



**Agenda**  
**City Council Special Workshop**  
**November 13, 2025 | 5:00 PM**

Stanwood-Camano School District, Admin. Building Board Room  
26920 Pioneer Highway, Stanwood, WA 98292

The public is invited to attend in-person.

- 1. Call to Order**
- 2. Roll Call**
- 3. New Business**
  - a. Brick Road Design Discussion
- 4. Adjourn**



## City of Stanwood City Council Staff Report

**Item Number:** 3.a.  
**Date:** November 13, 2025  
**Subject:** Brick Road Design Discussion  
**Contact Person:** Patricia Love, Community Development Director  
**Attachments:**  
1. CC Brick Road Worksession 111325  
2. Brick Road Comments - 2025 Redesign

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### **ISSUE**

The purpose of this worksession is to provide an opportunity for the Council to meet with West End business owners and discuss the design of the Brick Road.

### **BACKGROUND**

The 2024–2025 budget included funding for the preliminary design of the West End Brick Road. Perteet Engineering and Lankford Architects were contracted to prepare the preliminary designs and lead public outreach efforts. Throughout 2024 and 2025, three design concepts were developed, and two open houses were held which focused on community-wide desires and those of the businesses located along the Brick Road.

The project has raised several complex and interrelated issues that have made it difficult to reach consensus on a final design:

- **Historic Preservation:** Maintaining the character of the Brick Road by preserving as many of the original historic bricks as possible.
- **Community Character:** Ensuring that any design improvements reflect the unique identity and charm of the West End district.
- **Pedestrian Accessibility:** Addressing narrow sidewalks and existing utility poles that limit pedestrian movement and accessibility.
- **Drainage Improvements:** Resolving persistent drainage issues, including areas where water pools along the roadway.

- **Business Impacts:** Balancing construction impacts and design choices to support the needs of West End businesses.
- **Public and Stakeholder Consensus:** Reconciling differing opinions from residents, business owners, and other stakeholders about priorities for the corridor.

The purpose of the joint meeting between the City Council and West End business owners is to have an open, collaborative conversation about these priorities. The feedback gathered will be used to guide and finalize the Brick Road design.

**RECOMMENDED MOTION**

None; Council Discussion Item



CITY OF STANWOOD

# DOWNTOWN REVITALIZATION PROJECT

## Brick Road Design Discussion

### Joint City Council and Business Community Meeting

*November 13, 2025*



# DOWNTOWN REVITALIZATION PROJECT

## Brick Road Project Background



## 2024 / 2025 Twin City Mile Projects

- 88<sup>th</sup> Avenue Intersection – Under Construction
- 271<sup>st</sup> Street Mid-Block Crossing – Under Construction
- Cedarhome Drive Traffic Calming – Concept Design Complete
- Brick Road Design:
  - 102<sup>nd</sup> Avenue Preliminary Design – Complete
  - Camano Street Preliminary Design – Complete
  - **Brick Road (102<sup>nd</sup> to Augusta) – Needs Council Direction**
- West End Gateway Structure
  - Design Complete
  - Pending Easement with Bank of America



# DOWNTOWN REVITALIZATION PROJECT

## Brick Road Project



## Purpose of Meeting

- Review Project Designs
- Review Public Comments
- Interactive Conversation with West End Business Leaders
- Provide Direction for Design



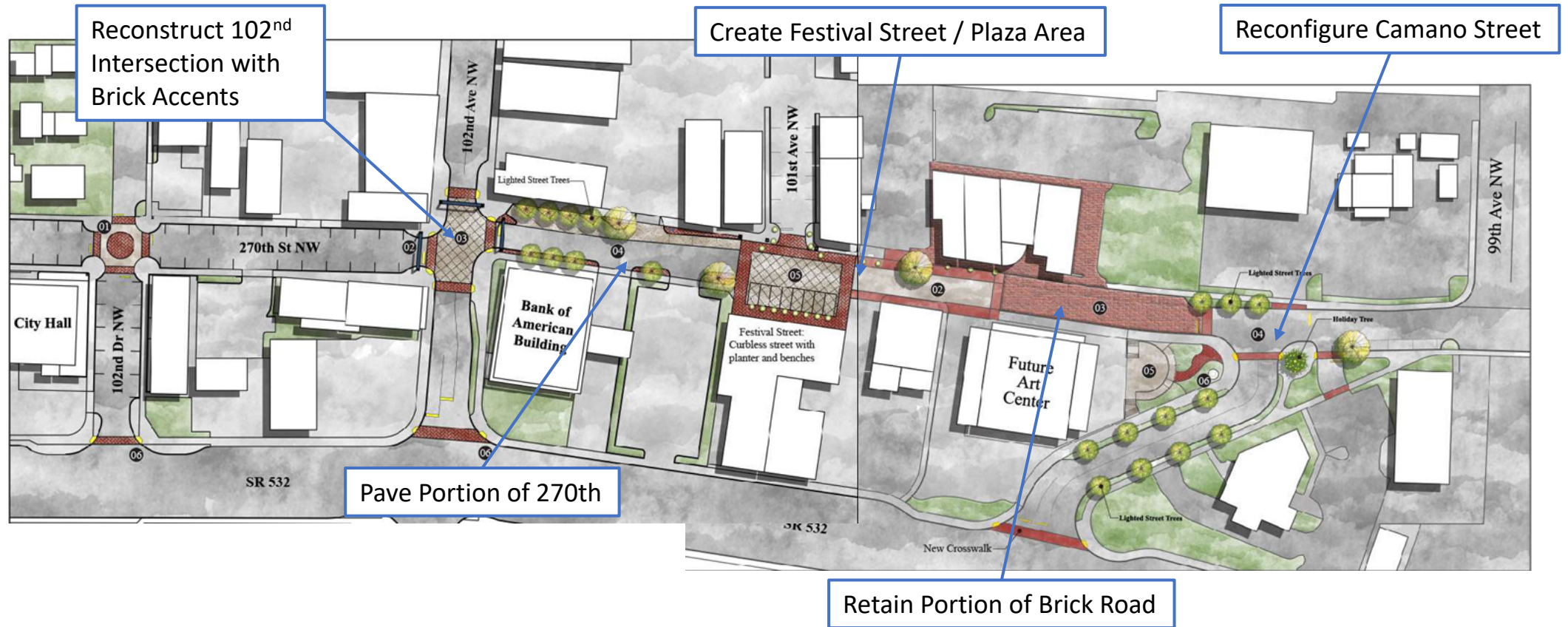
Google Earth Image of 270<sup>th</sup> Street (Brick Road)



# DOWNTOWN REVITALIZATION PROJECT

## Brick Road Design Process

### 2022 Original Concept Design



# DOWNTOWN REVITALIZATION PROJECT



## Brick Road Design Process

### 2024 Design – Based on Original Concept



Optional Traffic Circle Design

- Design Elements: Affordable Street Repair Concept
- Paved Street with Added Brick Elements at Sidewalks and Crosswalks
  - Maintained Brick Road In Front of New Art Center
  - Reconfigured On-Street Parking & Added Street Trees

Public Feedback:  
**Retain Brick!**  
**&**  
**Support Traffic Circle Concept**

# DOWNTOWN REVITALIZATION PROJECT



## Brick Road Design Process

### 2025 Redesign – Retained Brick – Widened South Sidewalk



#### **Redesign:**

- Retained Most of Brick Road
- Removed Angled Parking to Preserve Brick
- Widened Sidewalks on South Side
- Patch Areas Needing Repair
- Right Turn Only on 270<sup>th</sup> Street (by Saloon)
- Included Traffic Circle

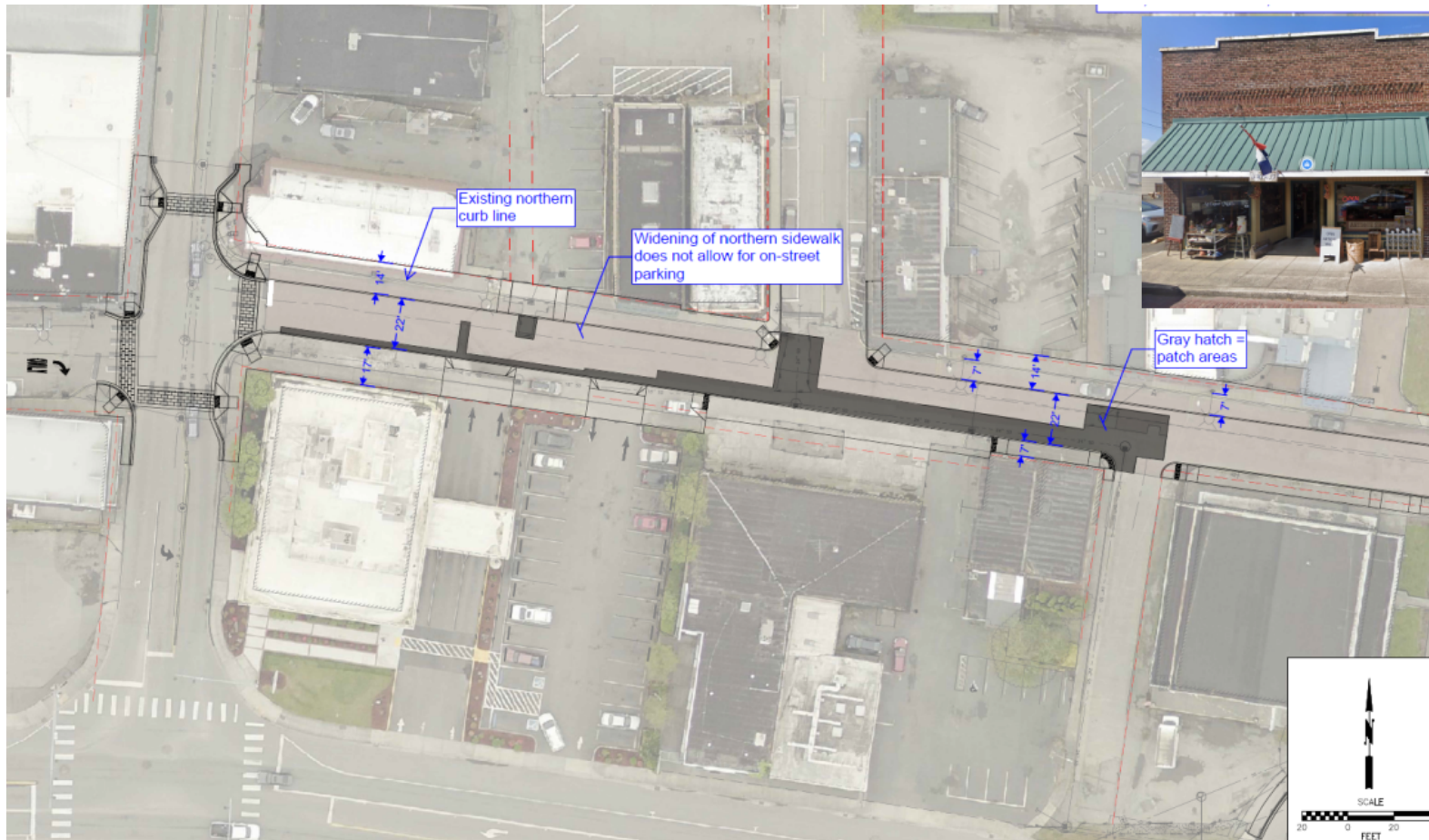
#### **Public Feedback:**

- Widen Sidewalk on North Side
- Fix Drainage Issues on North Side
- Prefer Sidewalks on North Side to Parking
- Use Pavers for Infill Areas

# DOWNTOWN REVITALIZATION PROJECT

## Brick Road Design Process

### 2025 Redesign #2 – Retained Brick – Widened North Sidewalk



#### Redesign:

- Widened North Sidewalk for Better Pedestrian Access
- Reduced Travel Lanes to 11 feet
- Include Drainage Improvements and Better Street Lighting
- Add options for removable bollards for street closures

#### Committee Comments:

##### *Community Development:*

- Generally Favorable; But Not Perfect

##### *Public Works:*

- Too Much Impact on Bricks
- Concerned About Loss of Parking
- Consider Additional Options

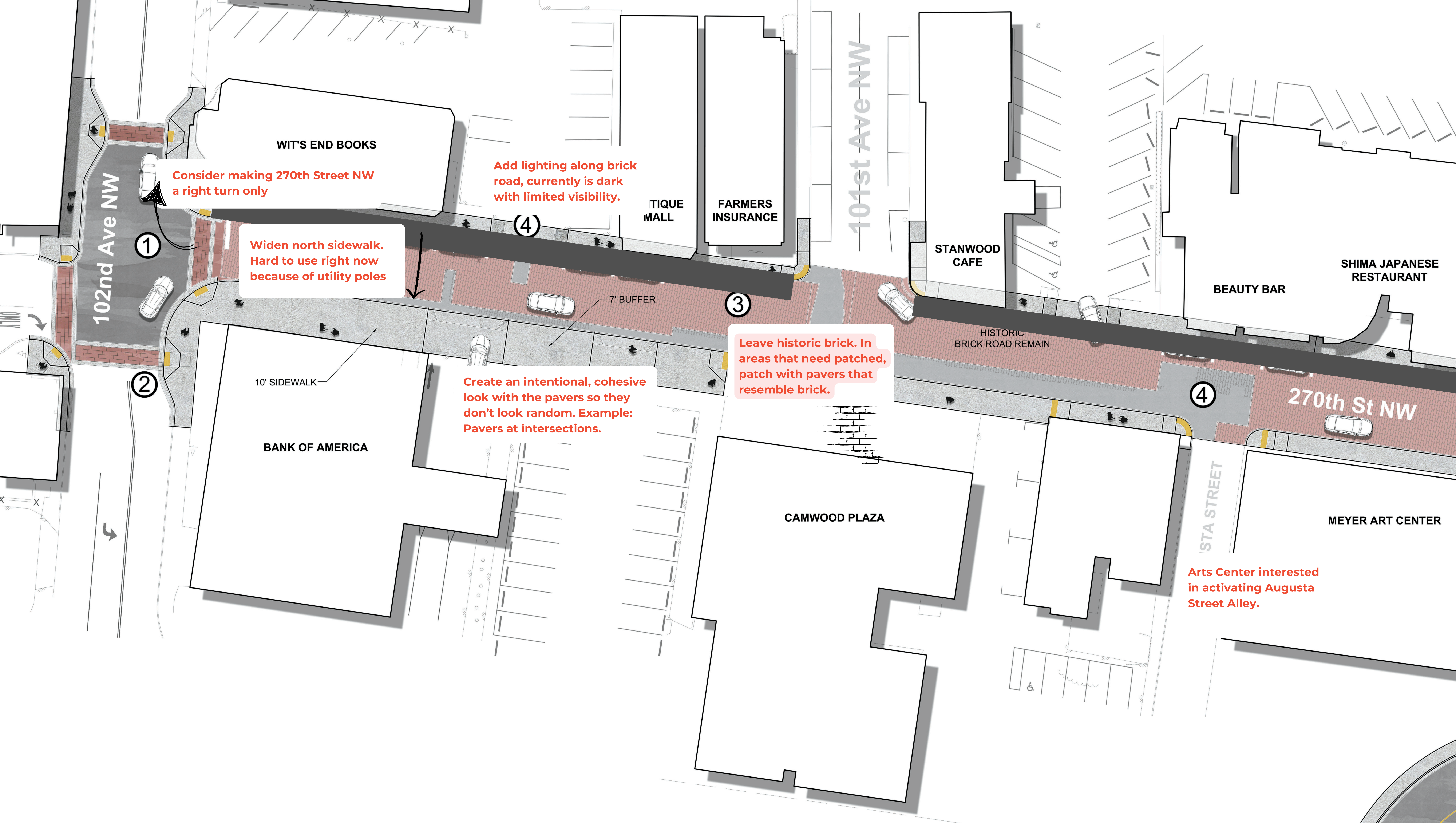
# DOWNTOWN REVITALIZATION PROJECT

## Brick Road Design Process – Next Steps



## Council / Business Community Conversation:

- Vision & Long-Term Use of Brick Road?
  - How Does Design Affect Use?
- What is Balance Between Brick and Sidewalks / Access?
- Affordable Options vs. Full Build Out?



Consider making 270th Street NW a right turn only

Widen north sidewalk. Hard to use right now because of utility poles

Add lighting along brick road, currently is dark with limited visibility.

Create an intentional, cohesive look with the pavers so they don't look random. Example: Pavers at intersections.

Leave historic brick. In areas that need patched, patch with pavers that resemble brick.

Arts Center interested in activating Augusta Street Alley.

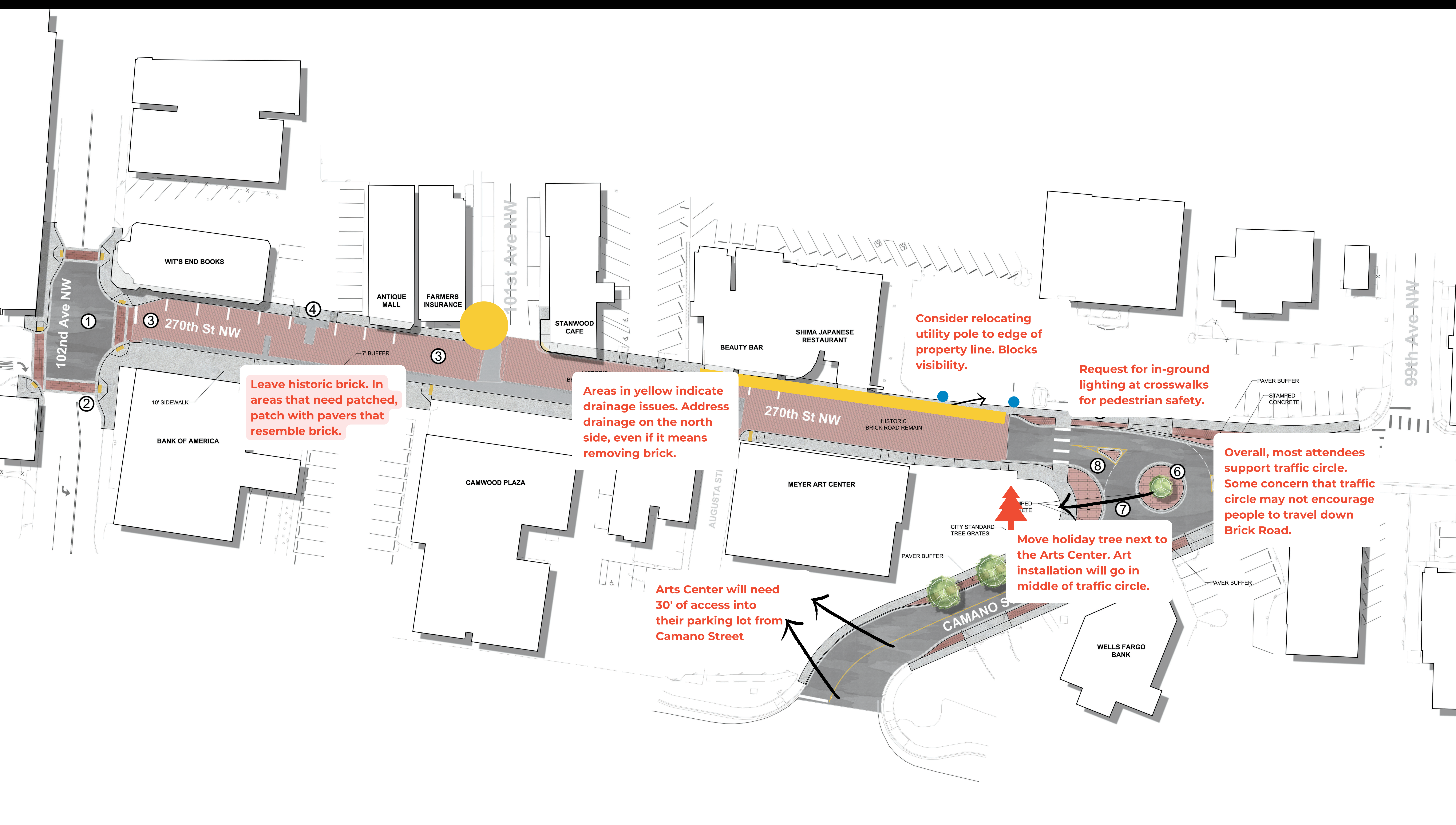
① ASPHALT CENTER

③ HISTORIC BRICK ROAD REMAIN

② PAVER WALK W/ EDGE

④ NEW "PATCH" AREA MATERIAL T.B.D.





Leave historic brick. In areas that need patched, patch with pavers that resemble brick.

Areas in yellow indicate drainage issues. Address drainage on the north side, even if it means removing brick.

Consider relocating utility pole to edge of property line. Blocks visibility.

Request for in-ground lighting at crosswalks for pedestrian safety.

Overall, most attendees support traffic circle. Some concern that traffic circle may not encourage people to travel down Brick Road.

Move holiday tree next to the Arts Center. Art installation will go in middle of traffic circle.

Arts Center will need 30' of access into their parking lot from Camano Street

① ASPHALT CENTER

④ NEW "PATCH" AREA MATERIAL T.B.D.

⑦ NEW ROUNDABOUT INTERSECTION ALIGNMENT & CROSSWALK

② PAVER WALK W/ EDGE

⑤ PAVER BUFFER

③ HISTORIC BRICK ROAD REMAIN

⑥ HOLIDAY TREE

⑧ ROLLED CONCRETE CURB

