

Crossroads Neighborhood Area Plan CPA: Conformance Changes to Crossroads Subarea Plan

Policy	Existing Crossroads Subarea Policy	Reason for Change
S-CR-9	Discussion: Crossroads Shopping Center is the commercial hub of the Subarea. Its successful redevelopment is in the best interest of the community. Innovative design features in the redevelopment of the shopping center will create an attractive center for the community. To achieve this, cooperation among the shopping center, the city, and the community is imperative.	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies. The accompanying policy was repealed by Ordinance 6811 adopting the citywide 2024-2044 Comprehensive Plan Periodic Update.
S-CR-13	Buffer and separate new residential development from traffic along the Bellevue-Redmond Road.	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.
S-CR-15	Continue to provide passive and active recreational facilities and activities for all ages within the Crossroads Community Center and Park.	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.
S-CR-17	Establish the underlying zoning of the Crossroads Community Park as a park zone.	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.

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S-CR-18	Develop a prominent new open space area and entrance to Crossroads Park that increases visibility and access to the park and is integrated with adjacent commercial uses generally consistent with Figure S-CR- 2. <i>Discussion: A prominent new entrance to the park will enhance non-motorized park access and act as an outdoor gathering place for the community. New open space areas integrated in commercial and mixed use development adjacent to the park will stimulate adjacent commercial activity with improved pedestrian connections and outdoor activities, such as farmers markets and seasonal celebrations.</i>	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.
S-CR-20	Encourage development adjacent to Crossroads Park to complement the park edge through building and site design. <i>Discussion: Buildings and landscaping adjacent to Crossroads Park should be designed to provide a graceful transition to the park. The intent is to foster building and site design to that provides an attractive face to and visible from the park.</i>	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.
S-CR-36	Discourage new vehicular access routes from Bellevue-Redmond Road into the existing developed Sherwood Forest neighborhood.	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.
S-CR-37	Discourage the extension and connection of NE 28th Street to the Bellevue-Redmond Road.	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.

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S-CR-38	Complete roadway reconstruction along 156th Avenue NE from the Bellevue-Redmond Road to the north of the city limits with curb, gutter, and sidewalks.	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.
S-CR-39	Upgrade the NE 30th Street intersection at the Bellevue-Redmond Road. (No cross traffic shall be allowed at NE 30th.)	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.
S-CR-40	Preserve sufficient existing natural vegetation along Bellevue-Redmond Road to maintain the existing wooded character of the Sherwood Forest neighborhood.	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.
S-CR-41	Limit access to Bellevue-Redmond Road to those points which enhance traffic safety and minimize disruptions to circulation.	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.
S-CR-42	Transportation improvements to Bellevue-Redmond Road should include measures to prevent direct vehicular access to NE 30th Street from Redmond's Advanced Technology Center in Overlake.	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.

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S-CR-43	The design of any connection onto Bellevue-Redmond Road shall be prepared in collaboration with the Sherwood Forest neighborhood. To minimize pass-through trips, any connection onto Bellevue-Redmond Road not otherwise affected by these policies shall be designed and constructed to prevent traffic from entering NE 30th Street and flowing to 164thAve NE.	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.
S-CR-44	Improve 160th Avenue NE and NE 15th Street with additional landscaping, street trees and street edge enhancements that extend the character of the Crossroads Park. Their connections at 156th Avenue NE and NE 8th Street should include landscaping and design features to act as park "gateways."	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.
S-CR-48	Encourage landscaping to define entrances to the Crossroads Community Center.	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.
S-CR-57	Keep a permanent greenbelt along Bellevue-Redmond Road in Redmond's Advanced Technology Center.	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.
S-CR-62	Allow office uses with design review within this district as illustrated on the Future Land Use Map (Volume 1, Map LU-1).	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.

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S-CR-65	Allow community level retail uses within District B.	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.
S-CR-67	Office uses are appropriate across from Highland Middle School on the north side of Bellevue-Redmond Road east of 148th as shown on the Future Land Use Map (Volume 1, Map LU-1).	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.
S-CR-81	District E – Require development to include pedestrian connections, open space, and activity areas to support site residents and users. <i>Discussion: Locations appropriate for pedestrian connections and activity areas are shown on Figure S-CR.2 and include:</i> <i>a. Major activity nodes that allow for community gatherings and activities.</i> <i>b. Activated retail streets that provide pedestrian amenities such as wider sidewalks, street trees, and increased pedestrian safety and comfort. Generally, buildings should front these streets and provide entrances, retail uses, canopies, windows, and wall treatments that provide visual interest.</i> <i>c. A network of pedestrian connections.</i> <i>d. An urban trail linking adjacent areas, the shopping center and the park while providing opportunity for healthful activity.</i> <i>New development should incorporate these pedestrian features into their site designs, where appropriate.</i>	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.

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S-CR-82	District F - Multifamily development is the predominant allowed use for District F and in the northwesterly corner of District F, retirement apartments and homes are the appropriate multifamily residential land use.	Note: Refers to a geographic area covered by a neighborhood area plan, superseding subarea plan policies.