CITY OF MEDINA

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MEMORANDUM

DATE: March 25, 2025

TO: Medina Planning Commission

FROM: SCJ Alliance, Middle Housing Consultant and Jonathan G. Kesler, AICP, Planning Manager

RE: Review of Middle Housing Survey Results

Community Engagement Summary

As the Planning Commission is aware, community engagement was an important component of the middle housing project. On June 10, 2024, the City Council adopted a Public Engagement Plan (PEP) via Resolution 444. This plan was utilized as a guiding document by City Staff and SCJ Alliance after they were brought on board.

SCJ Alliance prepared a plan for carrying out the objectives of the PEP. When materials were ready to be shared with the public, a robust community engagement effort began in earnest to solicit feedback about the middle housing updates from members of the Medina community.

In addition to providing materials for posting on the City website, and producing postcards, flyers and other materials for peer-to-peer engagement, two community forums were held in January 2025. The purpose of the forums was to share information with the public, allow for Q&A, and to encourage participation in a community survey.

Middle Housing Survey Results

The Medina Middle Housing Survey ended on Friday, February 14, 2025. At the conclusion of the survey, **199 responses** were received online. The completion rate was 72.4%, with 144 surveys fully completed and 55 partially completed. Four paper surveys were completed and submitted to City staff.

The survey consisted of 24 questions and was designed to provide information to the public about middle housing and also allow for feedback on several topics. One goal of the City Council was to ensure that the community had the opportunity to share their ideas, concerns and general feedback regarding not only middle housing, but others of concern for Medina.

The survey results dated February 18, 2025 are attached as **Exhibit 1**. The document is 111 pages in length and contains various graphs and charts and also contains a great number of responses to open-ended questions. A summary of it follows.

Medina Middle Housing
Community Survey Results

Question #1: Out of 195 respondents, 21% reported that they were very familiar with the with the term "middle housing", 48.7% reported that they were somewhat familiar, 16.4% indicated they were not sure, and 13.8% reported that they were not at all familiar. Four (4) respondents skipped this question.

Question #2: When respondents were asked if they knew what housing types were included in middle housing, 61.9% of respondents (120 individuals) reported that "yes" they knew of the possible housing types this would entail. 18.6% responded with a "maybe", and 19.6% said "no". Five (5) survey respondents skipped this question.

Question #3: This was an open-ended question allowing for a narrative response when asking respondents about their initial reactions to the information that Medina must begin allowing for middle housing. The responses from the community members are found on pages 7 through 19 of the attached survey results. The answers are extensive, and it is recommended that the responses are read verbatim.   However, for a generalization of the responses an AI summary of the information identified the following key themes:

1. **Traffic and Infrastructure Concerns:**
   o Many residents express concerns about increased traffic and the strain on Medina's infrastructure, which was designed for low-density single-family homes. Increased density could exacerbate traffic congestion and cause parking challenges, particularly with limited space on the streets. Some worry about the potential need for costly upgrades to roads and utilities to accommodate higher density.

2. **Property Value and Aesthetic Concerns:**
   o There is concern that introducing middle housing will negatively impact property values, especially as it may alter the character of predominantly single-family neighborhoods. While some suggest that middle housing might increase land values, others believe it could reduce the desirability of single-family homes, which might lead to higher property taxes and a loss of exclusivity. Aesthetic concerns are also mentioned, with some residents worried about the disruption to the visual harmony and charm of Medina.

3. **Preservation of Community Character:**
   o Many residents value Medina's current serene, low-density environment and are apprehensive about the potential loss of this character with increased density. Some see middle housing as inconsistent with the community's identity and fear it will change the quiet, small-town feel they cherish.

4. **Concerns About Affordability:**
   - ○ Some respondents express skepticism about whether middle housing will achieve its goal of creating affordable housing. With high costs in the area, it's unclear whether these units will truly be affordable for middle-income families or will be priced out of reach, ultimately benefiting developers and raising property values rather than addressing housing affordability.

5. **Mixed Reactions to Legislation:**
   - ○ While some residents acknowledge the need for more housing and support the state's efforts to address the housing shortage, others are strongly against the mandate, feeling that local planning should have more influence. A few residents are open to middle housing in principle but express concerns about how it's implemented, particularly regarding the scale of development, height, and setbacks to maintain the neighborhood's character.

6. **Community Input and Solutions:**
   - ○ Some residents propose the creation of a focus group to address the potential impacts of middle housing. They suggest that Medina collaborate with neighboring areas like Yarrow Point and Clyde Hill to establish design guidelines and other measures to mitigate concerns like noise, parking, and safety.

7. **Polarized Opinions:**
   - ○ The responses vary widely from strong opposition, with some describing the legislation as an infringement on local rights and others calling it an "un-democratic" imposition, to more moderate views that express openness to carefully planned changes that respect the community's values.

Overall, there is a mix of support and strong resistance to the idea of middle housing in Medina. Many residents are primarily concerned with preserving the character of their community, maintaining low-density living, and mitigating the potential negative impacts on property values and infrastructure.

Question #4: With this question, respondents were asked to rate their level of concern over the impacts of middle housing legislation to Medina. The responses are found on page 21 of the survey, but in general there were varying levels of concern over each topic provided as a possible response. The topics that were rated included property values, lighting, noise, parking, traffic, tree preservation, and safety.

Question #5: This question allowed respondents to specify other concerns not included in the ranking for question #4. Please refer to pages 22 through 26 for the full results. The AI generated summary of the results noted a broad range of concerns from residents about the potential impacts of increased development and

density in their neighborhood. Main themes from the responses were identified as follows:

1. Neighborhood Character & Aesthetics
2. Privacy & Overcrowding
3. Infrastructure Strain
4. Property Values & Affordability
5. Traffic & Noise
6. Community & Social Impact
7. Development Process & Governance
8. Environmental & Utility Concerns
9. Miscellaneous Concerns

Overall, the responses suggest a strong desire to maintain the neighborhood's character, manage growth in a way that doesn't overwhelm infrastructure, and protect residents' quality of life.

Question #6: This question asked the respondents what thoughts or concerns would arise if a neighbor were to redevelop for middle housing or add ADU's. Narrative responses are found on pages 28 through 38. The AI generated summary of the key themes is as follows:

1. **Traffic and Parking Issues**: Many respondents are worried about increased traffic congestion, limited parking availability, and safety concerns due to more vehicles on streets not designed for high traffic volumes. Overflow parking on streets and strain on local infrastructure were also common concerns.
2. **Impact on Property Values**: A recurring concern is the potential decrease in property values, especially in single-family neighborhoods. Some believe the character of the neighborhood would be negatively affected by increased density, while others fear the market might become less desirable.
3. **Loss of Privacy and Neighborhood Character**: Several people expressed concerns about decreased privacy, particularly with new buildings being too close to existing homes. There's also worry that the neighborhood's peaceful, low-density character would be compromised, making it more urban and less residential.
4. **Noise and Safety**: Increased noise from construction, additional families, and potentially disruptive renters (e.g., short-term rentals like Airbnbs) is a significant issue. Concerns about safety, especially related to increased crime and lack of oversight, were also mentioned.
5. **Aesthetic and Environmental Concerns**: Respondents are worried about the visual impact of new housing, including the destruction of trees and the loss of the area's natural beauty. They also expressed concern about the architectural fit of new units within the existing neighborhood.
6. **Setbacks, Building Codes, and Regulations**: There's a strong desire for clear building regulations to preserve setbacks, lot coverage, and the overall

integrity of the neighborhood. Some respondents emphasized the importance of enforcing building codes to maintain the area's quality and avoid undesirable structures.

7. **Impact on Community**: Many residents value the sense of community and fear that increased density would erode neighborhood bonds. Some expressed concerns about transient renters, especially short-term renters, undermining the neighborhood's stability.

Overall, the responses reflect a deep concern about the impacts of middle housing on Medina's residential character, privacy, safety, and property values, with a particular focus on preserving the tranquility and aesthetics of the neighborhood.

Question #7: This was a question related to the effects of the parking requirements for middle housing. Narrative responses are found on pages 39 through 48. The AI generated summary notes that the survey responses largely express concerns about parking, particularly related to the potential for increased congestion and the impact on neighborhood aesthetics and safety. Identified key themes are as follows:

1. **Increased Traffic and Parking**: Many respondents are worried that more cars will be parked on the streets, leading to overcrowded and unsafe conditions. Streets are already narrow or have limited parking, and adding additional units could exacerbate these issues. Concerns about congestion, especially in residential areas, are common.

2. **Safety Concerns**: Several respondents are concerned about the safety implications of more cars on the streets, including traffic hazards, difficulty navigating narrow streets, and potential issues with emergency vehicles being unable to pass.

3. **Negative Impact on Neighborhood Character**: Many feel that increased parking on the streets could change the quiet, residential character of the neighborhood. The idea of streets being lined with cars, RVs, or other vehicles is seen as detrimental to the neighborhood's charm and appeal.

4. **Environmental and Drainage Issues**: Some responses highlight concerns about environmental impacts, such as increased hard surfaces that could exacerbate drainage problems. The lack of adequate stormwater drainage is mentioned as a potential consequence of increased parking space requirements.

5. **Regulation and Enforcement**: There are also concerns about how parking regulations will be enforced, particularly regarding on-street parking and whether exceptions will be made for developers. Some respondents want stricter enforcement to maintain a balance of parking availability and neighborhood safety.

6. **Support for Off-Street Parking**: Many respondents emphasize the importance of requiring adequate off-street parking for new developments, particularly ADUs (Accessory Dwelling Units). The suggestion of enforcing a minimum number of parking spots per unit is a recurring theme.

7. **Uncertainty About the Future**: Some respondents are uncertain or confused about how changes in parking regulations will be implemented, and whether new housing types will lead to enough parking spaces to accommodate all residents.

In summary, while there is some support for additional housing, a significant portion of respondents are concerned about the impact on parking, traffic flow, safety, and the overall character of their neighborhoods. Many advocate for strong regulations, off-street parking requirements, and effective enforcement to mitigate these concerns.

Question #8: This question asked about support for adopting design guidelines for all housing in Medina. Out of the 150 responses received, 33.3% were in strong support, 22.7% slightly supported this, and 14.7% were neutral on the topic. 8.7% were slightly opposed, while 20.7% were strongly opposed to adopting residential design guidelines.

Question #9: This question asked respondents if the City should use middle housing to achieve the State mandated affordability requirements. 60.7% of respondents said no, 19.3% responded with a yes, and 20% were neutral (see pg. 52).

Question #10: As an information question, it was explained that the City will need to update its zoning in order to meet regionally allocated affordability targets. When asked to rank the possible options the answers from 141 respondents ranked highest to lowest as follows (see page 54):
    1 – Multifamily Zoning
    2 – Middle housing with additional subsidies
    3 – Other
    4 – Tiny homes community

Question #11 asked for other ideas on how Medina can meet its affordable housing targets. respondents gave written responses which can be found on pages 55 through 59. The responses to the survey question reflect a variety of opinions and suggestions, with the AI generated summary as follows:

1. **Support for Cohesive Development**: Some respondents suggest creating more cohesive, intentional designs with multiple homes built together, such as duplexes or cottages, to integrate affordable housing into the community in a way that fits in better. Others suggest focusing on tiny home communities or cottage-style developments aimed at low-income seniors or city employees.
2. **Expansion of Housing Options**: Ideas like converting existing homes into duplexes, allowing for small condo buildings in designated areas, or building housing on public or underused land (e.g., Medina Chevron or other sites) were mentioned.
3. **Opposition to Affordable Housing in Medina**: A number of respondents strongly oppose the concept, arguing that Medina's high land values make

affordable housing unfeasible, and that adding more housing would lead to a loss of the city's character. Many of these responses suggest pushing back against state mandates, with some even advocating for lawsuits or ignoring the requirements.

4. **Support for ADUs**: There is notable support for allowing Accessory Dwelling Units (ADUs), with calls to prioritize them over other types of multi-unit developments like townhouses and duplexes. However, many emphasize that strict regulations on utilities and design should be enforced.

5. **Concerns About Land Availability**: Several people question the feasibility of building affordable housing due to Medina's limited land, suggesting that repurposing existing spaces (such as vacant properties or commercial areas) could be an option.

6. **Economic and Tax Considerations**: Responses also mention the need to lower property taxes, cap realtor fees, or offer financial incentives to make housing more affordable. There is a sense that without subsidies or significant changes to economic structures, achieving affordable housing in Medina will be very difficult.

7. **Community Education and Mindset Shifts**: A few responses stress the importance of educating residents about the challenges of housing affordability, suggesting a shift in mindset is needed to understand the needs of low-income families, teachers, and other essential workers.

In summary, while some propose solutions such as ADUs, tiny homes, or specific affordable housing developments, a significant portion of respondents are opposed to the idea, seeing it as incompatible with Medina's character and land values. Others call for legal challenges or simply rejecting state mandates.

Question #12 asked respondents for areas in the city that would be most acceptable for zoning changes to allow more opportunities for affordable housing. Responses are found on pages 60 through 66. The AI generated summary of suggestions is as follows:

1. **Near SR 520 and Major Roads**: Several responses suggest areas along or near SR 520, such as:
   o Medina Circle (84th Ave/520) for easy access to transit and minimal impact on existing neighborhoods.
   o The stretch from NE 24th to 520, especially between Evergreen Point Rd and 84th Ave.
   o Near the 520 bus station or police station.
   o North of 24th St, south of 520, and near Bellevue Christian School.
   o Near major arteries such as 84th Ave, 12th Street, or around Medina Park for transit access.
2. **Commercial or Underused Areas**: Some responses suggest repurposing commercial or less-developed spaces, including:
   o Medina Chevron and the gas station area.
   o The Medina Nursery or Wells Medina Nursery.

    o The former middle school site or areas near the golf course.
3. **North or East of Medina**: Areas further from the city center, such as:
    o The northern or eastern edges of the city, including NE 28th, NE 10th, or near the Overlake Golf Course.
    o Specific areas like north of 24th and around Medina Heights or along Evergreen Point Rd.
    o Southeast corners of Medina and near Fairweather Park.
4. **Other Locations**:
    o Near schools like Bellevue Christian or Medina Elementary.
    o Possible repurposing of vacant or large lots, such as Bellevue Christian School or parts of the golf course.
    o Areas close to existing condo units or parks, where infrastructure may already be in place.
5. **Opposition to Affordable Housing**: Some responses firmly reject the idea of affordable housing in Medina, suggesting it would disrupt the city's character or be too costly. Others suggest no suitable location exists, especially given the high land values.
6. **General Recommendations**: Many suggest focusing on locations with easy access to transportation, while avoiding impact on existing residential areas. Others recommend considering larger or underused lots for potential developments.

In summary, the most common recommendations point to areas near SR 520, Medina Circle, and the golf course, while several emphasize the importance of minimizing impact on established neighborhoods. Many respondents also suggest exploring repurposing commercial spaces, though there's significant opposition to adding affordable housing in the area.

Question #13: With this question, respondents were asked for ideas on how to address the eventual impacts to parking and/or traffic resulting from increased number of vehicles on local streets. The responses are on pages 67 through 73.

Question #14 asked about strategies for reducing traffic stress to preserve safe streets. The most support went toward utilizing traffic calming measures at 63.4%, with 35.9% of respondents supportive of increasing the active transportation network, and 31.3% in support of promoting or expanding public transportation. 32.1% responded with "other". The ideas provided for the "other" category are found on pages 75 through 77.

Question #15 provides a list of potential actions the city could take to address possible changes in traffic patterns created by middle housing. Responses are provided in two forms, with the graph on page 78, and a list format on page 79. Around 50% of the respondents indicated their support for protected walkways, speed bumps, and wider walkways. Refer to the survey results for the remainder of the responses.

Question #16 asked what concerns respondents had about traffic calming measures, active transportation or public transit in Medina. Results are found on pages 81 through 85. Key points generated by AI include:

1. **Public Transportation**:
   o Many residents oppose expanding public transit in Medina, fearing it could increase crime, disrupt the neighborhood's character, and contribute to overcrowding. Some also believe there are insufficient parking areas for buses and other transit options.
   o A number of respondents specifically want to limit public transit routes to certain streets (e.g., 84th Ave) and express concerns about potential public transit stops causing unwanted activity or attracting non-residents.

2. **Traffic Calming Measures**:
   o Several residents are opposed to traffic calming measures like speed bumps, roundabouts, and narrow streets, citing concerns about noise, damage to vehicles, and difficulty for drivers, especially elderly individuals or those with low cars.
   o Speed bumps were particularly mentioned as being noisy and ineffective, with some feeling they are more of a nuisance than a solution to speeding.
   o Residents also highlighted the negative impact of these measures on driving experience, with many fearing they will make driving less enjoyable.

3. **Bicycles and Pedestrian Safety**:
   o Bicycle traffic, especially along certain roads like Evergreen Point Road, was mentioned as a concern due to cyclists not following road safety rules and riding too fast or inappropriately.
   o Some respondents expressed a desire to address cyclist behavior through measures like enforcing stop signs or potentially adding dedicated bike paths.

4. **Traffic Congestion and School-related Issues**:
   o There were concerns about traffic congestion around schools, particularly during pickup and drop-off times, which some believe could worsen with an increase in housing or population. Suggestions included the use of police officers to manage traffic during peak times and the consideration of one-way streets to alleviate congestion.

5. **Road Safety and Enforcement**:
   o Many residents advocated for stronger enforcement of existing traffic laws, including speed limits and aggressive driving. They suggested using speed cameras, increasing police presence, and issuing fines to ensure compliance and improve safety.
   o Some felt that aggressive driving, particularly by non-residents passing through Medina, is a significant safety concern.

6. **Construction Traffic**:
   o Residents are concerned about construction traffic, particularly large vehicles, and its compatibility with Medina's narrow roads. Some

proposed limiting construction traffic to main arteries to reduce congestion and prevent damage to the roads.

7. **General Opposition to Traffic Measures**:
   - Some residents expressed a belief that traffic calming measures, in general, would not be effective in reducing congestion or improving safety, particularly if they are aimed at reducing vehicle density. There was skepticism that such measures would work as intended and concerns about them potentially making problems worse.

8. **Support for Certain Measures**:
   - While many were opposed to specific traffic calming measures, a few residents supported ideas such as road bumps to reduce speed and enhance safety for pedestrians and children. However, they also acknowledged that these measures could cause issues for low cars and might not be the perfect solution for all residents.

In summary, there is a strong preference for maintaining the current character of Medina, with some residents expressing opposition to increased public transit, traffic calming measures, and any changes that could make driving or parking more difficult. There's also significant concern about the impact of non-resident drivers, especially those passing through Medina, on traffic congestion and safety.

Question #17 asked respondents to provide locations where the City should focus efforts on safer streets. The responses are found on pages 86 through 91, with the following key takeaways:

1. **Major Streets and Arteries**:
   - **Evergreen Point Road**: Frequently mentioned for better lighting, sidewalks, speed control, and narrowing to improve safety.
   - **24th Street**: Areas along 24th, including intersections with 84th Ave and 12th Street, need more visibility, crosswalk improvements, and speed control.
   - **84th Avenue**: Several mentions of speeding issues, especially near the Chevron and St. Thomas areas, with suggestions for improved traffic control measures like speed bumps, cameras, and roundabouts.
   - **12th Street**: There are calls for wider sidewalks, traffic calming, and better management of school traffic around Medina Elementary and St. Thomas.

2. **School Zones**:
   - **Medina Elementary and St. Thomas**: Several responses point to the need for better traffic management, such as speed bumps, clearer crosswalks, and police presence, especially during school drop-offs and pick-ups.
   - **Speed and Traffic Control**: Focus on controlling traffic speeds and adding measures like speed bumps and more visible crosswalks near schools, such as at the 5-way stop by St. Thomas.

3. **Traffic Intersections**:
   - **Intersections of 84th & 12th** and **24th & 84th**: These are considered hazardous, especially during school rush hours, with suggestions for traffic signals or roundabouts to improve flow and reduce accidents.
   - **NE 16th and NE 18th**: There are recommendations for buffering sidewalks from fast traffic near the country club, as well as warning signs for pedestrians.
4. **Sidewalks and Lighting**:
   - Many responses highlight the need for more sidewalks, especially along **Overlake Drive East** and smaller side streets that are lacking infrastructure for pedestrians.
   - Improved **street lighting**, especially along **Evergreen Point Road** and near schools, was also a key concern.
5. **General Safety Concerns**:
   - Increased traffic due to potential development is a common worry, with respondents suggesting that solutions focus on minimizing congestion, speeding, and ensuring safer environments for walkers, bikers, and drivers.
   - Some also call for **police patrols** or enforcement of traffic rules to ensure safer streets.
6. **Opposition to Middle Housing**:
   - Some responses oppose the introduction of Middle Housing, citing concerns over increased traffic and safety issues. Suggestions include addressing safety proactively before implementing new housing developments.

In conclusion, the focus for safer streets is primarily on major roads (Evergreen Point Rd, 24th, 84th), school zones, and improving infrastructure for pedestrians, such as sidewalks and lighting. There are also strong calls for better traffic control, speed management, and improvements to key intersections, especially those around schools.

Question #18: Respondents were asked if they or their family would consider building an ADU, duplex or other middle housing on their lot. Out of the 148 responses received, 92 respondents (or 62.2%) stated "no", 33 respondents (or 22.3%) responded with "maybe" and 23 respondents (or 15.5%) stated "yes".

Question #19: This question was a follow-up response to the previous question (#18). Of the 23 respondents who reported yes, 17 were most interested in building an ADU, 4 respondents indicated an interest in cottage housing, 1 (one) responded favorably towards stacked flats and 1 (one) towards a duplex. There were no favorable responses towards courtyard apartments.

Question #20: This was another follow-up response to question #18. Of the 33 respondents who reported "maybe" to building middle housing, 22 reported that they would be most interested in developing ADU's, 9 responded with interest in cottage

housing, and 2 responded with an interest in duplexes. There was no interest in courtyard apartments or stacked flats.

Question #21: For those that responded with a "no" to question #18, the reasons for their selection can be found on pages 98 through 102. A summary of the reasons for the "no" response, as generated by AI is as follows:

1. **Space and Lot Size**:
   - Many residents feel their lots are too small to accommodate additional housing (e.g., ADUs or middle housing). Some also state that their lot is already fully developed or does not have enough space for expansion.
   - Some homes are already near or at the maximum allowable building limits for their lot, making it difficult to add more structures.
2. **Desire for Privacy and Quiet**:
   - A key concern is maintaining privacy and the quiet, low-density nature of their neighborhood. Many feel that adding extra housing would create noise, reduce privacy, and negatively affect the neighborhood's peaceful atmosphere.
   - Residents often highlight the importance of keeping large yards for personal use, kids, and pets, and worry that new housing would disrupt this.
3. **Community Character**:
   - Many residents value the single-family, suburban character of Medina and do not want to see it changed. They believe that adding more housing would degrade the community's appeal, alter its aesthetics, and reduce its charm.
   - Some feel that the density increase would make Medina feel more like a city, which they are trying to avoid by living there.
4. **Tree Preservation and Vegetation**:
   - Several residents are concerned that adding housing would lead to the loss of trees and other valuable vegetation, which contribute to Medina's beauty and quality of life.
5. **Landlord Concerns**:
   - Many do not want the responsibility of becoming a landlord, managing tenants, or dealing with potential issues related to renters. Some simply do not want strangers living on their property.
6. **Economic Concerns**:
   - A number of people believe that ADUs and middle housing wouldn't truly address affordability issues, as they see the increase in density as more of a financial opportunity for real estate speculators rather than a solution for affordable housing.
7. **Construction and Disruption**:
   - The potential construction disruption, including the loss of gardens or the change in property flow, is a deterrent for many. Additionally, some

feel that the construction process isn't worth the trouble or expense, especially when they already have an ADU or don't need one.

8. **General Opposition to Density**:
    o Many oppose any increase in housing density, believing that it contradicts the reason they moved to Medina in the first place—low-density, quiet living. Some simply don't see a need for more housing on their property.

9. **Impact on Property Value**:
    o Some worry that adding an ADU or middle housing would devalue their property and change the aesthetic appeal of their home and yard.

10. **Cultural and Lifestyle Concerns**:
    o A few residents expressed that adding more housing would bring unwanted changes to their lifestyle, including more noise, people, and cars. They emphasized a desire to preserve the character of their neighborhood and maintain the current quality of life.

In summary, the primary concerns are space limitations, privacy, maintaining Medina's character and low-density lifestyle, reluctance to become landlords, and fears about potential disruptions to the neighborhood's aesthetics and environment. Many residents feel that Medina should remain as it is, without the introduction of more housing.

Question #22: The survey also asked respondents which method they most likely engage with to provide feedback to the City. Online surveys were the highest ranked method at 89.6%, followed by 55.6% in favor of town hall/forums, 37.5% were in favor of focus group discussions, 28.5% in favor of commenting at public meetings and 7.9% responded with "other". The "other" responses are found on page 104.

Question #23: Respondents were asked how they want to receive information and updates about changes in the City. 90.2% responded that email was the preferred option, 39.9% utilize the City website, 37.8% reported that mailers worked well, 21.7% engage with social media and 7% preferred phone contact. One (1) other respondent preferred text messaging.

Question #24: With this question respondents were asked if there were any other matters they would like the City to know about. Narrative responses are provided on pages 107 through 111. The summary of results generated by AI are as follows:

1. **Impact of Housing Legislation and Density**:
    o There is significant opposition to the state-mandated increase in housing density, particularly "middle housing." Many residents fear it will negatively impact the character of Medina, turning it from a quiet, residential community into a more urbanized area.
    o Concerns about the enforcement of building codes, including variances, and the potential for profit-driven, substandard construction that compromises neighborhood aesthetics and safety.

- o Residents feel that the city's unique, rural atmosphere, including the preservation of greenery and trees, should be protected and not sacrificed for higher density housing.

2. **Concerns About Builders and Construction**:
   - o Strict oversight of contractors and builders is a recurring issue, especially regarding compliance with tree protection regulations and ensuring that large, beautiful trees are not lost due to non-compliance.
   - o Several residents expressed frustration with the permitting process, citing that it is cumbersome, inconsistent, and unnecessarily expensive. There is also concern about construction noise, particularly on weekends and early mornings.

3. **Tree Protection**:
   - o Several responses emphasized the importance of protecting Medina's trees. Many are concerned about the loss of tree canopy and want updated tree protection codes to prevent further deforestation.

4. **Public Safety and Infrastructure**:
   - o Public safety is a major concern, especially regarding aggressive driving, speeding, and parking issues, such as blocking lawful street parking. Residents also expressed concerns over the impact of new developments on the safety of the community, particularly in terms of traffic and pedestrian safety.
   - o There are concerns about the adequacy of Medina's infrastructure (e.g., roads, utilities) to handle increased density or multi-family housing.

5. **ADU and Housing Flexibility**:
   - o Several residents expressed support for allowing Accessory Dwelling Units (ADUs) and the ability to convert existing utility buildings into ADUs, as long as they are done in a way that preserves the community's character.

6. **Public Meetings and Engagement**:
   - o Some residents suggested that public meetings and hearings be made more accessible by providing virtual options like Zoom to increase community involvement and engagement.

7. **Noise and Lighting Issues**:
   - o Issues with excessive backyard lighting affecting neighborhood character and residents' sleep patterns were raised. Residents also pointed out that street lighting is insufficient in certain areas, making it a safety concern.

8. **Short-Term Rentals**:
   - o There were concerns about the impact of short-term rentals like Airbnbs on the community, particularly with respect to the potential for disrupting the neighborhood's stability and increasing traffic.

9. **General Opposition to Change**:
   - o Many residents expressed a strong desire to keep Medina a single-family, low-density community and resist state-imposed mandates that

they feel would negatively alter the city's character. Some suggested joining with neighboring cities in legal action against such mandates.

Overall, residents want to preserve the quiet, suburban character of Medina, protect its trees, and ensure that any new housing development maintains high standards while considering the impact on infrastructure, public safety, and the community's overall aesthetic.

While the AI generated responses are a useful summary, it is helpful to review the verbatim responses provided by the many community members who took the time to respond to this survey. It is likely that City Council will be interested in using the feedback to inform policy decisions for not only the middle housing project, but also for other community concerns identified by community members.

Exhibits:
- Exhibit 1 – Online Survey Results, generated February 18, 2025