



Community Development Committee
Meeting Minutes
July 7, 2022

Call to Order 5:00 pm

Councilmembers Present: Steve Shepro, Dani Gaumont, Marcus Metz

Staff Present: Patricia Love, Tansy Schroeder, Audrey Rotrock, Eric Jensen from Blueline (online)

Absent: N/A

Agenda Items:

1. Twin City Mile Recommendation
2. Proposed Storefront Improvement Program
3. Comprehensive Plan Land Use Exercise
4. Farmers Market Outreach Event

Twin City Mile Recommendation

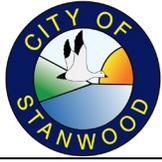
In December of 2020 the City Council adopted the City Beautification Action Plan and directed staff to begin implementation of the 2021-2026 Capital Improvement Project list. The Beautification Plan consists of 6 key program elements:

- 72nd Avenue Gateway Signage and Landscaping
- Main Street Revitalization
- Downtown Gateway Features
- SR 532 Beautification
- Wayfinding Signage
- Public Art

The 2022 budget includes preliminary design and public outreach for the Main Street Revitalization project that has been branded as the Twin City Mile Project. Using policy guidance from the Beautification Plan, the City has initiated the Downtown Revitalization Project that invests in the downtown business district infrastructure by:

- Creating Pedestrian-Friendly Streets;
- Actively Engage Storefronts with Walkable Sidewalks;
- Encourage Use of Streets for Community Festivals;
- Create Usable Urban Park Spaces; and
- Promote the Concept of Buying Local.

A Steering Committee was formed to help define the project vision, goals and project concepts. The 11-member committee consisted of Councilmembers, Downtown Business Owners, the Stanwood Camano Arts Advocacy Committee, and the Stanwood Chamber of Commerce. Consultants Scott Lankford of Lankford Associates, TranspoGroup, and KPG supported the design efforts.



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The project reimagines how the City's main downtown commercial corridor, 271st and 270th Street, could look and function by connecting City Hall Park to the Train Station: The Twin City Mile. Project elements include constructing gateways, reconfiguring travel lanes and parking, building wider sidewalks and plaza areas, constructing park areas, and installing street trees, art, and other curb appeal amenities.

The Twin City Mile Steering Committee recommends moving forward with engineering designs focusing on the following important project features:

- General support for design elements
- Keep brick road element throughout downtown
- Keep downtown pedestrian friendly
- Seriously consider the one-way street on 271st option (East End) during preliminary design
- Vegetation/planting is needed to improve the look of downtown
- Two bookend parks are high priority to tie the whole downtown together
- *City the following marking ideas: "Follow the Stanwood brick road!" or "From the brick road to the railroad" etc.*
- *Consider changing the name of 271st Street to something more descriptive of the Mainstreet / Twin City Mile improvement project*

The Community Development Committee unanimously supports moving this Twin City Mile recommendation forward to the Council on July 28, 2022. The Committee also had the following comments:

- Adding bike lanes to the Twin City Mile could potentially cause traffic and/or accidents since the road is already quite narrow.
- When closing the Twin City Mile for festivals, the closures should also direct foot traffic to surrounding businesses so as not to exclude them.
- Keep two-way traffic on west end of the Twin City Mile but consider one-way traffic for the east end. Having the east end be one-way could allow for bike lanes and sidewalks and could also assist in slowing traffic down coming from the east.
- Incorporate a more traditional Stanwood style on the block near the Country Store.
- Consider widening and adding a sidewalk with brick incorporated, and trees, on Lover's Lane.

Proposed Storefront Improvement Program

Throughout the Twin City Mile Steering Committee meetings, the issue of city and private property maintenance along the corridor became a recurring theme. While it has been widely documented that investment in city infrastructure, especially in downtowns, spurs investment in private property, the Committee has concerns that many of the small businesses may not have the resources to make improvements to their property.



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Storefront Improvement Programs are a common tool used throughout the United States to incentivize private property owners to make investments in their properties. The Committee was given a draft proposal for consideration of how a Storefront Improvement Program could work in the City of Stanwood. The proposed program seeks to preserve and enhance the charm of the downtown commercial area by providing small grants to property owners to make physical improvements to their storefronts.

The Committee unanimously supports the Storefront Improvement program and moving it forward to Council. The Committee also had the following comments:

- Have a uniform design plan in place to make storefronts look cohesive, such as matching trim and roofing materials.
- The Raplee property on the corner of 270th Street and 271st Street is a prime location to clean-up and add restrooms and/or drinking fountains.

Comprehensive Plan Land Use Exercise

In evaluating how best to address the City's growth targets while meeting the needs of city residents, a review of the city's existing zoning is necessary. In addition, the City should consider zoning options to strengthen economic development opportunities in the downtown.

One of staff's goals in updating the Comprehensive Plan and Municipal Code is to simplify both documents. For a city of Stanwood's size, approximately 2.8 square miles, the land use designations and zoning is quite complicated. The Committee was asked to discuss potential zoning changes with the 2024 Comprehensive Plan.

The Committee discussed the following topics:

- Overlay zones are intended to be temporary in nature and future updates to the Comprehensive Plan and Municipal Code should include zoning or code amendments to incorporate the intent of the overlay. Overlay zones should be used sparingly if used at all.
- Consider commercial and retail zoning along the Twin City Mile and / or as shown on the Storefront Improvement District map.
- Re-evaluate the industrial zoning category: what types of jobs do we want; how does the floodplain affect types of businesses and jobs; how will the downtown industrial zoning complement the city's downtown revitalization plans/goals; consider a planned industrial zone vs general industrial.
- Reconsider the TN (traditional neighborhood) zoning: development is not meeting the desired intent or vision. Consider removing or changing use percentages; add missing middle options or requirements.
- Downtown zoning: the MBII zoning allows large townhouse developments without commercial uses – which works for small lots, but on larger lots it just creates a multifamily development. Consider requiring mixed-use development on lots or combination of lots over a certain size, i.e. 1 + acres and along major street corridors.



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- Multifamily zoning: considering removing single family homes as an allowable use.
- Focus density in the downtown area to support businesses. Consider how to do this while protecting “small town” character.
- Remove historic overlay zoning. Evaluate the requirement of the historic overlay regulations and consider how those issues can be built into main street zoning.
- Reconsider the residential zoning on the west side of Pioneer Hwy – north of SR 532 overlooking the mini storage facility. These properties have a beautiful view of the valley and bays; they could be great for restaurants or other commercial / retail uses.

Farmers Market Outreach Event

On Friday, June 24th, the first Farmers Market Outreach Event was held. The staff hosted booth focused on housing: specifically, attendees were asked what type of housing is needed in the future.

73 people stopped by the booth on June 24th and were asked to vote on the following questions:

1. What type of housing is needed in Stanwood – Townhouses, Triplexes/Fourplexes, or Multifamily Residential?
 - 44 voted for Townhouses
 - 31 voted for Triplexes/Fourplexes
 - 18 voted for Multifamily Residential
2. Would you support infill manufactured housing?
 - 31 voted Yes
 - 9 voted No
3. Do you support Accessory Dwelling Units?
 - 40 voted Yes
 - 7 voted No

Other Comments:

Housing:

- Need more subsidized & Affordable housing
- Would not like to see any of these types of houses
- Does not want to participate in the poll because they have a house already
- Multifamily looks like Seattle = no
- Absolutely no to all
- No more apartments / We have enough MF
- Renter rights are important
- Cost of rent is too high

Traffic:

- Traffic is terrible
- Possible roundabouts?
- Traffic issues and road issues, road to I5 needs widened

Permitting:

- Too difficult to develop sheds (10 years ago)
- Quality of materials/work, bad experience with permitting in the past
- Get permits through! Expedite!
- Transparency is key



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- Church Creek is charging for certain amenities
 - Mixed used is good
 - Section 8 housing accessibility is needed
 - Property maintenance is needed
 - Single family only
 - Affordable housing land trust
 - Maintenance is key!
 - Make MF more affordable
 - ADU displaced long term renters
 - If More MF = Then they will leave Stanwood
 - ADU's are too dense, too many cars in neighborhoods
- Other:
- I feel I am not informed enough, not sure what we need in Stanwood
 - Growth management act can be axed
 - Higher density = higher crime and DV
 - Quieter life in Stanwood (Came from Edmonds)

The Committee looks forward to hearing more results from future Farmer's Market outreach events.

There will be no Community Development Committee meeting in August. See you in September!

Meeting adjourned at: 6:51 pm