



# Intracorp/ Crossroads Village Proposal

Draft Land Use Code Amendment  
Draft Development Agreement

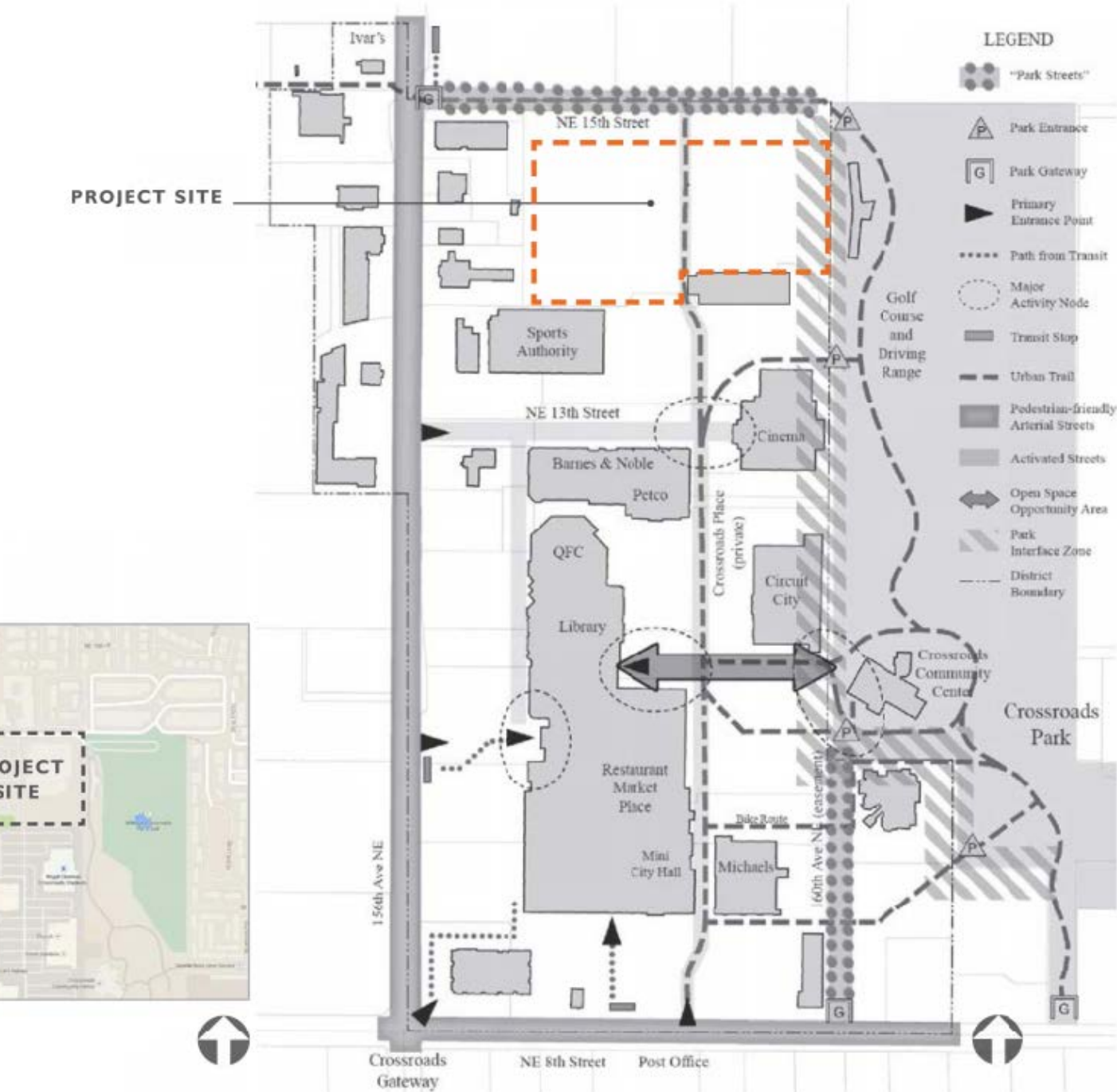
**PUBLIC HEARING**

**May 18, 2015**

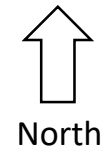
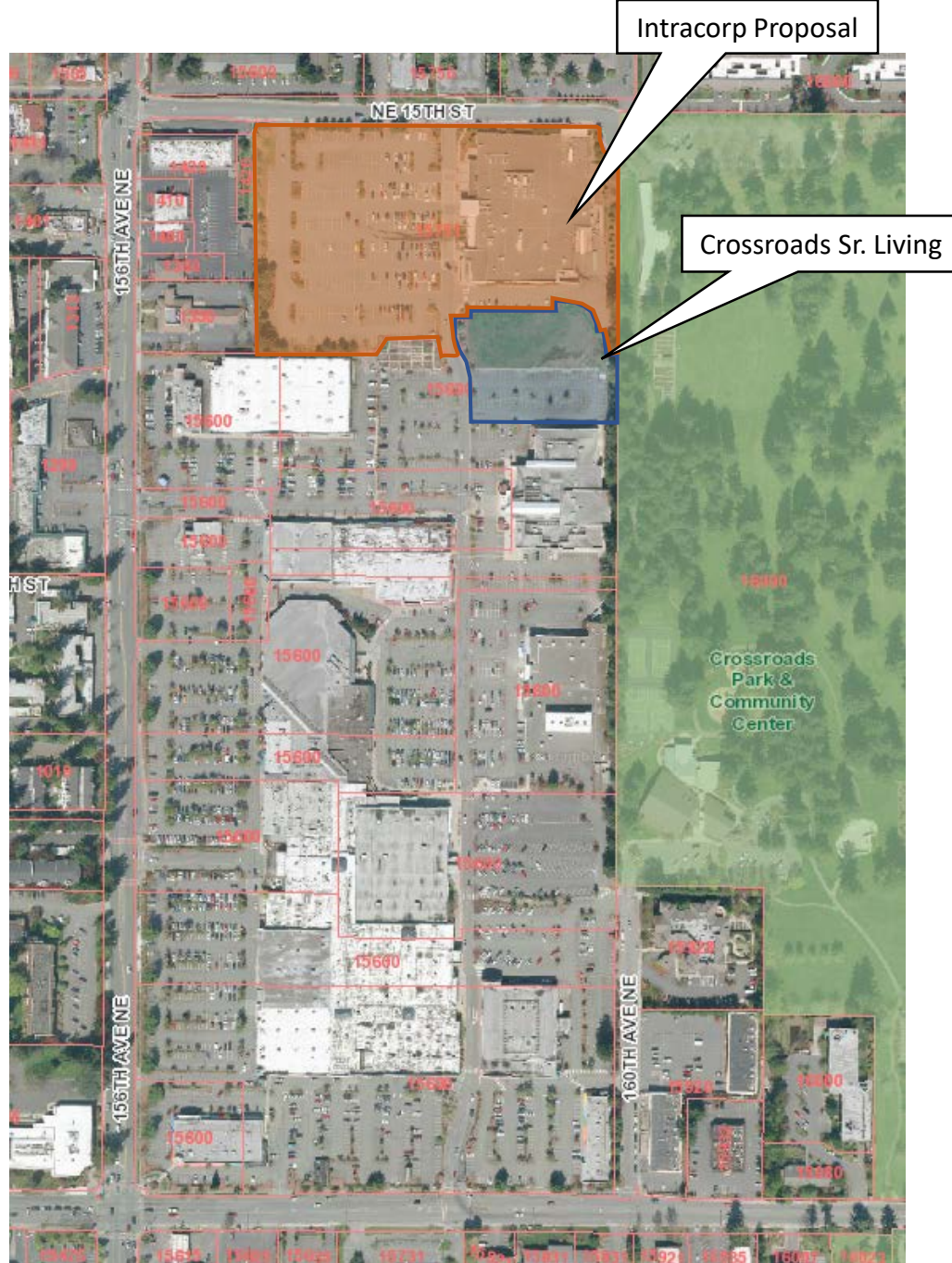
# **Planning Context – 2007 Amendments to the Crossroads Subarea Plan**



- Prohibition on construction of additional multifamily units in Planning District E was eliminated when part of a high quality mixed-use development (Policy S-CR-79).
- New mixed-use multifamily development was required to be assessed following construction and occupancy of 300 new units (Policy S-CR-80).
- Pedestrian connections were required consistent with the Crossroads Center Plan (Policy S-CR-81).



Crossroads Center Plan  
Comprehensive Plan  
Figure S-CR.2



Aerial Photo of  
Crossroads Mall

## View of Existing Intracorp Site – looking east



## **Draft Land Use Code Amendment**

### *Attachment 1 to Agenda Memo*

- Pursuant to 2007 Crossroads Subarea policies
- Allows for new multifamily development in Crossroads through a Council-approved development agreement that is consistent with these newer policies
  - Mixed use developments with pedestrian connections, park connections where appropriate, and public open space

## **Draft Development Agreement (DA)**

- Authorized under RCW 36.70B.170 and part of the “proper exercise of county and city police power and contract authority.”
- Must be approved by ordinance or resolution by the City Council after a public hearing.
- Four major areas of public benefit
  - Ne 15<sup>TH</sup> Park Street
  - “Urban Trail” with Main Street character
  - Park Connection
  - Park Interface

# Intracorp/Crossroads Village

## Public Benefits in Draft Development Agreement



See text of  
Attachment B;  
drawings in  
Attachment C

- Park Connection
- Park Interface
- “Urban Trail”
- NE 15<sup>th</sup> – park-like character



CROSSROADS VILLAGE

DRAFT  
SITE PLAN

WEISMANDESIGNGROUP

# "Crossroads Village" Site Plan



CROSSROADS VILLAGE

DRAFT  
SITE PLAN

WEISMANDESIGNGROUP



## Park Connection



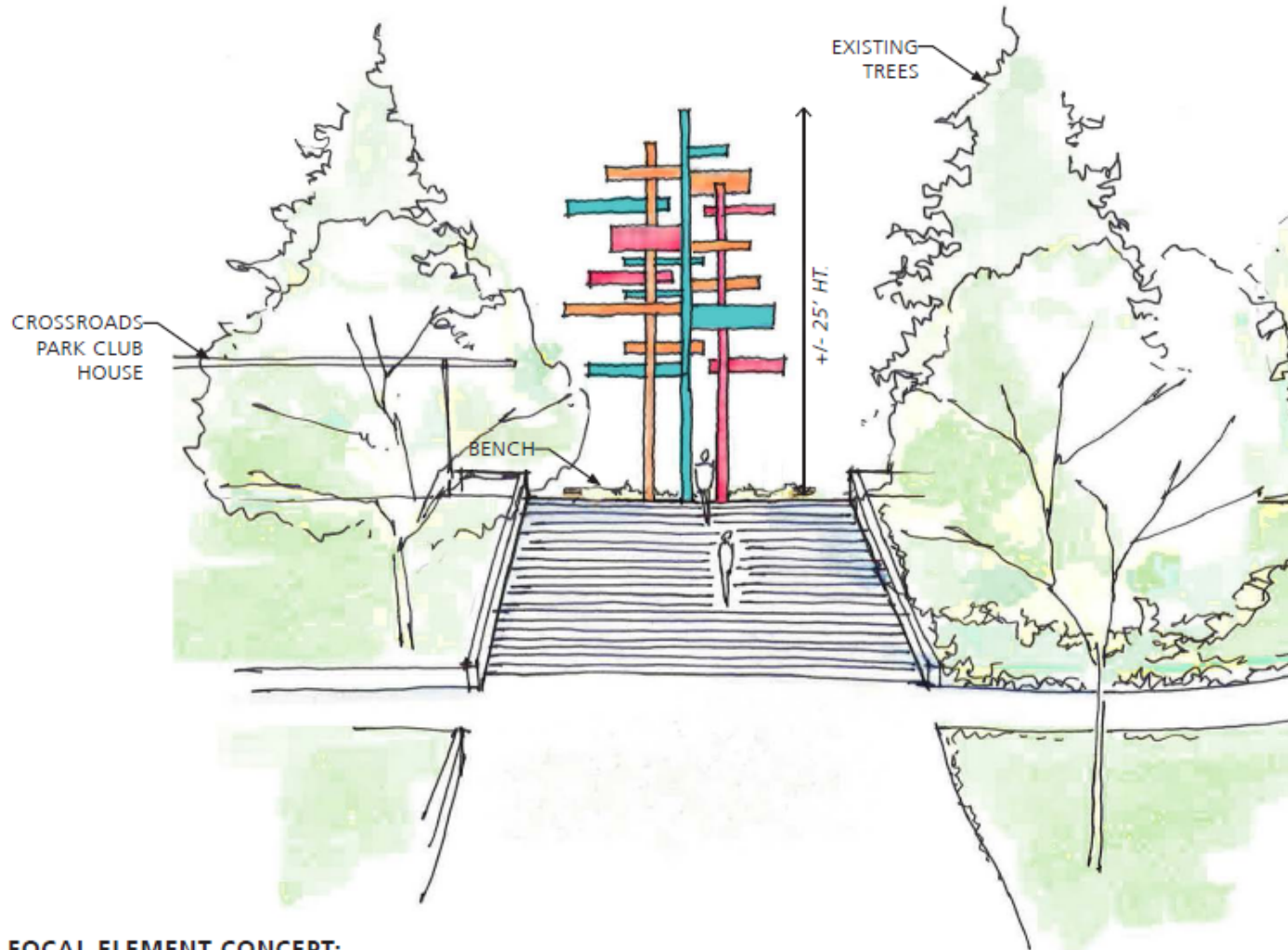


**CROSSROADS VILLAGE**

**PERSPECTIVE VIEW 1 - LOOKING EAST AT  
CROSSROADS PARK FROM PARK CONNECTION**

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## Focal Point at Terminus of Park Connection--Illustrative



### FOCAL ELEMENT CONCEPT:

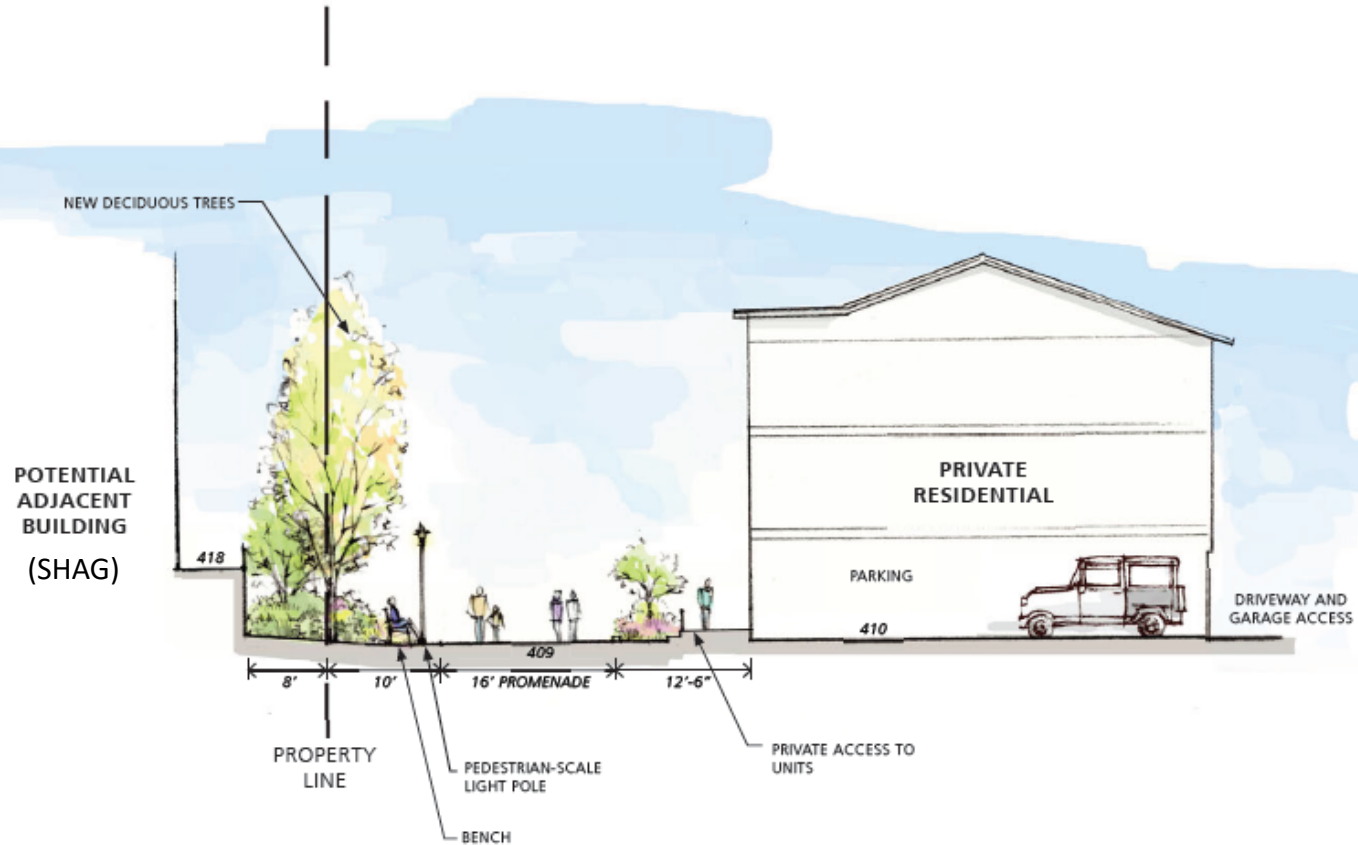
"CROSSROADS" THEME WITH MULTI-COLORED ACRYLIC PANELS  
IN METAL FRAMES WELDED TO POSTS.

**CROSSROADS VILLAGE**

**CROSSROADS CENTER SCULPTURE**

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**ILLUSTRATIVE**



**PARK CONNECTION SECTION LOOKING WEST**

**CROSSROADS VILLAGE**

**SECTION AT PARK CONNECTION**

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CROSSROADS VILLAGE

PARK INTERFACE

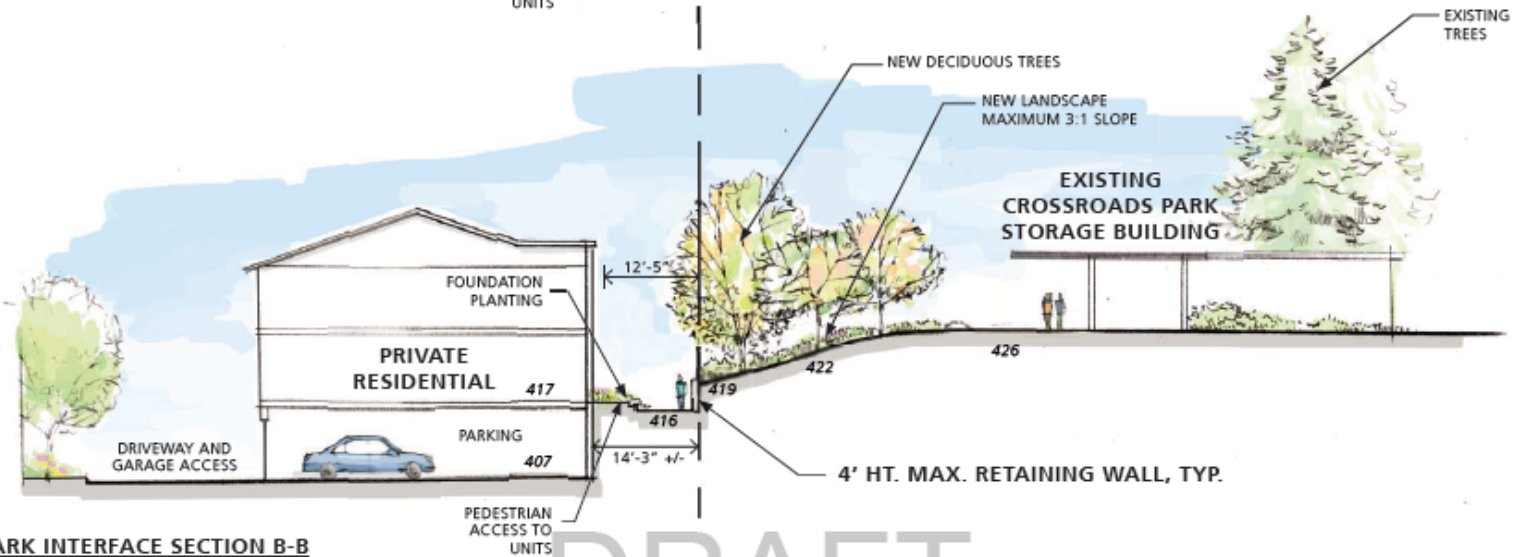
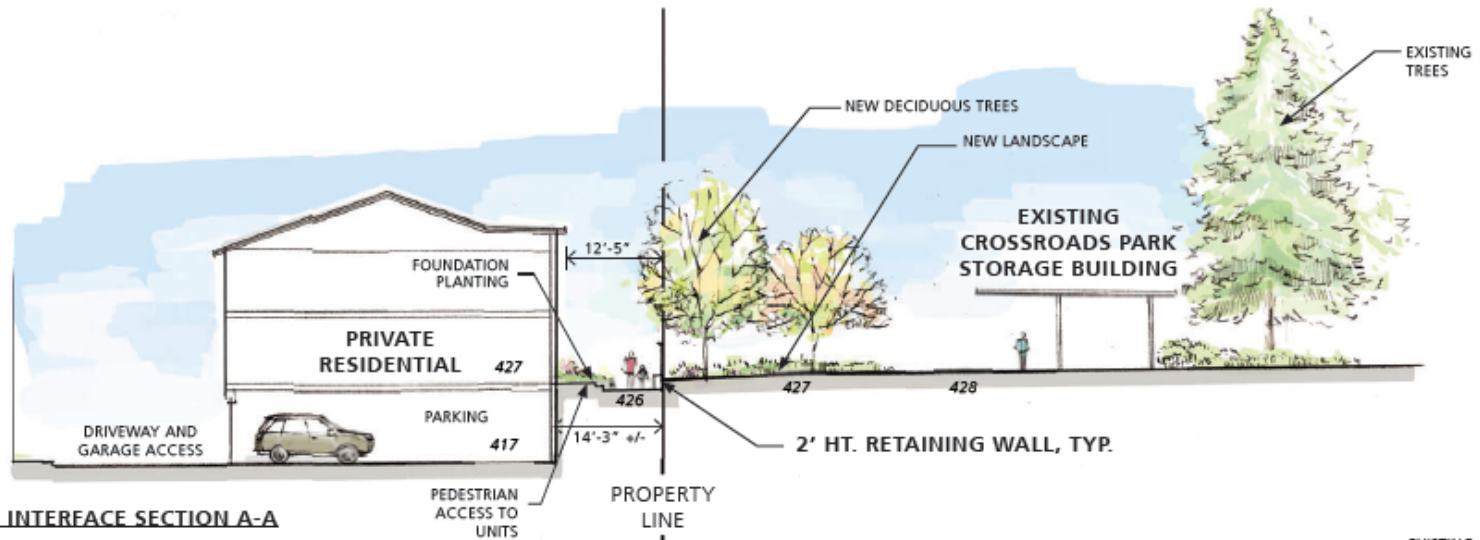
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**CROSSROADS VILLAGE**

PERSPECTIVE VIEW 2 - LOOKING SOUTHEAST  
AT CROSSROADS PARK INTERFACE

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**CROSSROADS VILLAGE**

**SITE SECTIONS AT  
CROSSROADS PARK INTERFACE**

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CROSSROADS VILLAGE

MAIN STREET URBAN TRAIL

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## **Tonight**

- Motion to open the Public Hearing

## **June 1**

- 2<sup>nd</sup> reading and final action tentatively set