

Community Design Elements is on the agenda for the Planning Commission's July 25, 2023 meeting.

I recommend the following modification to the draft document.

P. 1 Vehicular Surfaces and Parking

All collector streets should be maintained as narrow, two-lane roadways except for 84th Avenue NE (from NE 12th Street to the SR 520 bridge/interchange) **and NE 24th Street**, which requires additional lanes for turning at intersections.

The addition of NE 24th Street in bold is in recognition of the existing left turn lane on the street near the Wells Medina Nursery. Mention of this lane is important to discourage any future elimination of the lane, which would slow down traffic and cause increase in pollution and loss of individuals' time waiting.

P. 1 Vehicular Surfaces and Parking

All parking for recreational vehicles, **trucks including pick-up trucks, trailers**, and boats should be screened from the public right-of-way,

The addition of trucks, which are visually more undesirable than recreational vehicles should be added.

P. 2. (last paragraph)

~~**Fences should be screened with vegetation so they are not generally visible from the street.**~~

This sentence should be stricken to provide future flexibility. In the future, crime may become so brazen and rampant that it may become necessary for additional security, such as a tastefully designed wall. The city has introduced into the city code housing for unhoused persons, which may be a source of future problems. In areas where such housing exists, nearby residents have reported significant associated problems. In addition, the city has been the target of organized protests where some protesters threatened Medina residents with doxxing. The planning commission should be silent on the subject of fences or walls in order to provide long term guidance and flexibility. There should be no worry about the present because current municipal code does not allow for walls to be built.

P. 6 Policies, City Wide Character

CD-P7 Discourage the presence of open spaces of grass in private lots.

Such policy would be consistent with current municipal code describing the “sylvan” nature of Medina. Large, well manicured lawns, while attractive to some, are actually in conflict with a sylvan environment, which consists of plants, trees, and forests. See MMC 16.52.010(A) which states “A. The purpose of the tree management code is to preserve the existing sylvan appearance” (underlining added). The definition of “sylvan” is “The adjective sylvan refers to a shady, wooded area.” per vocabulary.com.

P. 6 Policies, City Wide Character

CD-P8 Plan for undergrounding of utilities and plan for vegetation in harmony with existing overhead poles in the interim.

Many areas of Medina still have overhead utility poles. The above added policy can serve to codify the goal of underground placement of utilities as well as recognize that such relocation may take decades or centuries to occur so planting of vegetation should not conflict with existing overhead poles.