

# GREAT NEIGHBORHOODS



## Public Hearing Crossroads CPA

Teun Deuling, Senior Planner  
*Community Development Department*

July 9, 2025



# Action

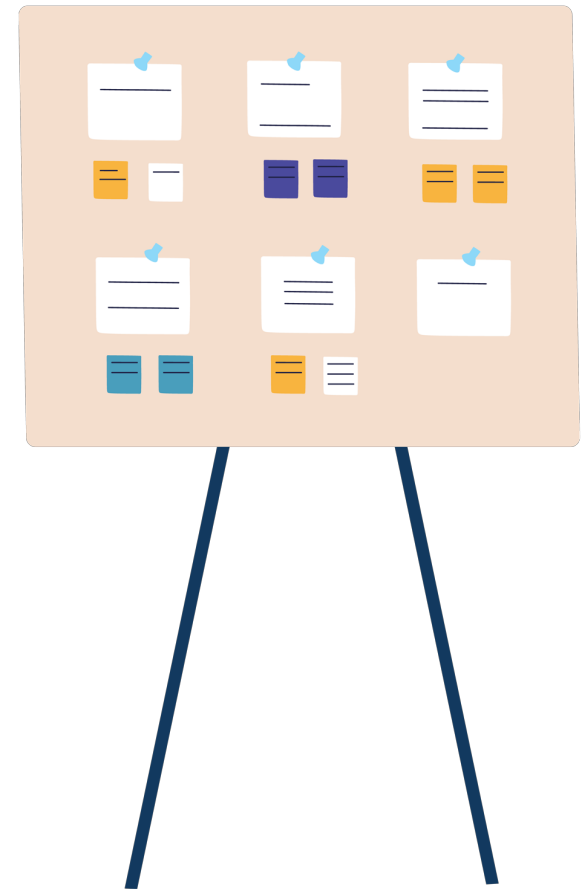
---

- Conduct a Final Review public hearing for the 2025 CPA for the Crossroads Neighborhood Area Plan
- Conduct a discussion.
- Provide a Recommendation to Council.



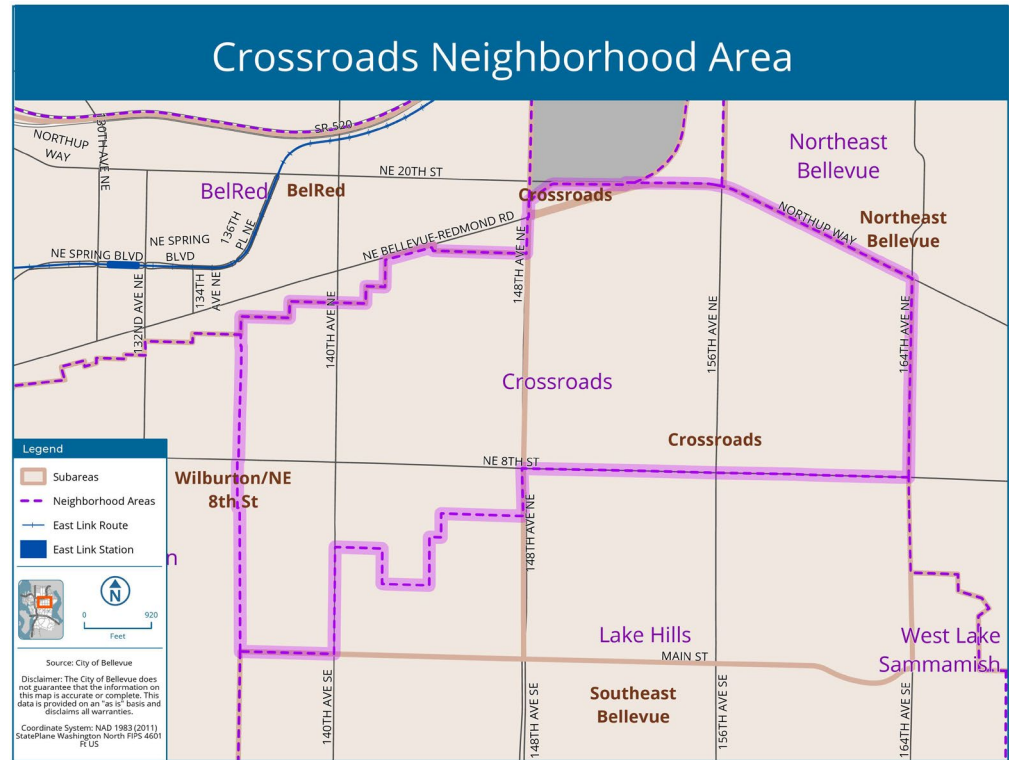
# Agenda

1. Scope of Amendments
2. Decision Criteria Overview
3. Community Engagement Summary
4. Public Comments
5. Plan Elements
6. Commission Comments and Staff Recommended Revisions



# Proposed Amendments

1. Adopt a Crossroads Neighborhood Area Plan.
2. Readopt the Crossroads Subarea Plan for the portion not covered by the neighborhood area plan and removing policies that are not relevant to this geography.
3. Ensure the boundaries of the Wilburton/NE 8<sup>th</sup> Street and BelRed subarea plans align with the new plan.

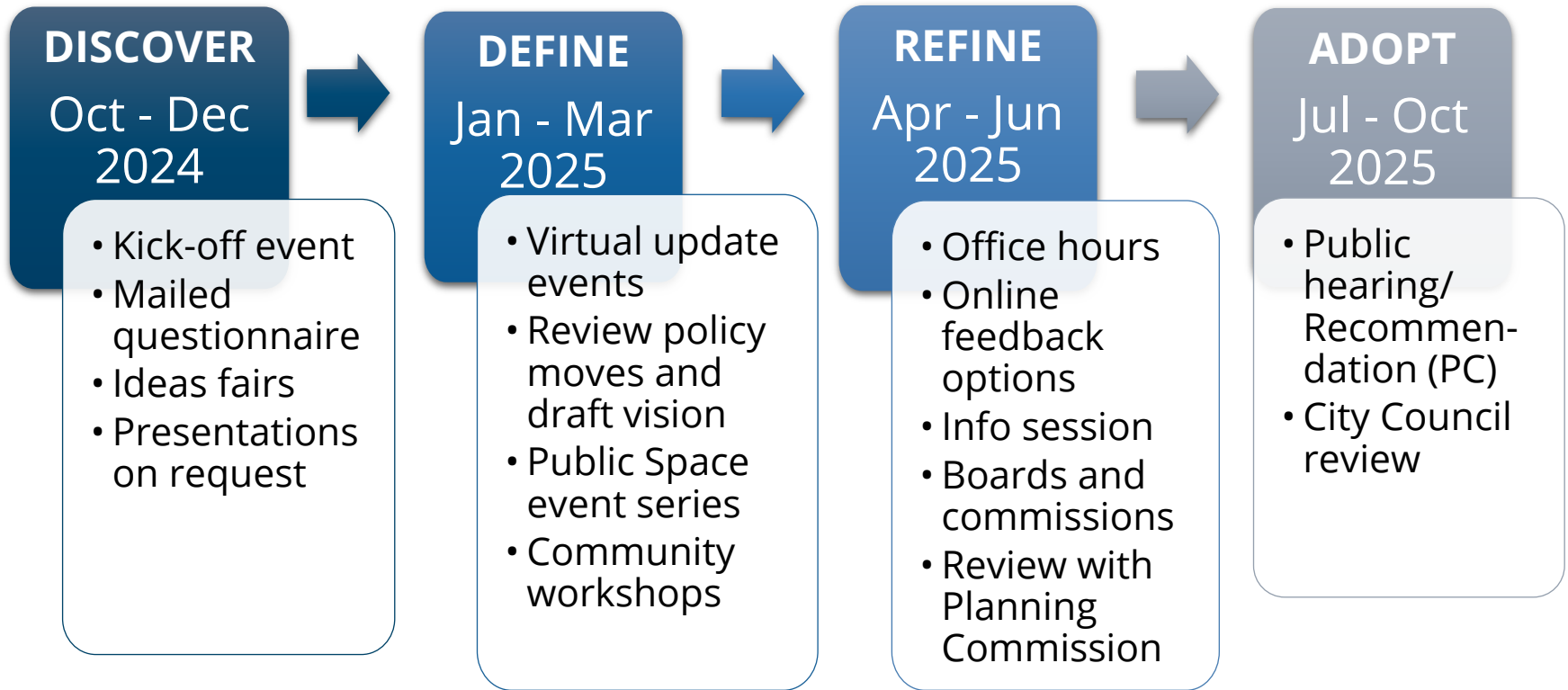


# Decision Criteria Overview

The Final Review Decision Criteria are set forth in LUC 20.30I.150:

1. The proposed amendment is **consistent with the Comprehensive Plan**.
2. The proposed amendment **addresses the interest and changed needs of the entire city**.
3. The proposed amendment **addresses significantly changed conditions** (since the last time the pertinent map or text was amended).
4. Implicit in the proposed amendment is an expectation of general conformance with adjacent land use and the surrounding development pattern. However, it is not a site-specific amendment in property terms so the decision criterion for development suitability **does not apply**.
5. The proposed amendment **demonstrates a public benefit and enhances the public health, safety and welfare**.

# Community Engagement



*All public comments and engagement reports are available on the [Great Neighborhoods webpage](#).*

# Community Engagement

## Diverse engagement and broad participation:

**9 community-wide** in-person and virtual **events**

**22 meetings** with neighborhood leaders and groups, including in-person activities with seniors and school kids

**6 community events** that staff tabled at

**170 respondents** to a questionnaire that was sent to all households

**1,150 sites visits** to Engaging Bellevue, which was utilized for ongoing engagement

Public hearing notice published on June 18. Notice of application on January 9, 2025.

# Public Comment

- Comments available on Great Neighborhoods website
- Comments have mirrored feedback provided at our engagement activities:
  - Transportation access in Crossroads
  - Cooperation with Bellevue School District
  - A safe pedestrian environment
  - Indoor and outdoor gathering places



# Plan Elements



**Neighborhood Identity**



**Neighborhood and  
Mixed Use Centers**



**Mobility and Access**



**Environment**



**Community Gathering Places**

# Commission Comments June 11

- **Narrative:** Update the demographic profile to be consistent.
  - Revised to be consistent. Also added a sidebar on how neighborhood area planning is addressed in Volume 1.
- Consider stronger policy language regarding small business retention (**S-CX-9**); maintaining and preserving subsidized and naturally occurring affordable housing (**S-CX-11**); development of housing options for older adults (**S-CX-12**); and investment to expand housing affordability and stability (**S-CX-15**).
  - No changes were made as the proposed language is in line with relevant citywide long-range policy direction set in Volume 1.

# Commission Comments June 11

- Consider adding culturally significant uses as part of the mix of uses to encourage.
  - **S-CX-17:** Encourage a mix of residential, retail and service uses in Neighborhood Centers to promote easy pedestrian access, support local cultural assets and enhance the livability and vibrancy of the neighborhood.
- Consider also covering smaller sized parks, such as pocket parks.
  - **S-CX-19:** Acquire parcels suitable for parks, with emphasis on neighborhood parks, where such parcels can have active transportation access, especially west of 152nd Avenue NE.

# Commission Comments June 11

- Consider emphasizing the relative importance of the bicycle network for light rail access.
  - **S-CX-25:** No change as it is recommended not to de-emphasize the importance of pedestrian network facilities.
- Consider stronger policy language for the creation of pedestrian connections within superblocks.
  - **S-CX-27:** Obtain ~~Support the creation of~~ pedestrian connections within superblocks, ~~with a focus on integrating these connections into public property, and through large commercial blocks and developments.~~

# Commission Comments June 11

- Consider stronger policy language to increase awareness and access to natural areas.
  - **S-CX-31:** Increase ~~Encourage and support increased~~ awareness and access to natural areas, especially the Kelsey Creek Basin, for their enjoyment by the community as a public amenity.

# Action

---

- Conduct a Final Review public hearing for the 2025 CPA for the Crossroads Neighborhood Area Plan
- Conduct a discussion.
- Provide a Recommendation to Council.



# Appendix: Crossroads Policies

# Crossroads Policies

## Neighborhood Identity

<b>S-CX-1</b>	Recognize and affirm diverse heritages, histories and cultures within the Crossroads community through public art, activation and placemaking, especially efforts around play and storytelling.
<b>S-CX-2</b>	Explore the identification of locations and thresholds that are significant to the community and contribute to the neighborhood's identity.
<b>S-CX-3</b>	Integrate accessible signage and wayfinding into streetscapes and public spaces that use multiple languages and are culturally relevant to enhance accessibility and neighborhood identity.
<b>S-CX-4</b>	Provide aesthetic and landscaping enhancements on key corridors, including NE 8 <sup>th</sup> Street, 140 <sup>th</sup> Avenue NE, 148 <sup>th</sup> Avenue NE, 156 <sup>th</sup> Avenue NE and NE Bel-Red Road, so they become visually attractive, safe and comfortable corridors to and through the area.
<b>S-CX-5</b>	Provide for pedestrian amenities, including seating, lighting and trash receptacles, to promote a high-quality, attractive and safe pedestrian environment.
<b>S-CX-6</b>	Connect Crossroads Park with the surrounding commercial and residential areas through a safe, active and functional pedestrian environment that is integrated with the architecture, landscaping and signage of the surrounding land uses.



# Crossroads Policies

## Neighborhood Identity

<b>S-CX-7</b>	Support the creation of a unique and well- defined identity of Crossroads' business districts through placemaking and activation.
<b>S-CX-8</b>	Explore the creation of a district-based organization for businesses in Crossroads to reinforce the economic vitality of the area.
<b>S-CX-9</b>	Encourage the retention of small businesses in Crossroads, including through increased access to affordable commercial space.
<b>S-CX-10</b>	Support the creation of both permanent and temporary spaces where small or emerging food businesses and vendors can develop and flourish.
<b>S-CX-11</b>	Support efforts to maintain both subsidized and naturally occurring affordable housing and work to preserve it as permanent income-restricted housing.
<b>S-CX-12</b>	Support the development of housing options for older adults and ensure nearby public places are accessible, safe and welcoming to support older adults meeting their basic needs and their ongoing involvement in the community.

# Crossroads Policies

## Mixed Use Center & Neighborhood Centers

<b>S-CX-13</b>	Establish and sustain Crossroads' designation as a Countywide Center (see Map LU-3 of the Land Use Element) as a focal point for local and county planning and investment to support a concentration of jobs, housing, shopping, mobility options and recreational opportunities.
<b>S-CX-14</b>	Support development of a compact, livable and walkable mixed use center in Crossroads as an area planned for employment growth, expanded housing options and increased affordability.
<b>S-CX-15</b>	Encourage investment to expand housing affordability and stability while providing amenities for the community.
<b>S-CX-16</b>	Enhance existing Neighborhood Centers (see Map LU-2 of the Land Use Element) designed to serve neighborhoods, recognizing their multiple roles: serving residents' needs, acting as community gathering places and helping to establish neighborhood identity.
<b>S-CX-17</b>	Encourage a mix of residential, retail and service uses in Neighborhood Centers to promote easy pedestrian access, support local cultural assets and enhance the livability and vibrancy of the neighborhood.
<b>S-CX-18</b>	Encourage and enhance arts and cultural opportunities within Neighborhood Centers.

# Crossroads Policies

## Community Gathering Places

<b>S-CX-19</b>	Acquire parcels suitable for parks, with emphasis on neighborhood parks, where such parcels can have active transportation access, especially west of 152 <sup>nd</sup> Avenue NE.
<b>S-CX-20</b>	Partner with community-based organizations, faith-based organizations and private partners to create accessible, affordable and welcoming community gathering places, especially indoors.
<b>S-CX-21</b>	Continue to work with private partners to foster Crossroads Shopping Center's role as a community gathering place reflective of neighborhood identity and the community's cultural diversity.
<b>S-CX-22</b>	Collaborate with the Bellevue School District to strengthen school sites' function in Crossroads as safe and welcoming community gathering places.

# Crossroads Policies

## Mobility and Access

<b>S-CX-23</b>	Design city streets, shared use paths and trails recognizing the mobility needs of people of all ages and abilities.
<b>S-CX-24</b>	Expand mobility options and encourage the use of transit and active transportation to improve the quality of the travel experience for all users.
<b>S-CX-25</b>	Improve pedestrian and bicycle network facilities for access to frequent transit network stops and to nearby light rail stations, including through coordination with Redmond, consistent with the Mobility Implementation Plan.
<b>S-CX-26</b>	Improve the opportunities for pedestrians to safely cross arterials at signalized intersections, especially in Neighborhood Centers, and at designated mid-block locations, consistent with the Mobility Implementation Plan.

# Crossroads Policies

## Mobility and Access

<b>S-CX-27</b>	Obtain pedestrian connections within superblocks and large commercial developments.
<b>S-CX-28</b>	Provide signage and wayfinding to direct individuals to transit and to off-street active transportation facilities to promote and facilitate their use.
<b>S-CX-29</b>	Work with transit service providers to enhance transit passenger amenities at bus stops and stations.
<b>S-CX-30</b>	Address speeding and other traffic safety concerns through traffic calming measures that adhere to Vision Zero and Complete Streets principles.

# Crossroads Policies

## Neighborhood Identity

<b>S-CX-31</b>	Increase awareness and access to natural areas, especially the Kelsey Creek Basin, for their enjoyment by the community as a public amenity.
<b>S-CX-32</b>	Strive to increase tree canopy, using native and climate-adaptive species where feasible, in areas with lower tree canopy, especially Crossroads' commercial and mixed-use areas.
<b>S-CX-33</b>	Adapt public spaces to reduce vulnerability to extreme heat and extreme precipitation through increased tree canopy, climate resilience measures, and low impact development techniques.
<b>S-CX-34</b>	Collaborate with diverse partners on the provision of climate-friendly affordable housing that minimizes energy and resource use and that is adaptable to a changing climate, including heat, flooding, air pollution and wildfire events.
<b>S-CX-35</b>	Work with community-based organizations to develop community-serving facilities augmented to support community members and coordinate resource distribution and services before, during and after a hazard event.
<b>S-CX-36</b>	Support efforts to provide electric vehicle charging infrastructure in commercial areas and existing multifamily residential developments to advance equitable access.