



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 (Council Chambers), or virtually by using the meeting access link below.

<https://sumnerwa-gov.zoom.us/j/82633704258>

Or One tap mobile : +12532050468,,82633704258# US +12532158782,,82633704258# US (Tacoma)

Or Telephone: +1 253 205 0468 US +1 253 215 8782 US (Tacoma)

CALL TO ORDER

Roll Call: Bitetto, Bowman, Brown, Clerget, Cole, Elfers and Reinke

REGULAR BUSINESS

1. 2024-2030 Parks & Trails Plan
2. White River Project Update
3. New Operations Center Update
4. Ryan House Private Funding Resolution

CITY ADMINISTRATOR REPORT

AGENDA SETTING

1. Council Meeting Agenda Calendar
2. Council Committee Meeting Calendar

EXECUTIVE SESSION

ADJOURNMENT

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact the City Clerk at (253) 299-5590, 24 hours in advance.

SUBJECT: 2024-2030 Parks & Trails Plan

CATEGORY: Information Only

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. 2024-2030 Parks Trails Plan Presentation
 2. Plan Edits (Draft)
-

STAFF CONTACT: Derek Barry, Community Services Manager

SUMMARY BACKGROUND:

This discussion will be to address the May 6th, Public Hearing regarding the Parks & Trails Plan and any objections or concerns the Council may have. Materials may be provided at the meeting and no action will be taken until the May 20th Regular Council Meeting. The 2024-2030 Parks & Trails Plan will use the 2018 Parks & Trail Plan as the foundation. The plan looks at current facilities, identifies needs, and considers opportunities for new or improved parks and trails. Once completed, the plan will prioritize projects, establish funding options, and make the City eligible for grants. The public participation began with online surveys, interactive mapping surveys, in-person surveys with Early Act Students from Daffodil Valley and Maple Lawn Elementary, pop-up events in the parks, and continued with updates on social media, the newsletter and the Sumner Connects Page. The Forestry & Parks Commission and Planning Commission have recently approved the draft plan and recommended its adoption. The City Council was presented with a draft plan in March. A Public Hearing was held at the May 6th Regular Council Meeting. Staff will be requesting Council adopt the Parks & Trails Plan at the May 20th Council Meeting.

COUNCIL COMMITTEE/STUDY SESSION: MEETING/STUDY SESSION DATE: COMMITTEE RECOMMENDATION:
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STAFF RECOMMENDATIONS/MOTION:

Staff recommends the 2024-2030 Parks & Trails Plan adoption at the May 20, 2024 Council Meeting.

PARKS, TRAILS, & OPEN SPACE PLAN UPDATE



PARKS DEPARTMENT

1104 Maple Street
Sumner, WA 98390
www.sumnerwa.gov



CITY OF
SUMNER
WASHINGTON

ACKNOWLEDGEMENTS

CITY COUNCIL

Barbara Bitetto

Carla Bowman

Curt Brown

Pat Clerget

Pat Cole

Andy Elfers

Earle Stuard

PARKS & FORESTRY COMMISSION

Ashli Austin

Ben Bridges

Marty Child

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John Gamon

Theresa Haase (Chair)

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Carmen Palmer, Communications Director

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CONSULTANTS & OUTREACH

SCJ Alliance

Berk Consulting

Sumner-Bonney Lake School District

Community of Sumner

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SUMMARY

Sumner updates this plan every six years to assess changes in community needs, track changes in recreational preferences and ensure goals outlined in the City's Comprehensive Plan are being sought through efforts to maintain, grow and evolve Sumner's parks/trail system.

This plan covers the period of 2024-2030 and will help the City of Sumner seek funding and prioritize projects over this period. It has been prepared in compliance with the State of Washington Growth Management Act requirements and developed in compliance with the Washington State Recreation and Conservation Office (RCO) guidelines.

This plan provides an inventory and analysis of the City's existing assets. It examines the City's parks and recreation service levels in comparison to its current and future projected demographics as well as other cities and national recreational standards. Sumner has a lower-than-average ratio of park acres to population with less than 5% of the city's overall land area being used for parks and recreation. The national average is three times this number. While residents show satisfaction with the City's amenities, they often rely on neighboring communities and travel outside Sumner to meet their interests or access specific recreational facilities.

For this plan's current update, Sumner engaged residents through a variety of tools including an on-line survey, a series of park "pop up events," open houses and a project webpage with opportunities to map suggestions. Although the City's current acreage falls short, the public holds a high level of enthusiasm for the system and were very interested in specific additions and improvements.



INTRODUCTION

Parks, trails and open space are critical to a community's quality of life as well as the physical and mental wellbeing of its residents, businesses and visitors. Whether you use Sumner's recreational amenities to walk your dog or to enjoy a lunch break on a sunny day, these are the spaces that help connect you to nature, to other people and to the community. We thank all the people who helped update this plan.



PURPOSE

This plan assesses how well the City of Sumner's parks, open spaces, and trails serve the community now and into the future. This plan is a dynamic and fluid strategic guide for managing and enhancing the City of Sumner's parks, trails, open space, and recreation services. It updates the framework to prioritize projects and seek funding so that enhancements made over these years serve the community's desired quality of life.



This plan provides a vision for the City's parks and trail system, proposes updates to benchmarking standards for park and facility classifications, and ensures these efforts align with Sumner's mission, vision, strategic priorities and comprehensive plan.

REGULATORY REQUIREMENTS

GROWTH MANAGEMENT ACT

The State of Washington RCW 36.70A.070 outlines the components that each city's Comprehensive Plan must include. The items specific to parks and recreation are as follows:

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.*

RCO

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, many of which the City of Sumner is eligible, totaling \$78M each year. 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 plan address RCO eligibility guidelines.

CITY OF SUMNER

This 2024-2030 Parks & Trails Plan is incorporated into the City of Sumner’s Comprehensive Plan by reference. It also aligns with existing Municipal Code.

This plan establishes the City’s 6-year and 20-year Capital Improvement Plans (CIP) with regard to parks, trails, and open space, which assists the City in seeking grant funding and informs the City’s own processes for budgeting, procurement, and construction needs. This plan leaves enough flexibility to allow the City to adapt to unforeseen opportunities that may present themselves during this plan’s performance period.

This document does not dictate nor promise any specific future park development, acquisition, or maintenance needs that the City will undertake over the next six years. Rather, it provides insight into how potential programs could be developed to best align with the community’s needs and wishes.

PROCESS

This update was conducted following the six minimum elements identified in *RCO Manual 2, Planning Policies & Guidelines*.

Existing Conditions (Systems Inventory)

A description of the planning or service area, including physical setting, historic context, community profile, planning/zoning, and an inventory of each existing asset or program with a summary of conditions.

Public Involvement

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

Demand & Needs Analysis

An analysis that balances public demand with current capacity and future expectations.

Goals and Objectives

Broad statements of intent that capture a community's desired outdoor resources.

Capital Improvement Program

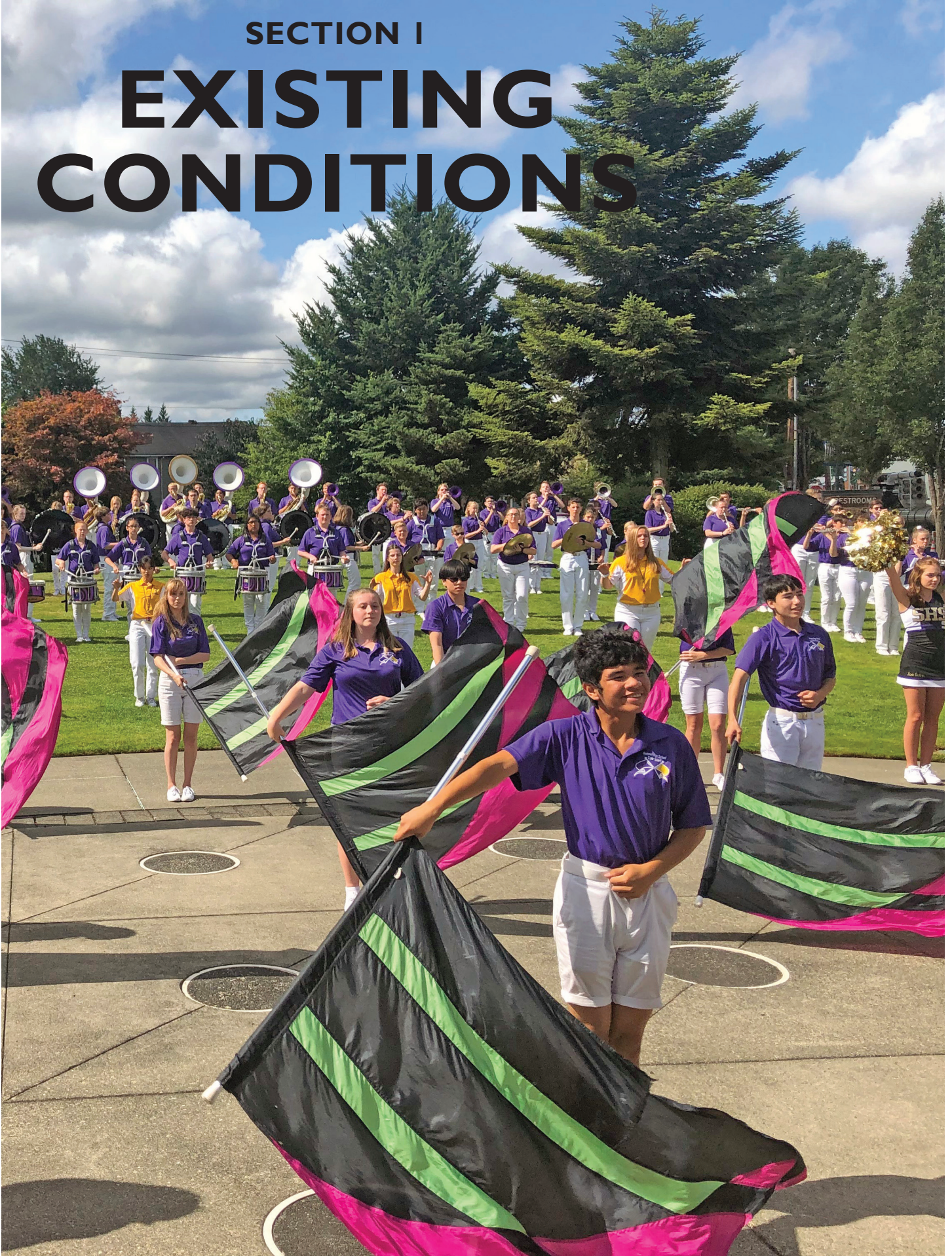
The capital improvements or facility programs desired/needed for at least 6 years that prioritizes land acquisition, development, renovation, and restoration projects.

Plan Adoption & Approvals

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



SECTION I EXISTING CONDITIONS

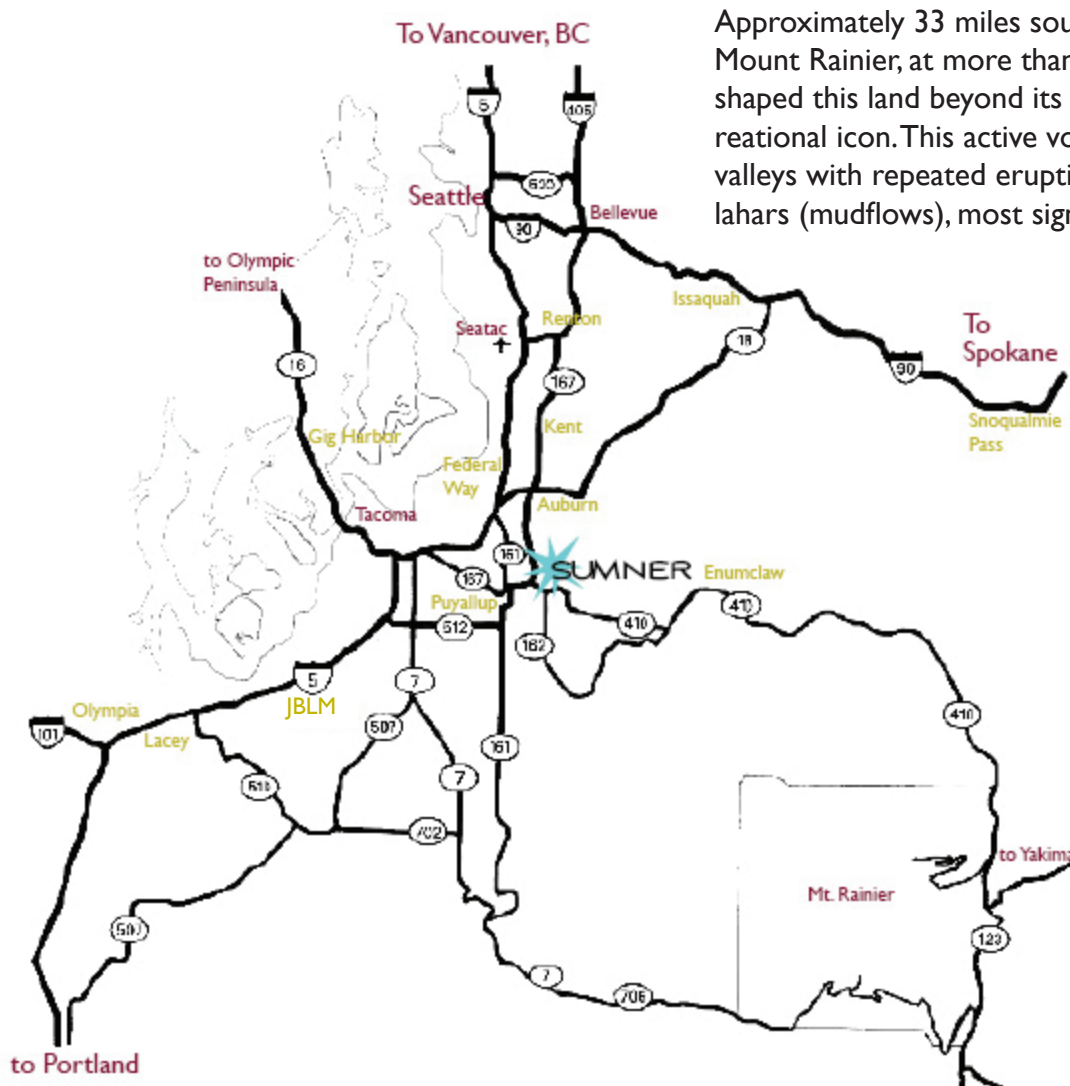


This chapter evaluates the current conditions of Sumner's parks, recreation, opens space and trails. It analyzes the population that the parks are serving while providing regional context for recreation. Currently, the City manages six named parks, one large trail system and two land-banked properties anticipated for additional parks.

PHYSICAL CONTEXT

Sumner is located in north central Pierce County, Washington, approximately 40 miles south of Seattle, and 10 miles east of Tacoma, at the confluence of the Puyallup and White Rivers. The City encompasses 4,870 acres or 7.6 square miles with an additional designated urban growth area of approximately 925 acres or 1.44 square miles.

Below 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 sits became an open water fjord, reaching to present-day Orting.



Approximately 33 miles southeast of Sumner, Mount Rainier, at more than 14,410 feet, shaped this land beyond its role as a recreational icon. This active volcano filled the valleys with repeated eruptions and resulting lahars (mudflows), most significantly the Osceola Mudflow.

These lahars, still a possibility today, deposited silt into the valleys. Today, Sumner is framed by steep slopes with elevations rising sharply from 70 feet at the valley floor to 500+ feet to the west of Sumner and 600-700 feet on the east side.



HISTORIC DEVELOPMENT

This land was home to the Coast Salish tribes with this area the traditional homeland of the Puyallup Tribe and the Muckleshoot Tribe. The silt from lahars formed fertile farmland that attracted European settlers across the Oregon Trail. Agricultural industries over the years have grown hops, berries, daffodils and rhubarb.

The city began developing around Main Street in the historic downtown core in the 1880s. The Northern Pacific railway was finally convinced to stop in Sumner and commercial and residential development radiated from the station. Sumner remained quite small for a number of years, growing with residential to the east of Valley Avenue and later, commercial industrial to the north. While some farmland remains south of the City, within the city limits, most of the land is developed with limited availability remaining for additional parks and trails.

CLIMATE PROFILE

The Puget Sound region, including Sumner, experiences weather often called “Modified Mediterranean.” This pattern is a maritime climate of mild, wet winters and relatively cool, dry summers. The rainy season runs late October through late February with a second, shorter rainy season from early May to early June. Drier weather dominates the summer until September brings cooler temperatures until November when winter arrives.

The average precipitation is 38.3 inches/year and the average temperature is 50.8 degrees F. As with other areas, Sumner is experiencing more extreme weather patterns over time. Traditionally threatened by flooding and lahars, wildfire has now become a more common threat.

DEMOGRAPHIC CONTEXT

Incorporated in 1891, Sumner had 531 residents in the 1900 Census. According to the 2022 Census, the population has grown to 10,585 residents, making Sumner the 124th most populated city in Washington. All statistics below are based on the 2022 Census data. For more up-to-date statistics, visit www.sumnerwa.gov/statistics.

RACE AND ETHNICITY

In 2022, 79.9% of Sumner was White, 18% Hispanic, 10.9% two or more races, 1.6% American Indian, 1.1% Native Hawaiian/Pacific Islander, 1% Asian and 0.8% Black.

AGE AND GENDER

In Sumner, 56.4% of residents are between the ages of 19 and 64. The median age is 35.8 years while Washington State's median is 37.7. Gender in Sumner is 48.7% male and 51.4% female.

HOUSING & HOUSEHOLDS

Half of the housing units are owner-occupied with a median value of \$442,800. With 4,413 households, the average household contains 2.39 persons.

INCOME

In 2021, the median household income was \$77,601, which is less than the average in Pierce County (\$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

Most residents (91.3%) have a high school diploma with 24.2% having a bachelor's degree or higher.

COMMUTERS

A variety of commuters pass through Sumner each day. People who live in Sumner typically commute out of the city for jobs in Seattle, Tacoma and other areas in Puget Sound. Conversely, Sumner's Manufacturing Industrial Center (MIC) houses over 17,000 jobs with most employees commuting into the city.

The original Northern Pacific railway station in downtown Sumner is now a Sound Transit station. Residents from Bonney Lake, Orting, Buckley, Tehaleh, unincorporated Pierce County, and even portions of Puyallup drive through Sumner, either to catch a commuter train or to continue to other areas of employment.

Ridership at the Sumner Sounder Station includes residents from Bonney Lake, Orting, Buckley, and unincorporated Pierce County. As of 2022, average annual daily traffic counts on SR 167 through Sumner were over 91,000. In addition, the nature of the MIC means thousands of long-haul and short-haul deliveries come through Sumner, often seeking amenities to rest, relax and take a break.

LAND-USE CONTEXT

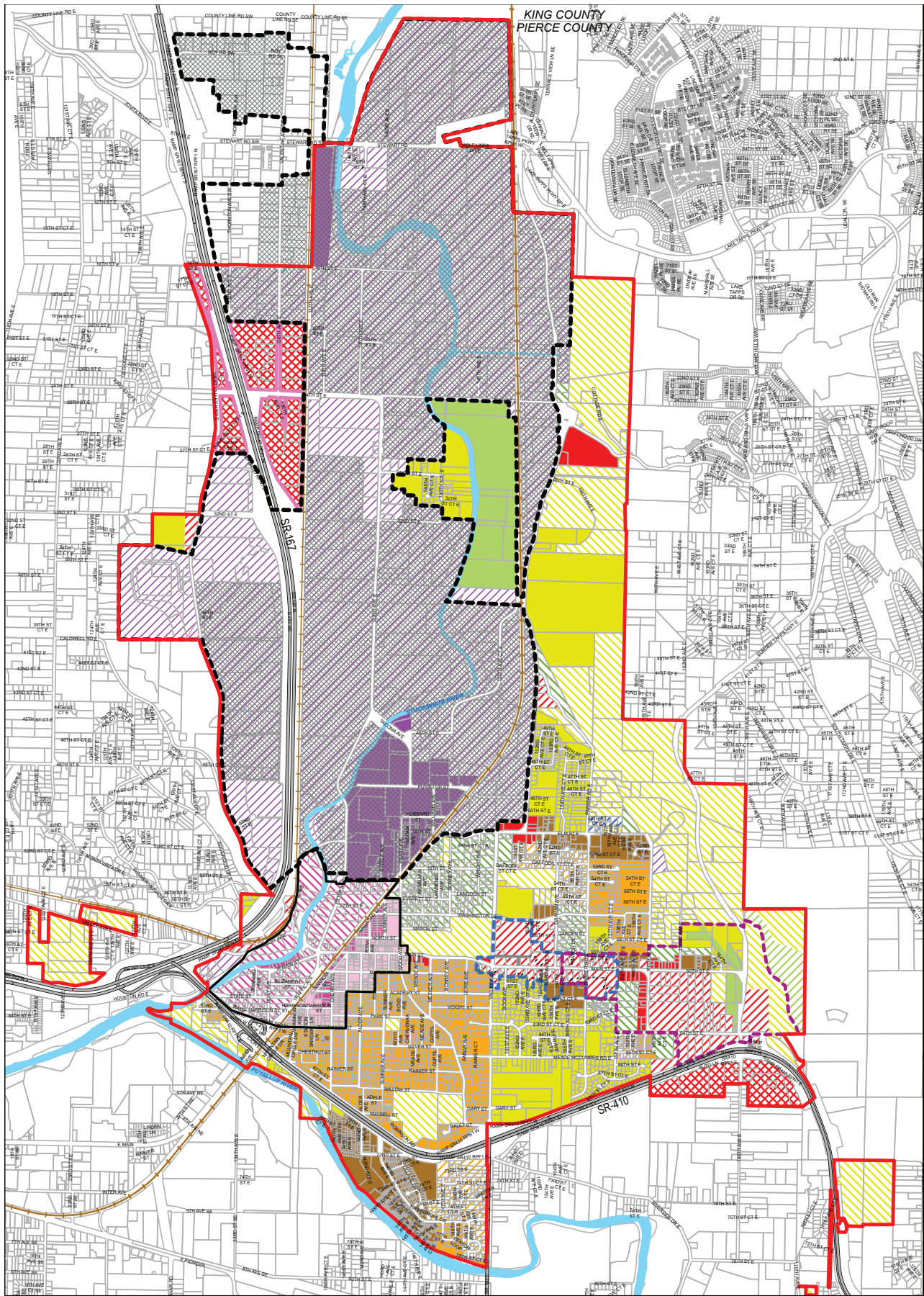
Residential neighborhoods dominate the southern portion of the city with a classic downtown surrounding Main Street and neighborhoods with housing, churches and schools radiating from there. Sumner's Housing Action Plan further outlines housing options which were dominated by single-family homes and are now transitioning to more multi-family options.

The northern portion of the City is the largest Manufacturing Industrial Center in Pierce County with major manufacturing and distribution for companies including Amazon.com, Helly Hansen, REI, Dillanos Coffee, Belmont Cabinets, Costco and more with an estimated 17,000 employees working in that area and an estimated 6,000 trucks accessing the warehouses daily. In Sumner, State highways SR 167, SR 512, SR 162 and SR 410 meet, carrying large amount of vehicles on each route as well as on Sumner's surface streets as "cut-through" traffic. The City also includes regional services such as the Gordon Family YMCA, the largest in the state, and the Sound Transit commuter rail station. Sumner's Urban Growth Area (UGA) includes 925 acres of land that could be incorporated into Sumner in the future, most of it residential.

ZONING DISTRICTS AND SUBAREA PLANS

The City of Sumner is made up of a variety of land use and zoning classifications and includes three subarea plans in the Manufacturing/Industrial Area, Town Center and East Sumner. The Industrial Zone is the largest in the City with almost half of the total area within that zone. The next largest are residentially zoned properties, with about 1/3 of the city in Low Density Residential which is primarily single-family homes. Finally, the commercial zones, that are further divided between interchange and freeway commercial zones, general commercial zones, and "mixed-use" zones which are a combination of commercial on the ground floor and residential on floors above.

Zone Type	Acres	Percent
Low Density Residential	1418	34.0%
Medium Density Residential	117	2.8%
High Density Residential	109	2.6%
Commercial/Mixed Use	440	10.6%
Industrial	1985	47.7%
Resource Protection	97	2.3%
Total	4165	



City of Sumner

Zoning Map

Adopted: 02-15-2023
Ordinance: #2832
Plotted: 06-01-2023

Source: City of Sumner Community Development Department, 2023



Scale: 0 0.25 0.5 Miles

Disclaimer:
Map features are approximate only. The City of Sumner does not guarantee the accuracy of this map nor assume any liability from the use of or reliance on the information herein.

- ZONING AMENDMENTS/OVERLAYS:**
- Cross-Access Corridors/Combined Driveways (dedeod)
 - Cross-Access Corridors/Combined Driveways (not dedeod)
 - East Main St Design Strategy Area
 - East Sumner Neighborhood
 - MIC Zone
 - MIC Core Overlay
 - Town Center Area
 - Truck Parking Overlay
- TOWN CENTER ZONING:**
- 3 Stories, Single Family/Multi-Family
 - 4 Stories, Multi-Family/Commercial
 - 5 Stories, Multi-Family/Commercial
 - 6 Stories, Multi-Family/Commercial

- ZONING DESIGNATIONS:**
- General Commercial
 - Interchange Commercial
 - Neighborhood Commercial
 - Heavy Industrial
 - Light Industrial
 - Resource Protection
 - Residential Protection
 - High Density Residential
 - Medium Density Residential
 - Low Density Residential 12000
 - Low Density Residential 8500
 - Low Density Residential 7200
 - Low Density Residential 6000
 - Low Density Residential 4000
 - Sumner City Limits
 - Parcels

The following are more detailed descriptions of specific areas of the City and the Urban Growth Area (UGA).

NORTH PORTION

The North Portion of the city is mostly comprised of the Sumner-Pacific MIC, which is zoned predominantly Light Industrial with some areas of Heavy Industrial. Areas of the North Portion outside of the MIC are zoned Light Industrial, Interchange Commercial, Low Density Residential, and Resource Protection.



EAST PORTION

In the East Sumner neighborhood, zoning is predominantly General Commercial and Medium Density Residential. Outside of the East Sumner neighborhood in the East Portion are mostly Low Density Residential, with some areas of Medium and High Density Residential, Neighborhood Commercial, and General Commercial. In the area immediately south of East Sumner and south of 410, there is also Interchange Commercial zoning.



SOUTH PORTION

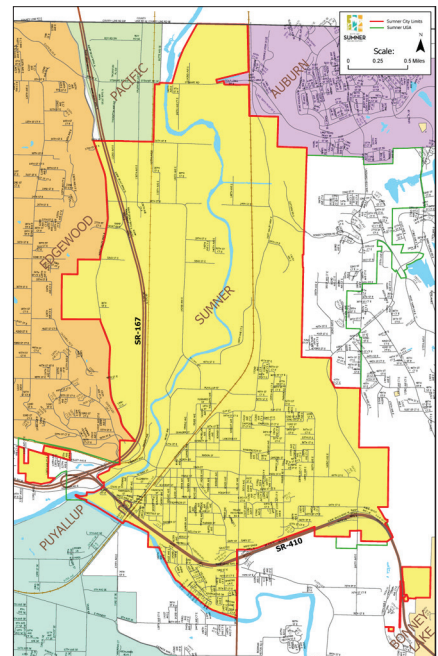
The South Portion is zoned Low Density Residential and Medium Density Residential.

WEST PORTION

The West Portion includes the Town Center, which is zoned for mixed residential and commercial from up to three to six stories. Outside of Town Center, the West Portion includes mostly Low Density Residential zoning with some areas of Medium Density Residential and General Commercial.

SUMNER UGA

Unincorporated UGA zoning (shown in map at right as outside the red city limits but inside the green UGA boundary) is determined by Pierce County. The portion of the UGA to the east of the City (towards Lake Tapps) is zoned Moderate Density Single Family, with a small area of Public Institutional zoning where there is Puget Sound Energy utilities infrastructure. The portion of the UGA to the south off of 166th Avenue East is zoned Community Center. The portion to the west is zoned Employment Center and Moderate Density Single Family.



PARK CLASSIFICATIONS

The general term “park” includes a wide array of purposes, audiences and styles. A classification system helps organize and define parks based on their size, ecological importance, recreational opportunities, historical or cultural significance, placemaking potential, economic development and conservation/climate resiliency goals. The criteria used here are built on the same premise used by Washington State Parks and RCO. Classifications help a community identify and provide the best mix of built and natural environments to serve multiple needs.

The following six classifications are typical for municipalities of Sumner’s size.

NEIGHBORHOOD OR LOCAL PARK

**In Sumner: Loyalty Park, Seibenthaler Park, Rainier View Park
Bennett Property and Qunell Family Park (currently undeveloped)**

This classification captures the traditional “park” of 2-5 acres within neighborhoods that are designed for unstructured play, limited active and passive recreation.

COMMUNITY PARK

In Sumner: Bill Heath Sports Complex

These are larger sites focusing on organized play with a wider array of facilities that appeal to more diverse audiences. Generally 20-50 acres in size, they serve a broader geographic area.

NATURAL AREAS & GREENSPACES

In Sumner: Two-Rivers Point, shoreline areas along rivers

These areas preserved to protect native habitat and biodiversity, including riparian corridors and wetlands. Low-impact activities are allowed including walking, bird-watching and fishing (if appropriate). Please note: this does not include the 200+ acres of the White River Restoration Projects since those areas will be closed to public access.

TRAILS, BIKEWAYS & PATHWAYS

In Sumner: Sumner Link Trail, Academy Street

This classification includes trails as a non-motorized network that may be used for transportation and/or recreation. Typically, a 5’ wide separated path offers options for walking, jogging, running, bicycling and horse-back riding. Bikeways are slightly different in that their focus is on safe non-motorized transportation, such as a bike lane adjacent to a roadway. Pathways are smaller paths that usually connect to the more formal trail system.

SPECIAL FACILITIES

In Sumner: Reuben Knoblach Heritage Park, Lucy V. Ryan Park

This classification captures a wide range of facilities designed for very specific purposes, whether a display garden, aquatic center, public plaza or community center. Depending on design and purpose, these facilities may be focused on a specific role or take on more of an event space/tourism development aspect, especially in a historical or cultural context.

POCKET PARKS, MINI-PARKS, TOT LOTS

In Sumner: Rhubarb Alley, Dining Parklet, Pocket Park off 45th St (currently unnamed), Hops Alley (undeveloped)

This classification captures smaller green spaces designed for visual appeal or a very limited purpose such as seating or child play. Under 1 acre in size, they are often more of an enhancement than a destination, adding greenery and outdoor space where it's least expected.



While these six classifications focus on a park's size and purpose, any system should assess how each park provides a unique mix of the following values:

- Physical & Mental Health
- Ecological Diversity
- Cultural & Historic Significance
- Tourism/Placemaking
- Educational and Interpretive Benefits
- Research and Conservation Planning

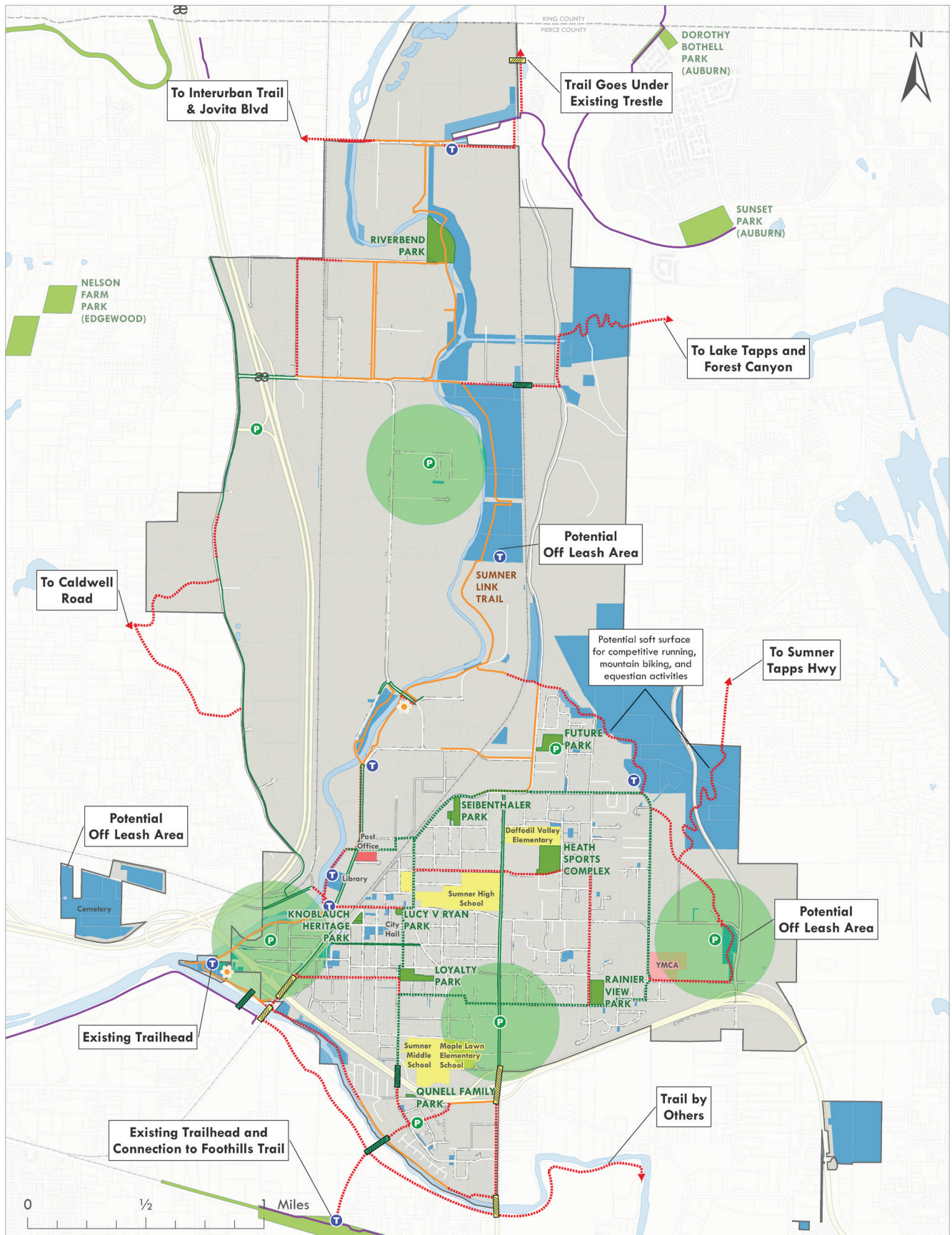
RECREATION PROGRAMS

Currently, the City of Bonney Lake operates recreation programs for residents within the Sumner-Bonney Lake School District. The Gordon Family YMCA offers a wide range of recreational programs, some of which are confined to paid membership and some of which are open to the public. The City of Sumner contracts with Stafford Suites to operate the Sumner Senior Center, which offers services, meals, activities and events.

EXISTING PLAN REVIEW

This plan is an update to the City of Sumner Parks & Trails plan adopted in 2018. Other plans and goal-setting documents that inform/coincide with topics in this plan include

- City of Sumner Comprehensive Plan
- City of Sumner Transportation Management Plan
- City of Sumner & City of Bonney Lake Housing Action Plan
- City of Sumner Biennial Budget
- Main Street Vision
- Sumner Tourism Master Plan
- Master Plan: Seibenthaler Park & Bennett Property
- Master Plan: Heritage Park Redesign and Hops Alley Activation



LEGEND

- | | | | |
|----------------------|-------------------------------|--------------------------|----------------------|
| Proposed Trailhead | Proposed Bike Trail | Other Park or Open Space | Interstate / Highway |
| Proposed Park | Existing Trail | School Land | Railroad |
| 1/4 Mile Park Buffer | Existing Bike Lane | Federal | Body of water |
| Existing Connection | Existing Trail (Other Agency) | Other Recreation | Parklet |
| New Connection | Existing Park | Sumner City Limits | Sidewalks |
| Proposed Trail | Local Ownership | | |



Note: Trail and bridge locations are preliminary and subject to environmental and engineering vetting, and the locations may change.

ALLEY ACTIVATIONS



 Current alley activations (exists or in design)

 Future alley activations--City owns some, not all, property



RAINIER VIEW PARK

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

Opened in 2007, this park used the input from over 200 participants from Maple Lawn Elementary, Senior Center, Community Summit, and residents to inspire its design.

Address	15603 Meade McCumber Rd	Key Features	• Mosaic artwork • Inclusive playground • Covered picnic shelter • Walking path
Classification	Local Park		
Size	3.9 acres		
Status	Existing		
Assessment Rating	4.5		
Recent Changes	2024 – Install covered court (RCO funds, LCP funds, City funds) 2024—Install Portland Loo (City ARPA funds) 2024—Install inclusive playground with dual ziplines (Parks Impact Fees & Playground Replacement Fund)		



LOYALTY PARK

Sumner’s oldest park is still its most popular. This park’s tree canopy and casual nature make it a hit for book clubs, birthday parties, or simply a dry day.

Once part of the L. F. Thompson farm, after the hops blight, Thompson donated the land to the City. “City Park” sat undeveloped until 1914, when the Women’s Civic Club of Sumner organized to make the park a reality. Its name was changed to “Loyalty Park” in 1970.

Address	1300 Park Street	Key Features	• Inclusive playground • Tree canopy • Basketball/pickleball court • Horseshoes
Classification	Local Park		
Size	3.3 acres		
Status	Existing		
Assessment Rating	4.75		
Recent Changes	2021—Install inclusive playground (Parks impact fees & Playground Replacement Fund) 2022—Install Henry mural, technically adjacent to park (City/Arts Commission funds) 2023—Install Portland Loo (City ARPA funds)		



REUBEN A. KNOBLAUCH HERITAGE PARK

Called “Heritage Park” for short, this downtown park serves as the town center. State Senator Knoblauch willed funds to start this park while donations from individuals, families and businesses helped build the park in 1995-96.

The space is primarily used only during festivals and programmed events, leaving room for improvement as an ongoing gathering place that better serves residents, visitors and surrounding businesses. Part of the Main Street Vision, the developing redesign builds in more intentional daily uses including seating, a small playground and a pavilion.

Address	914 Kincaid Avenue	Key Features	• Central location • Built-in sound system • Amphitheater-style hill
Classification	Special Facility		
Size	0.74 acres		
Status	Existing, renovations pending		
Assessment Rating	3.5		
Recent Changes	2020-21 Main Street Vision process (City General Fund) 2021 Purchase of 902 Kincaid completes block for park 2023 Paving of woonerf plaza (Sumner Utilities, Pierce Co ARPA) 2023 Initial concept redesign (Sumner Lodging Tax) 2024 Complete redesign (Pierce Co Lodging Tax)		



LUCY V. RYAN PARK

The Ryan Family donated this land to the City in 1926 in honor of their mother, who loved plants, gardens and horticulture. The house served as the library for 50 years and the historic museum another 40+ years. In 2023, a planned renovation found the house to be lacking major structural support with rebuilding outstripping funding. The City is following the original deed to redevelop as a full park. A form of artwork/signage will commemorate Lucy V. Ryan and the house.

Address	1228 Main Street	Key Features	• Central location • Deed restrictions
Classification	Special Facility		
Size	0.4 acres		
Status	Existing, changes pending		
Assessment Rating	3.25		
Recent Changes	2019-2023 Anticipated house rehabilitation 2023 Major structural issues found in house, unsafe structure 2025 Potential demolition of house and initial park design		



BILL HEATH SPORTS COMPLEX

Dedicated in 1998, Bill Heath spearheaded a 10-year campaign that was led by Sumner Rotary and included over 1800 contributors from the region. What most view as one complex is actually adjacent land with the north portion owned and managed by the Sumner-Bonney Lake School District (SBLSD) and the south portion managed by the City of Sumner.

Address	5604 Graham Ave.	Key Features	• Sk8 Park • Ball fields • Volleyball courts • Tennis/pickleball • Concession stand
Classification	Regional		
Size	7 acres		
Status	Existing		
Assessment Rating	4.75		
Recent Changes	Tennis courts restriped to include pickleball		



SEIBENTHALER PARK

Established in 1945, this neighborhood park was named in honor of a local Boy Scout leader and developed for \$6000. This large park remains underused due to some original design challenges including lack of shade and poor field drainage. An updated master plan outlines new and improved features sought by the surrounding community and users as soon as funding is available.

Address	1602 Bonney Avenue	Key Features	• Playground • Large field • Pop-up dog park (temporary)
Classification	Local Park		
Size	2.62 acres		
Status	Existing		
Assessment Rating	4.25		
Recent Changes	2022 – Master redesign finished		



BENNETT PROPERTY

The 2018 Parks and Trail Plan update identified the lack of park facilities for residents on Sumner’s northern-most areas. The City bought this parcel of land from then owners Christopher and Gloria Bennett. Funding from Pierce County Conveservation Futures allowed the City to purchase the land in 2020. The City has developed an initial plan for development that includes two additional points of entry from recently acquired properties. .

Address	4811 East Valley Hwy	Key Features	• None yet
Classification	Local Park		
Size	4.21 acres		
Status	Undeveloped		
Assessment Rating	I		
Recent Changes	This park awaits funding for final design and development.		
	An additional parcel added future access points/better pedestrian access.		



QUNELL FAMILY PARK

With nearly 1,000 residents, or 10% of the population, living in the Rivergrove neighborhood, the City realized these neighborhoods were cut off from easily accessing services, including parks, by SR 410 freeway. While the City pursues a pedestrian bridge over SR 410, it also sought a way to include a park within the Rivergrove area itself. In 2021, the Qunell family generously donated this parcel for a local park.

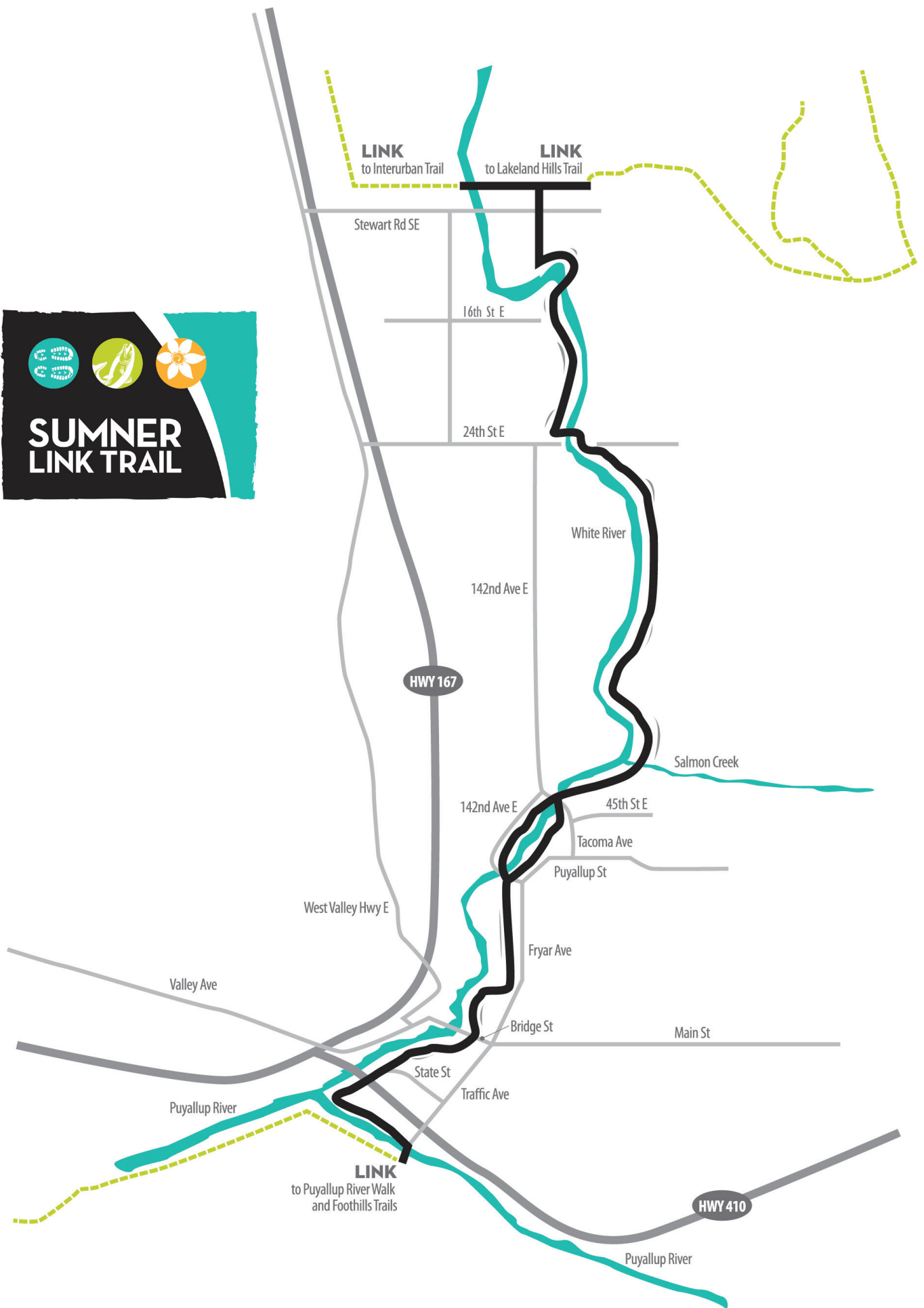
Address	14324 72nd St E (Adjacent Property)	Key Features	• None yet
Classification	Local Park		
Size	0.25 acres		
Status	Undeveloped		
Assessment Rating	I		
Recent Changes	This park awaits funding for final design and development.		



SUMNER LINK TRAIL

Officially opened in 2014, the Sumner Link Trail provides a beautiful, paved walking, biking trail that is used for both commuting and recreation. Largely following the White River, it offers views of Mt Rainier, streams with spawning salmon and surprisingly natural overlooks tucked behind residential and industrial areas. The section along Fryar Avenue is funded for a fully separated trail. Future sections outside the City of Sumner to the north and south will connect this trail regionally to the Interurban and Lakeland Hills trails as well as to the Foothills trail.

Address	N/A	Key Features	• Trailheads with restrooms • Gateway arches • Natural views • Access to fishing (Puyallup River only)
Classification	Trails, Bikeways & Pathways		
Size	5.1 miles		
Status	Existing		
Assessment Rating	4		
Recent Changes	2024 – Complete separated trail on Fryar Ave (State funding) 2024-25—Move northern section of trail for White River Restoration habitat project		



SECTION 2

PUBLIC INPUT



With every plan update, the City takes this opportunity to listen to residents, businesses, park users, and any other stakeholders who care about Sumner’s parks and amenities.

ENGAGEMENT GOALS

1. Reach a diverse audience and balance feedback.

Diversity includes people representing a wide range of demographics as well as residential location and kind of park user, including people who don’t currently use the system at all. No one person will see “their” ideas specifically reflected here because this plan encompasses the needs and wishes of thousands of stakeholders and potential users. Feedback and outreach are done at the beginning in order to balance and synthesize various and sometimes even competing needs.

2. Respect people’s time.

The best way to reach a wide range of people is to make the feedback convenient to give. This means using a variety of tools, ranging from online mapping comments to pop-ups in the park to QR codes at each park, allowing people to add comments when convenient to them.

3. Give options for both broad and specific feedback.

To get accurate feedback, some people need very specific questions to which they respond. Others need very general questions. Feedback for this updated plan used both methods.

PARKS PLAN UPDATE PROJECT PAGE

TOTAL VISITS	TOTAL VISITORS	INFORMED VISITORS	ENGAGED VISITORS
975	684	478	300
		69.9%	43.9%

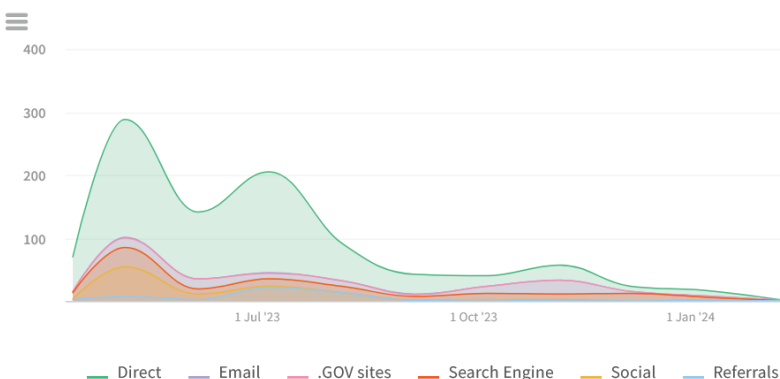
Total visits means clicks on webpage, may be from repeat visitors.

Total visitors means unique visitors to page who are at least aware of the project.

Informed visitors are a fraction (% shown) of total who read a document, opened a map, etc.

Engaged visitors are a fraction (% shown) of total who gave feedback i.e. took a survey, asked a question.

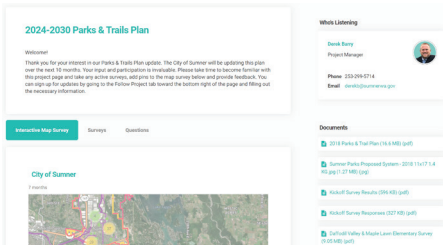
Visits by Channel



TRAFFIC CHANNEL	AWARE VISITS	INFORMED VISITS(%)	ENGAGED VISITS(%)
DIRECT	656	396 (60.4%)	260 (39.6%)
EMAIL	3	2 (66.7%)	2 (66.7%)
.GOV SITES	93	67 (72%)	4 (4.3%)
SEARCH ENGINE	113	81 (71.7%)	19 (16.8%)
SOCIAL	61	29 (47.5%)	16 (26.2%)
REFERRALS	49	18 (36.7%)	6 (12.2%)

ENGAGEMENT TOOLS & OPPORTUNITIES

SUMNER CONNECTS PROJECT PAGE with documents, events, surveys, mapping surveys & a space to ask questions*



FORMAL KICK-OFF SURVEY shared on-line, on social media and via signs in parks with a QR code*

4. What is your household size? *

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

5. How Frequently do you use the City of Sumner Parks and Trails? *

Loyalty Park
☐ Daily ☐ Weekly ☐ Monthly ☐ Semi-yearly ☐ Yearly ☐ Rarely ☐ Never

Rainier View Park
☐ Daily ☐ Weekly ☐ Monthly ☐ Semi-yearly ☐ Yearly ☐ Rarely ☐ Never

BOOTH AT TWO OPEN HOUSES where staff/consultants shared information and gained feedback



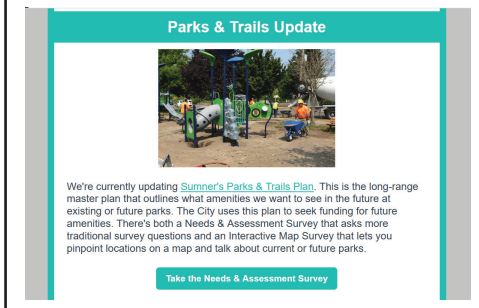
JULY "POP-UPS IN THE PARK" offered users popsicles and ice-cream bars plus casual, direct feedback



IN THE CITY'S PRINT NEWSLETTER that drops in every mailbox with copies at the library, food bank & visitor center



IN WEEKLY E-MAILED NEWSLETTER that goes to over 1,000 subscribers with an average 50% open rate each week



SHARED ON SOCIAL MEDIA including X (formerly Twitter), Instagram and Facebook*



CITY COUNCIL MEETINGS included reminders, airing on Pierce County TV and streaming live/archived on YouTube



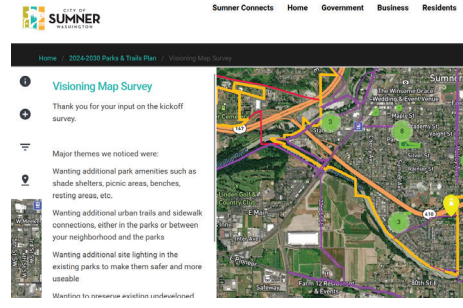
SIGNS IN EACH PARK with a QR code for open feedback specifically for each particular park & the trail



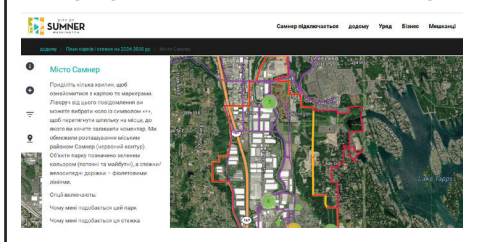
GENERAL FEEDBACK provided at the Senior Center, Youth Forums (students), and Community Summit



MAPPING SURVEY on project page that encouraged open suggestions by location*



***TRANSLATIONS:** online project page & mapping survey offers translation into multiple languages. Social media and other web-based surveys can be used in other languages based on the user's settings.



FEEDBACK

KICK-OFF SURVEY HIGHLIGHTS

100 responses

Full report of responses/demographics in the appendix.

Most used parks/amenities in Sumner:

1. Loyalty Park
2. Rainier View Park
3. Sumner Link Trail
4. Heath Sports Complex
5. Heritage Park
6. Seibenthaler Park
7. Lucy V. Ryan Park (then “Ryan House”)
8. Sk8 Park (closed at the time of the surveys)

Type of facilities most used in Sumner:

1. Walking/biking path (79%)
2. Nature/Open Space (58%)
3. Play structures (48%)
4. Picnic/shade shelters (25%)
5. Jogging/Running (25%)

Type of facilities sought outside Sumner:

1. Walking/biking path (69%)
2. Spray park/swimming pool (49%)
3. Off-leash dog park (31%)
4. Climbing wall (27%)
5. Indoor recreation (23%)

Barriers for using Sumner facilities:

1. Needs restrooms (34%)
2. Security/safety (30%)
3. Lack of pedestrian connectivity (29%)
4. Lack of amenities (24%)
5. Unsure what’s available (23%)

Sumner needs more (top answers):

1. Splash/spray park (71)
2. Picnic area/shade structures (70)
3. Lighting (69)
4. Urban trails/sidewalks (64)
5. Indoor recreation (62)
6. Natural areas/open space (62)



MAPPING SURVEY 1

103 visitors viewed the map, 12 contributors submitted 44 comments.

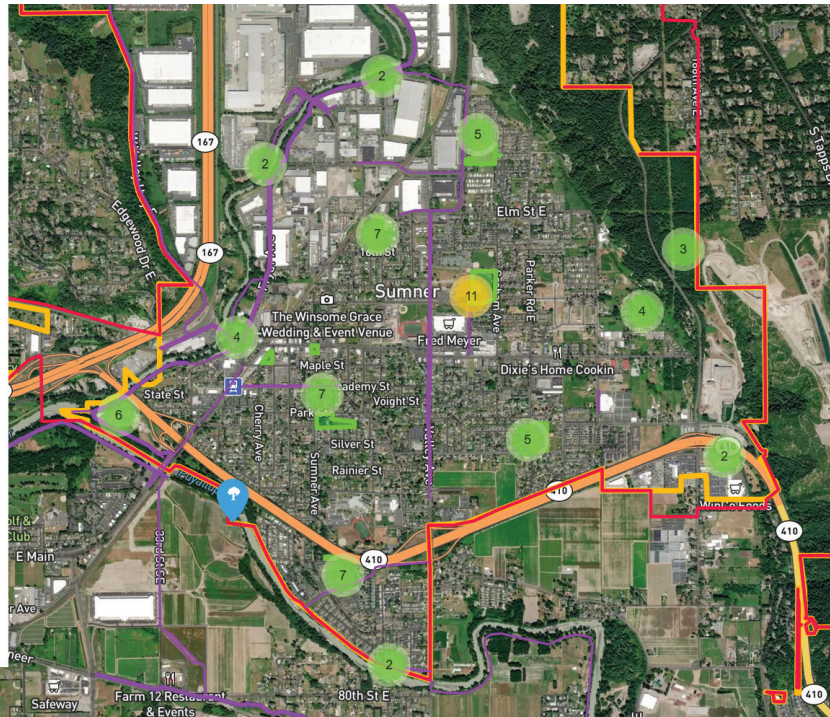
Map shown here for illustrative purpose. See appendix for all comments submitted.

City of Sumner

Please take a few minutes to familiarize yourself with the map and pins. On the left of this message you can select the circle with the "+" symbol to drag and drop the pin on the location you'd like to make a comment on. We have limited the location to the urban growth area of Sumner (red outline). Park facilities are outlined in green (current & future) and trails/bike lanes are purple lines.

Options include:

- Why I like this park
- Why I like this trail
- What this park is missing
- What this trail is missing
- A new park should go here
- A new trail should go here



MAPPING SURVEY 2

141 visitors viewed the map, 13 contributors submitted 75 comments.

Map shown here for illustrative purpose. See appendix for all comments submitted.

Visioning Map Survey

Thank you for your input on the kickoff survey.

Major themes we noticed were:

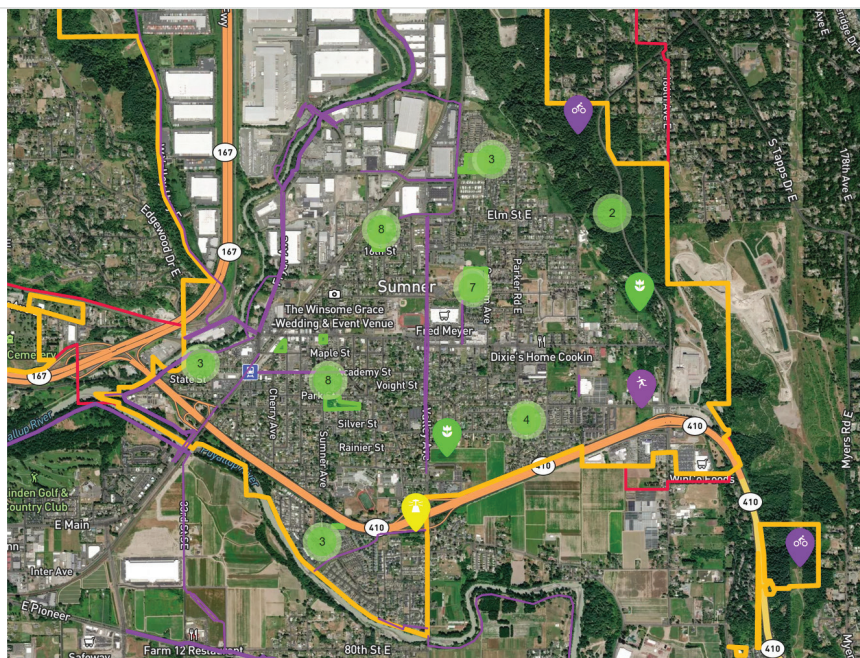
Wanting additional park amenities such as shade shelters, picnic areas, benches, resting areas, etc.

Wanting additional urban trails and sidewalk connections, either in the parks or between your neighborhood and the parks

Wanting additional site lighting in the existing parks to make them safer and more useable

Wanting to preserve existing undeveloped natural areas and open space?

For this next phase of the survey, we would like your ideas on where these improvements could happen. Please take some time to familiarize yourself with the map and add your comments/suggestions.



INDIVIDUAL PARK FEEDBACK

Each park and the trail, had a short survey that simply asked

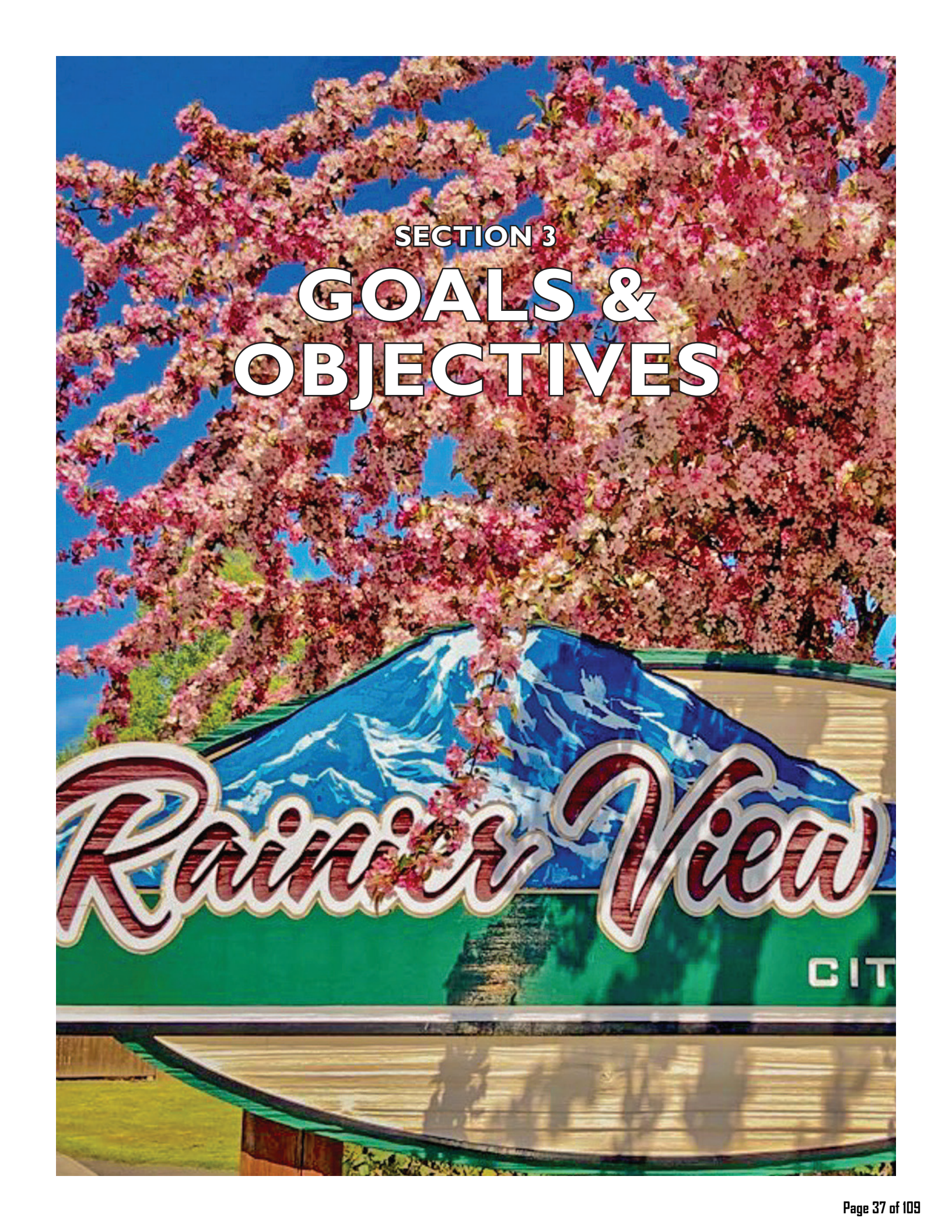
“I love this park because...”

“What this park really needs is...”

All responses are in the appendix.

Park	Visitors to Page	Contributions
Heath Sports Complex	33	15
Heritage Park	12	6
Loyalty Park	57	39
Rainier View Park	61	44
Seibenthaler Park	22	18
Sumner Link Trail	82	74
	267	196



A vibrant photograph of a large, colorful sign for 'Rainier View City'. The sign features a stylized blue and white mountain peak above the words 'Rainier View' in a large, red, cursive font with a white outline. Below this, the word 'CITY' is partially visible in a white, sans-serif font. The sign is set against a backdrop of dense, pink cherry blossoms and a clear blue sky. The sign itself is mounted on a wooden post and has a curved, metallic-looking base.

SECTION 3

GOALS & OBJECTIVES

From history, analysis of current facilities and feedback, this plan next establishes broad goals for the next six years. These goals and objectives carry across all parks, trails and open space and speak to ongoing service rather than construction projects, although there is some natural overlap. Later, the plan will further explore specific capital needs within each park.

GOAL I

Ensure facilities are safe and comfortable for a wide range of users.

OBJECTIVE 1.1 – PROVIDE AMENITIES PEOPLE NEED

1.1.1 Restrooms

1.1.2 Parking

- Further develop trailheads
- Add parking improvements, including ADA options
- EV charging/parking

1.1.3 Accessibility

- Inclusive playgrounds and amenities

1.1.4 Weather

- Covered court & shade structures
- Spray park

OBJECTIVE 1.2 – MAINTAIN FACILITIES FOR SAFETY

1.2.1 Playgrounds

1.2.2 Vandalism prevention

1.2.3 Industry safety standards

OBJECTIVE 1.3 – KEEP SPACES COMFORTABLE & INVITING

1.3.1 Lighting

1.3.2 Landscape features

1.3.3 Maintenance levels of service/standards

1.3.4 Develop consistent and sufficient placemaking and wayfinding signage (Tourism Plan)

GOAL 2

Foster spaces that are attractive and inviting, balancing a variety of needs and uses.

OBJECTIVE 2.1-PROVIDE SPACES FOR EXERCISE AND PHYSICAL HEALTH

- 2.1.1 Paths/trails for walking/jogging
- 2.1.2 Diversify courts for basketball, volleyball, pickleball and tennis.
- 2.1.3 Fix drainage issues to increase availability of fields for soccer, football, lacrosse & other sports as well as passive use.

OBJECTIVE 2.2-PROVIDE SPACES FOR PEOPLE TO EXPERIENCE NATURE

- 2.2.1 Construction/maintenance of Sumner Link Trail
- 2.2.2 Find places in new park designs to incorporate nature, potential Tribal horticulture.
- 2.2.3 Continue nursery to replace lost trees with mature trees.
- 2.2.4 Find strategies to protect White River Restoration habitat areas from unauthorized use.

OBJECTIVE 2.3-PROVIDE SPACES TO BUILD COMMUNITY

- 2.3.1 Strategies to foster individuals using spaces together
 - New seating
 - Create informal yard game areas
 - Off-leash dog park
- 2.3.2 Strategies to foster personal meetings/celebrations (i.e. birthday parties)
 - Move gazebo to...
 - Possible purchase of Rotary Scout Hall
 - Heritage Park building
 - Evaluate reservation system
 - Update Senior Center fixtures/explore expanded use
- 2.3.3 Strategies to foster/support community events
 - Resign Heritage Park—new stage area & building
 - Activate Hops Alley

OBJECTIVE 2.4-PROVIDE SPACES THAT FOSTER ART AND CULTURE

- 2.4.1 Develop unique pocket parks and plazas with Sumner-specific murals and programming (Tourism Plan)
- 2.4.2 Redesign Heritage Park stage for better entertainment options
- 2.4.3 Include acoustical design in new event spaces for maximum uses

GOAL 3

Integrate and connect parks, trails and open spaces with various users for easy access.

OBJECTIVE 3.1—BIKING ROUTES FOR RECREATION/TRANSPORTATION

- 3.1.1 Develop bike lanes to encourage non-vehicular transportation and links (TMP, Tourism Plan)
- 3.1.2 Promote bike trails linking downtown and industrial area (Tourism Plan)
- 3.1.3 Complete Rivergrove Pedetrian Bridge to reconnect Rivergrove to amenities (TMP)
- 3.1.4 Complete bridge over Puyallup River to connect Sumner/Rivergrove to regional system
- 3.1.5 Work with region to further connect and promote regional trail system

OBJECTIVE 3.2—PARKING ACCESS

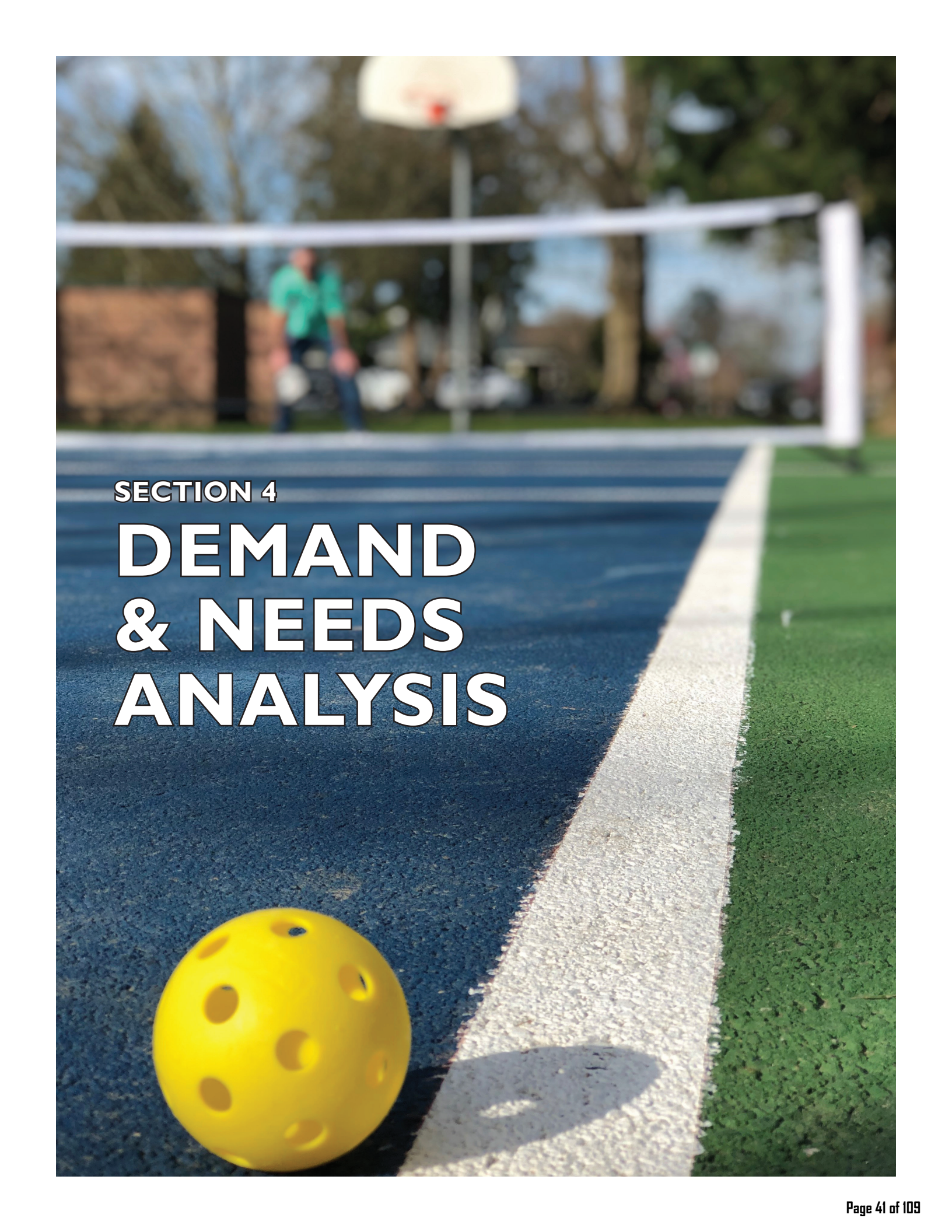
- 3.2.1 Explore the parking needs and options to access the trail and future trailhead locations
- 3.2.2 Improve parking access/safety
- 3.2.3 Continue alley activations to improve safety, experience of downtown parking.

OBJECTIVE 3.3—PEDESTRIAN ACCESS

- 3.3.1 Activate alleys to balance pedestrian access from Main Street.
- 3.3.2 Complete Rivergrove Pedetrian Bridge to reconnect Rivergrove to amenities (TIP)

OBJECTIVE 3.4—ADA, SENIOR ACCESS

- 3.4.1 Blend of improvements for ADA and senior access.

A photograph of an outdoor pickleball court. In the foreground, a yellow pickleball with multiple holes sits on the blue court surface. A white line runs diagonally from the bottom right towards the center. To the right of the line is green artificial turf. In the background, a white net is strung across the court, and a person in a green shirt is visible on the other side. A basketball hoop is also visible in the far background.

SECTION 4

DEMAND & NEEDS ANALYSIS

Now that this plan has explored feedback and established broad goals and objectives, this section analyzes current and future demand in order to assess the park system’s needs for the next 6-10 years while also looking ahead to the next 15-20 years. Needs include both preservation of existing assets while addressing population forecasts and shifting priorities.

QUANTIFICATION/QUALIFICATION

This section uses quantitative metrics including traditional levels-of-service metrics and information from the National Recreation and Park Association’s (NRPA) guidelines and online Park Metrics database. However, what is harder to capture in a report like this is the qualitative aspects of services and spaces. For example, feedback and experience show that Sumner’s Loyalty Park is one of the most loved and used parks in the system, yet it’s also the oldest with few “modern” amenities and attractions. When planning future improvements, the qualitative feedback shown in the simple answers to “I love this park because...” should be taken into account along with data metrics.

BENCHMARKS

NRPA sets national guidelines as a broad metric for comparison but encourages communities to set their own local goals, priorities and conditions. The graphs below show Sumner’s acreage as well as Pierce County’s as established by the County’s similar parks plan.

Pierce County Levels of Service Standards	
Facility Type	Target (per 1,000 residents)
Developed Park	6.7 acres
Open Space Area	7.5 acres
Trail/Walking Path	0.11 miles
Sports Courts & Fields	0.2 facilities

City of Sumner Benchmarks	
Facility Type	Target (per 1,000 residents)
Developed Park	5.8 acres
Open Space Area	4.1 acres
Max. walk to a park	10 minutes

RECREATION TRENDS

Residents and visitors highly value recreation on the state-wide level for a variety of reasons. From a long-haul trucker needing to stretch their legs to a work-from-home employee who seeks connection during a lunch break, recreation spaces promote mental and physical wellbeing, creativity, connection, community and artistry. Key spaces also drive tourism, further supporting local restaurants, stores and services.

Top 20 Recreation Activities in Washington State*	
Activity	% of participants
Walking or Using Mobility Device on Roads or Sidewalks	91%
Wildlife & Nature Viewing	90%
Scenic Driving (Sightseeing)	85%
Hanging Out	70%
Picnic, Barbecue or Cookout	68%
Community Garden or Farmer's Market	66%
Visiting Outdoor Cultural or Historic Facility	62%
Swimming in Natural Settings	61%
Paddle Sports (whitewater, canoes, kayaks, SUP, 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%

Source: Washington State Recreation & Conservation Office, [2023 Recreation & Conservation Plan](#)

*This is a state-wide list. Not all activities are common in Sumner.

GAP ANALYSIS

SUMNER POPULATION PROJECTIONS

For the past few decades, Sumner has been growing at a modest pace of less than 1% per year. However, Sumner will see a significant population increase in the next five years given market demand plus recent changes prompted through Sumner's Town Center Plan, the East Sumner Neighborhood Plan and efforts to increase affordable and senior housing. More residents will be living in multi-family than ever before, driving an increased need for public outdoor and recreation spaces for gathering, exercise and connection to nature.

City of Sumner Population		
Year	Population	Persons per square mile
2020	10,621	1,475
2023	10,800	1,500
2044	15,519*	2,155

*Projection by Puget Sound Regional Council (PSRC)

The above lists only Sumner's residential populations. This report often references how Sumner's parks, trails and open spaces also serve people who work here, visit and commute/travel through here. Some estimated numbers include:

- 17,000 people work in Sumner's Manufacturing Industrial Center (2023 estimate)
- Over 91,000 people commute through Sumner either in vehicles or transit. (2022 Average Annual Daily Traffic Count for SR 167 in Sumner)
- Over 292,000 unique visitors to Downtown Sumner (2022 geodata)

2023 NRPA Agency Performance Review Key Findings



CURRENT INVENTORY

Section 2 of this plan explored the detailed inventory and classification of Sumner's parks and open spaces. This grid uses broader facility types for the same spaces. Any area classified as natural greenspace/open area is listed here as Open Space Area. All other classifications are included in Developed Park, whether currently developed or anticipated for future development.

City of Sumner Inventory			
Facility Type	Facility Type	Size	Change from 2018
Rainier View Park	Developed Park	3.9 acres	Improved amenities
Loyalty Park	Developed Park	3.3 acres	Improved amenities
Heritage Park	Developed Park	0.78 acres	Increased size
Ryan Park	Developed Park	0.4 acres	No change
Heath Sports Complex	Developed Park	7.0 acres	Improved amenities
Seibenthaler Park	Developed Park	2.3 acres	Increased size
Bennett Property	Developed Park (future)	4.21 acres	Added
Qunell Park	Developed Park (future)	0.25 acres*	Added
Riverbend Park	Open Space Area	11 acres	Changed to White River Restoration
Sumner Link Trail	Open Space Area	5.5 miles	No change
Shops Loop Trail	Open Space Area		No change
Two Rivers Point	Open Space Area		No change
Total Developed Park:		28.99 acres	
Total Open Space Area:		33.45 acres	

*Includes ROW

SUMNER'S WHITE RIVER RESTORATION PROJECTS

Within this planning period, Sumner will have a unique situation regarding open space. The White River Restoration Projects will return an estimated 215 acres to undeveloped river habitat including braided river channels and setback levees. This space is open, natural space that will NOT be accessible to the public for any kind of recreation, even passive recreation, due to restrictions required for the safety of six endangered species of salmon.

For this reason, the land acreage is not included in the inventory for open space. However, this space will serve the public indirectly by improving natural experiences in adjacent recreation areas. Sumner is proud to partner with local Tribes to improve the overall natural experience in our region and make a significant land investment in conservation of endangered species.

LEVELS OF SERVICE COMPARISONS

Comparing Sumner's targets for various types of facilities versus current and projected population growth shows where gaps currently exist and where they'll develop if facilities do not keep pace with anticipated population growth. In addition to strict numbers, Sumner's parks amenities are predominantly located in the southern, residential portion of the city, leaving people who work or visit the industrial area even shorter on accessible amenities than indicated by the numbers here.

Facility Type	Per 1,000 Residents*				
	2023 Population	2044 Population	Target	2023 Gap	2044 Gap
Developed Park	2.03 acres	1.42 acres	5.8 acres	-3.77	-4.38
Open Space			4.1 acres		
Trail/Path	0.5 miles	0.35 miles	0.11 miles	+0.39	+0.24

THE 10-MINUTE WALK

In addition to having spaces, Sumner also has a goal of parks and facilities available within a 10-minute walk for all residents. On level ground (most of Sumner's terrain), a 10-minute walk typically covers 1/2 mile, the metric used by most other plans. This plan uses 1/4 mile metric as the 10-minute walk for a number of reasons:

- Age equity - keeping parks accessible to the widest range of users, especially youth who can't drive yet and seniors who may use a slower pace.
- Health - a 10-minute walk helps increase the health benefits of visiting a park, especially for those seeking more passive pursuits within the parks themselves.
- Environmental Impact - reducing vehicular trips/congestion aids the environment in general as well as the experience within each park space.
- Park Safety & Stewardship - having a park within easy access increases routine use, keeping parks a habitual part of life rather than a unique experience. Routine use increases park safety, building a sense of stewardship from users and neighbors.
- Economic Value - Easily accessible parks increase property value and reduce stress for neighboring residents and businesses.

Sumner's goal is to have 100% of residents within a 10-minute walk (1/4 mile) of a park, trail or open space amenity. Currently, gaps do exist. See the map in Section I to review the gaps, shown in green circles. They can be reduced and eliminated by adding parks, improving transportation connections or both.

OTHER TRENDS & ISSUES

FUNDING

Currently, Sumner relies on the following funding for Parks:

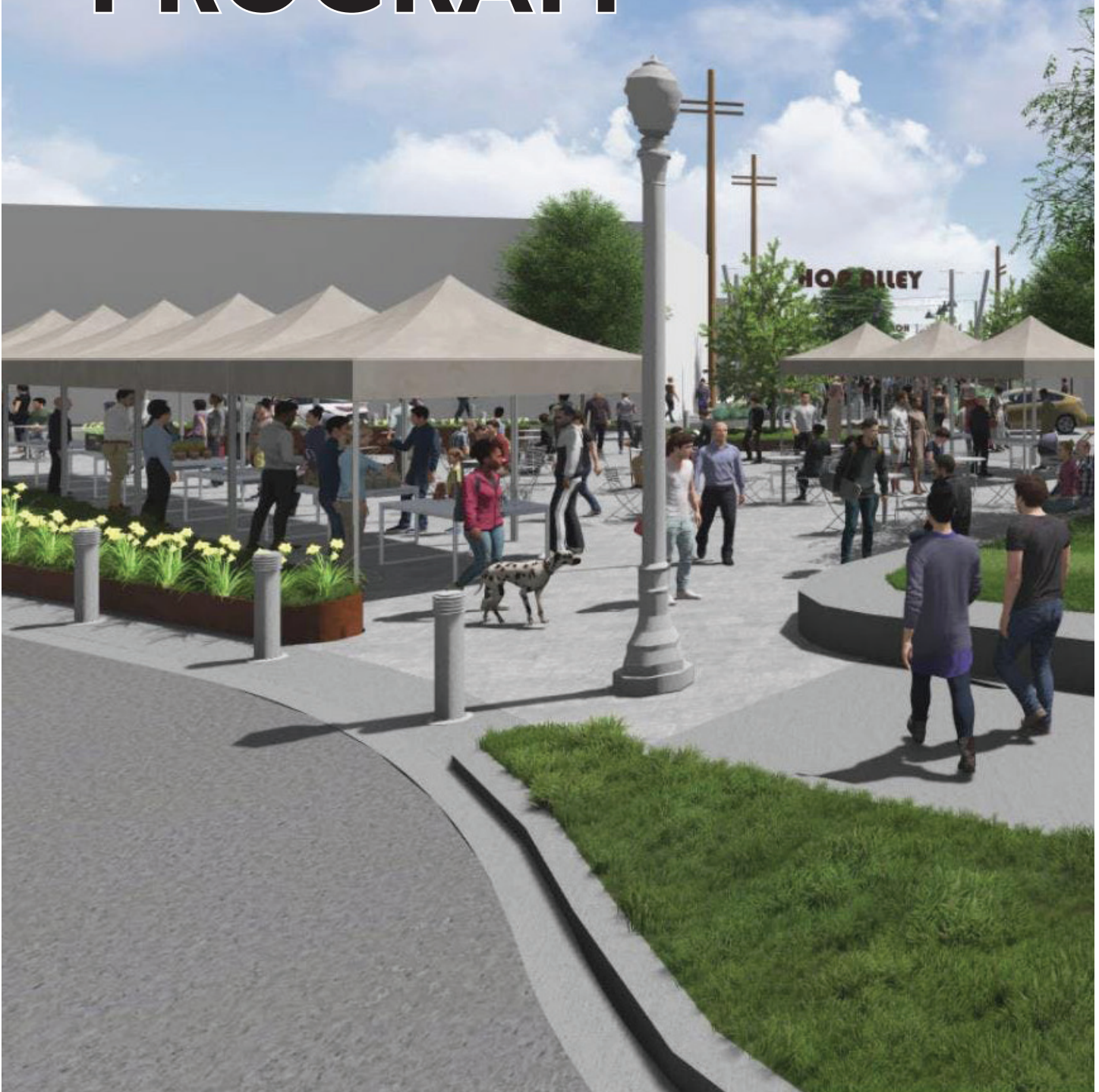
- General Fund - funds staff, equipment and routine supplies. Washington's current 1% cap on revenue that can be collected from property tax will squeeze City budgets, putting parks in direct "competition" for limited dollars with other key services, including police. The City can ask voters for a levy lid lift to raise the rate, an effort that costs money up-front and competes with other jurisdictional levies (i.e. schools, fire).
- Park Impact Fees - collected from developers as part of the development process, this fee helps new development invest in the Parks at a level equivalent to the long-term investment others had been making through taxes.
- Real Estate Excise Tax (REET) - funds collected during the sale of a property, typically reserved for capital projects.
- Business & Occupation (B&O) Tax - a tax measured on the value of products, gross proceeds of sale, or gross income of a business. While there is a State B&O tax, cities have the option to add a local version, which Sumner has not done to date.
- Grants - Sumner continues to seek and successfully receive a variety of grants. However, as most cities in the region face the same growth and similar funding gaps, grants will remain highly competitive to receive and usually cover construction only, not ongoing maintenance.
- Private Donors - Private donors/sponsors may be an option for large development such as the building at Heritage Park. However, small-dollar fundraising drives create more maintenance challenges than funding solutions. Private donors typically respond to construction as well, not ongoing, routine maintenance.
- Parks District - Currently, Sumner does not have a parks district, but other pressures outlined above may make this the most viable funding option available in the future, providing a stable funding source not in competition with other services or cities.
- Traffic Cameras - Use in park areas could reduce speeds with revenue split to also support parks.

SENSE OF STEWARDSHIP

In general, governments are seeing a decline in residents' perception of investing in community-wide services including roads, utilities and parks. A feeling of "what's in it for me" focuses more on direct benefit as a transaction rather than a broader, community-level sense of stewardship.

SECTION 5

CAPITAL IMPROVEMENT PROGRAM



In addition to ongoing, routine care of the parks, there's also the capital investments needed over time to grow and expand parks, either geographically or with the amenities provided in each space. This section provides an overview of each park's anticipated capital needs over the next six years. The graph below offers an idea of how the needs could be spaced over the span of this plan. It offers a guide while staff continue to seek and capitalize on opportunities provided to fund and grow Sumner's parks, trail and open space. Note: estimates below do not include soft costs such as permits or escalation costs as those will fluctuate over time.

Site/Project	RCO*	2024	2025	2026	2027	2028	2029	2030	2031
Rainier View									
Covered Court (Funded)	A, D, G, H, I	\$ 937,000							
Misc Site Improvements			\$ 100,000						
Heritage									
Alley	I, J, K		\$2,160,000						
Park & Playground	A, G, H, I				\$5,415,000				
Building	K					\$7,000,000			
Lucy V. Ryan									
Master Plan	A, K		\$ 25,000						
Demo			\$ 185,000						
Development	A, K			\$ 100,000					
Loyalty									
Drainage & Site Improvements	A, G, H, I		\$ 109,000						
Picnic/Shade Shelter	A, G, H, I		\$ 25,000						
Expansion & Parking	A, G, H, I		\$ 700,000						
Heath Sports									
Field	A, D, E, I			\$ 3,000,000					
Lighting	A, D, I			\$ 600,000					
Fencing	A, D, I			\$ 375,000					
Pump & Sk8	A, D, I							\$ 995,000	
Picnic & Pathways	A, D, I				\$ 365,000				
Seibenthaler									
Site Improvements (phases)	A, D, F, G, H, I			\$ 3,750,000			\$3,750,000	\$2,910,529	
ROW Improvements					\$ 352,700				
Bennett									
Site Improvements (phases)	A, D, F, G, H, I			\$ 2,250,000			\$3,575,000	\$2,792,317	
Qunell									
Master Plan	A, D, F, G, H, I		\$ 35,000						
Site Improvements	A, D, F, G, H, I				\$1,090,000				
New & Expanding Parks									
Master Site Plan						\$ 200,000			
Acquisition						\$1,000,000			
Minimum Park Standard Investment						\$1,000,000			
TOTALS		\$ 937,000	\$3,339,000	\$10,075,000	\$7,222,700	\$9,200,000	\$7,325,000	\$6,697,846	

* Shows potential funding sources through Recreation & Conservation Office (RCO) and impact fees only.

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 Behind

H RCO Outdoor Learning Grants

I Sumner Park Impact Fees

J Sumner Transportation Improvement Program

K Dept. of Commerce Economic Development Grant



RAINIER VIEW PARK

CURRENT/RECENT IMPROVEMENTS

- Add Portland Loo restroom (2024)
- Complete covered court (2024)
- Replace playground with inclusive playground (2023-2024)

NEEDED/POTENTIAL IMPROVEMENTS

- Add shaded picnic area and more benches
- Fix perimeter fence
- Improve drainage/renovate lawn
- Level for soccer field(s)
- Add trees

COST ESTIMATES

- Covered court - \$937,000 (Funded)
- Misc. improvements - \$100,000

For full inventory of current facility's condition and capacity, see Appendix A

EXPANDING PARKS:

Adding a “Portland Loo” restroom brings running water and improved facilities while the open design helps better prevent/repair vandalism and illegal use.





LOYALTY PARK

CURRENT/RECENT IMPROVEMENTS

- Restripe basketball court to add pickleball (2019)
- Replace playground with inclusive playground (2021)
- Add Portland Loo restroom (2023)

NEEDED/POTENTIAL IMPROVEMENTS

- Add shaded picnic area (reuse Heritage gazebo?)
- Add gathering spaces (purchase Scout Hall?)
- Add entryway/formal gateway signage
- In expansion area, add loop path

COST ESTIMATES

- Drainage & site improvements - \$109,000
- Picnic/shade shelter - \$25,000
- Expansion & Parking - \$700,000

For full inventory of current facility's condition and capacity, see Appendix A

EXPANDING PARKS:

Although technically adjacent to the park (for now), the Henry mural on Scout Hall has quickly become a backdrop for concerts and selfies taken throughout the park for a signature piece of art.





REUBEN A. KNOBLAUCH HERITAGE PARK

CURRENT/RECENT IMPROVEMENTS

- Woonerf plaza (2023)
- Master Plan Design (2023-2024)
- Purchase/removal of 902-906 Kincaid for full block (2022-24)

NEEDED/POTENTIAL IMPROVEMENTS

See Master Plan

- Move gazebo and replace with stage/seating
- Reconnect tip to interact with Main Street better
- Signature entry
- Building at south end for events, community space, offices
- Add small play area
- Integrate with Hops Alley activation

COST ESTIMATES

- Park & playground - \$5,415,000
- Building - \$7,000,000

For full inventory of current facility's condition and capacity, see Appendix A

EXPANDING PARKS:

With utility work already tearing up streets, repaving installed the woonerf plaza as directed by the Main Street Vision, making events flow better and drivers more cautious of pedestrians.





LUCY V. RYAN PARK

CURRENT/RECENT IMPROVEMENTS

- Resetting park as east “anchor” for downtown, to be used in tandem with Heritage Park for large events to encourage pedestrian flow through downtown
- House demolition (potential) 2025

NEEDED/POTENTIAL IMPROVEMENTS

- Needs immediate/intermediary improvements for use
- Incorporate required memorial to Lucy V. Ryan (deed) and house (SEPA)
- Develop master plan with engagement

COST ESTIMATES

- Master Plan - \$25,000
- Demolition - \$185,000
- Development - \$100,000

For full inventory of current facility’s condition and capacity, see Appendix A

EXPANDING PARKS:

The original site plan assumed outdoor amenities augmenting the house. With the loss of the house, some elements may still direct future redevelopment of the site for expanded use.

Movable Seating



Raised Bed Kitchen Garden



Overhead Lighting



Image Sources: <https://www.flickr.com/photos/chuckandco/701960830/> | <https://www.flickr.com/photos/jessykling/12281653433/> | <https://parks.lighting.com/blog/5-different-types-of-outdoor-string-lights>



BILL HEATH SPORTS COMPLEX

CURRENT/RECENT IMPROVEMENTS

- Restripe tennis courts for pickleball too

NEEDED/POTENTIAL IMPROVEMENTS

- Turf baseball field
- Convert lights to LEDs
- New restroom
- Remodel concession stand
- Add a pump track and/or street scape area

COST ESTIMATES

- Field - \$3,000,000
- Lighting - \$600,000
- Fencing - \$375,000
- Pump & Sk8 - \$995,000
- Picnic & Pathways - \$365,000

For full inventory of current facility's condition and capacity, see Appendix A

EXPANDING PARKS:

Over 1800 people & businesses donated to build this park over 20 years ago. This is a prime example of how up-front capital investment can be great in the first 5-10 years while also creating maintenance challenges after that.





SEIBENTHALER PARK

CURRENT/RECENT IMPROVEMENTS

- Developed master plan for redesign (2022)

NEEDED/POTENTIAL IMPROVEMENTS

See Master Plan

- Fix drainage for useable open lawn
- Add dog park
- Add shade trees/wetland buffer
- Add walking path route
- Add shelter
- Change basketball court to multipurpose court
-

COST ESTIMATES

- Site improvements (phases) - \$5,217,094
- ROW Improvements - \$352,700

For full inventory of current facility's condition and capacity, see Appendix A

EXPANDING PARKS:

In this park, Sumner tested its first pop-up off-leash dog park, which was a great success with users and added to the data that a more permanent option is needed.





BENNETT PROPERTY

CURRENT/RECENT IMPROVEMENTS

- Purchase of property (2020)
- Addition of Hansen Hallway (2021)
- Master plan (2022)
- Addition of Robinson NW corner (2023)

For full inventory of current facility's condition and capacity, see Appendix A

NEEDED/POTENTIAL IMPROVEMENTS

See Master Plan

- Build entries and parking
- Develop open lawn space
- Mitigate wetlands with buffer and planting
- Add picnic shelter and play area
- Build multipurpose court
- Develop plaza and walkways

EXPANDING PARKS:

This property brings park space to a blend of residential and industrial neighbors who previously had no space within easy access.

COST ESTIMATES

- Site improvements (phases) - \$4,587,893
- Expansion & Parking - \$700,000





QUNELL FAMILY PARK

CURRENT/RECENT IMPROVEMENTS

- Donation of property (2021)

NEEDED/POTENTIAL IMPROVEMENTS

- Plan for development
- Add playground
- Build sport court
- Develop open space
- Improve access/amenities

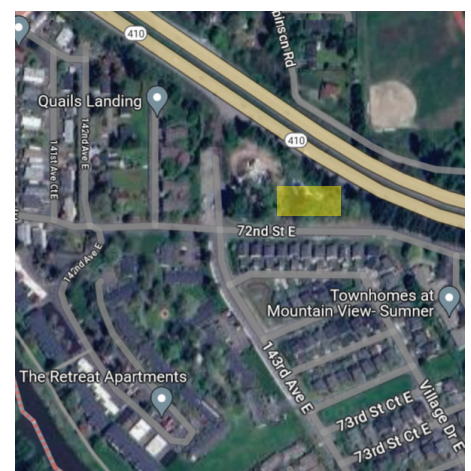
COST ESTIMATES

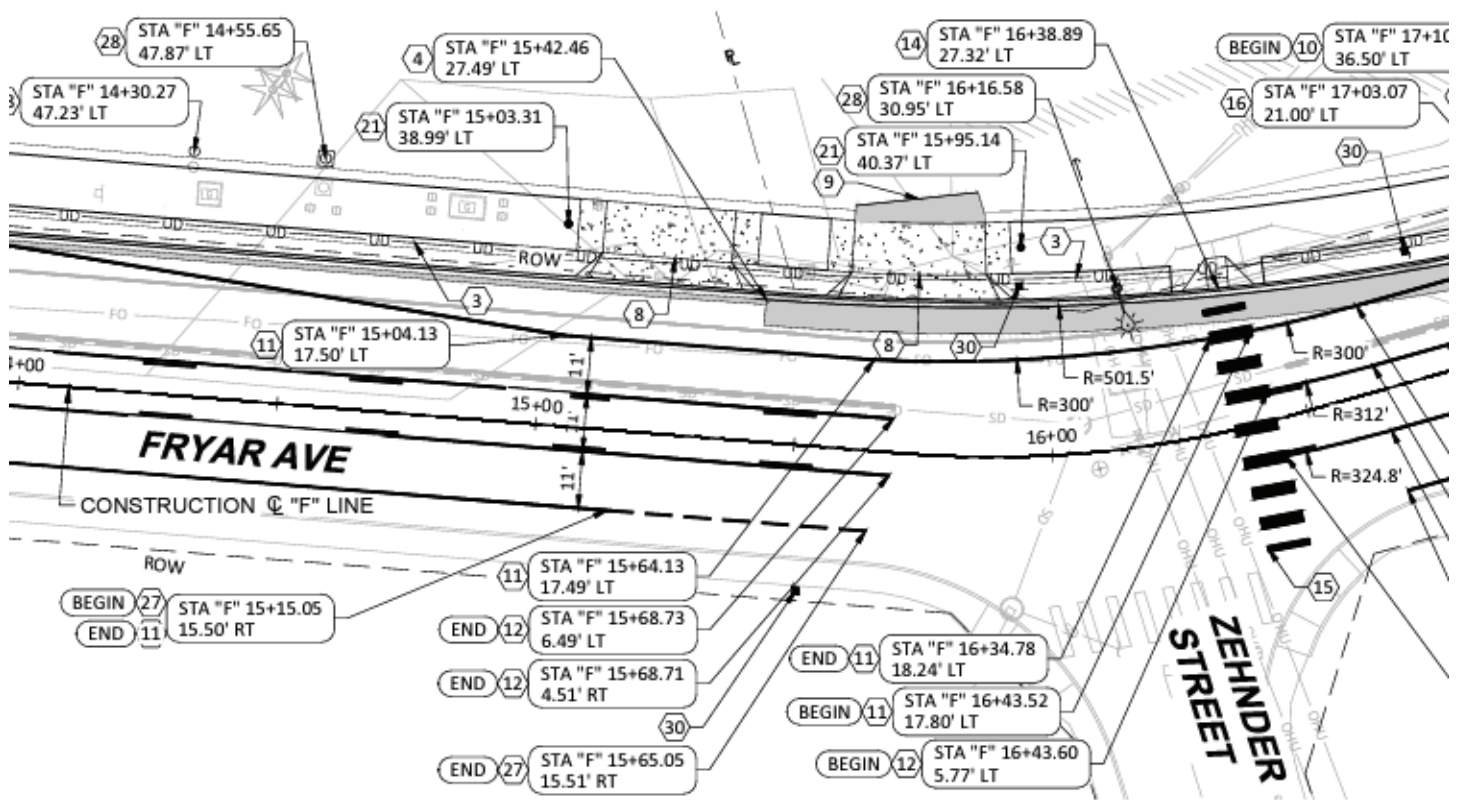
- Master Plan - \$35,000
- Site Improvements - \$1,090,000

For full inventory of current facility's condition and capacity, see Appendix A

EXPANDING PARKS:

This property brings park space to a neighborhood of roughly 1,000 people with no current park space.





SUMNER LINK TRAIL

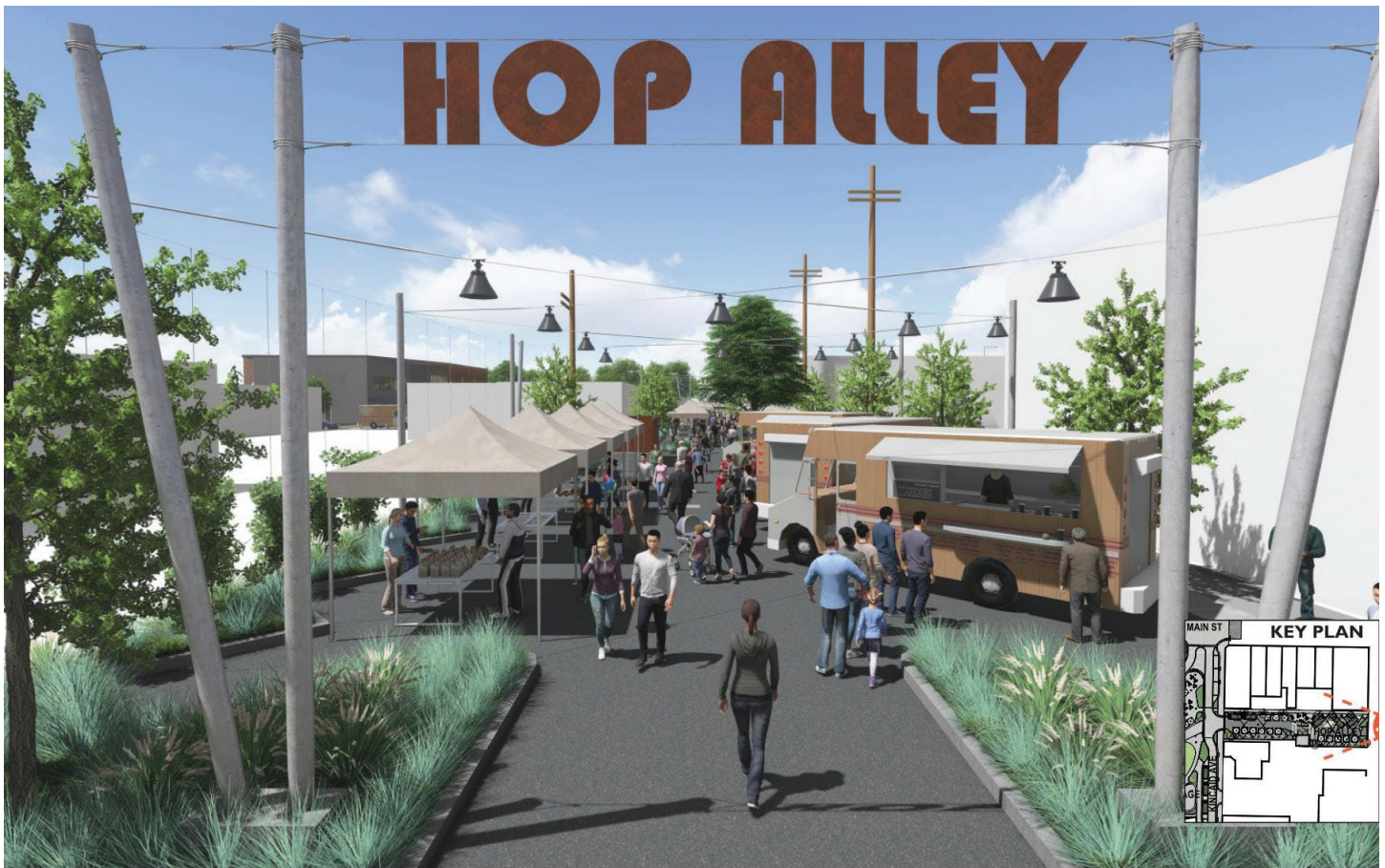
CURRENT/RECENT IMPROVEMENTS

- Build missing separated trail at Fryar Ave (2024)
- Ongoing repairs/maintenance

NEEDED/POTENTIAL IMPROVEMENTS

- Move portion of trail for White River Restoration
- Improve trailhead amenities/options

For full inventory of current facility's condition and capacity, see Appendix A



ALLEY ACTIVATION

CURRENT/RECENT IMPROVEMENTS

- Conceptual Design of Hops Alley (2023)
- Full Design of Hops Alley (2024)

NEEDED/POTENTIAL IMPROVEMENTS

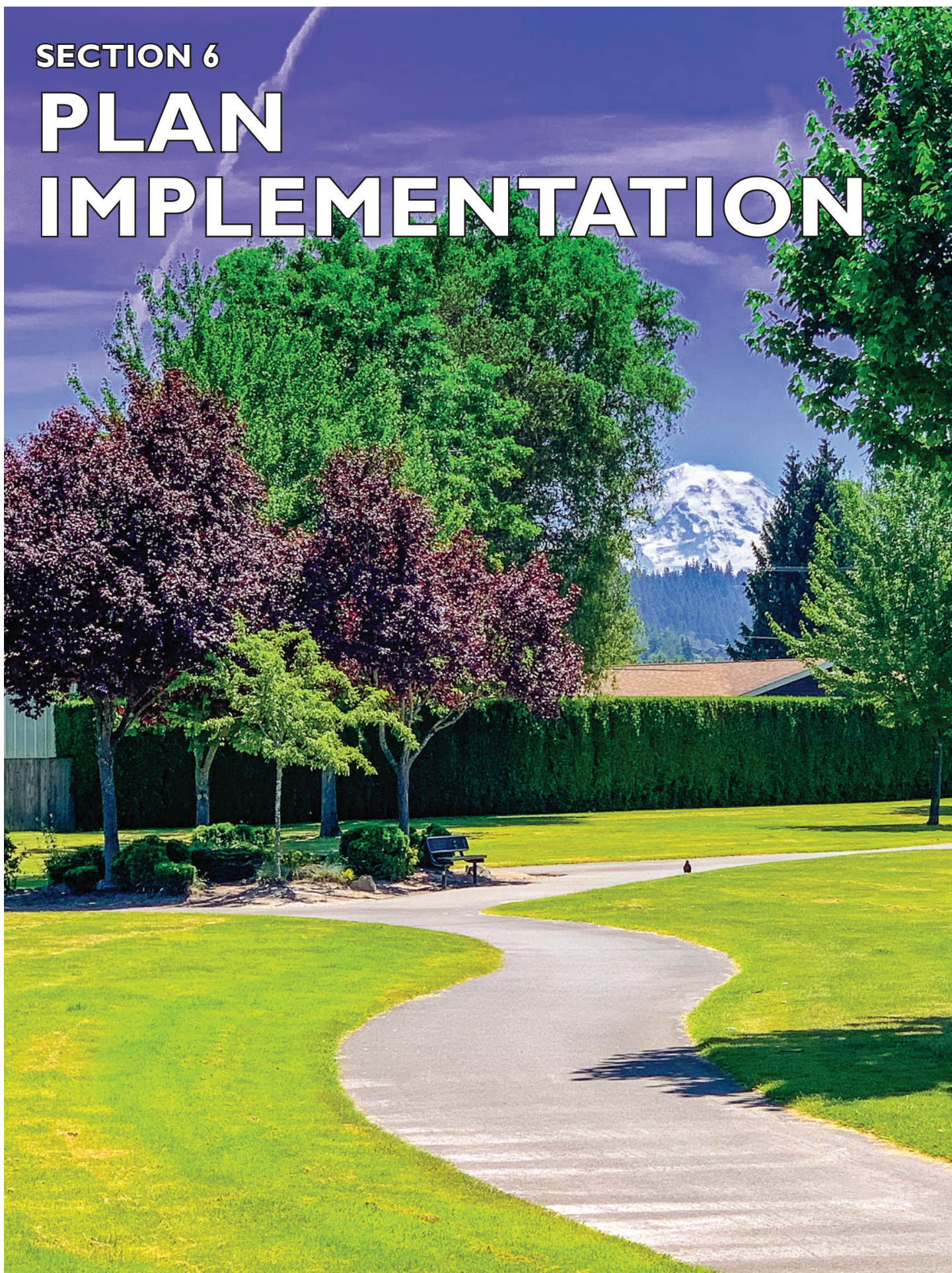
- Construct Hops Alley
- Plan extensions to other alleys for activation
- Partner to rework programming/events to activate alleys rather than shut down streets.
- Encourage businesses maximize alley exposure

COST ESTIMATES

- Alley - \$2,160,000

SECTION 6

PLAN IMPLEMENTATION



TIMELINE

DRAFTING THE PLAN

The last update of this plan was drafted by Berk Consulting, Inc. and HBB Landscape Architecture, passed by the City Council in February 2018. Elements of that draft are repeated as appropriate in this version.

This current update began in 2023 with extensive and various public outreach. The initial draft was started by SCJ Alliance with the final draft and design completed by the City of Sumner.

FORESTRY & PARKS COMMISSION

Review, edit & recommend final draft to Council - April 14, 2024.

CITY COUNCIL

Review final draft - Study Session March 25, 2024

Approve & pass - City Council Meeting May 6, 2024

Once approved, a plan provides a roadmap of how the City can best expand and maintain its infrastructure. With each biennial budget during this plan's period, the Council will reassess its priorities and make choices about what projects and efforts to fund. City staff will also use this plan to prioritize time and energy, seeking funding sources and opportunities that complement the City's budget to complete projects and maintain programs.

While the public will have the opportunity to comment on the plan, outreach and feedback happened at the beginning of this process to incorporate many voices and perspectives. Once adopted, the public will continue to have extensive input in how this plan is executed with opportunities to comment on each biennial budget, on specific park master plans, on accepting grant awards, and depending on amount, on the selection of consultants and contractors.



March 14, 2024

City of Sumner
City Council
1104 Maple Street
Sumner, WA 98390

The City of Sumner's Forestry & Parks Commission is proud to recommend the adoption of the 2024-2030 Parks and Trails Plan to the Sumner City Council.

The purpose of the Forestry & Parks Commission is to have input to the supervision of all parks, recreational facilities, trails, and trees in the City of Sumner. This volunteer commission values our parks, trails, and open spaces and, with the help of the community, aims to develop a system that effectively meets the current and future needs of the City of Sumner.

This plan update includes: a parks inventory and assessment of existing park facilities; public engagement to assess community needs and desires; and a level of service comparison based on local, regional, and national trends.

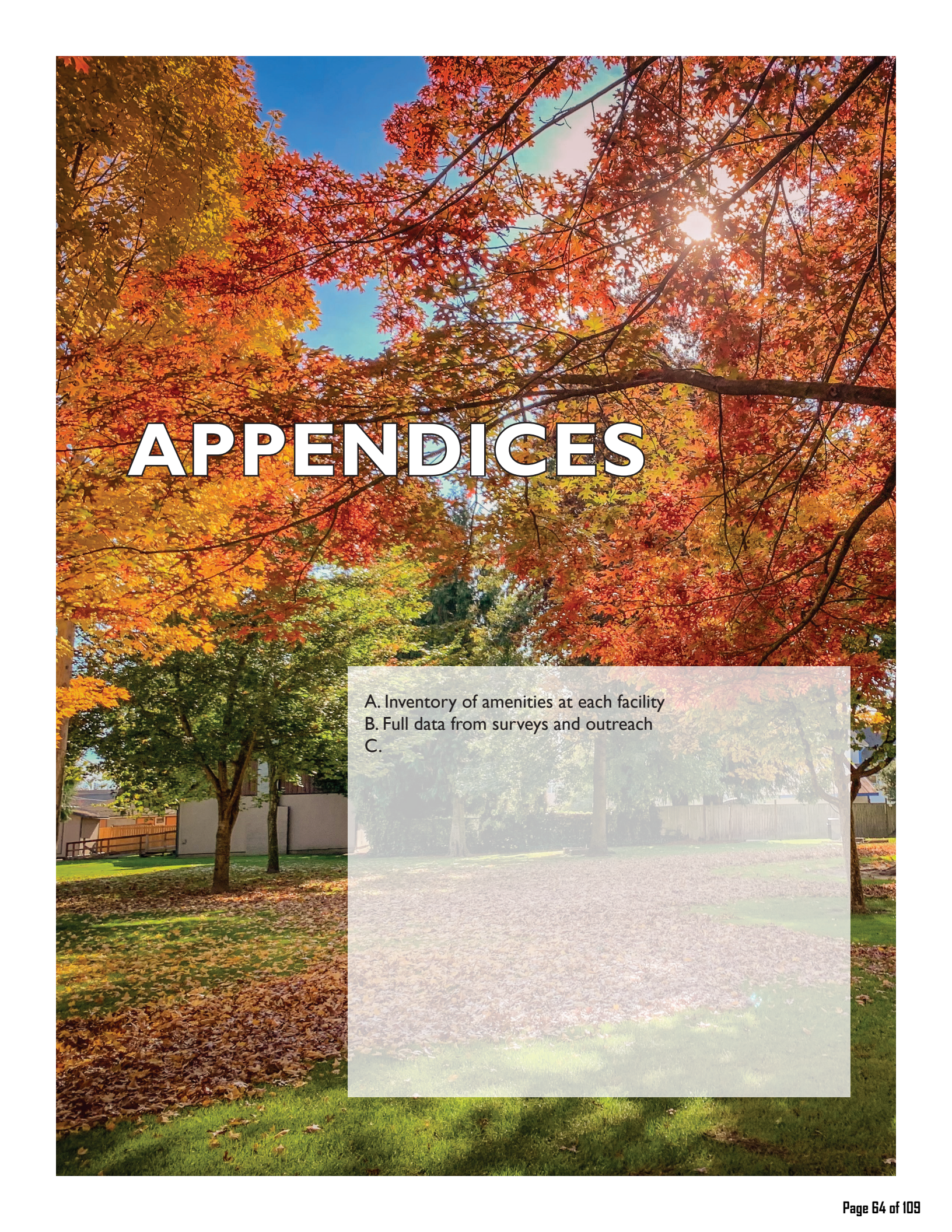
The commission understands that opportunities and funding can shift priorities. In general, we view the following as priorities:

1. Land acquisition for underserved areas then expansion of current sites
2. Improvements of vacant sites
3. Updates to master planned sites
4. Updates to sites that don't have a master plan

Sincerely

Theresa Haase
Forestry & Parks Commission Chair

ORDINANCE



APPENDICES

- A. Inventory of amenities at each facility
- B. Full data from surveys and outreach
- C.

APPENDIX A

INVENTORY OF AMENITIES

APPENDIX B

DATA FROM SURVEYS & OUTREACH

The following edits are for clarification and in response to comments from staff and our Comprehensive Plan consultants.

Summary, fourth paragraph:

“Although the City’s current ~~level of service acreage~~ falls short, the public holds a high level of enthusiasm for the system and were very interested in specific additions and improvements”

Purpose, second paragraph:

“This plan provides a vision for the City’s parks and trail system, proposes updates to ~~level-of-service benchmarking~~ standards for park and facility classifications, and ensures these efforts align with Sumner’s mission, vision, strategic priorities and comprehensive plan.”

Existing Plan Review maps:

System map will be updated to use the 2024 Transportation Plan data: “Trail and multimodal network data are based on the future network in the 2024 Transportation Plan”

Alley Activations map legend:

“Future alley activations--City owns some, not all, ~~right of way property.~~”

Lucy V. Ryan Park:

Table, Recent Changes: “~~2024 Demolition~~ 2025 Potential demolition of house and initial park design.”

~~“Level-of-Service Benchmarks:”~~

“NRPA sets national guidelines as a broad metric for comparison but encourages communities to set their own ~~service level standards based on~~ local goals, priorities and conditions. ~~Sumner’s standards are listed below as well as Pierce County’s as established by the County’s similar parks plan. The graphs below show Sumner’s acreage as well as Pierce County’s as established by the County’s similar parks plan.~~”

Graph:

“City of Sumner ~~Levels of Service Standards Benchmarks~~”

Current Inventory:

~~“In order to assess standard level of service standards, this~~ This grid uses broader facility types for the same spaces.”

Grid updates to:

Rainier View Park Change from 2018 ~~“No Change Improved Amenities”~~

Loyalty Park Change from 2018 ~~“No Change Improved Amenities”~~

Ryan Park Change from 2018 ~~“Increased open space No change”~~

Heath Sports Complex Change from 2018 ~~“No Change Improved Amenities”~~

Moved Sumner Link below Riverbend Park so acreage facility types with sizes are consistent.

Levels of Service Comparisons

Chart title changed ~~“Levels of Service Per 1,000 residents*”~~

Column name changed “Target ~~(per 1,000 residents)”~~”

The 10-Minute Walk second paragraph:

See the map ~~“on page 17 in Section 1”~~ to review the gaps, shown in green circles.

Capital Improvement Program:

Frist paragraph: It offers a guide while staff continue to seek and capitalize on ~~every opportunity~~ opportunities provided to fund and grow Sumner’s parks, trail and open space.

Table:

Moved Lucy V. Ryan Master Plan and Demo from 2024 to 2025, Development from 2025 to 2026

Moved Pump & Sk8 project from 2031-2044 to 2030

Removed the 2031-2044 column

Added “New & Expanding Parks, Master Site Plan, Acquisition, Minimum Park Standard Investment” rows below Qunell

Lucy V. Ryan Park:

Curren/Recent Improvements:

House demolition ~~(2024)~~ (potential) 2025

Plan Implementation:

Forestry & Parks Commission recommendation letter added before the future ordinance page.

Appendices:

Added Daffodil Valley Elementary and Maple Lawn Elementary survey responses to Appednix.

SUBJECT: White River Project Update

CATEGORY: Presentation

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Presentation

STAFF CONTACT: Andrea Marquez, City Attorney, Doug Beagle, Development Services Director, Robert Wright, Engineering Specialist

SUMMARY BACKGROUND:

The White River Restoration project (CIP 14-10) is ongoing, and staff has prepared a short presentation to update the City Council on the current status.

COUNCIL COMMITTEE/STUDY SESSION: Study Session
--

MEETING/STUDY SESSION DATE: 5/13/2024

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

This is informational only.

SUMNER'S WHITE RIVER RESTORATION



A photograph of a white golf ball on an orange tee, set against a blurred green background. A white silhouette of a golfer is overlaid on the right side of the image, partially obscuring the text.

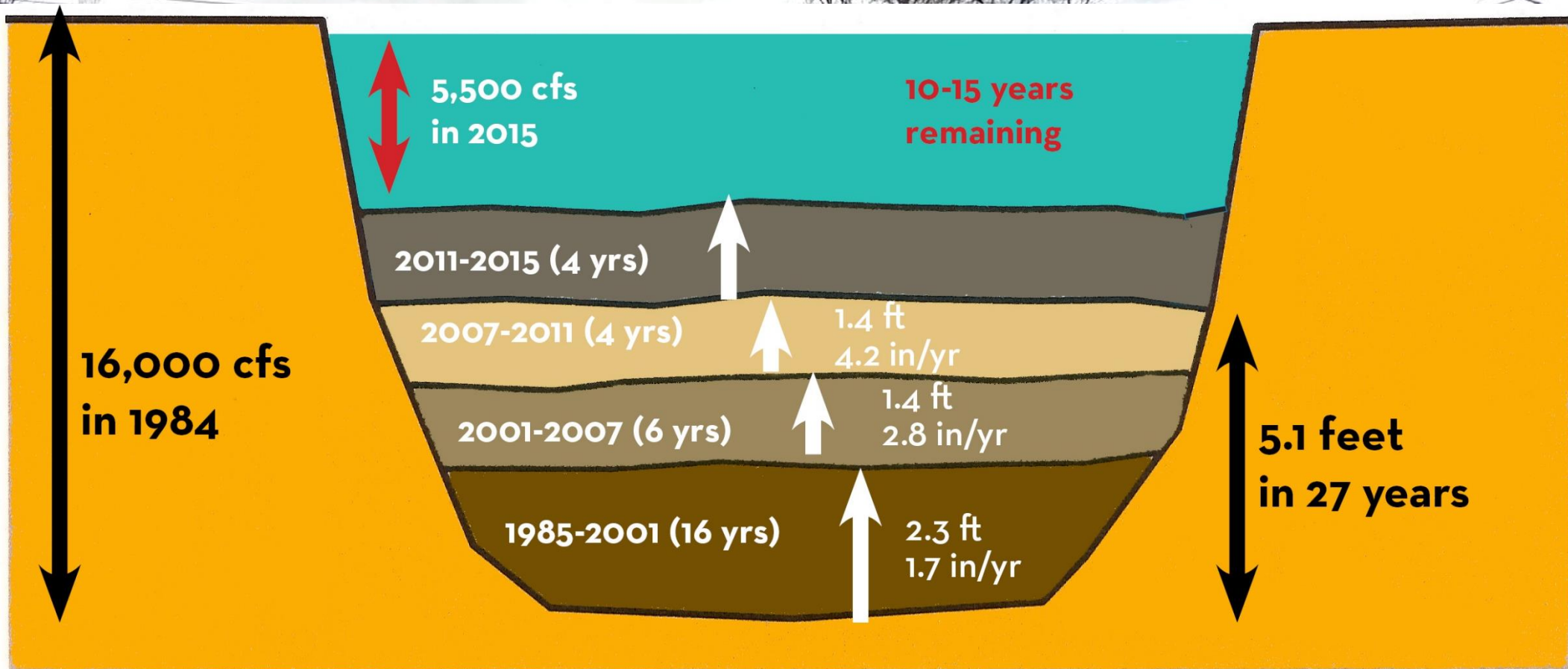
A BIT OF HISTORY...

- **October 15, 2012:** After 20 years of operating and financially subsidizing the Sumner Links Golf Course, the City Council adopted Resolution 1360 authorizing the Mayor to surplus and sell the Golf Course property.
- **January 2013:** 150 acres of developable property listed by Colliers International. In July, 2013, the City accepted an offer of \$57MM from Sumner Meadows LLC (referred to as “Principal”).
- **Beginning in 2014,** the United States Army Corp of Engineers (USACE) asserted potential jurisdiction over the man-made water hazard ponds on the former golf course. A Jurisdictional Determination was submitted, and then withdrawn by the City (in 2015).



HISTORY CONT.

- **Extensive environmental testing ensued to determine whether the golf course ponds were (or were likely to be) jurisdictional waters of the United States.**
- **In 2017, FEMA revised the flood plain maps to show a significant portion of the former golf course property within the flood way, rendering it virtually un-developable.**
- **In 2018, upon determining that a substantial portion of the property under contract could not be feasibly developed, and that substantial mitigation would be necessary to prevent future flood events, the City revised the PSA with Principal to reduce the sale from 151 acres to approximately 71 acres**
- **The City's flood project was born.....**



Rising Flood Risk



Floodplains By Design | Pierce County Flood Control Zone District
Pierce Conservation District | Port of Tacoma
The Nature Conservancy | Forterra |
Integrated Management Group (Pierce County)
American Rivers | Puget Sound Partners |
City of Pacific | WDFW

Dialogue Group

Four projects

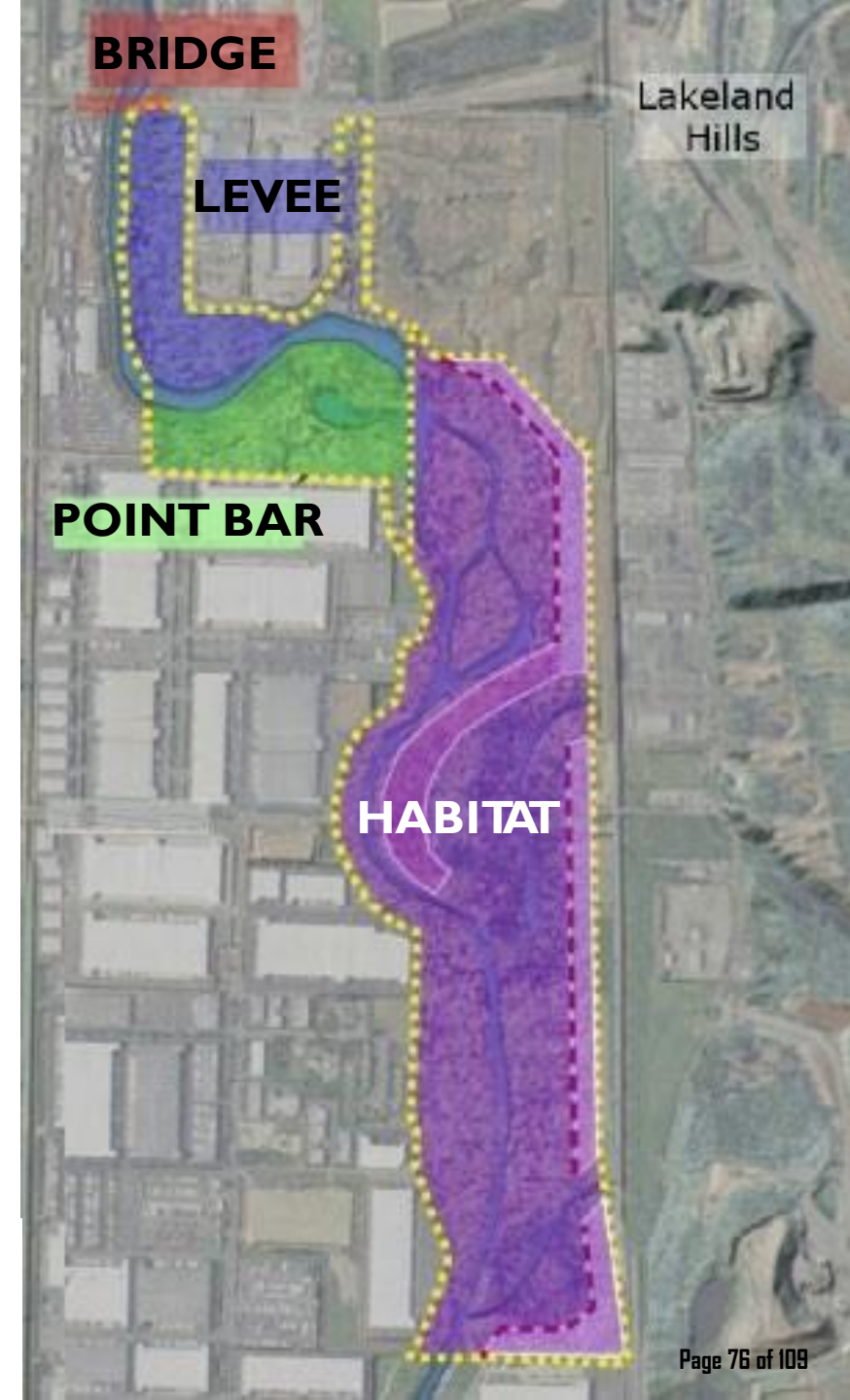
The Bridge

Setback Levee

Point Bar

Habitat

**SUMNER'S WHITE RIVER
RESTORATION**





**SUMNER'S WHITE RIVER
RESTORATION**

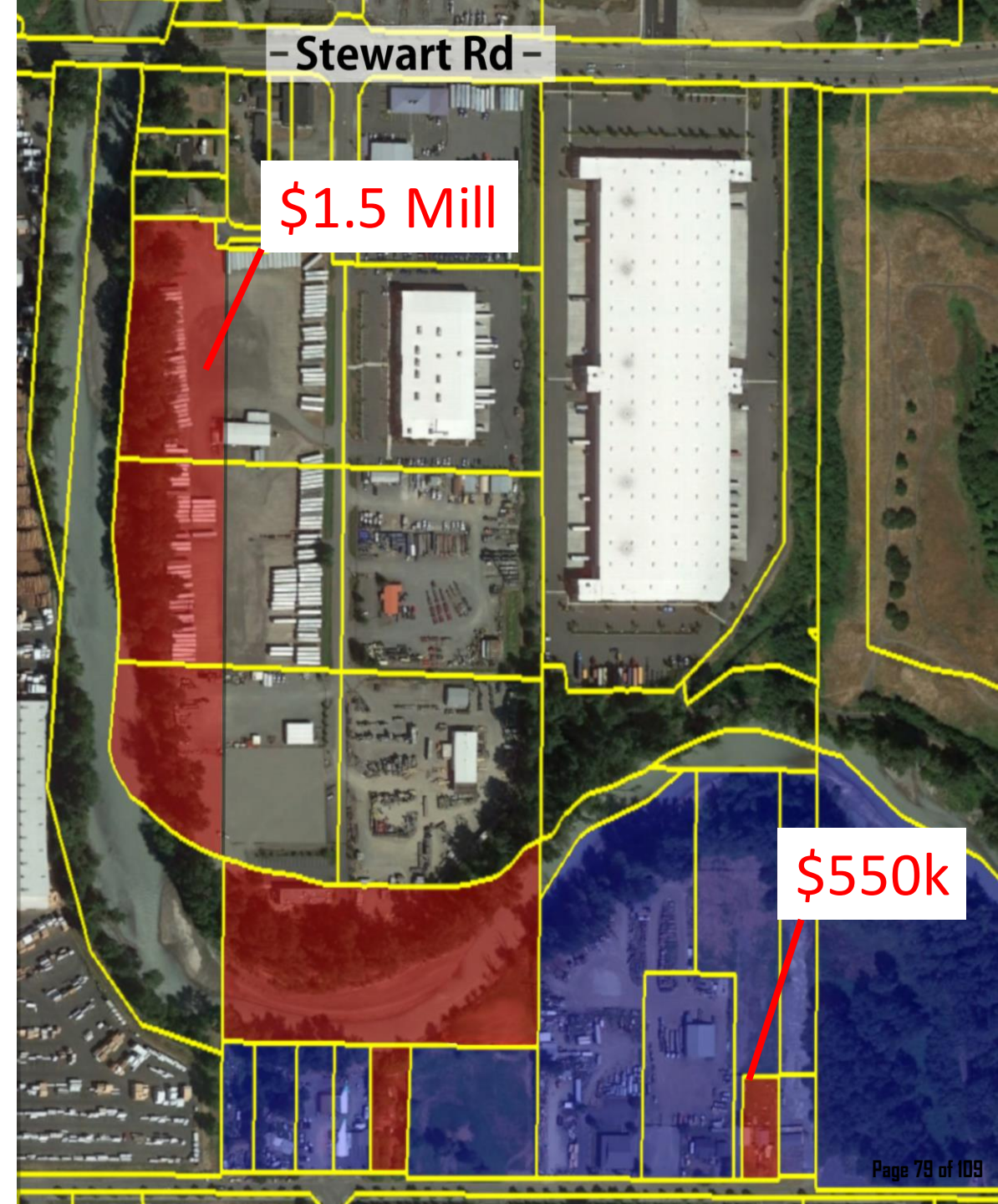


**SUMNER'S WHITE RIVER
RESTORATION**

Property Acquisitions

- 2 owners left to negotiate with
- 1 Offers sent/accepted
- \$18M spent to date (29.5 acres)
- Approx. \$2.5M remaining

**SUMNER'S WHITE RIVER
RESTORATION**



Four Projects for a Full Solution

The Bridge

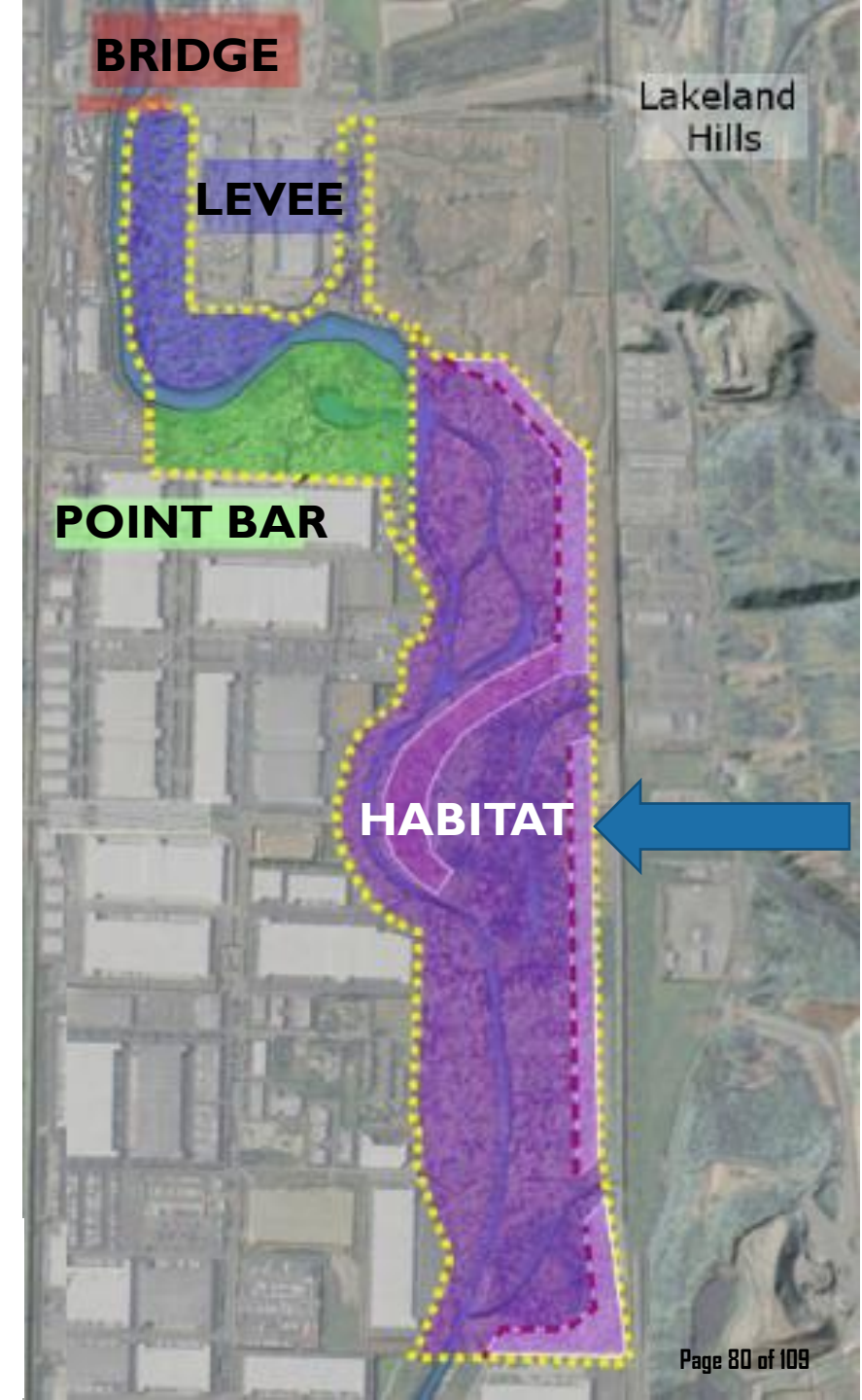
Setback Levee

Point Bar

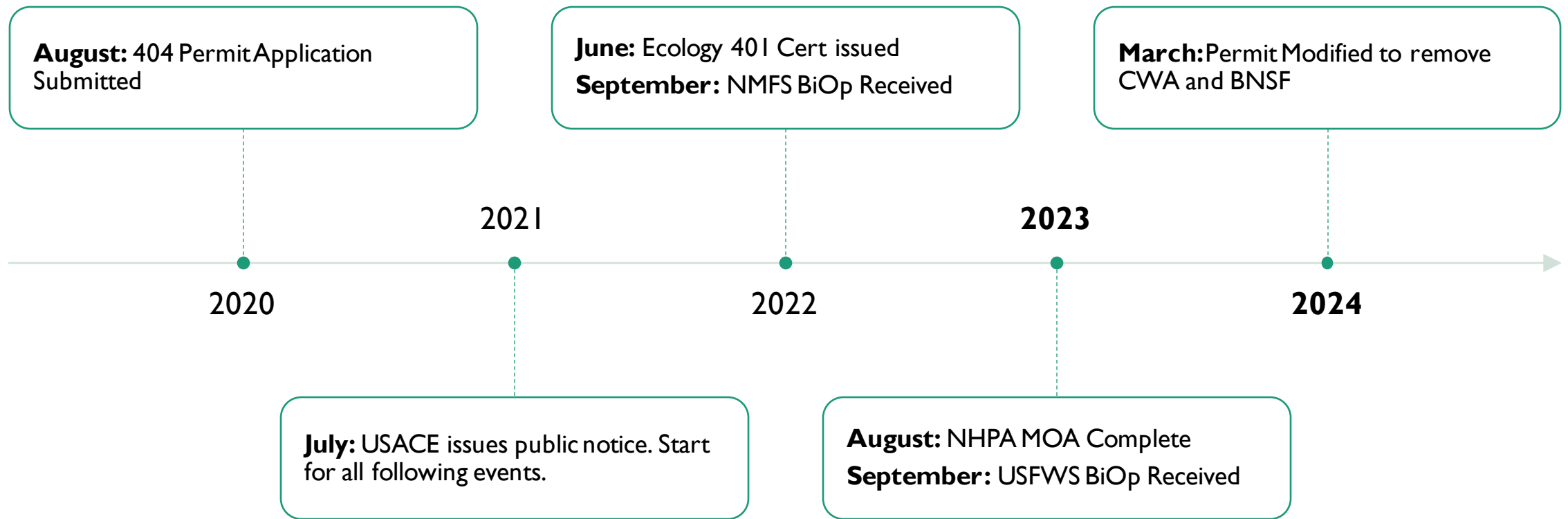
Habitat

Restores 200 acres, creating side-channels and wetlands as large storage area for floodwaters and sediment plus additional habitat for endangered salmon.

SUMNER'S WHITE RIVER
RESTORATION

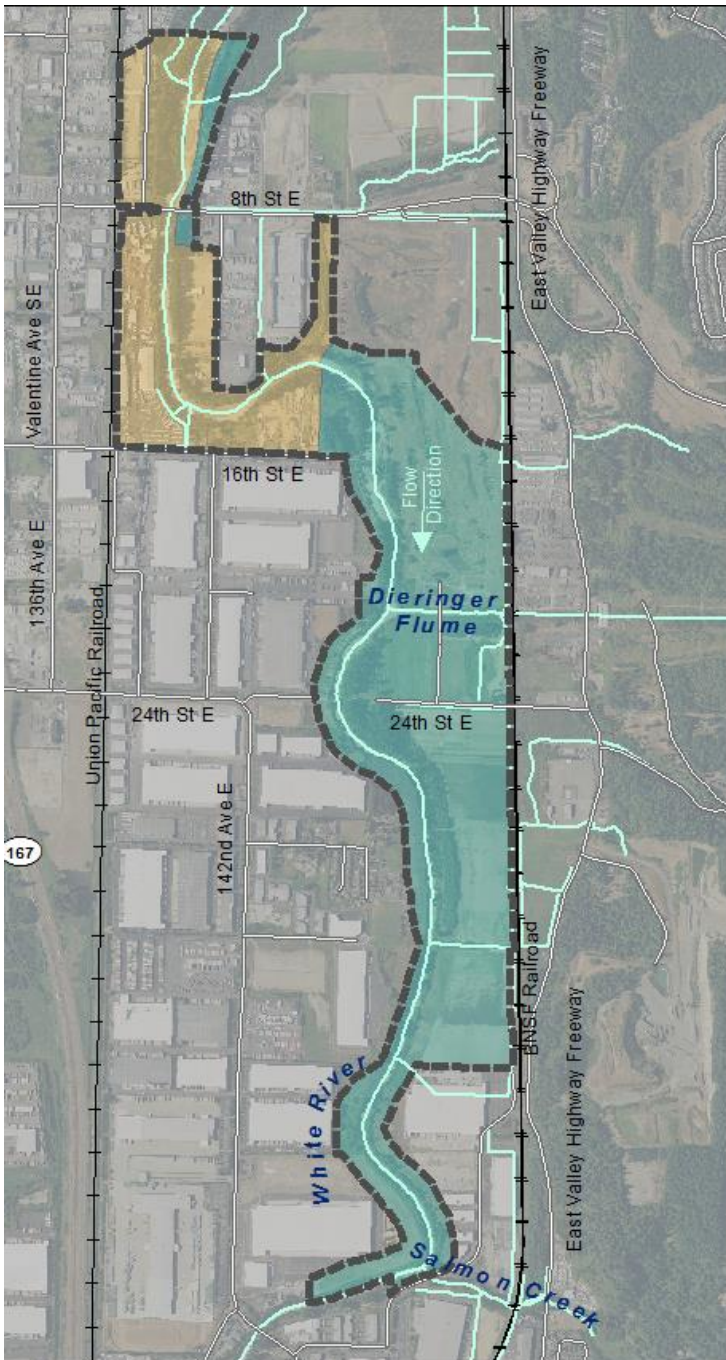


Permitting Delays



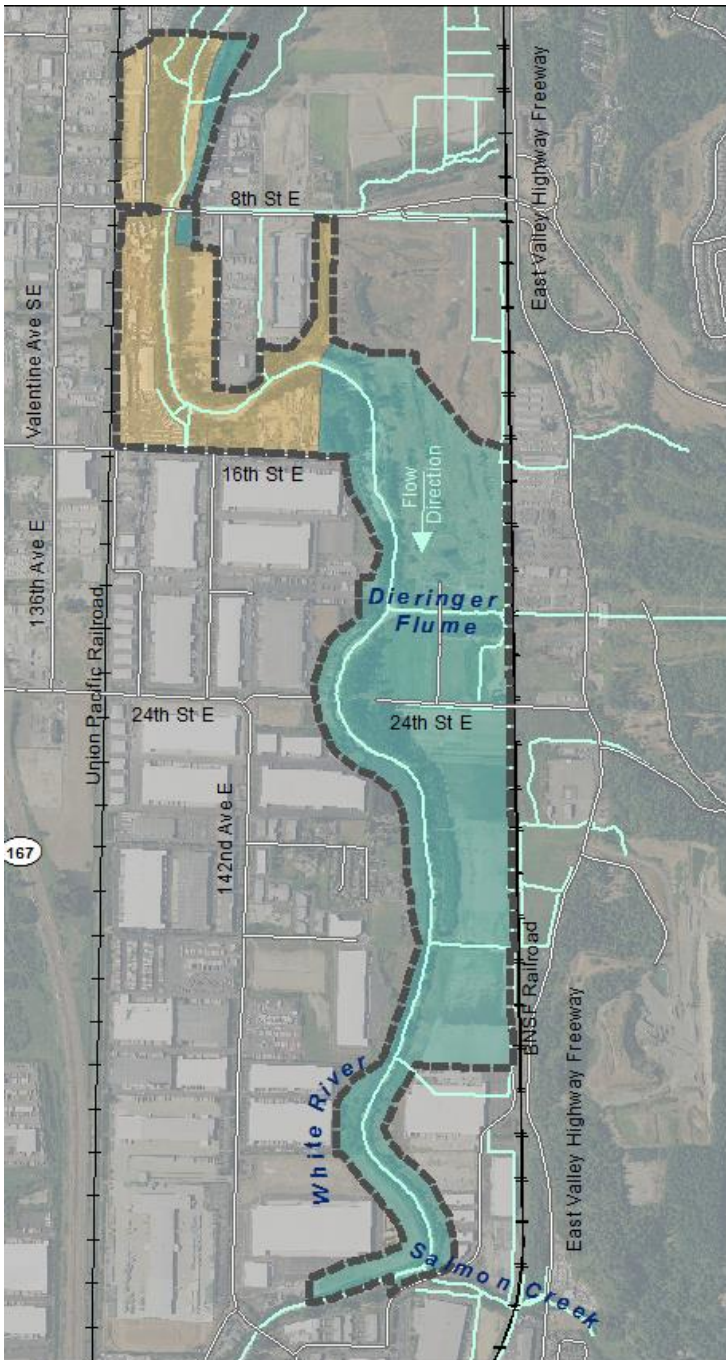
Current Status

- Water, Sewer, Gas, and Communication lines all relocated
- Construction Management team hired
- All permits received, USACE Permit modification complete to reflect redesign. Other permits being modified
- Phase I earthwork package complete and bidding



Phase I Earthwork

- Excavate approx. 200,000 CY of dirt
- Stockpile suitable dirt on Golf Course for developer
- Engineers estimate \$4,500,000
- Will save project from hauling dirt offsite



Next Steps

- Close on Golf Course Sale
- Relocate PSE Power Utilities
- Approve Phase 1 Earthwork Contract
- Complete redesign Q3 2024
- Advertise full construction Q4 2024



Questions?

SUMNER'S WHITE RIVER RESTORATION



SUBJECT: New Operations Center Update

CATEGORY: Information Only

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Presentation

STAFF CONTACT: Jason Wilson, City Administrator

SUMMARY BACKGROUND:

Staff will be providing an update on the phased construction of the new Public Works Operations Facility. One of the key elements that has prevented the facility from going out to bid is the financing. The City has been waiting for the sale of the Sumner Meadows Golf Course to close, which is now anticipated to occur in June. Staff will be providing an update on that closing, and the interplay with the Operations Facility and other capital needs.

COUNCIL COMMITTEE/STUDY SESSION: MEETING/STUDY SESSION DATE: COMMITTEE RECOMMENDATION:
--

STAFF RECOMMENDATIONS/MOTION:

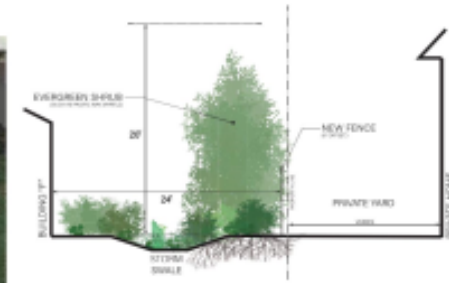
Information Only

An architectural rendering of a modern building with a dark, gabled roof and a light-colored brick facade. A long, covered walkway with a pergola structure runs along the side of the building. Large trees are planted in the foreground, and a paved path leads towards the entrance. The scene is set against a blue sky with scattered clouds.

New Operations Facility Update

Study Session

May 13, 2024



Planting buffer at East Residences

LEGEND

- ADMINISTRATION & CREW SERVICES
- MAINTENANCE SHOPS & STORAGE
- CANOPY COVERED STORAGE
- LANDSCAPING
- ASPHALT PAVING
- DECORATIVE METAL FENCING

New City Operations Facility to support the staff and equipment for Public Works and Parks to help keep our roads, utilities, public lands and more in good shape.

ESTIMATED CONSTRUCTION PHASES

PHASE 1 – DEMO
EXISTING BUILDINGS
AND PRELOAD MAIN SITE
& NORTH PARCEL

PHASE 3 – BEGIN CONSTRUCTION
OF OPERATION FACILITY ON MAIN
SITE

SPRING 2024

WINTER 2024

FALL 2024

PHASE 2 – BEGIN CONSTRUCTION
OF DECANT FACILITY & NORTH
PARCEL

PHASE 1 – DEMO + PRELOAD SITE

UPDATE:

➤ Preload on the North Parcel is completed, and the main site is currently being preloaded.

➤ Preloading is a way to improve soil, help reduce settlement and increase the bearing capacity of soft soil.

CONSTRUCTION COST:

\$3.9 Million

FUNDING SOURCE

Bond Anticipation Note

CONSTRUCTION:

Estimated Completion August 2024



United States

PHASE 2 – NORTH PARCEL DECANT FACILITY



BID OPENING:

🌀 March 26th 2024: Lowest Bidder was A to B Builders

FUNDING SOURCES:

🌀 Public Works Trust Fund Loan

🌀 Bond Anticipation Note

COST:

🌀 \$3.8 Million

ESTIMATED CONSTRUCTION:

🌀 Spring 2024 to Early 2025 (9 months)

PHASE 3 – OPERATIONS FACILITY MAIN SITE

ESTIMATED COST:

- \$46 Million
- 51% Utility Funds
- 49% General Fund

ESTIMATED CONSTRUCTION:

- Late 2024 – Early 2026



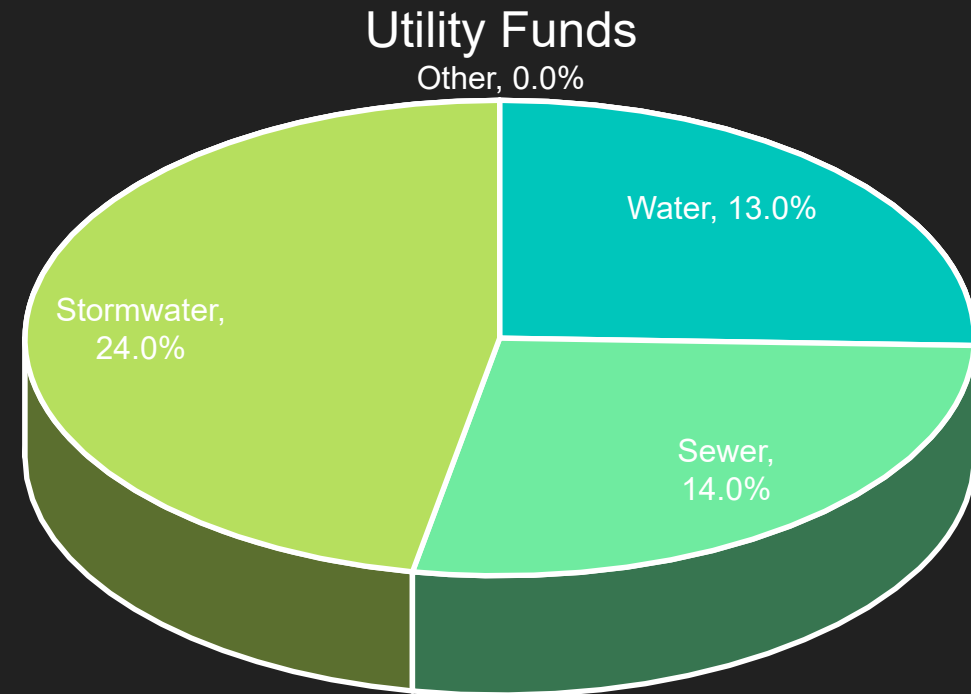
Utility Funds (51%)

FUNDING SOURCES

Long-Term (Bond) Debt Issuance

Revenue Debt or LTGO

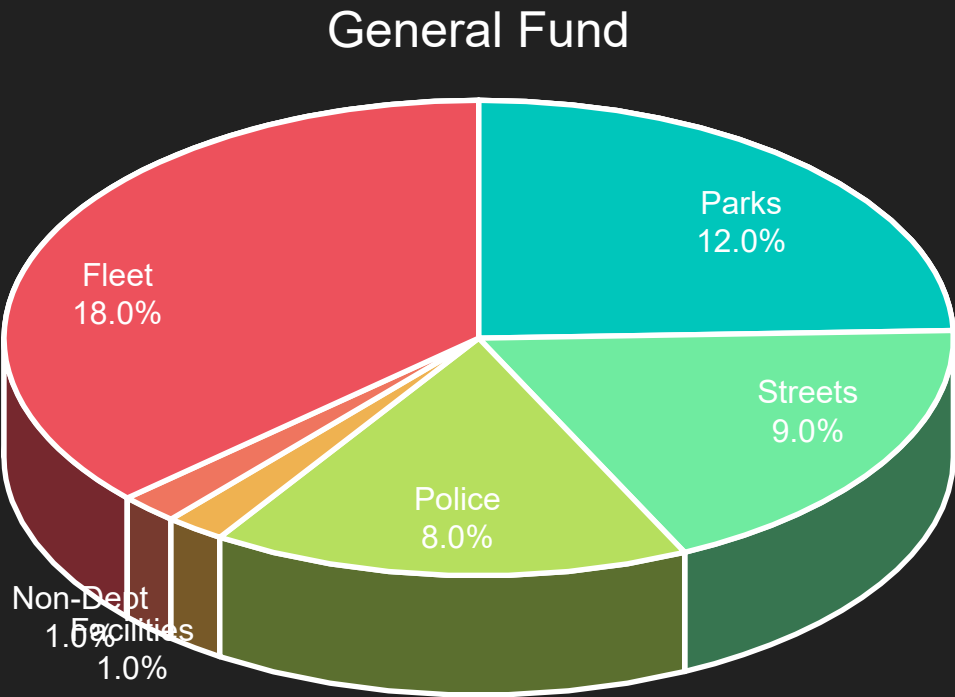
Utility Fund Balance



General Fund (49%)

FUNDING SOURCES

- Proceeds from Sumner Meadows Golf Course
- Long-Term (Bond) Debt Issuance (LTGO)
- General Fund fund balance



Golf Course Sale Update

Study Session

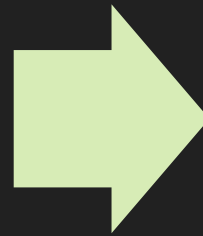
May 13, 2024

A bit of History...

- 🌀 2012 Council passes Resolution No. 1360 authorizing the surplus and sale of the Sumner Meadows Golf Course
- 🌀 2013 Listed and sold 151 acres to Sumner Meadows LLC aka “Principal”
- 🌀 2014 Army Corp of Engineers asserted potential jurisdiction of the man-made ponds as Waters of the US
- 🌀 2014-2017 Many studies about ponds, and new FEMA maps showing a significant portion of the “sold” property in the flood-way
- 🌀 2018 renegotiated purchase and sale agreement to sell only 71 acres to Principal
- 🌀 The White River Restoration Project was officially initiated

Golf Course Sale

Sale Price
~ \$46M



City Net
~ \$41M

Considerations

- Financial Policies encourage one-time revenue be used for one-time expenses.
- Prior Council's have expressed desires to use funds from one asset to fund other community assets
- In 2021 Council passed two Resolutions of intent for future use of Golf Course sale proceeds
 - Purpose was to leverage outside funding
 - Non-binding but have been relied on for funding feasibility on both projects.
 - Resolution No. 1572 – Dedicating \$20M to the WRRP
 - Resolution No. 1573 – Dedicating \$10M to the new Public Works Operations Facility

Since 2021

- 🌀 The City has received:
 - 🌀 Additional funds for the White River Restoration Habitat Project
 - 🌀 Additional funds for Stewart Road Bridge (part of the WRRP)
 - 🌀 Additional funds for the Point Bar Project (part of the WRRP) for land acquisition
- 🌀 The Cost of building construction for the Operations Facility has exponentially increased
 - 🌀 Latest engineering estimate (including contingencies) for the South Parcel ~ \$46M
 - 🌀 \$23M General Fund, \$23M Utility Funds
 - 🌀 Longer we wait, likely costs will increase
 - 🌀 Plan on bidding in Fall 2024

The Reality

Until we bid these projects, there is considerable unknowns about needed resources

- Current estimated needs
 - \$23M for the Operations Facility
 - \$10M for the WRRP
- Would leave about \$8M balance of golf course funds
- When we know how much is left, then a budget process should be undertaken
 - Balancing public input and Council priorities

Next Steps

- 🌀 May 20th Budget amendment to create a new Capital Fund (004)
 - 🌀 Will allow for easier tracking of funds, restricts it for capital use.
- 🌀 City will close on the golf course likely early June (escrow dependent)
- 🌀 Golf Course sale proceeds will be deposited into new fund and allocated through future budget processes
- 🌀 Begin bond issuance process (4 months) for Operations Facility
- 🌀 Bid Phase 3 of the New Operations Facility, Fall 2024

SUBJECT: Ryan House Private Funding Resolution

CATEGORY: Resolution

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Resolution_No_XXXX_Ryan House

STAFF CONTACT: Jason Wilson, City Administrator, Andrea Marquez, City Attorney

SUMMARY BACKGROUND: At the May 6th Council Study Session, the council received a comprehensive review and update regarding the Ryan House renovation. At the conclusion, Councilmembers Elfers and Bowman discussed and proposed a Resolution that would temporarily toll Resolution 1663 to provide the community with a set time frame to raise private funds that could be donated to the City to pay for the renovation and preserve the structure.

Council's framework for the resolution included:

- Compliance with Court's order and mandatory tolling on all demolition activities while the Comprehensive Plan amendment process proceeds to conclusion.
- A minimum of \$2,200,000.00 secured (not pledged) by December 1, 2024 and the City will agree to discuss and possibly reconsider Resolution 1663 and the future of the Ryan House structure and Lucy V. Ryan Park.
- Any donation received would be subject to the City's existing donation policy, and will only be accepted without restrictions, conditions on use or covenants.
- No staff time to be used to assist with fund development or grant applications.
- If the public successfully fundraisers the full amount above, City Council will consider re-purposing the estimated demo costs (\$300,000) to help with preservation and/or renovation costs.

At the meeting, staff will present a draft Resolution consistent with the above Council intent for review.

COUNCIL COMMITTEE/STUDY SESSION: MEETING/STUDY SESSION DATE: COMMITTEE RECOMMENDATION:
--

STAFF RECOMMENDATIONS/MOTION:

Review draft Resolution and provide staff input.

**RESOLUTION NO. XXXX
CITY OF SUMNER, WASHINGTON**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON,
EXPRESSING AN INTENT TO TEMPORARILY TOLL THE EFFECTIVENESS OF
RESOLUTION 1663 WHILE THE CITY COMPLETES THE COMPREHENSIVE PLAN
AMENDMENT PROCESS.**

WHEREAS, for brevity, the City Council hereby incorporates the recitals from Resolution 1663 as if fully set forth herein; and

WHEREAS, between 2018 and 2023, City staff spent significant time and effort applying for and compiling grant funds to apply to the preservation and renovation of the Ryan House; and

WHEREAS, when estimates to repair the home exceeded the available grant funding and when certain grant funds were nearing expiration, the City Council made the difficult decision, through Resolution 1663, to pivot from preserving the Ryan House structure and instead focus on creating Lucy V. Ryan Park;

WHEREAS, in October 2023, the “Save our Sumner Committee” and Nancy Ryan Dressel filed two lawsuits against the City: one before the Growth Management Hearings Board that was dismissed for lack of standing, and one in the Pierce County Superior Court that resulted in the revocation of the City’s issued demolition permit; and

WHEREAS, promptly upon being served with the lawsuits, the City agreed to toll all demolition activities while the legal process played through; and

WHEREAS, Judge Rumbaugh of the Pierce County Superior Court opined that the City’s issuance of a demolition permit conflicted with certain policies and goals contained in its Comprehensive Plan, and that before choosing demolition, the City must go through the process to modify its Comprehensive Plan, including engaging the public on all proposed amendments consistent with the City’s adopted public participation plan; and

WHEREAS, the City is fully committed to strict compliance with the Court’s order; and

WHEREAS, the City is currently working through the 2024 update to its Comprehensive Plan and all of the component plans, including the Parks & Trail Plan; and

WHEREAS, through this process, the public has and will have a variety of opportunities to comment including two open houses; public hearings before the Planning Commission and Council, both accepting comments in person or in writing; open written comment periods; coffee at the Senior Center with the mayor; public comment period at Council meetings; individual meetings with City staff; emails and phone calls; and

WHEREAS, no matter what the outcome of the Comprehensive Plan process, the issue of lack of funding for the project, the sole driving factor of Resolution 1663, still remains; and

WHEREAS, this resolution is intended to acknowledge that the City Council is listening to those members of the public, including the separate group Save the Ryan House, who have repeatedly requested time to engage in private fundraising efforts geared towards saving and preserving the Ryan House structure; and

WHEREAS, since Resolution 1663 was passed in September, the City staff and officials have repeatedly, publicly conveyed the City's willingness to accept private donations that could change the project's direction again; and

WHEREAS, members of the public have blamed lack of private donations on a number of factors including lack of a solid dollar figure and the threat of demolition; and

WHEREAS, it appears members of the public continue to insist on focusing on intent and desire to keep the building, which has never been in question, as a major distraction from the core need of raising the lacking funding from the private sector; and

WHEREAS, this resolution is intended to focus any public efforts back to the issue of funding and clarify any misperceptions arising from the claims and rumors circulating social media and public comment; and

WHEREAS, the City Council agrees, consistent with the Pierce County Superior Court order, to temporarily toll the effectiveness of Resolution 1663 while strictly complying with the mandatory pause on all demolition activities until the Comprehensive Plan Amendment processes, including its public engagement options, are fully complete; and

WHEREAS, during this pause, the City Council encourages members of the public who desire to save the Ryan House to both participate in the Comprehensive Plan amendment process and properly and legally organize efforts to raise at least Two Million Two Hundred Thousand Dollars (\$2,200,000) dollars; and

WHEREAS, it is not the intent of the City Council to expend any additional City staff time or resources to apply for or obtain grant funding for the Ryan House; and

WHEREAS, if the City receives, no later than close of business on December 1, 2024 a private donation check in the amount of no less than Two Million Two Hundred Thousand Dollars (\$2,200,000) in accordance with its Donation Acceptance Policy, including no conditions upon the money except that they be expended to preserve the Ryan House structure or any portion thereof, the City Council agree to discuss at a future Council meeting, the possible rescission of Resolution 1663; and

WHEREAS, if private fundraising efforts are successful, and only if a majority of the Council determines it appropriate to rescind Resolution 1663, the Mayor will recommend that the City contribute Three Hundred Thousand Dollars (\$300,000) that was otherwise allocated for demolition to be re-purposed to securing, preserving and/or renovating the Ryan House; and

WHEREAS, the Council cannot accept any portion of that amount and/or any pledges, promises, volunteer time or intents to donate in lieu of actual funding, given the uncompromising financial demands of any potential renovation project; and

WHEREAS, the Council cannot extend the deadline due to the safety risks posed by the structure and the City's need to address those dangers, following the same standards to which the City would hold any other property owner of a dangerous building; and

WHEREAS, it is important that any donors understand that any donation is just that, and will not be construed in any way as acquiring any right, title, interest or control of the Property or special access to the Property or any portion of the Property; and

WHEREAS, the Council intends that this public, formal clarification help support enthusiasm for the community's private fundraising efforts to save the house and those future efforts be conducted positively and in a spirit of partnership with the City. The Council hopes this expression of intent and formal pause

tempers the continuation of inaccurate rumors or accusations aimed at City staff, council, consultants and volunteers; and

WHEREAS, nothing herein is intended to contradict or otherwise circumvent the Court's order revoking the demolition permit nor is it intended to take any position that would contradict any goal, policy or vision outlined in the City's Comprehensive Plan; and

WHEREAS, it is the City Council's intent that if the City is not provided with private fundraising funds as outlined above, no later than December 1, 2024, Resolution 1663's temporary tolling as intended herein shall cease at the time of the adoption of the updated Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON AS FOLLOWS:

Section 1. That the City Council of the City of Sumner has determined that the Ryan House building located at 1228 Main Street in Sumner Washington, and donated to the City in 1926, is in a condition that renders it unfit for human occupancy, would require renovations and rehabilitation that exceed available City funding sources, but hereby agrees to temporarily toll the effectiveness of Resolution 1663's expression of intent to demolish the structure until the City's Comprehensive Plan update process is complete and further agrees to place for discussion, on a future City Council meeting agenda, the possibility of rescinding Resolution 1663 only if the public provides the City with a check in the amount of no less than \$2,200,000 by December 1, 2024 with the only condition that the funds be used by the City to preserve the Ryan House structure and improve Lucy V. Ryan Park. Should the funds fail to be privately raised by the date outlined herein, this resolution shall sunset and the temporary tolling of Resolution 1663's provisions shall cease such that it shall remain in full effect without any further action by this Council.

Section 2. Intent. This resolution is merely intended to convey the Council's intent to comply with the Pierce County Superior Court's order and convey its willingness to provide the public who desire to save the Ryan House until December 1, 2024 to engage in private fundraising efforts while the City engages in the Comprehensive Plan amendment process, without the fear of demolition and is not intended to be a binding or final land use decision.

Section 3. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the city clerk and the code reviser are authorized to make necessary corrections to this resolution, including but not limited to the correction of clerical errors; or references to other local, state, or federal laws, codes, rules, or regulations.

Section 4. This resolution shall become effective immediately upon adoption.

Passed by the City Council and approved by the Mayor of the City of Sumner, Washington, at a regular meeting thereof this ____ day of _____, 2024.

Mayor Kathy Hayden

ATTEST:

APPROVED AS TO FORM:

City Clerk Michelle Converse

City Attorney Andrea Marquez

First Reading:
Date Adopted:
Date of Publication:
Effective Date:

DRAFT

CA – CONSENT AGENDA	ES – EXECUTIVE SESSION	NB – NEW BUSINESS
UB – UNFINISHED BUSINESS	P – PRESENTATION	PH – PUBLIC HEARING PR - PROCLAMATION

5/14	All-Staff	Sr. Center
9/12	All-Staff	Old Cannery
8/7	EE BBQ	
12/10	EE Breakfast	

MAY 20 RCM

4:30 PM Tour of WRRP

PR National Public Works Week

P 2024 Legislative Recap

CA Resolution No. 1682 - Public Works Trust Fund Loan

CA Resolution No. 1683 - Rejecting All Bids for W-24-04: Wayfinding Signage

CA Resolution No. XXXX - State LCP Grant Agreement Acceptance for Rainier View Covered Court

CA 166th Widening - Consultant Agreement Supplement

UB Resolution No. XXXX – Parks and Trail Update (*D. Barry*)

NB Ordinance No. XXXX Authorizing Fund 004 Capital Reserve Fund

MAY 27 SS (CANCELLED MEMORIAL DAY)**JUNE 3 RCM**

CA White River Phase 1 Construction Contract Award

CA Resolution No. XXXX - Acceptance of a Department of Commerce Climate Change/Resiliency Grant

CA Resolution No. XXXX – Interagency Pooling Agreement with Pierce County for Opioid Settlement Funds (*J. Wilson*)**JUNE 10 SS**

- Emergency Management Presentation (*E. Brazitis*)
- Public Notice Review (*Palmer*)
- Council Rules and Procedures Updates (*Marquez/Wilson*)

JUNE 17 (RCM)

CA BioSolids Dryer Contract

JUNE 24 (SS)**JULY 1 (RCM)****JULY 8 (SS)**

- 2024 Comp Plan Update (*A. Siegenthaler*)

JULY 15 (RCM)**JULY 22 (SS)****AUGUST 5 (RCM)****AUGUST 12 (SS)**

- Library Update
- Community Partner Fund Presentations (*Windish*)

AUGUST 19 (RCM)

CITY COUNCIL AGENDA CALENDAR

Updated May 6, 2024

CA – CONSENT AGENDA ES – EXECUTIVE SESSION NB – NEW BUSINESS
UB – UNFINISHED BUSINESS P – PRESENTATION PH – PUBLIC HEARING PR - PROCLAMATION

AUGUST 26 (SS) – CANCELLED *(equipment renovation)*

Pending

MISC.	MISC.	WHITE RIVER RESTORATION PROJECT
Short Term Rentals	Ordinance – Refuse Collection (Code Enforcement)	
CA State Homeland Security Program Grant Acceptance for Small Unmanned Aerial System	Bond Issuance for Operations Facility	
Ordinance Insurance Requirements	Resolution XXXX – Emergency Incident Sheltering MOU	
Sign Code Update (off premise)		
CTR Ordinance Update	School Impact Fee Update	
Public Memorial Policy		

May 2024

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4
			6:00PM Planning Commission (Hybrid)		9AM-3PM Council Retreat (YMCA – Community Room)
6	7	8	9	10	11
6:00PM Regular Council Meeting (Hybrid) 6:15PM Special Study Session (Hybrid)	4:00PM Public Works Committee (Hybrid)	6:30PM Design Commission	4:30PM Forestry/Parks Commission (Hybrid)		
13	14	15	16	17	18
6:00PM Study Session (Hybrid)		4:00PM CANCELLED Public Safety Committee	4:00PM Finance Committee (Hybrid) 6:00PM CANCELLED Planning Commission		
20	21	22	23	24	25
6:00PM Regular Council Meeting (Hybrid)		4:00PM CD Committee (Hybrid)	6:00PM Cultural Arts Commission (Hybrid)		
27	28	29	30	31	
Memorial Day Observed City Hall Closed 6:00PM Study Session (Cancelled)	9:00AM Civil Service Commission 9:30AM Salary Commission (Both Hybrid)				

Meeting dates and times may change. Please contact City Hall to confirm this information prior to any meeting you plan to attend. **These meetings are accessible to persons with disabilities.** For individuals who require special accommodation, please contact City Hall at (253) 299-5500, 24 hours in advance.

Name: Michelle Converse, CMC
Title: City Clerk

City of Sumner
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