

# City of Sumner

## Heritage Park

### Conditional Use Permit Narrative

#### July 22<sup>st</sup> 2024 | Version 1.0

#### Project Description:

We are applying for a conditional use permit (CUP) to accommodate an expanded Public Park use for the City of Sumner on the City owned property. The park is commonly referred to as 'Heritage Park'. The site for this Public Park project is a triangular area comprised of three separate parcels and bounded by City Right of Ways, Cherry Avenue to the West, Kincaid Avenue to the East and Maple Street to the South. Cherry and Kincaid Avenues were renovated in 2023 as complete street projects transforming these rights of way into pedestrian friendly, low-speed configurations known as Woonerfs.

Heritage Park, established as a Public Park in 1995-1996, is an existing park in the heart of Downtown Sumner. This approximately half acre downtown park serves as a focal point for community and family-oriented activities including concerts, family gatherings, stage performances, community festivals and parades. The park has seen incremental improvements over the years, but no major renovation. If left as-is it is likely the park's ability to serve the growing community would diminish.

In an effort to promote the vitality of Downtown Sumner and Heritage Park, the City engaged the community through a collaborative placemaking exercise over the course of 2022-2023, which was focused towards defining a vision for the future Heritage Park. A series of public meetings was held to learn and understand the priorities of the community members as they relate to Heritage Park. This process is documented in the Heritage Park Master Plan completed September 2023. The vision that emerged from this process is one that continues the current uses of Heritage Park while expanding capacity and functionality to support those uses. The community conveyed a deep understanding that Heritage Park is a community asset in a growing community, and that for the park to continue to serve as the focal point for community events, the park must be improved and expanded to accommodate the expanding events. While engaged in the Master Planning exercise, the City purchased the southernmost parcel of the park area, which was at the time, in use a commercial real estate leased used for professional services. The central and northern parcel, are already in use as a Public Park.

In addition to continuing and expanding the existing uses in Heritage Park, the project seeks to add a playground and a new overhead stage structure to replace the existing Gazebo function in the park at the new stage location per plan.

In addition to continuing and expanding the existing uses in Heritage park, the project seeks to add an Event Building with the following interior/roof uses:

- Flexible/rentable event space to host private and community events
- Retail space to host an anchor tenant
- Office/service space for city staff
- City Council Chambers
- Exterior roof deck overlooking the park
- Restrooms accessible from the exterior to support park uses



The project site is located in the City of Sumner, Washington, within the Town Center Area in the Historic Central Business District. The three parcels which comprise the project area are currently zoned under the Town Center Zoning as 4 Stories, Multi-Family/Commercial. However, the Northern and central parcels are already in use as a Public Park. The purpose of this conditional use permit is to formalize the existing Public Park use on the Northern and central parcel and to change the use of the Southern parcel from Commercial to Public Park; consolidating all three parcels into one Public Park.

The vision established for the park through the Master Plan includes the following park use elements: Playground, Performance Stage, Event Lawn including dancing space, Flexible Plaza, Terraced Seating, and Promenade which functions as a linear plaza.

The project is expected to be built in phases as follows:

1. Heritage Interim Park: Demolition of the former buildings on the site has already been completed and this phase provides interim park improvements to heal the disturbed areas back into the existing park. Improvements associated with this phase are temporary and anticipated to be superseded by Phase 3 Heritage Park.
2. Heritage Park North Tip: Improvements from the Interim Park will remain in place during this phase as they are outside of the geographic area. This phase includes the north tip of Heritage Park extending south to where the projection of Hops alley would intersect the space. This phase may also include Hops Alley. Hops Alley is not a change of use, located on a separate parcel isolated from the park by Public Right of Way. Refer to the Heritage Park Master Plan completed September 2023 for additional information on Hops Alley. The park portion of this phase includes a flexible plaza with moveable seating, built in seat/planter walls and Heritage Park wayfinding identity signage at the north tip of the park facing Main St.
3. Heritage Park: Interim Park improvements will be demolished and removed during this phase. Heritage Park North Tip improvements will be protect and preserved. This phase will build out the rest of the park and may include the subsequent phase 4 Heritage Park Event Building.
4. Heritage Park Event Building: This is the last phase and may be combined with the previous phase as budget and logistic allow.

#### **SMC18.48.050 Criteria and Response Overview**

Sumner Municipal Code section 18.48.050 Permit -Criteria to Grant establishes criteria which the director or hearing examiner shall consider when granting a conditional use permit. This cover letter cites the relevant code, and provides response and narrative to explain how the proposed development meets or exceeds the performance standards per SMC18.48.050.

#### **SMC18.48.050.A – Non Detrimental - Criteria and Response:**

- *Criteria: The proposed use will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the proposed use or in the district in which the subject property is situated;*
- **Response:** The proposed development, a Public Park, is an allowed conditional use within the Town Center per Sumner Municipal Code. The proposed use will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the proposed use:
  - The proposed use, Public Park, is an allowed conditional use in the Town Center Area per 18.29.040

- The project area comprises three parcels. The largest parcel, no. 7985000603, is .34 acres, and an adjacent parcel, no. 7985000604, is .12 acres, both are currently in use as a Public Park known as Rueben Knoblauch Heritage Park. The remaining parcel, no. 7985000610, is .28 acres and located at the South of the project area, and most recently in use as commercial real estate with the recent tenants providing professional services. The proposed use does not represent a significant change of use from the existing use. The existing use has not been detrimental or injurious to public welfare or nearby properties and the proposed use is not materially different from the existing.

**SMC18.48.050.B - Performance Standards - Criteria and Response:**

- *Criteria: The proposed use shall meet or exceed the performance standards that are required in the district it will occupy;*
  
- *Response: The proposed use will meet or exceed the performance standards in the district: The project is located within the Town Center Area, in the Historic Central Business District. 18.29.060 establishes performance standard requirements for the Town Center. The proposed use will meet or exceed the requirements, as follows:*
  - 18.29.060 A. Required Landscaping. The proposed use will meet or exceed the requirements, as follows:
    - Landscaping requirements are established in the Sumner Design Guidelines Chapter 1 Town Center Plan Guidelines, section 1.4 Streetscape, Landscaping and Signage. The guidelines simply reference 18.41 for landscape requirements. 18.41 Required Landscaping establishes the following applicable requirements:
      - 18.41.040 A. Minimum Site Requirements – Landscaping can be no less than 10% of total site area. Refer to the CUP Drawings for Landscape Area calculations. Landscape Materials will comply with 18.41.070 Minimum Landscape Material Specifications.
        - Landscape within the Site Area is below 10% of the site area, however, the project places an emphasis on healthy urban tree canopy and is proposing to achieve that through trees planted in planting areas with adequate soil volumes, roughly a minimum of 1,000 CF per tree, following industry standards. Where the 1,000 CF per tree cannot be provide, subsurface soil cells will be utilized to provide additional soil volume to promote healthy, long lived urban tree canopy.
        - Currently, large faux turf areas are planned to increase the longevity and use of the civic / event lawn and play area. These areas have not been calculated as landscape as part of the minimum site requirements.
      - 18.41.040 B. Stormwater detention can only occur in minimum landscaped area if LID.
  - SMC 18.48.050 B: The proposed use shall meet or exceed the performance standards that are required in the district it will occupy, as follows:
    - The Events Building will be located on the existing site of Rueben Knoblauch Heritage Park at 914 Kincaid Avenue, Sumner WA 98390. An existing commercial building will be demolished to allow for the construction of the new 3-story Events building. Heritage Park is located within the Historic Central Business District with an overlay known as the Town Center Plan Area (TCP) zone. This zone allows for buildings up to 4 stories of multi-family/commercial.

- SMC section 18.29.040 Town Center Code (TCC) section defines allowable conditional uses within this zone and includes public parks and public facilities. The Events building will function as a public events building (primary occupancy to be Assembly) and will include Sumner City Council Chambers and Administrative Offices. SMC section 18.29.060 defines standards which must be met by the new Events Building. These standards include requirements to submit a landscape plan to be submitted for approval by the Development Services Director. A landscape plan is included in this Conditional Use submittal. This section also requires that all applicable provisions of the Sumner Design and Development Guidelines shall be met for new developments. Also, SMC 18.40.020 defines the types of developments which are subject to Design Commission Review: Section C item 2 states that “any new commercial development which exceeds the threshold of subsection (B) (12) of this section” is required for Design Commission Review. The threshold established in subsection (B) (12) is any new commercial development with a gross floor area of less than 5,000 square feet. The proposed Events Building exceeds this threshold and requires Design Commission Review and approval.
- The performance standards include design guidelines found in the Sumner Design and Development Guidelines are organized by district. Heritage Park is located within the Town Center District and is subject to the requirements therein. Following are responses to each applicable section, with corresponding section numbering to the design guidelines document.
  - **Section 1.1 Site Design and Parking**
    - The Event Building is located adjacent to the sidewalk on Maple and Kincaid Streets.
    - No parking is proposed on site and thus the project is exempt from parking location and screening requirements.
    - Kincaid and Cherry Streets have recently been renovated to function as woonerfs and are already complete with sidewalks, parking, planting and utilities. To the maximum extent feasible, the project seeks to retain these spaces which are envisioned to function well with, and support, the park project. Where these existing woonerf improvements are disturbed by Park construction, it is intended that they will be restored in kind.
    - Maple Street will be developed with a city standard streetscape featuring a 12’ sidewalk, interspersed with 4’ tree planting pits and site furnishings. An 8’ clear zone will be maintained for the sidewalk in accordance with City standards.
    - No driveways or vehicular curb cuts are proposed. The project seeks to remove an existing driveway on Maple.
    - First and foremost, Heritage Park is a pedestrian oriented space. The project seeks to provide the highest quality pedestrian-oriented space in the City. The following criteria will be achieved:
      - Pedestrian Access to the Building occurs on all sides of the building including directly from the street and park.
      - Walkways will be paved with cast-in-place concrete or city approved unit paving.

- Pedestrian scaled lighting no more than 14' in height averaging 2 foot candles throughout.
    - Greater than 3' of seating area per 60 square feet of plaza space.
    - The Park and programmatic spaces have been designed to provide buffer and safety from nearby streets while allowing circulation throughout and between.
      - The playground will be included on all sides by seat/planter walls, 3' height decorative fence with gates, and the Event Building.
    - No asphalt, gravel, unscreened parking lots, chain link fence, blank building walls, visible dumpsters or service areas, or outdoor storage are proposed.
  - **Service & Utility Elements Guidelines:**
    - Dumpsters, refuse and recycling containers, loading, mechanical areas, utility meters, electrical conduit, and other service/utility elements are located interior to the building and/or will be screened by landscaping elements such as planting, decorative fence/enclosure. None of these elements will be visible from the street.
    - Rooftop mechanical equipment shall be screened from view
    - Exterior hose bibs will not be located where they conflict with entries.
    - Exterior mechanical devices shall conform to SMC 18.16.080(A)
- **Section 1.2 Building Character and Massing:**
  - Reduce the bulk and mass of buildings compatible with Sumner's small sense of scale. The Events Building will succeed in reducing bulk and mass via the use of transparency and creative use of materials. The event space on ground level includes a screening element which symbolizes the Cascade Mountains in its abstract form and helps to break up the 3-story mass demanded by the building's program elements. The mass of the building is further broken down by material transitions including masonry, durable cementitious siding, transparent glazing systems, heavy timber and the use of canopies and balconies along the Kincaid Street frontage. These materials will be combined to evoke a strong civic sense.
  - Preserve Sumner's traditional, compact, pedestrian-scaled network.
  - The Events Building is scaled within the allowable height within the Town Center zone at three stories. As noted above, the pedestrian scale is emphasized by breaking down the building's bulk through multiple techniques including canopies, balconies and use of brick veneer and historically familiar materials at street level.
  - Avoid a generic appearance and chain or franchise architecture that is trademarked, branded, or easily identified with a particular national or regional chain or commercial franchise.

- The Events Building will stand as a unique, one-of-kind structure that respects the materiality of existing, adjacent structures while simultaneously adhering to a high standard of architecture design emphasizing and supporting Sumner’s goal of being a small and progressive city as stated in the Sumner Comprehensive Plan. This point is further emphasized in Section 1.2.3 of the guidelines.
- Following are specific responses to specific performance criteria subsections outlined in the design guidelines section 1.2, numbering corresponds.
  - **1.2.4 Design all facades.** The design team will focus on all facades of the building, not just the street-facing facades. The Events Building includes important park-facing facades as well and attention will be paid to design a high quality structure as seen from all sides of the building. This emphasis is critical for a building to serve as a key community anchor.
  - **1.2.5 Articulation.** The focus on articulation and modulation will be accomplished through a variety of methodologies including recessed/angled entry storefronts, material changes, columns at the projecting Event space screening device, variation in roof slope as well as canopies and balconies.
  - **1.2.6 Massing for multi-story buildings.** As noted above, building mass will be minimized through the use of material transitions, screening elements, canopies and cantilevered balcony elements.
  - **1.2.7 First story height.** The floor-to-floor height from the ground floor to the second floor of the Events Building is set at 14 feet.
  - **1.2.8 Vertical Articulation.** The definition and moderation of the vertical articulation will be accomplished through material changes, pedestrian-scaled storefronts and projecting balconies and street-facing canopies.
- **Section 1.3 Building Details and Materials**
  - Encourage the incorporation of creative design details into building facades.
  - The Events building will employ creative design techniques to emphasize and symbolize the area’s history. These include the Event Space’s exterior screening device which will evoke the surrounding mountains and natural beauty. The balcony at the second floor Admin space may employ abstract elements to reflect various agricultural or botanic references through the use of perforation and/or cut-outs to represent daffodils (for example) or other locally distinct imagery.
  - Encourage high quality building materials that will promote the character and identity of Sumner.
  - Discourage the use of materials that are not compatible with the character of Sumner.
  - Encourage the use of building colors compatible with the established historical character of Sumner.

- The Events Building will incorporate materials that reflect the familiar, existing surroundings and adjacent buildings while ensuring a durable, low-maintenance facility for the City. The use of familiar, durable and readily available materials supports the historical character and reinforces the Civic character and stability required for a building of this type and function, while simultaneously making a progressive design statement.
- Mitigate the impacts of blank walls on the pedestrian environment.
- Various approaches may be incorporated to address blank walls including the possibility of biophilia techniques for climbing vines, signage, exterior wall clock and/or other techniques and devices to minimize blank walls.
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- **1.3.1 Building Details.** The design team will incorporate multiple items suggested in this section and may include: 1) Window treatments including transom windows, roll-up doors, recessed entry, landscaped trellise for biophilia climbing plants; 2) Decorative façade attachments including weather protection elements which will include the Event Space covered screen element, cantilevered balcony and/or canopies, building-mounted signage and light fixtures; 3) Building materials and other façade elements will incorporate creative use of brick veneer and other building materials. This will also include the screen device at the perimeter of the Event space.
- 18.29.060 C. Sumner Design and Development Guidelines adopted per chapter 18.40. The proposed use will meet or exceed the requirements, except as noted below, as follows:
  - Site Design and Parking
    - Building Location – Refer to Building CUP
    - Parking Location & Design –
      - The proposal does not include any parking fronting main street or new surface parking lots. There are ten existing parking stalls on Cherry Ave adjacent to the park and seven existing parking stalls on Kincaid Ave next to the park. The existing parking stalls on Cherry Ave and Kincaid Ave are proposed to remain.
      - There are approximately eight existing unstriped parking stalls and one existing driveway on Maple Street adjacent to the proposed development. The proposal includes removal of the driveway and reconfiguration of the existing parking stall on Maple Street from parallel to angle in. The reconfiguration is anticipated to increase the parking stall quantity on Maple Street from eight to fifteen stalls; four to six of which will be Accessible and two of which will be for maintenance and operations staff for the Park.
      - No new driveways are proposed.
- 18.29.060 D. Town Center Code. The Town Center Code, exhibit A, establishes a Form Based Code with guidelines and requirements for development in Historic Central Business District. The proposed use will meet or exceed the requirements, as follows:

- Applicable provisions of the **Town Center Code (TCC)** shall be met for new developments within the Town Center Plan Area. (NOTE: The TCC supersedes the standards set forth in the SMC if conflicts arise), and the applicable provisions are as follows:
- **Chapter 1 Introduction-** The TCC intends *‘to realize the vision for this area in the built environment through the management of building scale, bulk, frontages, streetscapes, landscaping and...open space designed to create an urban lifestyle that embodies Sumner’s vision for a walkable, vibrant and livable downtown’*. The TCC code provisions are a chapter of Title 18, Zoning Code and City of Sumner Design and Development Guidelines. The TCC designates four (4) Town Center Districts. Heritage Park is within the Historic CBD and is subject to the requirements within that district. The Heritage Park Events Building intends to support the intent of the TCC by *‘promoting development that maintains the Town Center position as the city’s predominant economic, civic and cultural center.’*
- **Chapter 2 Administration-** The administrator of the TCC is the Community Development Director. This chapter further outlines the purpose of the TCC standards and the process by which minor code modifications can be reviewed and approved via the Design Review process.
- **Chapter 3 Rules for all zones-** Refer to the included site plan for information pertaining to building placement, access and parking and public realm elements identified in this chapter. Applicable elements specific to the Events Building noted in this chapter are as follows:
  - a) Height and Mass: Building height is measured in stories, not in feet. The TCC zoning allows for up to four (4) stories of multi-family/commercial. The proposed Events Building is three (3) stories.
  - b) Transparency: these provisions apply only to the primary and side street-facing building facades.
  - c) Blank Wall Length: Blank wall length means a portion of the building that does not include windows, doors, columns, pilasters or other articulation elements greater than 12” in depth, or a substantial material change. Blank wall length applies in both a vertical and horizontal direction with a surface area of greater than 400 square feet. Blank wall length applies to ground and upper stories on primary and street-facing facades.
  - d) Building Elements: The following standards are intended to ensure that certain building elements are of sufficient size to be both usable and functional and architecturally compatible with the frontage they are attached to. These include:
    - 1) Awning/Canopy elements are required to be a minimum clear height of 9 feet above the sidewalk. The Events Building will comply with this requirement.
    - 2) Balcony elements must be at least 4’ deep and have a clear height of at least 9 feet above the sidewalk. Balconies may be covered and screened but cannot be fully enclosed. The Events Building Canopy will incorporate perforations or cut-outs within the enclosed rail to increase transparency and evoke local flora and botanical imagery.
- **Chapter 7 Historic District CBD** The intent of the Historic CBD is to accommodate a variety of residential, retail, service and commercial building uses. Uses are flexible and emphasize tall ground floors with large areas of transparent glazing. Lot types included commercial and mixed use.
  - General Character – The CBD consists of a mix of residential, retail, commercial and restaurants and emphasizes pedestrians and bicylists.
  - Built Environment- Buildings can be up to 4 stories in height and are typically built to the edge of the sidewalk.





- Streets and Blocks- Typical block shapes are consistent and consist of rectilinear gridded streets and sidewalks with street trees. Commercial access is typically via secondary streets and shared service drives.
- Parking and Mobility Options- Parking is primarily on-street typically at the rear of buildings.

**SMC18.48.050.C – Compatible with Surrounding Land Uses - Criteria and Response:**

- *Criteria: The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design;*
- **Response:**
  - The land uses surrounding Heritage Park consists primarily of a variety of commercial uses including retail services, professional offices, surface parking lots to the west and east and residential to the south. The proposed Events Building will include Event spaces to support the events at Heritage Park as well as administrative offices and Civic assembly spaces, all of which are in keeping with the goals of the CBD. The Events Building will serve as a public anchor for the CBD in its support for the park space and as a beacon for pedestrians as a public gathering space.
  - Page 22 of the City of Sumner Comprehensive Plan (2022 amended version) established the community Values. The proposed project aligns with the community’s values as follows:
    - **People:** The project seeks to welcome the diversity of Sumner’s peoples through providing opportunities for recreation, play, entertainment, rest, and delight for all ages and abilities. Specifically the park welcomes families with children to downtown Sumner by providing a playground in the heart of downtown. Pathways, seating, and site elements shall be designed for universal accessibility to ensure all ages and abilities are welcome in each space.
    - **Environment:** The project includes several measures which protect and also replenish the natural environment of Sumner, as follows:
      - Green Stormwater infrastructure shall be utilized to capture and treat all stormwater from the site. Rain gardens/bioretenion will be used to capitalize on the synergy between stormwater and native planting, allowing a greater biodiversity while protecting nearby water bodies. Infiltration facilities will be used to mitigate impervious surfaces while concurrently recharging the ground water.
      - Understory plantings through the park will be primarily native and native adapted, supporting a healthy biodiversity including providing habitat for birds, invertebrates, and microfauna.
      - A robust urban tree canopy is proposed and supported by adequate volumes of healthy tree growing soil for each tree. This promotes longevity and likelihood of trees reaching their mature size where they can offer the most environmental benefits including reduced urban heat island, urban shading, habitat, stormwater mitigation.
      - The Event Building will feature green roof plantings, offering many of the same benefits as tree canopy (see above).
      - The project represents a reduction in parking stalls for the site, offering the potential to reduce trips by private automobiles. Trip reduction is a

primary strategy to protect and enhance both local and global environmental conditions.

- **Security:** The park is designed to established CPTED (Crime Prevention through Environmental Design) principles. This will allow clear sightlines through the park from space to space and also from the street allowing greater safety by having as many eyes as possible on each space. Law Enforcement will be able to drive around the park and see into the park for regular checks. The park and building will feature CCTV systems and active lighting for monitoring current activities.
  - **Community:** Perhaps the strongest response to all the values is the project's response to Community. The Master Plan process thoroughly engaged the community through online surveys, open houses, mailers, a project website and direct one on one engagement to local business owners and pedestrians. The public input was collected and then utilized to prepare the design submitted with the CUP. The spaces, program, and activities are truly a representation of the communities wishes and values. Prior to the Master Plan process, a main street visioning process was undertaken to plan for the neighborhood including the park. The visioning process engaged the community holistically and created the framework for the Master Plan process including the inclusion of elements in the CUP plan such as the stage/performance space, central gathering lawn, flexible plaza space to support community events, and protection from streets.
  - **Economy:** The project supports the local economy through provision of amenities including a rentable event space, which will bring visitors to downtown.
  - **Good government:** The project represents significant investment by the City in infrastructure which is accessible, inclusive, and equitable to all citizens and visitors to Sumner. The project represents the City acting on the wishes of it's citizenry, who have expressed a strong design to enhance Heritage Park such that it can continue to be the heart and soul of Sumner's downtown and event scene. Also, the project includes a Council Chambers; locating in the Council Chambers in a highly visible and prominent location, and optimizing transparency of the space to promote views from the park into the Council Chambers promotes openness, transparency and engagement.
  - **Foresight:** This project is the result of an intense planning effort which began in 2021 with the Main Street Visioning Plan. At a high level, the 2020 Comprehensive Plan already had established a need for this project. The City of Sumner Town Center Plan completed in 2018 established the goal of expansion of the park and the City has already acted on this, procuring the remaining south parcel necessary to consolidate the block. Existing buildings on that parcel have already been demolished.
  - **Stewardship:** Refer to **Environment** above.
- Page 65 of the City of Sumner Comprehensive Plan (2022 amended version) sets forth the goal of promoting the movement of people and goods and lessening the reliance on automobiles.
    - The project is bordered on the west and east by existing woonerf streets, Cherry and Kincaid respectively. Woonerfs feature parking and allow vehicles, they promote a pedestrian environment through a curbsless, protected environment which emphasizes pedestrian flow over vehicles. The woonerf streets are configured such that they can be closed to vehicles for events.

- The project features a main promenade which guides pedestrians through the park. The south end of the promenade makes a visual and walkable connection to the nearby Sound Transit station, allowing easy access to and from commuter trains as well as the Sound Transit parking garage; while the north end of the promenade connects to the proposed Hops Alley, a flexible space which can emphasize pedestrians and can be closed to traffic.
    - The project includes street improvements on Maple St. These improvements include shade trees, landscaped areas, and shall feature pedestrian oriented seating and site furnishings. This street will meet or exceed the city’s street standards and requirements.
    - The project maintains the existing sidewalk network while enhancing connections between the park, all park spaces, and the existing network where possible.
  - Page 67-69 of the City of Sumner Comprehensive Plan (2022 amended version) established the Park and Open Space goals, polices and objectives. The project meets or exceeds those goals as follows:
    - The existing Heritage Park serves the community for events and every day use, however, is aging, and will continue to lose function if not renovated/improved. This project seeks to rebuild the park utilizing robust, long lived, and durable materials which will begin their life cycle. This strikes a balance of serving the community now and into the future with reduced maintenance costs and increased safety.
    - The existing and proposed Heritage Park are one of a kind park facilities in Downtown Sumner. The park will offer multigenerational opportunities for everyday fun and events to all including markets, performances, parades and more. No other space in downtown Sumner is capable of fulfilling this need.
    - The park will be highly activated through City led programming which is intended to maximize the use of the park throughout the year and throughout the hours of the day. The park is designed to welcome users during all times of the year.
    - No on-site parking is proposed in the park.
    - A realistic funding strategy which relies on City funds and LTAC grant funds has been developed and a phasing strategy is included with this narrative. Two grants have already successfully been procured to fund the project.
  - The City of Sumner Town Center Plan completed in 2018 establishes relevant policy goals. The project meet/exceed/support the following goals:
    - Policy TC 7.9 Encourage tree planting in the Town Center along sidewalks and in public open spaces.
    - Policy TC 7.10 Expand Heritage Park to a full block.
    - Policy TC 7.11 Acquire and improve small parcels of land for developing parks and open spaces in the Town Center.
    - Policy TC-8.1 Maintain and enhance a partnership with many stakeholders Downtown including Sumner Downtown Promotion Association or similar organization, property owners, residents, Sound Transit, and others.
  - The City of Sumner Town Center Plan page 7-1 establishes the following narrative and goal for Heritage Park, which this project seeks to fulfil:
    - The Reuben Knoblauch Heritage Park was designed and constructed in 1995-96 on a triangular block bordered by Main Street, Kincaid Avenue and Cherry Avenue. Built primarily with materials and labor donated by local individuals, families, and businesses, the park was initially made possible by a generous

contribution by the late State Senator Knoblauch, who served in the Washington State Legislature for 30 years before retiring in 1977. The Senator's contribution made possible the purchase of the land where the park was built, along with additional items for the park.

- This half acre downtown park has become a focal point for many community and family activities, including concerts, movie nights, family gatherings, stage performances, community festivals, and weddings.
- The former post office (now office and retail space) and accompanying parking lot are the only uses remaining on the block adjacent to the park. The old post office building south of Heritage Park is now used for private commercial business since the official Sumner Post Office moved to Fryar Avenue years ago. Future acquisition of this southern parcel and park expansion is a City park goal in this Town Center Plan.

**SMC18.48.050.D – Conformance with Sumner Comp Plan - Criteria and Response:**

- *Criteria: The proposed use shall be in keeping with the goals and policies of the Sumner comprehensive plan;*
- **Response:**
  - The SCP is intended to serve as the Community’s ‘constitution’ for the use of its land. The SCP’s Vision Statement includes the following quote: ‘The City of Sumner will set the standard of excellence for a progressive small city’. This inspiring quote lays the foundation for the design of the Events Building and is the touchstone the design team returns to as reminder to design an innovative building that symbolizes the City’s goals in multiple ways. Additionally, the design of the Events Building serves the City’s ‘...readiness for the future.’
  - Among the many emphases of the SCP, the most applicable one related to this project is enhancement of parks. The Events Building provides a community anchor while supporting the needs and functions of Heritage Park and the local community, in both a civic and administrative manner. As the main anchor for Heritage Park, the Events Building provides support spaces for park events including concerts, festivals and a variety of events, with an emphasis on accessibility throughout. The Events Building will also provide rentable event space for citizens to host events. The SCP specifically states that the upgrade and revival of Heritage Park is a primary goal of the SCP.

**SMC18.48.050.E – Minimize Impacts - Criteria and Response:**

- *Criteria: All measures have been taken to minimize the possible adverse impacts which the proposed use may have on the area in which it is located. (Ord. 2715 § 5, 2019; Ord. 1694 § 1, 1995)*
- **Response:**
  - Using the design strategies described throughout this summary we do not believe the project will be detrimental to the public welfare of the City or adjacent properties and we believe all measures have been taken to minimize any impacts on the area in which the project is located.
  - Specific mitigation measures organized by possible impact as follows:
    - **Noise:**
      - The mechanical system will include a dedicated outdoor air system located on the roof as well as an outdoor condensing unit located at ground level around the perimeter of the building. No other outdoor

noise generating equipment is anticipated in the mechanical design. The anticipated sound radiated from the rooftop DOAS unit is 65 dBA. The anticipated sound power radiated from the outdoor condensing unit is 89dBA. Sound mitigation measures, if needed, may include placement location consideration and screening.

- To avoid/minimize generator noise associated with food trucks supporting festival/events utility connections will be located at all food truck parking locations, such that generators are not utilized.
- The project team includes an acoustical consultant. As the project progresses into Construction Documents, the design team will work with the acoustic consultant to develop the performance space to control and focus performance audio towards the gathering space with in the park. The team will identify and include appropriate noise mitigation measures to ensure the project does not cause performance noise beyond the existing performance uses.
  - To support this effort, a noise monitoring study is underway in the park to monitor daily non-event noise and also event noise, so that a baseline can be established.
- Light:
  - All exterior lighting will be designed to comply with City of Sumner design and development guidelines. Site lighting will be non-glare, LED, full-cutoff fixtures with mounting height of no more than 25 feet pole height for parking lot, and 15 feet pole height for pedestrian-scaled lighting. Backlight control optics will be provided to meet lighting trespass requirements on the adjacent private property line. All building mounted exterior lighting shall be provided with integral motion sensor to meet the Washington State Energy Code requirement.
  - Advanced lighting controls will be developed and included to allow for dimming and control of individual areas such that performance lighting is not the standard for non-performance days.
- Waste Collection and Pickup:
  - The event building includes an interior space for waste/recycle collection and bin storage. The bins will be moved out to the service parking stalls on Maple near the corner of Kincaid.
- Traffic:
  - The proposal represents a decrease in parking compared to the existing conditions. Festivals and Events are expected to be the primary driver of traffic and already occur. No changes are anticipated. The City is considering parking arrangements to provide additional parking to support the Event Building uses off-site such as at the City Hall lots, other City parking lots, or a partnership to utilize the Sound Transit structured parking during non-peak commute times. Generally festivals and events do not overlap peak commute times and are held on weekends and evenings.