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Langley, WA 98260
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SCOTT CHAPLIN
Mayor
Fax (360) 221-4265

City of Langley

City of Langley Notice of Special Meeting of the Langley City Council

NOTICE IS HEREBY GIVEN that a special meeting of the Langley City Council will be held on **September 19, 2022 from 10am – 12pm** to take a guided site walk through of the proposed Coles Valley PUD application site. **The meeting will be primarily held on site**, but a zoom option will also be offered for those who must attend remotely. Due to cell coverage limitations, the zoom stream may be unreliable, and it is recommended interested parties attend in person if possible. If possible, the meeting might also be video recorded for those who cannot attend.

Members of the public are invited to attend and listen, **however time will not be provided at this meeting for comments and questions from the public.** As a quasi-judicial decision, state law only allows for one public hearing to be held on the Coles Valley PUD application. Langley Municipal Code Chapter 18.26 provides for that public hearing to occur before the Hearing Examiner. Public comments on the application can be made via email or letter to the Planning Department throughout the application process and during the 14-day public comment period, or verbally in front of the Hearing Examiner during the public hearing. The 14-day public comment period and public hearing will be noticed on the City’s website, via email to the Planning Department email list, posted to the bulletin boards in front of city hall and at the post office, posted on the site, published in the newspaper, and mailed to adjacent property owners.

In Person Location: **(this is different than the parking location - see attached parking map for where to park)**

Parcel Number: R32904-194-4850

Coordinates: 48.027662, -122.422658

Google Maps Directions from Langley City Hall: <https://goo.gl/maps/WNYPoBkLJk6SZJjKA>

ZOOM meeting links:

<https://us02web.zoom.us/j/81333791577?pwd=ZTcyaVVBeFQ0NUpFdVVva2syQ1p4dz09>

Meeting ID: 813 3379 1577 | **Passcode:** 444379 | **Dial by your location:** +1 253 215 8782 US (Tacoma)

Find your local number: <https://zoom.us/u/abSsME7ngW>

Agenda

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Instructions for the guided site walk-through – Meredith Penny, Community Planning Director
5. Guided walk through of proposed Coles Valley PUD site – Ali Taysi, AVT Consulting
 - a. Staff Memo for Proposed Coles Valley PUD Site Walkthrough.....2
 - b. Proposed Coles Valley PUD Site Walkthrough - Parking Map.....3
 - c. Exhibit B from Coles Valley PUD Application Submittal - Site Plan Set and Tabulation4-33



City of Langley

Planning Department

To: The Langley City Council

From: Meredith Penny, Community Planning Director

Meeting Date: September 19, 2022

Subject: Memorandum for Proposed Coles Valley PUD Site Walkthrough

On August 24, 2022, staff received the formal submittal of the proposed Coles Valley PUD permit application packet. Staff's first step is to review the application to determine if all the required reports, drawings, and plans that staff need to begin review are included. This is called determining whether the application is complete. At this time, staff do not yet review the content of the submittal or its correctness. Per LMC 18.36.015, staff have 28 days (September 21st) to determine whether the application is complete or incomplete and issue a letter to the applicant outlining such determination. If the application is deemed complete, the review process will begin. If the application is deemed incomplete, the review process stops until all needed materials are submitted.


Prior to determining the application complete, Council requested a site walkthrough be provided to assist with orienting where each aspect of the proposal will be located. On site, staff will provide some basic instructions for how the meeting will be run and then turn it over to Ali Taysi and Ross Chapin, agents for the applicant, to provide the tour. The purpose of the tour will be primarily to provide locational information and help Council and the public orient themselves on the site, but it will not dive into the detailed content of the application.


Council members may ask questions throughout the tour, but it is recommended to refrain from expressing opinions or coming to any conclusions about the project at this time. It is important Council reserve judgement until the entire record has been formally presented with a recommendation from the Hearing Examiner.

Members of the public are invited to attend and listen; however, time will not be provided at this meeting for comments and questions from the public. As a quasi-judicial decision, state law only allows for one public hearing to be held on the Coles Valley PUD application. Langley Municipal Code Chapter 18.26 provides for that public hearing to occur before the Hearing Examiner. Public comments on the application can be made via email or letter to the Planning Department throughout the application process and during the 14-day public comment period, or verbally in front of the Hearing Examiner during the public hearing. The 14-day public comment period and public hearing will be noticed on the City's website, via email to the Planning Department email list, posted to the bulletin boards in front of city hall and at the post office, posted on the site, published in the newspaper, and mailed to adjacent property owners.

At Council's regular meeting later that evening, staff will provide more information about the preliminary indications of whether the application looks to be complete or incomplete.

Parking for Site Walk Through of Proposed Coles Valley PUD

 = Parking Areas

 = Do Not Block Compost Dumping
and
Do Not Enter Treatment Plant

 = Do Not Park on Roadway



Project Information

Applicant

South Whidbey LLC
c/o Blossom Management Corporation
112 Ohio Street #112
Bellingham, WA 98225
Attn: Bob Libolt boblibolt@gmail.com

Project Manager / Planner

Ali Taysi – AVT Consulting
1708 Forterra Street
Bellingham, WA 98225
Attn: Riley Marcus riley@atvplanning.com
(360) 527-9445

Architect / Land Planner

Ross Chapin FAIA
Ross Chapin Architects
628 First Street
Langley, WA 98260
(360) 929-9007
ross@rosschapin.com

Civil Engineer

Zac Garrard
Parametrix Engineering, Planning & Environmental Sciences
(503) 580-0255
ZGarrard@parametrix.com

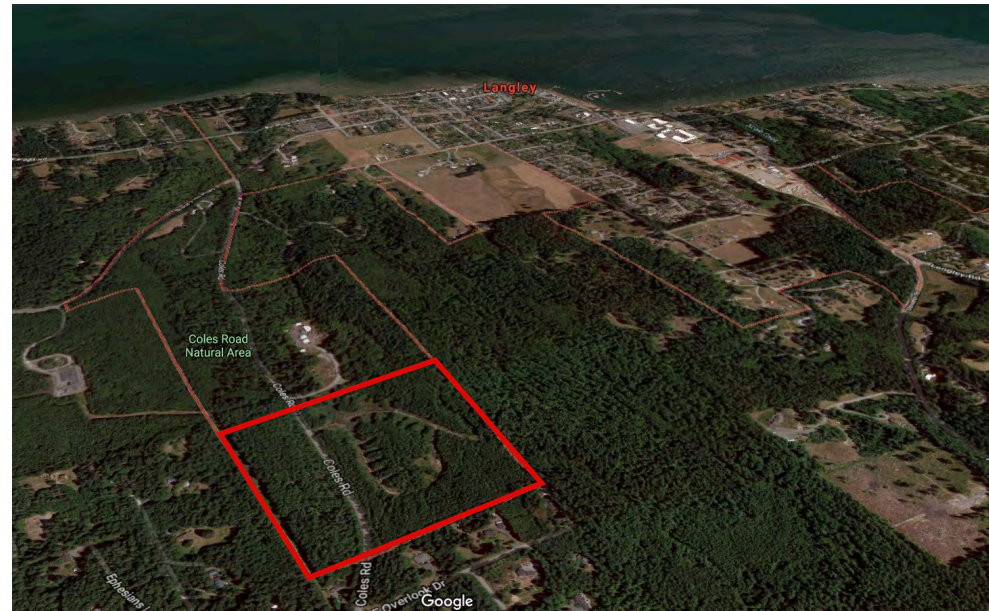
Geotechnical Engineer

Joseph Schmidt, P.E.
GeoTest Services Inc.
840 SE 8th Ave Suite 102
Oak Harbor, WA 98277
(360) 733-7418
josephs@geotest-inc.com

Traffic Consultants

Gibson Traffic consultants, Inc.
2813 Rockefeller Avenue Suite B
Everett, WA 98201
(425) 339-8266

Coles Valley Neighborhood Langley, Washington



Schedule of Graphic Materials

Project and Site Information

- 0.1 Cover Sheet
- 0.2 Vicinity Aerial View
- 0.3 Zoning Map
- 0.4 Property Plan
- 0.5 Site Aerial
- 0.6.1 Existing Topography
- 0.6.2 Steep Slope Diagram – Existing Grades
- 0.6.3 Steep Slope Diagram – Existing Grades w Bldgs
- 0.6.4 Steep Slope Diagram – Proposed Grades w Bldgs

Site Plans

- 1.1 Illustrative Site Plan
- 1.2 Open Space Diagram
- 1.3 Intensity Areas Diagram
- 1.4.1 Circulation Network
- 1.4.2 Street Type Diagrams
- 1.5.1 Sub Parcels 1, 2, 3
- 1.5.2 Sub Parcels 7, 4
- 1.5.3 Sub Parcels 6, 5

Tabulations

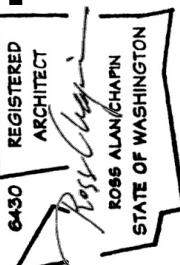
- 2.1 Tabulations

Illustrations

- 3.1–3.12 Perspective Illustrations

Civil, Geotech, and Traffic Engineering

Separate documents



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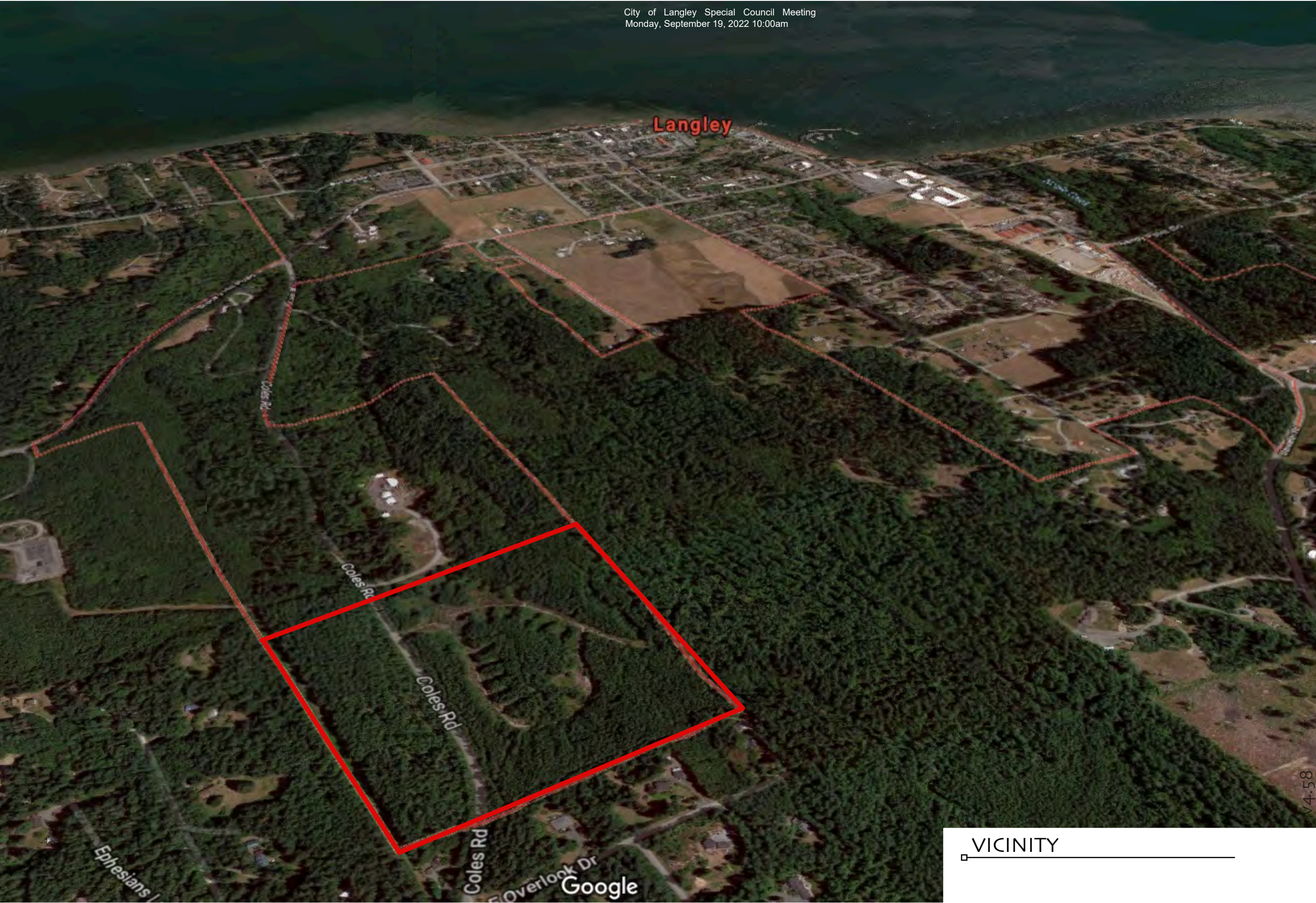


Coles Valley
Langley, Washington

V4-58

16 August 2022

0.1
Cover



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Coles Valley
Langley, Washington

16 August 2022

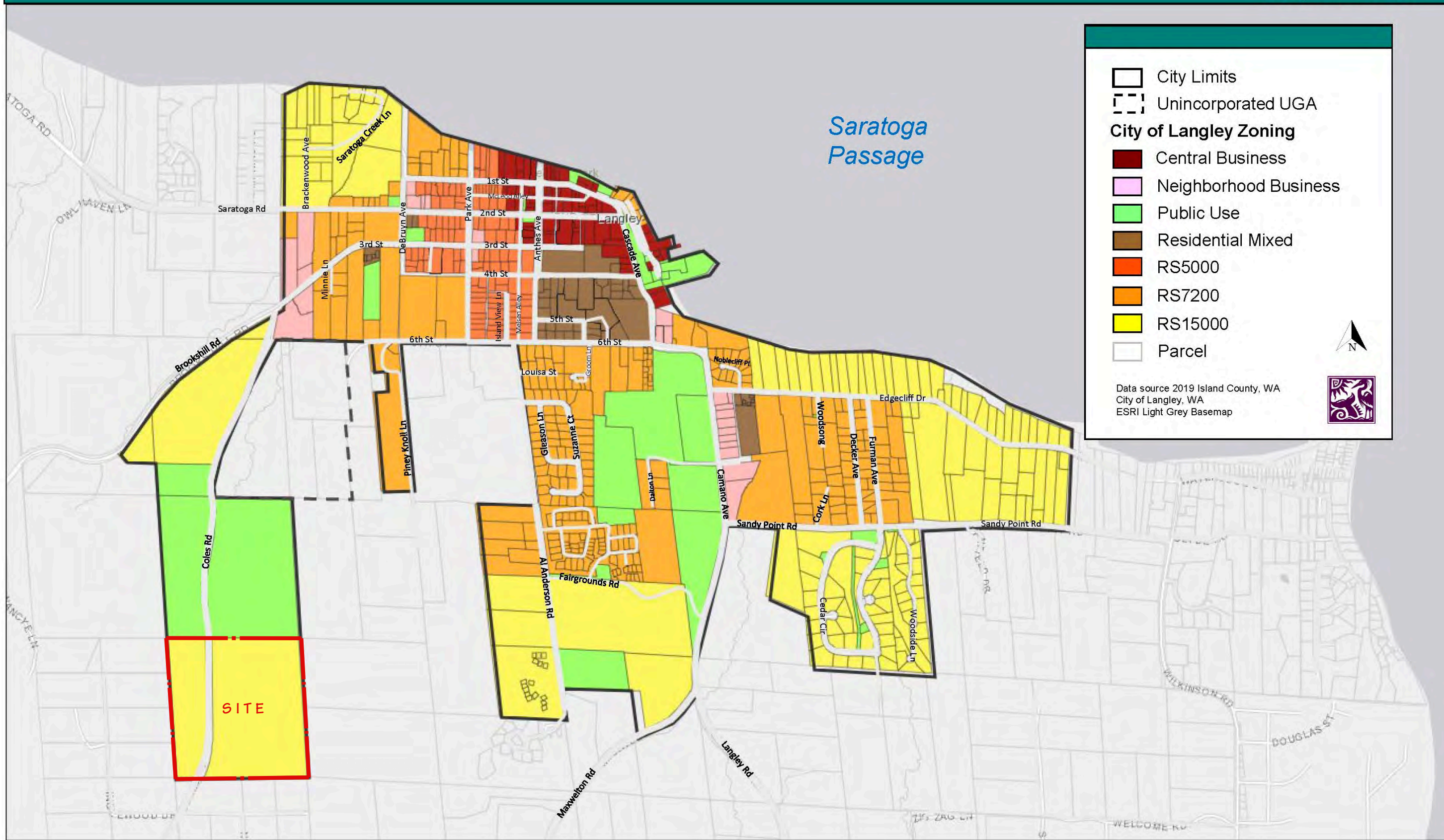
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Vicinity Aerial

VICINITY

V4-58

Langley City Zoning

Adopted 5.6.19



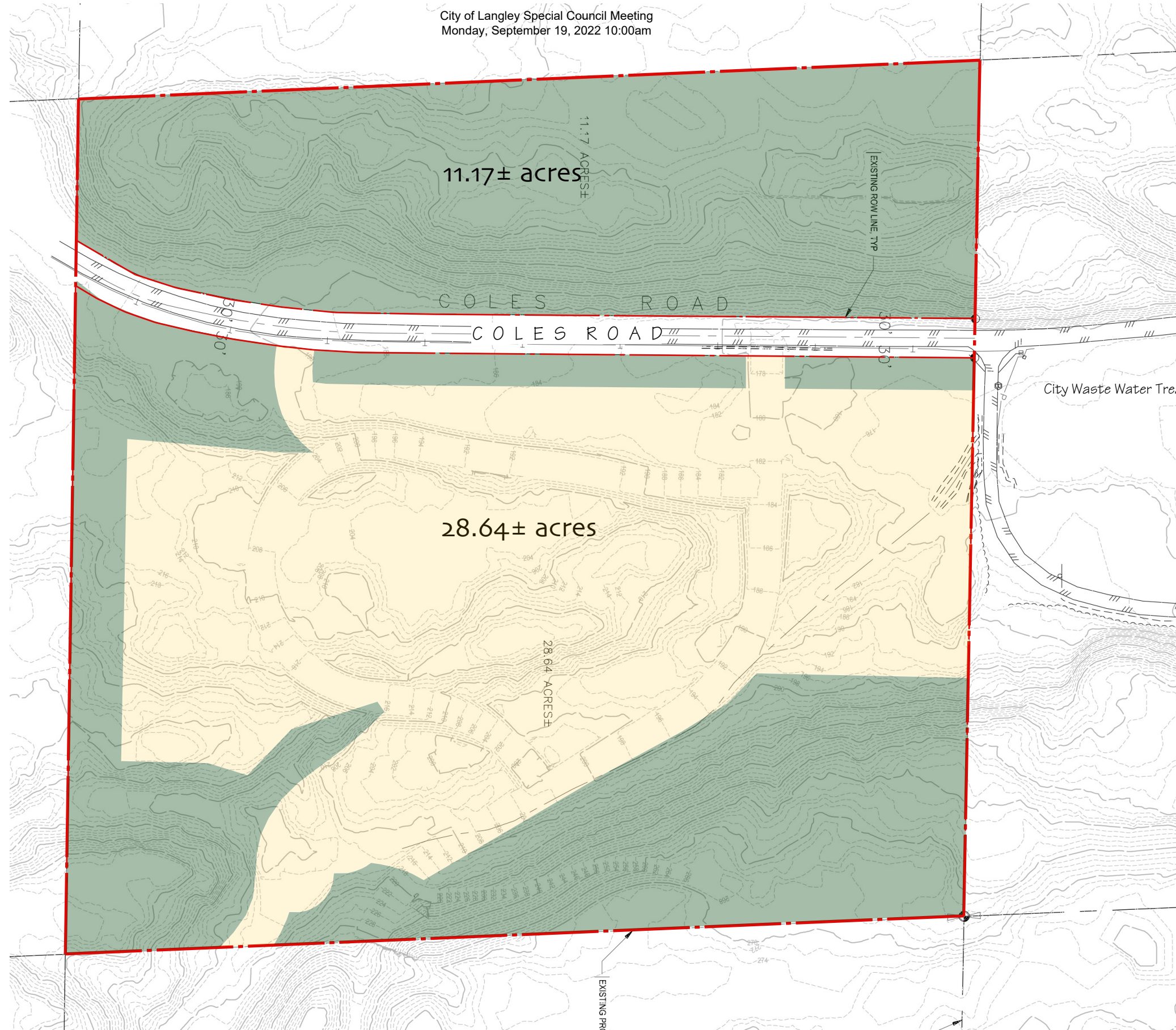
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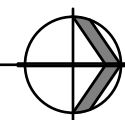
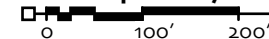
16 August 2022
0.3
Zoning Map

Site Area:
39.8 acres



- Forested Conservation Area
56.6% of Site Area
- Developed Area
43.4% of Site Area

Property Plan



V4-58

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0.4

Property Plan

Coles Valley
Langley, Washington



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COLES ROAD

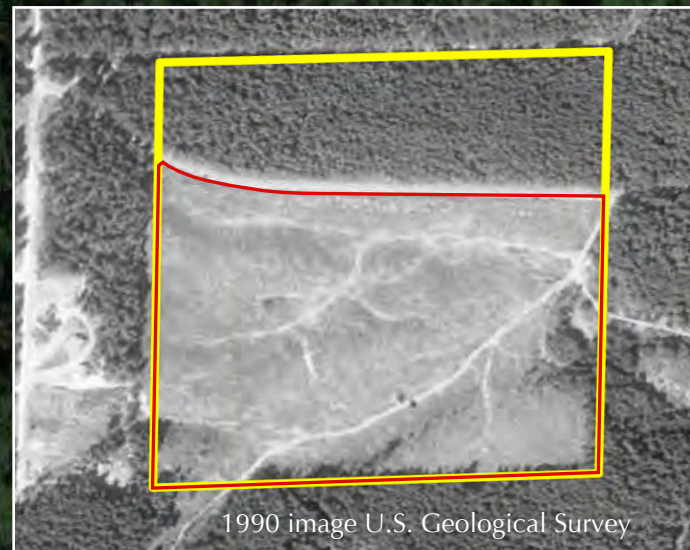
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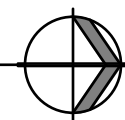
16 August 2022

0.5
Site Aerial View

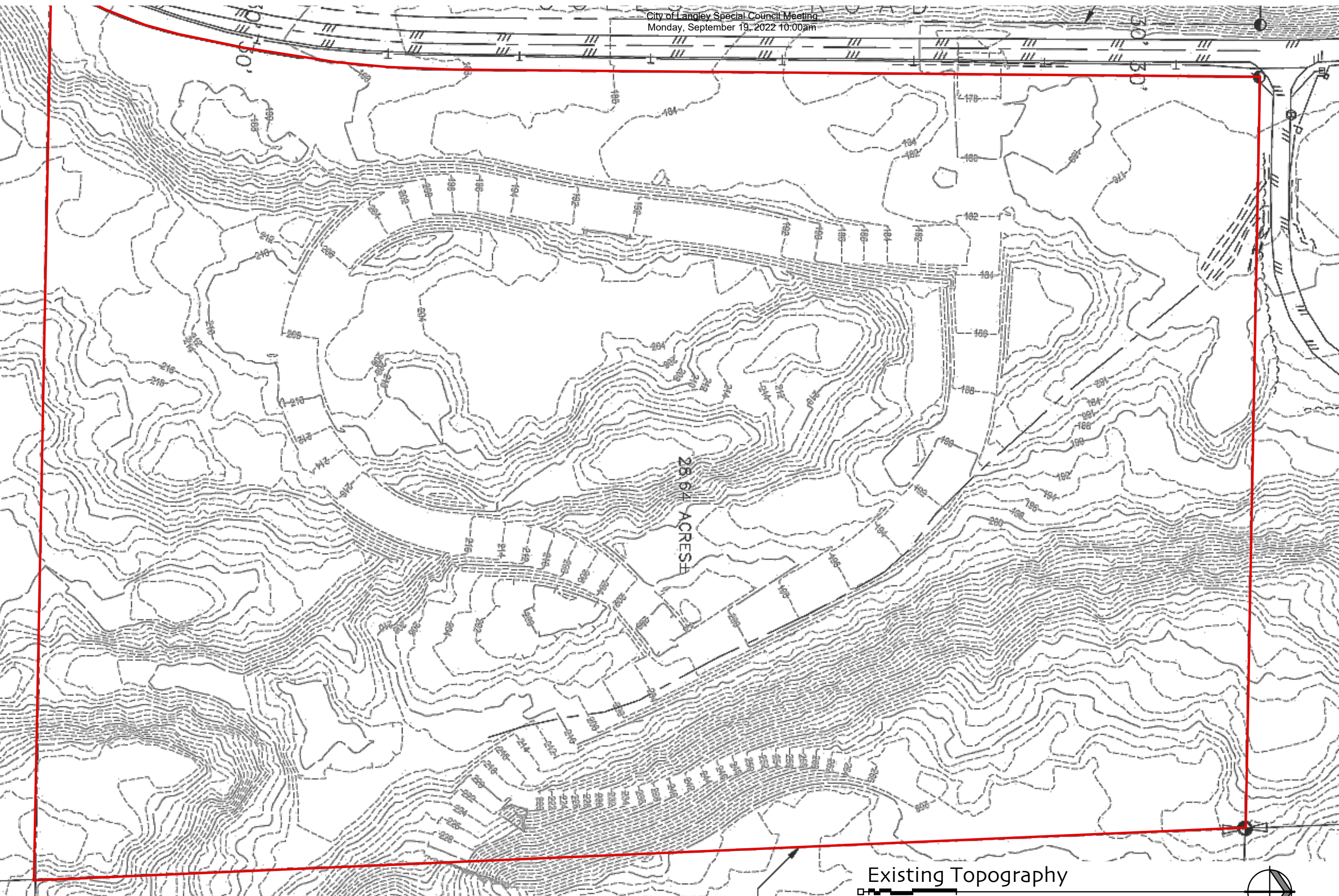


1990 image U.S. Geological Survey

Aerial View

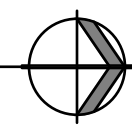


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28.64 ACRES

Existing Topography

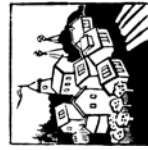


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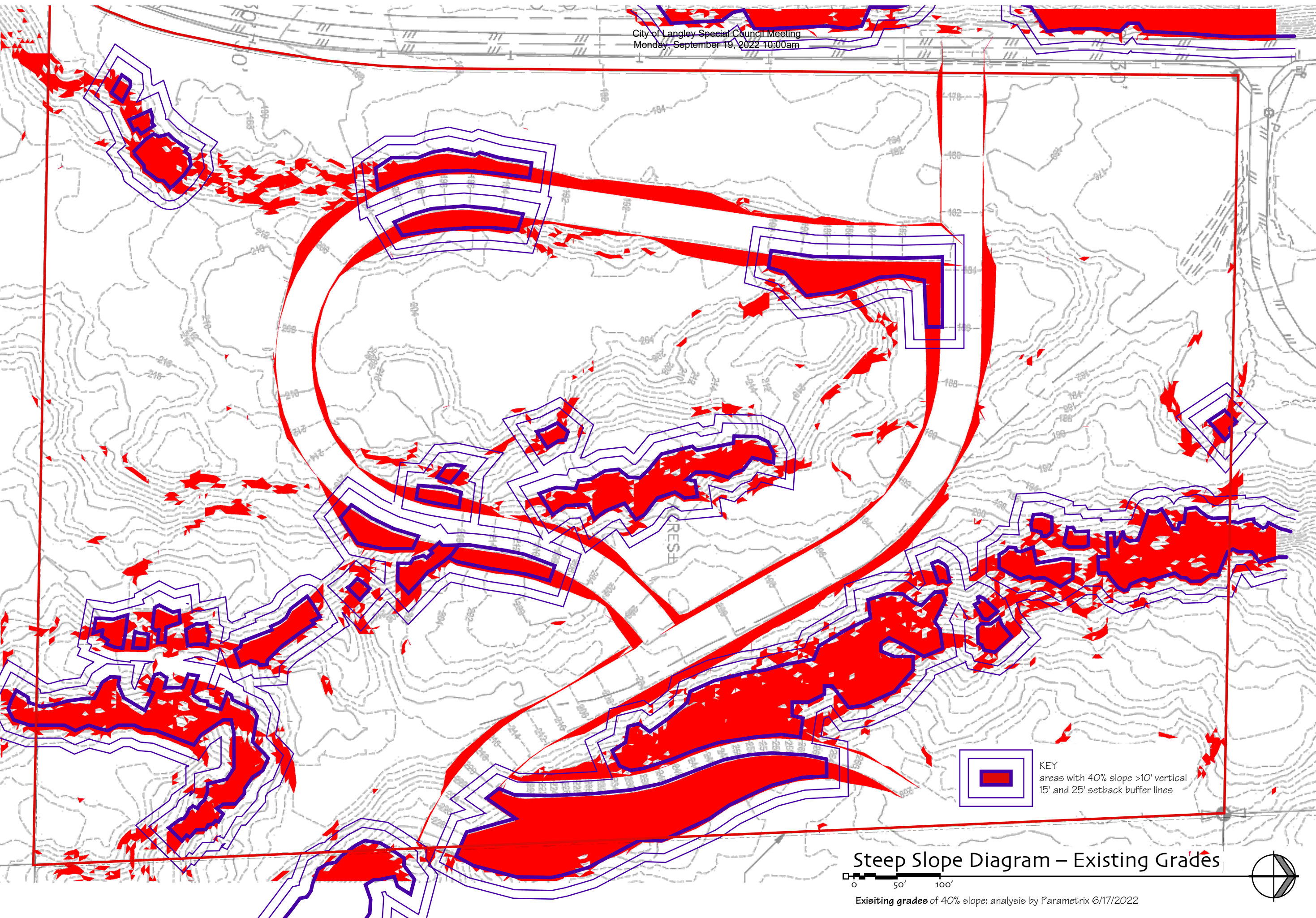
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0.6.1
Site Topography

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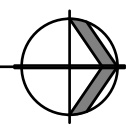


KEY
 areas with 40% slope >10' vertical
 15' and 25' setback buffer lines

Steep Slope Diagram – Existing Grades

0 50' 100'

Existing grades of 40% slope: analysis by Parametrix 6/17/2022

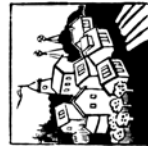


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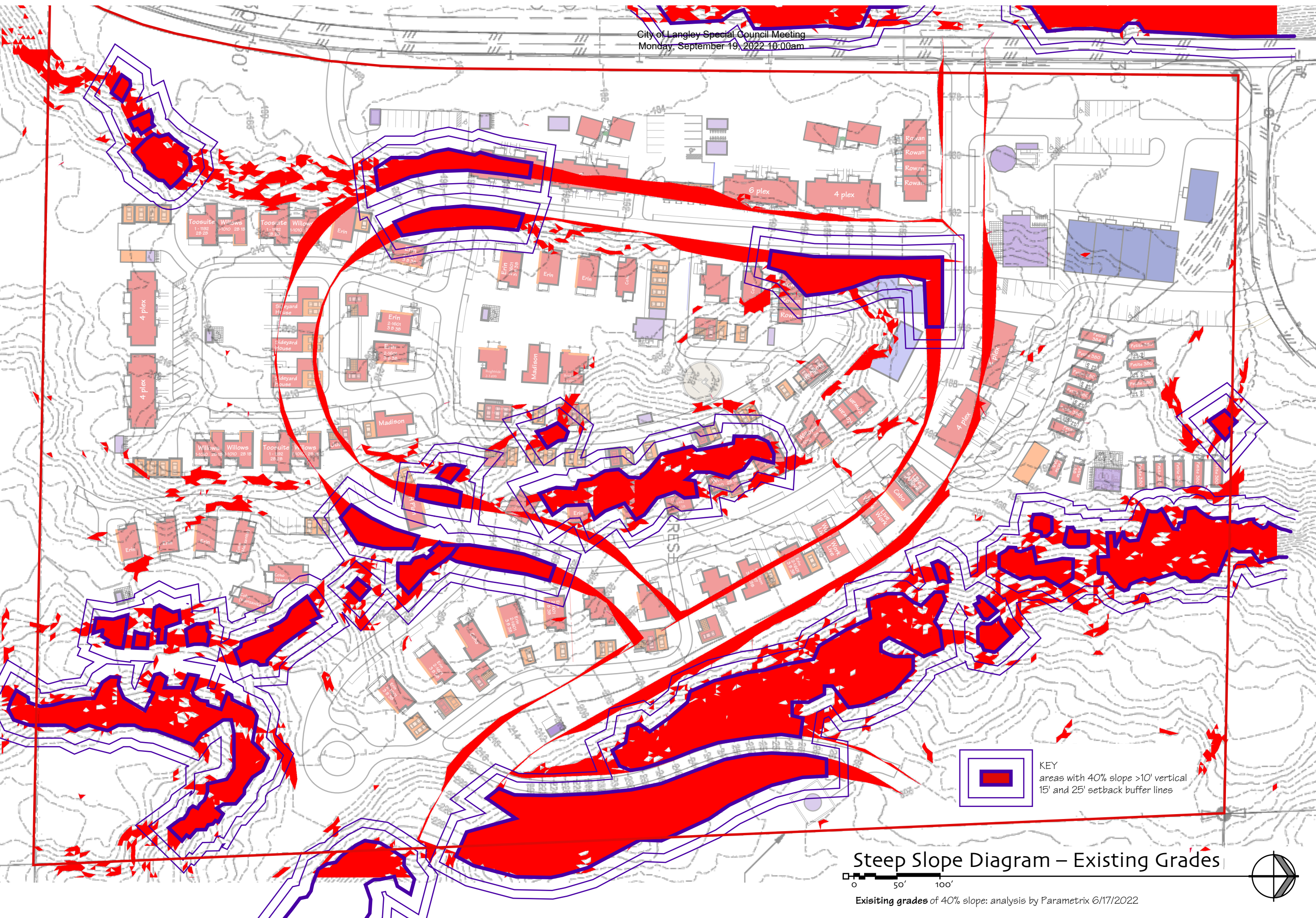
16 August 2022

0.6.2
Steep Slope Diagram

Coles Valley
Langley, Washington

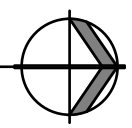
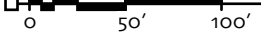


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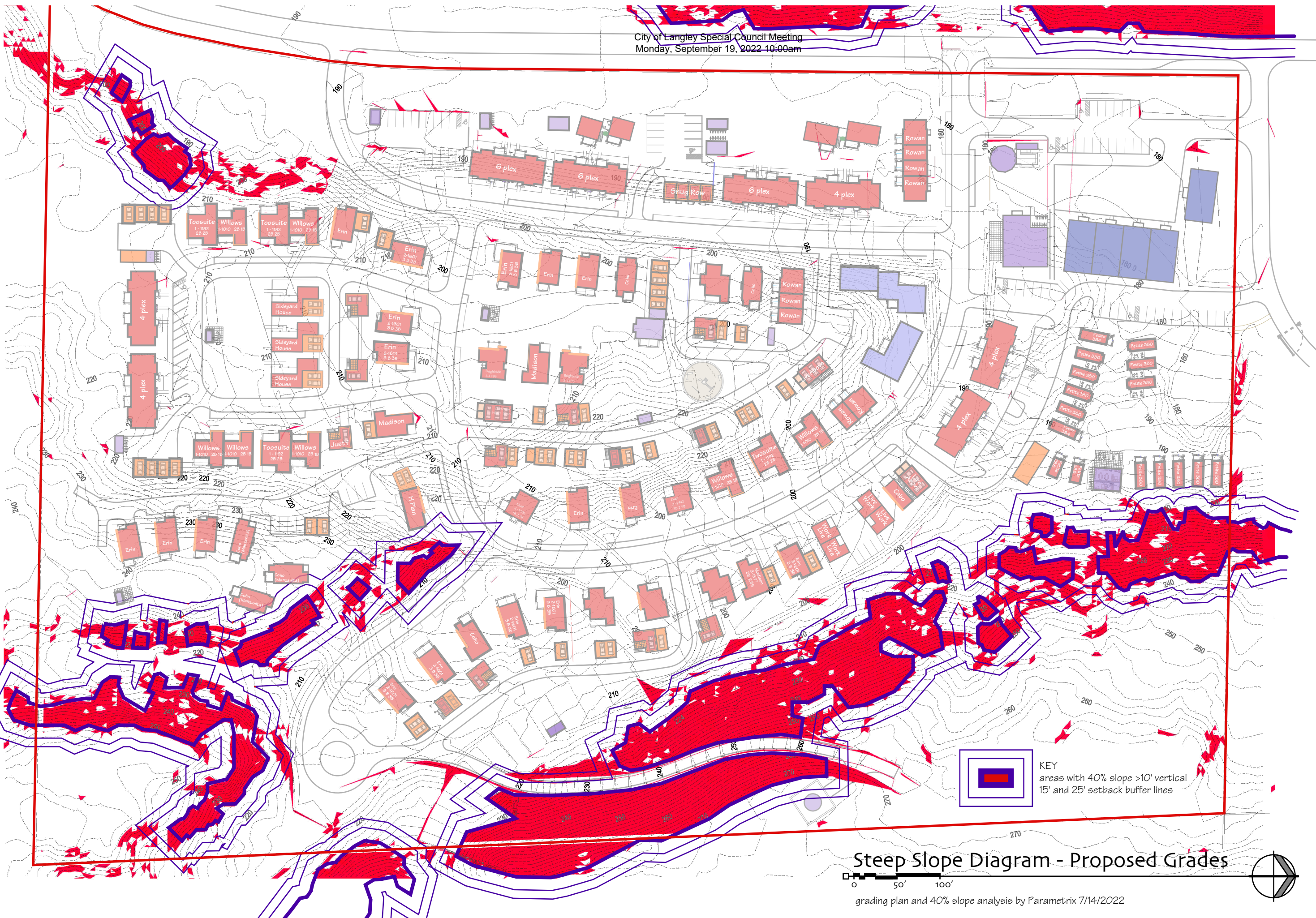




KEY
areas with 40% slope >10' vertical
15' and 25' setback buffer lines

Steep Slope Diagram – Existing Grades

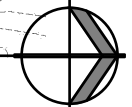


Existing grades of 40% slope: analysis by Parametrix 6/17/2022



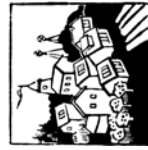
KEY
 areas with 40% slope >10' vertical
 15' and 25' setback buffer lines

Steep Slope Diagram - Proposed Grades



grading plan and 40% slope analysis by Parametrix 7/14/2022

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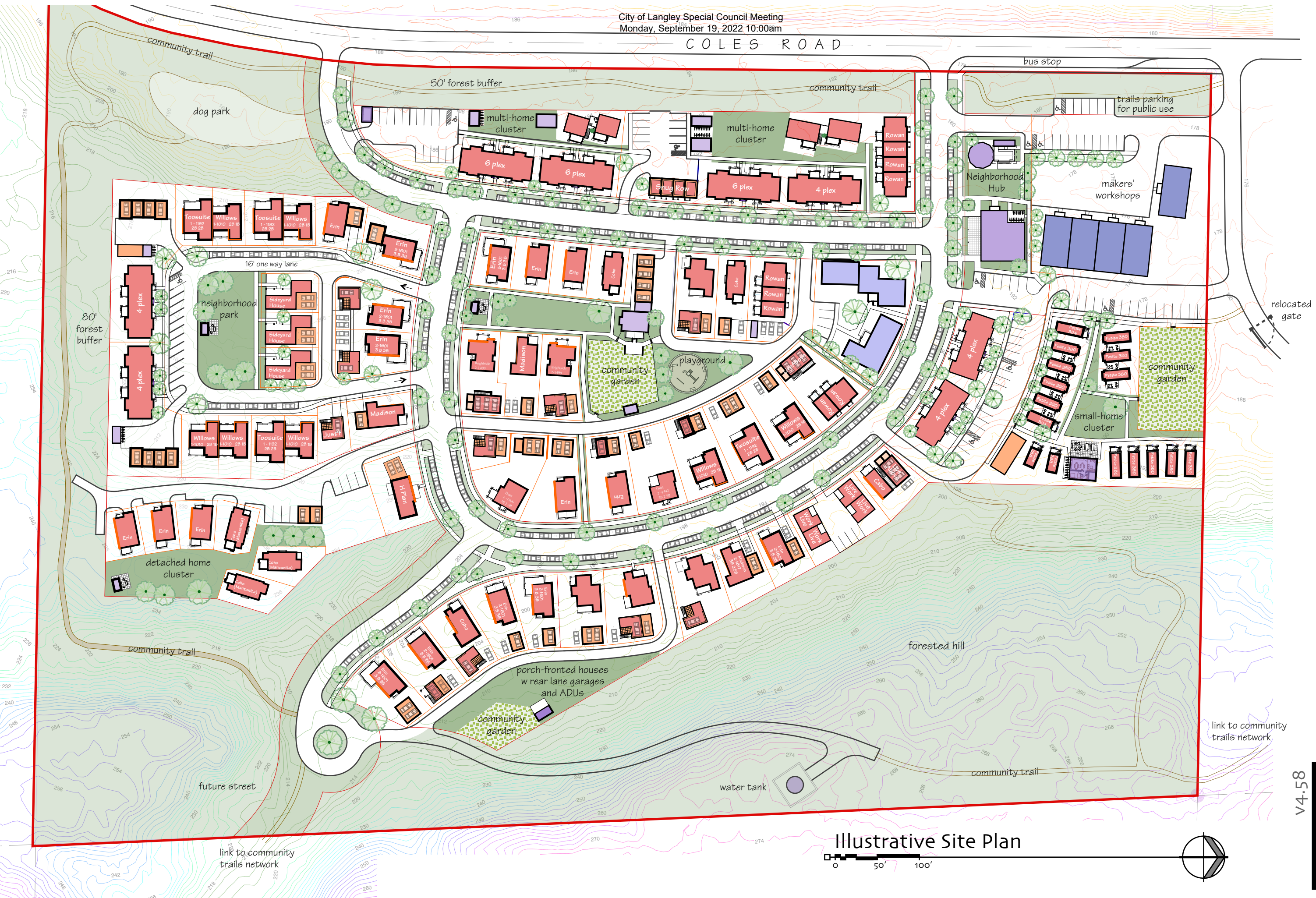
Coles Valley
 Langley, Washington

V4-58

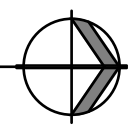
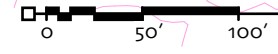
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0.6.4
 Steep Slope Diagram

COLES ROAD



Illustrative Site Plan



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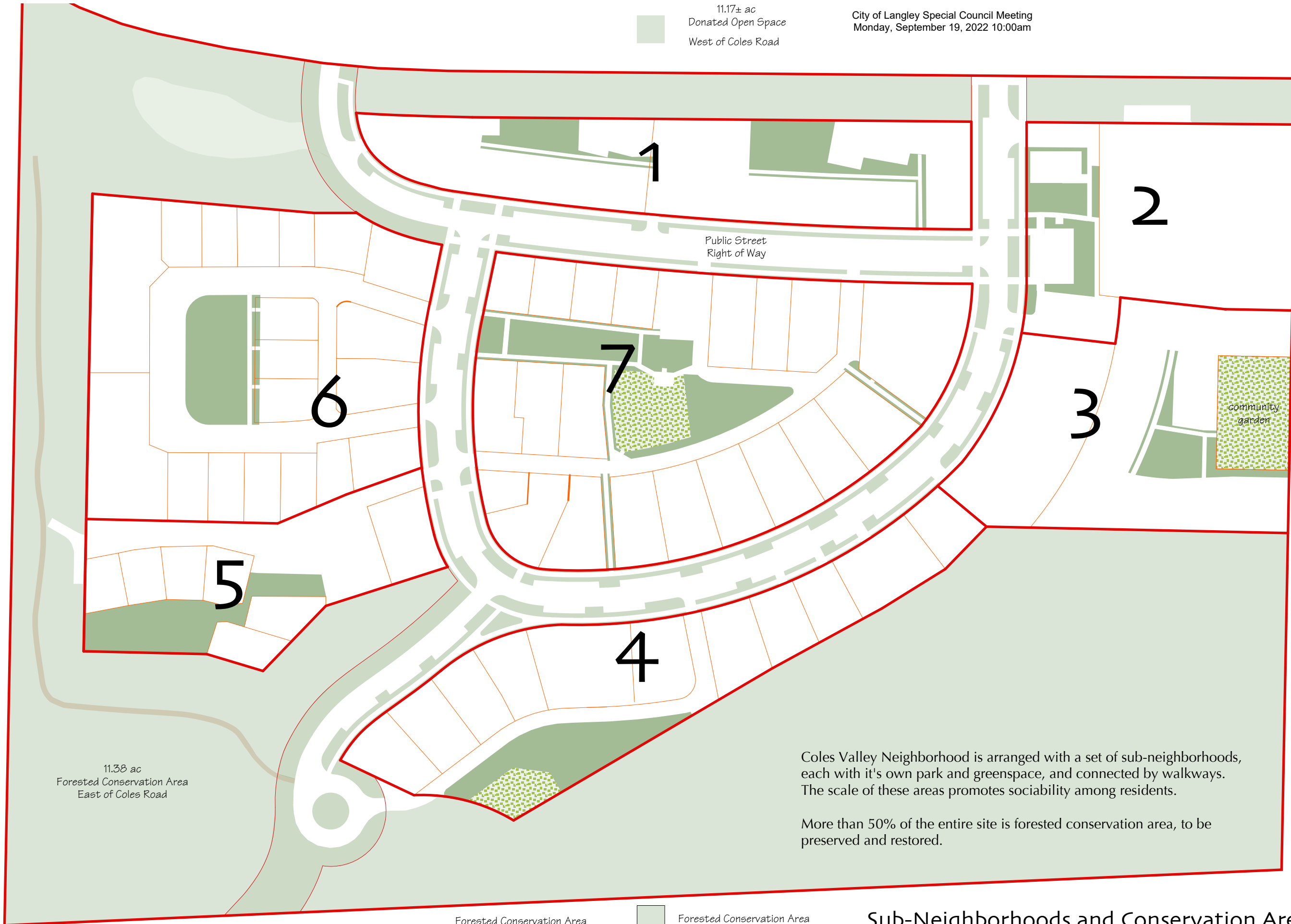
1.1
Illustrative Site Plan

Coles Valley
Langley, Washington



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11.17± ac
Donated Open Space
West of Coles Road



community garden

Public Street Right of Way

11.38 ac
Forested Conservation Area
East of Coles Road

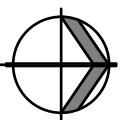
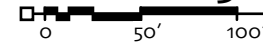
Coles Valley Neighborhood is arranged with a set of sub-neighborhoods, each with its own park and greenspace, and connected by walkways. The scale of these areas promotes sociability among residents.

More than 50% of the entire site is forested conservation area, to be preserved and restored.

Forested Conservation Area
39.7% of East Site
56.6% of entire parcel

Forested Conservation Area
 Sub Parcel Commons Space

Sub-Neighborhoods and Conservation Areas



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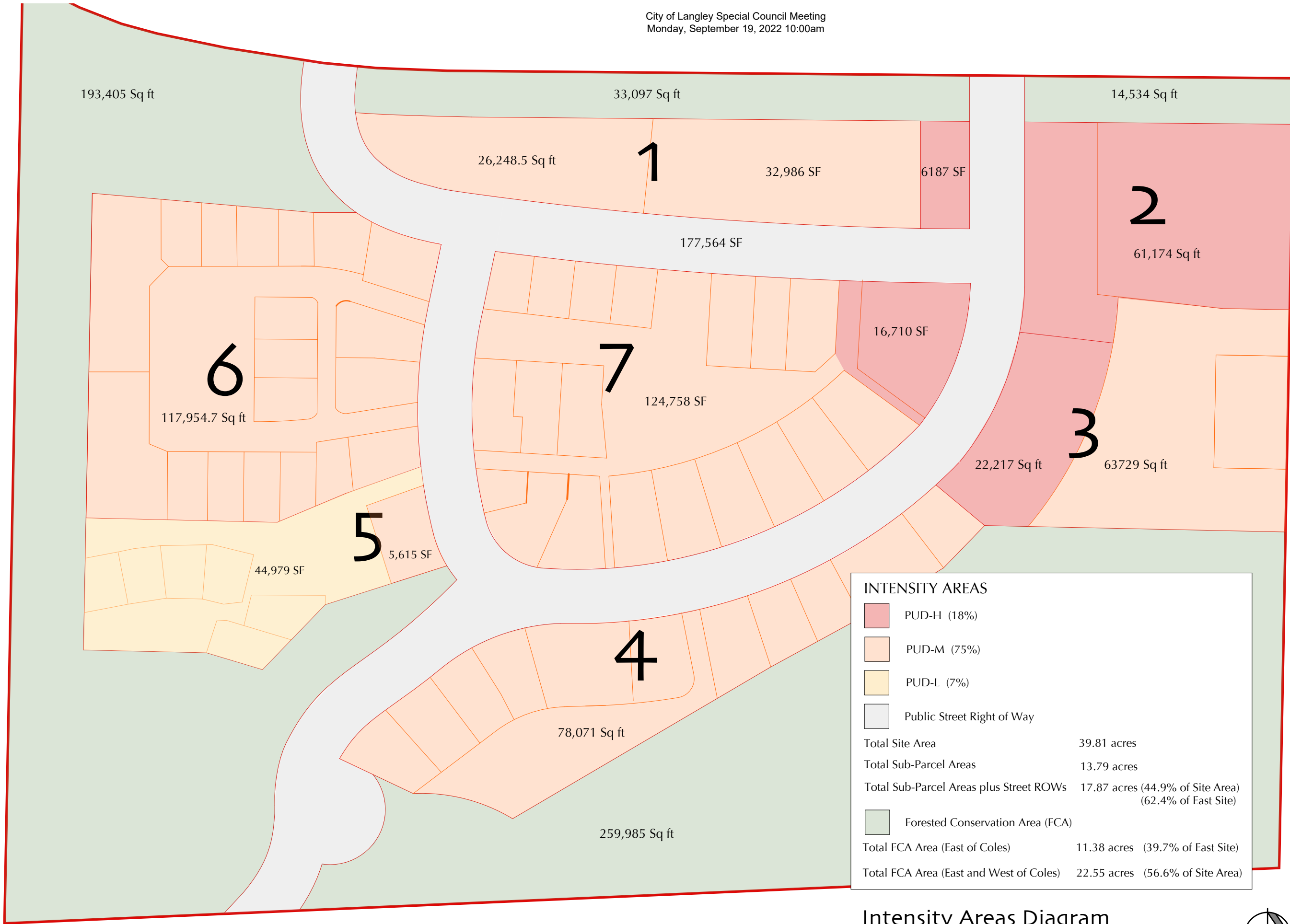


Coles Valley
 Langley, Washington

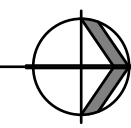
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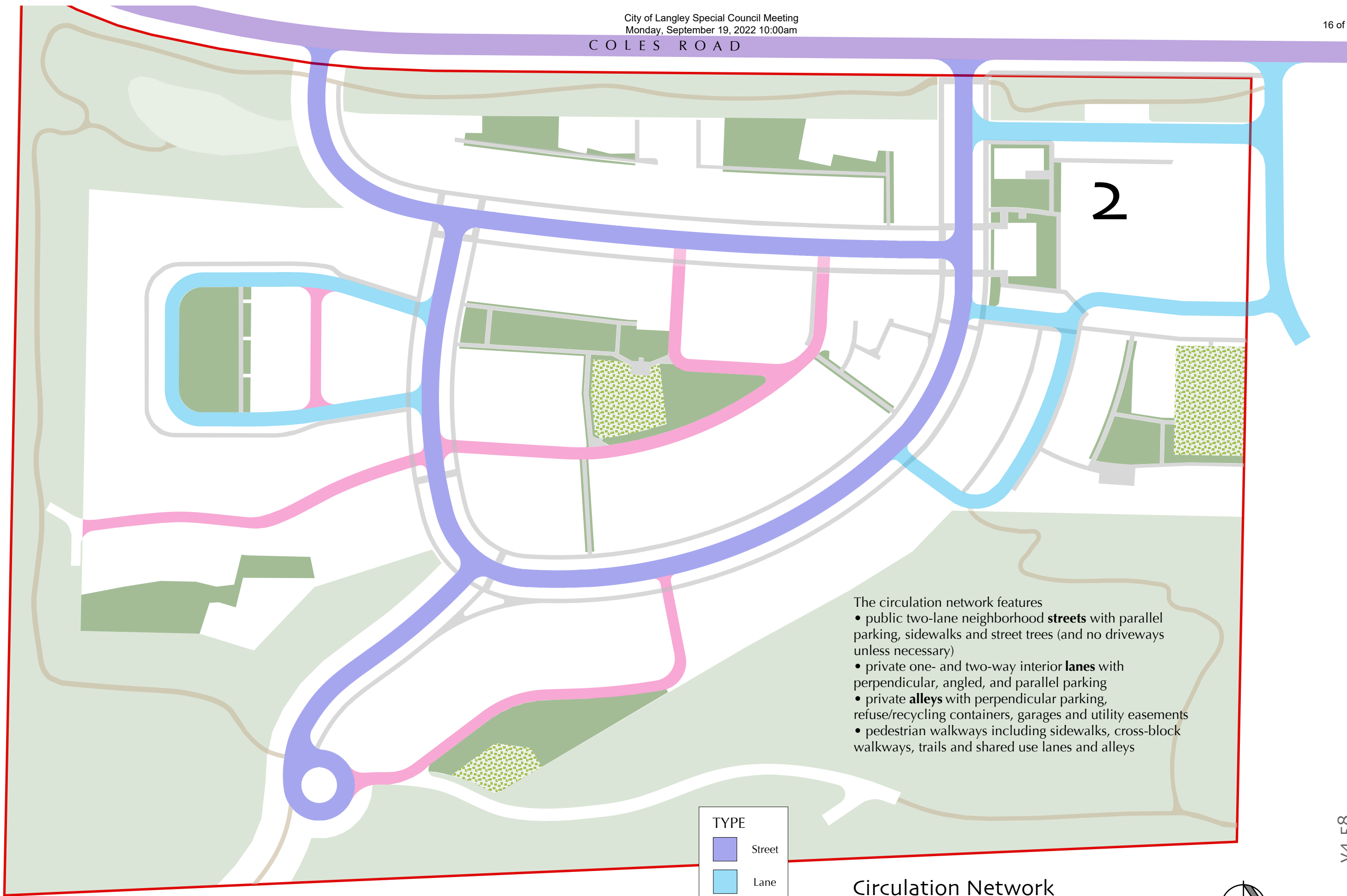
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1.2
 Sub-Parcel Diagram






Intensity Areas Diagram



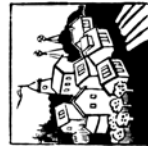
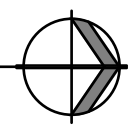
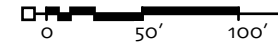


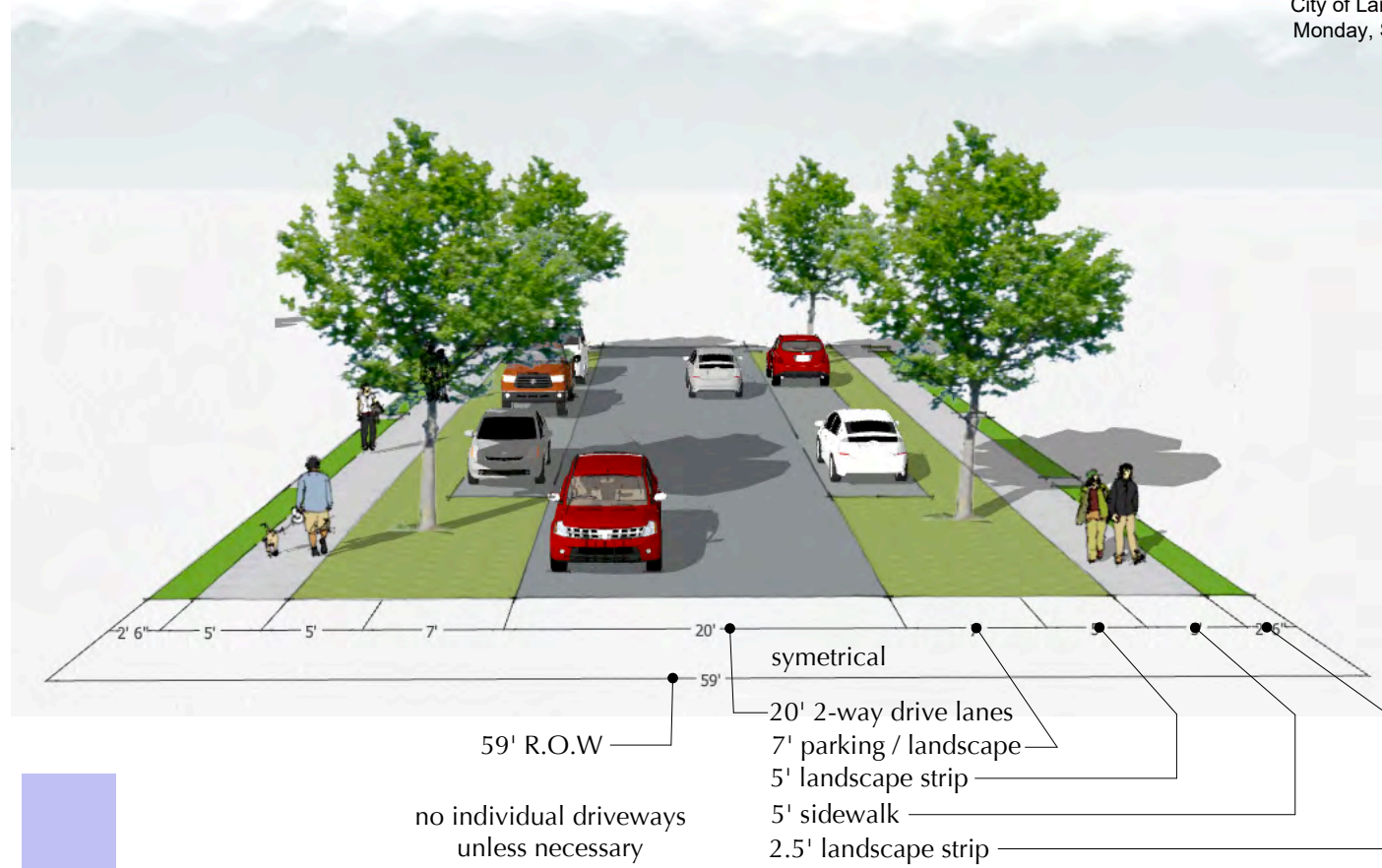
The circulation network features

- public two-lane neighborhood **streets** with parallel parking, sidewalks and street trees (and no driveways unless necessary)
- private one- and two-way interior **lanes** with perpendicular, angled, and parallel parking
- private **alleys** with perpendicular parking, refuse/recycling containers, garages and utility easements
- pedestrian walkways including sidewalks, cross-block walkways, trails and shared use lanes and alleys

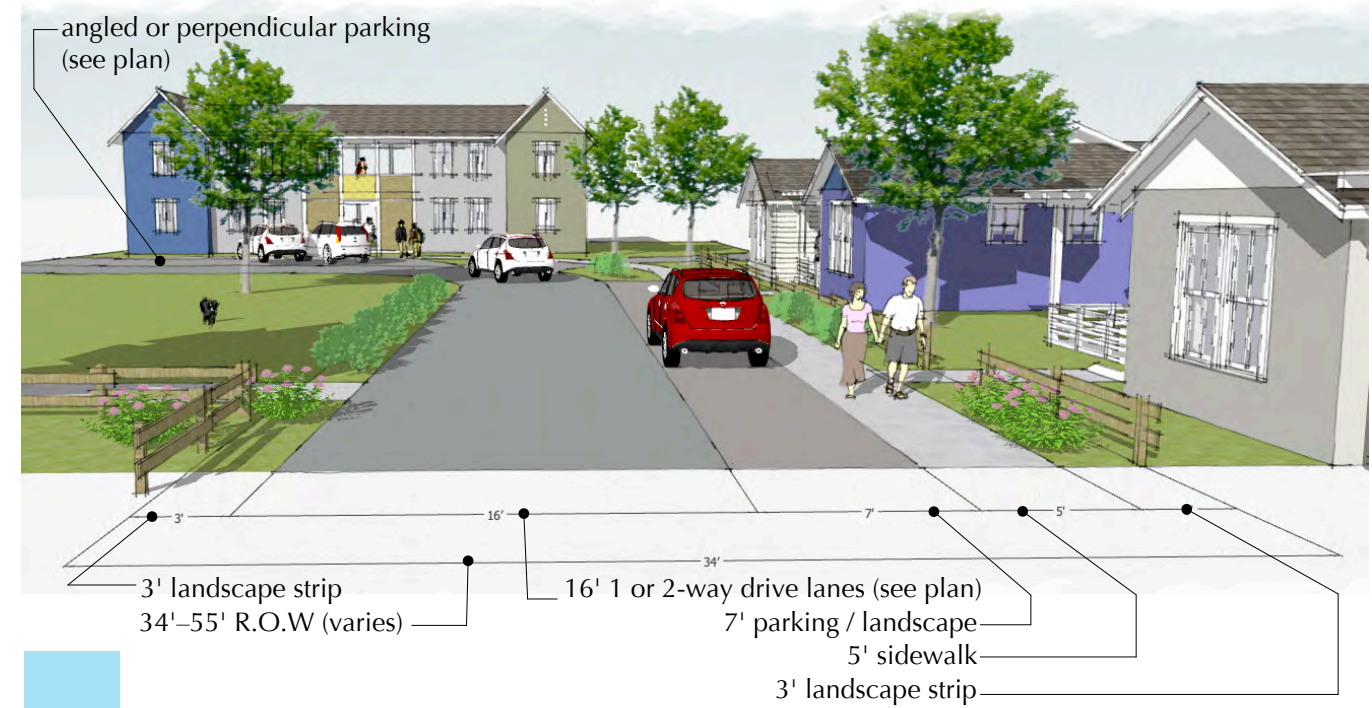
TYPE	
	Street
	Lane
	Alley

Circulation Network

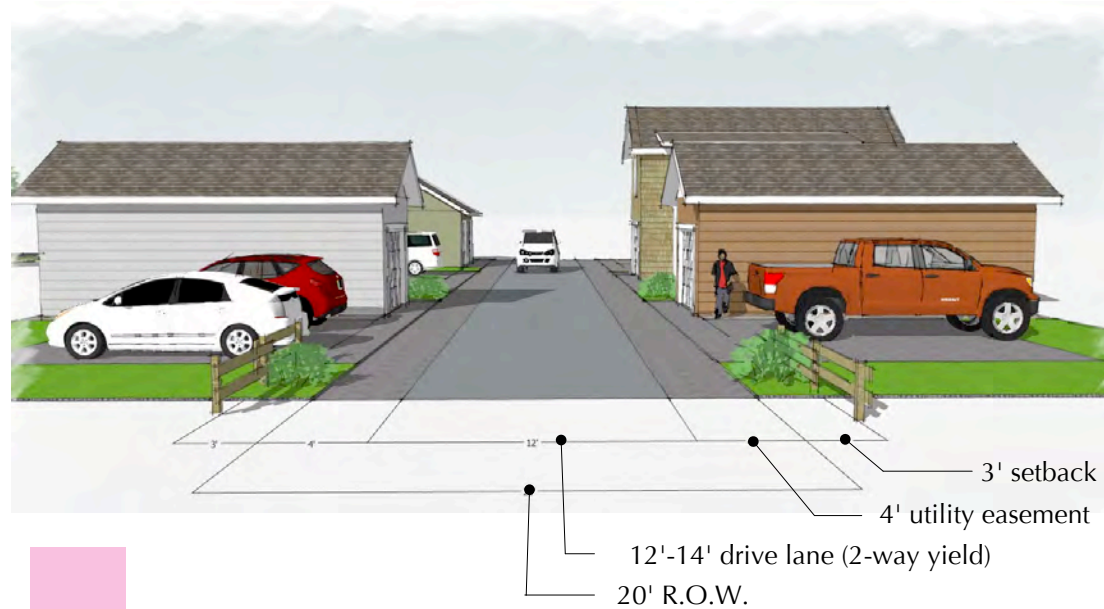




Street



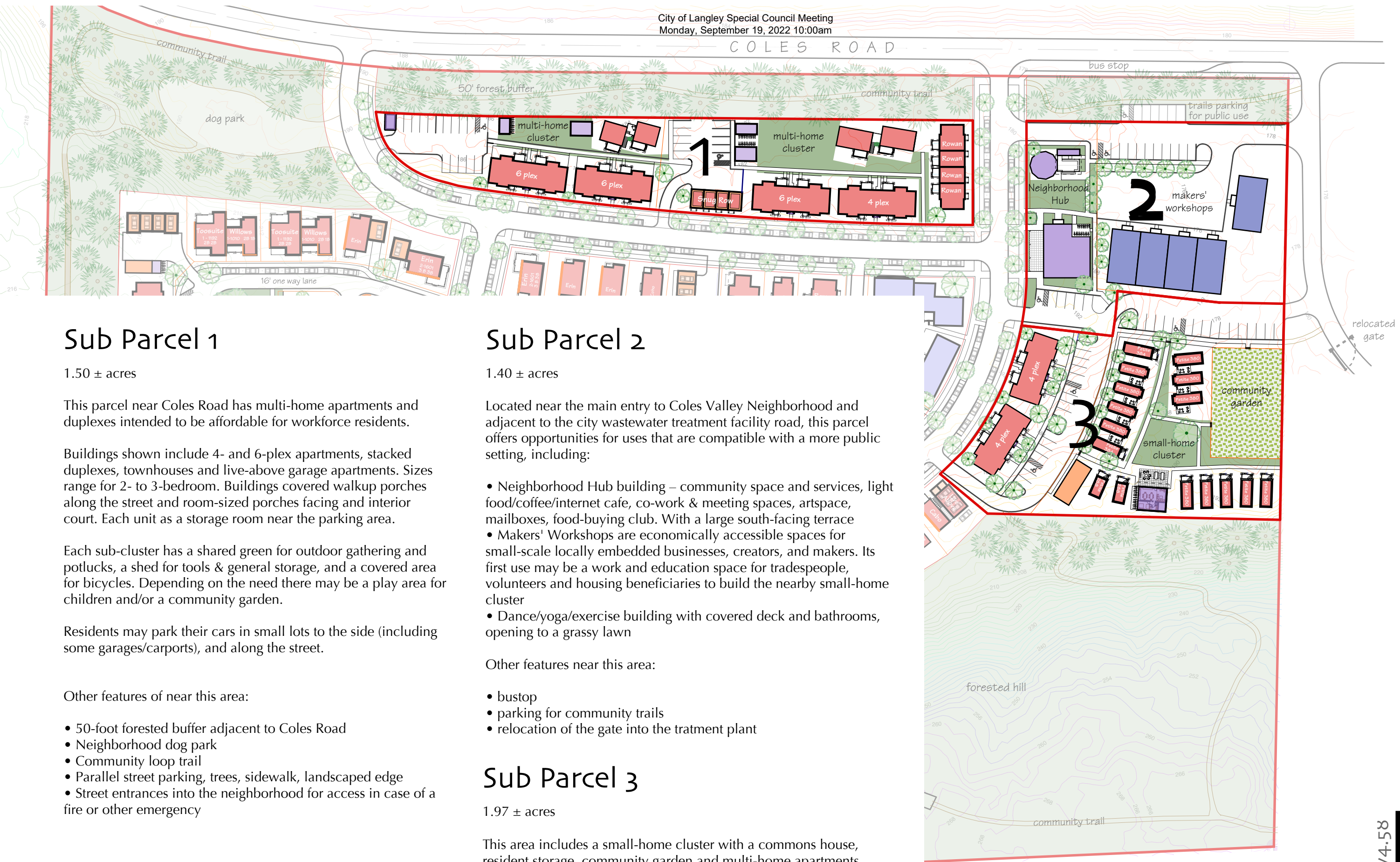
Lane



Alley

Street, Lane, Alley Diagrams





Sub Parcel 1

1.50 ± acres

This parcel near Coles Road has multi-home apartments and duplexes intended to be affordable for workforce residents.

Buildings shown include 4- and 6-plex apartments, stacked duplexes, townhouses and live-above garage apartments. Sizes range for 2- to 3-bedroom. Buildings covered walkup porches along the street and room-sized porches facing and interior court. Each unit as a storage room near the parking area.

Each sub-cluster has a shared green for outdoor gathering and potlucks, a shed for tools & general storage, and a covered area for bicycles. Depending on the need there may be a play area for children and/or a community garden.

Residents may park their cars in small lots to the side (including some garages/carports), and along the street.

Other features of near this area:

- 50-foot forested buffer adjacent to Coles Road
- Neighborhood dog park
- Community loop trail
- Parallel street parking, trees, sidewalk, landscaped edge
- Street entrances into the neighborhood for access in case of a fire or other emergency

Sub Parcel 2

1.40 ± acres

Located near the main entry to Coles Valley Neighborhood and adjacent to the city wastewater treatment facility road, this parcel offers opportunities for uses that are compatible with a more public setting, including:

- Neighborhood Hub building – community space and services, light food/coffee/internet cafe, co-work & meeting spaces, artspace, mailboxes, food-buying club. With a large south-facing terrace
- Makers' Workshops are economically accessible spaces for small-scale locally embedded businesses, creators, and makers. Its first use may be a work and education space for tradespeople, volunteers and housing beneficiaries to build the nearby small-home cluster
- Dance/yoga/exercise building with covered deck and bathrooms, opening to a grassy lawn

Other features near this area:

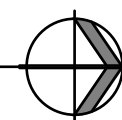
- bustop
- parking for community trails
- relocation of the gate into the treatment plant

Sub Parcel 3

1.97 ± acres

This area includes a small-home cluster with a commons house, resident storage, community garden and multi-home apartments.

Sub Parcels



Sub Parcel 7

3.24 ± acres

This parcel is the center neighborhood including one- and two-story detached homes with porches facing the street and alley-facing garages and live-above units surrounding a common green. In the commons is a community room, toolshed, picnic areas, community garden and playground. There are also several townhouses. Kittycorner from the Neighborhood Hub are commercial buildings that would be suited for a small day care and offices.

Note that there are no individual driveways off of the street, and note the cross-block pedestrian walkways.

Sub Parcel 4

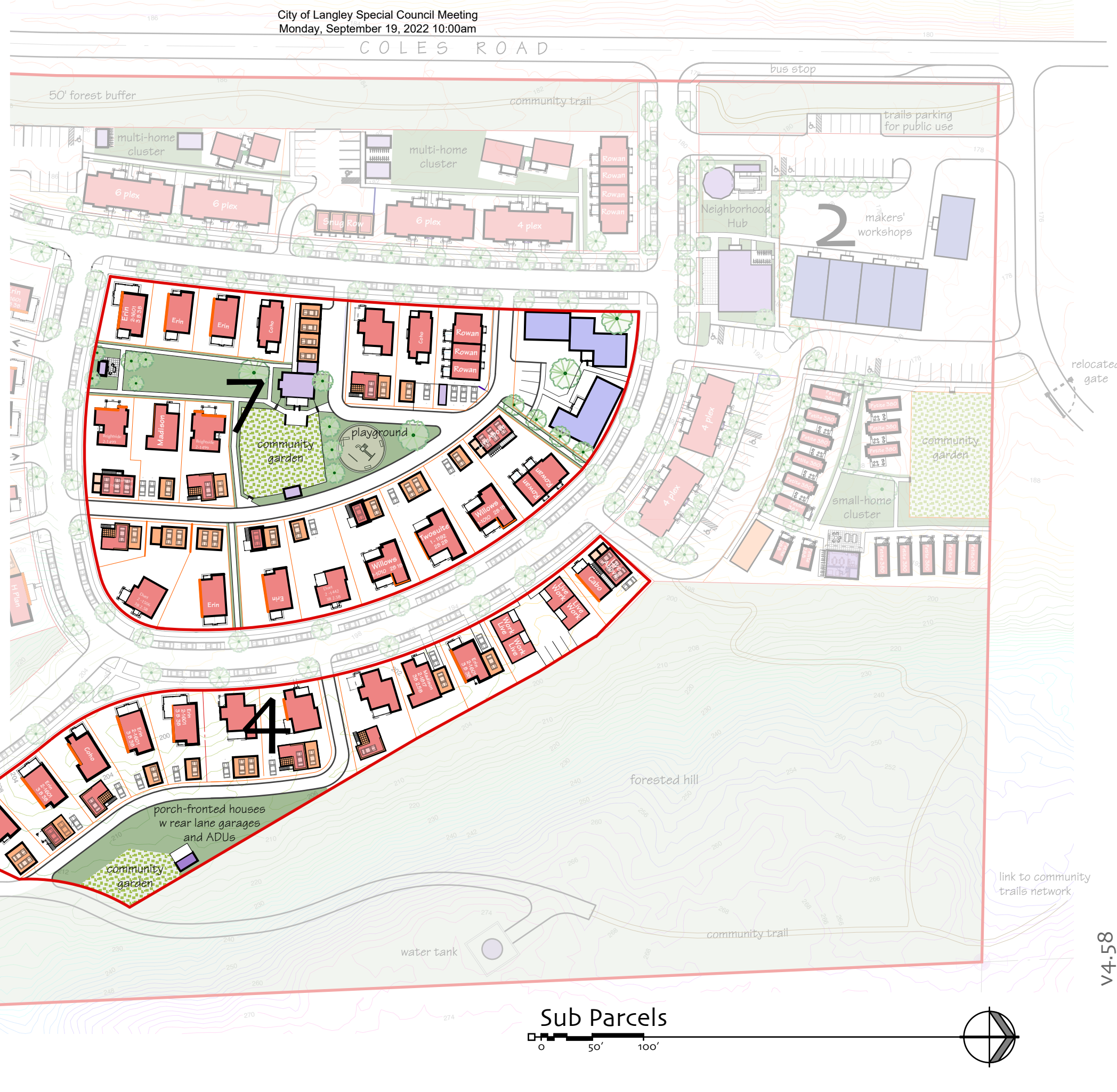
1.79 ± acres

This parcel includes one- and two-story detached homes with large porches facing the street and alley-accessed garages and live-above units across from a neighborhood green with a community garden and toolshed. Also included are a cluster of live-work units and a duplex/live-above unit.

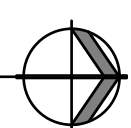
This group backs up to the forested hillside and has southwest facing views to the hillside west of Coles Road.

The street with a cul-de-sac has parallel parking on one side and a forested hillside on the other. This street may connect to the adjacent property in the future.

A service road leads up the hill to the community water tank and trails.



Sub Parcels
 0 50' 100'



V4-58

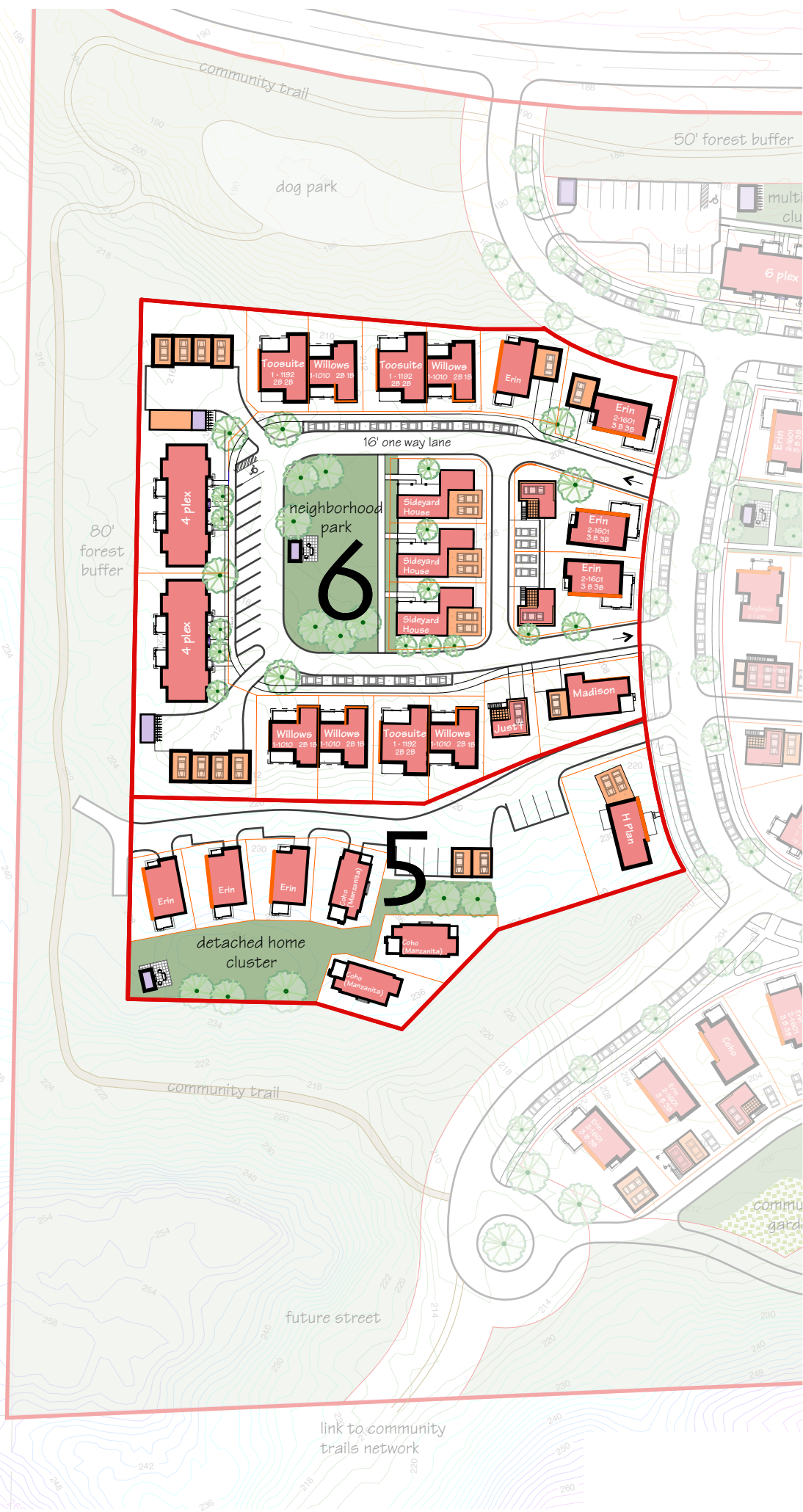
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1.5.2
 Sub Parcel Description

Coles Valley
 Langley, Washington



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Sub Parcel 6

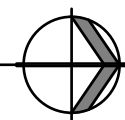
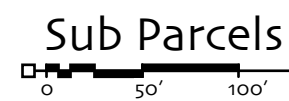
2.71 ± acres

This parcel features a neighborhood park surrounded by a variety of home types including two- and three-bedroom 4-plex apartments, single-level universally-accessible duplex cottages, detached homes, and live-above ADUs. There is a one-way looped interior lane with parallel and angled parking and sidewalk, and a connecting alley with garages and perpendicular parking.

Sub Parcel 5

1.17 ± acres

This parcel has one detached, porch-fronted house facing the street, and a grouping of detached homes opening onto a clearing at the top of a small hill. Parking for some of these houses are garage underneath. The driveway ends in a fire-truck turnaround.



Tabulations

ILLUSTRATIVE BUILDINGS (shown in plan)

Residential	Type	Area	bedrms	DU	ADU	Total Area (SF)	Total Bdrms
Erin (or similar)	SF	1500	3	38		57000	114
Sideyard House	SF	1500	3	3		4500	9
Justenuf	SF	748	1	2		1496	2
Rhody	D	700	1	4		2800	4
Rhody 2	D	850	2	4		3400	8
TwoSuite	D	1200	2	3		3600	6
Willows	D	1000	2	5		5000	10
LiveAbove-Cabo	D	1633	3	2		3266	6
Rowan (2 bedrm)	T	1008	2	5		5040	10
Rowan (3 bedrm)	T	1288	3	4		5152	12
4/6 Plex (2 bedrm)	SA	827	2	22		18194	44
4/6 Plex (3 bedrm)	SA	1188	3	16		19008	48
LiveAbove 650	LA	650	1	1		650	1
Snug Row	LA	616	1	4		2464	4
LiveWork	LW	530	1	4		2120	4
Petite	TH	360	1	16		5760	16
			133			139,450 SF	298
LiveAbove 350	ADU	350	1	7		2450	7
Justenuf	ADU	748	1	6		4488	6
				13		6938	13
Community /Commercial							
Neighborhood Hub		8640		1		8640	
Exercise Space		1200		1		1200	
Workshop		1920		5		9600	
Commercial		5000		1		5000	
						24,440 SF	

8/2/22

HOUSE TYPES

Sub-Nbd	Intensity	Area	HOUSE TYPES							TOTAL Dwellings	ADU*	Total (w ADU)	OTHER				
			Single Detached	Duplex	Townhouse	Small Apartment	LiveAbove	LiveWork	Small House				Community	Workshop	Commercial		
1	PUD-M	1.36 acres		8		22		4			34						
1	PUD-H	0.14			4						4						
2	PUD-H	1.40									0			2	5		
3	PUD-H	0.51				8					8						
3	PUD-M	1.46								16	16						
4	PUD-M	1.79	10	2					4		16	8	24				
5	PUD-L	1.03	6								6		6				
5	PUD-M	0.14	1								1	1	2				
6	PUD-M	2.71	9	8		8					25	3	28				
7	PUD-H	0.38									0		0				3
7	PUD-M	2.86	17		5			1			23	16	39	1			
Total Parcel Areas		13.80 acres	43	18	9	38		5	4	16	133	28	161				
Intensity		PUD-H	2.44	18% of total parcel areas									* ADUs possible				
Intensity		PUD-M	10.33	75% of total parcel areas									149 incl ADUs				
Intensity		PUD-L	1.03	7% of total parcel areas									in Illustrated Site Plan				
ROW area		4.08															
Total dev'd area		17.87	44.9% of Site Area														
			62.4% of East Site														

SITE AREA

West Site	11.2
East Site	28.6
Total Site Area	39.8 acres

DWELLING UNITS PER ACRE

per entire site	3.3 /ac
per East Site	4.6 /ac

Community Open Space

Per 18.25.060 B.3	11.9	30% required
"Conservancy" (forested conservation areas)		
West Site	11.2 ac	
East Site	11.4	
	22.55	56.6%
"Green, Square, Playground, Community Garden"	2.55 ac	
Total Community Open Space:	25.1 ac	OK✓
		= 48.6% of East Site
		= 63.0% of entire site

AFFORDABILITY

AHAC recommendations:		
30% of all units must be affordable =	40	133
of these 50% required to be rental	20	
75% preferred	30	

UNIT TYPE by # bedrms

# units	bdrm	total
63	3	189
39	2	78
31	1	31
133		298





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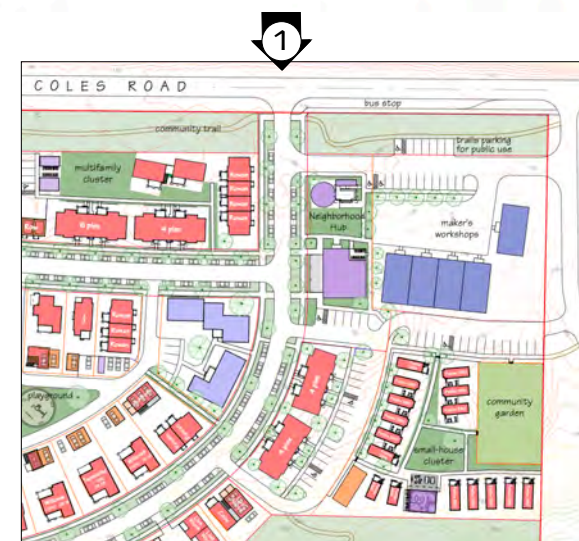
Coles Valley
Langley, Washington

V4-57

1 August 2022

3.1
Illustrations

These illustrations are renditions to show the form, scale and spatial relationships of the proposed plan



Sub Parcel 1 Illustration

Parking for Community Trail

Maker's Space Workshops

Neighborhood Hub

4-Plex Apartment

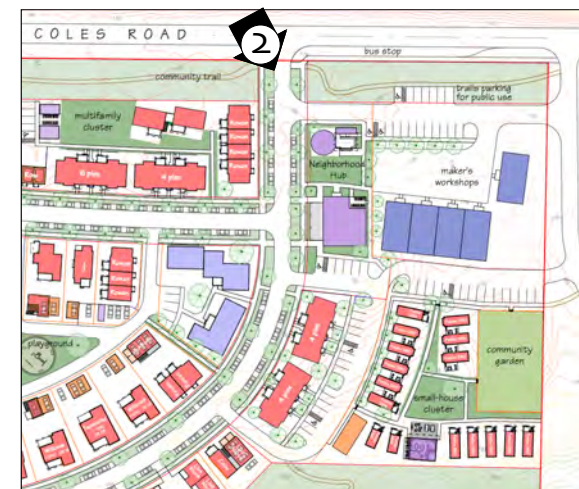
Duplex /Live-Above Studio



Bus Stop

Multifamily Cluster
behind forested buffer

Multifamily Cluster



Sub Parcel 1 Illustration

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Langley, Washington

V4-57

1 August 2022

3.2
Illustrations

Maker's Space Workshops

Neighborhood Hub

Small-House Cluster

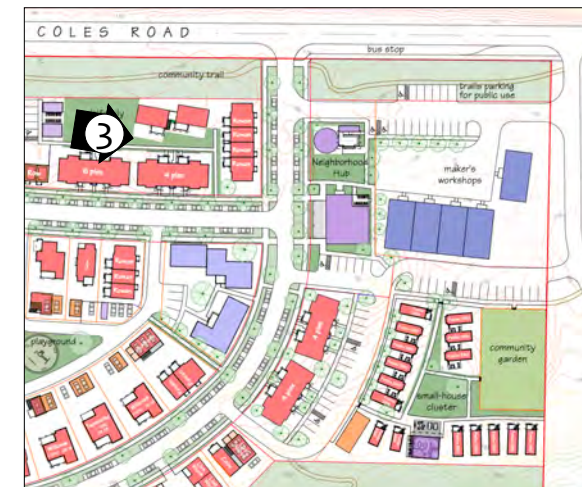
Multifamily Apartments

Parking for Community Trail

Bus Stop

Forested Buffer

Dance/Yoga Space



Sub Parcel 1 Illustration

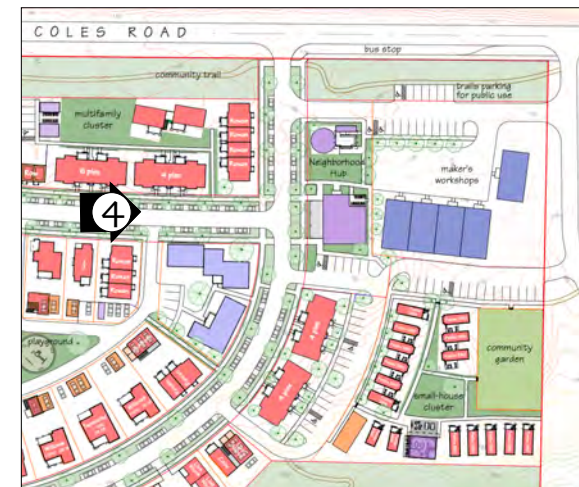
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Coles Valley
 Langley, Washington

V4-57
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3.3
 Illustrations



Sub Parcel 1 Illustration

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3.4
 Illustrations



Sub Parcel 6 Illustration

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Coles Valley
Langley, Washington

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3.5
Illustrations

Single-family
"side court" houses

BBQ Terrace
& Storage Shed

Single-Level
Duplex Homes



Neighborhood Park



Sub Parcel 6 Illustration

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Coles Valley
 Langley, Washington

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3.6
 Illustrations

Live-Above ADU

Single-Level Duplexes

4-Plex Apartments

City of Langley Special Council Meeting
Monday, September 19, 2022 10:00am
Alley side of
"Side Court" House

Single-Level
Universally Accessible House



One Way Lane



Sub Parcel 6 Illustration

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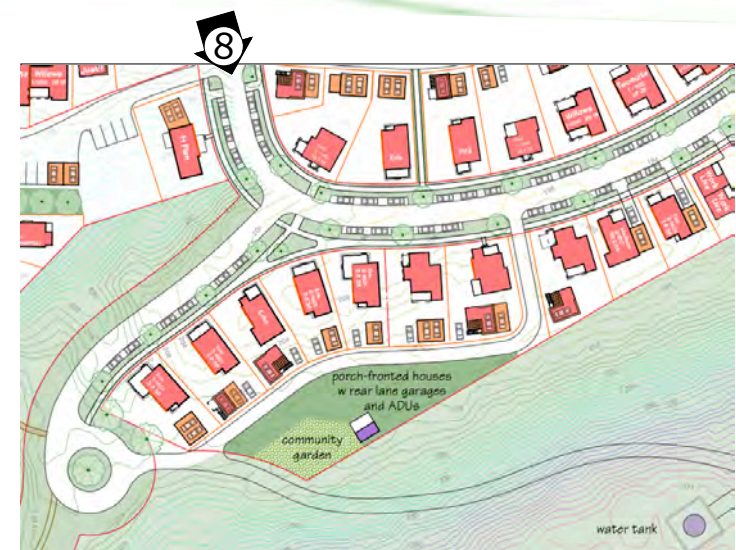
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3.7
Illustrations



Forested Hillside

Neighborhood Street
(no driveways)



Sub Parcel 4 Illustration

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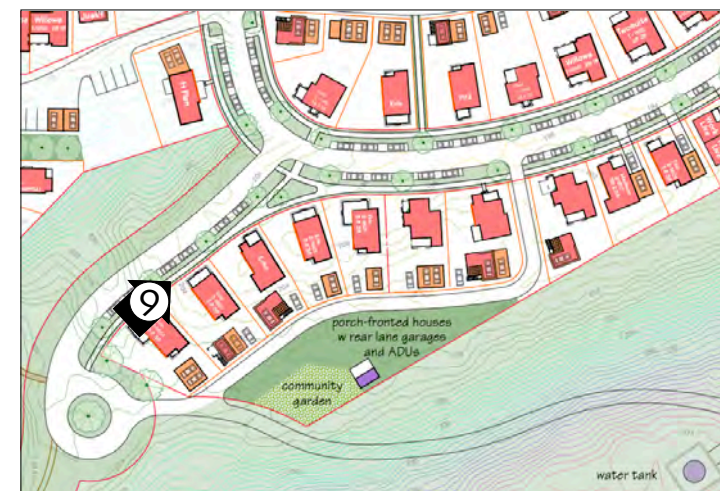
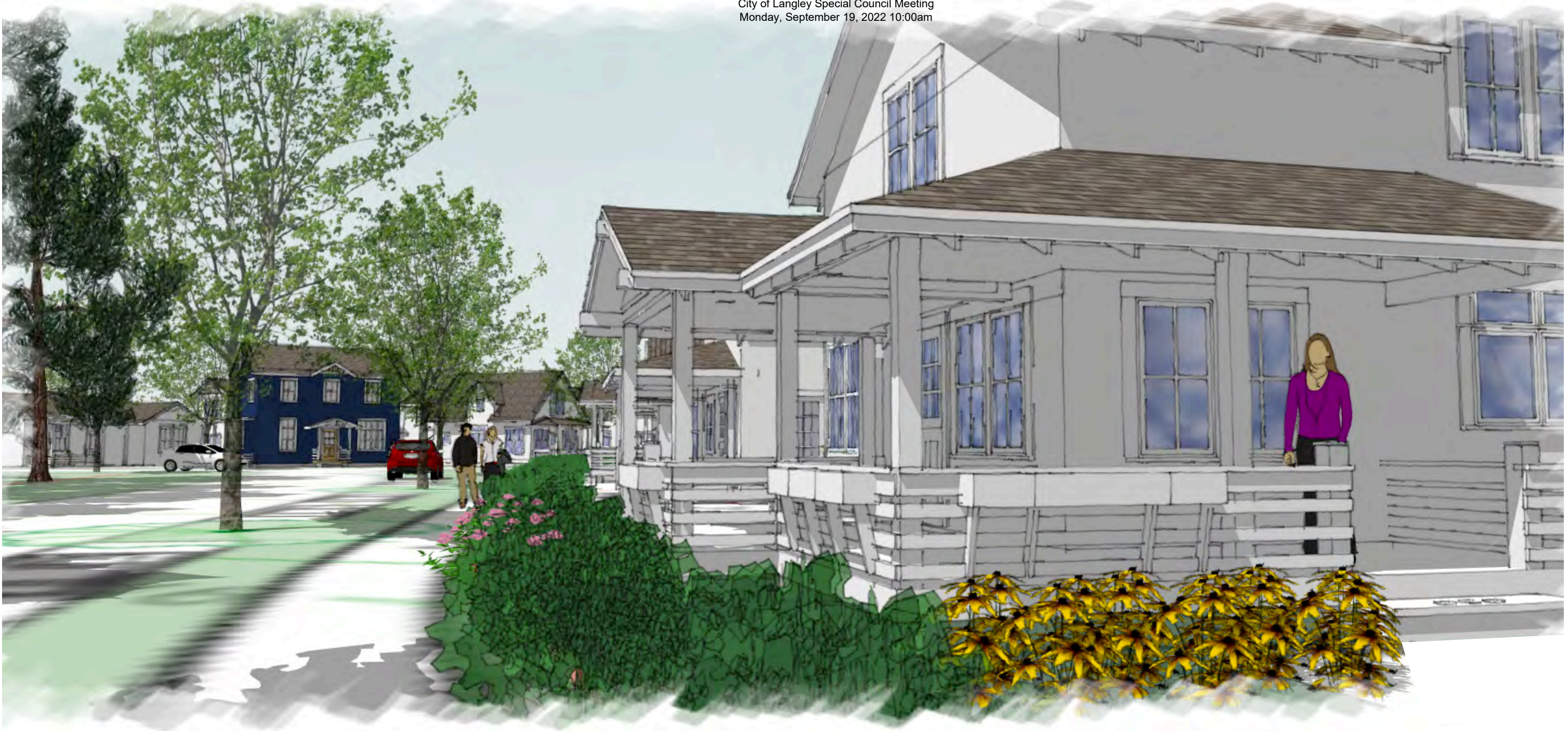
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3.8
Illustrations



Sub Parcel 4 Illustration



Porch-fronted houses
with rear-alley parking
and Live-Above ADUs

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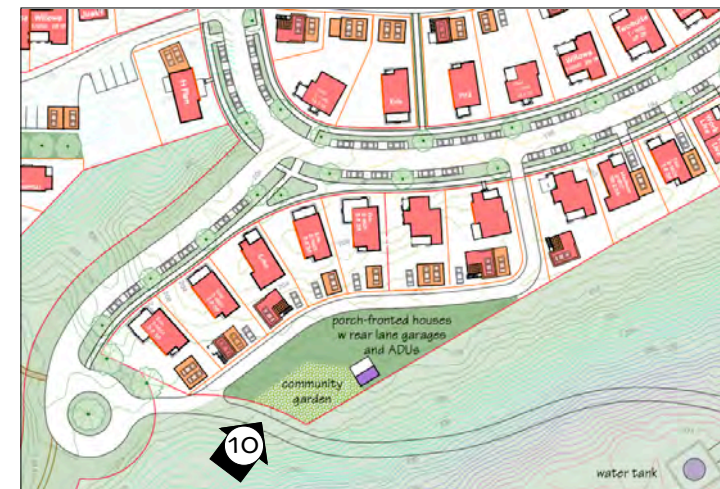
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3.10
Illustrations

Sub Parcel 4 Illustration

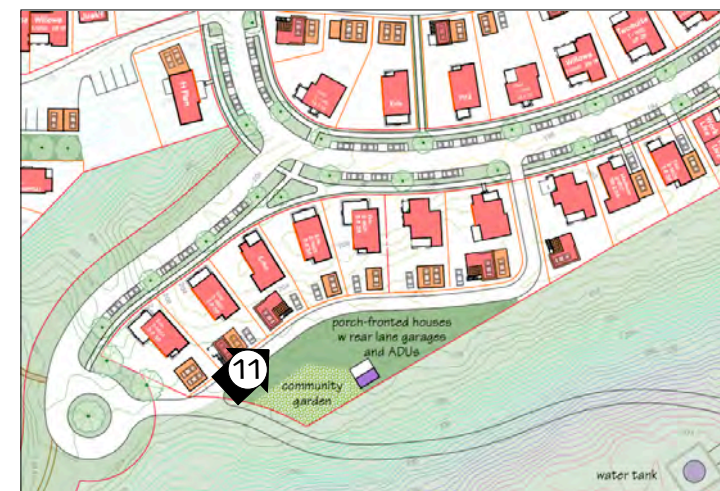




Alley

Lawn

Community Garden
and Shed



Sub Parcel 4 Illustration

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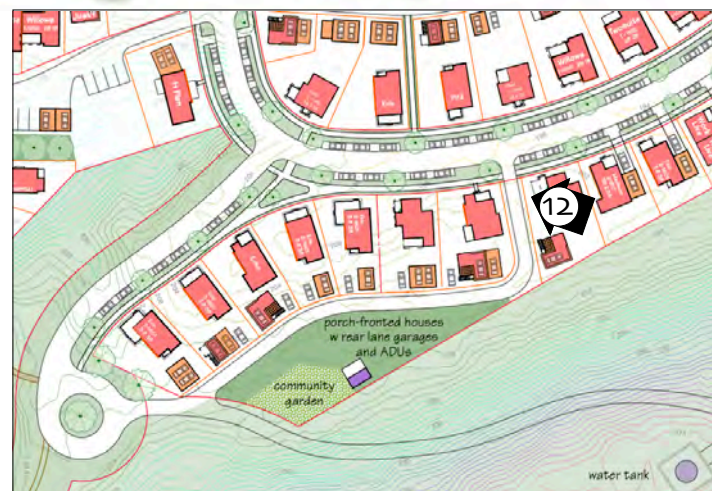
1 August 2022

3.11
Illustrations



Alley

Private Yard



Sub Parcel 4 Illustration

