

**City of Sumner**

# **PARKS, TRAILS, & OPEN SPACE PLAN UPDATE**



**2024 - 2030**

## **PARKS DEPARTMENT**

1104 Maple Street

Sumner, WA 98390

[www.sumnerwa.gov](http://www.sumnerwa.gov)



CITY OF  
**SUMNER**  
WASHINGTON

# ACKNOWLEDGEMENTS

## CITY COUNCIL

Barbara Bitetto  
Carla Bowman  
Curt Brown  
Pat Clerget  
Pat Cole  
Andy Elfers  
Greg Reinke

## PARKS & FORESTRY COMMISSION

Ashli Austin  
Ben Bridges  
Marty Child  
Jennifer Crawford  
John Gamon  
Theresa Haase (Chair)  
Scott Haines  
LaTeefah Johnson  
Gene McCaul

## MAYOR

Kathy Hayden

## STAFF

Derek Barry, Community Services Manager  
Ryan Windish, Community & Economic Dev. Director  
Carmen Palmer, Communications Director  
Jason Wilson, City Administrator  
Joseph McKinney III, Communications Coordinator  
John Morgan, GIS Specialist

## CONSULTANTS & OUTREACH

SCJ Alliance  
Berk Consulting  
Sumner-Bonney Lake School District  
Community of Sumner



# TABLE OF CONTENTS

SUMMARY	4
INTRODUCTION	5
PURPOSE	5
REGULATORY REQUIREMENTS	6
PROCESS	7

## **SECTION 1 - EXISTING CONDITIONS 8**

PHYSICAL CONTEXT	9
HISTORIC DEVELOPMENT	10
CLIMATE PROFILE	10
DEMOGRAPHIC CONTEXT	11
LAND-USE CONTEXT	12
ZONING DISTRICTS AND SUBAREA PLANS	12
PARK CLASSIFICATIONS	15
RECREATION PROGRAMS	16
EXISTING PLAN REVIEW	16

## **SECTION 2 - PUBLIC INPUT 29**

ENGAGEMENT GOALS	30
ENGAGEMENT TOOLS & OPPORTUNITIES	31
FEEDBACK	32

## **SECTION 3 - GOALS & OBJECTIVES 35**

## **SECTION 4 - DEMAND & NEEDS ANALYSIS 39**

QUANTIFICATION/QUALIFICATION	40
BENCHMARKS	40
RECREATION TRENDS	41
GAP ANALYSIS	42
OTHER TRENDS & ISSUES	45

## **SECTION 5 - CAPITAL IMPROVEMENT PROGRAM 46**

## **SECTION 6 - PLAN IMPLEMENTATION 58**

## **APPENDICES 63**

INVENTORY OF AMENITIES	74
DATA FROM SURVEYS & OUTREACH	74

## 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



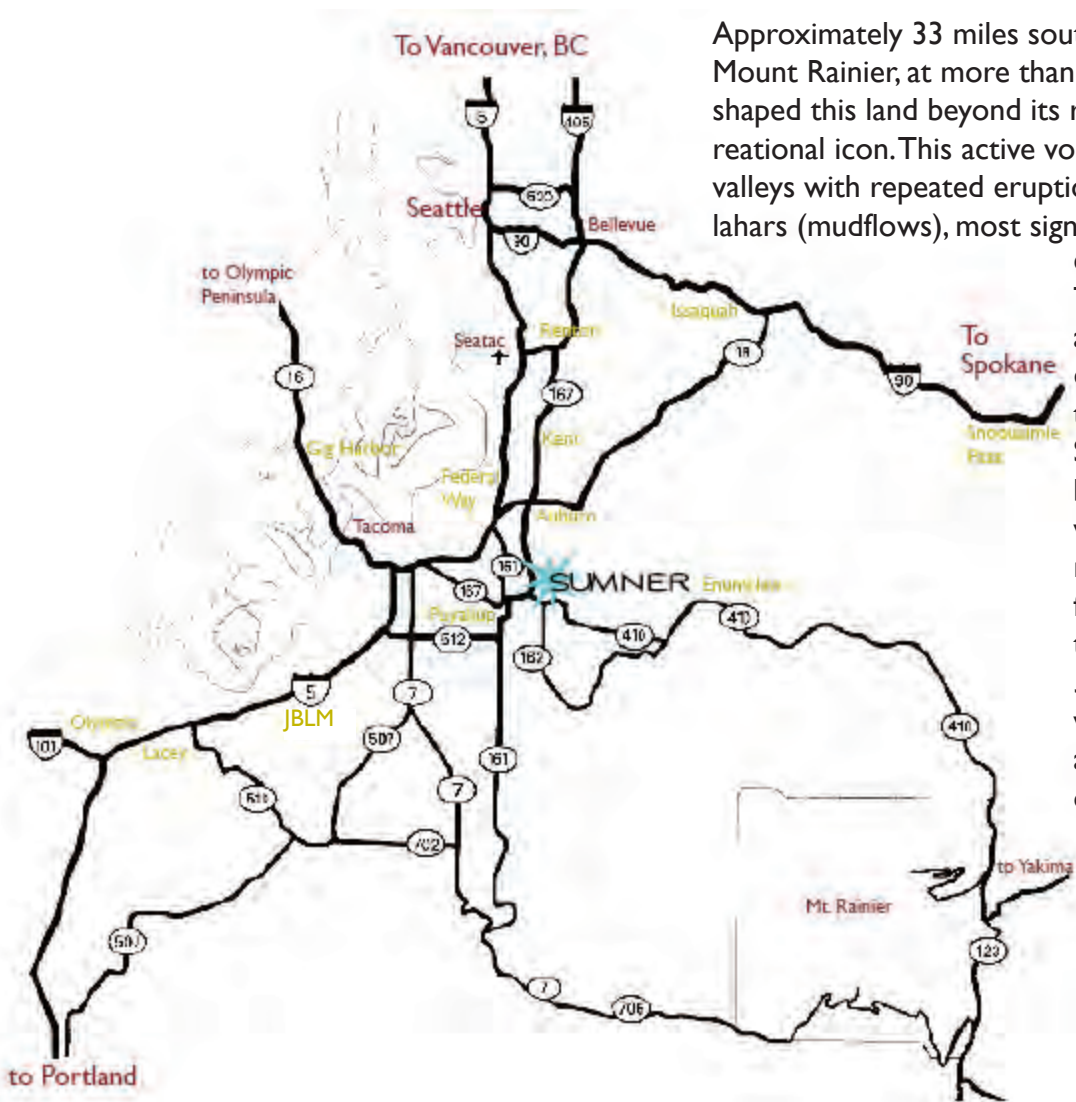


This chapter evaluates the current conditions of Sumner’s parks, recreation, opens space and trails. It analyzes the population that the parks are serving while providing regional context for recreation. Currently, the City manages six named parks, one large trail system and two land-banked properties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

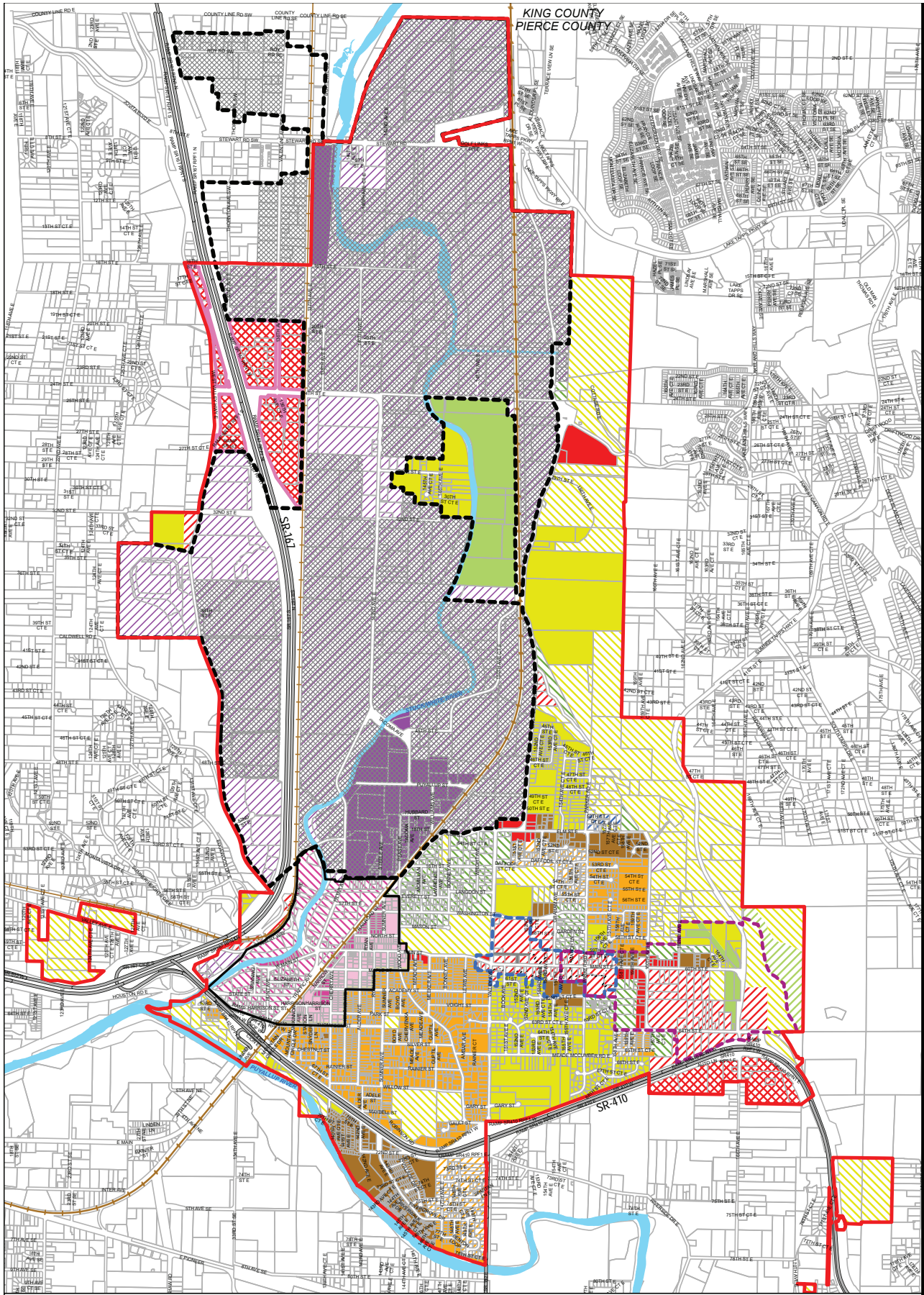
Residential neighborhoods dominate the southern portion of the city with a classic downtown surrounding Main Street and neighborhoods with housing, churches and schools radiating from there. Sumner’s Housing Action Plan further outlines housing options which were dominated by single-family homes and 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%
<b>Total</b>	<b>4165</b>	



KING COUNTY  
PIERCE COUNTY



**City of Sumner**  
**Zoning Map**

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

Source: City of Sumner Community Development Department, 2023

**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.

**Scale:**  
0 0.25 0.5 Miles

**ZONING AMENDMENTS/OVERLAYS:**

- Cross-Access Corridors/Combined Driveways (deeded)
- Cross-Access Corridors/Combined Driveways (not deeded)
- 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

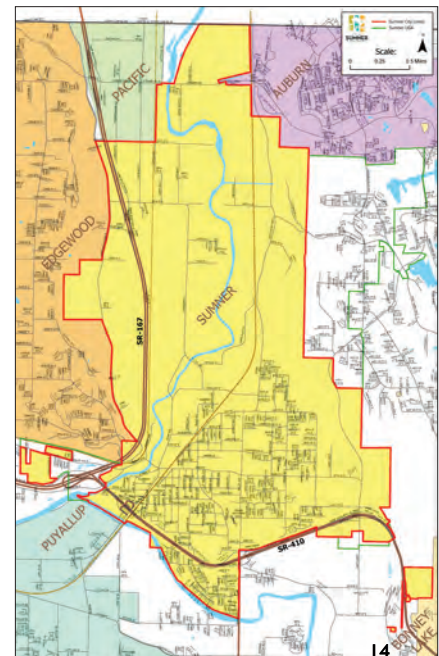
The South Portion is zoned Low Density Residential and Medium Density Residential.

## 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

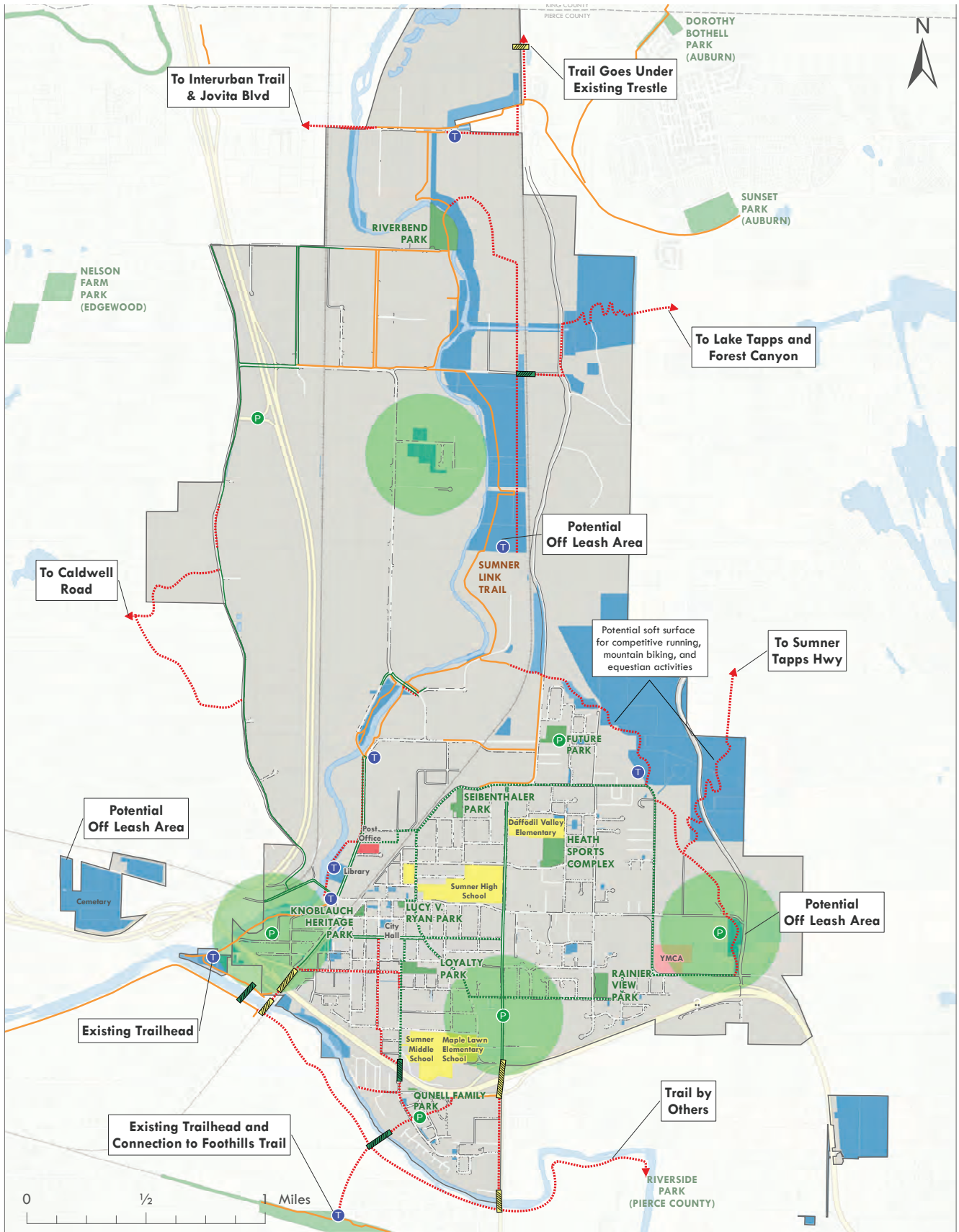
Currently, the City of Bonney Lake operates recreation programs for residents within the Sumner-Bonney Lake School District. The Gordon Family YMCA offers a wide range of recreational programs, some of which are confined to paid membership and some of which are open to the public. The City of Sumner 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                  | Waterbody            |
| Existing Connection  | Existing Trail (Other Agency) | Other Recreation         | Summer City Limits   |
| New Connection       | Existing Park                 | Summer City Limits       | Sidewalks            |
| Proposed Trail       | Local Ownership               |                          |                      |

Trail and multimodal network data are based on the future network in the 2024 Transportation Plan.



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.

<b>Address</b>	15603 Meade McCumber Rd	<b>Key Features</b>	<ul style="list-style-type: none"> <li>• Mosaic artwork</li> <li>• Inclusive playground</li> <li>• Covered picnic shelter</li> <li>• Walking path</li> </ul>
<b>Classification</b>	Local Park		
<b>Size</b>	3.9 acres		
<b>Status</b>	Existing		
<b>Assessment Rating</b>	4.5		
<b>Recent Changes</b>	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.

<b>Address</b>	1300 Park Street	<b>Key Features</b>	<ul style="list-style-type: none"> <li>• Inclusive playground</li> <li>• Tree canopy</li> <li>• Basketball/pickleball court</li> <li>• Horseshoes</li> </ul>
<b>Classification</b>	Local Park		
<b>Size</b>	3.3 acres		
<b>Status</b>	Existing		
<b>Assessment Rating</b>	4.75		
<b>Recent Changes</b>	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.

<b>Address</b>	914 Kincaid Avenue	<b>Key Features</b>	<ul style="list-style-type: none"> <li>• Central location</li> <li>• Built-in sound system</li> <li>• Amphitheater-style hill</li> </ul>
<b>Classification</b>	Special Facility		
<b>Size</b>	0.74 acres		
<b>Status</b>	Existing, renovations pending		
<b>Assessment Rating</b>	3.5		
<b>Recent Changes</b>	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.

<b>Address</b>	1228 Main Street	<b>Key Features</b>	<ul style="list-style-type: none"> <li>• Central location</li> <li>• Deed restrictions</li> </ul>
<b>Classification</b>	Special Facility		
<b>Size</b>	0.4 acres		
<b>Status</b>	Existing, changes pending		
<b>Assessment Rating</b>	3.25		
<b>Recent Changes</b>	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.

5604 Graham Ave.	<b>Key Features</b>	<ul style="list-style-type: none"> <li>• Sk8 Park</li> <li>• Ball fields</li> <li>• Volleyball courts</li> <li>• Tennis/pickleball</li> <li>• Concession stand</li> </ul>
Regional		
7 acres		
Existing		
4.75		
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.

1602 Bonney Avenue	<b>Key Features</b>	<ul style="list-style-type: none"> <li>• Playground</li> <li>• Large field</li> <li>• Pop-up dog park (temporary)</li> </ul>
Local Park		
2.62 acres		
Existing		
4.25		
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. .

<b>Address</b>	4811 East Valley Hwy	<b>Key Features</b>	• None yet
<b>Classification</b>	Local Park		
<b>Size</b>	4.21 acres		
<b>Status</b>	Undeveloped		
<b>Assessment Rating</b>	I		
<b>Recent Changes</b>	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.

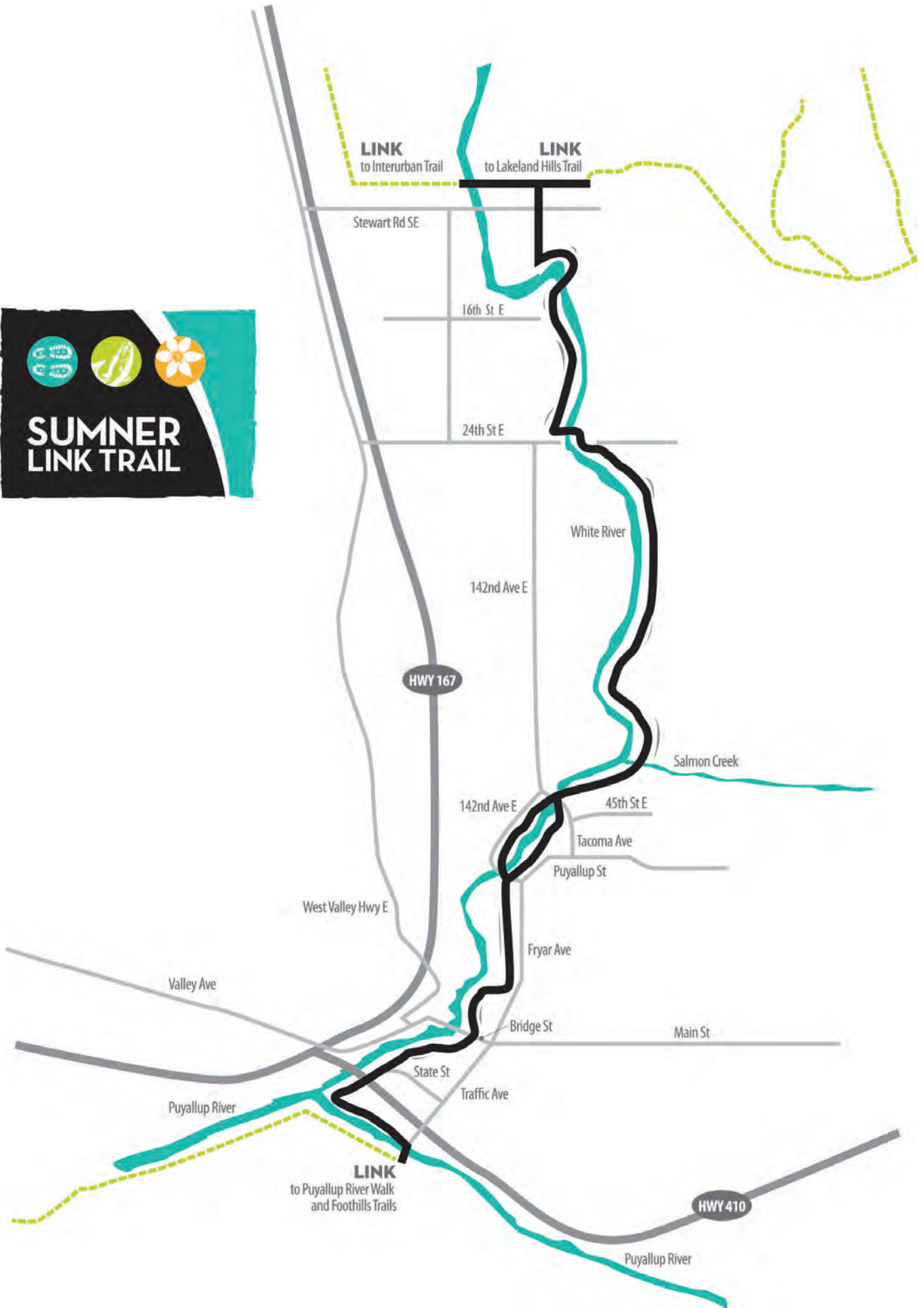
14324 72nd St E (Adjacent Property)	<b>Key Features</b>	• None yet
Local Park		
0.25 acres		
Undeveloped		
1		
This park awaits funding for final design and development.		



# 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.

<b>Address</b>	N/A	<b>Key Features</b>	<ul style="list-style-type: none"> <li>• Trailheads with restrooms</li> <li>• Gateway arches</li> <li>• Natural views</li> <li>• Access to fishing (Puyallup River only)</li> </ul>
<b>Classification</b>	Trails, Bikeways & Pathways		
<b>Size</b>	5.1 miles		
<b>Status</b>	Existing		
<b>Assessment Rating</b>	4		
<b>Recent Changes</b>	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
<b>975</b>	<b>684</b>	<b>478</b> 69.9%	<b>300</b> 43.9%

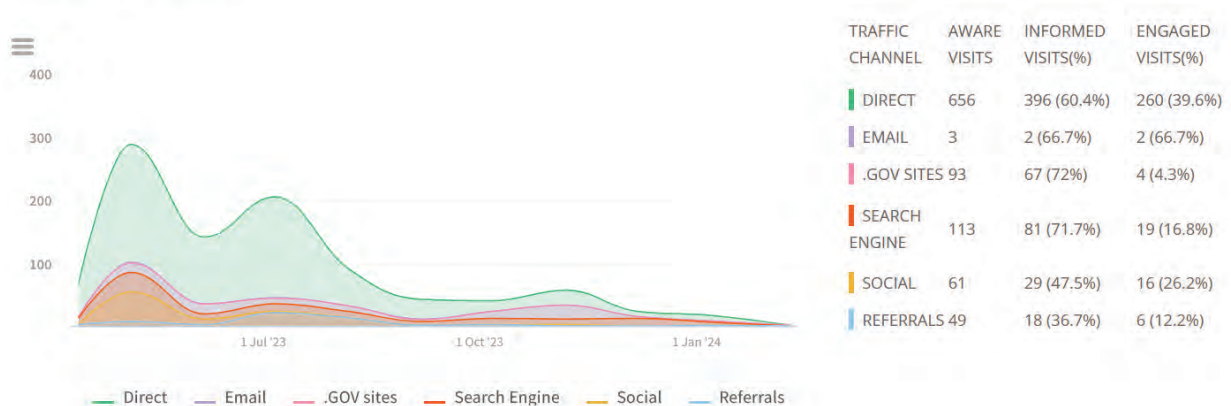
Total visits means clicks on webpage, may be from repeat visitors.

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

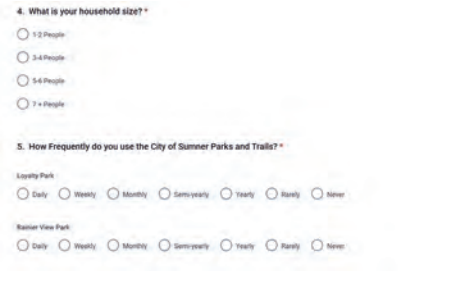


# ENGAGEMENT TOOLS & OPPORTUNITIES

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



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



**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 Summer:

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 Summer:

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 Summer:

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 Summer 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%)

### Summer 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 contributor submitted 44 comments.

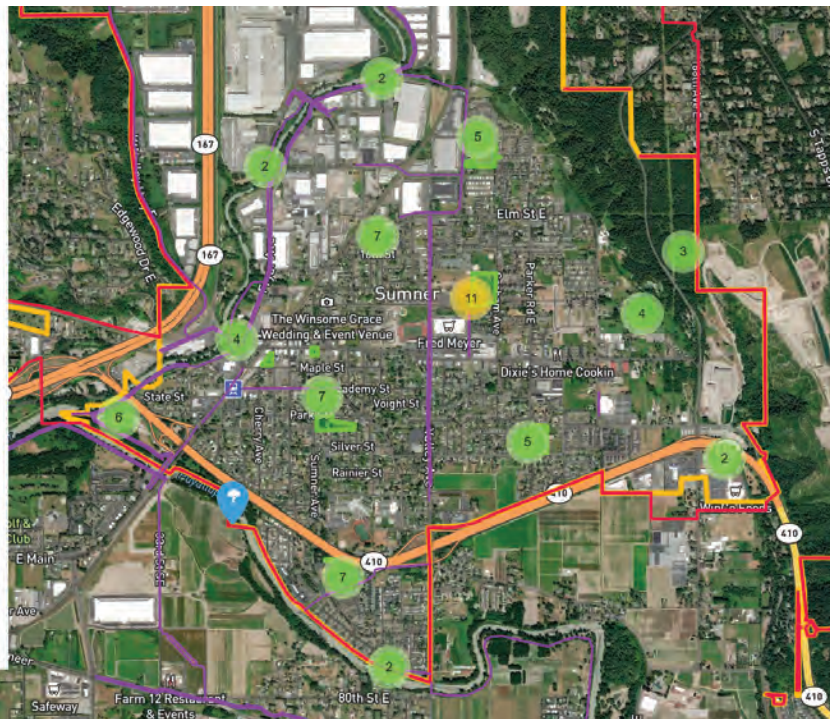
Map shown here for illustrative purpose. See appendix for all comments submitted.

### 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 contributor submitted 75 comments.

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

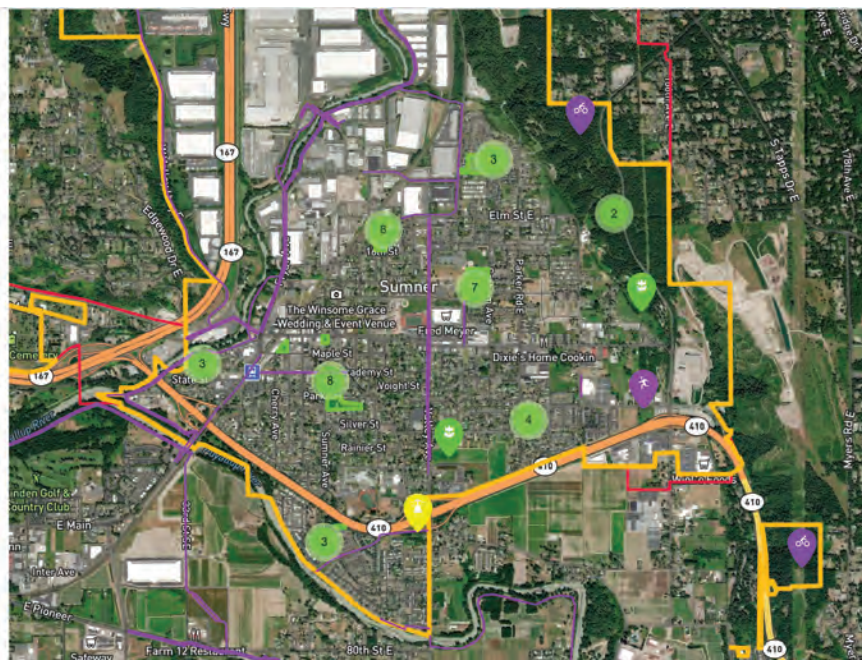
### Visioning Map Survey

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...”

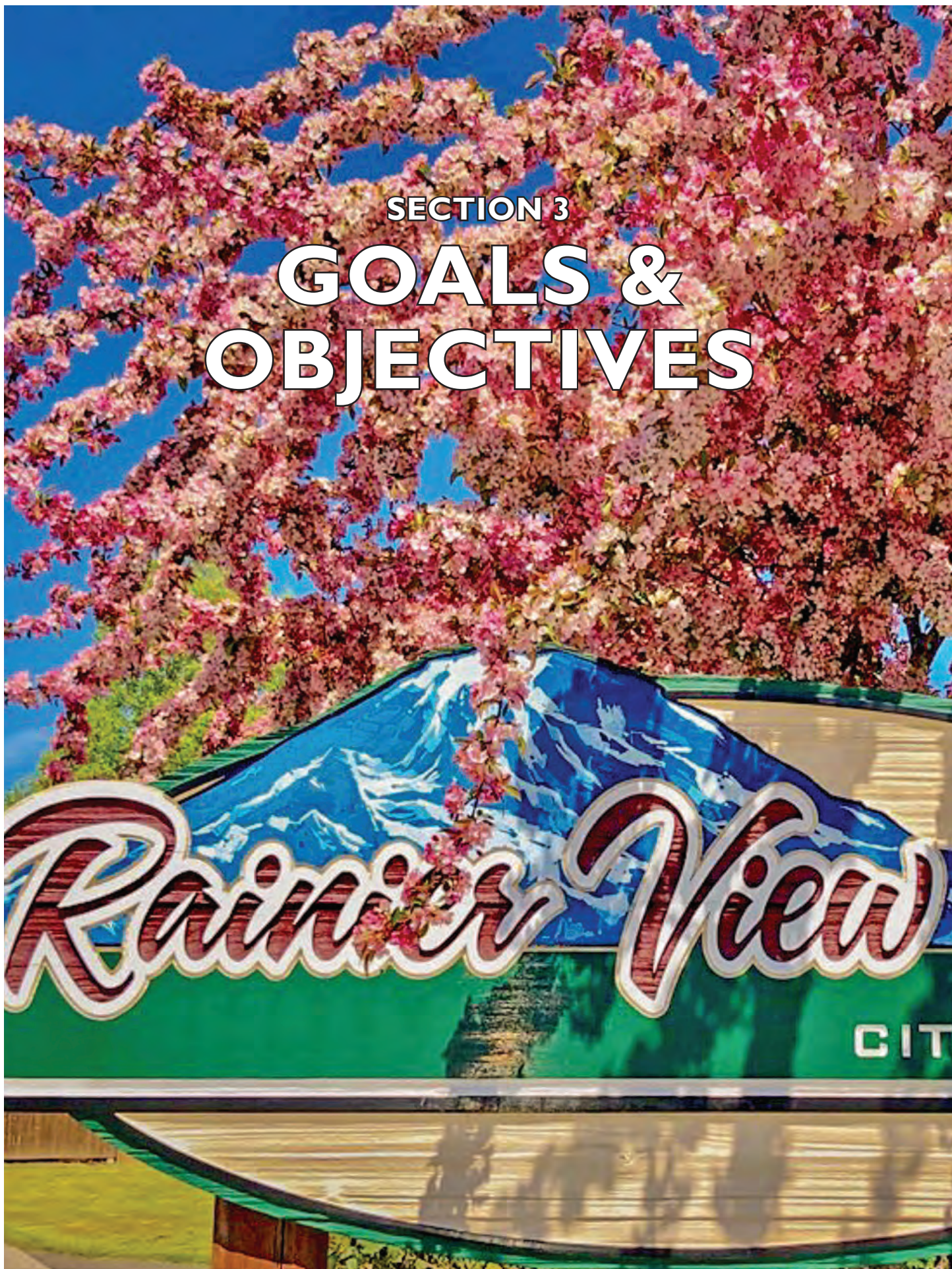
All responses are in the appendix.

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
	<b>267</b>	<b>196</b>



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 sports court. In the foreground, a yellow ball with several holes sits on a blue surface. A white line runs diagonally across the frame, separating the blue surface from a green artificial turf area. In the background, a person in a green shirt is visible on the court, and a basketball hoop is mounted on a pole. The scene is outdoors with trees and a brick wall in the distance.

**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	
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 mutli-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)



## 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
<b>Total Developed Park:</b>		<b>28.99 acres</b>	
<b>Total Open Space Area:</b>		<b>33.45 acres</b>	

\*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 accesible 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, espeically 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
<b>Rainier View</b>									
Covered Court (Funded)	A, D, G, H, I	\$ 937,000							
Misc Site Improvements			\$ 100,000						
<b>Heritage</b>									
Alley	I, J, K		\$2,160,000						
Park & Playground	A, G, H, I				\$5,415,000				
Building	K					\$7,000,000			
<b>Lucy V. Ryan</b>									
Master Plan	A, K		\$ 25,000						
Demo			\$ 185,000						
Development	A, K			\$ 100,000					
<b>Loyalty</b>									
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						
<b>Heath Sports</b>									
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				
<b>Seibenthaler</b>									
Site Improvements (phases)	A, D, F, G, H, I			\$ 3,750,000			\$3,750,000	\$2,910,529	
ROW Improvements					\$ 352,700				
<b>Bennett</b>									
Site Improvements (phases)	A, D, F, G, H, I			\$ 2,250,000			\$3,575,000	\$2,792,317	
<b>Qunell</b>									
Master Plan	A, D, F, G, H, I		\$ 35,000						
Site Improvements	A, D, F, G, H, I				\$ 1,090,000				
<b>New &amp; Expanding Parks</b>									
Master Site Plan						\$ 200,000			
Acquisition						\$ 1,000,000			
Minimum Park Standard Investment						\$ 1,000,000			
<b>TOTALS</b>		<b>\$ 937,000</b>	<b>\$3,339,000</b>	<b>\$10,075,000</b>	<b>\$7,222,700</b>	<b>\$9,200,000</b>	<b>\$7,325,000</b>	<b>\$6,697,846</b>	

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

- |   |  |
|---|--|
| A RCO WWRP Local Parks                      | G RCO No Child Left Behind                     |
| B RCO WWRP Trails                           | H RCO Outdoor Learning Grants                  |
| C RCO WWRP Habitat                          | I Sumner Park Impact Fees                      |
| D RCO Youth Athletic Facilities             | J Sumner Transportation Improvement Program    |
| E RCO Community Outdoor Athletic Facilities | K Dept. of Commerce Economic Development Grant |
| F RCO Land Water Conservation Fund          |  |



## 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.



North



# 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.etsy.com/listing/1049048300> | <https://www.etsy.com/listing/1049048300> | <https://www.etsy.com/listing/1049048300> | <https://www.etsy.com/listing/1049048300>



# 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)

## 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

## COST ESTIMATES

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

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

## EXPANDING PARKS:

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





# 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

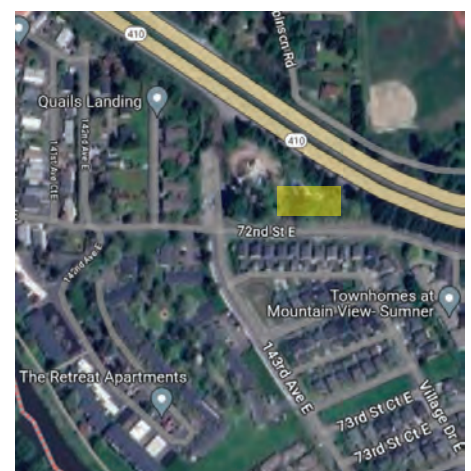
## COST ESTIMATES

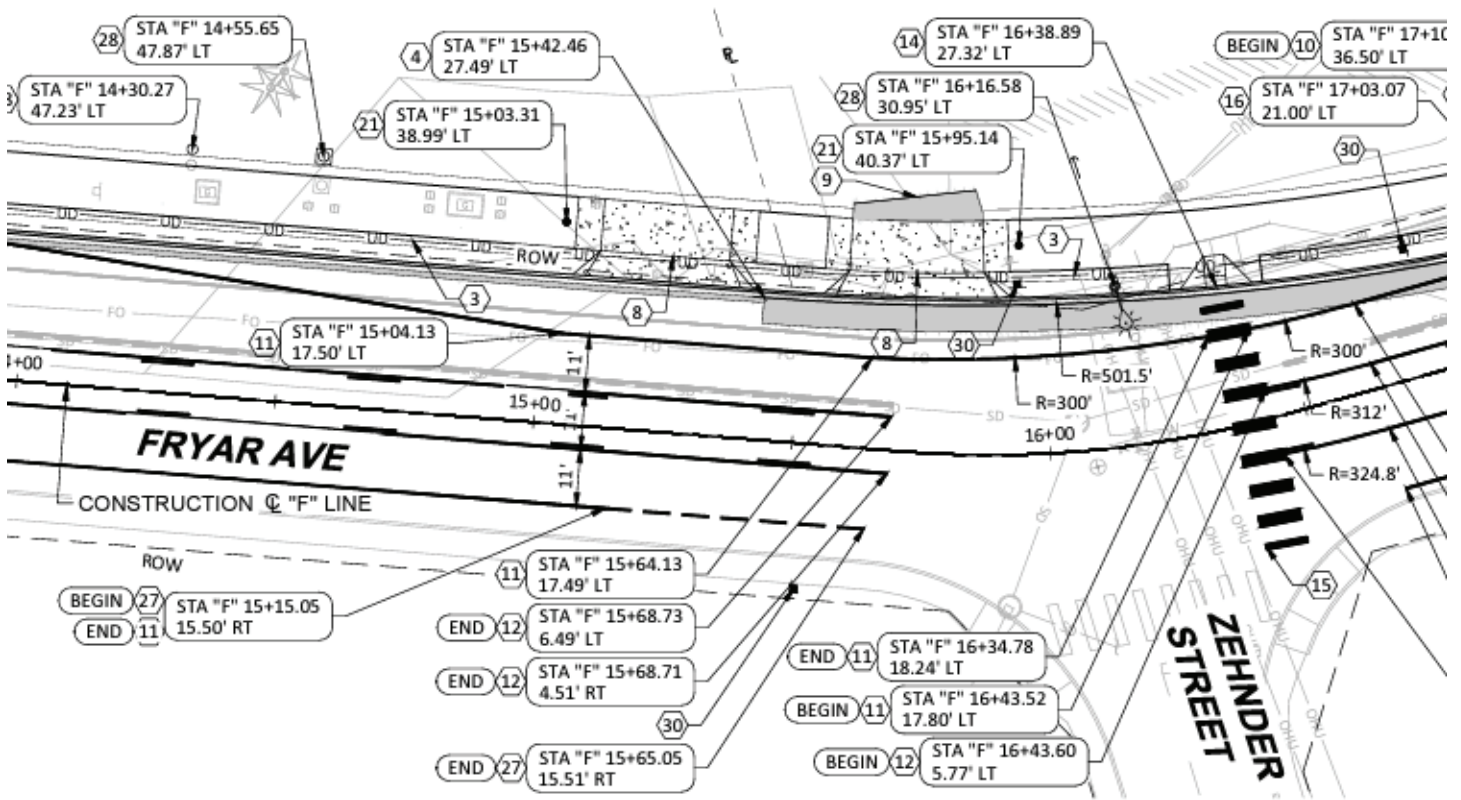
- Master Plan - \$35,000
- Site Improvements - \$1,090,000

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

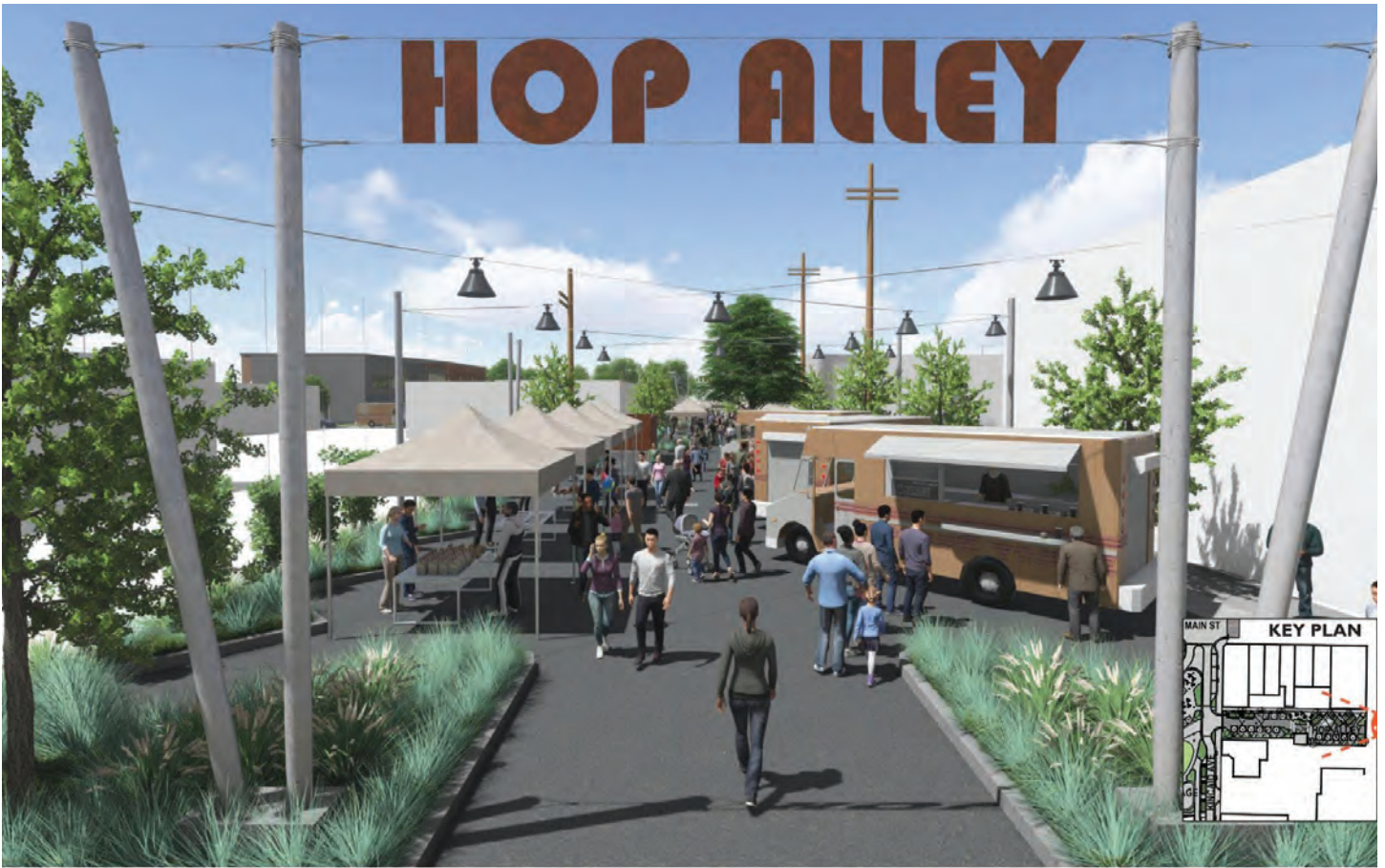
- Build missing separated trail at Fryar Ave (2024)
- Ongoing repairs/maintenance

### 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 to Council - March 14, 2024

Update from hearings - May 9, 2024

## PLANNING COMMISSION

Public Hearing - April 18, 2024

Discussion & recommend to Council - May 2, 2024

## CITY COUNCIL

Review draft - Study Session March 25, 2024

Public Hearing - City Council Meeting May 6, 2024

Review draft - Study Session May 13, 2024

Consideration and vote - City Council Meeting May 20, 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

# RESOLUTION

## RESOLUTION NO. 1686 CITY OF SUMNER, WASHINGTON

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, APPROVING THE SUMNER PARKS & TRAILS PLAN UPDATE.

**WHEREAS** Sumner's 2018 Parks & Trail Plan assisted the City in planning for parks and trails and is due for an update; and

**WHEREAS** the 2024-2030 Parks & Trails Plan will maintain consistency, as required by RCW 36.70A.130 (2)(a) (iv), with the Sumner Comprehensive Plan and associated Capital Facility Plan, and is compatible with the City's budget, and would enhance the City's eligibility for grants such as with the Washington State Recreation and Conservation Office; and

**WHEREAS** the Growth Management Act as codified in Chapter 36.70A RCW requires a Capital Facility Plan including parks that supports planned growth at City-defined levels of service, and within considering funding capabilities; and

**WHEREAS**, consistent with the Growth Management Act, the City prepared a public participation plan for, the Parks & Trails Plan update and solicited public feedback; and

**WHEREAS** consistent with the State Environmental Policy Act (SEPA) the City issued a Determination of Non-Significance and allowed for public comment in March 2024; and

**WHEREAS** the Forestry & Parks Commission recommended approval to the City Council on March 14, 2024; and

**WHEREAS** on May 2, 2024, notice was sent to the Washington State Department of Commerce requesting review during a 60-day review period as required by the Growth Management Act in Chapter 36.70A RCW; and

**WHEREAS** the Planning Commission held a public hearing on April 18, 2024, and the Planning Commission recommended approval to the City Council on May 2, 2024; and

**WHEREAS** the City Council held a public hearing on May 6, 2024; and

**WHEREAS** the Sumner City Council recommended approving this ordinance during their Study Session on May 13, 2024; and

**WHEREAS** the City Council finds that adopting this Ordinance is in the public interest and will advance public health, safety, and welfare.

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

**Section 1. Authorization.** The City Council of the City of Sumner is adopting the Sumner Parks & Trails Plan update attached as 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.

**Section 3. Effective Date.** This resolution shall take effect and be in full force immediately upon passage by the City Council.

**ADOPTED AND APPROVED** this 20<sup>th</sup> day of May, 2024.

DocuSigned by:

*Kathy Hayden*

Kathy Hayden, Mayor

Approved as to form:

DocuSigned by:

*Andrea Marquez*

Andrea J. Marquez, City Attorney

Attest:

DocuSigned by:

*Michelle Converse*

Michelle Converse, City Clerk