

MEMORANDUM



Bellevue Parks &
Community Services

Date: May 20, 2026

To: Parks and Community Services Board

From: Justin Panganiban, AICP – Senior Planner/Urban Designer, Community Development

Subject: Great Neighborhoods: Eastgate and Factoria Neighborhood Area Plan Updates
For information and discussion - no Board action requested

Staff request that the Parks and Community Services Board review draft policies that relate to parks, recreation and open space elements for both the Eastgate and Factoria neighborhood area plans, and provide comments to help ensure that the draft policies provide clear and adequate direction to inform related services and investments in both neighborhood areas.

Staff will consider and incorporate input from the Parks and Community Services Board as part of staff's recommendation on final draft policies that will be reviewed with the Planning Commission in June. A formal recommendation is not necessary.

Background

The neighborhood area plans are in Volume 2 of the Comprehensive Plan. A neighborhood area plan articulates a vision consistent with the citywide vision detailed in Volume 1, sets priorities, and identifies future actions to realize the community's vision at the neighborhood level. The scope centers around strengthening a neighborhood area's unique identity and community gathering places as Bellevue prepares and plans for future growth.

In 2018, Council launched the Great Neighborhoods program that provides a strategic, community-driven process for developing neighborhood area plans. The Great Neighborhoods program provides a structure for developing plans for the sixteen neighborhood areas that cover the full extent of the city. See [Attachment A](#) for a map depicting the neighborhood area boundaries.

As part of the City's Great Neighborhoods program, Council initiated Comprehensive Plan Amendments (CPAs) to update the Eastgate and Factoria Neighborhood Area Plans in 2025-2026 on August 4, 2025. The objective of the Great Neighborhood program is to adopt plans for each neighborhood area that are relevant to their community's distinctive identity, adaptability, social connectivity, and core needs with a high level of community ownership of the plan.

This study session is part of several Board and Commission meetings intended to inform the Planning Commission recommendation to Council for the Eastgate and Factoria Neighborhood Area Plan CPAs.

Planning Process

Neighborhood area planning is consistent with Neighborhoods Element policies in Volume 1 of the Comprehensive Plan, which directs the city to equitably engage local communities to define neighborhood specific values and policies when implementing adopted citywide policies. The neighborhood area planning process allows community members to participate in equitable, informed dialogue about what makes their neighborhood unique; and identify priorities and improvements that should be reflected in future growth. Community engagement is crucial to neighborhood area planning and integrated into each phase.

Discover: Engage with the community to understand issues, identify values and priorities, and learn about qualities that make the neighborhood unique. *Timeline: August – December 2025*

Define: Develop and affirm the neighborhood vision, design principles, and policy moves that are building blocks for the draft plan. *Timeline: January – April 2026*

Refine: Review draft plans with the community, boards, and commissions, incorporate feedback, and address any missing elements. *Timeline: May 2026 – August 2026*

Adopt: The final draft plans, including any environmental analysis as required per SEPA (State Environmental Policy Act), are reviewed and recommended by the Planning Commission and then reviewed and adopted by City Council as an element of the Comprehensive Plan. *Timeline: September – December 2026*

Community Engagement to Date

Phase 1 (Discover) began in August 2025 and went through December 2025. Goals for this phase include setting expectations around the scope and timeline, understanding how the community sees itself, and identifying assets, challenges, and opportunities that are appropriately addressed through the neighborhood area plan. Examples of engagement activities during this phase included a mailed questionnaire to every household in Eastgate and Factoria, tabling at community events, meetings with business owners through door-to-door visits and a listening session, a workshop with high school students, and walks with the community.

In Eastgate, people noted the lack of dedicated community gathering spaces. Several people viewed their houses as the only option for gathering with friends and family. Several others mentioned that they meet their neighbors by going on walks in the neighborhood or at their church. People described wanting to have more spaces like Newport Way Library and the South Bellevue Community Center since they are quiet, free for people to use, and host programs for all different ages. People also wanted to see improved trails and connections between nearby parks.

In Factoria, people noted the lack of formal public gathering spaces in the neighborhood, relying on private spaces like Factoria Mall or local restaurants out of necessity to meet and connect with others. People saw an opportunity for Factoria Mall to have more opportunities for both cultural events and informal gatherings. People also wanted to see more public spaces, whether dedicated parks or other types of flexible community spaces.

Full summaries of community inputs gathered from these activities during Phase 1 (Discover) are provided in Eastgate and Factoria engagement reports, included as [Attachments B and C](#), respectively.

Phase 2 (Define) began in January this year and went through April 2026. Incorporating community input from Phase 1 (Discover), the planning team developed a draft vision statement, goals, and policy moves for Eastgate and Factoria. Engagement focused on identifying any missing priorities, understanding what changes people would expect to see if policies were implemented, and identifying urban design improvements people wanted to see to improve neighborhood connectivity and neighborhood gathering spaces. Examples of engagement activities included an interactive community urban design workshop that used a wide range of creative media to collect input, such as mapping, writing, and drawing. Supplementing this workshop, the planning team adapted workshop materials to be done with various community groups with an emphasis on groups typically less represented in the planning process.

The planning team is now in Phase 3 (Refine), focused on reviewing draft plans with the community to address any missing elements that are needed to support the vision and goals for these neighborhoods. An engagement report summarizing Phase 2 (Define) and Phase 3 (Refine) activities and input will be published in June.

Neighborhood Area Plan Policies: Current Progress

The city published draft policies for the Eastgate and Factoria neighborhood area plans on May 4 for public review, with opportunities to provide feedback at an in-person open house and through an online survey. These draft policies build from engagement around identifying key values, priorities, and qualities that community members enjoy about their neighborhood today and want to see in the future. Draft urban design concept maps were also shared, which visualize opportunities for improving gathering spaces in both neighborhoods, building from what the community identified as opportunities and challenges for accessing and using these spaces today. Boards from the open house can be downloaded on the [Eastgate Engaging Bellevue](#) and [Factoria Engaging Bellevue](#) webpages.

This study session highlights a subset of draft policies relevant to the Parks and Community Services Board. [Attachments D and E](#) include a list of all draft policies for the Eastgate and Factoria neighborhood area plans, respectively.

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.

Draft Policies – Eastgate

Vision: 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.

This vision for Eastgate sets the foundation for draft policies on parks and open spaces:

Neighborhood Identity

- S-EG-N1.** Facilitate Eastgate as a year-round recreation and tourism destination by increasing opportunities for cultural and sports facilities and entertainment.
- 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, and natural areas.

Community Gathering Places

- 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-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.
- 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 local trails and parks.
- 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 programming needs.
- 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.

Mobility and Access

- S-EG-N32.** Support future phases to complete the Mountains to Sound Greenway trail through Eastgate between 150th Avenue SE and Lakemont Boulevard SE.
- S-EG-N33.** Provide safe and abundant access to the Mountains to Sound Greenway trail.

Environment

- S-EG-N42.** Explore opportunities to integrate nature trails and viewing areas into streams and greenbelts.
- S-EG-N43.** Increase environmental education opportunities to highlight and protect local streams and wildlife.

Draft Policies – Factoria

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.

This vision for Factoria sets the foundation for draft policies on parks and open spaces:

Neighborhood Identity

- S-F-N4.** Support and expand beautification initiatives to steward and maintain trails, streetscapes, and natural areas.

Mixed Use Centers

- S-F-N11.** Encourage the integration of plazas and flexible public spaces to make the Mixed Use Center more vibrant and engaging.

Community Gathering Spaces

- S-F-N15.** Acquire parcels suitable 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-N19.** Encourage the Bellevue School District to include community-serving uses in the redevelopment of its property.

Mobility and Access

- 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.

Environment

- 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.** Secure easements and support development of new and enhanced connections to expand access to nearby parks and trails, including Coal Creek Park and Sunset Ravine Open Space.

Discussion

At the May 20 study session, staff request guidance from the Parks and Community Services Board on the following:

- *Do draft Eastgate and Factoria policies provide adequate direction to inform the development of Parks, Recreation, and Open Space services and investments to support the neighborhood area's vision?*

A formal recommendation is not needed from this discussion. Input from the Parks and Community Services Board will be incorporated into final draft policies.

Schedule and Next Steps

Community review of draft policies is occurring throughout the month of May and June as part of Phase 3 (Refine). Staff will consider and incorporate community input, as well as input from the Parks and Community Services Board, into the final draft neighborhood area plans for Eastgate and Factoria that will be reviewed with the Planning Commission starting in June.

The Planning Commission is anticipated to transmit a recommendation to Council on final draft policies later in the summer. Council is anticipated to review and take action on both the Eastgate and Factoria neighborhood area plans in the fall.

Attachments

- A. Neighborhood Areas Map (Map NH-1 in the Comprehensive Plan)
- B. Eastgate Engagement Report Phase 1 (Discover)
- C. Factoria Engagement Report Phase 1 (Discover)
- D. Eastgate Draft Neighborhood Area Plan Policies
- E. Factoria Draft Neighborhood Area Plan Policies