

Factoria Neighborhood Area Plan

Draft Vision Statement and Key Policy Moves

Based on input from the Discover phase, the planning team has developed the following draft policy moves. These policy moves are broad statements that reflect community feedback, outline key priorities, and serve as building blocks for more detailed policies. They help focus on intent and desired outcomes while allowing the City to confirm community priorities before drafting formal policy language.

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. Its vibrant commercial core, attainable housing, diverse retail offerings, and well-connected gathering spaces create an environment where people of all backgrounds can meet and connect. A walkable, pedestrian oriented design, complemented by strong access to transit and regional transportation networks, supports Factoria as a connected and thriving community.



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.

- Fostering Factoria's international identity through branding, public art, and other placemaking tools
- Developing gateways to better define entrances to the neighborhood
- Supporting development of housing that is attainable for employees of neighborhood businesses
- Providing a safe, well-maintained pedestrian environment ample with amenities and lighting
- Retaining existing businesses while creating opportunities for current and future businesses to grow and connect



Mixed Use and Neighborhood Centers

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

- Continuing to develop Factoria as a Countywide Center that is a hub for employment and economic activity, complete with services, retail, dining, and housing options
- Supporting the development of a connected, compact and walkable mixed use center
- Encouraging redevelopment to include parks, landscaping and pedestrian amenities
- Promoting gradual transitions between residential and higher-intensity uses through land use designations and development standards
- Coordinating future high-capacity transit to maximize public benefit and development opportunities

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Community Gathering Spaces

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

- Developing new neighborhood parks
- Leveraging Factoria Mall's role as a community gathering place
- Developing new, accessible indoor and outdoor community gathering spaces
- Supporting the use of temporary and informal gathering spaces for community events
- Supporting the development of connected, nature-integrated community spaces



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.

- Providing a safe, connected, and expanded active transportation network
- Coordinating with Washington State Department of Transportation (WSDOT) on relieving congestion around the I-90/I-405 interchange
- Improving wayfinding to area destinations and trail networks, highlighting the Mountains to Sound Greenway
- Coordinating with transit partners to provide better access to transit and supporting amenities



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.

- Increasing tree canopy to support a greener, healthier, and more resilient neighborhood
- Improving awareness and access to parks and natural areas
- Mitigating climate vulnerabilities related to air quality, flooding, and extreme heat
- Encouraging integration of natural elements, such landscaping and green infrastructure, into hardscape areas