:

- 6,000 square foot market hall (adaptive reuse of former H.O. Wilen Motors building)
- 48 townhomes (67,200 square feet)
- 48 off-street parking stalls

Covered Lot:

- 10 townhomes (14,000 square feet)
- 10 off-street parking stalls

Hill Lot:

- 40 public parking stalls