



Commissioners:

Austin, Bridges, Child, Crawford, Haase, Haines, Johnson, McCaul

Staff Liason:

Derek Barry, Community Services Manager

The city is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (First Floor Conference Room), or virtually by using the meeting access link below.

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NGMMyOTIwZTAAtMTU0Yi00N2U1LWI2NjEtODg4Y2FIYzdlMzU1%40thread.v2/0?context=%7b%22Tid%22%3a%22d2e17d56-5ed4-4f6d-9847-78f1db76cd6f%22%2c%22Oid%22%3a%22a21fd3a7-22ab-4445-a016-209fdf70cd17%22%7d

COMMISSION BUSINESS

1. Approval of the November 9, 2023 Meeting Minutes
2. Draft - Parks & Trails Plan Update - Continued from November 9, 2023 meeting

REPORTS

ADJOURNMENT

Forestry & Parks Commission Meeting

11/9/2023 4:30-6:40pm

Zoom

Meeting called by: Derek Barry

Type of meeting: Forestry & Parks Commission

Facilitator: Derek Barry

Note taker: Derek Barry

Attendees: Commissioners Bridges, Child, Crawford, Haase, Haines, Johnson, McCaul
Community Services Manager Derek Barry
Parks Supervisor Dan Gates
Online observer Nick Biermann

Minutes

Agenda item: Approval of the September 2023 meeting minutes

Presenter: Derek Barry

Discussion: Approved the minutes of the September 2023 meeting.

Conclusions:

Approved

Agenda item: Parks & Trails Plan Update – draft

Presenter: Derek Barry

Staff and commissioners discussed the draft plan. Staff and the Forestry & Parks Commission Chair will work on writing a recommendation that will be included as a letter for the Parks & Trails Plan. Conversations included identifying and prioritizing the acquisition of properties to fill in service gaps. This included adding 29th St, as well as current spaces used on events like the activated alleys, Rhubarb Alley and future alleys for activation. Pocket parks and other infill properties were also mentioned as potential solutions to gaps in services. Some current parks may need to be recategorized and we may need to add new categories. Data used for graphs and exhibits seemed inconsistent. Staff will work with the consultant on identifying and cleaning up those instances, if possible. Prioritization discussions lead to a general consensus of

1. Acquiring additional park and open space to fill gaps in services or strategic locations

2. Development of:

A. Empty/vacant land we already have that has master plans, then vacant lands without master plans (Bennett Property then Qunell Family Park)

B. Master Planned Existing Developed Parks

(Seibenthaler Park, Heritage Park & Activated Alleys, Ryan House [may need master planned if demolition moves forward])

3. Improvements to developed parks that are not master planned.

Environmental justice grants were brought up as a potential source for funding, depending on eligibility.

General Updates A special meeting will be held Thursday, November 30th at 4:30pm to continue discussions on the draft Parks & Trails Plan update.



Draft Overview

CITY OF SUMNER

Parks & Trails Plan 2024-2030

November 2023 (DRAFT)

Prepared for:

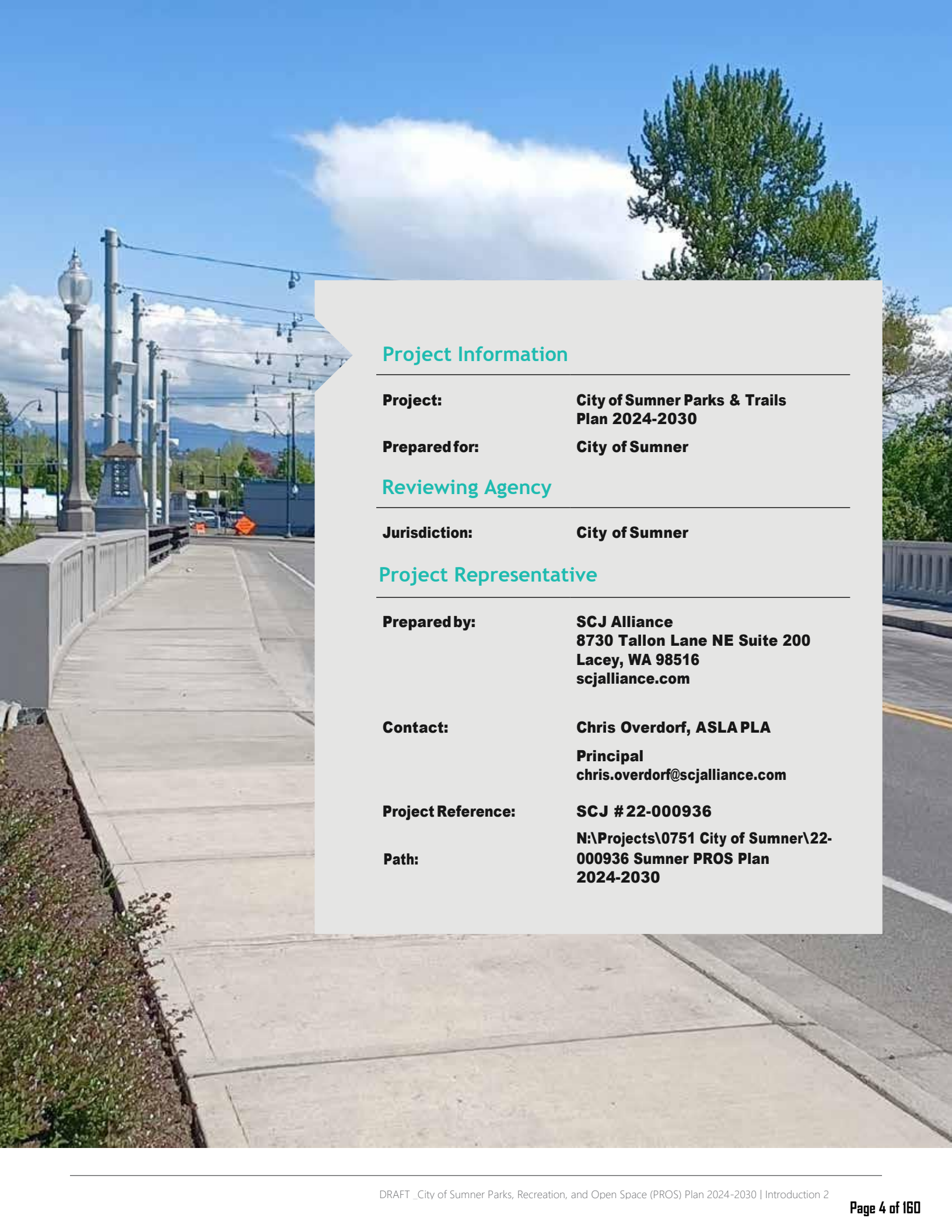
City of Sumner, Washington

1104 Maple Street

Sumner, WA 98390

Phone: 253-863-8300





Project Information

Project: City of Sumner Parks & Trails
Plan 2024-2030

Prepared for: City of Sumner

Reviewing Agency

Jurisdiction: City of Sumner

Project Representative

Prepared by: SCJ Alliance
8730 Tallon Lane NE Suite 200
Lacey, WA 98516
scjalliance.com

Contact: Chris Overdorf, ASLA PLA
Principal
chris.overdorf@scjalliance.com

Project Reference: SCJ # 22-000936
Path: N:\Projects\0751 City of Sumner\22-
000936 Sumner PROS Plan
2024-2030

ACKNOWLEDGMENTS

City of Sumner

Mayor

Kathy Hayden

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Curt Brown

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Patrick Reed

Earle Stuard

Forestry and Parks Commission:

Derek Barry, Staff Liaison

Ashli Austin

Ben Bridges

Marty Child

Jennifer Crawford

Theresa Haase (Chair)

Scott Haines

LaTeefah Johnson

Gene McCaul

SCJ Alliance

**Chris Overdorf, PLA ASLA, Project Manager & Principal
Landscape Architect**

Dan Penrose, AICP Principal

Colin Owen, PLA ASLA, Landscape Architect

Sydney Dean, ASLA Landscape Designer & Parks Planner

Zach Gulbran, GIS Analyst

Amber Lee O'Rourke, GIS Analyst

MISSION:

To provide needed and valued services that promote our sense of community.

VISION:

Sumner will set the standard of excellence for a progressive small city.

VALUES:

We serve with Respect and Integrity.
We are Responsive and Accountable.
We are Collaborative and Professional.
We are Innovative and Visionary.

STRATEGIC PRIORITIES:

Community Character

- Investment in parks & open space
- Balance the past with the future needs and desires of a changing community
- Vibrant events that celebrate arts, heritage and culture
- Policies and practices that support business growth
- Maintain welcoming small-town charm
- Long-range planning that effectively manages growth

Effective Transportation

- Invest in existing infrastructure to create capacity and efficiencies
- Focus on alternative transportation methods (bike, walking, transit, etc.)
- Preserve existing assets
- Regionally align to mitigate “cut-through” traffic
- Leverage technology to create efficiencies

Protection of Natural Resources

- Protect and enhance rivers, streams and fish habitat
- Clean & safe drinking water
- Effective stormwater management
- Environmentally conscience capital investments
- High quality wastewater management

Public Safety

- Responsive & proactive policing
- Progressive, collaborative and systemic social service solutions
- Emergency preparedness
- Partnership with community to address criminal activity
- Traffic engineering, education and enforcement

Excellent Government

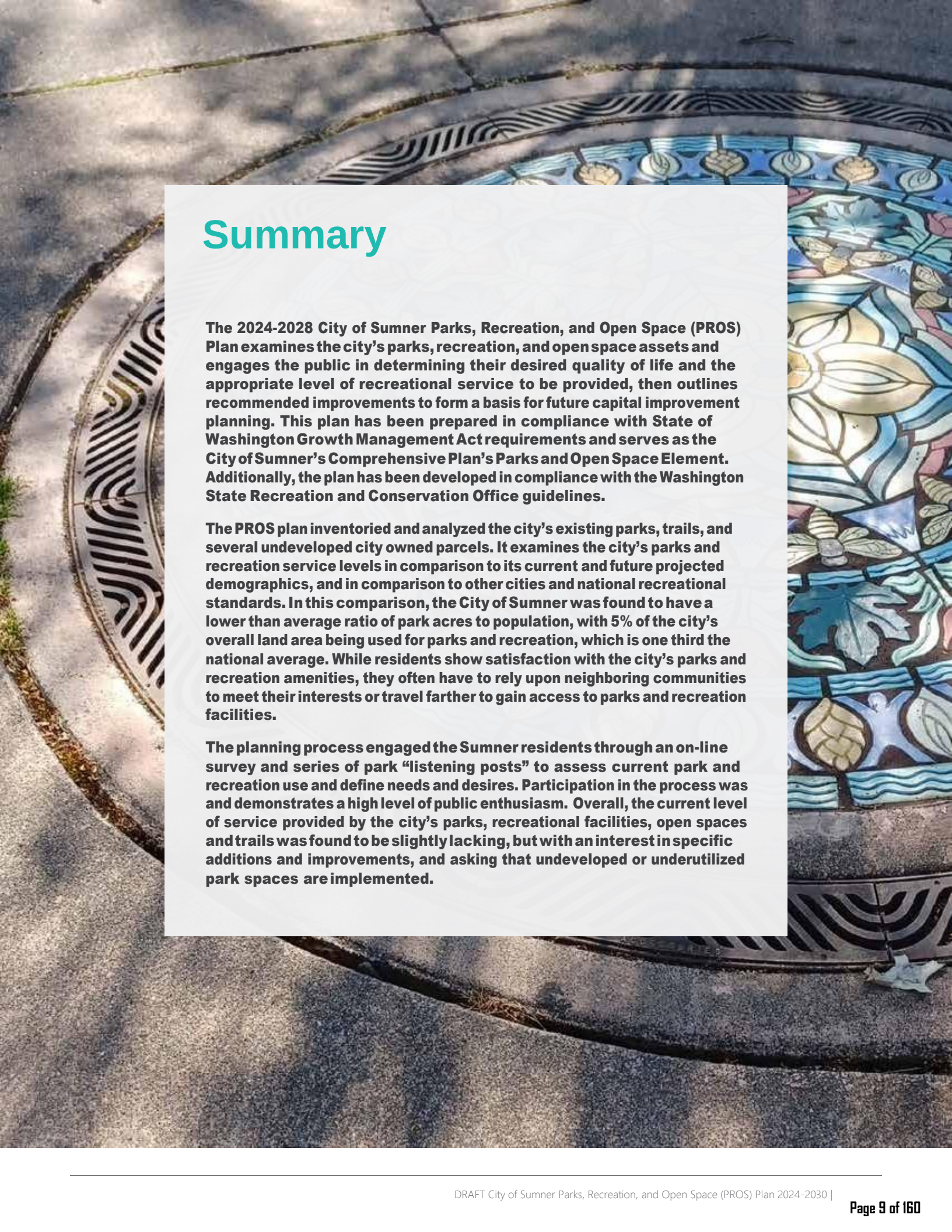
- Equitable distribution of resources
- Recruit and retain quality, diverse staff
- Focus on long-range financial stability
- Fiscally balance mix of desired services
- Transparency in policy and actions
- Respond to and engage with the community
- Leverage partnerships for enhanced service

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DRAFT



Summary

The 2024-2028 City of Sumner Parks, Recreation, and Open Space (PROS) Plan examines the city's parks, recreation, and open space assets and engages the public in determining their desired quality of life and the appropriate level of recreational service to be provided, then outlines recommended improvements to form a basis for future capital improvement planning. This plan has been prepared in compliance with State of Washington Growth Management Act requirements and serves as the City of Sumner's Comprehensive Plan's Parks and Open Space Element. Additionally, the plan has been developed in compliance with the Washington State Recreation and Conservation Office guidelines.

The PROS plan inventoried and analyzed the city's existing parks, trails, and several undeveloped city owned parcels. It examines the city's parks and recreation service levels in comparison to its current and future projected demographics, and in comparison to other cities and national recreational standards. In this comparison, the City of Sumner was found to have a lower than average ratio of park acres to population, with 5% of the city's overall land area being used for parks and recreation, which is one third the national average. While residents show satisfaction with the city's parks and recreation amenities, they often have to rely upon neighboring communities to meet their interests or travel farther to gain access to parks and recreation facilities.

The planning process engaged the Sumner residents through an on-line survey and series of park "listening posts" to assess current park and recreation use and define needs and desires. Participation in the process was and demonstrates a high level of public enthusiasm. Overall, the current level of service provided by the city's parks, recreational facilities, open spaces and trails was found to be slightly lacking, but with an interest in specific additions and improvements, and asking that undeveloped or underutilized park spaces are implemented.





Overview



Cover Letter

Letter from Commission or Derek Barry

DRAFT



INTRODUCTION

Welcome to the City of Sumner's comprehensive parks plan update. Commonly referred to as a Parks, Recreation, and Open Space (PROS) Plan, this document is purposefully designed to be a fluid and dynamic document to satisfy Growth Management Act (GMA) requirements while allowing the City to remain eligible for Washington State Recreation and Conservation Office (RCO) funding and other funding sources for the next six-to-ten years.

This document summarizes the inventory and assessment of the city's parks and open spaces and documents the community's recreational needs and wishes gathered from surveys, public outreach, and online tools. It establishes a vision, planning goals, examines the level of service currently provided by the current mix of city parks and open spaces. The capital improvement plan (CIP) and its formal approval adoption completes the PROS Plan suggesting a series of recommended improvements to better serve the citizens of Sumner for the next six years and beyond, each tied to potential grant funding sources, serving to guide the City's response and priorities to the desired quality of life envisioned from its citizens.

PURPOSE

The PROS Plan Update 2024-2030 assesses how well the City of City of Sumner's parks, open spaces, and trails, together with other local and regional parks & recreation assets serve the community and propose improvements and changes to meet the evolving recreational demands and needs of the community.

This plan is a dynamic six-year strategic guide and aspirational plan for managing and enhancing the City of Sumner's parks, trails, open space, and recreation services. It establishes an implementable framework for serving the community's desired quality of life related to its parks, recreation, trails, green open spaces, and recreational opportunities. In addition, this Plan provides a vision for the City's park and recreation system, proposes updates to level-of-service standards for park and facility classifications, and addresses departmental and community-wide goals, objectives, and other management considerations toward continuing high-quality recreation opportunities to benefit the Sumner community.

Developed with input and direction directly from city residents, City staff, and the Parks Commission, this Plan inventories and evaluates existing park and recreation areas and assesses how well the City of Sumner's parks, open spaces, and trails, together

with other local and regional parks & recreation assets serve the community and propose improvements and changes to meet the evolving recreational demands and needs of the community. In addition, this Plan assesses the conditions for acquisition, site development, financing options, and operational improvements and offers policies and recommendations to support the community's desired quality of life.

REGULATORY REQUIREMENTS

GROWTH MANAGEMENT ACT REQUIREMENTS

The State of Washington, under RCW 36.70A.070 'Comprehensive Plans - Mandatory Elements', outlines the components that each city's comprehensive plan must include, stating the plan "shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. A comprehensive plan shall be adopted and amended with public participation as provided in RCW 36.70A.140.

Each comprehensive plan shall include a plan, scheme, or design for each of the following:

1. A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses.
2. A housing element ensuring the vitality and character of established residential neighborhoods.
3. A capital facilities plan element consisting of an inventory of existing capital elements, forecasts of future needs, proposed locations and capacities, a six-year financing plan, and a requirement to reassess if probable funding falls short of meeting existing needs. Park and recreation facilities shall be included in the capital facilities plan element.
4. A utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities.
5. Rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources.
6. A transportation element that implements, and is consistent with, the land use element.
7. (7) An economic development element establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life.

A city that has chosen to be a residential community is exempt from the economic development element requirement of this subsection.

8. A park and recreation element that implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities. The element shall include:
 - a. Estimates of park and recreation demand for at least a ten-year period;
 - b. an evaluation of facilities and service needs; and
 - c. an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

WASHINGTON RECREATION AND CONSERVATION OFFICE (RCO) REQUIREMENTS

The Washington State Recreation and Conservation Office (RCO) is a state agency that "manages several grant programs to create outdoor recreation opportunities, protect the best of the state's wildlife habitat and farmland, and help return salmon from near extinction." The agency awards approximately 270 grants totaling \$78M each year. To be eligible to apply for grant funding, a municipality or agency must have adopted a recreation or conservation plan before applying for a grant, and plans must meet specified requirements. The methodology, organization, and content of this PROS plan address RCO eligibility guidelines.

CITY OF SUMNER REQUIREMENTS

Consistent with City of Sumner Code Requirements

Potential improvements outlined in this PROS Plan were developed to be consistent with the City of Sumner's Comprehensive Plan and Municipal Code.

Sumner's PROS Plan forms the 6-year and 20-year Capital Improvement Plans (CIP) serving to inform possible near-term and long-term city budgeting, procurement, and construction needs, while providing the flexibility to adapt to unforeseen opportunities that may present themselves during this plan's performance period.

The CIP noted in this document is in no way or means the final plan to guide all park development, acquisition, and maintenance needs the city will undertake over the next six years. It is a "wish list" of potential projects,

agreements, and possible programs developed thorough a public involvement process designed to capture the community’s needs and wishes for its parks & recreation system. Many projects, due to funding changes, procurement challenges, staffing needs, and political priorities, may not be implemented. Yet, the projects reflected in the CIP have been developed in a way so that if the city decides to pursue a specific project, they are best-positioned to secure competitive funding from other sources or are prioritized correctly.

PROCESS

While RCO has no specific requirements for the number of pages, number of chapters, or format for comprehensive parks plans, it is expected that the organization will capture the needs of the organization and the quality of life desired by the community.

The process used to develop the City of Sumner’s PROS Plan Update is modeled after six minimum elements noted in RCO Manual 2: Planning Policies & Guidelines. Whether this plan supports a grant application for a capital project (facility development and land acquisition) or a noncapital project (architectural, engineering, planning, etc.,) the organization of this plan and the process followed is purposefully designed to capture the minimum elements expected by RCO.

Aside from the first section, the project overview, this plan is structured around the there are six elements needed for an effective comprehensive parks plan:

Goals and Objectives

The plan must support the applicant’s park and recreation mission, including the current project, with broad statements of intent, or goals that capture a community’s desired outdoor recreation resources.

Inventory

A description of the planning or service area, including the physical setting and summary of conditions of the complete inventory of each existing outdoor recreation asset or program.

Public Involvement

A description of how the planning process gave the public ample opportunity to be involved in plan development and adoption.

Demand & Needs Analysis

An analysis that takes your inventory work and public involvement into consideration, balancing public

demand with your organization’s current capacity and future expectations.

Capital Improvement Program

A list of the desired capital improvements or capital facility programs of at least 6 years that lists and prioritizes desired land acquisition, development, renovation, and restoration projects.

Approvals

A resolution, ordinance, or other adoption instrument showing formal approval of the plan and planning process by the governing entity.

The process diagram below identifies the priority sections needed to develop a GMA-compliant and RCO-certified PROS plan, however, many steps ran concurrently.





Inventory & Assessment



INVENTORY & ASSESSMENT

The purpose of this chapter is to gain a broad understanding of the current conditions of the Town of Sumner's parks, recreation, opens space and trails, the population that the parks are serving, and the regional context and planning efforts that frame the system.

Currently, the City manages six named parks, one large trail system, and has two land-banked properties for additional parks, with each providing a variety of recreation amenities and experiences for the Sumner community to enjoy.

The inventory and assessment section is assembled across the following four distinct contexts:

- [Physical Context](#)
- [Demographic Context](#)
- [Planning Context](#)
- [Site Evaluations](#)

PHYSICAL CONTEXT

The City of Sumner is located in north central Pierce County, Washington, near the southern central end of the Puget Sound Basin, approximately 40 miles south of Seattle, and 15 miles east of Tacoma at the intersection of the Puyallup and White Rivers. The City

encompasses 4,870 acres or 7.6 square miles. The City has additional designated urban service area/ urban growth area of approximately 925 acres or 1.44 square miles.

Sumner's environment is comprised of both natural and built features. The relationships between the City's natural environment and development have profound impacts on the quality of life in Sumner, the distribution of land uses, and how citizens value Sumner's physical setting.

Sumner's natural environment includes stands of mature trees, steep slopes, ravines on the southern, western, and eastern borders of Sumner and Bonney Lake, topographic depressions (known as potholes), and several water features, including two major rivers and several salmon-bearing tributaries.

The city is divided by the Puyallup River on the south, and by the White River which flows through Sumner from the north to join the Puyallup and on to Puget Sound in Tacoma/Fife. Mount Rainier rises 14,410 feet above the landscape, 33 miles directly southeast of Sumner.

The underlying geologic formations under Sumner are many feet of Pleistocene Epoch glacial deposits of sands, gravels and clay lenses. After repeated glacial retreats and melts, the valley in which Sumner

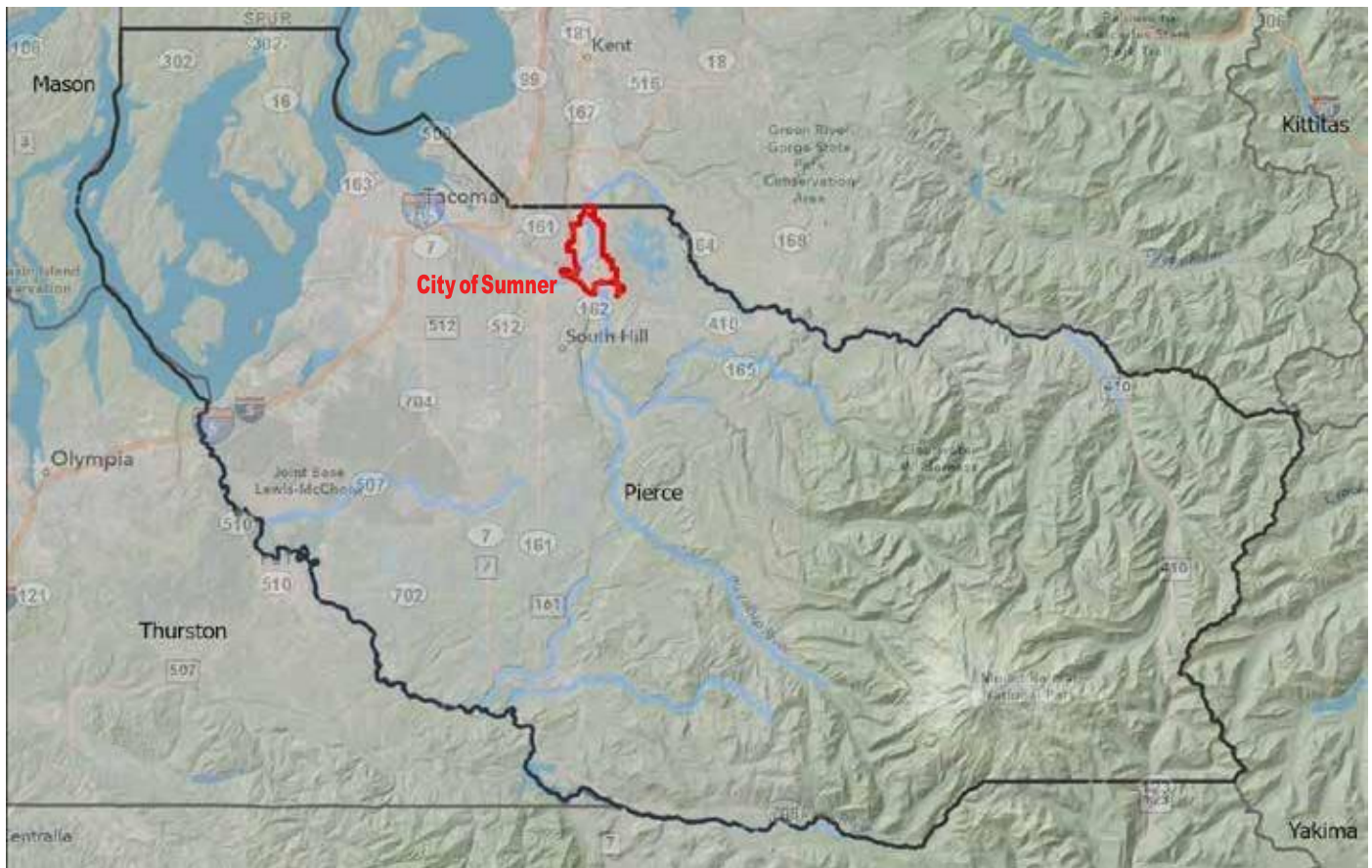


Figure 1 - Location Map

sits became an open water fjord, reaching to Orting. From volcanic activity and collapse of the north flank of Mount Rainier to the east, the White and Puyallup River valleys became filled with lahar deposits and mudflows down the slopes of Mount Rainier. The massive Osceola Mudflow resulted from a hydrothermal eruption on the north side of the mountain and filled the White River and Puyallup River valleys where Sumner now sits.

Sumner is framed by steep slopes parallel to the White and Puyallup rivers. The White River valley runs north-south, with surrounding elevations rising sharply from 70 feet in Sumner, to 500 or more feet to the west in Sumner, and up to 600 and 700-plus feet to the east in Lake Tapps and Bonney Lake. To the southwest across the Puyallup, elevations rise to 300- and 400-foot elevation. The main core of the City of Sumner is built upon a rise of land between the White and Puyallup rivers, both of which comprise current flood zones.

The communities of Bonney Lake, Lake Tapps, and the other lakes to the east of Sumner is fed by Puget Sound Power and Light pipelines from the White River near Buckley, approximately 6 miles to the southeast. Lake Tapps drains via an inactive hydroelectric power generating station (Derringer Powerhouse) north of 24th Ave East back into the White River again.

CLIMATE PROFILE

The City of Sumner, like many of the other surrounding communities in Pierce County, experiences weather often called a “Modified Mediterranean” maritime climate of mild, wet winters and relatively cool, dry summers resembling southern Europe, since Sumner’s latitude is that of central France, and Bern, Switzerland.

The region typically experiences a rainy season in the fall starting mid to late October through late February. A second shorter rainy period runs from early May to early June, with drier weather following the rest of the summer. In September, the weather cools and sometimes an “Indian Summer” will last into early November when it gets wintry.

The average precipitation rate for the area is 38.3 inches per year, primarily generated in an eight-month period beginning in October and ending in May, with snow making rare appearances in the Puget lowlands. In the spring, summer and fall months, snow melt from the mountains keep the rivers and streams flowing.

The City has an average annual temperature of 50.8 degrees Fahrenheit. Temperatures in the winter can range from the low teens on rare occasions to high temperatures in the summer of around 95 degrees

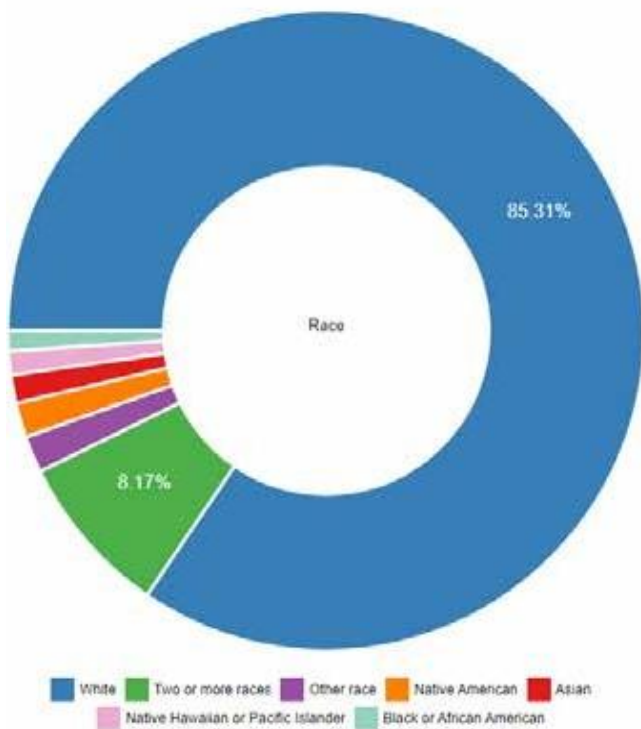
Fahrenheit.

DEMOGRAPHIC CONTEXT

The City of Sumner, established in 1891, has grown from 531 residents in the year 1900 (US Census) to a population of approximately 10,595 residents (2022 Census) making it the 124th most populated City in Washington State.

A large cohort of people born at the end of the 1980s and early 1990’s is living in Sumner, and many of these are likely younger families raising children. Sumner is still growing at a annual rate of 0.07% and will have new families to consider when doing park planning and design for the future.

Race and Ethnicity



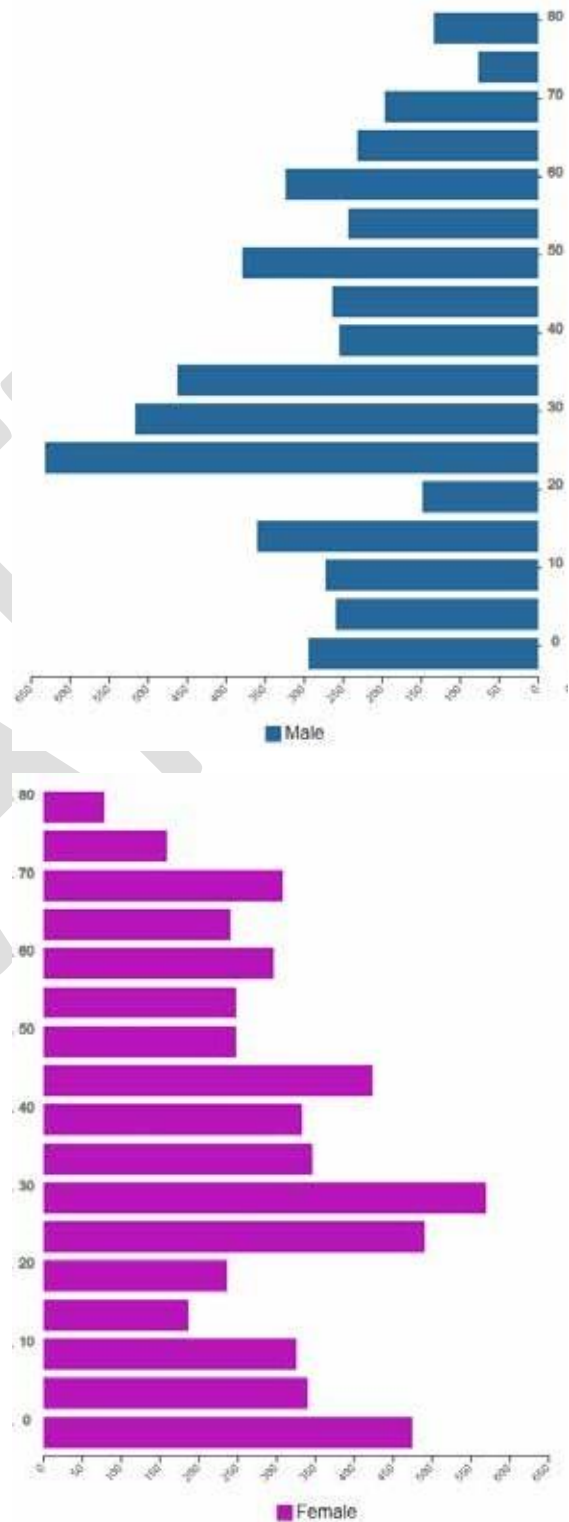
Sumner is a diverse community with residents of various racial and ethnic backgrounds. Common racial and ethnic groups in Sumner include White, Hispanic or Latino, Asian, African American, and others.

98% of the residents in Sumner, WA are U.S. citizens. People from Central and South America make up the bulk of non-citizens and naturalized citizens living in Sumner. In 2022, 85.31% of the population was White (Non-Hispanic), followed with and 472 Other (Hispanic) residents, the second and third most common ethnic

groups.

Age

Sumner, like many cities, has a diverse age distribution.



It typically includes residents of all age groups, from children and young adults to middle-aged and elderly

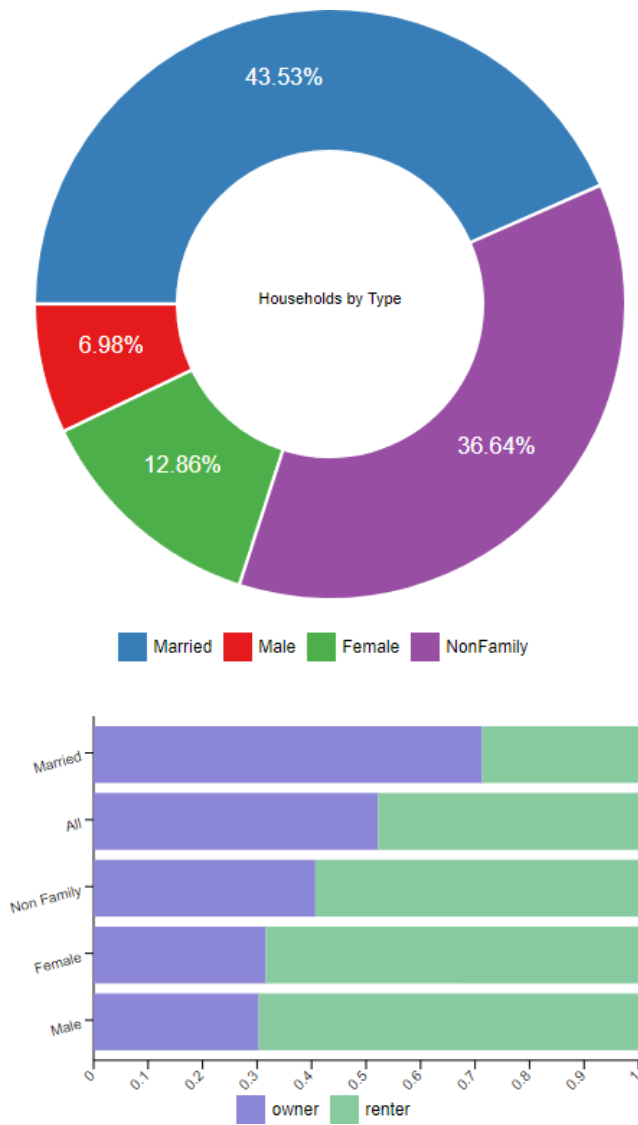
individuals. The median age of Sumner’s residents is 35.8 years (Washington State’s median is 37.7).

Gender

Sumner’s gender distribution is generally close to an even split between males and females, with a slightly higher percentage of females. This is a common trend in many parts of the United States. The demographic sex and age breakdown shows that there are more women in Sumner than men, with 5,424 women (51.44%) and 5,121 men (48.56%).

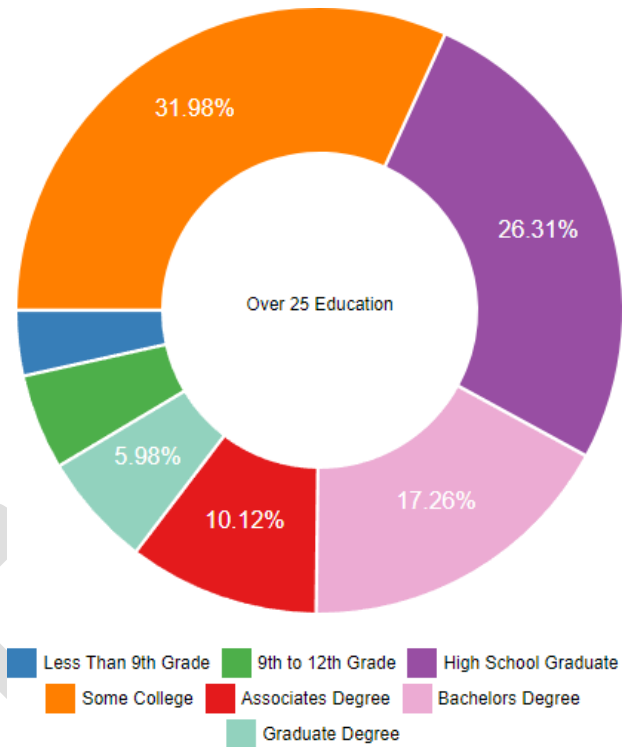
Household Types

The city likely has a mix of household types, including



families with children, single-person households, and households with multiple generations living together.

Income



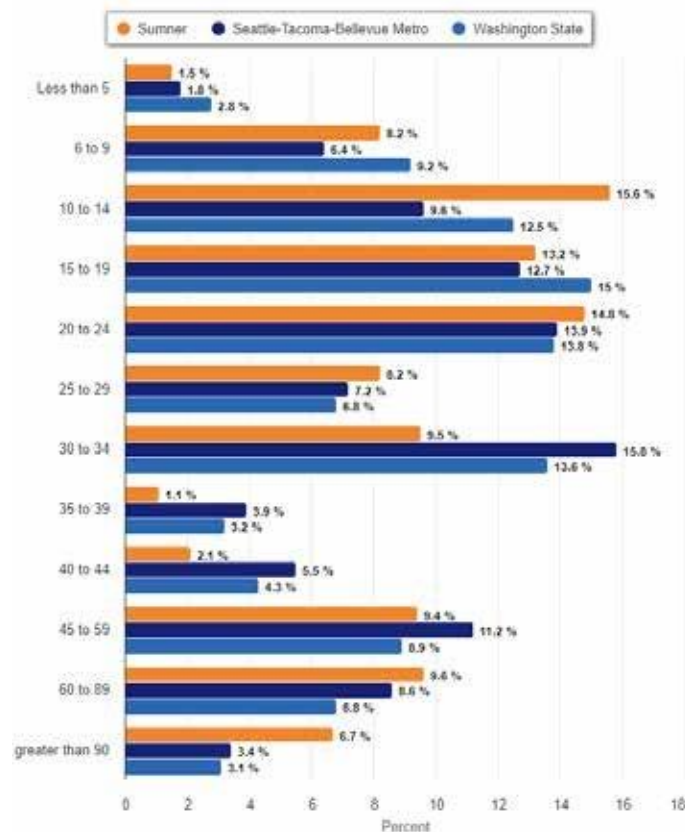
Income levels in Sumner vary widely based on education level, with residents working in various industries and occupations typically outside of the City limits.

In 2021, the median household income of Sumner households was \$77,601. Sumner households made less than the average Pierce County households (\$85,823) and King County (\$99,158). Approximately 6.5% of Sumner families live in poverty, based on the 2021 American Community Survey 5-year estimates.

Education

The age and educational backgrounds of Sumner’s populations show that most residents have high school education and graduated, while one fifth of the population has a college degree or higher. About one twentieth of Sumner’s residents have a masters, professional degree, or higher.

Housing



Housing options in Sumner can include single-family homes, apartments, and condominiums. There are a total of 4,255 households in Sumner, each made up of around 2 members. Family establishments represent 63.36% of these Sumner households, while non-family units account for the remaining 36.64%. Additionally, 33.16% of households have children and 66.84% of households are without children.

The rate of home ownership is 52.2%.

Commuters

Sumner is a commuter city. The population changes during the day with outmigration to jobs in the Puget Sound area. The average commute time for residents of Sumner is approximately 31 minutes round trip for the average 10.75 miles traveled to destinations and back. More than 8,644 residents (86.3%) leave daily to other cities for work, while 817 (17.1%) live and work in Sumner.

Below is a list of the main cities in the region whose residents commute to for work and their respective employment opportunities.

1. **Tacoma:** a major city in the Puget Sound region and offers a wide range of employment opportunities in various industries.

2. **Puyallup:** a neighboring city to Sumner and provides job options in retail, healthcare, education, and other sectors.
3. **Auburn:** another adjacent city with a growing job market, including manufacturing, healthcare, and technology sectors.
4. **Seattle:** Although Seattle is a bit farther away, some Sumner residents commute to Seattle for jobs in tech, finance, healthcare, and various other industries.
5. **Kent:** Kent is situated to the north of Sumner and offers job opportunities in logistics, manufacturing, and retail.
6. **Renton:** Renton, also located to the north of Sumner, is home to companies in aerospace, technology, and healthcare, among others.
7. **Federal Way:** Federal Way, to the west of Sumner, has a diverse job market, including retail, healthcare, and education.
8. **Bonney Lake:** Bonney Lake is a neighboring city with job options in retail, healthcare, and local government.

PLANNING CONTEXT

Land Use Context

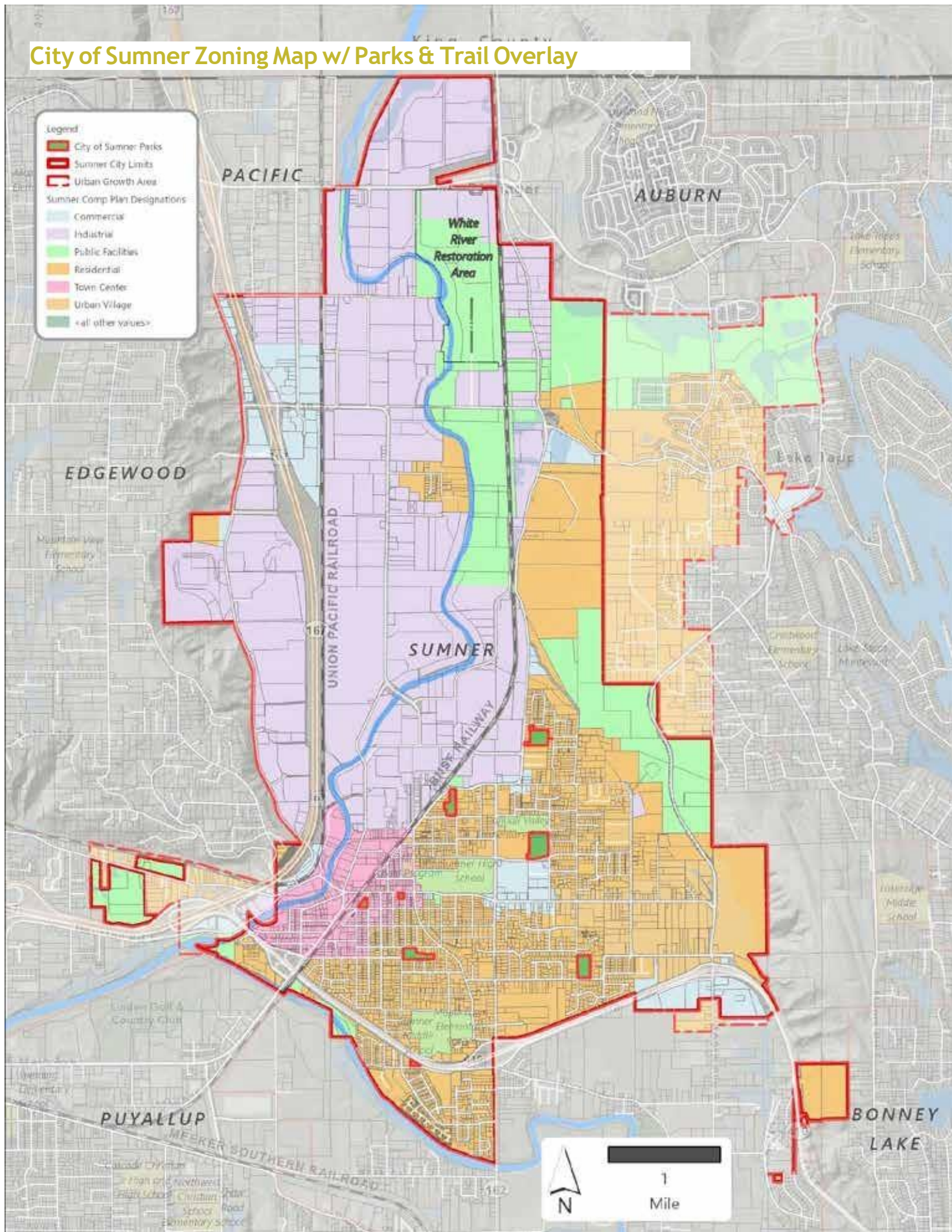
With its general north-south orientation, the city is roughly divided by the combined boundary of the White River and the Sound Transit heavy rail transit line, with the bulk of the city's land use in industrial and light industrial uses to the north and west side of town. Further more SR 167 adds a third linear barrier between the main portion of the City and its immediate neighbor to the West, Sumner.

The southern half of Sumner and the slopes to the East are dominated by single family residential land uses ranging from 1DU/12,000 sf on the steep sloped areas, to smaller 4000 square foot lots. Future Urban Villages are planned for the uphill areas within the City's UGA

Neighborhood commercial land uses take up the area between the Sound Transit rail line and the White River north of downtown. The rail line and White River strongly separate the community from the industrial and commercial lands, and remnant wetlands hug the slope bottoms on both sides of the valley. It appears approximately half of the industrial lands north of town in the White River drainage are in known FEMA flood zones.

The Urban Growth Area (UGA) for Sumner are in two primary expansion areas, 1) lands from the Derringer Hydroelectric Plant east of the northwest corner of Lake Tapps (where water intake was for generating power), South to the eastern boundaries of the existing Sumner city limits, and 2) the orphaned lands west of the junction of the Puyallup and White Rivers. The new UGA

City of Sumner Zoning Map w/ Parks & Trail Overlay



boundaries account for 925 acres of new municipal land mainly set aside for new Urban Villages and housing.

For the sake of this report, the classification of zoning types within the City’s UGA has been generalized to: 1) Residential, 2) Urban Village, 3) Town Center, 4) Commercial, 5) Industrial, and 6) Public Utilities that also includes parks, school, and open space areas.

Land Area by Zoning		
Zoning	Acreage	% of Total UGA
Commercial	241.43	4.81%
Industrial	1779.40	3.29
Public Facilities	825.00	16.45%
Residential	1675.02	33.39%
Urban Village	178.12	3.55%
Town Center	196.36	3.91%
Resource - Protected	95.13	1.90%
Residential - Protected	25.44	0.51%

Land Use Overview

With it’s general north-south orientation, the city is roughly divided by the combined boundary of the White River and the Sound Transit heavy rail transit line, with the bulk of the city’s land use in industrial and light industrial uses to the north and west side of town. Further more SR 167 adds a third linear barrier between the main portion of the City and its immediate neighbor to the West, Sumner.

Park Classifications

Classification systems provide a standardized method to develop, organize, operate, and manage parks based on certain criteria, which can include factors such as their size, ecological importance, recreational opportunities provided, historical or cultural significance, placemaking potential, economic development, and ability to support conservation & climate resiliency goals.

Washington State Parks & RCO use different classification definitions but are built on the same premise- consistent methodology is critical to best manage our public spaces and to ensure the public are active and able to enjoy a quality mix of structured and natural environments and all the benefits that they

provide.

There are six basic park and greenspace facility types typically classified and utilized by municipalities the size of Sumner of which only four are currently exhibited (*italicized*):

- **Pocket Parks / Mini-Parks / Tot Lots**
- *Neighborhood Parks*
- *Community Parks*
- *Natural Areas & Greenspaces*
- *Trails, Bikeways & Pathways*
- **Special Facilities**

Neighborhood or Local Park – generally considered

Classifications per City Area*			
Classification	Quantity	Size	% of Total Park Space**
Pocket Parks / Mini-Parks / Tot Lots	0	0	0
Neighborhood Parks	7*	15.97 acres	0.33%
Community Parks	1	6.70 acres	0.14%
Natural Areas & Greenspaces	1**	215 acres	4.41%
Trails, Bikeways, and Pathways	1	5.1 miles	n/a
Special Facilities	0	0	0
TOTAL			4.88%

* City Area only includes current city limits, not the additional UGA area.

** Formalized natural areas and greenspaces, e.g., White River Restoration Area

the basic unit of traditional park systems, neighborhood or local parks are small park areas designed for unstructured play and limited active and passive recreation. They are generally 3-5 acres in size, depending on a variety of factors including neighborhood need, physical location and opportunity, and should meet a minimum size of 2 acre in size when possible.

Community Park – larger multi-acre sites developed for organized play, contain a wider array of facilities and, as a result, appeal to a more diverse group of users. Community parks are generally 20 to 50 acres in size, meet a minimum size of 20 acres when possible and serve residents within a 1-mile radius of the site.

While only 6 acres in size, Bill Heath Sports Complex is classified as a Community Park given its integrated context with is melded with Daffodil Valley Elementary School.

Natural Areas –Natural areas are those which are preserved to maintain the natural character of the site and are managed to protect valuable ecological systems, such as riparian corridors and wetlands, and to preserve native habitat and biodiversity. In managing for their ecological value, these natural areas may contain a diversity of native vegetation that provides fish and wildlife habitat and embodies the beauty and character of the local landscape. Low-impact activities, such as walking, nature observation, and fishing are allowed, where appropriate, and horseback riding is also permitted on certain sites.

Trails, Bikeways & Pathways - Trails are non-motorized transportation networks separated from roads. Trails can be developed to accommodate multiple uses or shared uses, such as pedestrians, in line skaters, bicyclists, and equestrians. Bikeways are different than trails in that their principal focus is on safe and efficient non-motorized transportation. Bikeways & pathways serve distinctly different user groups than trail users. For shared-use trails, it is important that the alignment and cross sections be designed with flexibility to accommodate higher speeds, passing zones and greater widths. Surfaces will vary with intended use and environmental considerations.

More information on the other classification types not used can be found in Appendix B.

To aid in understanding the role of parks & recreation for a specific community and to plan for budgeting and resource allocation effectively based on the park's level of service or area of influence, parks are also assessed to determine their individual contributions they provide a community, including:

- **Physical & Mental Health:** Assessing a park by expected or projected use helps visitors know what to expect and allows park managers to establish rules and guidelines that ensure visitors' safety and preserve the park's resources.
- **Ecological Diversity:** Parks often vary in terms of their ecosystems and biodiversity. Assessing parks based on their ecological features can aid in understanding and protecting these unique natural environments.
- **Cultural and Historical Significance:** Some parks are often assessed based on their cultural or historical importance. These designations help preserve and showcase sites of cultural heritage, such as historical landmarks, archaeological sites, and areas with indigenous significance.
- **Tourism & Branding Benefits:** Classifying parks can aid

in promoting tourism and attracting visitors. Visitors often have varying interests, so categorizing parks allows tourism agencies to target specific audiences with appropriate marketing strategies.

- **Educational and Interpretive Benefits:** Classification helps in developing educational programs and interpretive materials tailored to the park's unique characteristics. This enhances visitor experiences by providing relevant information about the park's natural, cultural, and historical attributes.
- **Research and Conservation Planning:** Scientists and conservationists can use classification systems to prioritize research efforts and develop conservation plans. By understanding the different types of parks and their specific features, they can focus on areas that are most in need of study and protection.

Recreation Programs

While the City of Sumner offers programs at its Senior Center, all organized recreation programs area hosted by other cities or organizations. The City of Bonney Lake and the Gordon Family YMCA host several recreation programs including Adult & Youth Sports (Basketball, Pickleball, Soccer, Tee-Ball & Baseball, Flag Football, and Volleyball) in addition to several Child and Teen Center Activities, Health & Wellness, and Aquatics.

Land Use Context

The consultant team reviewed several existing City and County documents for implications and shared purpose to help inform the PROS planning process, including the following reports and park master plans:

- **City of Sumner Comprehensive Plan Updates**
- **Previous City of Sumner Parks & Trails Plans**
- **Seibenthaler Park & Bennett Property Master Plans**
- **Heritage Park Master Plan & Alley Activation Plans**

EXISTING PARKS & RECREATION FACILITIES

The City of Sumner provides a wide variety of recreation opportunities and park spaces to its citizens and visitors. The City has placed a strong emphasis on

Existing Parks Comparison			
Key	Park	Classification	Acreage
A	Rainier View Park	Local	3.85
B	Loyalty Park	Local	3.29
C	Rueben Knoblauch Heritage Park	Local	0.91
D	Lucy V. Ryan Park	Local	0.42
E	Bill Heath Sports Complex	Community	6.70
F	Seibenthaler Park	Local	2.85
G	Bennett Property	Local	4.22

developing park spaces that reflect the community's values within its small park system. In total, Sumner's park system currently contains about 18 acres of mostly developed or partially developed parklands along with non-congruent trail segments along the White River that also try to connect to the downtown core.

To understand how what improvements are needed or desired by a community, the first step in this plan is to catalog and assess the current conditions of all the City's existing parks, open space areas, and trail resources. This section identifies the assets that the City of Sumner currently owns, manages, and maintains, and evaluates them to assure they meet or exceed park development standards, safety criteria, liability & risk concerns, address recreational trends, aesthetic appeal (placemaking), and support landscape resiliency.

Assessment Methodology

Modeled after RCO's suggested Level-of-Service (LOS) grading system and NRPA's "system level" approach, a custom assessment methodology was used in this study to inventory and assess the current range of recreation and open space opportunities within any particular area. The methodology used in this report is ranked on a scale of 5 to 0, from high to low, across a number of different criteria, including:

- Location
- Park Classification
- Facility Age

- History
- Funding Encumbrances or Regulatory Framework
- Condition of Individual Components & Amenities
- Maintenance / Known Issues

Please note that park areas developed by private entities e.g., a HOA, or and public or private schools were not included on the overall City Park map, therefore they were not part of the assessment procedure.

Assessment Ranking Scale

Based on the evaluations of all the individual elements, an overall assessment for each park was calculated by averaging the individual rankings. "0" ratings were ignored.

Assessment Rankings	
Ranking (High to Low)	Description
0	n/a - Not Present
1	Major liability and structural failures present and imminent. Needs to be closed.
2	Condition is poor with major structural, cosmetic, maintenance, and liability issues observed.
3	Condition is moderate with some major cosmetic or maintenance issues that create minor liability concerns.
4	Condition is very nice with only minor cosmetic or maintenance issues observed.
5	Perfect condition with a long life cycle and no risk or liability issues.

Process

The following steps were executed to capture the institutional knowledge of City staff, while allowing the consultant team to observe and assess each park and trail component.

1. Inventory and build maps of the existing parks.
2. Develop a detailed inventory of each park from the previous planning process and geospatial sources, including encumbrances research and park / funding histories.
3. Distribute inventory information to City for review
4. Perform site tours and field investigations.
5. Update each park map and inventory form.

City of Sumner Parks System Map

This map illustrates the current and planned park infrastructure within the City of Sumner. The city limits are outlined in red. Major roads shown include Pacific Avenue, Edgewood Avenue, Main Street, and Highway 167. The White River flows through the northern part of the city.

Existing Parks & Trails Legend:

- City of Sumner Parks (Red outline)
- Sumner Link Trail Trailheads (Black icon)
- Sumner Existing Shared-Use Trails (Orange line)
- Pierce County Regional Parks (Green area)
- Bike Lanes (Yellow dashed line)
- Regional Trails (Pierce County) (Blue line)
- Sumner City Limits (Red outline)

Park Key:

- A-Rainier View Park
- B-Loyalty Park
- C-Rueben Knoblauch Heritage Park
- D-Lucy V. Ryan Park
- F-Seibenthaler Park
- G-Bennett Property*
- H-Qunell Family Park*

* undeveloped

The map shows several undeveloped sites (A-H) marked with white circles and red outlines. Site A is located near Rainier View Park, while site H is near Van Lieron Foothills Park. Other sites are distributed throughout the central and eastern parts of the city. A scale bar indicates 1 mile, and a north arrow is provided at the bottom center.

Rainier View Park

Address:
• 15603 Meade
McCumber Rd

Classification:
• Community Park

Size:
• 3.9 acres

Status:
• Existing

Description:

- Rainier View offers a fun, varied local park often used by many in the community including unique areas with mosaic artwork, dramatic views of Mount Rainier, and lots of fun amenities for all ages.

Park History:

- The final design represents the best ideas represented by over 200 participants in an extensive public process that included several design charrettes with Maple Lawn elementary school students, the Senior Center, the Community Summit, and residents surrounding the park.



Park Features:

Table 1: Rainier View Park - Park Features

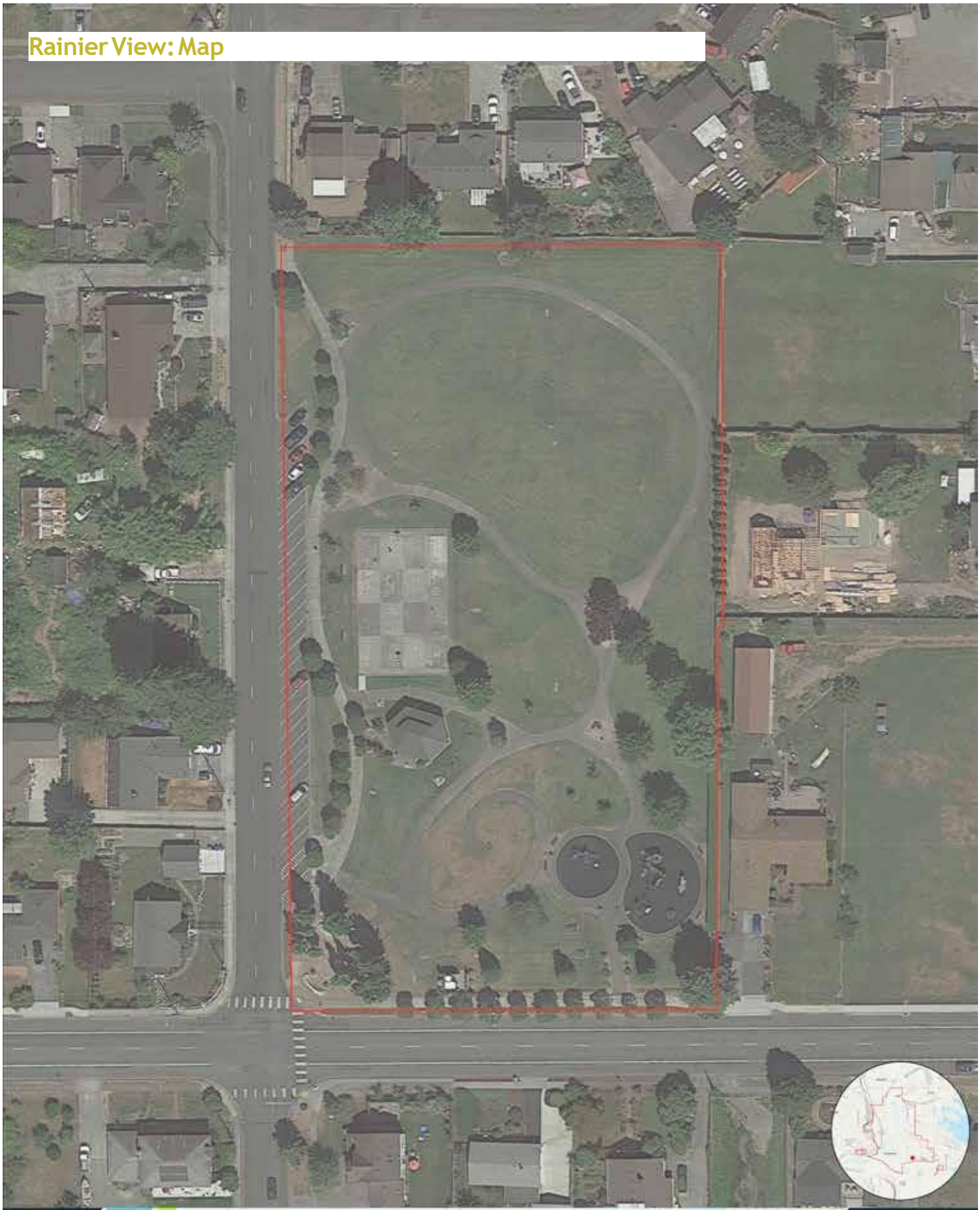
Element	Qty	Assessment	Notes
Structures / Buildings			
• Picnic Pavilion	1	4.75	
• Storage Building	1	4.5	Located adjacent to picnic shelter
Sports Courts			
• Basketball Court (Full)	4	4	Replace nets, Repaint
Trails and Pathways			
• Walking Paths	-	4	Paved, asphalt, drainage issues
Tot Lot			
• Slides	4	4	
• Climbers	1	4	
• Tunnels	1	4	
• Play Panels	1	4	Tic-tac-toe
• Rubberized Fall Surfacing	1	3.5	Rubber tiles are degrading and needs to be replaced.
Playground			
• Slides	4	4.5	Equipment limits age range of play
• Climbers	6	4.5	
• Tunnels	1	4	
• Bridge	1	4	
• Telescope	1	4	
• Climbing Rings	2 sets	4	
• Spinners	2	4	
• Rubberized Fall Surfacing	-	4	
Landscape Features / Open Space			
• Grass Area (Large)	-	4	Large field, poor soil and drainage
• Screening Vegetation	-	5	Large shrubs to screen playground from adjacent property
Parking Areas & Access/Entrances			
• Dedicated Parking Lot	28 spaces	5	Diagonal parking lot
• Adjacent Parking	-	5	On-street parking
• Access	-	5	Multiple access points; adjacent to neighborhood sidewalks
Site Amenities			
• Restroom Enclosure	1	3.75	Not visually accessible from the street
• Benches	8	5	

Table 1: Rainier View Park - Park Features

Element	Qty	Assessment	Notes
• Picnic Tables	7	5	
• Chess/Checkers Table	1	5	
• Barbecue Grills	3	5	
• Pet Waste Bag Station	1	5	
• Concrete Planters	4	5	2 round, 2 rectangular
• Tree Grates	4	5	
• Drinking Fountain	1	5	
• Trash Cans	10	5	
Signage / Wayfinding / Art			
• Mosaic Art Wall / Bench	1	5	
• Mosaic Entry Sign	1	5	
• Mosaic Flower in Pavement	1	5	
• Mosaic Couch	1	5	
• Mosaic Arm Chair	3	5	
• Mosaic Ottoman	1	5	
• Mosaic Rug	2	5	
• Storybook Plaque	1	5	
• Park Name Monument Sign	1	5	Wood sign
Miscellaneous			
• Freestanding Climbing Wall	1	4	
• Plaza	1	5	Located at SW corner of park



Rainier View: Map



Reuben A. Knoblauch Heritage Park

Classification:

- **Special Use Area**
- **0.74 acres**

Address:

- **914 Kincaid Ave**

Status:

- **Existing (Renovations Pending)**

Size:

Description:

- **This almost three quarter-acre downtown park has become a focal point for many community and family activities, including concerts, family gatherings, stage performances, community festivals, and more. Note that a new park master planning process is underway which will completely redevelop the park.**

Park History:

- **Heritage Park was designed and constructed in 1995-96 with materials and labor donated by local individuals, families, and businesses. The late Senator Knoblauch, who served in the Washington State Legislature for 30 years before retiring in 1977, began the project by contributing to purchase the land and other materials.**



Table 2: Reuben A. Knoblauch Heritage Park - Park Features

Element	Qty	Assessment	Notes
Structures / Buildings			
• Gazebo	1	3.5	ADA accessible (has ramp)
Landscape Features / Open Space			
• Grass Area	1	4	Grass knoll (small), some drainage issues.
• Street Trees	-	3	
• Screening Vegetation	-	2.5	
Parking Areas & Access / Entrances			
• Adjacent Parking	-	4	On-street parking
• Access	-	3.5	Multiple access points; adjacent to downtown; wide sidewalks
Site Amenities			
• Restroom Enclosure	1	4	Some graffiti
• Trash Cans	5	4	
• Chess / Checkers Tables	3	4	ADA accessible, showing age
• Benches	7	4	Multiple benches removed due to construction
• Bike Racks	2	3	Tube steel, surface mounted
• Lighting	-	4	Street lights
• Tree Grates	2	4	
• Flagpoles	3	3	
• Pet Waste Bag Station	1	4	
Signage / Wayfinding / Art			
• Park Name Monument Sign	1	4	
Miscellaneous			
• Plaza	1	2.5	Heaving, settled concrete.
• Proximity to Commercial Amenities	-	5	Wide variety of shopping/dining within short walking distance
• Proximity to Transit	-	5	Near train station and bus stop



Reuben A. Knoblauch Heritage: Map



Lucy V. Ryan Park

Classification:

- Special Use Area

Size:

- 0.4 acres

Address:

- 1228 Main St.

Status:

- Existing (Museum Closed)

Description:

- The Ryan family donated the house and grounds to the City of Sumner to be used by the public generally. The house itself was home to the Sumner Historical Society, the grounds offer beautiful lawn for visitors to enjoy a moment watching Sumner go by on Main Street.

Park History:

- The family donated the house and grounds to Sumner in 1926. The structure was used for many decades by the Sumner Historical Society, but the park and structure have largely been underutilized by the public.



Table 3: Lucy V. Ryan House - Park Features

Element	Qty	Assessment	Notes
Structures/Buildings			
• Historic House	1	1	Demolition of structure authorized by Council Resolution 1663
Landscape Features / Open Space			
• Lawn	1	5	
• Screening Vegetation	-	5	Large shrubs to screen adjacent building
• Heritage Trees	2	4	
Parking Areas & Access / Entrances			
• Adjacent Parking	-	5	On-street parking
• Access	-	5	Multiple access points; adjacent to downtown; sidewalks
Site Amenities			
• Drinking Fountain	1	5	
• Benches	2	5	
• Lighting	-	3	Street lights along Main St.
Signage / Wayfinding / Art			
• Park Rules Sign	1	5	Next to porch
• Miscellaneous			
• Proximity to Commercial Amenities	-	5	Wide variety of shopping/dining within short walking distance
Proximity to Transit	-	5	Near train station and bus stop



Lucy V. Ryan: Map



Loyalty Park

Classification:	Size:
• CommunityPark	• 3.3 acres
Address:	Status:
• 1300 Park St	• Existing

Description

- Sumner's oldest park is a popular place for picnics, featuring the most and largest trees of all the Sumner parks.

Park History:

- The land was once planted with hops as part of the 160 acres farmed by L. F. Thompson. The park was donated to the City shortly after the disaster of the hops industry, the aphid disease of 1892-1893. Around 1914, the City installed sewers and paved the main streets around the park, and the Women's Civic Club of Sumner was organized, activity plans were made and the park became a reality.

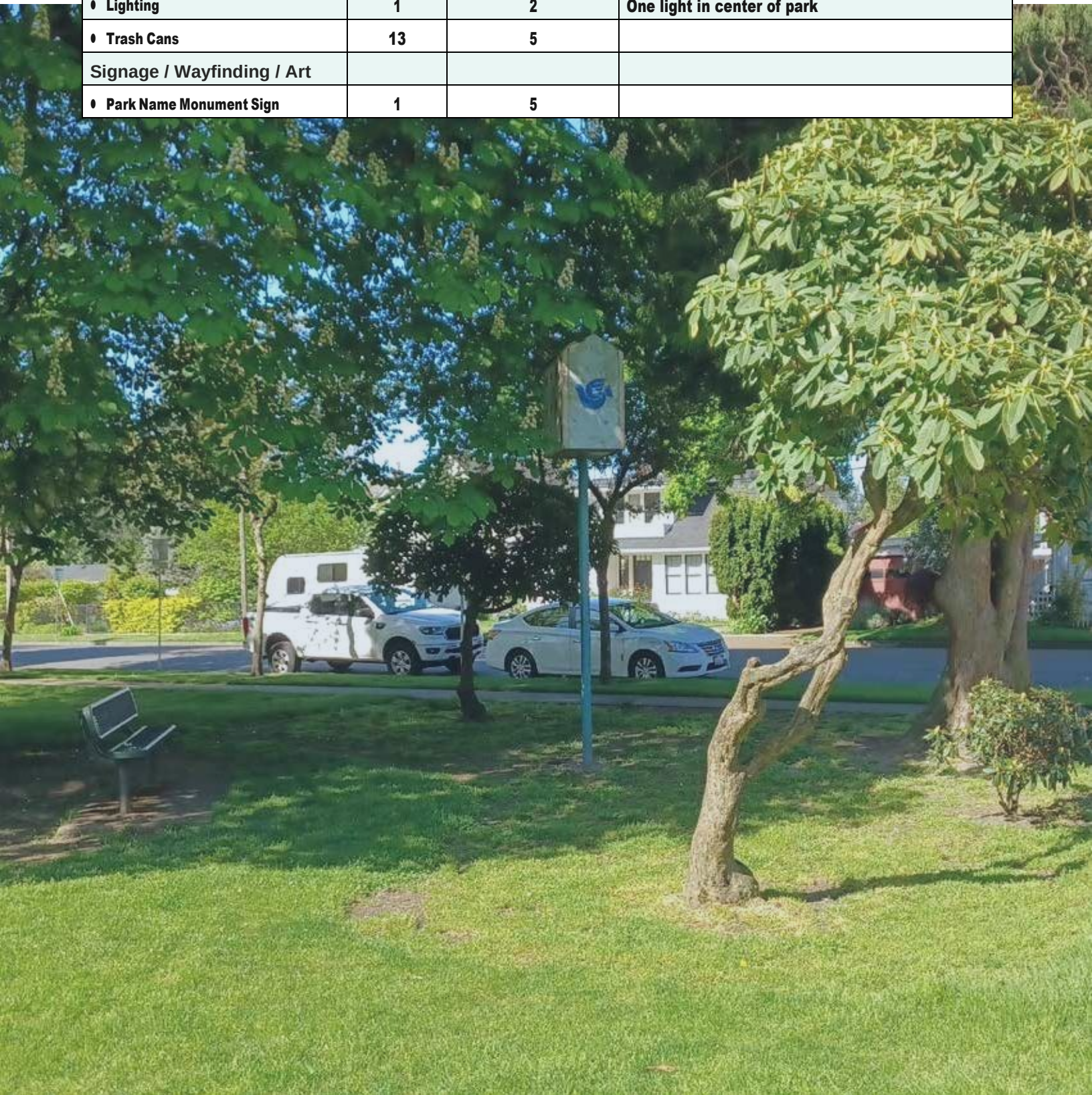


Table 4: Loyalty Park - Park Features

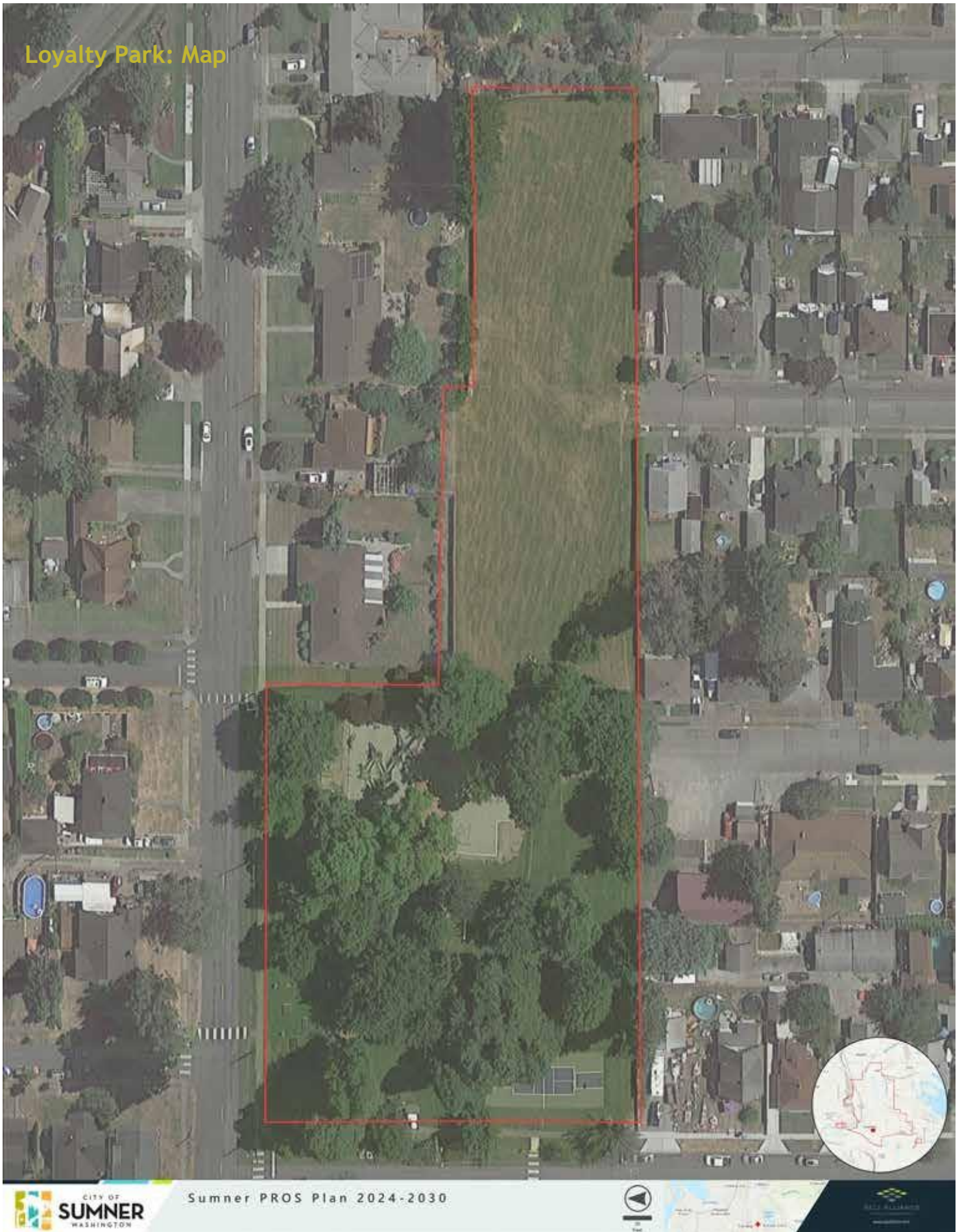
Element	Qty	Assessment	Notes
Sports Courts			
• Basketball Court (Full)	1	4	Includes striping for pickleball
Playground			
• Music Play Panels	4	5	
• Other Play Panels	4	5	
• Rocker	1	5	ADA accessible
• Slides	4	5	
• Climbers	2	5	
• Accelerator Swing	1	5	
• Zip-line	1	5	Engineered wood fiber chips below
• Table w/Seating	1	5	
• Spinners	4	5	
• Swing Set w/ 6 Swings	1 set	5	Traditional rubber seat (2); Traditional rubber tot seat (2); Konnection swing (1); Freedom swing (1)
• Rubberized Fall Surfacing	-	5	Depth unknown; damaged in several locations
Landscape Features / Open Space			
• Heritage Trees	4+	5	
• Grass Area	1	4	Large field; some low points with poor drainage; can be striped for soccer
Speciality Recreation			
• Horseshoe Pits	2 sets	3	Significant wear due to age
Environmental			
• Nesting Box	1	3	
Parking Areas & Access/Entrances			
• Adjacent Parking	-	4	On-street parking, no ADA parking
• Access	-	4	Would benefit from additional access at east end of park
Site Amenities			
• Restroom	1	5	Portland Loo (1)
• Benches	7	5	
• Picnic Tables	10	5	ADA accessible
• Barbecue Grills	2	5	
• Pet Waste Bag Station	1	5	

Table 4: Loyalty Park - Park Features

Element	Qty	Assessment	Notes
• Drinking Fountain	1	3	Rust, flaking paint
• Lighting	1	2	One light in center of park
• Trash Cans	13	5	
Signage / Wayfinding / Art			
• Park Name Monument Sign	1	5	



Loyalty Park: Map



Bill Heath Sports Complex

- Regional/Special Use
- 7.0 acres

Address: Status:

- 5604 Graham Ave
- Existing

Description:

- This complex, built by Sumner Rotary and over 1,800 contributors, offers a wide range of sports. Spike a volleyball, dunk a basketball, and enjoy a healthy lifestyle full of activity.

Park History:

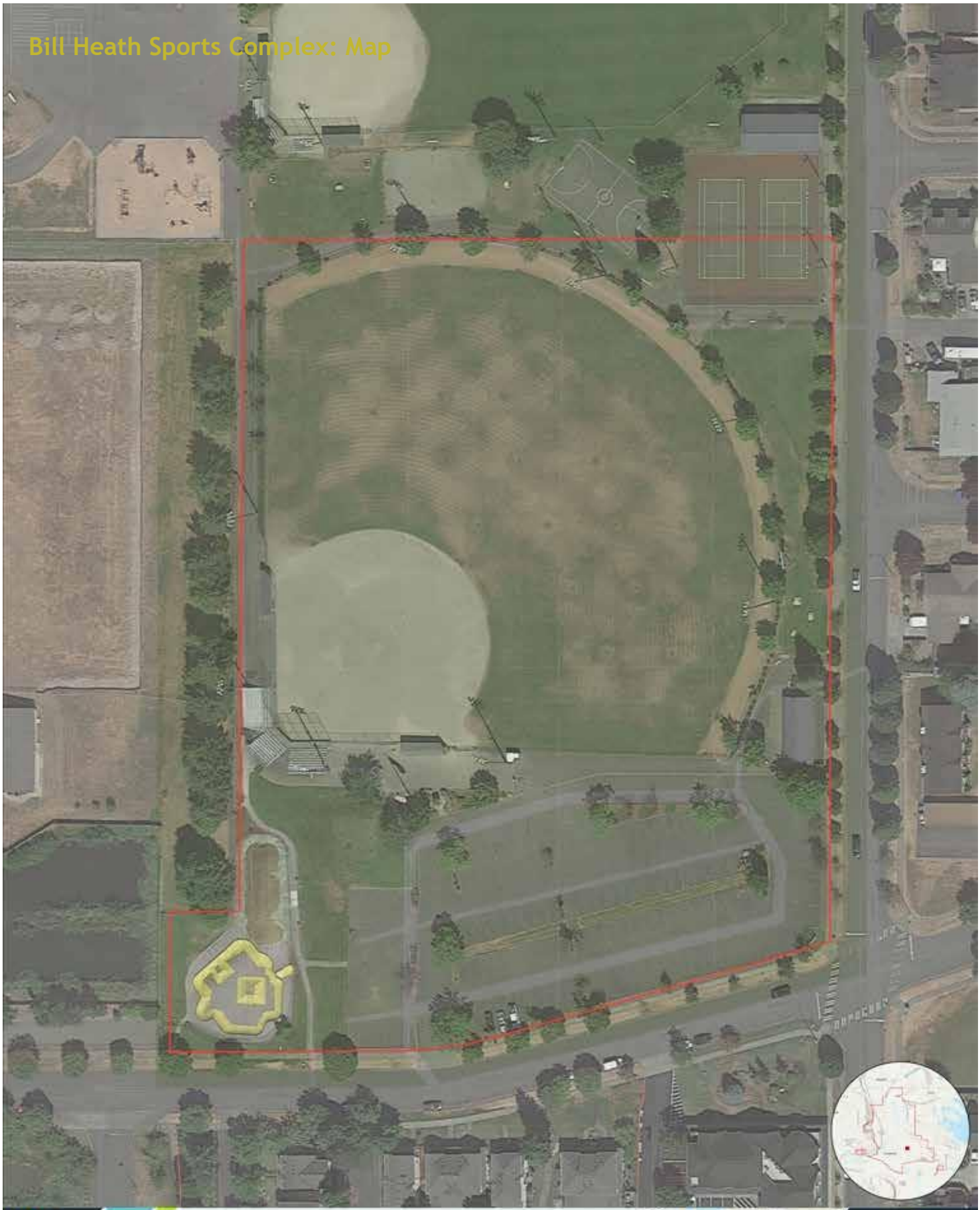
- Dedicated in 1998, the Complex was a ten-year community effort, spearheaded by Bill Heath, that included the donation of time, money and materials from generous businesses, civic groups and people in Dieringer, Lake Tapps, South Prairie, Sumner and Bonney Lake.



Table 6: Bill Heath Sports Complex - Park Features

Element	Qty	Assessment	Notes
Structures/Buildings			
• Storage Building	1		Located adjacent to tennis courts, SBLSD's
• Concession Stand	1		City of Sumner's
Sports Courts			
• Baseball Field	1		City of Sumner's
• Youth Baseball Field	2		SBLSD's
• Dugouts	6		2 City of Sumner, 4 SBLSD's
• Soccer Field	2		1 City of Sumner, 1 SBLSD's
• Volleyball Court	1		SBLSD's
• Basketball Court (Full)	1		Graffiti, cracking, water stains, SBLSD's
• Tennis Court	2		Also striped for pickleball; graffiti; cracking ~½ City of Sumner's, ½ SBLSD's
Skate Park	1	3	Renovations completed to fix settling issues City of Sumner's
Parking Areas & Access/Entrances			
• Dedicated Parking Lot	141 spaces	5	City of Sumner's
• Adjacent Parking	-	5	On-street parking
• Access	-	5	Multiple access points; adjacent to neighborhood sidewalks
Site Amenities			
• Flagpole	1		
• Drinking Fountain	1		
• Barbecue Grill	2		
• Trash Cans	19		
• Picnic Tables	8		
• Benches	13		
• Bleachers	9		
• Lighting			Floodlights at fields
• Pet Waste Bag Station	2		
• Signage / Wayfinding / Art			
• Park Entrance Sign	1	5	
• Rotary Club Sign	1	5	
Miscellaneous			
• Kiosk	1		List of donors – currently removed for maintenance

Bill Heath Sports Complex: Map



Seibenthaler Park

- Community Park
- 2.3 acres

Address: Status:

- 1602 Bonney Ave
- Existing

Description:

- This park serves the neighborhoods that are north of Sumner's Main Street. With options for basketball, soccer, and picnics as well as playground equipment, this park is a great spot for locals to gather outdoors.

Park History:

- Seibenthaler Park was established in 1945 to serve the north side of town. Built at a cost of \$6000, it was named for a local Boy Scout leader.
- The City completed a master plan with HBB Landscape Architects and the community to identify what this park could and should become.

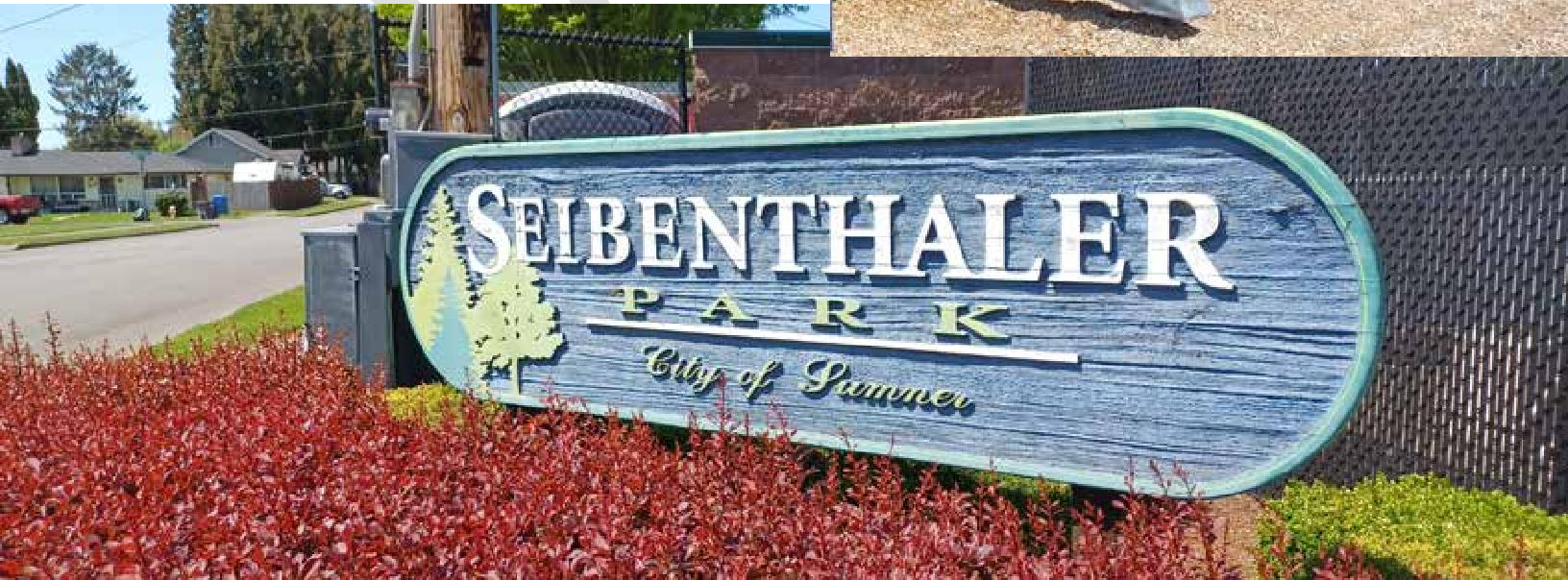


Table 7: Seibenthaler Park - Park Features

Element	Qty	Assessment	Notes
Sports Courts			
• Basketball Court (Full)	1	5	
Playground			Two separate structures
• Slides	4	5	
• Climbers	3	5	
• Music Play Panels	2	5	
• Other Play Panels	1	4	Some graffiti
• Tunnels	1	5	
• Spinners	1	5	
Landscape Features / Open Space			
• Grass Area (Large)	-	4	Large field; can be striped for soccer, poor drainage
Parking Areas & Access / Entrances			
• Adjacent Parking	-	5	On-street parking
• Access	-	5	Multiple access points; adjacent to neighborhood sidewalks
Site Amenities			
• Restroom Enclosure	1	4	Some graffiti
• Benches	5	5	
• Picnic Tables	5	4	Some vandalism
• Barbecue Grills	2	5	
• Pet Waste Bag Station	2	5	
• Drinking Fountain	1	4	
• Bike Rack	12-bike capacity	5	
• Trash Cans	6	5	
Signage / Wayfinding / Art			
• Park Name Monument Sign	1	5	Wood sign
Miscellaneous			
• Dog Park	1	5	Temporary

Seibenthaler Park: Map



Qunell Family Park

Classification:

- **Undeveloped Land**

Size:

- **0.25 acres**

Address:

- **14324 72nd St E**
(Adjacent Property)

Status:

- **Undeveloped**

Description

- **This future park is made possible from a recent land donation from the Qunell family to fill the needs of a community with no public neighborhood park.**

Park History:

- **In 2020, staff reached out to the Qunell family sharing the vision of providing a place for nearby residents to gather and enjoy the outdoors. The Qunell family graciously donated their 0.15-acre parcel.**

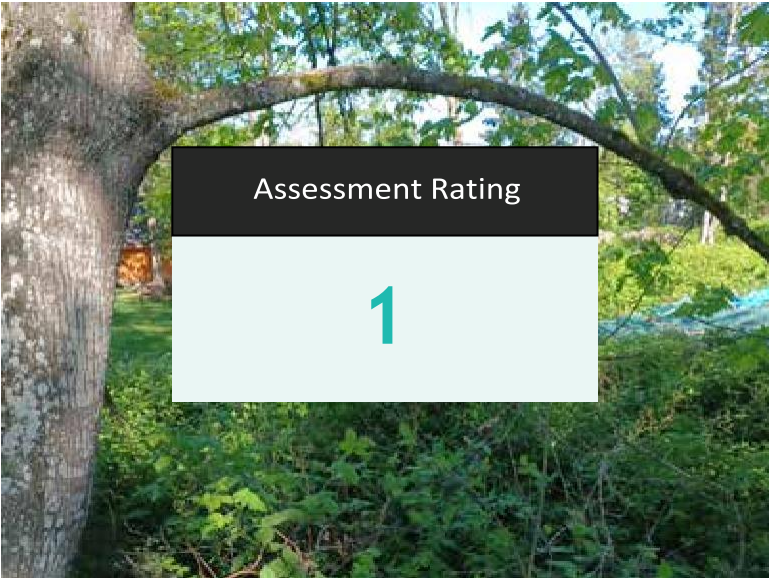
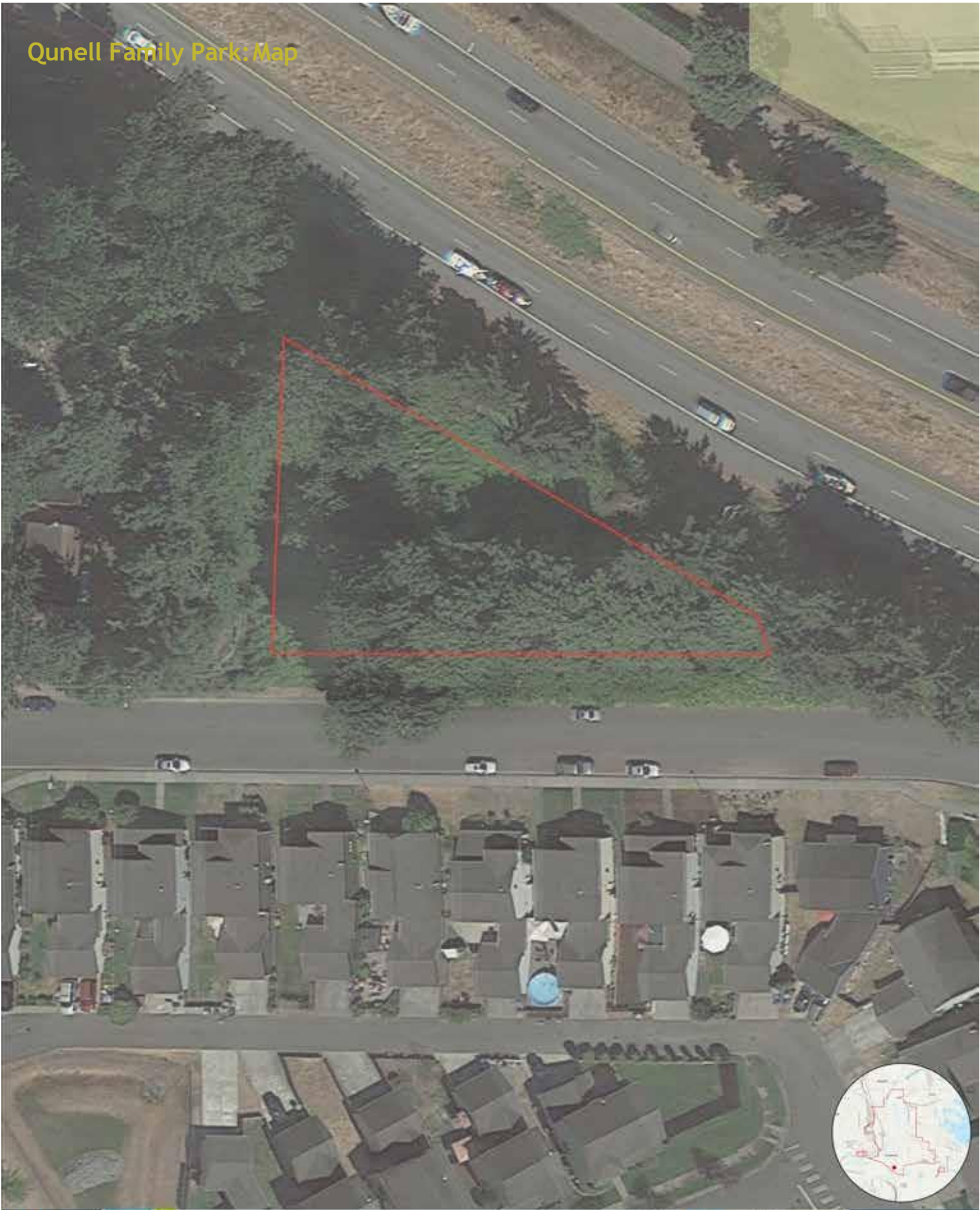


Table 5: Qunell Family Park - Park Features

Element	Qty	Assessment	Notes
Landscape Features / Open Space			
• Wooded Lot	-	.5	Multiple invasive plant species present on site
Parking Areas & Access / Entrances			
• Adjacent Parking	-	1	On-street parking
• Access	-	.5	Only accessible from one side



Qunell Family Park: Map



Bennett Property

- **Undeveloped Land**
- **4.2 acres**

Address:

- **4811 E Valley Hwy**

Status:

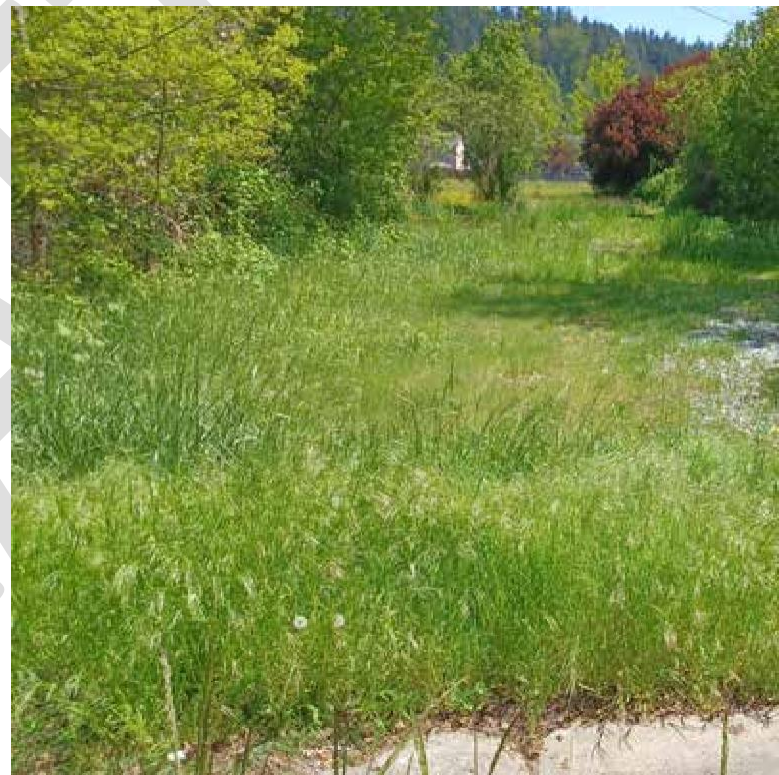
- **Undeveloped**

Description:

- **This new park property was made possible by the efforts of the 2018 Parks & Trail Plan. That plan identified the need for additional park and trail amenities in several parts of the City. Sumner received funding assistance from Pierce County Conservation Futures to acquire almost 4 acres from Christopher and Gloria Bennett for this future park. The City completed a master plan with HBB Landscape Architects and the community to identify what this park could and should become.**

Park History:

- **The Bennett Property was acquired in December of 2020 in partnership with Pierce County Conservation Futures funding. This 3.96 acre lot is located at 4811 E Valley Hwy E and was previously owned by Christopher and Gloria Bennett. It was formerly the home of a radio station and tower. Staff worked with two abutting property owners to acquire more land for better access.**

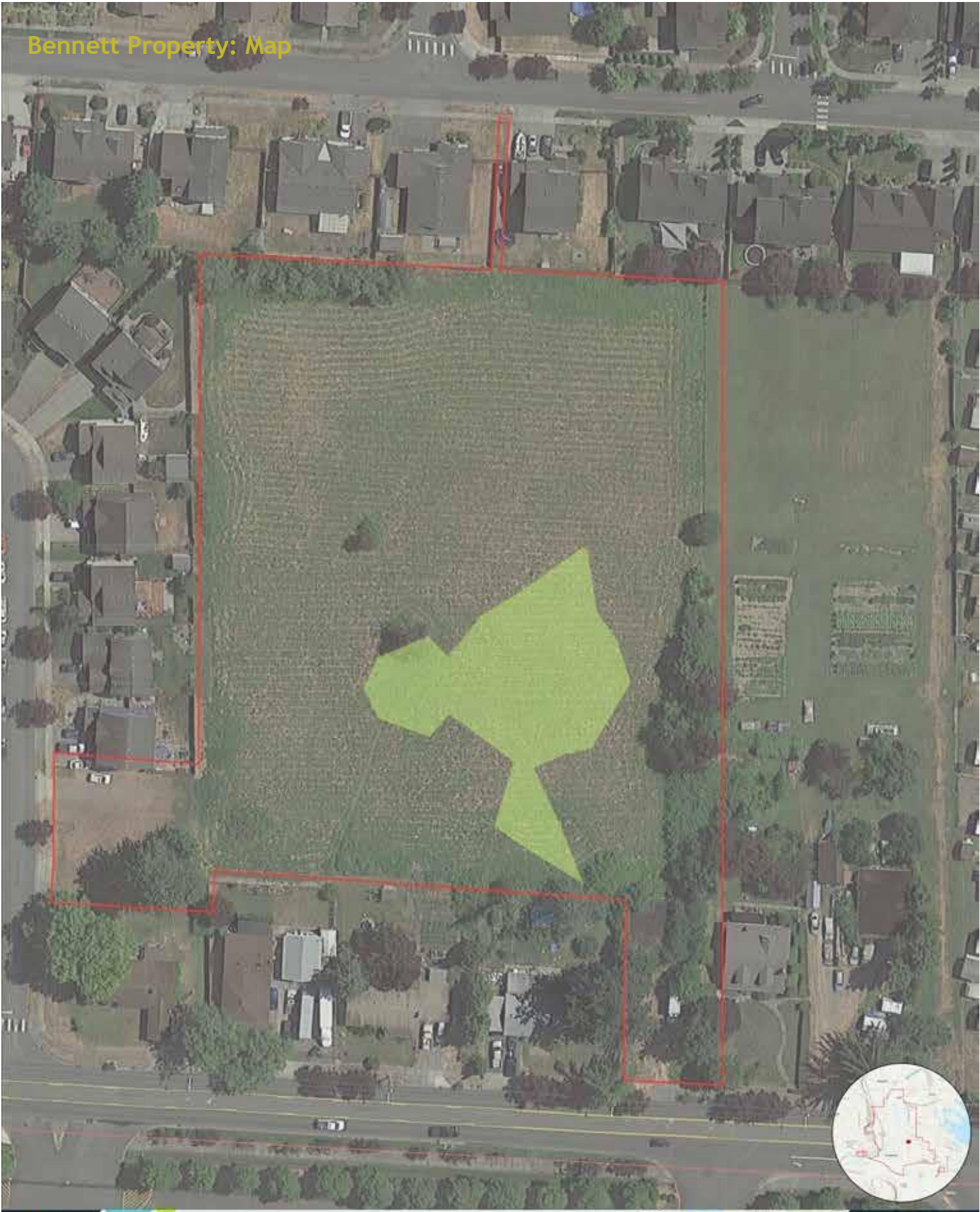


Park Features:

Table 8: Bennett Property - Park Features			
Element	Qty	Assessment	Notes
Landscape Features / Open Space			
• Open Field (Large)	-	5	Large field
Parking Areas & Access / Entrances			
• Adjacent Parking	-	1	No on-site or adjacent parking
• Access	-	1	There are now three undeveloped entrances.



Bennett Property: Map



Sumner Link Trail

- Multi-Use Trail
- 5.1 Miles

Address: Status:

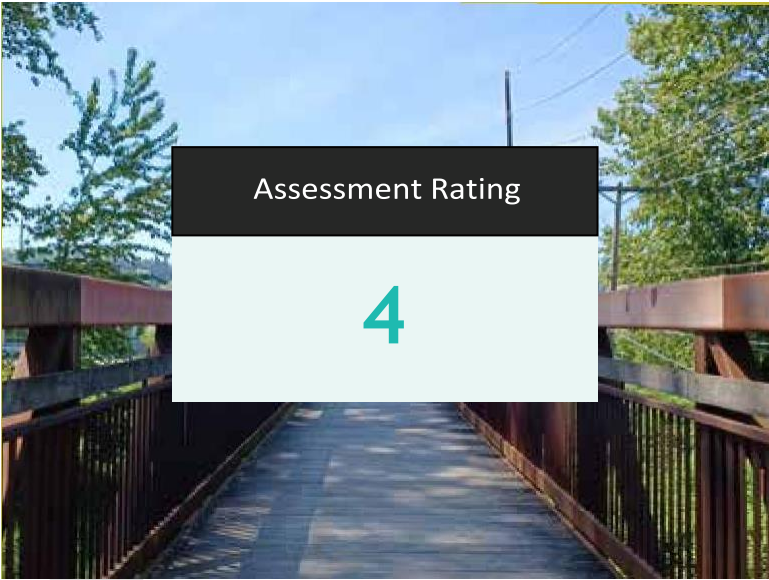
- N/A
- Existing

Description:

- The Sumner Link Trail offers the chance to experience the Valley along the White River including river views, wildlife and native vegetation as well as agriculture and industry. Linking to the Interurban Trail and Lakeland Hills Trail on the north and the Foothills Trail and Riverwalk Trail to the south, this is also a great commute option.

Park History:

- For several decades, trail enthusiasts have been envisioning a trail system that “links” the Interurban (South) Trail in King County to the Foothill Trails in Pierce County. Now the route comprises over 5 miles of bike trail, 2 miles of no shoulder roadway with a narrow bridge, and 1 mile of dead-end farm road with no traffic at all. Currently, a few sections near downtown Sumner have yet to be completed but signed bike trail routes with extra space are along the roadway. At the north end, no link is connected yet to the Interurban which ends in the City of Pacific.



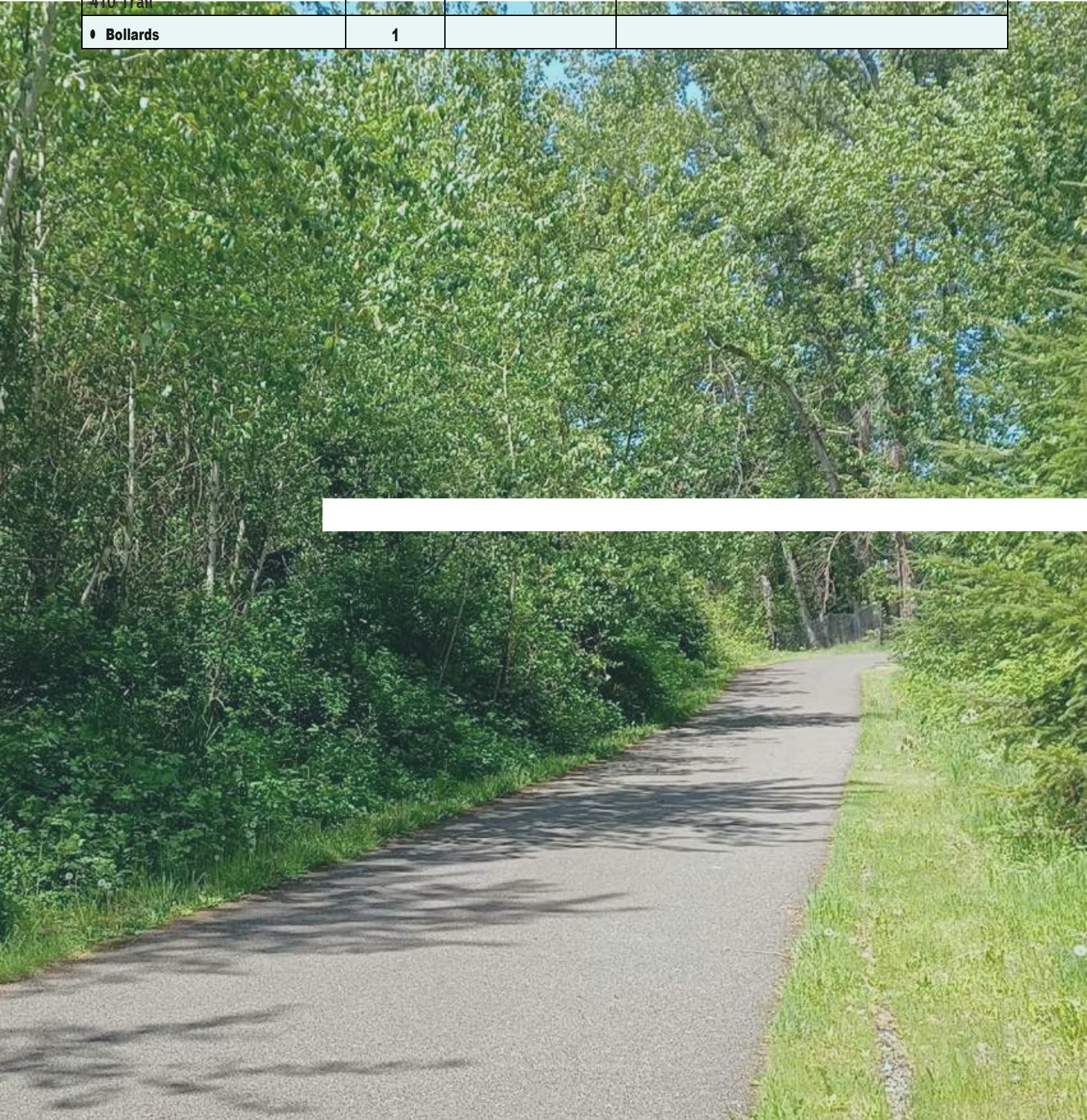
Park Features:

Table 9: Sumner Link Trail - Park Features

Element	Qty	Assessment	Notes
Riverbend Bridge			
• Trash Cans	4		
• Benches	5		
• Bollards	2		
• Bridge	1	5	
24th Street Bridge			
• Trash Cans	4		
• Benches	4		
• Bollards	6		
• Bridge	1		
Daffodil Bend	?		
Salmon Creek Viewpoint	?		
Stuck on a Loop			
• Trash Cans	2		
• Benches	3		
• Bollards	13		
• Pet Waste Station	1		
• Fitness Station	1		
• Picnic Tables	4		
Main Street	?		
Two-Rivers Point			
• Trash Cans	6		
• Benches	3		
• Bollards	9		
• Pet Waste Station	2		
• Gate	1		
• Restroom	1		
16th St. Trail			
• Trash Cans	1		
• Benches	2		
• Bollards	5		
• Fitness Station	1		

Table 9: Sumner Link Trail - Park Features

Element	Qty	Assessment	Notes
410 Trail			
• Bollards	1		



Summer Link Trail: Map

Existing Parks & Trails

- City of Sumner Parks
- Summer Link Trail Trailheads
- Summer Existing Shared-Use Trails
- Pierce County Regional Parks
- Bike Lanes
- Regional Trails (Pierce County)
- Sumner City Limits
- Town Center Area

Map Labels:

- King County
- Edgewood
- PACIFIC
- White River Restoration Area
- Sumner
- PUYALLUP
- BONNEY LAKE
- 167
- 1410
- 1 mile

Public Involvement





PUBLIC INVOLVEMENT PLAN

INTRODUCTION

The successful implementation of a community's parks system ultimately relies on listening to the needs, demands, and ideas the community has for its parks and recreation system. Knowing that *"the people who show up get to make the decisions"*, it was imperative that a successful public involvement process be implemented that allowed Sumner citizens, and its visitors, multiple opportunities to inform the process and results.

With grant programs and other decisions makers focusing on understanding a community's desired quality of life, public involvement is the most crucial and time-consuming element of the PROS planning process, allowing a correct assessment of a community's desired quality of life. This is where the public and users can share their ideas, goals, and objectives for their parks system and communities these needs and desires to the City.

The intention behind the public involvement approach was to maximize an equitable distribution of needs, wishes, and ideas from the public.

To ensure that the PROS Plan is reflective of the Sumner community and their interests, needs and priorities, a series of engagement goals and methodologies were discussed.

ENGAGEMENT GOALS

1. Utilize existing known engagement tools the City and its constituents are already familiar with.

To minimize survey fatigue or possibly overwhelming the public with too many options, the engagement process was built on known and familiar processes and tools. The City's well-attended Public Work's Open House was used as a project kickoff to ensure Sumner's residents were informed of the multiple ways they could participate and provide feedback.

The City of Sumner and its residents are well aware and experienced utilizing the City's online portal called "Sumner Connects." As a clearinghouse for a wide range of current, and past, public works and planning projects, the Connects site was used as the primary tool to distribute information about the PROS planning process.

2. Create multiple virtual and analog engagement "touch points"

In addition to Connects, options were made available allowing the public to meet City staff in the parks via

a series of “listening posts”, learn about the process at other City events, while still being able to engage the online surveys and engagement techniques.

3. Provide a broad range of constituents the ability to supply both broad and specific action-oriented feedback.

The process ultimately allowed not just the public to provide a range of broad needs and desires, but also to help “design” their parks with very specific site-specific suggestions. This PROS planning process needed to provide ways to provide “real” ideas and concepts where the public can feel they made a difference, while drawing participants that represented the truest profile of the Sumner community

ENGAGEMENT EVENTS

SPRING 2023 PUBLIC WORKS OPEN HOUSE

The engagement process was kicked off at the City of Sumner’s Spring Public Works Open House at City Hall on April 26, 2023. With multiple civic projects on display, this event allowed the public to not just learn about the PROS planning effort and begin to engage the planning team on the process, it also allowed citizens to understand the PROS Plan’s integration with the City’s Comprehensive Plan Update and several other public infrastructure projects.

YouTube videos were developed and posted on Sumner Connects, allowing people to participate virtually as well as those that attended in person on site.



Approximately 34 people attended the Open House, with 48 people watching the summary YouTube presentation. The Comprehensive Plan Update, of which the PROS Plan will be integrated with, received an additional 70 views.

MAY-JUNE NEEDS ASSESSMENT SURVEY



To gather public feedback on their specific needs and to provide a publicly-driven assessment of what was working or not, an online survey created in the Bang the Table survey platform was distributed to the public and available for over a month in late Spring and early Summer of 2023. The survey was posted on the City’s website, and notification provided via postings such as the Sumner Connects Page on the City’s website. Survey fliers were printed, laminated, then posted at the City’s parks. Additional social media tools such as Facebook and Instagram were also used to distribute the survey to the widest possible audience.

The needs and assessment survey was used to gain public input to update the demographic profile of the community, understand the public uses its current parks, as well as to solicit preferences for general park system improvements. The survey questions were grouped strategically to assess the following:

- General Demographics
- Park Use
- Park Preferences

It should be noted that the survey was designed to ensure an equitable distribution of responses across all areas of the cities, and all age ranges. The survey was monitored weekly with slight tweaks or focused “get the word out” tasks performed by City staff.

The full Needs and Assessment Survey is included in

Survey#1 received almost 1200 total responses from 100 survey respondents.

the report appendices, but the questions and responses are summarized below:

GENERAL DEMOGRAPHICS

1. What City Do You Live In?

75% of the respondents with the rest coming from primarily Lake Tapps (8%), Puyallup (6%), Unincorporated Pierce County (4%), Bonney Lake (3%) and the rest equally distributed across Olympia/Lacey/Thurston County, Alderton, Tacoma, and Other.

2. If you live in Sumner, what neighborhood do you live in? (with Valley Ave and Main St serving as the east, west, north, south markers)?

79 survey takers responded to the second question, with 21 skipping because they did not live in Sumner. Downtown Sumner was the highest neighborhood represented with 25% of the total votes. There was an almost equal distribution of 10-11% respectively for the Rivergrove Area, Southwest Sumner, Southwest Sumner, and Northeast Sumner - the cities primary housing areas. The remaining 4% came from other areas, most likely the heavy industrial area West and Northwest of the White River and Downtown,

3. What is your age range?

40-54 was the largest age group represented with 39% of the total votes, with 28-39 the second largest. 9% of the survey respondents were aged 29 or below. 23% were ages 55 or higher.

4. What is your household size?

The smallest group represented were larger multi-generational family groups 7 people or larger, with 3-6 people households accounting for 64% of the total responses.

PARKUSE

5. How frequently do you use the City of Sumner Parks & Trails?

It should come as no surprise that Loyalty Park lived up to its namesake being the most used park space, with the Sk8 Park at Bill Heath being the least. However, at the time of the survey, the Sk8 Park was closed due to renovations. The chart below is, from the left (Never Used,) to the right (Daily.)



6. How long is your average visit to these facilities?

Two-thirds of parks users indicated they typically spend 1-2 hours in whatever park they are visiting, with another quarter indicating less than one hour. Only a very small

percentage indicated they are spending more than three hours during each stay.

7. Favorite season to visit?

Ranked in order of preference, Summer is the most popular season for a park visit, followed by Spring, Fall, then Winter in that order.

8. Least favorite season to visit?

95% of all the survey respondents indicated that Winter is the least favorite season.

RECREATION PREFERENCES

9. What types of recreational facilities do you use most frequently?

The first of the recreation preference questions was designed to identify what users do the most during their visits given the current elements available at each park. The largest uses, by far, were using the park’s trails and pathways to walk or bike and to just be in Nature.

10. Which of these activities / facilities do you travel outside the City of Sumner to use?

This question began to expose what activities users either don’t have the ability to use in the City of Sumner, or that they travel outside to try something newer, bigger, or better. Keeping with the theme established in the

Rec Amenity	Votes
Walking/Biking Paths	79
Nature Trails/Open Space/Natural Habitats	58
Childrens Play Structures	48
Jogging/Running	25
Rec Amenity	Votes
Picnic/Shade Shelters	25
Baseball/Softball	15
Pickleball	14
Soccer/Football/Lacrosse/Futsal	11
Interpretation	10
Basketball	9
Tennis	6
Outdoor Game Tables	6
Skatepark	5
Volleyball	1

previous question, getting outside walking and biking is by far, the most popular recreation activity that Sumner residents do.

11. What are the biggest barriers to your use of Sumner’s Parks and Trails?

Having easy access to clean, non-portable restrooms was the biggest barrier that users expressed. This sentiment was also echoed during the planning team’s repeated trips to the parks, and during some on-the-spot interviews made during park “listening post” events.

Barrier	Votes
Need Restrooms	34
Security/Safety	30
Insufficient Pedestrian Connectivity to Parks	29
Amenities Too Far Away or Not Available	24
Registration/Use Fees	23
Other (See Appendices)	14
Poor Maintenance/Cleanliness	13
Facilities Overcrowded/Unable to Reserve Spaces	12
Too Busy/Not a Priority	12
Poor Accessibility/ADA Issues	3

(Continued on next page)

12. Sumner needs more or less of the following?

The final question of the Needs & Assessment Survey focused on establishing some clear priorities from the public about what was needed more or less of within the City. The chart to the right identifies, from left to right, either the “Right Amount”, “Less”, or “More” of specific park amenities.

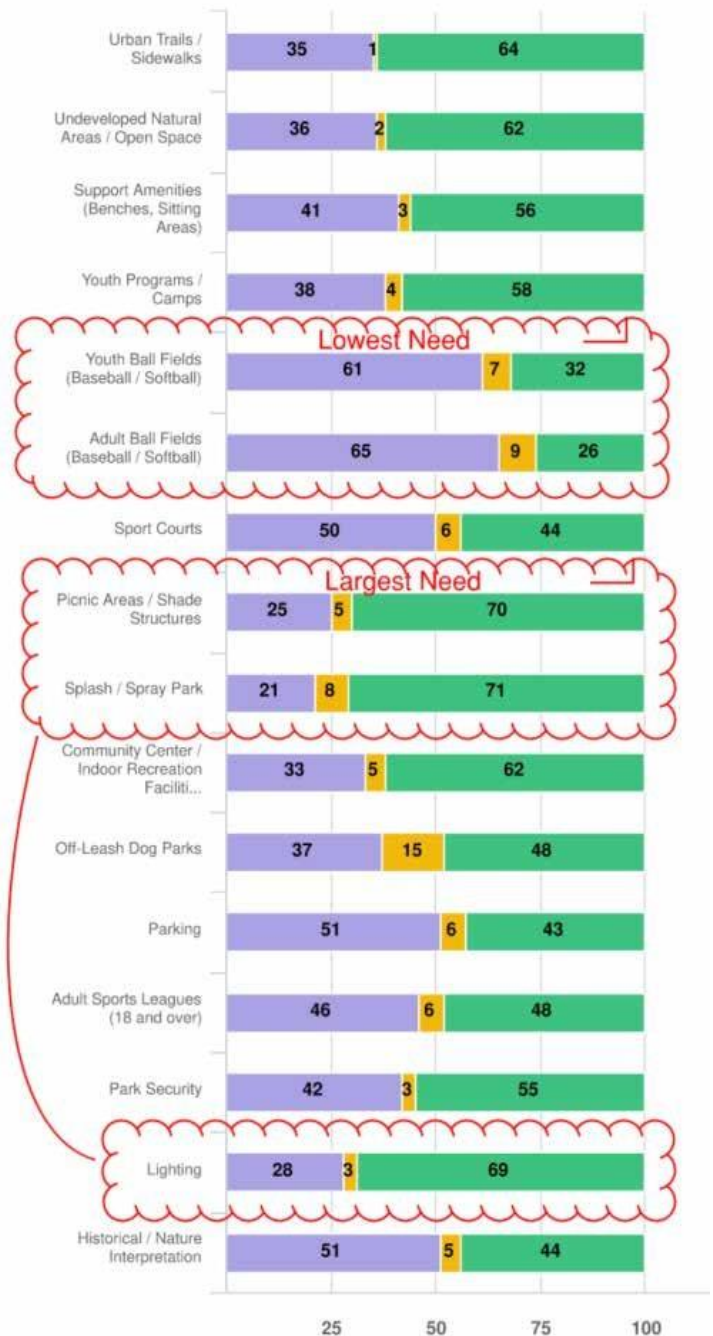
Rec Amenity	Votes
Walking/Biking Trails	69
Spray Park/Swimming Pools	49
Off-Leash Dog Parks	31
Climbing Walls	27
Indoor Recreation	23
Youth Athletic Fields	20
Mountain Biking / Pump Track	19
Adult Athletic Fields	15
Disc Golf	11
Other Sports/Athletic Fields	11
Other Sports Courts	10
Other/ Specialized Play Environments	10
Tennis	6
Birdwatching	6
Other (see appendix)	5
Ultimate Frisbee	3
Futsal	2

SURVEY#1 TAKEAWAYS

The results clearly identified a desired need for the following:

- A splash pad or water play element.
- Improved lighting & safety measures that would also extend the use of the parks amenities around or past dusk.
- More trails and safer access between neighborhoods and the parks, e.g., sidewalks, trails, and pathways.
- More Undeveloped Natural Areas & Open Space
- A Community Center and/or Indoor Recreation
- The lowest need expressed was the following:
- Less Youth and Adult Athletic Fields (Baseball, Softball, Football, Lacrosse, Soccer)

- Sports Courts
- Sports Leagues
- Interpretive Facilities
- Off-Leash Dog Parks



JULY-AUGUST PROJECTVISIONING MAPPING SURVEY

The final major phase of the active public involvement process was the rollout of a location-based online mapping tool also built on the Bang The Table platform hosted by Sumner Connects. Very similar to working

with Google or Apple Maps and dropping a point at a specific location, this application provided a set of online tools that allowed the public to zoom into a specific park or zoom out to the entire city and drop specific points, polylines, or polygons in areas where they would like to see improvements. This survey allowed the public to be very open and direct about their ideas, needs, issues, and ideas and communicate them directly to the planning team.

LISTENING POSTS

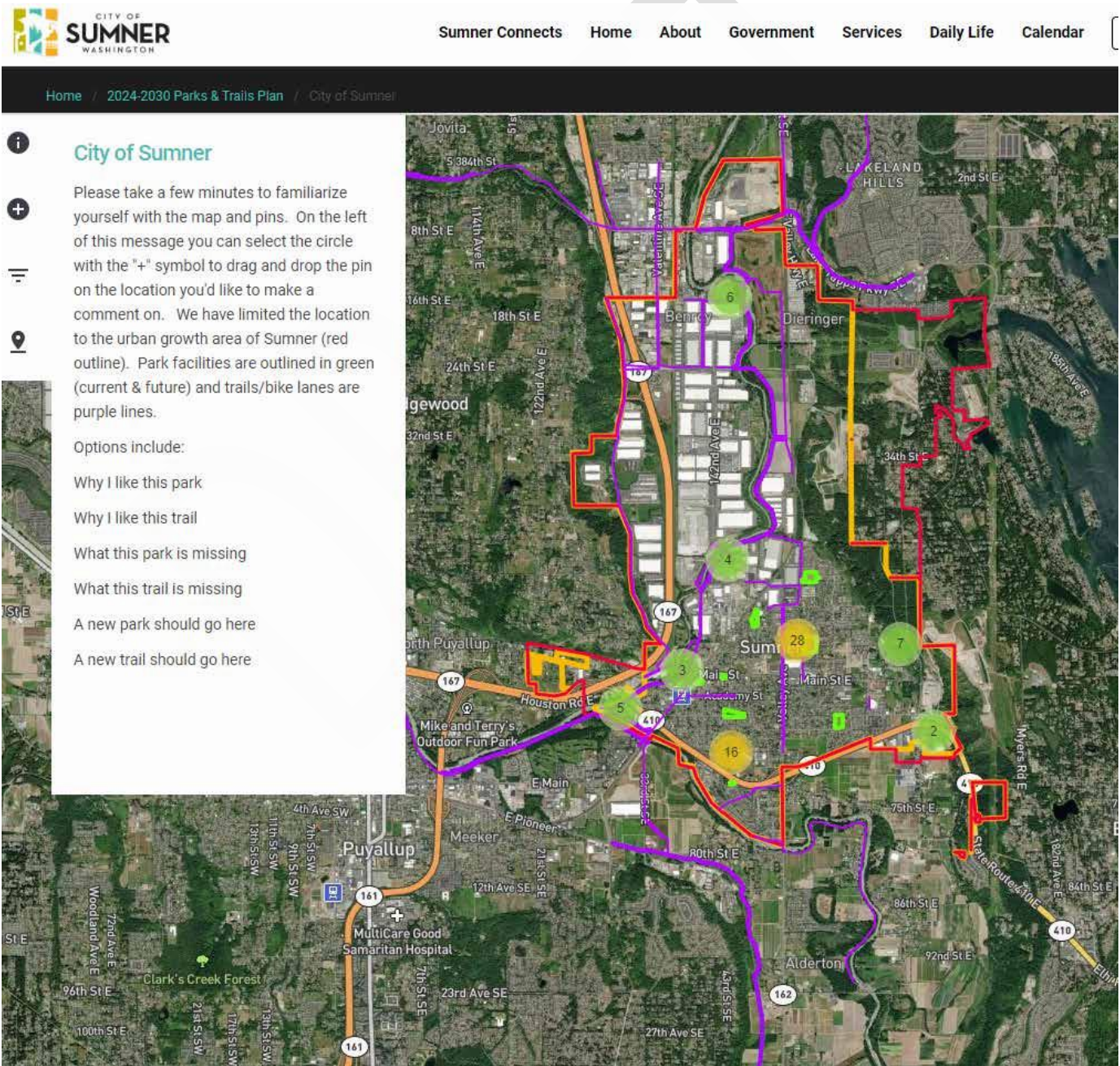
During the deployment of Survey #2, in addition to the using social media to help spread the work, a series of “listening posts” were set up and manned by City

staff, including the Mayor, and some of the planning

With the visioning survey, about 35 members of the community contributed 112 location-specific ideas, wishes, and desires to improve their park system.

team. Beginning at Lucy V. Ryan Park, a tent was set up with information about the planning process as well as maps asking park users to contribute their ideas in person.

Staying in each Park for about an hour, the outreach team set up and engaged park users at the following parks, culminating at Heritage Park in the evening to take advantage of the well-attended Music off Main



community event sponsored by the Sumner Cultural Arts Commission.

- a. Bill Heath Sports Complex
- b. Rainier View
- c. Seibenthaler Park
- d. Loyalty Park
- e. Heritage Park



Due to the heat and time of day, the initial park's visited had limited park users appear, but by the time the tent had been set up in Loyalty Park, there were an estimated 40 people (30 kids, 10 adults) who were asked to fill out the survey. Most of the park users were from Sumner, with many stating they had walked from nearby neighborhoods, the attendees also included people from Bonney Lake and Orting to South Hill and Puyallup. The rest of the listening posts engaged approximately another 15 park users. Due to the size and type of event that Music off Main was, engagement counting was stopped.

SURVEY#2 SUMMARY

Based on the comments provided in the survey responses and at the park listening posts, several major trends and recurring themes were identified:

- **Amenity Additions:** Many respondents suggested adding new amenities to various park areas. These include dog park agility elements, swings, splash parks, shade structures, and more seating. Respondents seem to be interested in enhancing recreational opportunities and comfort for park visitors.
- **Safety and Accessibility:** Safety and accessibility were common concerns. Respondents highlighted the need for improved safety measures, such as flashing crosswalks and measures to prevent balls from rolling into streets. They also pointed out issues with missing sidewalks and potholes, emphasizing the importance of safe and accessible pathways.
- **Lighting and Noise Control:** Lighting was a concern in multiple responses. Some respondents wanted better



lighting in specific areas, while others emphasized the need to be mindful of light pollution. Noise control, especially concerning nearby highways, was mentioned as a factor to consider for the parks' design.

- **Unique Park Elements:** Respondents expressed a desire for unique play structures and park features. They mentioned other cities that have creatively designed play elements and suggested that Sumner should aim for distinctive and attractive features to draw visitors.
- **Community Engagement:** Community engagement was evident in the responses, with suggestions like reducing parking to make space for more community-oriented activities, and the addition of a bike pump track to cater to specific community interests.
- **Nature and Trails:** There is a strong interest in natural elements and trail systems. Respondents proposed nature trails, forest hiking trails, and connecting different parts of Sumner through trails. This reflects a desire to promote outdoor and nature-related activities.
- **Parks Activation:** A recurring theme was activating park spaces, such as adding elements like play areas, splash pads, and swings. This indicates a desire to make the parks more appealing and engaging for visitors.
- **Environmental Considerations:** The importance of considering environmental factors, such as reducing vertical surfaces to discourage graffiti and planting more trees for shade, was highlighted.

These trends indicate a strong interest in improving and enhancing parks and recreational spaces to better serve the community, promote safety, and provide unique and engaging experiences for visitors while considering environmental and noise-related concerns.

In summary, close to 250 community members were engaged across both surveys and contributed over 1300 responses to all the questions and prompts.



Goals & Objectives



PLANNING CONTEXT

The following vision and mission statements are verbatim from the approved City of Sumner Comprehensive Plan adopted in 2020. The City is currently updating its Comprehensive Plan during the PROS planning process, and the following vision, goals & objectives should be integrated into the Parks & Open Space Element.

VISION FOR THE CITY OF SUMNER

Based on the values, interests, and desires expressed by the citizens of Sumner through its current comprehensive planning effort and this PROS planning process, a vision developed for their community and their desired quality of life is:

The City of Sumner is a commuter community that is both firmly rooted in its rural heritage yet, growing to include new industries and technologies. It is a friendly place where people take time to know their neighbors and help each other. New growth and prosperity is inclusive and benefits the entire community. Local business is vibrant and encourages new opportunities. Facilities exist to serve pedestrian safety and comfort while transportation corridors are designed to reduce conflicts. The community provides recreational activities for youth and families.

COMPREHENSIVE GOALS

The following are the Parks & Trails Plan goals, policies, and objectives, which are in alignment with the Comprehensive Plan Parks and Recreation Element.

GOAL 1. Provide and maintain a safe, attractive, enjoyable, and diverse park system that meets the needs of the City's residents, businesses, and visitors.

Objective 1.1 Maintain the City's improved parks in conditions which are safe, attractive, and available during as much of the year as possible.

- **1.1.1 Use equipment, landscaping, and design which reduces long-term maintenance costs and increases safety for park users.**
- **1.1.2 Use signage and other means to notify people of general park rules.**
- **1.1.3 Make regular safety inspections of park facilities for potential safety and maintenance problems.**
- **1.1.4 Promote design and maintenance practices that deter crime. Engage volunteers and City parks**

and police staff to periodically address maintenance and design practices that ensure appropriate access, visibility and comfort through lighting, proper placement of plantings, addressing physical barriers, access control, and other techniques.

Objective 1.2 Make maintenance of existing City park facilities the highest priority for general fund park monies.

Objective 1.3 Provide a diversity of accessible and inclusive park facilities, for both resident and visitor.

- **1.3.1 Provide Park facilities, including trails, picnic areas, play equipment and recreation facilities which are accessible to the disabled.**
- **1.3.2 Make the park facilities available to residents and visitors alike. Differential costs may be imposed for park users from out-of-town.**
- **1.3.3 Include in City park designs, facilities for the employees of the industrial and commercial areas.**
- **1.3.4 Make a wide variety of park and recreation facilities available to meet the desires of special needs and interest populations.**
- **1.3.5 In the PROS Plan consider the following uses and others that meet demonstrated community needs and desires: dog park, nature center, and water play features (spray park).**

Objective 1.4 Develop a cooperative, coordinated, community-based park system which makes maximum utilization of the available resources.

- **1.4.1 Continue to cooperate with the Sumner School District to develop and maintain facilities which are available to the public. Regarding the Heath Sports Complex, consider acquiring land or adjusting property boundaries for more logical operation and maintenance.**
- **1.4.2 Promote volunteer programs to plan, develop, maintain, and improve parks.**
- **1.4.3 Partner with other governmental and non-profit entities to provide a recreation program that offers variety of opportunities for the community and makes maximum use of the recreational facilities available within the City.**
- **1.4.4 Coordinate the Parks and Trails Plan with the other elements of the Comprehensive Plan and City development regulations, particularly the Land Use Element and the Shoreline Master Program, critical area regulations, and environmental and cultural review requirements. The siting and design of parks facilities should further the goals of the Comprehensive Plan and implementing regulations, capital improvements, programs, and initiatives, such as shoreline and floodplain restoration, transportation improvements, and others whenever applicable.**

Objective 1.5 Promote private recreation facilities within the City by making allowances for such uses in the zoning and land use regulations.

- **1.5.1 – Develop a new ILA with the YMCA to provide for indoor recreation needs.**

Objective 1.6 Cooperate in meeting the special needs of senior citizens and work to provide facilities which meet these needs.

Objective 1.7 Do not provide general on-site parking at Neighborhood Parks. These park facilities should be primarily resources to the neighborhood and should promote people walking to them. Limited parking for the disabled or for loading could be provided.

Objective 1.8 Recognize the critical and unique environmental features in the community such as wetlands, streams, riparian corridors, significant archaeological and historic properties, and hillsides within park facilities.

Objective 1.9 Encourage public participation in park management.

- **1.9.1 Actively utilize the Forestry & Parks Board for planning parks and providing guidance to staff and the City Council in the design, development, and operation of parks.**
- **1.9.2 Encourage public participation in designing new parks, reviewing park rules, updating the Parks & Trails Plan, and monitoring the public's desires about parks facilities.**

Objective 1.10 Develop a funding strategy that takes advantage of all available resources for park development and improvement.

- **1.10.1 Require new development that impacts the park system to pay its fair share of the costs of providing new park and trail facilities.**
- **1.10.2 Make available information to the public about options for donating money and services for park and trail improvements.**

Objective 1.11 Encourage and foster beautification on public and private property throughout the community.

Objective 1.12 Develop and implement an internal bicycle and pedestrian circulation plan that includes support for accessible alternative conveyance methods.

Objective 1.13 Establish park and trail levels of service provided in the PROS Plan.

- **1.13.1 Investment: Maintain a level of investment per capita (resident equivalent) that is consistent with the current value of the system per person. The 2017 value**

is \$1,060 per resident equivalent, as may be adjusted periodically for system value, inflation, or annexation.

- **1.13.2 Recreation Facilities: Provide for a mix of parks and recreation facilities at a level consistent with the community's current level of facilities and desired needs.**
- **Active Recreation Facilities: Fields, Courts, Tracks, Gyms: Resident equivalent population per Sumner facility consistent with the current ratio. The current ratio is XXX resident equivalent per facility.**
- **Informal Recreation Facilities: Picnic Shelters, Off Leash Areas, Playgrounds, Paths, Community Gardens, Flexible Open Turf Areas, Gathering Spaces and Amphitheaters: Resident equivalent population per facility consistent with the current ratio. The current ratio is XXX resident equivalent per facility.**
 - **Trails: Resident equivalent population per trail mile consistent with the current ratio of XXX.**
 - **Facility Unit of Measure:**
 - **Neighborhood and Community - acres per 1,000 residents**
 - **Designated Open Space: % of total city area**
 - **Playgrounds - # per 1,000 residents (age 5-14)**
 - **Baseball Diamonds - # per 6,000 residents**
 - **Softball Diamonds - # per 3,000 residents**
 - **Football/Soccer Fields: # per 10,000 residents**
 - **Tennis Courts: # per 1,000 residents (age 9-70)**
 - **Parks: Resident equivalent population per acre consistent with the current ratio of 500.**
- **1.13.3 Access and Distribution: Resident properties are located within 1/2 (10 min walk) mile of a Sumner Park accessible by pedestrian or bicycle facilities.**

Objective 1.14 Seek land acquisitions in advance of or concurrent with growth and accept donated property consistent with the guiding principles and vision set forth in this Plan. The highest priority is to acquire land for parks or trails in identified gap areas. Prioritize acquisitions and donations in gap areas identified in the PROS Plan.

Objective 1.15 Provide new parks to meet the demands of growth and equitable distribution of parks.

Objective 1.16 Develop new facilities when on-going operation and maintenance funding is provided at a level necessary to safely operate and maintain the facility.

Objective 1.17 Promote active, healthy lifestyles through the development and connection of park and trail facilities that are accessible in residential and employment districts.

Objective 1.18 Capital projects should be prioritized based on:

- a. **The project supports the Sumner Park & Trail System Guiding Principles and Vision.**
- b. **The project responds to growth or maximizes the function of existing facilities. Responding to growth may include acquiring or developing new parks or trails. Examples of maximizing existing facilities may include complete a missing trail link, or add a property to an existing park that improves overall property management, or add a recreation facility on an existing property that serves a greater number or variety of users.**
- c. **Sumner is the best provider of the service or facility.**
- d. **The project improves the equity of parks and recreation services to underserved areas or populations.**
- e. **Partnership options been evaluated in relation to the potential acquisition, design, or operation of the project.**
- f. **Supportive maintenance and operating funds have been dedicated or are available.**

Objective 1.19 Evaluate cost recovery options for parks facilities, where appropriate, recognizing parks as a public good.

Objective 1.20 Review and update the Parks & Trails Plan at least every 6 years in order to remain consistent with State funding requirements.

Objective.21 Plan for the UGA through annexation studies and outreach to residents to determine when and where investments are appropriate.

GOAL 2. Preserve, protect, and enhance significant open space.

Objective 2.1 Control development and activity on hillside areas to preserve their aesthetic qualities, reduce impacts on the valley, protect habitat, and protect sensitive areas from degradation.

- **2.1.1 Adopt regulations to protect the hillside areas, including limitations on development on steep slopes, provisions for buffering and clustering, requirements for replanting, limitations on tree cutting, restrictions on ridgeline development, site design standards to protect viewsheds and screen structures and mining areas.**

Objective 2.2 Adopt an urban forestry program to encourage the preservation and planting of trees on

public and private property.

- **2.2.1 Maintain the Forestry & Parks Commission.**
- **2.2.2 Update and maintain an urban forestry strategy to encourage the preservation and protection of trees and to establish the detailed workplan for the Forestry & Parks Commission.**
- **2.2.3 Through urban forestry, street design standards, subdivision requirements and parks programs, encourage or require the planting of street trees throughout the city.**

Objective 2.3 Protect existing agricultural activity.

- **2.3.1 Maintain protections for reasonable agricultural practices to continue without threat of nuisance actions.**
- **2.3.2 Promote agricultural support businesses and markets through favorable land use regulations and permit processes and assistance with market development.**
- **2.3.3 Through joint planning protect long-term commercially viable agricultural land in rural areas with compensatory programs such as purchase of development rights, transfer of development rights, acquisition, clustering, and fee-purchase, where appropriate.**

Objective 2.4 In conjunction with other jurisdictions, implement land use and other techniques to ensure the protection of environmentally sensitive lands, provide permanent protection of agricultural lands of long-term commercial significance, and protect the open space character of the valley between Sumner and Orting.

Objective 2.5 Educate the public about the values of open space and the role it plays in the community, including education programs through the Sumner School District and area child day cares, public access to critical and unique open spaces, and support for public environmental education programs.

Objective 2.6 Develop a trail system connecting regional trails to the north, east, south, and west for recreation and transportation purposes.

Objective 2.7 Retain, whenever financially feasible, City owned lands, including excess rights-of-way for open space purposes.

Objective 2.8 Implement flexible zoning and land use regulation techniques to encourage creative development which maximizes protection of critical areas, habitat, water quality, and open space.

- **2.8.1 Make provision for clustering in the land use and environmental regulations.**

- **2.8.2 Work with other applicable agencies and private companies to develop mitigation bank programs and projects for wetlands and other appropriate critical area types.**

Objective 2.9 Work with other jurisdictions to establish open space corridors and linkages with other significant regional open spaces including the valley hillsides, Puyallup/White River corridors, stream corridors and the valley south of the City.

Objective 2.10 Establish an open space standard of 35% for the entire City. Land use regulations and other programs should be developed to maintain this standard on a city-wide level. Open space includes areas that are public parks, cemeteries, critical areas and buffer areas, restricted steep slope areas, public lands such as watersheds, excess right-of-way, floodway, and river and buffers.

Objective 2.11 Seek broad and creative funding for open space protection and the furtherance of these goals and policies, including grants, utility funds, loans, conservation futures, bond levies, donations, impact fees and any other available sources.

Objective 2.12 Through land use development standards and design of public facilities and improvements, establish attractive and signature gateways at the City entrances.

Objective 2.13 Seek to acquire the most significant parcels of property to protect hillside amenities, wetlands, farmlands, river and stream corridors, and other critical open spaces.

Objective 2.14 Through implementation of the State Shoreline Management Act and City environmental regulations, protect wetlands, riparian corridors, streams, and wildlife areas.

Objective 2.15 Coordinate open space programs with the other Plan policies to protect plant and wildlife habitat.

Objective 2.16 Implement the components of the open space strategy provided in the Parks and Open Space Plan.

Objective 2.17 Regularly seek public input to maintain a prioritized list of open space acquisition sites.

Objective 2.18 Provide protection of natural amenities such as riparian corridors and vital open spaces for enjoyment by workers and to enhance the work and business environment.

GOAL 3. Promote use of alternative transportation modes by providing an interconnected system of pedestrian and bicycle facilities. (Transportation Element Goal 4 and policies)

Objective 3.1: Ensure design standards for principal and minor arterials include provisions for travel by pedestrians and bicyclists, based on the Parks and Trail Plan and the Sumner Transportation Plan. Consider roadway designs that increase pedestrian and bicycle comfort. Examples include but are not limited to:

- **3.1.1 Promoting landscape strips between travel lanes and sidewalks to protect, beautify pedestrian travel;**
- **3.1.2 Designing dedicated bike lanes that are protected**
- **3.1.3 Street design that encourages posted speeds and discourages greater speeds.**

Objective 3.2 Design and construct collector roads and local streets to facilitate access and circulation by pedestrians and bicyclists within the neighborhoods and provide connections to schools, parks, community facilities, transit, and commercial districts. Require development proposals to provide convenient non-motorized connections where feasible.

Objective 3.3 Ensure sidewalks are provided on both sides of all City streets unless special circumstances, such as topography or environmental constraints, make it cost prohibitive as determined by the Public Works Director.

Objective 3.4 Pursue the construction of interim asphalt walkways/sidewalks along city streets that are used by a considerable number of children walking to/from school. Interim asphalt walkways/sidewalks should include, but not be limited to, Parker Road, Elm Street, and 160th Street E. The construction of interim walkways/sidewalks is not intended to preclude future full street improvements.

Objective 3.5 Construct a system of separated multi-purpose trails to serve transportation and recreation needs of the community. It should also connect with adjacent communities to facilitate regional connectivity. The trail system and connections to the arterial, collector, and other pedestrian and bicycle facilities should be made consistent with the Parks and Trail Plan. The City may identify measures to ensure comfort and safety of bicyclists and pedestrians through design, speed limits, or other measures.





Demand & Needs Analysis



DEMAND & NEEDS ANALYSIS

The purpose of the demand and needs analysis is to evaluate, quantify and understand both the facility and recreational demand and identify the existing and future needs for providing parkland, facilities, open spaces from now and into the future. The definition of needs includes both preservation of existing services/resources as well as the desired needs that are projected into the future based on population forecasts and economic outlooks. The current update, presented here, reflects the needs, desires and recommended priorities that set the foundation for the next 6 to 10 years, as well as provides some aspirations for the next 15 to 20 years.

QUANTIFICATIONS VS QUALIFICATIONS

Quantitative standards have been traditionally use to assess the need for additional parks and recreation elements. Based on the National Recreation and Park Association's (NRPA) guidelines and online database "Park Metrics," simple comparisons of adequate land based on normalized averages across the county was the traditional way of determining what the minimum amount of parklands should be. This plan assesses the recreational demands of the City of Sumner starting

with traditional level-of-service (LOS) standards, recreation trends, and a gap analysis of access of the current park system.

However, while quantifiable metrics allow for easy comparisons to be made, they are analytically and programmatically weak compared to understanding the "quality" of life a community expects or demands. The only way to develop strong strategies and a set of potential improvements is to engage with community members through surveys, public meetings, and other forms of public consultation. The previous section in this report describes this process in detail.

This section ends with a comparison of the quantitative and the qualitative to refine a methodology that can be used to test and ultimately, select, the kinds of improvements that will improve Sumner's quality of life that is that aligned with its demonstrated values and preferences.

LEVEL-OF-SERVICE

To assess how these different kinds of parks may meet, or may not meet, a community's desires, the National Recreation & Park Association (NRPA) developed and maintains some simple demand standards as a guideline to identify the number of parks facilities potentially needed per community.

There are various methods to assess the service standards of a park system, but NRPA's standards are driven solely by comparing population size vs the number and types of parks or recreational amenity offered. While the ratio of land acres per thousand people has traditionally been a widely adopted measure, it offers only a restricted evaluation of the park system. A more comprehensive approach to determining service standards should encompass the distribution of land and facilities throughout the community, the per capita value of the system, the availability of programs for all demographics, the characteristics of the park's user base, the quality of the facilities, including their upkeep, and most importantly, how the public views the park system as a quality-of-life indicator.

These standards can typically be approximated through the use of population ratios, participation models, or, as utilized in this particular plan, a quality-of-life-oriented approach to crafting level-of-service criteria. Since multiple three methods for developing level of service standards are commonly employed, this plan provides an overview of each and explains the rationale behind the preference for the community-based approach.

The land-to-population ratio is calculated based on the entire city's system and can be further dissected according to the specific classification of each type of park facility. For example, the suggested level of service for the "Neighborhood Parks" classification is 1.1 acres per thousand people, drawn from an estimated total of 36 acres of parkland per thousand people citywide by the year 2022.

Because the vision, values, and needs of each community are different, planners have acknowledged that simply quantifying local LOS to a national standard is not an effective means of evaluating a community's unique needs and a community's vision. Accordingly, NRPA's LOS standards have evolved in recent decades and now recommends that each community develop its own standards based on local goals, priorities, and conditions.

LOS COMPARISONS

PIERCE COUNTY

An update of Pierce County's Parks, Recreation and Open Space Plan was recently completed and adopted in 2020. This plan analyzed several data points to help focus the needs of the park system and determine where best to add capacity as population grows. These data points include public input, recreation trends, demographics, facility distribution, peer community comparisons, and level of service targets. The county's LOS targets differ based on how they defined facility

types:

- Developed Park Acres: 6.7 acres per 1,000 people
- Open Space Acres: 7.5 acres per 1,000 people
- Trail/Walking Path Miles: 0.11 miles per 1,000 people
- Sport Courts and Fields: 0.20 facilities per 1,000 people
- Family Activities: 0.09 facilities per 1,000 people

2023 NRPA Agency Performance Review Key Findings



SUMNER'S LOS TARGETS

The Goals & Objectives identified in this report set the following as the new standards to achieve. Over the next five to 10 years, Sumner's park system should be improved to meet the following level of service standards.

1. For all parks, consider the following measures:
 - a. Provide parks that meet the interests and needs of the City's citizens, based on public input and survey findings.
 - b. Prioritize development of existing undeveloped parklands over acquisition of new parklands.
 - c. Prioritize development of non-motorized connections to parks.
2. For active parks:
 - a. Provide 5.8 acres per 1,000 people.

- b. **Strive to provide parks within a 10 minute walk of all City residents. Parks service areas, and resulting gaps, are identified later in this section**

3. For passive open space:

- a. **Provide 4.1 acres per 1,000 people.**
- b. **Consider providing more than 4.1 acres per 1,000 people, if opportunities arise to acquire properties that meet the City's environmental objectives, taking into account other parks priorities.**

PARK CLASSIFICATIONS

The NRPA, in addition to Washington State Parks and RCO, they use a classification system for parks and recreational amenities to help quantify the right metrics that are applicable per park. Since parks vary in size, function, and service area depending on their classification and the needs and desires of the users, each park classification has some generalized quantifiable assumptions based on a number of factors.

A full list of the standard park classifications can be found in Appendix B.

For Sumner there are really to kinds of park classifications evident, Local or Neighborhood Parks, and Trails & Greenways. However, since Bill Heath does have some unique recreation opportunities, it could also be classified as a Community park that serves the entire City.

RECREATION TRENDS

Outdoor recreation is on the rise nationwide, and Washington State and all its communities is no exception. Since 2019, and especially throughout the Covid pandemic, outdoor recreation equipment sales saw a significant increase across all major product categories. In Washington, there has been a notable surge in the participation rates of 20 outdoor activities since 2017. Among these activities, non-motorized trails, nature and wildlife viewing, camping, paddling, winter recreation, and leisure activities in nearby parks are consistently in high demand among Washington residents. With an expected statewide population increase of 2 million residents in the next 25 years, it's more critical than ever to plan for the future demand on outdoor recreation facilities.

Outdoor recreation not only supports local economies but also connects people with the natural world, promoting physical and mental well-being. With the rise of work-from-home arrangements post-pandemic and housing shifts from larger cities to smaller communities,

residents are increasingly seeking convenient access to a variety of outdoor experiences, both developed and primitive, that allow them to integrate nature-based recreation into their busy schedules while avoiding crowds and traffic.

However, striking a balance between providing access to outdoor recreation and safeguarding natural and cultural resources remains a significant concern statewide. The heavy concentration of outdoor recreation at popular sites has led to resource degradation and reduced user satisfaction. Many

State Outdoor Recreation Preferences	
Element	%
Walking or Using Mobility Device on Roads or Sidewalks	91%
• Walking or Day Hiking or Using Mobility Device on Trails	90%
• Wildlife and Nature Viewing	85%
• Scenic Driving (Sightseeing)	85%
• Hanging Out	70%
Picnic, Barbecue, or Cookout	68%
• Community Garden or Farmers' Market	66%
• Visiting Outdoor Cultural or Historical Facility, Includes Attending Cultural Events	62%
• Swimming in Natural Settings	61%
Paddle Sports (Whitewater, Canoes, Kayaks, Stand-Up Paddle Boards, Rowing)	52%
Outdoor Concert or Special Event	49%
• Gathering or Collecting Anything in Nature	49%
• Tent Camping (Developed Campground)	44%
• Backpacking	42%
• Playground	41%
• Tent Camping (Undeveloped Area)	41%
• Road Cycling	40%
Yard Games (Beanbag Toss, Horseshoes, etc.)	38%
Volunteering (Restoration Projects, Citizen Science, etc.)	37%
• Jogging or Running on Roads or Sidewalks	35%
• Snowshoeing	35%

communities face disparities in access to meaningful outdoor recreation opportunities, and residents often struggle with the time, cost, and information needed to support their outdoor pursuits. As the state aims to promote equitable access to the social, health, and economic benefits of outdoor recreation, a careful approach to outdoor recreation management is essential to ensure the protection of natural and cultural resources.

The 2023 Recreation and Conservation Plan, or commonly referred to as the Statewide Comprehensive Outdoor recreation Plan (SCORP),

The SCORP document includes Sumner in the southwest region stretching from Pierce County down the I-5 corridor to the Oregon state line. Notably, the SCORP survey identifies that the activity with the highest participation rate in the region is “walking in a park or trail setting” (82% statewide, 86% southwest region). This result holds true across all ages, genders, races, and incomes.

Eversince the previous survey from RCO (2012), walking as a recreational activity has seen an increase in participation. Boating and swimming have also seen an increase in participation between 2012 and 2017; swimming is now a top 10 activity in the state’s Southwest region. Other top 10 recreation activities in the Southwest region include nature activities (e.g., visiting rivers, streams, beaches; wildlife or nature viewing), attending an outdoor concert or event (e.g., farmer’s markets, fairs, sporting events), and day hiking. This PROS planning outreach results related to walking/hiking opportunities and nature-based activities are consistent with those identified in state surveys.

GAP ANALYSIS

As outlined in the Goals & Objectives and related policies, ensuring that residents have fair and easy access to parks located within a half-mile of their homes is crucial for the overall health and well-being of the community. This section of the report provides a set of maps that offer insights into population density and conducts a network analysis of park accessibility. This analysis examines each property’s ability to reach a nearby park within a half-mile, either via a street or a trail. The service area maps are designed to demonstrate how accessible parks with various amenities are to the community and how accessibility could be enhanced through improvements to parks that currently offer limited amenities. It’s worth noting that these accessibility gaps can be reduced by ensuring safe access to parks can be increased with new sidewalks and transportation improvements.

POPULATION PROJECTIONS

The City of Sumner is currently the 85th largest city in the State of Washington but located in one of the state’s fastest growing counties with a current population growth rate of less than 1% per year. The Office of Financial Management (OFM) predicts population projections under the Growth Management Act (GMA) to accommodate growth over the next 20 years.

The total population of the City of Sumner in 2020 was estimated by OFM to be 10,621.

City of Sumner Current and Forecasted Population

Year	Population
2020	10,621
2023	10,800
2040	12,473

With the city encompassing 7.2 square miles, The population density in Sumner is 1500 persons per square mile as compared to the average population density of 113.4 persons per square mile for the state of Washington. This plan uses 10,800 as the population for the existing level of service analysis.

In 2020, Sumner had a population of 10,621, according to the Washington State Office of Financial Management’s (OFM) annual population estimates. Based on Puget Sound Regional Council’s (PSRC) published forecasts, Sumner’s average annual growth rate is 112 people/year. Projecting 6 year and 20 year growth rates, Sumner can expect a population increase of approximately 672 and 2,240 people respectively. OFM predicts a population of 11,250 by the end of the 6-year planning period (2030) and 12,473 by the end of the 20-year long-term planning horizon (2040).

Existing Level of Service Analysis			
	Existing	Target*	Difference
Park Acres	18.01	116.64	-98.63**
Acres/1000	1.67	5.8	-4.13
Passive Open Space	215	44.2	170.8
Residents/ Park***	1800	2,287	487
Trails	5.1	15	-9.9

* NRPA Standards & Project Goals & Objectives
** If the White River Restoration Areas is classified as park space, there is a surplus.
*** Counting Developed Park Spaces Only

PARK EQUITY & ACCESS

One key factor that this PROS Plan addresses is the known distribution of the current developed park spaces. Even factoring in passive open space areas, there is a considerable grouping of park amenities primarily in the bottom half of the City. While this is primarily due to the amount of industrial zoning in the Northern and Western parts of the City, there are still gaps created by the arrangement of major transportation corridors and the White & Puyallup Rivers.

To better understand where the demand and need for parklands should occur, a detailed series of service area maps was created on the following pages that identifies the current service area of each existing park and the new service areas created by proposed improvements.

To develop the service maps, Open Street Map data was used to identify and verify known sidewalk data and the City's transportation grid that the City of Sumner provided. Sidewalks are considered to be safe walking routes. All the existing access points to each existing park and/or trail space were digitized and a network analysis of the safe walking routes to each access point was developed. The analysis would initially stop even if the end of a sidewalk was encountered before the 10-min range (approximately 1/2 mile) was reached.

A second analysis ignored the known sidewalks and trails but followed the City's existing transportation grid, essentially identifying known gaps in the walkshed that could be addressed by extending existing sidewalks.

The "10-MIN WALK" METRIC

A 10-minute walk is considered an important park access metric for several reasons:

- **Physical Activity and Health:** Encouraging people to take a 10-minute walk to access a park promotes physical activity. Regular physical activity has numerous health benefits, including reducing the risk of obesity, heart disease, and other chronic health conditions. Parks provide opportunities for exercise and recreation, and making them easily accessible promotes active lifestyles.
- **Equity and Inclusivity:** A 10-minute walk metric can help address issues of equity and inclusivity. When parks are easily accessible on foot, it means that people who don't have access to personal vehicles or public transportation can still enjoy green spaces. This is especially important in urban areas where many residents may not own cars.
- **Reducing Environmental Impact:** Encouraging people to walk instead of drive to parks can reduce the environmental impact of urban transportation. This metric aligns with sustainability goals by reducing the

use of fossil fuels and decreasing traffic congestion.

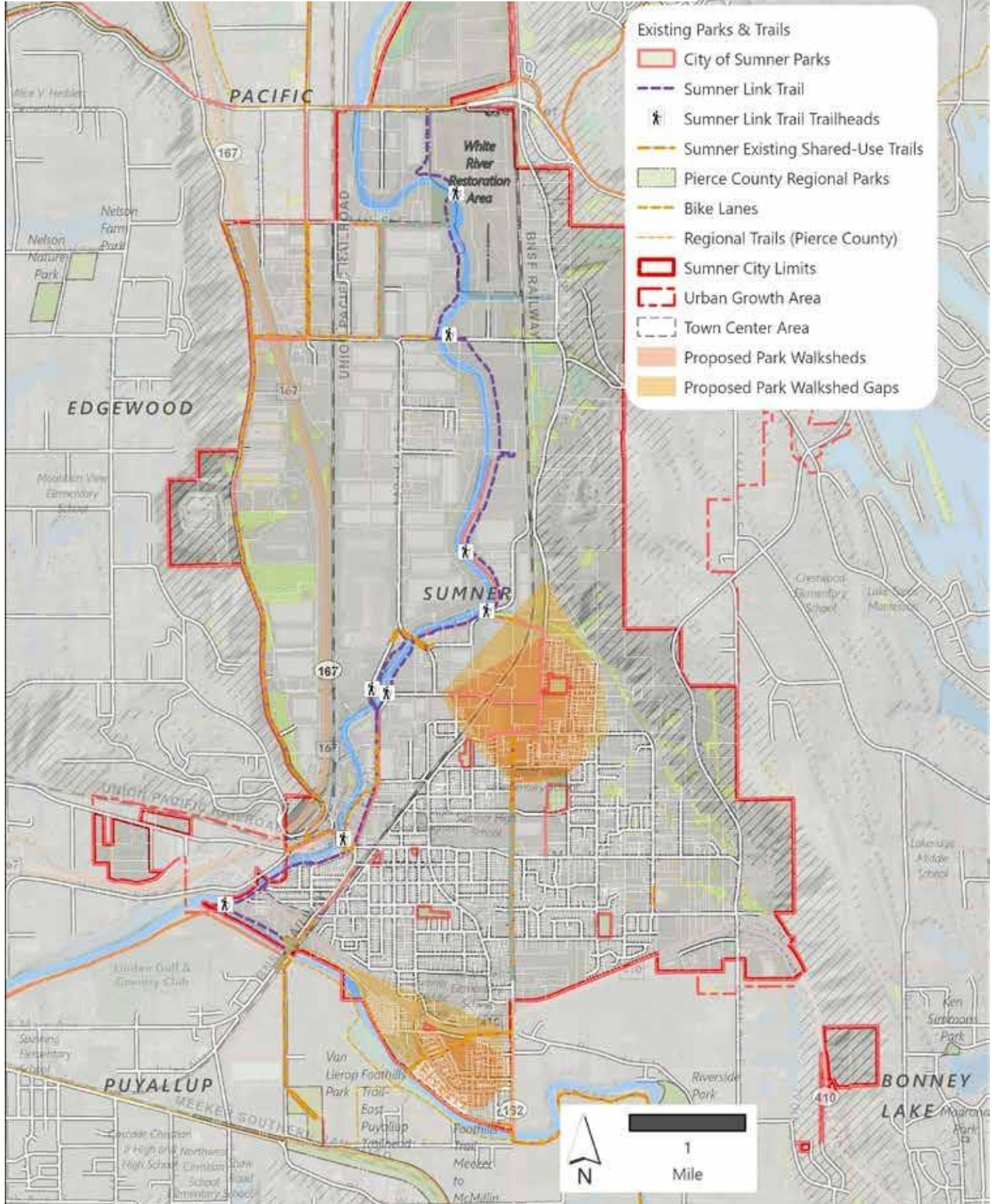
- **Social Interaction:** Easy park access can foster community and social interaction. When parks are within a short walking distance, people are more likely to meet their neighbors and gather in these communal spaces, which can have positive social and mental health benefits.
- **Economic Benefits:** Parks can provide economic benefits to the surrounding community, including increased property values and a boost to local businesses. When parks are accessible by a short walk, more people are likely to use them, potentially leading to increased economic activity in the area.
- **Safety:** When parks are easily accessible, it can enhance safety by increasing the number of people using the park. More foot traffic can deter criminal activity, making the park a safer place for all users.
- **Public Health and Well-being:** Parks provide spaces for relaxation, stress reduction, and connection with nature, which can contribute to improved mental health and overall well-being. Easy access to these spaces means that more people can benefit from these positive effects.
- **Urban Planning and Design:** Incorporating a 10-minute walk metric into urban planning and design can encourage the creation of pedestrian-friendly communities. This can lead to more walkable cities with improved infrastructure, sidewalks, and green spaces, which, in turn, can have a positive impact on quality of life.

In summary, a 10-minute walk (approximately 1/2 mile on level ground) as a park access metric is important because it promotes physical activity, equity, sustainability, social interaction, and overall community well-being. It aligns with various health, environmental, and social goals the City has and should encourage urban planners and policymakers to prioritize accessible green spaces as a fundamental part of city development and the community's desired quality of life.

The maps on the following pages identify the service areas, AKA the 10-minute walksheds, for each existing park as well as showing the current gaps.

[illegible]

CURRENT PARK SERVICE AREAS & GAPS



OTHER TRENDS & THREATS

INVESTMENTS IN PARK INFRASTRUCTURE WILL RISE

Across other municipal agencies statewide, investment in state and local infrastructure, which had been depressed since the Great Recession of 2008, and especially since the COVID-related stimulus packages, e.g., ARPA, increased federal funding has helped that fund public works and park and recreation infrastructure improvements, such as buildings, restrooms, and roads.

State and local spending is up nearly 10 percent from last year, according to data from the Commerce Department, and spending on capital outlays continues to grow. The Commerce Department data also show that spending on amusement and recreation facilities is up 31 percent from a year ago. It appears that economic conditions will remain favorable for new investments in park and recreation infrastructure if local and state tax collections continue to rise and interest rates remain relatively low. Building on the momentum of the past few years, local and state governments will make even more park and recreation infrastructure investments in buildings, playground equipment, roads and bridges, and capital repairs to aging infrastructure, topping the highest level of infrastructure spending since the recession of 2008.

CANINES

With more than 90 million dogs in the United States and growing, dog parks are one of the fastest growing types of parks in the country. Larger dog parks have become destinations and can contribute significantly to agency revenues and tourism.

Increasingly, for many, dogs are regarded not just as part of the family but as children and families, especially those in the urban environment, are constantly looking for new places to take Fido.

TRENDING SPORTS & IMPACTS

The participation in pickleball has witnessed a remarkable surge, growing by 159% in just three years, reaching 8.9 million participants in 2022, as reported by the Sports & Fitness Industry Association.

This swift expansion has presented challenges for public parks and recreation departments, which must strike a balance between the competing interests of diverse recreational activities while working within constraints of limited space and budgets. Parks agencies are becoming more confronted with the task of accommodating pickleball enthusiasts, who favor this

tennis-like sport with a smaller court, without causing discomfort or inconvenience to others. The noise and disruption generated by pickleball is becoming more a source of frustration for some neighbors, tennis enthusiasts, parents with young children, and other community members.

In various towns and cities, homeowners' associations and local residents have begun to impose restrictions on pickleball activities and thwart the construction of new courts. They have initiated petitions, pursued legal actions, and voiced their concerns at council and town hall meetings, all in an effort to temper the widespread enthusiasm for pickleball and its unique auditory characteristics.

FUNDING THREATS AND AVAILABILITY

Funding for parks and municipal recreation services has been forced into a creative shift as municipalities have been forced to seek additional ways to fund operation and improvements. Long-standing grant and funding assistance programs have repeatedly come under threat at both the federal and state level. Congress let the Land and Water Conservation Fund (LWCF) expire in 2015 for the first time in 50 years. In response to public outcry, several members in Congress fought for a short-term solution: an emergency authorization of three years. In 2016, Congress had another opportunity to permanently reauthorize LWCF, thanks to legislation championed by Washington's own Senator Maria Cantwell in the Energy Bill. While LWCF initially failed under the past administration, in September 2021, LWCF was permanently authorized with full funding through the Dingell Act. This act directed a significant portion of offshore oil and gas royalties to the LWCF for the preservation of public lands, waters, and recreational opportunities.

Since then, specific funding levels and appropriations for the LWCF have varied from year to year as part of the federal budgeting process. Funding for the LWCF depends on annual appropriations by Congress, hence the program's budget and funding levels can be subject to changes and priorities set by the federal government.



Capital Improvement Program



INTRODUCTION

The vision created in this Parks Plan is not just required by the Growth Management Act, but crucial to the quality of life of the residents City of Sumner expects. The business of providing and managing the delivery of services the public expects from the City is equally critical. Annually, through the City's budgets, a significant amount is invested in staff, equipment and supplies to provide and maintain a safe and diverse outdoor recreation opportunities. The strategies and actions emphasized in this plan focus on achieving Sumner's strategic goals, particularly through furthering the City's Comprehensive Plan's ideals for healthy community, arts and cultural awareness, the natural environment, and more importantly – what the public desires.

This section presents how the City intends to respond to public comment through a capital improvement program (CIP) recommendations in tabular form, then present in much more detail, ideas and conceptual improvements planned to be implemented over the next six years.

This plan is built on several key recommendations that best and most cost-effectively address current issues, projected demand, funding flexibility, and public desire – all while taking into consideration all the available parks and recreation opportunities that are available within the city.

Core recommendations include:

- Finish the improvements that are currently underway or have been recently master planned, specifically Heritage Park, Seibenthaler, Bennett Property, Rainier View, and Qunell Family Park.
- Upgrade maintenance and spot improvements in the remaining parks.
- Connect all parks city-wide with safe accessible trails.
- With the City not supporting its own recreation programs, update or consider service agreements to contract out recreation program to adjacent cities, specifically Bonney Lake, as well as the YMCA and other local sports leagues.
- Focus on projects that have multi-dimensional grant funding possibilities, e.g. access projects that can attract Safe-Routes-To-Schools funding.
- Approve the new recommended Park Impact Fees to fund new acquisitions and park development in the expanded UGA.

FINISH WHAT HAS BEEN STARTED

The comments citizens provided in the surveys expressed or echoed many of the ideas that have been identified in previous master planning efforts that have already been completed. Over the next six years, particular focus should be placed on funding and redeveloping Heritage Park, Seibenthaler Park, and

DRAFT

two undeveloped park spaces the City has, the Bennett Property and the Qunell Family Park.

The remaining parks should see more maintenance upgrades, installing more trees, shade structures, picnic shelters, restrooms, and benches. In addition, safe access to and between parks, schools, downtown core, and residential areas should be prioritized.

INCREASE INDOOR RECREATION OPPORTUNITIES

Adding access to more indoor recreation facilities will broaden the use of the regional recreation opportunities during the colder, wetter months of the year. In lieu of the City trying to develop, staff, and fund its own recreation programs, by strengthening the local service agreements with Bonney Lake, and creating new agreements with other for-profit or non-profit providers within the City, e.g., the YMCA. Access to both indoor recreations facilities and a wider variety of programs for young and old alike can be achieved without a large fiscal burden on the City, and multiple shared opportunities can be realized.

DEVELOP STRATEGIC PROJECTS TO MAXIMIZE FUNDING OPPORTUNITIES

Improvements to the parks system is not entirely on the City itself to fund. The City continue pursuing grants and donations from all available funding sources in order to maximize its public investment in city parks, recreation, and open space facilities and services. The City should specifically pair specific improvements with the appropriate Recreation Conservation Office program that have a long history of being funded, such as the Youth Athletic Field or Land Water Conservation Fund grants. In addition, many trail and access projects can be integrated with Safe Route to School grants and other transportation related projects. Combining park projects with transportation projects will also increase project implementation flexibility and funding opportunities from other County, State, and Federal programs.

DEVELOPING THE CAPITAL IMPROVEMENT PROGRAM

Thus far, this Plan has discussed several trends & issues, the demand and need of the public, and its impact on the city's park system and/or interlocal partners, It is built on several key recommendations that best and most cost-effectively address current issues, projected demand, funding flexibility, and public desire – all while taking into consideration all the available parks and

recreation opportunities that are available within the city. In summary.

This section will present both long-term and short-term recommendations in narrative form organized by element type, then present in much more detail, ideas to be considered for both the 6-year and 20-year CIP list.

IMPLEMENTATION SCHEDULE

The plan is designed for a full six-year lifespan with the intent that it will guide improvements from 2024 through 2030, while providing a conceptual vision of additional aspirational improvements beyond that are focused on the projected growth of Sumner in its UGA. As stated earlier, this plan is not a strict “script” to guide any and all park & recreation improvements. Since funding may be diverted or not secured or public needs or political will may change, this plan is designed to a fluid and dynamic strategic guide for the city to base decisions around. Unforeseen opportunities may present themselves that are not covered in this plan which may create better service to the public.

The capital improvement projects listed are not, nor will they be prioritized over the next six years, although specific recommendations at the beginning of this section have initially been placed in either the 6-year or long-term 20-year CIP lists. However, for planning purposes, the timeline of targeted funding sources; the likely design and permitting time; and city staff project management capacity; each recommended improvement is scheduled with an anticipated year. Note that this is for planning purposes only and is not a commitment to implementation in a particular year. This plan should be a living document being constantly updated as conditions change.

Beginning in early-to-mid 2028, a plan update process should be officially undertaken to engage the residents, staff and committee members of the City of Sumner in reviewing changing level of service needs, proposing new capital improvements, and renewing WA RCO eligibility for the next performance period.

To reinforce, the CIP project lists reflect the demand and needs of the public and have been vetted with both city staff, commission members, and City Council. Actual implementation over the next six years will be driven by available funding, success in grant funding availability as well as critical liability maintenance and repair improvements.

ESTIMATE OF PROBABLE COST

Included in this section is an estimate of the probable construction costs associated with the improvements recommended for each park or city-wide. Note that these estimates are preliminary for use in budgeting and scoping future design and construction projects, and are subject to change due to site conditions, final design, and market circumstances. Many of the estimates are from the current park master planning projects that have already been started.

Each item in the estimate is keyed to the recommendations on the park plans in this section and includes funding source availability and anticipated cost. Inflation, annual cost escalators, cost & design contingencies, permitting and other soft costs have been factored in as well. The cost for staff time is not included in the cost opinions.

PRIMARY FUNDING SOURCE KEY

Included in the proposed CIP project matrix is a keyed set of secured or unsecured funding options. There may be potentially, based on the individual characteristics of the proposed capital improvement, multiple options to potentially finance the project. Secured funding would include, e.g., municipal bonds backed by a specific revenue source (revenue bonds) or those secured by the municipality's taxing power (general obligation bonds.) In some cases, the improvements may be directly financed from the City's existing parks or general fund.

Unsecured financing would include grant programs, mainly outdoor recreation grant programs available through RCO.

PERFORMANCE AND MONITORING

Sumner's plan addresses park, recreation, open space, and trails level of service and needs identified at the time of the plan's creation. Recognizing the dynamic, ever-changing nature of people, outdoor spaces, and cities, this plan purposefully to allow flexibility and adaptability in its implementation.

To monitor progress and adapt to changing circumstances, including new grant and funding sources, the following actions should be taken in each annual capital improvement budgeting cycle to verify and confirm the improvements to be implemented:

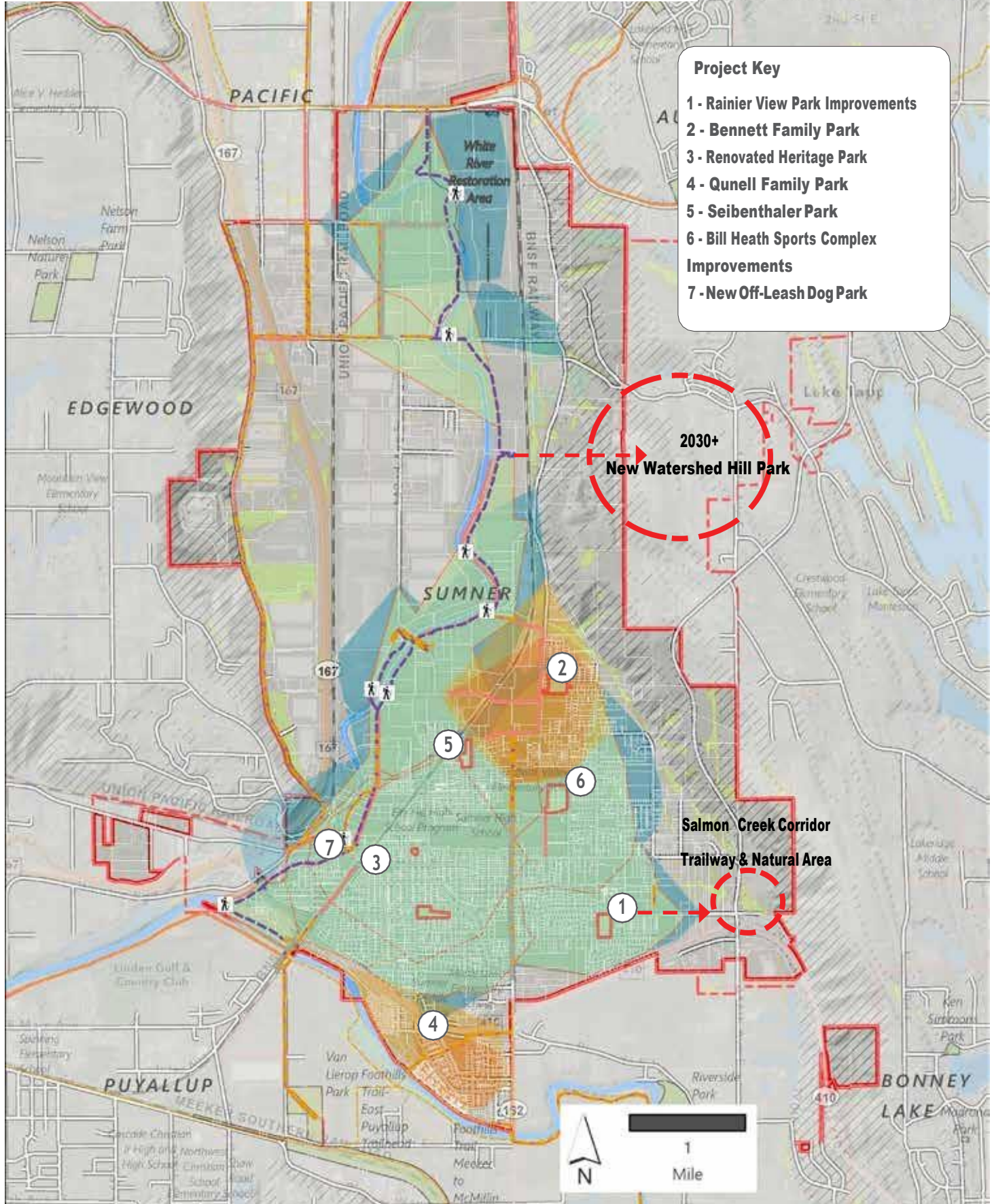
- **Annual Prioritization Review:** An annual evaluation by city staff and Sumner's Forestry & Parks Commission should be undertaken to determine if any changes to the park system, funding availability or demographic shifts will impact the recommendations outlined in this report.
- **Funding source review:** Anticipated vs. actual funding

Primary Funding Key	Program
A	RCO WWRP Local Parks
B	RCO WWRP Trails
C	RCO WWRP Habitat
D	RCO Youth Athletic Facilities
E	RCO Community Outdoor Athletic Facilities
F	RCO Land Water Conservation Fund
G	RCO No Child left Inside
H	RCO Outdoor Learning Grants
I	Sumner Park Impact Fees
J	Sumner Transportation Improvement Program
K	Dept of Commerce Economic Development Grant
L	Pierce County Conservation Futures
M	Real Estate Excise Tax

should be reviewed, particularly related to target grant funding, recognizing competition for grants, likelihood for success based on past grant application performance, and the reality that not all grant applications will be successful.

- **Maintenance and operational review:** Prior to implementing a park improvement or pursuing funding, maintenance and operational costs should be evaluated and budgeted accordingly.
- **Coordination with other city projects:** Recognizing that the city has transportation and other public works projects proposed each year, each park and open space improvements should be evaluated and adjusted to provide mutually beneficial efforts that contribute to Sumner's desired quality of life.

PROPOSED PARK SYSTEM IMPROVEMENTS



Rainier View Park

Description:

- Rainier View Park currently has new planned improvements that are out to bid.

Implementation Strategy

- RCO # 20-1231D, Youth Athletic Facilities (YAF) - Large, Covered Court, \$937,500 (Funded, \$350,000 Agency Funding)

Actions

Maintenance

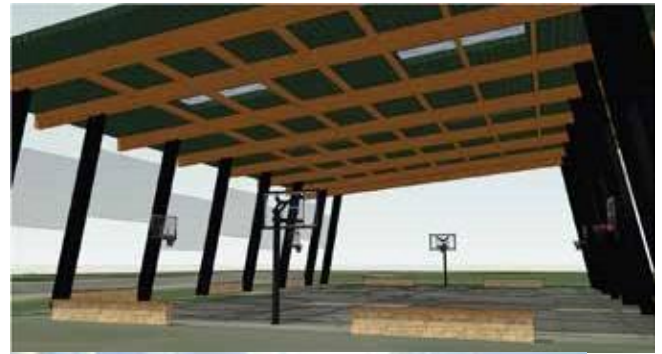
- Fix holes in perimeter fence
- Resolve lowspots/drainage

Passive Actions

- Add shaded picnic shelters and more benches
- Add vending machines, food shack, food truck, or plaza

Active Actions

- Finish Cover Court project in (2023-2024)
- Renovate Existing Play Areas (2023-2024)
- Add Accessible Play Equipment (2023-2024)
- Add Restroom (2023-2024)



Conceptual Upgrades and Estimated Future Costs

Potential Upgrades	Quantity	Unit Cost		Estimated Costs
Concepts				
• Courtyard Cover & Resurfacing (FUNDED)	1	\$937,000	LS	\$937,000
• Inclusive Playground (FUNDED)	1	\$201,847	LS	\$201,847
• Installation (FUNDED)	1	\$65,092	EA	\$65,092
• Accessible Play Equipment w/ Playground Grass (FUNDED)	1	\$135,624	LS	\$135,624
• Custom Sand Play Area	1	\$25,000	LS	\$25,000
• Miscellaneous Site Improvements (Fence Repair, Spot Drainage Fixes, Updated Landscape)	1	\$100,000	LS	\$100,000
• Escalators/Inflation	N/A			
• Contingencies	20%			\$292,913
• Soft Costs (A+E, Permitting)	15%			\$219,684
Total Estimated Cost				\$1,977,160

Rainier View Park: Concept



Reuben A. Knoblauch Heritage Park

Description:

- A new master plan has been developed for Heritage Park featuring a “Park Promenade” concept organized around a series of outdoor rooms adjacent to a central promenade bisecting the park space

Implementation Strategy

- Multi-year, phases implementation and funding

Actions

Maintenance

- N/A (Currently Scheduled for a Complete Renovation)

Passive Actions

- N/A (Currently Scheduled for a Complete Renovation)

Active Actions

- N/A (Currently Scheduled for a Complete Renovation)



Conceptual Upgrades and Estimated Future Costs				
Potential Upgrades	Quantity	Unit Cost		Estimated Costs
Concepts				
• Phase 1 - Alley & Main Street	1	\$2,160,000		\$2,160,000
• Phase 2 - Park & Playground	38,275 sf	\$85		\$3,253,000
• Phase 3 - Community Building	9100 sf	\$500		\$4,550,000
• Escalators/Inflation (assuming full 6-year phased implementation)	5%/yr			\$2,490,750
• Contingencies	15%			\$1,494,450
• Soft Costs (A+E, Permitting)	25%			\$2,490,750
Total Estimated Cost				\$16,438,950

Reuben A. Knoblauch Heritage: Map



Lucy V. Ryan Park

Description:

- Complete redevelopment of the Park space including removal of the existing structure, authorized pursuant to Council Resolution 1663. *At this time, demolition action pending litigation.

Implementation Strategy

- Multi-year, phased implementation and funding dependent

Actions

Maintenance

- N/A (Currently Scheduled for a Complete Demolition)

Passive Actions

- N/A (Currently Scheduled for a Complete Demolition)

Active Actions

- N/A (Currently Scheduled for a Complete Demolition)



Conceptual Upgrades and Estimated Future Costs			
Potential Upgrades	Quantity	Unit Cost	Estimated Costs
Concepts			
• Park Master Planning	1	\$20,000	\$20,000
• Site Demo & Prep	1	\$150,000	\$150,000
• Park Development (passive space with pergola, interpretive gardens, and resting space)	.5 acre		\$200,000
• Escalators/Inflation (assuming full 6-year phased implementation)	5%/yr		\$92,500
• Contingencies	25%		\$92,500
• Soft Costs (A+E, Permitting)	25%		\$92,500
Total Estimated Cost			\$647,500

Lucy V. Ryan: Map



Bill Heath Sports Complex

Description:

- Renovate the existing turf ballfield, adding synthetic turf and creating a multi-use sports field with an overlapping soccer field. The new ball field will be shifted to the west to minimize the lost space caused by the wide asphalt pathway

Implementation Strategy

- Multi-year, phased implementation

Actions

Maintenance

- Continue to renovate the perimeter planting

Passive Actions

- Renovate the Concessions / Storage Building

Active Actions

- Convert the ballfield to synthetic turf
- Add a soccer field
- Add Lighting
- Add Pump/Wheels Track
- Picnic Area
- Add "urban skills" skatepark



Conceptual Upgrades and Estimated Future Costs				
Potential Upgrades	Quantity	Unit Cost		Estimated Costs
Concepts				
• Synthetic Baseball/Soccer Field	143,700	19		\$2,730,300
• Field Lighting	1	400,000		\$400,000
• Pump Track	1,500 lf	150		\$225,000
• Picnic Area	1	\$125,000		\$125,000
• Urban Skills Skatepark	10,000	\$55/sf		\$550,000
• Pathways	3,200	\$75/lf		\$240,000
• Landscaping & Miscellaneous				
• Escalators/Inflation (assuming full 6-year phased implementation)	5%/yr			\$1,067,575
• Contingencies	25%			\$1,067,575
• Soft Costs (A+E, Permitting)	25%			\$1,067,575
Total Estimated Cost				\$7,473,025

Bill Heath Sports Complex: Map



Seibenthaler Park

Description:

- **Complete Renovation of the existing park**

Implementation Strategy

- **Multi-year, phases implementation and funding**

Actions

Maintenance

- **N/A (Currently Scheduled for a Complete Renovation)**

Passive Actions

- **N/A (Currently Scheduled for a Complete Renovation)**

Active Actions

- **N/A (Currently Scheduled for a Complete Renovation)**



Conceptual Upgrades and Estimated Future Costs				
Potential Upgrades	Quantity	Unit Cost		Estimated Costs
Concepts				
• Master Plan Improvements				\$5,000,000
• Escalators/Inflation (assuming full 6-year phased implementation)	5%/yr			\$1,250,000
• Contingencies	25%			\$1,250,000
• Soft Costs (A+E, Permitting)	25%			\$1,250,000
Total Estimated Cost				\$8,375,000

Seibenthaler Park: Map



Bennett Family Park

Description:

- New Development of the land.

Implementation Strategy

- Multi-year, phases implementation and funding

Actions

Maintenance

- N/A (Currently Scheduled for a Complete Renovation)

Passive Actions

- N/A (Currently Scheduled for a Complete Renovation)

Active Actions

- N/A (Currently Scheduled for a Complete Renovation)

Conceptual Upgrades and Estimated Future Costs				
Potential Upgrades	Quantity	Unit Cost		Estimated Costs
Concepts				
• Escalators/Inflation				
Total Estimated Cost				



Qunell Family Park

Description:

- **New Park Development**

Implementation Strategy

- **Multi-year, phases implementation and funding**

Actions

Maintenance

- **N/A (Currently Scheduled for a Complete Renovation)**

Passive Actions

- **N/A (Currently Scheduled for a Complete Renovation)**

Active Actions

- **N/A (Currently Scheduled for a Complete Renovation)**

Conceptual Upgrades and Estimated Future Costs				
Potential Upgrades	Quantity	Unit Cost		Estimated Costs
Concepts				
• Escalators/Inflation				
Total Estimated Cost				

Qunell Family Park: Concept





Plan Adoption

DRAFT

DRAFT

Planning Eligibility Self-Certification Form

Use this form to certify that the need for any grant projects have been developed through an appropriate planning process. Provide the completed form with the subject plans and adoption documentation to RCO via e-mail or other means of electronic access (i.e. Web link, Box.com, etc.).

Organization Name:

Contact Name:

Adoption Date of Submitted Documents:

Seeking Eligibility for: ☐ Recreation Grants ☐ Conservation Grants ☐ Both

Initial Each to Certify Completion	Plan Element Certification	Document and Page Number Location of Information
	1. Goals, objectives: The attached plan supports our project with broad statements of intent (goals) <i>and</i> measures that describe when these intents will be attained (objectives). Goals may include a higher level of service.	
	2. Inventory: The plan includes a description of the service area's facilities, lands, programs, and their condition. <i>(This may be done in a quantitative format or in a qualitative/narrative format.)</i>	
	3. Public involvement: The planning process gave the public ample opportunity to be involved in plan development and adoption.	
	4a. Demand and need analysis: In the plans: - An analysis defines priorities, as appropriate, for acquisition, development, preservation, enhancement, management, etc., and explains why these actions are needed. - The process used in developing the analysis assessed community desires for parks, recreation, open space, and/or habitat, as appropriate, in a manner appropriate for the service area (personal observation, informal talks, formal survey(s), workshops, etc.).	
	4b. Level of Service assessment (optional): An assessment of the criterion appropriate to your community. Possibly establish a higher level of service as a plan goal (above).	
	5. Capital Improvement Program: The plan includes a capital improvement/facility program that lists land acquisition, development, and renovation projects by year of anticipated implementation; include funding source. The program includes any capital project submitted to the Recreation and Conservation Funding Board for funding.	
	6. Adoption: The plan and process has received formal governing body approval (<i>that is, city/county department head, district ranger, regional manager/supervisor, etc., as appropriate</i>). Attach signed resolution, letter, or other adoption instrument.	

Certification Signature

I certify that this information is true and complete to the best of my knowledge.

Print/Type Name: _____

Signature (Hand Written or Digital): _____

Title: _____

Date: _____

DRAFT

Appendices & Attachments

Sumner PROS Plan 2024-2030

A - Terms & Definitions

B - Standards & Guidelines

C - Public Survey Results

D - Implementation Tools & Funding Support

A - Terms & Definitions

Washington State Recreation & Conservation Office (RCO) has found that many terms commonly used in recreation planning do not have consistent definitions from one plan to another. RCO suggests, but does not require, the following definitions compiled from various sources, including Washington Administrative Code, Department of Natural Resources, and Washington State Parks & Recreation Commission used in this master parks plan include:

Table A1: Terms & Definitions	
Term	Definition#
Access	The public's ability to physically use land or water.
Active Recreation	Predominately human muscle powered recreational activities.
Camping	An overnight stay in a tent or other non-permanent structure.
Capital Improvement Program (CIP)	A list or description of proposal capital projects.
Capital Project	A project that results in redevelopment of an existing property, acquisition of new property, or a new built facility with a budget that excess \$10,000.00
Consumptive	Recreation that physically consumes resources; examples include berry picking, shellfish harvest, hunting, fishing.
Development	A development project is construction or work resulting in new elements, including but not limited to structures, facilities, and/or materials to enhance outdoor recreation resources.
Dispersed	Recreation that is scattered or spread across the landscape and not concentrated at a specific site. Examples include trail uses, camping, walking, cycling, and jogging.
Impact (Low, Medium, High)	The effect that recreational uses have on resources including but not limited to soils, water, species, habitat, sites, and facilities.
Improve	Expanding an existing site or facility to serve more uses or more types of use.
Level of Service	Measure of the current status of a park and recreation system as a whole based on either quantitative or qualitative characteristics.
Maintain	To maintain existing areas and facilities through repairs and upkeep for the benefit of outdoor recreationists.
Multiple-use	Use by more than one type of recreation on the same facility.
Non-consumptive	Resource recreation that depends on, but does not consume, resources; for example, photographing wildlife.

Table A1: Terms & Definitions

Term	Definition#
Park	Land or an area set aside for a special purpose, but particularly for leisure or recreation. • Totlot/Mini-Park/Pocket Park – a small local park or civic space accessible to the general public without the capacity for large outdoor recreation activities like field sports and often associated with playground equipment for toddlers and young children. • Neighborhood Park – a local-scale park with a service area of a reasonable walking distance, typically ½ mile, but up to 1 mile. • Community Park – a community-scale park facility has a service area typically of 1-5 miles that includes the city limits of a town or city. • Regional Park – a larger park facility intended to serve populations and uses from multiple jurisdictions. • State Park – a park facility owned and managed by the State of Washington. • Marine Park – a state or regional park facility intended to serve populations spanning multiple jurisdictions with primary access via watercraft. • Day-use Park – any kind of park facility that does not allow overnight uses such as camping. • Seasonal Parks – any kind of parks intended for use in specific seasons.
Passive	Activities usually conducted in place and requiring minimal physical exertion such as picnicking, watching a sports event, sun bathing, or relaxing.
Qualitative	An adjective relating to the quality of something interpreted by its intrinsic non-numerical characteristics other than some quantity or measured value.
Quantitative	Relating to, measuring, or measured by the quantity of something obtained using a numerical measurement process.
Recreation	Activities of a voluntary and leisure time Nature that aid in promoting entertainment, pleasure, play, relaxation, or instruction.
Renovate (Renovation)	The activities intended to improve an existing site or structure in order to increase its useful service life beyond original expectations or functions. This does not include maintenance activities to maintain the facility for its originally expected useful life.
Restoration	Bringing a site back to its historic function as part of a natural ecosystem or improving the ecological functionality of a site.
Shared Use	Use by more than one type of recreation on the same facility.
Trail	According to the Washington State Trails Plan (RCO, 2013): <i>“...a path, route, way, right-of-way, or corridor posted, signed, or designated as open for travel or passage by the general public but not normally designated as open for the transportation of commercial goods or services by motorized vehicles.”</i> A trail is a recreational facility that also can serve as a non-motorized route for transportation.

B - Standards & Guidelines

There are six basic park and greenspace facility types typically utilized by municipalities:

- **Pocket Parks / Mini-Parks / Tot Lots**
- **Neighborhood Parks**
- **Community Parks**
- **Natural Areas & Greenspaces**
- **Trails, Bikeways & Paths**
- **Special Facilities**

POCKET PARKS/MINI-PARKS/ TOT LOTS

Pocket parks are very small and serve a limited radius (up to ¼-mile) from the site; they provide passive and play-oriented recreational opportunities. Examples of pocket parks can include a tot lot with play equipment such as a climber, slide or swings; a viewpoint; or waterfront access areas such as at street ends.

A small urban plaza or civic recognition project may also be considered a pocket park. Parking is not often provided at pocket parks, although lighting may be used for security and safety.

NEIGHBORHOOD PARKS

Neighborhood parks are generally considered the basic unit of traditional park systems. They are small park areas designed for unstructured play and limited active and passive recreation. They are generally 3-5 acres in size, depending on a variety of factors including neighborhood need, physical location and opportunity, and should meet a minimum size of 2 acre in size when possible.

Neighborhood parks are intended to serve residential areas within short walking distance (up to ½-mile radius) of the park and should be geographically distributed throughout the community. Access is mostly pedestrian, and park sites should be located so that persons living within the service area will not have to cross a major arterial street or other significant natural or man-made barrier, such as ravines and railroad tracks, to get to the site.

Additionally, these parks should be located along road frontages to improve visual access and community awareness of the sites.

Generally, developed neighborhood parks typically include amenities such as pedestrian paths, picnic tables, benches, play equipment, a multi-use open field for youth soccer and baseball, sport courts or multi-purpose paved areas, landscaping and irrigation. Restrooms are not provided due to high construction and maintenance costs. Parking is also not usually provided; however, on-street, ADA accessible parking stall(s) may be included.

Neighborhood park development may proceed in phases.

COMMUNITY PARKS

Community parks are larger sites developed for organized play, contain a wider array of facilities and, as a result, appeal to a more diverse group of users. Community parks are generally 20 to 50 acres in size, meet a minimum size of 20 acres when possible and serve residents within a 1-mile radius of the site.

In areas without neighborhood parks, community parks can also serve as local neighborhood parks. In general, community park facilities are designed for organized or intensive recreational activities and sports, although passive components such as pathways, picnic areas and natural areas are highly encouraged and complementary to active use facilities.

Since community parks serve a larger area and offer more facilities than neighborhood parks, parking and restroom facilities are provided. Community parks may also incorporate community facilities, such as community centers, senior centers or aquatic facilities.



NATURAL AREAS & GREENSPACES

NATURAL AREAS

Natural areas are those which are preserved to maintain the natural character of the site and are managed to protect valuable ecological systems, such as riparian corridors and wetlands, and to preserve native habitat and biodiversity. In managing for their ecological value, these natural areas may contain a diversity of native vegetation that provides fish and wildlife habitat and embodies the beauty and character of the local landscape. Low-impact activities, such as walking, nature observation, and fishing are allowed, where appropriate, and horseback riding is also permitted on certain sites.

GREENSPACES

Greenspaces are passive-use open spaces and turf areas without developed amenities or structured functions.

TRAILS & BIKEWAYS

Trails are non-motorized transportation networks separated from roads. Trails can be developed to accommodate multiple uses or shared uses, such as pedestrians, in line skaters, bicyclists, and equestrians. Trail alignments aim to emphasize a strong relationship with the natural environment and may not provide the most direct route from a practical transportation viewpoint.

Bikeways are different than trails in that their principal focus is on safe and efficient non-motorized transportation. Bikeways serve distinctly different user groups than trail users. Typical bikeway user groups would include bicycle commuters, fitness enthusiasts and competitive athletes. Their emphasis is on speed, which can create conflicts with recreation-type trails and their respective user groups.

For shared-use trails, it is important that the alignment and cross sections be designed with flexibility to accommodate higher speeds, passing zones and greater widths. Surfaces will vary with intended use and environmental considerations. Additionally, parking, consistent signage (wayfinding, access, use hierarchy) and interpretive markers or panels should be provided as appropriate.

SPECIAL FACILITIES

Special facilities include single-purpose recreational areas such as skateparks and display gardens, along with community centers, aquatic centers and public plazas in or near the downtown core. Additionally, publicly-accessible sport fields and play areas of public schools are classified as special facilities; while they often serve as proxies to public parks, school sites have restricted daytime access and offer limited recreational use during non-school hours. No standards are proposed concerning special facilities, since facility size is a function of the specific use.

C - Public Survey Comments

Kickoff Survey: Survey Overview

Survey Responses

14 June 2019 - 31 May 2023

Kickoff Survey

Sumner Connects

Project: 2024-2030 Parks & Trails Plan



VISITORS					
104					
CONTRIBUTORS			RESPONSES		
88			88		
3	0	85	3	0	85
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Kickoff Survey: Sample Survey Response



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Apr 25, 2023 17:57:40 pm

Last Seen: Apr 25, 2023 17:57:40 pm

IP Address: n/a

Q1. Where do you live?	Sumner
Q2. If you live in Sumner, what neighborhood do you live in? (with Valley Ave and Main St serving as the east, west, north, south markers)	Downtown Sumner
Q3. What is your age range?	40-54
Q4. What is your household size?	5-6 People
Q5. How Frequently do you use the City of Sumner Parks and Trails?	
Loyalty Park	Weekly
Rainier View Park	Semi-yearly
Seibenthaler Park	Rarely
Reuben A. Knoblauch "Heritage" Park	Semi-yearly
Bill Heath Sports Complex	Semi-yearly
Ryan House	Rarely
Sk8 Park	Rarely
Sumner Link Trail	Monthly
Q6. How long is your average visit to these facilities	1-2 hours
Q7. Favorite season to visit?	Spring Summer Fall
Q8. Least favorite season to visit?	Winter
Q9. What types of recreational facilities do you use most frequently?	Walking / Biking Paths Nature Trails / Open Space / Natural Habitats / Being in Nature Soccer / Football / Lacrosse Fields / Futsal Basketball Courts Pickleball Courts Tennis Courts Youth Athletic Fields (Baseball / Softball) Jogging / Running

Q10. Which of these activities / facilities do you travel outside the City of Sumner to use?

Walking / Biking Trails
Ultimate Frisbee
Mountain Biking / BMX / Pump Tracks
Climbing Walls
Other Sports / Athletic Fields
Pickleball
Youth Athletic Fields (Baseball / Softball / Soccer / Lacrosse)
Adult Athletic Fields (Baseball / Softball / Soccer / Lacrosse)
Tennis

Q11. What are the existing barriers to your use of Sumner's Parks & Trails

Insufficient Pedestrian Connectivity to Parks

Q12. Sumner needs more or less of the following?

Urban Trails / Sidewalks	More
Undeveloped Natural Areas / Open Space	Right amount
Support Amenities (Benches, Sitting Areas)	Right amount
Youth Programs / Camps	More
Youth Ball Fields (Baseball/ Softball)	More
Adult Ball Fields (Baseball/ Softball)	More
Sport Courts	More
Picnic Areas / Shade Structures	More
Splash / Spray Park	Less
Community Center / Indoor Recreation Facilities	Right amount
Off-Leash Dog Parks	More
Parking	More
Adult Sports Leagues (18 and over)	More
Park Security	Less
Lighting	More
Historical / Nature Interpretation	Right amount

87 other individuals responded to the survey in a similar format to this sample. For more detailed information, please consult the full Kickoff Survey: Survey Responses document.

Kickoff Survey

SURVEY RESPONSE REPORT

14 June 2019 - 01 June 2023

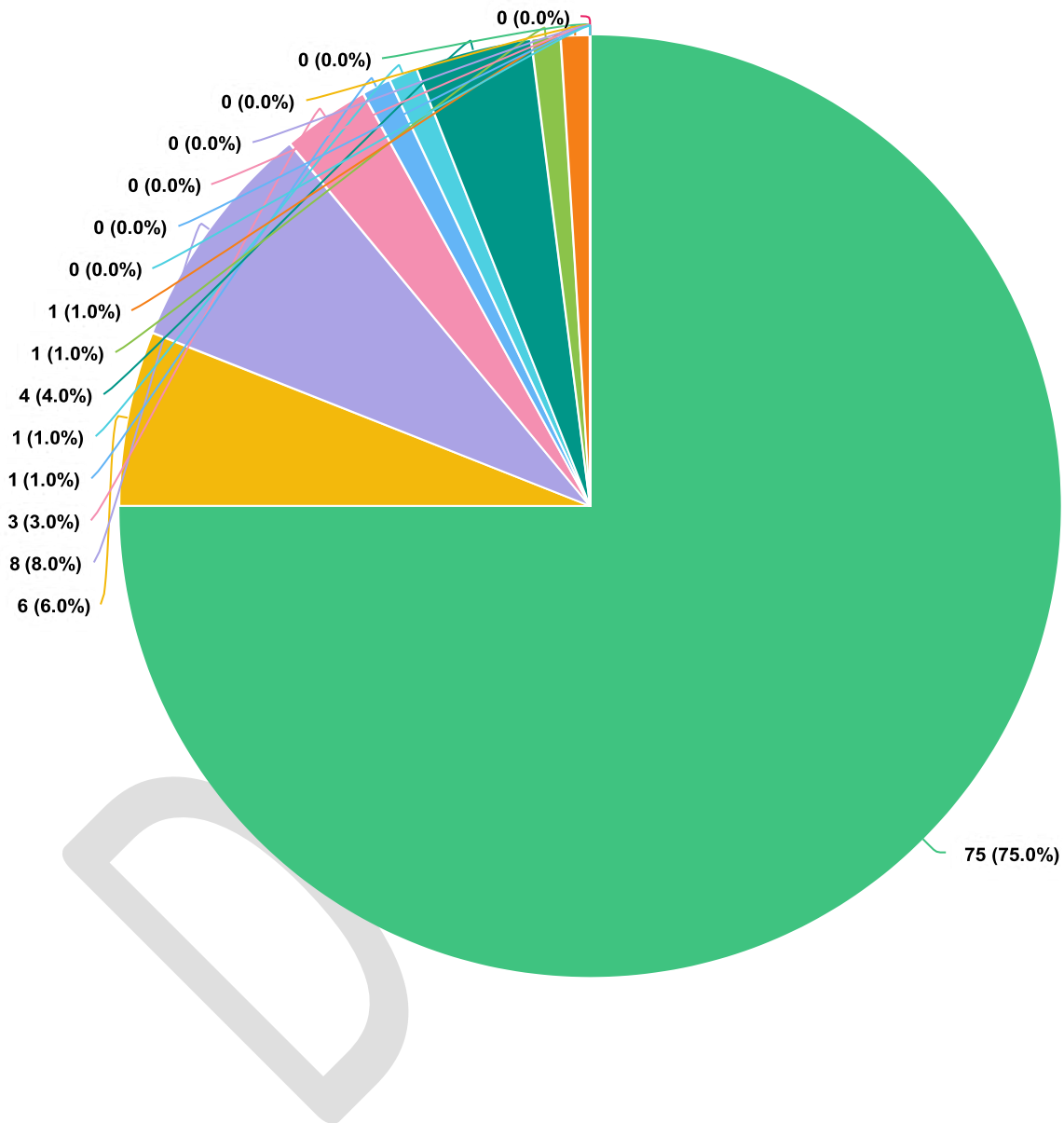
PROJECT NAME:

2024-2030 Parks & Trails Plan



SURVEY QUESTIONS

Q1 Where do you live?

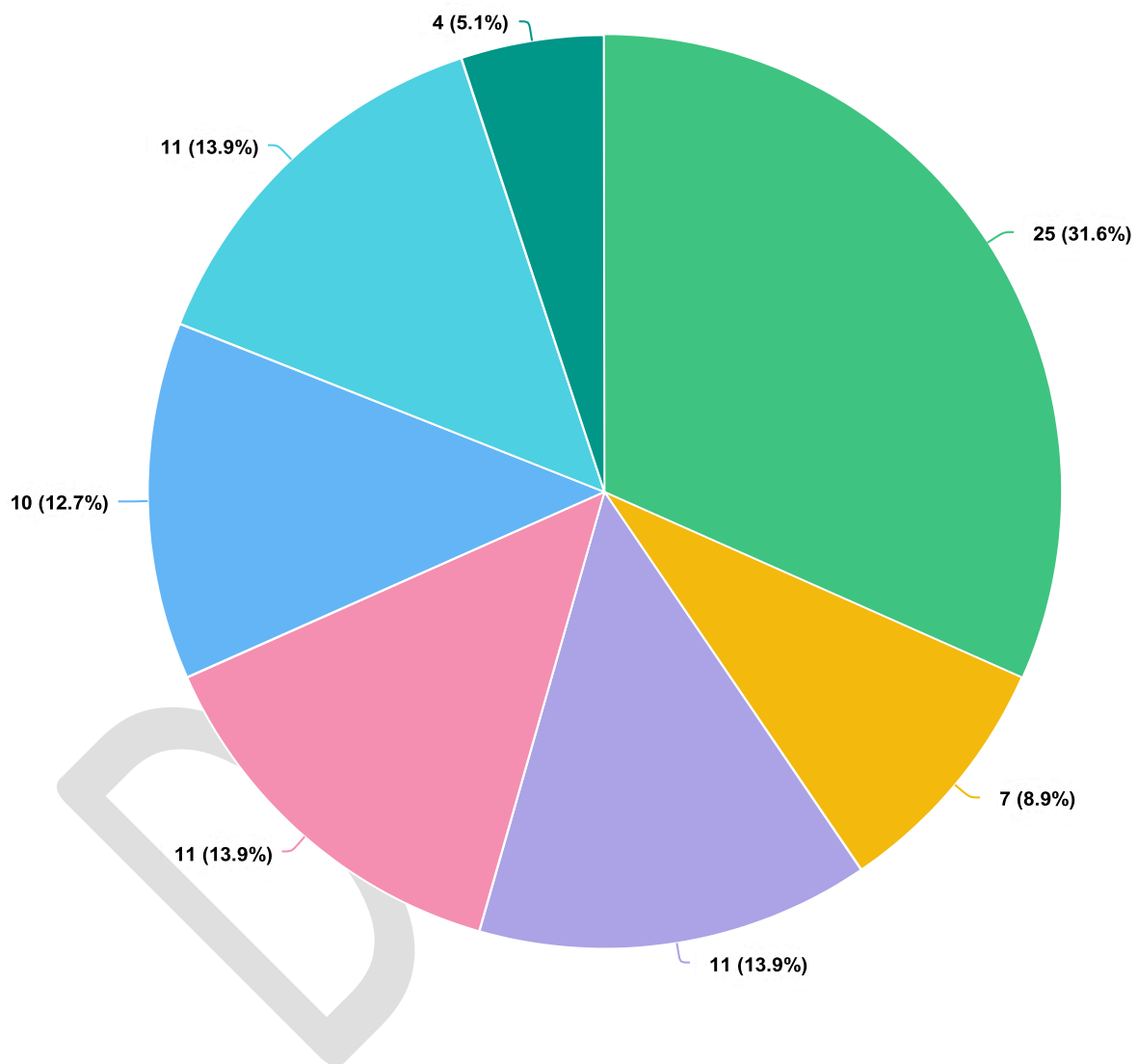


Question options

- Sumner
- Puyallup
- Lake Tapps
- Bonney Lake
- Alderton
- Tacoma
- Unincorporated Pierce County
- Olympia/Lacey/Thurston County
- Other (please specify)
- Edgewood
- Auburn
- Orting
- Federal Way/Des Moines/Fife
- Greater Seattle Area
- Greater Bellevue Area
- JBLM

Mandatory Question (100 response(s))
Question type: Radio Button Question

Q2 If you live in Sumner, what neighborhood do you live in? (with Valley Ave and Main St serving as the east, west, north, south markers)

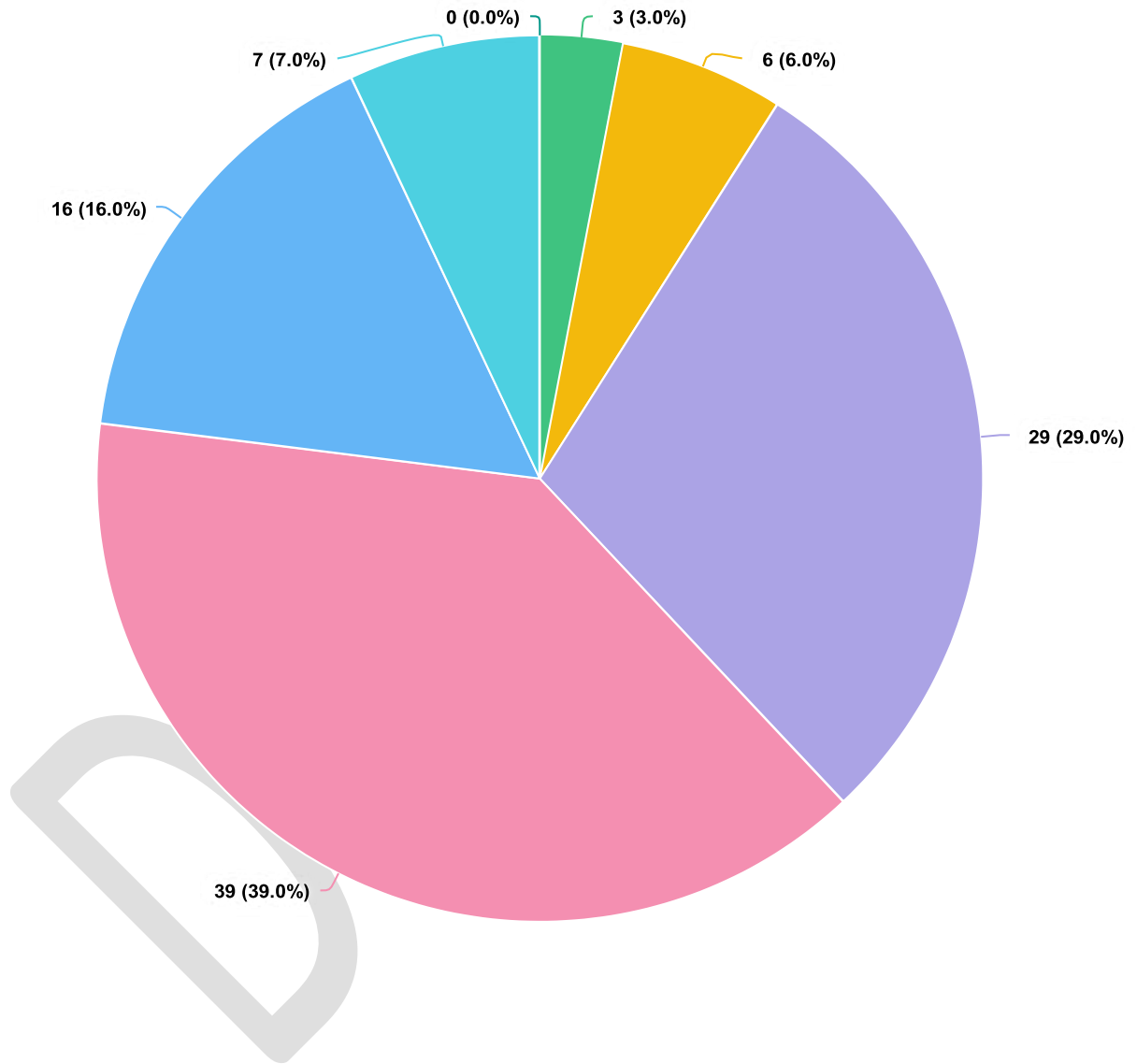


Question options

- Downtown Sumner
- Northwest Sumner
- Northeast Sumner
- Southwest Sumner
- Southeast Sumner
- Rivergrove Area
- Other (please specify)

Optional question (79 response(s), 21 skipped)
Question type: Radio Button Question

Q3 What is your age range?

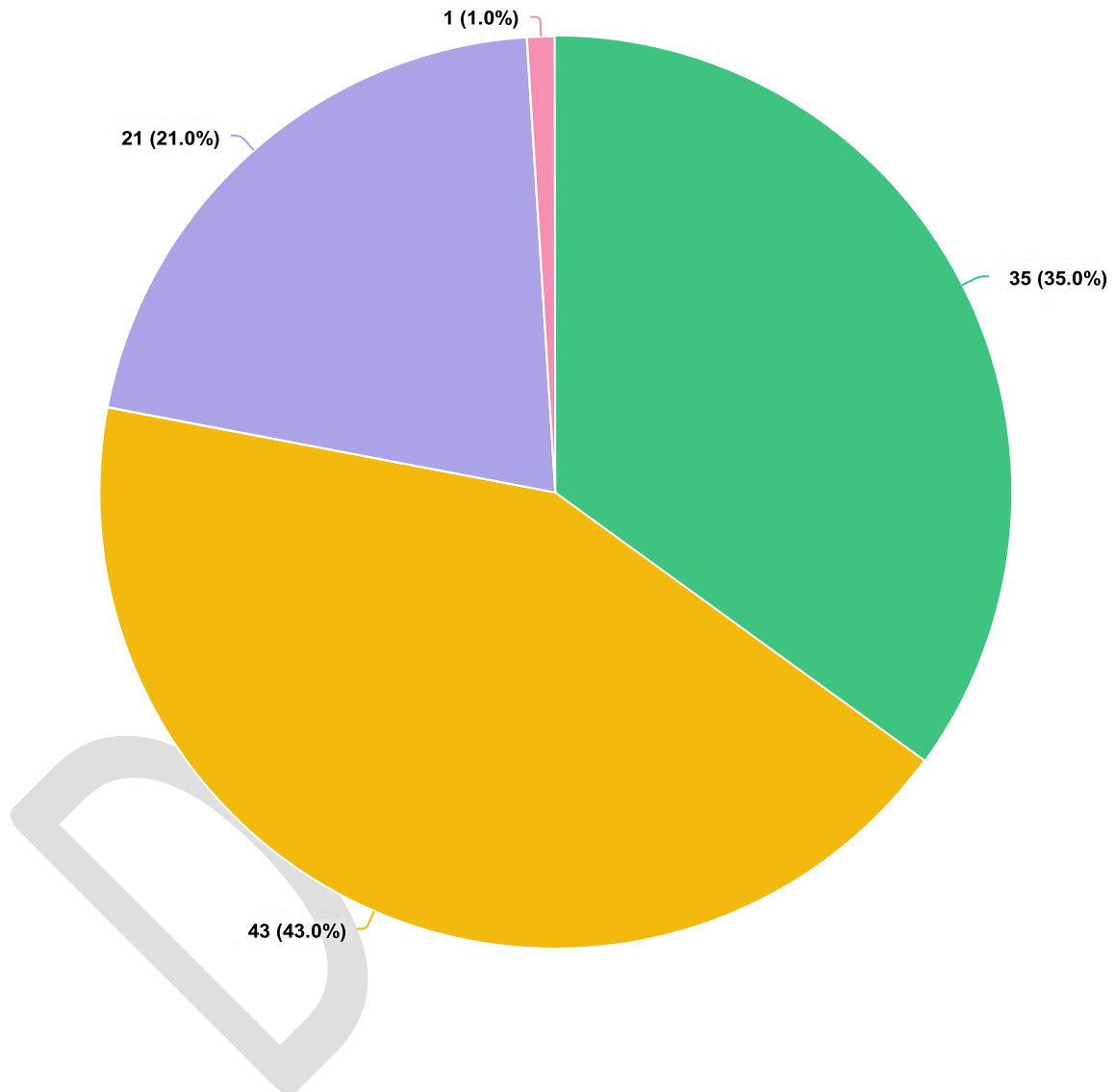


Question options

0-12 20-27 28-39 40-54 55-69 70 or older 12-19

Mandatory Question (100 response(s))
Question type: Radio Button Question

Q4 What is your household size?



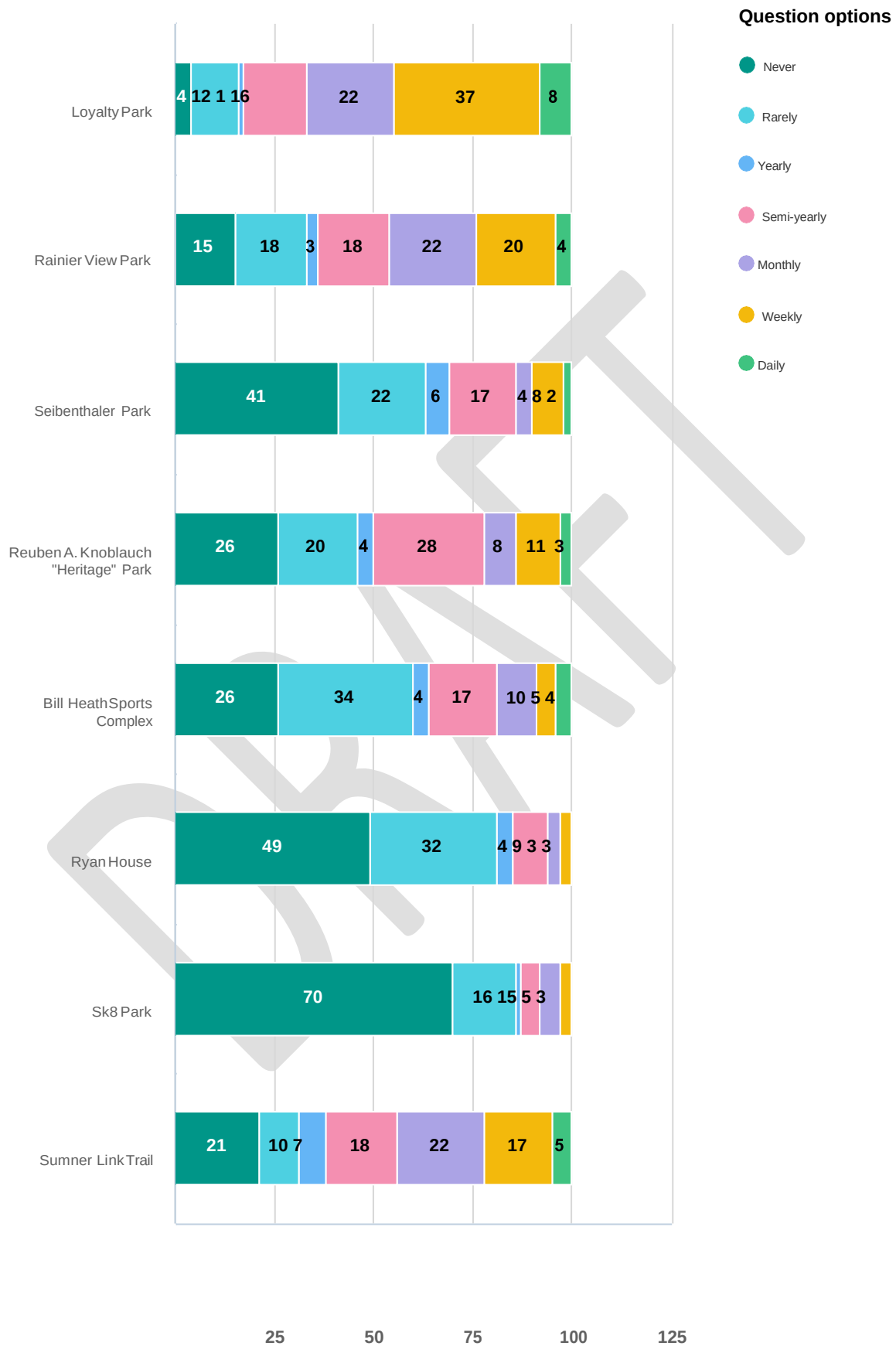
Question options

☒ 1-2 People ☒ 3-4 People ☐ 5-6 People ☐ 7+ People

Mandatory Question (100 response(s))

Question type: Radio Button Question

Q5 How Frequently do you use the City of Sumner Parks and Trails?



Mandatory Question (100 response(s))
Question type: Likert Question

DRAFT

Q5 | How Frequently do you use the City of Sumner Parks and Trails?

Loyalty Park

Never : 4



Rarely : 12



Yearly : 1



Semi-yearly : 16



Monthly : 22



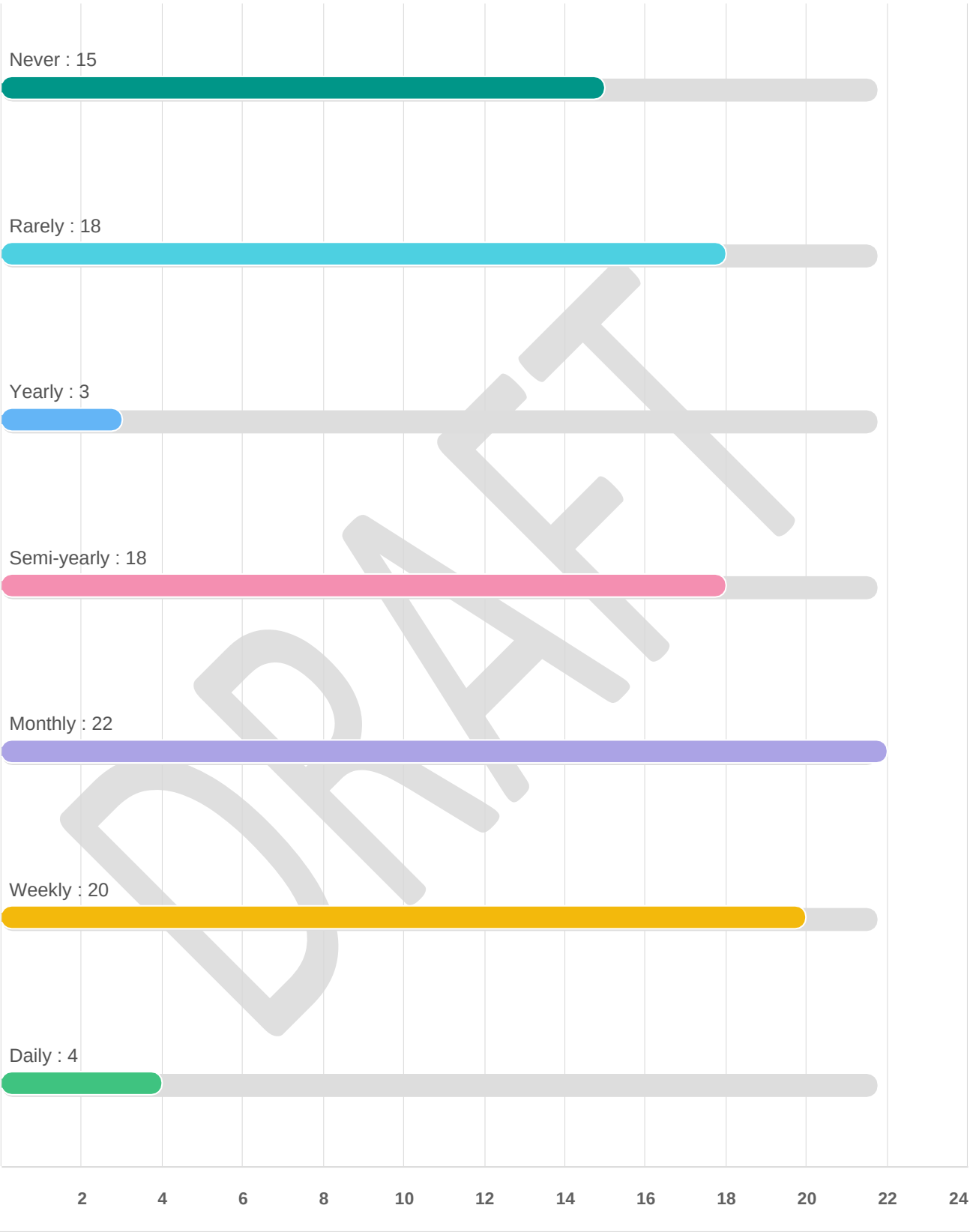
Weekly : 37



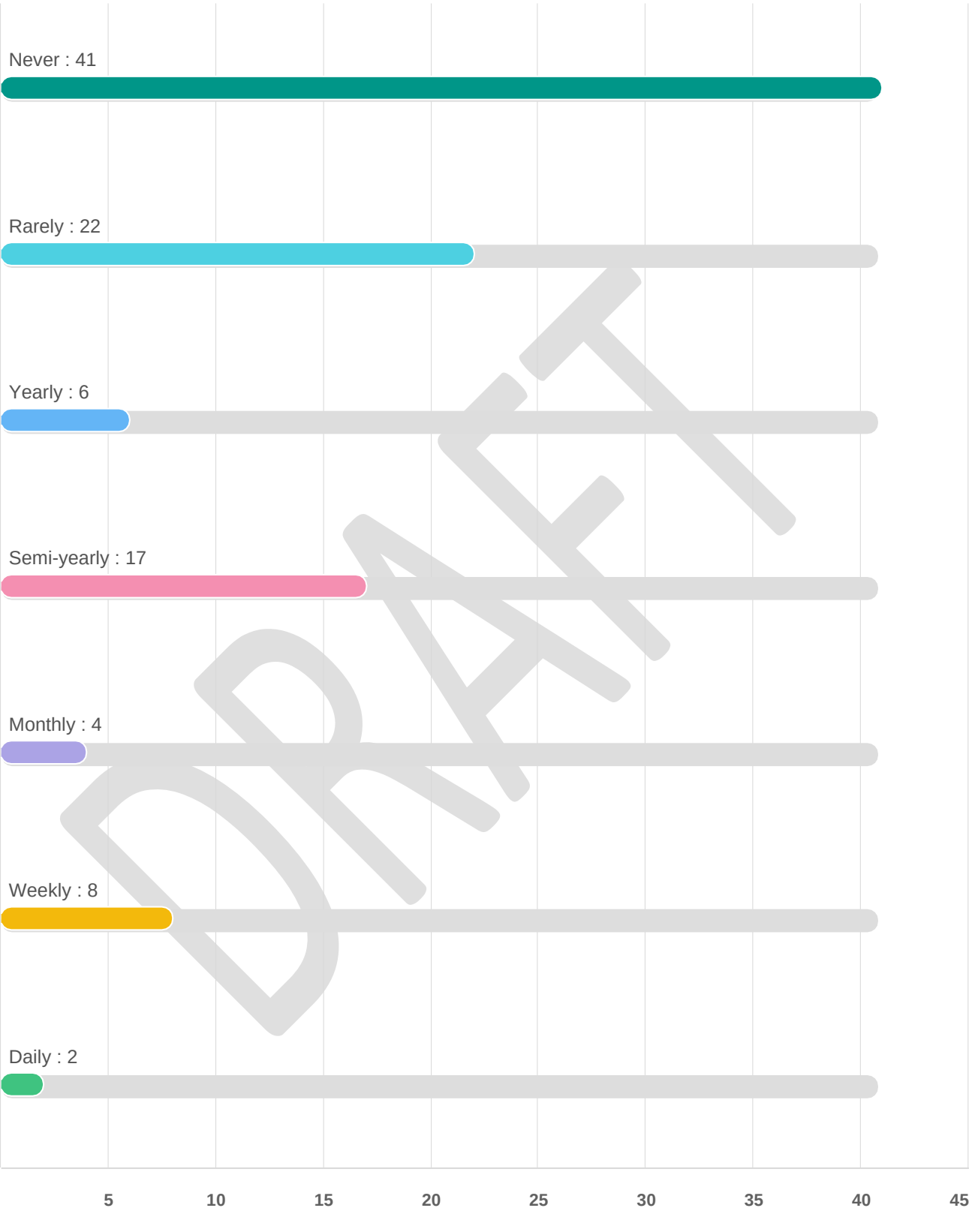
Daily : 8



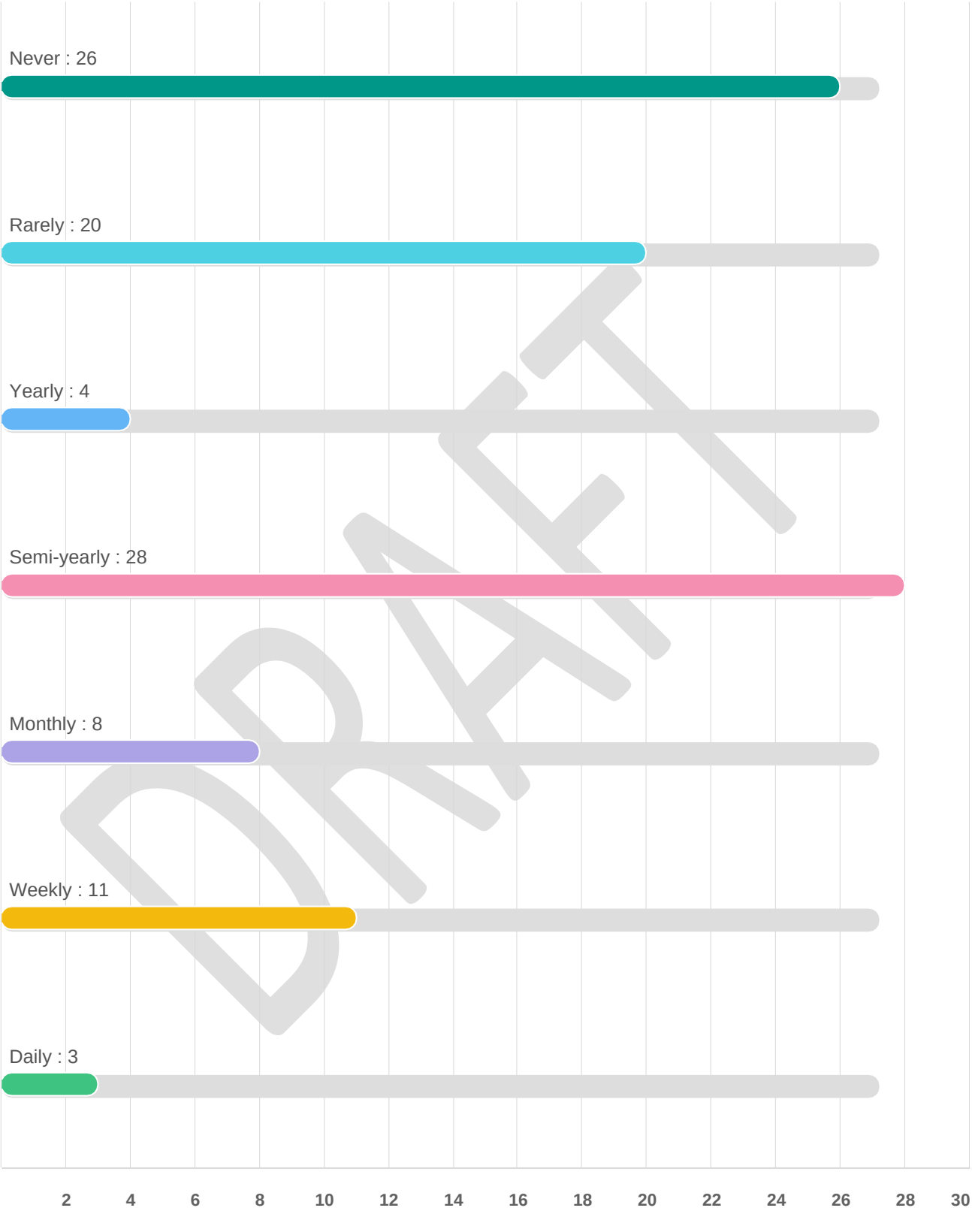
Rainier View Park



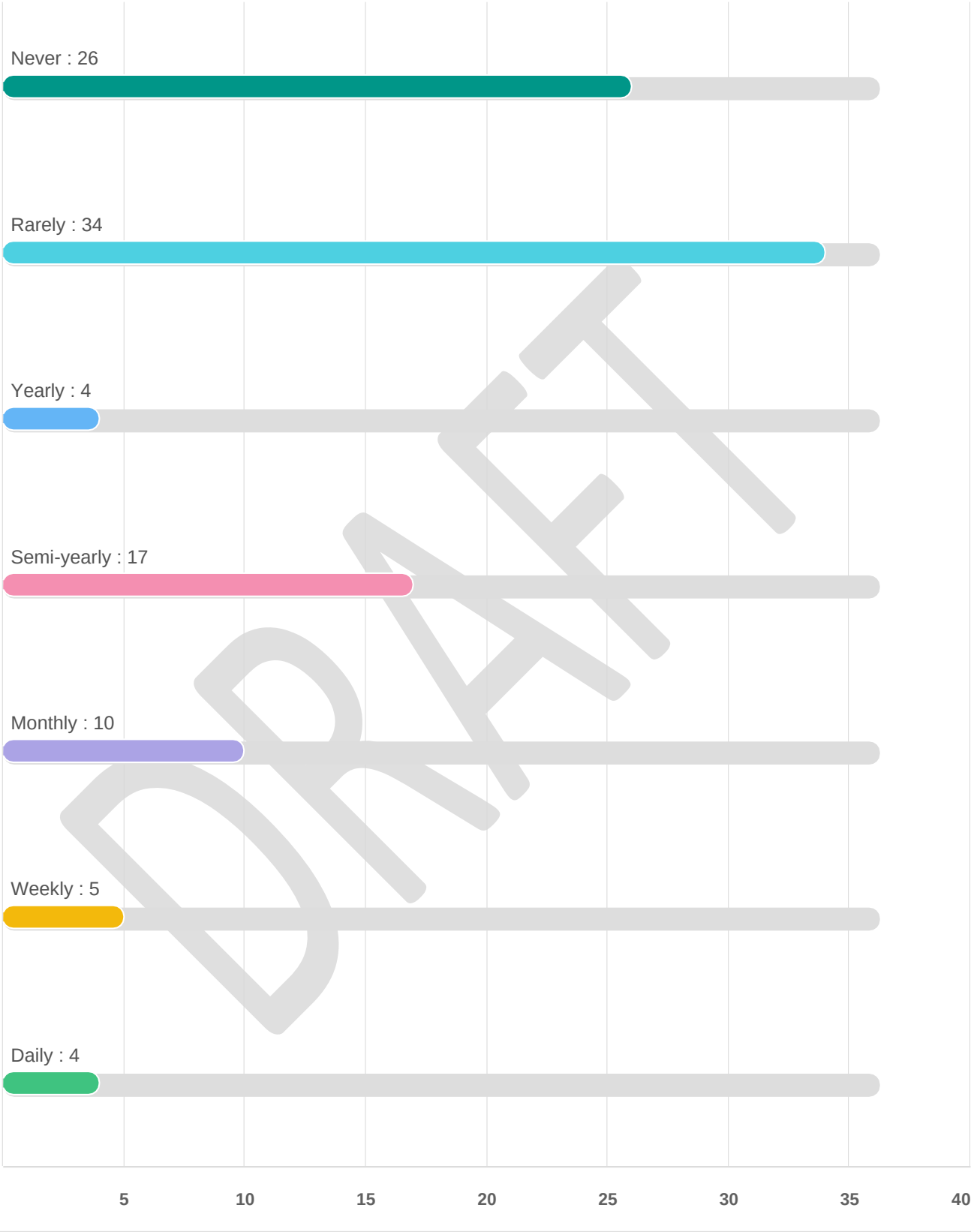
Seibenthaler Park



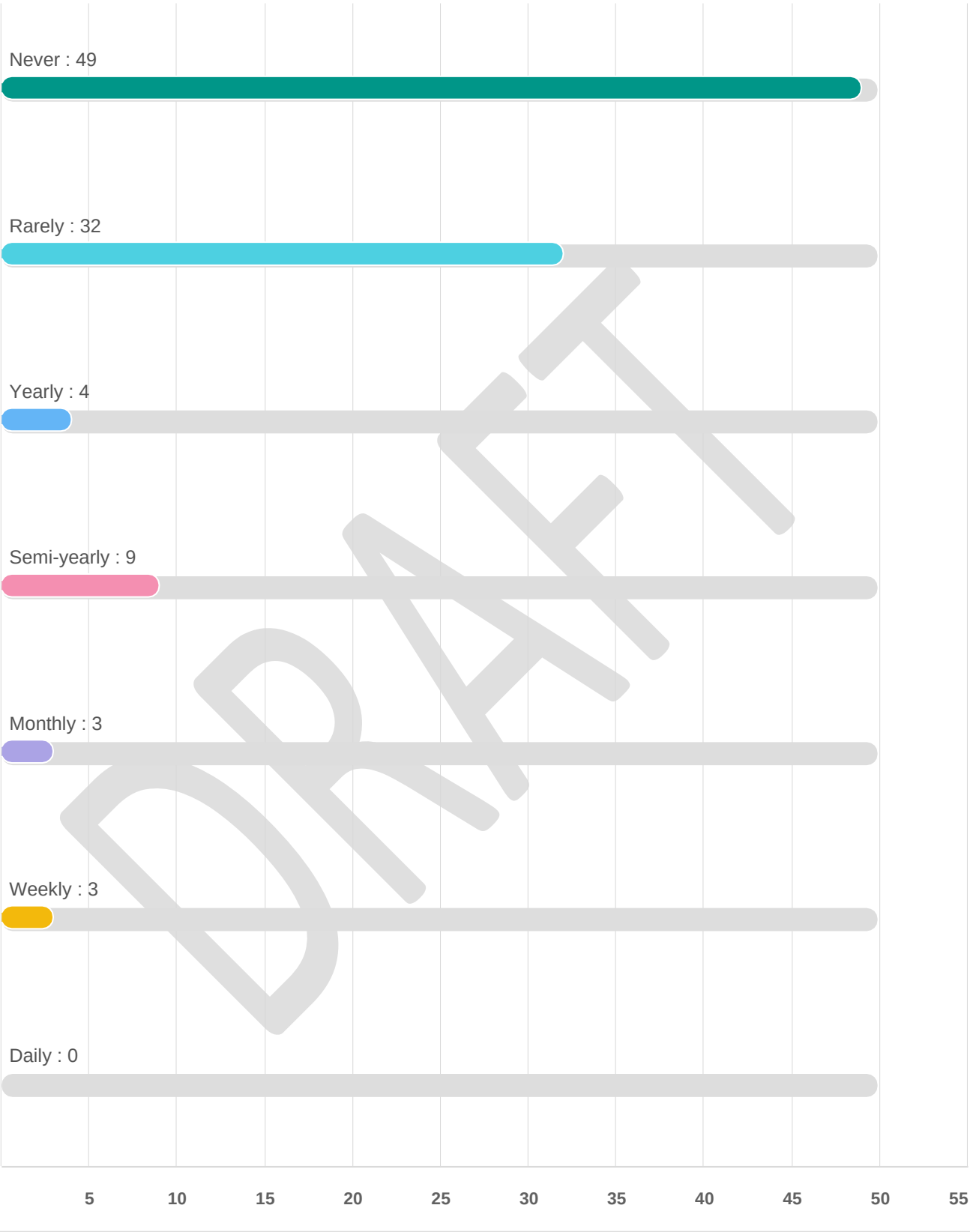
Reuben A. Knoblauch "Heritage" Park



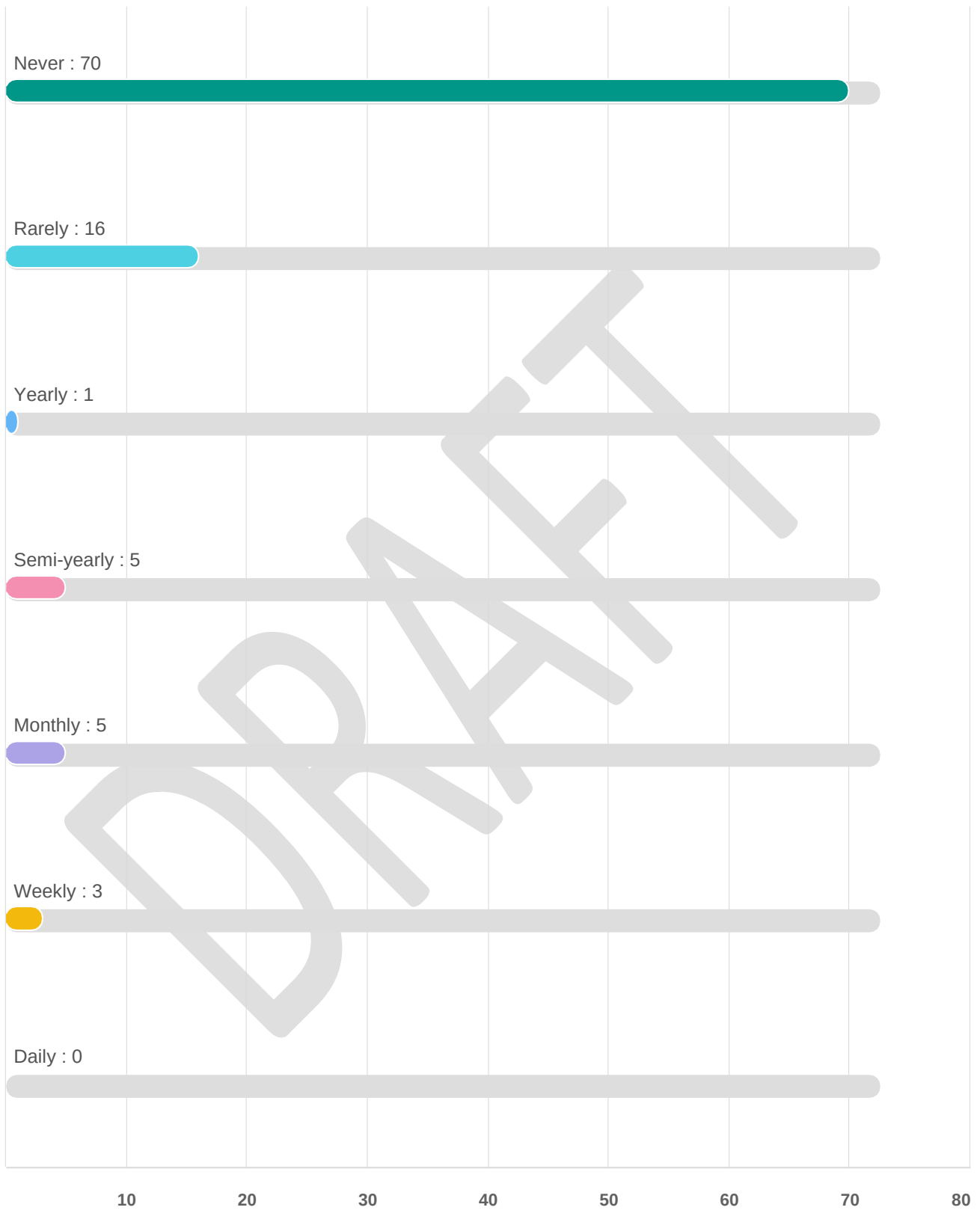
Bill Heath Sports Complex



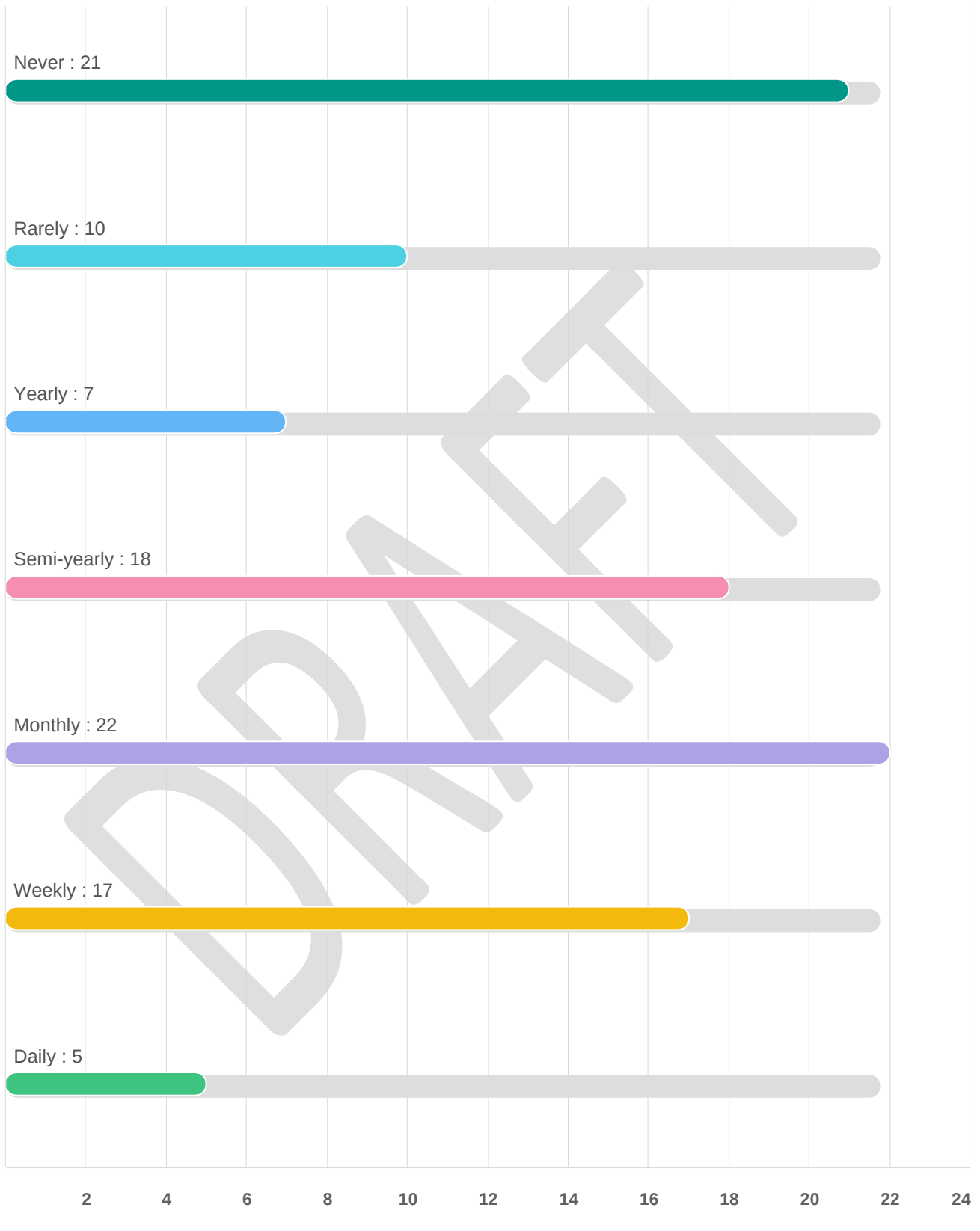
Ryan House



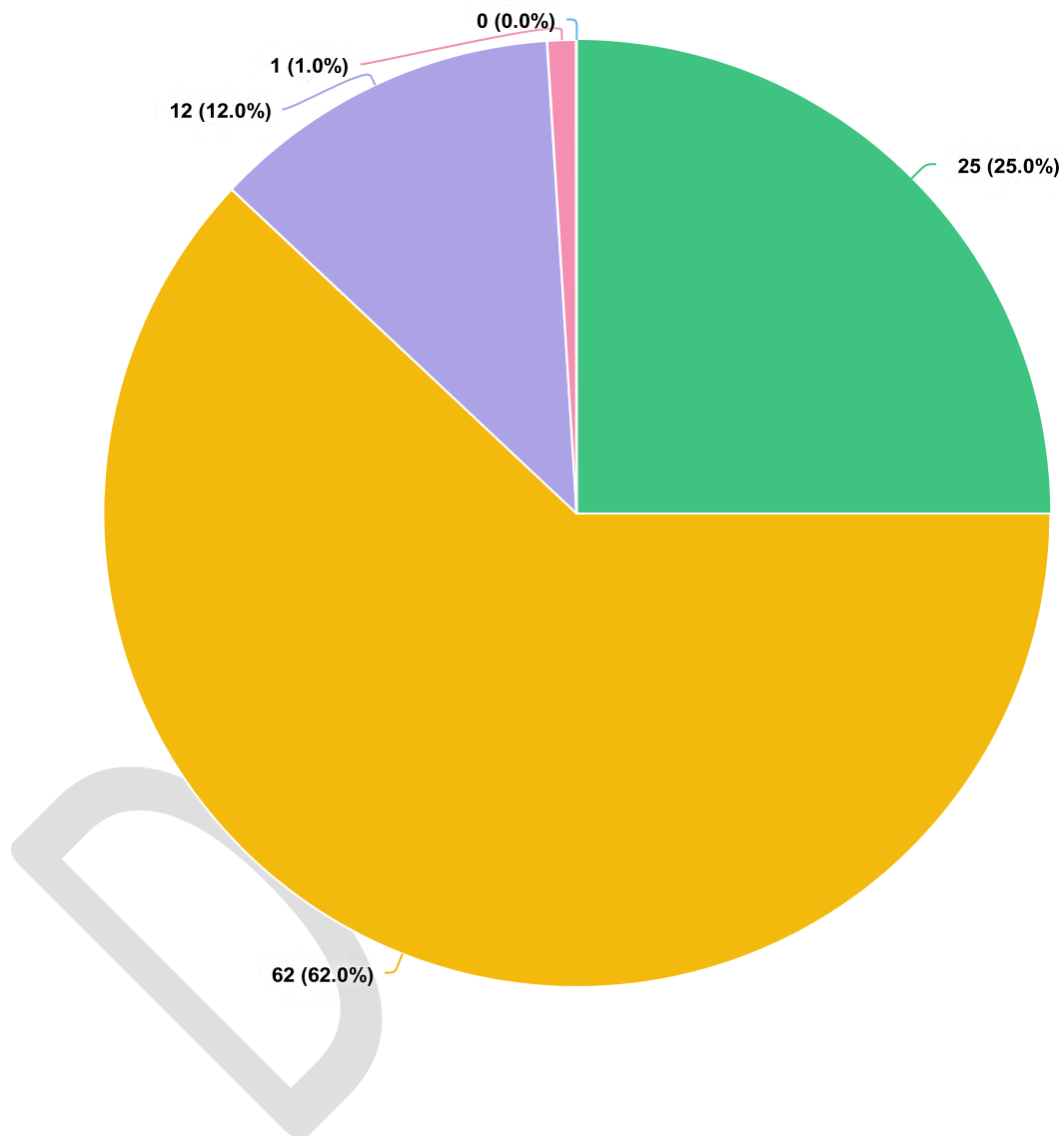
Sk8 Park



Sumner Link Trail



Q6 How long is your average visit to these facilities

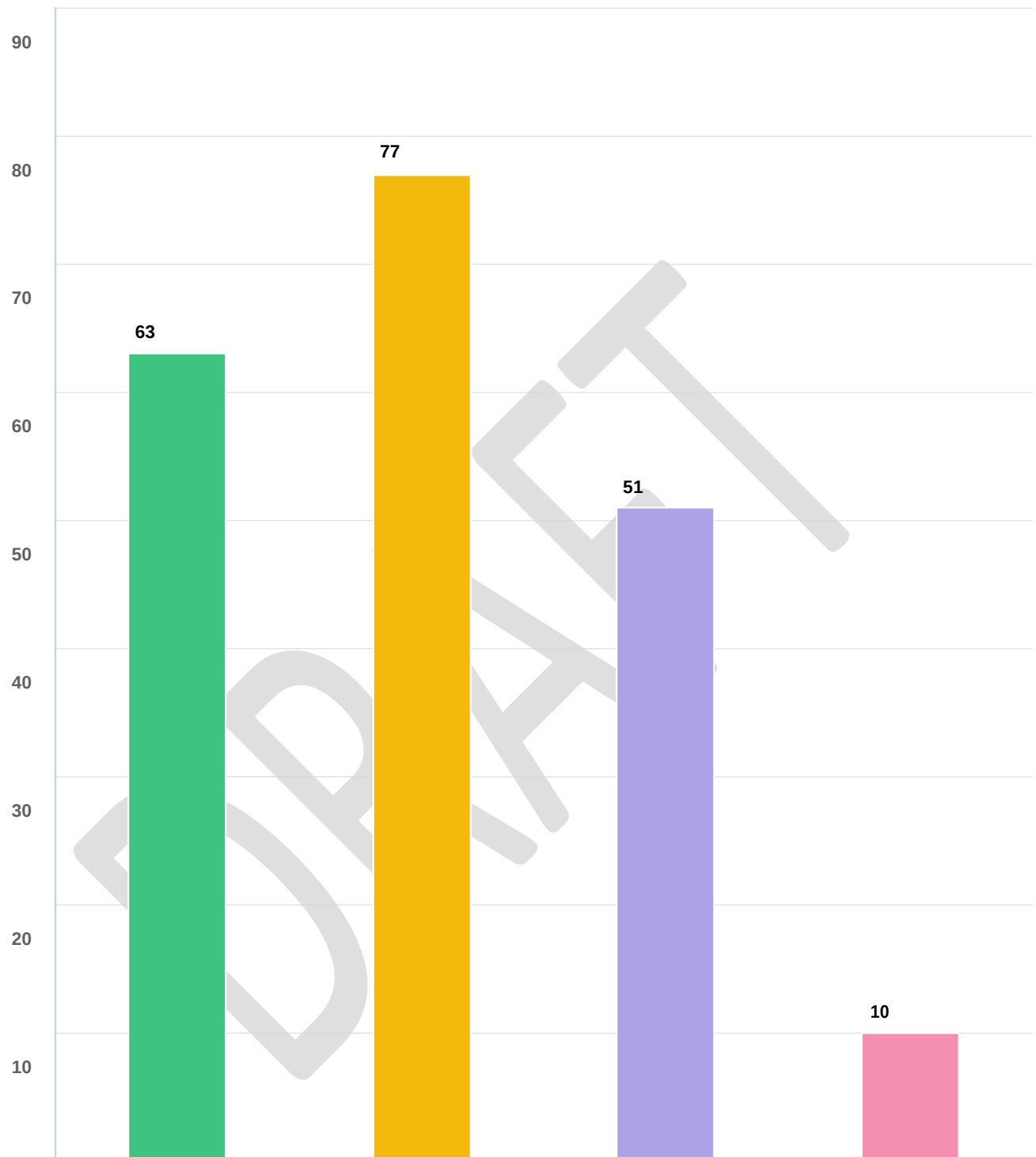


Question options

● 5+ hours ● 3-4 hours ● 2-3 hours ● 1-2 hours ● < 1 hour

Mandatory Question (100 response(s))
Question type: Radio Button Question

Q7 Favorite season to visit?



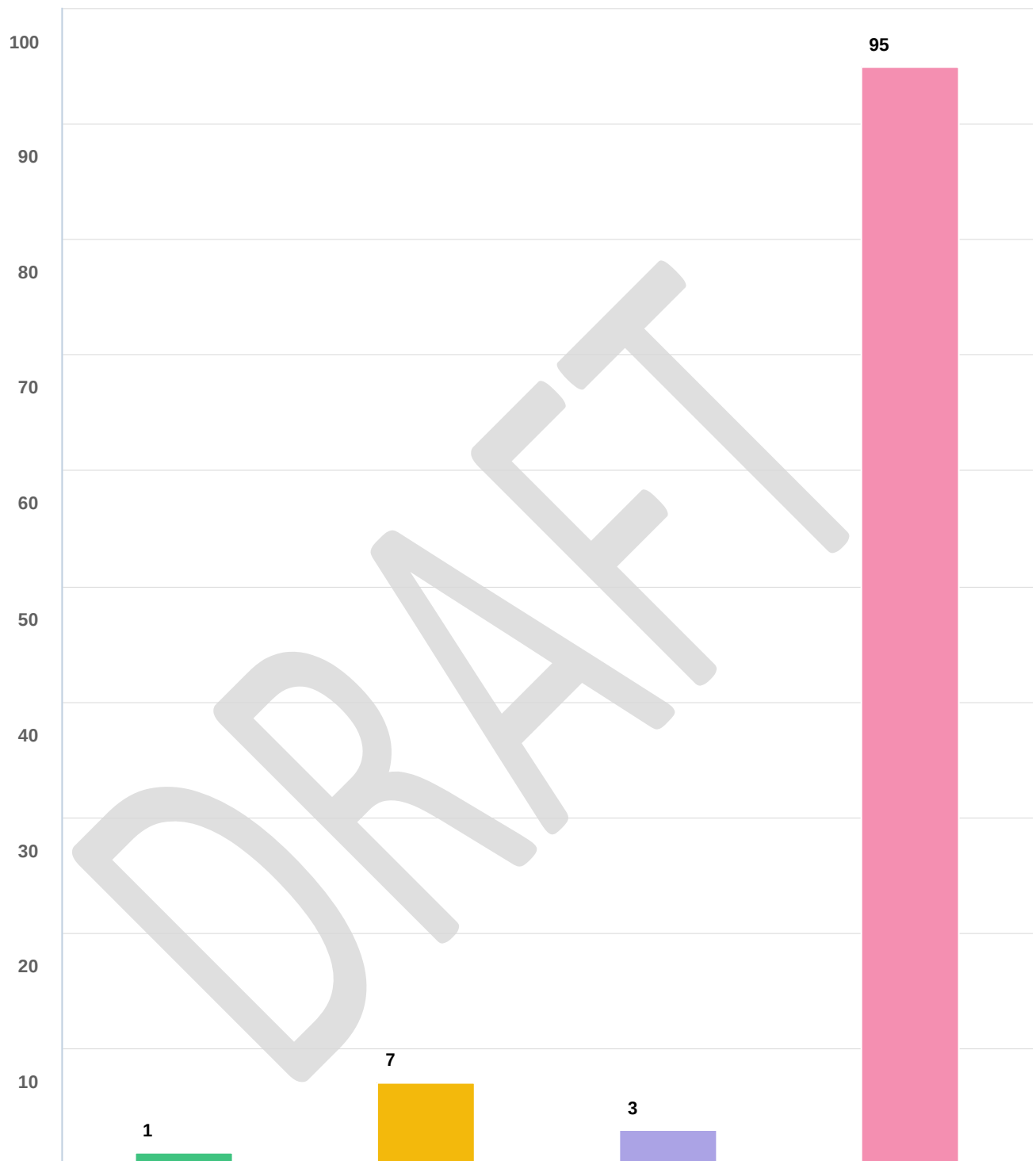
Question options

☐ Winter ☐ Fall ☐ Summer ☐ Spring

Mandatory Question (100 response(s))

Question type: Checkbox Question

Q8 Least favorite season to visit?



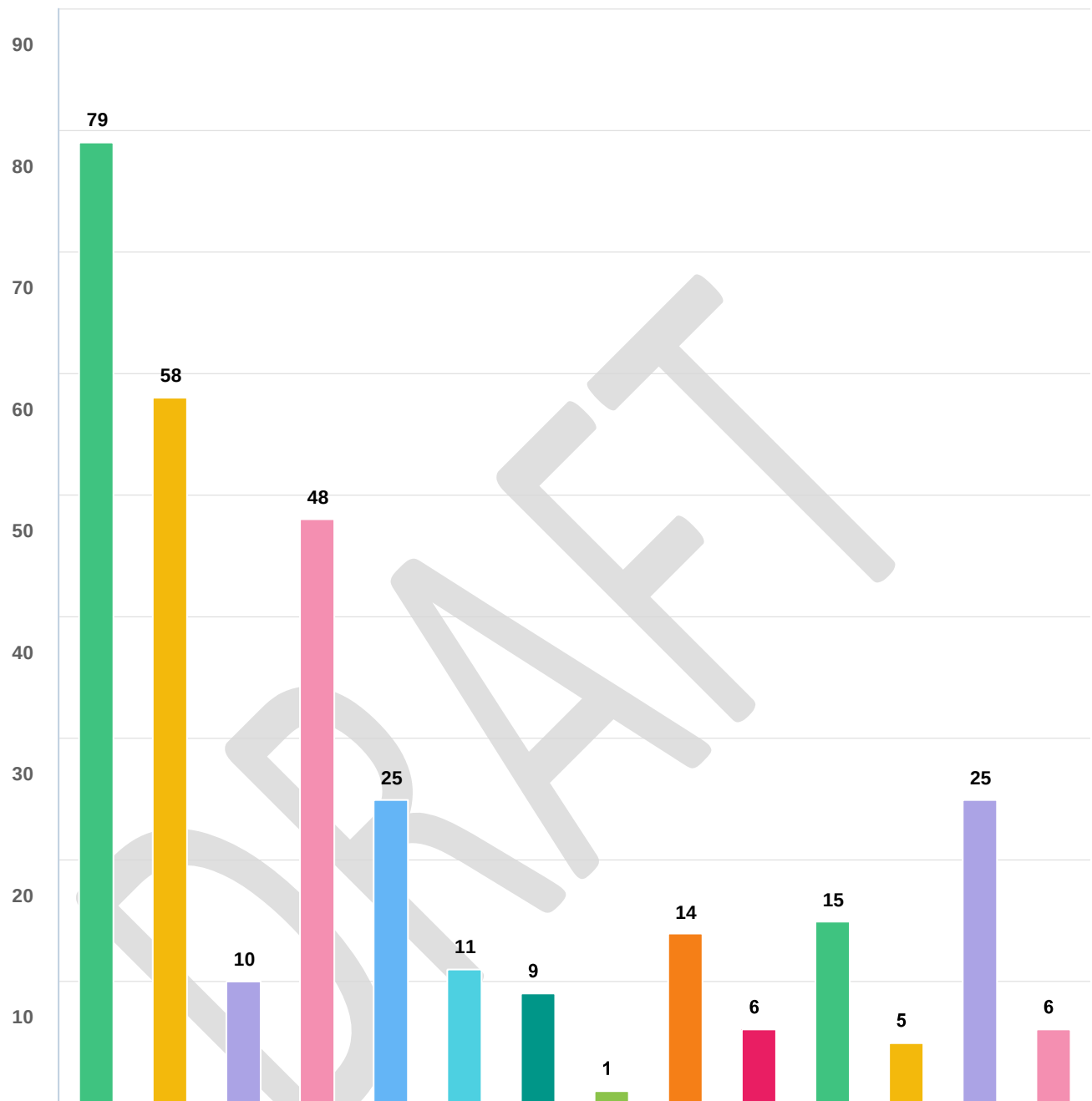
Question options

● Winter ● Fall ● Summer ● Spring

Mandatory Question (100 response(s))

Question type: Checkbox Question

Q9 What types of recreational facilities do you use most frequently?



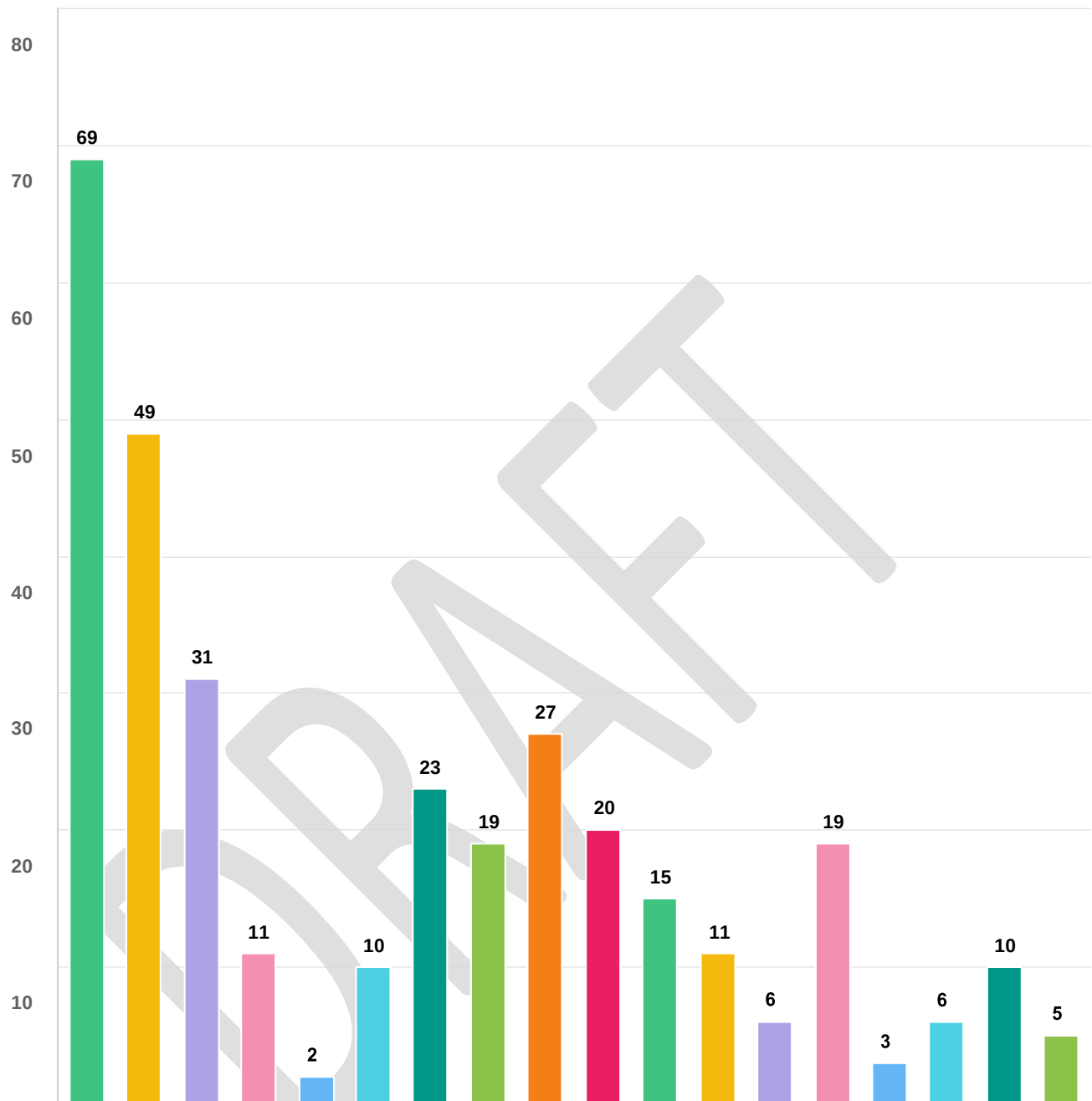
Question options

- Outdoor Game Tables (Chess / Checkers / Ping Pong)
 ● Jogging / Running
 ● Skatepark
- Youth Athletic Fields (Baseball / Softball)
 ● Tennis Courts
 ● Pickleball Courts
 ● Volleyball Courts
- Basketball Courts
 ● Soccer / Football / Lacrosse Fields / Futsal
 ● Picnic Shelters / Covered Shade Structures
- Children's Play Structures
 ● Interpretation (Historical / Environmental)
- Nature Trails / Open Space / Natural Habitats / Being in Nature
 ● Walking / Biking Paths

Mandatory Question (100 response(s))

Question type: Checkbox Question

Q10 Which of these activities / facilities do you travel outside the City of Sumner to use?



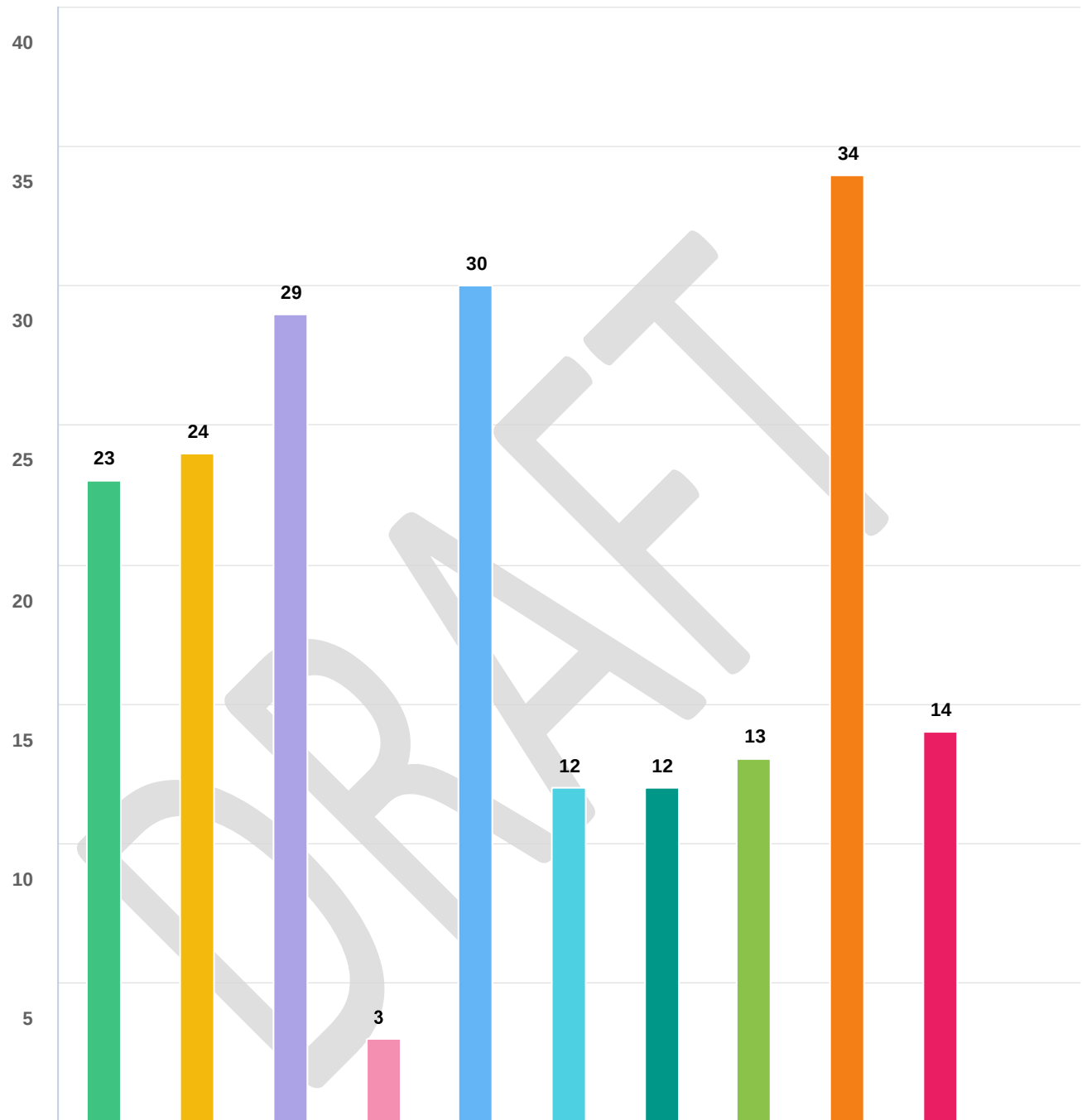
Question options

- Other (please specify)
 ● Other / Specialized Play Environments
 ● Other Sports Courts
 ● Futsal
 ● Pickleball
- Tennis
 ● Other Sports / Athletic Fields
 ● Adult Athletic Fields (Baseball / Softball / Soccer / Lacrosse)
- Youth Athletic Fields (Baseball / Softball / Soccer / Lacrosse)
 ● Climbing Walls
 ● Mountain Biking / BMX / Pump
- Tracks
 ● Indoor Recreation
 ● Birdwatching
 ● Ultimate Frisbee
 ● Disc Golf
 ● Off-Leash Dog Parks
- Spray Park / Swimming Pools
 ● Walking / Biking Trails

Mandatory Question (100 response(s))

DRAFT

Q11 What are the existing barriers to your use of Sumner's Parks and Trails



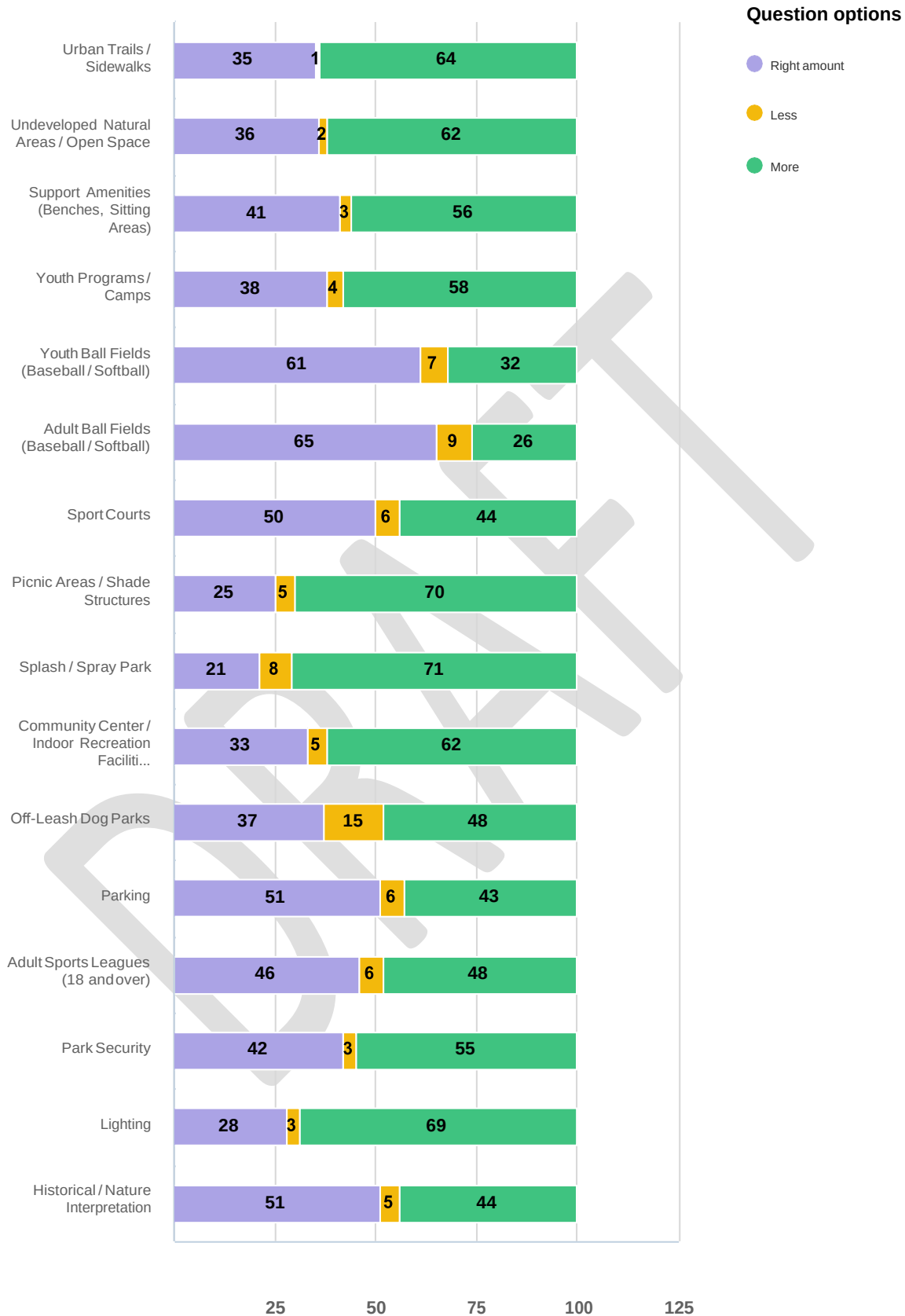
Question options

- Registration / Use fees
 ● Other (please specify)
 ● Need restrooms
 ● Poor maintenance / Cleanliness
- Facilities overcrowded / Unable to reserve spaces
 ● Too busy / Not a priority
 ● Security / Safety
- Poor Accessibility / ADA issues
 ● Insufficient Pedestrian Connectivity to Parks
 ● Amenities too far away / Not available
- Unsure of what parks and trails are available

Mandatory Question (100 response(s))

Question type: Checkbox Question

Q12 Sumner needs more or less of the following?



Mandatory Question (100 response(s))

Question type: Likert Question

Q12 Sumner needs more or less of the following?

Urban Trails / Sidewalks

Right amount : 35



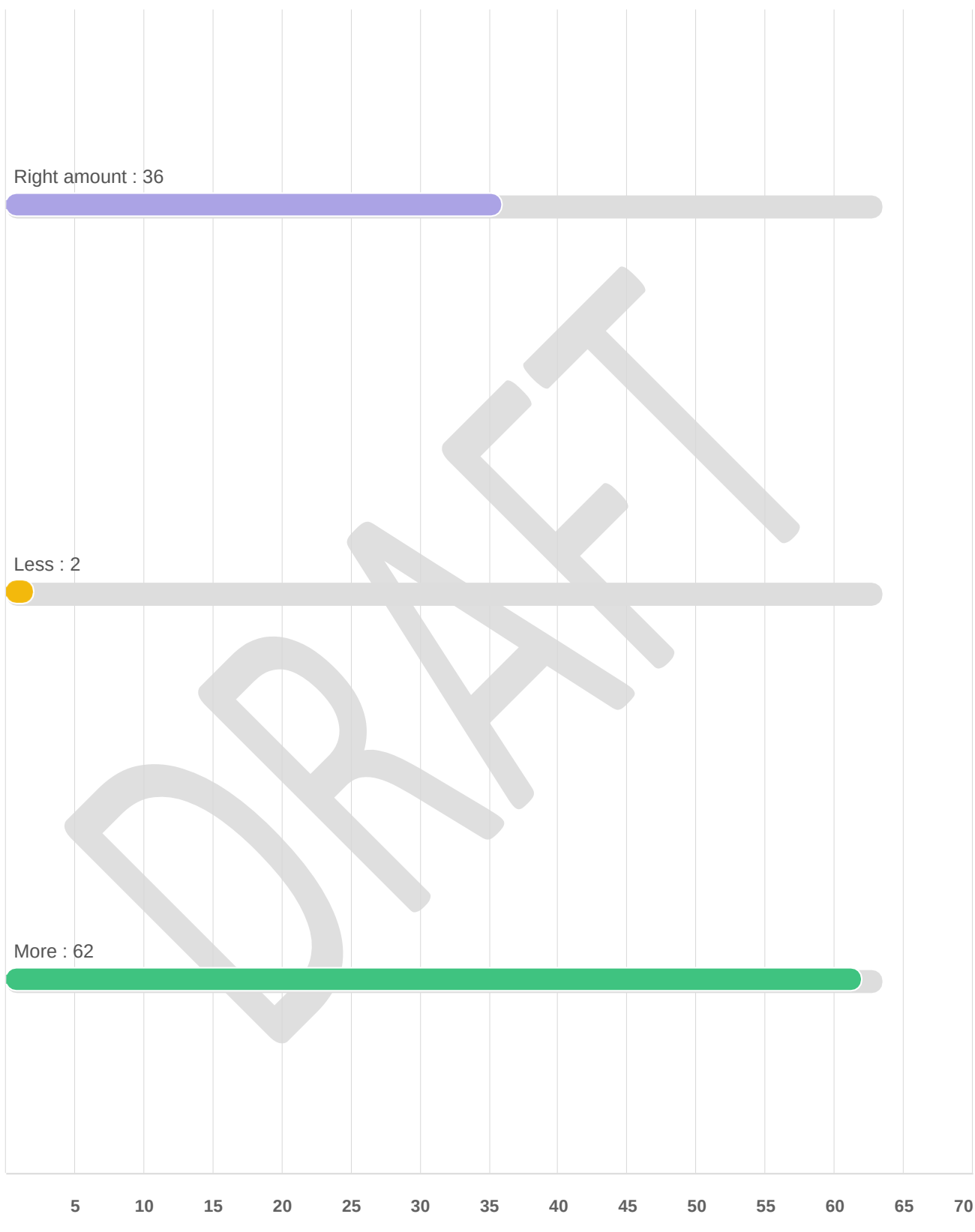
Less : 1



More : 64



Undeveloped Natural Areas / Open Space

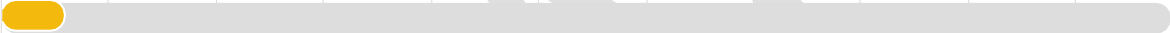


Support Amenities (Benches, Sitting Areas)

Right amount : 41



Less : 3



More : 56



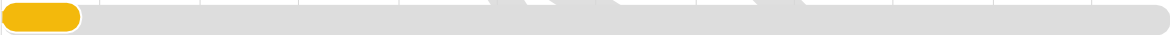
5 10 15 20 25 30 35 40 45 50 55 60

Youth Programs / Camps

Right amount : 38



Less : 4



More : 58



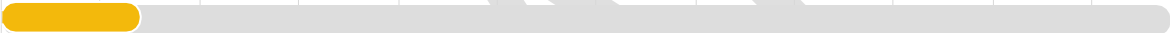
5 10 15 20 25 30 35 40 45 50 55 60 65

Youth Ball Fields (Baseball / Softball)

Right amount : 61



Less : 7



More : 32



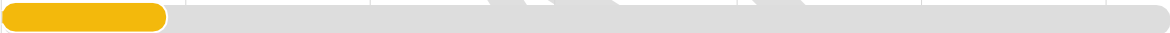
5 10 15 20 25 30 35 40 45 50 55 60 65

Adult Ball Fields (Baseball / Softball)

Right amount : 65



Less : 9



More : 26



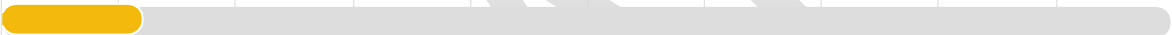
10 20 30 40 50 60 70

Sport Courts

Right amount : 50



Less : 6



More : 44



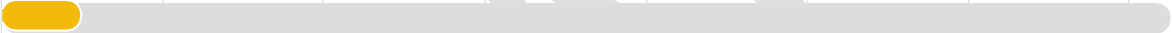
5 10 15 20 25 30 35 40 45 50 55

Picnic Areas / Shade Structures

Right amount : 25



Less : 5



More : 70



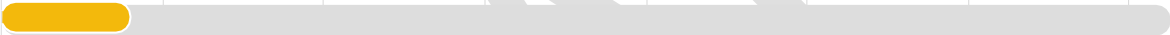
10 20 30 40 50 60 70 80

Splash / Spray Park

Right amount : 21



Less : 8



More : 71



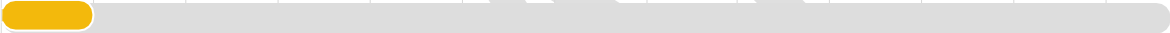
10 20 30 40 50 60 70 80

Community Center / Indoor Recreation Facilities

Right amount : 33



Less : 5



More : 62



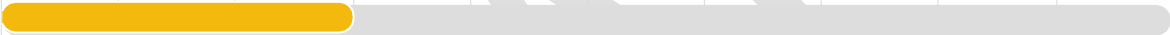
5 10 15 20 25 30 35 40 45 50 55 60 65 70

Off-Leash Dog Parks

Right amount : 37



Less : 15



More : 48



5 10 15 20 25 30 35 40 45 50 55

Parking

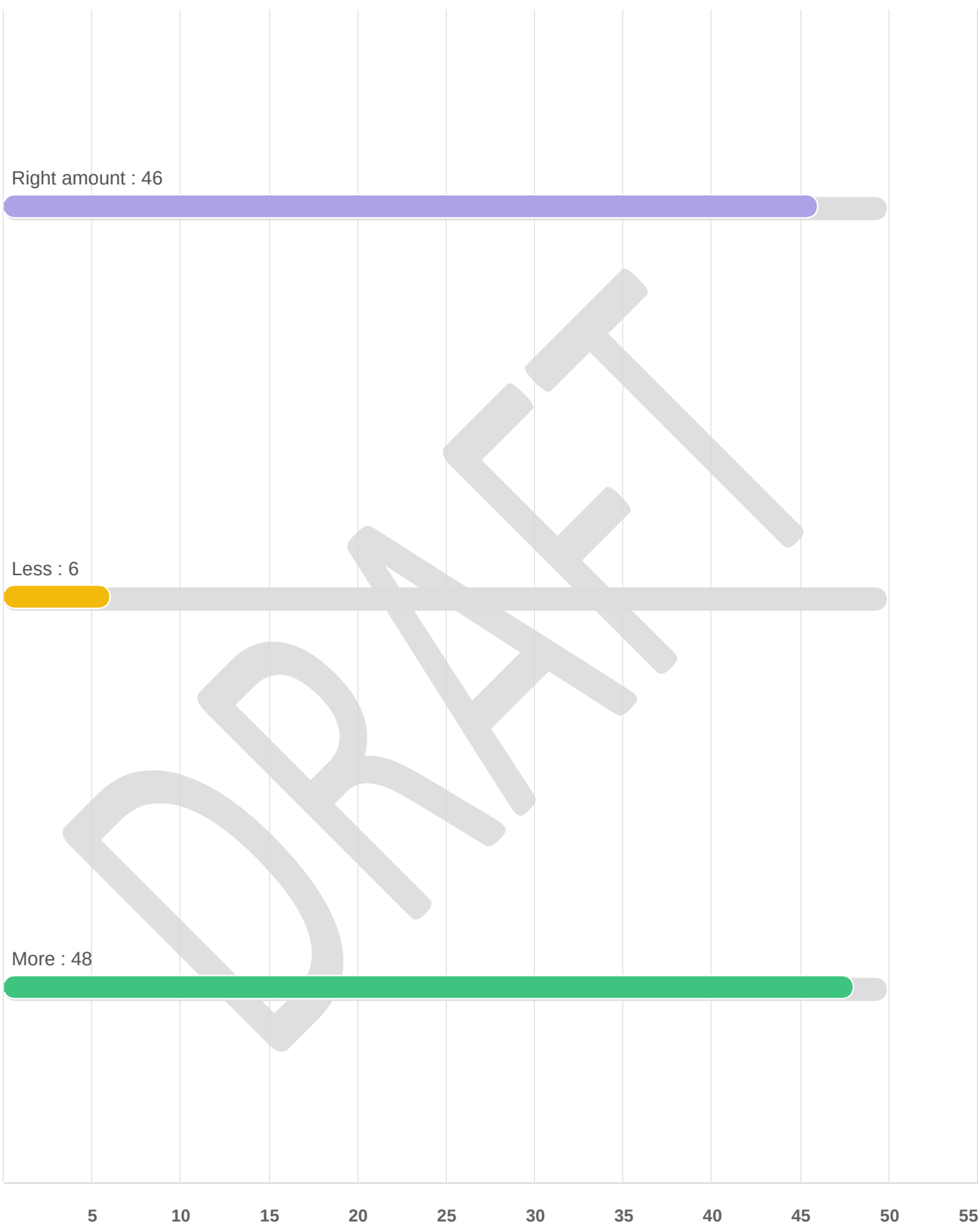
Right amount : 51

Less : 6

More : 43

5 10 15 20 25 30 35 40 45 50 55

Adult Sports Leagues (18 and over)

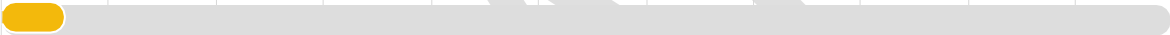


Park Security

Right amount : 42



Less : 3



More : 55



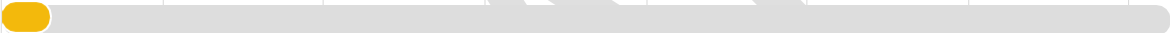
5 10 15 20 25 30 35 40 45 50 55 60

Lighting

Right amount : 28



Less : 3



More : 69



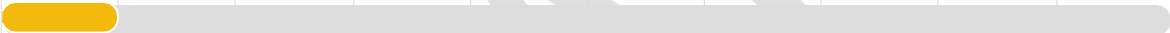
10 20 30 40 50 60 70 80

Historical / Nature Interpretation

Right amount : 51



Less : 5



More : 44



5 10 15 20 25 30 35 40 45 50 55

D - Implementation Tools & Funding Support

INTRODUCTION

There are a range of local funding tools that could be accessed for the benefit of growing, developing and maintaining a city's parks and recreation programs. The sources listed below represent likely potential sources, but some also may be dedicated for numerous other local purposes which limit applicability and usage. Therefore, discussions with city leadership are critical to assess the political landscape to modify or expand the use of existing city revenue sources in favor of park and recreation programs.

LOCAL FUNDING OPTIONS

Councilmanic Bonds

Councilmanic bonds may be sold by cities without public vote. The bonds, both principal and interest, are retired with payments from existing city revenue or new general tax revenue, such as additional sales tax or real estate excise tax. The state constitution has set a maximum debt limit for councilmanic bonds of 1-1/2% of the value of taxable property in the city.

General Obligation Bond

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.056>

For the purposes of funding capital projects, such as land acquisitions or facility construction, cities and counties have the authority to borrow money by selling bonds. Voter-approved general obligation bonds may be sold only after receiving a 60 percent majority vote at a general or special election. If approved, an excess property tax is levied each year for the life of the bond to pay both principal and interest. The state constitution (Article VIII, Section 6) limits total debt to 5% of the total assessed value of property in the jurisdiction.

Excess Levy

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.052>

Washington law allows cities and counties, along with other specified junior taxing districts, to levy property taxes in excess of limitations imposed by statute when authorized by the voters. Levy approval requires 60 percent majority vote at a general or special election.

Regular Property Tax - Lid Lift

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.55.050>

Cities are authorized to impose ad valorem taxes upon real and personal property. A city's maximum levy rate for general purposes is \$3.375 per \$1,000 of assessed valuation. Limitations on annual increases in tax collections, coupled with changes in property value, causes levy rates to rise or fall; however, in no case may they rise above statutory limits. Once the rate is established each year, it may not be raised without the approval of a majority of the voters. Receiving voter approval is known as a lid lift. A lid lift may be permanent, or may be for a specific purpose and time period.

Sales Tax

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.14>

Washington law authorizes the governing bodies of cities and counties to impose sales and use taxes at a rate set by the statute to help "carry out essential county and municipal purposes." The authority is divided into two parts. Cities may impose by resolution or ordinance a sales and use tax at a rate of 1/2% on any taxable event within their jurisdictions. Cities may also impose an additional sales tax at a rate up to 1/2% on any taxable event within the city. In this case, the statute provides an electoral process for repealing the tax or altering the rate.

Impact Fees

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.02.050>

Impact fees are charges placed on new development as a condition of development approval to help pay for various public facilities the need for which is directly created by that new growth and development. Counties, cities, and towns may impose impact fees on residential and commercial "development activity" to help pay for certain public facility improvements, including parks, open space and recreation facilities. Funds received must be spent on approved capital projects within 10 years of collection.

Real Estate Excise Tax

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.46.010>

Washington law authorizes the governing bodies of counties and cities to impose excise taxes on the sale of real property within limits set by the statute. This authority may be divided into three parts relevant to park systems.

A city or county may impose a real estate excise tax (REET 1) on the sale of all real property in the city or unincorporated parts of the county, respectively, at a rate not to exceed $\frac{1}{4}\%$ of the selling price, to fund "local capital improvements," including parks, playgrounds, swimming pools, water systems, bridges, sewers, etc. Also, the funds must be used "primarily for financing capital projects specified in a capital facilities plan element of a comprehensive plan."

A city or county may impose a real estate excise tax on the sale of all real property in the city or unincorporated parts of the county, respectively, at a rate not to exceed $\frac{1}{2}\%$, in lieu of a $\frac{1}{2}\%$ sales tax option authorized under state law. These funds are not restricted to capital projects. The statute provides for a repeal mechanism.

A city or county – in counties that are required to prepare comprehensive plans under the new Growth Management Act – are authorized to impose an additional real estate excise tax (REET 2) on all real property sales in the city or unincorporated parts of the county, respectively, at a rate not to exceed $\frac{1}{4}\%$. These funds must be used "solely for financing capital projects specified in a capital facilities plan element of a comprehensive plan."

The City share of the real estate excise tax is two one-quarter percent amounts (0.5%) that are restricted for capital projects per RCW 82.46. Revenues collected by this tax are deposited in a special capital improvement fund according to KMC 5.18.040. Since REET collections are directly tied to the frequency and valuation of real estate transactions, this funding source is widely variable with local real estate conditions. REET 1 funds capital projects for parks.

Real Estate Excise Tax - Local Conservation Areas

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.46.070>

Boards of County Commissioners may impose, with majority voter approval, an excise tax on each sale of real property in the county at a rate not to exceed 1% of the selling price for the purpose of acquiring and maintaining conservation areas. The authorizing legislation defines conservation areas as "land and water that has environmental, agricultural, aesthetic, cultural, scientific, historic, scenic, or low-intensity recreational value for existing and future generations..." These areas include "open spaces, wetlands, marshes, aquifer recharge areas, shoreline areas, natural areas, and other lands and waters that are important to preserve flora and fauna."

Conservation Futures Tax (Pierce County)

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34>

The Conservation Futures Tax (CFT) is provided for in Chapter 84.34 of the Revised Code of Washington. Pierce County imposes a Conservation Futures levy at a rate of \$0.0625 per \$1,000 assessed value for the purpose of acquiring open space lands, including green spaces, greenbelts, wildlife habitat and trail rights-of-way proposed for preservation for public use by either the county or the cities within the county.

General open space criteria are listed in PCC Section 26.12.025 and are similar to the public benefit rating system identified in the Current Use Taxation program operated by Pierce County. Funds are allocated annually, and cities within the county, citizen groups and citizens may apply for funds through the county's process. The CFT program provides grants to cities to support open space priorities in local plans and requires a 100% match from other sources.

FEDERAL & STATE GRANTS AND CONSERVATION PROGRAMS

EPA Environmental Education Grants (EPA)

<http://www.epa.gov/educaton/environmental-educaton-ee-grants>

In past years, the Environmental Protection Agency (EPA) has sought grant proposals from eligible applicants to support environmental education projects that promote environmental awareness and stewardship and help provide people with the skills to take responsible actions to protect the environment. Although currently not appropriated, this program may become available in future years.

BUILD Grants (USDOT) - Use to be TIGER grants

<https://www.transportation.gov/tiger>

Eligible projects for TIGER Discretionary Grants are capital projects that include, but are not limited to: (1) Highway, bridge, or other road projects eligible under Title 23, United States Code; (2) public transportation projects eligible under chapter 53 of Title 49, United States Code; (3) passenger and freight rail transportation projects; (4) port infrastructure investments (including inland port infrastructure and land ports of entry); and (5) intermodal projects.

Rivers, Trails and Conservation Assistance Program (NPS)

<http://www.nps.gov/ncrc/programs/rtca/>

The Rivers, Trails and Conservation Assistance Program, also known as the Rivers & Trails Program or RTCA, is a technical assistance resource for communities administered by the National Park Service and federal government agencies so they can conserve rivers, preserve open space and develop trails and greenways. The RTCA program implements the natural resource conservation and outdoor recreation mission of NPS in communities across America.

Community Block Development Grants (US HUD & Commerce)

https://www.hud.gov/program_offices/comm_planning/communitydevelopment/programs

These funds are intended to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate income persons.

Pierce County administers CDBG funds on behalf of the Pierce County CDBG Consortium. The Consortium is established under interlocal cooperation agreements between the County and 34 cities and towns and has a Joint Recommendations Committee to advise Pierce County on CDBG funding and program guidelines decisions.

North American Wetlands Conservation Act Grants Program (USFW)

<https://www.fws.gov/birds/grants/north-american-wetland-conservation-act/how-to-apply-for-a-nawca-grant.php>

The North American Wetlands Conservation Act of 1989 provides matching grants to organizations and individuals who have developed partnerships to carry out wetland conservation projects in the United States, Canada, and Mexico for the benefit of wetlands-associated migratory birds and other wildlife. Two competitive grants programs exist (Standard and a Small Grants Program) and require that grant requests be matched by partner contributions at no less than a 1-to-1 ratio. Funds from U.S. Federal sources may contribute toward a project, but are not eligible as match.

The Standard Grants Program supports projects in Canada, the United States, and Mexico that involve long-term protection, restoration, and/or enhancement of wetlands and associated uplands habitats.

The Small Grants Program operates only in the United States; it supports the same type of projects and adheres to the same selection criteria and administrative guidelines as the U.S. Standard Grants Program. However, project activities are usually smaller in scope and involve fewer project dollars. Grant requests may not exceed \$75,000, and funding priority is given to grantees or partners new to the Act's Grants Program.

Wetlands Reserve Program (NRCS)

Natural Resources Conservation Service (NRCS)

www.nrcs.usda.gov/PROGRAMS/wrp/

The WRP provides landowners the opportunity to preserve, enhance and restore wetlands and associated uplands. The program is voluntary and provides three enrollment options: permanent easements, 30-year easements, and 10-year restoration cost-share agreements. In all cases, landowners retain the underlying ownership in the property and management responsibility. Land uses may be allowed that are compatible with the program goal of protecting and restoring the wetlands and associated uplands. The NRCS manages the program and may provide technical assistance.

Recreation and Conservation Office Grant Programs RCO

<https://rco.wa.gov/grants/>

The Recreation and Conservation Office was created in 1964 as part of the Marine Recreation Land Act. The RCO grants money to state and local agencies, generally on a matching basis, to acquire, develop, and enhance wildlife habitat and outdoor recreation properties. Some money is also distributed for planning grants. RCO grant programs utilize funds from various sources. Historically, these have included the Federal Land and Water Conservation Fund, state bonds, Initiative 215 monies (derived from unreclaimed marine fuel taxes), off-road vehicle funds, Youth Athletic Facilities Account and the Washington Wildlife and Recreation Program.

Aquatic Lands Enhancement Account (ALEA)

This program, managed through the RCO, provides matching grants to state and local agencies to protect and enhance salmon habitat and to provide public access and recreation opportunities on aquatic lands. In 1998, DNR refocused the ALEA program to emphasize salmon habitat preservation and enhancement. However, the program is still open to traditional water access proposals. Any project must be located on navigable portions of waterways. ALEA funds are derived from the leasing of state-owned aquatic lands and from the sale of harvest rights for shellfish and other aquatic resources.

Brian Abbott Fish Barrier Removal Board (BAFBRB)

Funding to correct barriers to fish passage.

Boating Facilities Program (BFP)

<https://rco.wa.gov/grant/boating-facilities-program/>

Funding to buy, develop, and renovate facilities for motorized boats

Boating Infrastructure Grant Program (BIG)

Funding to develop or renovate facilities targeting recreational boats and larger

Washington Wildlife and Recreation Program (WWRP)

The RCO is a state office that allocates funds to local and state agencies for the acquisition and development of wildlife habitat and outdoor recreation properties. Funding sources managed by the RCO include the Washington Wildlife and Recreation Program. The WWRP is divided into Habitat Conservation and Outdoor Recreation Accounts; these are further divided into several project categories. Cities, counties and other local sponsors may apply for funding in urban wildlife habitat, local parks, trails and water access categories. Funds for local agencies are awarded on a matching basis. Grant applications are evaluated once each year, and the State Legislature must authorize funding for the WWRP project lists.

Land and Water Conservation Fund (LWCF)

The Land and Water Conservation Fund (LWCF) provides grants to buy land and develop public outdoor facilities, including parks, trails and wildlife lands. Grant recipients must provide at least 50% matching funds in either cash or in-kind contributions. Grant program revenue is from a portion of Federal revenue derived from sale or lease of off-shore oil and gas resources.

National Recreational Trails Program (NRTP)

The National Recreational Trails Program (NRTP) provides funds to maintain trails and facilities that provide a backcountry experience for a range of activities including hiking, mountain biking, horseback riding, motorcycling, and snowmobiling. Eligible projects include the maintenance and re-routing of recreational trails, development of trail-side and trail-head facilities, and operation of environmental education and trail safety programs. A local match of 20% is required. This program is funded through Federal gasoline taxes attributed to recreational non-highway uses.

Youth Athletic Facilities (YAF) Program

The YAF provides grants to develop, equip, maintain, and improve youth and community athletic facilities. Cities, counties, and qualified non-profit organizations may apply for funding, and grant recipients must provide at least 50% matching funds in either cash or in-kind contributions.

Puget Sound Acquisition and Restoration Fund

Grants are awarded by the Salmon Recovery Funding Board for acquisition or restoration of lands directly correlating to salmon habitat protection or recovery. Projects must demonstrate a direct benefit to fish habitat. There is no match requirement for design-only projects; acquisition and restoration projects require a 15% match. The funding source includes the sale of state general obligation bonds, the federal Pacific Coastal Salmon Recovery Fund and the state Puget Sound Acquisition and Restoration Fund.

STP/CMAQ Regional Competition – Puget Sound Regional Council

<http://psrc.org/transportation/tip/selection/>

Surface Transportation Program (STP) funds are considered the most “flexible” funding source provided through the federal Safe, Accountable, Flexible, Efficient, Transportation Equity Act (SAFETEA-LU). Many types of projects are eligible, including transit, carpool/vanpool, bicycle/pedestrian, safety, traffic monitoring/ management, and planning projects, along with the more traditional road and bridge projects. The purpose of the Congestion Mitigation Air Quality (CMAQ) program is to fund transportation projects or programs that will contribute to attainment or maintenance of the national ambient air quality standards for ozone, carbon monoxide and particulate matter. The

two goals of improving air quality and relieving congestion were strengthened under SAFETEA-LU by a new provision establishing priority consideration for cost-effective emission reduction and congestion mitigation activities when using CMAQ funding. The PSRC serves as the countywide board in the allocation of some federal transportation grant funds to projects within Pierce County, through the Puget Sound Regional Council.

OTHER METHODS & FUNDING SOURCES

Metropolitan Park District

<http://apps.leg.wa.gov/RCW/default.aspx?cite=35.61>

Metropolitan park districts may be formed for the purposes of management, control, improvement, maintenance and acquisition of parks, parkways and boulevards. In addition to acquiring and managing their own lands, metropolitan districts may accept and manage park and recreation lands and equipment turned over by any city within the district or by the county. Formation of a metropolitan park district may be initiated in cities of five thousand population or more by city council ordinance, or by petition, and requires majority approval by voters for creation.

Park & Recreation District

<http://apps.leg.wa.gov/RCW/default.aspx?cite=36.69>

Park and recreation districts may be formed for the purposes of providing leisure-time activities and recreation facilities and must be initiated by petition of at least 15% percent of the registered voters within the proposed district. Upon completion of the petition process and review by county commissioners, a proposition for district formation and election of five district commissioners is submitted to the voters of the proposed district at the next general election. Once formed, park and recreation districts retain the authority to propose a regular property tax levy, annual excess property tax levies and general obligation bonds. All three require 60% percent voter approval and 40% percent voter turnout. With voter approval, the district may levy a regular property tax not to exceed sixty cents per thousand dollars of assessed value for up to six consecutive years.

Business Sponsorships / Donations

Business sponsorships for programs may be available throughout the year. In-kind contributions are often received, including food, door prizes and equipment/material.

Interagency or Inter-Local (ILA) Agreements

State law provides for interagency cooperative efforts between units of government. Joint acquisition, development and/or use of park and open space facilities may be provided between Parks, Public Works and utility providers.

Private Grants, Donations & Gifts

Many trusts and private foundations provide funding for park, recreation and open space projects. Grants from these sources are typically allocated through a competitive application process and vary dramatically in size based on the financial resources and funding criteria of the organization. Philanthropic giving is another source of project funding. Efforts in this area may involve cash gifts and include donations through other mechanisms such as wills or insurance policies. Community fundraising efforts can also support park, recreation or open space facilities and projects.

ACQUISITION TOOLS & METHODS

DIRECT PURCHASE METHODS

Market Value Purchase

Through a written purchase and sale agreement, the city purchases land at the present market value based on an independent appraisal. Timing, payment of real estate taxes and other contingencies are negotiable.

Partial Value Purchase (or Bargain Sale)

In a bargain sale, the landowner agrees to sell for less than the property's fair market value. A landowner's decision to proceed with a bargain sale is unique and personal; landowners with a strong sense of civic pride, long community history or concerns about capital gains are possible candidates for this approach. In addition to cash proceeds upon closing, the landowner may be entitled to a charitable income tax deduction based on the difference between the land's fair market value and its sale price.

Life Estates & Bequest

In the event a landowner wishes to remain on the property for a long period of time or until death, several variations on a sale agreement exist. In a life estate agreement, the landowner may continue to live on the land by donating a remainder interest and retaining a “reserved life estate.” Specifically, the landowner donates or sells the property to the city, but reserves the right for the seller or any other named person to continue to live on and use the property. When the owner or other specified person dies or releases his/her life interest, full title and control over the property will be transferred to the city. By donating a remainder interest, the landowner may be eligible for a tax deduction when the gift is made. In a bequest, the landowner designates in a will or trust document that the property is to be transferred to the city upon death. While a life estate offers the city some degree of title control during the life of the landowner, a bequest does not. Unless the intent to bequest is disclosed to and known by the city in advance, no guarantees exist with regard to the condition of the property upon transfer or to any liabilities that may exist.

Gift Deed

When a landowner wishes to bequeath their property to a public or private entity upon their death, they can record a gift deed with the county assessors office to insure their stated desire to transfer their property to the targeted beneficiary as part of their estate. The recording of the gift deed usually involves the tacit agreement of the receiving party.

Option to Purchase Agreement

This is a binding contract between a landowner and the city that would only apply according to the conditions of the option and limits the seller’s power to revoke an offer. Once in place and signed, the Option Agreement may be triggered at a future, specified date or upon the completion of designated conditions. Option Agreements can be made for any time duration and can include all of the language pertinent to closing a property sale.

Right of First Refusal

In this agreement, the landowner grants the city the first chance to purchase the property once the landowner wishes to sell. The agreement does not establish the sale price for the property, and the landowner is free to refuse to sell it for the price offered by the city. This is the weakest form of agreement between an owner and a prospective buyer.

Conservation and/or Access Easements

Through a conservation easement, a landowner voluntarily agrees to sell or donate certain rights associated with his or her property (often the right to subdivide or develop), and a private organization or public agency agrees to hold the right to enforce the landowner’s promise not to exercise those rights. In essence, the rights are forfeited and no longer exist. This is a legal agreement between the landowner and the city that permanently limits uses of the land in order to conserve a portion of the property for public use or protection. The landowner still owns the property, but the use of the land is restricted. Conservation easements may result in an income tax deduction and reduced property taxes and estate taxes. Typically, this approach is used to provide trail corridors where only a small portion of the land is needed or for the strategic protection of natural resources and habitat. Through a written purchase and sale agreement, the city purchases land at the present market value based on an independent appraisal. Timing, payment of real estate taxes and other contingencies are negotiable.

Park or Open Space Dedication Requirements

Local governments have the option to require developers to dedicate land for parks under the State Subdivision Law (Ch. 58.17 RCW) and the State Environmental Policy Act (SEPA) (Ch. 43.21C RCW). Under the subdivision law developers can be required to provide the parks/recreation improvements or pay a fee in lieu of the dedicated land and its improvements. Under the SEPA requirements, land dedication may occur as part of mitigation for a proposed development’s impact.

LANDOWNER INCENTIVE MEASURES

Density Bonuses

Density bonuses are a planning tool used to encourage a variety of public land use objectives, usually in urban areas. They offer the incentive of being able to develop at densities beyond current regulations in one area, in return for concessions in another. Density bonuses are applied to a single parcel or development. An example is allowing developers of multi-family units to build at higher densities if they provide a certain number of low-income units or public open space. For density bonuses to work, market forces must support densities at a higher level than current regulations.

Transfer of Development Rights

The transfer of development rights (TDR) is an incentive-based planning tool that allows land owners to trade the right to develop property to its fullest extent in one area for the right to develop beyond existing regulations in another area. Local governments may establish the specific areas in which development may be limited or restricted and the areas in which development beyond regulation may be allowed. Usually, but not always, the “sending” and “receiving” property are under common ownership. Some programs allow for different ownership, which, in effect, establishes a market for development rights to be bought and sold.

IRC 1031 Exchange

If the landowner owns business or investment property, an IRC Section 1031 Exchange can facilitate the exchange of like-kind property solely for business or investment purposes. No capital gain or loss is recognized under Internal Revenue Code Section 1031 (see www.irc.gov for more details). This option may be a useful tool in negotiations with an owner of investment property, especially if the tax savings offset to the owner can translate to a sale price discount for the City.

Current (Open Space) Use Taxation Programs

Property owners whose current lands are in open space, agricultural, and/or timber uses may have that land valued at their current use rather than their “highest and best” use assessment. This differential assessed value, allowed under the Washington Open Space Taxation Act (Ch.84.34 RCW) helps to preserve private properties as open space, farm or timber lands. If land is converted to other non-open space uses, the land owner is required to pay the difference between the current use annual taxes and highest/best taxes for the previous seven years. When properties are sold to a local government or conservation organization for land conservation/ preservation purposes, the required payment of seven years worth of differential tax rates is waived. The amount of this tax liability can be part of the negotiated land acquisition from private to public or quasi-public conservation purposes.

OTHER LAND PROTECTION OPTIONS

Land Trusts & Conservancies

Land trusts are private non-profit organizations that acquire and protect special open spaces and are traditionally not associated with any government agency. Forterra (formerly called the Cascade Land Conservancy) is the regional land trust serving the region, and their efforts have led to the conservation of more than 234,000 acres of forests, farms, shorelines, parks and natural areas in the region (www.forterra.org). Other national organizations with local representation include the Nature Conservancy, Trust for Public Land and the Wetlands Conservancy.

Regulatory Measures

A variety of regulatory measures are available to local agencies and jurisdictions. Available programs and regulations include: Critical Areas Ordinance, University Place; State Environmental Policy Act (SEPA); Shorelines Management Program; and Hydraulic Code, Washington State Department of Fisheries and Department of Wildlife.

Public/Private Utility Corridors

Utility corridors can be managed to maximize protection or enhancement of open space lands. Utilities maintain corridors for provision of services such as electricity, gas, oil, and rail travel. Some utility companies have cooperated with local governments for development of public programs such as parks and trails within utility corridors.

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