Newport Neighborhood Area Existing Conditions Report





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Acknowledgments



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1 Study Area

Primary Study Area

The primary study area is the Newport Neighborhood Area, and comprises several subneighborhoods located in the southwest corner of Bellevue. It also constitutes a part of the former Factoria subarea and the former Newport Hills subarea. It is bounded by Lake Washington to the west, the City of Newcastle to the south, Factoria and Somerset to the east, and Interstate 90 to the north. Newport is bisected by Interstate 405, separating the western areas and the Lake Washington shore from the neighborhood center and residential zones in the hilly areas to the east.

Sub-neighborhoods

Within the study area there are a number of smaller developments, or subneighborhoods. These neighborhoods were usually developed at the same time and have limited access points to arterial roads. Examples of these are Newport Shores, Lake Heights, Greenwich Crest, and Pembrook Meadows. Certain areas, like Greenwich Crest and Lakehurst are examples of neighborhoods that are physically separated from much of the rest of the study area.

Areas of Influence

The areas of influence outside of the Newport Neighborhood Area are defined as a catchment area extending one-half mile from the neighborhood area. These areas of influence are not included within Newport for demographic or statistical purposes, but still have an effect on the life of residents and cannot be disentangled from the primary study area in many analyses.







Coordinate System: NAD 1983 (2011) StatePlat Washington North FIPS 4601 Ft US

1. Study Area

North – West Bellevue

The neighborhood area of West Bellevue is located north from the study area across I-90 and is connected to Newport by 118th Ave SE. This road eventually turns into 114th Ave SE and links Newport to Downtown Bellevue. A future extension of the Eastrail multiuse trail will supplement connectivity from the study area to West Bellevue via a pedestrian and bicycle bridge over I-90. This segment of trail will meet active transportation needs between the study area and northern neighborhoods beyond West Bellevue such as Wilburton and Downtown when completed. The Mercer Slough Nature Park is an ecologically important wetland shared by both neighborhoods and is bisected by I-90. The areas of the Slough within Newport average about 700 yards wide and extend to Lake Washington. While the predominant land use in both the West Bellevue and Newport neighborhoods is low density residential, the two are not contiguous with one another, due to the above geographic constraints.

East – Factoria

North of Coal Creek Parkway and to the east of I-405 is the neighborhood area of Factoria. This is a major employment center, anchored by T-Mobile, and a retail hub for the City of Bellevue. The Factoria Shopping Center is a destination for people from Newport. This neighborhood area is connected to the study area by Coal Creek Pkwy (via 124th Ave SE and Factoria Blvd SE) and residents frequently travel between the two for shopping, education, and job opportunities. The neighborhood is centered around a concentration of retail and offices located along Factoria Boulevard SE, SE 38th St, and SE 36th St. Newport High School is located in Factoria across Coal Creek Pkwy from the study area. Much of Newport is physically separated from Factoria by the sloping hills, Coal Creek, and I-405. There is a lack of dedicated pedestrian or bicycle infrastructure to Factoria from much of the study area, and most residents rely on vehicles to travel between this neighborhood and Newport.

East – Somerset

To the east of Coal Creek Pkwy and to the south of Factoria is the neighborhood area of Somerset. This area is highly suburbanized and characterized by low density housing and forested areas. The only direct connection to the study area is via the Coal Creek Trail, which begins in Newport and ends at the Cougar Mountain Regional Wildland Park. Geographically, Somerset is less connected to the study area than its other neighbors due to elevation differences and subsequent lack of streets between the two residential neighborhood areas. SE Factoria Blvd and Forest Drive SE are the only access points for motorized traffic between the two.

South - City of Newcastle

South of Newcastle Way is the City of Newcastle. This city is well integrated with the study area and provides recreational and retail opportunities for residents of Newport. Similar to the

1. Study Area

other areas, Newcastle is also suburban in nature and made up of mostly low-density housing, with one concentration of multifamily units around the Coal Creek Village shopping center. The Waterline trail, which is heavily utilized by local residents to travel between Newport and Newcastle, starts just west of the shopping center and ends at a Bellevue School District site (formerly home to Jing Mei Elementary). The city is primarily made up of single-family homes with concentrations of multifamily units and businesses near its retail core. There is potential for collaboration with the City of Newcastle to further improve accessibility and connection.

2 Existing Land Use

This section analyzes the character and patterns of existing land uses within the neighborhood area. Land development in this neighborhood area can be broadly grouped into two categories: residential and commercial. Residential development in this neighborhood is split between low-density housing and multifamily housing. Low-density housing for the purposes of this plan is considered to be equivalent to detached singlefamily homes, while multifamily housing describes any residential typology that contains multiple units. Examples of these include townhomes, garden apartments, and multiplexes. Commercial development is defined as any retail, office, or services activities, and includes small-scale neighborhood businesses as well as more intensive community businesses and professional services.

The study area is approximately 3 square miles, of which 20 percent is public right-of-way. This area encompasses 3,494 separate parcels, of which 3,480 are zoned for housing while only 14 parcels are dedicated to commercial, and office uses. Accordingly, Newport is a predominantly residential area composed mostly of low-density housing and sizable natural areas. The small business and retail core at the top of the hill is anchored by the Newport Hills Shopping Center. This particular area has also been designated by the city as a Neighborhood Center, which is a classification used to identify commercial and mixed-use areas within primarily residential areas that are places where people gather and shop.



2. Existing Land Use

Residential

Low-density housing comprises the majority of the housing stock in the neighborhood area. Most of these were developed in the 1960s and 1970s. This style of development is distributed throughout the neighborhood, and an overwhelming majority of the Lake Washington shorefront properties are single family residences. Single-family homes in general comprise a total of 3,289 out of the 3,839 units in the neighborhood. The remaining 550 units are within multifamily properties, the majority of which are centered around the Newport Hills Shopping Center with smaller clusters along Coal Creek Pkwy, Lake Washington Blvd SE, and the Pembrook Meadows neighborhood. Affordable housing units are predominantly operated by the King County Housing Authority, East Side Community Living, and the YWCA. King County Housing Authority operates The Newporter, at the intersection of 119th Ave SE and SE 60th St. This moderateincome property has a total of 100 affordable units. East Side Community Living operates five affordable units throughout the neighborhood, and the YWCA operates 12 affordable housing units at its property on SE 60th St.



Commercial

While there is some retail presence and residents have expressed an affinity for the local businesses, the general character of the study area is highly residential, and commercial spaces are limited to the area in and around the Newport Hills Shopping Center.

Along 119th Ave SE between SE 56th St and SE 60th St is the commercial core of the neighborhood. The Newport Hills Shopping Center contains over 55,000 square feet of retail space across three buildings and is also adjacent to three other parcels which contain a Chevron station, a parking lot, and a vacant structure at the northwesternmost point of the block. The center itself has dining, fitness and recreation, specialty shops, and services. The current anchor of the shopping center is Stods Baseball, which is occupying a former grocery space on the northern corner of the complex. While this area



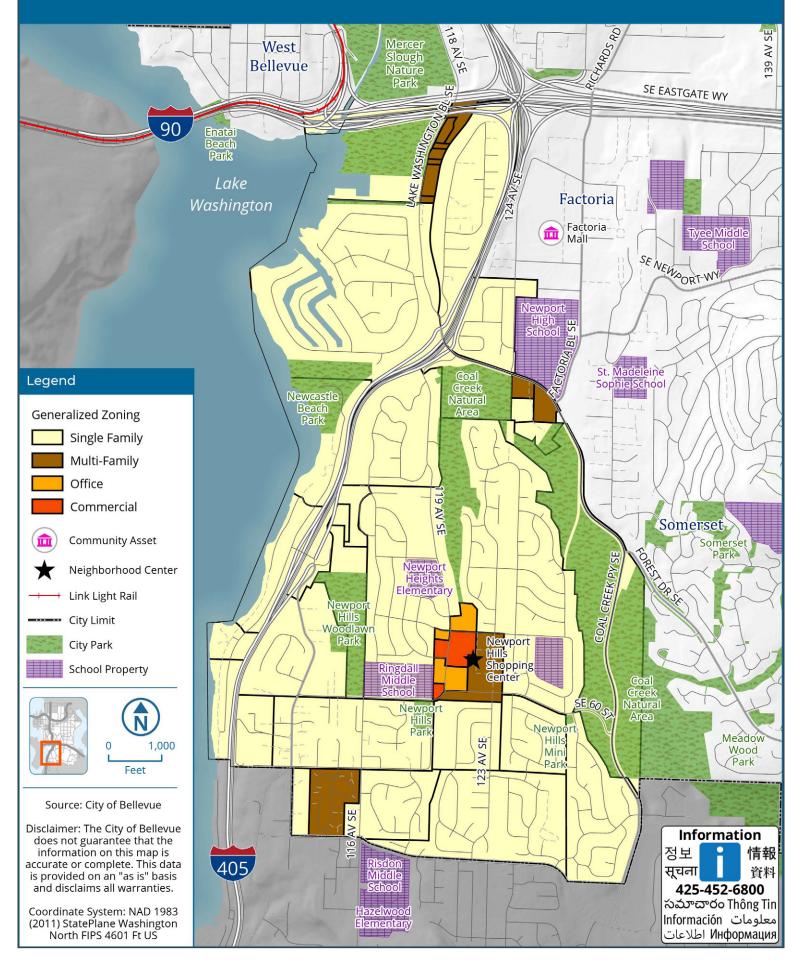
2. Existing Land Use

is considered to be the core of the neighborhood, there are several vacant storefronts, and some residents have reported that the area has an aged appearance.

A block south of the shopping center are two structures on the west side of 119th Ave SE that contain a dog daycare, a law office, and a hair studio. These altogether total 4,350 square feet of business space. Further north on 119th Ave SE is the S-Mart grocery store and an attached restaurant. At the corner of 119th Ave SE and SE 56th St there is a structure containing several medical offices. This property was developed in 1982 and within the building there are dental and orthodontic offices. There are five remaining parcels within this neighborhood core that are zoned for Neighborhood Business. Just north of the shopping center (across SE 56th St) is the Newport Swim and Tennis Club, while to the south of the center are the Newport Hills Community Church and the Newporter.



Zoning in Newport



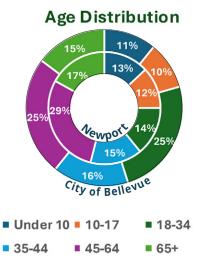
Neighborhood Statistics

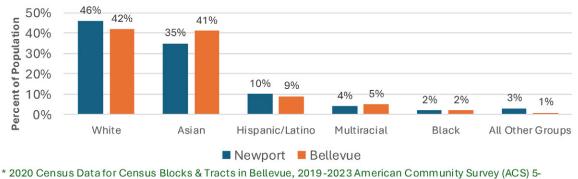
Population	10,180
Number of Households	3,639
Average Household Size	2.76
Number of Multifamily Units	550
Number of Single-Family Units	3,289
Vacancy Rate	3%
Units Occupied by Owners	78%
Residents Born Outside the United States	34%
Residents Speaking a Non- English Language at Home	40%
Population with Any Disability	9%
Average Commute Time	25 Minutes
Average Household Income	\$242,737
Households Making Under \$50,000	17%
Households Making Over \$200,000	44%
Housing Cost-Burdened Households	29%
Households With a Bachelor's Degree or Higher	70%

Linguistic Diversity

40 percent of residents speak a non-English language at home. These are the most common of those languages:

- Chinese/Mandarin
- 🕨 Korean
- Vietnamese
- Spanish
- Chinese/Cantonese





Population Racial/Ethnic Diversity

* 2020 Census Data for Census Blocks & Tracts in Bellevue, 2019-2023 American Community Survey (ACS) 5-Year Estimates for Census Tracts in Bellevue, 2019-2023 ACS 5-Year Estimates for Bellevue Overall, & Jan 1, 2024 King County Assessor Data.

Newport's early settlement by Europeans was tied to the logging industry and the discovery of coal around nearby Cougar Mountain in 1863. Later coal was extracted within the neighborhood area at Newcastle Mine which contributed to the booming local coal industry in the 1870s and 1880s. A railway connected the coal mines to the shores of Lake Washington in Newport where it would then be barged over to Seattle. Ferries and rail served as the major transportation links between Newport and areas to the north, south, and west. Small passenger ferries would leave from Newport Landing going to Seattle. Starting in 1878, the Seattle and Walla Walla Railroad ran from Newcastle Mine through Hazelwood down to Renton. An interurban rail line also existed which connected the neighborhood to Kent, Auburn, Puyallup, and Seattle – however, after the mine closures in 1929 all rail service between Newport and Renton ceased.¹

During the 1890s loggers cut down large stands of timber in what is now the Newport Shores and Greenwich Crest communities, and logging activity in the area would play a crucial role to the local economy through the 1920s.² Self-sustaining farms and homesteads were also present in the area to the east of I-405 and housed early Swedish, French Canadian, Norwegian, and Finnish immigrants who came to work in the local mines.

In 1916 Lake Washington was lowered by approximately 9 feet through the completion of the Lake Washington Ship Canal, the Montlake Cut, and the Chittenden Locks.³ This transformative infrastructure project had a dramatic impact on the local environment as land that was previously submerged became developable and important ecological features such as the



A road under construction in Newport, circa 1919



Mercer Slough were changed by the lower water table.

The completion of the original Lacey V. Murrow floating bridge (I-90) in 1940 would mark the first time that a direct connection existed between the Eastside and Seattle, and would lay the foundation for a dramatic increase in residential development that began in the 1950s. This coincided with the regional "Boeing Boom" which drew thousands of workers and their families to the area. The real estate company White and Bollard platted and planned the subdivisions of Newport Hills in 1958, and five years later the Newport Hills Shopping Center was completed.⁴

The contemporary neighborhood's-built environment has largely remained static since the 20th century, however, the needs of residents have changed. Many of the original residents were families with young children. The current demographic profile is much more diverse in age and family status. Recent developments in recreation facilities such as Eastrail and the completion of the Newport Hills Woodlawn Park provide current residents with enhanced recreation opportunities and access to nature.

Neighborhood Centers

In Newport there is one area designated as a Neighborhood Center. This label is applied to areas identified by the city as a "small commercial or mixed-use area in a location that is otherwise primarily residential." ⁵ These areas are intended to meet the daily needs of the residents, act as community gathering spaces, and help to establish the neighborhood identity. Neighborhood Centers may be anchored by a community asset like a grocery store or library, or a collection of smaller businesses.

The Neighborhood Center for Newport is in the commercial core for the neighborhood along 119th Ave SE between SE 56th St and SE 60th St. This center aligns with the location of the Newport Hills Shopping Center. Surrounding the center to the south and east are several multifamily developments, to the west there is additional commercial space and a church, and to the north is the Newport Hills Swim and Tennis Club.



The opening of the original I-90 bridge in 1940





Third Places & Cultural Assets

Community and Cultural Spaces are vital to a neighborhood and how it functions. The Bellevue 2044 Comprehensive Plan outlines the need for "third places" in neighborhood cores that support community connections.⁶

Newport Hills Shopping Center

The Newport Hills Shopping Center located at the corner of 119th Ave SE and SE 56th St is the local shopping destination that features services, restaurants, and recreation opportunities. The shopping center was constructed in the early 1960s and has seen a diverse array of tenants throughout its history. The center has struggled with vacancies in recent years and is potentially underutilized in its current state.

Newport Swim and Tennis Club

The Newport Swim and Tennis Club is a non-profit memberonly club located at the corner of 119th Ave SE and 56th Street. The club offers its members access to a clubhouse, a year-round swimming pool and sport courts.

Newport Shores Yacht Club

The Newport Shores Yacht Club is a private club located in the Newport Shores community. It offers members access to a clubhouse, sport courts, a seasonal pool, marina access, and playground facilities.



Cultural Asset: A cultural asset is a physical place that enhances neighborhood identity, builds community, inspires creativity, and celebrates diverse heritages and cultures. They provide spaces for fostering connection, cultural participation, and affirmation within the community.

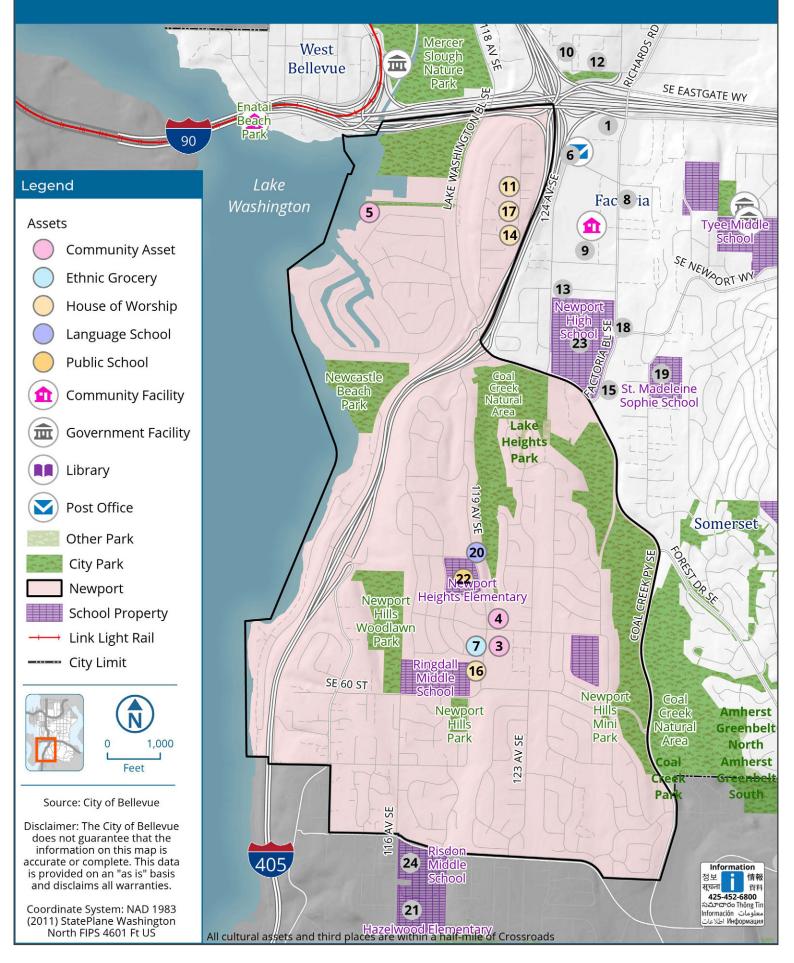
Third Place: Places that people go to when they are neither home nor at work that are seen as spaces to provide connection and build community. They can occur informally in any publicly- or privately-owned place as long as it is known to the community as a safe and welcoming space.

This table categorizes the different types of third places and cultural assets that exist in and around the Newport Neighborhood Area. Each category represents a different aspect of the kinds of places that residents and visitors expect to see within the local environment. A summary map of these places follows on the next page. This map includes locations close to but not within the primary study area, since people's daily activities do not necessarily follow the bounds of a neighborhood area.

The table following the map is the key which accompanies the figure and gives the name for each numbered location.

Category of Third Place/ Asset	Description
Ethnic Grocery	Ethnic groceries are grocery stores that are tailored to specific ethnic communities.
Cultural Center	These places provide gathering space and community functions for distinct cultural groups within the city.
Community Facility	This includes all places that serve a communal function and do not fall into any other category. Examples include food banks, malls, municipal services, and theaters.
House of Worship	This category includes places like churches, temples, mosques, or other gathering areas for religious communities.
Language School	This category includes those places that specialize in bilingual education and cultural immersion.
Other School	These sites are educational facilities that are not public schools within the Bellevue School District.
Public School	This category includes all public schools within the Bellevue School District.

Cultural Assets and Third Places in Newport



Number	Name	Number	Name
1	AMC Theater	13	LDS Church
2	Coal Creek YMCA	14	Mosaic Community Church
3	Newport Hills Shopping Center	15	Newport Covenant Church
4	Newport Hills Swim and Tennis Club	16	Newport Hills Community Church
5	Newport Yacht Club	17	Newport Presbyterian Church
6	Jing Jing Asian Market	18	St Margaret's Episcopal Church
7	S-Mart	19	St. Madeleine Sophie Catholic Church
8	Southgate Mart	20	Little Scholars International Preschool
9	T&T Supermarket	21	Hazelwood Elementary School
10	Belleuve Korean Presbyterian Church	22	Newport Heights Elementary School
11	Bellevue Taiwanese Presbyterian Church	23	Newport High School
12	East Shore Unitarian Church	24	Risdon Middle School

5 Natural Context

Newport's unique geographic position in the southwest corner of the city is exemplified by its long shoreline with Lake Washington and the hills which rise from the water. The dramatic elevation change – from 30 feet at the lakeshore to 450 feet near the southeastern point of the study area informs the development pattern and distribution of natural areas in the neighborhood area.

Tree Canopy

The diverse geography has endowed Newport Hills with ample green spaces and an extensive urban tree canopy (UTC). As of 2021, 43% of the neighborhood was covered by trees, which is higher than the citywide average of 40%. The many neighborhood parks and natural spaces contribute to this canopy, however more than 36% of the land covered by the UTC comes from trees outside parklands, mainly existing on residential lots throughout the neighborhood. Around 35% of the neighborhood is covered by impervious surfaces, at a slightly lower percentage than the city average of 38%.⁷

Streams and Shores

The neighborhood's particular geography has brought with it a unique relationship with the local water features. The southernmost endpoint of the Mercer Slough passes underneath I-90 into Newport and provides vital wetland habitat for wildlife. The neighborhood also has a number of creeks and streams that flow into Lake Washington. The most prominent of these are Lakehurst Creek, which flows from SE 65th Pl to Lake Washington through the Newport Hills Woodlands Park, and Coal Creek, which begins near Cougar Mountain and transits the

Urban Tree Canopy:

The "layer of leaves, branches and stems that cover the ground" (Raciti et al., 2006) when viewed from above; the metric used to quantify the extent, function, and value of the urban forest. Tree canopy was generally taller than 10-15 feet tall.

(Urban Tree Canopy Assessment 2021)

Impervious Surface: A hard surface that prevents or slows the infiltration of water into the soil.

5. Natural Context

neighborhood into Lake Washington in Newport Shores. Coal Creek, the tributary Newport Creek, and some smaller creeks in Newcastle Beach Park have been found by the Washington State Department of Natural Resources to be suitable for fish habitat. Salmon has a long spawning history in Coal Creek, and as a response to declining sightings, out-planting of Coho Salmon from the Issaquah Hatchery into the creek has occurred in recent years.⁸

Topography

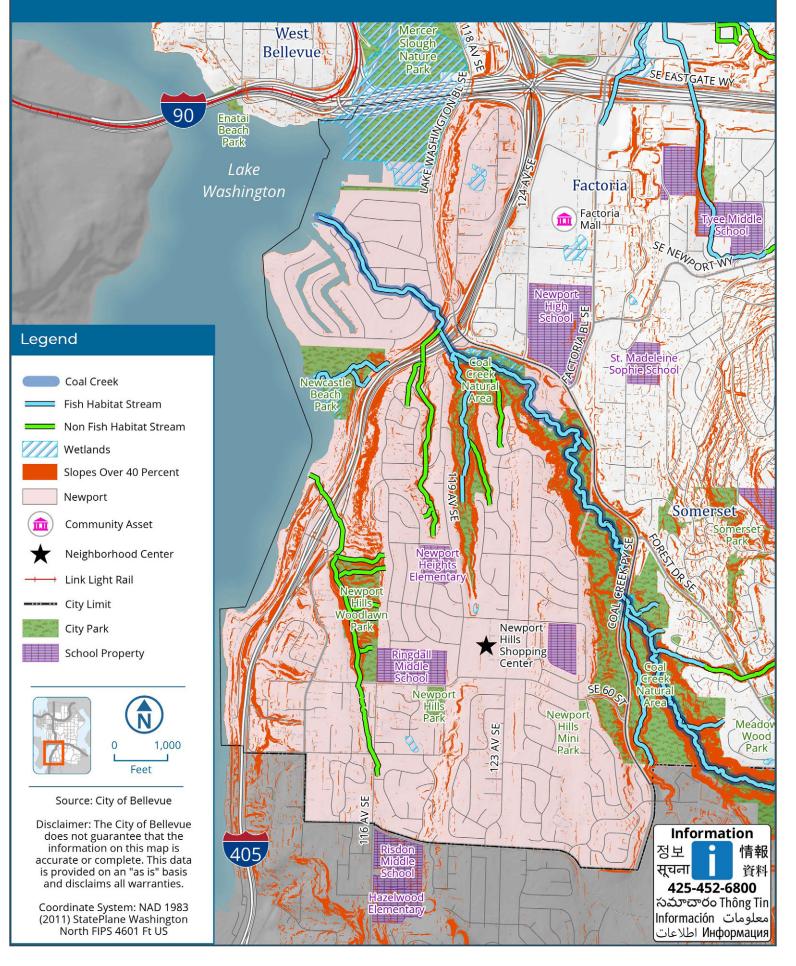
The topography of Newport varies widely by location and creates different experiences for different subneighborhoods in the study area. Despite the hilly nature of much of the study area, the Newport Shores subneighborhood is almost entirely flat, due to being built on fill that was deposited on site following the lowering of Lake Washington. Starting at Lake Washington Blvd, the land rises abruptly – about 100 feet of elevation in 600 feet of distance – to the neighborhood known as Greenwich Crest. The elevation change, combined with the presence of I-90 and I-405, contribute to the isolation of the areas west of I-405.

East of I-405, there are many steep hills, ravines, and larger flat areas which become more prominent as one moves both south and east. Many of the steepest areas lie within parklands owned by the City of Bellevue, such as the Coal Creek Natural Area and Newport Hills Woodlawn Park. Other steep areas are privately owned but nonetheless undeveloped due to the terrain. There is a long strip of forest behind homes on the west side of 119th Ave NE. This shallow ravine begins just to the north of Newport Heights Elementary School and tracks further north to its intersection with I-405. By contrast, the main commercial core of the neighborhood at the Newport Hills Shopping Center lies around the center of the largest flat area. There is another steep slope area directly to the south of this commercial area, running in the north-south direction, which consequently prevents any east-west travel between SE 60th St and Newcastle Way.





Natural Context of Newport



6 Parks and Open Space

Bellevue is a City in a Park, and Newport's natural and built environment prioritize access to public open space and undeveloped areas. Parks are important third places where neighborhood residents can meet, recreate, and build community. The neighborhood contains about 511 acres of parkland and green space. The largest of these are Coal Creek Natural Area and Mercer Slough Nature Park, both of which also extend outside of the neighborhood. The other parks listed below have various levels of amenities, excepting the Newport Hills Mini Park – which is currently a small, unprogrammed open space – and the Waterline Trail (also known as the Kelsey Pipeline trail), which is owned not by the city, but by Seattle Public Utilities.

Parks and Trails

Coal Creek Natural Area

The Coal Creek Natural Area spans an uninterrupted distance of three miles from the Cougar Mountain Regional Wildland Park in the east to Newport's boundary with Newcastle, before being intersected by Coal Creek Pkwy SE. This natural area forms the largest contiguous area of forest in the neighborhood and forms a natural boundary with Somerset and Factoria to the east and northeast, respectively. The area covered by the park is generally composed of low-lying land along the creek surrounded by steep ravines. The natural area provides habitat to fish and wildlife and the dense second growth forest protects it from erosion and helps maintain stream water quality.

Eastrail

Eastrail is a 42-mile multiuse corridor owned by King County that is currently being developed from the Gene Coulon





6. Parks and Open Space

Memorial Beach Park in Renton through Bellevue and eventually connecting to Woodinville and the town of Snohomish in Snohomish County. The trail will use the existing right of way from the East Side Rail Corridor and its defunct train tracks. In the study area there is a complete section of the trail running from Lake Washington Blvd SE south to Renton. King County received a Federal RAISE grant to construct the section of trail from Lake Washington Blvd SE north to SE 32nd St in 2024 and anticipates opening the section in 2030.⁹

Newport Hills Park

On the corner of 120th Ave SE and SE 60th St, Newport Hills Park is a 7.8-acre City of Bellevue programmed park space featuring a play area, a soccer field, a ballfield, and restrooms. Due to its convenient location, nearly adjacent to the Newport Hills Shopping Center, it is well used and serves as a vital community asset.

Newcastle Beach Park

Newcastle Beach Park is the largest beach area in the City of Bellevue Park system and is one of the few public access points within the city to Lake Washington's waterfront. At about 28 acres of land, this park has a 300-foot dock, children's play area, picnic facilities, and a swimming dock. The park also features a large grassy area, lifeguard services during the summer, and a nonmotorized boat launch. Despite the abundance of amenities, the location means that residents of Newport Shores and Greenwich Crest must utilize the I-405 frontage road or Eastrail to access the park, and residents who live in the eastern part of the neighborhood have an indirect access route that requires either crossing I-405 at the Newport Hills Park and Ride interchange or using I-405 to get to the park.

Newport Hills Woodlawn Park

Newport Hills Woodlawn Park is a moderately sized yet heavily forested park that has an off-leash dog area, 10.7 acres of tree canopy with trails, exercise equipment, a playground, and an open lawn for recreational use. The park is a recent addition to the Bellevue Parks system and has on-site and off-site parking







6. Parks and Open Space

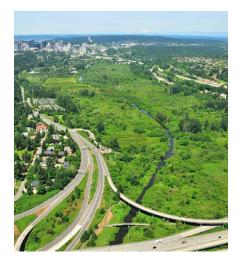
along with restroom and picnic facilities.

Mercer Slough Nature Park

The southern end of the Mercer Slough Nature Park lies adjacent to Newport Shores. It is bounded by I-90, Lake Washington Blvd SE, and the facilities of the Newport Marina. The Slough is the largest remaining wetland along Lake Washington and is an important ecological resource to terrestrial wildlife, hundreds of plant species, and bird habitat. The Slough is of vital importance to salmonid populations in the Kelsey Creek Basin.

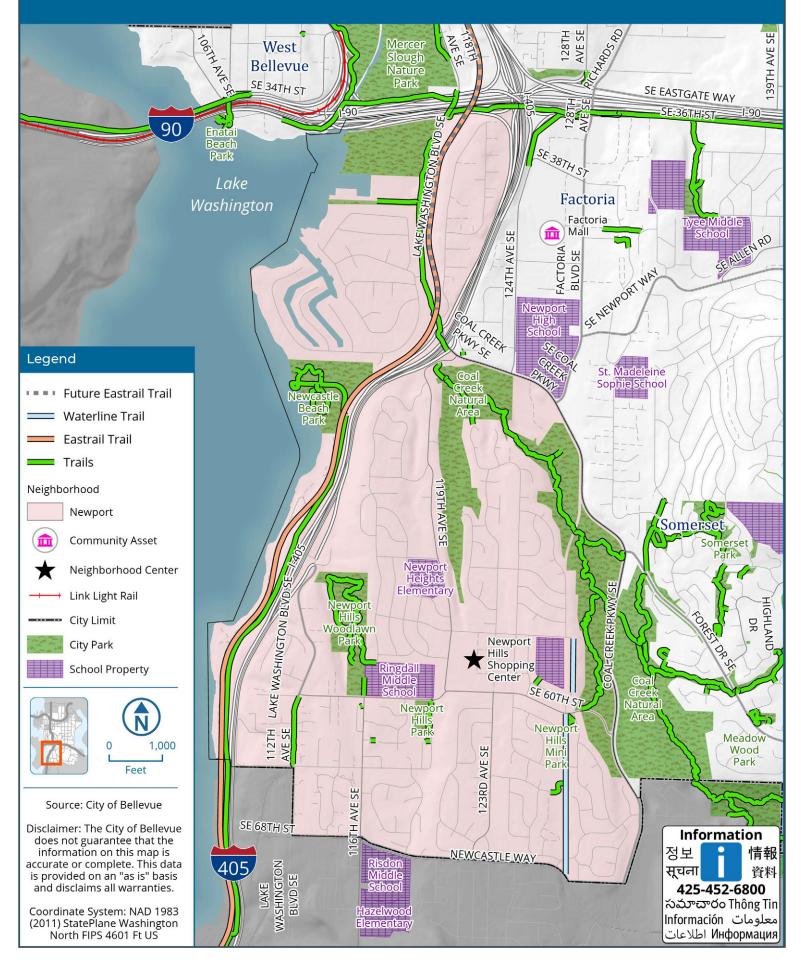
Waterline (Kelsey Pipeline) Trail

The Waterline trail's southern terminus lies just southwest of the Coal Creek Village shopping mall, near the intersection of 129th Ave SW & SE 73rd Pl. It runs north-northeast from this point for a quarter mile until it crosses Newcastle Way and continues north to SE 60th St. Here, the trail route shares the right of way with 128th Ave SE for 300 feet, before again becoming a separated trail for another 1,000 feet to its northern end adjacent to the former Jing Mei school. It is frequently used for recreation by nearby residents and provides a direct north-south route for active transportation away from the existing right of way in the neighborhood. The entirety of the Waterline trail is on property owned by Seattle Public Utilities, and it is not an official trail, however it has long been used by the community as such.





Parks and Trails in Newport



7 Transportation

Roadways

The road network in Newport is shaped by its unique geography. Coal Creek Pkwy, which forms the eastern and northern boundary of the neighborhood with Somerset and Factoria, is the sole major arterial in the neighborhood area and carries a high volume of traffic. Newcastle Way is a minor arterial that runs along the southern boundary with Newcastle and leaves Newport briefly to connect with Lake Washington Blvd, which itself enters the neighborhood area at SE 64th St as a minor arterial until its interchange with Interstate 405.

Many of the roads that residents take daily to navigate the neighborhood are collector arterials. These include 116th Ave SE, 119th Ave SE, 123rd Ave SE, SE 60th St, and Lake Washington Blvd SE from the I-405 interchange to the north. 119th Ave SE and SE 60th St are especially important roads for the residents of this area, since they serve the neighborhood core and provide access to and from the neighborhood.

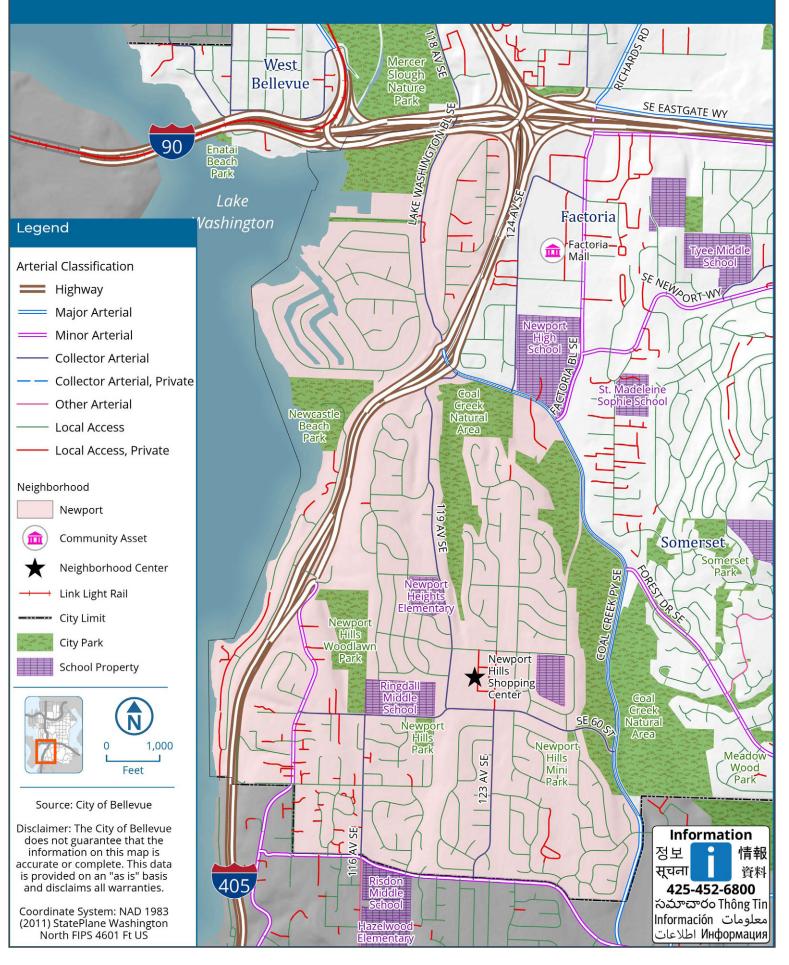
The rest of the neighborhood streets serve local traffic at slower speeds and feed the network of arterials. These local streets carry residents out to collector arterials and major arterials. The unique geography of the neighborhood has contributed to issues of congestion during peak hours as residents have limited options in getting in and out of the neighborhood or traveling from one side to the other.

Public Transportation

Newport is served by King County Metro Route 240, which runs from Renton Transit Center to Bellevue Transit Center and transits north-south through the study area on 123rd Ave SE, Major arterial: A street that provides a direct route for longdistance vehicles and active transportation within the city, and often has connections to neighboring jurisdictions. Streets that connect freeways to major concentrations of commercial activity are typically classified as major arterials.

Minor Arterial: A street that provides a vehicle and active transportation connection between major arterials and concentrations of residential and commercial activities.

Roadways in Newport



7. Transportation

SE 60th St, and 119th Ave SE. The bus operates at 30-minute headways throughout the day, providing a link from the core of the neighborhood to Downtown. Most of the stops in the neighborhood do not have shelters except for those located along 119th Ave between SE 58th St and SE 56th St, and the northbound stop at SE 60th St & 123rd Ave SE.

Along I-405 at 5115 113th PI SE is Newport Hills Park and Ride, which is served by Sound Transit Bus 560. This bus runs from West Seattle via SeaTac to the Bellevue Transit Center at 30-minute intervals. King County Metro Route 111 which runs from Lake Kathleen to Downtown Seattle stops at the park and ride in the mornings at 15–30-minute intervals between 5:57 AM and 8:17 AM taking riders to Downtown Seattle. The bus then stops at the park and ride in the afternoon between 4:04 PM and 6:07 PM on its way back to Lake Kathleen. The park and ride is not easily accessed by residents who walk or bike.

Much of the neighborhood is not served by public transportation and there is no convenient link between the neighborhood and the Link Light Rail stations in neighboring West Bellevue.

Pedestrian and Bicycle Infrastructure

The on-street bicycle network in the neighborhood is relatively limited and discontinuous. The Facilities are of varying qualities and differ throughout the neighborhood.

Buffered bike lanes along:

• 119th Ave SE between SE 60th St and SE 56th St

Dedicated bike lanes along:

- SE 60th from Lake Washington Blvd SE to 120th Ave SE
- Lake Washington Blvd SE from 113th Pl SE to SE 60th
- Newport Key and the Boundary with West Bellevue
- Coal Creek Pkwy from 124th Ave SE to the border with Newcastle

Bicycle shoulders, shared shoulders, and sharrows along:

• 112th Ave SE from the neighborhood boundary with

Collector Arterial: A two or three lane street that distributes traffic onto local streets within a neighborhood and connects to minor or major arterials. They serve neighborhood traffic and provide access to abutting land uses. They do not carry much through traffic and are designed to be compatible with residential neighborhoods and local commercial areas.

Local Street:

A street designed primarily to provide vehicle and active transportation access to abutting land uses and to carry local traffic to and from collector arterials. This classification includes both local and neighborhood collector streets as described in the City's Development Standards



7. Transportation

Newcastle to SE 60th

- 116th Ave SE from Newcastle Way to SE 60th St
- SE 60th St from 123rd Ave SE to Coal Creek Pkwy, SE 56th
- SE 56th St from 119th Ave SE to 128th Ave SE
- 119th Ave SE from SE 52nd St to near Coal Creek Pkwy
- Lake Heights and SE 45th PL
- 106th Ave SE/Lake Washington Blvd SE from Hazelwood Lane SE to the intersection with Eastrail outside Newcastle Beach Park.

The Eastrail multiuse pathway transits nearly the entirety of the neighborhood area and south through the City of Newcastle to Renton. As part of the ongoing work on this project, there are currently plans to extend the trail north from Newport across I-90 and eventually towards Downtown Bellevue. As of today, the trail terminates near the junction of Coal Creek Parkway SE and I-405, and riders can choose to continue north on bike lanes along 118th Ave SE and into West Bellevue or access the Mountains to Sound Greenway Trail for east-west travel.

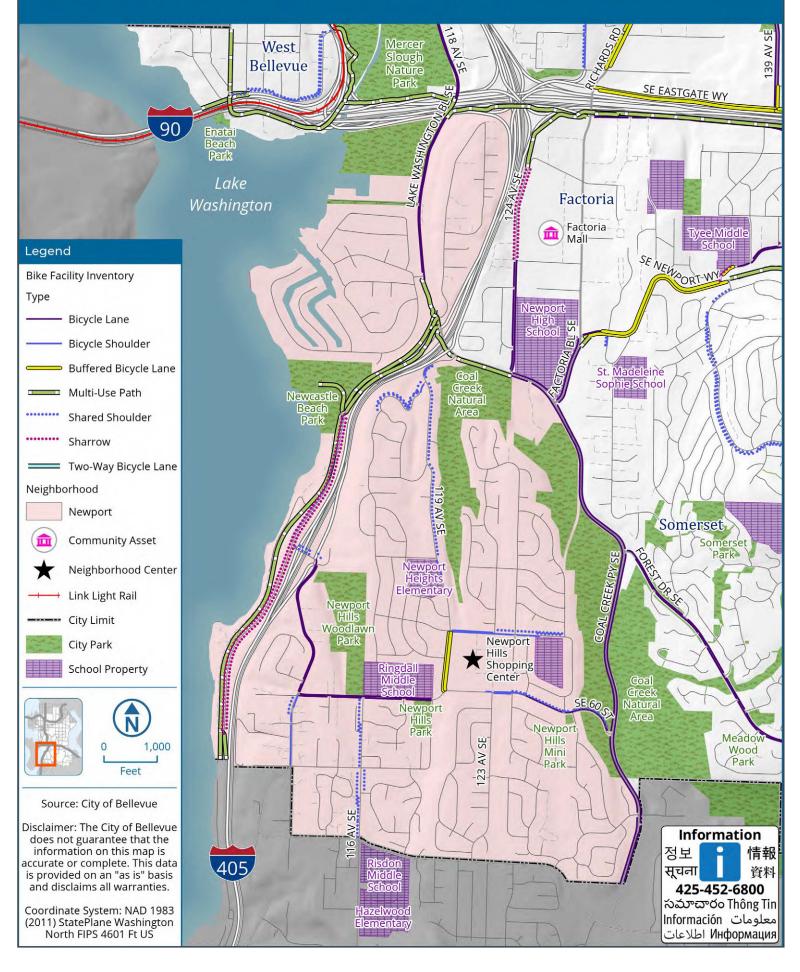
Existing pedestrian facilities in the neighborhood consist mostly of sidewalks directly adjacent to the road, with a smaller but significant number of pedestrianized trails that lie within the ample natural areas and open green space. There are substantial areas of the neighborhood which do not have comprehensive sidewalk coverage, and in several locations the sidewalks either exist on only one or no sides of the street or terminate abruptly. This is mostly confined to lower-intensity residential streets but can also be found on arterials like SE 60th St (where there is no north sidewalk between Lake Washington Blvd SE and 120th Ave SE). The sidewalks in the neighborhood are mostly located directly adjacent to the right-of-way with no vegetation buffer between the road and walkway. The sidewalk along Lake Washington Blvd SE between SE 62nd St and short of SE 60th St is an exception to the neighborhood's sidewalk placement with a landscaped buffer separating it from the street. Eastrail is frequented by pedestrians on the west side of the neighborhood, and park trials are also used as a pedestrian connection.







Bicycle Infrastructure in Newport



Endnotes

- ¹ "Newport Hills Subarea Plan", https://bellevuewa.gov/sites/default/files/media/pdf_document/2024/newporthills-subarea-plan.pdf.
- ² "Factoria Subarea Plan", https://bellevuewa.gov/sites/default/files/media/pdf_document/2024/factoria-subarea-plan.pdf.
- ³ "Lowering of Lake Washington Changed the Tide for the Region," Kirkland Reporter, September 30, 2016, https://www.kirklandreporter.com/news/lowering-of-lakewashington-changed-the-tide-for-the-region/.
- ⁴ "Newport Hills Subarea Plan."
- ⁵ City of Bellevue, "City of Bellevue Comprehensive Plan 2044," GL-10.
- ⁶ "Bellevue 2044 Comprehensive Plan," NH-3.
- ⁷ "Bellevue WA Urban Tree Canopy Assessment Report", https://bellevuewa.gov/sites/ default/files/media/pdf_document/2023/Bellevue%20WA%20-%20Urban%20Tree%20 Canopy%20Assessment%20Report%20-%20FINAL%20V1.1.pdf.
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- ⁹ "Trail Map," Eastrail (blog), https://eastrail.org/trail-map/.