



Development Impacts Project

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Agenda

01 What is the Problem?

02 Real Medina Examples

03 Thematic Approaches to Solution

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What is the Problem?

- Increasing trend of **massive, proximal homes** causing **impacts** to neighboring Medina residents
- Previously referred to as “bulk,” has been a contemplated manner to resolve for 20 years

Impacts to Neighbors:

- Reduced privacy (homes close to shared property lines, upper floors “looming” over outdoor living spaces or peering into interior spaces)
- Reduced property enjoyment
- Increased noise and light (considerable glazing, noisy nearby outdoor spaces)



Impacts to Developing Property Owners:

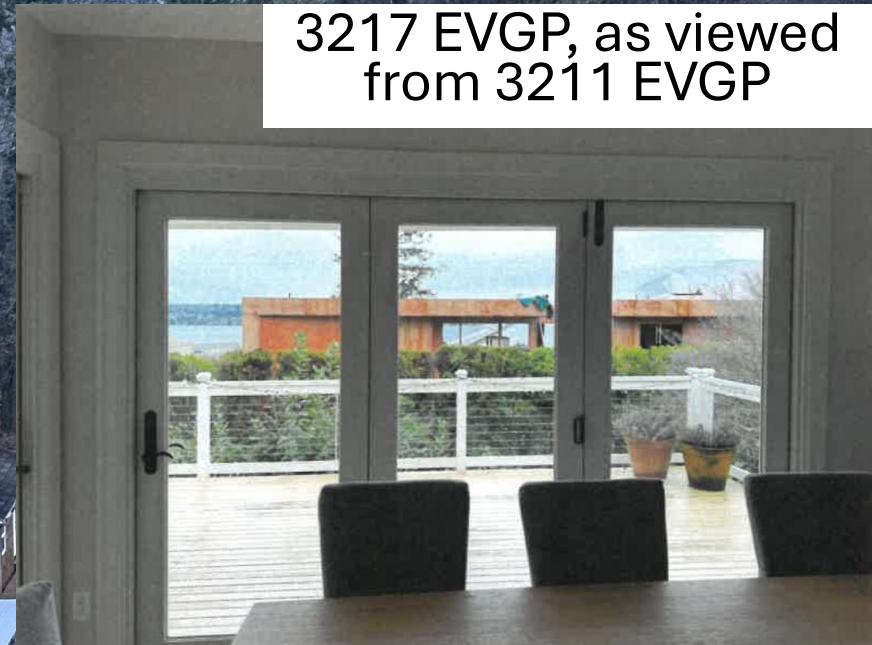
- Decreased buildability = loss in property value
- Decreased buildability = harder to build denser housing (state priority)

Real Medina Examples...

3217 EVGP



3217 EVGP, as viewed from 3211 EVGP





3263 EVGP, as viewed from
3257 EVGP





3263 EVGP, as viewed from
3257 EVGP

7816 NE 12th Street

2022

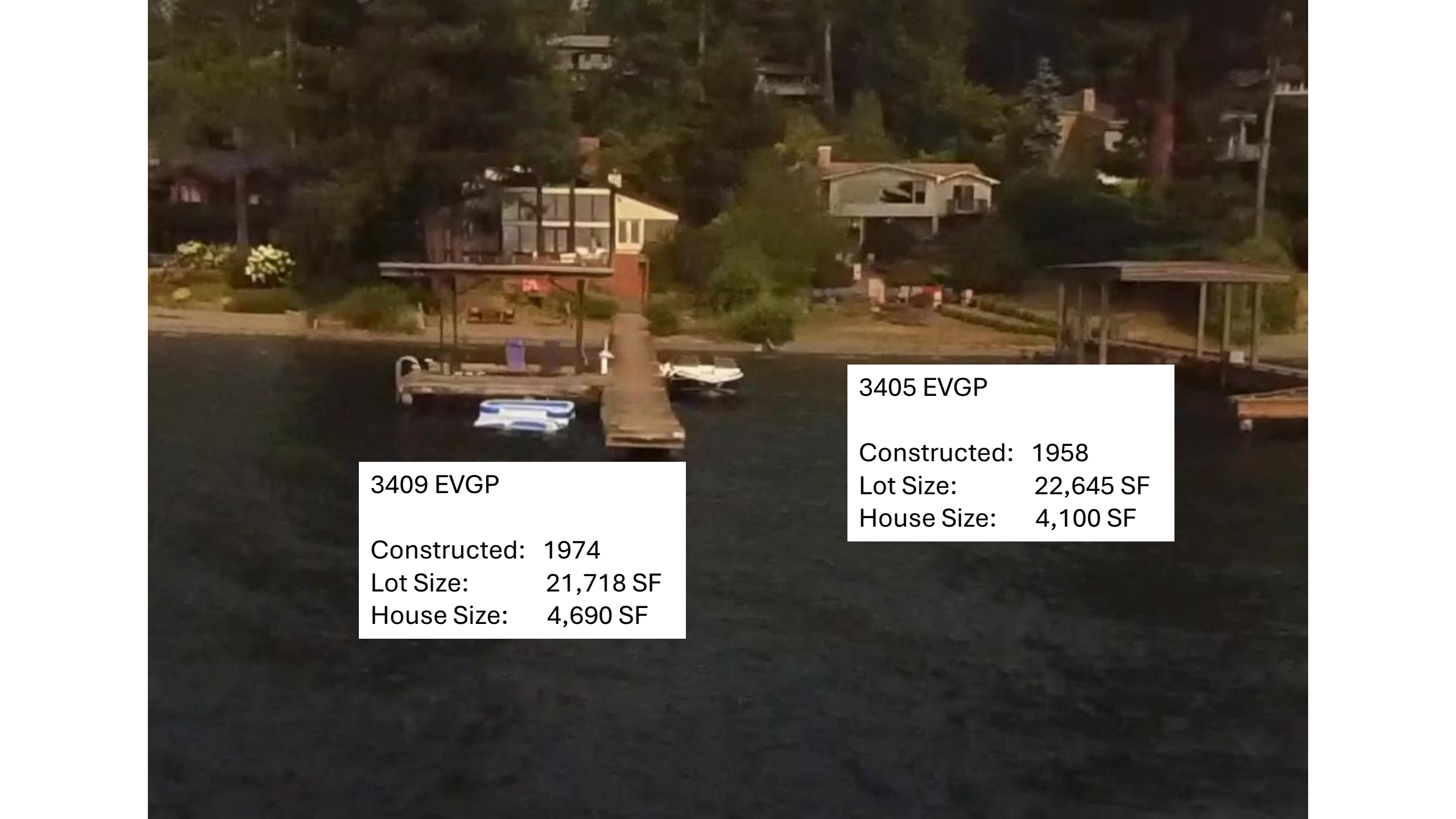


2025



7816 NE 12th Street



A photograph of a lakefront property. In the foreground, a wooden dock extends into the dark water, with a blue and white inflatable boat tied to it. A concrete walkway leads from the dock to a house on the shore. The house has a prominent chimney and a porch. To the right, another house is visible, partially obscured by trees. The background is filled with dense green trees and more houses on a hillside.

3409 EVGP

Constructed: 1974
Lot Size: 21,718 SF
House Size: 4,690 SF

3405 EVGP

Constructed: 1958
Lot Size: 22,645 SF
House Size: 4,100 SF

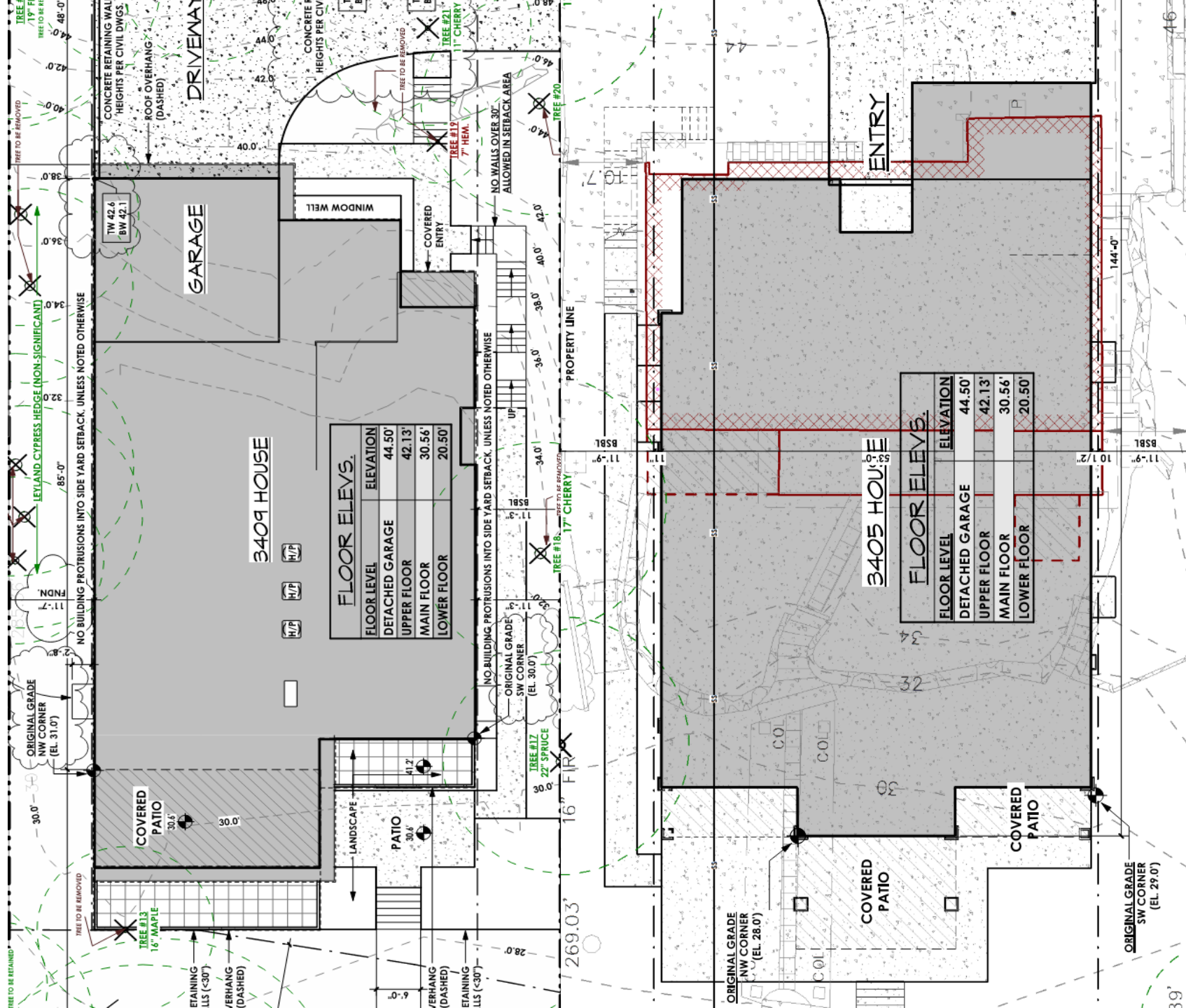
3409 EVGP

-9,698 SF
(0.47 FAR)

-Built to 11'-3"
side setback

-Built to
maximum
21% structural
cov. + 2%
bonus

-Built to
maximum
height allowed
of 25'



3405 EVGP

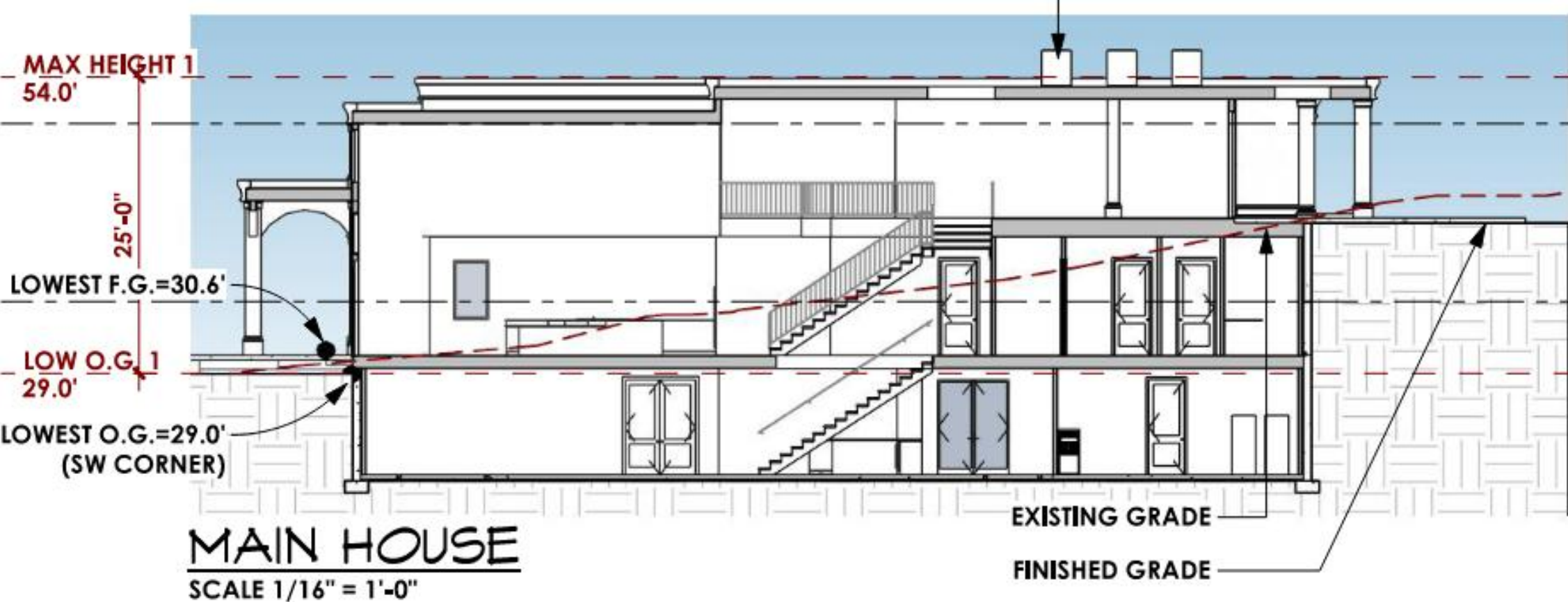
-10,385 SF
(0.46 FAR)

-Built to 11'-9"
side setback

-Built to
maximum
21% structural
cov. + 2%
bonus

-Built to
maximum
height allowed
of 25'

3405 EVGP (still in review, not approved)



Policy Framework

Development Impacts Project implements the goals, policies, and priorities of the City

Land Use and Housing Policies:

- **H-P1:** “Ensure new development is consistent with citywide goals and policies, including but not limited to sustainable site standards, landscaping and tree retention requirements, and diversity of housing options all while maintaining a quiet, safe, and livable city.”
- **LU-G1:** “To maintain Medina’s high-quality residential setting and character, while considering create housing solutions to accommodate community members of all socioeconomic groups.”
- **LU-G3:** “To maintain active community involvement and equitable engagement in land use policy and regulation.”

Council Priorities:

- **2:** Quality Infrastructure
- **3:** Efficient and Effective Government
- **4:** Public Safety and Health
- **5:** Neighborhood Character and Community Building

Staff Recommendation

Accept staff's recommendation to direct the Planning Commission to study each presented zoning reform opportunity for its efficacy in satisfying the goals of the Development Impacts Project and prepare a recommendation for Council's adoption.

Planning Commission Process:

- **Iterative workshopping with Planner** to study each Approach to Solution and quantify impacts
- Design **panel workshops** to interact with Planning Commission
 - Panels to include: 1) affected property owners; 2) architects/developers
- Host **Open House** to engage the general public
- Collaborate with **Development Services Committee**
- Present Planning Commission recommendation to Council for considered adoption

Next Steps

Questions or ideas from Council?

Recommended Motion:

“Accept staff's recommendation to direct the Planning Commission to study each presented zoning reform opportunity for its efficacy in satisfying the goals of the Development Impacts Project and prepare a recommendation for Council's adoption.”