

GREAT NEIGHBORHOODS



Review of Full Draft of Eastgate Neighborhood Area Plan

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Direction

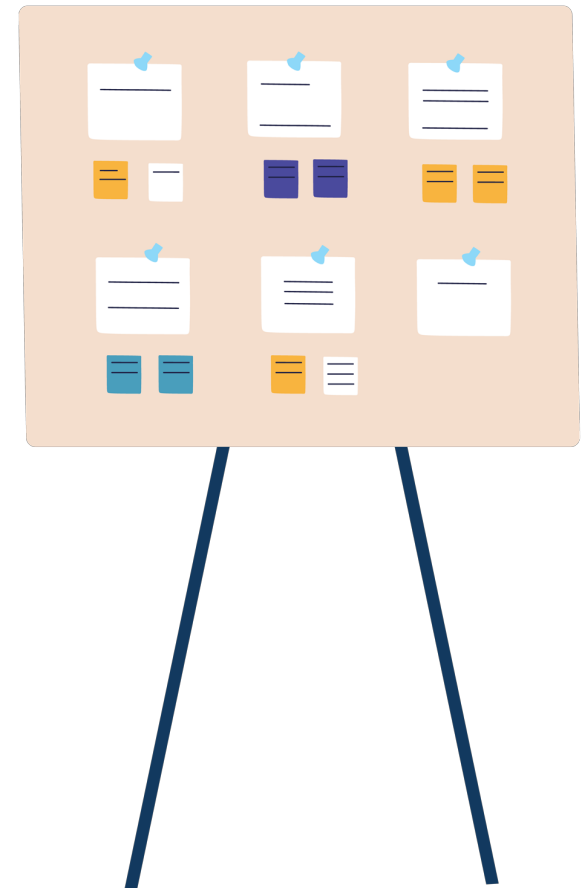
Review staff recommended policies for the Eastgate neighborhood area plan.

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**

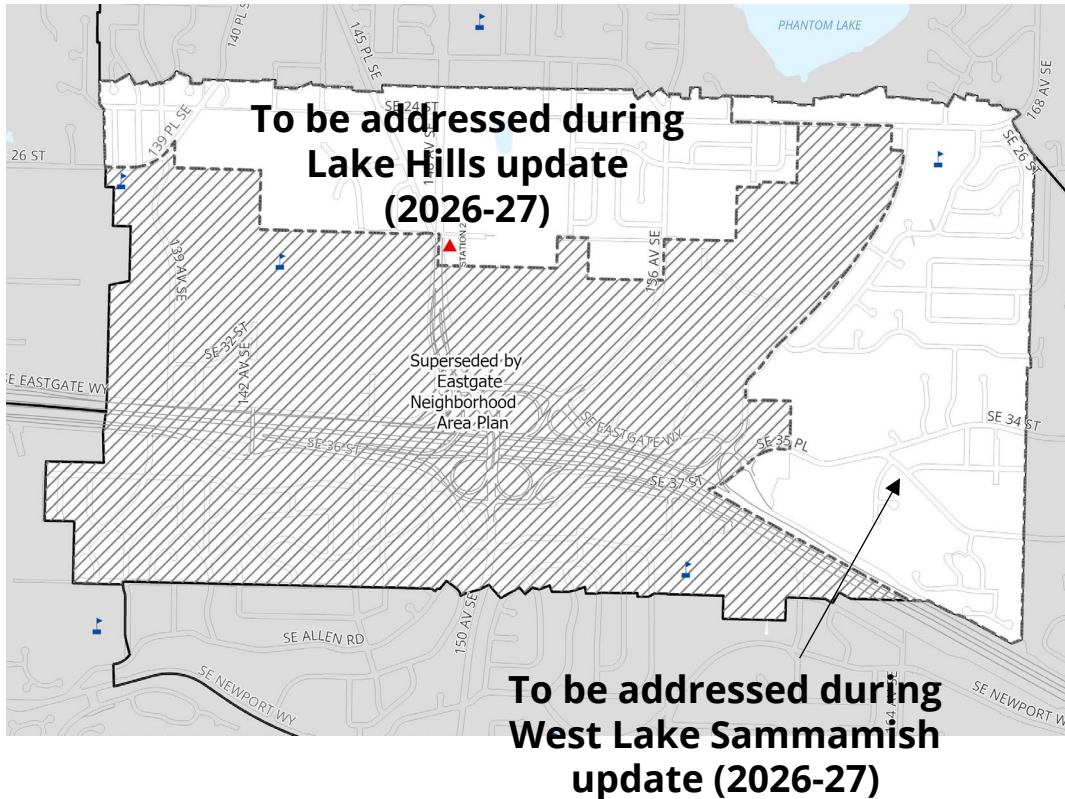


Planning Commission Review Process

Input Streams

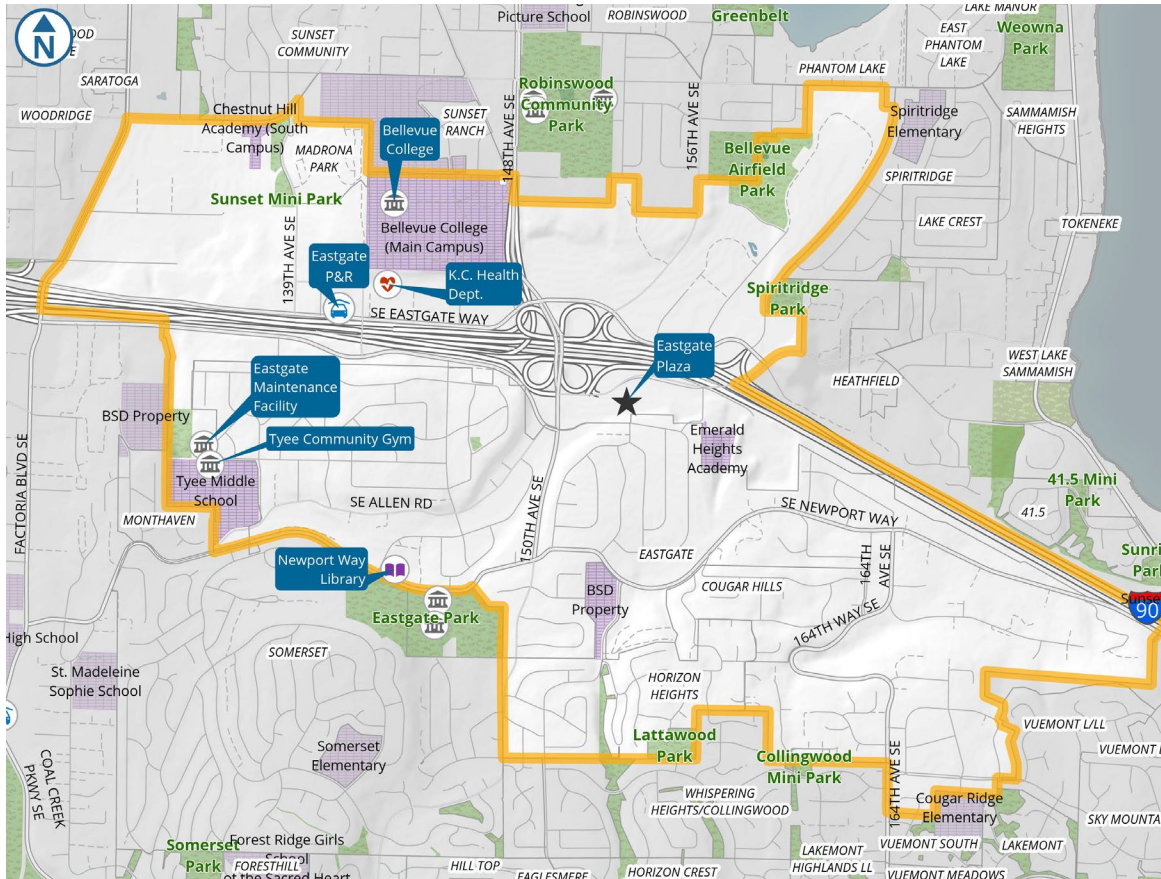


Eastgate Conformance Updates: Subarea Plans



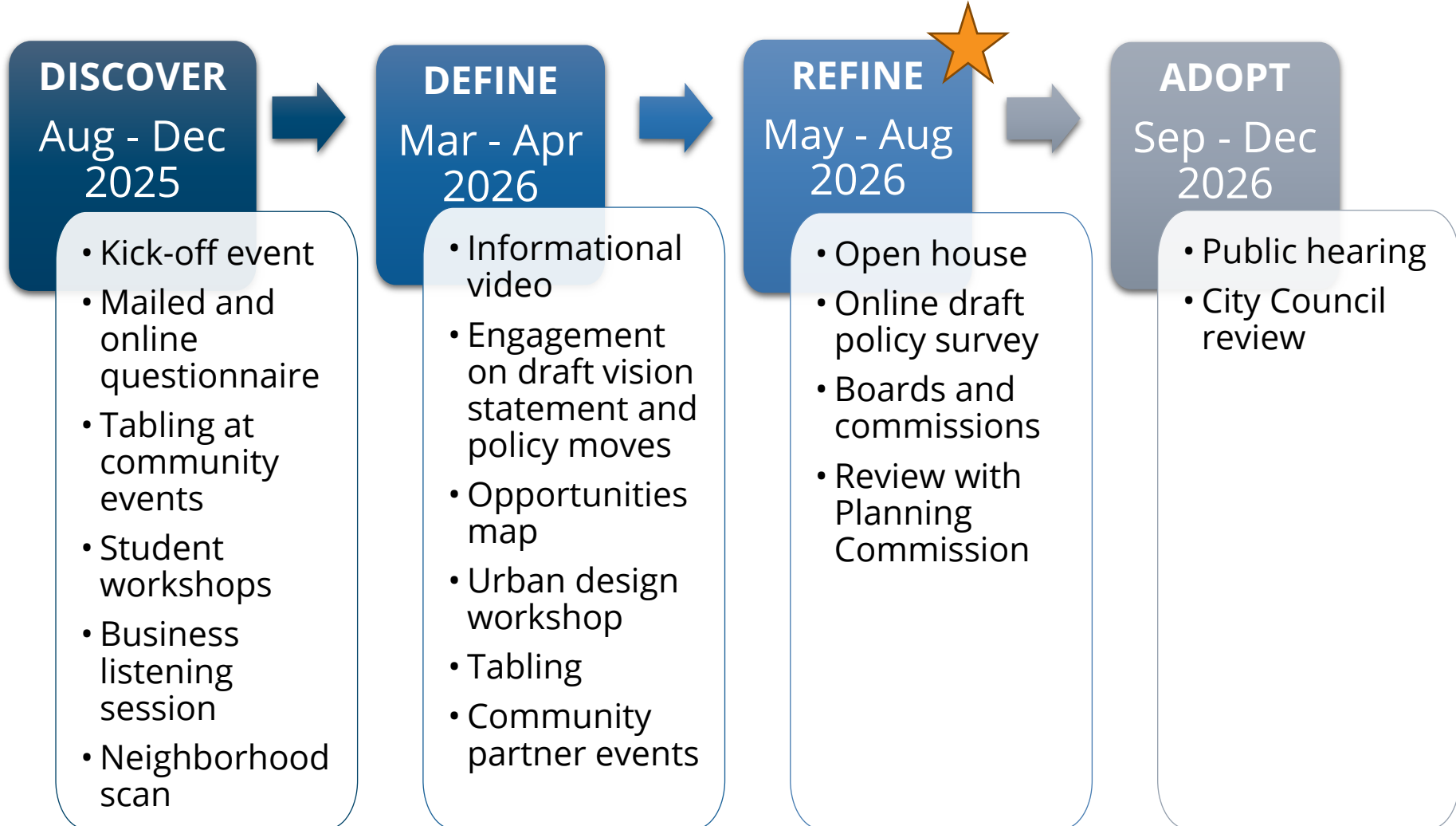
- **Repeal policies** in Eastgate, Richards Valley, and Newcastle subarea plans specific to portions of subarea covered by Eastgate neighborhood area plan
- **Update maps** to show areas superseded by the Eastgate neighborhood area plan
- Remaining areas will be addressed during Lake Hills and West Lake Sammamish updates

Eastgate Neighborhood Area Planning Boundary

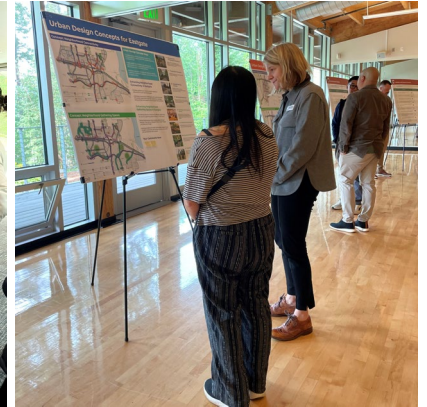


- Part of I-90 business corridor
- Consists of several neighborhoods, including Madrona Park, Horizon Heights, and Cougar Hills
- Commercial and mixed use areas on both sides of I-90, including the Eastgate TOD

Community Engagement



A Plan Shaped by Community



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

- **22** attendees at combined Open House
- **141** responses to online survey
- Overall support for policies in achieving goals and vision
- Policies strongly supporting goals and vision:
 - Neighborhood beautification
 - Relieving traffic impacts during construction
 - Access to Mountains to Sound Greenway
 - Expansion of active transportation and pedestrian crossings
- Mixed policy support:
 - Affordable housing
 - Expansion of City-owned capital facilities
 - Regional aquatic center development



Community Gathering Spaces in Eastgate

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Goal: To provide for a variety of indoor and outdoor gathering spaces to serve a growing and diverse neighborhood.

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-6G-N21	Partner with community organizations, faith-based properties, and private partners to expand opportunities for affordable gathering places, especially within underutilized first floor spaces.	•••	
S-6G-N22	Coordinate with Bellevue School District on the joint use of recreational facilities for public use.	•••••	
S-6G-N23	Collaborate with Bellevue College to strengthen the campus as a cultural hub with amenities that enhance the student and employee experience.	•••••	Bellevue College Cultural Hub
S-6G-N24	Encourage the development and expansion of outdoor public spaces, including adjacent to Bellevue Airfield Park and within the Eastgate Transit-Oriented Development, to accommodate cultural events, markets, and infrastructure that supports existing park facilities.	•••••	Bellevue Airfield Park Eastgate Transit-Oriented Development
S-6G-N25	Provide a network of active transportation connections that link nearby community parks, including Bellevue Airfield Park, Bellevue Park, Eastgate Park, with other parks, schools, and destinations that serve the neighborhood area.	•••••	Bellevue Airfield Park Bellevue Park Eastgate Park
S-6G-N26	Work to acquire property or secure easements as private property to provide additional entry points into local trails and parks.	•••••	Bellevue Airfield Park Bellevue Park Eastgate Park
S-6G-N27	Acquire parcels suitable for neighborhood parks that are integrated into the parks and open space network and accessible by active transportation.	•••••	Bellevue Airfield Park Bellevue Park Eastgate Park
S-6G-N28	Support the development of Bellevue Airfield Park as a community park reflective of neighborhood identity and programming needs.	•••••	Bellevue Airfield Park Community Park
S-6G-N29	Support the development of a regional aquatic facility that is connected to its surroundings and carries a full range of recreation, health, and wellness needs.	•••••	Bellevue Airfield Park Regional Aquatic Facility

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 traffic congestion reduction in the draft policies

Plan Components



Neighborhood
Identity



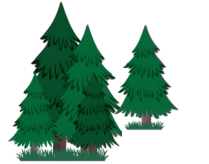
Mixed Use and
Neighborhood
Centers



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

Eastgate Vision Statement

Eastgate is a **convenient, safe, and welcoming** neighborhood where its diverse residents, businesses, and student population can thrive and build connections with one another.

Its tree-lined and well-maintained residential areas are the heart of the neighborhood, and people from all stages of life are seen walking, biking, and taking transit to experience the area's natural beauty, outdoor recreation, and retail and entertainment offerings.

Mixed-use areas on both sides of Interstate 90, as well as Bellevue College, anchor the neighborhood as vibrant hubs for living, working, gathering, learning, and fostering community.

Eastgate Neighborhood Identity

- Reinforce Eastgate's identity as a convenient, green, and welcome neighborhood
- Reflect diverse community, excellent access to recreation and wilderness, mature trees, and proximity to I-90 and Mountains to Sound



Feedback Considered

- **S-EG-N1:** cultural and sports facility development
- **S-EG-N5:** entry points and thresholds
- **S-EG-N8:** affordable housing

Eastgate Neighborhood Identity

Policy Refinements

	Public Review Draft (May 2026)	Planning Commission Review Draft (June 2026)	Staff Response
S-EG-N1	Facilitate Eastgate as a year-round recreation and tourism destination by increasing opportunities for cultural and sports facilities and entertainment.	Facilitate the development of cultural and sports facilities <u>in Eastgate's mixed-use areas</u> to support year-round <u>activities</u> .	Policy updated to clarify geographic applicability, and to focus the policy intent to better align with community feedback.
S-EG-N5	Use distinctive features at entry points into Eastgate that create a sense of arrival from freeways, the Mountains to Sound Greenway trail, and major arterials in the neighborhood area.	Use <u>art and other creative elements at thresholds</u> into Eastgate that create a sense of arrival from freeways, the Mountains to Sound Greenway trail, and major arterials in the neighborhood area.	Policy updated to clarify "distinctive features" as "art and other creative elements".
S-EG-N8	Increase affordable housing opportunities through maintenance and rehabilitation of existing housing stock and creation of new affordable housing.	<i>No change proposed.</i>	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.

Eastgate Mixed Use Center and Neighborhood Center

- Strengthen key assets within Eastgate's Mixed Use Center and Neighborhood Center intended to provide community with goods and services
- Meet Countywide Center designation requirements, which can provide for future funding
- Support integration into community as city plans for growth and high-capacity transit



Feedback Considered

- **S-EG-N9:** capital facilities development

Eastgate Mixed Use Center and Neighborhood Center

Policy Refinements

	Public Review Draft (May 2026)	Planning Commission Review Draft (June 2026)	Staff Response
S-EG-N9	Work to site and expand City-owned capital facilities to meet increased housing and job growth in the area.	Work to site and expand City-owned capital facilities to meet increased housing and job growth <u>and demand for public services</u> in the area.	Policy updated to clarify “City-owned capital facilities” as necessary to meet demand for public services in a growing neighborhood (fire, police, and utilities)

Eastgate Community Gathering Spaces

- Support improved connections to nearby trails and community parks
- Support development of new neighborhood parks, gathering spaces, and recreation opportunities



Further Considered

- **S-EG-N23:** Bellevue College
- **S-EG-N26:** Property acquisition and easements
- **S-EG-N29:** Regional aquatic facility

Eastgate Community Gathering Spaces

Policy Refinements

	Public Review Draft (May 2026)	Planning Commission Review Draft (June 2026)	Staff Response
S-EG-N23	Collaborate with Bellevue College to strengthen the campus as a cultural hub with amenities that enhance the student and employee experience.	Collaborate with Bellevue College to strengthen the campus as a cultural hub <u>through community partnerships</u> and amenities that enhance the student and employee experience.	Policy updated to include community partnerships as a component of fostering Bellevue College as a cultural hub
S-EG-N26	Work to acquire property or secure easements on private property to provide additional entry points into local trails and parks.	Work to acquire property or secure easements on private property to provide additional entry points into <u>and connections</u> between local trails and parks.	Policy updated to support parks and trail connectivity through property acquisitions and easements
S-EG-N29	Support the development of a regional aquatic facility that is connected to its surroundings and serves a full range of recreation, health, and wellness needs.	Support the development of a <u>planned</u> regional aquatic facility that is connected to its surroundings and serves a full range of recreation, health, and wellness needs.	Policy clarified as part of the adopted Bellevue Airfield Park Master Plan

Eastgate Mobility and Access

- Contribute to a safe, complete, and convenient transportation network
- Interstate 90, Mountains to Sound Greenway, and Eastgate Park-and-Ride as regional connections
- Local streets and arterials as safe neighborhood connections, especially for walking and biking



Feedback Considered

- **S-EG-N35:** Wayfinding

Eastgate Mobility and Access

Policy Refinements

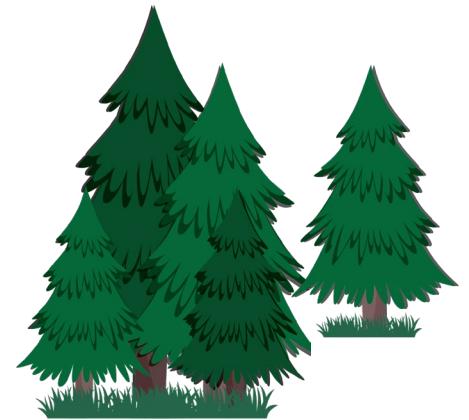
	Public Review Draft (May 2026)	Planning Commission Review Draft (June 2026)	Staff Response
S-EG-N35	Design and implement wayfinding within the neighborhood with directions to transit and active transportation facilities.	Design and implement wayfinding within the neighborhood with directions to transit and active transportation facilities, <u>including at thresholds into the neighborhood area.</u>	Policy updated to emphasize thresholds as wayfinding opportunities

Eastgate Environment

- Promote the health of Eastgate's natural systems, including its streams
- Support integration of recreational and educational elements so these features are more easily experienced

Feedback Considered

- **S-EG-N42:** Integration of nature trails



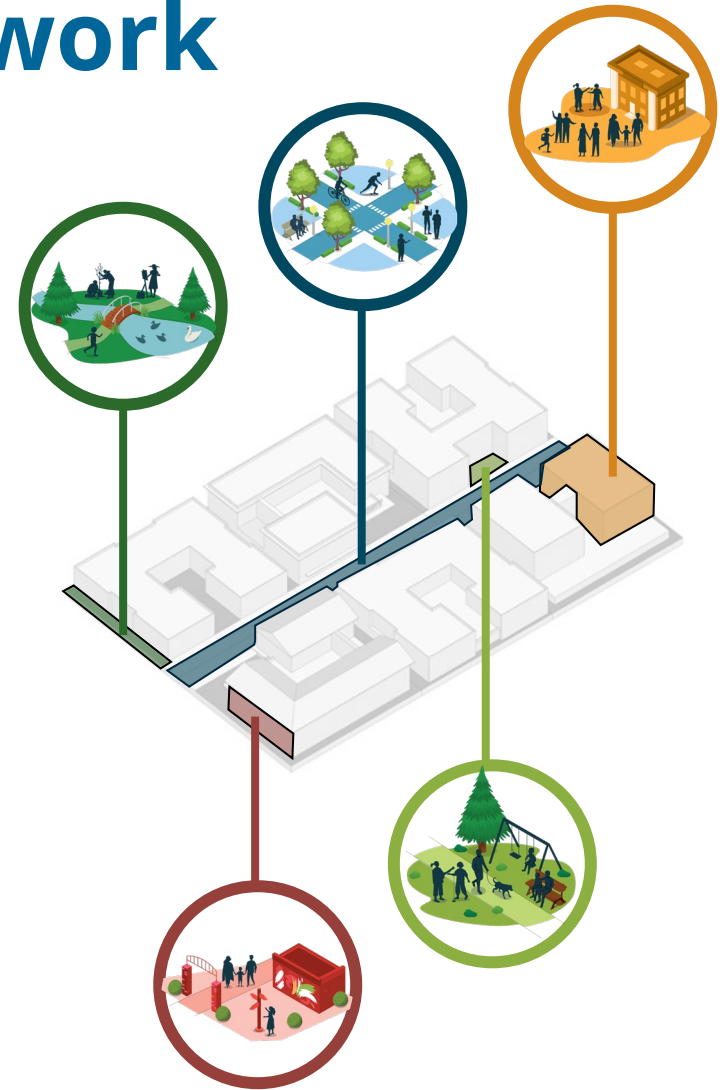
Eastgate Environment

Policy Refinements

	Public Review Draft (May 2026)	Planning Commission Review Draft (June 2026)	Staff Response
S-EG-N42	Explore opportunities to integrate nature trails and viewing areas into streams and greenbelts.	Explore opportunities to integrate nature trails and viewing areas into stream <u>corridors</u> and greenbelts.	Policy builds upon existing nature trail opportunities within the neighborhood today. Public stewardship of natural areas is a City priority, and trail opportunities can also support restoration and enhancement of habitat areas.

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



Eastgate Neighborhood Connectivity Improvements



■ ■ 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

Supported by the following policies

- **S-EG-N25**
- **S-EG-N26**
- **S-EG-N36**
- **S-EG-N34**
- **S-EG-N37**
- **S-EG-N7**

Neighborhood Connectivity Concept

URBAN DESIGN FRAMEWORK CONCEPT - ENHANCING NEIGHBORHOOD CONNECTIVITY

Key Features

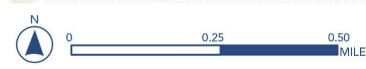
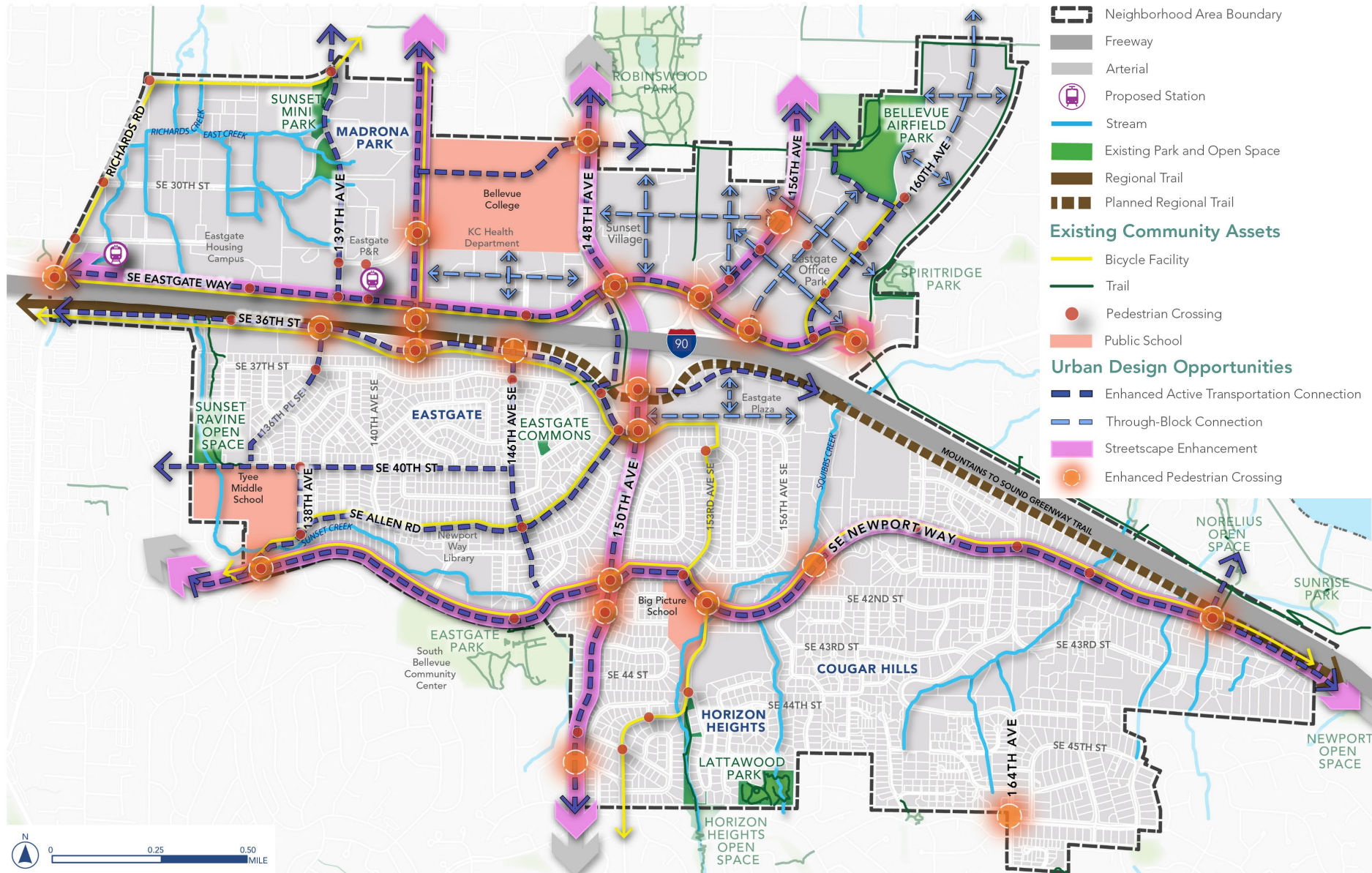
- Neighborhood Area Boundary
- Freeway
- Arterial
- Proposed Station
- Stream
- Existing Park and Open Space
- Regional Trail
- Planned Regional Trail

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



Eastgate 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-EG-N21** • **S-EG-N24**
- **S-EG-N22**
- **S-EG-N23**
- **S-EG-N27**
- **S-EG-N41**
- **S-EG-N42**
- **S-EG-N43**
- **S-EG-N5**

Neighborhood Gathering Space Concept

URBAN DESIGN FRAMEWORK CONCEPT - ENHANCING NEIGHBORHOOD GATHERING SPACES

Key Features

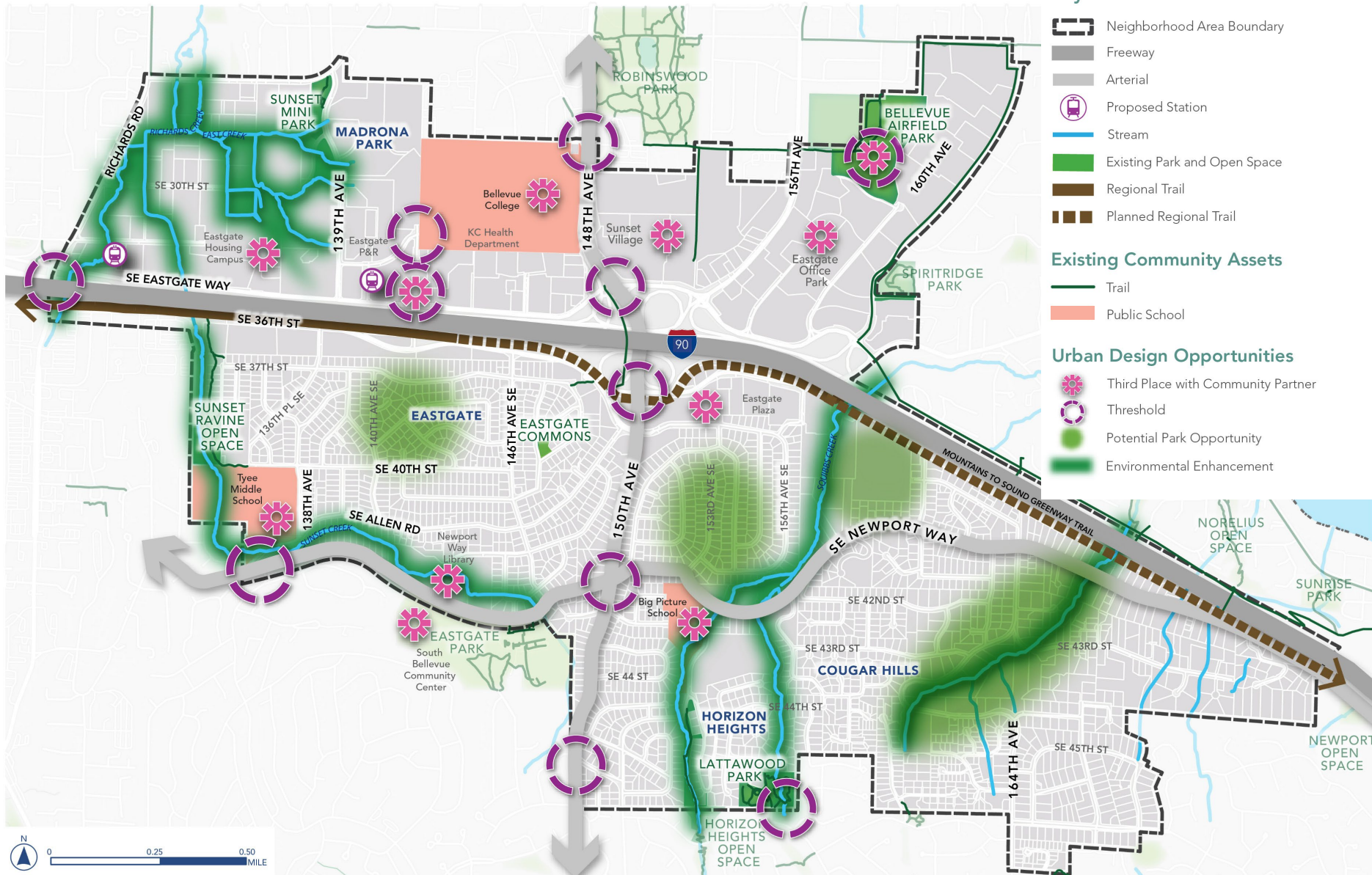
- Neighborhood Area Boundary
- Freeway
- Arterial
- Proposed Station
- Stream
- Existing Park and Open Space
- Regional Trail
- Planned Regional Trail

Existing Community Assets

- Trail
- Public School

Urban Design Opportunities

- Third Place with Community Partner
- Threshold
- Potential Park Opportunity
- Environmental Enhancement



Direction

Review staff recommended policies for the Eastgate neighborhood area plan.

Provide direction to schedule public hearing.



Appendix: Proposed Policies – Eastgate Neighborhood Area Plan

Eastgate: Proposed Policies

Neighborhood Identity (1)



S-EG-N1	Facilitate the development of cultural and sports facilities in Eastgate's mixed-use areas to support year-round activities.
S-EG-N2	Include landscaping and natural features in public and private development to enhance scenic qualities along the Mountains to Sound Greenway trail and Interstate 90 corridor.
S-EG-N3	Minimize loss of trees and increase tree canopy in areas that do not meet City canopy goals, prioritizing streetscapes, publicly owned properties, and environmentally sensitive areas.
S-EG-N4	Support and expand beautification initiatives to steward and maintain trails, streetscapes, natural areas, and other public spaces.
S-EG-N5	Use art and other creative elements at thresholds into Eastgate that create a sense of arrival from freeways, the Mountains to Sound Greenway trail, and major arterials in the neighborhood area.
S-EG-N6	Highlight neighborhood history and cultural diversity in the development of public spaces, community facilities, and public art.

Eastgate: Proposed Policies

Neighborhood Identity (2)



S-EG-N7	Design public spaces with high-quality amenities and landscaping to create an inviting and safe user environment.
S-EG-N8	Increase affordable housing opportunities through maintenance and rehabilitation of existing housing stock and creation of new affordable housing.

Eastgate: Proposed Policies

Mixed Use Centers and Neighborhood Centers (General)



S-EG-N9	Work to site and expand City-owned capital facilities to meet increased housing and job growth and demand for public services in the area.
S-EG-N10	Encourage the inclusion of small footprint affordable commercial space within mixed-use buildings, prioritizing these opportunities near Bellevue College, in existing office areas, and in the Neighborhood Center.
S-EG-N11	Support business district development in Eastgate to strengthen economic vitality and connections across business owners and operators.
S-EG-N12	Strengthen public-private partnerships to attract employers, small businesses, and creative uses within business districts.
S-EG-N13	Work with developers to mitigate small business displacement during and after redevelopment through relocation assistance, phasing, and retention strategies.
S-EG-N14	Coordinate with agencies and major institutions, including WSDOT, Mountains to Sound Greenway Trust, Sound Transit, and Bellevue College, on land use and transportation planning.

Eastgate: Proposed Policies

Mixed Use Centers and Neighborhood Centers (Mixed Use Centers)



S-EG-N15	Establish and sustain the designation of the Eastgate Countywide Center (see Map LU-3) to support a mix of jobs, housing, shopping, mobility options and recreational opportunities.
S-EG-N16	Support the development of the Eastgate Transit Oriented Development centered around the Eastgate Park-and-Ride as a compact, walkable, mixed-use district that is a hub for social and economic activity and transit connections.
S-EG-N17	Support the needs of those who live, work, and access services within the Eastgate Housing Campus through neighborhood amenities and public space improvements.
S-EG-N18	Coordinate with transit service providers on future high-capacity transit projects to support station siting, alignment, access, and development opportunities.

Eastgate: Proposed Policies

Mixed Use Centers and Neighborhood Centers (Neighborhood Centers)



S-EG-N19	Identify and establish new Neighborhood Centers north of Interstate 90 that can become focal points for the community with neighborhood services, gathering spaces, and multiple transportation options.
S-EG-N20	Support the development of a neighborhood-serving commercial district (see Map LU-2) at Eastgate Plaza as a walkable mixed-use area with pedestrian and bicycle connections to nearby residential areas.

Eastgate: Proposed Policies

Community Gathering Spaces (1)



S-EG-N21	Partner with community organizations, faith-based properties, and private partners to expand opportunities for affordable gathering places, especially within underutilized first-floor spaces.
S-EG-N22	Coordinate with Bellevue School District on the joint use of recreational facilities for public use.
S-EG-N23	Collaborate with Bellevue College to strengthen the campus as a cultural hub through community partnerships and amenities that enhance the student and employee experience.
S-EG-N24	Encourage the development and expansion of outdoor public spaces, including adjacent to Bellevue Airfield Park and within the Eastgate Transit Oriented Development, to accommodate cultural events, markets, and other public amenities.
S-EG-N25	Provide a network of active transportation connections that link nearby community parks, including Bellevue Airfield Park, Robinswood Park, Eastgate Park, with other parks, schools, and destinations that serve the neighborhood area.
S-EG-N26	Work to acquire property or secure easements on private property to provide additional entry points into and connections between local trails and parks.

Eastgate: Proposed Policies

Community Gathering Spaces (2)



S-EG-N27	Acquire parcels suitable for neighborhood parks that are integrated into the parks and open space network and accessible by active transportation.
S-EG-N28	Support the development of Bellevue Airfield Park as a community park reflective of neighborhood identity and citywide programming needs.
S-EG-N29	Support the development of a planned regional aquatic facility that is connected to its surroundings and serves a full range of recreation, health, and wellness needs.

Eastgate: Proposed Policies

Mobility and Access (1)



S-EG-N30	Coordinate with WSDOT on projects along and near Interstate 90 to relieve congestion and minimize traffic impacts during construction.
S-EG-N31	Implement traffic calming on local streets to address traffic speed and volumes, using Vision Zero and Complete Streets design principles.
S-EG-N32	Support future phases to complete the Mountains to Sound Greenway trail through Eastgate between 142nd Place SE and Lakemont Boulevard SE.
S-EG-N33	Provide safe and abundant access to the Mountains to Sound Greenway trail.
S-EG-N34	Work to obtain active transportation connections within larger blocks and development sites.
S-EG-N35	Design and implement wayfinding within the neighborhood with directions to transit and active transportation facilities, including at thresholds into the neighborhood area.

Eastgate: Proposed Policies

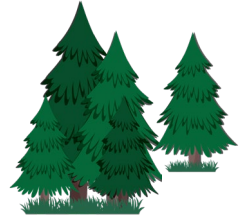
Mobility and Access (2)



S-EG-N36	Support the expansion and enhancement of the active transportation network on local streets, with an emphasis on safety, completeness, and connectivity.
S-EG-N37	Improve opportunities for pedestrians to safely cross arterials at signalized intersections and at designated mid-block locations, consistent with the Mobility Implementation Plan.
S-EG-N38	Improve bicycle network facilities, including facilities connecting to frequent transit, Neighborhood Centers, and Mixed Use Centers, consistent with the Mobility Implementation Plan.
S-EG-N39	Support the enhancement and accessibility of local bus facilities and service to destinations that serve the neighborhood area.
S-EG-N40	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.

Eastgate: Proposed Policies

Environment



S-EG-N41	Support stream improvements to promote water quality, wildlife, and riparian plantings, consistent with the Watershed Management Plan.
S-EG-N42	Explore opportunities to integrate nature trails and viewing areas into stream corridors and greenbelts.
S-EG-N43	Increase environmental education opportunities to highlight and protect local streams and wildlife.
S-EG-N44	Collaborate on climate-resilient public space and building design that minimizes energy and resource use and is adaptable to extreme weather conditions.
S-EG-N45	Coordinate with WSDOT to minimize the impacts of air pollutants and noise on sensitive uses along Interstate 90.
S-EG-N46	Support efforts to provide for and expand access to public electric vehicle charging in mixed use areas and multifamily residential developments.