

**Applicant Presentation
to
Council
August 15, 2023**

**Please note: Admissibility of any new
evidence is subject to Council Review**

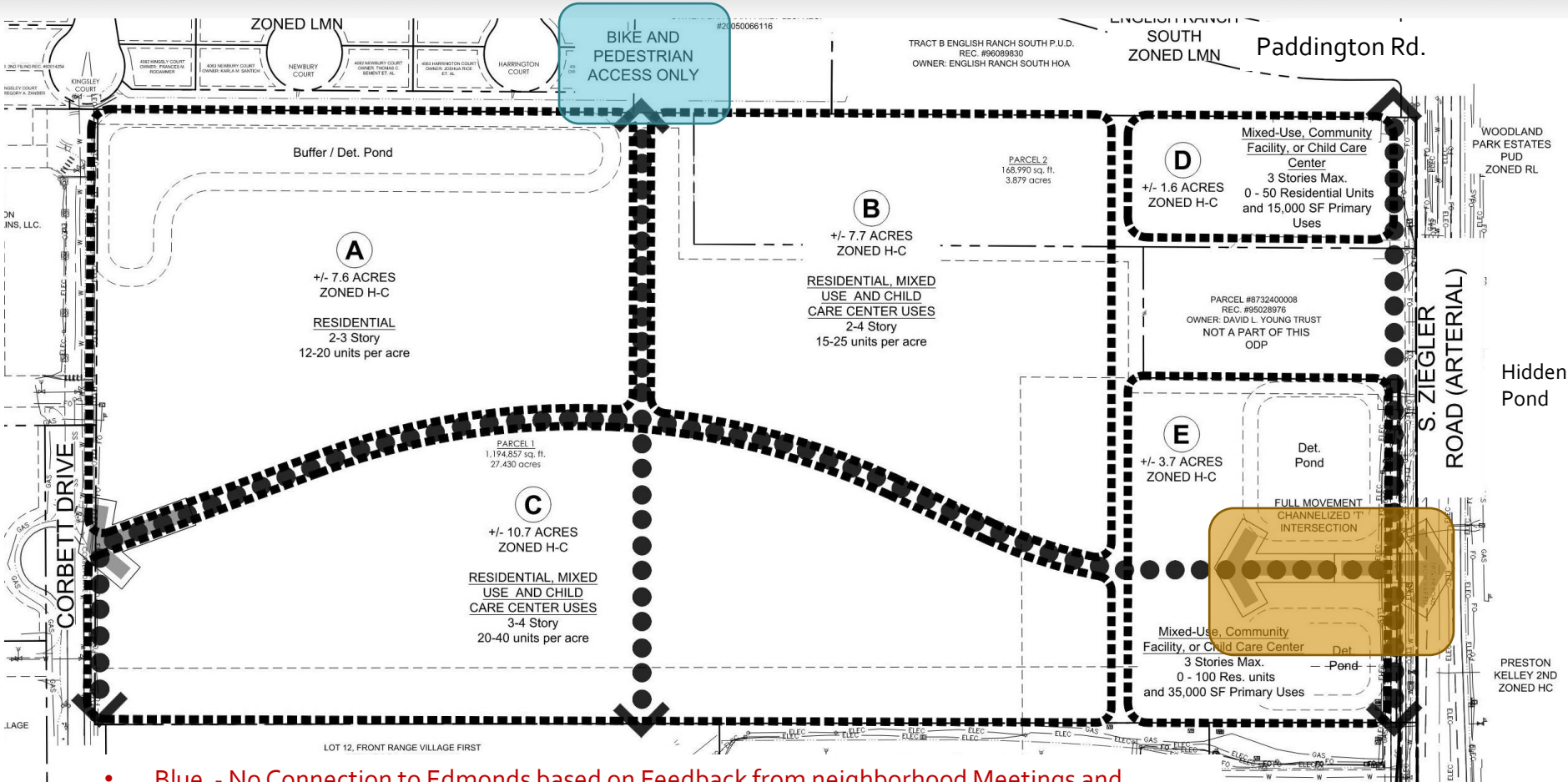
Ziegler - Corbett Amended ODP

Appeal Hearing - August 15, 2023

UNION PARK

A mixed-use community featuring apartments, for sale homes, mixed use, live work and commercial all in walkable highly amenitized community close to schools, shopping, employment and I-25

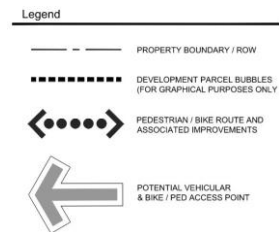
Ziegler - Corbett Amended ODP



- Blue - No Connection to Edmonds based on Feedback from neighborhood Meetings and support from City Staff
- Orange - The Channelized 'T' Intersection provided the only viable connection from Ziegler without control of the Young Property.

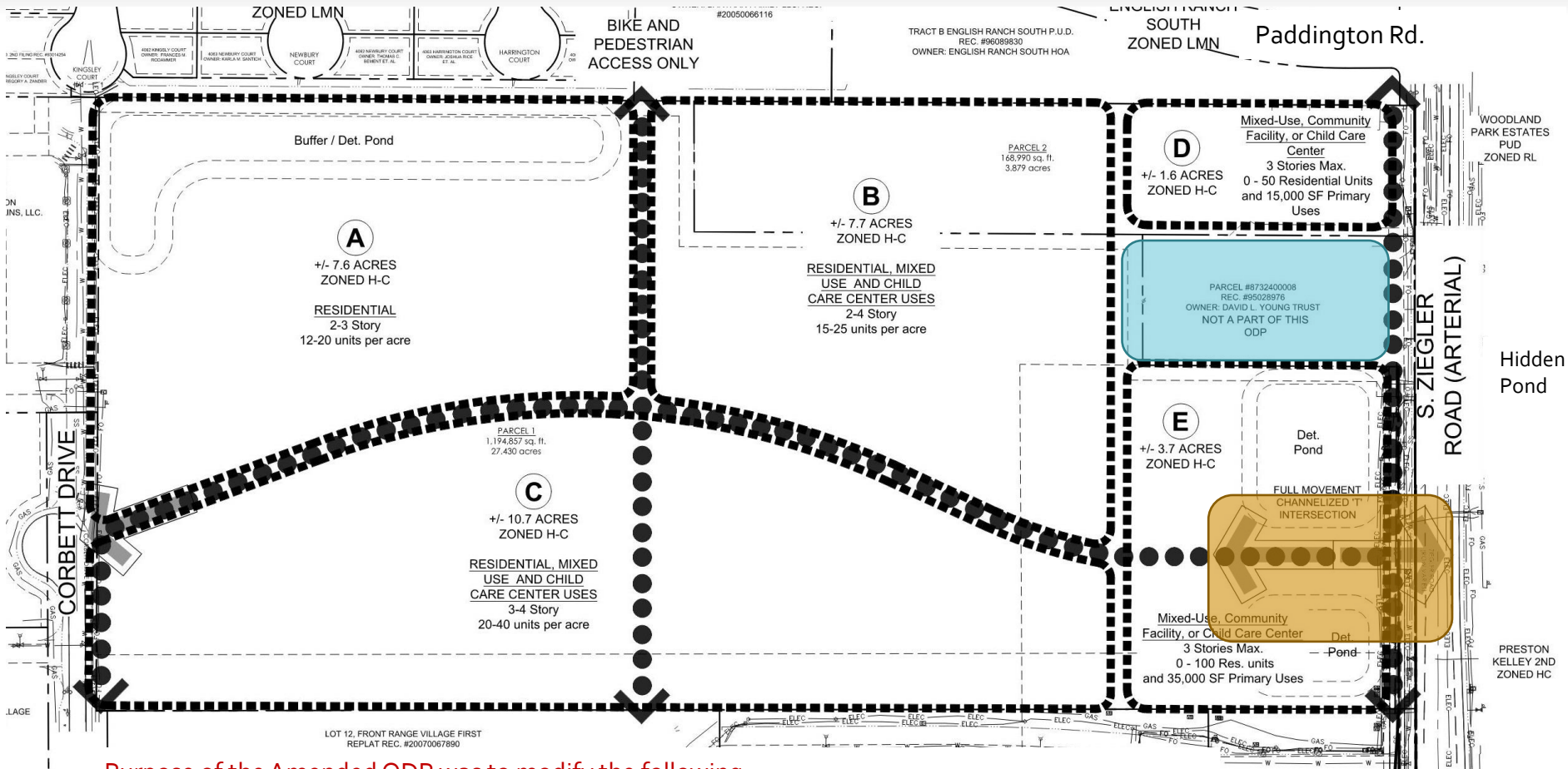
Note:

- 1) The Alternative Compliance for no connection to English Ranch was approved as part of the original ODP with support of Planning Commission, Staff and Community
- 2) Current Master Street Plan does not show a connection to English Ranch



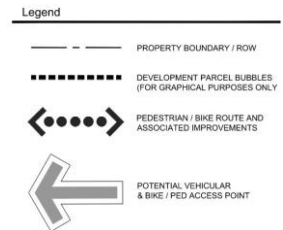
Original Ziegler - Corbett ODP Map

Ziegler - Corbett Amended ODP



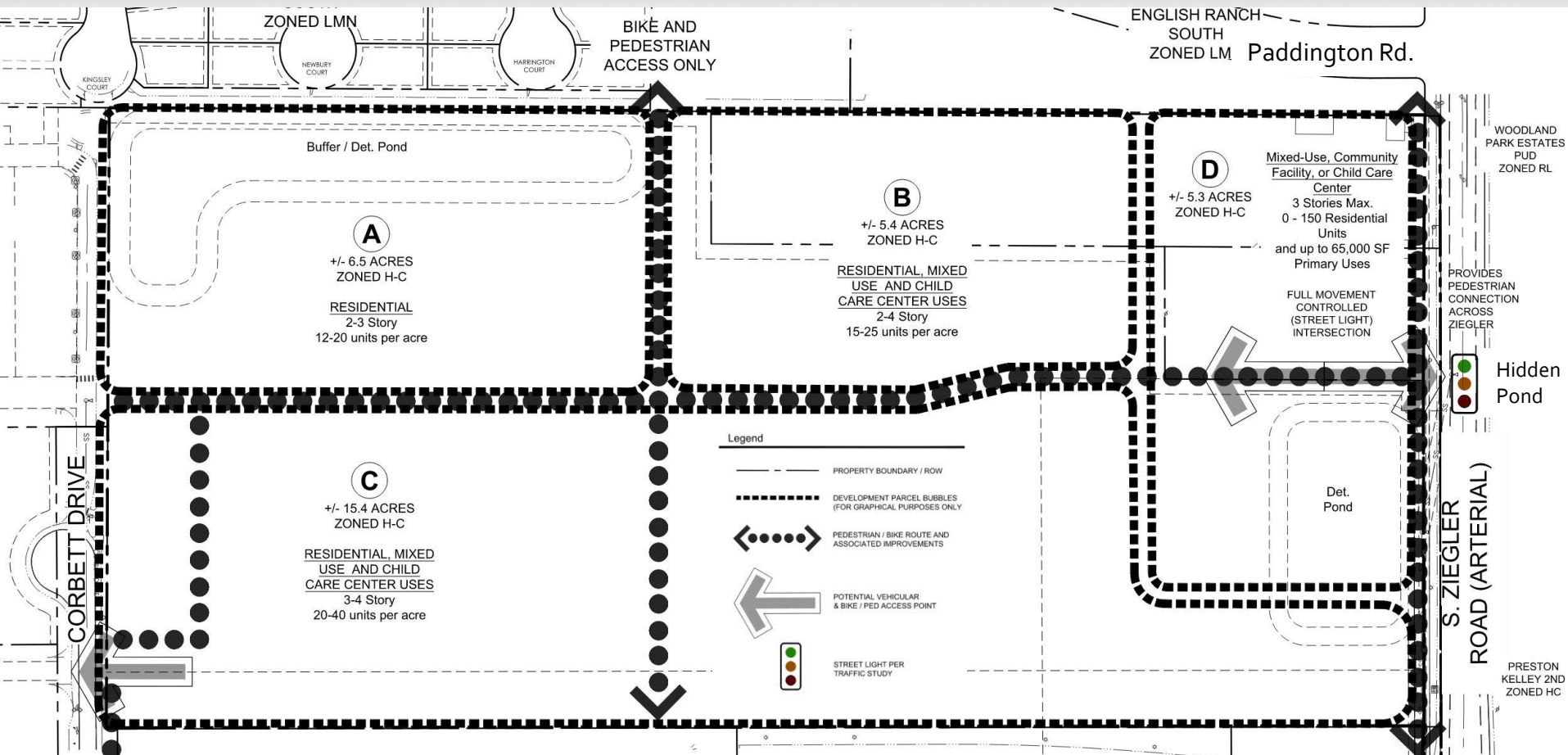
Purpose of the Amended ODP was to modify the following:

- Blue - Inclusion of the Young Property = This acquisition was encouraged by City Staff and is the preferred Entry Point per City Codes.
- Orange - The Channelized 'T' Intersection is eliminated. This was the least desired option for entry to this Development but necessary prior to the acquisition of the Young Property



Original Ziegler - Corbett ODP Map

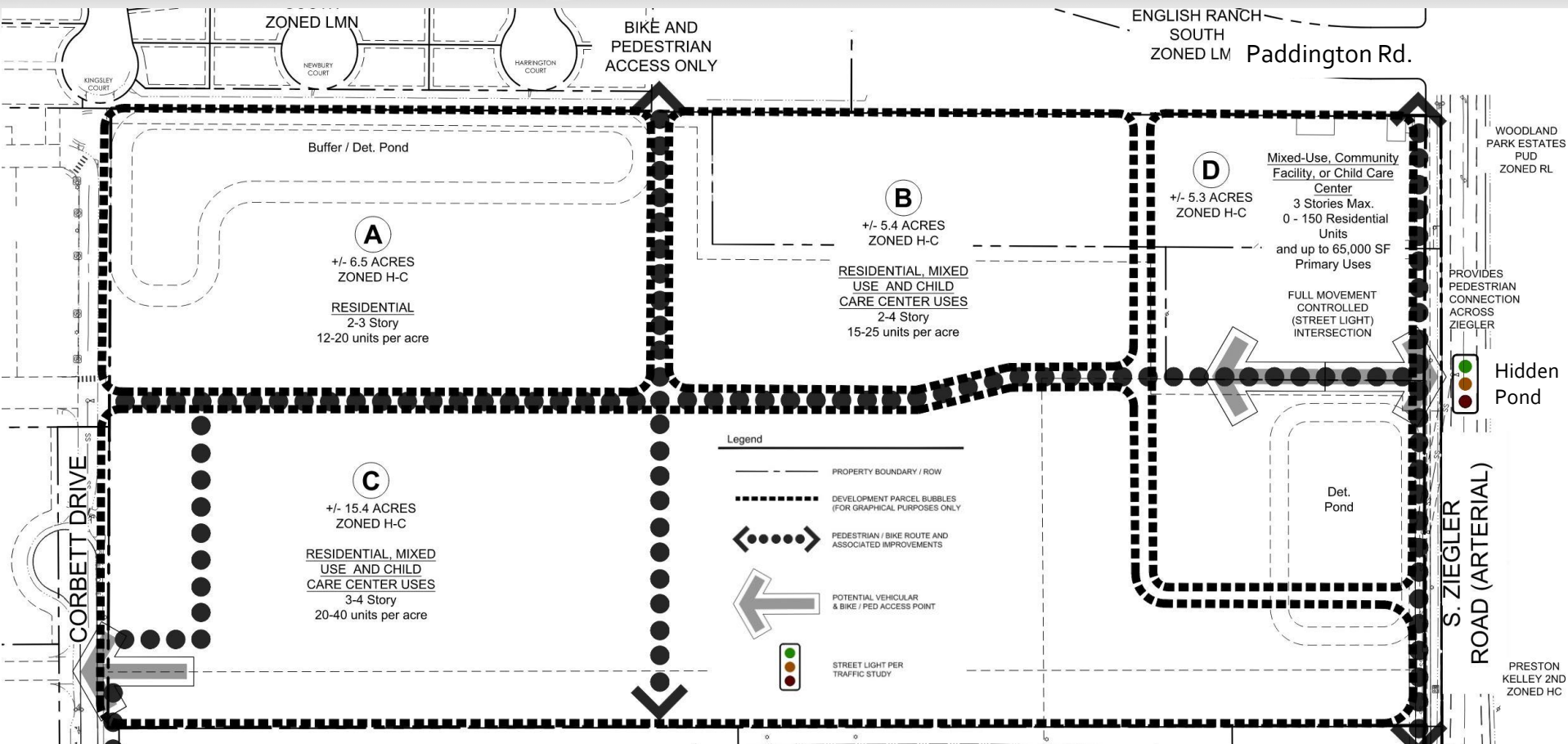
Ziegler - Corbett Amended ODP



- No change in density / the maximum units allowed
- No vehicular access to English Ranch remained
- All conditions and modifications previously approved remain the same.
- The "Sense of Place" remain as previously approved
- Allows the preferred location of entry to the site from Ziegler (across from an existing street)
- The 4-way signalized light at this location is **warranted** per the TIS.
- Provides a safer intersection for vehicles AND pedestrians vs. Channelized 'T'
- The signalized light is fully paid for by the Developer.
- Adjusted parcels provide stronger street and block network.
- This amended ODP is an improvement to the approved ODP.

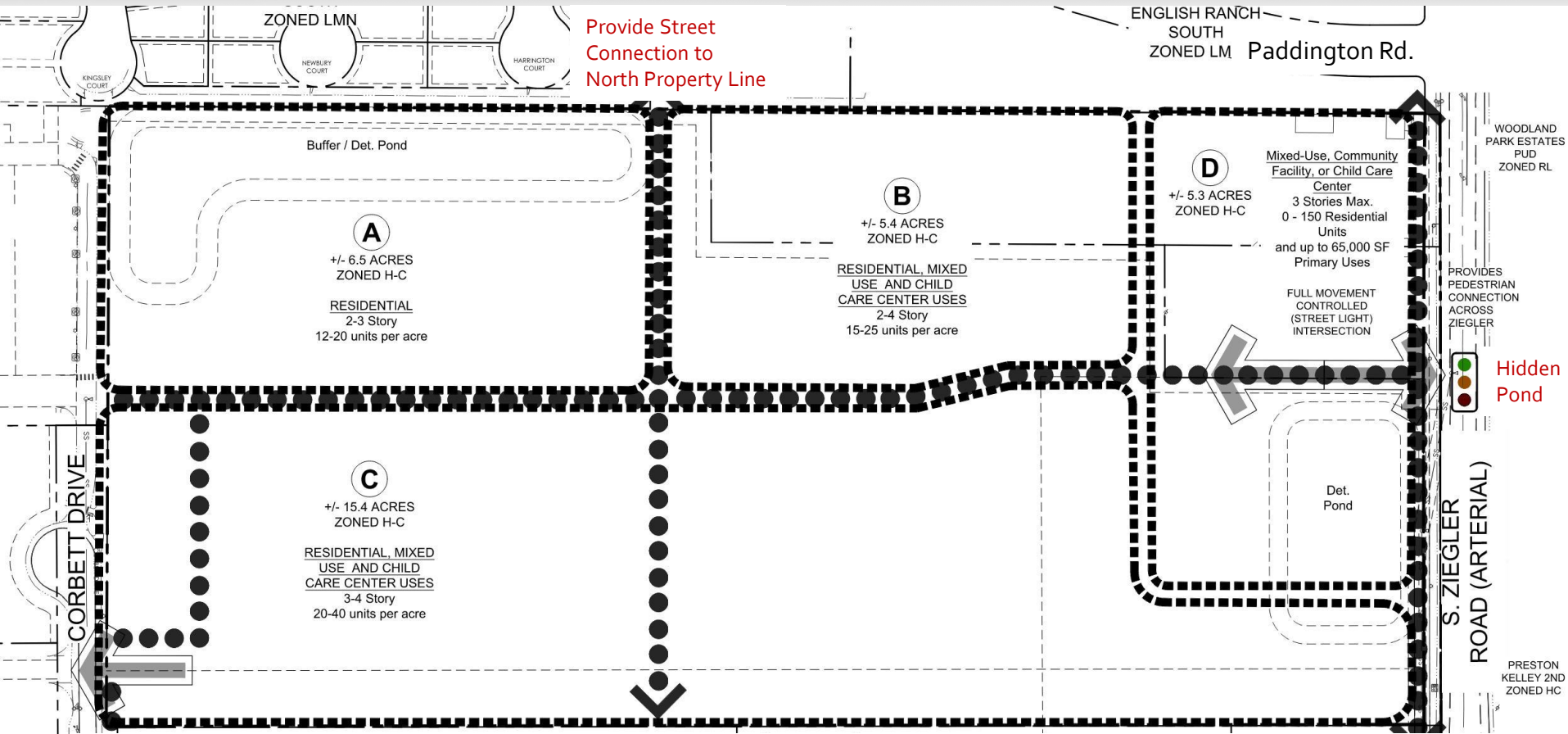
Ziegler - Corbett Amended ODP Map

Ziegler - Corbett Amended ODP



1. Inclusion of the Young Property = This acquisition was encouraged by and is the preferred Entry Point per City Codes
2. Provide a signal along Ziegler (funded by Landmark)
3. Improves the site plan creating a complete master planned community
4. The Channelized 'T' Intersection is eliminated. This was the least desired option for entry to this Development but necessary prior to the acquisition of the Young Property
5. The Alternative Compliance for no connection to English Ranch was approved as part of the original ODP and will still remain along with the Channelized T if the Amended ODP is denied.

Ziegler - Corbett Amended ODP



Provide Street Connection to North Property Line

ENGLISH RANCH SOUTH ZONED LM Paddington Rd.

WOODLAND PARK ESTATES PUD ZONED RL

PROVIDES PEDESTRIAN CONNECTION ACROSS ZIEGLER

Hidden Pond

S. ZIEGLER ROAD (ARTERIAL)

PRESTON KELLEY 2ND ZONED HC

PREFERRED OPTION

Support and continue with the Amended ODP that Planning and Zoning Approved on March 23, 2023

PREFERRED OPTION THAT SUPPORTS THE ARGUMENT OF THE APPEAL

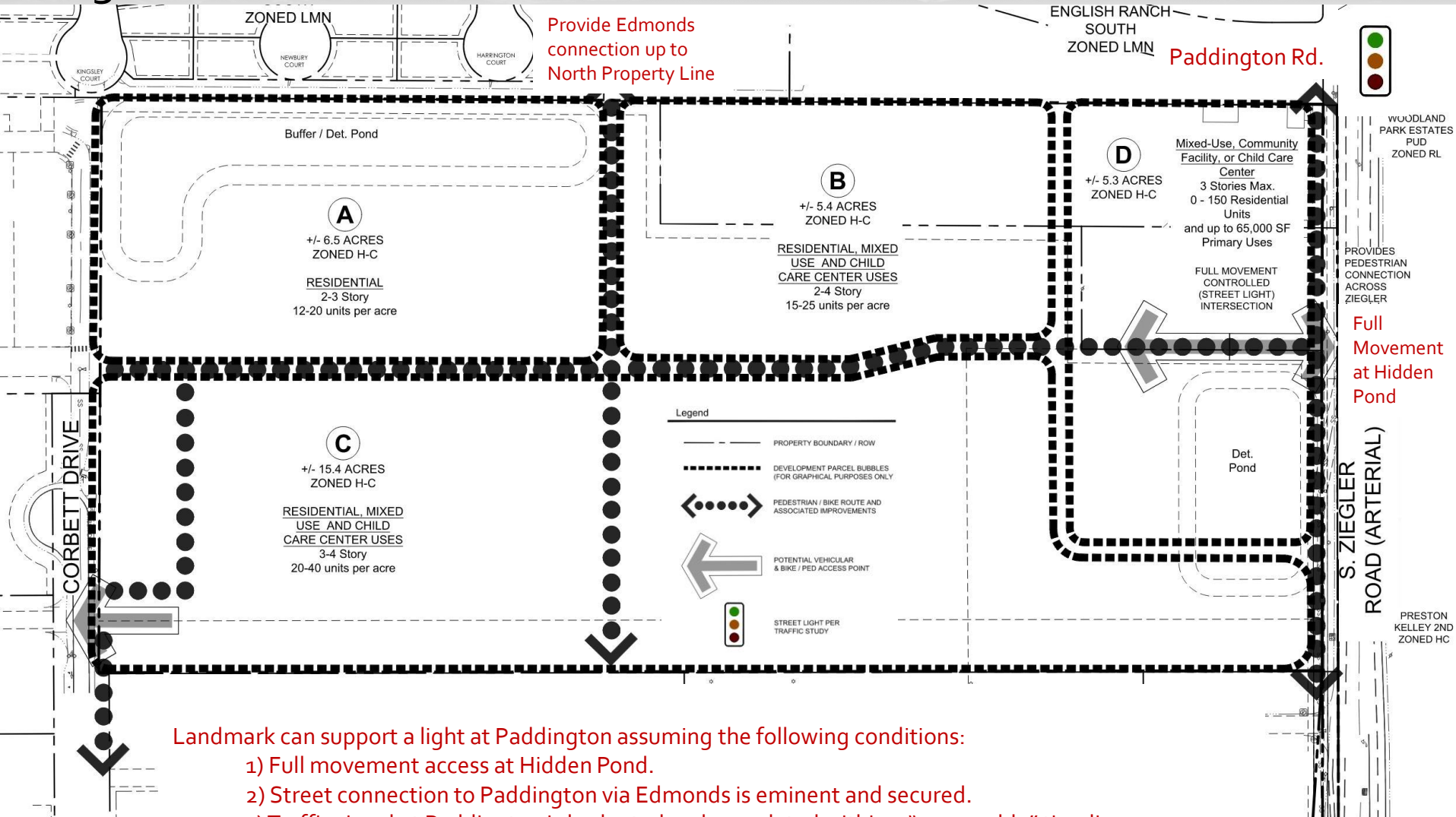
After multiple conversations with the Appellants and the staff we believe the best option is Support the Approved Amended ODP with the addition of our commitment to build a street connection to our northern boundary accommodating a future connection to Paddington at Edmonds

Ziegler - Corbett Amended ODP



Discussion – Comparison of Surrounding Neighborhoods

Ziegler - Corbett Amended ODP



Landmark can support a light at Paddington assuming the following conditions:

- 1) Full movement access at Hidden Pond.
- 2) Street connection to Paddington via Edmonds is eminent and secured.
- 3) Traffic signal at Paddington is budgeted and completed within a "reasonable" timeline.

Option #2- Move Traffic Signal to Paddington.

Ziegler - Corbett Amended ODP

Amended ODP

- 1) Provides a warranted traffic signal along Ziegler paid for by the developer
- 2) Provides a street connection to our northern boundary for potential future connection to Paddington.

Option 2

- 1) Landmark supports the movement of our warranted light to Paddington - albeit currently not warranted
- 2) Continue with a street connection to our northern boundary for potential future connection to Paddington
- 3) Full movement access at Hidden Pond (Union Park's Main Street serving over 600 residents and over 45,000 SF of daycare, office, retail, live-work and mixed use
- 4) Concerns over timing of light at Paddington and future connection at Edmonds.

REMINDER: Current Master Street Plan does not show a connection to English Ranch and no Public ROW is dedicated on the adjacent property to the north



Thank you for your Time and Support