



Agenda
Community Development Committee Regular Meeting
April 2, 2026 | 5:00 PM

City Hall, 10220 270th Street NW
Stanwood, WA 98292

Members of the public may attend Stanwood Community Development Committee meetings in-person or via Zoom. The Zoom link is posted on the City's website calendar <https://www.stanwoodwa.org>.

- 1. Call to Order**
- 2. Roll Call**
- 3. Unfinished Business**
 - a. Twin City Plaza Concept Design
- 4. New Business**
 - a. Percent for Arts Ordinance
- 5. Adjourn**



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

ITEM NUMBER: 2026-167
DATE: April 2, 2026
SUBJECT: Twin City Plaza Concept Plan
CONTACT PERSON: Patricia Love, Community Development Director

PURPOSE

The purpose of this agenda item is for Committee review and comment on the preliminary concept plan for the Twin City Plaza park.

BACKGROUND

The City obtained ownership of the Twin City Plaza site in September 2025 as part of the Twin City Mile and Beautification Project. At the time of acquisition, the City Council directed staff to pursue environmental cleanup and site remediation funding through the appropriate state agencies.

Since that time, the City has secured site cleanup funds from a settlement agreement with Chevron and a Brownfields Revolving Loan Fund grant from the Department of Commerce. These funds are anticipated to cover the cost of site cleanup and a five-year monitoring period.

In late 2025 the City Council authorized funds to prepare 10 percent concept plan for the site. Since this authorization, Public Works has mowed the property, removed the chain link fence, a site survey has been completed, and a preliminary concept plan has been prepared.

ANALYSIS

Staff and the design team of Pertee and HBB met to discuss post cleanup development and project objectives for the new park. The design team was encouraged to explore creative ideas that would establish a fun and integrated space for a gateway and pocket park for the west end neighborhood. Materials such as brick and concrete were emphasized to reflect the character and themes of the Twin City Mile. Additionally, the park should serve as a visual entry gateway or sense of arrival to the west end.

To further refine the vision, staff and the project consultants conducted a mini charrette to collaboratively explore design ideas and priorities. This session generated a number of ideas that inspired the park design:

- If possible, frame or highlight views of the smokestack at Hamilton Landing Park as a visual landmark;
- Minimize planting beds to reduce long-term maintenance requirements;
- Recognize the site's size and potential to function as a flexible gathering space for the community;
- Incorporate site elements such as public art and park signage to enhance identity and wayfinding;
- Include posts for decorative banners;
- ;Provide benches and seating areas;
- Be mindful of traffic conditions along 271st Street NW in the design and layout of the space;
- Install fencing and vegetative screening to provide a buffer between the park and adjacent residential property;
- Consider accommodating a small pop-up market or similar temporary community use;
- Integrate playful or whimsical elements such as small hidden features (a gnome, frogs, birds or other ideas) to engage children and encourage exploration. The design team was given flexibility to creatively interpret these ideas.

Using this input, the design team developed six preliminary ideas. These were reviewed and evaluated by staff across multiple departments, including Public Works, Community Development, the Executive team, and the Mayor. Preferences were ranked, and elements from the various concepts were combined to produce a "preferred" plan.

The preferred concept is now being circulated for public review and comment. Feedback gathered during this phase will be used to create the final design. The resulting plan will serve as the basis for detailed design, engineering, and eventual construction.

Next steps in the process includes review by Council Committees, the Parks, Trails, and Advisory Committee (PTAC), as well as the west end business owners and the broader community to solicit additional input on the proposed design.

FINANCIAL IMPACT

High level cost estimates will be provided with the final concept plan.

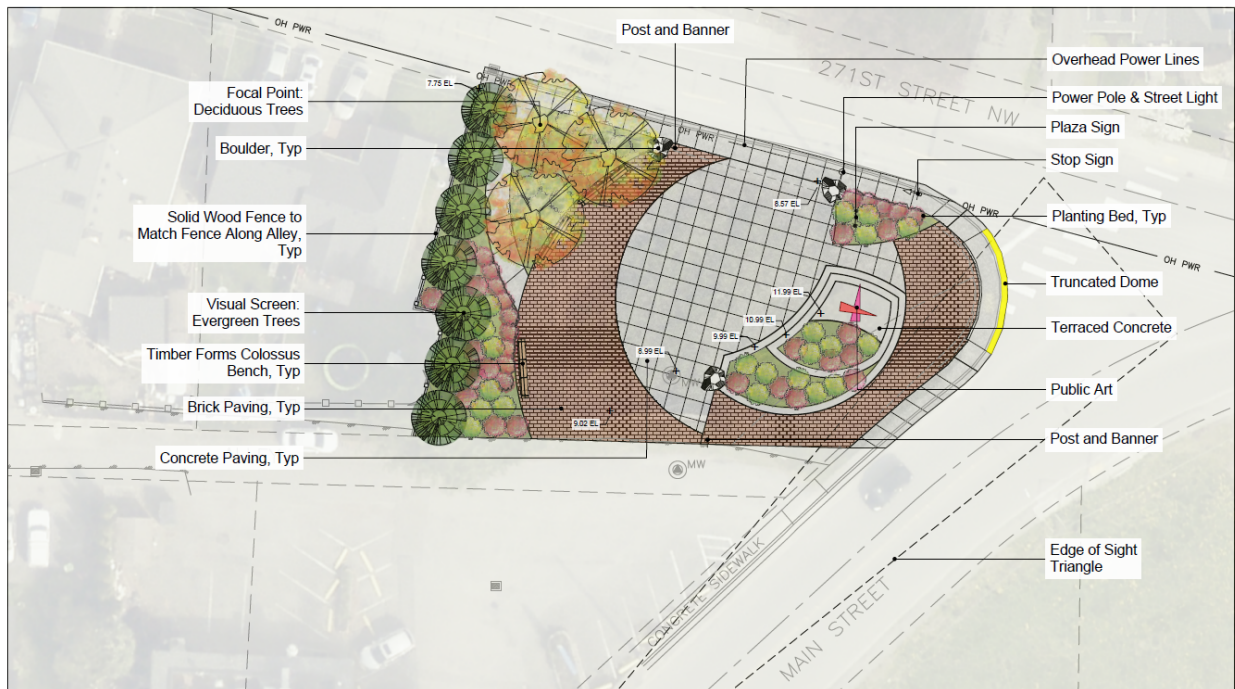
PROPOSED MOTIONS

None; Committee Discussion Item

Existing Site Conditions; prior to mowing and fence removal

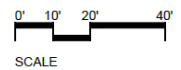


Preferred Concept Plan:



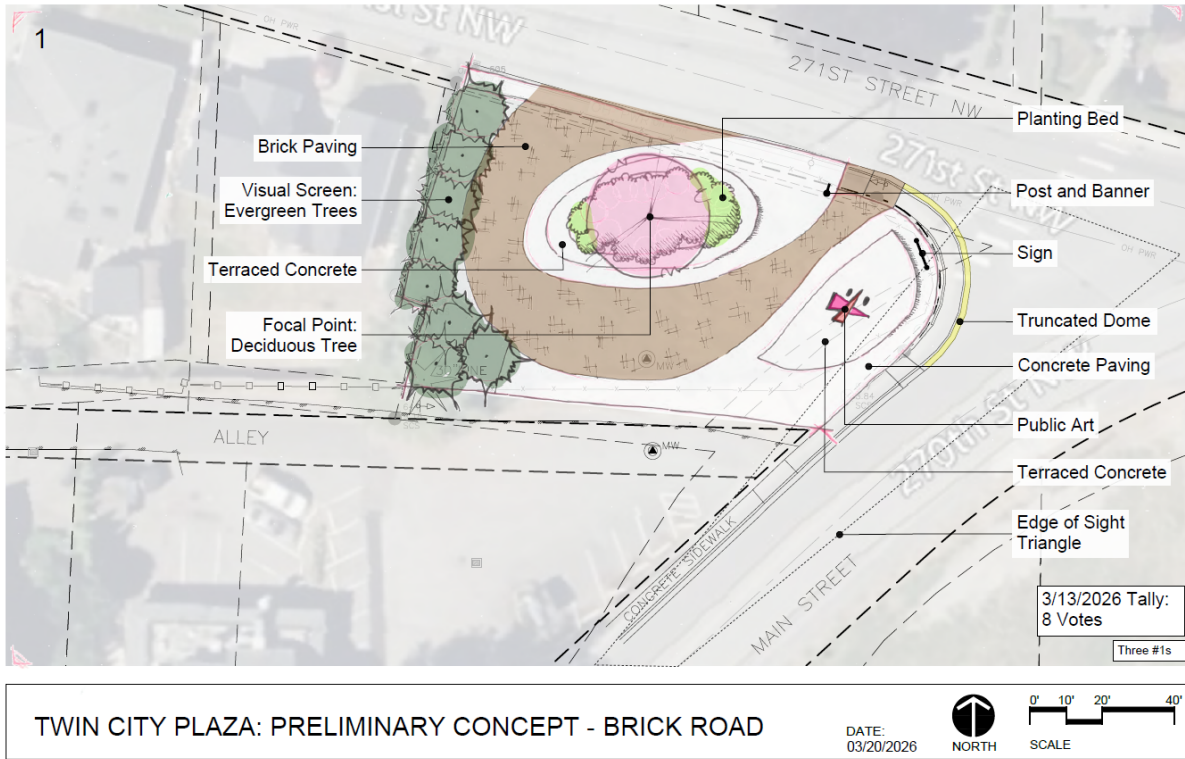
TWIN CITY PLAZA: PREFERRED CONCEPT PLAN

DATE:
3/20/2026

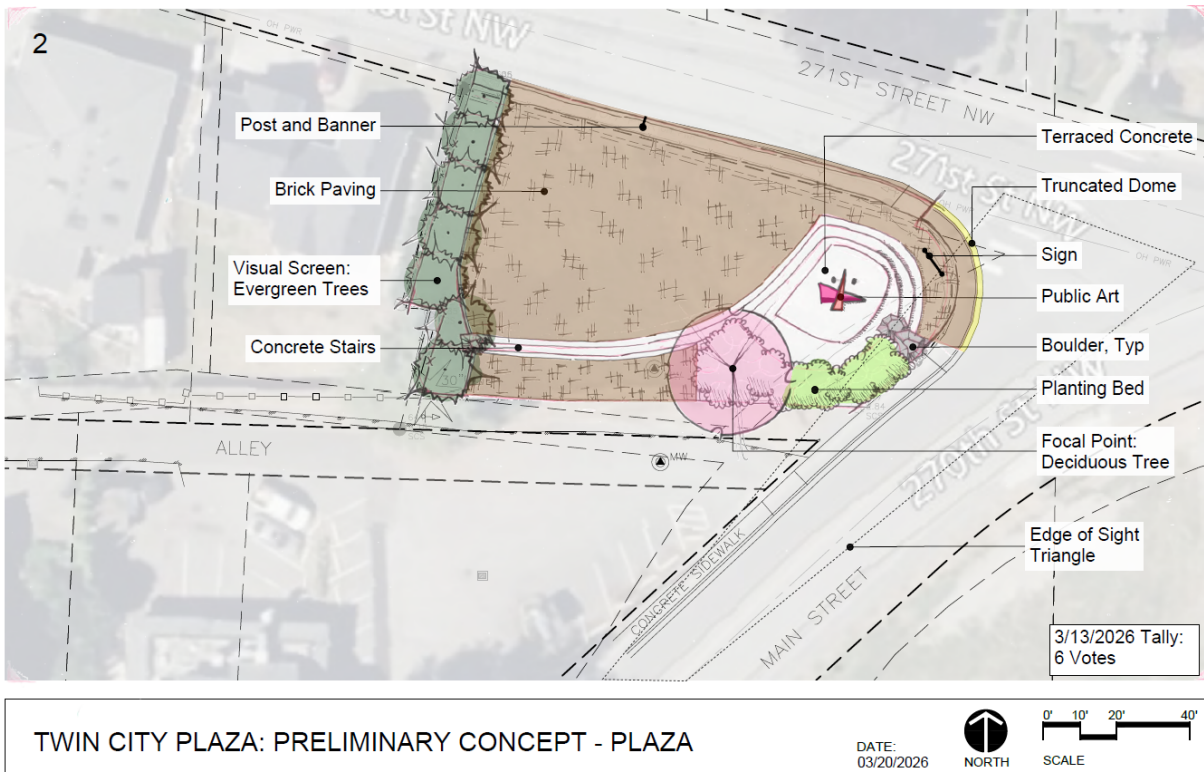


Below are the plans that inspired the preferred concept plan.

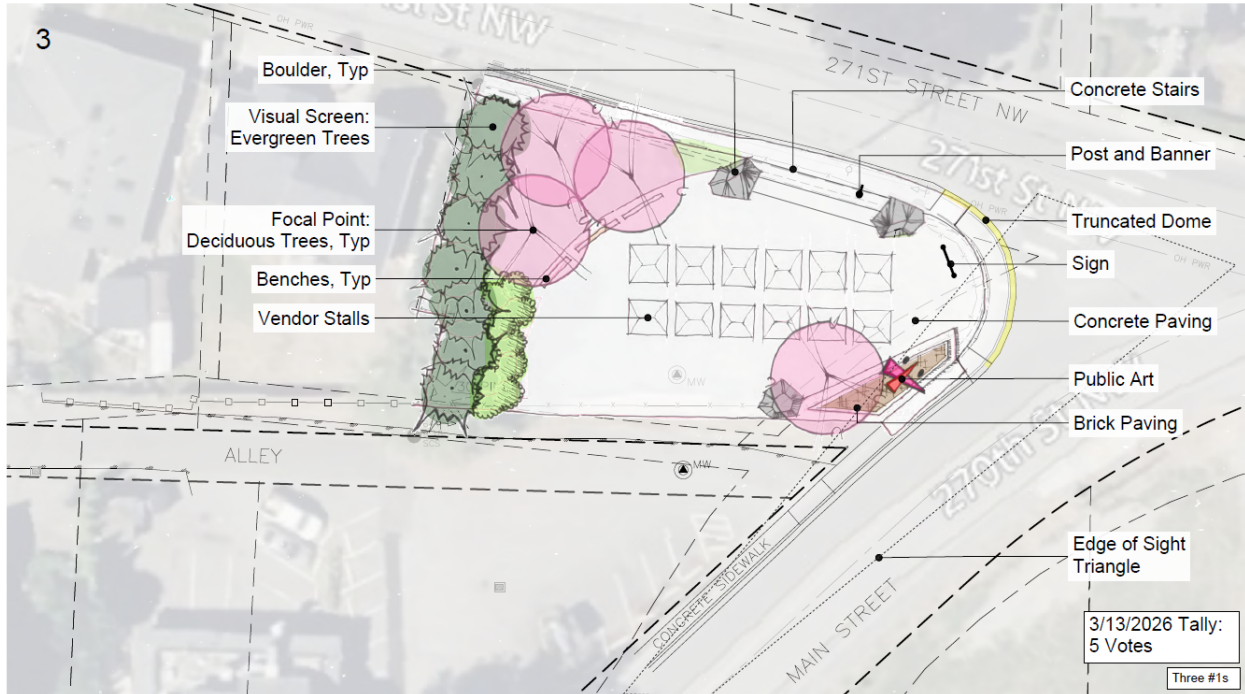
Concept Plan #1:



Concept Plan #2:

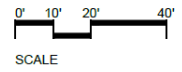


Concept Plan #3:



TWIN CITY PLAZA: PRELIMINARY CONCEPT - POP MART

DATE:
03/20/2026





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

ITEM NUMBER: 2026-168
DATE: April 2, 2026
SUBJECT: Percent for Arts Ordinance Discussion
CONTACT PERSON: Patricia Love, Community Development Director
ATTACHMENT: 1. Percent for Arts Program Project Narrative

PURPOSE

The purpose of this agenda item is for Committee review and comment on a proposal to adopt a percent for arts program.

BACKGROUND

During the development of the Comprehensive Plan, community members expressed a strong desire to maintain Stanwood’s small-town character while also embracing the local arts community. New Comprehensive Plan policies were adopted specifically to support and expand the arts in Stanwood. The Comp Plan reflects a community that values both its heritage and its future.

Public art programs, including “percent for art” initiatives, are widely used by local governments to integrate art into public spaces, enhance community character, and support local artists. These programs typically allocate a small percentage of capital project costs toward the inclusion of public art into the community. Such investments contribute to placemaking, create engaging public spaces, and foster economic vitality by attracting visitors.

As Stanwood continues to invest in public infrastructure, there is an opportunity to incorporate art into City projects. A percent for art program could provide a funding mechanism to support public art, ensure that art is considered early in project design, and expand opportunities for local and regional artists.

ANALYSIS

The 2024–2044 Comprehensive Plan and the City Strategic Plan encourage the integration of arts into City planning efforts. Attached is a proposed project description that describes the typical components included in similar programs.

Implementation of a Percent for Art Program involves two coordinated legislative actions: (1) adoption of an ordinance establishing the program and its funding mechanism, and (2) adoption of a resolution outlining the program's administrative framework and implementation approach. Placing the program approach and implementation guidance within a resolution allows for flexibility and allows for future amendments without requiring needing to amend the Municipal Code.

1. Ordinance Establishing the Percent for Art Program and Funding

An ordinance would formally establish the City's Percent for Art Program and create a dedicated funding source. The ordinance would require a defined percentage of eligible City capital improvement project costs be allocated toward public art.

An ordinance would:

- Define eligible capital projects;
- Establish the percentage allocation and any funding caps;
- Create a dedicated fund or account for the collection of funds;
- Authorize the use of funds for the acquisition, design, fabrication, installation, and maintenance of public art; and/or
- Provide flexibility for projects to incorporate art on-site or contribute to a pooled fund for use on future public art projects.

2. Resolution Establishing Program Administration

A resolution would provide policy direction and administrative procedures for implementing the program. While the ordinance establishes the legal and financial framework, the resolution allows for greater flexibility to refine program details over time without requiring formal amendments to the Municipal Code

A resolution would:

- Establish goals and guiding principles for public art;
- Define roles and responsibilities for program administration, including staff, advisory bodies, partnerships and community participation; and / or
- Outline processes for artist selection.

This two-part approach is consistent with best practices used by other jurisdictions and allows the City to establish a strong foundation for public art while maintaining flexibility in program implementation.

FINANCIAL IMPACT

The City Management Team evaluated two funding scenarios for a Percent for Art Program: one percent (1%) and one-half percent (0.5%) of eligible capital improvement project costs. Applying these scenarios to the City's current Capital Improvement Program, specifically 2027 and 2028 above-ground capital projects, the program would potentially generate approximately \$283,000 to \$560,000 annually, depending on the percentage applied.

Staff recommends a one-half percent (0.5%) allocation with a per-project cap (e.g., \$75,000), consistent with the approach used by Kitsap County. This option balances the goal of establishing a meaningful program while minimizing financial impacts on individual projects.

Implementation of the program will increase the overall cost of eligible capital projects. However, these impacts can be effectively managed by incorporating the Percent for Art allocation early in project budgeting and financial planning. Over time, this approach is expected to provide a predictable funding stream for public art without significantly affecting the delivery of capital improvements.

PROPOSED MOTIONS

None; Committee Discussion Item



2024-2044 Comprehensive Plan Implementation Project Percent for Arts Program Project Narrative

INTRODUCTION:

Percent-for-art programs allocate a small portion of capital construction or renovation budgets for the purchase, commissioning, and installation of public art. Percent for art programs is a tool many cities in Washington have used to add art and beauty to their communities. These programs serve as valuable tools for integrating visual art into public spaces which enhance the landscape, character and identity of cities and towns.

In Stanwood, a Percent for the Arts Program provides an opportunity to fund the art component of the broader City Beautification Program. By dedicating funds to public art projects, the initiative would improve the aesthetic appeal of Stanwood’s “Main Street,” support economic development through increased tourism and foot traffic, and foster a stronger sense of community pride.

PERCENTAGE FOR THE ARTS PROGRAM:

Across Washington State, many municipalities have adopted percent-for-art initiatives as a means of infusing their public environments with creativity, character, and beauty. These programs not only support local and regional artists but also contribute to a sense of place, community identity, and civic engagement. Locally, many jurisdictions have Percent for Art Programs, including Arlington and Everett.

Establishing a Percent for the Arts program would also enhance and align with several complementary initiatives currently under consideration by the City and the local business community, namely the potential development of an Arts District, the potential adoption of a Main Street Program, and Citywide Historic Preservation. While each of these programs would operate independently with distinct goals and administrative structures, they share a common vision of fostering community identity, cultural vibrancy, and economic revitalization.

POLICY SUPPORT:

The City utilizes two policy plans to guide yearly work plans: the Comprehensive Plan and the Strategic Plan. The Comp Plan is a long-term planning document that guides city growth and development over a 20-year planning horizon and the Strategic Plan is a short-term implementation strategy that the Council uses to set yearly budgeting priorities. Both of these documents encourage the development and support of arts programming.

2024-2044 Comprehensive Plan

Goal	Policy
EDG 5: Arts : Support and promote the arts within the greater Stanwood Community region.	
EDP 5.1	Collaborate with private and non-profit organizations to identify and support funding opportunities for arts and cultural institutions, programming and education that increased access to and participation in the arts.
EDP 5.3	Provide financial or logistical support to local arts, festivals, performance, or cultural tourism.
EDP 5.4	Consider the development of an arts and cultural district in Downtown Stanwood.

2025-2030 Strategic Plan

Goal	Implementing Initiative
Goal 2: Cultivate an Outstanding Quality of Life for all Residents.	
Initiatives:	<p>Invest in the Twin City Mile Project.</p> <p>Implement the City’s Beautification Action Plan, improving the City’s attractiveness as a regional destination.</p> <p>Promote a thriving arts scene that enriches the lives of residents, attracts visitors, and contributes to the economic and cultural vitality of the community.</p>
Goal 4: Deliver High Quality Public Safety and Other City Services to Ensure that Stanwood is a Safe and Healthy Place to Live, Work and Play.	
Initiatives:	Invest in City Beautification programs that enhance the visual appearance and improve the overall health and safety within the City.
Goal 6: Promote Local Businesses and the City as a Great Place to do Business.	
Initiatives:	Foster the development and promotion of arts and culture between our artistic community and Stanwood’s residents and businesses.

PERCENT FOR ART ORDINANCES:

The adoption of a “1% for Art” ordinance is a common practice among cities and states throughout the United States to support the creation and maintenance of public art. These programs dedicate a small portion of capital construction costs to fund public art projects.

Percent-for-art programs are most often applied to new public construction or major capital improvement projects, such as civic buildings, parks, streetscapes, and other public infrastructure. By incorporating art into these projects, communities are able to enhance the visual character of their public spaces. When art is integrated into public projects, it can reflect local history, community values, civic pride and community identity.

Below is a quick google search of jurisdictions in Western Washington that have a percent for arts ordinance.

- **Washington State** – ½ of 1% of capital construction costs.
- **Seattle** – 1% of eligible capital improvement project funds since 1973.
- **Everett** – 1% for art program established in 1974.
- **Tacoma** – adopted 1% for art in 1975.
- **Bellingham** – 1% of eligible capital project costs over \$2M.
- **Olympia** – 1% of major construction projects plus a per-capita art funding component.
- **Bothell** – percent-for-art ordinance adopted in 2009.
- **Arlington** – 1% of public construction budgets since 2007.
- **Bremerton** – 1% of public Capital Improvements since 2006.
- **Kitsap County** – 1/2% with a maximum cap of \$75,000.
- **Mountlake Terrace, Port Townsend**, and others also maintain programs.

ORDINANCE STRUCTURE:

Typical Percent for Art ordinances are located within a jurisdiction’s revenue section of their municipal code. While the specific structure varies by community, most ordinances follow a similar framework that establishes the purpose of the program and identifies funding sources. An associated resolution is then also adopted that outlines how the program works including art selection, installation, and maintenance.

Common sections found in percent-for-art ordinance and associated resolution include:

Section	Content
Purpose Statement:	Describes the intent of the ordinance, such as enhancing public spaces, promoting cultural expression, strengthening community identity, and integrating art into public infrastructure and civic environments.
Definitions:	Provides clear definitions for key terms used throughout the ordinance, such as “public art,” “capital project,” “eligible project costs,” “artist,” or “public art fund.” These definitions help clarify which projects are subject to the ordinance and how funds may be used.
Fund Established:	Creates a dedicated public art or percent-for-art fund where allocated revenues are deposited and managed. This section typically establishes how the fund is administered and ensures that funds are used exclusively for authorized public art purposes. Consider quarterly allocations to the Arts Fund.
Funding Amount and Sources:	Specifies the percentage of eligible capital project costs that will be allocated to public art and identifies which types of projects contribute funding.
Art Selection Process:	Outlines the process for selecting artists and artworks. Many jurisdictions establish an Arts Commission, Arts Board, or Public Art Committee to oversee the process.

Section	Content
Exemptions:	Identifies projects that are exempt from the program. Common exemptions include utility projects, street maintenance, site remediation, property acquisition, building demolition, sales tax, permitting, design fees, and/or emergency repairs.
Authorized Expenditures:	Defines how percent-for-art funds may be used which could include: type of art (fixed, performance, on loan, temporary), artist design services, community engagement, site acquisition / preparation, installation, engineering and construction, project management, and related program administration.
Donations:	Include a process for accepting donated art and how the City would handle acquisition, installation and maintenance of donations.
Maintenance and Repair:	Establishes responsibility for the long-term care of public art, including inspection, conservation, repair, and potential deaccessioning.
Legal	Ownership, ability to remove or relocate, liability clause, property rights

FEE CALCULATION SCENARIOS

Using the adopted 2026–2031 Capital Facilities Plan (CFP), the following analysis illustrates how a Percent for Art program could function in the City of Stanwood. The estimates below demonstrate the potential funding generated if either a 1.0 percent or 0.5 percent allocation for public art were applied to eligible capital projects.

For this preliminary analysis, the calculation is based only on projects scheduled in the 2026 and 2027 budget years as identified in the adopted 2026–2031 Capital Improvement Program (CIP) list. The intent is to provide a realistic snapshot of the level of funding that could be generated in the early years of a Percent for Art program.

To ensure the analysis focuses on projects where public art integration is feasible and appropriate, several categories of CIP projects were excluded. These exclusions reflect common practices used in other jurisdictions when administering Percent for Art programs.

The following types of projects were removed from the calculation:

- Projects with a total value under \$100,000, due to the limited funding they would generate and the administrative burden of managing very small art allocations.
- Underground infrastructure projects, including water, sewer, and storm drainage, since these projects do not typically provide visible or accessible opportunities for public art.
- Equipment purchases, which do not involve physical construction or public-facing improvements.
- Planning and engineering design costs, which are typically preliminary estimates and not direct construction expenditures.
- Property acquisition, as land purchases do not create construction projects where art could be integrated.

After applying these exclusions, the remaining eligible projects were used to estimate the potential funding that could be generated through a 0.5 percent and 1.0 percent for art allocation. These scenarios help illustrate the

scale of investment that could support public art installations, cultural programming, or artist commissions associated with City capital projects.

Percent for Art Revenue Estimate

Project	Cost Estimate	One Percent for Arts	Half Percent for Arts
Police Station Construction	\$ 5,000,000	\$ 50,000	\$ 25,000
Twin City Plaza Construction	\$ 1,000,000	\$ 10,000	\$ 5,000
Depot Park Construction	\$ 1,000,000	\$ 10,000	\$ 5,000
Heritage Park Upgrades	\$ 2,000,000	\$ 20,000	\$ 10,000
Port Susan Trail Upgrades	\$ 200,000	\$ 2,000	\$ 1,000
Church Creek Park Upgrades	\$ 350,000	\$ 3,500	\$ 1,750
Sewer Plant Upgrades	\$ 6,000,000	\$ 60,000	\$ 30,000
Flood Wall	\$ 200,000	\$ 2,000	\$ 1,000
Skagit Dike Construction	\$ 6,000,000	\$ 60,000	\$ 30,000
Sidewalks	\$ 6,500,000	\$ 65,000	\$ 32,500
	Total: \$ 28,250,000	\$ 282,500	\$ 141,250
Projected Arts Revenue: Per 2-year Budget Cycle		\$ 565,000	\$ 282,500

Using the same methodology described above, the following table illustrates the potential Percent for Art revenue if park projects are excluded from the calculation. In this scenario, parks are removed because public art would be integrated directly into the overall design and development of park projects, rather than funded through a separate Percent for Art allocation. This approach recognizes that parks often already incorporate art or placemaking elements. By excluding park projects from the Percent for Art calculation, the analysis reflects a model in which park improvements continue to include art as part of their design scope while the Percent for Art program focuses on other eligible capital projects.

Percent for Art Revenue Estimate with Park Projects Deleted

Project	Cost Estimate	One Percent for Arts	Half Percent for Arts
Police Station Construction	\$ 5,000,000	\$ 50,000	\$ 25,000
Sewer Plant Upgrades	\$ 6,000,000	\$ 60,000	\$ 30,000
Flood Wall	\$ 200,000	\$ 2,000	\$ 1,000
Skagit Dike Construction	\$ 6,000,000	\$ 60,000	\$ 30,000
Sidewalks	\$ 6,500,000	\$ 65,000	\$ 32,500
	Total: \$ 23,700,000	\$ 237,000	\$ 118,500
Projected Arts Revenue: Per 2-year Budget Cycle		\$ 474,000	\$ 237,000

NEXT STEPS

If the City chooses to move forward with adopting a Percent for Art ordinance, several implementation steps and policy considerations should be addressed to ensure the program functions effectively and is integrated into existing capital project planning processes.

- Adopt an Arts Program to administer the ordinance. This could include defining staff responsibilities, identifying which department will manage the program, and potentially creating an arts advisory committee to provide guidance on artist selection, project priorities, and community engagement. Clear administrative procedures will help ensure transparency and consistency in how art projects are commissioned, selected, and installed.
- Update its capital project planning and budgeting procedures so that eligible projects automatically include the Percent for Art allocation.
- Define and identify eligible and exempt project types.
- Establish a partnership with artist groups and determine how funds are allocated.
- Define policies and procedures for art maintenance, conservation, and ownership to ensure long-term stewardship of public art assets.