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
- Other concerns were expressed about adverse impacts from the waste water treatment plant and gun club,
- increased auto use / decreased safety along Coles Road,
- noise & light intrusion on adjacent properties and subsequent decreased in property values,
- and the removal of open space and forests by development.
- Questions were raised about what guarantees the community & city will have that subsequent developers will follow through on project design intentions and be able to deliver affordable housing.
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

Project & Site 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
- Sub-Parcel 2 Model Views

Building Plan Examples

Preliminary Civil Engineering Plans
- Stormwater Plan
- Utility Plan
- Street Section

PROJECT TABULATIONS

See separate document

DESIGN CONSIDERATIONS

See separate document