

Medina, WA

Middle Housing Update

City Council Meeting | December 2024



SCJ ALLIANCE
CONSULTING SERVICES

Agenda

1. Progress Report
2. Schedule Overview
3. Public Engagement Discussion
 - Website
 - Community Forums
 - Postcard Mailers
 - Peer-to-Peer Engagement
4. Next Steps



Progress Report

12/25 City Council Meeting:

- Schedule
- Updated Draft Code and Gap Analysis
- Public Engagement Memo
- Updated Graphics

TODAY 12/9 City Council Meeting:

- Progress Report
- Schedule Overview
- Public Engagement Discussion

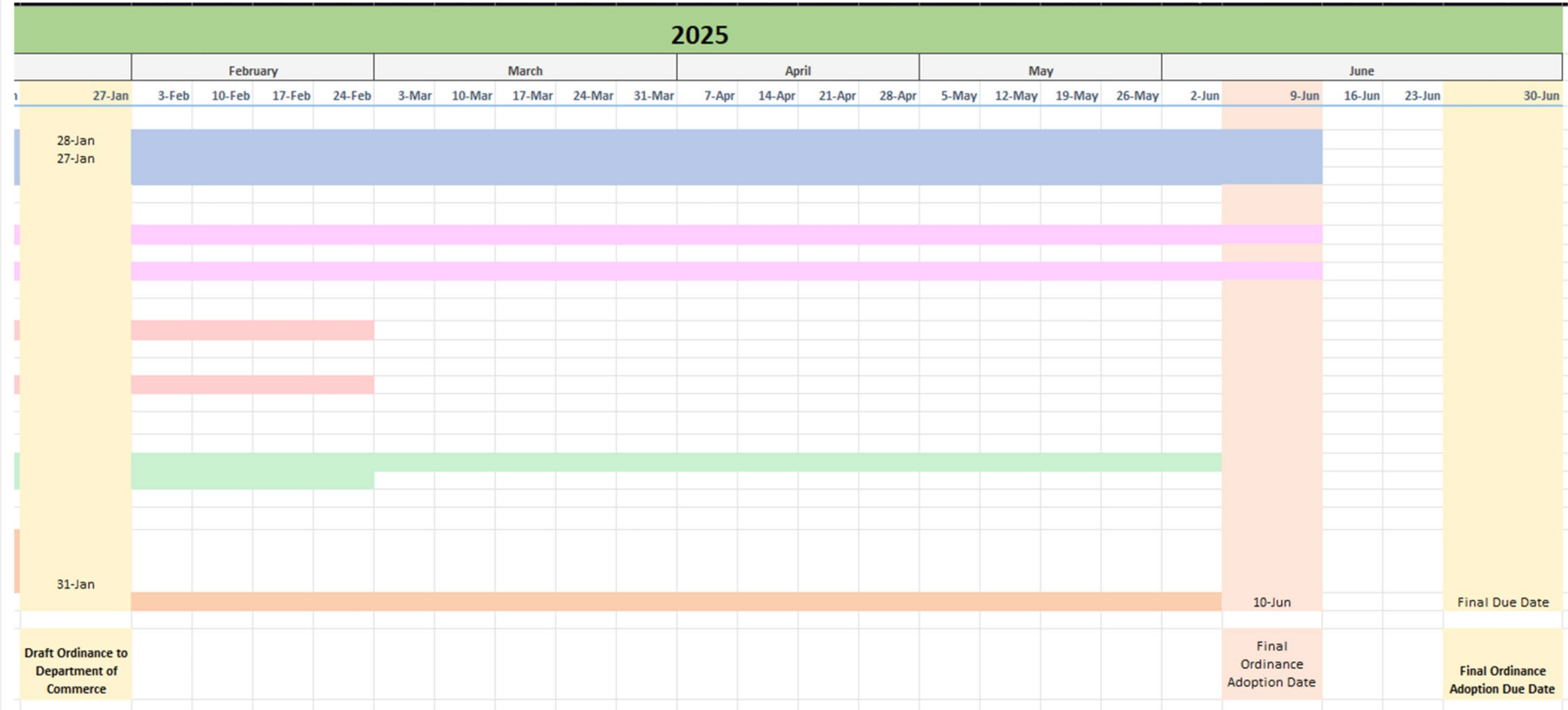


2024-2025 Schedule

Medina Middle Housing				2024																2025					
City of Medina				September				October				November				December				January					
Phase/Task	Start	End		9-Sep	16-Sep	23-Sep	30-Sep	7-Oct	14-Oct	21-Oct	28-Oct	4-Nov	11-Nov	18-Nov	25-Nov	2-Dec	9-Dec	16-Dec	23-Dec	30-Dec	6-Jan	13-Jan	20-Jan	27-Jan	
Meetings																									
Planning Commission Meetings	26-Sep	30-Jun				26-Sep						6-Nov		18-Nov		5-Dec		9-Dec		18-Dec		8-Jan	15-Jan		28-Jan
City Council Meetings	14-Oct	30-Jun						14-Oct					12-Nov		25-Nov							8-Jan	13-Jan		27-Jan
Development Services (DSC) Meetings	30-Oct	30-Jun								30-Oct				20-Nov											
01 Admin and Management																									
Project Management	9-Sep	30-Jun																							
Kick off Meeting	17-Sep	17-Sep			17-Sep																				
Coordination Meetings with City	17-Sep	30-Jun							22-Oct																
02 Community Engagement																									
Informational materials	23-Sep	30-Jun																							
Engagement Plan	11-Nov	20-Nov																							
Visual preference survey	TBD	TBD																							
Engagement and survey summary	TBD	TBD																							
03 Draft Middle Housing Dev Regulations																									
Draft Gap Analysis	16-Sep	6-Nov							10/23 First Draft Complete																
Targeted Dev regulations and engagement	6-Nov	10-Jun																							
Draft Middle Housing Regulations	23-Sep	31-Jan																							
04 Amendment Adoption																									
Draft Ordinance to Department of Commerce	23-Sep	31-Jan																							31-Jan
Formal Ordinance Adoption	31-Jan	10-Jun																							
Deliverables																									
																									Draft Ordinance to Department of Commerce

2025 Schedule

Medina Middle Housing		
City of Medina		
Phase/Task	Start	End
Meetings		
Planning Commission Meetings	26-Sep	30-Jun
City Council Meetings	14-Oct	30-Jun
Development Services (DSC) Meetings	30-Oct	30-Jun
01 Admin and Management		
Project Management	9-Sep	30-Jun
Kick off Meeting	17-Sep	17-Sep
Coordination Meetings with City	17-Sep	30-Jun
02 Community Engagement		
Informational materials	23-Sep	30-Jun
Engagement Plan	11-Nov	20-Nov
Visual preference survey	TBD	TBD
Engagement and survey summary	TBD	TBD
03 Draft Middle Housing Dev Regulations		
Draft Gap Analysis	16-Sep	6-Nov
Targeted Dev regulations and engagement	6-Nov	10-Jun
Draft Middle Housing Regulations	23-Sep	31-Jan
04 Amendment Adoption		
Draft Ordinance to Department of Commerce	23-Sep	31-Jan
Formal Ordinance Adoption	31-Jan	10-Jun
Deliverables		



Meeting Schedule

 Planning Commission

 City Council

 Special Joint PC and City Council Meeting

 DSC

 Community Forum

 Draft Due to Commerce

October						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	15	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

January 2025						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9*	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

*Confirmed date at St. Thomas Episcopal Church

Middle Housing Engagement Discussion

- Resolution 444 provides the framework for engaging Medina residents on middle housing with:
 - Goals;
 - Objectives;
 - Activities; and
 - Protocols.
- We are seeking City Council's and Planning Commission's guidance on the specifics of enacting Resolution 444
- Wide range of options for community engagement included within Public Engagement Plan Memo



Middle Housing Website POP

Purpose: provide materials for the public to learn more about middle housing and the status of the updates.

Outcome: Medina residents know what is happening with Middle Housing, feel informed about the process, and understand where they can get more information and ask questions.

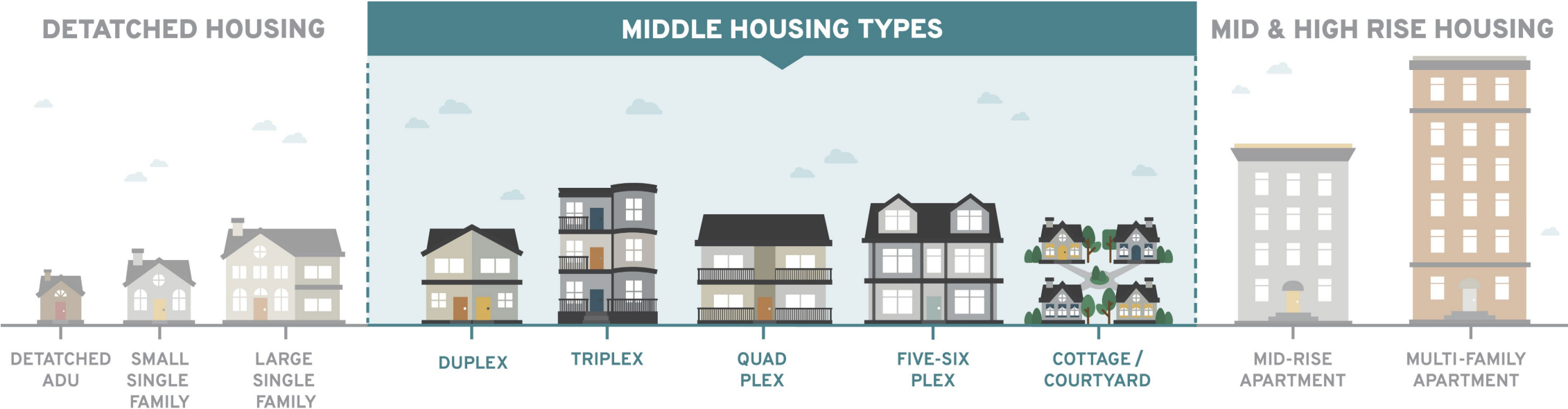
Plan: Update the website with the following:

- Updated language on middle housing legislation (HB 1110 and HB 2321) and ADU legislation (HB 1337) and how the two intersect
- Graphics of housing types and configurations
- Graphics showing comparison of before & after
- Link to the eventual survey
- Mix graphics with text for more visually appealing formatting without compromising context
- Provide an FAQ section
- Timeline and status update section
- Signup form for email updates on middle housing

Draft Website Materials

What is middle housing?

The term "Middle Housing" includes various residential options ranging in scale between traditional single-family homes and large apartment complexes. It aims to enhance housing diversity while preserving the overall character and aesthetic of communities.



Draft Website Materials

What are the different types of middle housing?

Some of the most common middle housing types include:

1. **Duplex** – two attached dwelling units located in one building.
2. **Triplex** – three attached dwelling units located in one building.
3. **Fourplex** – four attached dwelling units located in one building.
4. **Fiveplex** – five attached dwelling units located in one building.
5. **Sixplex** – six attached dwelling units located in one building.
6. **Townhouses** – three or more attached single-family dwelling units that extend from foundation to roof and that have a yard or public way on not less than two sides.
7. **Stacked Flats** – residential units in a residential building of no more than three stories in which each floor is a separate unit.
8. **Courtyard Apartments** – attached residential units arranged on two or three sides of a yard or court.
9. **Cottage Housing** – detached residential units on a lot with a common open space.



Draft Website Materials

Why is middle housing Important?

Washington State has passed several housing bills that require communities, including Medina, to accommodate middle housing in their development regulations. The most substantial are:

HB 1110

Allows middle housing in areas traditionally dedicated to single-family detached housing

HB 1337

Allows up to two accessory dwelling units (ADUs) if regulations met

Incorporating middle housing into existing neighborhoods is an important strategy to increase housing options and availability in Medina and across the state.

Draft Website Materials

(cont.) Why is middle housing Important?

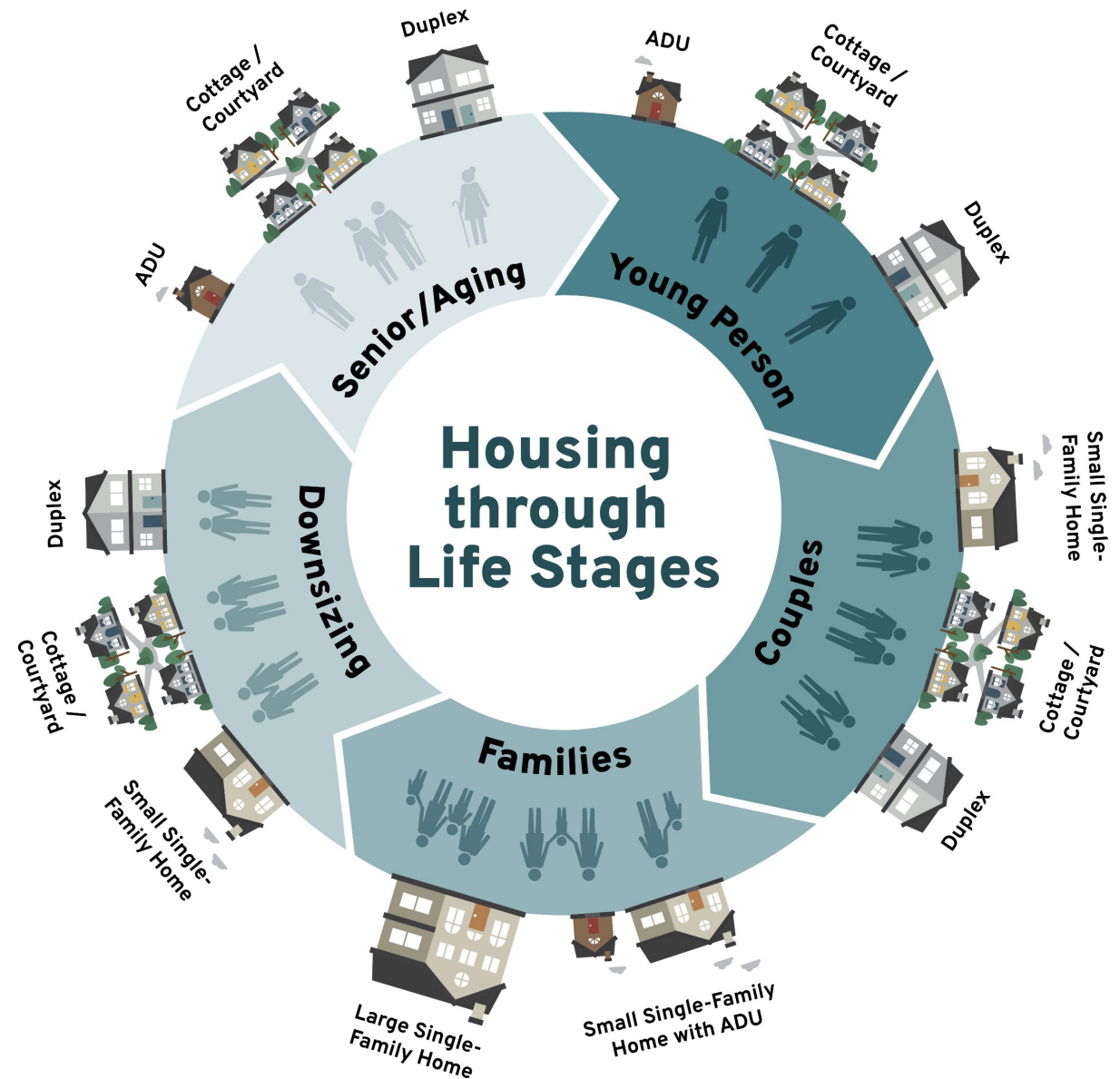
Because housing needs change over the course of our lives, middle housing can benefit everyone in our community. Middle housing serves housing needs not met by single-family homes or large-scale multifamily developments, making housing more attainable for:

A diversity of lifestyles

- Different needs
- Diversity of professions
- Different phases of life

A variety of household types

- Young families
- Single households
- First-time homebuyers
- Older adults
- Multigenerational households



Draft Website Materials

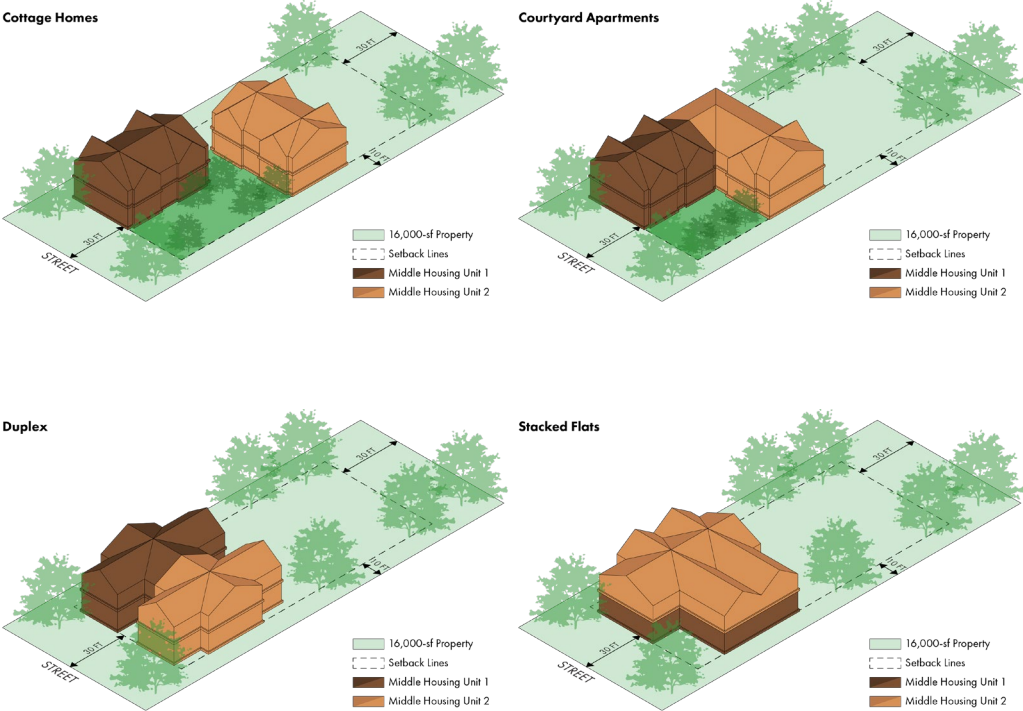
What Will Middle Housing Look Like for Medina?

Since Medina is a Tier 3 city, it is required under the Growth Management Act to provide up to two units per lot. These two units may take on several configurations:

- 1. Two Accessory Dwelling Units (Attached or Detached) alongside a single-family home
- 2. Stacked Flats
- 3. Duplex
- 4. Cottage Housing
- 5. Courtyard Apartments

All units must still comply with development standards set for individual lots, meaning that ADUs and Middle Housing must comply with the existing height, setbacks, and lot coverage requirements.

Example: 16,000-SF lot in R-16 zone (25% Maximum Structural Coverage)



Draft Website Materials

Stay Engaged!

We would like your input on development features that reflect the local context of the Medina community in order to meet state requirements and create policies and regulations that facilitate quality design in middle housing.

[Link to the community survey](#)

Your insights and feedback are essential in shaping the future of housing in our city. Please join us to share your thoughts and learn more about this important project.

January 9th, 2025 | Wednesday

6:00 – 8:00 pm

St. Thomas Episcopal Church
8398 NE 12th St
Medina, WA 98039

January 15th, 2025 | Wednesday

6:00 – 8:00 pm

Medina City Hall Council Chambers
501 Evergreen Point Rd
Medina, WA 98039

You can also submit your comments online. ([Button](#))

[Subscribe to Medina's email notifications to get updates on middle housing.](#)

Draft Website Materials

FAQs (Draft)

What is middle housing?

The term "Middle Housing" includes various residential options ranging in scale between traditional single-family homes and large apartment complexes. Middle housing types are often designed to look like single-family homes.

Why is Medina developing middle housing regulations?

Medina is required to allow middle housing under the state's [HB 1110](#), which aims to address the statewide housing shortage.

What is the deadline for the City to adopt the required middle housing policies into Medina's code?

Middle housing regulations must be adopted by June 30th, 2025, allowing certain middle housing options in residential neighborhoods.

Draft Website Materials

FAQs (Draft)

Will the city build middle housing?

The City of Medina is not responsible for building middle housing. Residents and developers will be allowed to build middle housing on their private property.

How will middle housing regulations impact single-family homes?

Single-family homes will remain an allowable use in residential neighborhoods. Middle housing regulations are intended to offer additional housing options.

How will middle housing impact the character of neighborhoods in Medina?

While middle housing utilizes the same scale and aesthetic as single-family homes, middle housing development may increase the density of neighborhoods in Medina over time as more property owners choose to build two units per lot.

Draft Website Materials

FAQs (Draft)

How will the city regulate middle housing development?

Middle housing must comply with development standards set for individual lots, meaning that it must comply with the existing heights, setbacks, and lot coverage requirements identical to those for single-family homes.

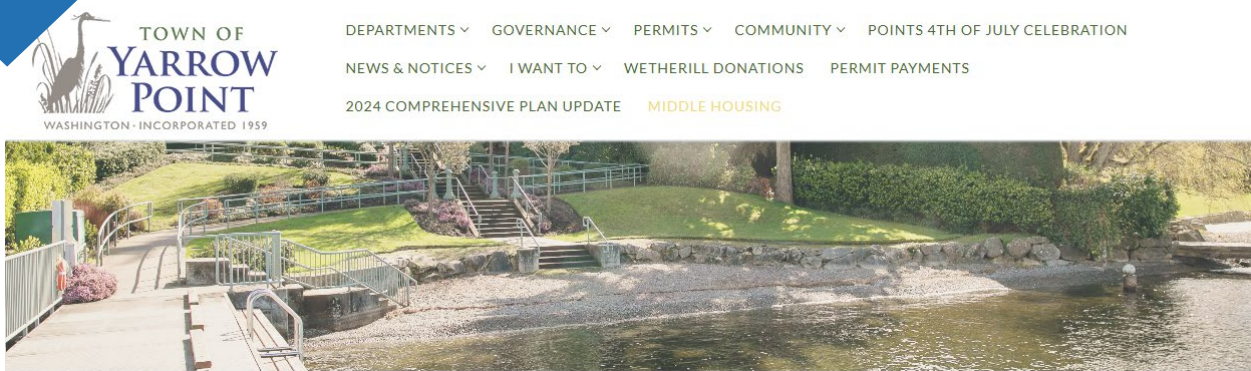
Is middle housing the same as affordable housing?

Middle housing does not necessarily imply a focus on affordability. Middle housing informs housing size and number of units, and not the cost to rent or own.

If my existing single-family home takes up most of the allowable structural coverage, can I build an ADU on my lot?

ADUs must still comply with and are subject to the normal development regulations that apply to single-family homes, such as lot coverage, setbacks, and maximum impervious surface area, etc., which may preclude ADUs on a lot.

Example Webpage Content: Yarrow Point



Middle Housing

What is middle housing?

Middle housing encompasses a range of residential options that fall between traditional single-family homes and large-scale apartment complexes. Middle housing includes housing which has between two and eight units.

The key feature of middle housing is its capacity to enhance housing diversity while maintaining the overall character and aesthetics of a community. This approach supports more efficient land use and infrastructure utilization, contributing to a balanced and inclusive living environment.

It is important to note that middle housing does not necessarily imply a focus on affordability but rather emphasizes the coexistence of different housing styles within a neighborhood, promoting a more diverse and integrated community fabric.

How will recent Middle Housing Legislation affect Yarrow Point?

The Town of Yarrow Point is required under the Growth Management Act to provide up to two units per lot. These two units may take on several configurations adding up to two units comprised of two of the following:

Single Family Home, Accessory Dwelling Unit (Attached or Detached - ADU or DADU), Stacked Flat, Duplex, Cottage Housing, and Courtyard Apartments.

Units must still comply with development standards set for individual lots, meaning that new dwellings must comply with the existing height, setbacks, and lot coverage requirements.

For a more in depth review please see the Gap analysis document linked below.

Timeline

The following timeline shows what the Town proposes to do to meet the State Mandate for Middle Housing. The Town will be engaging regularly with residents to educate and keep everyone informed. Generalized stages of the

- DEPARTMENTS ▾ GOVERNANCE ▾ PERMITS ▾ COMMUNITY ▾ POINTS 4TH OF JULY CELEBRATION
- NEWS & NOTICES ▾ I WANT TO ▾ WETHERILL DONATIONS PERMIT PAYMENTS
- 2024 COMPREHENSIVE PLAN UPDATE **MIDDLE HOUSING**

SEARCH

RECENT POSTS

NOTICE OF PUBLIC HEARING:
Transportation Benefit District –
December 10, 2024 Regular Council
Meeting/ 7:00pm/ Town Hall

NOTICE: Town Council Special
Meeting – November 26, 2024: 4:00
PM/ Town Hall

Argosy Yarrow Point Christmas Ship
Event – December 19 at 5:35 pm/
Road End Beach (NE 47th St.)

**NOTICE OF APPLICATION FOR
SEPA DETERMINATION OF NON-
SIGNIFICANCE:** 4030 95TH AVE NE
(SEPA-2024-06)

NOTICE: Town Park Commission
Regular Meeting November 26, 2024:
7:00 PM/ Town Hall

Project Stage

Project Kickoff

Gap analysis of existing development code and state requirements.

Drafting Map & Policy

Apply gap analysis to develop compliant draft policies and updated zoning map.

Finalizing Full Draft

Apply feedback from planning commission and public engagement to revise draft reflecting the Town's vision.

Commission to Council

Finalizing PC involvement with a public hearing before presenting the code updates to Council.

Town Council Review

Iterate through final updates with Town Council, culminating in a public hearing late Q1 / early Q2.

Adoption Procedures

Complete SEPA checklist and submit final ordinances to state for final review. Adopt final approved development regulation updates.

Engagement Actions

24
Q1

Engagement Launch (Q1 & Q2)

Develop and Launch webpage informing residents about middle housing. Develop and launch survey.

Q2

Open House & Report

Host open house to inform residents about middle housing requirements and options. Report on survey outcomes.

Q3

Periodic Meetings

Inform residents that middle housing topics will be discussed at public meetings.

Q4

PC Public Hearing

Consider public comment at PC hearing, prior to sending the draft regulations to Council.

25
Q1

TC Public Hearing

Consider public comment at TC hearing, prior to adoption off the regulations.

Q2

Wrap Up

Summarize results of middle housing development regulation updates and communicate these to residents in FAQs and updated webpage materials

Example Webpage Content: Yarrow Point

Community Engagement

- [Middle Housing Survey Analysis](#)
- [Informational Open House - May 29th 6-8pm at Town Hall](#)
- [Middle Housing Online Survey - May 29th](#)
- [Middle Housing Survey Analysis - June](#)
- [Open House - September 11th, 6:00 pm -7:30 pm at Town Hall](#)

Community Resources

- [Yarrow Point Middle Housing Gap Analysis](#)
- [Yarrow Point Comprehensive Plan Update](#)

State Resources

- [Washington Department of Commerce Middle Housing Toolkit](#)
- [Department of Commerce Middle Housing FAQ](#)

What might middle housing look like?

Middle housing is sometimes referred to as “house-scaled” as the overall size and massing of a unit is intended to be similar to that of single family homes, but provide additional dwelling opportunities.

The following is an image provide by the Department of Commerce to help illustrate how middle housing may fit into the existing single family context:



Example Webpage Content: Yarrow Point

MIDDLE HOUSING UPDATE



During the 2023 state legislative session housing bills were passed and signed into law which apply to the Town of Yarrow Point and require that the Town implement a range of changes to its development regulations.

HB 1110

- Middle housing on all residential lots.
- Two units per lot
- Only administrative design review of objective standards
- 2 Parking spots per unit

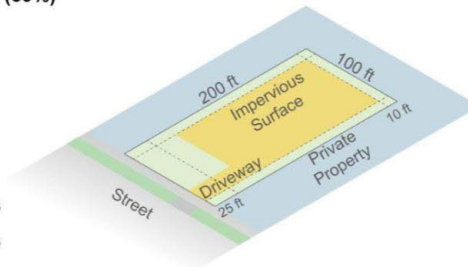
HB 1337

- Allow separate sale and ownership of ADUs.
- Parking regulations unchanged for lots over 6000 sf
- 1000 SF must be allowed

CURRENT YARROW POINT DEVELOPMENT STANDARDS

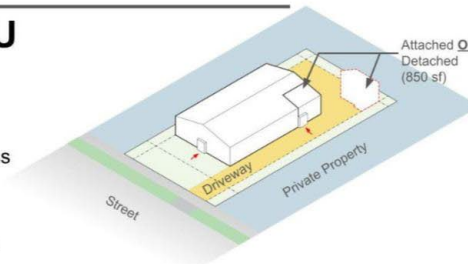
Example Lot:	20,000 sf Lot
Allowable Structure Area:	6,000 sf (30%)
Allowable Impervious Surface:	12,000 sf (60%)
Setbacks - Private Property:	10 ft
Setbacks - Right of Way (Street):	25 ft
Height Limit:	25 ft

Parking Space Requirements	
Single Family Home	4 Spaces
ADU/DADU	2 Spaces



EXISTING: ADU/DADU

- Total Structure Area 30%
- Total Impervious Area 60%
- Attached **OR** Detached
- Shall not exceed 6% of Lot Area; not less than 250 sf and not more than 850 sf
- Entrance may not face street
- Parking: Single Family Home **4 Spaces**
- ADU/DADU **2 Spaces**



WHAT IS MIDDLE HOUSING?

01

What is middle housing?

In Yarrow Point Middle Housing must include the authorization of duplexes, cottage houses, and courtyard apartments. The broader statewide definition includes housing types that have between two and eight units.

02

Is middle housing affordable housing?

No, middle housing does not necessarily imply a focus on affordability and instead refers to the size and number of units, not the cost to rent or own.

03

How will middle housing units impact the character of Yarrow Point?

Middle housing development may increase the density of housing in Yarrow Point over time as more owners choose to develop two units and subdivide larger properties.

04

How will the Town regulate middle housing?

Middle housing units will be subject to the same development regulations as single-family homes. The Town's setbacks, height limits, and lot coverage areas will remain the same.

05

Does lot size impact how many units can be built?

No, up to two units must be allowed on all residential lots (many regulation to remain unchanged as mentioned above). Structures may cover up to 30%.

06

How can I get involved?

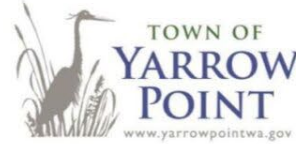
Please take the Town's middle housing survey which is available on the Town's website which is listed below. We also encourage residents to comment at public meetings and to attend open house events held at Town Hall.

FOR MORE INFORMATION GO TO:
<https://yarrowpointwa.gov/middle-housing/>



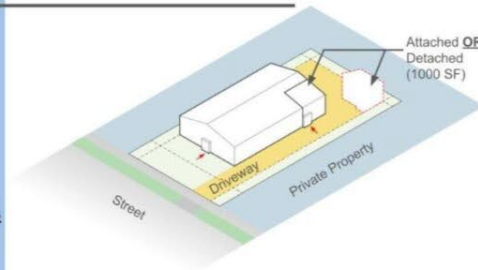
Example Webpage Content: Yarrow Point

MIDDLE HOUSING OPTIONS



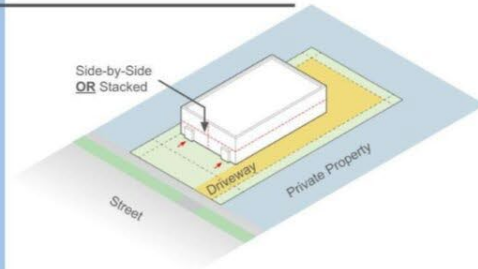
NEW: ADU/DADU

- Total Structure Area **Remains** 30%
- Total Impervious Area **Remains** 60%
- Attached **OR** Detached
- Accessory Limit Now **1,000 sf**
- Height Limits **Remains** 25 ft
- Parking: Single Family Home **4 Spaces**
- ADU/DADU **2 Spaces**
- No directional entry requirements



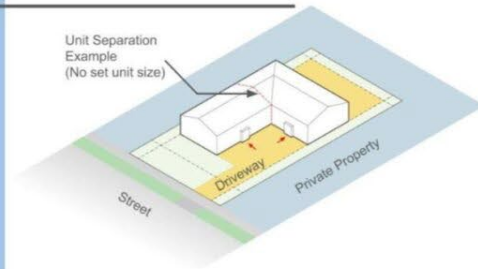
DUPLEX

- Total Structure Area **Remains** 30%
- Total Impervious Area **Remains** 60%
- Side-by-Side **OR** Stacked
- Separate Entrances
- Height Limits **Remains** 25 ft
- Parking: **2 Spaces Per Unit**



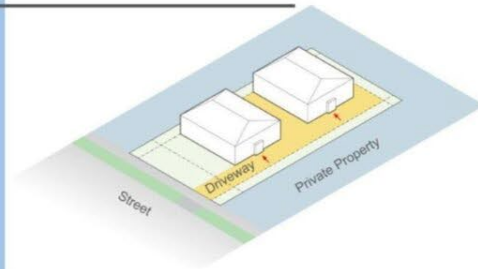
COURTYARD APARTMENTS

- Total Structure Area **Remains** 30%
- Total Impervious Area **Remains** 60%
- Separate Entrances
- Two **attached** units: shared courtyard
- Height Limits **Remains** 25 ft
- Parking: **2 Spaces Per Unit**



COTTAGE HOUSES

- Total Structure Area **Remains** 30%
- Total Impervious Area **Remains** 60%
- Two **Separate** Structures
- 20% Shared Open Space
- Height Limits **Remains** 25 ft
- Parking: **2 Spaces Per Unit**



Why Middle Housing?

01

Why is Yarrow Point developing middle housing regulations?
The Town is required to allow for middle housing under HB 1110 which aims to address statewide housing deficits by requiring jurisdictions to allow new middle housing units.

02

How will middle housing requirements affect the density of Yarrow Point?
Yarrow Point is categorized as a "tier 3" jurisdiction and is required to allow at least two units on all lots zoned primarily for residential uses.

03

Will the middle housing regulations affect existing single-family housing?
Single-family detached dwellings will remain an allowable use. Middle housing units will become an additional option for development.

04

How will the work to adopt these required regulations be funded?
The development and implementation of middle housing policies and regulations will be partially funded by a \$35,000 state issued grant. The remainder will be funded by the Town's general fund.

05

Who builds middle housing?
Middle housing can be built by residents and developers on their private property. The Town does not build housing.

06

What is the timeline for implementing middle housing regulations?
Middle housing regulations and planning policies must be implemented by June 30, 2025.

FOR MORE INFORMATION GO TO:
<https://yarrowpointwa.gov/middle-housing/>



MIDDLE HOUSING SURVEY RESULTS



MIDDLE HOUSING SURVEY RESULTS



The survey intended to capture residents' opinions on the new middle housing requirements and understand how the town should address these new laws.

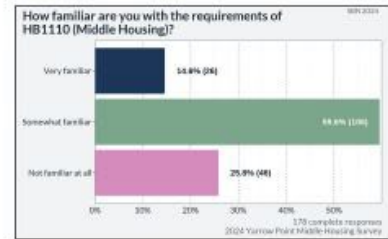
While allowing for middle housing typologies is required, community feedback will help inform the Town officials and staff on how to best write development regulations for the permitting and development of these new housing types in a way which best meets the Town's existing character.

Key Insights

1. Respondents oppose HB 1110 and believe it will negatively impact Town infrastructure, character, and quality of life.
2. Respondents want strict enforcement, clear guidelines, and transparency throughout the process of updating the town's municipal code.
3. Respondents often mentioned the potential negative impacts on parking, property values, aesthetics, and trees.
4. Residents asked for more opportunities for further communication about the implications and requirements of middle housing

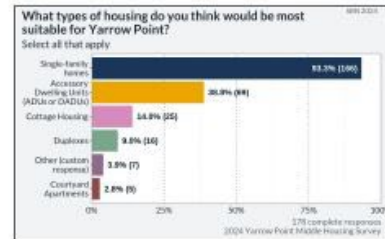
Middle Housing Engagement

Familiarity with Requirements

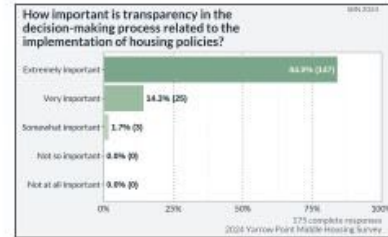


Development Preferences

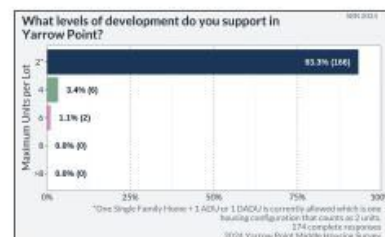
Preferred Typologies



Government Transparency

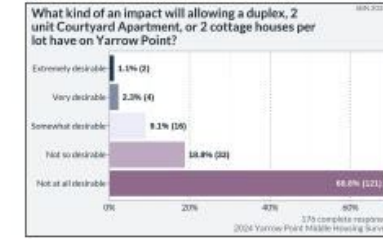


Preferred Densities

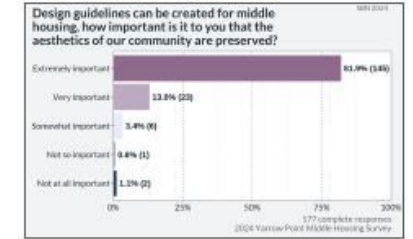


Impacts and Concerns

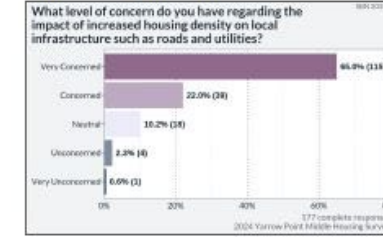
Middle Housing Typology Impacts



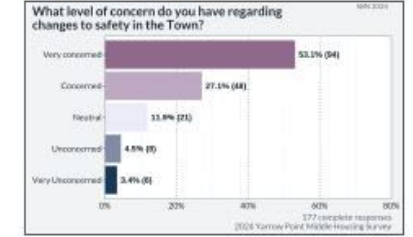
Design Guidelines



Impacts on Infrastructure



Impacts on Safety



Open Response Takeaways:

- Nearly all residents expressed opposition to "Middle Housing" requirements in Yarrow Point, citing changes to the community, impacts on infrastructure, and alterations to the landscape
- Many respondents advocate for strict enforcement existing codes and introducing new, more restrictive regulations to limit the impact of new housing policies.
- Frequently raised concerns include possible reductions in green spaces and tree canopy, increased safety concerns, increased traffic congestion, and changing aesthetics.
- A common theme is the desire to adhere strictly to the minimum legal requirements imposed by state law, without going beyond what is absolutely necessary.
- Respondents advocate for strong penalties for non-compliance and thorough oversight during construction alongside clear and easily accessible information about the new housing policies and their implementation.
- Respondents promote stringent parking regulations and enforced restrictions on garage space and street parking and more proactive measures to manage traffic, such as re-engineering the roundabout or adding speed bumps and stop signs to enhance pedestrian and bicycle safety.
- Overall, responses reflect a mix of concern, frustration, and a desire to preserve the Town's character.

FOR MORE INFORMATION GO TO: <https://yarrowpointwa.gov/middle-housing/>
The full response report and analysis will be available on website by Mid-September



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The full response report and analysis will be available on website by Mid-September



Example
Webpage
Content:
Yarrow
Point

Community Forums POP

Purpose: provide an opportunity for Medina residents to learn more about the Middle Housing Project and requirements from the state, talk directly to City staff and consultants, and ask questions they have about the changes.

Outcome: Medina residents know what is happening with Middle Housing, feel informed about the process, and understand where they can get more information and ask questions.

Plan: Start with a presentation on Middle Housing, then open the floor for questions. Remain on-site for more individual questions.

- One community forum has been scheduled as follows:
Date: Thursday, January 9, 2025
Time: 6 – 8 pm
Location: St Thomas Episcopal Church
- An additional community forum is proposed as follows:
Date: Wednesday, January 15, 2025
Time: 6 – 8 pm
Location: Medina City Hall Council Chambers

Meeting Schedule

 Planning Commission

 City Council

 Special Joint PC and City Council Meeting

 DSC

 Community Forum

 Draft Due to Commerce

October						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	15	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

January 2025						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9*	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

*Confirmed date at St. Thomas Episcopal Church

Community Forums – Postcard Mailers (Draft)



The City of Medina Washington | SCJ ALLIANCE CONSULTING SERVICES

The City of Medina invites you to

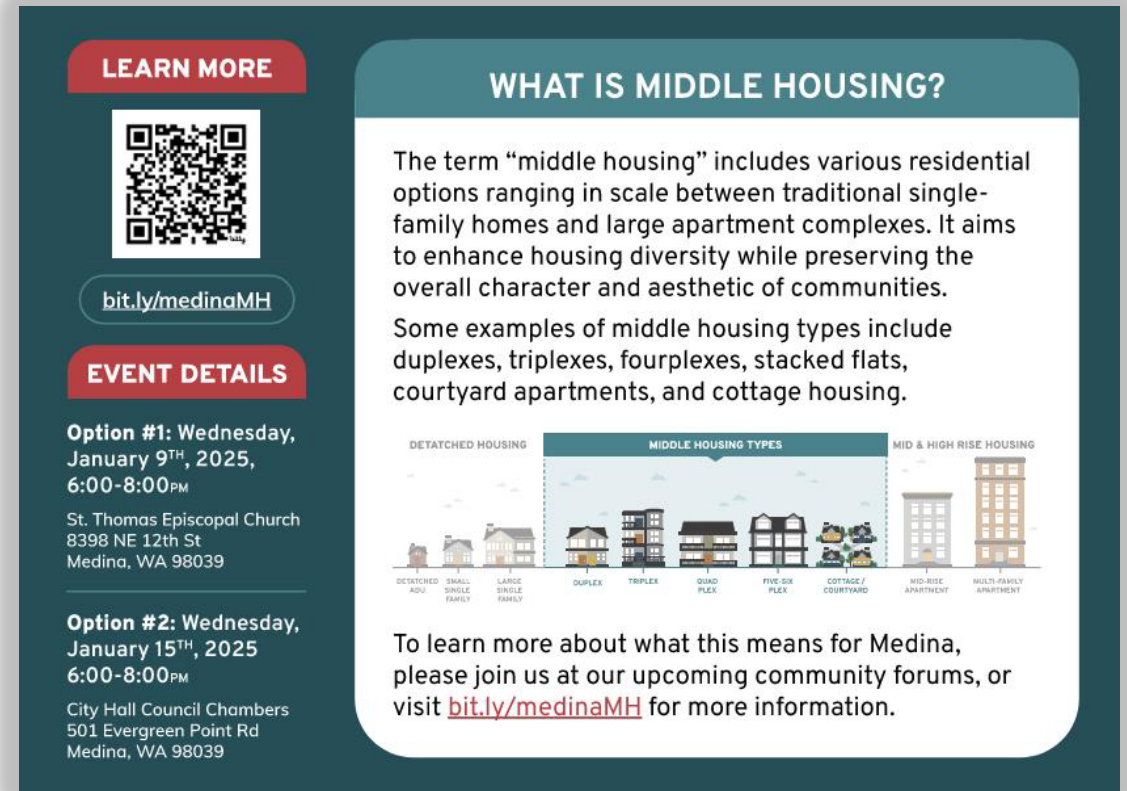
JOIN US

in discussing the development of new Middle Housing Policies for our community.


Washington State has passed several housing bills that require communities, including Medina, to accommodate middle housing in their development regulations.

To learn more about what this means for Medina, please join us at our upcoming community forums on January 9TH and 15TH. Additional details can be found on the reverse side or by visiting bit.ly/medinaMH.

(front)



LEARN MORE



bit.ly/medinaMH

EVENT DETAILS


Option #1: Wednesday, January 9TH, 2025, 6:00-8:00PM
St. Thomas Episcopal Church
8398 NE 12th St
Medina, WA 98039

Option #2: Wednesday, January 15TH, 2025, 6:00-8:00PM
City Hall Council Chambers
501 Evergreen Point Rd
Medina, WA 98039

WHAT IS MIDDLE HOUSING?

The term “middle housing” includes various residential options ranging in scale between traditional single-family homes and large apartment complexes. It aims to enhance housing diversity while preserving the overall character and aesthetic of communities.

Some examples of middle housing types include duplexes, triplexes, fourplexes, stacked flats, courtyard apartments, and cottage housing.



The diagram illustrates housing types on a spectrum. On the left is 'DETACHED HOUSING' (ADU, SMALL SINGLE FAMILY, LARGE SINGLE FAMILY). In the middle is 'MIDDLE HOUSING TYPES' (DUPLEX, TRIPLEX, QUAD PLEX, FIVE-SIX PLEX, COTTAGE / COURTYARD). On the right is 'MID & HIGH RISE HOUSING' (MID-RISE APARTMENT, MULTI-FAMILY APARTMENT).

To learn more about what this means for Medina, please join us at our upcoming community forums, or visit bit.ly/medinaMH for more information.

(back)

Peer-to-Peer Engagement POP

Purpose: Provide materials for the planning commission and community members to be able to speak with friends, neighbors, and community members not often represented or heard from in public engagement opportunities.

Outcome: Medina residents know what is happening with Middle Housing, feel informed about the process, and understand where they can get more information and ask questions.

Plan: Develop the following materials:

- FAQ sheet
 - What is happening
 - How it is happening
 - What to do if they have concerns
- Flyer to post around the community
 - General information with visuals
 - Dates of Forums
 - Link to website and survey
 - Post at parks and popular locations
- A one-page summary of the project to share with friends and family

Next Steps

- Develop and finalize website materials and postcard mailers
 - Select a date for the second Community Forum event in January
 - Review engagement materials at the next City Council meeting
- Develop flyers, one-page project summary, and boards for in-person engagement
- Develop graphics to reflect parking regulations

TODAY 12/9
City Council Meeting

1/31
Draft to Commerce

Community Engagement (informational materials, community forums, etc.)

Editing and Tailoring Draft Code Update



Thank you.



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