

EXHIBIT 1  
An Introduction to  
Middle Housing Phase  
II:  
Density Mitigations

Planning Commission

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# Middle Housing Phase II

- Planning Commission completed work on middle housing ordinance, followed by City Council adoption
- The practical implication is this could result in three times the amount of households in Medina. The pragmatic application will likely be much less than that.
- In any case, the growth in number of households will impact systems, services, amenities, livability, and infrastructure.
- Careful, intentional planning efforts can mitigate to some extent these impacts, and help

# Mitigations

- Transportation System
- Parks System
- Utilities
  - Water
  - Wastewater
  - Stormwater
  - Electrical
- Livability/Quality of Life Impacts
- Scalability of Public Services

# Transportation System

Already experiencing lots of right of way use conflicts and design patchwork.

- Transportation System Plan Update (Comprehensive Plan)
- Transportation Improvement Program (TIP) Update
- Concurrency Ordinance
- Traffic Impact Fee Schedule and Ordinance
- Street Design Standards Update
  - Cross sections for facility designations included in Comprehensive Plan
  - Codify required improvements for new development/substantial redevelopment
- Complete Streets Ordinance
- Parking

# Parks System

- Parks, Recreation, and Open Space (PROS) Plan (Comp Plan)
  - Capacity Analysis
  - Planning for Future Demand
- Capital Facilities Planning and Capital Improvement Program
- Parks Impact Fees for New Development/Substantial Redevelopment
- Trails System Development and Maintenance
- Additional Facilities/Amenities Demand (tennis, pickleball, etc)

# Utilities

- Water System Capacity and Capital Improvements
- Wastewater System Capacity
  - Lake Line Management Program
  - Capital Improvements
- Stormwater System Capacity
  - Establishing Utility and Rates (Capital, O&M)
  - I&I Reduction Program
  - Capital Improvement Program
  - Impact Fee Schedule and Ordinance
  - NPDES Permit Program
  - Street Sweeping and Solid Waste Management
- Electrical Utility – PSE Capacity; Undergrounding

# Livability/Quality of Life Impacts

- Housing Affordability
  - Affordable Housing Work Plan/Policy
  - Potential Zoning Changes
- Low Impact/Sustainable Development
- Development Standards and Community Design/Review
- Noise
  - Regulation of Landscaping Equipment and Hours of Operation
  - Review Nuisance Definitions, Policies, and Enforcement
  - SR520 Expansion Joint Noise Mitigation (ongoing with WSDOT)
- Light Pollution – Outdoor Lighting Code
- Air Quality – Tree Code; Regulating Allowed Equipment Type/Uses

# Livability/Quality of Life Impacts (cont'd 2)

- Business License Program and Business Regulations (Landscaping Businesses, Short-term Rentals, etc.)
- Short-term Rental Policy
  - Allow: Regulate → Establish Fees, Lodging Tax Ordinance, Inspection and Code Enforcement Program
  - Disallow: Regulate → Establish Enforcement Program
- Code Enforcement – Vacant Properties; Hedges and Frontages
- Zoning
  - Commercial Uses/Comprehensive Plan Amendment
  - Affordable Housing/Comprehensive Plan Amendment
  - Setbacks, Lot Coverage, Impervious Surface Area



# Livability/Quality of Life Impacts (cont'd 3)

- Wireless Facilities/Telecom/Broadband Regulations and Franchise Ordinance
- SEPA Update
- Shoreline Master Program
- Sign Code
- Construction Activity Permit Update
- Development Agreement Code

# Scalability of Public Services

- Public Safety
  - Bellevue Fire
  - EMS
  - Law Enforcement
- Public Facilities/CIP
- Public Works Operations/Maintenance of Capital Improvements
- Budgetary Impacts (staffing, contracts, materials, equipment, etc)

# Where to Start?

- Already in Program for 2025:
  - Critical Areas Ordinance Update
  - Affordable Housing Mandate
- Suggestions:
  - Outdoor Lighting Code
  - Transportation System Plan Update (RFP Development in 2025)
- Schedule Joint City Council, Planning Commission, Parks Board Work Session to Develop and Coordinate Work Plans

