



# City Council Committee Meeting Agenda

## Community Development Committee

This meeting will be conducted in person at City Hall at  
10220 270<sup>th</sup> Street NW, Stanwood, WA 98292

<https://www.stanwoodwa.org>

Thursday, March 6, 2025, at 5:00 PM

1. Brick Road and Cedarhome Drive Redesign
2. Multimodal Level of Service
3. Meadowhawk Final Plat



**CITY OF STANWOOD  
COMMUNITY DEVELOPMENT COMMITTEE  
AGENDA STAFF REPORT**

**DATE:** March 6, 2025  
**SUBJECT:** March CDC Agenda Topics  
**FROM:** Patricia Love, Community Development Director

---

### *Brick Road and Cedarhome Drive Redesign:*

As part of the ongoing Twin City Mile Revitalization Project, draft designs for Brick Road (270th Street) and Cedarhome Drive were presented for public review and feedback in October 2024. These designs were inspired by the original vision of the Twin City Mile/City Beautification project.

While there was broad support for the roadway improvements, two key concerns emerged:

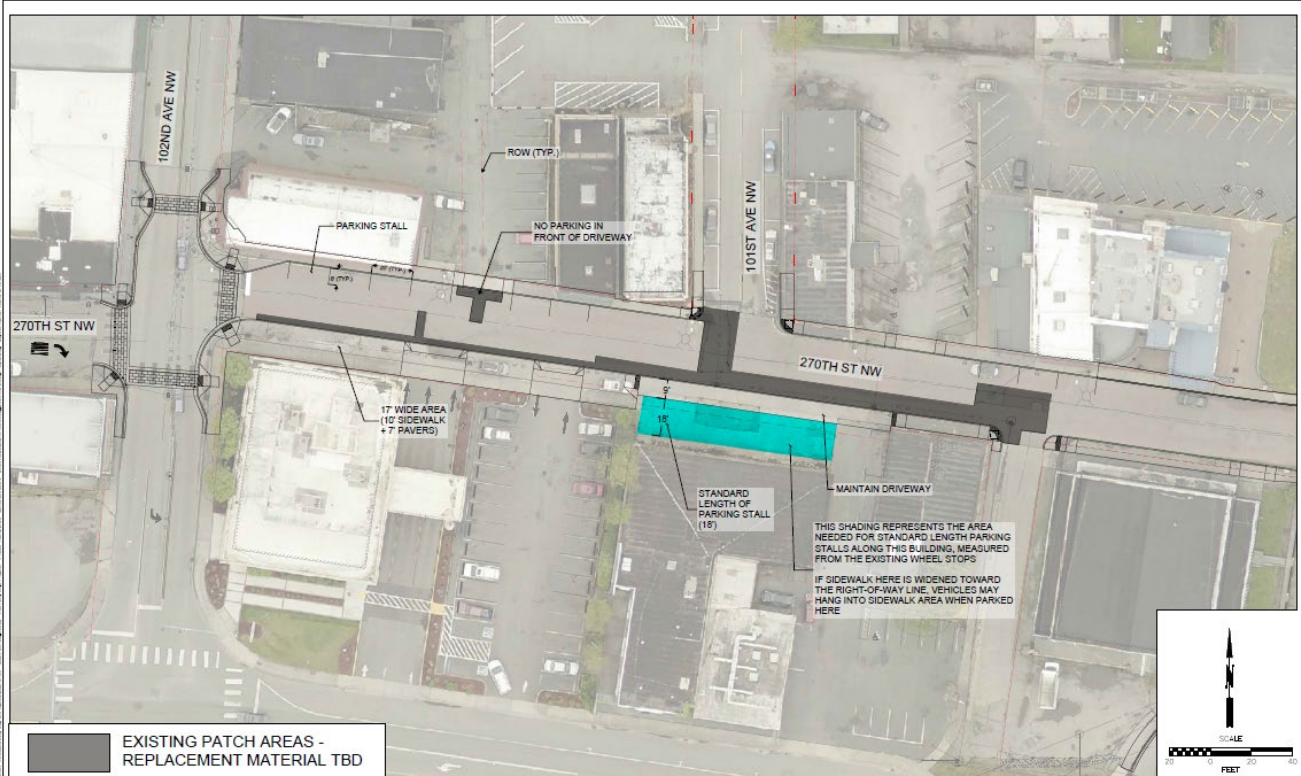
- Strong public preference to preserve as much of the original brick along 270th Street as possible.
- The inability of large trucks on Cedarhome Drive to navigate a raised center traffic circle.

In response to this feedback, the projects have been redesigned as follows.

▪ ***Brick Road:***

Rather than paving over the bricks to create a festival street, the revised design preserves the majority of the original bricks, maintaining the road's current character. The updated concept includes:

- Retaining most of the existing bricks.
- Removing the proposed angled parking to accommodate brick preservation.
- Widening sidewalks on the south side to enhance pedestrian connectivity between 102nd Avenue and the new arts center.
- Southern curb line pulled to the north to reduce the amount of remaining concrete patching and to widen the sidewalk on the south side to give space for pavers and other site furnishing features.
- Repairing the patched sections of the roadway on the south side of the road.
- Right turn only (eastbound) on 270<sup>th</sup> Street onto 102<sup>nd</sup> Avenue.
- Mini roundabout at Camano Triangle updated with existing driveway locations.



EXISTING PATCH AREAS - REPLACEMENT MATERIAL TBD

**PRELIMINARY CONCEPT**

**PERTEET**  
 207 COLBY AVENUE, SUITE 100  
 EVANSTON, IL 60201  
 414.251.7700 | 414.251.8900

CITY OF STANWOOD - TWIN CITY MILE  
 BRICK ROAD  
 PROJECT NO. 20210169.0002

BRICK RD. CONCEPT  
 WIDEN SOUTHERN SIDEWALK &  
 PATCH EXISTING CONCRETE



EXISTING PATCH AREAS - REPLACEMENT MATERIAL TBD

**PRELIMINARY CONCEPT**

**PERTEET**  
 207 COLBY AVENUE, SUITE 100  
 EVANSTON, IL 60201  
 414.251.7700 | 414.251.8900

CITY OF STANWOOD - TWIN CITY MILE  
 BRICK ROAD  
 PROJECT NO. 20210169.0002

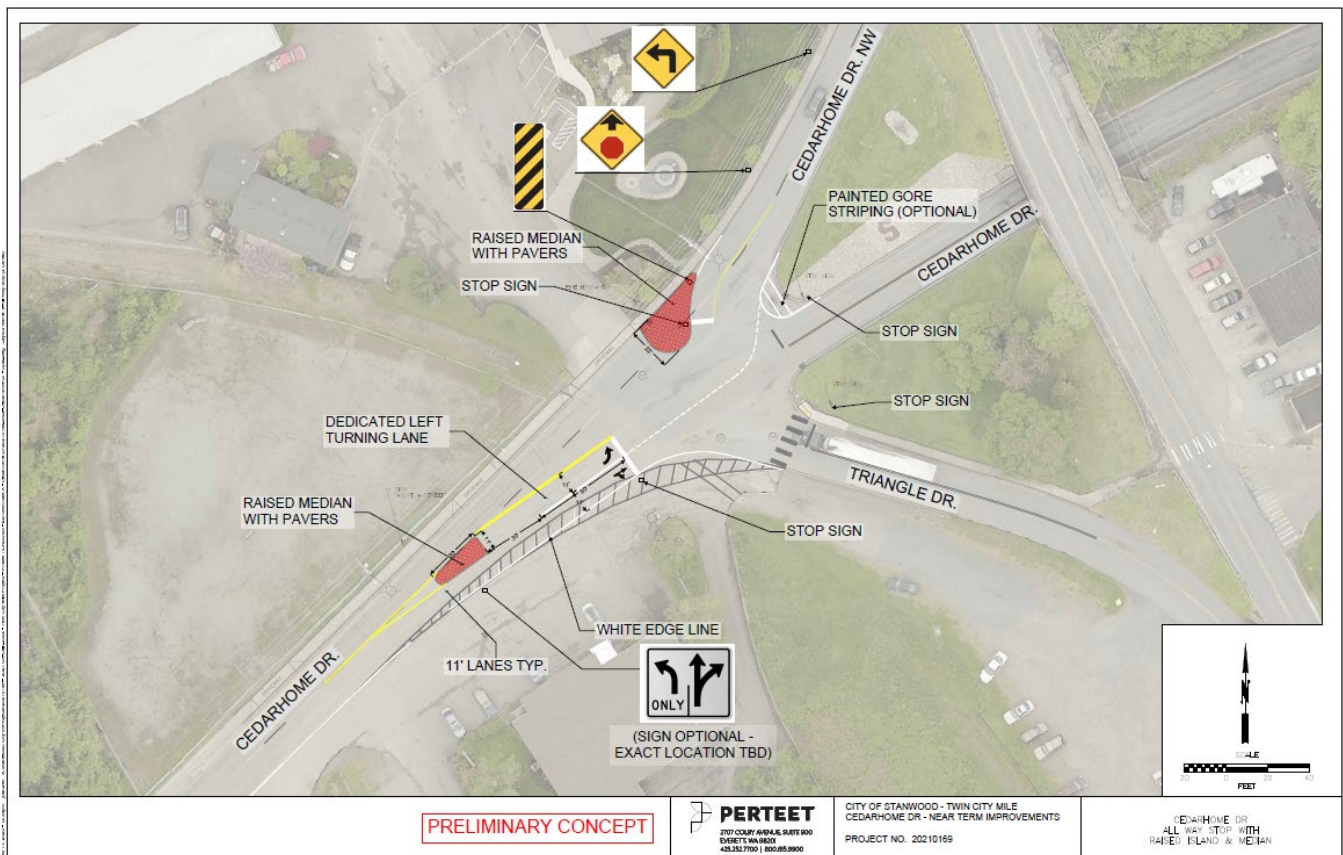
BRICK RD & CAMANO TRIANGLE

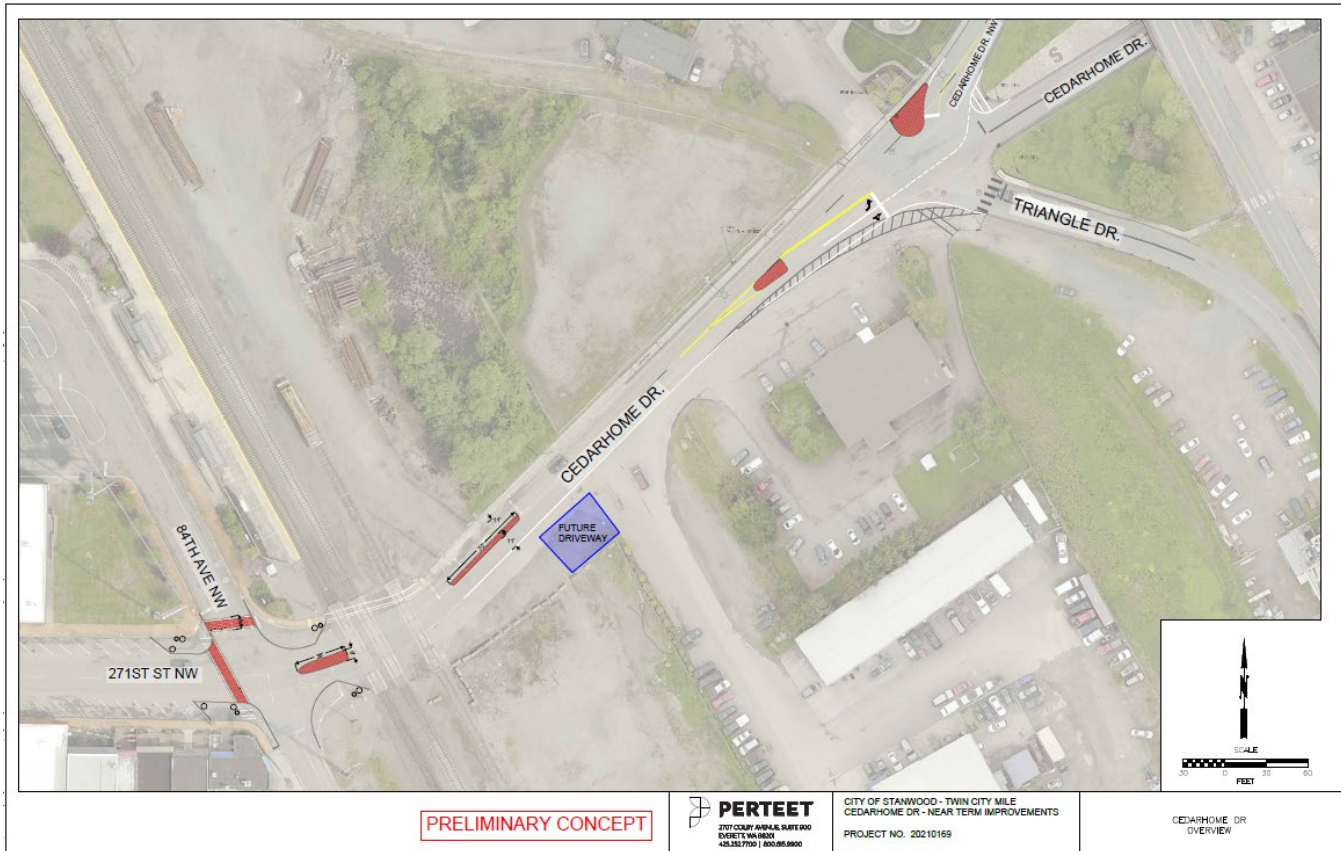
▪ **Cedarhome Drive:**

Several businesses in the industrial area on the south side of Cedarhome Drive operate large trucks and were concerned about their ability to navigate a traffic circle. One business in particular has trucks with only a one-foot clearance above the roadway surface, which imposes significant design constraints. With such limited clearance, some trucks would be unable to drive over a mountable traffic circle. To address safety concerns and improve traffic flow on Cedarhome Drive, the project has been redesigned from a traffic circle to a four-way stop.

The revised concept design includes:

- A four-way stop at the intersection of Cedarhome Drive, Triangle Road, and Cedarhome Road.
- A dedicated left-turn lane to help guide traffic up the hill on Cedarhome Drive.
- A median on Cedarhome Drive, west of the four-way stop, to channel westbound traffic and serve as a traffic-calming measure to reduce speeds as vehicles enter downtown.





### *Multimodal Level of Service:*

The Washington State Growth Management Act (GMA) mandates that cities develop and adopt Comprehensive Plans to effectively guide their long-term growth and development. A crucial part of Comprehensive Plans is the Transportation Element, which focuses on creating and maintaining efficient, sustainable, and multimodal transportation systems.

GMA requires cities to adopt multimodal level of service (MMLOS) standards. Specifically:  
 “Multimodal level of service standards for all locally owned arterials, locally and regionally operated transit routes that serve urban growth areas, state-owned or operated transit routes that serve urban areas if the department of transportation has prepared such standards, and active transportation facilities to serve as a gauge to judge performance of the system and success in helping to achieve the goals of this chapter consistent with environmental justice.”

Stanwood has adopted Level of Service Standards for vehicles based on roadway type and intersection controls. To be compliant with state law, the City is initiating a project to evaluate appropriate MMLOS for the City and adopt implementing policies and regulations. The goal of the project is to expand the current vehicle-centric standards to a more inclusive and sustainable approach to mobility that benefits all transportation modes and users.

Multimodal Level of Service (MMLOS) is a framework used in transportation planning to evaluate the quality of service provided to different types of transportation modes. The City may adopt a single LOS standard that provides a composite of all modes or a multilayered LOS framework with specific criteria and metrics tailored to each transportation mode.

It is anticipated that each transportation mode will be based on specific metrics and criteria. The goal is to provide a comprehensive assessment of the transportation system's effectiveness for all users. Below are some typical MMLOS units of measurements.

Travel Mode	Unit of Measurement
Vehicles	Travel Speed, Congestion / Delay, Road Capacity
Public Transit	Accessibility, Frequency Of Service, Reliability, Capacity
Bicycling	Availability And Safety Of Bike Lanes, Connectivity, Ease Of Use
Walking	Sidewalk Availability, Pedestrian Safety, Crossings, Accessibility
Movement of Goods / Freight	Efficiency And Reliability Of Freight Corridors

For reference, the City's currently adopted LOS is as follows:

Intersections	Adopted Level of Service
Stanwood Locally Owned Intersections:	
Traffic signals, roundabouts and all-ways stop controlled intersections	D
Two-way stop-controlled intersections	E
WSDOT Controlled Intersections	
Urban Areas (Within City Limits and Urban Growth Area)	D
Rural Areas (Snohomish County or Island County)	C

The City will be contracting with our on-call traffic consultant, TranspoGroup, to help with the adoption process. Their work will include:

- **Evaluate MMLOS Methodologies**  
Review other MMLOS programs within Western Washington which includes reviewing MMLOS standards from peer and nearby agencies and summarize the methodologies, advantages, and disadvantages of each methodology.
- **Outreach and Stakeholder Coordination**  
Following the peer review of MMLOS methodologies, the consultant and the City will meet with WSDOT and the City Council to discuss MMLOS options.
- **Develop Recommendation**  
Based on the outreach and stakeholder coordination, select a MMLOS methodology that is the best fit for Stanwood. The proposed MMLOS standard will be tailored to

Stanwood's community needs, growth objectives, and transportation network. The methodology will also align with state and regional transportation equity and

- ***Transportation Element and Impact Fee Update***

Following the selection of a MMLOS standard, appropriate updates will be made to the transportation element of the Comprehensive Plan, impact fees and municipal code.

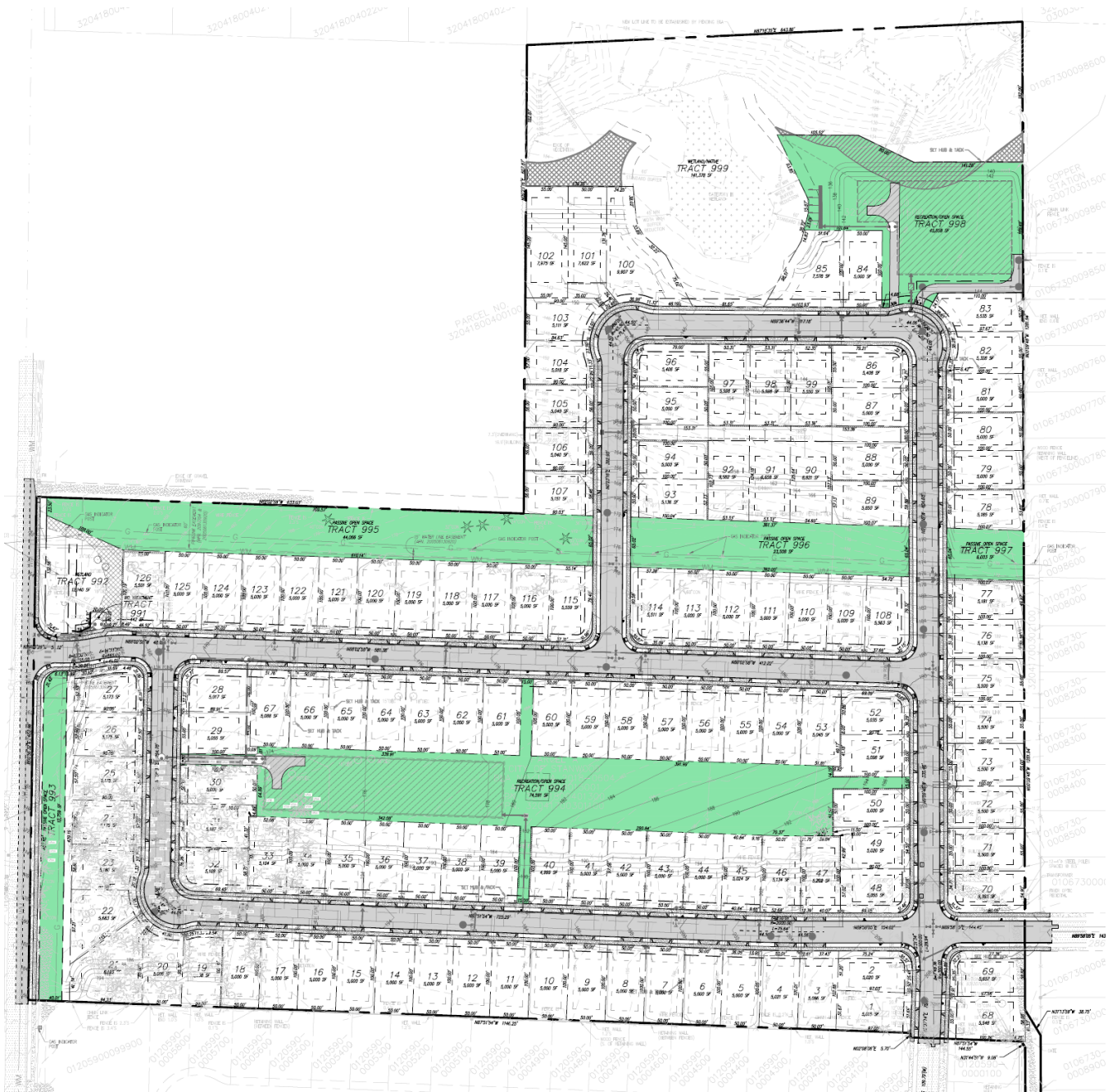
### *Meadowhawk Final Plat:*

Edwards Development Group, LLC (Edwards) submitted a preliminary plat application for 126-lot Single Family Residential subdivision in April 2022. The project was reviewed per the City's permitting process and was approved after a public hearing with the Hearing Examiner in August 2023. In March 2024, Edwards applied for a civil construction permit which was approved in June 2024.

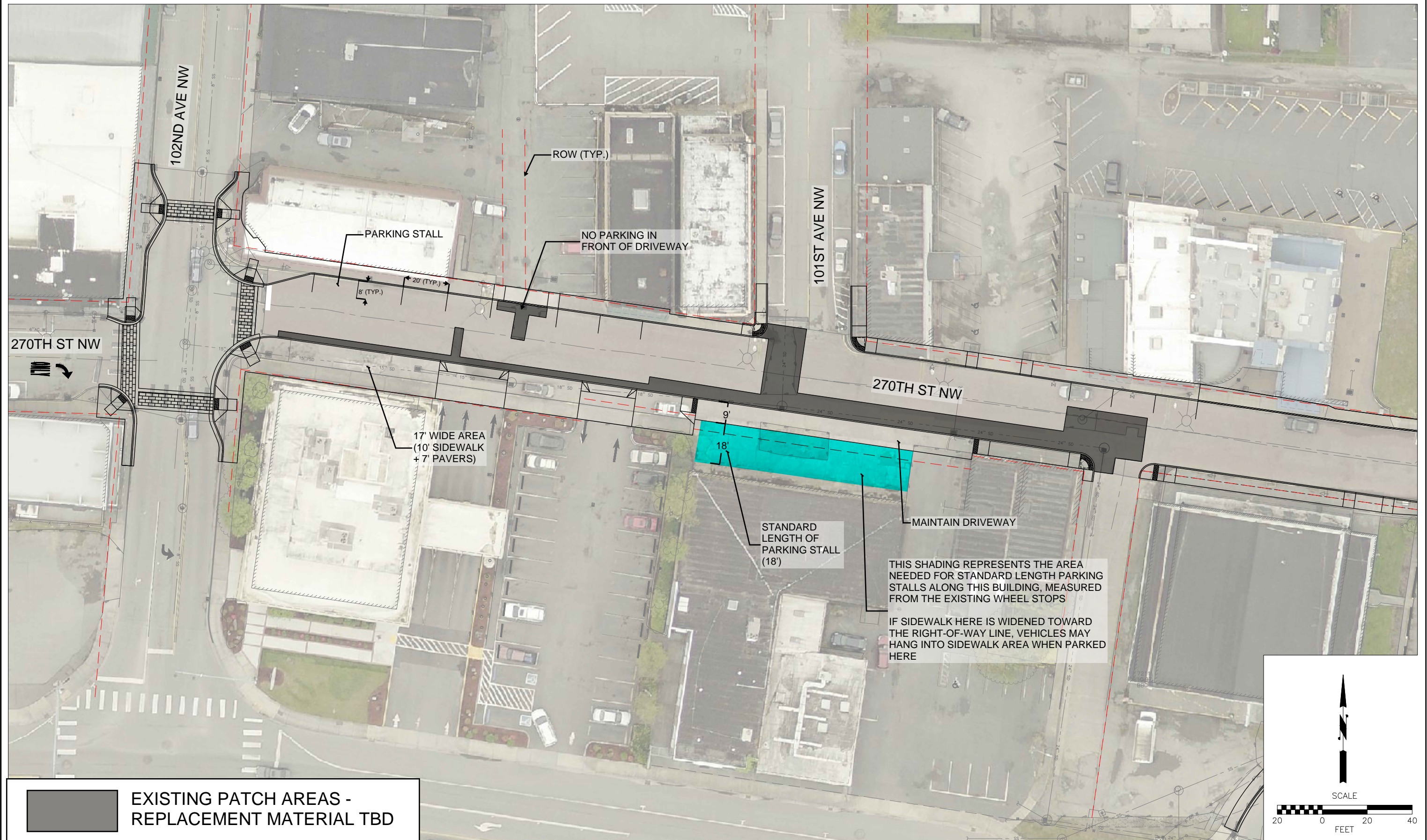
The construction of the plat is nearing completion. Plat improvements include streets, sidewalks, stormwater improvements, water improvements, sewer improvements and open space. Edwards will be providing maintenance bonds for all installed public improvements and landscaping. Street extensions to 76<sup>th</sup> Drive NW and 286<sup>th</sup> Place NW will be provided. The final plat will be forwarded to the City Council once the final plat application has been submitted and all required items are complete. Edwards is anticipating submittal of a final plat application in Spring 2025.

Once a preliminary plat has been approved no additional conditions or requirements can be added to the project. At the final plat approval stage, the process is essentially administrative: the city verifies all conditions of preliminary plat have been met and site improvements are installed per plan approval. If the City finds that the plat conforms to the preliminary approval, the City must approve the final plat. Final plat approval is not discretionary, cities have no option but to approve a final plat if all the conditions of preliminary plat approval have been met.

Approved Preliminary Plat Map and Landscaping Plan



Feb 12, 2025 - 4:28pm joshven X:\Stanwood\_City of Projects\20210169 - 2021 On-Call\0002 - Twin City Mile Project - Phase 1\CADD\05 - Exhibits\Task 6 - Brick Road\20210169\_0002\_Brick-Rd-Design-Options.dwg Layout Name: 102nd to Rrctb



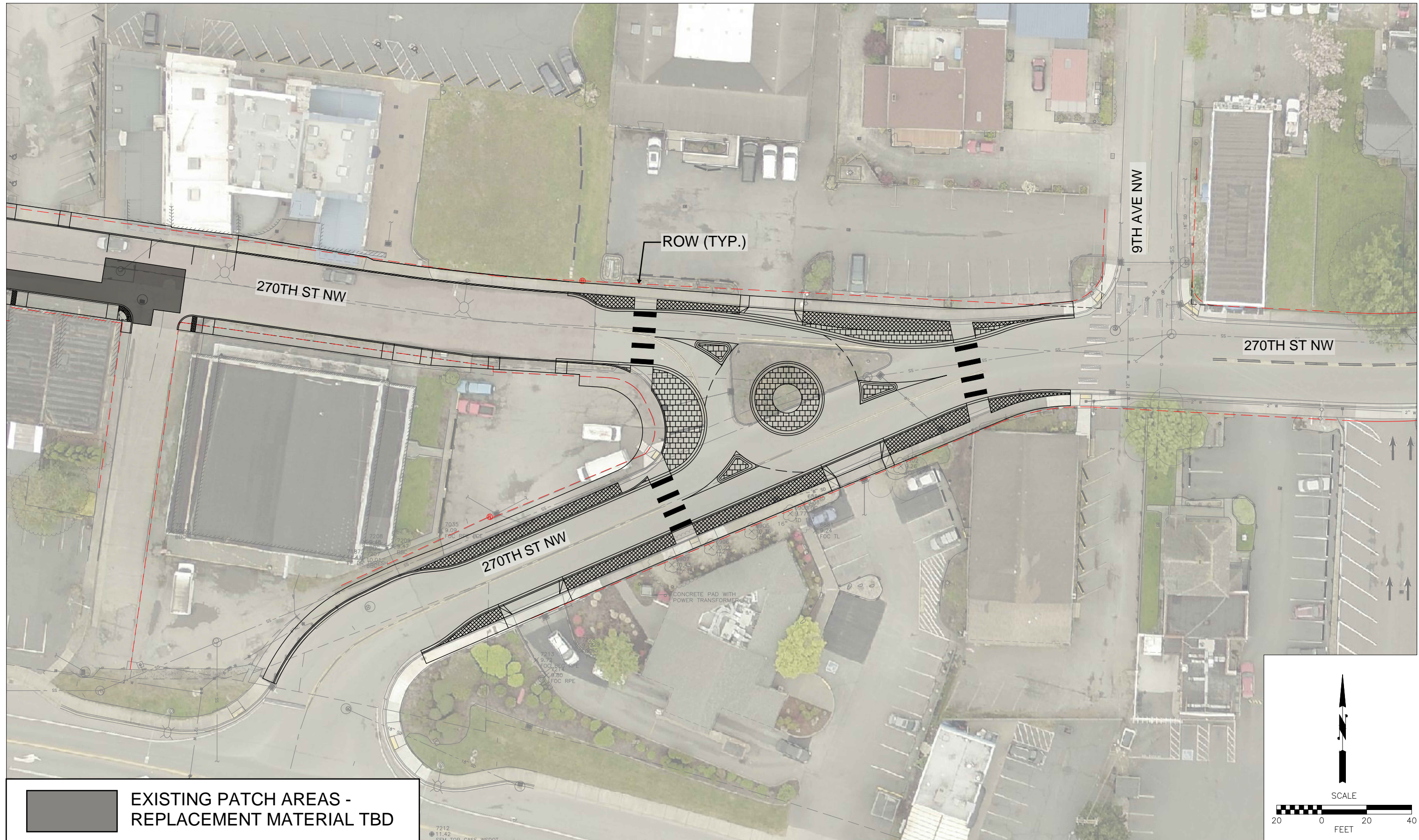
**PRELIMINARY CONCEPT**

**PERTEET**  
 2707 COLBY AVENUE, SUITE 900  
 EVERETT, WA 98201  
 425.252.7700 | 800.615.9900

CITY OF STANWOOD - TWIN CITY MILE  
 BRICK ROAD  
 PROJECT NO. 20210169.0002

BRICK RD. CONCEPT  
 WIDEN SOUTHERN SIDEWALK &  
 PATCH EXISTING CONCRETE

Feb 11, 2025 - 12:11pm josh.ven X:\Stanwood\_City of Projects\20210169 - 2021 On-Call\_0002 - Twin City Mile Project - Phase 1\CA-DD\05 - Exhibit\Task 5 - Brick Road\20210169\_0002\_BrickRd-Design-Optis.dwg Layout Name: Rnrbt



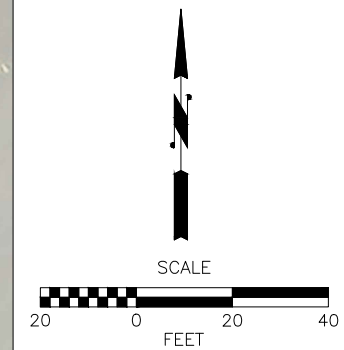
**EXISTING PATCH AREAS -  
REPLACEMENT MATERIAL TBD**

**PRELIMINARY CONCEPT**

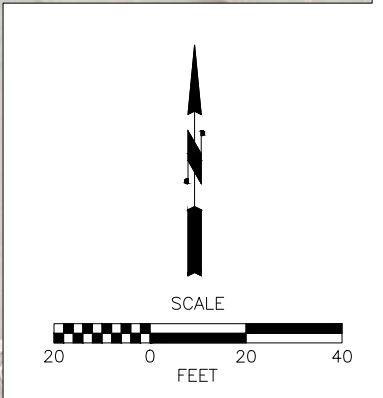
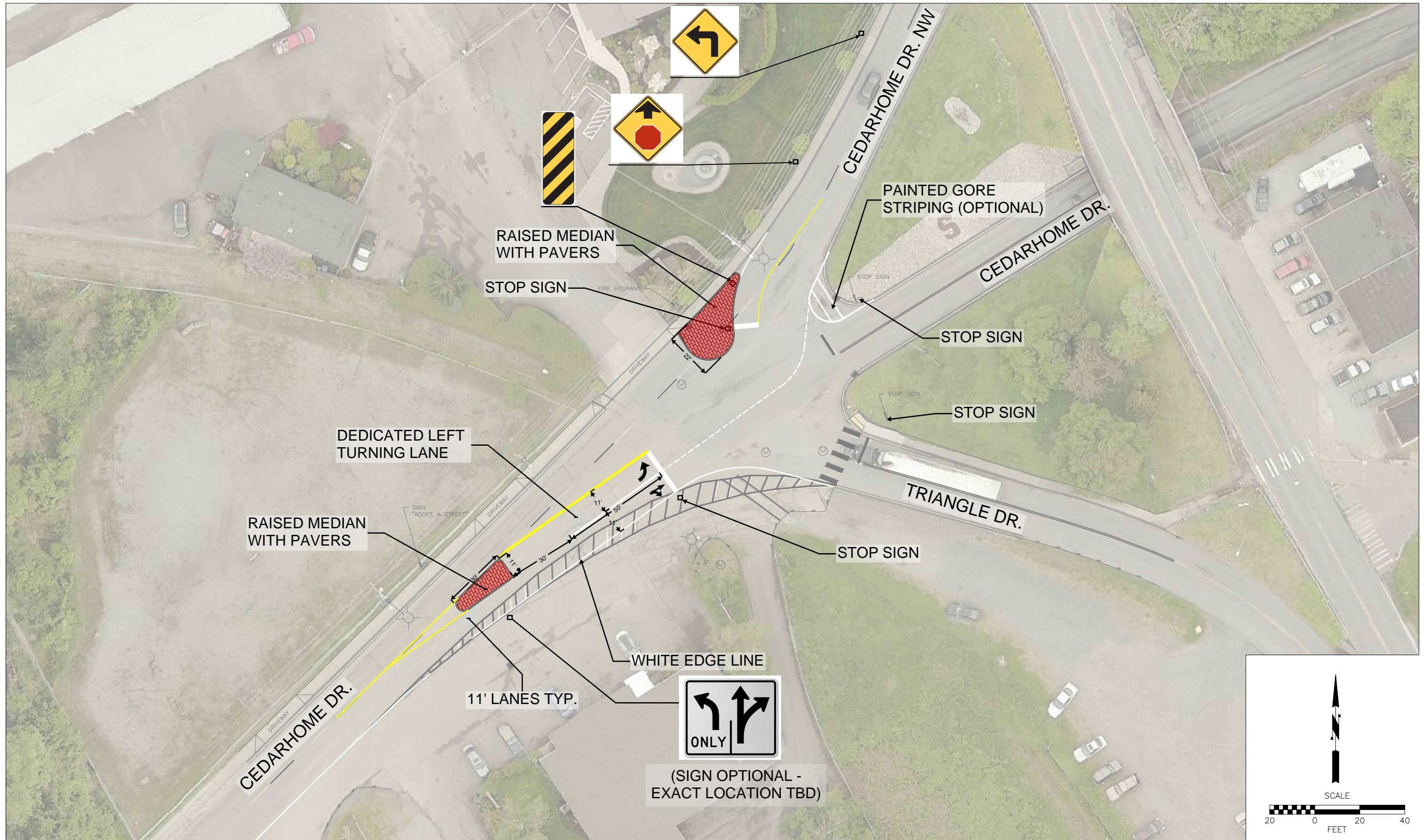
 **PERITEET**  
2707 COLBY AVENUE, SUITE 900  
EVERETT, WA 98201  
425.252.7700 | 800.615.9900

CITY OF STANWOOD - TWIN CITY MILE  
BRICK ROAD  
PROJECT NO. 20210169.0002

**BRICK RD & CAMANO TRIANGLE**



Feb 11, 2025 - 12:36pm josh.en X:\Stanwood\_City of Projects\20210189 - 2021 On-Call\0002 - Twin City Mile Project - Phase 1\CADD\05 - Exhibits\Task X - Cedarhome Dr\20210189-0002-Cedarhome Dr - Optic.dwg Layout Name: 9-4 Way Stop (2 Lanes)



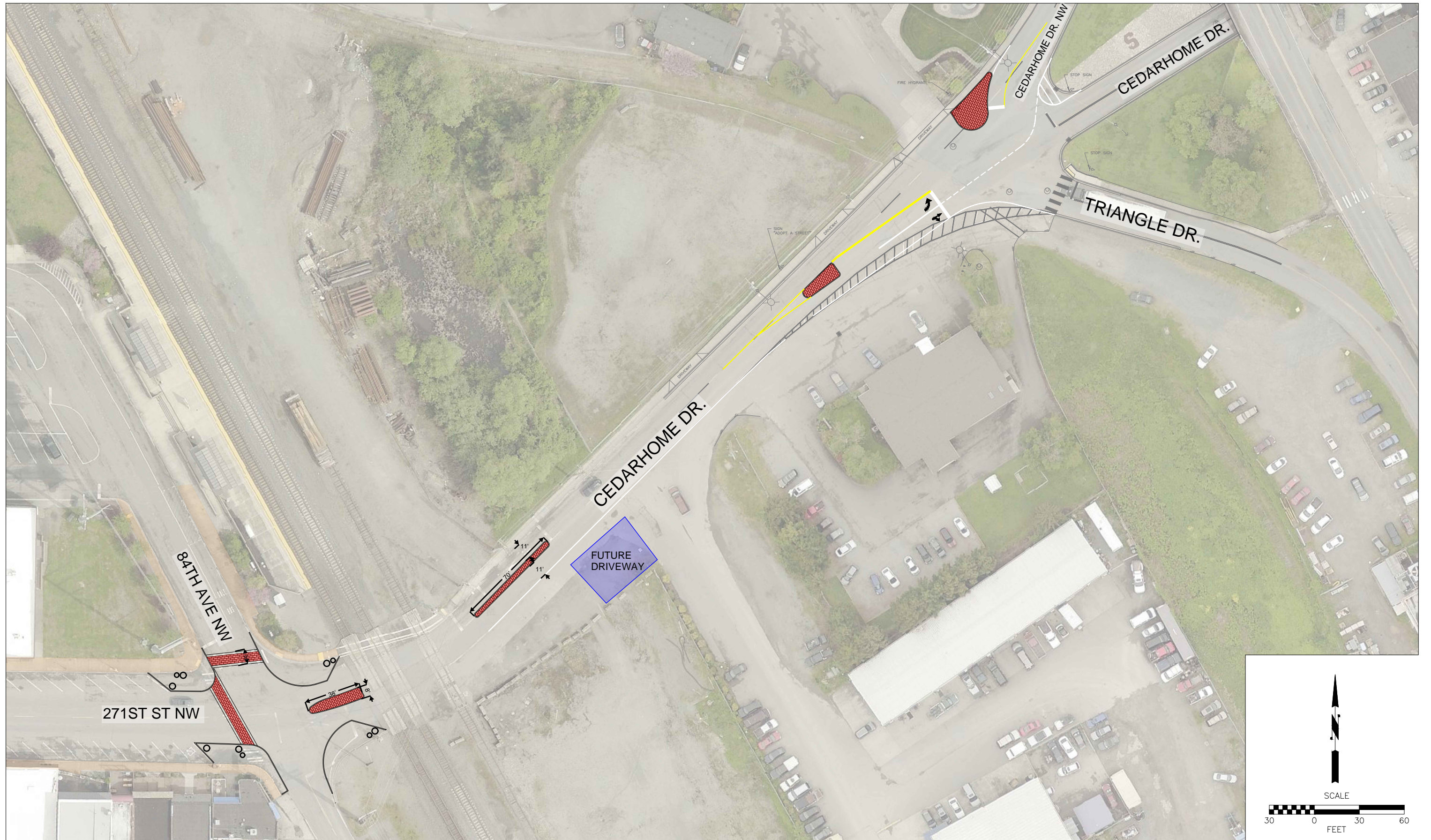
**PRELIMINARY CONCEPT**

**PERTEET**  
 2707 COLBY AVENUE, SUITE 900  
 EVERETT, WA 98201  
 425.252.7700 | 800.615.9900

CITY OF STANWOOD - TWIN CITY MILE  
 CEDARHOME DR - NEAR TERM IMPROVEMENTS  
 PROJECT NO. 20210169

CEDARHOME DR  
 ALL WAY STOP WITH  
 RAISED ISLAND & MEDIAN

Feb 11, 2025 - 12:34pm josh.en X:\Stanwood\_City of Projects\20210169 - 2021 On-Call\0002 - Twin City Mile Project - Phase 1\CADD\05 - Exhibits\Task X - Cedarhome Dr - Cedarhome Dr20210169\_0002-Cedarhome Dr - Optic.dwg Layout Name: Overview



**PRELIMINARY CONCEPT**

**PERTEET**  
 2707 COLBY AVENUE, SUITE 900  
 EVERETT, WA 98201  
 425.252.7700 | 800.615.9900

CITY OF STANWOOD - TWIN CITY MILE  
 CEDARHOME DR - NEAR TERM IMPROVEMENTS  
 PROJECT NO. 20210169

CEDARHOME DR  
OVERVIEW