



Agenda
Public Works and Parks Committee Regular Meeting
October 6, 2025 | 5:30 PM

Public Works Wastewater Treatment Plant
26729 98th Dr. NW
Stanwood, WA 98292

This meeting will be conducted in person at the City of Stanwood Public Works
Wastewater Treatment Plant, 26729 98th Dr. NW, Stanwood, WA 98292
<https://www.stanwoodwa.org>.

- 1. Unfinished Business**
- 2. New Business**
 - a. Ovenell Park Lease Amendment
 - b. Brick Road Design Amendments
 - c. Cedarhome Triangle Design Amendments
 - d. Depot Park Design Amendments
 - e. Capital Improvement Plan Revision
- 3. Adjourn**



City of Stanwood Public Works and Parks Committee Staff Report

Item Number: 2.a.
Date: October 6, 2025
Subject: Ovenell Park Lease Amendment
Contact Person: Patricia Love, Community Development Director
Attachments:
1. A. Ovenell_RestorationDetails
2. B. Orca Recovery Day Map
3. C. 2025-011 Puget Sound Public Farms

ISSUE

The purpose of this item is for the Community Development Committee to review a request by Andrew Davis of Puget Sound Public Farms to move forward with a wetland restoration project at Ovenell Park and potentially extend the term of the lease agreement.

RECOMMENDATION:

Staff recommends approval of the wetland restoration project and is seeking guidance on extending the term of the lease agreement to 5 years with an additional five-year extension authorization.

BACKGROUND:

In 2022, Mr. Davis approached the City with a proposal to create a public farm at the Ovenell Park property. Following this proposal, the City entered into a lease agreement with Puget Sound Public Farms in 2023. Since then, the farm has been actively cultivated, producing thousands of pounds of food that have been donated to the Stanwood Camano Food Bank.

In 2025, the lease agreement was renewed for a three-year term which is set to expire at the end of 2028. The agreement grants non-exclusive use of the property for the cultivation, maintenance, and harvest of fruits, vegetables, and other plants. It also

authorizes Puget Sound Public Farms (PSPF) to construct sheds, build a greenhouse, and carry out wetland restoration activities. Before committing additional funds and resources to construction and restoration, PSPF has requested consideration of a longer lease term. Furthermore, the wetland restoration efforts will require the City's long-term commitment to preserving the restored area.

DISCUSSION:

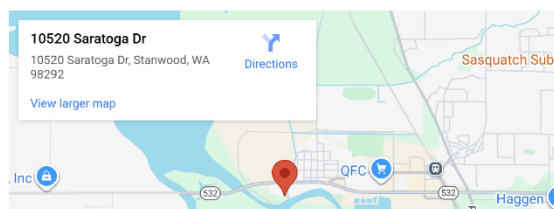
The mission of Puget Sound Public Farms (PSPF) is to partner with local landowners in order to create opportunities for agricultural education. A core part of their work is offering free classes to the public on basic gardening techniques, empowering residents with the knowledge and skills to grow their own food and foster sustainable practices. In addition to education, PSPF donates the fruits and vegetables they grow directly back to the community, ensuring that the benefits of their efforts reach those most in need.

PSPF remains dedicated to continuing their work at Ovenell Park, where they have already established a strong presence. By maintaining this partnership, they aim to strengthen community connections, promote healthy living, and support local families through both education and access to fresh, locally grown produce. The following is a copy of their website regarding Ovenell Park.

Ovenell Park Public Farm

The Ovenell Park Public Farm is an in ground vegetable garden and orchard situated at 10521 Saratoga Dr, Stanwood, WA 98292. The property is a former dairy farm that was purchased by the City of Stanwood in 2014. Puget Sound Public farms leases the property from the City of Stanwood to teach Stanwood and Camano Community Members how to grow their own food from seed to harvest. In 2024 Ovenell Park grew and donated over 2000lb of food for the Stanwood Camano Food Bank.

If you are interested in volunteering to help us grow food and learning scalable and sustainable agriculture techniques, please join us during our open hours on Wednesday from 9:00-12:00 starting March 12th. Please enter via Saratoga dr. which passes in front of Advanced Automotive.



PSPF has expressed interest in constructing a greenhouse and initiating wetland restoration projects in collaboration with the Snohomish Conservation District. Both

activities are permitted under the existing lease agreement (see attached). Before moving forward, however, PSPF is requesting that the City Council consider extending the lease term. Specifically, they are seeking a minimum five-year lease with the option to extend up to ten years. This additional time is essential to ensure the long-term success of the proposed projects. PSPF would assume full responsibility for coordinating the projects as well as maintaining the site following completion. Given the scope and nature of the greenhouse construction and wetland restoration, a longer lease term is critical to securing the investments of time, resources, and community partnerships needed to make the projects sustainable.

ANALYSIS:

Ovenell Park was originally acquired using Conservation Futures funding, which requires that the property be maintained primarily for passive recreation and environmental preservation. Any activities on the site must therefore be consistent with the conservation easement placed on the property. The projects proposed by PSPF, construction of a greenhouse and the initiation of wetland restoration in partnership with the Snohomish Conservation District, are consistent with the requirements of the conservation easement. The greenhouse would support sustainable food production and community education, while the wetland restoration project would enhance natural habitat, promote biodiversity, and improve environmental resiliency.

In addition to compliance with the conservation easement, these projects provide meaningful public benefits. They strengthen environmental partnerships, promote stewardship of public lands, and create opportunities for educational awareness around conservation and sustainable practices. Extending the lease term to a minimum of five years, with the option of up to ten years, would provide the stability necessary for PSPF to make significant investments in these projects. Given the time and resources required for both greenhouse construction and wetland restoration, a longer lease term is requested to ensure their success. Attached is a copy of their request and planting plan for the wetland area.

Staff recommends that the City Council approve Puget Sound Public Farms' request for a lease extension of at least five years, with the option to extend the lease for up to ten years. The proposed greenhouse and wetland restoration projects are consistent with the terms of the conservation easement and the intent of the Conservation Futures funding used to acquire Ovenell Park. These projects not only comply with the requirements for passive recreation and environmental preservation but also enhance the community's connection to the park through education, food donation, and environmental stewardship. By partnering with the Snohomish Conservation District, PSPF brings additional expertise and resources that strengthen the City's commitment to conservation and sustainable land management.

FISCAL ANALYSIS:

The proposed restoration project is funded through a grant managed by the Snohomish Conservation District. There are no city costs associated with this project.

PROPOSED MOTION:

None: Discussion Topic

Ovenell Park Proposed Restoration Plan

Developed for the City of Stanwood

Created by: Sara Rocero, Habitat Restoration Project Manager at Snohomish Conservation District

Snohomish Conservation District (SCD) is seeking funding to conduct wetland and riparian restoration at Ovenell Park. Restoration activities will include: Site preparation and maintenance, native shrub and tree planting, agroforestry planting, and noxious weed removal. Below is a list of native trees and shrubs that can be used in the project. This list can be altered by quantity and species, but every funding source for these types of projects requires the planting of conifer trees as they provide the most benefits in terms of water quality and benefits to salmon.

The agroforestry plant list is not included here. However, our agroforester can work with City staff and Andrew to create a list of trees and shrubs that will work on this site.

If this project is approved and funded by the Dept. of Ecology, SCD makes a 10 year commitment to maintain the project site for 10 years after the project is implemented. SCD will utilize grant funding to cover staff time, crew time (for project implementation and maintenance), plants and supplies, all at no cost to the City of Stanwood.

Common Name	Scientific Name	Form	Quantity	Spacing
Douglas fir	<i>Pseudotsuga menziesii</i>	Bareroot	200	12 feet
Shore pine	<i>Pinus contorta</i>	Bareroot	200	12 feet
Sitka spruce	<i>Picea sitchensis</i>	Bareroot	200	12 feet
Western redcedar	<i>Thuja plicata</i>	Bareroot	200	12 feet
Grand fir	<i>Abies grandis</i>	Bareroot	200	12 feet
Cascara	<i>Frangula purshiana</i>	Bareroot	200	10 feet
Beaked hazelnut	<i>Corylus cornuta</i>	Bareroot	200	10 feet
Serviceberry	<i>Amelanchier alnifolia</i>	Bareroot	200	10 feet
Black twinberry	<i>Lonicera involucrata</i>	Livestake/ bareroot	150	6 feet
Willow species	<i>Salix</i> spp. <i>Vaccinium ovatum</i>	Livestake	400	10 feet
Red-osier dogwood	<i>Cornus sericea</i>	Livestake	200	6 feet
Snowberry	<i>Symphoricarpos albus</i>	Bareroot	200	6 feet
Evergreen huckleberry	<i>Vaccinium ovatum</i>	Potted	200	6 feet
Tall Oregon grape	<i>Mahonia aquifolium</i>	Potted/ bareroot	150	6 feet
Nootka rose	<i>Rosa nutkana</i>	Bareroot	200	6 feet
Pacific crabapple	<i>Malus fusca</i>	Bareroot	150	10 feet
Vine maple	<i>Acer circinatum</i>	Bareroot	150	10 feet
Thimbleberry	<i>Rubus parviflorus</i>	Bareroot	150	6 feet
Salmonberry	<i>Rubus spectabilis</i>	Bareroot	150	6 feet
Osoberry	<i>Oemleria cerasiformis</i>		150	

Orca Recovery Day Restoration Area

Untitled layer

Untitled layer

Vegetable Garden

Orca Recovery Day Restoration Area



RENTAL AGREEMENT

THIS RENTAL AGREEMENT, is made by and between the CITY OF STANWOOD, a municipal corporation of the State of Washington, hereinafter "City," and Puget Sound Public Farms, a Nonprofit Corporation recognized by the State of Washington, hereinafter "Tenant."

1. DESCRIPTION OF PREMISES.

City hereby rents to Tenant and Tenant rents from City based on the terms, covenants and conditions set forth herein, the following-described premises:

A portion of that property described commonly as Ovenell Park located south of SR-532 south from Orchards Nursery and west from Twin City Foods building. Referred to in the Snohomish County Assessor SCOP1 as Parcel ID: 32032300401200 and Tax Code Area 00758. Described in property account summary as:

Section 23 Township 32 Range hub 03 Quarter SE & 26-32-03 NE - TH PTN OF FDP LY SLY OF SLY R/W BDY OF ST HWY 1-Y (SR 532): GOVT LOT 4 OF SD SEC 23 EXC TH PTN CONVDYD TO HAYLAND MILL CO INC BY DEED REC VOL 173 PG 358 DEEDS AFN 229933 DAF BEG AT SE COR OF SD LOT 4 TH N78W 211.2FT TH N73W 429FT TH N63W 581FT TO OLD CO RD R/W TH N34E 20FT TH S68E 167.8FT TH N22E 36FT TH S61E 57FT TH S66 30E 258FT TH S67 15E 726FT TH S5.2FT TO POB & EXC TH PTN OF SD GOVT LOT 4 LY S OF N 420.38FT & SWLY OF RR R/W INDUSTRIAL SPUR & EXC TH PTN THROF LY WTHN BN INDUSTRIAL R/W SPUR TGWANY ACCRETED PROP ADJ THRT0 & N OF NORTHERN LN OF ORD HIGH WATER OF STILLI RIVER (INCL LANDS IN SEC 26 N OF RIVER) PER QT ACT SCC 07-2-01934-9 FILED 3-2-07 SEG'D PER SWD REC AFN 201410060443

Snohomish County Tax Parcel ID 32032300401200 hereinafter the "Rental Premises."

Tenant shall have the non-exclusive right to use the Rental Premises for purposes of establishing, maintaining, and harvesting fruits, vegetables and plants grown on the Rental Premises in the areas shown in Attachment A. Tenant shall have the right to install, at its sole risk and expense, in a location approved by the City, a potting shed which may contain items associated with growing vegetables including but not limited to tools, soil, and fertilizer. Tenant shall not store any of its equipment or property outside the area designated on Attachment A and shall be solely responsible for the security and safekeeping thereof.

2. TERM.

- a. This rental agreement shall be effective from February 28, 2025 to February 28, 2028.
- b. This agreement may be renewed by the parties for additional one-to-three-year terms if approved by the City. Any such renewal shall be reduced to a written addendum and shall be signed by both parties. The tenancy may be terminated by either City or Tenant giving the other party written notice of intent to terminate, which notice must be given at least sixty (60) days prior to the intended date of vacation.

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3. RENT.

- a. Tenant shall pay rent in the amount of \$1.00 (one dollar) per year for the use of the Rental Premises, in advance of the first day of the start of the rental term year.
- b. The City may increase or decrease the rent annually upon at least sixty (60) days written notice to Tenant. Rent shall be paid at: Stanwood City Hall or at such other place as may be designated by City.

4. NON-PAYMENT.

In the event Tenant should fail to pay any installment of rent or any sum due hereunder by the date it is due, the City shall have the right to terminate this Rental Agreement.

5. NSF CHECK CHARGE.

A \$35.00 fee will be charged for each check returned for insufficient funds or that cannot be cashed on the day it is received or presented for payment. Said NSF charge shall be in addition to any applicable late charge and shall constitute additional rent due hereunder. No postdated checks will be accepted as rental payment.

6. USE OF PREMISES.

- a. Planting, maintaining, and harvesting fruits, vegetables and plants grown on the Rental Premises including the orchard area as well as the area designated for planting on the map including all activities that aid in the aforementioned activities including but not limited to:
 - i. Modifying the soil to make it suitable for planting
 - ii. Amending the soil with additives that increase the favorability of conditions for plant growth,
 - iii. Incorporating amendments,
 - iv. Removal and prevention of undesirable plants, insects, and diseases through mechanical, chemical, and biologic controls,
 - v. Irrigation.
- b. Providing members of the public hands-on learning experiences on how to grow, maintain, and harvest fruits and vegetables.
- c. Providing members of the public hands-on learning experiences on wetland function and restoration.
- d. Creating a wetland restoration plan in conjunction with organization(s) with professional experience in creating wetland restoration plans in Snohomish County for presentation to the City.
- e. Parking on impervious surfaces on the property.
 - i. Parking shall be limited to a maximum of twenty (20) passenger-size vehicles and one box truck at a time unless prior written consent is given by the City.
- f. Tool and equipment storage in a location designated by the map of the Rental Premises.
- g. Placement, maintenance and use of a portable bathroom which may be kept at the Rental Premises for use by Tenant and affiliates.
- h. Installation of up to eight (8) raised beds for use for growing plants, fruits and vegetables.

- i. Creation of a compost pile for organic matter disposal that shall not exceed in volume fifteen (15) cubic yards.
- j. Tenant shall have the option to pursue a building permit for the construction of a greenhouse, a structure which is defined as a building whose entire structure is coated in clear or semitransparent plastic sheeting and whose purpose is principally to aid in the growing of plants, on the rental property. Should Tenant successfully obtain a building permit for construction of a greenhouse on the rental property, the City shall have the option to approve the construction of a greenhouse. If the City and the Tenant agree upon the construction of said greenhouse, Tenant shall have the right to construct the greenhouse in a safe manner in accordance with the approved building permit. If constructed, it shall be made available for use by Tenant for the duration of this lease agreement.
- k. Tenant will not perform any act or carry on any practices that may damage the Rental Premises or be a nuisance to or menace or injure the public.
- l. Tenant shall exercise all necessary precautions in the use of the Rental Premises to protect the public from injury to persons or property.
- m. This Agreement is for non-exclusive use. Tenant shall have no preference or priority over the public in Tenant's use of the Rental Premises.
- n. Tenant shall treat members of the public with courtesy and respect when using the Rental Premises.
- o. Tenant shall keep all odors produced to a minimum.
- p. Tenant's use of the Rental Premises shall not inconvenience members of the public making joint use thereof.
- q. Tenant shall promptly comply with all state and federal laws and local, ordinances, orders, and regulations now in effect, or as hereafter amended, affecting use of the Rental Premises and their cleanliness, safety, occupation and use.
- r. Tenant shall protect water resources and streams from pollution and/or contamination by properly using agriculturally approved pesticides or herbicides applied by licensed personnel in accordance with all rules and regulations.
- s. Tenant is responsible for cleanup of any pollution caused by any of the activities commenced on the property. An environmental clean-up charge will be assessed for any pollution which must be cleaned up by the City.
- t. Tenant is responsible for appropriate disposal of trash/garbage.
- u. Tenant will have permission to bring partners of the project including but not limited to representatives of partner organizations, board members of the Puget Sound Public Farms (a nonprofit organization created in part to handle the administrative burden of maintaining the project operating at the Premises), and potential partners for purposes of viewing the property in order to aid with decision making for the project. Visits may be conducted at any time during the lease agreement between dawn and dusk and will last no longer than four hours.
- v. All operations under this lease shall be conducted in a manner that will not unreasonably interfere with public use and enjoyment of adjoining lands under the ownership and/or jurisdiction of the City. Necessary precautions will be taken by the tenant to ensure the safety of the public in all phases of operation under this lease.
- w. Upon termination of the Rental Agreement, Tenant shall remove its storage facility and all of its personal property and quit and surrender the Rental Premises in as good a state and condition as it was at the commencement of the Rental Agreement,

- reasonable wear and tear or actions not caused by Tenant and its employees excepted.
- x. Tenant shall keep no more than 5 gallons of fuel at Ovenell Park. A fuel spill kit rated to clean up the fuel shall also be kept on site. User shall be responsible for cleaning up any and all fuel related spills that occur after the start of the lease date and will pay for any costs associated with fuel spills which occur on site. Tenant shall keep no more than one gallon total of pesticides, fungicides, and herbicides on site. All pesticides, fungicides, and herbicides shall be certified for use in organic farming operations and used in accordance with their label. All pesticides, fungicides, and herbicides shall be applied only with a backpack sprayer or other handheld spray device to mitigate pesticide drift. Pesticides, fungicides, and herbicides shall not be applied by Tenant to any area inside a critical area or wetland area as designated by the most recent environmental assessment. Tenant shall develop an integrated pest management strategy (IPM) and shall follow the strategy to minimize the need for the use of pesticides.
 - y. Tenant shall keep a record of all pesticides, fungicides, and herbicides applied pursuant to this Agreement, a copy of which shall be provided to the Landlord on an annual basis if requested.

7. CONSERVATION EASEMENT.

Tenant acknowledges that the Rental Premises are subject to a Grant of Conservation Easement from City to Snohomish County governing the use of the property for the purpose of retaining the Rental Premises for open space and passive recreation. Tenant acknowledges receipt of a copy of the easement. Tenant agrees to strictly conform to the terms of said easement, which are incorporated by this reference.

8. UTILITIES.

Tenant shall have the use of water and electric services located at the property at their expense for purposes of cultivating fruits and vegetables. Costs shall be at the rate billed by the City or other provider.

9. ACCEPTANCE OF PREMISES.

Tenant acknowledges that Tenant has examined the Rental Premises and accepts the same in their condition on the date of Tenant's execution of this Rental Agreement.

10. CONDITION OF PREMISES UPON.

- a. Except as provided above, no alterations shall be made to the Rental Premises without prior written consent of the City. Any alterations to the Rental Premises shall, at City's option, become part of the realty and belong to City.
- b. Should Tenant desire to alter the Rental Premises and if City consents to such alterations, then at City's option, such improvements shall be performed by City's employees, or Tenant shall contract with a licensed, bonded and insured contractor approved by City for the construction of such alterations.
- c. All work approved by City shall be done at such times and in such manner as City may from time to time designate. Tenant shall give City written notice five (5) days prior to employing any laborer or contractor to perform work resulting in an alteration of the Rental Premises so that City may post a notice of no responsibility.

- d. In the event the Rental Premises shall at any time during the term of this Rental Agreement become subject to any suit brought to enforce a lien, or any statement or claim of lien is filed to enforce a lien resulting from the furnishing of materials or labor to the Rental Premises contracted for or agreed to by Tenant, Tenant may contest such lien by legal proceedings, but shall nevertheless cause such lien, at its sole cost, to be discharged within thirty (30) days after notice thereof by the substitution therefor of a mechanic's lien release bond, by posting of adequate security for the payment thereof (including all expenses incident thereto), or by such other method as shall be reasonably satisfactory to City.
- e. The equipment stored by Tenant shall be removed by Tenant at the termination of the Rental Agreement, provided that the premises are returned to as good condition as they were prior to the installation of the same. Tenant shall bear the full cost of removing all equipment, tools, and property and shall repair any damage to the Rental Premise. Tenant's obligations to observe or perform this covenant shall survive the expiration or termination of this Rental Agreement. In the event Tenant, with City's permission, does not remove the equipment, tools, and property upon expiration or termination of this Rental Agreement, the equipment, tools, and property shall become the property of the City.

11. INSURANCE/CASUALTY.

- a. Insurance Term

The Tenant shall procure and maintain for the duration of the Lease, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the Tenant's operation and use of the leased Premises.

- b. No Limitation

The Tenant's maintenance of insurance as required by the Lease shall not be construed to limit the liability of the Tenant to the coverage provided by such insurance, or otherwise limit the Landlord's recourse to any remedy available at law or in equity.

- c. Minimum Scope of Insurance

The Tenant shall obtain insurance of the types and coverage described below:

- i. Commercial General Liability insurance shall be at least as broad as Insurance Services Office (ISO) occurrence form CG 00 01 and shall cover premises and contractual liability. The Landlord shall be named as additional insured on Tenant's Commercial General Liability insurance policy using ISO Additional Insured-Managers or Landlords of Premises Form CG 20 11 or a substitute endorsement providing at least as broad coverage.

- ii. Property insurance shall be written on an all-risk basis.

- d. Minimum Amounts of Insurance

The Tenant shall maintain the following insurance limits:

- i. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$1,000,000 general aggregate.
- ii. Property insurance shall be written covering the full value of Tenant's property and improvements with no coinsurance provisions.

e. Other Insurance Provisions

The Tenant's Commercial General Liability insurance policy or policies are to contain or be endorsed to contain that they shall be primary insurance as respect the Landlord. Any insurance, self-insurance, or self-insured pool coverage maintained by the Landlord shall be excess of the Tenant's insurance and shall not contribute with it.

f. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.

g. Verification of Coverage

The Tenant shall furnish the Landlord with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Tenant.

h. Waiver of Subrogation

Tenant and Landlord hereby release and discharge each other from all claims, losses and liabilities arising from or caused by any hazard covered by property insurance on or in connection with the Premises or said building. This release shall apply only to the extent that such claim, loss or liability is covered by insurance.

i. Landlord's Property Insurance

Landlord shall maintain during the term of the Lease all-risk property insurance covering the land and buildings.

j. Notice of Cancellation

The Tenant shall provide the Landlord with written notice of any policy cancellation within two business days of their receipt of such notice.

k. Failure to Maintain Insurance

Failure on the part of the Tenant to maintain the insurance as required shall constitute a material breach of lease, upon which the Landlord may, after giving five business days notice to the Tenant to correct the breach, terminate the Lease or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the Landlord on demand.

I. Landlord Full Availability of Tenant Limits

If the Tenant maintains higher insurance limits than the minimums shown above, the Landlord shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Tenant, irrespective of whether such limits maintained by the Tenant are greater than those required by this Lease or whether any certificate of insurance furnished to the Landlord evidences limits of liability lower than those maintained by the Tenant.

13. RISK OF LOSS.

All personal property of Tenant kept or maintained at the Rental Premises shall be at the risk of Tenant.

14. INDEMNIFICATION.

- a. City shall protect, hold harmless, indemnify, and defend, at its own expense, Tenant, from any loss or claim for damages of any nature whatsoever, including claims by third parties or by City's employees from which it would otherwise be immune under Title 51 RCW or other law, arising out of any act or omission on or about the Rental Premises or relating to this Rental Agreement by City, its appointed or elected officials, officers, assignees, agents, employees, invitees, contractors or subcontractors. If a loss or claim is caused by or results from the concurrent negligence of City, its appointed or elected officials, officers, employees, or agents and the Tenant, this clause shall be valid and enforceable only to the extent of the negligence of the City, its appointed or elected officials, officers, employees, or agents.
- b. Tenant shall protect, hold harmless, indemnify, and defend, at its own expense, the City, its appointed or elected officials, officers, employees, and agents from any loss or claim for damages of any nature whatsoever, including claims by third parties or by the volunteers of the Stanwood Camano Food Bank from which it would otherwise be immune under Title 51 RCW or other law, arising out of any act or omission on or about the Rental Premises or relating to this Rental Agreement by the Tenant. If a loss or claim is caused by or results from the concurrent negligence of the Tenant and the City, its appointed or elected officials, officers, employees, or agents, this clause shall be valid and enforceable only to the extent of the negligence of the Tenant, its officers, employees, or agents.
- c. The parties acknowledge that the foregoing indemnity provisions were mutually negotiated and survive the termination of this Rental Agreement.

15. MAINTENANCE AND REPAIRS.

- a. City shall be responsible for the maintenance and repair of the Rental Premises excluding all activities directly in service of growing fruits and vegetables or restoring wetlands; provided Tenant shall be responsible for repairing any damage occasioned by Tenant's use of the Rental Premises. If Tenant refuses or neglects to repair any damage occasioned by Tenant's use of the Rental Premises to the reasonable satisfaction of City as soon as reasonably possible after written demand, City may make such repairs and do required maintenance without liability to Tenant for any loss or damage that may accrue to Tenant's fixtures or other property, and upon completion

thereof, Tenant shall pay City's costs for such work, plus 15% for overhead, together with 12% per annum interest from the date City tenders Tenant an invoice for such work to the date of payment.

- b. No compensation shall be made to or claimed by Tenant from City by reasons of inconvenience, annoyance or other concerns arising from the making of repairs to or maintenance or alteration of the Rental Premises. City reserves the right to perform maintenance and make repairs and alterations when and where the same may be deemed by City to be necessary. Nothing herein contained shall be construed as an agreement on the part of the City to make any repairs or alterations becoming necessary, in the reasonable opinion of City, due to negligence of Tenant, its officers, employees, or agents.

16. SIGNS.

Tenant shall have the option to apply for permits to erect signs advertising the Puget Sound Public Farms on the Rental Premises of a size and design acceptable to City at its sole discretion. Any signs not in conformity with this Rental Agreement may be removed and destroyed by City.

17. ENTRY BY CITY.

City and its employees, elected officials, agents and contractors shall have the right to enter the Rental Premises at any time for any purpose including, but not limited to, inspecting the same and maintaining the Rental Premises, or for the purpose of making repairs, alterations, or additions to any portion of the Rental Premises, including the erection and maintenance of such scaffolding, canopies, fences and props as may be required, or for the purpose of posting notices of no responsibility for alterations, additions or repairs, without any rebate of rent and without any liability to Tenant for any loss of occupation or quiet enjoyment of the Rental Premises thereby occasioned. Upon request Tenant shall permit City entry to its storage facility for purposes of inspecting the same.

18. TAXES.

- a. City shall be responsible for all real property taxes and assessments levied or assessed against the Rental Premises by any governmental entity, including any special assessments imposed on or against the Rental Premises for the construction or improvement of public works in, on or about the Rental Premises; provided, however, that Tenant shall conduct no activity on the Rental Premises nor place any articles on the Rental Premises that will increase the real property taxes levied or assessed against the Rental Premises.
- b. Tenant shall pay before delinquency any and all taxes, assessments, license fees, and public charges levied, assessed or imposed and which become payable during the Rental Agreement upon Tenant's fixtures and personal property installed on or located in the Rental Premises.
- c. Tenant agrees to pay the amount of all taxes levied upon or measured by the rent payable hereunder, whether as a sales tax, transaction privilege tax, leasehold excise tax, or otherwise. Except as provided in paragraph 3 above, such taxes shall be due and payable at the time the same are levied or assessed.

19. ABANDONMENT.

If Tenant shall abandon, vacate or surrender the Rental Premises, or be dispossessed by

process of law, or otherwise, any personal property belonging to Tenant and left on the Rental Premises shall, at the option of the City, be deemed abandoned.

20. CASUALTY; REBUILDING; CONDEMNATION.

- a. In the event of damage to the Rental Premises other than under the circumstances described in the preceding section, the City may or may not repair the Rental Premises at their sole discretion. Until the Rental Premises are repaired and put in a good and tenantable order, the rents herein provided for, or a fair and just proportion thereof according to the nature and extent of the damage sustained, shall be abated until the Rental Premises have been restored to a good and tenantable condition as they were before such damage or destruction.
- b. In the event that the Rental Premises are not usable as contemplated in this agreement for over ninety (60) days due to the damage, either the City or Tenant shall have the right to terminate this Rental Agreement.
- c. If any part of the Rental Premises shall be taken by public or quasi-public authority under any power of eminent domain or condemnation, Tenant shall have no claim or interest in or to any award of damages for such taking. If such taking materially reduces the usefulness of the Rental Premises for the purposes for which it is rented, then Tenant shall have the option of terminating this Rental Agreement.

21. ASSIGNMENT AND SUBLETTING.

Tenant shall not sublease, sublet or assign the Rental Premises, or any portion thereof, except by the written permission and consent of City, in City's sole discretion. This Rental Agreement shall not be assignable by operation of law.

22. INSOLVENCY OF TENANT.

The (a) appointment of a receiver to take possession of all or substantially all of the assets of Tenant, or (b) a general assignment by Tenant for the benefit of creditors, or (c) any action taken or suffered by Tenant under any insolvency or bankruptcy act shall, if any such appointments, assignments or action continues for a period of thirty (30) days, constitutes a breach of this Rental Agreement by Tenant, and City may at its election without notice, terminate this Rental Agreement, and in that event be entitled to immediate possession of the Rental Premises and damages as provided below.

23. TENANT DEFAULT.

- a. If Tenant shall fail to perform any of the covenants and agreements herein contained (and regardless of the pendency of any bankruptcy, reorganization, receivership, insolvency, or other legal or equitable proceedings that have or might have the effect of preventing the Tenant from complying with the terms of this Rental Agreement), then City may cancel this Rental Agreement upon giving the notice required by law, and re-enter said premises. Notwithstanding anything contained herein to the contrary, City shall provide written notice of default and allow Tenant a ten (10) day period to cure.
- b. If City must commence an unlawful detainer action to seek restitution of the rental premises as a result of Tenant's default in the payment of rent, City shall be entitled to judgment in the amount of double the rent due at the time of judgment pursuant to RCW 59.12.170.
- c. In the event of any entry in, or taking possession of, the Rental Premises, City shall have the right, but not the obligation, to remove from the Rental Premises all personal

property located thereon and may place the same in storage at a public warehouse, at the expense and risk of the owners.

- d. If at any time City waives any breach or default, or any right or option, such waiver shall not be construed to be a waiver of any other right or option, or any other past, existing or future breach or default.
- e. In the event Tenant is in default on any provision of this Rental Agreement and City seeks the services of an attorney to enforce such provision in default, City shall be entitled to recover all attorney's fees and costs expended in such enforcement, including the cost of preparation and service of all notices, and such fees, costs and expenses shall constitute additional rent due hereunder.

24. CITY DEFAULT.

In the event City shall neglect or fail to perform or observe any of the covenants, provisions or conditions contained in this Rental Agreement on its part to be performed or observed within 30 days after Tenant's written notice to City (or if more than 30 days shall be required because of the nature of the breach, if City shall fail to proceed diligently to cure such breach after notice), then, in that event, Tenant shall have the right to cure any such default at Tenant's expense. In the event City fails and refuses to cure its default and Tenant is unable to remedy City's default, Tenant shall have the option of terminating this Rental Agreement upon 30 days written notice to City.

25. ATTORNEY FEES.

In the event of any legal action or proceeding between the parties hereto, each party shall be responsible for its own attorney fees. This Rental Agreement shall be governed by the laws of the State of Washington. The venue for any dispute related to this Rental Agreement shall be Snohomish County, Washington. Should City be named as a defendant in any suit brought against Tenant in connection with or arising out of Tenant's occupancy hereunder, Tenant shall pay to City its cost and expenses incurred in such suit, including reasonable legal fees.

26. NOTICES.

All notices, statements, demands, requests, consents, approvals, authorizations, offers, agreements, appointments, or designations under this Rental Agreement by either party to the other shall be in writing and shall be sufficiently given and served upon the other party, if sent by certified mail, return receipt requested, postage prepaid, and addressed as follows:

TENANT:

Puget Sound Public Farms, Andrew Davis
2221 145th NW
Marysville, WA 98271
Telephone: (425)512-6885
Email: Andrewd.pspf@gmail.com

CITY:

City Administrator
City of Stanwood
10220 270th Ave NW
Stanwood, WA 98292

or at such other address as either party designates by written notice to the other party.
All notices shall be effective upon the earlier of personal delivery or three (3) days after being mailed.

27. NO WAIVER OF COVENANTS.

No waiver shall be implied from an omission by either party to take any action related to breach of any covenant, term, or condition of this Rental Agreement. The acceptance by City of rent with knowledge of the breach of any of the terms, conditions, or covenants of this Rental Agreement by Tenant shall not be deemed a waiver of any such breach. One or more waivers of any breach of any covenant, term, or condition of this Rental Agreement shall not be construed as a waiver of any subsequent breach of the same covenant, term, or condition.

28. DELAYED POSSESSION.

In the event of the inability of City to deliver possession of the Rental Premises for any reason whatsoever at the time of the commencement of the term of this Rental Agreement, neither City nor its agents shall be liable for any damage caused thereby, nor shall this Rental Agreement thereby become void or voidable, nor shall the term herein specified be in any way extended, but in such event Tenant shall not be liable for any rent until such time as City can deliver possession, and in the event that possession is delayed over ninety (90) days, Tenant shall have the right to terminate this Rental Agreement.

29. SUCCESSORS AND ASSIGNS.

The rights, liabilities, and remedies provided for herein shall extend to the heirs, legal representatives, successors and, so far as the terms of this Rental Agreement permit, assigns of the parties hereto. The words "City" and "Tenant" and their accompanying verbs or pronouns, wherever used in this Rental Agreement, shall apply equally to all persons, firms or corporations which may be or become parties to this Rental Agreement.

30. RULES.

Tenant agrees to abide by the rules and regulations governing the operation of the Rental Premises which may be made by City from time to time, and will use reasonable methods to induce its employees, contractors and agents to observe the same.

31. SUBORDINATION.

Tenant agrees that this Rental Agreement shall be subordinate to any mortgages or deeds of trust that are now or may hereinafter be placed upon the Rental Premises, and to any and all advances to be made thereunder, and to the interest thereon, and all renewals, replacements and extensions thereof: provided the mortgagee or beneficiary named in said mortgages or deeds of trust shall agree to recognize this Rental Agreement in the event of foreclosure if Tenant is not in default. Within fifteen (15) days after written request from City, Tenant shall execute any documents that may be necessary or desirable to effectuate the subordination of this Rental Agreement to any such mortgages or deeds of trust.

32. TIME.

Time is of the essence for this Rental Agreement.

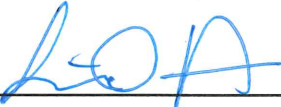
33. ENTIRE AGREEMENT AND AMENDMENTS.

This Rental Agreement contains all of the agreements between the parties with respect to any matter covered or mentioned in the Rental Agreement, and no prior agreement, letter of intent, or understanding relating to any such matter will be effective for any purpose. No provision in this Rental Agreement may be amended or added to except by an agreement in writing signed by the parties or their respective successors in interest and using the same formalities as are required by the execution of this Rental Agreement.

IN WITNESS WHEREOF City and Tenant have executed this Rental Agreement.
Individuals signing on behalf of a principal warrant that they have the authority to bind their principals.

DATED February 27, 2025

CITY OF STANWOOD, Landlord

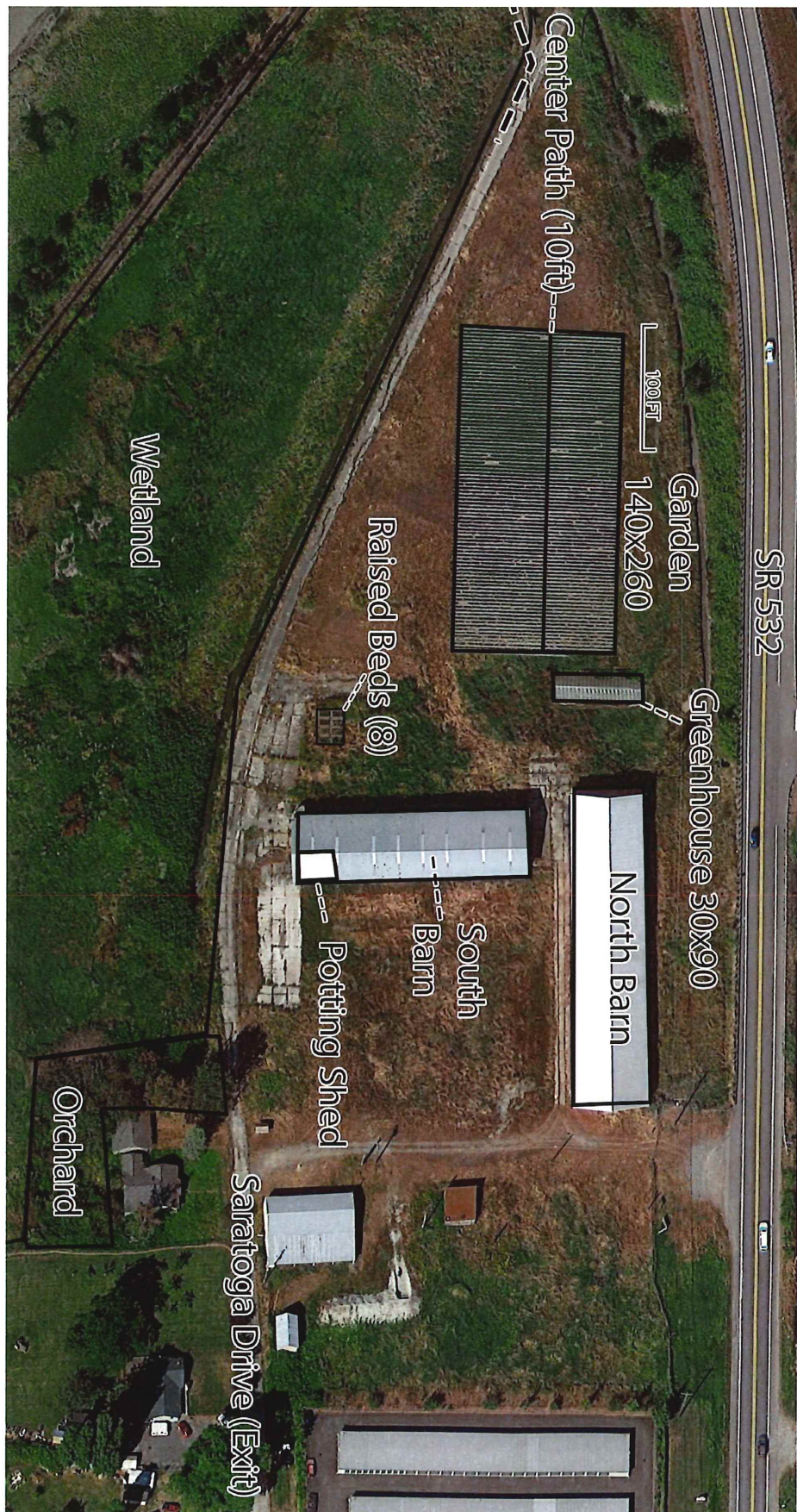
By 
SID ROBERTS, Mayor

DATED 2/3/2025

PUGET SOUND PUBLIC FARMS, Tenant

By 

ANDREW DAVIS, Board of Directors
President





City of Stanwood Public Works and Parks Committee Staff Report

Item Number: 2.b.
Date: October 6, 2025
Subject: Brick Road Design Amendments
Contact Person: Patricia Love, Community Development Director
Attachments:
1. A. BrickRd_RevisedExhibit_2025-08-12
2. B. TCMWestEnd_PlanningOOC_2025-09-19

ISSUE

The purpose of this item is for the Community Development Committee to review, discuss and provide feedback to staff on the Brick Road design.

RECOMMENDATION:

Staff is seeking guidance on whether this updated design more accurately reflects the Council's vision for the roadway in order to move forward with the final design.

BACKGROUND:

Throughout 2024 and 2025, City staff, working in close collaboration with consultants from Perteet, have been leading an extensive effort to redesign the Brick Road located on the west end of downtown Stanwood. This initiative is a central piece of the City's vision for revitalizing this part of the City to ensure that downtown remains a vibrant, welcoming, and connected destination for both residents and visitors.

The redesign project is guided by several key objectives. Foremost is the creation of a safer, more pedestrian-oriented corridor that encourages walking, gathering, and community activity. By rebalancing the space to better serve people rather than vehicles, the City aims to enhance the character of the west end, improve accessibility, and create an environment that supports the continued success of local businesses.

This effort is not a stand-alone project but an integral component of the City's broader

2024–2025 work plan. It directly supports the implementation of the Twin City Mile project, a long-term initiative designed to strengthen connections across downtown Stanwood, promote walkability, and create a cohesive sense of place. Together, these projects advance the City’s overarching goals of fostering economic vitality, improving quality of life, and ensuring that Stanwood’s downtown remains a lively and thriving hub for years to come.

DISCUSSION:

In November 2024, the City introduced the preliminary Brick Road design to the community through social media outreach and a public open house at City Hall. This early concept emphasized wider sidewalks with added brick accents. While the project received general support, many community members expressed concern that the design diminished the West End’s unique character by paving over much of the historic brick along 270th Street. In response, City staff initiated a redesign process aimed at preserving as much of the historic brick roadway base as possible while still achieving the project’s goals of enhancing pedestrian access and enlivening the West End District.

On March 27, 2025, the City hosted a public meeting with adjacent property owners to present and discuss the updated design. In this revised concept, the southern sidewalk was widened while the existing brick road was retained. Business owners generally supported the preservation of the historic roadway but emphasized the need to also widen the northern sidewalk. Many indicated they would support removing the parking lane in favor of wider sidewalks. A summary of their feedback is outlined below.

▪ Drainage & Sidewalk Improvements

Drainage issues on the north side (especially near the Beauty Bar to the vacant lot) are a major concern. Sidewalks should be widened for walkability, with utility poles relocated to improve navigation. Addressing drainage and sidewalk upgrades is the top priority.

▪ Materials & Cohesion

Preference for pavers (over stamped concrete) for infill and patching, with an emphasis on salvaging existing brick where possible. Streetscape design should ensure a cohesive look across downtown, including consistent brick treatments, holiday decorations, planters, and decorative elements.

▪ Traffic & Safety

Support for a traffic circle to slow vehicles, though crosswalk visibility and safety remain concerns. Suggestions include inground lighting at all crosswalks and a right-turn-only movement from 270th onto 102nd.

▪ Lighting & Visibility

The Brick Road needs better overall lighting, as it is currently dark at night, creating safety and visibility challenges.

- **Arts Center Integration**

Plans should account for parking access from Camano Street, potential temporary relocation of mailboxes during construction, and exploring the vacation of Augusta Alley to activate the space. The Christmas tree will be located near the Arts Center, while the traffic circle may feature an art installation.

ANALYSIS:

The updated Brick Road concept reflects the feedback gathered from local businesses and the community during recent outreach efforts. The design seeks to balance historic preservation with modern improvements, while prioritizing safety, accessibility, and downtown vitality. Key features of the revised plan include:

- **Maximized Pedestrian Space**

The northern sidewalk is significantly widened, creating a more walkable and accessible corridor. This adjustment directly responds to requests from business owners and enhances the overall pedestrian experience.

- **Reconfigured Travel Lanes**

The roadway is reduced to two 11-foot travel lanes, with on-street parking removed. This narrower street profile slows traffic and improves pedestrian safety, while maintaining efficient vehicle movement through the district.

- **Improved Drainage Infrastructure**

Shifting the northern curb line allows for the installation of a new stormwater system. This upgrade will resolve long-standing drainage issues on the north side, particularly in front of businesses where flooding and pooling have been problematic.

- **Enhanced Lighting and Accessibility**

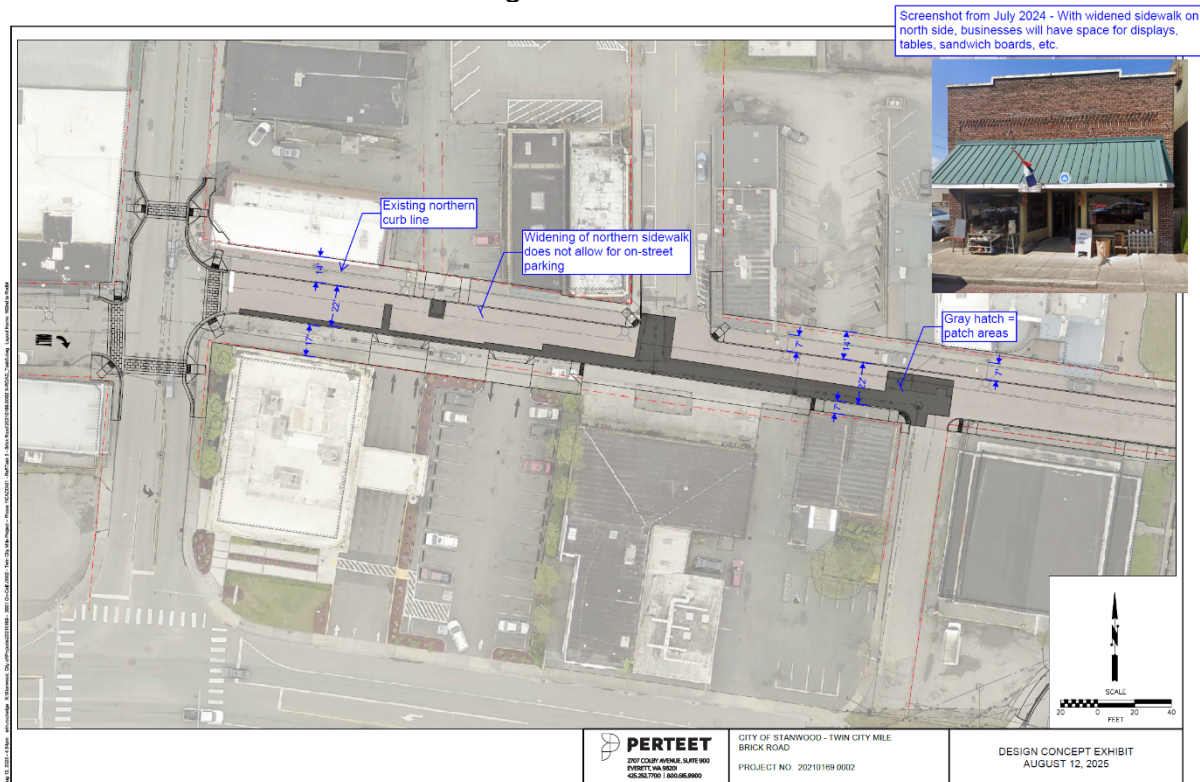
The expanded sidewalk provides opportunities for new pedestrian-scale lighting and better circulation around existing utility poles, making the corridor safer, brighter, and easier to navigate.

- **Space for Business Activity**

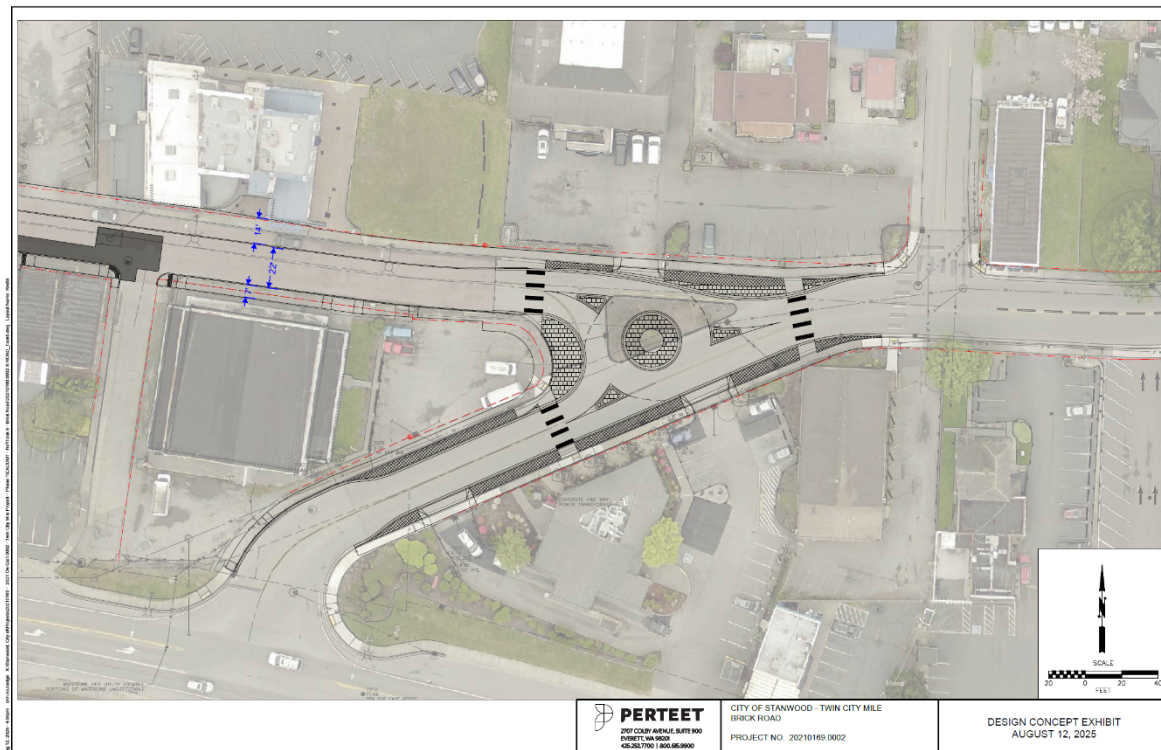
The wider northern sidewalk also creates more room for street-level business amenities such as café tables, planters, sandwich boards, and other features that encourage street life while still leaving ample space for pedestrians.

Together, these design changes honor the community's feedback, preserve the unique character of the West End, and support the long-term goal of creating a safe, vibrant, and welcoming downtown corridor.

102nd Avenue and 270th Street Segment:



Camano Street and 270th Street Segment:



FISCAL ANALYSIS:

The initial cost estimate for a complete rebuild of Brick Road was approximately \$12.7 million. This figure accounted for a full roadway reconstruction, utility replacement, and enhanced pedestrian access to transform the corridor into a festival street.

When the City began exploring grant funding opportunities, it became clear that securing enough funding to cover the full project would be very challenging. As a result, the design team shifted focus to a more modest approach—repaving the roadway over the existing brick pavers and applying brick accents in line with the Twin City Mile concepts. This approach avoided tearing up the entire roadway, thereby reducing costs. However, as noted in this staff report, this alternative was not supported by the public or local businesses.

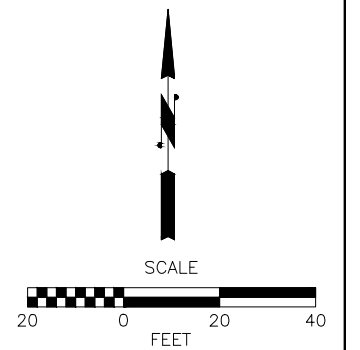
The current proposal is estimated at approximately \$7 million. Unlike the original plan, this design can be constructed in phases, offering the City greater flexibility in both implementation and funding. The preliminary cost estimate for the project is broken into three general phases, moving from west to east: 102nd Avenue / 270th Street Intersection, 270th Street "Brick Road" and Camano Street / 270th Street. These figures provide an early projection of anticipated expenses and will serve as the basis for inclusion in the 2026 Capital Improvement Plan (CIP) and future grant applications.

Project Phase	Cost Estimate
102nd Avenue / 270th Street Intersection	\$879,000
270th Street "Brick Road"	\$3,233,000
Camano Street Roundabout	\$3,004,000
Total Project Cost Estimate:	\$7,116,000

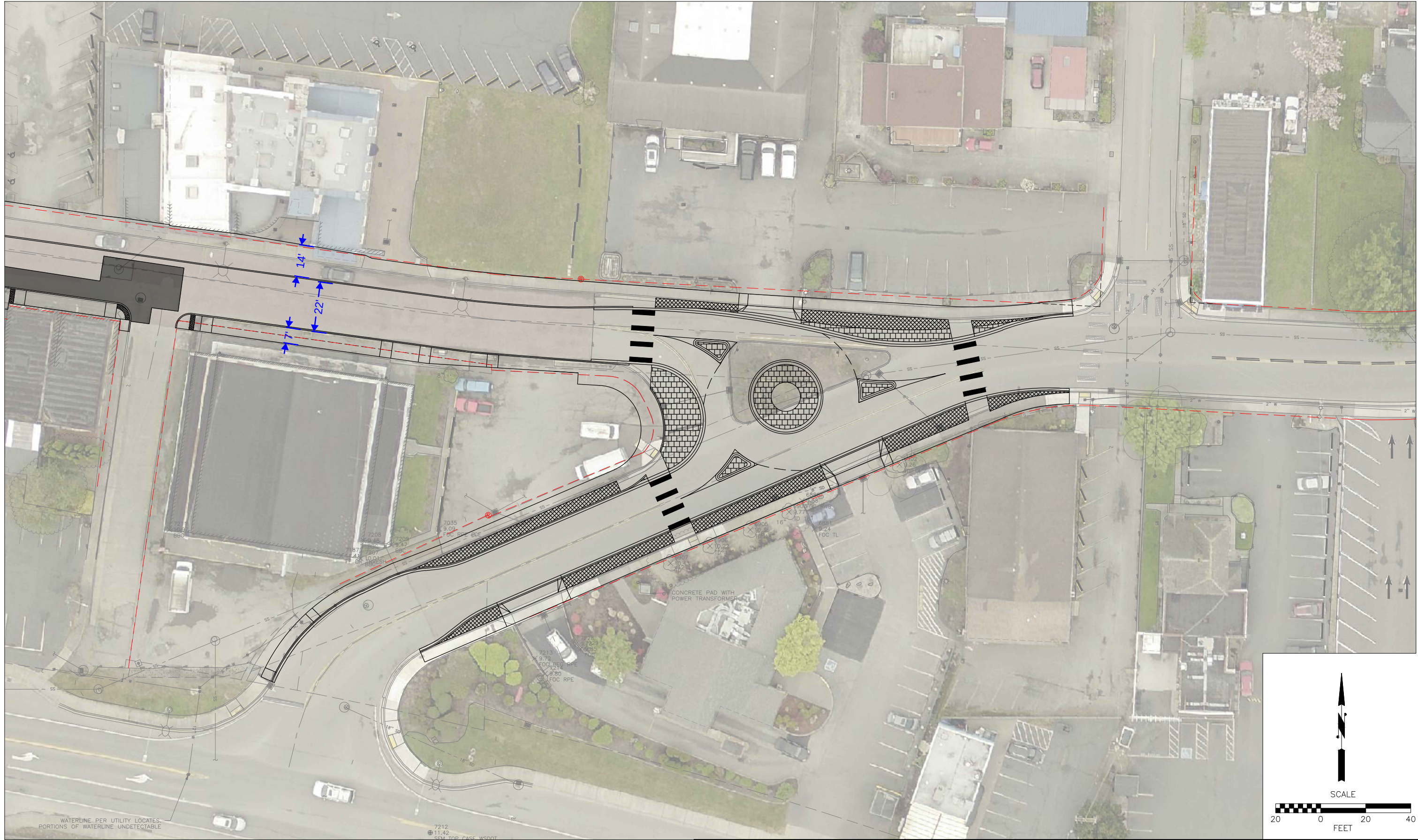
PROPOSED MOTION:

None

Gray hatch = patch areas



Aug 12, 2025 - 4:55pm ern.routledge X:\Stanwood, City of\Projects\20210169 - Twin City Mile Project - Phase 1\CADD\01 - RefTask 5 - Brick Road\20210169.0002 X-ROAD_Task5.dwg Layout Name: Rdbbt



 **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

DESIGN CONCEPT EXHIBIT
AUGUST 12, 2025

Concept Level Opinion of Cost
City of Stanwood
Twin City Mile - West End Projects
September 19, 2025



ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT
Schedule A - 270th St NW (Brick Rd) - Widen North and South Sidewalks				
Construction Surveying	LS	1	\$ 58,000	\$ 58,000
Mobilization	LS	1	\$ 192,000	\$ 192,000
Temporary and Pedestrian Traffic Control	LS	1	\$ 287,000	\$ 287,000
Removal of Structures and Obstructions	LS	1	\$ 10,000	\$ 10,000
Remove Cement Conc. Curb and Gutter	LF	1,025	\$ 25	\$ 25,625
Remove Cement Conc. Sidewalk	SY	665	\$ 35	\$ 23,275
Roadway Excavation Incl. Haul	CY	1,590	\$ 65	\$ 103,350
Crushed Surfacing Top Course	TON	2,235	\$ 75	\$ 167,625
Schedule A Storm Sewer Pipe 12 In. Diam.	LF	120	\$ 120	\$ 14,400
Catch Basin Type 1	EA	4	\$ 4,000	\$ 16,000
Catch Basin Type 2	EA	4	\$ 7,500	\$ 30,000
Modular Wetland	EA	1	\$ 50,000	\$ 50,000
Adjust Structure to Existing Grade	EA	7	\$ 1,000	\$ 7,000
Inlet Protection	EA	14	\$ 150	\$ 2,100
Temporary Water Pollution and Erosion Control	LS	1	\$ 39,000	\$ 39,000
Tree Grate and Frame	EA	18	\$ 3,500	\$ 63,000
Street Tree	EA	18	\$ 2,000	\$ 36,000
Cement Conc. Curb and Gutter	LF	1,190	\$ 80	\$ 95,200
Cement Conc. Sidewalk	SY	1,365	\$ 120	\$ 163,800
Cement Conc. Curb Ramps	SY	45	\$ 350	\$ 15,750
Concrete Unit Paver - Roadway Patch & Crosswalk	SF	5,500	\$ 80	\$ 440,000
Concrete Unit Paver - Decorative	SF	3,295	\$ 60	\$ 197,700
Illumination System	LS	1	\$ 335,000	\$ 335,000
Overhead String Lights and Plain Bronze Poles	LS	1	\$ 50,000	\$ 50,000
Pavement Markings and Signing	LS	1	\$ 5,000	\$ 5,000
Urban Design Elements (Wayfinding, Benches, Trash Receptacles, Bike Racks)	LS	1	\$ 60,000	\$ 60,000
Schedule A Construction Subtotal				\$ 2,486,825
Contingency (30%)				\$ 746,050
Schedule A Construction Total				\$ 3,233,000

ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT
Schedule B - Intersection of 270th St NW & 102nd Ave NW				
Construction Surveying	LS	1	\$ 16,000	\$ 16,000
Mobilization	LS	1	\$ 52,000	\$ 52,000
Temporary and Pedestrian Traffic Control	LS	1	\$ 78,000	\$ 78,000
Removal of Structures and Obstructions	LS	1	\$ 5,000	\$ 5,000
Remove Cement Conc. Curb and Gutter	LF	250	\$ 25	\$ 6,250
Remove Cement Conc. Sidewalk	SY	200	\$ 35	\$ 7,000
Roadway Excavation Incl. Haul	CY	170	\$ 65	\$ 11,050
Crushed Surfacing Top Course	TON	215	\$ 75	\$ 16,125
Planing Bituminous Pavement	SY	465	\$ 20	\$ 9,300
HMA CL. 1/2" PG 58H-22	TON	150	\$ 200	\$ 30,000
Schedule A Storm Sewer Pipe 12 In. Diam.	LF	50	\$ 120	\$ 6,000
Catch Basin Type 1	EA	2	\$ 4,000	\$ 8,000
Modular Wetland	EA	1	\$ 50,000	\$ 50,000
Inlet Protection	EA	19	\$ 150	\$ 2,850
Temporary Water Pollution and Erosion Control	LS	1	\$ 11,000	\$ 11,000
Cement Conc. Curb and Gutter	LF	270	\$ 80	\$ 21,600
Cement Conc. Sidewalk	SY	120	\$ 120	\$ 14,400
Cement Conc. Curb Ramps	SY	65	\$ 350	\$ 22,750
Cement Conc. Banding	LF	230	\$ 100	\$ 23,000
Concrete Unit Paver - Roadway Patch & Crosswalk	SF	865	\$ 80	\$ 69,200
Concrete Unit Paver - Decorative	SF	640	\$ 60	\$ 38,400
Pavement Markings and Signing	LS	1	\$ 8,000	\$ 8,000
Urban Design Elements (Wayfinding, Benches, Trash Receptacles, Bike Racks)	LS	1	\$ 20,000	\$ 20,000
RRFB & In-Road Warning Lights System	LS	1	\$ 150,000	\$ 150,000

Concept Level Opinion of Cost
City of Stanwood
Twin City Mile - West End Projects
September 19, 2025



ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT
Schedule B Construction Subtotal				\$ 675,925
Contingency (30%)				\$ 202,780
Schedule B Construction Total				\$ 879,000

ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT
Schedule C - Camano Street Triangle (Roundabout)				
Construction Surveying	LS	1	\$ 54,000	\$ 54,000
Temporary and Pedestrian Traffic Control	LS	1	\$ 267,000	\$ 267,000
Mobilization	LS	1	\$ 178,000	\$ 178,000
Removals of Structures and Obstructions	LS	1	\$ 10,000	\$ 10,000
Remove Cement Conc. Curb and Gutter	LF	755	\$ 25	\$ 18,875
Remove Cement Conc. Sidewalk	SY	450	\$ 35	\$ 15,750
Roadway Excavation Incl. Haul	CY	700	\$ 65	\$ 45,500
Crushed Surfacing Top Course	TON	1,000	\$ 75	\$ 75,000
Planing Bituminous Pavement	SY	1,270	\$ 20	\$ 25,400
HMA CL. 1/2" PG 58H-22	TON	600	\$ 200	\$ 120,000
Colored Stamped Cement Conc. Pavement Incl. Dowel Bars - 8 In. Depth	SY	200	\$ 500	\$ 100,000
Schedule A Storm Sewer Pipe 12 In. Diam.	LF	860	\$ 120	\$ 103,200
Catch Basin Type 1	EA	16	\$ 4,000	\$ 64,000
Modular Wetland	LS	1	\$ 50,000	\$ 50,000
Adjust Drainage Structure to Finished Grade	EA	2	\$ 1,000	\$ 2,000
Temporary Water Pollution and Erosion Control	LS	1	\$ 36,000	\$ 36,000
Inlet Protection	EA	23	\$ 150	\$ 3,450
Tree Grate and Frame	EA	3	\$ 3,200	\$ 9,600
Street Tree	EA	3	\$ 2,000	\$ 6,000
Holiday Tree Base	LS	1	\$ 3,150	\$ 3,150
Cement Conc. Curb and Gutter	LF	1,080	\$ 80	\$ 86,400
Cement Conc. Sidewalk	SY	580	\$ 120	\$ 69,600
Cement Conc. Curb Ramps	SY	20	\$ 350	\$ 7,000
Concrete Unit Paver - Decorative	SF	2,160	\$ 60	\$ 129,600
Illumination System	LS	1	\$ 555,000	\$ 555,000
Pavement Markings and Signing	LS	1	\$ 11,000	\$ 11,000
Urban Design Elements (Wayfinding, Benches, Trash Receptacles, Bike Racks)	LS	1	\$ 40,000	\$ 40,000
RRFB & In-Road Warning Lights System	LS	1	\$ 225,000	\$ 225,000
Schedule C Construction Subtotal				\$ 2,310,525
Contingency (30%)				\$ 693,160
Schedule C Construction Total				\$ 3,004,000

	Const. Year	Const. Year Cost	Est. Year 2025 Cost
Schedule A: 270th St NW (Brick Road) - Concept Level Opinion of Cost	2028	\$ 3,743,000	\$ 3,233,000
Schedule B - Intersection of 270th St NW & 102nd St SW - Concept Level Opinion of Cost	2027	\$ 970,000	\$ 879,000
Schedule C1 - Camano Street Triangle (Roundabout) - Concept Level Opinion of Cost	2027	\$ 3,312,000	\$ 3,004,000

The above opinion of cost is a concept level estimate only. It is based on best available information and scope at the time, not on the results of a detailed engineering study, and is supplied as a budgeting guide only. Perteet Inc. does not guarantee or warrant the accuracy of this concept level estimate.



City of Stanwood Public Works and Parks Committee Staff Report

Item Number: 2.c.

Date: October 6, 2025

Subject: Cedarhome Triangle Design Amendments

Contact Person: Patricia Love, Community Development Director

Attachments:

1. A. CedarhomeTriangle_Exhibit_2025-09-19
2. B. CedarhomeTriangle_PlanningOOC_2025-09-19

ISSUE

The purpose of this item is for the Community Development Committee to review, discuss and provide feedback to staff on the Cedarhome Triangle roadway design.

RECOMMENDATION:

Staff is seeking guidance on whether this updated design more accurately reflects the Council's vision for the roadway in order to move forward with the final design.

BACKGROUND:

Throughout 2024 and 2025, City staff, in collaboration with consultants from Perteet, have been actively engaged in the redesign of the Cedarhome Drive roadway. The primary goals of this effort are to improve overall circulation, enhance safety by reducing vehicle speeds, and introduce a variety of traffic-calming measures to create a more pedestrian-friendly corridor. This initiative is a key component of the City's broader 2024/2025 work plan and directly supports the implementation of the Twin City Mile project, which seeks to strengthen community connections and promote walkability in the downtown.

DISCUSSION:

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 was been redesigned from a traffic circle to a four-way stop.

On March 19, 2025, the City held a public meeting with adjacent property owners to share and discuss the updated project design. During the review, property owners voiced their support for replacing the proposed roundabout with a 4-way stop, emphasizing that this change would allow trucks to navigate the intersection more effectively while still achieving the intended traffic-calming benefits. This community input played a key role in refining the design, helping to ensure that the project balances technical and safety objectives with the practical needs and priorities of local businesses. Specific comments included:

- Consider adding a lefthand turn lane at the 84th Avenue Intersection.
- Like the four-way stop better than the traffic circle
- Make cross hatching (near the vet clinic) bigger, bolder, brighter. Red would be more impactful and grab peoples' attention.
- Make sure that 77' long truck (24' truck), (53' trailer), can make the turns.
- The four-way stop is not a problem.
- 77' semi trucks do often turn left onto 84th coming from Cedarhome and the Vet Clinic, toward downtown. Need enough clearance.
- Triangle road needs to remain a two-way road, Olander has 41 trucks running in and out of there every day.

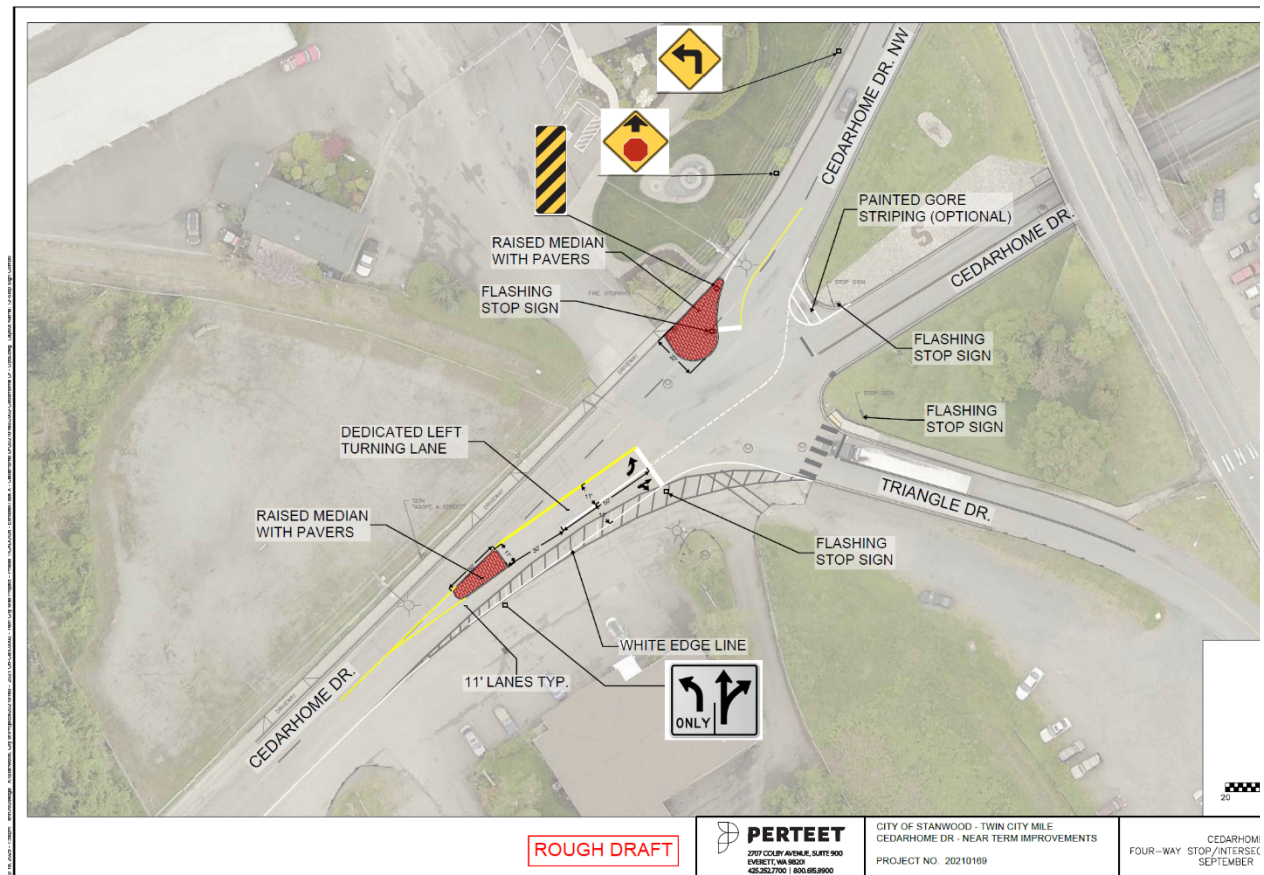
ANALYSIS:

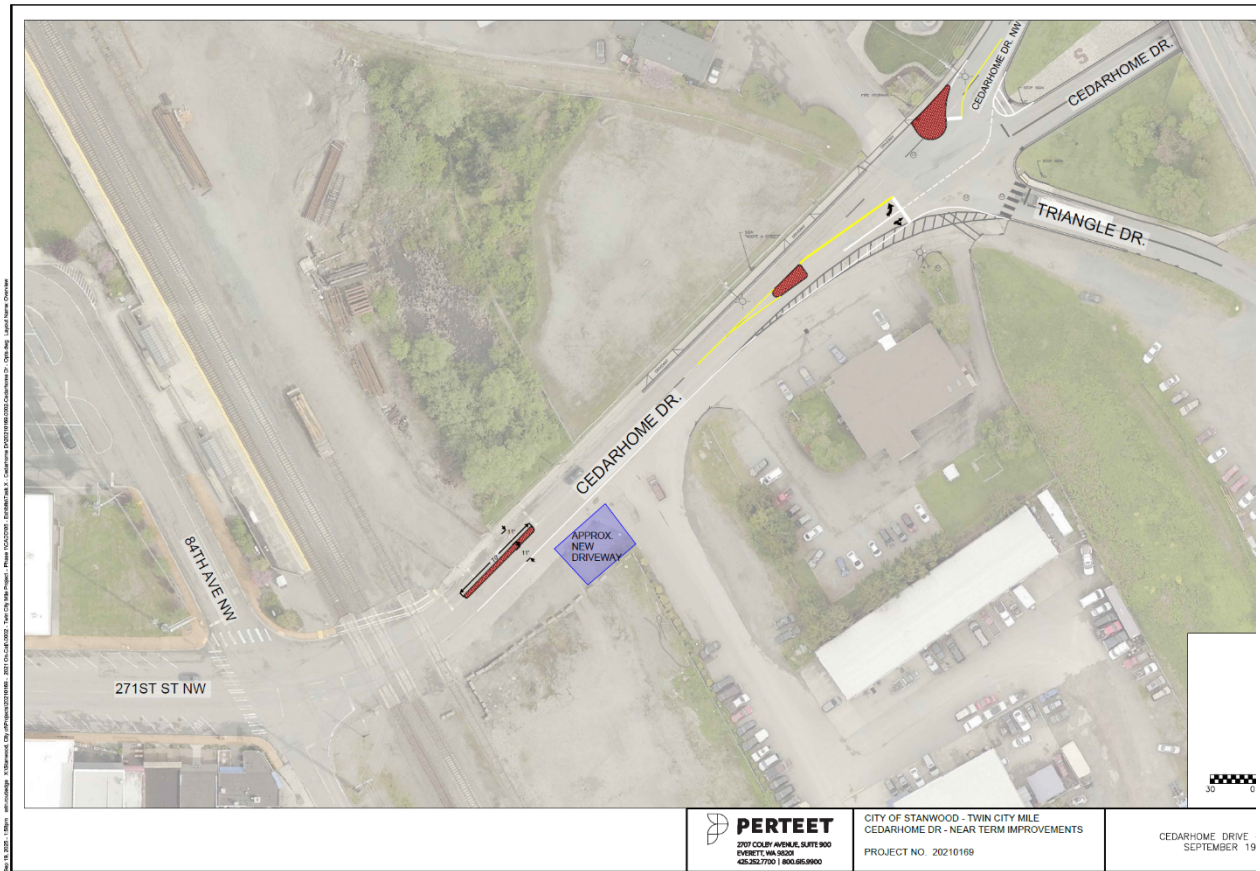
The Cedarhome Drive Traffic Calming and Road Improvement Project is designed to enhance safety, improve traffic flow, and create a smoother transition into downtown. The project includes the following key improvements:

- Installation of a four-way stop at the intersection of Cedarhome Drive, Triangle Road, and Cedarhome Road. This measure will improve traffic control, reduce potential collision points, and provide safer pedestrian crossings at a busy intersection.
- Construction of a dedicated left-turn lane on Cedarhome Drive to better guide vehicles traveling uphill. This improvement will provide a safer, more predictable movement for drivers turning left.
- Addition of a raised median on Cedarhome Drive, located west of the new four-way stop. The median will channel westbound traffic into defined lanes while also functioning as a traffic-calming device.

By narrowing the roadway and creating a visual cue, the median will encourage slower speeds as vehicles approach and enter the downtown area. Together, these improvements are intended to enhance safety for all roadway users, support orderly

traffic movement, and preserve the character of downtown by reducing speeding and improving accessibility.





FISCAL ANALYSIS:

The preliminary cost estimate for the project is just under \$260,000. This figure provides an early projection of anticipated expenses and will serve as the basis for inclusion in the 2026 Capital Improvement Plan (CIP). At this stage, staff will recommend that funding for the project be allocated in the 2027 budget cycle.

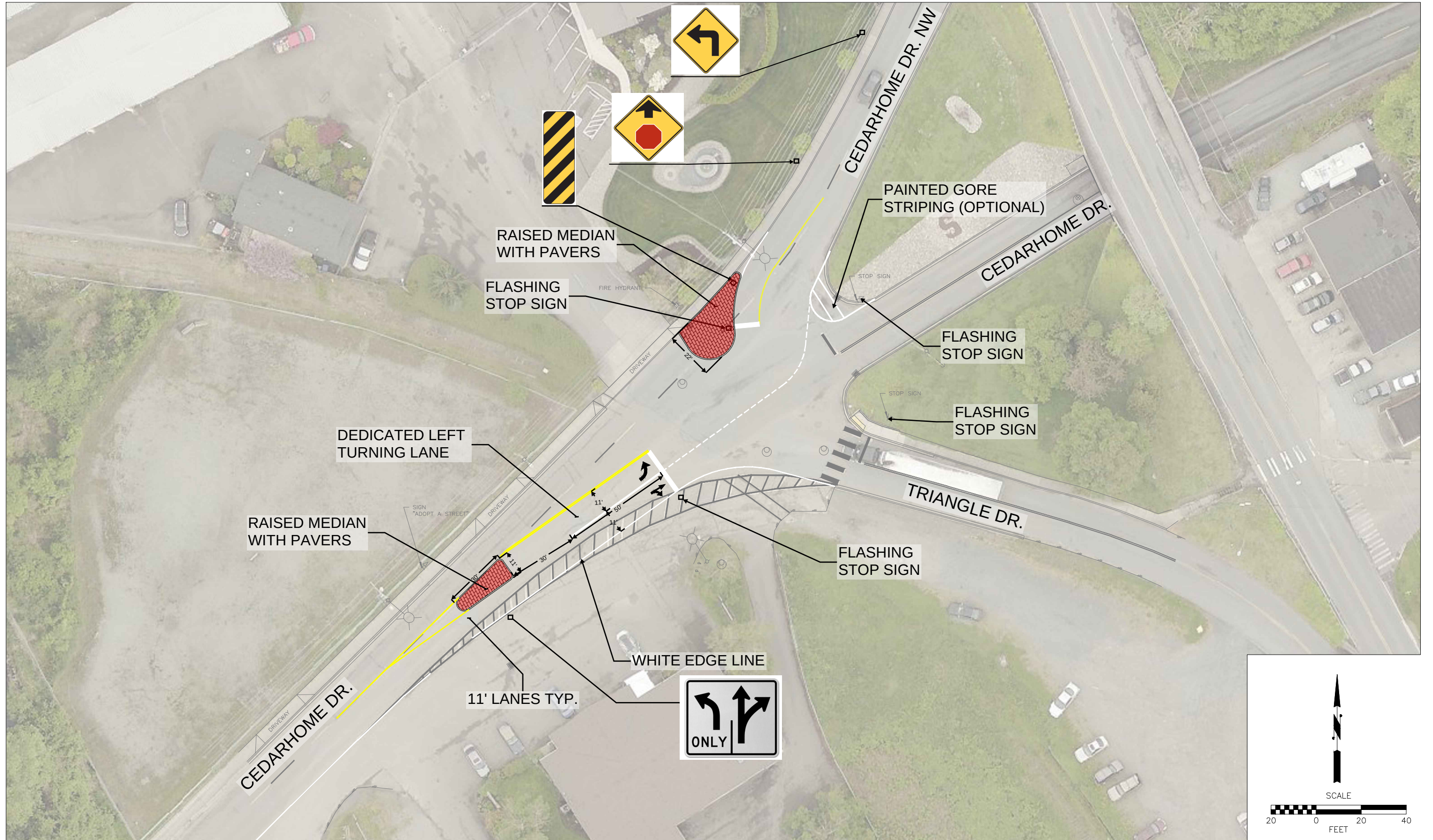
ITEM	UNITS	QUANTITY	UNIT PRICE	AMOUNT
Construction Surveying	LS	1	\$ 5,000	\$ 5,000
Mobilization	LS	1	\$ 16,000	\$ 16,000
Project Temporary Traffic Control	LS	1	\$ 23,000	\$ 23,000
Roadway Excavation Incl. Haul	CY	80	\$ 75	\$ 6,000
Crushed Surfacing Top Course	TON	95	\$ 80	\$ 7,600
Stormwater Retrofit	LS	1	\$ 8,000	\$ 8,000
Cement Conc. Traffic Curb	LF	320	\$ 70	\$ 22,400
Concrete Unit Paver	SF	940	\$ 80	\$ 75,200
Pots/Planters & Plantings	EA	4	\$ 1,500	\$ 6,000
Flashing Stop Sign	EA	4	\$ 4,000	\$ 16,000
Removing Paint Line	LF	570	\$ 5	\$ 2,850
Plastic Yellow Line	LF	270	\$ 6	\$ 1,620
Plastic White Line	LF	750	\$ 6	\$ 4,500
Plastic Stop Line	LF	35	\$ 15	\$ 525
Plastic Traffic Arrow	EA	2	\$ 250	\$ 500
Permanent Signing	LS	1	\$ 2,000	\$ 2,000
Subtotal				\$ 197,195
Contingency (30%)				\$ 59,159
Total				\$ 257,000

The above opinion of cost is a planning level estimate only. It is based on best available information and scope at the time, not on the results of a detailed engineering study, and is supplied as a budgeting guide only. Pertteet Inc. does not guarantee or warrant the accuracy of this planning level estimate.

PROPOSED MOTION:

None

Sep 19, 2025 - 1:58pm erin.routledge X:\Stanwood_City of Projects\20210169 - 2021 On-Call\0002 - Twin City Mile Project - Phase 1\CADD\05 - Exhibit\Task X - Cedarhome Dr - Cedarhome Dr - On-Call.dwg Layout Name: 12-Stop Sign Combo



ROUGH DRAFT



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 DRIVE
FOUR-WAY STOP/INTERSECTION RECONFIGURATION
SEPTEMBER 19, 2025

Sep 19, 2025 - 1:58pm
X:\Stanwood_City of Projects\20210169 - 2021 On-Call\0002 - Twin City Mile Project - Phase 1\CADD\05 - Exhibit\Task X- Cedarhome Dr- Cedarhome Dr- Overview.dwg
Layout Name: Overview



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EVERETT, WA 98201
425.252.7700 | 800.615.9900

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

CEDARHOME DRIVE — OVERVIEW
SEPTEMBER 19, 2025

Cedarhome Triangle - Four-Way Stop Concept

Planning Level Opinion of Cost

City of Stanwood

September 19, 2025



ITEM	UNITS	QUANTITY	UNIT PRICE	AMOUNT
Construction Surveying	LS	1	\$ 5,000	\$ 5,000
Mobilization	LS	1	\$ 16,000	\$ 16,000
Project Temporary Traffic Control	LS	1	\$ 23,000	\$ 23,000
Roadway Excavation Incl. Haul	CY	80	\$ 75	\$ 6,000
Crushed Surfacing Top Course	TON	95	\$ 80	\$ 7,600
Stormwater Retrofit	LS	1	\$ 8,000	\$ 8,000
Cement Conc. Traffic Curb	LF	320	\$ 70	\$ 22,400
Concrete Unit Paver	SF	940	\$ 80	\$ 75,200
Pots/Planters & Plantings	EA	4	\$ 1,500	\$ 6,000
Flashing Stop Sign	EA	4	\$ 4,000	\$ 16,000
Removing Paint Line	LF	570	\$ 5	\$ 2,850
Plastic Yellow Line	LF	270	\$ 6	\$ 1,620
Plastic White Line	LF	750	\$ 6	\$ 4,500
Plastic Stop Line	LF	35	\$ 15	\$ 525
Plastic Traffic Arrow	EA	2	\$ 250	\$ 500
Permanent Signing	LS	1	\$ 2,000	\$ 2,000
Subtotal				\$ 197,195
Contingency (30%)				\$ 59,159
Total				\$ 257,000

The above opinion of cost is a planning level estimate only. It is based on best available information and scope at the time, not on the results of a detailed engineering study, and is supplied as a budgeting guide only. Perteet Inc. does not guarantee or warrant the accuracy of this planning level estimate.



City of Stanwood Public Works and Parks Committee Staff Report

Item Number: 2.d.
Date: October 6, 2025
Subject: Depot Park Design Amendments
Contact Person: Patricia Love, Community Development Director
Attachments:
1. A. Stanwood East Park Renderings- Structure Only
2. B. Stanwood East Park Renderings- Photomatch views

ISSUE

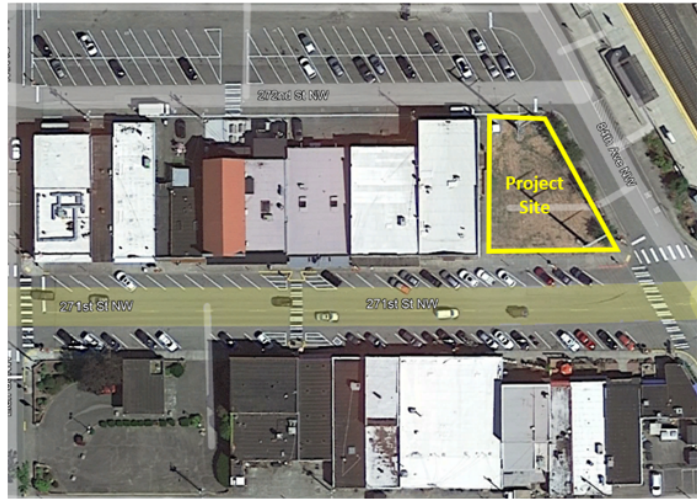
The purpose of this item is for the Community Development Committee to review, discuss and provide feedback to staff on the Depot Park design.

RECOMMENDATION:

Staff is seeking guidance on whether this new design more accurately reflects the Council's intended aesthetic vision.

BACKGROUND:

The City of Stanwood purchased a 0.11-acre parcel on the eastern edge of Stanwood's main street business district and near the Amtrak train station for an urban business district park and entry point for visitors arriving by train.



The City purchased the downtown park site as part of the Twin City Mile downtown revitalization project with the vision of building an urban, hard surface downtown park, that can be used by shoppers and tourists as a place to stop, rest and enjoy the day. Final design is currently underway with an anticipated construction in the Spring of 2026.

DISCUSSION:

As part of the final design phase of the project, Council Committees reviewed the on-site amenities in July of 2025. These amenities included:

- A bandstand or performance structure serving as a focal point for public events and programming.
- Movable tables and chairs to promote flexible use of the space for events, casual gatherings, or individual enjoyment.
- A sunshade area to provide comfort during warmer months.
- Park lighting for ambiance, safety, and extended evening use.
- A small children's play area to encourage family-friendly use.
- A dual-purpose water station combining a water bottle refill spout and dog drinking bowl.

Two distinct design concepts for the bandstand have been developed to complement both the site and the surrounding architectural context:

Train Station-Inspired Bandstand (Metal Structure)



Norwegian-Inspired Bandstand (Wood Structure)



After reviewing these two options, the Council Committees asked for additional design options that better reflected the City's Norwegian heritage.

ANALYSIS:

After reviewing previous shelter designs, staff and the consultant met to explore potential Norwegian architectural concepts that could inspire the Depot Park shelter. The discussion centered on design features that would bring both cultural character and

natural warmth to the project. Inspiration was drawn from traditional wood construction, emphasizing the use of natural materials to complement the park's setting. Pitched rooflines were highlighted as a key element, providing both functionality and a classic aesthetic tied to Scandinavian design. In addition, decorative rosemaling patterns were considered as an artistic detail that could enrich the shelter's character and celebrate cultural craftsmanship. The following proposal incorporates these key design elements.









PROPOSED MOTION:
None

















City of Stanwood Public Works and Parks Committee Staff Report

Item Number: 2.e.
Date: October 6, 2025
Subject: Capital Improvement Plan Revision
Contact Person: Alan Lytton, City Engineer
Attachments:
1. CIP 2025-2031 PWC
2. PTAC Priority List

ISSUE

Revisions from the September meeting are highlighted in red. The most significant changes include updating the Hamilton roundabout to the SR 532 roundabout and adding a \$500,000 placeholder for potential future improvements at the SR 532/72nd Avenue intersection, based on Committee feedback. In addition, the PTAC priority list has been incorporated to provide more context for allocating future funding to Church Creek Park and Heritage Park.

The purpose of this agenda item is to present the proposed amendments to the City's Capital Improvement Program (CIP) for Parks, Buildings, Streets, Sewer, Stormwater, and Water projects. These updates are intended to better align project timelines and funding with Council direction, available grant opportunities, and revised project scopes.

Staff is requesting Committee input on the proposed 2026–2031 CIP updates. Committee feedback will help refine project priorities, schedules, and funding allocations before the plan is advanced to the City Council for formal consideration.

The City updates its six-year CIP each year as part of the budget process. The 2026–2031 CIP includes adjustments to project timelines, scopes, and funding based on Council

direction and staff recommendations. Below is a summary of how staff proposes changes to each project for the 2026–2031 CIP.

PARKS CAPITAL:

Cedarhome Area Park

Year	Adopted CIP	Proposed CIP
2025	\$70,000	
2026		\$70,000

The City Council has directed staff to explore properties to develop a park in the Cedarhome neighborhood.

Raplee Property Cleanup

Year	Adopted CIP	Proposed CIP
2025	\$600,000	
2026		\$600,000

Church Creek Park

Year	Adopted CIP	Proposed CIP
2025		\$465,000
2026	\$65,000	\$65,000
2027	\$350,000	\$350,000
2028		\$250,000

Church Creek Park is a 15.4-acre community park in the uptown area of the city. It serves the main residential area of the city and is located across the street (72nd Avenue) from Stanwood High School. Park facilities include a baseball field, sports court, disc golf, covered group picnic shelter and individual picnic facilities, playground equipment, paved parking lot, and large wooded areas with a walking trail to Church Creek. The proposed upcoming projects at CCP are design a new picnic shelter in 2026, construction of shelter in 2027. Previously 2028 included construction of a lower loop trail. If council decides to pursue this project, staff will need to adjust the scope and funding for the project.

Depot Park

Year	Adopted CIP	Proposed CIP
2025	\$1,100,000	
2026		\$1,000,000

Finalize design and construction of Depot Park, which includes hard pavement surface, band stand, holiday tree, open and covered seating, wayfinding signs and options for art installation.

Heritage Park

Year	Adopted CIP	Proposed CIP
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2025	\$850,000	
2026	\$550,000	\$140,000
2027	\$2,185,000	\$400,000
2028	\$450,000	\$300,000
2029	\$1,200,000	\$1,200,000
2030		\$150,000
2031		\$800,000

2026: Design Parking lot and field improvements \$140,000

2027: Build parking lot

2028: Pickleball courts 3 & 4. Potentially field improvements with RCO grant if awarded.

2029: Sport Field Lighting, foul netting, and scoreboard

2030/2031: Design and construct additional field/s

Port Susan Trail

Year	Adopted CIP	Proposed CIP
2025	\$250,000	
2026	\$250,000	\$250,000
2027	\$900,000	\$250,000
2028	\$300,000	\$60,000
2029	\$100,000	
2030	\$750,000	

2026: Restripe bridge on 98th to allow pedestrian traffic, connect park and ride trail to floodwall sidewalk.

2027-2030: Connect existing sidewalks to new development trail on 92nd East of Heritage park connecting to Heritage Park Trail.

BUILDINGS CAPITAL:

City Hall/Police Station Remodel

Year	Adopted CIP	Proposed CIP
2026	\$6,600,000	\$6,600,000

Permit and construct new Police Station.

Storefront Improvement Program

Year	Adopted CIP	Proposed CIP
2026	\$50,000	\$50,000
2027	\$50,000	\$50,000

Continue store front improvement program.

Street Construction Projects:

City Beautification Projects

Year	Adopted CIP	Proposed CIP
2026	\$85,000	\$85,000
2027	\$45,000	\$45,000
2028	\$45,000	\$45,000
2029	\$45,000	\$45,000
2030	\$45,000	\$45,000
2031		\$45,000

The City adopted the City Beautification Action Plan in December of 2020 as an implementation of several city visioning and economic development plans. The City Beautification Action Plan includes six key program elements that focus on improving city infrastructure and promoting the city as the cultural and economic hub of greater Snohomish County. These elements include:

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

Achieving full build-out of the Beautification Action Plan will take time, phased implementation, and significant resources. This capital budget item is intended to annually fund the gateway, wayfinding, and landscaping components of the City Beautification Action Plan.

272nd & 72nd Sidewalk

Year	Adopted CIP	Proposed CIP
2025	\$150,000	\$150,000
2026	\$650,000	\$1,080,000

This project will add roughly 1200 feet of sidewalk, curb ramps, storm drains, and planter strip from the end of existing sidewalk on 272nd adjacent to the School District Maintenance building connecting to existing sidewalk on 72nd south of Upper Left apartments. This project has been combined with the 272nd Sidewalk previously funded with \$430,000.

Overlay and ADA Improvements

Year	Adopted CIP	Proposed CIP
2025	\$510,000	\$510,000
2026	\$428,000	\$428,000
2027	\$450,000	\$450,000
2028	\$450,000	\$450,000
2029	\$450,000	\$450,000
2030	—	\$500,000
2031	—	\$550,000

Asphalt overlay and ADA upgrades on federally classified routes. This will be TIB grant dependent each year. 2026 we applied for sections of 68th and 267th for overlays.

Twin City Mile Downtown Renovation Project

Year	Adopted CIP	Proposed CIP
2026	\$575,000	\$575,000
2027	\$1,500,000	\$1,500,000
2028	\$1,150,000	\$1,150,000
2029	\$500,000	\$500,000
2030	\$500,000	\$500,000

The Twin City Mile revitalization project reimagines how the City's main downtown commercial corridor, 271st and 270th Streets, could look and function by connecting City Hall Park to the Train Station. 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.

Using policy guidance from the City Beautification Plan, the City 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.

Over the next six years, the project will be broken into multiple phases, first year:

2026: 84th traffic calming and Cedarhome circle.

2027: West End Brick Road and Camano Street Construction (TIB Dependent)

2028: West End Construction continued; 271st St Middle School Mid-Block Crossing Design

2029: 271st St Middle School Mid-Block Crossing Construction

2030: 271st St Middle School Mid-Block Crossing Construction

SR532 & 72nd Crosswalk and Signalization

Year	Adopted CIP	Proposed CIP
2025	\$50,000	\$50,000
2026	\$150,000	\$150,000
2027		\$500,000

This project would add a North/South crossing on the East side of the SR532 and 72nd intersection. The new crosswalk would require channelization revisions, new ADA ramps, and new signal equipment consisting of right-turn flashing yellow arrows (FYAs) and APS upgrades. \$500,000 had been added to 2027-2028 at the request of PWC to further improve the crossing. Potentially adding pedestrian refuge, curb blub outs, or other pedestrian safety items.

Westside Overlays

Year	Adopted CIP	Proposed CIP
2026	\$400,000	
2027	\$400,000	\$400,000
2028	\$400,000	

Overlays on 104th DR NW, 102nd DR NW, 273rd PL NW, 272nd PL NW, and 271st ST NW. 2025 & 2026 funds are going to repave 103rd and sections of 270th. 2028 funds were moved to 101st/100th Heritage access project.

New Parking Access to Heritage and 101st Improvements

Year	Adopted CIP	Proposed CIP
2030		\$750,000

Create new access to Heritage parking lot from 100th & 101st St. Previous funds were in the 101st reconstruction project.

SEWER CAPITAL:**Biosolids Removal**

Year	Adopted CIP (Red – Last Year)	Proposed CIP (Black – This Year)
2025	\$1,400,000	\$1,400,000
2030	\$2,000,000	\$2,000,000

Periodically, the utility must contract for biosolids removal. As the city grows the frequency will increase, and the cost continues to increase. The utility's capital improvement plan includes a plant upgrade that will process biosolids on an ongoing basis and eliminate one of the settling ponds, however this plan includes one additional biosolids removal contract in 2030.

Wastewater Treatment Plant Upgrades

Year	Adopted CIP	Proposed CIP
2025	\$1,100,000	\$1,100,000
2026	\$1,597,000	\$1,597,000
2027	\$6,597,000	\$6,597,000
2028	\$8,770,000	\$8,770,000
2029	\$8,770,000	\$8,770,000

The City's utility engineering consultant, RH2, has looked at three alternatives to upgrade the capacity of the WWTP. From their liquid stream analysis, the plant will need to be upgraded in our current planning period by 2034.

Pioneer Hills Lift Station Upgrade

Year	Adopted CIP	Proposed CIP
2025	\$350,000	
2026		\$200,000
2027		\$1,000,000

Upgrading Pioneer Hills Lift Station equipment includes two new pumps with a new control system. Full integration to SCADA and adding a backup power source. A new metal roof is also needed for the building. After completing an engineering report, the existing building will need to be brought up to current electrical code. The cost from the engineering report showed a \$1,200,000 project. Staff will look at alternatives during design.

272nd St / 76th Dr Main Replacement

Year	Adopted CIP	Proposed CIP
2025	\$150,000	
2026		\$150,000

Inflow and Infiltration improvements on existing gravity sewer lines.

Pioneer Hwy and SR532 Sewer Main (Developer Funded)

Year	Adopted CIP	Proposed CIP
2025	\$600,000	

Upsize existing pipe to 15" to mitigate existing capacity issues. Approx 1000 feet of pipe south of 77th AVE NW (Taylors Landing). Developer Funded

GIS Equipment and Setup (Sewer)

Year	Adopted CIP	Proposed CIP
2025	\$100,000	
2026	\$100,000	\$100,000

Annual investment for sewer element for building a complete GIS system. The GIS system will provide an accurate inventory and location of City sewer system.

Decommission Church Creek Lift Station

Year	Adopted CIP	Proposed CIP
2025	\$40,000	
2026	\$40,000	\$40,000

Decommissioning of Church Creek Lift Station.

Twin City Mile Project 271st & 94th Main Replacement

Year	Adopted CIP	Proposed CIP
2025	\$200,000	
2026		\$850,000

Begin design and construction to replace existing gravity sewer pipes in 94th Drive NW from the main pump station and 271st Street. Also replacing pipe in 271st Street NW between 94th Drive NW and 99th Avenue NW and 271st Street and Camano Street.

72nd Ave Sewer Main Replacement (Developer Funded)

Year	Adopted CIP	Proposed CIP
2025	\$1,925,000	
2025/2026		\$1,925,000

Replace approximately 2,000lf of existing gravity pipe with 15-inch diameter gravity pipe along 72nd Avenue between Pioneer Highway and SR532.- due to High School putting their sewer under SR532, this has resulted in undersized pipes on 72nd AVE. This project will upsize these pipes.

99th/272nd PI Main Replacement

Year	Adopted CIP	Proposed CIP
2028	\$110,000	\$110,000
2029	\$665,000	\$665,000

The City plans to replace approximately 780 lf of existing gravity sewer main in 99th Avenue NW between 271st Street and 272nd Place NW, and in 272nd Street NW between 99th Avenue NW and 100th Avenue NW, with 12-inch-diameter pipe. Approximately 460 lf of sewer main along 272nd Place NW toward Heritage Park also is proposed for replacement due to root intrusion.

Pioneer Highway (Taylor's Landing Vicinity)

Year	Adopted CIP	Proposed CIP
2031/2032		\$900,000

Upsize the alignment to provide sufficient capacity for projected future flow rates. To provide sufficient capacity for 2044 flow rates, upsize the existing 12-inch-diameter sewer main to 15-inch diameter and upsize the existing 15-inch-diameter sewer main to 18-inch diameter in accordance with the City's construction standards. However, considering the criticality of these alignments, 18-inch-diameter sewer main should be considered for the entire alignment to provide capacity for additional flow rates beyond the 20-year planning period

Taylor's Landing Lift Station Upgrades

Year	Adopted CIP	Proposed CIP
2031		\$200,000

The coatings in the Taylor's Landing Lift Station wet well are peeling and should be reapplied. Additionally, there is no flow meter at this site. The City plans to recoat the Taylor's Landing Lift Station wet well and install a flow meter.

Copper Station Lift Station Upgrades

Year	Adopted CIP	Proposed CIP
2031		\$100,000

The Copper Lift Station needs SCADA upgrades to collect flow meter data and has a tree growing dangerously close to the building's exhaust that poses a fire hazard. This project includes improvements to address these deficiencies.

Decommission Cedarhome Lift Station

Year	Adopted CIP	Proposed CIP
2031		\$80,000

The Cedarhome Lift Station has been bypassed by a new gravity pipeline and will be decommissioned when no longer required.

Sewer Rate Study

Year	Adopted CIP	Proposed CIP
2029	\$45,000	\$45,000

The City plans to periodically evaluate sewer rates and update them as necessary.

Inflow and Infiltration Study

Year	Adopted CIP	Proposed CIP
2028	\$125,000	\$125,000

The City plans to conduct an I/I study to evaluate the sewer collection system and confirm results. These results help to guide future CIP projects and are often part of National Pollutant Discharge Elimination System Permit requirements.

Headworks Screen Replacement

Year	Adopted CIP	Proposed CIP
2027	\$228,000	\$228,000
2028	\$1,137,000	\$1,137,000

The WWTP uses screens in the headworks building for preliminary treatment of influent wastewater. This includes a mechanical screen with a built-in washer-compactor system for screenings and a manual bar screen in a backup channel. The screens and washer-compactor will exceed their 20-year design life during the planning period and must be replaced.

Improvement: Replace the existing screens with two mechanical screens with built-in washer-compactors for screenings. Minimal structural and mechanical modifications are expected to integrate the new screens. Electrical improvements and the replacement of critical electrical and control equipment will be required to accommodate the proposed equipment.

Existing Secondary Clarifier No. 1&2 Improvements

Year	Adopted CIP	Proposed CIP
2029	\$390,000	\$390,000
2030	\$1,942,000	\$1,942,000

The WWTP uses an activated sludge system for secondary treatment that separates treated secondary effluent from the activated sludge using two 65-foot-diameter clarifiers. These clarifiers use rotating mechanisms to settle sludge at the bottom and remove scum from the liquid surface. Both secondary clarifier mechanisms are original to the 2004 WWTP construction and are reaching the end of their useful lives. The submerged portion of the mechanisms require condition assessments to determine if replacement or recoating is required.

Improvement: For budgetary purposes, this CIP item assumes that condition assessments indicate the need to fully replace both clarifier mechanisms. The project includes the replacement of both clarifier mechanisms with new carbon steel models (field-coated), recoating the troughs and launders, and refurbishing the effluent weir. These improvements can be phased such that one clarifier is improved at a time.

UV System Replacement and Expansion

Year	Adopted CIP	Proposed CIP
2029	\$182,000	\$182,000
2030	\$725,000	\$725,000

The WWTP uses an ultraviolet (UV) disinfection system to disinfect secondary effluent before it is discharged to the outfall. The existing UV system is reaching the end of its useful life, and its peak capacity is insufficient for the peak hour flow projected for the end of the planning period. The UV system must be replaced with a model with sufficient capacity for the planning period projections.

Improvement: Replace the UV system with a larger peak capacity system. Some structural and mechanical modifications are expected to integrate the new UV system. Electrical improvements are expected, including increasing the power feeder size as necessary and providing instrumentation for full integration. These improvements can be phased such that one reactor channel is upgraded at a time.

WWTP Generator Replacement

Year	Adopted CIP	Proposed CIP
2029	\$202,000	\$202,000
2030	\$1,009,000	\$1,009,000

The WWTP uses a diesel-powered generator housed in the operations building for standby power. Due to the age and observed unreliability of the existing generator, a load analysis and new generator are required.

Improvement: This project involves replacing the indoor generator with a similar unit to be located in the same building. Other upgrades to the ventilation systems, exhaust, and power distribution equipment will be required.

Grit Removal Unit & Classifier Installation

Year	Adopted CIP	Proposed CIP
2027	\$409,000	\$409,000
2028	\$1,635,000	\$1,635,000

The WWTP does not use a grit removal system. Instead, grit is manually removed from the secondary treatment system during semi-annual maintenance. A grit removal system prevents grit from accumulating downstream in the WWTP and reduces wear on equipment. Additionally, upgrades proposed in CIP F9 and CIP F10 introduce new equipment to the WWTP that can be negatively impacted by grit accumulation. Implementation of this item should occur simultaneously with CIP F10 to avoid the negative effects of grit on the proposed equipment.

Improvement: Install a grit removal unit adjacent to the headworks building as called for in the 2004 plans. This will include a classifier and a hopper inside the headworks building, a concrete chamber for the grit unit, and concrete slabs with metal structures to house the equipment. Some structural and mechanical modifications to the screening channels will be necessary to implement the grit unit. Electrical improvements are required to accommodate the proposed equipment, including providing a power feeder as necessary and control wiring as required for full integration.

Stormwater Capital:

Larson Dam Replacement

Year	Adopted CIP	Proposed CIP
2025	\$200,000	

2026		\$200,000
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Replace Larson Dam

Cedarhome Dr Collection System

Year	Adopted CIP	Proposed CIP
2026	\$100,000	\$100,000
2027	\$1,500,000	\$1,500,000

Cedarhome Drive Collection System to take flow off the SR532 storm crossing behind Carlson Trucking.

Irvine Slough Dredge

Year	Adopted CIP	Proposed CIP
2026	\$60,000	\$60,000
2028	\$80,000	\$80,000
2030	\$150,000	\$150,000

We have a 5-year HPA to dredge Irvine Slough. It should be done every other year to improve storm conveyance.

Floodwall- Florence Rd.

Year	Adopted CIP	Proposed CIP
2025	\$400,000	
2026	\$200,000	\$200,000

Construct a removable floodwall on BNSF tracks.

Irvine Slough Drainage

Year	Adopted CIP	Proposed CIP
2025	\$3,700,000	
2026	\$2,200,000	\$4,326,000
2027		\$4,586,400

2026 we look to construct IS4 phase 2 & 5. Phase 2 will construct a new pump station on 92nd to collect and convey stormwater to Irvine slough. Currently existing gravity pipes do not have the fall to get water to the slough by gravity. Phase 5 will add piping North on 92nd to connect to existing storm system flowing from 271st and Heritage Park ditches. 2027 we plan to construct phase 4, which runs from the pump station on 92nd East to BNSF tracks.

GIS Equipment and Setup (Stormwater)

Year	Adopted CIP	Proposed CIP
2025	\$100,000	

2026	\$100,000	\$100,000
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Annual investment for sewer element for building a complete GIS system. The GIS system will provide an accurate inventory and location of City storm sewer system.

Skagit Bay Dike Repair

Year	Adopted CIP	Proposed CIP
2026	\$7,000,000	\$7,400,000

Skagit Bay Dike Repair will be completed.

Irvine Slough Pump Station

Year	Adopted CIP	Proposed CIP
2025	\$100,000	
2026	\$150,000	\$250,000
2027	\$250,000	\$250,000
2029		\$510,000

Deficiency: The ISPS includes a small wooden building that houses the pump station's controls and telemetry. The structure's exterior is in poor condition and the finished floor elevation is below the 100-year floodplain. City staff have needed to place sandbags around the structure to prevent water from entering the facility during high tides. Electrical and controls equipment is aging and due for replacement.

Improvement: Demolish the existing controls building, grade the site to bring the new structure above the 100-year floodplain, construct a new concrete masonry unit building, and install new electrical, controls, and telemetry equipment improvements.

Lovers Road & 92nd Ave NW Ditch Improvements

Year	Adopted CIP	Proposed CIP
2027		\$40,000
2028	\$690,000	
2030		\$40,000

Flooding between Drainage and Diking Improvement District 7 and lands north of Lover's Road is widespread. The capacity of the Lover's Road ditch system is insufficient and has localized low points that trap water. The culverts are either perched, partially buried, or of inadequate diameter.

South Douglas Slough Outfall Rehabilitation

Year	Adopted CIP	Proposed CIP
2028	\$350,000	\$350,000

The South Douglas Slough Outfall to the Stillaguamish River is believed to have become buried in sediment. During field investigations by RH2, and subsequent visits by City staff, the outfall could not be located. The City suspects that the tide gate also may be damaged. City staff are continuing to investigate the condition of this part of the City's system, and

plan to conduct closed circuit television video inspection of the existing pipe. Improvement: This project is assumed to include excavating to expose the buried outfall, removing accumulated sediment from within the existing 36-inch pipe, and replacing the 36-inch tide gate.

Drainage System Receiving Station

Year	Adopted CIP	Proposed CIP
2028	\$400,000	\$400,000

Deficiency: City staff use vector trucks and street sweepers to clean roadways, maintain storm and sanitary sewers, and other purposes. The City is in need of a dedicated facility to receive sweepings and material emptied from vector trucks. Improvement: Construct new drainage system receiving station on the City's wastewater treatment plant (WWTP) site. The facility is estimated to be approximately 3,000 square feet and will include a concrete vehicle ramp, receiving basin, and channel with a constant low slope to allow separation of water from the sediment, refer to Image 6-14. Handrails will be located on top of the exterior channel walls for fall prevention. The facility will be covered by a roof structure that is supported by posts. Associated improvements will include water piping and hose bibs for wash down, and a new sump pump and 2-inch-diameter force main extending from the structure to the WWTP headworks.

85th Drive Drainage Improvements

Year	Adopted CIP	Proposed CIP
2030	\$1,180,000	\$500,000

Deficiency: Drainage routinely floods a private residence at the 27800 block of 85th Drive NW because there is no formal drainage system along the road.

Improvement: This project was identified as CIP Project No. 10 in the City's 2015 SCP and remains unchanged. It includes installing a piped conveyance system along 85th Drive NW to flow south and connect to the proposed ditch at 276th Place NW (CIPSW12). Install approximately 1,200 lf of 12-inch storm sewer pipe and 13 catch basins. Resurface approximately 1,200 lf of 85th Drive NW to improve stormwater collection.

276th Place and Pioneer Highway Drainage Improvements (Ditch Work)

Year	Adopted CIP	Proposed CIP
2029	\$80,000	\$110,000

Deficiency: Runoff from 85th Drive NW flows south toward Pioneer Highway, often resulting in erosion of the roadside shoulder and icy road conditions during the winter. The runoff flows cause recurring maintenance concerns and safety issues on Pioneer Highway.

Improvement: This project was identified as CIP Project No. 4 in the City's 2015 SCP and remains unchanged. Construct approximately 250 feet of asphalt-lined ditch improvements along 276th Place NW, terminating at a catch basin to eliminate the ponding that occurs. Construct 10 feet of 18-inch-diameter inlet pipe to collect and convey stormwater into the

City's storm sewer system for discharging.

Water Capital:

72nd Ave main (loop system)

Year	Adopted CIP	Proposed CIP
2025	\$150,000	
2026		\$700,000

This project consists of installing approximately 700 lf of 12-inch water main in 72nd Avenue NW to complete a water main loop. Planning to be installed during sidewalk installation. Previous CIP budget did not include the correct LF of piping.

Cedarhome Well Generator

Year	Adopted CIP	Proposed CIP
2025	\$250,000	
2026		\$250,000

The 297 Zone is supplied by the Cedarhome Well which is not equipped with an emergency generator. An emergency generator at the Cedarhome Well will allow the City to continue to utilize the source during a power outage.

Improvement: Install an emergency generator and automatic transfer switch at the Cedarhome Well. The installation should include an outdoor rated generator with sub-base fuel tank on a concrete pad within close proximity to the building, bollards for vehicle protection of the generator and fuel tank, an outdoor-rated automatic transfer switch, and the associated conduit and conductors for integrating the generator and transfer switch into the existing electrical and control system.

271st St At Florence Pipe Upsize

Year	Adopted CIP	Proposed CIP
2029	\$205,000	\$500,000

This project consists of installing approximately 500 lf of 12-inch water main in 271st Street NW between 88th Avenue NW and Florence Road.

Decommission Sill Well

Year	Adopted CIP	Proposed CIP
2027	\$15,000	\$26,000

The Sill Well was a City source of supply more than 20 years ago. The well is not equipped with a pump or connected to the water system. The well needs to be properly decommissioned, and the property sold to the surrounding property owner.

Improvement: Decommission the Sill Well. Remove any existing fencing structures, piping,

and electrical equipment. Hire a licensed well driller to properly decommission the well per WAC 173-160-381. Perforate the casing and pressure grout to fill inside the casing as well as any voids outside of the casing with scaling material.

(89th) Northern UGA Main Improvements

Year	Adopted CIP	Proposed CIP
2030	\$720,000	\$720,000

This project consists of replacement of a 2-inch galvanized water main in 89th Avenue NW with approximately 1,040 lf of 8-inch PVC. There are currently approximately 20 services and 3 fire hydrants along this alignment.

(Skrinde Rd) Northern UGA Main Improvements

Year	Adopted CIP	Proposed CIP
2029	\$1,150,000	\$1,400,000

This project consists of replacing approximately 2,050 LF of 2-inch galvanized and 6-inch PVC water mains along Skrinde Road with 8-inch PVC water main. This alignment currently has approximately 10 services and 2 hydrants.

(288th to Pioneer HWY) Northern UGA Main Improvements

Year	Adopted CIP	Proposed CIP
2028	\$950,000	\$2,200,000

This project consists of replacing 4-inch AC and 4-inch galvanized water main along 288th Street NW with approximately 2,400 lf of 12-inch PVC water main. The alignment currently has 10 services, 3 fire hydrants, and 1 PRV station

272nd ST from 78th ST to 72nd ST Main Replacement

Year	Adopted CIP	Proposed CIP
2026	\$120,000	\$120,000
2027	\$1,030,000	\$1,880,000

This project consists of replacing approximately 2,250 LF of 6-inch and 8-inch AC and 10-inch PVC water main in 272nd Street NW with 12-inch PVC. Currently, there are 15 services and 3 hydrants.

Cedarhome Drive Main and Park Drive Replacement

Year	Adopted CIP	Proposed CIP
2025	\$164,000	
2026	\$1,500,000	\$1,500,000

This project consists of replacing 6-inch steel and AC and 2-inch galvanized water main in Cedarhome Drive from Pioneer Highway to 276th Place NW, including looping in Park Drive, with approximately 3,250 ft of 8-inch PVC pipe.

Leque Road Main Replacement

Year	Adopted CIP	Proposed CIP
2029	\$100,000	
2030	\$1,000,000	\$1,000,000

This project consists of replacing a 2-inch galvanized and 6 inch PVC water main in Leque Road with approximately 5,700 ft of 8-inch PVC. There are currently eight hydrants to be replaced along this alignment.

Knittle Booster Station Improvements

Year	Adopted CIP	Proposed CIP
2025	\$236,000	
2026	\$850,800	\$1,664,000

The Knittle Booster Pump Station is approximately 27 years old, and the facility has issues with a rusting steel floor and piping. The City also has concerns with pump efficiency. Pumping capacity from the 297 Zone to the 365 Zone should also be increased to reduce the fire flow storage requirements in the Cedarhome Reservoir.

Improvement: Replace the existing BPS with a new BPS in a CMU block building with a concrete floor. The new BPS should have a firm capacity of 3,000 gpm to allow the system's highest planning-level fire flow requirement to be pumped from the Knittle Reservoirs to the 365 Zone. The existing generator will need to be supplemented or upsized to support the increased BPS capacity.

76th Drive Main/Service Relocation

Year	Adopted CIP	Proposed CIP
2026	\$90,000	\$180,000
2027	\$700,000	\$1,020,000

This project consists of replacing approximately 1,350 lf of 6 inch AC and 4-inch PVC water main in 76th Drive NW with 1,350 feet of 12-inch PVC, and relocating water services from an alley to the new main. There are approximately 20 services to relocate and 3 fire hydrants along with the hydrant. This project is anticipated to be coordinated with the 272nd Street and 76th Drive Sewer Main Replacement

101st AVE from 272nd PL to 274th Main Replacement

Year	Adopted CIP	Proposed CIP
2030	\$506,791	\$600,000

This project consists of replacing 6-inch AC and 2-inch PVC in 101st Avenue NW from 272nd Place NW to 274th Place NW with approximately 750 lf of 8-inch PVC, including relocating services and three hydrants.

GIS Equipment and Setup (Water)

Year	Adopted CIP	Proposed CIP
2026	\$100,000	\$100,000

Annual investment for Water element to build a complete GIS system. This GIS system will provide an accurate inventory and location of City water system.

Department	Request Title	Project Total	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Capital									
	Storefront Improvement Program	\$300,000.00		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
	New Police Station Design and Construction	\$6,600,000.00		\$6,600,000.00					
Total Capital		\$6,900,000.00	\$0.00	\$6,650,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Park Facilities									
	Raplee Property Environmental Cleanup (271st/270th Street Triangle)	\$600,000.00		\$600,000.00					
	Cedarhome Area Park	\$70,000.00		\$70,000.00					
	Church Creek Park	\$665,000.00		\$65,000.00	\$350,000.00	\$250,000.00			
	Depot Park	\$1,000,000.00		\$1,000,000.00					
	Heritage Parl	\$2,990,000.00		\$140,000.00	\$400,000.00	\$300,000.00	\$1,200,000.00	\$150,000.00	\$800,000.00
	Port Susan Trail	\$560,000.00		\$250,000.00	\$250,000.00	\$60,000.00			
	Ovenell Park	\$20,000.00	\$20,000.00						
Total Park Facilities		\$5,905,000.00	\$20,000.00	\$2,125,000.00	\$1,000,000.00	\$610,000.00	\$1,200,000.00	\$150,000.00	\$800,000.00
Sewer									
	Biosolids Removal	\$2,000,000.00						\$2,000,000.00	
	WWTP Plant Upgrades	\$26,834,000.00	\$1,100,000.00	\$1,597,000.00	\$6,597,000.00	\$8,770,000.00	\$8,770,000.00		
	Pioneer Hwy and SR532 Sewer Main	\$600,000.00		\$600,000.00					
	WWTP Generator Replacement	\$1,211,000.00					\$202,000.00	\$1,009,000.00	
	Existing Secondary Clarifier No. 2 Replacement	\$1,166,000.00					\$195,000.00	\$971,000.00	
	Existing Secondary Clarifier No. 1 Replacement	\$1,166,000.00					\$195,000.00	\$971,000.00	
	272nd St / 76th Dr Main Replacement	\$150,000.00		\$150,000.00					
	UV System Replacement and Expansion	\$907,000.00					\$182,000.00	\$725,000.00	
	Twin City Mile Project-- 271st Camano Street to 94th Main Replacement	\$1,700,000.00		\$850,000.00	\$850,000.00				
	99th/272nd Pl Main Replacement	\$775,000.00				\$110,000.00	\$665,000.00		
	GIS Equipment and Set-Up (Sewer)	\$100,000.00		\$100,000.00					
	Decommission Church Creek Lift Station	\$40,000.00		\$40,000.00					
	Grit Removal Unit and Classifier Installation Concrete Chamber	\$2,044,000.00			\$409,000.00	\$1,635,000.00			
	Headworks Screen Replacement/Addition	\$1,365,000.00			\$228,000.00	\$1,137,000.00			
	Sewer Rate Study	\$45,000.00					\$45,000.00		
	Inflow and Infiltration Study	\$125,000.00				\$125,000.00			
	Pioneer Hills Lift Station Upgrade	\$1,200,000.00		\$200,000.00	\$1,000,000.00				
	Cedarhome Dr. Sewer Main Replacement	\$1,285,000.00		\$1,285,000.00					
	72nd Ave Sewer Main Replacement	\$1,925,000.00		\$1,925,000.00					
	68th Sewer Main Replacement	\$1,000,000.00		\$1,000,000.00					
	Decommission Cedarhome Lift Station	\$80,000.00							\$80,000.00
	Taylor's Landing Lift Station Upgrades	\$200,000.00							\$200,000.00
	Copper Station Lift Station Upgrades	\$100,000.00							\$100,000.00
	Pioneer Highway (Taylor's Landing Vicinity)	\$900,000.00							\$900,000.00
Total Sewer		\$46,918,000.00	\$1,100,000.00	\$7,747,000.00	\$9,084,000.00	\$11,777,000.00	\$10,254,000.00	\$5,676,000.00	\$1,280,000.00
Stormwater									
	ISSP Phase 2	\$3,000,000.00		\$ 3,000,000					
	ISSP Phase 4	\$4,160,000.00			\$ 4,160,000				
	ISSP Phase 5	\$1,120,000.00		\$ 1,120,000					
	Floodwall - Florence Road	\$200,000.00		\$ 200,000.00					
	Larson Dam Replacement	\$200,000.00		\$ 200,000					
	Skagit Bay Dike Repair	\$7,400,000.00		\$ 7,400,000					
	Cedarhome Drive Collection System	\$1,600,000.00		\$ 100,000	\$ 1,500,000				
	Irvine Slough Pump Station	\$1,010,000.00		\$ 250,000	\$ 250,000		\$ 510,000		
	Lover's Road and 92nd Ave Nw Ditch Improvements	\$80,000.00			\$ 40,000			\$ 40,000	

	South Douglas Slough Outfall Rehabilitation	\$350,000.00				\$ 350,000			
	Drainage System Receiving Station	\$400,000.00				\$ 400,000			
	85th Drive Drainage Improvments	\$500,000.00						\$ 500,000	
	276th place and Pioneer Highway Drainage Improvements (Ditch Work)	\$110,000.00					\$ 110,000		
	Irvine Slough Dredge	\$290,000.00		\$ 60,000		\$ 80,000		\$ 150,000	
Total Stormwater		\$20,420,000.00	\$0.00	\$12,330,000.00	\$5,950,000.00	\$830,000.00	\$620,000.00	\$690,000.00	\$0.00
Street Capital									
	SR532 & 72nd Crosswalk and Signalization	\$650,000.00		\$150,000.00	\$500,000.00				
	272nd & 72nd Sidewalk	\$1,080,000.00		\$1,080,000.00					
	Sidewalk Repair and Maintance	\$2,500,000.00			\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00
	Sidewalk: 98th Dr. NW	\$350,000.00						\$350,000.00	
	Sidewalk: 284th St NW- South	\$350,000.00						\$350,000.00	
	Westside Overlays	\$400,000.00			\$400,000.00				
	New Parking Access & 101st Improvements(previously 101st Ave Rec)	\$750,000.00						\$750,000.00	
	80th Ave Reconstruction Phase 2 Widening with Calming Device	\$5,000,000.00				\$5,000,000.00			
	SR532 Hamilton Entrance Intersection SR532 Roundabout	\$3,500,000.00				\$800,000.00	\$2,700,000.00		
	Sidewalk: Cedarhome Drive NW	\$1,042,000.00						\$1,042,000.00	
	Overlay and ADA Improvements	\$2,828,000.00		\$428,000.00	\$450,000.00	\$450,000.00	\$450,000.00	\$500,000.00	\$550,000.00
	284th Street NW Improvements	\$1,000,000.00			\$1,000,000.00				
	City Beautification Projects	\$310,000.00		\$85,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
	Twin City Mile Downtown Renovation Project	\$4,225,000.00		\$575,000.00	\$1,500,000.00	\$1,150,000.00	\$500,000.00	\$500,000.00	
	Pioneer Highway (85th to Nordic Way)	\$1,200,000.00							\$1,200,000.00
	284th Sidewalk (80th to 75th)	\$820,000.00							\$820,000.00
	276 (Lincoln to 72nd)	\$300,000.00							\$300,000.00
Total Street Capital		\$26,305,000.00	\$0.00	\$2,318,000.00	\$4,395,000.00	\$7,945,000.00	\$4,195,000.00	\$4,037,000.00	\$3,415,000.00
Water									
	72nd AVE from 272nd ST to 27408 72nd Main (loop system)	\$700,000.00		\$700,000.00					
	Cedarhome Well Generator	\$250,000.00		\$250,000.00					
	271st St at Florence Pipe Upsize	\$500,000.00					\$500,000.00		
	Decommission Sill Well	\$26,000.00			\$26,000.00				
	(89th) Northern UGA Main Improvements	\$720,000.00						\$720,000.00	
	(Skrinde Rd) Northern UGA Main Improvements	\$1,400,000.00					\$1,400,000.00		
	(288th to Pioneer HWY) Northern UGA Main Improvements	\$2,200,000.00				\$2,200,000.00			
	272nd ST from 78th ST to 72nd ST Main Replacement	\$2,000,000.00		\$120,000.00	\$1,880,000.00				
	271st Camano Street to 94th Main Repl. (TCM Project)	\$810,000.00	\$200,000.00		\$610,000.00				
	Cedarhome Drive Main and Park Drive Replacement	\$1,664,000.00	\$164,000.00	\$1,500,000.00					
	Leque Road Main Replacement	\$1,000,000.00						\$1,000,000.00	
	Knittle Booster Station Improvements	\$1,900,000.00	\$236,000.00	\$1,664,000.00					
	76th Drive Main/Service Relocation	\$1,200,000.00		\$180,000.00	\$1,020,000.00				
	101st AVE from 272nd PL to 274th Main Replacement	\$600,000.00						\$600,000.00	
	GIS Equipment and Set-Up (Water)	\$200,000.00	\$100,000.00	\$100,000.00					
	Water Rate Study	\$45,000.00					\$45,000.00		
	Annual Water Main Improvements	\$500,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00		
	Meter Replacement	\$400,000.00	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00		
Total Water		\$16,115,000.00	\$880,000.00	\$4,694,000.00	\$3,716,000.00	\$2,380,000.00	\$2,125,000.00	\$2,320,000.00	\$0.00
Total Departments		\$122,563,000.00	\$2,000,000.00	\$35,864,000.00	\$24,195,000.00	\$23,592,000.00	\$18,444,000.00	\$12,923,000.00	\$5,545,000.00

Heritage Park

Project #	Project Name	Notes
1	Additional Parking Lot	
2	Baseball Field Lighting	
3	Improve Soccer Fields (2 and 4)	
4	Pickleball Courts 3/4	
5	Concessions	
6	Picnic Shelter/Group Area	
7	Baseball Field #4	
8	Develop Western Section	
9	Park Entry Drive/Drop-off	
10	Skatepark Lighting	
11	Roundabouts on Lover's Lane	
12	Trail Improvements (Loop/Frontage)	Connection to Middle School Path behind Field 2 Path to Trailside
13	Clumbable Sculptures	
14	Graffiti Wall	
15	Gateway/Wayfinding Signage	
16	Additional Soccer Field (3)	
17	Windbreak Landscaping	
18	Site Furniture (benches, trash cans)	
19	Viewing Mound/Labyrinth	
20	Gathering Meadow	
21	Open Meadow/Landscaping	
22	Basketball Courts	Covered
23	Pickleball Courts	Covered
24	Soccer Field Lighting	
25	Additional Playground	
26	Trail System Connections	
27	Reforestation/Wetland buffer	
28	Wetland Viewpoints	
29	Viewing Mound #1	
30	Viewing Mound #2	
31	Pickleball/Basketball Lighting	
32	Zipline	
33	Bull Pen	
34	Batting Cage	

Church Creek Park Project Priority List 2024

Project #	Project Description	Notes
1	Trail to Creek	
2	New Picnic Shelter Design	
3	Recoat Courts	
4	Baseball Field Improvements	
5	Disc Golf	
6	Replace Bridge	
7	Connections to adjacent properties	Complete sidewalk to entrance Connect to Church Creek Estates
8	Creek view points	
9	Loop trail around NE wetland	
10	Improve park host area	
11	Park edge plantings	
12	Create forest glade recreation area	
13	Forest picnic area	
14	Outdoor classroom and environmental education area	
15	Frog pond restoration	
16	Wetland enhancements and mitigation plantings	