

Planning Commission
Meeting Minutes
April 10, 2023 – 6:30 pm

Call to Order: 6:32 pm

Roll Call

Commissioners Present:

Eric Warnat, Commissioner
Robert Hicks, Commissioner
Melissa Toner, Commissioner
Cody Davis, Commission Vice-Chair
Justin Burns, Commissioner
Jeff Wheatley, Commissioner

Staff Present:

Patricia Love, Community Development Director
Tansy Schroeder, City Planner
Audrey Rotrock, Associate Planner

Absent: Patrick Hosterman, Commission Chair

Also known to be present: Andrew McKinley (West Edge Development-Three LLC), Dan Nelson (PNW Architects), Carl Pirscher (CDA + Pirscher Architects, Inc.), Sid Roberts, Andreena Bergman, Carly Sarver, Jay Sarver, Darren Robb, Charvet Drucker (online), Kathleen Shepro (online), Matt (online), Tom SurrIDGE (online), Christy Ward (online), Ellen Paige (online), Sam Drucker (online), William Lippens (online)

Public Requests and Comments:

None

Approval of Minutes:

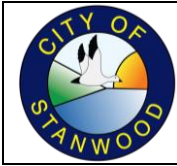
The minutes from the March 13, 2023 Planning Commission meeting were unanimously approved.

New Business:

Public Meeting: Cedarside Commons Mixed-Use Development

A public meeting was held for the Cedarside Commons Mixed-Use Development. The proposed development is located at 26903 72nd Avenue NW, 6817 268th Street NW, and 6824 268th Street NW, Stanwood, WA 98292 on three properties totaling 21.82 acres in the Traditional Neighborhood zoning district. The applicant is proposing two access points into the development. They are proposing to relocate the existing intersection of 268th Street and 72nd Avenue northwards to line up with the entrance to the high school. The east end of 268th Street NW will remain in its current configuration with frontage improvements. The residential portion of the development is proposed to consist of 86% multi-family apartments and 14% townhomes with approximately 26,000 square feet of commercial space.

The property is zoned Traditional Neighborhood (TN) and the proposal consists of 444 apartment units of varying sizes, and 72 townhome units for a total of 516 residential units in addition to 26,000 square feet (SF) of retail and office space, 7,130 SF of recreational amenities for the residential occupants, and 126,198 SF of Native Growth Protection Area to preserve the on-site wetlands and stream. The applicant is proposing a street vacation of 268th Street NW in its existing location and reconstructing the road northward. The applicant is also requesting a Development Agreement to facilitate development of the site due to the large encumbrance of critical areas including proposed density, height, parking, mix of uses, and critical area buffers for the project. Recreational amenities and open space, storm water management, water and sewer infrastructure, and street and landscaping improvements are all included



Planning Commission Meeting Minutes April 10, 2023 – 6:30 pm

in the project. Below is an overview of the Cedarside Commons presentation the developer and architects gave to the Planning Commission.

The Cedarside Commons project is envisioned as an all-inclusive development of residential housing, boutique commercial, personal services, and small retail shops. There is an emphasis on shared opportunities for formal and informal interactions and experiences as a community. Two of the retail buildings will face each other across a pedestrian only street leading to an open plaza with shopping and dining. Both structures have extended roofs to create dry walkways along the store fronts. The plaza is intended as a space for farmers' markets, Saturday markets, or the annual Camano Art tour. Future possibilities for the plaza could be an outdoor restaurant space, music venue, or public playground.

The centrally located residential Commons building is a 7,130 SF single-story building and will provide a fitness center, meeting rooms, barbeque space, a library, game room and administrative spaces. The Commons building shares an architectural style with the mixed-use structure as well as other planned structures. These two structures stand as the "gateway" and the integration of public to more private residential spaces. The proposed development is seeking a Development Agreement to facilitate the following requested deviations from Stanwood Municipal Code.

Increase of Residential Density

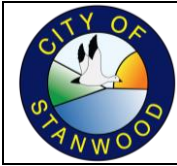
The allowable residential density in the Traditional Neighborhood (TN) zone is identified in Section 17.60.030 of the City of Stanwood Zoning Code as 20 Dwelling Units (DU) per acre. The base calculation for this 21.8-acre site area is therefore 436 dwelling units. The developer is proposing a total DU count of 516 units with 444 apartment units and 72 townhome units. This comes to a unit density of approximately 23.67 units per acre.

Reduction of Commercial Density

The developer is proposing two distinct types of residential units for this project, townhouse style units and apartment style units. Per section 17.47.040.4 of the Stanwood Zoning code, at least 10% of the gross site area must be developed as commercial space to have fewer than 3 types of residential units. The developer is requesting the City to approve a reduction in unit types to just 2 unit types based on the significant areas on site that will be reserved as undeveloped critical areas. Approximately one third of the total property acreage will be reserved as riparian habitat to protect and preserve the Church Creek stream corridor and adjoining buffers. The reserved undeveloped areas coupled with onsite parking requirements, shared activity spaces for the residents, and the enlarged ROW development has limited the opportunities for prime commercial spaces to be developed at grade.

Reduction of Minimum Parking Requirements

The relocation of the 268th St. NW ROW from its current location to the proposed central public pathway through the development will help mitigate problematic traffic conditions in the area and will provide a connection to integrate this project into the larger Stanwood community. Parking spaces will be provided for more than 900 vehicles within parking structures and street parking areas. Public parking is proposed on both sides of the realigned ROW which will enhance the viability of the proposed commercial spaces and serve as additional guest parking for the residential densities proposed.



Planning Commission Meeting Minutes April 10, 2023 – 6:30 pm

The development meets ITE *Parking Generation Manual* requirements. Per Stanwood Municipal Code 17.105.050 *Permitted reductions in off-street parking requirements*, a reduction in the required number of parking spaces to the proposed number of spaces would be allowed. In keeping with the vision of a nature-oriented development, reducing the amount of parking would allow inclusion of more natural space and will limit large areas of concrete that can cause hot spots and other undesirable effects.

Tandem Parking

The number of parking stalls proposed is a total of 902. On-site parking stalls will include 35 ADA (Americans with Disabilities Act) compliant stalls, 35 compact stalls, and 56 tandem stalls. The number of compact stalls may increase as parking needs are more fully evaluated. The below-building parking structure stalls will be assigned to the individual units. The approximate 85 stalls proposed with the ROW improvements are anticipated to be for public parking to serve both patrons of the proposed commercial spaces as well as guest parking for the residential units. In the developer's experience, tandem stalls are frequently provided for larger 2- and 3-bedroom units in mixed use projects of this scope. They ask if the City of Stanwood will consider approving a limited number of proposed tandem stalls for use exclusively with the 2- and 3-bedroom units.

Building Height Exemption

Of the twenty-four structures proposed for the project, three buildings A1, A2, and Building C, will slightly exceed the height limit of 55 feet taken from the average frontage grades of the buildings. The average grade at the frontage for Building C is 106.5 feet. The finished elevation at the low sloped roof is 161.7 feet. The roof elements are highly articulated with variable height parapets that exceed the allowable height limits by in some cases as little as 6 inches to as much as 24-inch parapet extension. The developer is also proposing a series of shed roofs on Building C and others to further articulate the roof lines of Building C. In all cases the shed roofs are above the proposed parapet heights but do not exceed the extra allowable ten feet in building height allowed under the City of Stanwood Zoning Code for sloping roof forms. The added parapet height being requested will provide interesting and articulated roof elements and shield the roof top mechanical units planned for these structures from view.

Reduction of Wetland Buffers

The development is proposing to reduce the wetland buffer of the Cedarside project to 80' with further allowance for buffer averaging.

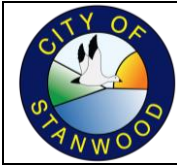
Commissioner Questions & Comments

- Will there be a direct connection between the open space/wetland area to Church Creek Park?
 - The wetland area will be preserved and protected through a Native Growth Protection Area (NGPA). Adjacent to the NGPA, the development is proposing a public trail system that can connect to the Church Creek Park trail system. The developer will also provide sidewalk connectivity to Church Creek Park along 72nd Avenue NW.
- What is a community garden?
 - A community garden is an area with garden beds that can be assigned to residents giving them space to plant flowers, vegetables, and other plants for themselves.
- Will the existing tree buffer along SR 532 be removed?



Planning Commission
Meeting Minutes
April 10, 2023 – 6:30 pm

- The existing landscape buffer located between 268th Street NW and SR 532 is not proposed for removal. The applicant is also proposing additional plantings that will help buffer the development.
- What percentage of the wetlands will be used as landscaped areas?
 - None of the wetlands are considered landscaped areas. The developer will enhance the critical areas by planting native plants in the buffer areas.
- The trail system around the perimeter looks great.
- Will there be a play structure?
 - The development is proposing a centrally located playground area located behind the commons building. Additional community garden and other gathering spaces are also proposed.
- Will the color scheme of this development follow the same palette that is being used on for the Twin City Mile Project (TCM)?
 - This project is being designed with a “contemporary PNW” theme in mind. Staff will discuss incorporation of similar colors of the TCM project.
- Will this development provide any Section 8 housing?
 - The property will accept Section 8 vouchers for housing, but the units will be market value.
- Will there be any signs for the development facing SR 532 and 72nd Avenue NW?
 - All signs will be interior facing and door mounted. There will be no signs on SR 532.
- Stormwater will be retained in four large underground vaults.
- How is parking calculated?
 - Parking was calculated using the ITE 11th edition Trip Generation manual. Commercial use is based on square footage, residential parking is based on a blend of unit types and square footage. All townhomes will have 2 car garages, there will also be street parking and underground parking garages.
- There is a concern that people may use Church Creek Park for overflow parking from the development.
- The Commission feels that a 23% reduction in parking is risky, what is the hardship for justifying the reduction?
 - Enough space is the main hardship. Another underground story of parking in the parking garage would be cost prohibitive and the clay soils are not compatible for this type of structure.
- This developer also developed Pilchuck Village in Arlington with a similar parking variance.
 - The developer stated that the Pilchuck Village property provided parking at the minimum ITE rates, and the result has been constrained parking. As such, the developer is proposing to exceed the ITE standards for the Cedarside Commons project to avoid the issues that Pilchuck Village is now experiencing.
- There are concerns about how the re-alignment of 268th Street NW will impact traffic.
 - How will the road revision impact the 64th/SR 532 intersection, the 64th/268th intersection, the 72nd/268th intersection, and the 72nd/SR 532 intersection?
- Speeding on 268th Street NW is a concern. Will the speed limit be reduced?



Planning Commission
Meeting Minutes
April 10, 2023 – 6:30 pm

- The speed limit on this road has not yet been discussed but the developer will ask that it be reduced to 20 miles per hour. They are also proposing raised pedestrian crosswalks as a further deterrent to speeding in the area.
- There is a concern about pedestrians safely crossing SR 532 to get to the Haggen's Plaza.
- Community Transit will be the authority on adding a bus stop to the development.
- Traffic impact fees collected from this project will contribute to future road development and improvements.
- What is the height of the tallest building of the development?
 - The tallest buildings will be 65 - 75 feet. The tallest buildings appear to be visually in line with the tallest buildings of the high school across the street. According to the high school staff report, the tallest building on the school property is 58'6".
- The developer will not be selling the finished project but will be the owner/operator of the finished development.
- The Commissioners support the majority of deviations being requested by the developer including a reduction in commercial density since Stanwood currently has many vacant businesses. However, they have significant concerns about the requested parking deviation.

Public Comments & Questions

- Due to technical issues on Zoom, the City was unable to take comments from those who attended online.
- There were no comments or questions from the public who attended in person.

Old Business:

None

Miscellaneous Business:

None

Recent Council Action on Commission Items:

- Final adoption of Stanwood Municipal Code Titles 1, 2 & 4 at City Council on March 23, 2023.

Upcoming Items:

Joint Planning Commission and Community Development Committee meeting on April 24, 2023.

Adjourn: 8:40 pm