



STUDY SESSION
City Hall – 1104 Maple Street
July 26, 2021 6:00 PM

On June 30th, Governor Inslee issued the “Washington Ready” guidelines, effectively re-opening the State of Washington and removing the Covid-19 restrictions. The City of Sumner looks forward to welcoming members of the public to its meetings in-person, but until further notice will continue to conduct its meetings 100% virtually, using the ZOOM platform. The public is invited to attend using the ZOOM meeting access information below.

<https://sumnerwa-gov.zoom.us/j/83454691714>

Or join webinar with the following methods:

Phone one-tap

Phone one-tap: US: [+12532158782](tel:+12532158782) or
[+13462487799](tel:+13462487799)

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Dial:

US : +1 253 215 8782

Webinar ID: 834 5469 1714

CALL TO ORDER

Roll Call: Bitetto, Brown, Hamilton, Hayden, Hochstatter, Neuman and Reed

REGULAR BUSINESS

1. Housing Action Plan Prioritization
2. Main Street Visioning Plan Priorities

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: Housing Action Plan Prioritization

CATEGORY: Presentation

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Housing Action Plan Priorities Memo
 2. Housing Action Plan Priorities Slides
-

STAFF CONTACT: Ryan Windish, Community Development Director

SUMMARY BACKGROUND:

The City of Sumner and City of Bonney Lake jointly developed a Housing Action Plan (HAP) in response to State Growth Management Act requirements to address the need for affordable housing. This project was funded by a grant through the Washington State Department of Commerce. The goal of the project was to identify gaps in access to affordable housing, and to develop strategies to remedy those gaps.

Following a recommendation by the Planning Commission the Council approved the City of Sumner Housing Action Plan on May 3, 2021.

The Planning Commission had recommended, and the Council adopted as part of the adopting resolution, that actions presented in the plan be prioritized. On July 8 the Planning Commission voted on a recommendation for prioritization. The actions were divided into 3 tiers: High Priority, Moderate Priority and Low Priority. Section III contains the recommended priorities from the Planning Commission. Note that the actions within the respective tiers are not prioritized.

COUNCIL COMMITTEE/STUDY SESSION: Study Session
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MEETING/STUDY SESSION DATE: 7/26/2021

COMMITTEE RECOMMENDATION: N/A

STAFF RECOMMENDATIONS/MOTION:

Discuss Housing Action Plan priorities for implementation.



DATE: July 19, 2021
TO: Mayor Pugh and City Council
FROM: Ryan Windish, Community Development Director
RE: **Housing Action Plan – Action Priorities**

I. BACKGROUND

The City of Sumner and City of Bonney Lake jointly developed a Housing Action Plan (HAP) in response to State Growth Management Act requirements to address the need for affordable housing. This project was funded by a grant through the Washington State Department of Commerce. The goal of the project was to identify gaps in access to affordable housing, and to develop strategies to remedy those gaps.

Following a recommendation by the Planning Commission the Council approved the City of Sumner Housing Action Plan on May 3, 2021.

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II. DESCRIPTION

The proposed Housing Action Plan sets forth background information on the affordability of housing in Sumner and provides a list of recommended strategies and actions for creating more affordable housing opportunities for all income levels within the city.

The HAP contains two important elements to ensure everyone has a place to live: a Housing Needs Assessment and the Housing Action Plan (HAP). These documents consider demographics, income levels, and other social and economic factors in developing clear, strategies and implementing actions that will help Sumner meet current and projected housing needs.

Housing Needs Assessment

First, the Housing Needs Assessment helped us understand key questions such as:

- How affordable (or not) housing is today?
- How the City of Sumner expected to grow in the future?
- What kind of housing will meet current and future needs?

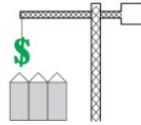
Housing Action Plan

Based upon these results, the second part, the Housing Action Plan, involved development of six strategies and implementing actions the City may consider in the future. The strategies include:

PRESERVE RENTAL HOUSING



INCENTIVES FOR NEW RENTAL HOUSING



BRING DOWN THE COST OF DEVELOPMENT



PROVIDE WIDER VARIETY OF HOUSING TYPES



PREVENT AND MITIGATE DISPLACEMENT



IMPROVE THE PERMIT PROCESS



One or more actions have been developed for each strategy. It is important to note that approval of the HAP does not bind the City of Sumner to implementing all the actions. However, some of the actions may be easier to implement than others. Some actions may be considered as we update our Comprehensive Plan in 2024. This plan simply gives us a set of tools to address housing. Lastly, when any of the actions in the plan are considered in the future, it will go through a full public participation process and involve both the Planning Commission and City Council.

Advisory Committee

To accomplish the development of this plan, we had great assistance from our Advisory Committee. The Committee was made up of stake holders including representatives from churches, social service agencies, affordable housing advocates, and both cities' Planning Commissions. The Committee held three meetings which allowed them to provide early feedback on both the Housing Needs Assessment, and the proposed strategies and actions.

III. HOUSING ACTION PRIORITIES

Priority	Action	Type	Target Group	Area	Scale of Potential Impact	Timeline	Comments
Tier 1 High	Raise SEPA exemption levels for minor new construction	Bring down the cost of development; Improve the permit process	Investors and small developers	City-wide	Medium scale as infill development occurs will lower costs	1-2 yr	Impacts from minor new construction is anticipated within the current regulations, design standards, and traffic modeling. These projects could be permitted with no formal SEPA review and there would be no or little impact to the community.
	Use of MFTE as incentive for rent-restricted affordable housing	Incentives for new rental housing; Bring down the cost of development; Prevent and mitigate displacement	Developers and investors	City-wide	Large-scale	1-2 yr	City Council can consider expanding the MFTE option for projects city-wide rather than just in the Town Center. To incentivize affordable housing make it only applicable for affordable housing projects. May even be able to narrow to senior housing as an incentive.
	Expand where senior housing can be built	Provide wider variety of housing types	Seniors	City-wide	Large scale	2-3 yr	Senior housing, especially independent living, is in high demand in Sumner and will only increase with the aging population. Sumner is walkable and convenient for seniors. Amendments would include clear definitions around senior housing and densities in Low Density Residential zones, etc.
	Raise threshold for what separates a plat and a short plat from 4 to 9 units—pipestem regulations.	Bring down the cost of development; Improve the permit process	Investors and small developers	City-wide	Small scale given limited land available for further subdivisions	1-2 yr	Consider allowing up to 9 lots in a short plat. This would reduce the amount of time it takes to bring lots to market and also makes development available to smaller investors. Also consider amending the pipestem lot regulations to allow more options for short plats on deep lots.
Tier 2 Moderate	Expand where ADUs can be built	Provide wider variety of housing types	Seniors and single person households	Low Density Residential	Small scale as limited interest in ADUs	2-3 yr	The ADU code could be amended with some changes allowing for detached ADUs on smaller lots, removing the ownership requirement consistent with state law, and removing the parking requirement.

Priority	Action	Type	Target Group	Area	Scale of Potential Impact	Timeline	Comments
	Use HB 1406 sales tax dollars to reduce development costs	Bring down the cost of development; Prevent and mitigate displacement	Low-income populations	City-wide	Small scale given limited new funds per year	1-2 yr	This is a credit back to the City for the portion of the state collected sales tax. Current estimates are that this would be around \$45,000 per year. Some of this money will be committed toward a regional affordable housing partnership to purchase, manage, and even construct affordable housing. Any monies leftover from that agreement could be used toward lowering development costs.
	Improve administration of unit lot subdivisions	Provide wider variety of housing types; Improve the permit process	First time home buyers	Residential zones	Small Scale as relative number of overall units will be small	1-2 yr	A unit lot subdivision is basically subdividing the land under common-wall townhouse style buildings. This would create affordable owner-occupied units even on existing properties. Incentivizes new properties to develop in this fashion as well. The increasing rents may discourage this type of development, but could still be more widely permitted than it is now.
	Create property maintenance incentive program	Preserve rental housing; Prevent and mitigate displacement	Landlords and mutli-family property owners.	City-wide	Large scale potential to impact up to 1/3 of dwelling units in the City	1-2 yr	This action is to incentivize maintaining and creating crime and drug free housing options in Sumner. It is a long-term idea that would create a "blue ribbon" listing of qualifying properties that could be highlighted by the city or another organization or other incentives. This is something that would take some time to get up an running and manage. It doesn't actually create new units as much as it maintains existing.
Tier 3 Low	Affordable housing preservation strategies	Preserve rental housing; Prevent and mitigate displacement	Multi-family property owners	City-wide	Large scale potential to impact up to 1/3 of dwelling units in the City	1-2 yr	Strategies would include the requirement for replacement of affordable housing units that may be removed during re-development of an area such as the Town Center.
	Create permit process fast track program	Bring down the cost of development; Improve the permit process	Developers and investors	City-wide	Small scale-Sumner currently has a efficient permitting timelines	1 yr	Development Services is already nimble and responsive to various projects that come forward. Could consider some administrative decision on smaller multi-family projects rather than design review. Four-plex and smaller could be exempt from review by the Design Commission.

Priority	Action	Type	Target Group	Area	Scale of Potential Impact	Timeline	Comments
	Update road standards to increase site flexibility	Bring down the cost of development	Developers	Residential zones	Small scale with minimum area for new streets	2-3 yr	Updating road standards, including private street standards, could have significant cost savings for developers. For example, narrower streets with sidewalk on one side or parking on one side. Increase the number of lots that can be accessed by a driveway/private road.
	Permit and clarify Tiny Home regulations	Provide wider variety of housing types	Moderate to low income households	Residential zones	Small scale given number of potential units	2-3 yr	Tiny homes have become more popular and more widely accepted, however, this type of mobile housing would need to be on a foundation if used as an ADU. Allowed in Manufactured Home Parks. Recommend trying other changes before allowing the use of tiny homes more broadly.
	Inclusionary zoning/density bonuses/current use assessments	Incentives for new rental housing	Low-income populations	Town Center Plan Area	Medium scale	2-3 yr	Inclusionary zoning requires that a certain percentage of new housing contain affordable units. Typically it is 20% of the units must be affordable to those earning 80% of the area household median income or less. Density bonuses may be more difficult to implement given the generous density allowances in the Town Center. May consider for other areas of the City.

IV. NEXT STEPS

On August 16, 2021 the City Council will be asked to adopt a resolution with the Housing Action Plan priorities.

V. EXHIBITS

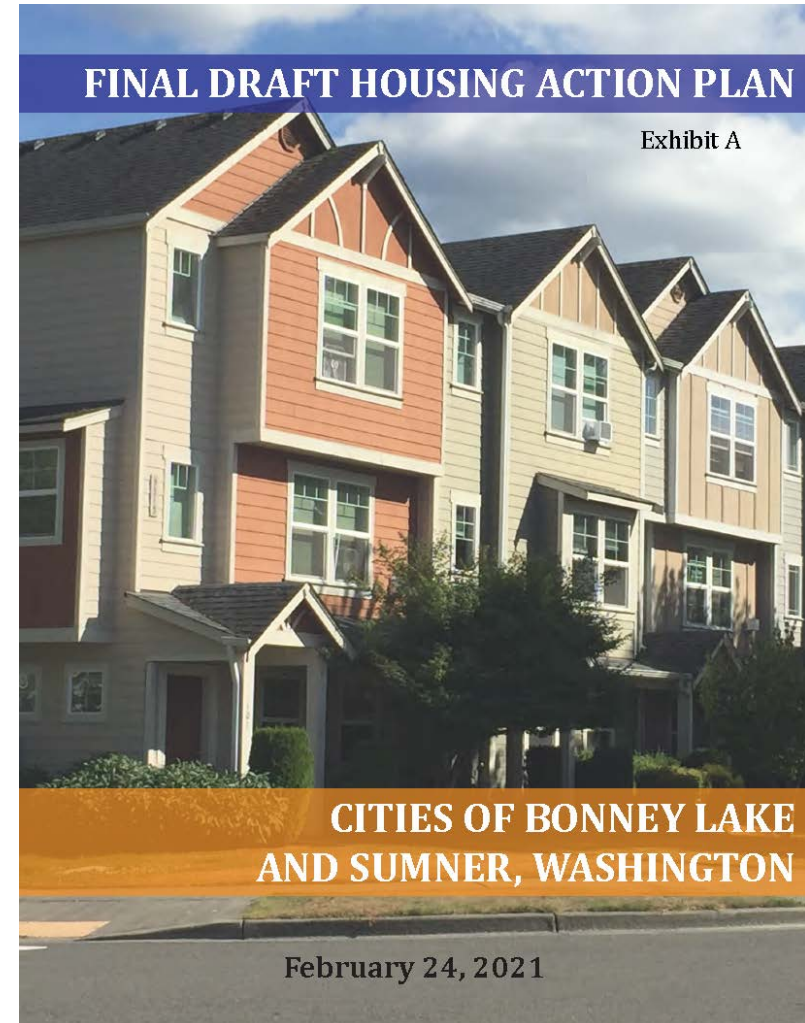
- A. Final Draft Housing Action Plan – The Final Housing Action Plan is listed in the documents on the right of the main project page. Link to project page: <https://connects.sumnerwa.gov/sumner-bonney-lake-housing-action-plan>

Housing Action Plan Priorities

Ryan Windish, Community Development Director
City Council Study Session
July 26, 2021

Housing Action Plan

- Consider strategies to minimize displacement of low-income residents resulting from redevelopment
- Develop strategies to increase the supply of housing, and variety of housing types
- Include a schedule of programs and actions to implement the recommendations of the housing action plan
- Approved May 3, 2021
- NEXT STEP: Prioritizing Actions
- Planning Commission Recommendations





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Prioritized Actions

- Actions that can be done soon
- Less controversial than others
- Increase housing supply
- Reduce permit times and red-tape



Tier 1: High Priority

Raise SEPA exemption levels for minor new construction

- Single Family from 4 housing units to 30 housing units
- Multi-family from 4 housing units to 60 housing units

Tier 1: High Priority

Use of MFTE as incentive for rent-restricted affordable housing

- Currently in Town Center
- Recommend expanding city-wide
- Only for affordable housing.



Southeast View

SUMNER RIVERFRONT

1228 FRYAR AVENUE

6/26/2019 1:52:07 PM

PERSPECTIVE - SOUTHEAST VIEW

MIX-USE RETAIL/APARTMENT BUILDING

01/20

R D A

ROSCOE ASSOCIATES INC.

2019-2020 SUMNER RIVERFRONT
PROJECT DEVELOPMENT MAPS
12/14/2019
12/14/2019



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Tier 1: High Priority

Expand Senior Housing Options

- Clarify definitions of senior housing
- Make easier to permit without Conditional Use Permit
- Specify allowed densities
- Allow in General Commercial without mixed use

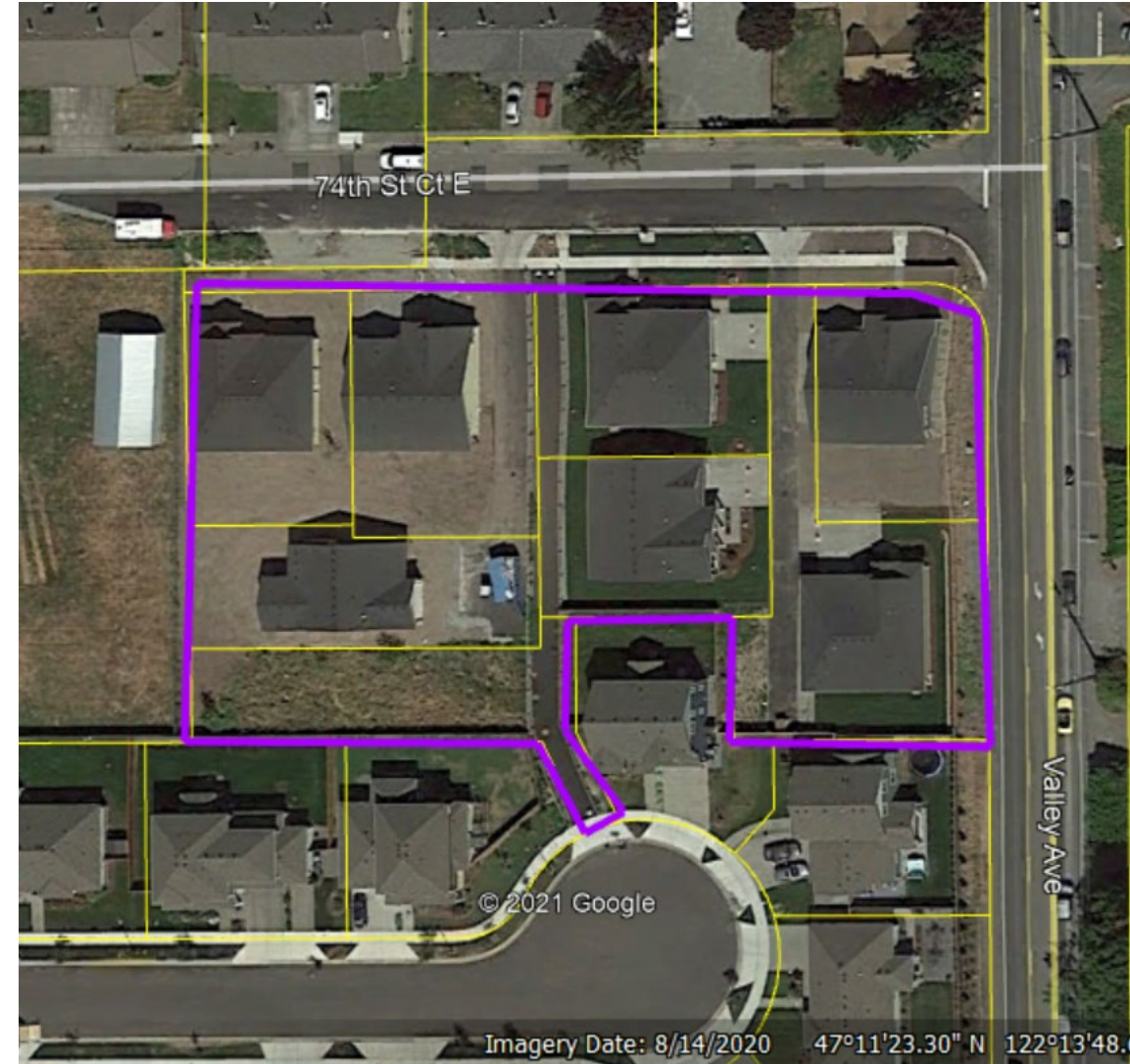


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Tier 1: High Priority

*Raise threshold for what separates a plat and a short plat from 4 to 9 units—
pipestem regulations.*

- Easier simpler permit processes
- Delays infrastructure costs
- Increases housing supply
- Value from properties



Tier 2: Moderate Priority

Expand where ADUs can be built

- Removing residency requirement
- Allowing detached ADUs in all LDR zones
- Reduced parking requirements



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Tier 2: Moderate Priority

HB 1406 Sales Tax Dollars To Reduce Development Costs

- State sales tax credit of \$45,000 annually
- SSHAP partnership dues
- Other uses could include lowering development costs for affordable housing

South Sound Housing Affordability Partners



Tier 2: Moderate Priority

Improve Administration of Unit Lot Subdivisions

- Zero lot line Housing
- Allows for sale of lot and attached unit together
- Creates opportunity for first time homeowners



Tier 2: Moderate Priority

Property Maintenance Incentive Program

- Awards and recognition for well maintained properties
- Weatherization and improvement loans or grants
- Staff investment and resources are limited



Tier 3: Low Priority

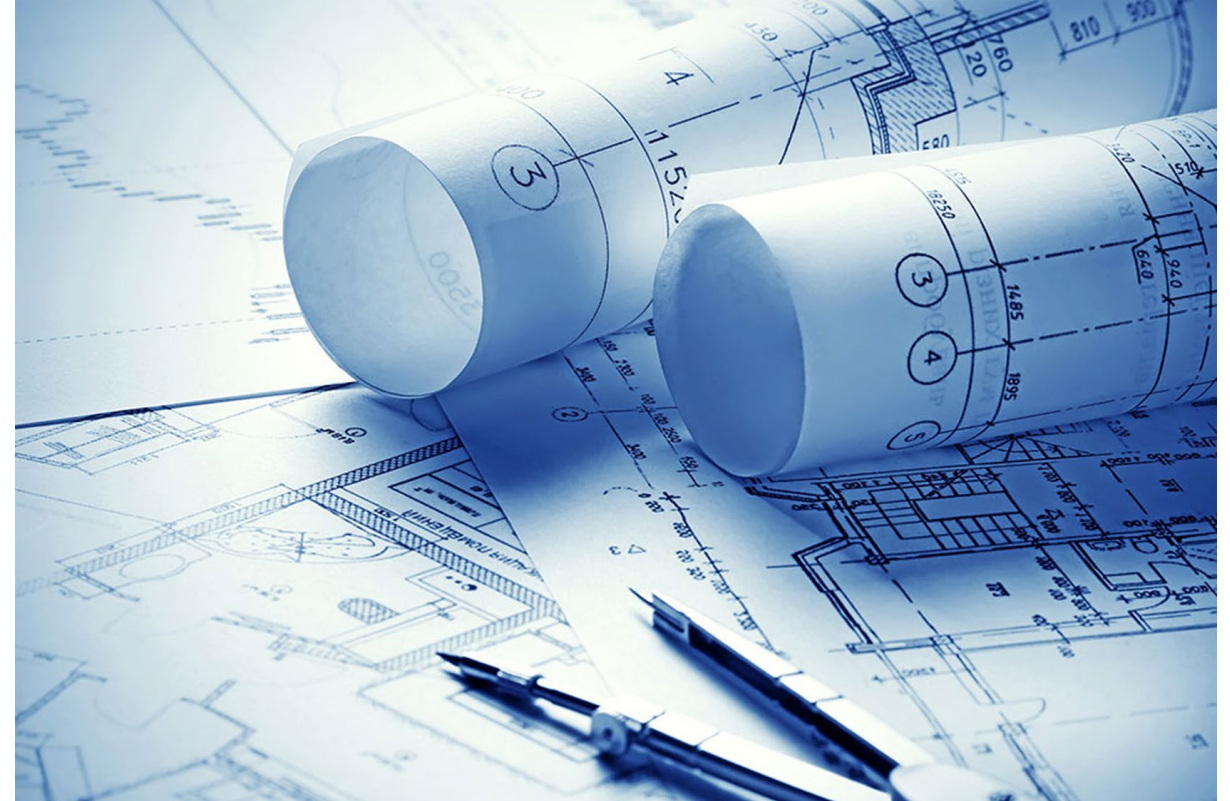
Affordable Housing Preservation Strategies

- Grants for weatherization or renovation of properties
- Require new development to provide affordable replacement housing

Tier 3: Low Priority

Create Permit Fast Track Program

- Current permit approval timelines are good
- Permit team is nimble enough to prioritize projects
- Impacts timelines for other developers/builders



Tier 3: Low Priority

Update Road Standards to Increase Site Flexibility

- Private road standards
- Narrower streets, remove sidewalks
- Private road access to lots instead of public street
- Reduces development costs



Tier 3: Low Priority

Permit and Clarify Tiny Home Regulations

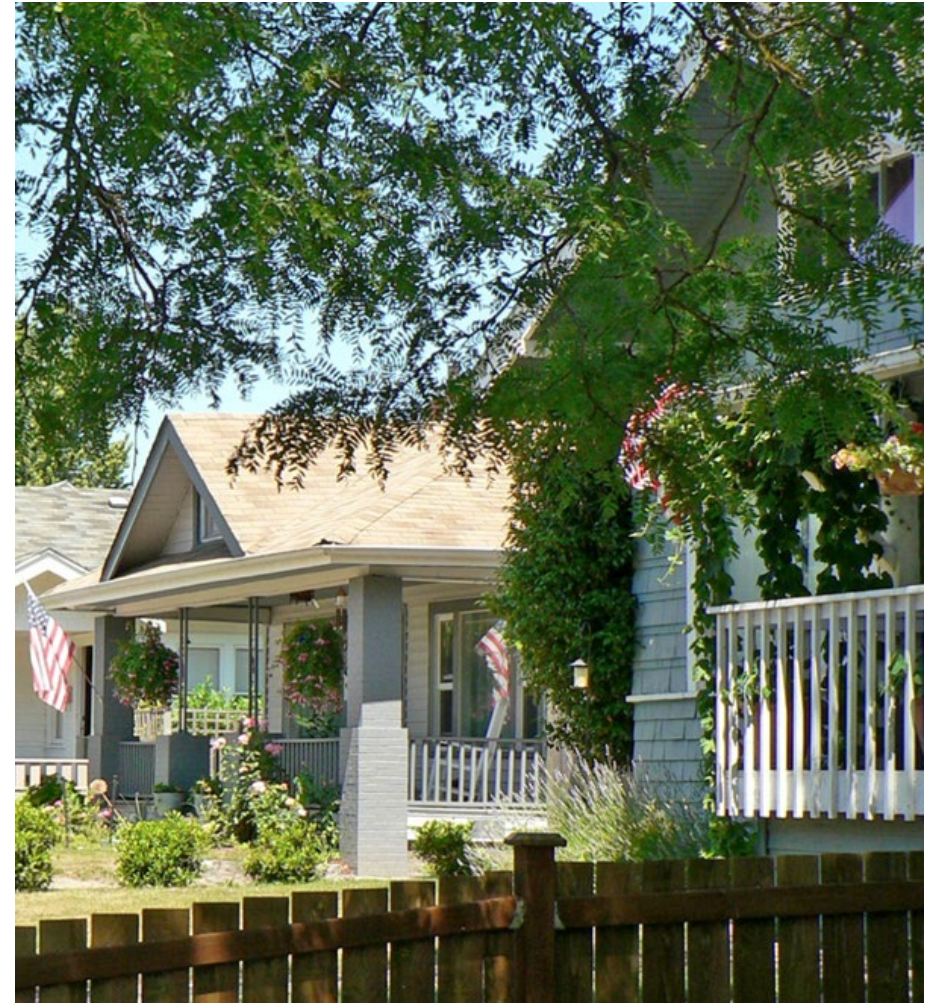
- Advisory Committee concerned with aesthetics
- Tiny homes would be required to be on foundation if used as ADU
- Allowed in MFH parks
- Recommend pilot project
- Reduces development costs



Tier 3: Low Priority

Inclusionary Zoning

- Require new development to contain up to 20% affordable housing units
- Could offer density bonuses and make voluntary
- Typically unpopular with developers



QUESTIONS?



SUBJECT: Main Street Visioning Plan Priorities

CATEGORY: Presentation

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Main Street Visioning Presentation
 2. Memo Main Street Visioning Memo
-

STAFF CONTACT: Ryan Windish, Community Development Director

SUMMARY BACKGROUND:

The City of Sumner has developed a partnership with University of Washington Tacoma. Students in the Urban Design Studio class created a Main Street Visioning Plan showing how the City can be enhanced, providing improvement to Main Street, between Traffic Avenue and Wood Avenue, in Downtown Sumner. The goal of the project was to continue to provide for the community by creating an equitable environment, safety, increase the quality of life in the downtown, and increase economic development.

The purpose of the meeting is to present final elements of the Main Street Visioning Plan and recommend priorities for implementation.

COUNCIL COMMITTEE/STUDY SESSION: Study Session MEETING/STUDY SESSION DATE: 7/26/2021 COMMITTEE RECOMMENDATION: N/A
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STAFF RECOMMENDATIONS/MOTION:

Staff's recommendation is to prioritize the elements as follows: 1) Heritage Park/Woonerf; 2) Alley Activation; and 3) Main Street Corridor.



Main Street Visioning Plan

CITY COUNCIL STUDY SESSION

JULY 26, 2021

RYAN WINDISH, COMMUNITY DEVELOPMENT DIRECTOR

Background

- The City of Sumner has developed a partnership with University of Washington Tacoma.
- Students in the Urban Design Studio class created a Main Street Visioning Plan showing how the City can be enhanced, providing improvement to Main Street, between Traffic Avenue and Wood Avenue, in Downtown Sumner.
- The goal of the project was to continue to provide for the community by creating an equitable environment, safety, increase the quality of life in the downtown, and increase economic development.
- The design process began Fall of 2020 with the involvement of an Advisory Committee made up of business owners, residents, Planning Commissioners, Design Commissioners and City staff. The Advisory Committee met numerous times throughout the process and the material from the Main Street Visioning Plan were available on the City of Sumner website.

Timeline

- **November 17, 2020:** Main St. Visioning Day 1
- **November 18, 2020:** Main St. Visioning Day 2
- **November 19, 2020:** Main St. Visioning Day 3
- **November 20-December 15, 2020:** Main St. Visioning-Comments
- **December 14, 2020:** City Council Presentation
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Three Main Elements

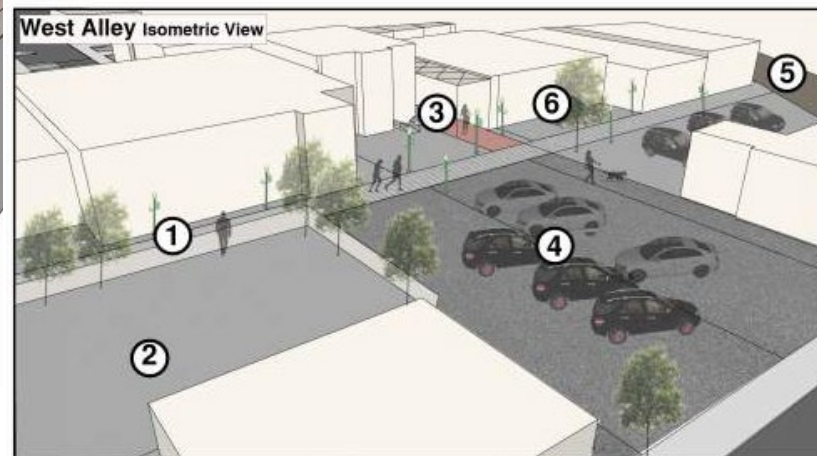
Heritage Park



Main Street Corridor



Alley Activation



- ① 16' Textured Alley Pathway Multi-Use
- ② Proposed Public Green Space (Private)
- ③ Rhubarb Alley
- ④ Parking Space
- ⑤ Service Road/Tracks
- ⑥ Shared Trash Dumpsters

Heritage Park Site Plan

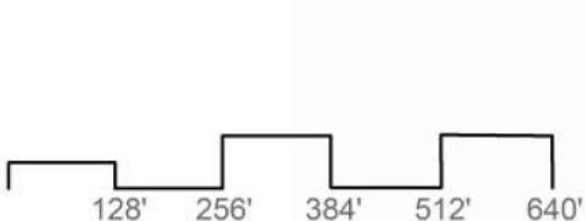




Heritage Park

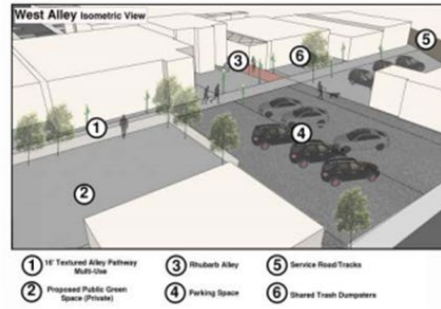
- Re-envisioned as a plaza that expands into the nearby roadways
- The south alleys and Main Street would converge at the Heritage Park area.
- Provide more event spaces for the community
- The goal is to remove the existing building to the south and the expansion of the park to accommodate a new building with stage, concessions, and restrooms.
- Surrounding street/alleys around Heritage Park will become a “woonerfs” which will indicate to vehicle users to slow down within the area improving safety and usability.

Alley Connection Site Plan

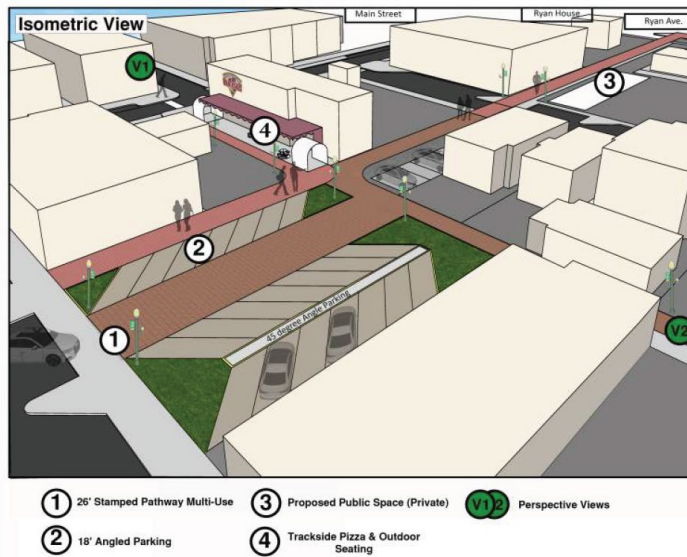


- Points of Interest**
- 1 Heritage Park (including Cherry Ave & Kinkaid Ave)
 - 2 Rhubarb Alley
 - 3 Alder Ave
 - 4 5 Ryan Ave
 - 6 Summer Ave

Legend	
	Private property for Green Redevelopment
	Private Property for Public Open Space
	Private Property
	Alleyways
	Existing Buildings
	Proposed Community Building
	Woonerf
	Green Space
	Parking
	All-walk crosswalks

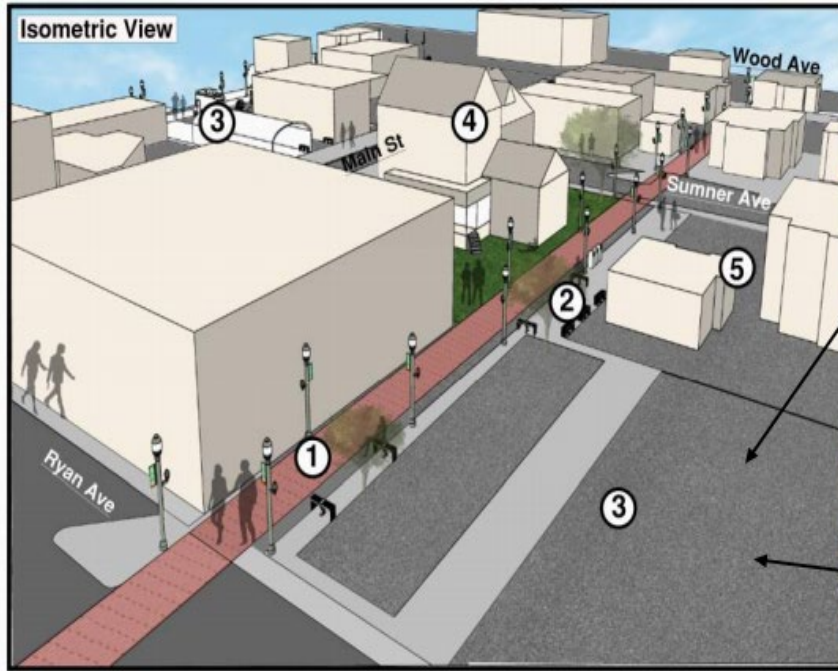


Central Alley Perspectives



Alley Activation

- Development of the alleys north and south of Main Street will provide safe and desirable alternate connections throughout all of Main Street area, adding capacity and engaging existing properties adjacent to Main Street in a new way.
- New crosswalks to each alleyway will provide improved east-west corridors through downtown, making it easier to walk around downtown.
- Additionally, green infrastructure will be implemented such as rain gardens and permeable pavements that would be beneficial for aesthetics and usability.
- The alleys will also be alternative event spaces for markets, shopping, food trucks and other elements that can be programed without closing Main Street avoiding business and traffic impacts.



Potential public space

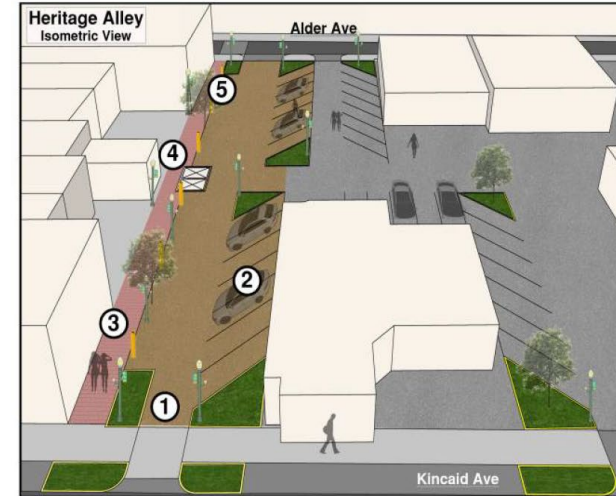


Movie plaza
Beer Garden

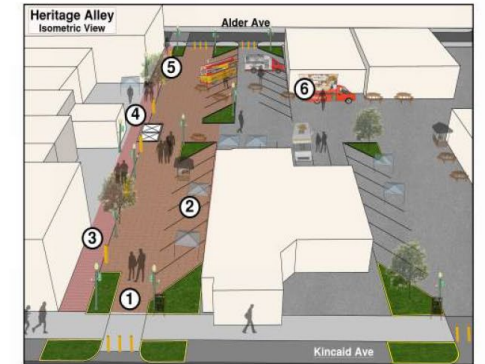


- ① 13' Textured Alley Pathway
- ② Small Seating Area
- ③ Proposed Public Space (Private)
- ④ Ryan House
- ⑤ Residential Homes

South Alley Perspectives



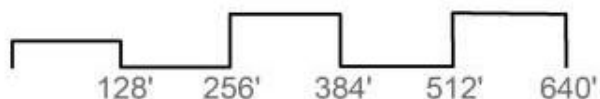
- ① 14' Woonerf Continuation One Way
- ② 18' Back-In Angled Parking
- ③ 10' Textured Alley Pathway
- ④ Shared Dumpster Bins
- ⑤ Parallel Parking



- ① 14' Woonerf Continuation One Way
- ② Farmers Market Tent Stalls
- ③ 10' Textured Alley Pathway
- ④ Shared Dumpster Bins
- ⑤ Parallel Parking
- ⑥ Food Truck Services



Main Street Site Plan



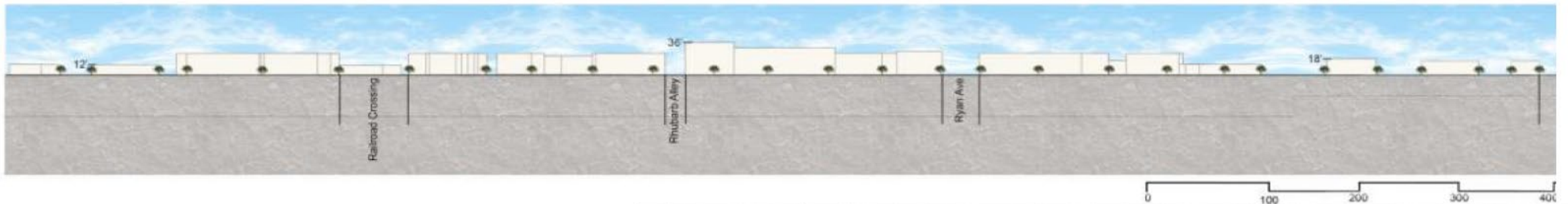
Legend	
	Private property for Green Redevelopment
	Private Property for Public Open Space
	Private Property
	Alleyways
	Existing Buildings
	Proposed Community Building
	Woonerf
	Green Space
	Parking
	All-walk crosswalks

Main Street Corridor

- The vision for the Main Street corridor between Traffic Avenue and Wood Avenue provides an improved, consistent, and revitalized streetscape to the most important corridor in the Town Center.
- Main Street is the backbone of the design, with key connections to all areas of the site, and with a focus on mobility.
- Create more walkable and safer streets
- Improve the overall aesthetic without compromising the functional aspects of the corridor.

Main Street Elevations

Main Street (Facing North)



Main Street Corridor



- The overall street width is 36 feet including the curb-bulbs.
- Gray stamped concrete will be added to the sidewalks.
- Plant more greenery.
- On-street parking will remain but be better controlled to improve pedestrian visibility.
- The gateway will be constructed in order to emphasize the historic significance and character of the neighborhood.

Staff Recommendations

Priorities	Reasoning	Timeline
Heritage Park/Woonerf on Kincaid & Cherry Avenues (1A)	A waterline replacement project will require construction and repaving on Kincaid and additional money toward designing the street and Cherry Avenue would complete a woonerf/plaza in this area. Potential funding source is American Cares Act (ARPA) to complete this project.	Summer 2023
Heritage Park/Construction	Detailed park design, property acquisitions, and construction would be dependent on available funding, etc.	TBD
Alley Activation	Improvement to the alleys and city owned parking lots will take less time and cost than improvements to Main Street.	TBD (Dependent on Funding/Grants)
Main Street Corridor	Planning, designing, and funding improvements to the Main Street Corridor will require the most expense and time to complete.	TBD (Dependent on Funding/Grants)

Thank you!
Any questions?





DATE: July 12, 2021
TO: Mayor Pugh and City Council
FROM: Ryan Windish, Community Development Director
RE: **Main Street Vision Project Priorities**

I. BACKGROUND

The City of Sumner has developed a partnership with University of Washington Tacoma. Students in the Urban Design Studio class created a Main Street Visioning Plan showing how the City can be enhanced, providing improvement to Main Street, between Traffic Avenue and Wood Avenue, in Downtown Sumner. The goal of the project was to continue to provide for the community by creating an equitable environment, safety, increase the quality of life in the downtown, and increase economic development.

The design process began Fall of 2020 with the involvement of an Advisory Committee made up of business owners, residents, Planning Commissioners, Design Commissioners and City staff. The Advisory Committee met numerous times throughout the process and the material from the Main Street Visioning Plan were available on the City of Sumner website.

Project Timeline:

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The project includes three main elements:

1. Heritage Park/Woonerf
2. Alley Activation
3. Main Street Corridor

The design goal of these spaces is to provide adaptability as a key feature. The three focus areas act as connections to major destinations within the site.

II. MAIN STREET VISION PRIORITIES

Priority I. Heritage Park

Heritage Park area has been re-envisioned as a plaza that expands into the nearby roadways. The plaza acts as the main destination and event hub. The south alleys and Main Street would converge at the Heritage Park area.

The Park will have a new community building that will provide indoor and protected outdoor space for

the expansion of the park to accommodate a new building with stage, concessions, and restrooms. Surrounding street/alleys around Heritage Park will become a “woonerfs” which will indicate to vehicle users to slow down within the area improving safety and usability.

Heritage Park Site Plan:



The new perspective:



The goal of the expansion is to activate more spaces for the local community to support outdoor activities such as local events, food trucks, vendors and Farmer's markets. Traffic calming measures and temporary street closures will prioritize pedestrians, creating a safer environment for the community to

use. Re-envisioning this space is consistent with the Town Center Plan, which increases the amount of residents and foot traffic in the area and creates more usable open space.

Priority II. Alley Activation

Development of the alleys north and south of Main Street will provide safe and desirable alternate connections throughout all of Main Street area, adding capacity and engaging existing properties adjacent to Main Street in a new way. New crosswalks to each alleyway will provide improved east-west corridors through downtown, making it easier to walk around downtown. Additionally, green infrastructure will be implemented such as rain gardens and permeable pavements that would be beneficial for aesthetics and usability. The alleys will also be alternative event spaces for markets, shopping, food trucks and other elements that can be programed without closing Main Street avoiding business and traffic impacts.

Alley Activation Site Plan:



Rhubarb Alley Perspective:



Priority III. Main Street Corridor

The vision for the Main Street corridor between Traffic Avenue and Wood Avenue provides an improved, consistent, and revitalized streetscape to the most important corridor in the Town Center. Main Street is the backbone of the design, with key connections to all areas of the site, and with a focus on mobility. The future enhancement of Main Street include: wider sidewalks, curb bulbs, green infrastructure such as rain gardens (where feasible), and gateway elements. The goal of this project is to create more walkable and safer streets and improve the overall aesthetic without compromising the functional aspects of the corridor.

Main Street Facing North:



The overall street width is 36 feet including the curb-bulbs. Gray stamped concrete will be added to the sidewalks. Additionally, there will be more greenery planted along the Main Street, and existing street trees will be replaced with an overall street tree plan. On-street parking (8-foot wide spaces for parallel parking) will remain but be better controlled to improve pedestrian visibility while still providing key parking spaces for nearby businesses. The gateway will be constructed in order to emphasize the historic significance and character of the neighborhood.

Main Street Facing East:



III. STAFF RECOMMENDATION

Priorities	Reasoning	Timeline	Notes
Heritage Park/Woonerf on Kincaid & Cherry Avenues (1A)	A waterline replacement project will require construction and repaving on Kincaid and additional money toward designing the street and Cherry Avenue would complete a woonerf/plaza in this area. Potential funding source is American Cares Act (ARPA) to complete this project.	Summer 2023	Conceptual re-design of Heritage Park will be part of the first phase of installing woonerf style streets on Kincaid and Cherry Avenues. The Main Street Vision shows removing the gazebo in the front, and adding new elements and features. Changed the green space to flat a surface for more activities.
Heritage Park/Construction (1B)	Detailed park design, property acquisitions, and construction would be dependent on available funding, etc.	TBD	Detailed re-design and construction of Heritage Park will come after Summer 2023 project and will take time to design, fund, and construct.
Alley Activation	Improvement to the alleys and city owned parking lots will take less time and cost than improvements to Main Street. The return on investment is considerable given that alley activation will provide event space without closing Main Street; enhances walkability and provides a second entrance to businesses and improves safety.	TBD (Dependent on Funding/Grants, etc.)	Alley activation will include a number of new elements such as pavement, stormwater, lighting, landscaping and changes to parking. All of this will required communication and coordination with businesses on implementation, design, and construction. From a tourism and business perspective, it would be a unique feature in our downtown promoting interest and visitors.
Main Street Corridor	Planning, designing, and funding improvements to the Main Street Corridor will require the most expense and time to complete.	TBD (Dependent on Funding/Grants, etc.)	Curb extensions and bulbs to create safer crosswalks. Vehicular two- way street will be kept the same. Add more greenery and green infrastructure is planned. Construction will be disruptive to downtown businesses.

IV. NEXT STEPS

On August 16, 2021 the City Council will be asked to adopt a resolution with the Main Street Visioning Plan and implementation priorities.

V. EXHIBITS

1. The Overall Main Street Visioning Map:



2. Heritage Park Perspective:



IV. Draft Resolution

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON,
ADOPTING THE 2021 MAIN STREET VISIONING PLAN AND IMPLEMENTATION
PRIORITIES.**

WHEREAS, the City of Sumner Lodging Tax Advisory Committee (LTAC) voted to fund a partnership between the University of Washington-Tacoma to develop a Main Street Visioning Plan to provide conceptional options for future growth and improvements the downtown Sumner that would promote events, and overnight visits and tourism; and

WHEREAS, the Main Street Advisory Group is made up of community stakeholders from a variety of backgrounds and interests: Jill Starks, CEO Sumner Main Street Assoc. (business, events, design), Azure Green (engineering and development), Kelly Locke (Citizen). There were three total meetings where the design of the Main Street was discussed, and workshops were conducted (February 9, March 16, and March 18); and

WHEREAS, the Main Street Visioning Plan examines enhancements to Main Street in the context of existing projects and developments and the goals of the Town Center Plan; and

WHEREAS, it will advance the City's goals for equity, economic development, quality of life in downtown, transportation, and mobility, safety, and infrastructure upgrades; and

WHEREAS, adaptability is the main feature in the design of the Main Street Visioning Plan. The three focus areas act as connections to major destinations within the site; and

WHEREAS, the Plan is divided into three priorities: Heritage Park, Alleys Activation, and the Main Street Corridor; and

WHEREAS, Heritage Park area would be redesigned and the streets adjacent become a woonerf plaza which optimizes the space for pedestrians, events, and food trucks. The plaza acts as the main destination and convergence point; and

WHEREAS, the goal of the expansion of Heritage Park is to introduce a new community building that will provide indoor and protected outdoor space for community events and concerts; and

WHEREAS, for the Alleys Activation, the south alleys have also been planned for a woonerf, keeping the needed parking and allowing for flexible use of space, and for the ability to close the alleys down and prohibit vehicles to improve pedestrian mobility and host community events; and

WHEREAS, Main Street is the backbone of our design, with key connections to all areas of the site, and with a focus on mobility including widened sidewalks, gateway entrances, and curb bulbs; and

WHEREAS, the Main Street Visioning Plan is consistent with the City's Comprehensive Plan, and Town Center Plan in that it enhances the livability, mobility, and general character of the downtown.

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

Section 1. The City Council hereby adopts the Main Street Visioning Plan, 2021 and Project Priorities as shown and attached hereto in Exhibit A.

Section 2. 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.

ADOPTED AND APPROVED this _____ day of _____, 2021.

Mayor William Pugh

ATTEST:

Michelle Converse, CMC

APPROVED AS TO FORM:

City Attorney Andrea Marquez

CITY COUNCIL AGENDA CALENDAR**Updated July 19, 2021**

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

8/18 – All Staff Meeting

AUGUST 2 (RCM)

- NB Resolution No. XXXX - ILA SSHAP agreement
- NB Ordinance No XXXX – 2nd Quarter Budget Amendment
- NB Body Worn Camera Purchase Agreement
- ES Police Guild CBA
- Ordinance No. XXXX – Comp Schedule
- NB Police Guild CBA
- Ordinance No. XXXX – Comp Schedule

AUGUST 9 (SS)

- Houston Rd Annexation Discussion

AUGUST 16 (RCM)

- PH Main Street East Property Surplus
- CA Quit Claim Deed to SBLSD of unperfected Mason St. ROW
- NB Resolution No. XXXX – Housing Action Plan Prioritization
- NB Ordinance No. XXXX - Director Authority Clean-Up
- NB Resolution No. XXXX – Interlocal with EPFR for Fire Inspection Services
- NB Resolution No. XXXX - Adoption of Main Street Visioning Plan

AUGUST 23 (SS)

Ordinance No. XXXX – Mandatory Emergency and Transitional Housing Zoning Code Updates (ESSHB 1220)

SEPTEMBER 7 (RCM) (Tuesday)

- UB Resolution No. XXXX - Main Street East Property Surplus Intergovernmental Transfer
- NB PSA Approval Between the City and the Pierce County Library District for Main Street East Property
- NB PSA Approval between the City and the Pierce County Library District for Fryar Avenue Library Building
- NB Lease Amendment between City and Pierce County Library District for Fryar Avenue Library Building

SEPTEMBER 13 (SS)

Ordinance No. XXXX – Mandatory Emergency and Transitional Housing Zoning Code Updates (ESSHB 1220)

SEPTEMBER 20 (RCM)

- NB Ordinance No. XXXX – Mandatory Emergency and Transitional Housing Zoning Code Updates (ESSHB 1220)

SEPTEMBER 27 (SS)

Pending

MISC.	MISC.	WHITE RIVER RESTORATION PROJECT
ROW Vacation Code Amendment		PH - Surplus Utility Property South of 24 th Street East
LEOFF 1 Policies	Contract Approval Code Amendment	UB - Resolution No. XXXX - Surplus Utility Property South of 24 th St E
PH / Ordinance ROW Vacations SBLSD (6)	Temporary Use Permit – Food Trucks	PSA Golf Course Extension
Sign Code Update	Juneteenth Holiday Code Amendment	BNSF Agreement
Raffle Repeal SMC 904	Update electronic signatures code	CWA Agreement
CTR Ordinance Update	Zoning Code Text Amendment IC	CA - Water Rights Cost Reimbursement Agreement
Development Agreement Code updates		

AUGUST 2021

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2	3	4	5	6	7
6:00PM Regular Council Meeting (Virtual)	4:00PM Public Works Committee (Virtual) 6:00PM American Rescue Plan Act Committee (Virtual)	5:30PM Finance Committee (Virtual)	6:00PM Planning Commission (Virtual)		
9	10	11	12	13	14
6:00PM Study Session (Virtual)		6:30PM Design Commission (Virtual)	4:30PM Forestry/Parks Commission (Virtual)		
16	17	18	19	20	21
6:00PM Regular Council Meeting (Virtual)		5:00PM Public Safety (Virtual)	6:00PM Study Session Planning Commission (Virtual)		
23	24	25	26	27	28
6:00PM Study Session (Virtual)		5:00PM CD Committee (Virtual)	5:30PM Cultural Arts Commission (Virtual)		
30	31				

*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 accommodations, please contact City Hall at (253) 299-5500, 24 hours in advance.*

Name: Michelle Converse, CMC

Title: City Clerk

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