

Scott Waller

Senior Planner

City of Sumner Development services department

1104 Maple Street, Suite 250

Sumner, Washington 98390

Date: October 7, 2024

Subject: Sumner Library Conditional Use Permit

Dear Scott,

I am writing to formally request a Conditional Use Permit for the New Sumner Library to be located at 15216 Main Street East.

Our project aims to continue and expand upon the positive contributions of the Sumner Library to the community of Sumner and the surrounding areas while adhering to all zoning regulations and design guidelines set forth by the City of Sumner.

Project Overview

The New Library will be a one-story building of approximately 17,500 square feet. The site is a prominent location of Main Street East and falls within the General Commercial and Low-Density Residential designations of the Comprehensive plan as well as the East Main Street Design Strategy.

Its setting as a transitional structure between the busy commercial corridor of Main Street East and the quieter residential neighborhood will offer benefits that retail, restaurants, and other businesses cannot.

Community Impact

The new building will enable the library to expand on its positive impact on the community including

Access to Information: The library provides free access to books, digital resources, and educational materials, helping residents of all ages enhance their knowledge and skills.

Community Programs: It hosts a variety of programs, workshops, and events that foster learning, creativity, and social interaction, including story times for children, continuing education classes, and cultural events. The library will also partner with community groups both on a permanent basis and as needed to offer a holistic approach to serving the community. A drop-off has been included that can accommodate school buses for PCLS' longtime partner the Sumner Bonney Lake School District.

Safe Space: The library serves as a welcoming and safe environment for individuals and families, promoting social cohesion and community engagement. The library seeks to be a safe place for each person in Sumner.

Support for Lifelong Learning: It offers resources and support for job seekers, students, and lifelong learners, contributing to personal and professional development.

Cultural Enrichment: Through art exhibits, author talks, and local history initiatives, the library will enrich the cultural landscape of Sumner.

Compliance with Regulations and Guidelines

We have conducted thorough research on the zoning requirements and design guidelines and have been in communication with the City of Sumner's planning department. In the attached documents we illustrate our compliance with all applicable land use codes and guidelines. Our goal is to minimize any potential impact on the surrounding area, to operate in a manner that aligns with community values, and to bring a new and beautiful civic building to Sumner.

- 1. 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.***
 - a. The project will increase public safety by offering a safe place for Sumner residents to gather and learn. Relocating the library from the west side of the busier Traffic Avenue/Fryar Avenue to east end of E Main Street brings the library closer to downtown and Sumner residential community.
 - b. The addition of a library to any community acts as an anchor for the surrounding business and ensures that a lively, safe, and attractive amenity is present now and into the future.

- 2. The proposed use shall meet or exceed the performance standards that are required in the district it will occupy;***
 - a. As outlined in the attached documents the project will exceed the performance standards required in the district.

- 3. The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design:***
 - a. The project will act as a generous bridge between the commercial and residential uses that it borders. The building is scaled such that it has a civic presence on Main Street East but offers generous landscape buffers to the residential uses to the south. The project will enhance pedestrian movement along East Main Street, offering a welcoming destination that will anchor this portion of the East Main Street Corridor. Lastly, the TIA attached concludes that there will be little to no impact on the traffic in the residential areas. With parking to the south, the building is allowed to have a generous presence on East Main Street helping to create a more pedestrian friendly approach. Per the attached TIA the proposed pedestrian crossing will eliminate illegal crossing and provide a connection to the neighborhood and other public facilities to the north. To make the crossing as safe as possibly it is proposed that it would be striped and signaled and would have a curb bulb on each side of the street.

4. ***The proposed use shall be in keeping with the goals and policies of the Sumner comprehensive plan;***
 - a. The New Sumner Library seeks to enhance the goals of the comprehensive plan by connecting community by providing safe meeting, learning, and social spaces. It will strive to be at the heart of the community and welcome and connect all of its patrons. The history and ecology of Sumner will also be a focus of the design and serve to connect the community to its past and its future.
 - b. The Library will act as a force for economic development particularly along Main Street East. Representing a commitment to the area that will last for generations.
 - c. We reference the values of the comprehensive plan throughout the design. From People and Community to Stewardship and Security, the project will reinforce what makes Sumner such a special place for its citizens.

5. ***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).***
 - a. The project through its design, siting, and sustainable strategies will minimize any negative impact a development could have in this area. It will also seek to go beyond and offer positive impacts through its design and mission. SEPA was submitted mid-September 2024.

Conclusion

We are excited about the opportunity to bring this project to fruition and believe that it will greatly enhance the City of Sumner. I appreciate your consideration of our application for a Conditional Use Permit. I am happy to provide any additional information or meet to discuss this proposal further.

Thank you for your time and attention. I look forward to your positive response.

Sincerely,



Christina Neville-Neil
Facilities Project Manager