

Attachment A

Comprehensive Plan Policies

Crossroads Subarea Plan

District E

POLICY S-CR-79. Multifamily uses are not appropriate north of NE 8th Street within District E, except that mixed use multifamily developments may be appropriate when they: 1) are high quality; 2) are designed to avoid conflicts with commercial uses; 3) include measures that ensure residential and commercial uses complement each other, including outdoor gathering areas, public open space, park connectivity where appropriate, and pedestrian connections and activity areas; and 4) are generally consistent with Figure S-CR. 2.

Discussion: Multifamily residential uses have traditionally been prohibited in District E north of NE 8th Street to avoid impacts on the surrounding neighborhood and to maintain the commercial focus of the Crossroads commercial area. At the time of the prohibition, multifamily uses tended to be stand-alone residential buildings. Today, multifamily uses are commonly integrated into commercial areas in attractive mixed use developments. Such development at Crossroads could encourage reinvestment in the commercial area that enhances the commercial activity and community gathering opportunities at Crossroads.

POLICY S-CR-80. Assess new mixed use multifamily development in Crossroads District E north of NE 8th Street when 300 or more dwelling units are constructed and occupied. The assessment should occur through the Comprehensive Plan amendment process. The assessment must be completed prior to accepting and vesting permit applications exceeding 400 dwelling units in District E north of NE 8th Street. At the time of the assessment the city may evaluate whether to allow or restrict additional multifamily housing within the district.

Discussion: Since multifamily housing has been prohibited from this area in the past, the assessment will allow an opportunity to evaluate new forms of mixed use development that occur and how they integrate with the existing commercial uses. The Comprehensive Plan amendment process assures that public involvement, including a public hearing, will occur as part of the assessment, which should address:

- a. Changes to the Crossroads area, including school enrollment, park usage, traffic and transit use;*
- b. The character of the multifamily mixed use developments, and to what degree they enhance the commercial environment;*
- c. The implementation of the long range organizing principles on Figure S-CR. 2;*
- d. The support for pedestrian activity, safety and comfort; and*
- e. The interface between commercial and mixed used buildings with Crossroads Park.*

POLICY S-CR-81. Require development to include pedestrian connections, open space, and activity areas to support site residents and users.

Discussion: Locations appropriate for pedestrian connections and activity areas are shown on Figure S-CR.2 and include:

- a. Major activity nodes that allow for community gatherings and activities.*
- 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.*
- c. A network of pedestrian connections.*
- d. An urban trail linking adjacent areas, the shopping center and the park while providing opportunity for healthful activity.*

New development should incorporate these pedestrian features into their site designs, where appropriate.

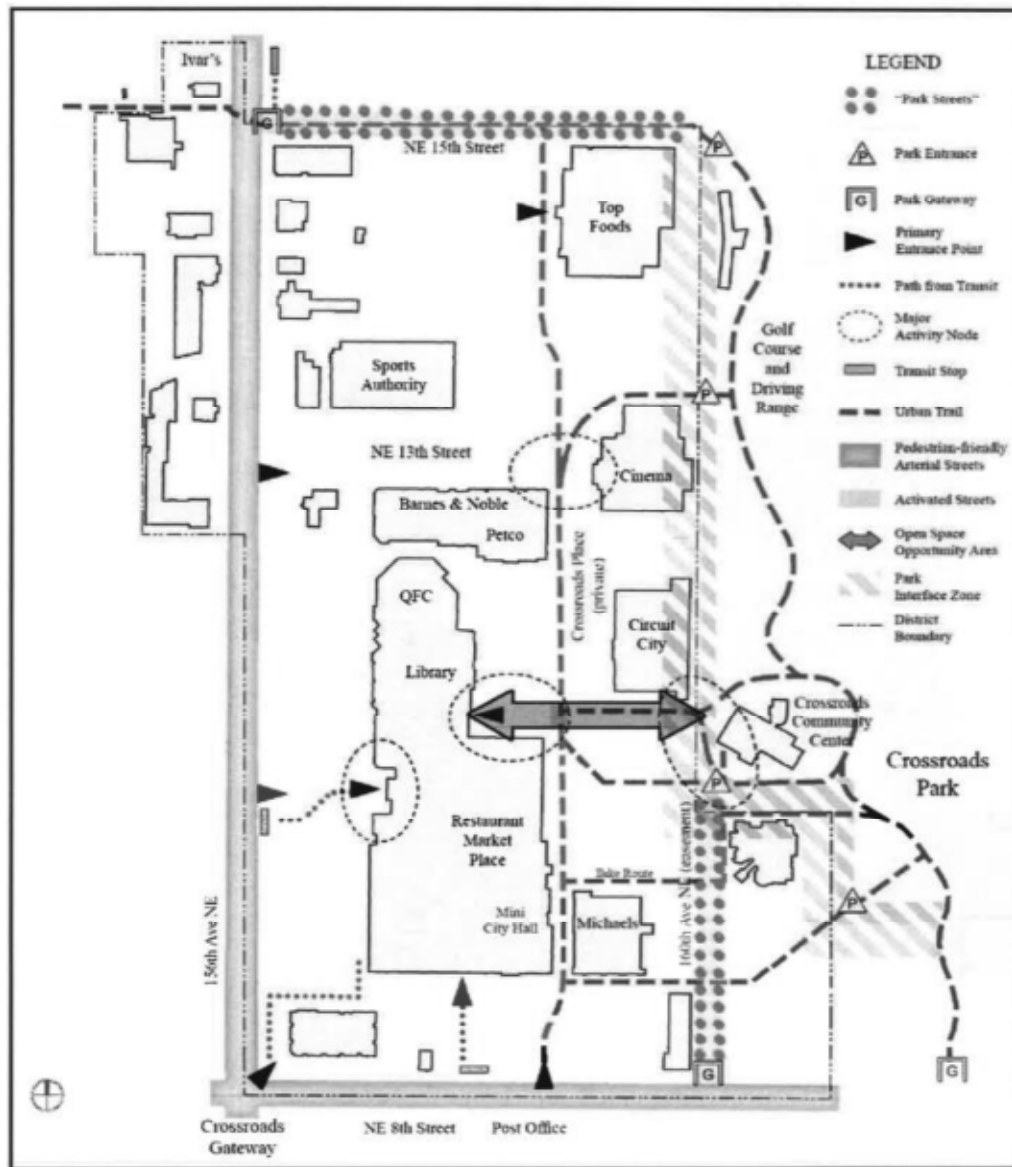


FIGURE S-CR.2

Crossroads Center Plan Long Range Organizing Principles

The Long Range Organizing Principles are intended to guide new development over time. Figure S-CR.2 is illustrative based on existing site features. The implementation of policies and regulations should provide sufficient flexibility to support various forms of development that are generally consistent with the Long Range Organizing Principles.