

# GREAT NEIGHBORHOODS



## Review of Full Draft of Factoria Neighborhood Area Plan

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*Community Development Department*



# Direction

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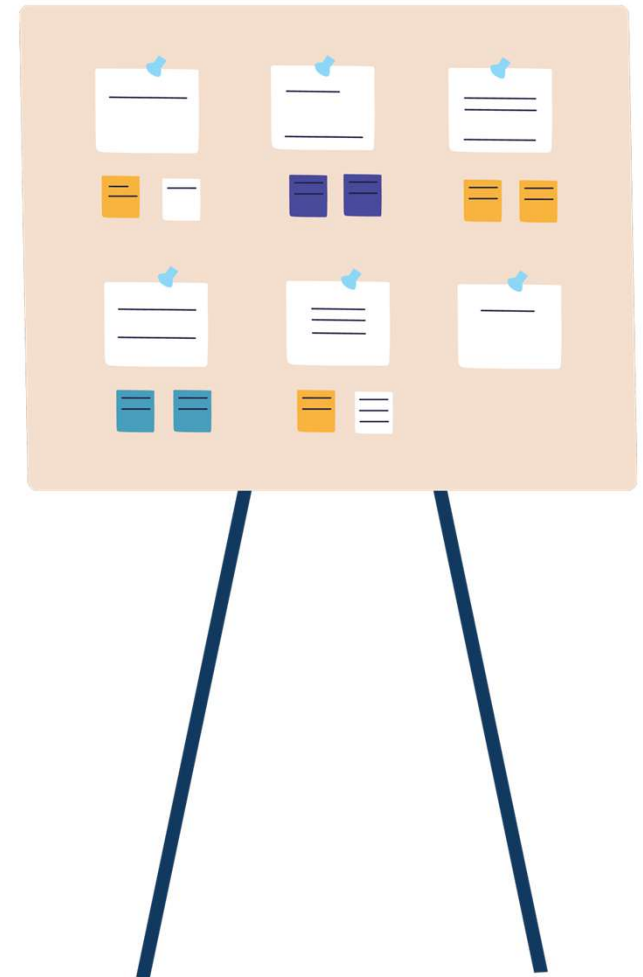
Review staff recommended policies for the Factoria neighborhood area plan.

Provide direction to schedule public hearing.



# Agenda

1. Background
2. Planning Commission Review Process
3. Addressing Existing Subarea Plans
4. Community Engagement
5. Neighborhood Area Plans Structure
6. Proposed Policies
7. Urban Design Framework



# Program Objectives

1. Localize **citywide policies** that reflect **neighborhood priorities** through extensive **community engagement**
2. Develop **local policies** to address **issues and opportunities** to help the community **grow in a unique way**



# Planning Commission Review Process

*Inputs*

1

Community Engagement

2

Boards and Commissions

3

State & Regional Requirements

4

Functional Plans



Q2/Q3 2026

Staff recommendation on draft plan

Q3 2026

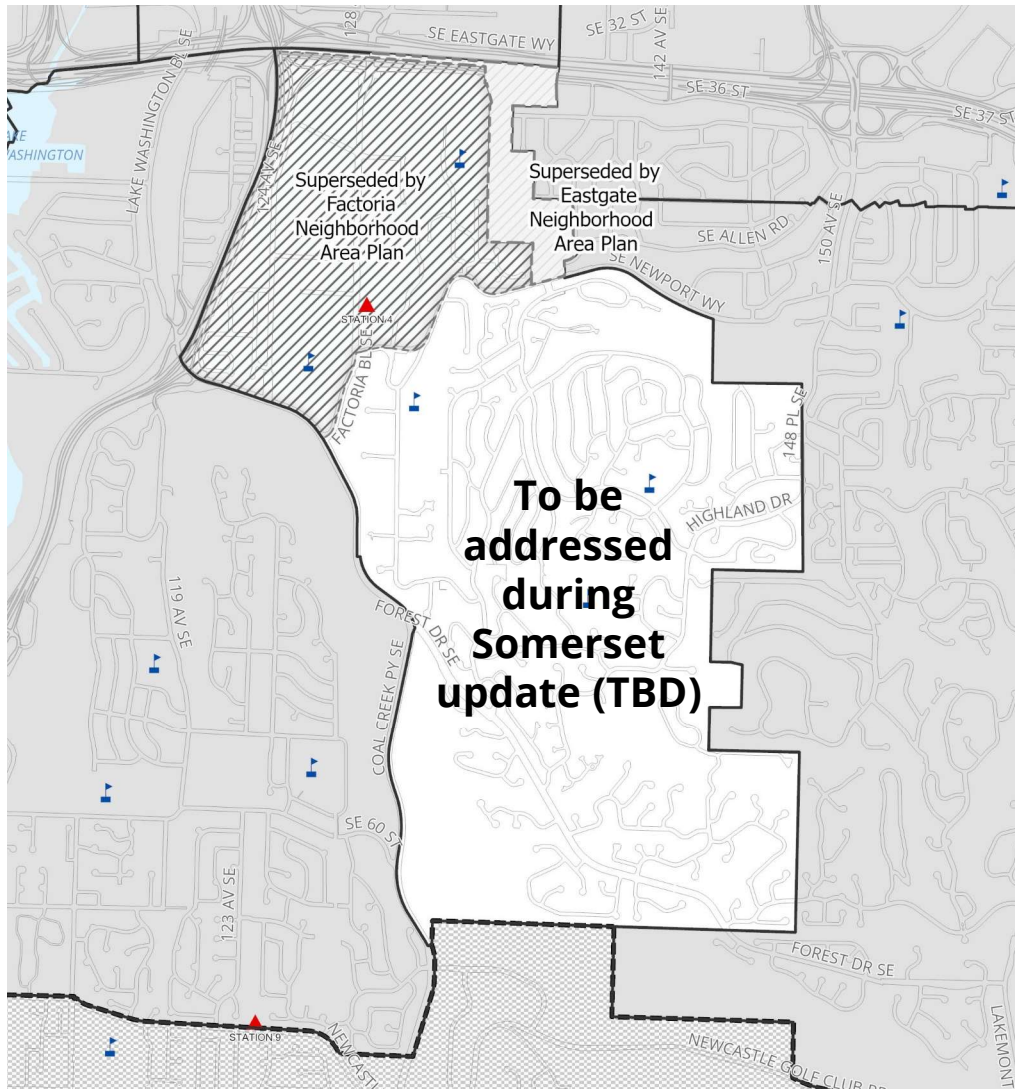
Public hearing  
Review against Final Review Criteria  
Recommendation to City Council

# Conformance Updates: Glossary

- **Define terminology** used frequently within the plan, including:
  - Access
  - Business District
  - Placemaking
  - Public Space
  - Threshold
  - Traffic Calming



# Factoria Conformance Updates: Subarea Plans



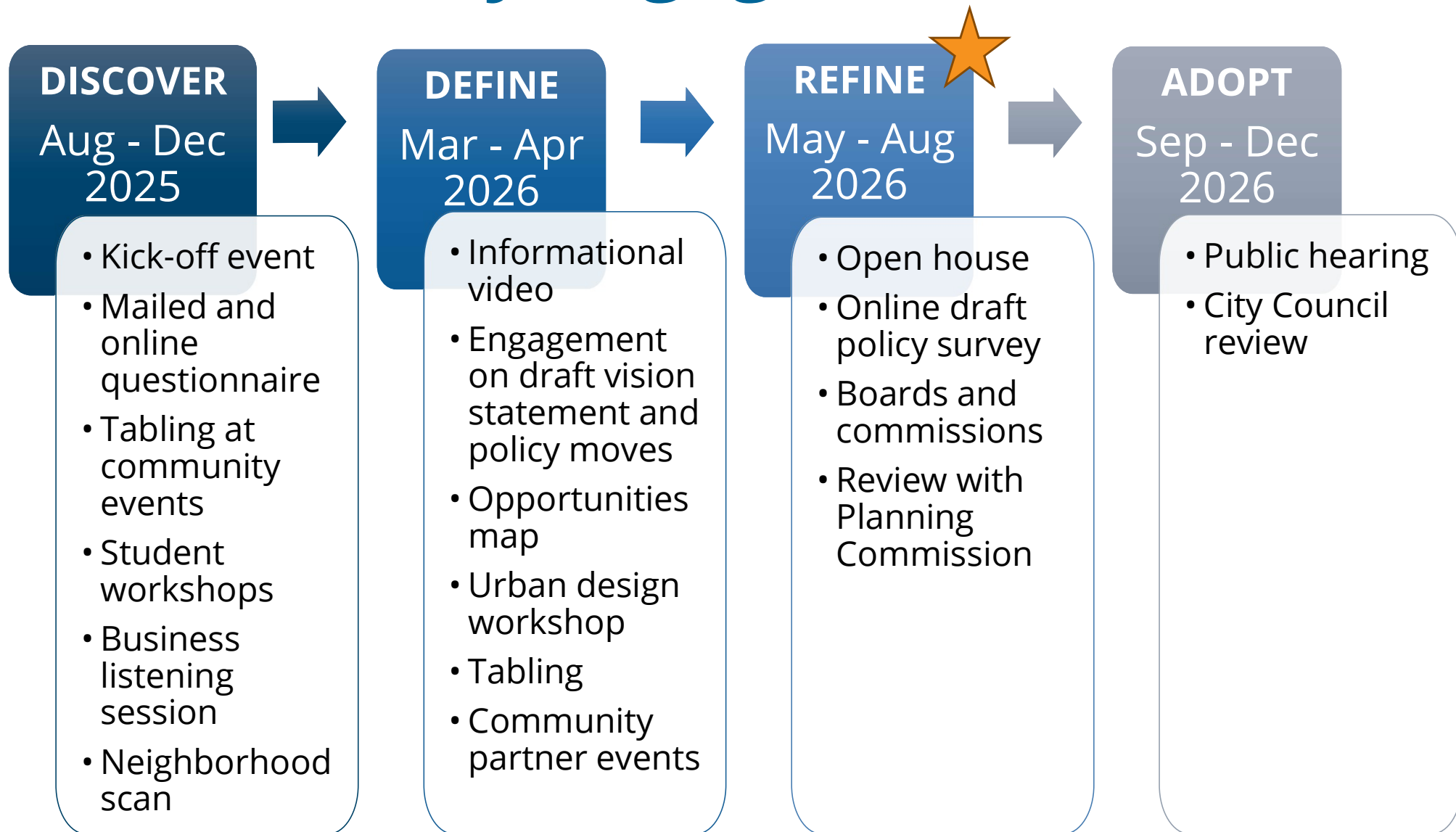
- **Repeal policies** in Factoria subarea plan specific to portions of subarea covered by Factoria or Eastgate neighborhood area plans
- **Update maps** to show areas superseded by the Factoria neighborhood area plan and Eastgate neighborhood area plan
- Remaining areas will be addressed during Somerset update

# Factoria Neighborhood Area Planning Boundary



- Part of I-90 business corridor
- Consists of several neighborhoods, including Mockingbird Hill and Monthaven
- Majority of the neighborhood area is commercial and mixed use center

# Community Engagement

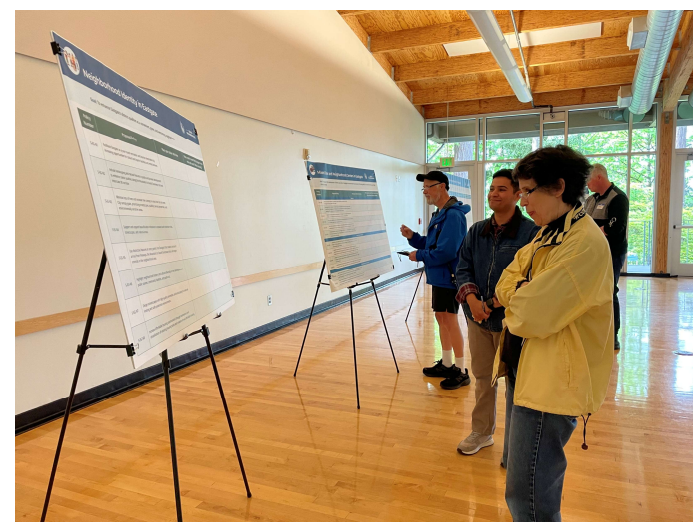


# A Plan Shaped by Community



# Refine Phase: What We've Heard from Open House and Survey (Factoria)

- **22** attendees at combined Open House
- **82** responses to online survey
- Overall support for policies in achieving goals and vision
- Policies strongly supporting goals and vision:
  - Neighborhood beautification
  - Provision of lighting and pedestrian amenities
  - High-capacity transit coordination
- Mixed policy support:
  - Affordable housing
  - Multilingual wayfinding
  - Expansion of EV charging



| Community Gathering Spaces in Factoria                                                                                                                                                                  |                                                                                                                                     |                              |                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------|
| 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. |                                                                                                                                     |                              |                                                                               |
| Policy Number                                                                                                                                                                                           | Proposed Policy                                                                                                                     | Place your sticker dots here | Place a post-it note! What changes do you think will result? What is missing? |
| S-F-N15                                                                                                                                                                                                 | Acquire parcels outside for parks, with emphasis on neighborhood parks, where such parcels can have active transportation access.   | ••••                         |                                                                               |
| S-F-N16                                                                                                                                                                                                 | Collaborate with Factoria Mall to enhance its role as a place for community gathering and events.                                   | •••                          | •                                                                             |
| S-F-N17                                                                                                                                                                                                 | Collaborate with 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.                      | •••                          |                                                                               |

# Refine Phase: What We've Heard from Boards and Commissions

## Parks and Community Services Board (May 20)

- Appreciated focus on walkability between parks and open spaces
- Encouraged stronger references to neighborhood history and public safety

## Arts Commission (June 3)

- Appreciated concept maps providing clear guidance on arts opportunities
- Encouraged better articulation of space and programming priorities to support community partnerships

## Transportation Commission (June 11)

- Wanted better understanding of how staff engaged communities on transportation issues
- Encouraged prioritizing congestion reduction in the draft policies

# Plan Components



Neighborhood Identity



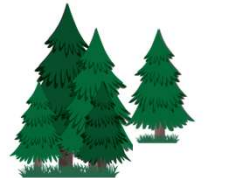
Mixed Use Centers



Community Gathering Spaces



Mobility and Access



Environment

## Vision Statement

Articulates desired future state in 10 to 20 years

## Community Context

History, demographics, existing conditions, challenges, and opportunities

## Urban Design Framework

Public space improvements and concept maps

## Neighborhood Policy Summary

Topic areas covered by neighborhood area plan



## Goals and Policies

Direction to help achieve the neighborhood area's vision

# Factoria Vision Statement

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.

# Factoria Neighborhood Identity

- Reinforce Factoria's identity as an accessible, convenient, and inclusive neighborhood
- Reflect diverse community, strong small businesses, and walkability
- Support beautification and affordable housing



## Feedback Considered

- **S-F-N3:** affordable housing
- **S-F-N5:** public safety

# Factoria Neighborhood Identity

## Policy Refinements

|               | Public Review Draft (May 2026)                                                                                                              | Planning Commission Review Draft (June 2026)                                                                             | Staff Response                                                                                                                                                                                                                                                                                                                       |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>S-F-N3</b> | Increase affordable housing opportunities for neighborhood residents and workers through preservation, rehabilitation, and new development. | No change proposed.                                                                                                      | Policy affirms regional direction in King County Countywide Planning policies, as well as citywide direction in the Comprehensive Plan and Affordable Housing Strategy, on addressing entire spectrum of city's housing needs.                                                                                                       |
| <b>S-F-N5</b> | Provide lighting and other amenities to create a more inviting pedestrian environment.                                                      | <u>Design public spaces with high-quality amenities and landscaping to create an inviting and safe user environment.</u> | Policy Open House attendees noted that public safety measures should be called out more explicitly. Also noted by Parks and Community Services Board. In addition to this policy, there are several policies in Volume 1 of the Comprehensive Plan that address community safety citywide and are applied at the neighborhood scale. |

# Factoria Mixed Use Center

- Support the growth of Factoria's Mixed Use Center into a vibrant, connected, and walkable district
- Provide accessible public spaces, job opportunities, services, and affordable housing
- Meet Countywide Center designation requirements, which can provide for future funding
- Support integration into community as city plans for growth and high-capacity transit



# Factoria Community Gathering Spaces

- Support the development of accessible indoor and outdoor community spaces
- Explore community partnerships and strategic property acquisition

## Feedback Considered

- **S-F-N17:** schools as gathering spaces



# Factoria Community Gathering Spaces

## Policy Refinements

|                | Public Review Draft (May 2026)                                                                                                   | Planning Commission Review Draft (June 2026)                                                                                                      | Staff Response                                                                                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>S-F-N17</b> | Collaborate with community, faith-based, and private partners to provide accessible, affordable, and welcoming community spaces. | Collaborate with <u>schools</u> , community, faith-based, and private partners to provide accessible, affordable, and welcoming community spaces. | Arts Commission noted that Newport High School hosted community events before COVID and expressed the desire to add this to the policy to provide this opportunity again in the future. |

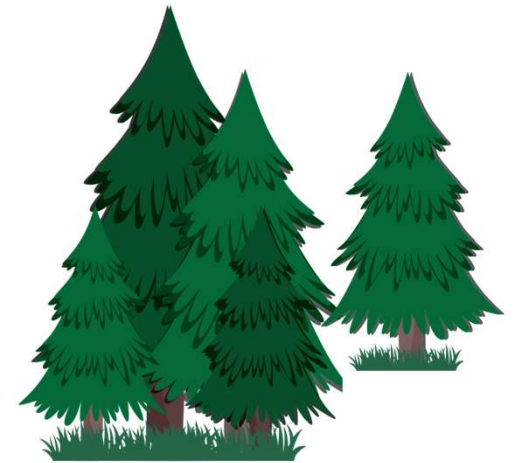
# Factoria Mobility and Access

- Support a safe, connected, and multimodal transportation network
- Make walking, biking, and transit convenient within and beyond the neighborhood
- Improve pedestrian infrastructure, wayfinding, and transit connections



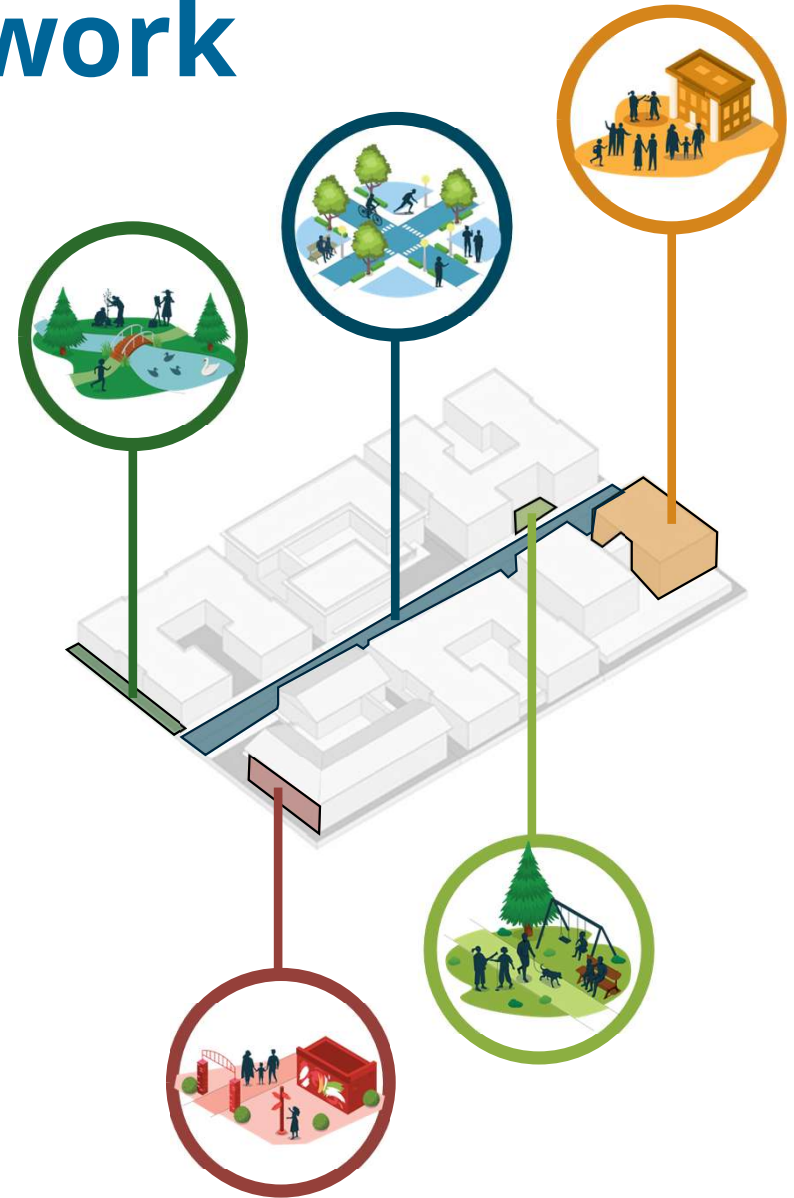
# Factoria Environment

- Support a resilient and healthy neighborhood by enhancing natural systems
- Support expanding tree canopy and improving access to parks and trails
- Promote sustainable design and infrastructure



# Urban Design Framework

- Visualizes opportunities and supports policies for improving public spaces within the neighborhood area
- Guides project identification and development opportunities with community partners
- Informed by existing conditions, community feedback, functional plans, and technical analysis



# Factoria Neighborhood Connectivity Improvements

*Supported by the following policies*



## Enhanced Active Transportation Connections

- Streets, paths, and trails that provide improved walking and biking experience to neighborhood destinations



## Through-Block Connection

- Pedestrian pathways through larger blocks and development sites.



## Improved Pedestrian Crossings

- Pedestrian visibility and safety improvements at intersection crosswalks and midblock crossings



## Streetscape Enhancement

- Landscape, lighting, and other pedestrian amenities to make for more attractive, safe, and comfortable corridors

- S-F-N20
- S-F-N22

- S-F-N12

- S-F-N23

- S-F-N5

# Neighborhood Connectivity Concept

## URBAN DESIGN FRAMEWORK CONCEPT - ENHANCING NEIGHBORHOOD CONNECTIVITY

### Key Features

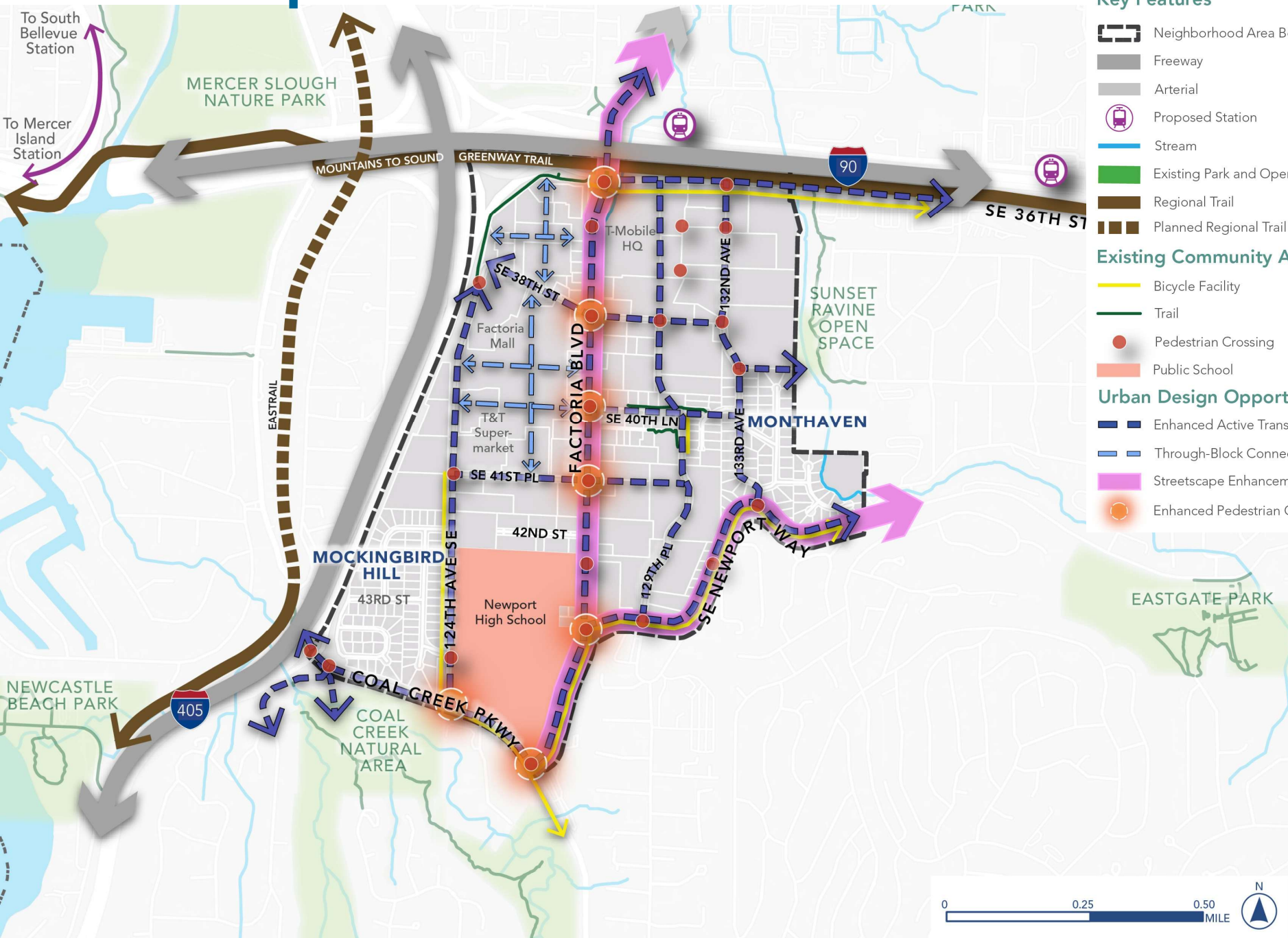
-  Neighborhood Area Boundary
-  Freeway
-  Arterial
-  Proposed Station
-  Stream
-  Existing Park and Open Space
-  Regional Trail
-  Planned Regional Trail

### 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



# Factoria Neighborhood Gathering Space Improvements



## Third Places with Community Partners

- Partnerships with community groups, business owners, and property owners to develop spaces for people to gather and socialize



## Potential Park Opportunities

- New neighborhood-scale parks, especially in areas not well-served by parks today



## Environmental Enhancements

- Improvements to natural features (wetlands, lakes, and streams) to support ecological function and habitat



## Thresholds

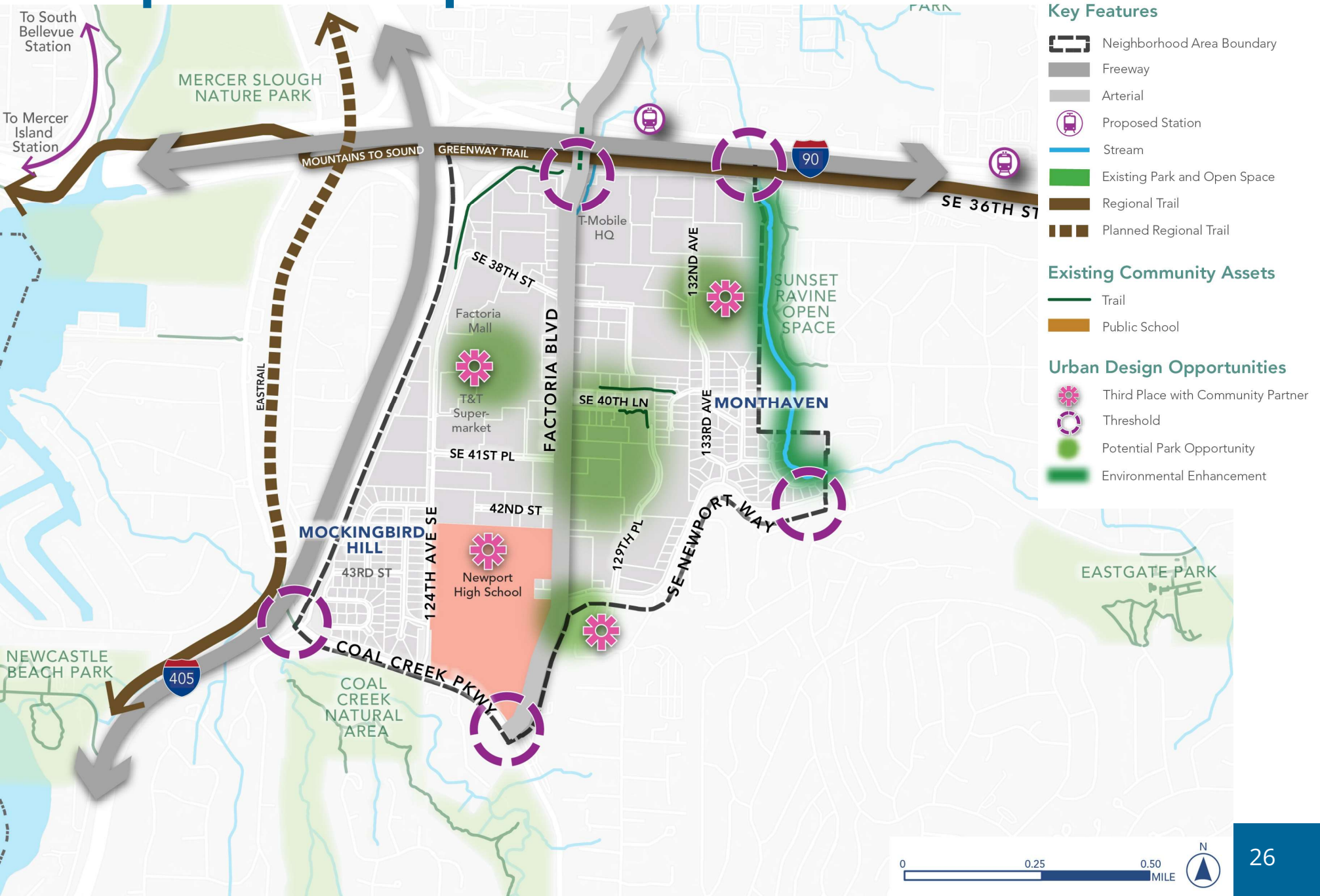
- Markers into special destinations in the neighborhood, such as distinct landmarks, natural features, signs, or public art

*Supported by the following policies*

- S-F-N11
- S-F-N16
- S-F-N17
- S-F-N18
- S-F-N-19
- S-F-N15
- S-F-N31
- S-F-N1
- S-F-N2

# Neighborhood Gathering Space Concept

## URBAN DESIGN FRAMEWORK CONCEPT - ENHANCING NEIGHBORHOOD GATHERING SPACES



# Direction

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Review staff recommended policies for the Factoria neighborhood area plan.

Provide direction to schedule public hearing.



# **Appendix: Proposed Policies – Factoria Neighborhood Area Plan**

# Factoria: Proposed Policies

## Neighborhood Identity (1)



|               |                                                                                                                                                               |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>S-F-N1</b> | Celebrate the cultural diversity and international character of Factoria through public art, branding, and placemaking.                                       |
| <b>S-F-N2</b> | Strengthen the identity of Factoria through threshold enhancements at freeway entrances, major arterial corridors, and trail connections.                     |
| <b>S-F-N3</b> | Increase affordable housing opportunities for neighborhood residents and workers through preservation, rehabilitation, and new development.                   |
| <b>S-F-N4</b> | Support and expand beautification initiatives to steward and maintain trails, streetscapes, and natural areas.                                                |
| <b>S-F-N5</b> | Design public spaces with high-quality amenities and landscaping to create an inviting and safe user environment.                                             |
| <b>S-F-N6</b> | Work with developers to mitigate small business displacement during and after redevelopment through relocation assistance, phasing, and retention strategies. |

# Factoria: Proposed Policies

## Neighborhood Identity (2)



**S-F-N7**

Support growth of small independent businesses through the city's business development initiatives, including the creation of a business district.

# Factoria: Proposed Policies

## Mixed Use Centers (1)



|                |                                                                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>S-F-N8</b>  | Establish and sustain the Factoria Countywide Center (see Map LU-3) to support a mix of jobs, housing, shopping, mobility options and recreational opportunities. |
| <b>S-F-N9</b>  | Expand access to City information and services, including exploring the establishment of a Mini City Hall in South Bellevue.                                      |
| <b>S-F-N10</b> | Work to site and expand City-owned capital facilities to meet increased housing and job growth in the area.                                                       |
| <b>S-F-N11</b> | Encourage the integration of plazas and flexible public spaces to make the Mixed Use Center more vibrant and engaging.                                            |
| <b>S-F-N12</b> | Improve pedestrian safety through consolidated vehicular access, shared parking, and internal circulation enhancements in larger developments.                    |
| <b>S-F-N13</b> | Coordinate with transit service providers on future high-capacity transit projects to support station siting, alignment, access, and development opportunities.   |

# Factoria: Proposed Policies

## Mixed Use Centers (2)



**S-F-N14**

Encourage the inclusion of small footprint affordable commercial space within mixed-use buildings, prioritizing small and minority-owned local businesses.

# Factoria: Proposed Policies

## Community Gathering Spaces



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

# Factoria: Proposed Policies

## Mobility and Access (1)



|                |                                                                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>S-F-N20</b> | Expand and enhance the pedestrian network, emphasizing safety and connectivity, especially on Factoria Boulevard.                                        |
| <b>S-F-N21</b> | Develop active transportation connections to high-capacity transit stops.                                                                                |
| <b>S-F-N22</b> | Support the expansion and enhancement of the active transportation network on local streets, with an emphasis on safety, completeness, and connectivity. |
| <b>S-F-N23</b> | Enhance pedestrian crossing opportunities at arterial intersections and mid-block locations consistent with the Mobility Implementation Plan.            |
| <b>S-F-N24</b> | Coordinate with high trip generating locations to improve safety and access at driveways at peak hours.                                                  |
| <b>S-F-N25</b> | Coordinate with WSDOT on projects along and near Interstates 90 and 405 to relieve congestion and minimize traffic impacts during construction.          |

# Factoria: Proposed Policies

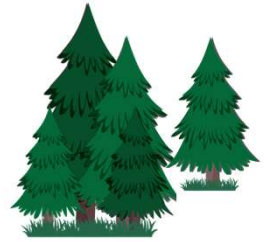
## Mobility and Access (2)



|                |                                                                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>S-F-N26</b> | Implement traffic calming on neighborhood streets to address traffic speed and volumes, using Vision Zero and Complete Streets design principles.                                           |
| <b>S-F-N27</b> | Provide multilingual signage and wayfinding with direction to neighborhood destinations, transit, and active transportation facilities, highlighting the Mountains to Sound Greenway trail. |
| <b>S-F-N28</b> | 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. |
| <b>S-F-N29</b> | Support the enhancement and accessibility of local bus facilities and service to destinations that serve the neighborhood area.                                                             |

# Factoria: Proposed Policies

## Environment



|                |                                                                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>S-F-N30</b> | Increase tree canopy in areas that do not meet City canopy goals, prioritizing streetscapes, publicly owned properties, and environmentally sensitive areas.                                     |
| <b>S-F-N31</b> | 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. |
| <b>S-F-N32</b> | Encourage building and public space design that minimizes energy and resource use and is adaptable to extreme weather conditions.                                                                |
| <b>S-F-N33</b> | Coordinate with WSDOT to minimize the impacts of air pollutants and noise on sensitive uses along interstates 90 and 405.                                                                        |
| <b>S-F-N34</b> | Support efforts to provide for and expand access to public electric vehicle charging in mixed use areas and multifamily residential developments.                                                |
| <b>S-F-N35</b> | 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.               |