



# ROSS CHAPIN ARCHITECTS

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## Coles Valley Neighborhood

### NARRATIVE INFORMATION

#### FINDINGS FROM COMMUNITY INQUIRIES

Following dozens of discussions, meetings and brainstorming sessions with local residents, neighbors, organizations, city staff and other stakeholders, the following points were identified:

#### NEEDS & DESIRES

- There is a strong demand for wide variety of housing options, especially affordable & workforce housing and elder-accessible housing, as well as community-oriented clustering and more traditional porch-fronted homes. All reasonable in size.
- There is interest for a space within the neighborhood for activities such as movement & exercise, meetings and parties, as well as
- a neighborhood gathering space for nearby residents, like a non-commercial coffeehouse/hangout space with internet.
- Early discussions identified an interest in a “green building school” to teach building skills to a younger generation, a “maker’s” workshops for craft/ building businesses and startups, and a “builder’s hub” for networking (some of this has taken root at the Learning Lab at the Old Middle School).
- Some interest in a wellness center, with services for South Whidbey residents.
- Among those with interest in living in the neighborhood, there were desires for a dog park, frisbee/ball-throw area and community gardens, as well as co-work spaces to work among others near home.
- There is strong interest in connecting a network of walking trails to and through the 40-acre parcel and with the Langley downtown core, for both residents of the new development as well as locals.
- Not least, there was an appeal for the preservation and enhancement of forested buffers and steep slopes.

#### CONCERNS & ISSUES

- There is wide concern about the lack of housing affordability.
- Some expressed concerns about adverse impact of the sewage treatment plant on residential development,
- noise from gun club,
- increased traffic / decreased safety along Coles Road, and
- open space and forests being taken over by development.

## **PROJECT INTENTIONS**

Rather than a residential sub-division, this project intends

- to become a community-oriented neighborhood with a unique sense of identity and place within a forested valley close to town
- to provide a diverse range of housing options serving a diverse group of households, including workforce residents, families, elders and empty nesters, both owners and renters
- to be a walkable neighborhood with close-by destinations to gather and recreate
- with a system of paths, parks and trails within its bounds, and trails connecting it with the central part of town for use by its residents as well as the wider community
- to offer opportunities to support startup maker's workshops and skill-sharing among generations of builders

## **SUBMITTED GRAPHIC INFORMATION**

- Vicinity Aerial View
- Langley Zoning Map
- Property Plan
- Site Aerial
- Topography Plan
- 2005 Approved Plan
- Overall Concept Site Plan
- Open Space and Sub-Parcel Diagram
- Sub-Parcel Plans with Notes
- Examples of Building Plans & Elevations
- Schematic Stormwater Plan
- Schematic Utility Plan
- Street Section

## **TABULATIONS**

See separate document

## **DESIGN CONSIDERATIONS**

See separate document