

An Introduction to Middle Housing Phase II: Density Mitigations

City Council Regular Meeting
July 28, 2025

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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
 - Telecommunications
- 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
- Wireless Facilities/Telecom/Broadband Regulations and Franchise Ordinance

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)

- 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
 - Outdoor Lighting
 - Transportation System Plan Update (RFP Development in 2025)
- Schedule Joint City Council, Planning Commission, Parks Board Work Session to Develop and Coordinate Work Plans

