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Neighborhood of the week

Neighborhood of the week: Silver Creek in Pierce County

A large planned community now stands where not too long ago were only farms and woods.

By **Lisa Pemberton-Butler**
Special to *The Seattle Times*

Featuring paved trails, pristine parks and roomy houses with floor plans that practically scream "home theater" and "man cave," the Silver Creek community near Puyallup is a slice of affordable suburban heaven for growing families.

But it hasn't been like that for long.

Joe Maxwell, a broker and owner at Windermere Real Estate's Puyallup/Canyon Road office, recalls what the area was like in the 1980s and early 1990s.

"It was just all woods," he said. "It was logging, farming, country area. ... You thought you were at the end of the world."

During the past 15 years, more than 1,600 single-family, Northwest contemporary-style houses have sprung up in the 480-acre master-planned community in unincorporated Pierce County.

It's one of the largest housing developments in the South Hill and Graham area — a region that's grown dramatically with new residential subdivisions and commercial development in recent years.

During the first half of this year, 68 single-family houses in Silver Creek sold, ranging in price from \$154,606 to \$410,000, with a median of \$218,000, according to figures compiled by Windermere Real Estate.

Recent Silver Creek sales include a 2,955-square-foot, three-bedroom, 3 ½-bathroom home which sold for \$289,000; and a 1,520-square-foot, three-bedroom, two-bath rambler which sold for \$220,000.

Those figures are in line with home prices for Puyallup. According to Seattle-based [Zillow.com](#), the median value of all single-family houses in Puyallup, not just single-family houses recently sold, was \$228,000 in May, down 4.3 percent year-over-year.

The median value of all condos in Puyallup was \$149,500 in May, down 7.8 percent year-over-year, the Zillow Home Value Index shows.

Silver Creek was created by Pageantry Homes, and sold off in sections to several Northwest builders such as Sound Built, Quadrant and Seattle Pacific Homes, Maxwell said.

It was divided into smaller neighborhoods, including the gated community of Grayhawk, which features homes with higher-end finishes such as custom cabinetry and granite countertops, and Rollingwood, which caters to residents who are 55 and up.

Silver Creek was designed with outdoor enthusiasts in mind, according to Jerry Mahan, an agent with John L. Scott Real Estate's Puyallup office.

"It's got ballfields, it's got tennis courts, it's got a lot of recreational areas," he said. "[And] you're not that far from lakes and parks."

The neighborhood is close to Thun Field (also known as Pierce County Airport), Paul Bunyan Rifle & Sportsman's Club, Lipoma Firs Golf Course and Frontier Park, which hosts a variety of events throughout the year, including the Tacoma Highland Games and the Pierce County Fair.

On a clear day, residents can enjoy a panoramic view of Mount Rainier. A paved trail along the development's main road, Gem Heights Drive East, is a popular route for running, dog walking and inline skating.

Silver Creek offers the peaceful feel of a bedroom community, but it's within a five-minute drive for most big city-type amenities.

"Lucky for us, we have Fred Meyer pretty close," said resident Jeanne Woodward.

There's also a WinCo Foods supermarket, a Target, a Wal-Mart and numerous fast-food restaurants within a five-mile radius.

Many Silver Creek residents work in the nearby industrial mecca known as Frederickson, which is home to a variety of major employers, including a Boeing plant (where workers fabricate wing skins and spars for the company's 777 airplanes and other aircraft); the Ikea Northwest Distribution Center (which supplies Ikea stores throughout the Northwest and in Canada); and Mountain Mist Water (which sells bottled water).

However, some residents commute farther for work, such as to downtown Seattle, about 45 miles away.



enlarge

Silver Creek(near Puyallup)

Population of Puyallup: 38,900
Distance to downtown Seattle: About 45 miles

Schools: The Silver Creek neighborhood is served by the Puyallup School District.

Website: Silver Creek Home Owner Association:
www.silvercreekwa.com

Attractions: Puyallup is probably best known for the Puyallup Fair (Sept. 10-26), but also is host to the Daffodil Festival parade in April that travels through Tacoma, Puyallup, Sumner and Orting, all in one day.

Fun fact: When Puyallup (pronounced "pew-allup") was incorporated in 1890, the original Indian name was used. Although it's been spelled several ways, it means "generous people."

— *Seattle Times news researcher Miyoko Wolf*

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