



MEDINA, WASHINGTON

AGENDA BILL

Monday, June 14, 2021

Subject: Bulk Development Regulations Amendment

Category: Ordinance/Public Hearing

Staff Contact: Stephanie Keyser, AICP, Planning Manager

Summary

The attached proposed amendment to Table 20.23.020(A) in Chapter 20.23 Bulk Development Standards of Medina's Municipal Code is the result of over a year's work and dedication from the Planning Commission. This proposal is a logical first step in modifying Medina's code to address out-of-scale new construction by reducing structural coverage on lots larger than 16,000 square feet in the R-16 zoning district to match what is allowed for the same sized lot in R-20 and R-30. On January 26, 2021, Planning Commission voted unanimously to forward this recommendation to Council. On February 8, 2021, Council voted unanimously to direct staff to begin the public process toward adoption of the attached amendment. The public process included notifying the Department of Commerce, SEPA, and having an open house. On May 25th Planning Commission held a public hearing on the amendment and voted unanimously (4-0) to recommend approval. Council will hold the second public hearing and adoption during the June 14th meeting.

Attachments:

1. Staff Report – Bulk Development Regulations Amendment
2. Ordinance No. 1002

Budget/Fiscal Impact: None

Staff Recommendation: Adopt

City Manager Approval:

Proposed Council Motion: "I Move to adopt Ordinance No. 1002 as presented"

Time Estimate: 30 minutes.



CITY OF MEDINA

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MEMORANDUM

DATE: June 14, 2021
TO: Honorable Mayor and Medina City Council
FROM: Stephanie Keyser, AICP, Planning Manager
RE: Bulk Development Code Amendment

This memorandum outlines the many months of work and consideration Planning Commission gave to the topic of mitigating bulk. Although bulk as a topic was placed on the work plan in May 2018, other mandatory, time sensitive code amendments had to be completed first. It was not until the Low Impact Development Code, Wireless Code, and the Shoreline Master Program updates were completed that Planning Commission had room in its schedule to begin the bulk conversation in June 2019.

On January 26, 2021, the Planning Commission voted unanimously (5-0) to recommend modifying the R-16 structural coverage table (Table 20.23.020(A)) for lots larger than 16,000 square feet to match what is allowed for the same sized lots in the R-20/R-30/SR-30 zoning districts (**Attachment A**). On February 8, 2021, Council voted unanimously to direct staff to begin the public process toward adoption of the proposed amendment. The public process included notifying the Department of Commerce, SEPA, and having an open house on April 15th. Planning Commission held a public hearing on May 25th and voted unanimously (4-0) to recommend approving the amendment. Council will hold a second hearing and adoption on June 14th.

Background – What is *Bulk*?

When we talk about bulk, we're talking about both the quantitative and qualitative elements that make up a structure. The volume of a structure is comprised of its quantitative height, width, and depth while its bulk is typically considered the qualitative perception of these elements. These are elements that include its shape, scale, and massing. While the predominant pattern of development in Medina is such that older bungalow-style cottages are bought, demolished, and replaced by larger houses, what constitutes *older* is becoming more relative, as even houses that were built ten to fifteen years ago are often undergoing redevelopment.

Development is regulated in the municipal code by Lot Development Standards (MMC 20.22) and Bulk Development Standards (MMC 20.23) with the constraints of what can be built on a lot being maximum height, setbacks, structural coverage, and impervious surface. Virtually all new construction is maximizing the allowable building envelope which can create an out-of-scale feeling within neighborhoods. This is not a problem that is unique to Medina and cities all across the country have been reevaluating their codes in an attempt to limit this occurrence.

STRUCTURAL COVERAGE ADJUSTMENT

While there have been many changes to the development code throughout Medina's 65 years (**Attachment B**), in order to gain a better understanding about what the code currently allows, a comprehensive analysis of the lots by zoning district had to be done. Once the analysis began, it quickly became clear there are significant differences in what is allowed to be built based on zoning alone, regardless of lot size. These discrepancies appear to be arbitrary and significant pieces in the generation of construction complaints.

Considerations in R-16

Rebalancing Acts

The R-16 zoning district is the largest district in the city and is comprised of approximately 720 lots, not including the post office, green store, and PSE power stations. Of those, 320 lots (44%) are larger than 16,000 square feet. In **Attachment C**, these parcels are highlighted in blue on top of the city's zoning map. When viewed as one group, the impacts of redevelopment do not appear to be that substantial because many of these larger lots are clustered together. However, as we filter these parcels, what we discover is that the lot sizes vary from 16,001 to 52,707 square feet. In **Attachment D**, the parcels¹ are further broken out into different colors: pink is 16,001-16,999, red is 17,000-17,999, blue is 18,000-18,999, green is 19,000-19,999, yellow is 20,000-29,999, and purple is anything 30,000 and above. What we now see is a patchwork of inconsistency within blocks and neighborhoods that is unified by one metric in the code: all of these lots are granted the same 25% maximum structural coverage. When we look at similar sized lots in R-20 and R-30, what we find is that as the lot sizes increase, the allowable structural coverage decreases. The result of the current code is that a bigger structure being permitted if a lot is larger than 16,000 square feet and zoned R-16 instead of R-20 or R-30. It is staff's belief that it was not the original intention of the code to grant these larger R-16 lots more structural coverage than their counterparts in R-20 and R-30.

It seems reasonable that rebalancing the structural coverage based on lot size is a first concrete step toward mitigating bulk. It is probable that this is a significant contributing factor to the *looming* and *out-of-scale* complaints that some new construction generates. Rebalancing these lots would mean amending the code to reflect the same development capacity for larger lots in R-16 that R-20 and R-30 have. This would result in a sliding scale that decreases from 25-21% based on lot size.

The impact of rebalancing the 320 lots is broken down below:

16,001 to 16,500 = 103 lots
 16,501 to 17,000 = 19 lots
 17,001 to 17,500 = 16 lots
 17,501 to 18,000 = 16 lots
 18,001 to 18,500 = 16 lots
 18,501 to 19,000 = 13 lots
 19,001 – 19,500 = 14 lots
 19, 501 – 29,000 = 109 lots
 30,000 and over = 14 lots

The resulting change would essentially be for the R-16 structural coverage table to be a combination of Table A and Table B (MMC 20.23.020), which is show in **Attachment 1**.

¹ Full parcel data for this example may be found in Attachment E

PUBLIC FEEDBACK

Public participation is a critical aspect of any code update. Two resident survey monkeys (**Attachment F and G**) were conducted (September 2019 and in June-July 2020) while one survey (**Attachment H**) was directed to architects, builders, and designers (June-July 2020) in order to better inform the conversation.

Residential Surveys

When Planning Commission first began to discuss bulk, staff sent a survey to residents with the goal being to help identify common complaints around new construction as well as to identify what traits residents find most important. Eighty-eight people responded and the majority (68%) had a tear down and rebuild on their street within the past three years. Of those, nearly half (48.24%) felt the new house was too large compared to the surrounding structures. In response to what matters, 89.78% felt privacy was important, 56.82% felt trees were important, and 40.91% felt having a mixture of architectural styles in their neighborhood was important.

The second survey was intended to have residents help flush out some of the concepts Planning Commission had been discussing and sixty-three people responded. While the comprehensive plan talks about high quality residential character, what that means isn't defined. How can we strive to uphold something that we have no common definition for? The most direct way to help us figure out what it means was to ask the residents. Some of the words residents used to define *high quality residential character* included: diverse architecture, low density, space between houses, houses proportional to the lot size, and well-maintained lots. When asked how they thought this character could be maintained, the responses included: restricting the size of houses, having code enforcement, and having more trees.

With regard to form, 65.57% felt there are too many box-style houses being built and 59.02% felt the city should be encouraging more pitched roofs. The daylight plane was a popular choice (90.57%) when asked about specific ways to modify a structure's form. The respondents were unfavorable to the suggestion of a neighbor being allowed to have more height if a change was made to the form (more height if setbacks increased – 76.19% no; more height if a pitched roof was used – 65.08% no; more height if second floor had fewer square footage than first – 71.43% no; more height as long as landscaping/trees camouflage it – 46.06% no).

Architect Survey

A survey was sent to architects, builders, and designers that have worked in Medina and sixteen people responded. The Planning Commissioners were interested in finding out their perspective on working with Medina's current code. Although 64.29% felt it is more challenging to design in Medina, 81.82% did not feel it is impossible to design something that meets the code. The respondents were asked to clarify their statements regarding the impossibility of designing something and it should be noted that the examples given are a result of previous consultants or versions of the code that have since been amended.

They were also asked to comment on the changes to form that Planning Commission has been discussing. 56.25% were interested in a pitched roof if the structural coverage was reduced. 68.75% were not interested in a planting strip along the perimeter of the lot lines. They felt indifferent about

requiring a daylight plane and a plane break (both 46.67%) however, surprisingly they were supportive (62.5%) of requiring different heights depending on roof forms (20 feet for flat and 25 feet for pitched).

Recommendation and Timeline for Adoption

Rebalance Structural Coverage in R-16 (Code Amendment by June 2021)

On January 26, 2021, the Planning Commission voted unanimously (5-0) to recommend modifying the structural coverage for lots larger than 16,000 square feet in the R-16 zoning district to match what is allowed for the same sized lots in the R-20/R-30/SR-30 zoning districts (**Attachment A**). Within the code, lots larger than 16,000 square feet that are zoned R-16 are able to build a larger house than the same sized lot in R-20/R-30/SR-30. This is an arbitrary discrepancy that is helping to generate some of the complaints that are received about the scale of new construction. The rationale for this amendment is that it restores balance and proportion among adjacent lots of varying sizes throughout the City and will reduce bulk. On February 8, 2021, Council voted unanimously to direct staff to begin the public process toward adoption of the proposed amendment. The public process included notifying the Department of Commerce, SEPA, and having an open house on April 15th. On May 25th Planning Commission held a public hearing and voted unanimously (4-0) to recommend approving the amendment. Council will hold a second hearing and adoption on June 14th.

Action	Progress
Planning Commission voted on recommendation	January 26
Planning Commission recommendation presented to Council	February 8
Notice of Intent to Department of Commerce Submitted	February 9
Determination of Nonsignificance Issued (SEPA)	February 11
Draft code available on City website	February 12
Public Open House (via Zoom)	April 15
Notice of Public Hearing (Planning Commission)	April 30
Planning Commission to hold public hearing	May 25
Council to hold final public hearing and adopt code amendments	June 14

Ordinance No. 1002

AN ORDINANCE OF THE CITY OF MEDINA, WASHINGTON AMENDING TABLE 20.23.020(A) OF THE MEDINA MUNICIPAL CODE PERTAINING TO THE STRUCTURAL COVERAGE FOR LOTS LARGER THAN 16,000 SQUARE FEET IN THE R-16 ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Title 20 of the Medina Municipal Code (“MMC” or “Code”) contains the City of Medina’s (“City”) unified development code; and

WHEREAS, the City Council placed analyzing the Bulk Development Regulations in Chapter 20.23 on the Planning Commission’s work plan in May of 2018; and

WHEREAS, the Planning Commission began their discussion on bulk development regulations in June of 2019; and

WHEREAS, MMC 20.23.020 governs structural coverage and impervious surface standards; and

WHEREAS, the Planning Commission analyzed varying lot sizes in the R-16 zoning district; and

WHEREAS, the Planning Commission identified a discrepancy in the code for lots larger than 16,000 square feet that are zoned R-16; and

WHEREAS, the City seeks to promote high-quality residential character of the community; and

WHEREAS, City staff recommended amending Table 20.23.020(A) so that lots larger than 16,000 square feet in the R-16 zoning district have the same reduced structural coverage as lots in the R-20 and R-30 zoning districts; and

WHEREAS, the City provided a Notice of Intent to Adopt certain code amendments to the Washington State Department of Commerce in accordance with RCW 36.70A.106 and MMC 20.81.070 on February 9, 2021; and

WHEREAS, a State Environmental Policy Act (SEPA) environmental checklist was prepared and a Determination of Non-Significance (DNS) was issued on February 11, 2021; and

WHEREAS, the City published a legal ad in the Seattle Times on April 30, 2021 for a public hearing before the Medina Planning Commission, to solicit and receive public testimony regarding the proposed amendments; and

WHEREAS, the Planning Commission reviewed and evaluated the proposed amendments during the public hearing on May 25, 2021; and

WHEREAS, after considering staff recommendation and reviewing the record, the Planning Commission voted unanimously to recommend approval of the proposed amendments to City Council on May 25, 2021; and

WHEREAS, the City published a legal notice in the Seattle Times on May 19, 2021, for a virtual public hearing on June 14, 2021 before the City Council to solicit and receive additional public testimony regarding the Planning Commission’s recommendation on the proposed amendments; and

WHEREAS, the City Council finds that based on City staff’s recommendation and public testimony, these amendments are consistent with the City’s Comprehensive Plan, will enhance public health, safety and welfare, and advance the public’s interest; and

WHEREAS, the City Council desires to take the actions set forth in this ordinance,

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council adopts the foregoing recitals as its findings and conclusions concerning the matters described therein, also intending thereby to provide a record of the facts, issues and process involved in its consideration.

Section 2. Amendment to MMC 20.23.020. Table (A) of MMC Section 20.23.020 is hereby amended to read as follows:

Table 20.23.020(A):

R-16 Zone Total Structural Coverage and Impervious Surface Standards

Square Footage of the Lot Area	Maximum Structural Coverage	Maximum Impervious Surface
10,000 or less	30 percent	55 percent
10,001 to 10,500	29.58 percent	55 percent
10,501 to 11,000	29.17 percent	55 percent
11,001 to 11,500	28.75 percent	55 percent
11,501 to 12,000	28.33 percent	55 percent
12,001 to 12,500	27.92 percent	55 percent
12,501 to 13,000	27.5 percent	55 percent
13,001 to 13,500	27.08 percent	55 percent

Square Footage of the Lot Area	Maximum Structural Coverage	Maximum Impervious Surface
13,501 to 14,000	26.67 percent	55 percent
14,001 to 14,500	26.25 percent	55 percent
14,501 to 15,000	25.83 percent	55 percent
15,001 to 15,500	25.42 percent	55 percent
15,501 to 15,999	25.21 percent	55 percent
16,000 or greater	25 percent	55 percent
<u>16,001 to 16,500</u>	<u>24.5 percent</u>	<u>55 percent</u>
<u>16,501 to 17,000</u>	<u>24 percent</u>	<u>55 percent</u>
<u>17,001 to 17,500</u>	<u>23.5 percent</u>	<u>55 percent</u>
<u>17,501 to 18,000</u>	<u>23 percent</u>	<u>55 percent</u>
<u>18,001 to 18,500</u>	<u>22.5 percent</u>	<u>55 percent</u>
<u>18,501 to 19,000</u>	<u>22 percent</u>	<u>55 percent</u>
<u>19,001 to 19,500</u>	<u>21.5 percent</u>	<u>55 percent</u>
<u>19,501 to 29,999</u>	<u>21 percent</u>	<u>55 percent</u>
<u>30,000 and greater</u>	<u>21 percent</u>	<u>55 percent</u>

Section 3. Corrections. The City Clerk and codifiers of the ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such invalidity shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

Section 5. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City and shall take effect and

be in full force five (5) days after publication.

Passed by the Medina City Council and approved by the Mayor this 14th day of June 2021.

Jessica Rossman, Mayor

Attested to by:

Approved as to form:

Aimee Kellerman, City Clerk

Scott Missall, City Attorney

PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: / AB

Medina's Development History

Dec. 11,
1955

- Maximum height 30 ft. from the highest point of finished grade
- Structural coverage: 30% of the lot

Feb. 17,
1976

- Maximum height: 30 ft. from original grade to highest point of roof proper but not more than 36 ft. from lowest point of original grade
- Structural coverage: 30% of the lot

April 14,
1986

- Lot coverage excludes private lanes and easements
- Maximum height: 30/36
- R-16 & R-20 structural coverage reduced to 17.5% of the lot
- R-30 structural coverage reduced to 15% of the lot
- **Bonus** structural coverage of 25% of the lot if height is reduced to 20/26

Sept. 8,
1986

- R-16 maximum height limited to 25 ft. from lowest point of original grade
- Structural coverage: 25% of the lot

April 12,
1999

- R-20 & R-30 setbacks increased for larger lots
- 13% structural coverage with maximum height 30/36
- 21% structural coverage with maximum height 25ft. from original grade
- 2% bonus for uncovered decks

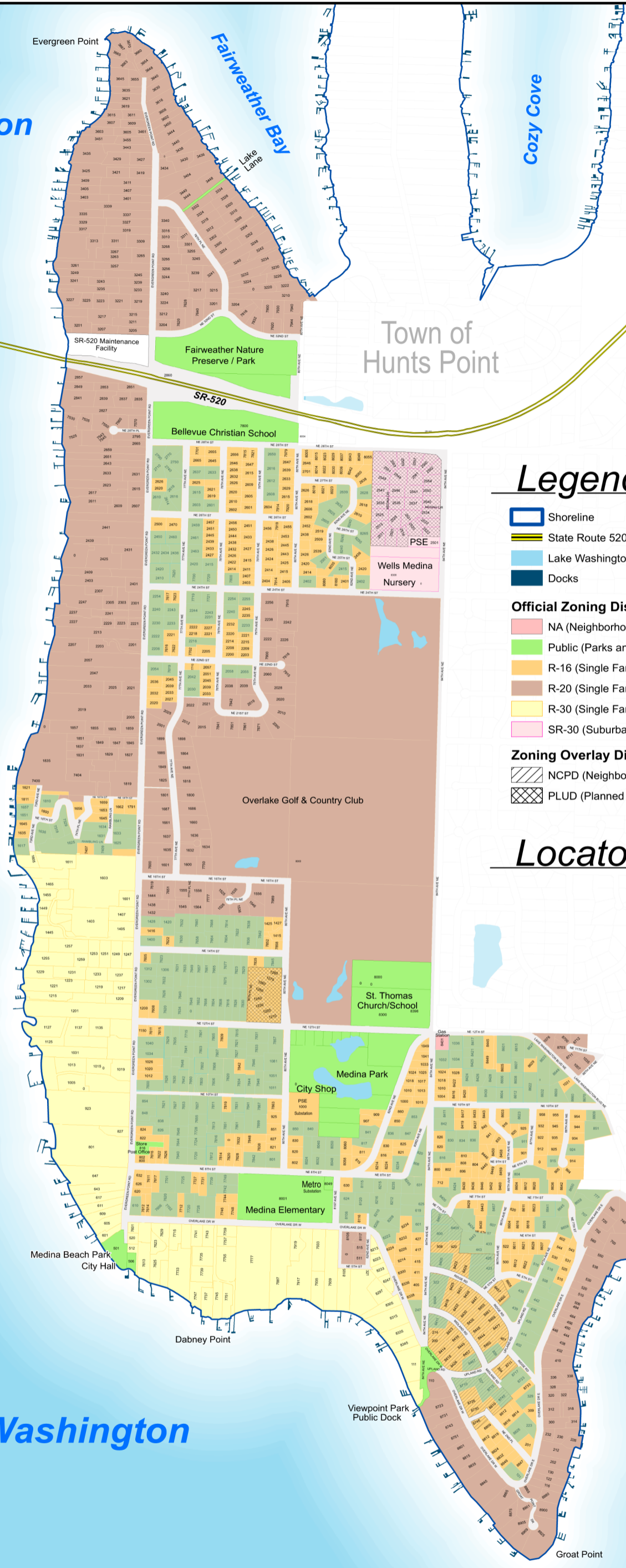
March
10, 2008

- Lots moved to gross coverage (easements and private lanes included in structural coverage calculations)

August
11, 2008

- Substandard lots in R-16 (less than 16,000 sq. ft.) given additional structural coverage

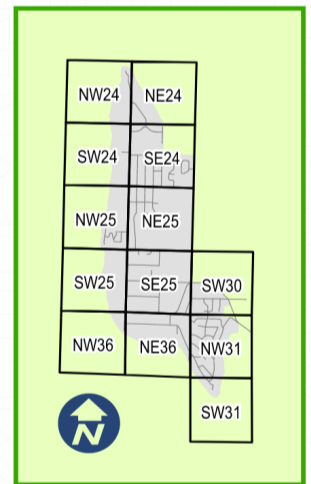
Lake Washington



Legend

- Shoreline
 - State Route 520
 - Lake Washington
 - Docks
- Official Zoning Districts**
- NA (Neighborhood Auto Servicing) R-16 16,000 and above
 - Public (Parks and Public Spaces)
 - R-16 (Single Family Residence)
 - R-20 (Single Family Residence)
 - R-30 (Single Family Residence)
 - SR-30 (Suburban Gardening Residential)
- Zoning Overlay Districts**
- NCPD (Neighborhood Character Preservation District)
 - PLUD (Planned Landuse Development)

Locator Map



Lake Washington

City of Bellevue



Address & Zoning Designations

This map was produced by the City of Medina GIS. It does not represent survey accurate data. No warranties, of any sort, including accuracy, fitness, or merchantability accompany this product.

Source: King County Open Data GIS

Official Zoning Map

- Ordinance No. 907
- Passed by City Council, 5.12.2014
- Amended by Ordinance No. 961
- Effective Date: 7.9.2018

0 400 800 1,600 Feet

1" = 400'

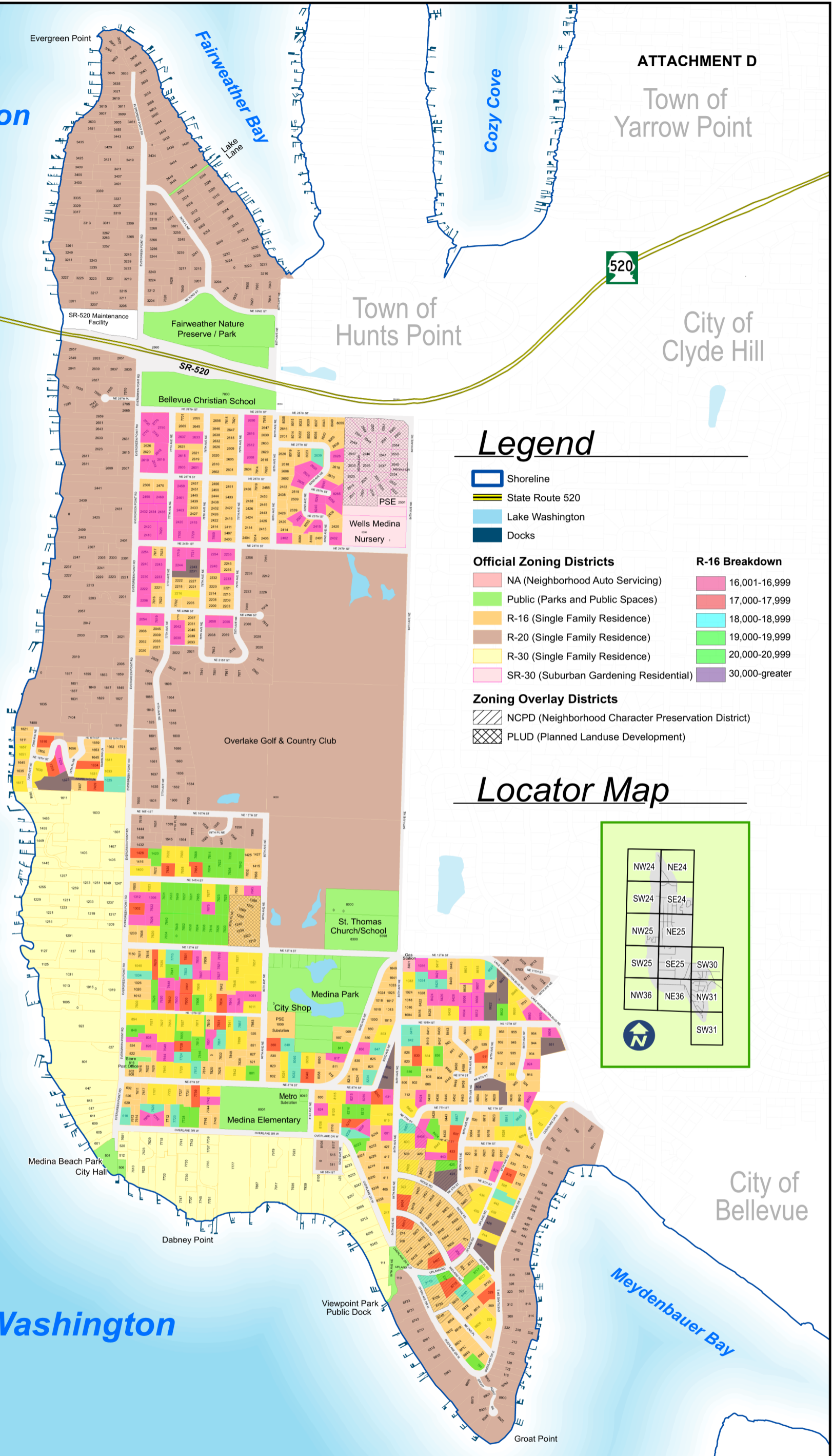
Original plot size is 27"x40." 1"x400" scale is not accurate at smaller print sizes.



Vicinity Map



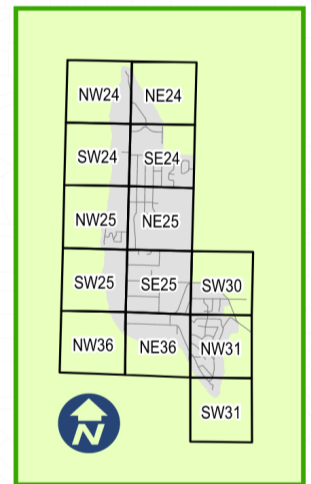
Lake Washington



Legend

- Shoreline
 - State Route 520
 - Lake Washington
 - Docks
- | | |
|--|-----------------------|
| Official Zoning Districts | R-16 Breakdown |
| NA (Neighborhood Auto Servicing) | 16,001-16,999 |
| Public (Parks and Public Spaces) | 17,000-17,999 |
| R-16 (Single Family Residence) | 18,000-18,999 |
| R-20 (Single Family Residence) | 19,000-19,999 |
| R-30 (Single Family Residence) | 20,000-20,999 |
| SR-30 (Suburban Gardening Residential) | 30,000-greater |
- NCPD (Neighborhood Character Preservation District)
 - PLUD (Planned Landuse Development)

Locator Map



Lake Washington

City of Bellevue



Address & Zoning Designations

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Source: King County Open Data GIS

Official Zoning Map

- Ordinance No. 907
- Passed by City Council, 5.12.2014
- Amended by Ordinance No. 961
- Effective Date: 7.9.2018

0 400 800 1,600 Feet
1" = 400'
Original plot size is 27"x40." 1"x400" scale is not accurate at smaller print sizes.



Vicinity Map



Parcel Data - R-16 Lots greater than 16,000 sq. ft.

ATTACHMENT E

Parcel No.	Zoning	Sq. Ft.	House No.	Street
2525049084	R16	16,001	7844	NE 10TH ST
2525049271	R16	16,001	836	82ND AVE NE
5425700075	R16	16,001	2628	82ND AVE NE
5425700005	R16	16,002	2402	82ND AVE NE
2525049264	R16	16,002	7644	NE 8TH ST
2525049265	R16	16,002	7648	NE 8TH ST
3262300122	R16	16,002	2434	EVERGREEN POINT RD
2018700046	R16	16,004	8208	OVERLAKE DR
3025300186	R16	16,006	7675	NE 14TH ST
5425700045	R16	16,007	8265	NE 26TH ST
2525049120	R16	16,010	7851	NE 10TH ST
3262300605	R16	16,019	2459	78TH AVE NE
3262300120	R16	16,019	2432	EVERGREEN POINT RD
3262300745	R16	16,020	2603	78TH AVE NE
3262300125	R16	16,020	2410	EVERGREEN POINT RD
3262300123	R16	16,020	2420	EVERGREEN POINT RD
5425700170	R16	16,023	2415	82ND AVE NE
5424700136	R16	16,023		<i>Behind 8424 NE 6th ST</i>
3625049108	R16	16,034	7742	OVERLAKE DR
5425700025	R16	16,035	8255	NE 26TH ST
2540700166	R16	16,037	8606	NE 10TH ST
3262300750	R16	16,045	2601	78TH AVE NE
3262300015	R16	16,050	2710	EVERGREEN POINT RD
3262300005	R16	16,050	2790	EVERGREEN POINT RD
2525049125	R16	16,051	7650	NE 10TH ST
3625049096	R16	16,054	8215	NE 8TH ST
2540700255	R16	16,058	8424	NE 10TH ST
2540700165	R16	16,064	8604	NE 10TH ST
2525049233	R16	16,065	7815	NE 12TH ST
2525049235	R16	16,065	7821	NE 12TH ST
2525049088	R16	16,065	7827	NE 12TH ST
3738000090	R16	16,065	924	88TH AVE NE
5425700026	R16	16,071	8240	NE 25TH ST
3262301015	R16	16,071	2254	78TH AVE NE
5425700030	R16	16,074	8245	NE 26TH ST
3262300020	R16	16,074	2740	EVERGREEN POINT RD
3262300010	R16	16,074	2770	EVERGREEN POINT RD
2210500150	R16	16,078	8809	NE 10TH ST
2540700150	R16	16,080	8607	NE 12TH ST
2525049238	R16	16,082	7807	NE 12TH ST
4000500035	R16	16,083	7329	NE 18TH ST
3262300058	R16	16,085	2618	EVERGREEN POINT RD
3625049101	R16	16,087	8235	NE 8TH ST
3262300057	R16	16,087	2616	EVERGREEN POINT RD

ATTACHMENT E

2525049027	R16	16,091	7630	NE 10TH ST
3262300042	R16	16,093	2610	EVERGREEN POINT RD
3262300205	R16	16,104	2254	EVERGREEN POINT RD
2525049197	R16	16,116	7848	NE 10TH ST
3025300127	R16	16,126	7632	NE 12TH ST
3262300045	R16	16,152	2614	EVERGREEN POINT RD
2525049249	R16	16,154	7648	NE 10TH ST
3025300121	R16	16,164	7626	NE 12TH ST
2540700026	R16	16,200	8421	NE 12TH ST
5424700220	R16	16,200	443	86TH AVE NE
3025300129	R16	16,200	1312	EVERGREEN POINT RD
3625049059	R16	16,212	631	84TH AVE NE
3625049065	R16	16,215	7606	OVERLAKE DR
3625049063	R16	16,215	7702	OVERLAKE DR
2018700065	R16	16,218	601	84TH AVE NE
2525049199	R16	16,220	817	82ND AVE NE
3262300420	R16	16,236	2030	77TH AVE NE
3262300410	R16	16,236	2042	77TH AVE NE
3262300645	R16	16,238	7700	NE 24TH ST
3262300505	R16	16,238	7719	NE 24TH ST
3262300655	R16	16,238	7720	NE 24TH ST
3262300595	R16	16,238	7721	NE 24TH ST
3262300955	R16	16,238	7800	NE 24TH ST
3262300275	R16	16,238	2233	77TH AVE NE
3262300285	R16	16,238	2243	77TH AVE NE
3262300515	R16	16,238	2244	77TH AVE NE
3262300635	R16	16,238	2420	77TH AVE NE
3262300665	R16	16,238	2415	78TH AVE NE
3262300615	R16	16,238	2461	78TH AVE NE
3262300625	R16	16,238	2463	78TH AVE NE
3262301085	R16	16,238	2233	79TH AVE NE
3262301105	R16	16,238	2255	79TH AVE NE
3262300235	R16	16,238	2222	EVERGREEN POINT RD
3262300225	R16	16,238	2230	EVERGREEN POINT RD
3262300215	R16	16,238	2240	EVERGREEN POINT RD
3262300105	R16	16,239	2450	EVERGREEN POINT RD
3262300180	R16	16,239	2460	EVERGREEN POINT RD
3262300725	R16	16,240	2637	77TH AVE NE
3262300740	R16	16,240	2615	78TH AVE NE
3262300777	R16	16,240	2633	78TH AVE NE
3262301520	R16	16,240	2608	79TH AVE NE
3262301518	R16	16,240	2612	79TH AVE NE
3262301517	R16	16,240	2616	79TH AVE NE
3262301515	R16	16,240	2650	79TH AVE NE
3262300305	R16	16,287	2054	EVERGREEN POINT RD
3262300245	R16	16,289	2206	EVERGREEN POINT RD
3262300396	R16	16,303	7619	NE 22ND ST
2540700168	R16	16,306	8608	NE 10TH ST
2540700170	R16	16,334	8612	NE 10TH ST

ATTACHMENT E

5425700210	R16	16,355	2625	82ND AVE NE
3262301115	R16	16,362	2058	78TH AVE NE
3025300128	R16	16,368	1306	EVERGREEN POINT RD
3025300050	R16	16,375	7845	NE 14TH ST
3262301205	R16	16,378	2055	79TH AVE NE
3025300122	R16	16,392		<i>In front of 7626 NE 12th ST</i>
3262301025	R16	16,406	2240	78TH AVE NE
5426300050	R16	16,422	2402	80TH AVE NE
6447300185	R16	16,432	309	UPLAND RD
2540700257	R16	16,476	8428	NE 10TH ST
5425700215	R16	16,505	2635	82ND AVE NE
5425700051	R16	16,513	8240	NE 26TH ST
5424700080	R16	16,534	8650	NE 7TH ST
2525049087	R16	16,538	7805	NE 12TH ST
6447300265	R16	16,573	515	UPLAND RD
2018700030	R16	16,574	624	81ST AVE NE
2540700015	R16	16,586	1036	84TH AVE NE
5424700230	R16	16,621	8405	NE 7TH ST
2525049085	R16	16,641	838	EVERGREEN POINT RD
2210500228	R16	16,675	8660	NE 10TH ST
3262300155	R16	16,675	7620	NE 24TH ST
2210500201	R16	16,900	8670	NE 10TH ST
2525049166	R16	16,900	1051	80TH AVE NE
2525049261	R16	16,900	826	EVERGREEN POINT RD
2540700256	R16	16,934	8426	NE 10TH ST
5425700205	R16	16,953	2605	82ND AVE NE
5424700020	R16	16,962	8424	NE 7TH ST
3262300060	R16	16,963	2750	EVERGREEN POINT RD
5425700180	R16	16,990	2501	82ND AVE NE
3025300304	R16	17,005	1428	EVERGREEN POINT RD
2525049094	R16	17,010	7629	NE 12TH ST
626900051	R16	17,030	911	87TH AVE NE
5424700150	R16	17,036	607	86TH AVE NE
2525049226	R16	17,058	7831	NE 10TH ST
6447300100	R16	17,067	8467	MIDLAND
6447300320	R16	17,094	8715	MIDLAND
3625049100	R16	17,132	8245	NE 8TH ST
3025300271	R16	17,160	7630	NE 14TH ST
3835502230	R16	17,160	518	UPLAND RD
2525049248	R16	17,199	7642	NE 10TH ST
2525049241	R16	17,200	7800	NE 10TH ST
4000500025	R16	17,210	1810	73RD AVE NE
2525049026	R16	17,273	7802	NE 10TH ST
3999900055	R16	17,286	1634	RAMBLING LN
2525049115	R16	17,363	7834	NE 10TH ST
4000500040	R16	17,559	7319	NE 18TH ST
2525049031	R16	17,574	7728	NE 8TH ST
3625049070	R16	17,600	7739	NE 8TH ST
3999900110	R16	17,600	7409	RAMBLING LN

ATTACHMENT E

6447300130	R16	17,633	8411	MIDLAND
5424700215	R16	17,680	433	86TH AVE NE
2018700045	R16	17,701	8210	OVERLAKE DR
3025300250	R16	17,709	7664	NE 14TH ST
3835502544	R16	17,824	329	OVERLAKE DR
2525049242	R16	17,825	7801	NE 12TH ST
2210500016	R16	17,889	830	84TH AVE NE
2525049239	R16	17,902	8048	NE 8TH ST
2525049247	R16	17,904	850	80TH AVE NE
6447300225	R16	17,919	8404	MIDLAND
3025300126	R16	17,940	1302	EVERGREEN POINT RD
2540700027	R16	18,000	8425	NE 12TH ST
2525049102	R16	18,021	7812	NE 8TH ST
3625049069	R16	18,049	7720	OVERLAKE DR
2525049270	R16	18,069	7724	NE 8TH ST
2525049086	R16	18,115	8234	NE 8TH ST
2525049237	R16	18,118	7803	NE 12TH ST
6447300300	R16	18,126	8710	OVERLAKE DR
2540700075	R16	18,141	1034	84TH AVE NE
2525049126	R16	18,155	836	82ND AVE NE
2525049236	R16	18,186	7861	NE 10TH ST
2210500005	R16	18,300	8411	NE 10TH ST
2210500006	R16	18,300	842	84TH AVE NE
2525049081	R16	18,316	8040	NE 8TH ST
2525049127	R16	18,410	840	80TH AVE NE
2525049072	R16	18,430	8032	NE 8TH ST
5424700084	R16	18,434	8645	NE 7TH ST
2018700050	R16	18,498	8206	OVERLAKE DR
2540700110	R16	18,564	8627	LAKE WASHINGTON BLVD
5424700115	R16	18,569	8457	NE 7TH ST
3835502628	R16	18,580	8740	NE 2ND PL
5424700085	R16	18,590	8641	NE 7TH ST
3835502260	R16	18,615		<i>N of 442 87th Ave NE</i>
2525049113	R16	18,713	7715	NE 12TH ST
2525049165	R16	18,720	1034	EVERGREEN POINT RD
5424700250	R16	18,722	8401	NE 7TH ST
3625049068	R16	18,725	610	EVERGREEN POINT RD
3999900090	R16	18,732	1625	EVERGREEN POINT RD
3625049105	R16	18,831	7620	OVERLAKE DR
2525049205	R16	18,885	7887	NE 10TH ST
5425700230	R16	18,928	2639	82ND AVE NE
2525049128	R16	19,002	7655	NE 10TH ST
2210500012	R16	19,078	836	84TH AVE NE
6447300285	R16	19,120	425	86TH AVE NE
3625049113	R16	19,120	7736	OVERLAKE DR
2525049029	R16	19,197	848	EVERGREEN POINT RD
6447300325	R16	19,220	227	UPLAND RD
2525049130	R16	19,240	841	82ND AVE NE
2525049112	R16	19,247	7641	NE 12TH ST

ATTACHMENT E

6447300366	R16	19,250	101	OVERLAKE DR
2525049257	R16	19,329	7813	NE 10TH ST
2018700010	R16	19,337	8212	OVERLAKE DR
2018700015	R16	19,338	8216	OVERLAKE DR
3835502510	R16	19,430	8723	NE 4TH ST
2525049137	R16	19,434	7806	NE 10TH ST
2525049092	R16	19,602	7626	NE 10TH ST
3025300301	R16	19,652	1420	EVERGREEN POINT RD
2018700115	R16	19,695	8222	OVERLAKE DR
2210500007	R16	19,700	816	84TH AVE NE
2540700200	R16	19,800	8632	NE 10TH ST
2525049254	R16	19,816	7816	NE 8TH ST
3025300242	R16	19,827	7814	NE 14TH ST
3025300100	R16	19,844	7634	NE 12TH ST
3025300095	R16	19,844	7640	NE 12TH ST
3025300155	R16	19,845	7631	NE 14TH ST
3025300160	R16	19,848	7633	NE 14TH ST
3025300090	R16	19,850	7648	NE 12TH ST
3025300165	R16	19,850	7649	NE 14TH ST
3025300085	R16	19,852	7652	NE 12TH ST
3025300170	R16	19,852	7657	NE 14TH ST
3025300080	R16	19,854	7658	NE 12TH ST
3025300175	R16	19,854	7661	NE 14TH ST
3025300075	R16	19,855	7804	NE 12TH ST
3025300180	R16	19,855	7665	NE 14TH ST
3025300070	R16	19,857	7808	NE 12TH ST
3025300245	R16	19,857	7804	NE 14TH ST
3025300065	R16	19,859	7816	NE 12TH ST
3025300060	R16	19,862	7826	NE 12TH ST
3025300235	R16	19,862	7822	NE 14TH ST
3025300195	R16	19,862	7823	NE 14TH ST
3025300055	R16	19,864	7830	NE 12TH ST
3025300200	R16	19,864	7829	NE 14TH ST
3025300226	R16	19,865	7838	NE 14TH ST
3025300225	R16	19,865	7836	NE 14TH ST
3025300220	R16	19,868	7842	NE 14TH ST
5424700135	R16	19,879	8424	NE 6TH ST
3025300255	R16	19,897	7668	NE 14TH ST
3625049042	R16	19,897	7728	OVERLAKE DR
2525049110	R16	19,905	801	80TH AVE NE
3025300260	R16	20,020	7658	NE 14TH ST
2210500050	R16	20,049	8623	NE 10TH ST
3835502509	R16	20,150	8725	NE 4TH ST
3835502395	R16	20,190	438	UPLAND RD
2525049201	R16	20,280	1011	80TH AVE NE
2525049148	R16	20,412	7635	NE 12TH ST
3025300145	R16	20,412	7623	NE 14TH ST
2540700025	R16	20,430	8417	NE 12TH ST
3025300281	R16	20,457	1400	EVERGREEN POINT RD

ATTACHMENT E

3835501951	R16	20,532	707	OVERLAKE DR
3835502385	R16	20,700	442	87TH AVE NE
3262300540	R16	20,946	2216	77TH AVE NE
3835502680	R16	20,990	223	OVERLAKE DR
3999900085	R16	21,080	1633	EVERGREEN POINT RD
2525049255	R16	21,152	7846	NE 10TH ST
2525049250	R16	21,152	1081	80TH AVE NE
3625049085	R16	21,340	7749	NE 8TH ST
3835502165	R16	21,378	8659	NE 7TH ST
4000500095	R16	21,400	1617	73RD AVE NE
2018700276	R16	21,567	247	84TH AVE NE
2525049178	R16	21,587	854	EVERGREEN POINT RD
2540700280	R16	21,600	8430	NE 10TH ST
2018700060	R16	21,625	619	84TH AVE NE
2018700005	R16	21,625	625	84TH AVE NE
4000500075	R16	21,720	1651	73RD AVE NE
3025300265	R16	21,810	7660	NE 14TH ST
2525049057	R16	21,866	8050	NE 8TH ST
2540700085	R16	21,870	1032	84TH AVE NE
2525049040	R16	21,875	816	EVERGR Post Office
3025300106	R16	21,922	7620	NE 12TH ST
2525049269	R16	21,932	7833	NE 12TH ST
2525049256	R16	21,954	7808	NE 10TH ST
3738000050	R16	22,050	915	88TH AVE NE
3835502430	R16	22,240	414	87TH AVE NE
3835502720	R16	22,317	8826	NE 2ND PL
3025300270	R16	22,440	7632	NE 14TH ST
6447300135	R16	22,454	322	84TH AVE NE
2210500225	R16	22,525	8649	LAKE WASHINGTON BLVD
2525049098	R16	22,881	8024	NE 8TH ST
3835502250	R16	22,935	508	UPLAND RD
2525049119	R16	23,078	7899	NE 10TH ST
2210500010	R16	23,115	834	84TH AVE NE
3999900060	R16	23,248	1631	RAMBLING LN
2525049078	R16	23,262	7653	NE 10TH ST
2018700095	R16	23,384	8106	OVERLAKE DR
3025300185	R16	23,710	7677	NE 14TH ST
2525049043	R16	23,735	7627	NE 10TH ST
5424700015	R16	23,784	8400	NE 7TH ST
2525049159	R16	23,808	7841	NE 10TH ST
3625049014	R16	23,885	8115	NE 8TH ST
2525049056	R16	24,000	7621	NE 10TH ST
2540700100	R16	24,000	8615	NE 12TH ST
2525049028	R16	24,047	7600	NE 10TH ST
2525049032	R16	24,095	7811	NE 10TH ST
2525049023	R16	24,291	7831	NE 12TH ST
2210500226	R16	24,331	8650	NE 10TH ST
2525049117	R16	24,355	7657	NE 10TH ST
2018700026	R16	24,381	8120	OVERLAKE DR

ATTACHMENT E

2525049162	R16	24,501	853	83RD AVE NE
3835501955	R16	24,550	8658	NE 7TH ST
2525049144	R16	24,927	7720	NE 8TH ST
6447300270	R16	25,632	8400	NE 4TH ST
3835501952	R16	25,840	777	OVERLAKE DR
5424700240	R16	25,912	600	84TH AVE NE
2525049030	R16	25,912	7640	NE 8TH ST
2525049044	R16	26,255	1040	EVERGREEN POINT RD
3999900075	R16	26,540	1641	EVERGREEN POINT RD
4000500045	R16	26,775	1636	73RD AVE NE
5424700225	R16	26,794	8443	NE 6TH ST
6447300240	R16	26,946	439	UPLAND RD
2525049100	R16	27,357	7842	NE 8TH ST
6447300239	R16	27,822	435	UPLAND RD
3625049064	R16	28,000	7701	NE 8TH ST
3625049071	R16	28,112	7725	NE 8TH ST
2540700095	R16	28,800	8601	NE 12TH ST
2525049022	R16	29,080	7857	NE 12TH ST
5424700175	R16	29,251	8626	NE 6TH ST
2525049025	R16	29,369	7820	NE 10TH ST
2210500152	R16	30,510	851	LAKE WASHINGTON BLVD
2540700120	R16	30,694	8633	LAKE WASHINGTON BLVD
3835502406	R16	31,880	426	87TH AVE NE
2540700180	R16	32,400	8622	NE 10TH ST
3262300580	R16	32,485	2231	78TH AVE NE
3262300170	R16	32,692	2432	77TH AVE NE
3835502440	R16	35,640	402	UPLAND RD
6447300290	R16	36,537	423	86TH AVE NE
2525049151	R16	36,592	820	83RD AVE NE
626900090	R16	42,818	804	86TH AVE NE
3999900129	R16	52,707	1625	RAMBLING LN

Survey Monkey Responses

Monday September 9, 2019- Wednesday September 18, 2019

10 questions; 88 responses

Median time spent on the survey: 5m 21s

1. There has been a construction project on my street within the past three years. (87 answered; 1 skipped)

Yes: 93.10 % (81)

No: 5.75% (5)

Unsure: 1.15% (1)

2. The project was (check all that apply) (88 answered)

A tear down and rebuild: 77.27% (68)

An addition to the existing house: 26.14% (23)

Other: 17.05% (15)

I don't know what they were doing: 10.23% (9)

I have not had construction on my street within the past three years: 5.68% (5)

3. New development in my neighborhood (87 answered; 1 skipped)

Is too large compared to the surrounding houses:

Absolutely disagree: 10.59% (9)

Disagree: 23.53% (20)

I haven't noticed: 17.65% (15)

Agree: 23.53% (20)

Absolutely agree: 24.71% (21)

Has removed too many trees:

Absolutely disagree: 11.76% (10)

Disagree: 27.06% (23)

I haven't noticed: 21.18% (18)

Agree: 20% (17)

Absolutely agree: 20% (17)

Looks too close to the street

Absolutely disagree: 12.05% (10)

Disagree: 31.33% (26)

I haven't noticed: 24.10% (20)

Agree: 16.87% (14)

Absolutely agree: 15.66% (13)

4. If I could change one thing about my neighborhood it would be (79 answered; 9 skipped)
- We live on BUSY NE 24th St. It's like living directly on a freeway on Mon. thru Fri. Apparently, it is also designated to be a "truck route." Please enforce speeders, and also huge concern about crosswalk by Indian Trail. With new families moving on our street: I worry that a child/biker/walker will get hit by a car. Need slightly raised, cobblestone-type crosswalk going across NE 24th by Indian Trail to SLOW DOWN traffic. Also: please consider routing trucks, commercial vehicles to use NEAREST thru street vs. directing every single truck all the way down Evergreen Point to reach NE 24th. Not a good and equitable situation. Thanks.
 - Cut through traffic on 78th to BCS and speeding on same. Enforce property owner maintenance of right of way e.g. 24th and 78th
 - Rules and specifications bring created and enforced for neighbors who plant trees that grow above the hedge or house height, thereby impacting the view (and value) if others property.
 - Maintain lot level of new construction to that of adjacent property. Excavation/leveling to accommodate "basement" garage and 3-story dwelling results in gradual subsidence of adjacent property with resultant cracks, shifts in closures in that building and sliding landscape.
 - Preserve more older homes. If building new, increase setbacks and reduce amount of allowable impermeable surfaces, and limit excavation that may affect adjacent properties and trees.
 - More stringent quiet hours like 7:30. We have cement trucks outside our house with the cement twirling at 6:45AM. The projects are lasting way too long to whit - the 4 year Whitten project - still on-going!
 - An enforced ordinance that would restrict living fences to a respectable height.
 - Less construction on the streets themselves.
 - Reduce the amount of tourist traffic looking for Bill Gates' house.
 - besides trees mentioned above, speeds on our street
 - More programs like block watch or programs to encourage neighbors to get together and know one another.
 - Street traffic has become even faster after the city put in a sidewalk to make it "safer". Drivers see it as a major street now because of the sidewalk and speed.
 - Construction truck traffic and idling
 - Under grounding utility poles.
 - underground wiring
 - Different system for the bikers crossing the path over the 520 lid. There have been SO many close calls w/bikers & cars.
 - Fewer empty investment homes owned by people living abroad.
 - That it would be quieter. Construction trucks go by repeatedly and leaf blowers start up at 7 am. This used to be a quiet place -- no longer.
 - Not go bankrupt
 - Nothing comes to mind
 - Noise level is too high

ATTACHMENT F

- We would have a central gathering place to get to know one another
- Less restrictive tree rules
- Cant say it but I would like to see some of the new owners take better care of their property
- Safer place to walk than in the street
- Add a traffic calming, speed reduction measure where the Indian Trail crosses NE 24th St. Vehicles race through that location at excessive speeds day and night, especially large dump trucks, endangering children and pets. A highly visible speed hump is needed at that dangerous crossing to keep both workers and speed enthusiasts closer to the 25 mph limit.
- Requiring that homes be owner occupied, or taxed as investments.
- Less out of area traffic speeding through. Residents also need to control their speed. Too much traffic pushed onto Evergreen Point Road, like bicycle and school traffic.
- Burying power lines and being able to cut down trees
- Take away the Arbor designation and allow for small parcel size.
- Eliminate the building of houses too big for their lots, and total elimination of cube-style houses.
- Have the police wave back to me more often!
- Less development by BDR
- I love my neighborhood
- Keep most of the significant trees. Force construction workers to be more respectful of existing residents
- Make all the sidewalks ADA compliant and keep the vegetation overgrowth trimmed back
- Less stucco
- No change
- empty lot with little landscaping and maintenance across my driveway
- Eliminate gas powered blowers
- More consistency on houses. 86th Avenue NE needs paving
- Nothing
- Driving too fast on residential streets
- I suppose bury the utilities, but I really do not like the 2 houses that are being built on 14th right up to the front of the property line--we came back from San Jose CA and we don't want this lovely place to become that. I'm surprised those were approved
- I can't pick one, I will offer two: 1. That unoccupied homes are expected to maintain a level of upkeep. They look unoccupied which detracts from the pride of ownership the rest of us strive for and 2. That owners of homes adjacent to walking paths/sidewalks maintain their foliage so as to keep our sidewalks clear.
- Get electricity under ground
- Quicker redevelopment of lower end homes, falling into disrepair.
- Fewer absentee owners
- The new construction on 16th and EPR is disturbing to look at
- Keep neighborhoods the same by strictly enforcing lot size and set back requirements
- don't build so close to the lake
- forbid parking on street ; no black top parking lane for individual lots.
- Have city now parking strips or make owners do it.
- sidewalk improvement

ATTACHMENT F

- City involved in inspection if complied with set backs according to deeds pertaining to lots and sufficient turnarounds provided and speeds on private road determined. No sign offs until complied with.
- Would like to fewer tall growing trees be contained in new plantings
- No overhead wires
- When new power, sewer (storm) and gas line construction occur we need to know in advance what damage is expected to occur to our property and quicker restoration work to be done.
- Stop cut through speeding dangerous traffic on our streets
- better management of bikers on the streets and crossing Evergreen Point at 520 -- DANGEROUS. Someone is going to get hurt.
- Stop these big boxes from being developed and maintain some of the original design and integrity of existing homes.
- We would a neighborhood again. Too many buyers are buying up the homes and are either vacant or used for renters. The lawns are not cared for and so many vacant lifeless homes create and an empty lost neighborhood that once was full of life, community and pride.
- Get power and telecom utility cables below ground
- Prohibiting tour buses, lots remain as one lot, not subdivided, houses cannot be built to the perimeter, there should be some yard to allow for privacy.
- (1) Barrier for bikers barreling across Evergreen Point Road on the 520 Trail. I have had discussions with City officials about this issue and understand the liability concerns, but hope that a solution can be found before a biker IS KILLED OR SERIOUSLY INJURED THERE! The fact that the City will (presumably) not be liable when that happens will be of little solace to the family of the biker and to the driver who hit him or her. (2) SIDEWALKS and better lighting on Evergreen Point Road north of the 520 lid.
- Stop the hideous McMansion incursion. This isn't California.
- The number of trees required on small, 8000 sq ft lots. We need more flexibility to remove very old, sick trees.
- Sidewalks. There are 20 kids on my street there aren't enough and the ones that e it's are in poor repair. Better street lights to deter car prowls and break ins. People's hedges are impacting the right of way on sidewalks. People parking on 28th to go to the park and ride because there aren't enough stalls.
- Foreign nationals have taken over who have no connection to area and don't take care of homes. Turning them into rentals to have an address
- Tree regulations on private property.
- Stop the building of monster-size houses!
- Limited noise problem relate to construction
- Smaller houses and more green!!!
- Can't think of anything off hand.
- Trim more trees. The past couple years have not been as bad, but prior to that power would get interrupted at least twice each year due to limbs/trees falling on power lines. The tree regulations are totally unrealistic and overwhelm the reasonable removal/trimming of trees.
- Add sidewalk to Overlake drive east. Very dangerous walking on the street.
- Big box stucco

- No parking for construction vehicles. Neighbors keep up their landscaping!!!!
- I would bury the power lines

5. I want to build a new addition to my home or redevelop my lot within the next three years (88 answered)

Yes: 12.5% (11)

No: 76.14% (67)

Maybe: 11.36% (10)

6. How important are the following to you? (88 answered)

The privacy I have on my lot:

I never think about this: 1.14% (1)

Not so important: 1.14% (1)

Somewhat important: 7.95% (7)

Very important: 38.64% (34)

Extremely important: 51.14% (45)

The trees in my neighborhood:

I never think about this: 2.27% (2)

Not so important: 14.77% (13)

Somewhat important: 26.14% (23)

Very important: 29.55% (26)

Extremely important: 27.27% (24)

The mix of architectural styles being used in my neighborhood:

I never think about this: 10.23% (9)

Not so important: 17.05% (15)

Somewhat important: 31.82% (28)

Very important: 30.68% (27)

Extremely important: 10.23% (9)

To not be disturbed by outside noise:

I never think about this: 0% (0)

Not so important: 3.41% (3)

Somewhat important: 21.59% (19)

Very important: 40.91% (36)

Extremely important: 34.09% (30)

To not have a lot of non-resident traffic driving up and down my street:

I never think about this: 1.14% (1)

Not so important: 4.55% (4)

Somewhat important: 17.05% (15)

Very important: 40.91% (36)

Extremely important: 36.36% (32)

7. I want my neighborhood to: (73 answered; 13 skipped)

- drivers be considerate of speed limit on my street NE 24th. Be kept tidy. Continue to use street sweeper truck service - much appreciated.
- not suffer the blight of absentee owner/landlords/tenants who do not maintain their properties/ right of way,etc.
- Enforce landscaping limits on bushes and trees that exceed the house height limit and impact the overall view of each property.
- be comfortable, walkable, friendly, quiet, green, mature trees, low traffic, well-maintained by owners, not over-developed.
- be quiet, walkable and friendly with limited development.
- Limit the number of vacant homes by imposing a tax on unoccupied homes much like Vancouver, BC did.
- Not have so many vacant homes. This takes away from the community spirit. These homes should be taxed.
- Get to know each other better...
- Have enough vegetation to feel lush and cozy, be safe, friendly, neighbors that care about each other and the environment, have reduced noise from the 520 bridge expansion grates.
- be more kept up-----we need to have everyone be proud of how their lot looks in Medina
- well patrolled, safe, quiet, traditional ambiance
- Be a quiet place and neighborly place to live
- Feel more rural.
- Not to look like a place where its wall to wall houses. Set backs could be greater. Light pollution should be limited. Medina is not a cosmo city, its a small town and should not look like Bellevue.
- Have nicely maintained houses, lots of greenery (ideally native plants), and limited noise pollution.
- Be safe
- Be safe
- Reaquire the quaint character it had when I first moved here 25 years ago.
- Be calm and quiet
- Not remind me of the 520 expansion joints every time I go outside
- Be respectful
- Have stricter ordinances and enforcement of noise restrictions
- Know each other. Have community opportunities for families that are simple. Medina Days is too crazy and complex. Simple get together at the school, the PO parking lot (we own it, right?) the beach. The parks?
- be a home to people who live here and care about the community
- Be safe for people and pets and provide a habitat for wildlife including eagles and other birds.
- Be safe. That includes moderating traffic flow, minimizing criminal activity, and educating Three-Points elementary parents that talking on their handheld cell phones while speeding to their

ATTACHMENT F

coffee dates is not acceptable behavior. Also, workers need to get speeding warnings and citations until word gets out that it is too costly to speed in Medina. (Works for Clyde Hill.)

- be an owner occupied and engaged community.
- Evaluate the size (very large) of homes put on very small lots.
- Be secure, be reasonable about construction, be safe, have maintained roads and sidewalks, and bury overhead power.
- Flourish and generate enough revenue to grow.
- remain shady, private, quiet -- Medina.
- Be safe
- Be family friendly
- Can't think of anything
- Feel like a neighborhood where people walk, children play that maintains, doesn't increase, the density and therefore doesn't elevate traffic, traffic noise or reduce trees and green spaces.
- Be dynamic, accommodate a variety of residents, prioritize pedestrians, prioritize tree canopy
- Be safe
- Dance
- To be well kept
- Enforce tree code
- Be quieter
- Duplicate top Medina style and presence . No larger than 80% of largest home in neighborhood
- Remain the same
- Be a refuge from the busyness of Bellevue and Seattle. I want us to be very thoughtful about the type of development that is occurring. The spec homes are really obvious (and generally ugly) and not well landscaped.
- To reflect pride of ownership, be a safe place for my children to explore with autonomy and have a sense of community amongst our neighbors.
- Stay quiet and peaceful
- Always be a place where all feel welcome.
- Stay safe and beautiful – watch public areas.
- Maintain our neighborhood friends by looking out for each other, which we do
- discourage bicycle groups from entering medina streets after crossing from 520 bridge
- Take care of their property
- Be safe
- have enjoyable, pleasant neighbors and mutual respect for each other.
- Safe
- to be as quiet as possible and to control parking on residential streets.
- Enforce speed limits
- To be quaint, charming and diverse. I love trees, but our house is very dark as a result. I don't propose cutting every tree down but it would make a tremendous difference for us if we had a little more flexibility without the exorbitant costs.
- Have laws in place for building style, preserving trees and privacy and furthermore put laws in place that deter less foreign buyers looking to just have a vacant house or use it as a vrbo or air b & b. I am supportive of foreign buyers looking to buy to actually live in the house and support

and become part of the neighborhood. To us, Medina is experiencing what Vancouver went through. Foreign buyers looking to park money and lots of vacant homes. We need laws in place to detract this.

- Quiet and peaceful
- Not sell to foreign investors and/or have an empty house.
- Be safe. Be green. Be friendly.
- Retain its charm. Having (especially) Asians come into the neighborhood, tear out all flora, and replace it with concrete is not the way Medina should be developing.
- Safe, pretty, "lived-in".
- Be a community that is easy for everyone on my street to be able to be safely out and engaged.
- safe from crime
- Be quiet, pretty, and safe with lots of trees.
- Retain the privacy that we used to enjoy. There are a lot of "weekend" cyclists traveling via 520 to our neighborhood and I did see a lot more garbages than before (though they may not associate, to be fair).
- Green/ friendly/ private
- remain quite and non intrusive (although we hear 520, it's not an issue).
- Modernize while retaining its classic charm and quiet seclusion. I also want my neighborhood to recognize that sometimes it is necessary to remove trees - especially those that have died due to disease, without incurring penalties or fines for having to remove what nature already removed!!
- Improve landscaping along the street.
- feel like a community
- Be beautiful and inviting

8. How happy are you living in your neighborhood? (86 answered; 2 skipped)

Not at all happy: 1.16% (1)
It's okay: 3.49% (3)
Somewhat happy: 9.3% (8)
Happy: 48.84% (42)
Extremely happy: 37.21% (32)

9. Is there anything else you'd like to share? (59 answered; 27 skipped)

- Please refer to above comments made. My top concerns: speeders on NE 24th St., NE 24th St being designated as main truck route in-and-out of Medina (I've followed trucks coming all the way down Evergreen Pt. to reach NE 24th for in-and-out - rather ridiculous when they could easily use NE 12th, raised crosswalk desperately needed on NE 24th St. by Indian Trail (Bridle Trails main street put in perfect ones on 130th Ave NE (just north of NE 24th St. in the Cherry

ATTACHMENT F

Crest Neighborhood). Really reduced speed of cars & made drivers aware of crosswalk. Can you confirm re. budget concerns for Medina: does MERIT PAY exist for city employees?

- The increase in bike traffic and pedestrians along Overlake Drive East. Many walk/ride on water side and have no reflective gear or lights. As we enter winter darkness, I'm concerned about visibility to cars. Additionally, having bikes obey Stop signs and other "Rules of the Road". They are making dangerous decisions.
- Hope the City of Medina will not lose remaining hints of its once rural character, including undeveloped areas, big trees, birds and blackberry vines.
- Medina Park would be enhanced with a boardwalk. The bocce ball court needs to be maintained with the proper surface. People are speeding on Overlake Construction workers make noise before their hours. Project go on for too long.
- No
- Revise Code so that Alternative Setbacks Rule should apply to a "lot at terminal end of a street or that adjoins a private lane" and "consider the orientation of the other homes on the street" . There are only a few homes that fall into this category and the current setback rule unfairly restricts such lots.
- the city needs to do a better job of helping construction projects up front to make it easier to build in Medina. Our city tends to wait until the end to see if they can catch anything instead of being a help at the start.
- No
- No
- Everyone doing work must understand Medina's noise code.
- The survey is not very conclusive to those of us that live on a busy street and may not be living in what is defined as a typical neighbor hood, although we have similar issues. Medina is small enough that the survey should not be isolating questions to neighbor hoods per say. Perhaps defining the neighborhoods in sections like they do for Medina Days.
- It would be great to limit or even ban gas-powered blowers and mowers in Medina. Gardeners here should move to electric.
- Our neighbors subdivided their lot, squeezing a very large house into the newly divided property. The owners now are trying to tear down the original old home and build another large house. There have been all kinds of problems now with our easement getting down to our home, costing us thousands of dollars in legal fees. There is nothing neighborly about this, they are out of country owners, here to sell and make money.
- more control of construction worker parking
- No
- Medina is a wonderful place to live. Let's keep it that way!
- Fix the surveillance cameras at entrances to Medina. My car was stolen during a burglary of my house and there was no video of either the theft or the high speed police chase (24th & 84th) the following night.
- Limit the overnight parking of commercial vehicles
- Excessive noise levels is making the neighborhood less desirable
- Dang those airplanes are noisy. When it's our turn, it starts at 6am. No sleeping through that .
- No

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- Many people drive too fast on our streets and it's dangerous for pedestrians. This is true of residents and non residents.
- An attractive, gentle brick speed hump or two along NE 24th would slow traffic without having to use police time and manpower. Also, there is no reason for construction trucks from areas south of NE 16th St go north on to EPR to NE 24th to reach 84th Ave NE; they should use NE 12th St., which is largely a non-residential street, instead of the primarily residential NE 24th St. Finally, the Indian Trail south of NE 24th St needs to be less of a cow pasture and have some shrubbery adjacent to the path.
- There should be regulations to ensure that yards are appropriately maintained.
- Medina local government needs to advocate for Medina residents more strenuously when it comes to traffic, bicycles, aircraft fly overs and rental properties that don't keep up the property.
- It is too expensive to cut down eyesore and unhealthy trees. It is ridiculous to keep planting replacements in the park. I am also sick of the grossness of Medina Park as a dog bathroom for all of downtown and west Bellevue. It is unsanitary and reeks after a rain. Pet owners from outside do not adhere to the rules. Off leash is a hazard for those that do not know how train their pets. It used to be a good picnic park but no longer. Just a dog walking, pet training ground for too many hired walkers. In Medina Park, The fitness stops are dilapidated. Other than that. Love our Police officers. The maintenance crew and our community.
- Thank you for asking these extremely important questions. Even those who don't really care about maintaining the quality of Medina should care about the erosion of their property values as the nature of our town is allowed to be "harvested" by rapacious development.
- I appreciate sidewalks being maintained!
- The past height and other restrictions added unnecessary costs which was wasteful!
- Not sure 8 registered. I love my neighborhood
- I worry that many houses are not regularly occupied by owner. I believe this can have a negative impact on the neighborhood in reducing the vibrancy of the neighborhood and may impact neighborhood safety.
- We are too car centric
- No
- How can neighbors take trees down illegally and not replace like trees?
- Eliminate planted trees that block our water view.
- Need better build rules we were treated unfairly but builders seem to do whatever they want.
- Keep construction parking away from house e.g. 100 yards or more.
- No
- Thanks for looking into this. We need to do a better job of making sure the homes being built are not overbuilt for their lots and are not just a bunch of boxes with some ornamentation stuck on. And they MUST replace the trees they take out!
- Thank you City Management, Staff and Elected Officials for all your efforts in making Medina a great place to live.
- No
-]
- we need safe walking lanes rather than walking in streets

ATTACHMENT F

- Trimming a hedge by the city down to the dead stump is ridiculous after allowing resident to ignore it for years.
- comply with city codes and building restrictions being adhered to, Ordinances on the books followed up on. Trash cans remaining on street year after year as an example.
- In my neighborhood a new mega home was required to put in new utility lines and we were promised little damage would result because of underground lateral drilling and now open ditching. that occurred with the gas lines and the new technology was great, however they came right after and upgraded the storm sewer lines and they left a great deal of damage with open trenching. There was no notice that this was to occur, they just arrived and started one morning.
- Make streets safer
- We also need to enforce people taking care of their property. We have a home on our street that has 5 ft weeds growing in all sides.. and people are living there!
- I would like to keep Amazon and Microsoft commuter buses out of our neighborhoods and stick to their office routes in the city.
- Our building code is very restrictive and very convoluted. We recently completed a major remodeling project, and were dismayed to find at least one architect and one contractor who refused to work on our home because of their previous experience (or possibly rumors about others' experience) dealing with the Medina City Code.
- Medina is a great place. Let's not turn it into the worst parts of Redmond.
- Way too many houses are unoccupied. The condition of the houses and lots are deteriorating. Fences are falling down, grass is un-mowed, etc. Rental houses are allowed to literally be unmaintained.
- I like my street and know that there is a lot of development happening. But I don't view new house construction as a problem. Do I like every style of architecture? No. Do I want the city telling me what kind of house I can build? No, as a property owner I want to be able to build a house that I find pleasing and meets my needs. If the city intends to begin down the road of CCRs then I will vote to remove everyone of you.
- Medina needs to really take a look at the new houses people want to build and make sure they fit with the neighborhood. Also, we're losing more and more trees - Medina needs to fix this, as well.
- We lost the quietness and the small town feel. Lots of new houses of mega size, consider leaving
- the tree ordinance is too restrictive. New development needs to take into account neighboring properties and not be obtrusive.
- TREE REGULATIONS ARE WRITTEN POORLY AND ENFORCED EVEN MORE POORLY! We have had several paper birches die due to an invasive pest, yet we are on the hook for replacement of these trees. If nature kills the trees, I shouldn't have to replace them. It's insane
- Clear the blackberries and uncontrolled vegetation along the streets
- No

10. Tell us about you (77 answered; 8 skipped; 2 incomplete answers; 1 outside Medina)

- 7719 NE 24th St. 98039
- 78th

ATTACHMENT F

- 8461 Ridge Road
- 851 80th Ave NE
- 851 80th Ave NE
- 8338 Overlake Drive West
- Overlake Drive West
- 1617 73rd Ave NE
- 10th Street
- Evergreen Point Road
- 7806 NE 10th St
- 80th Ave NE
- 8633 Lake Washington Blvd NE
- 82nd Ave NE
- 7660 NE 14th Street
- Evergreen Point Road
- NE 10th St
- 32nd St
- 1081 80th Ave NE
- 1791 Evergreen Point Road
- 79th
- Overlake Drive
- 847 83rd Ave NE
- 840 80th Ave NE
- 3640 Evergreen Point Road
- 7719 NE 24th Street
- Midland Road
- Evergreen Point Road
- 82nd Ave NE
- 647 Evergreen Point Road
- 2025 77th Ave NE
- 7657 NE 10th St
- PO Box
- NE 8th Street
- Evergreen Point Road
- 9906 Lake Washington Blvd NE
- 88th Ave NE
- 1848 77th Ave NE
- 8401 NE 7th St
- 8832 Overlake Drive W
- 522 86th Ave NE
- Lake Washington Blvd NE
- 10th Street
- 7915 NE 22nd Street
- 7632 NE 14th Street

ATTACHMENT F

- Evergreen Point Road
- 816 84th Ave
- 2461 78th Ave NE
- 2025 77th Ave NE
- 7721 NE 24th Street
- 2602 78th Ave NE
- 2415 78th Ave NE
- Evergreen Point Road
- 3302 78th PL NE
- Overlake Drive
- 77th Ave NE
- Groat Point
- 7821 NE 28th ST
- NE 12th ST
- Evergreen Point Road
- 77th Ave NE
- 79th Ave NE
- Rambling Lane
- NE 8th St
- 3401 Evergreen Point Road
- 78th Ave NE
- 2433 78th Ave NE
- Medina
- Evergreen Point Road
- NE 14th St
- 82nd St
- 1081 80th Ave NE
- NE 28th
- Overlake Drive East
- 77th Ave NE
- Midland Road
- Hunts Point Road
- Lake Washington Blvd

**High Quality Residential Character in Medina
Survey Monkey Responses**

Friday, June 26, 2020 – Monday, July 20, 2020

10 questions; 63 responses

Median time spent: 10m 30s

1. One of the goals of Medina's Comprehensive Plan is to maintain the high-quality residential setting and character.
 - a. What does high-quality residential character look like to you? (51 answered; 12 skipped)
 - It's a personal choice
 - Excellent architectural design, well proportioned on the lot (not overpowering), beautiful landscaping, affords privacy from neighbors
 - No trash in the streets, some street lighting
 - Allowing people to build according to their needs
 - Privacy, lack of density, architectural consistency
 - Friendly
 - A neighborhood that differentiates itself from other neighborhoods in the surrounding area through thoughtful and careful planning
 - Some parks and unbuilt areas, houses that have a reasonable relationship to their lots. Nice gardens around houses, not all concrete
 - House size reasonable for lot, decent amount of vegetation and trees, reasonable house height
 - Homes in a variety of architectural styles, greenery that camouflages house from street and neighborhood, setback adequate from the street
 - It certainly doesn't look like the mess the city does around hacking down local trees and bushes
 - It looks like an area where one house does not impose on its neighboring house
 - Homes with unique architecture instead of cookie cutter designs
 - Tree lined streets, underground wiring, spacious lots
 - Traffic taming. Low fence height in front yard, the houses on Evergreen Point Road diminish the quality of our residential character
 - I think this is too subjective a term to truly try to describe. This is arbitrary and too open to personal taste and opinion. What I may feel is not what another feels. This is based on feelings and is not quantifiable
 - Less density, trees, sidewalks, neighborhood feel
 - Aesthetically pleasing and not cookie cutter, big boxes
 - Tidy yards and streets, sidewalks, diversity of high quality architecture
 - Family homes, not estates, with preservation of trees
 - No utility poles, lots of trees, plantings on street side of sidewalks on busy street
 - An interesting diverse mixture of architectural design that is high quality both in design and construction and it not allow to impact existing neighboring properties
 - Walkways throughout the neighborhood with street lights and well manicured yards. It would be favorable to have walkways that carry through all the streets in our small town

- Plenty of mature trees, space between houses, and GOOD architecture that is appropriate to a residential setting
- Houses proportional to a lot with unique architectural features and nice landscaping
- Well-balanced structure and green space/landscaped area
- Fewer homes over 5000, less stucco
- Cohesive neighborhoods of well spaced, well maintained properties
- Space between well-designed homes
- Property maintained
- Aesthetically pleasing homes that don't look like a giant box plopped on a piece of land all the way up to the setbacks
- Well maintained, architecturally diverse, without massive walls and/or overgrown trees and shrubs
- To be consistent with the overall landscape of Medina as well as surrounding architecture
- Mixed but timeless architecture, well-maintained, proportional – doesn't eat up the entire lot
- Graceful homes, property sized for the building lot, and well maintained quality landscaping
- Home size proportional to lot size. Adequate set back with required landscaping. No Street Parking Strips. Paved sidewalks with trees street side
- Green belt appearance with clean lighted streets
- Custom homes
- Lush, expansive, nature-filled green space that brings nature and everything that makes the location special to the forefront
- 1) No massive homes that can home 4 different "but related" families. Or a single family with 20 members. High quality, fit is with other homes nearby. Example, most homes are "close to" English Tudor and someone wants a large white box
- The setting in which the house sits is spacious, lush with mature plantings, natural fencing or upscale fencing
- Nice homes and yards, spacious lots, well maintained public spaces (roads, sidewalks, parks, etc.)
- Well maintained homes and gardens
- Maintained yards including the publicly owned right of ways, diversity in architectural styles, well-maintained buildings, off street parking, preferably garaged vehicles, trees. Would be wonderful to have underground utilities throughout, excellent street appeal, sidewalks throughout
- Well kept roads, public areas, removal of litter, removal of dead trees, and mutual respect of neighbors in community
- Unique design without building to property lines. Allow for ample vegetation surrounding house and privacy
- Old growth trees, attractive, older structures
- Mixture of looks
- Like the home has been there for a long time

- Retain character from destroying it by too big of homes on stripped lots
 - Size appropriate for the lot, well designed in a single characteristic (i.e. Dutch colonial, Craftsman, etc.) well maintain and “lived in” appearance
- b. Is there an area of the city (house, street, block, neighborhood) you think exemplifies this character? (41 answered; 22 skipped)
- Houses on the golf course have a good mix of architecture
 - Many individual houses; I’d have to make a tour to identify a block or neighborhood
 - Laurelhurst area of Seattle, Eastside (Manhattan, NYC)
 - Vancouver, BC (Marpole, Shaughnessy, West End neighborhoods)
 - Absolutely sure
 - Evergreen Point
 - Those where houses have been for many years, very few newer houses that tend to be too large
 - Most of Medina fits this character. The area East of Evergreen Point Road and West of the golf course generally fits this
 - 77th between 16th and 22nd Ave
 - Overlake Drive and 81st Ave. corner are used to look so pretty until the city hacked away all the rosebushes
 - Most of Medina has character but recently BDR homes is building cookie cutter homes which is a bad development
 - With the exception of underground wiring...this characterizes most of the city
 - NE 10th between Evergreen and 80th
 - Again, if I were to say what I like that is not something that can be defined by a code
 - 10th St
 - NE 10th
 - Overlake Drive, Evergreen Point Road
 - 12th Street. A mix of homes, not just estates
 - Medina heights, parts of Evergreen Point Road where plantings between sidewalk and street
 - 77th Ave NE has a fairly diverse architectural style at this point. IT appears that many trees were removed a long time ago and landscaping isn’t as natural as other areas
 - North of the Golf Club, East of Evergreen Pt. Rd. and Medina Heights
 - Medina Heights
 - Some parts of Medina Heights, Overlake
 - 77th
 - 77th
 - Various areas
 - I think 77th Ave bordering the gold course (mostly) and parts of Medina Heights
 - NE 2nd Place
 - 77th Ave
 - Medina Heights, NE 2nd PL, 77t (exception: the big new white house on the west side of the street, which is out of scale to the rest of the street)

ATTACHMENT G

- Medina Heights
 - Much of Evergreen Point Road, Medina Park circumference
 - 88th Street
 - Yes, east side of Evergreen Rd. between 12th and entrance to Overlake G&CC
 - Medina Heights
 - 78th Place NE
 - 77th Ave NE between 16th St. & 22nd St. There are probably a number of others
 - Medina park and most streets
 - I love Medina Heights for this – there are plenty of trees, beautiful homes, and walkability with smaller street and a cozy feel
 - Homes that are not in direct view don't count but there are too many LARGE mega homes taking up entire lot
 - The Heights
- c. How do you think this character can be maintained? (46 answered; 17 skipped)
- Up to the property owners to maintain
 - Some street lights on major streets
 - Eliminate zoning and building code except for that related to safety and quality of construction
 - Disallow box shapes
 - Keeping our mayor and all the officers staying with us continually
 - As a city, we need to limit developers ability to tear down older homes and replace them with gargantuan houses that have no yard and are stacked on top of one another. We are losing our neighborhoods charm and character
 - Allowing less lot coverage, requiring more greens, less impervious surfaces
 - Keep the houses proportional to the lots, restrict height
 - Restrict size of houses, regulate tree removal for construction, regulate setback and height
 - Do not hire seasonal workers who don't know their job
 - Reasonable setbacks
 - Encouraging unique architecture. Not allowing lots to be subdivided
 - Zoning, strict tree preservation/restoration codes and set-back codes based on timely, updated county-performed property surveys
 - Zone low fence height front yard
 - If you are talking about CCR's that is a non-started
 - Strict enforcement of setbacks and zoning, design review process for new home builds
 - Smaller houses, more varied architecture
 - Encouraging maintenance of front yards
 - Lower property taxes, special tax on people who are not citizens, maximum square footage
 - Undergrounding the utility poles
 - Depends on new regulation and enforcement
 - Strengthen the tree protection requirements, and require proportional coverage of lots

ATTACHMENT G

- Nope
 - Clear building code and limits on size, height and design
 - Guidelines as well as mandates with penalties not limited to financial
 - Stricter building codes and maintenance requirements
 - More flexible rules, with more focus on goals
 - Owners maintain
 - Set restrictions on building size proportionate to lot size; maintain a % of trees on lot outside of house footprint (if there are any)
 - Architectural review of building plans; tree and shrub height and breadth restrictions
 - New buildings should consider the “look” of the neighborhood not only the “unique” features of the house they are going to build
 - Block-by-block neighbor input in advance of planning/building
 - So far – so good...
 - Neighborhood surveillance volunteer groups and fines for those who leave garbage dumpsters beyond collection days and substantial fines for street parking especially present on 78th Ave NE between 24th and 28th Street
 - House setbacks maintained
 - Minimum lot size (no further subdividing)
 - By not building mega-mansions that destroy the view and clear out nature
 - Have a citizen architect review board like a very many communities do
 - Increase setback regulations
 - Pride in possession
 - Owner maintenance and attention to remodels and new construction, continue with current zoning code for SF residential
 - I think Medina can do a better job picking up litter, especially around the school. My daughter and I actually did some of this ourselves when she was younger
 - Keep the trees, limit the new construction of massive structures on smaller lots, make sure monoliths are overly large/tall homes are at a minimum as well
 - Don't let builders cram houses on a lot
 - Stricter codes for new construction
 - Better home design review with city review board
- d. Is there anything else related to high-quality residential character you'd like to share? (36 answered; 27 skipped)
- Medina heights also has a good mix of architecture and street appeal
 - Materials and practices that respect the environment are important too
 - Strict rules about trees and signs and other stuff is dictatorial and doesn't help increase quality of residential character
 - Current red tape discourages homeowners to build anything or even cut down a diseased tree (easier to wait until it's dead)
 - Bulk on a lot should be permissible to the extent that it does not interfere with others sight lines, require setback/privacy trees above a certain bulk but allow square footage
 - Respect

ATTACHMENT G

- Walkways are important, glad to see we are adding them
- No more box houses like the one on the corner of 16th and EPR! Took out so many trees to build that box. The house next to it being built is a good example of how to build unique houses and keep vegetation
- Making it easy for home owners to remove dead trees
- Arterials overviewed by city maintenance
- Raised crosswalks to slow traffic in front of parks and schools
- Raised crosswalks to slow traffic in front of parks and schools
- If you are looking to try to restrict architecture and style of home based on taste that is ridiculous. What I like may not be what others like and to dictate to residents what they can and cannot design a house to look like is going to severely impact everyone's property
- Quality construction, landscaping, distance from street
- Power lines should be underground
- Don't force residents to keep trees they don't want
- Keep the parks and paths well-maintained. Turn Chevron station into a park...
- There are too many oversized homes on small lots. They look bad and certainly impact their neighbors, many of whom have been residents for decades
- What can be done about the 520 lid traffic and overflow parking in the street towards the North point?
- Property rights over emotion
- Proper maintenance of driveways and property for existing homes is also needed
- No
- When the planning commission requires landscape and building maintenance is surprising how the city does not enforce standards like other homeowner groups
- Refrain from subdivision of lots which put houses at the maximum setbacks. Establish city code which allows for enforcement of yard and right of way maintenance
- Non contiguous swimming pools, tennis courts or other concrete monstrosities should not be allowed. High quality residential neighborhoods mean homes with well concealed "extras"
- It is really important to keep distances between houses, having sidewalks, and trees
- Spec builders need to be controlled. Avoid needless tree removal. Great grounds
- No – please continue to monitor the exterior colors allowed
- Tree rules followed
- Landscaping of like character (above)
- No cement sidewalks, natural, gravel, or black top paths or none at all
- SIDEWALKS and STREET LIGHTS on Evergreen Point Road (north of 520)
- No trash cans left on street year after year
- I know you've reminded homeowners – all need to maintain the ROWs that abut their properties
- I think the mutual respect of most people who reside and work here, including our friendly police team show the high quality of our neighborhood!
- The entire lot is taken up by the house, virtually no yard! Do not allow that

- Make sure that foreign investment homes do not sit empty

2. Current Development Projects:

Have too many boxed style houses; there should be more modulation and not just flat walls: (61 answered; 2 skipped)

- a. Absolutely Disagree: 13.11% (8)
- b. Disagree: 1.64% (1)
- c. Neither Agree nor Disagree: 19.67% (12)
- d. Agree: 39.34% (24)**
- e. Absolutely Agree: 26.23% (16)

Are too big; there should be a scaling back of allowable square footage: (63 answered)

- a. Absolutely Disagree: 17.46% (11)
- b. Disagree: 12.70% (8)
- c. Neither Agree nor Disagree: 9.52% (6)
- d. Agree: 31.75% (20)**
- e. Absolutely Agree: 28.57% (18)

Are clearing too many trees and shrubs; there should be more of a natural landscaped buffer between lots: (63 answered)

- a. Absolutely Disagree: 11.11% (7)
- b. Disagree: 7.94% (5)
- c. Neither Agree nor Disagree: 9.52% (6)
- d. Agree: 28.57% (18)
- e. Absolutely Agree: 42.86% (27)**

3. The City should be encouraging more pitched roofs: (61 answered; 2 skipped)

- a. Absolutely Disagree: 9.84% (6)
- b. Disagree: 4.92% (3)
- c. Neither Agree nor Disagree: 26.23% (16)
- d. Agree: 31.15% (19)**
- e. Absolute Agree: 27.87% (17)

4. As far as having something built in Medina, I have

Heard that Medina’s development code is difficult to understand: (60 answered; 3 skipped)

- a. Absolutely Disagree: 5% (3)
- b. Disagree: 1.67% (1)
- c. Neither Agree nor Disagree: 33.33% (20)
- d. Agree: 38.33% (23)**
- e. Absolute Agree: 21.67% (13)

Heard that it is difficult to have exactly what you want built: (60 answered; 3 skipped)

- a. Absolutely Disagree: 3.33% (2)
- b. Disagree: 11.67% (7)
- c. Neither Agree nor Disagree: 46.67% (28)**
- d. Agree: 21.67% (13)
- e. Absolute Agree: 16.67% (10)

Personally experienced that it is difficult to get what you want built: (58 answered; 5 skipped)

- a. Absolutely Disagree: 6.9% (4)
- b. Disagree: 10.34% (6)
- c. Neither Agree nor Disagree: 44.83% (26)**
- d. Agree: 15.52% (9)
- e. Absolute Agree: 22.41% (13)

Not encountered this at all: (58 answered; 5 skipped)

- a. Absolutely Disagree: 17.24% (10)
- b. Disagree: 10.34% (6)
- c. Neither Agree nor Disagree: 44.83% (26)**
- d. Agree: 22.41% (13)
- e. Absolute Agree: 5.17% (3)

5. I would welcome the following next-door to my house (please check as many as you'd like): (53 answered; 10 skipped)

- a. Plane Break: 20.75% (11)
- b. Daylight Plane: 90.57% (48)**
- c. Second Floor Sq. Ft. Reduction: 49.09% (26)

6. One concept that has been discussed is the idea of allowing additional height if there was a constraint placed on form (*this would NOT be applicable in the Medina Heights Overlay).

Would you be okay if your next-door neighbor

Built a house that was taller than the existing maximum height as long as it was farther away from my side yard: (63 answered)

- a. Absolutely Disagree: 50.79% (32)**
- b. Disagree: 25.4% (16)
- c. Neither Agree nor Disagree: 3.17% (2)
- d. Agree: 12.7% (8)
- e. Absolute Agree: 7.94% (5)

Built a house that was taller than the existing maximum height as long as it had a pitched roof: (63 answered)

- a. Absolutely Disagree: 41.27% (26)**
- b. Disagree: 23.81% (15)
- c. Neither Agree nor Disagree: 14.29% (9)
- d. Agree: 11.11% (7)
- e. Absolute Agree: 9.52% (6)

Built a house that was taller than the existing maximum height as long as the second floor had fewer square feet than the first: (63 answered)

- a. Absolutely Disagree: 39.68% (25)**
- b. Disagree: 31.75% (20)
- c. Neither Agree nor Disagree: 14.29% (9)
- d. Agree: 7.94% (5)
- e. Absolute Agree: 6.35% (4)

I don't care what they build as long as I can't see it or it's camouflaged by landscaping: (63 answered)

- a. Absolutely Disagree: 15.87% (10)
- b. Disagree: 30.16% (19)**
- c. Neither Agree nor Disagree: 28.57% (18)
- d. Agree: 15.87% (10)
- e. Absolute Agree: 9.52% (6)

I am absolutely not okay with my neighbor being able to build a taller house than the existing maximum height: (62 answered; 1 skipped)

- a. Absolutely Disagree: 16.13% (10)
- b. Disagree: 6.45% (4)
- c. Neither Agree nor Disagree: 9.68% (6)
- d. Agree: 16.13% (10)
- e. Absolute Agree: 51.61% (32)**

7. A benefit of having a heavily landscaped lot is that it can provide visual and acoustic privacy between neighbors. The City should encourage or incentivize more landscaping around the perimeter of the lots: (63 answered)

- a. Absolutely Disagree: 3.17% (2)
- b. Disagree: 3.17% (2)
- c. Neither Agree nor Disagree: 15.87% (10)
- d. Agree: 31.75% (20)
- e. Absolute Agree: 46.03% (29)**

8. I think some of the things brought up in this survey depend on where the lot is located. For example, additional height would be less impactful on upland lots compared to shoreline lots: (61 answered; 2 skipped)

- a. Absolutely Disagree: 13.11% (8)
- b. Disagree: 31.15% (19)**
- c. Neither Agree nor Disagree: 19.67% (12)
- d. Agree: 24.59% (15)
- e. Absolute Agree: 11.48% (7)

9. How long have you lived in Medina? (63 answered)

- a. 0-1 year: 1.59% (1)
- b. 1-5 years: 4.76% (3)
- c. 5-10 years: 11.11% (7)
- d. 10-20 years: 28.57% (18)
- e. 20+ years: 52.38% (33)**
- f. I don't live in Medina: 1.59% (1)

10. Is there anything else you'd like to share? (45 answered; 18 skipped) be maintained? (46 answered; 17 skipped)

- Tree regulations are bad. It makes it hard to get rid of a diseased tree. Easier to let the disease spread. If a tree is too tall, it should be cut down without a permit. All trees

eventually die and fall over but it's expensive to have yearly inspection and expensive to follow the code. Medina should stop being a busy body strict homeowner's association. Medina is too small to save the planet even if the entire city were converted to a tree plantation.

- Extremely tall trees are a hazard. They should be banned.
- Neighborhood character is fragile and change to code should be made very conservatively if at all
- N/A
- Please stop neighbors and especially developers from planting Leland Cyprus along property lines. They are cheap and grow fast, but quickly become a giant cost and nuisance to neighbors living on the other side. I would encourage you to prohibit the planting of this tree in our neighborhood. Especially along property lines. It seems unreasonable to me that the adjoining neighbor should have to spend thousands of dollars a year to maintain someone else trees when they are growing over the fence. I have personal experience with this problem. Two sides of my lot have Leland Cyprus trees along the property line and we spend thousands of dollars every year to maintain something we didn't plant or want in our yard.
- We need to protect those few reminders of old Medina that are remaining. Water towers, i.e. and other vestiges of early Medina, those can never be replaced and make for extra charm
- I'm concerned about the # of homes sitting empty. If they maintain the yard, it's better, but it's sad. Two at least on my street
- All the questions are situational
- Legacy Trees should be kept or mandate replant on lot
- I don't want to see a design review committee, so while I may not like a "box" type house, others may so I don't want to restrict what it looks like. That being said, a newly built house should not impose on the neighboring houses. Landscape buffers look nice, however in my experience they do not provide noise buffers
- The tree code is still too onerous and requires too many trees on a lot which can reduce access to light. The shoreline code is very restrictive—the previous building manager told me I couldn't put up a kids swing set on my property by the lake, which seems anti-family and children
- At current land-only, real-market value/square foot there is no room for error. Survey data of a property should be no more than 30 days old for a pending listing/sale and be performed by a governing assessor's team...no private surveyors!
- If you intend to put restrictions on the architectural styles of home available in Medina then you are asking for a lawsuit. This is not a CCR community and to impose those upon the residents present and future is absolutely not in line with the property rights of individuals. I should be able to build what I want architecturally as long as my structure follows coverage and height restrictions. If I like Modern, Farmhouse, Craftsman, etc is no business of anyone else's. What is next colors of paint? Grass maintenance? What if I don't like my neighbor's shade of green on his house??? Being "impacted" has to be quantified. You can't because it is emotional, This is purely emotional. I hate the style of Hogwarts on Evergreen Point Road. But I am not going to say the owners can't build it. They have to live there. Not me. They

probably hate my craftsman. So what?? If you want continuity of style by a track house somewhere else.

- I appreciate the time taken to survey the residents on this topic. There are many small communities that have placed restrictions on development in an effort to maintain the unique character of their community. I believe it's important that our city government play a role in maintaining the Medina we all cherish and protect its attributes for future generations. There is a lot of pressure of development in our area and these are not easy fights to fight. I believe you have most of the city on your side.
- Thank you for sending out the survey
- Bury the ugly power lines
- Green, community and low impact homes create a quality place to live. Fenced estates create barriers. Please mitigate for noise and toxic fumes
- Keep/enhance the charm of Medina. Avoid box-like houses and underground utility lines
- Too large of homes are allowed on small lots. Evergreen Point Road is not treated as a residential street like the rest of Medina. It needs protection from speeding and misuse by cyclists and pedestrians. This too impacts quality of life
- Keep the city semi-rural as is current concept I believe
- Is there any chance we could FINALLY bury the power lines? The benefits are obvious—far less destruction of existing beautiful graceful mature trees, far less danger of power outage (and need for generators) and a much more attractive overall appearance
- No emotional laws view and sunlight was the lesson
- Code should encourage custom architectural design
- Required replacement of tree coverage when house structure covers most of lot results in use of borders of tall trees such as pine which are fragile, messy and, as trucks are denuded with branch loss, ugly
- Better management of construction parking. My street has been overrun with construction parking for a remodel for the last 4 months
- Unmaintained existing structure bring down overall neighborhood character and should be addressed
- No
- I am disappointed that major trees can be illegally trimmed or killed to create a view (not preserve) and the city does very little to enforce codes
- It would be nice if the city would enforce view rights
- I really don't like the newly built "monster" houses
- The waterfront properties that plant big trees should not be permitted
- I don't understand questions #5 – Please do NOT allow Leland Cypress hedge plantings
- Paved parking or pebbled parking strips along street should not be allowed. Along 78th Ave NE between 24th and 28th many of these are use for long term parking and commercial cars and trucks which gives the appearance of a parking lot. This is unsightly as well as very unsafe
- No
- Tired of Bellevue allowing mega-mansions that cost millions of dollars, drive up the prices/affordability of homes, and are larger than 2,500 sq. feet. If you want less traffic on

roads, want less homeless and more housed, don't want this to turn into a concrete city and want to retain nature and everything that makes the area amazing and worth living in, please reconsider how many large companies (1000+ employee companies) are being allowed to stack themselves on top of each other in a tiny space where only multimillion dollar houses exist. PLEASE start taking future generations into account!!! Thank you for your time.

- Feel that Medina is being fed half truths about # of family members in a single family swelling and 2) builders building spec homes will chat, lie or steal to maximize sq. ft. on a given zoned lot. This happened to us 25 years ago.
- Wouldn't it be nice now that we are living with COVID tat kids in Medina actually had a yard to play in. Oh, well
- The development code is too restrictive, confusing, and unhelpful to homeowners. It discourages not only building reasonable homes but even the maintenance of shared spaces, including safety-related enhancements in the Right of Way
- Roof being changed. Skirting light pole changed without consulting neighbors
- Thanks for offering this survey. It was interesting to think about buildings in Medina as I completed it. I look forward to learning about the results
- No
- Horrible application of the code interpretation screwed our remodel. Process was a joke then you let Steven Smith Construction build an eyesore across the street from us
- PLEASE do something about yards that are not being maintained! So many more rentals in Medina that are not doing any maintenance. Two homes on my street are like this. Eyesores! Unacceptable. Slum lords.
- Impose a tax on foreign purchased homes for investments
- Not related to building code: I wish the city would address lots that appear un-lived in. Overgrown landscape, dangerous material, etc.

Designing in Medina
Survey Monkey Responses

Wednesday, June 24, 2020 – Monday, July 20, 2020

10 questions; 16 responses

Median time spent: 8m 1s

1. My experience designing something that meets the code in Medina has been:

Easy

- a. **Often: 50% (5)**
- b. Sometimes: 20% (2)
- c. Never: 30% (3)

Slightly annoying, but manageable

- a. **Often: 38.46% (5)**
- b. **Sometimes: 38.46% (5)**
- c. Never: 23.08% (3)

Frustrating

- a. Often: 30.77% (4)
- b. **Sometimes: 46.15% (6)**
- c. Never: 23.03% (3)

Impossible

- a. Often: 9.09% (1)
- b. Sometimes: 9.09% (1)
- c. **Never: 81.82% (9)**

2. Designing in Medina compared to other jurisdictions:

I often hear people say it's more difficult

- a. **Agree: 78.57% (11)**
- b. Disagree: 14.29% (2)
- c. N/A: 7.14% (1)

I've never heard people say that it's more difficult

- a. Agree: 15.38% (2)
- b. **Disagree: 69.23% (9)**
- c. N/A: 15.38% 2

I personally think that it's more challenging

- a. **Agree: 64.29% (9)**
- b. Disagree: 35.71% (5)
- c. N/A

I don't find it any more challenging

- a. **Agree: 50% (6)**
- b. **Disagree: 50% (6)**

c. N/A

I don't think about this

- a. Agree: 0
- b. Disagree: 36.36% (4)
- c. **N/A: 63.64% (7)**

3. The code seems to promote box-style houses

- a. **Agree: 37.50% (6)**
- b. Disagree: 31.25% (5)
- c. Haven't noticed: 31.25% (5)

4. My client wasn't able to get exactly what they wanted because of the code

- a. **Agree: 68.75% (11)**
- b. Disagree: 25% (4)
- c. N/A: 6.25% (1)

5. If your client was unable to get exactly what they wanted because of the code, can you provide an example of what that was:

- Tree code with previous tree consultant. Not Tom Early, he has been exceptional
- Setbacks/lot coverage made house small
- The height limit and original ground process make designing a conventional 2 story house with expected ceiling heights almost impossible
- N/A
- Obscure original grade determination not seen in other jurisdictions and reduced height limit on top of it
- Additional covered deck. Note – we used the height bonus that then limits lot coverage, which covered decks/patios would count against that in most instances would not increase the bulk and mass of the structure
- Second story decks counting toward FAR
- Our client was not able to match the existing roof height when doing an upper floor addition to add a bathroom. This was due to a more stringent application of the original grade determination than when the house was originally built. The result was that we had to do a flat roof on the addition which was not ideal in terms of roof drainage or aesthetics. The code is creating less ideal design solutions.
- Mainly, the height restrictions. 5 more feet would be nice
- The height limit and the front setbacks are unlike any other community
- A small covered deck addition to an existing non-conforming waterfront home (closer to the shoreline and one property line than currently allowed)
- Wanted to drop the garage to be more level with the street but could not because height is measured from grade at every section and not midpoint of average grade like all other cities

6. I have designed something for a client in Medina within the past

- a. **Six months: 33.33% (5)**
- b. Year: 26.67% (4)
- c. **Two years: 33.33% (5)**
- d. Five years: 6.67% (1)

e. I can't even remember: 0%

7. I would be interested in the following:

Additional height if a pitched roof was used by structural coverage was reduced

- a. Definitely not! What are you thinking? 0%
- b. Nope: 18.75% (3)
- c. Meh, I don't have an opinion either way: 25% (4)
- d. This would work: 37.5% (6)**
- e. Absolutely implement something like this! 18.75% (3)

A planting strip along 50% of the rear and side yard setbacks for lots that exceed the maximum lot size requirement

- a. Definitely not! What are you thinking? 6.25% (1)
- b. Nope: 62.5% (10)**
- c. Meh, I don't have an opinion either way: 25% (4)
- d. This would work: 6.25% (1)
- e. Absolutely implement something like this! 6.25% (0)

Daylight Plane

- a. Definitely not! What are you thinking? 13.33% (2)
- b. Nope: 20% (3)
- c. Meh, I don't have an opinion either way: 46.67% (7)**
- d. This would work: 13.33% (2)
- e. Absolutely implement something like this! 6.67% (1)

Plane Break

- a. Definitely not! What are you thinking?
- b. Nope: 20% (3)
- c. Meh, I don't have an opinion either way: 46.67% (7)**
- d. This would work: 13.33% (2)
- e. Absolutely implement something like this! 6.67% (1)

Different height requirements based on the roof form (e.g. 20 ft. for a flat roof and 25 ft. for a pitched roof)

- a. Definitely not! What are you thinking? 6.25% (1)
- b. Nope: 25% (4)
- c. Meh, I don't have an opinion either way: 6.25% (1)
- d. This would work: 25% (4)
- e. Absolutely implement something like this! 37.5% (6)**

8. I have designed the following for clients in Medina (check all that apply)

- a. Additions: 53.33% (8)**
- b. Single-family residences: 66.67% (10)
- c. Shoreline appurtenances (e.g. docks, cabanas): 20% (3)
- d. Landscaping and related features (e.g. pergolas, water features, outdoor kitchens): 26.67% (4)
- e. Other: 13.33% (2)

9. I work primarily as a(n)
- a. **Architect: 62.5% (10)**
 - b. Builder: 18.75% (3)
 - c. Landscape Architect: 6.25% (1)
 - d. Designer: 0
 - e. Other: 12.5% (2)
10. Is there anything else you would like to share:
- The staff does an excellent job answering code related questions and working with clients on projects
 - Staff is friendly
 - The staff is nice
 - Kudos to you for having Stephanie on your staff – she was great to work with, accommodating, communicative, attentive, cordial
 - Codes defining style and limiting creativity should be reviewed. A reasonable height limitation without original grade determination would allow a variety of housing styles and give some freedom roof forms
 - Some kudos to the staff and consultants. I have found them to be very responsive and helpful. I think the ‘original grade’ process is onerous difficult to predict outcomes for clients. If the whole house design has to change because of something that is uncovered during excavation that differs from the initial determination, there are SIGNIFICANT additional cost and delay to a project. Recommendation would be O.G. per Clyde Hill or resort to what most municipalities use for average grade based on existing or proposed (whichever is lower).
 - I have designed in many different municipalities. In a hilly neighborhood, allowing a sloped roof bonus definitely results in more attractive views of roofs below. People who own uphill lots are generally focused on maintaining height limits for fear of blocking views, but within a sloped roof bonus (and with restrictive height limits), boxy flat-roof design solutions will predominate. This creates a condition where uphill lots may have a view, but look out over unattractive flat roofs. Seattle’s sloped roof bonus has done a lot to encourage more attractive roof forms. Also, the calculation of height limit based on lowest original grade is ridiculous and illogical, especially for previously developed parcels (which is all of them at this point). To hold homeowners to a highly variable original grade determination based on unseen underlying geology (which predate any development and disregards the elevation of existing roofs & infrastructure) makes no sense. Both new and existing homeowners are negatively affected. Nothing good is coming from this process.
 - Once you know the process, it’s a nice city to work with
 - The height limit calc method & front yard setbacks are unique & unsuccessful in supporting quality design in fact the height limit drives poor design choices. Why have a restrictive height limit on lots with no potential for any views? Additionally the review timelines are extremely long. My recommendation would be to outsource your permitting to the city of Bellevue completely. Their system is efficient and predictable. You could have your own specific planning requirements but you could eliminate nearly the entire permitting department and streamline the process for better quality results. Owners would be able to spend more of their budgets on improving their homes instead of the soft costs associated with a protracted permitting process.

- These questions seem to be geared toward pushing the city in a more suburban direction that limits development. That's unfortunate given Medina's proximity to the city's major employment centers. There seems to be no effort on the part of the city to take on its share of density and change that is necessary to make our region sustainable.
- I found working with the City building department folks was delightful, they were very helpful!
- Make permit process online and simple. Way too much paperwork and can't check status unless emailing all reviewers, and not even sure who reviewers are. It would be nice to be given all reviewers needed, reviewer name, and status of each.