



# ROSS CHAPIN ARCHITECTS

Post Office Box 230 • 195 Second Street • Langley, Washington 98260  
 T: (360) 929-9007 • E: ross@rosschapin.com • W: www.rosschapin.com • www.pocket-neighborhoods.net

## COLES VALLEY NEIGHBORHOOD

### TABULATIONS

24 July 2019

Zoning: RS15000  
 Site Area: 39.81 ± ac

Parcel	Size (acres)	# Units	Density du/ac	Building Types**	Notes
1	1.48	0	NA	MU	mixed-use: neighborhood hub, workshops
2	1.44	8	5.5	SF	cottage cluster
3	0.78	16	20.5	SF, DP	tiny house cluster
4	3.83	23 *	6.0	SF, ADU	fee-simple lots plus 5-unit cluster
5	2.82	28 *	9.9	SF, DP, 4P, ADU	workforce, elder-accessible
6	2.41	9 *	3.7	SF, ADU	fee simple lots around shared commons
7	1.54	28	18.2	MF	multifamily in several groupings
Total Units:		112 *			* includes ADU units in count

Overall Density: 2.8  
 Allowed density /zoning: 2.9 15000 SF/lot  
 Allowed dwellings /zoning: 116

Dedicated Open Space: 11.74 ±ac  
 Donated Open Space: 11.17 ±ac  
 Common Open Space: 1.71 ±ac  
 Total Open Space: 24.62 ±ac  
 % of Total Site: 62%

Includes forested buffers, central forested hill  
 Donated land west of Coles Road  
 Within sub parcels

Parking: per city requirements

**\*\*Abbreviations:**

- SF Single Family
- DP Duplex
- 4P 4-Plex
- MF Multi-Family
- ADU Accessory Dwelling Unit