

## FACTORIA NEIGHBORHOOD AREA PLAN DRAFT

### The Vision

**Factoria is a locally rooted, globally connected neighborhood and major employment center that welcomes people from around the world to live, work, shop, and learn. Centered around its vibrant commercial core, Factoria is anchored by a strong network of local businesses and diverse retail offerings, with affordable housing and nature-oriented gathering spaces that bring people of all backgrounds together. A walkable, pedestrian oriented design, complemented by strong access to transit and regional transportation networks, supports Factoria as a connected and thriving community.**

The future of Factoria is built around transforming its auto-oriented commercial core into a more walkable, connected, and inclusive Mixed Use Center that reflects its identity as a locally rooted, globally connected neighborhood. Factoria's role as a regional retail and employment hub provides strong access to goods, services, and economic opportunity, while its diverse businesses and multicultural community are key assets that define and strengthen its character.

Factoria is connected through a more complete network of streets, trails, and public spaces that support walking and biking, and is served by high-capacity transit that strengthens its role as a regional hub. Safer crossings, pedestrian amenities, and multilingual wayfinding improve access throughout the neighborhood and strengthen connections to key destinations such as the Mountains to Sound Greenway and nearby natural areas. New parks and public gathering spaces create more opportunities for gathering and everyday interaction, helping to strengthen social connections and build a stronger sense of community.

The Mixed Use Center serves as the heart of Factoria, bringing together housing, jobs, shopping, and community life into a more compact and people-focused environment. Over time, large parking areas and single use sites transition into mixed use development with active ground floors, public plazas, and flexible gathering spaces. A greater mix of housing, including affordable options, supports residents of different incomes and helps sustain the local workforce, while small commercial spaces support independent and diverse businesses. Destinations such as Factoria Mall continue to evolve as community hubs, supported by spaces for events and cultural expression.

As Factoria grows, more natural elements are integrated throughout the neighborhood, reducing paved areas and adding trees, landscaping and green infrastructure to create a

healthier, more resilient environment. The policies in this plan support Factoria’s evolution into a more connected, vibrant and livable neighborhood.

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### **Relationship to Volume 1 of the Comprehensive Plan**

The Factoria neighborhood area plan contains policy direction consistent with the citywide policies in Volume 1 but with details specific to the Factoria context. Some of the features that give Factoria its unique character are the diversity of its community and its role as a key urban center of countywide importance. The Factoria Mixed Use Center is planned for additional residential and commercial growth with walkable access to retail, services and transit.

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## **Community Context**

The Factoria neighborhood area is a major employment and retail center for Bellevue and the surrounding region. Factoria is bounded by Interstate 405 and Newport to the west, Interstate 90 and Woodridge to the north, Eastgate to the east, and Newport and Somerset neighborhoods to the south. Factoria is bisected north-south by Factoria Boulevard.

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### **Neighborhood Area Planning**

Planning for the 16 neighborhood areas in Bellevue is directed by three policies in the Neighborhoods element (NH-17, NH-18, NH-19) of Volume 1.

- NH-17. Use the neighborhood area planning process to implement citywide policies adopted within the comprehensive plan.
  - NH-18. Periodically update neighborhood area plans consistent with the planning boundaries shown in Map N-1. For any given site, the 2014 subarea plan policies remain in effect until and unless they have been superseded by new planning area boundaries and policies.
  - NH-19. Use the neighborhood area planning process to equitably engage local communities to define neighborhood area specific values and policies.
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## **History and Continued Evolution**

Prior to European settlement in the 1800s, the area now known as Factoria was inhabited by Coast Salish peoples, including the Duwamish and Snoqualmie Tribes. By the 1890s, logging activity reached what are now Factoria, Woodridge Hill, Richards Valley, and the

Greenwich Crest neighborhoods. At the turn of the 20<sup>th</sup> century, Factoria was envisioned as a potential industrial hub, expected to host more than 20 coal and manufacturing plants. The post-World War II economic boom took the area in a different direction. The opening of the I-90 and I-405 corridors catalyzed rapid suburbanization in Factoria and throughout Bellevue. Factoria's proximity to regional highways and the growing residential areas made it a natural site for commercial growth. The neighborhood's commercial area evolved into a retail and employment hub, anchored by The Marketplace at Factoria, known as the Factoria Mall, T-Mobile corporate headquarters, and adjacent office parks. Factoria was officially annexed into the City of Bellevue in 1993, transitioning it from King County governance. This allowed the city to begin infrastructure improvements, expand the right-of-way, and upgrade storm drainage systems. Factoria's built environment reflects Bellevue's transition from a resource-based economy to a modern commercial district.

Over the past several decades, Factoria has become increasingly culturally diverse, characterized by a growing Asian population and a high share of foreign-born residents. In 2000, the non-Hispanic white population made up over half of residents. In recent years however, Factoria has become home to many people who identify as Asian and Latino, making it a majority-minority neighborhood, much like Bellevue as a whole. Factoria's growing diversity is also reflected in its international retail and dining offerings, which represent a wide range of cultures and communities.

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**Community Profile**

Population	3,359
Households	1,399
Neighborhood Area Geographic Size (acres)	387
Countywide Center Geographic Size (acres)	212
Countywide Growth Center Jobs *	9,944
Homeowner Status	
Own	49%
Rent	51%
Age & Disability	
Under 18	21%
18-34	21%
35-44	14%
45-64	30%
Over 65	14%
Persons with a disability	8%
Race & Language	
White	43%
Asian	39%
Hispanic/Latine	8%
Black	1%
All Other	10%
Speaks a language other than English	48%
Commuting	
Drive alone to work	57%
Carpool, transit, bike, walk, other to work	18%
No car in household	8%

Source: US Census Bureau. 2010-2024 American Community Survey 5-Year Estimates

\* Source: US Census Bureau. 2023 LEHD (Longitudinal Employer-Household Dynamics) Origin-Destination Employment Statistics (LODES)

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## **Neighborhood Conditions and Built Form**

Factoria has evolved into a neighborhood characterized by a mix of commercial, office, and residential uses, along with a strong role as a regional retail and employment center. The neighborhood area is physically defined by Interstate 90 to the north and Interstate 405 to the west, with its southern edge curving around the Newport and Somerset neighborhood areas and its eastern edge bordering Eastgate near Sunset Ravine Open Space. These boundaries shape development patterns and limit connections to nearby areas. At the center of the neighborhood area, Factoria Boulevard serves as the primary spine and main thoroughfare, organizing circulation and connecting key destinations throughout the area. Large retail centers such as Factoria Mall and surrounding shopping areas form the commercial core, with one-story buildings and expansive surface parking. Nearby office uses, including major employers such as T-Mobile and AAA, are concentrated along Factoria Boulevard as well as SE 38th Street and SE 36th Street.

Residential areas lie south of this commercial core and include both single-family and multifamily housing, with most residents living in low-rise apartments and condominiums. Single-family homes are located in smaller pockets, mostly concentrated in the Mockingbird Hill and Monthaven sub-neighborhoods, and are often separated from the commercial center by roads, slopes, and tree cover. The Interstate 90 corridor reinforces this pattern by serving as another major economic spine while also bringing traffic, noise, and air quality impacts.

Factoria's built form and transportation network reflect an auto-oriented design. Buildings are set back from the street, with parking between sidewalks and entrances, and wide roads prioritize vehicle movement. While this supports access, it makes walking and biking less comfortable due to incomplete sidewalks and limited connections. The Mountains to Sound Greenway Trail runs along Interstate 90 and provides a regional walking and biking route, though gaps remain. As Factoria grows, there are opportunities to improve connections and create a more walkable, integrated neighborhood.

## **Neighborhood Challenges and Opportunities**

Some of the top values that Factoria community members see as integral to the neighborhood's future are safety, diversity and inclusiveness, accessibility and connectivity, and affordability. People in Factoria point to diverse and international retail options, the convenience of meeting daily needs close to home, and easy highway access as defining community assets. The neighborhood area plan provides a planning framework for maintaining these values as Factoria continues to evolve.

### *Promoting Diversity and Neighborhood Identity*

Factoria is a highly diverse, international neighborhood with a strong base of international businesses and residents from many cultural backgrounds. It would benefit from a clearly defined identity that reflects this richness. While community members value its diversity and convenience, they note these qualities are not readily apparent in the everyday experience of the neighborhood, which is often perceived as a primarily commercial corridor without a cohesive sense of place. Limited placemaking and few visible expressions of cultural identity make it hard to create a strong connection to Factoria. Strengthening international retail, cultural expression and community stories to reflect the people who live and work here can help create a more recognizable neighborhood identity.

### *Pedestrian Environment and Gathering Spaces*

Factoria has few formal community gathering spaces outside of Factoria Mall, schools and churches, limiting opportunities for everyday social interaction and connection. While the neighborhood is active and convenient, there are limited intentional and welcoming places for people to come together, and many spaces are underutilized or not designed for community gathering. As redevelopment occurs, there is an opportunity to partner with developers to incorporate new community spaces into future projects. Expanding and activating these areas would create more opportunities for everyday interaction and strengthen a sense of community.

### *Traffic Congestion and Connectivity Challenges*

Factoria experiences significant traffic congestion due to its proximity to regional highways and a street network that is not fully connected, which concentrates vehicle movement on a limited number of corridors. Community members also note that the pedestrian environment often feels unsafe or uncomfortable, with gaps in infrastructure and limited separation from high volume traffic. The active transportation network is incomplete, making it difficult to travel through the neighborhood by walking or biking. Recent reductions in transit service have further limited mobility options. In addition, limited connections to regional high-capacity transit highlight the need for better first- and last-mile connections and micromobility options.

*Parks and Natural Environment*

Factoria is close to several nearby parks and natural areas, but community members note that access to these places is often limited or inconvenient due to connectivity barriers. Within the neighborhood, there is a lack of parks and limited natural features, reducing opportunities for everyday recreation and connection to nature. At the same time, a high amount of impervious surface and limited tree canopy contributes to heat island effects and reduces overall livability. Developing new parks, improving access to nearby open spaces, and expanding tree canopy and green infrastructure would help create a more connected, resilient, and livable neighborhood environment.

**Urban Design Framework**

The following urban design framework visualizes opportunities and supports policies for improving public spaces within Factoria, building from what the community identified as opportunities and challenges for accessing and using these spaces today.

Rather than a detailed set of actions and projects, the framework guides project identification and development opportunities when implementing neighborhood area plan policies. They are also a tool to support collaboration amongst city departments and community partners.

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**Urban Design and Public Spaces**

Urban design is the practice of planning and designing the physical environment of a community. Within a neighborhood area plan, urban design can improve the design and function of public spaces, including community gathering spaces, parks, plazas, streets, trails, natural areas and public art. Rather than focusing on the design of a specific place, urban design considers how experiencing different public spaces throughout a neighborhood provides for enhanced gathering and social interactions, a more attractive pedestrian environment, improved neighborhood connectivity, and a clear neighborhood identity.

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*Enhancing Neighborhood Connectivity*








Factoria’s arterials provide access to most major destinations and are the only access points into and out of the neighborhood area. Factoria Boulevard divides destinations by creating a barrier that is difficult to cross in a vehicle or as a pedestrian. A disconnected street grid and fragmented active transportation network also present connectivity challenges. Traffic congestion, limited transit access and an uninviting pedestrian environment are all challenges the community is eager to address.

Enhancing neighborhood connectivity in Factoria entails potential design strategies that are supported by neighborhood area plan policies and illustrated in Figure S-FA-1.





- **Enhanced Active Transportation Connections:** Active transportation connections include streets and trails that provide an improved walking and biking experience to neighborhood destinations and gathering spaces, such as parks, shopping areas, schools and regional transit connections. Factoria’s arterials and local streets benefit from safety improvements and wayfinding to create a more complete, connected and safe active transportation network. These enhancements would improve access between residential areas and key destinations such as Newport High School, commercial and employment centers and existing and future transit services.
- **Through-Block Connections:** Through-block connections improve pedestrian circulation by breaking down larger blocks and development sites. Through-block connections can be developed as part of future public and private development and integrate opportunities for gathering and events. New through-block connections created through redevelopment can improve pedestrian access within Factoria’s Mixed Use Center by establishing a more connected internal street and pathway network. These connections would better link residents to housing, shopping destinations and other major corridors throughout the neighborhood area.
- **Improved Pedestrian Crossings:** Intersection crosswalks and midblock crossings provide designated areas for pedestrians to cross high-volume arterials to get to their destination. Improvements at these crossings can help increase pedestrian visibility and safety from oncoming traffic and serve as a traffic calming measure. Despite the many existing pedestrian crossings along neighborhood arterials, particularly along Factoria Boulevard, additional improvements could make crossings safer and more comfortable, especially for people with mobility challenges.
- **Streetscape Enhancements:** While arterials function primarily to carry high volumes of vehicular traffic, they are also valuable public spaces for the community. Enhancing arterials with landscaping, lighting, furnishings and other pedestrian-oriented features make more attractive, safe and comfortable corridors. Factoria Boulevard is often identified as having an uninviting pedestrian environment and would benefit from significant streetscape improvements, including landscaping and sidewalk enhancements, to create a safer and more comfortable experience for people who traverse the corridor. SE Newport Way could also benefit from similar improvements, particularly for people accessing Newport High School. Both arterials are part of the Urban Boulevard Network (Map UD-1) and reinforce Bellevue’s image as a “City in a Park”.

# URBAN DESIGN FRAMEWORK CONCEPT - ENHANCING NEIGHBORHOOD CONNECTIVITY

## Key Features

-  Neighborhood Area Boundary
-  Freeway
-  Proposed Station
-  Existing Park and Open Space
-  Arterial
-  Stream
-  Regional Trail

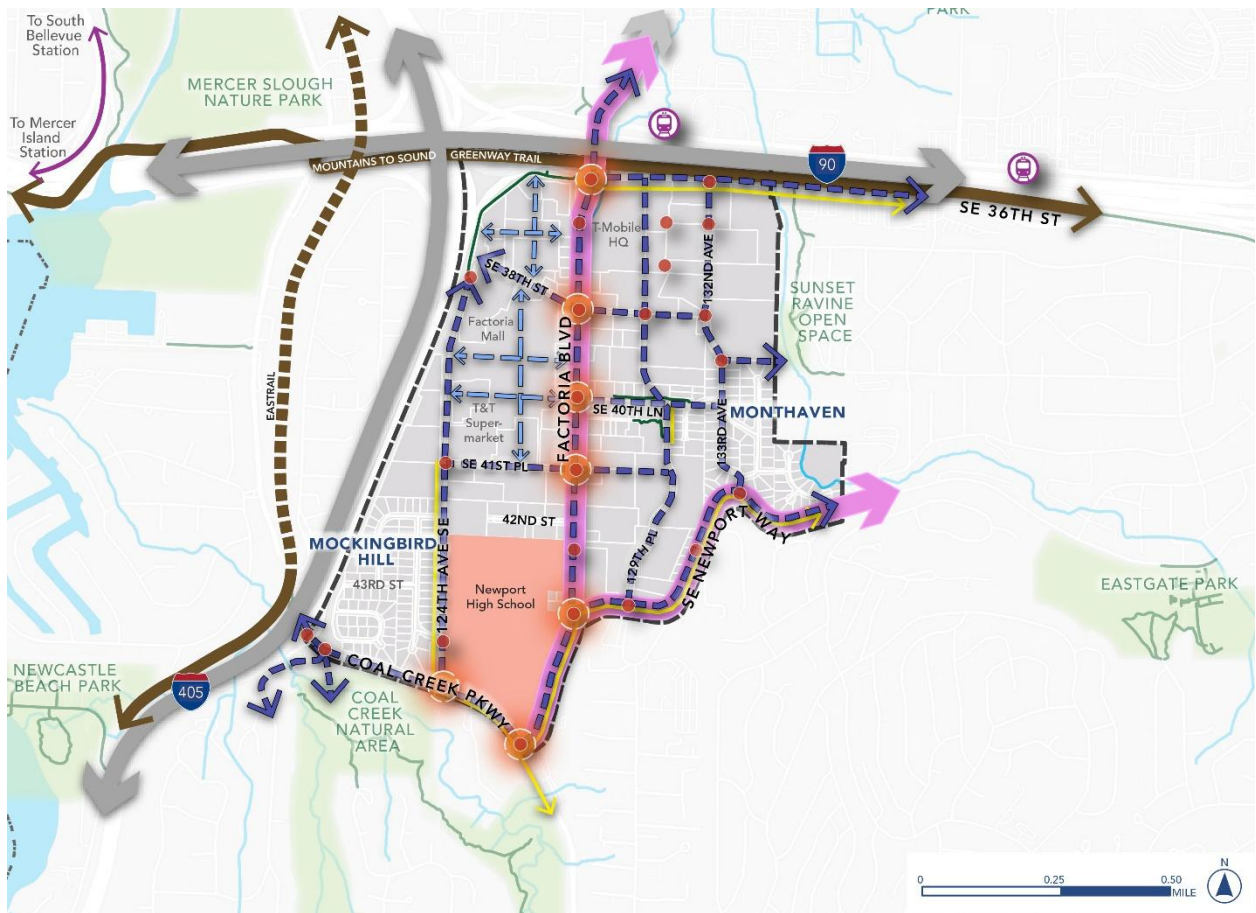
## Existing Community Assets

-  Bicycle Facility
-  Trail
-  Pedestrian Crossing
-  Public School

## Urban Design Opportunities

-  Enhanced Active Transportation Connection
-  Through-Block Connection
-  Streetscape Enhancement
-  Enhanced Pedestrian Crossing
-  Planned Regional Trail Segment

**Figure S-FA-1: Factoria Concept Map – Enhancing Neighborhood Connectivity**



## *Enhancing Neighborhood Gathering Spaces*

Factoria has few recognizable gathering spaces that are considered “third places”. Most people only identify Factoria Mall and Newport High School as public gathering spaces, highlighting a strong need for additional venues for community events and social activity. With limited available land, these amenities will likely be created through redevelopment projects and partnerships with property owners.

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### **Third Places**

Third places are 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 public or privately-owned place as long as it is known to the community as a safe and welcoming space.

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Enhancing neighborhood gathering spaces in Factoria entails potential design strategies that are supported by neighborhood area plan policies and illustrated in Figure S-FA-2.








- **Third Places with Community Partners:** Publicly- and privately-owned gathering spaces include schools, shopping centers, community centers and other shared communal areas where people gather and socialize. For these spaces to better meet the needs of the community, the City can partner with community groups, business owners, and property owners to develop new programs and events. With Factoria Mall serving as the neighborhood’s primary “third place,” there is strong interest in establishing additional spaces where people can recreate and build community. These could be created through redevelopment, in partnership with community organizations and private property owners, or by activating underutilized spaces for temporary gatherings and events.
- **Potential Park Opportunities:** New neighborhood-scale parks increase community access to open space and recreation, especially in areas that are not well-served today. There are different tools that the City can pursue to expand access, including development opportunities, land acquisitions, public easements and public-private partnerships. With no existing parks in Factoria today, residents would benefit from a range of new parks and open spaces. New parks could be developed through property acquisition or as part of redevelopment within the neighborhood’s Mixed Use Center. Improving connections to nearby destinations such as Coal Creek Natural Area and Sunset Ravine Open Space would expand access to natural areas in the near term before new ones are developed.
- **Environmental Enhancements:** Improvements to natural features, such as wetlands, lakes, and streams, can enhance their aesthetic qualities and ecological functions, provide urban wildlife habitat connectivity and boost ecological

awareness. With recent improvements to Richards Creek, there are limited opportunities for additional environmental enhancements within Factoria's existing natural areas. Both human and natural systems would benefit from expanded tree canopy and the incorporation of low impact development strategies within paved areas. These strategies help prevent or mitigate the impacts of extreme heat, flooding, and water quality issues.

- **Thresholds:** Thresholds are markers to indicate to people they are arriving into the neighborhood area or a special destination within it, such as a business district, park, or other civic/cultural space. These markers can reflect the unique identity of those who live, work, and play there and can take many different forms: a distinct landmark, a natural feature, signage, or public art. Entrances into Factoria from major arterials, including Factoria Boulevard, SE 36th Street, Coal Creek Parkway and SE Newport Way, present key opportunities for visual elements that create a stronger sense of place and arrival.

# URBAN DESIGN FRAMEWORK CONCEPT - ENHANCING NEIGHBORHOOD GATHERING SPACES

## Key Features

-  Neighborhood Area Boundary
-  Freeway
-  Proposed Station
-  Existing Park and Open Space
-  Arterial
-  Stream
-  Regional Trail

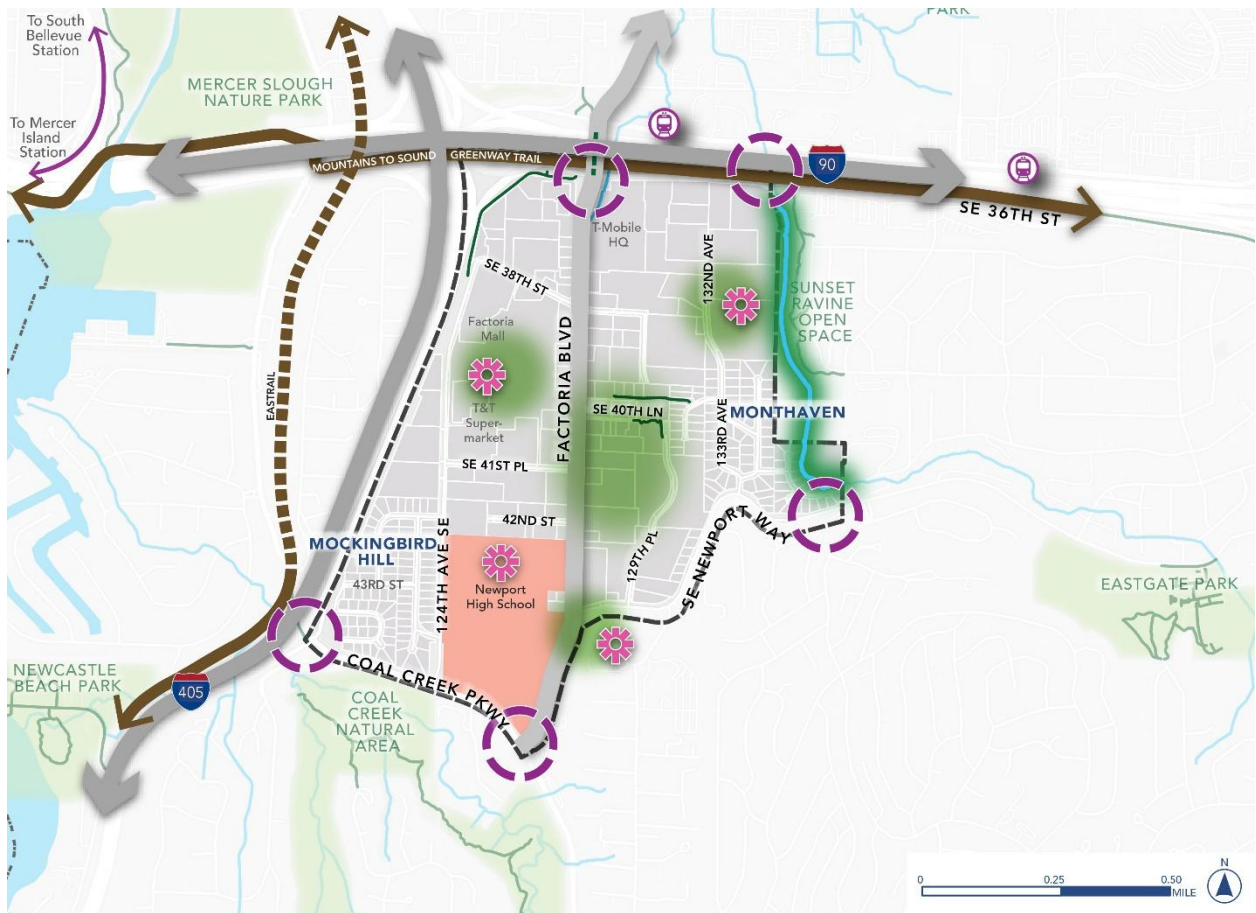
## Existing Community Assets

-  Trail
-  Public School

## Urban Design Opportunities

-  Third Place with Community Partner
-  Threshold
-  Potential Park Opportunity
-  Environmental Enhancement
-  Planned Regional Trail Segment

**Figure S-FA-2: Factoria Concept Map - Enhancing Neighborhood Gathering Spaces**



## **Neighborhood Policy Summary**

The Factoria neighborhood area plan policies are organized into the following subsections:

### *Neighborhood Identity*

Neighborhood identity evolves over time as residents and businesses change, reflecting the history of the area, as well as the cultures and needs of new communities. Factoria is known for its cultural diversity and international character, strong access to Interstate 90 and Interstate 405, and its role as a hub for jobs and services. These elements can be expressed through public art, placemaking, and threshold features, along with a welcoming pedestrian environment supported by beautification, lighting, and pedestrian amenities. Efforts to expand affordable housing and support small, independent businesses also help reinforce an inclusive and resilient neighborhood identity.

### *Mixed Use Centers*

Mixed Use Centers are often the heart of the neighborhood as places where people can easily access transit, housing, shopping, places to gather, and services. Bellevue's growth strategy, as outlined in the Comprehensive Plan's Land Use element, directs most of the city's growth to its Mixed Use Centers. The Factoria Mixed Use Center will serve as a key hub for housing, jobs, retail, and community activity, with strong access to regional transportation corridors and future transit investments. Its identity is shaped by a mix of uses and its potential to become a more transit-oriented district. These elements can be expressed through well-designed buildings, plazas, and flexible public spaces that support a more walkable environment. Continued investment in public facilities, pedestrian safety, affordable housing, and small commercial spaces will strengthen Factoria as a connected and welcoming neighborhood center.

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#### **Mixed Use Center in Factoria**

Factoria is one of six areas in Bellevue designated as Mixed Use Center, which are centers of economic and social activity anchored by major transportation hubs. At the heart of Mixed Use Centers are Countywide Centers (see Map LU-3 in the Land Use element) designated by King County. Countywide centers serve important roles as places for concentrating jobs, housing, shopping and recreational opportunities. These are often smaller downtown, high-capacity transit station areas or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment. Roughly the northern two-thirds of the Factoria neighborhood area is designated as a Countywide Center. It includes the Factoria Mall, T-Mobile Headquarters, and almost all the existing commercial and multi-unit residential properties.

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### *Community Gathering Spaces*

Gathering spaces strengthen social connections by supporting recreation, events, and everyday interaction. In Factoria, these include parks, trails, and indoor spaces such as community facilities, schools and publicly accessible private spaces. Factoria Mall serves as a key community gathering place and event hub. Additional opportunities include acquiring land for parks with strong active transportation access and partnering with community, faith-based and private organizations to expand accessible spaces. Temporary uses and future redevelopment that includes community-serving spaces can further strengthen a connected and vibrant neighborhood.

### *Mobility and Access*

The transportation network in Factoria serves many different travel modes. While many people travel by car today, there is a strong need for safer and more convenient options for walking, biking, and transit. Mobility and access can be improved through expanded sidewalks and bike facilities, safer and more frequent crossing opportunities, and stronger connections to high-capacity transit and local bus service. Additional improvements such as traffic calming, driveway safety measures and clear, multilingual wayfinding can help create a more connected, safe and accessible transportation system for all users.

### *Environment*

Bellevue prides itself as being a “City in a Park”. Factoria’s environmental character is shaped by its proximity to regional parks, trails, and nearby natural areas such as Coal Creek Park and Sunset Ravine Open Space. Expanding tree canopy, green infrastructure and landscaped streetscapes can improve environmental quality and strengthen connections to nature. As the area grows, integrating sustainable building practices, reducing climate and pollution impacts and expanding access to electric vehicle charging will support a more resilient and healthy neighborhood.

## **Goals & Policies**

Neighborhood area policies below are enumerated with an “N” to differentiate them from existing subarea plan policies. Policy numbers will be finalized at a later date.

### **Neighborhood Identity**

**Goal:** To foster and elevate Factoria’s unique identity as an accessible, convenient, and inclusive neighborhood and employment center that celebrates its diverse and international residents and businesses, while promoting beautification and ensuring public safety.

- S-F-N1.** Celebrate the cultural diversity and international character of Factoria through public art, branding, and placemaking.

- S-F-N2.** Strengthen the identity of Factoria through threshold enhancements at freeway entrances, major arterial corridors, and trail connections.
- S-F-N3.** Increase affordable housing opportunities for neighborhood residents and workers through preservation, rehabilitation, and new development.
- S-F-N4.** Support and expand beautification initiatives to steward and maintain trails, streetscapes, and natural areas.
- S-F-N5.** Design public spaces with high-quality amenities and landscaping to create an inviting and safe user environment.
- S-F-N6.** Work with developers to mitigate small business displacement during and after redevelopment through relocation assistance, phasing, and retention strategies.
- S-F-N7.** Support growth of small independent businesses through the city's business development initiatives, including the creation of a business district.

## **Mixed Use Centers**

**Goal:** To support the growth of Factoria's mixed-use center into a connected, walkable and transit-anchored district with quality open spaces, affordable housing, and strong ties to surrounding neighborhoods.

- S-F-N8.** Establish and sustain the Factoria Countywide Center (see Map LU-3) to support a mix of jobs, housing, shopping, mobility options and recreational opportunities.
- S-F-N9.** Expand access to City information and services, including exploring the establishment of a Mini City Hall in South Bellevue.
- S-F-N10.** Work to site and expand City-owned capital facilities to meet increased housing and job growth in the area.
- S-F-N11.** Encourage the integration of plazas and flexible public spaces to make the Mixed Use Center more vibrant and engaging.
- S-F-N12.** Improve pedestrian safety through consolidated vehicular access, shared parking, and internal circulation enhancements in larger developments.

- S-F-N13.** Coordinate with transit service providers on future high-capacity transit projects to support station siting, alignment, access, and development opportunities.
- S-F-N14.** Encourage the inclusion of small footprint affordable commercial space within mixed-use buildings, prioritizing small and minority-owned local businesses.

## **Community Gathering Places**

**Goal:** To provide comfortable, accessible, and well-connected indoor and outdoor community gathering spaces that support recreation, community programming, social connection, and connection to nature.

- S-F-N15.** Acquire property suitable for neighborhood parks in locations with access to active transportation.
- S-F-N16.** Collaborate with Factoria Mall to enhance its role as a place for community gathering and events.
- S-F-N17.** Collaborate with schools, community, faith-based, and private partners to provide accessible, affordable, and welcoming community spaces.
- S-F-N18.** Work with businesses and community partners to identify temporary and informal spaces for hosting community programming and events.
- S-F-N19.** Encourage the Bellevue School District to include community-serving uses in the redevelopment of its property.

## **Mobility and Access**

**Goal:** To support a connected and safe transportation network that makes walking, biking, and transit convenient for all trips inside and outside the neighborhood area.

- S-F-N20.** Expand and enhance the pedestrian network, emphasizing safety and connectivity, especially on Factoria Boulevard.
- S-F-N21.** Develop active transportation connections to high-capacity transit stops.
- S-F-N22.** Support the expansion and enhancement of the active transportation network on local streets, with an emphasis on safety, completeness, and connectivity.

- S-F-N23.** Enhance pedestrian crossing opportunities at arterial intersections and mid-block locations consistent with the Mobility Implementation Plan.
- S-F-N24.** Coordinate with high trip generating locations to improve safety and access at driveways at peak hours.
- S-F-N25.** Coordinate with WSDOT on projects along and near Interstates 90 and 405 to relieve congestion and minimize traffic impacts during construction.
- S-F-N26.** Implement traffic calming on neighborhood streets to address traffic speed and volumes, using Vision Zero and Complete Streets design principles.
- S-F-N27.** Provide multilingual signage and wayfinding with direction to neighborhood destinations, transit, and active transportation facilities, highlighting the Mountains to Sound Greenway trail.
- S-F-N28.** Coordinate with transit providers to establish frequent transit connections to regional transit facilities, including the Eastgate Park-and-Ride and the South Bellevue light rail station.
- S-F-N29.** Support the enhancement and accessibility of local bus facilities and service to destinations that serve the neighborhood area.

## Environment

**Goal:** To foster a resilient, healthy, and vibrant neighborhood by enhancing natural systems, connecting people to parks and open spaces, and supporting long-term community well-being.

- S-F-N30.** Increase tree canopy in areas that do not meet City canopy goals, prioritizing streetscapes, publicly owned properties, and environmentally sensitive areas.
- S-F-N31.** Through acquisition, easements, or agreements, develop new and enhanced connections to expand access to nearby parks and trails, including Coal Creek Natural Area and Sunset Ravine Open Space.
- S-F-N32.** Encourage building and public space design that minimizes energy and resource use and is adaptable to extreme weather conditions.
- S-F-N33.** Coordinate with WSDOT to minimize the impacts of air pollutants and noise on sensitive uses along interstates 90 and 405.

**S-F-N34.** Support efforts to provide for and expand access to public electric vehicle charging in mixed use areas and multifamily residential developments.

**S-F-N35.** Adapt paved areas with landscaping and low impact development to improve water quality and reduce vulnerability to heat and flooding, especially in the Factoria Mixed Use Center.