



Development Impacts Project Introduction and Phase 1 Approach

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Agenda

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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:

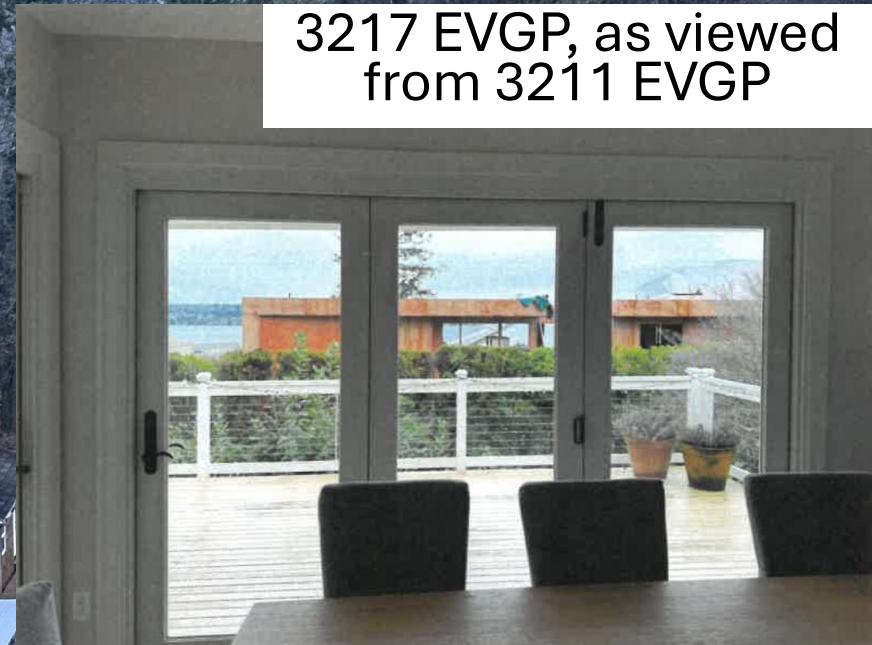
- Decreased buildability = loss in property value
- Decreased buildability = harder to build denser housing (state priority)

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

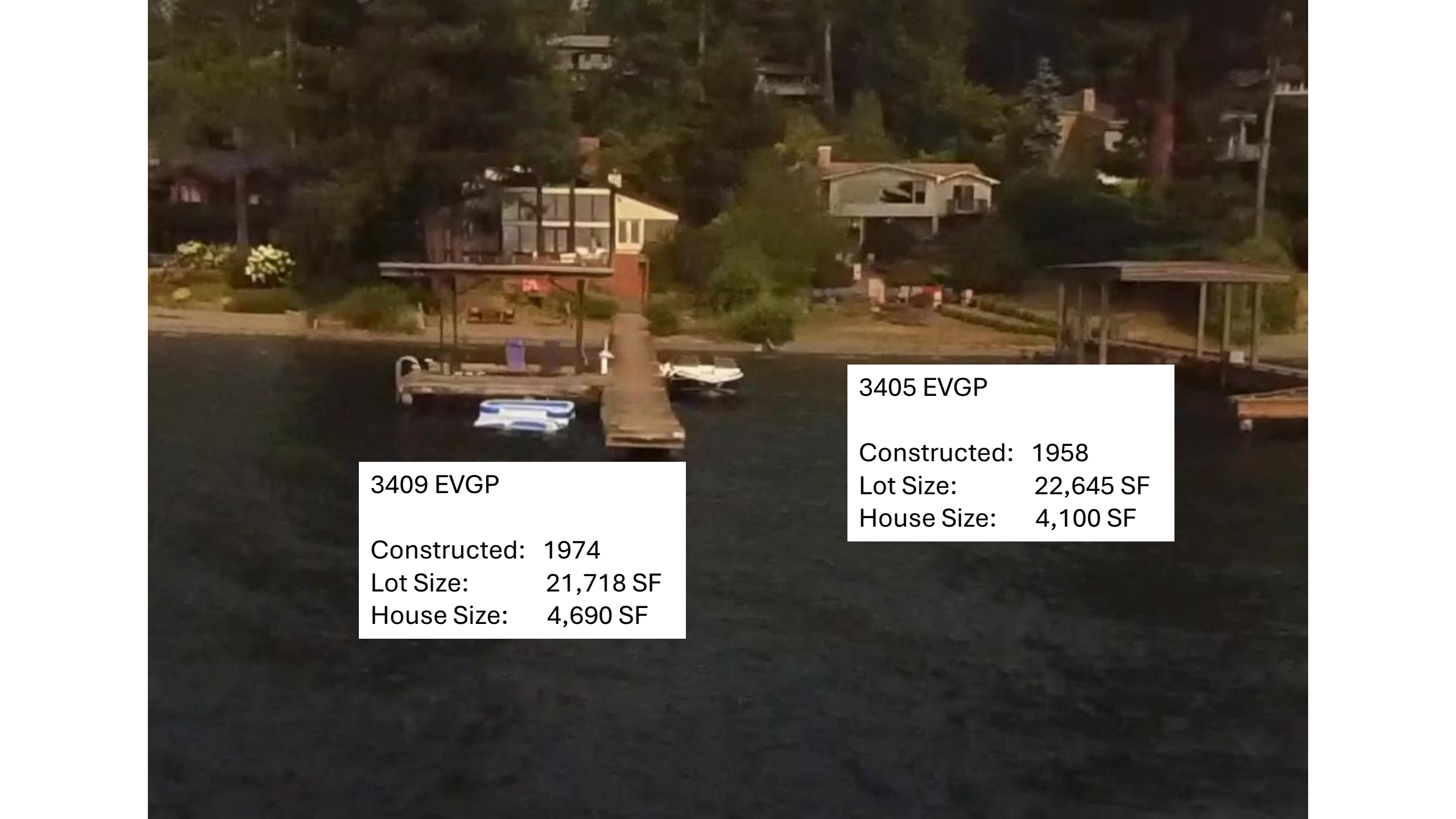


2025



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. The house has a prominent chimney and a large deck area. The background is filled with dense green trees, and other houses are visible on the 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

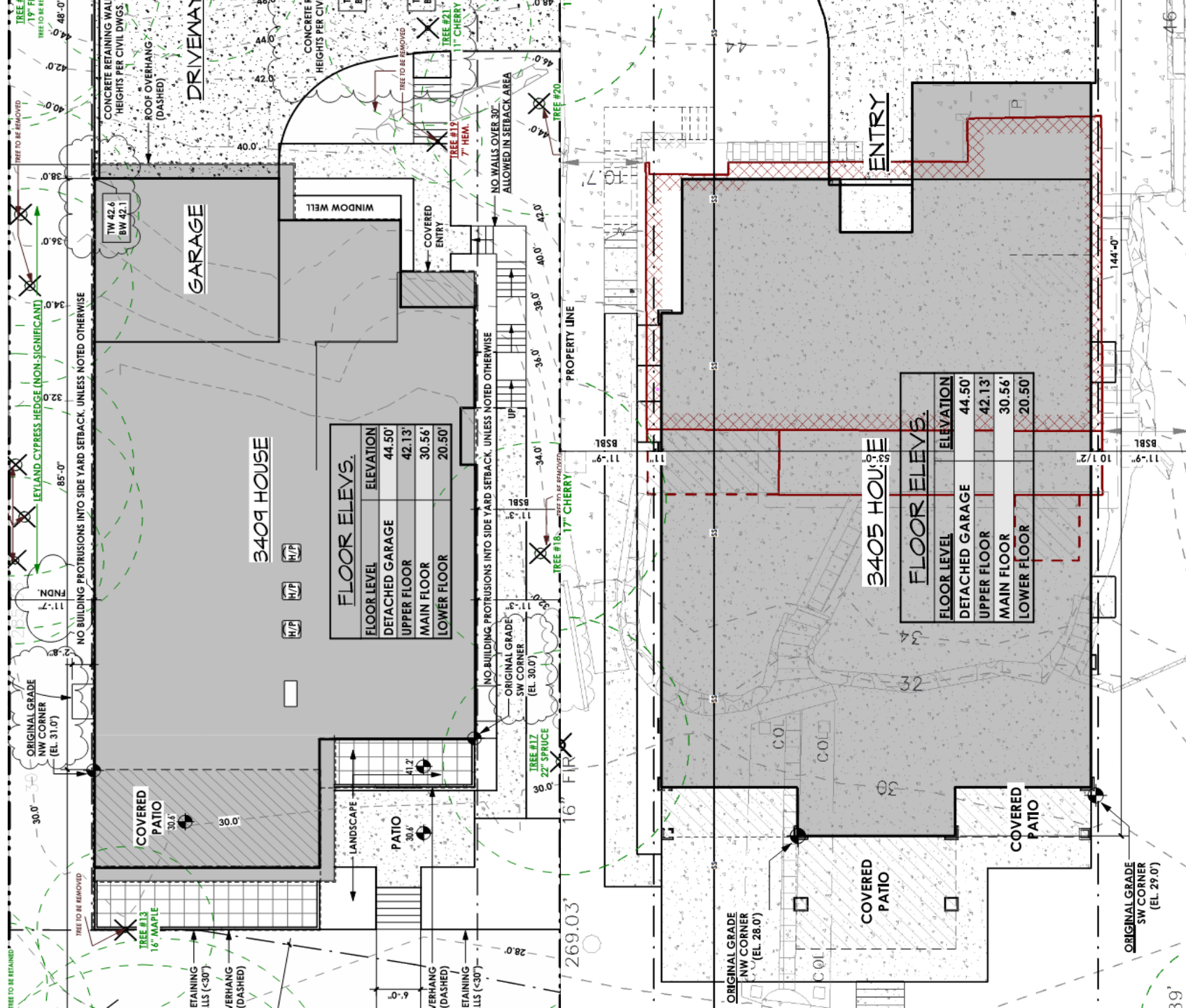
3409 EVGP

-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

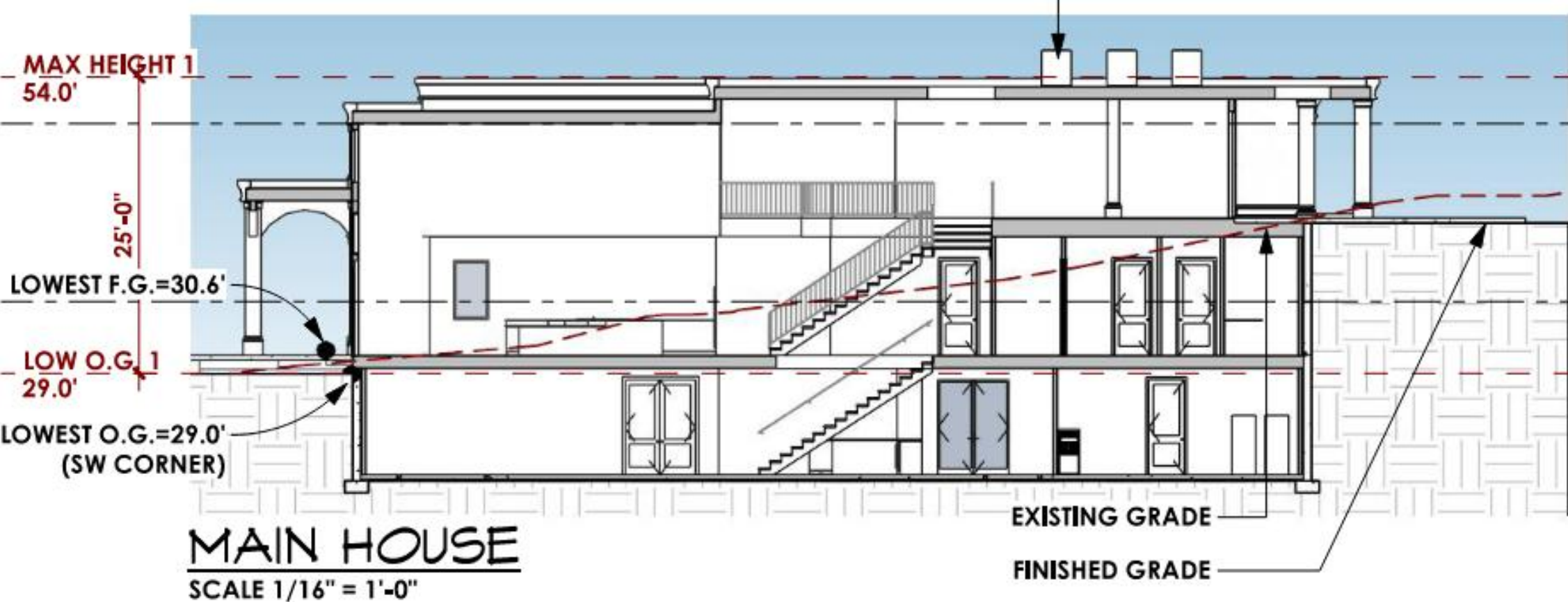
-10,385 SF
(0.46 FAR)

-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)



Council Direction

April 27, 2026:

“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.”

Further discussion divided the project into **two phases**:

- **Phase 1** (immediate address of The Problem)
- **Phase 2** (long-term resolution)

Key Components of Phase 1

Solve The Problem

- Plan against **loss of privacy, property enjoyment, and value** to neighbors of new development caused by bulky or proximal development
- Resolve unintended consequences of 1052, particularly as it relates to **narrow lots**

Key Components of Phase 1, Cont...

Early Engagement with Community

- **Charette** proffered and hosted by City **mid-June**
- Invite all Interested **Stakeholders**
- Share Concept Solution
- Invite Stakeholders feedback, **collaborate** toward Solution
- Organized and Led by Planner

Interested Architects	Interested Residents
Scott Hommas (Gelotte)	Chris Koh & India Fitting (3257 EPR)
Brian Brand (Baylis)	Sherri del Bene (3201 EPR)
Eric Drivdahl (Gelotte)	TJ & Suzanne McGill (617 EPR)
Mark Elster (AOME)	Sarjana & Rudra Mitra (1811 73 rd)
Rick Chesmore (Chesmore/Buck)	Denise Lane (3340 EPR)
Jim Dearth (Ripple)	Nancy Parker (8911 Lake WA Blvd NE)
Anne Adams (Adams)	Sally (no address)
Aaron Mollick (Studio AM)	David & Sarah Doud (3217 EPR)
Todd Bennett (Custom Homes)	Simone and Ed Wu (2665 & 3204 EPR)
Phil McCullough (McCullough Architects)	M3 Sweatt (no address)
Eddie Putrya (Lozier)	Davis Amland (7658 NE 12 th)
	Jan & Bob Whitsitt (1617 & 1605 73 rd Ave NE)
	Michael Raskin (7642 NE 10 th)
	Ramamurthy & Meera Suresh (7755 Overlake Drive W)
	Michael & Janice Peters (1848 77 th Ave NE)
	Jerry & Valerie Parrish (2827 EPR)

Key Components of Phase 1, Cont...

Rely on Existing Tools for Expeditious Resolution

- Expand applicability of **Minor Deviation**
- Allow for **bonus height** and allow **side setbacks** to align with previous standard (10' instead of 15', no recessed story) **IF** project meets Minor Deviation approval criteria, including:
 - The granting of such minor deviation **will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity** and zone in which the subject property is situated; and
 - The proposed development **will not substantially reduce the amount of privacy enjoyed by adjoining property owners than if the development was built as specified by the zoning code.**
- Amend limitations of Minor Deviation to allow for its use on structures that **experience substantial destruction** in instances of building to bonus height or old side setback
- Allows Director to impose Conditions of Approval to mitigate impacts

Key Components of Phase 1, Cont...

Increase minimum Lot Width for new subdivisions

- Increase current minimum lot width in R-16 and R-20 from **70' to 90'**
- Increase current minimum street frontage in R-16 and R-20 from **70' to 90'**

Why Phase 1 Approach Works

1. Solves The Problem

- a) Creates avenue for **mitigating development impacts** on neighboring properties
- b) Affords broader development potential of land, extending opportunity to developers for **creative design**
- c) Allows **narrow or substandard lots** their previous development potential, while mitigating instances of impact

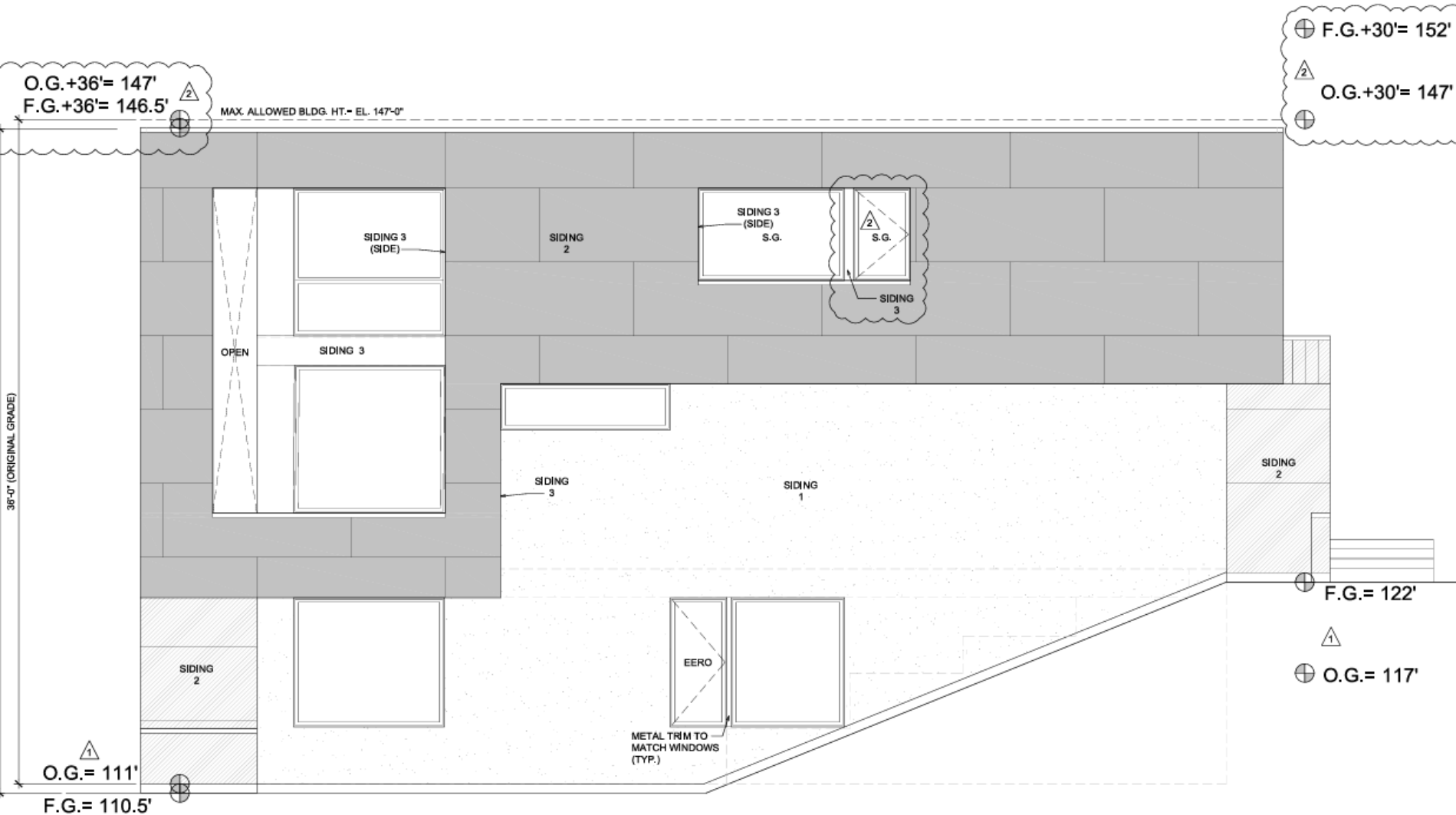
2. Early Engagement with Community

- a) Creates **inviting workshop** opportunity for developers and residents to **contribute** toward solution

3. Rely on Existing Tools for **Expeditious Resolve**

- a) Borrows on existing **Minor Deviation** framework
- b) Invites **public comment** (NOA) and engagement. Affords **appeal** opportunity.
- c) Expands opportunity to mitigate development to ensure **no injury or detriment** to neighbors, including landscaping by recorded Maintenance Covenant
- d) Focuses solution on solving *just* The Problem (concerns expressed by developers are limited to demo/rebuilds, not remodels/additions)

Case Study: 3217 EPR



Assuming patios/decks were uncovered, project would have **complied** with bonus height standard

Case Study: 3217 EPR, Cont...



But, what if held to Minor Deviation standards?

- The granting of such minor deviation **will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity** and zone in which the subject property is situated; and
- The proposed development **will not substantially reduce the amount of privacy enjoyed by adjoining property owners than if the development was built as specified by the zoning code.**

Project outcome: Deny or substantially Revise

Worthwhile Consideration

1. Bonus height, when done right, can yield a **more ideal design** (less expansive across the site)
2. Medina has **many** substandard and/or narrow lots – need flexibility
3. Proposed Phase 1 approach would likely include other **key elements**:
 - a) Limitations on **sound-generating activity** as allowed setback protrusions (from Ord. 1052)
 - b) **Vacant home lighting** prohibitions (from Ord. 1052)
 - c) Refresh the **Landscape Screening** code, potentially to codify **fast-growing species** (MMC 16.30.070)
 - d) Requirement that landscaping as mitigation be recorded via **Maintenance Covenant** (runs with the land in perpetuity. Enforceable via neighbor complaint)

Next Steps

Questions or reactions to Phase 1 approach?

Next Steps

1. Mid-June
 - a) Mini-Charette hosted at City Hall by Planner
2. June 23
 - a) PC Meeting – report on mini-Charette, present draft Ordinance

Continue workshopping with PC until Ordinance can be recommended to Council, closing Phase 1.

Phase 2 to commence following completion of Phase 1.