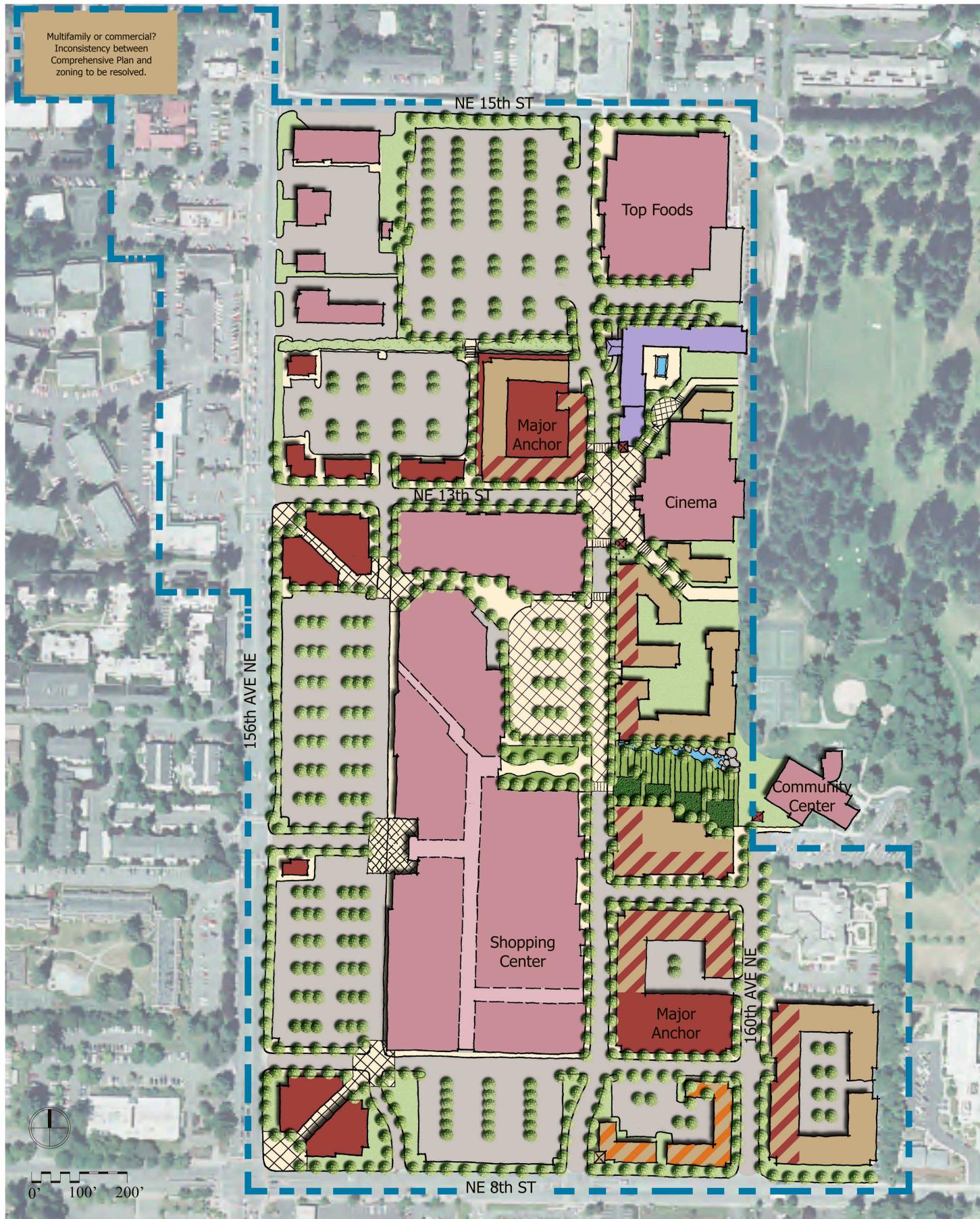


# Alternative 1 - Land Use Plan

Terrace Park - Alternative 1



## Overview of Alternative 1 - Terrace Park

The Terrace Park Alternative responds to the community need for a connection between the Crossroads Park and the existing Crossroads Center while keeping the scale of development consistent with the existing suburban form. It retains most of the existing commercial areas and provides opportunities for new retail and housing in one- to three-story mixed-use developments, a six-story hotel, and a 1.5-acre terraced park that connects the Crossroads Community Center with the commercial area.

Terrace Park is designed as a broad, green staircase, linking the park's community center to the shopping center's food court. Highlighted by a water feature on the north edge, Terrace Park offers seating for people watching and can serve as a modified amphitheatre for special events and performances. The park space would allow additional open space for relaxing and gathering outside the Crossroads Center Market Place. The Terrace is linked to a multi-use parking court/plaza area, that can provide space for community gatherings, farmer's markets and special events close to the building edge.

This alternative would be built out over a 20-year timeframe, eventually relocating Circuit City elsewhere on the site and reorienting the Sports Authority building along 13<sup>th</sup> Street.

## Rationale for Concept

Lowest Intensity Development / Smallest Park Amenity

## Description

**Park Amenities:**  
1.5-acre terraced park connection

**Residential Units:**  
300-400 dus

**Additional New Retail:**  
60,000 sf

**New Hotel:**  
6-story

**New Office:**  
24,000 sf

**Typical Height for Mixed-Use:**  
1 – 3 stories

**Parking:**  
Surface and limited podium parking

-  Existing Commercial
-  New Commercial
-  Hotel
-  Residential
-  Residential Over Retail
-  Residential / Live -Work Over Office
-  Sidewalks / Paving
-  Pavement
-  Water
-  Grass
-  Shrub
-  Trees
-  Study Area Boundary



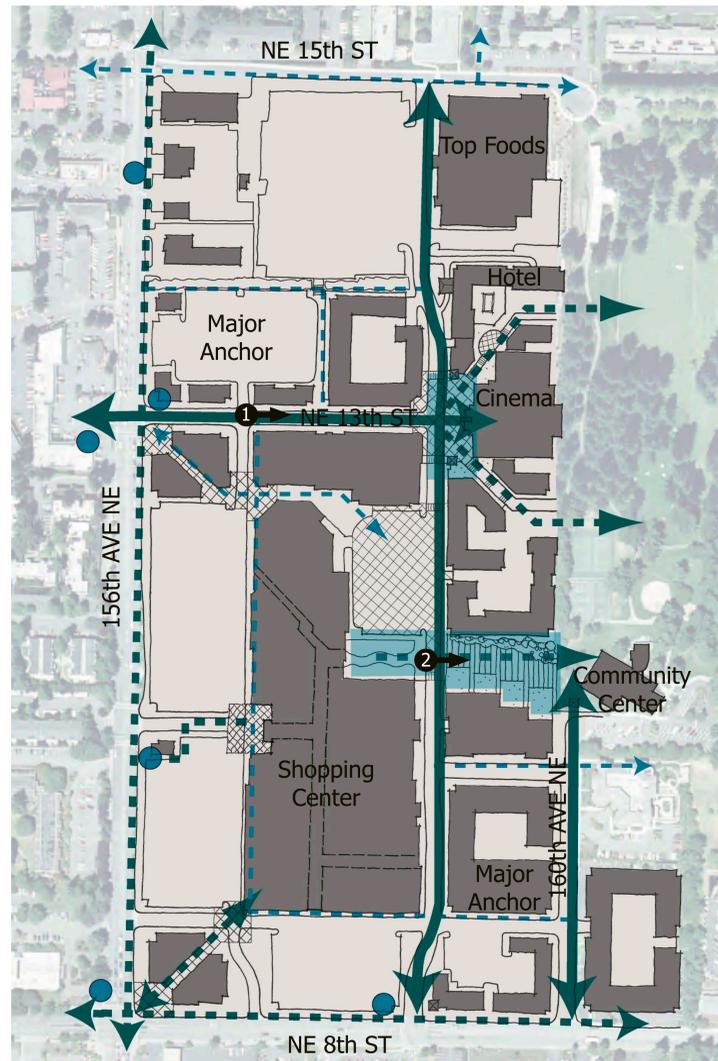
**Envision Crossroads... Great minds, great ideas, great future!**



# Alternative 1 - Circulation

## Pedestrian Circulation

## Vehicular Circulation



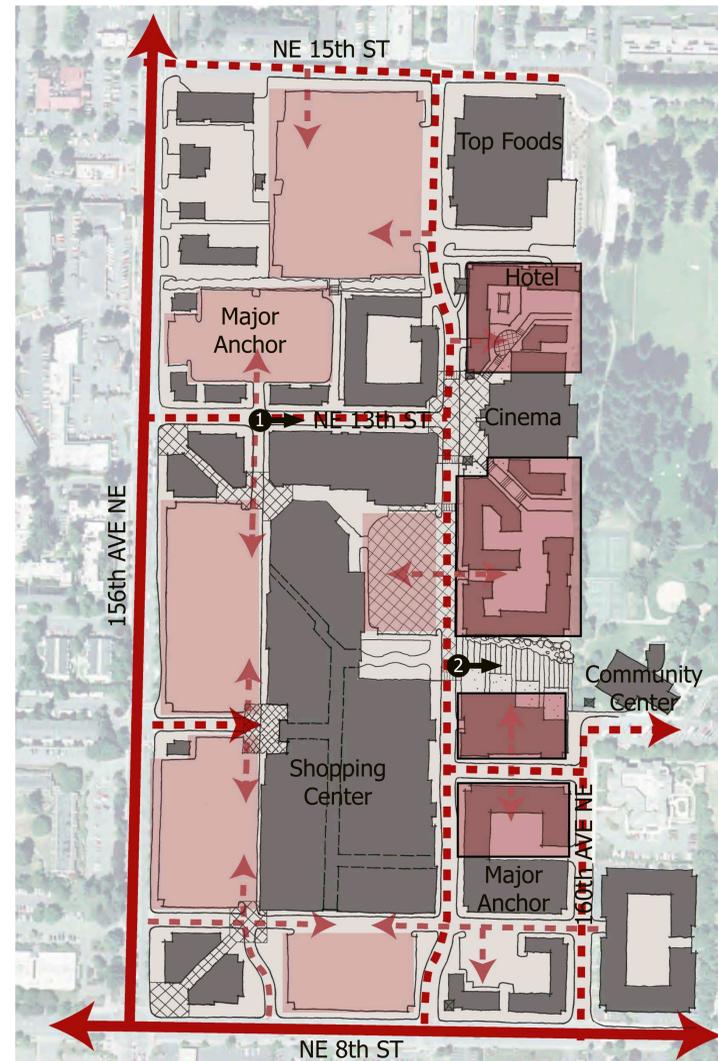
- Transit Stops
- Primary Pedestrian Circulation
- - - Secondary Pedestrian Circulation
- · · Tertiary Pedestrian Circulation
- Plazas
- ➔ Sketch Viewpoint

### Pedestrian Circulation

Three primary pedestrian routes would be enhanced with vegetation and distinctive paving materials:

- a) a north-south route through the site, connecting to adjacent neighborhoods
- b) NE 13th Street, providing a "main street" entry into the site
- c) 160th Ave NE, providing access to the community center.

New secondary pedestrian routes would be separated from cars and provide access between the park and the shopping center in 3 locations: either side of the cinema complex and along the "Terrace Park" connector to the Crossroads Park.



- Primary Vehicular Corridors
- - - Secondary Vehicular Corridors
- Surface Parking
- Structured Parking
- ➔ Sketch Viewpoint

### Vehicular Circulation

For all three alternatives, the primary vehicular circulation remains on NE 8th St. and on 156th Ave. NE. Alternative 1 emphasizes secondary vehicular routes on the North-South road through the site, NE 13th Street, NE 15th Street, and 160th Ave. NE.



### ➔ Streetscape Sketch

A view along Northeast 13th Street towards the cinema, depicting one- to three-story mixed-use buildings which front the street and frame the view.



### ➔ Terrace Park Sketch

Highlighted by a water feature on the north edge, Terrace Park offers seating for people watching and can serve as a modified amphitheatre for special events and performances.