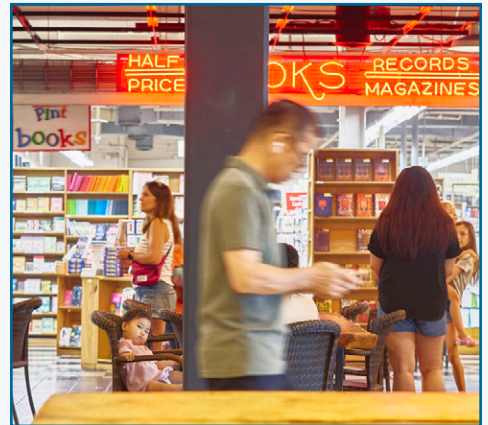


Crossroads Neighborhood Area

Existing Conditions Report



Community Development

June, 2025

Acknowledgments



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1 Study Area

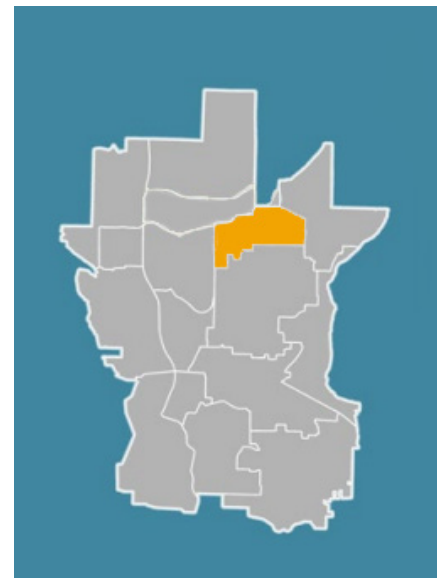
Primary Study Area

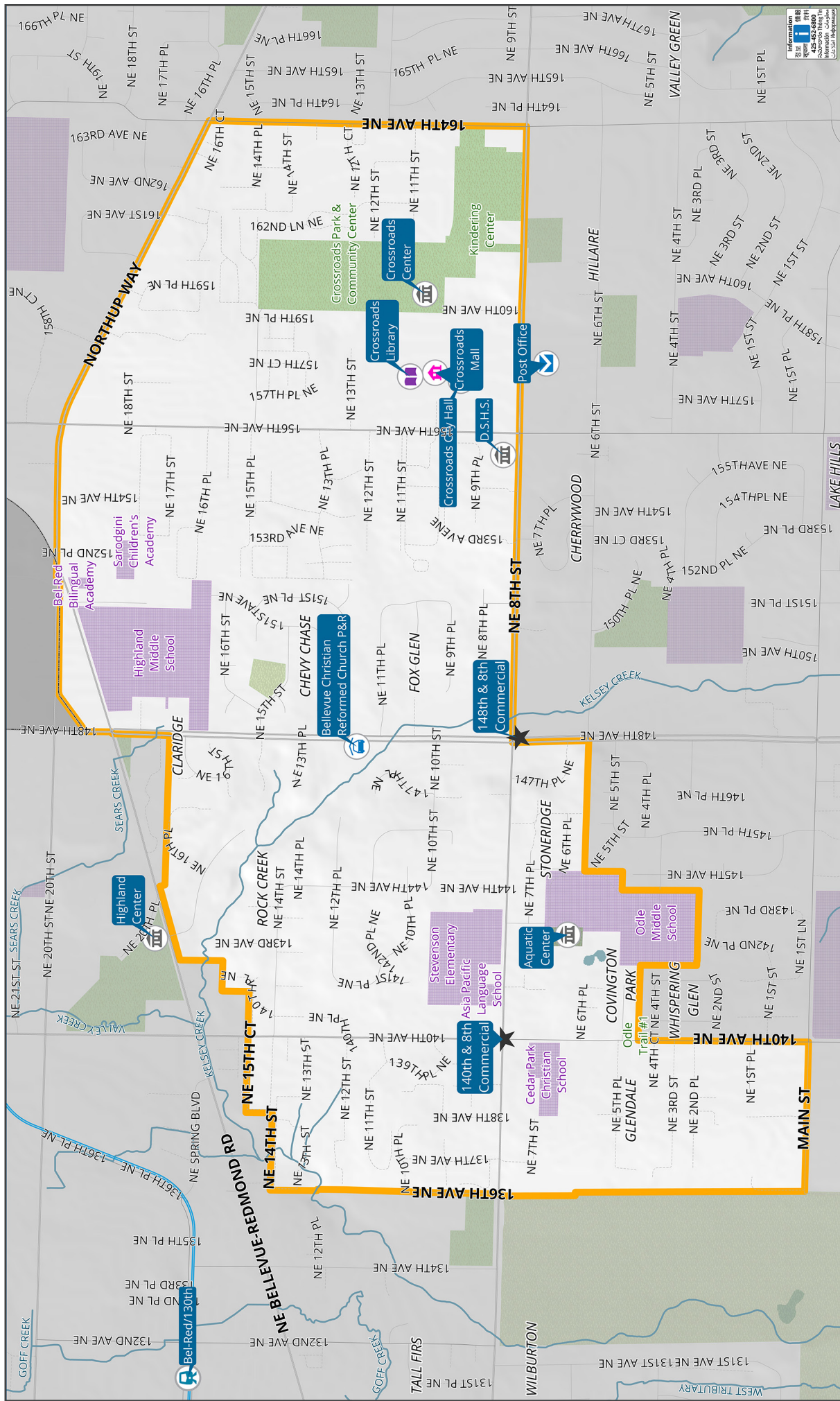
The primary study area is the Crossroads neighborhood area, which comprises parts of the former Crossroads subarea, as well parts of the Wilburton subarea to the west. Besides its border with Wilburton, Crossroads also shares a boundary with BelRed to the north, Northeast Bellevue to the east and northeast, and Lake Hills to the south. There is a short border with the City of Redmond along NE 20th St.

The neighborhood area is roughly bounded by NE Bel-Red Road and Northup Way to the north, 164th Ave NE to the east, NE 8th St to the south – while also including Odle Middle School and the Glendale subdivision – and 136th Ave NE and Glendale Country Club to the west. Crossroads is characterized by superblocks – or areas of development that are larger than standard city blocks where vehicular traffic is funneled onto adjoining arterial roads with the intent to calm traffic in residential neighborhoods – rather than a network of gridded streets. This street network has shaped development patterns within the neighborhood area and continues to impact the community.

Sub-neighborhoods

Within the primary study area there are a number of smaller developments or sub-neighborhoods. Many of these were formed alongside but independently from one another, and range in size from a single street with an outlet to an arterial street (e.g., Covington Park), to larger residential areas with many streets within them (e.g., Rock Creek). Despite this difference in size, all of these sub-neighborhoods generally have only one or two direct connections to arterials. This development pattern results





Source: City of Dallas.

Disclaimer: The information on this map is a geographic representation derived from the City of Bellevue Geographic Information System. The City of Bellevue does not guarantee that the information on this map is accurate or complete. This map is provided on an "as is" basis and disclaims all warranties, expressed or implied, including but not limited to, the accuracy, completeness, and fitness for a particular purpose and non-infringement of third party rights. The City of Bellevue does not warrant or guarantee any commercial use or sale of this map or of information derived therefrom. Any commercial use or sale of this map or of information derived therefrom is at the user's sole risk. The City of Bellevue is not responsible for any damages arising from the use of information on this map. Use of this map is at the user's own risk. Users

Coordinate System: NAD 1983 (2011) StatePlane
Massachusetts North StatePlane



550
Feet



- Community Facility
Government Facility
Hospital
Library
Post Office
Neighborhood Center
Park & Ride
Light Rail Station
Light Rail
City Limit
Stream
Area
Boundary
City Park
Other Park
School
Property

Crossroads



1. Study Area

in a combination of quieter residential streets and vehicular connectivity to farther destinations like recreation and work. However, this also impedes non-vehicular travel between sub-neighborhoods.

Areas of Influence

The areas of influence are defined as the area extending one-half mile from the boundaries of the Crossroads neighborhood area.

West – Wilburton

The part of Wilburton that borders the Crossroads neighborhood area is characterized by low-density housing on larger parcels to the north of NE 8th St, and the Glendale golf course to the south. There is a greater amount of tree canopy and open space in this part of Wilburton area as compared to Crossroads, as the presence of Kelsey Creek and Goff Creek creates a wetland environment in two areas (north of 129th Pl NE and 8th St, and south of the golf course). To the west of the golf course, the development pattern closely matches other low-density subdivisions within Crossroads, like Glendale itself to the east. By contrast, the area of Crossroads directly east of the powerlines on 136th St has mostly multifamily courtyard apartments along and north of NE 8th St, with additional retail and office activity anchoring the intersection of NE 8th St and 140th Ave NE.

North – BelRed and Redmond

The northernmost areas of Crossroads along NE 140th St and NE 148th St are mostly residential in nature, but across NE Bel-Red Rd (within the BelRed neighborhood area) there is a greater variety of commercial activities. Properties fronting NE Bel-Red Rd are also included within the BelRed neighborhood area due to their shared character, while the neighboring residential areas are considered part of Crossroads. NE Bel-Red Rd itself provides a direct connection to both Downtown Bellevue and Redmond. The BelRed neighborhood area is one in transition from a building typology composed mostly of light industrial and commercial buildings to a mixed-use and walkable area with a neighborhood core surrounding the new BelRed light rail station. One of Redmond's three light rail stations is located at Overlake Village, a mixed-use development that the City of Redmond has been targeting for continued growth.¹ This neighborhood's new light rail station, also called Overlake Village, is located about a 15-minute walk from the northern boundary of the Crossroads neighborhood area.

South – Lake Hills

The Lake Hills neighborhood area comprises portions of the original master-planned Lake Hills development as well as adjacent areas to the west. Along NE 8th St, the land use pattern matches that adjacent to the mall, with mostly small-scale offices and other retail uses. Just south of this is exclusively low-density residential uses, with the homes directly south of NE

1. Study Area

8th St being sited on much larger lots than those of the historic Lake Hills neighborhood to the south. To the west, Kelsey Creek and its wetland areas are preeminent geographic features, and the undeveloped land here is an important natural resource for the neighborhood area. Adjacent to this natural area is the main commercial core of Lake Hills, mostly around the intersection of Main St and 148th Ave NE. Supporting this retail and office activity are numerous multifamily properties, which are mostly two-story apartments on off-street access roads. Further west, the development pattern becomes largely indistinguishable from Crossroads to the north, that is, mostly low-density residential uses with one egress to the arterial roadways interrupted by larger multifamily developments to the north and south of Sammamish High School.

North and East – Northeast Bellevue

The Northeast Bellevue neighborhood area lies to the northeast and east of Crossroads and is an almost entirely residential neighborhood. Non-residential uses, mostly offices, are concentrated at the Bellevue Technology Center near NE 156th Ave and the primary study area boundary. Bellevue Technology Center is located within a heavily forested natural area that spans across Northup Wy and is less developed than many other areas of the primary study area. Nearly all of Northeast Bellevue that directly borders Crossroads is comprised of low-density housing – again, mostly detached single-family homes.

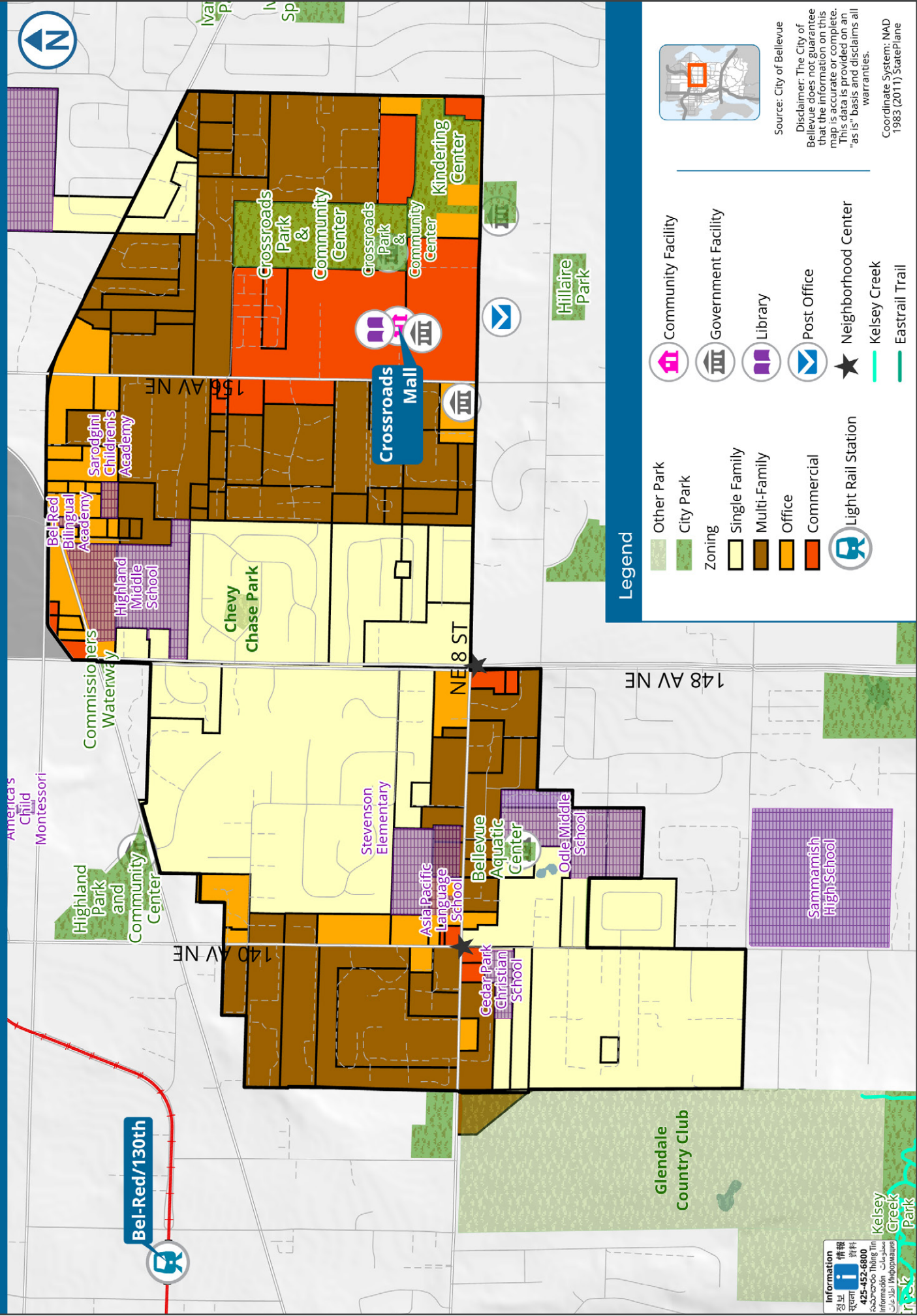
2 Existing Land Use

This section analyzes the character and patterns of existing land uses within the neighborhood area. Land development Crossroads can be broadly grouped into three categories: residential, commercial, and community facilities. Residential development in the neighborhood area is split between low-density housing and multifamily housing. Low-density housing for the purposes of this analysis consists of detached single-family homes, while multifamily housing describes any residential building that contains multiple units. Examples include townhomes, garden apartments, and multiplexes. Commercial development is defined as any retail, office, or services, and includes small-scale neighborhood businesses as well as larger community businesses and professional services. Finally, community facilities covers those areas held by the city or other public institutions which provide or facilitate the provision of public goods, like parks, fire stations, or schools.

Crossroads is approximately 1.3 square miles in area, and is made up of 996 distinct land parcels, of which 758 are low-density residential and 144 are multifamily residential. Despite this discrepancy, the land area dedicated to both types of residential are nearly equal. The remaining parcels contain various types of commercial activity, including offices, and community businesses like those at Crossroads Mall. Relative to some other neighborhood areas in Bellevue which contain multiple centers of community activity, an outsized portion of the cultural and economic activity within the neighborhood area is centered in and around the mall. Due to its history as a destination shopping center and suburban residential area, there is no industrial activity here. Land uses within the neighborhood area are generally in alignment with current zoning, as seen in the map below.



Zoning in Crossroads



2. Existing Land Use

Residential

Single-family residential areas in Crossroads are nearly all located on streets that have one point of egress, like cul-de-sacs. One reason for the irregular nature of the neighborhood area's street network is the historical development pattern of Crossroads, namely, that the majority of the single-family housing structures are located within a planned development. These developments vary in size and the roads within generally do not follow a grid pattern, which means that residents must utilize the major roadways to access neighborhood amenities.

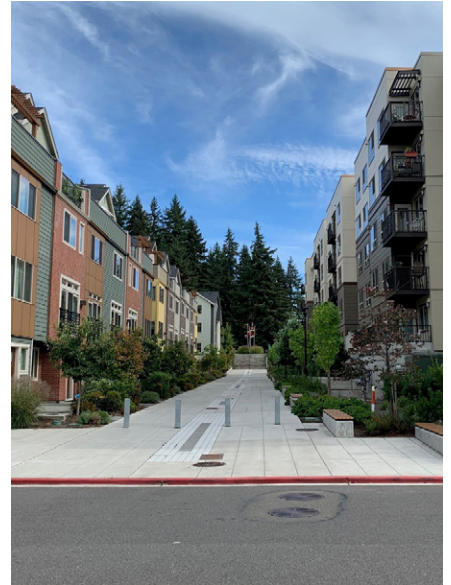
Most of Crossroads' population (82%) lives in multifamily buildings. These residences, which include apartments, condominiums, and townhomes, tend to be clustered in distinct areas. In Crossroads, low-density and multifamily residential areas are commonly separated from one another by arterial streets. Three large continuous tracts are dominated by multifamily residential developments: northwest of NE 8th St and 140th Ave SE, the superblock where the mall is located, and a large superblock just west of the mall, across 156th Ave NE. This last superblock is itself divided along 152nd Ave NE, with low-density housing to the west and multifamily housing to the east. In addition to these three large areas, there are other smaller clusters of multifamily housing – mostly townhomes – located along the south side of NE 8th St and the east side of 140th Ave NE between NE 12th St and NE 14th St.

The first superblock – which is bounded by NE 8th St, 140th Ave NE, the powerlines along 136th Ave NE, and the properties fronting NE Bel-Red Rd – contains nine parcels that are located within the Crossroads neighborhood area. The total land area covered by these lots is over 58 acres, with the two largest amongst them accounting for more than 30 acres by themselves. The second superblock is comprised of the area between Northup Wy, 164th Ave NE, NE 8th St, and 156th Ave NE, excluding the mall, Crossroads Park, and a small cluster of low-density housing along Northup Wy. The multifamily residential housing here totals 78 acres. Despite its close proximity to those amenities, the lack of through connections



2. Existing Land Use

and Crossroads Golf Course impairs mobility throughout the area. The last superblock lies between the first two, from 148th Ave NE to 156th Ave NE and north of NE 8th St. This area has a clear division between low-density and multifamily residential areas, where the area fronting 156th Ave NE is comprised of a series of multifamily buildings, while the west half (approximately west of 152nd Ave NE) makes up the low-density sub-neighborhoods of Chevy Chase and Fox Glen. There are no through connections between these two low-density and multifamily residential areas. Access to NE Bel-Red Rd and Highland Middle School is possible via Chevy Chase through a maintained urban trail, but the multifamily residential area forming the east half of the block lacks this type of off-street thoroughfare.



Commercial

As with residential land uses, commercial land distribution generally form identifiable clusters within Crossroads. These four areas are as follows: along 140th Ave NE from the northern boundary to the intersection with NE 8th St (and three nearby but non-contiguous parcels along NE 8th St itself), the intersection of 148th Ave NE and NE 8th St, a third cluster at the northern boundary of the primary study area running west-east from 148th Ave NE and NE 20th St to 156th Ave NE and Northup Wy, and lastly the area in and around Crossroads Mall. This last cluster is by far the largest and most important economic zone in the neighborhood area. Out of 38 parcels (excluding the area of Crossroads Park), this cluster covers 84 acres in total. Aside from retail and commercial uses west of 160th Ave NE – which includes the mall – the eastern section of this area is primarily composed of smaller office spaces. At the corner of 164th Ave NE and NE 8th St, there are a small number of neighborhood businesses.



2. Existing Land Use

Community Facilities

While most of the neighborhood area is dedicated to commercial and residential land uses, there are several public facilities located throughout. There are three public schools: Stevenson Elementary, Odle Middle School, and Highland Middle School. All of these are part of the Bellevue School District. Recreational facilities include the Bellevue Aquatic Center (collocated with Odle Middle School) and Crossroads Park, which itself has a community center, a dog park, trails, and a nine-hole golf course. This park is the only notable area of publicly accessible open space, whereas the others are either located on private property – such as Chevy Chase Neighborhood Park – or have limited access to the general public, as with some of the Bellevue School District properties. Municipal services are also available in the area, and in addition to the fire station immediately south of Crossroads Park, the City of Bellevue has since 1994 run the Mini City Hall from the mall.² This facility provides language services, connections to government services, and business assistance to the public, but especially to the diverse communities which Crossroads is known for.



3 People

Neighborhood Statistics

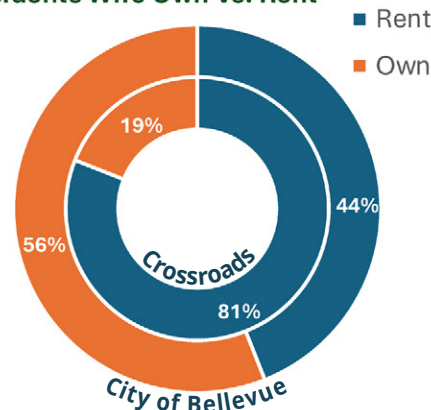
Population	13,725
Number of Households	5,800
Average Household Size	2.35
Number of Multifamily Units	5,659
Number of Single-Family Units	741
Vacancy Rate	9%
Units Occupied by Owners	29%
Residents Born Outside the United States	56%
Residents Speaking a Non-English Language at Home	64%
Population with Any Disability	8%
Average Commute Time	20 Minutes
Average Household Income	\$173,014
Households Making Under \$50,000	26%
Households Making Over \$200,000	28%
Housing Cost-Burdened Households	34%
Households With a Bachelor's Degree or Higher	68%

Linguistic Diversity

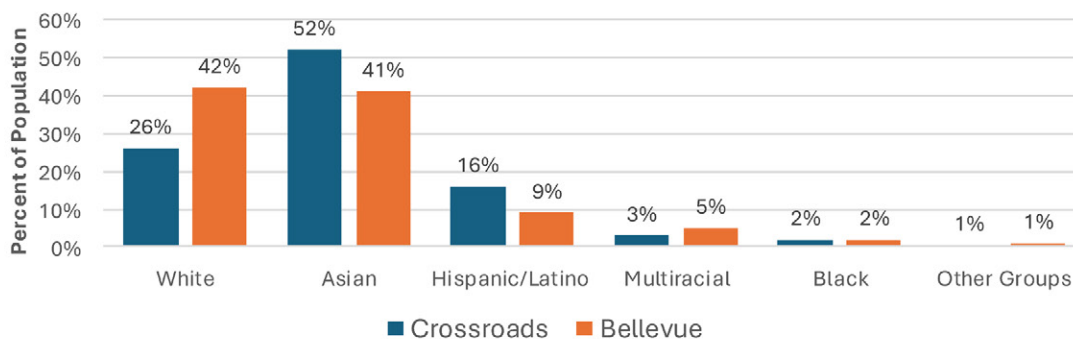
64 percent of residents speak a non-English language at home. These are the most common of those languages:

- Spanish
- Vietnamese
- Telugu
- Hindi
- Chinese/Mandarin

Residents Who Own Vs. Rent



Population Racial/Ethnic Diversity



* 2020 Census Data for Census Blocks & Tracts in Bellevue, 2019-2023 American Community Survey (ACS) 5-Year Estimates for Census Tracts in Bellevue, 2019-2023 ACS 5-Year Estimates for Bellevue Overall, & Jan 1, 2024 King County Assessor Data.

4 History & Third Places

The primary study area was once comprised of dense forest that was then logged and settled beginning in 1873.³ The current area of the Crossroads Mall was first purchased by two brothers, Wilfred Lanier and Roch Lanier, in 1890.⁴ By the end of that century, the only substantive development in the area were sparse homesteads and the roads which split the thick forests and connected these homes to the mines further south in Newcastle and near Mercer Slough. Two of these dirt paths laid upon what eventually became NE 8th St (ending at 148th Ave NE) and 140th Ave NE.⁵ The progressive cutting of the dense forest prompted agricultural development, and this rural landscape would define the area until the 1950s.

During this decade, the City of Bellevue incorporated in the wake of dramatic population growth in the region. Housing developments in and around the current Crossroads neighborhood area, including Lake Hills, Chevy Chase, Sherwood Forest, Ivanhoe Park, East Town Estates, Sunset Ranches, and Highland Hills, were all built out during the 1950s or early 1960s.⁶ Such population growth also led to increasing demand for neighborhood services, and the developer of the Lake Hills neighborhood partnered with other local businessmen to secure funding and land for the new shopping center that would eventually become Crossroads Mall.⁷ The shopping center was first announced as part of a mixed-use development with townhomes, a grocery, shopping, and community spaces in 1961. The mall opened in stages, starting in 1962 and reaching full completion in 1964.⁸

The primary study area was annexed into the City of Bellevue beginning that same year, coinciding with the complete opening



4. History & Third Places

of the mall. The area south of NE 10th St, including Lake Hills, became part of Bellevue in 1969. These areas of the city were very new developments, with most of them having been constructed during the building boom of the last decade. Most of this area was also once heavily forested, a quality that was not lost on the developers of this area. Many of the advertisements for these new suburban developments promised community-oriented living and a proximity to nature, as seen by the names of the developments themselves (words like Forest, Ranches, Estates, Park, and Creek were popular) as well as their promotion of the forested character of the area. While the demographic character of the area aged somewhat through the 1970s, the rapid growth of Microsoft during the 1980s and subsequent tech boom led to the development of new multifamily housing developments and office spaces. Today, the neighborhood area is one of the most linguistically and racially diverse in the city.

Neighborhood Centers

In Crossroads, there are two areas identified as Neighborhood Centers. This label is applied to a “small commercial or mixed-use area in a location that is otherwise primarily residential.”⁹ These areas are intended to meet the daily needs of the residents, act as community gathering spaces, and help to establish the neighborhood identity. Neighborhood Centers may be anchored by a community asset like a grocery store or library, or a collection of smaller businesses.

The Neighborhood Center at NE 8th St and 140th Ave NE is surrounded by multifamily residential buildings and commercial uses. The residential properties in this area are mostly two- or three-story apartments, while a drug store and gas station anchor the intersection. To the north, there are several smaller office spaces that house a school and a dental office, among other uses. An electrical substation owned by Puget Sound Energy occupies the southeast corner of the intersection.

Eight blocks east, the Neighborhood Center at NE 8th St and 148th Ave NE is less built-out than the previous one. Development potential here is impacted by the presence of



One corner of the neighborhood center at NE 8th St and 140th Ave NE



The gas station that anchors the intersection of NE 8th St and 148th Ave NE

4. History & Third Places

Kelsey Creek and its wetlands to the east of 148th Ave NE, while the intersection is anchored by low-scale office uses and retail activity, including a gas station. Residential properties to the immediate west are mostly two-story multifamily apartments, while low-density housing on local streets that do not front the major arterials are the dominant housing form to the north and east. This location also forms the border between the Crossroads and Lake Hills neighborhood areas – the southeast corner of the intersection is the meeting point between the two.

Third Places & Cultural Assets

Community and cultural spaces are vital to how a neighborhood functions. The Bellevue 2044 Comprehensive Plan outlines this need for third places and cultural assets that support community connections and facilitate a safe, welcoming, and accessible community. Crossroads, in particular, is a nexus of jobs, housing, shopping, and recreational opportunities for residents of the neighborhood area and the city as a whole. The needs of the community are represented in the collection of cultural centers, community facilities, ethnic groceries, schools, and houses of worship that are in or near the neighborhood area. Crossroads Mall is the anchor point for the entire neighborhood area, but there are many other places that hold importance to the diverse and vibrant communities which congregate here.

Crossroads Mall

The Crossroads Mall opened beginning in 1962 – with additional development phases continuing through the next two years – as one of the two large shopping centers in Bellevue, along with Bellevue Square. It was originally anchored by a supermarket, a play theatre and stage, an ice-skating rink, several standalone buildings housing retail activities, and a golf course adjacent to the mall. The property – which was originally a collection of standalone buildings, was enclosed in the late 1970s.¹¹ The

Cultural Asset:

A cultural asset is a physical place that enhances neighborhood identity, builds community, inspires creativity, and celebrates diverse heritages and cultures. They provide spaces for fostering connection, cultural participation, and affirmation within the community.

Third Place:

Places that people go to when they are neither home nor at work that are seen as spaces to provide connection and build community. They can occur informally in any publicly- or privately-owned place as long as it is known to the community as a safe and welcoming space.



4. History & Third Places

redevelopment of Bellevue Square during the early 1980s and an general decline in neighborhood safety meant that by this middle of this decade, the shopping center struggled with vacancies and crime.¹² A change in ownership that was completed in 1987 led to increased investment and a renovation which eventually transformed the shopping center into an important community hub.¹³ The Crossroads Public Market is the focal point of the mall, and contains an international food court with a stage that hosts local performers. The mall is also home to a number of civic services, with the Bellevue Mini City Hall, a branch of the King County Library System, and a licensing center. This space is well utilized by the community and provides an important space for residents, workers, and visitors to socialize, engage, and recreate.

Crossroads Community Center

The Crossroads Community Center is a community space located adjacent to Crossroads Park that offers a variety of programs for recreation, theater, health and wellness, human and social services, and diversity engagement.



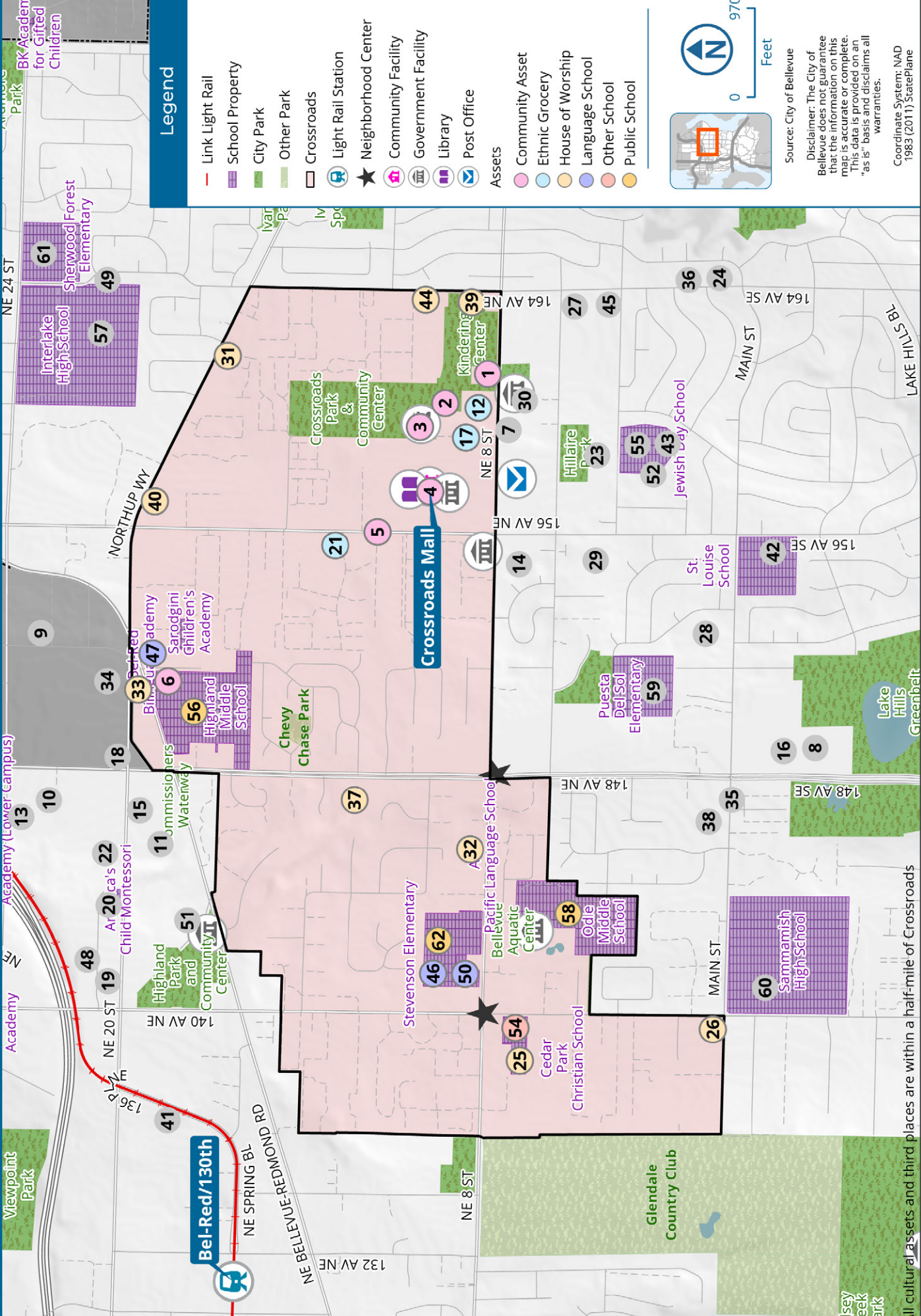
4. History & Third Places

This table categorizes the different types of third places and cultural assets that exist in and around the Crossroads Neighborhood Area. Each category represents a different aspect of the kinds of places that residents and visitors expect to see within the local environment. A summary map of these places follows on the next page. This map includes locations close to but not within the primary study area, since people's daily activities do not necessarily follow the bounds of a neighborhood area.

The table following the map is the key which accompanies the figure and gives the name for each numbered location.

Category of Third Place/ Asset	Description
Ethnic Grocery	Ethnic groceries are grocery stores that are tailored to specific ethnic communities.
Cultural Center	These places provide gathering space and community functions for distinct cultural groups within the city.
Community Facility	This includes all places that serve a communal function and do not fall into any other category. Examples include food banks, malls, municipal services, and theaters.
House of Worship	This category includes places like churches, temples, mosques, or other gathering areas for religious communities.
Language School	This category includes those places that specialize in bilingual education and cultural immersion.
Other School	These sites are educational facilities that are not public schools within the Bellevue School District.
Public School	This category includes all public schools within the Bellevue School District.

Cultural Assets and Third Places in Crossroads



4. History & Third Places

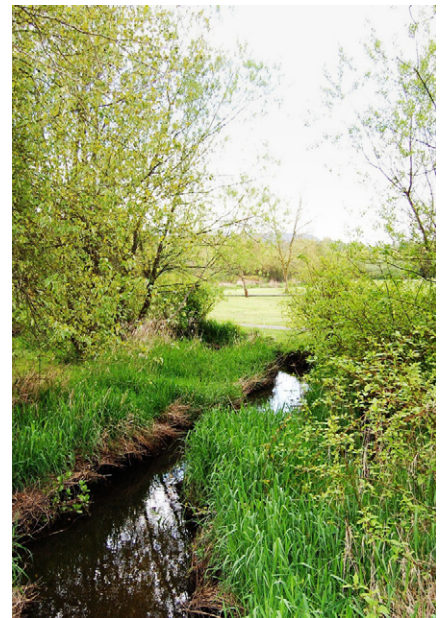
#	Name	#	Name	#	Name
1	Bellevue Fire Station 3	23	Bellevue Bethel Church	45	Unity of Bellevue
2	Bellevue Youth Theater	24	Bellevue Hindu Temple and Cultural Center	46	Asia Pacific Language School
3	Crossroads Community Center	25	Bellevue Neighborhood Church	47	Bel-Red Bilingual Academy
4	Crossroads Mall	26	Bellevue Seventh-Day Adventist Church	48	Da Vinvi Children's Center
5	Regal Crossroads	27	Calvary Lutheran Church	49	Early Spanish Child Care
6	Renewal Food Bank	28	Church of the Resurrection	50	Language Garden Montessori
7	Kin On Community Center	29	Cross of Christ Lutheran Church	51	Tarteel School
8	Little Masters Club	30	Eastside Baha'i Center	52	Basis Independent Schools - Bellevue
9	Transcend United	31	Eastside Torah Center - Chabad	53	Bellevue Children's Academy
10	Apna Bazaar	32	Ember Church (LTTW Church)	54	Cedar Park Christian School
11	Asian Family Market	33	Highland Covenant Church	55	Jewish Day School of Metropolitan Seattle
12	European Grocery	34	Iglesia Cristiana de Las Americas	56	Highland Middle School
13	Halal Meats	35	Islamic Center of Eastside	57	Interlake High School
14	India Metro Hypermarket	36	Kalos Church	58	Odle Middle School
15	India Supermarket	37	Kelsey Creek Church (Bellevue Christian Reformed Church)	59	Puesta del Sol Elementary School
16	International Deli	38	LDS Church	60	Sammamish High School
17	La Superior	39	Masjid Madeena	61	Sherwood Forest Elementary School
18	Mayuri Foods Grocery & Halal Meat Shop	40	Overlake Park Presbyterian Church	62	Stevenson Elementary School
19	Oskoo Persian & Mediterranean Market	41	Shirdi Sai Baba Temple		
20	Plaza Mexico	42	St. Louise Catholic Church		
21	Stop & Shop Kosher Grocery	43	Temple B'nai Torah		
22	Swagath Indian Grocery and Restaurant	44	The Salvation Army		

5 Natural Context

Topography

Crossroads' geography is characterized by a gradual increase in elevation as one moves west-east. Although the main east-west artery, NE 8th St, is generally gently sloped, there are several places in the neighborhood area in which the topography varies much more dramatically. Examples include around Kelsey Creek, and the Glendale sub-neighborhood which forms the western primary study area boundary and borders the Glendale Country Club.

The neighborhood area's lowest point (at about 140 feet in elevation) lies near Kelsey Creek in the northwest corner of the primary study area, west of 140th Ave NE and near BelRed Road. Nearly all of the neighborhood area is above 200 feet in elevation, and the only portions which slope downward considerably are those which immediately surround the waterway. In the area north and east of the mall, the gradual upward slope flattens to form a rough plateau whose bounds extend beyond the primary study area. The high point of the neighborhood area is around the eastern boundary of the neighborhood area at 164th Ave NE and is about 440 feet in elevation. This plateau extends into Northeast Bellevue and Lake Hills, and forms a generally flat area which encompasses park spaces and community assets like Hillaire Park, Ivanhoe Park and Sports fields, Interlake High School, and Sherwood Forest Elementary.



Streams

Kelsey Creek enters the neighborhood area just east of the intersection of NE 8th St and NE 148th St. This area contains the largest wetland in the neighborhood area, and forms the largest

5. Natural Context

undeveloped and protected area as well. The creek tracks north, paralleling 148th Ave NE for about 300 yards before turning northwesterly and bisecting the Rock Creek housing subdivision. This area contains some of the more significant slopes in the neighborhood area.

The creek has been impacted by urbanization, both through the impacts of pollutants and runoff and by changes to the creek watershed. Along the entirety of the creek, up to 90% of the waterway flows through privately owned land, while some stretches have been affected by diversions of normal flow through ditching or piping underground.¹⁴ The creek has also historically had salmon habitat from its origin at Phantom Lake to the Mercer Slough. Today, it is still fish bearing, however in recent years it has experienced diminished counts of indigenous aquatic life and is affected by conditions in the Mercer Slough. Out-planting for Chinook and Coho salmon from the Issaquah Hatchery into the Kelsey Creek basin has occurred in the past but not in recent years.¹⁵

Tree Canopy

Crossroads has a tree canopy percentage of 30%, which is substantially lower than the citywide average of 40%. Similarly, it also has a higher percentage of impervious surfaces than the average (55% in Crossroads versus 38% citywide). Both of these figures are tied to the larger footprint of multifamily housing as well as the mall area, which when combined with neighboring commercial areas just to the north comprises over 6% of the entire neighborhood area in total.

Some of the larger contiguous forested areas in the neighborhood area include two undeveloped areas within Glendale, the area around and just north of the Covington Park subdivision, another just west of 152nd Ave NE where it connects NE 12th St and NE 11th St, and the area surrounding Kelsey Creek.

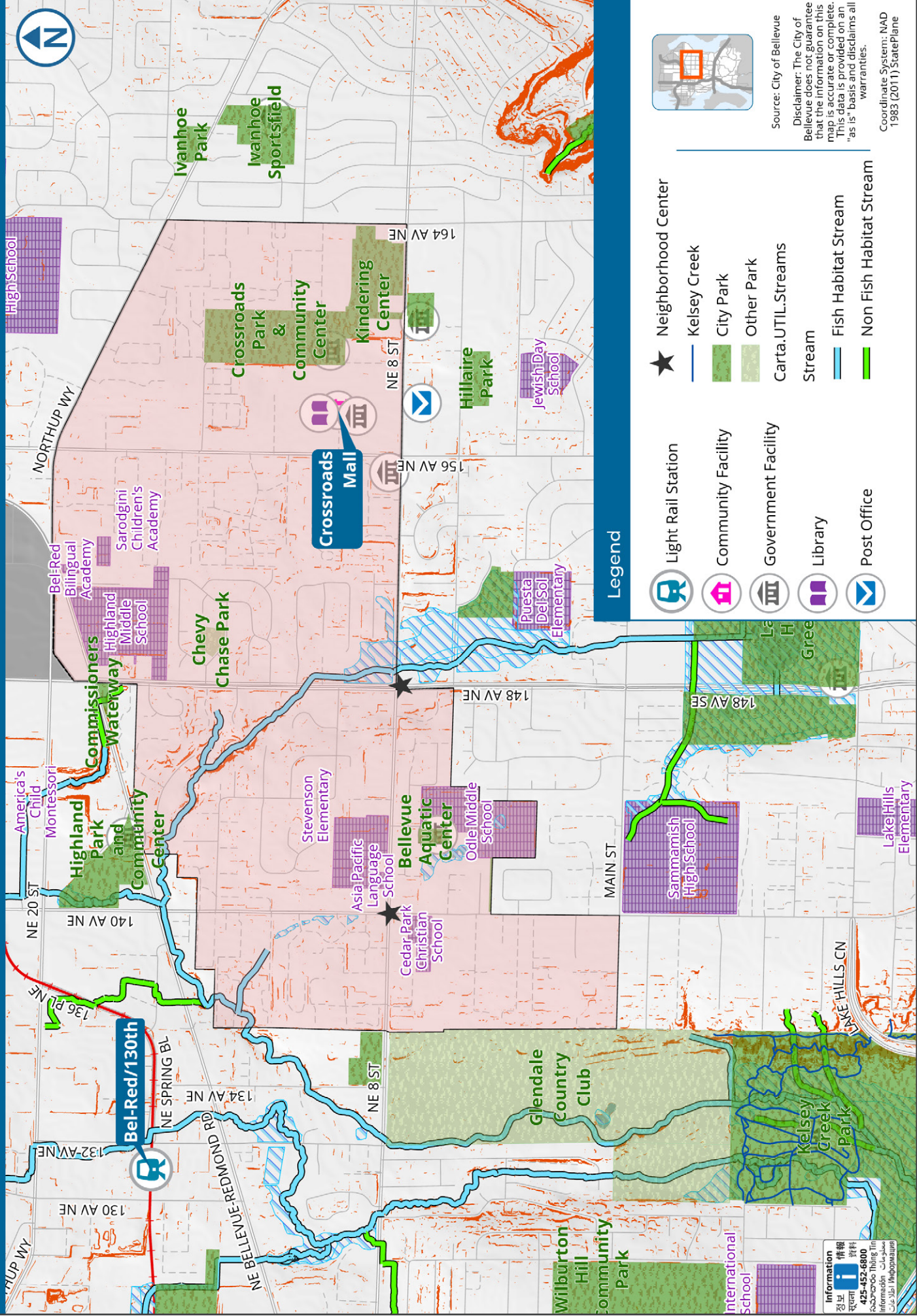
Urban Tree Canopy:
The “layer of leaves, branches and stems that cover the ground” (Raciti et al., 2006) when viewed from above; the metric used to quantify the extent, function, and value of the urban forest. Tree canopy was generally taller than 10-15 feet tall.

(Urban Tree Canopy Assessment 2021)

Impervious Surface:
A hard surface that prevents or slows the infiltration of water into the soil.



Natural Context in Crossroads



6 Parks & Open Space

Crossroads is home to one of the largest and most equipped parks in Bellevue, Crossroads Park. This large open space features many amenities, hosts festivals, and also contains the neighborhood community center. Lying adjacent to Crossroads Mall, the park and commercial district are key destinations to shop and recreate for people coming from the wider region. There is a distinct lack of park space in the rest of the neighborhood area. The Chevy Chase sub-neighborhood has an open space with a playground but is privately-owned and not publicly accessible. Outside the Crossroads neighborhood area, there are more open spaces at Highland Park, Ivanhoe Park and Sports fields, and Hillaire Park, but within the neighborhood area the only other public recreation area is at the Bellevue Aquatic Center.

Further open space amenities comprise those school properties inside and outside of the neighborhood area which are owned and operated by the Bellevue School District. Within the primary study area, there is Stevenson Elementary, Odle Middle School, and Highland Middle School, while just outside of the neighborhood area lie Puesta Del Sol Elementary, Interlake High School, and Sammamish High School. These properties all contain recreation facilities, but public access is likewise limited.

Public Parks

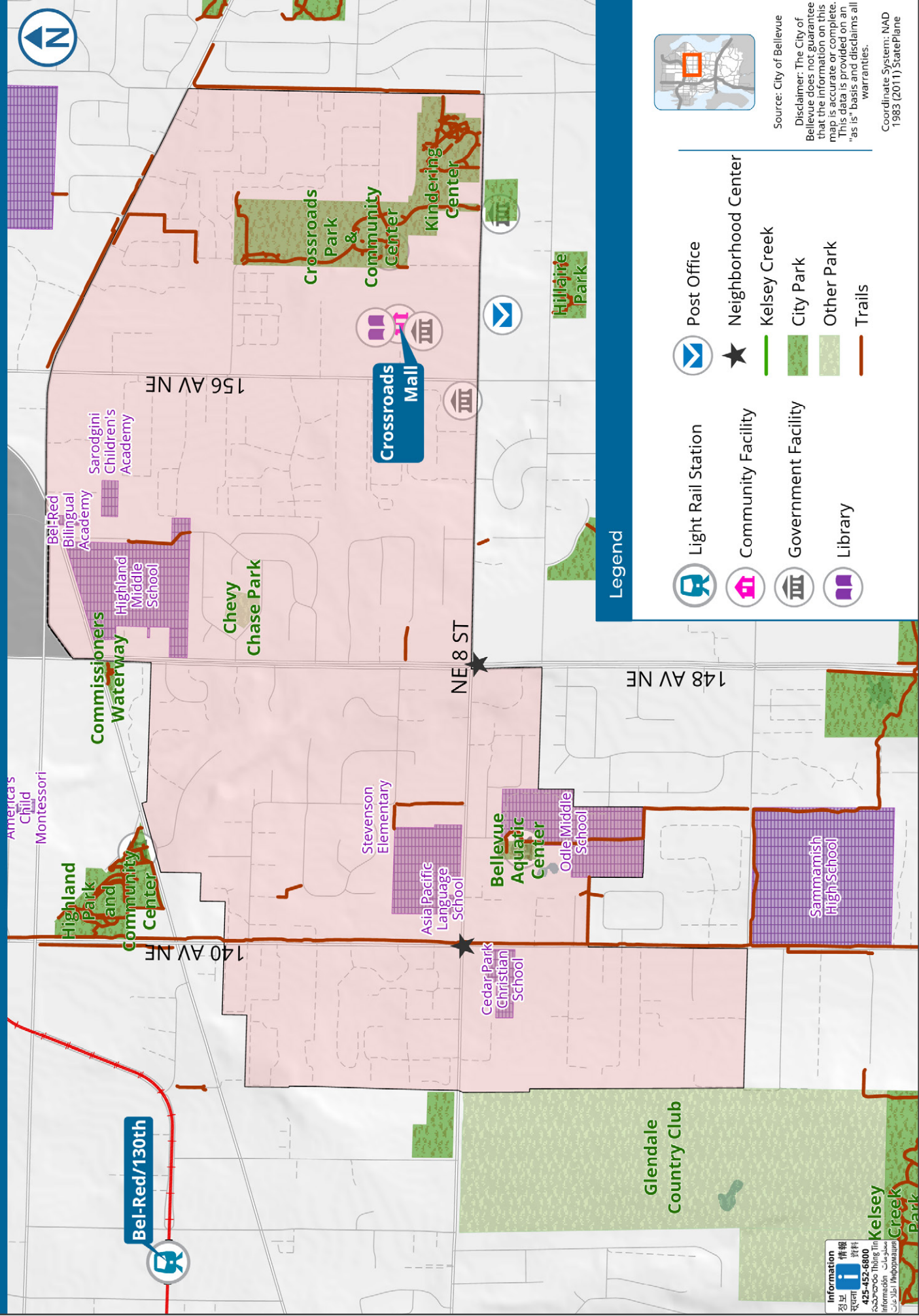
Crossroads Park

Crossroads Park is a 34+ acre park which features a diverse array of recreational opportunities for residents of the neighborhood area. The park features tennis courts, basketball courts, a horseshoe pit, restrooms, a skate bowl, play areas, picnic shelters, and jogging paths. Additionally, the park has a par-3 golf course, the Bellevue Community theatre, the Crossroads water spray playground, and a seasonal community garden. The park is accessible from 164th Ave NE, NE 8th St, NE 15th St, and via the Crossroads Mall parking lot and several paths leading in from neighboring residential developments.

Bellevue Aquatic Center

The Bellevue Aquatic Center is an aquatic facility located adjacent to Odle Middle School on 143rd Ave NE. The center features two indoor pools and provides space for club swim and dive teams as well as other aquatic activities.

Parks and Trails in Crossroads



7 Transportation

Roadways

The roads in Crossroads foster vehicle circulation throughout the city and the larger Eastside. Major and minor arterials running north-south and east-west transit the neighborhood area, which provide residents with access to job centers outside the neighborhood area while also allowing travel for retail and commercial purposes. Crossroads is located between Redmond and Downtown Bellevue and the street network here is built around large arterials whose primary purpose is to facilitate car travel to adjacent areas.

Major arterials carry the highest traffic volumes outside of limited-access roadways like SR-520 and I-405. In downtown areas, these roads are abutted by multifamily housing, commercial, and ground floor retail, while in less dense neighborhoods they are intended to provide a high degree of mobility to major housing and employment centers. In Crossroads, NE Bel-Red Rd, 148th Ave NE, and NE 8th St (west of the intersection with 148th Ave NE) are all major arterials, and provide access to Downtown Bellevue and Downtown Redmond, Eastgate/Bellevue College, and Wilburton, respectively.

Minor arterials carry moderate traffic volumes and connect to and supplement major arterials. Land uses along these roads are similar to those along major arterials, but with lower intensity and are intended to connect neighborhood facilities. Importantly, the same street may change from major to minor arterial as the land use and intended purpose of the road changes. In Crossroads, the minor arterials include NE 20th St/Northup Wy, 140th Ave NE and 156th Ave NE (north of NE 8th St), and NE 8th St itself (east of 148th Ave NE).

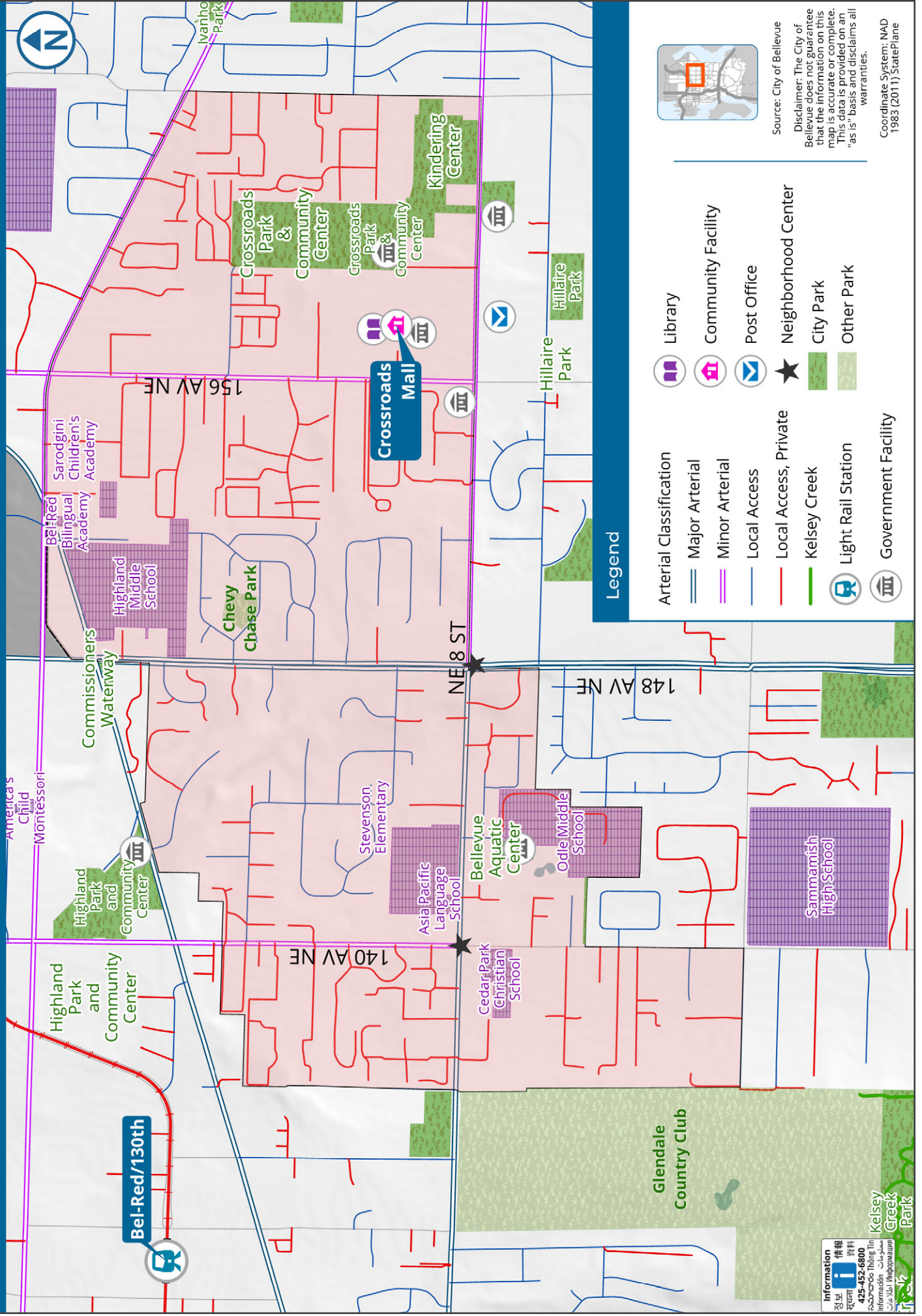


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Collector arterials and local streets form the base of the street hierarchy. They connect residences with neighborhood facilities and complete the street grid, respectively. In Crossroads, the two collectors are 140th Ave NE (south of NE 8th St) and 164th Ave NE. Most of the other streets in the neighborhood area are local roads that either end in a cul-de-sac or do not have a second egress point. Furthermore, many roads in the neighborhood area are private streets, which have the same function as public roads but are privately managed. This type is typically made alongside large tract housing developments, which historically was the dominant development pattern.

Traffic signals exist at all arterial intersections. There are additional signals located at the intersections in front of both middle schools, and five along 156th Ave NE and NE 8th St providing access to and from the mall. There are currently no traffic signals along either 140th Ave NE and 148th Ave NE between NE 8th St and NE Bel-Red Rd.

Roadways in Crossroads



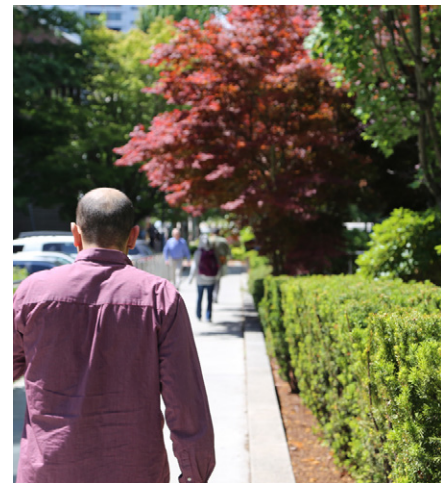
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Public Transportation

Most public transportation options to and from Crossroads are from King County Metro buses. Sound Transit's 2 Line of the Link light rail system also passes near the neighborhood area, and two stations are within walking distance. In addition to regular bus service, Metro also operates one enhanced-service RapidRide line along the mall and NE 8th St. RapidRide lines are differentiated from normal bus routes by their more frequent service, fewer stops, and periodic use of transit-only lanes and transit signal priority lights. Crossroads' superblocks mean that all transportation modes utilize the same right-of-way. People waiting for buses along these busier arterials therefore experience the noise of these busier streets. The frequency and accessibility of bus service are superior to that of some other neighborhood areas, and the RapidRide provides quick and frequent access to downtown.

The RapidRide B-Line connects the neighborhood area to Redmond and Downtown Bellevue via Overlake and Wilburton, and stops alongside Crossroads Mall before proceeding west along NE 8th St. This route operates at 10, 15, or 30-minute headways depending on the hour of the day. There are also three regular bus routes that travel through Crossroads. Route 221 somewhat mirrors the route of the B-Line, but it travels south along NE 140th St before turning east to pass the mall and then turns south towards Eastgate and Bellevue College. Route 226 similarly terminates at Bellevue College, but it also services Crossroads Mall before entering the Northeast Bellevue neighborhood area and then running along the edge of Crossroads on NE Bel-Red Rd and eventually on to downtown. For both of these routes, the typical headways are 30 minutes, with reduced service in the evening. The final bus, Route 245, travels from Downtown Kirkland to Factoria, and passes through Crossroads on 156th Ave NE, just like the B-Line. Of the three regular bus routes, 245 is the most frequent, with approximately 15-minute headways during all operating hours.

Sound Transit's 2 Line bypasses the neighborhood area as it



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runs along Highway 520. This line opened in April of 2024, and has two stations located close to Crossroads. BelRed Station is located in the Bel Red Neighborhood Area and is about a 12-minute walk from the northwest corner of Crossroads, while the Overlake Village Station in the City of Redmond is about 14 minutes from NE Bel Red Road and NE 20th St. Normal headways are 10 minutes along the line, with 15 minutes during night and early morning service.

Pedestrian and Bicycle Infrastructure

Dedicated bike infrastructure is limited and mostly located along the neighborhood area's edges, with 140th Ave NE being one exception. The most recent expansion of bike facilities was in 2017, when a bike shoulder and bike lane were added to 140th Ave NE and 164th Ave NE (north of NE 8th St). The latter is the main connection to the bicycle network into Northeast Bellevue, which is composed of a limited series of shared shoulders and dedicated bike lanes. 140th Ave NE south of NE 8th St has its own dedicated lane as well.

Most remaining facilities consist of narrow shoulders and are largely constrained to the edge of the neighborhood area. NE 8th St has a shoulder from NE 136th Ave to NE 140th Ave, and another just east of the mall to 164th Ave NE and beyond. Notably, there are currently no bike lanes or shoulders along NE Bel-Red Rd, Northup Wy (except just west of 164th Ave NE), along 148th Ave NE and 156th Ave NE, or NE 8th St between 140th Ave NE and the mall.

Sidewalks are present along all arterials and some of the city-owned local streets. On major arterials like NE 8th St and 148th Ave NE these sidewalks are usually directly alongside the roadway. Some smaller neighborhood streets do not have sidewalks and pedestrians must walk in the right-of-way. Many of the multifamily housing developments in the neighborhood have their own privately managed paths and sidewalks.

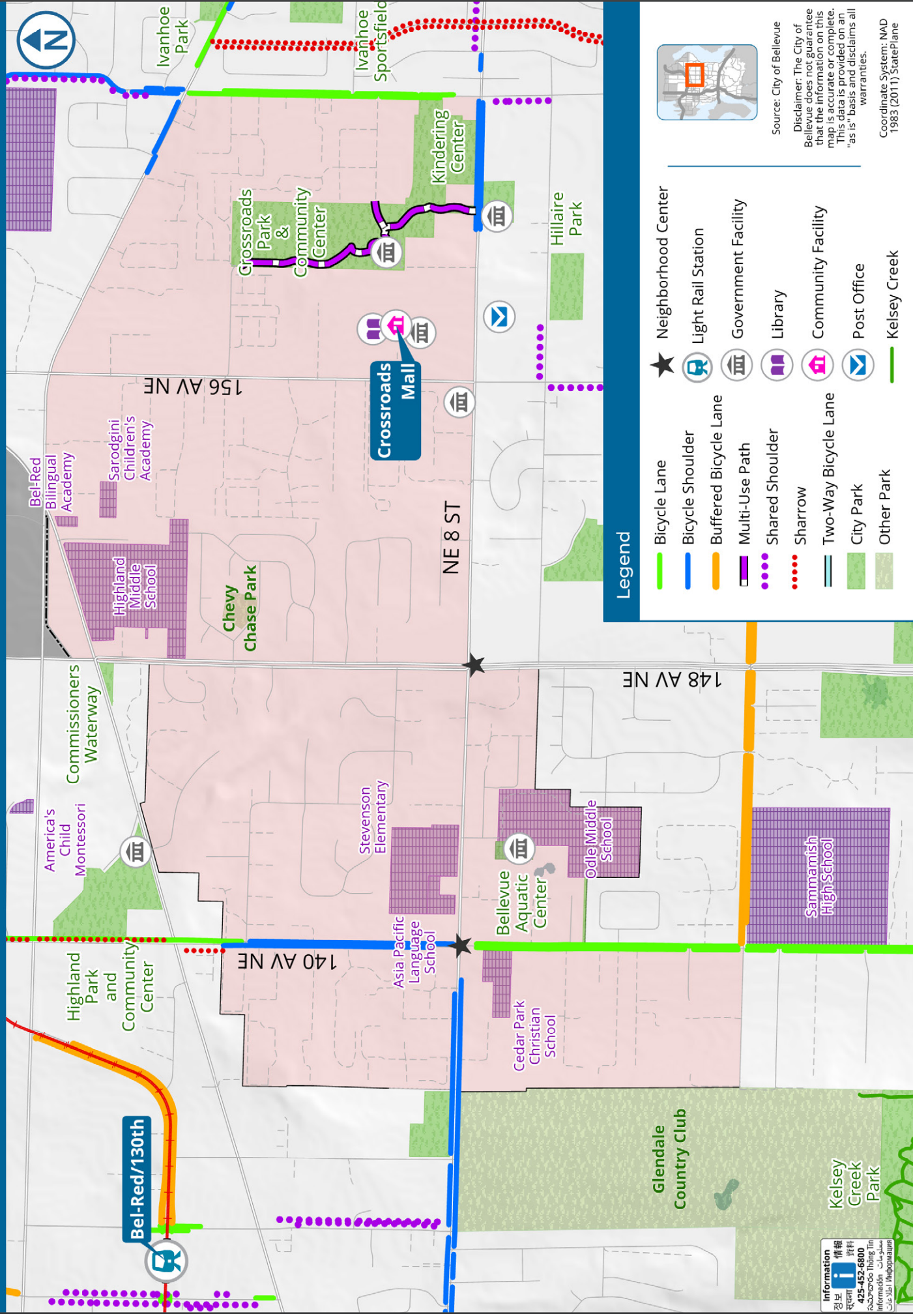
There are a few pedestrian pathways that allow for off-street pedestrian navigation through the neighborhood area. Due to the superblock structure of Crossroads, these pathways



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are important throughways for residents that allow them to avoid transiting along the busier arterials and especially between those residential areas that are disconnected by the street grid. Moreover, both middle schools have a trail segment which allow access from multiple directions and from lower-intensity roads. Just east of Highland Middle School there is a paved path that connects the Chevy Chase sub-neighborhood and 151st Ave NE to 152nd Ave, while west of Odle Middle School, there is a gravel trail segment that connects the school to 140th Ave NE, and another paved path that continues south from the school to Main St and the Lake to Lake Trail. Midblock crossings that cross the major arterials are scarce in most of the neighborhood area, especially along the north-south avenues. As an example, the two-thirds of a mile stretch on 148th Ave NE between NE 8th Ave and NE Bel-Red Rd has no crosswalks, as does the half-mile stretch of 164th Ave NE between NE 8th Ave and Northup Wy. 140th Ave NE and 156th Ave NE have more crossings, the latter due to being adjacent to the mall.

Bicycle Infrastructure in Crossroads



Endnotes

- ¹ "Overlake-Village-PDF," <https://www.redmond.gov/DocumentCenter/View/1425/Overlake-Village-PDF>.
- ² "Grand Opening for New Mini City Hall May 15 at Crossroads," City of Bellevue, May 1, 2024, <https://bellevuewa.gov/city-news/new-mini-city-hall-opening>.
- ³ City of Bellevue, "Crossroads Subarea Plan".
- ⁴ Lucile McDonald, *Bellevue: Its First 100 Years*, 2nd ed. (Bellevue Historical Society, 2000), 66.
- ⁵ Lucile McDonald, 62–63.
- ⁶ Lucile McDonald, 12–13; "Highland Hills: New Homes at \$13,300 to \$13,550 [Advertisement]," *Seattle Daily Times*, February 23, 1959; "Residential Area to Open In Mid-May," *Seattle Daily Times*, April 5, 1964; "Sherwood Forest [Advertisement]," *Seattle Daily Times*, December 24, 1954.
- ⁷ Alice Staples, "\$11,000,000 Development Announced," *Seattle Daily Times*, May 4, 1961.
- ⁸ "Stores Have Colorful Fonts," *Seattle Daily Times*, September 27, 1964.
- ⁹ City of Bellevue, "City of Bellevue Comprehensive Plan 2044," GL-10.
- ¹⁰ City of Bellevue, GL-12.
- ¹¹ The Urban Land Institute, "Crossroads Shopping Center," ULI Development Case Studies, 1998.
- ¹² Keith Ervin, "In East Bellevue, Mall With A Soul – Maverick Developer Breathes Life Of Diversity Into Crossroads," *The Seattle Times*, December 5, 1994.
- ¹³ The Urban Land Institute, "Crossroads Shopping Center."
- ¹⁴ "Greater Kelsey Creek Watershed Assessment," https://bellevuewa.gov/sites/default/files/media/pdf_document/2022/Kelsey_AR_Exective_Summary.pdf.
- ¹⁵ "Bellevue Salmon Spawner Surveys 2023 – Coal Creek," https://bellevuewa.gov/sites/default/files/media/pdf_document/2024/BellevueStreams_SalmonMonitoring%202023.pdf.

