

Eastgate Neighborhood Area

Existing Conditions Report



Community Development

January, 2026

Acknowledgments



City of Bellevue

Jane Marie Gunn

Vince Martinez

Justin Panganiban

Zachary Luckin

Table of Contents

Existing Conditions Report	4
1. Study Area	5
Primary Study Area	
Sub-neighborhoods	
Areas of Influence	
2. Growth Centers	10
3. Existing Land Use	13
Residential	
Commercial	
Retail	
Office	
Industrial	
Institutional	
Zoning	
4. Population Demographics	21
5. History	23
6. Community and Cultural Assets	25
7. Natural Context	28
Topography	
Streams and Waterways	
Tree Canopy	
Current Environmental Vulnerabilities	
8. Parks and Open Space	32
Trails	
Parks	
9. Transportation	36
Roadways	
Public Transportation	
Pedestrian and Bicycle Infrastructure	
10. Economic Development	40
References	42

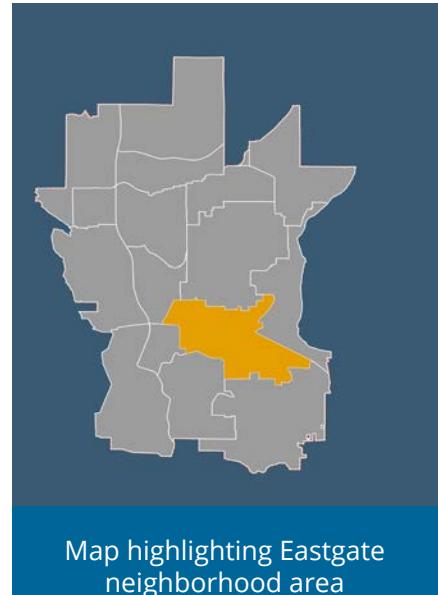
Existing Conditions Report

The Great Neighborhoods program is the process for developing neighborhood area plans that reflect the community's values and vision for the future. Neighborhood area plans inform future growth and change by providing guidance to city staff and community partners about the kinds of improvements people want to see. This report documents and describes existing conditions within the Eastgate neighborhood area and serves as a basis for understanding land use, environmental, economic, open space, and transportation characteristics that can guide the planning process and inform updated policies and urban design opportunities.

1 Study Area

Primary Study Area

The Eastgate neighborhood area serves as an access point for travel to and from south Bellevue, and between Seattle and the Eastside.¹ It encompasses approximately 1,760 acres, bounded by 137th Avenue SE to the west, SE 23rd Street to the north, 168th Avenue SE to the east, and SE 41st Street to the south. The 2012 annexation of Eastgate included all of its neighborhood area within City of Bellevue limits.² The Interstate 90 (I-90) business corridor covers 10% of the neighborhood's land area and is home to major corporations, high technology industries, and community shopping areas. The area north of the I-90 corridor features large and small parks, a deep, wooded ravine, roughly 160 acres of publicly owned land, and numerous public-serving facilities such as churches, government agencies, and the adjacent Bellevue College. There are light industrial facilities in the northwest corner of the Eastgate neighborhood area, as well as an office and retail presence.¹ The area south of the I-90 corridor is predominantly single-family housing with smaller parks like Lattawood Park and Sunset Ravine Open Space scattered throughout the neighborhood area.¹ Residents from nearby neighborhood areas such as Woodridge, Factoria, and Newport go to Eastgate to visit the Newport Way Library, South Bellevue Community Center, Tyee Middle School, and more. When combined with the adjacent Factoria commercial core, this area is the third largest employment area in the city of Bellevue.³ Its convenient access to retail, jobs, education, community hubs, transit, and businesses makes Eastgate a popular place to live, work, play, and learn.



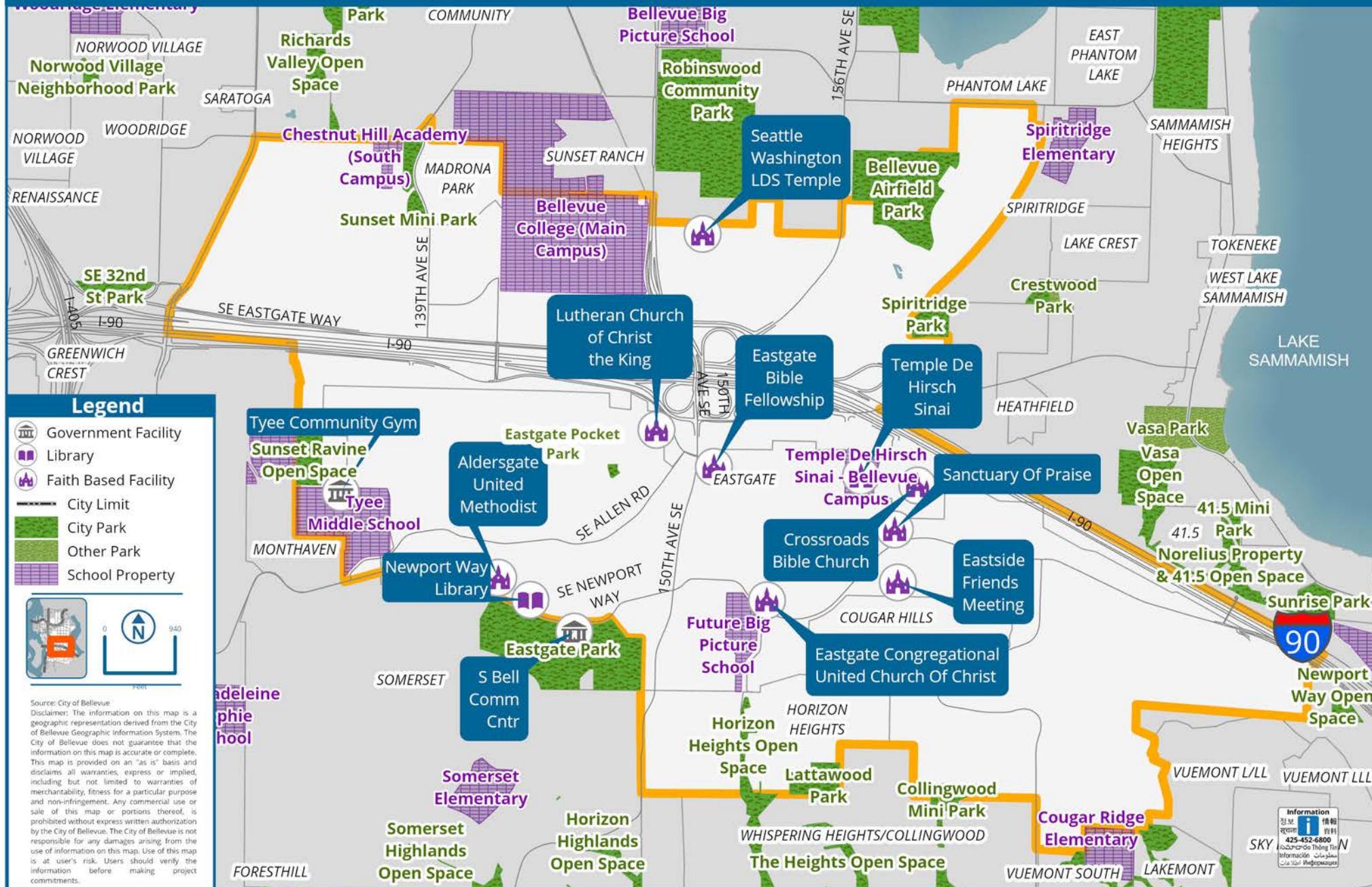
Map highlighting Eastgate neighborhood area



South Bellevue Community Center



Eastgate Neighborhood Area



Sub-neighborhoods

While the residential areas of Eastgate are distributed throughout the neighborhood, within the Eastgate neighborhood area are the Madrona Park, Horizon Heights and Cougar Hills sub-neighborhoods, which were annexed into the City of Bellevue in 2012. The Madrona Park sub-neighborhood is located on the northwest side of the neighborhood area, adjacent to Sunset Mini Park, and comprises of mostly higher-density condominiums. The Horizon Heights sub-neighborhood is located in the southern part of Eastgate, adjacent to Lattawood Park, characterized by low-density housing predominately with single-family homes. The Cougar Hills sub-neighborhood is located on the southeast side of the Eastgate neighborhood area adjacent to Horizon Heights Open Space, and is also characterized by low-density, detached single-family housing.

Areas of Influence

The areas of influence are defined as the area extending one-half mile from the boundaries of the Eastgate neighborhood area.

North – Lake Hills

North of SE 28th Street is the Lake Hills neighborhood area comprised of mostly single-family homes. Lake Hills has two recently redeveloped shopping centers that serve as the commercial core, Lake Hills Village and Kelsey Creek Center, and contains a portion of the Bellevue College campus. Robinswood Community Park is directly accessible from Eastgate and also serves as a community gathering space with indoor tennis courts, lighted athletic fields, and off-leash areas for dogs. The neighborhood has an extensive system of open space, trails, and wetlands comprising more than 172 acres. For example, the Lake Hills Greenbelt is a wetland corridor connecting Larsen Lake in the Lake Hills neighborhood area to the west side of Phantom Lake in the West Lake Sammamish neighborhood area. Furthermore, Kelsey Creek and its wetland areas are predominant geographic features, and the undeveloped land there is an important natural resource for the neighborhood area; its proximity just north of the Eastgate neighborhood area makes it an important natural resource, particularly on the north side of the I-90 corridor.

West – Factoria and Woodridge

The Factoria neighborhood area sits west of the Eastgate neighborhood below the I-90 corridor. The Factoria neighborhood area is connected to the Eastgate neighborhood area by Coal Creek Parkway (via 124th Avenue SE and Factoria Boulevard SE), SE 36th Street, and SE Newport Way, where residents frequently travel between the two for shopping, education, and job opportunities. Factoria is characterized by its major employment center anchored by T-Mobile, and The Marketplace at Factoria, a retail destination for residents from Newport, Eastgate and surrounding neighborhood areas.⁴ The east side of Factoria contains mostly multi-family housing, while pockets of single-family homes are located within the Factoria sub-neighborhoods of Mockingbird Hill and Monthaven. While Newport High School is located in

Factoria, the attendance catchment area for the school includes the Eastgate neighborhood area. The Mountains to Sound Greenway connects Eastgate to Factoria for active transportation modes such as walking and cycling.

North of I-90 corridor at Richards Road is the Woodridge neighborhood area. Woodridge is characterized by quiet streets and family homes – many with views of Lake Washington, Downtown Bellevue, and Seattle. Much of the community centers around Woodridge Elementary School and two community pools built at Woodridge and Norwood Village. Woodridge has easy access to Downtown Bellevue, The Marketplace at Factoria, and I-90 and I-405. It has close proximity to nature trails, parks and playgrounds, as well as King County Metro 271 bus service along Lake Hills Connector Road connecting Woodridge to Eastgate.

South – Somerset and Cougar Mountain/Lakemont

The Somerset neighborhood area borders the Eastgate neighborhood area at SE Newport Way and 148th Avenue SE. This area is highly suburbanized and characterized by low-density housing and forested areas. Its proximity to I-90 and I-405 provides quick and easy access to employment, entertainment, shopping, and recreation. Somerset residents also benefit from easy access to a network of trails in the Coal Creek Natural Area and Cougar Mountain Regional Park. Students that live in Somerset typically attend Somerset Elementary School, Tyee Middle School, and Newport High School. The only connection to the study area by motorized vehicles is along SE Newport Way and 148th Avenue SE.

The Cougar Mountain/Lakemont neighborhood area borders Eastgate at the south border of Lattawood Park and north of SE 45th Street, hosting a mix of single-family and multi-family homes. The steep slopes rising up Cougar Mountain are a part of the scenic neighborhood, including natural, untamed stretches of countryside used for outdoor activities including hiking and biking. While cougars are rare, it is common for residents to see animals such as raccoons, deer, birds, and even bobcats strolling the area. A pedestrian trail network provides easy access to natural spaces linking homes to neighborhood parks, other neighborhoods, and to the shopping center at Lakemont. This area includes a large number of planned neighborhood communities including Summit, Forest Ridge, and other developments. The neighborhood area is split between the Bellevue, Renton and Issaquah school districts for student attendance areas.

East – West Lake Sammamish

The West Lake Sammamish neighborhood area sits mostly east and slightly north of the Eastgate neighborhood area along the north side of I-90 and SE 35th Place, and further north at 161st Avenue SE. West Lake Sammamish is oriented towards the Lake Sammamish and Phantom Lake waterfront, giving access to a variety of shoreline activities, mountain views, and biking and walking trails. West Lake Sammamish contains mostly low-density, single-family housing along the Lake Sammamish waterfront area, with higher-density housing westward along the I-90 corridor and around the Phantom Lake area.

2 Growth Centers

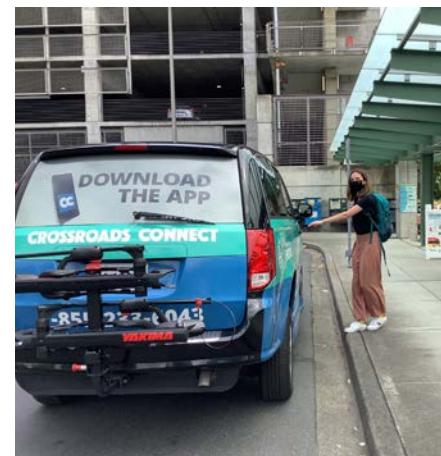
Countywide Centers, which are also Bellevue's Mixed Use Centers, are areas designated by King County as priority locations for future growth and transportation investment. They focus new housing, jobs, services, and recreation in compact, mixed use areas that are well served by transit, supporting sustainable growth and limiting development in rural areas. These centers strengthen the area's economic development, expand housing options, improve access to transit, walking, and biking, and help cities qualify for regional transportation funding. As part of the VISION 2050 regional growth strategy, countywide centers ensure that local planning supports shared goals for coordinated, efficient, and equitable development across the region.⁵

As a Mixed Use Center, Eastgate is poised to be a "center of economic and social activity anchored by major transportation hub[s]," as defined in the Bellevue Comprehensive Plan.⁶ The Eastgate Transit-Oriented Development (TOD) district, located north of SE Eastgate Way and bounded by 139th Avenue SE and SE 32nd Street, encompasses approximately 70 acres, representing a significant portion of the Mixed Use Center.⁷ Zoning for this district, last updated in 2017, has envisioned a mix of housing, office, retail, and service uses, with an emphasis on residential development with close proximity to employment and transit options. Currently, the TOD area is heavily characterized by surface parking with large office buildings situated around its periphery. The Mixed Use Center also includes Bellevue College and the Eastgate Park and Ride, which will be served by a proposed future light rail station.

Eastgate Plaza has been designated as a Neighborhood Center in the Bellevue Comprehensive Plan. Neighborhood Centers are



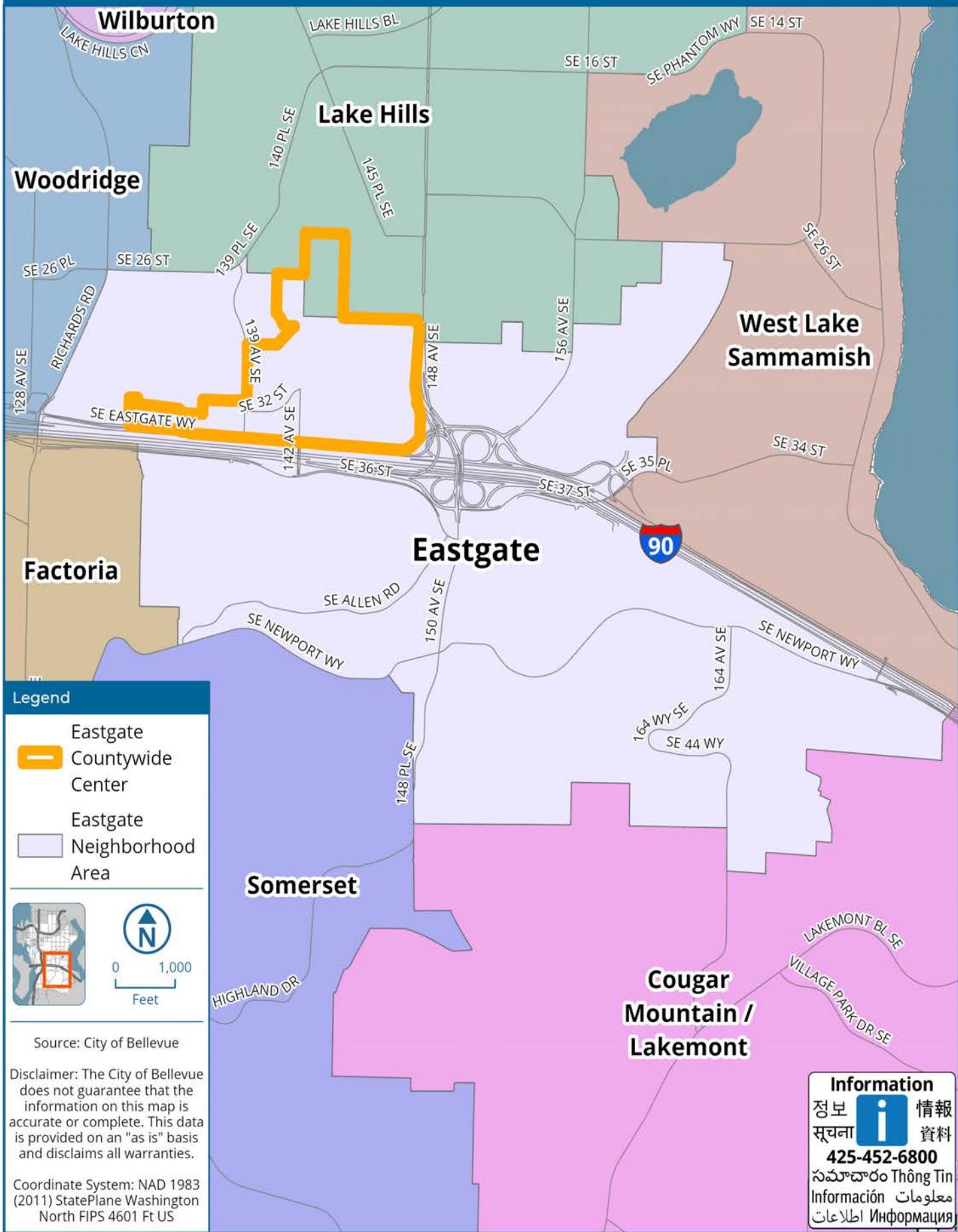
Eastgate Transit-Oriented Development area



Eastgate Park and Ride

described as small commercial or mixed use areas within primarily residential settings, intended to serve neighborhood residents' daily needs, foster community gathering, and help establish local identity.⁶ Neighborhood Centers may be anchored by a grocery store, library, café, or other community-serving businesses. Eastgate Plaza exhibits many of these characteristics, serving as a local retail hub that supports neighborhood services, informal social gathering spaces, and community identity.

Eastgate Countywide Center



3 Existing Land Use

The Eastgate neighborhood area is made up of a diverse mix of land uses shaped by its strategic location along the I-90 corridor. Primary land uses include residential, commercial, office, and light industrial, reflecting Eastgate's continued role as one of Bellevue's key institutional and employment centers. Retail, institutional, and office activity is concentrated along the I-90 corridor, which serves as the neighborhood's economic and transportation spine for residents and surrounding communities.

Residential

South of I-90, Eastgate transitions into a primarily residential setting. The neighborhood contains a total of 3,302 housing units, the majority of which are low-density, single-family styled homes. Multi-family buildings comprise 30% of the total housing stock (1,001 units), while single-family housing types account for 70% (2,301 single-units). These multi-family buildings are typically no more than three stories in height and are distributed throughout the neighborhood. Much of the residential development occurred during the mid-20th century and again during the suburban expansion of the 1980s and 1990s. These areas, including sub-neighborhoods such as Cougar Hills, are characterized by tree-lined streets, cul-de-sacs, and open space buffers. The housing stock consists largely of single-family style homes ranging from one to two stories in height. Architectural styles vary in size and form, with prevalent typologies including split-level, classic rambler, and more contemporary modern designs. These styles reflect the neighborhood's suburban heritage and appeal to families.

Eastgate has also increasingly played a role in providing affordable, supportive, and specialized housing. Along SE Eastgate



Residential represents the largest share of land use



Single-family homes represent a large stock of housing types

Way, recent developments have expanded access to subsidized and service-enriched housing options. Approximately 501 units in the neighborhood are designated as affordable or income-restricted, representing a meaningful share of Eastgate's total housing stock. Significant recent developments include:

- Plymouth Crossing Apartments (opened 2023), offering 92 units of permanent supportive housing for chronically unhoused individuals.⁸
- Polaris at Eastgate (opened 2024), providing 353 affordable units for households earning up to 50–60% of Area Median Income (AMI).⁹
- Vasa Creek Woods Senior Apartments, located along SE Newport Way, offering 50 affordable units for seniors aged 65 and above at 40% AMI.¹⁰
- Sunset Ridge, on 142nd Place SE, offering six ARCH-restricted affordable homeownership units.¹¹

Supportive services include PorchLight Emergency Men's Shelter and Day Center, which provides 24/7 low-barrier shelter and wraparound services to help men experiencing homelessness transition to stable housing and income.¹² Together, these developments represent Eastgate's evolving role in supporting regional housing needs, including affordable housing, senior housing, and permanent supportive housing.

Commercial

Eastgate's primary commercial activity is positioned along the I-90 corridor, where a mix of shopping centers, professional offices, hospitality uses, and regional institutions form a vibrant economic area. Commercial land accounts for approximately 11% of the neighborhood's total land area. The commercial uses in Eastgate are clustered into two distinct retail hubs, Eastgate Plaza and Sunset Village, both of which support neighborhood-serving retail, local businesses, and community gathering spaces. These centers are strategically located near major arterials and freeway access, reinforcing Eastgate's role as a commercial gateway to Bellevue.



Plymouth Crossing housing



PorchLight Men's Shelter

Retail

Eastgate Plaza, located south of I-90 between SE 37th Street and SE 38th Street, was constructed in 1972 and occupies approximately 20 acres with roughly 76,000 square feet of retail space. The plaza resembles a traditional neighborhood strip center, characterized by a series of detached single-story buildings and a contiguous one-story shopping complex that fronts a large surface parking lot. Anchored by a Safeway grocery store, Eastgate Plaza contains a mix of retail, restaurants, and service-oriented uses including financial institutions, medical offices, and daily convenience services. Its auto-centered layout, visibility from I-90, and ample parking reflect its function as a neighborhood retail center serving local residents and commuters alike.

Sunset Village, located north of I-90 between 148th Avenue SE and 156th Avenue SE and bordered by SE Eastgate Way, is roughly twice the size of Eastgate Plaza in land area, covering approximately 40 acres and featuring about 82,000 square feet of retail space. Built in 1964, Sunset Village is rooted in community identity and local character. Its retail buildings are predominantly small-scale, single-story structures occupied by locally owned businesses, cafes, and services.

Popular establishments such as Lil' Jon Restaurant and Last Frontier Coffee have become informal community gathering places, serving as “third places” where residents, workers, and visitors socialize and build neighborhood community. The commercial core is surrounded by auto dealerships, which occupy a significant portion of the land area and contribute to the corridor’s distinctive auto-focused commercial character.

In addition to retail and restaurant uses, Eastgate contains one of Bellevue’s largest cluster of hotels outside of Downtown. Most of these hospitality uses are located north of I-90 in proximity to office campuses, Bellevue College, and freeway access. The hotels are generally mid-scale in size, averaging approximately four stories, and cater to business travelers, college visitors, and regional event attendees. Their location reinforces Eastgate’s role as both a regional employment center and a gateway to Bellevue’s educational and institutional assets.



Eastgate Plaza neighborhood center



Sunset Village signage

Office

Office uses in Eastgate are primarily located along the I-90 corridor and concentrated around 160th Avenue SE, forming one of Bellevue's major suburban employment districts. Altogether, these office areas encompass approximately 331 acres, accounting for about 19% of the total land area in the neighborhood.

Much of Eastgate's office development is characterized by mid-sized buildings averaging four stories in height and generally classified as Class B space. Class B office buildings are typically suburban or peripheral in location, several decades old but maintained in functional condition, and often remodeled to accommodate contemporary work needs.¹³ Their classification reflects a combination of their age (commonly built between 10 and 30 years ago), floorplate scale, and amenity levels. Eastgate's office properties benefit from their freeway visibility, proximity to Bellevue College, and access to regional transportation networks including I-90 and I-405.

Among the most prominent office developments is The Woodlands at Bellevue, formerly the Boeing Campus, which occupies 45 acres and includes six office buildings set in a campus-style environment. Advanta Office Commons, another major corporate campus, represents approximately 11% of Eastgate's total I-90 corridor office space and contributes significantly to the area's employment base.

While Eastgate does not contain the high-rise office intensity of Downtown Bellevue, it remains an important regional office district and continues to function as a key employment center within the City of Bellevue's broader economic landscape.

Industrial

Light industrial uses in Eastgate occupy a distinct and limited portion of the neighborhood. Under the Bellevue Land Use Code, Light Industrial is defined as areas intended to "provide for the location of a broad array of activities, including manufacturing, wholesale trade, and distribution activities."¹⁴ In Eastgate, this land use designation covers approximately 7% of the total



Shops at Sunset Village



Office space in Eastgate

neighborhood area and represents one of the few remaining concentrations of light industrial land in the city.

The district is primarily accessed from Richards Road, where a cluster of warehouse-style buildings and low-intensity industrial businesses are located. These structures are typically one story in height, with flexible building configurations suited for logistics, storage, distribution, and general service-based operations. Businesses in this area are varied and range from mailing and printing services to storage facilities, local contractors, light manufacturing, and recreational uses. One of King County's recycling and transfer stations is also located in this area.

Despite its modest scale, the light industrial district contributes to Eastgate's economic diversity and supports service functions that are not easily accommodated in other parts of Bellevue. Its convenient access to I-90 and I-405 enhances its value for distribution and service-oriented uses. As one of the last concentrated Light Industrial land use districts in the city, the Eastgate district plays a significant role in preserving employment diversity, supporting small businesses, and meeting regional service needs.

Institutional

Eastgate is also home to one of the largest public colleges in Washington State: Bellevue College. Located north of I-90 between Snoqualmie River Road and Coal Creek Road, the institution occupies approximately 100 acres, serving as one of the city's primary educational anchors. The college supports an annual enrollment of more than 20,000 students and significantly contributes to local economic activity, transit use, and neighborhood vitality.¹⁵ Although only about half of the Bellevue College campus lies within the Eastgate neighborhood boundary, its influence extends well beyond its footprint. Students, faculty, and staff interact with the broader neighborhood, utilizing local retail centers, the Eastgate Park and Ride, and nearby natural areas. The college's proximity to Eastgate's office districts and transit infrastructure reinforces its importance as both an educational and employment hub.



Industrial district featuring athletic clubs and services



Industrial district featuring recreational facilities

Zoning

Eastgate's total land area is approximately 2.75 square miles, or 1,760 acres. Of this, public right-of-way accounts for 20.4% of the total area. The neighborhood consists of 2,532 total parcels. Of this, 2,329 are zoned for residential uses, including low-density (SR-4 and SR-2) and medium density (MDR-1, LDR-1, LDR-2, and LDR-3), accounting for 63% of the neighborhood's total land area. There are 32 parcels zoned for commercial use (CB and NMU), accounting for 11% of the total land area. There are 111 zoned for office use, including (OLB, OLB-2, and O), accounting for 19% of land area. 60 parcels are zoned for Light Industrial (LI), which accounts for 7% of the land area. Predominantly located south of I-90, residential districts, specifically SR-4, represents the largest zoning classification, reflecting the neighborhoods share of low-density residences.

North of I-90, zoning becomes more varied, supporting a broader mix of office, institutional, light industrial, and commercial uses. The purpose of the EG-TOD District is to provide an area for a mix of housing, retail, office, and service uses, with an emphasis on housing. The district is limited in area so that there is an appropriate level of density nearest the highest levels of transit service. The Office and Limited Business (OLB) district makes up the largest share of zoning north of I-90 and supports much of Eastgate's corporate and professional employment uses. This zoning allows for mid-scale office buildings, supporting business parks, research services, and technology-oriented firms.

Bellevue's zoning allows for a range of middle housing types, defined as residential buildings containing two to six attached, stacked, or clustered units, such as townhomes, stacked flats, courtyard apartments, and duplexes, in most low- and medium-density zones.⁶ Medium density residential includes any housing typology that contains multiple units, such as condominiums, apartment complexes, and multiplexes. While low-density residential can be defined as a housing style seen typically in the form of single-family detached units.

Existing land uses within Eastgate generally align with the zoning designations, as shown in the map on the following page.

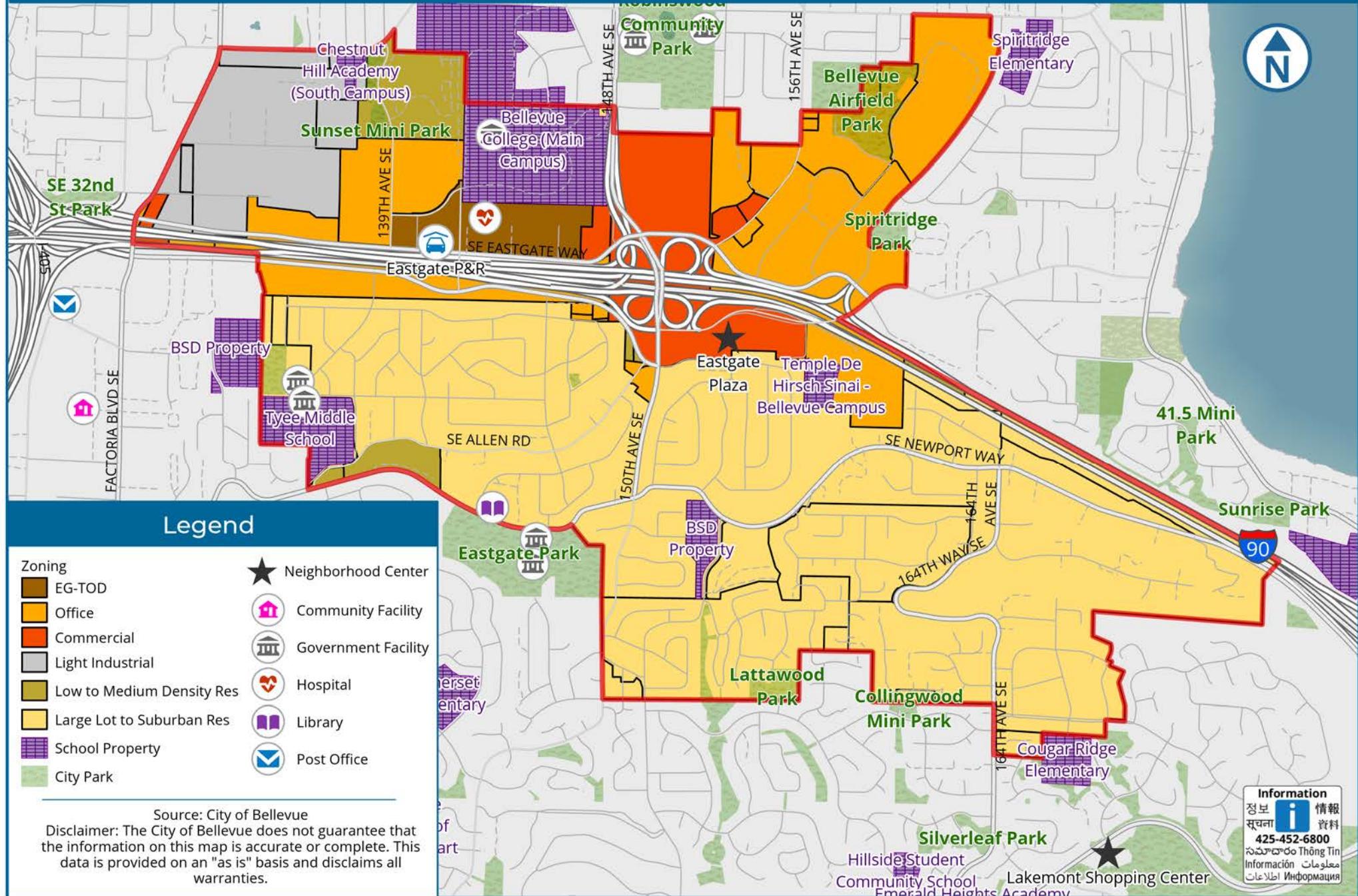


Bellevue College
(main campus)



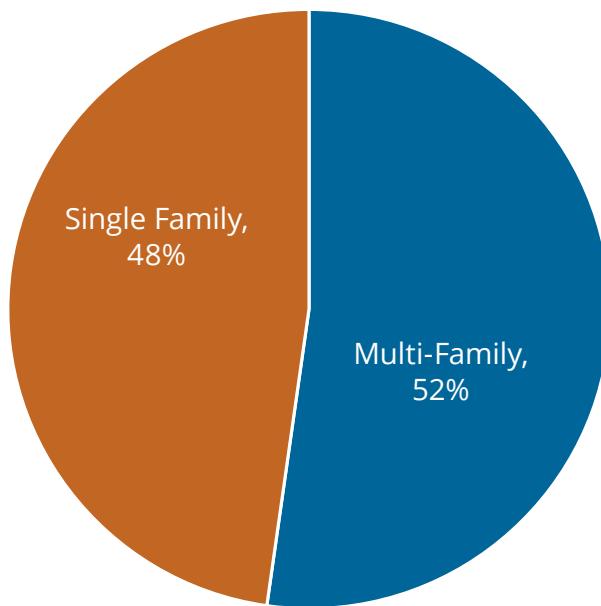
Multi-family
residential building

Zoning in Eastgate

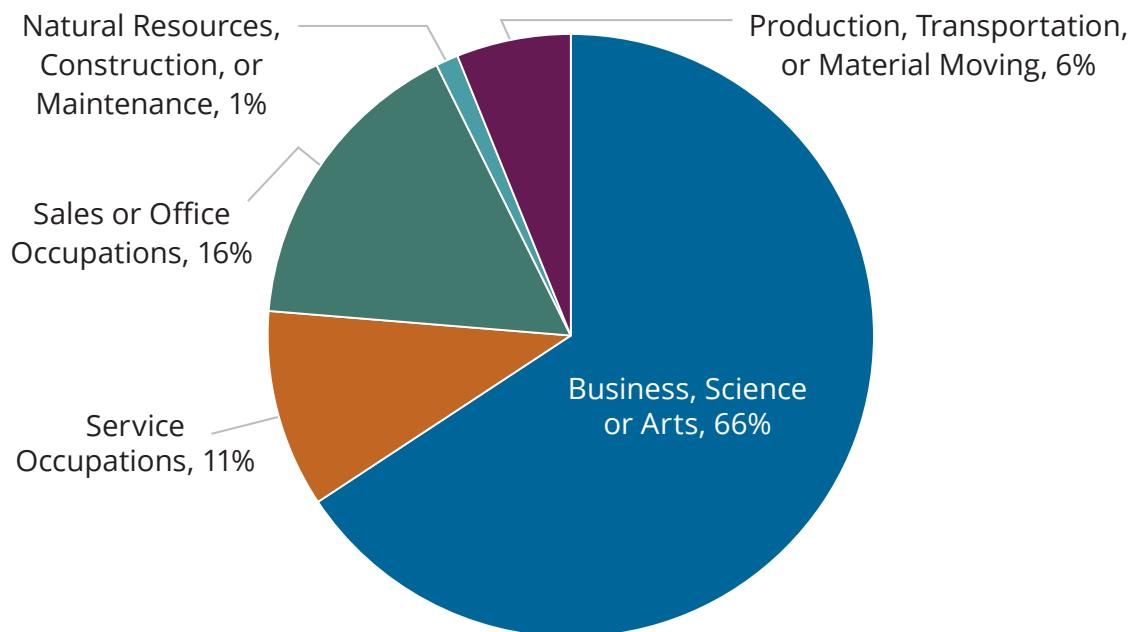


4 Population Demographics

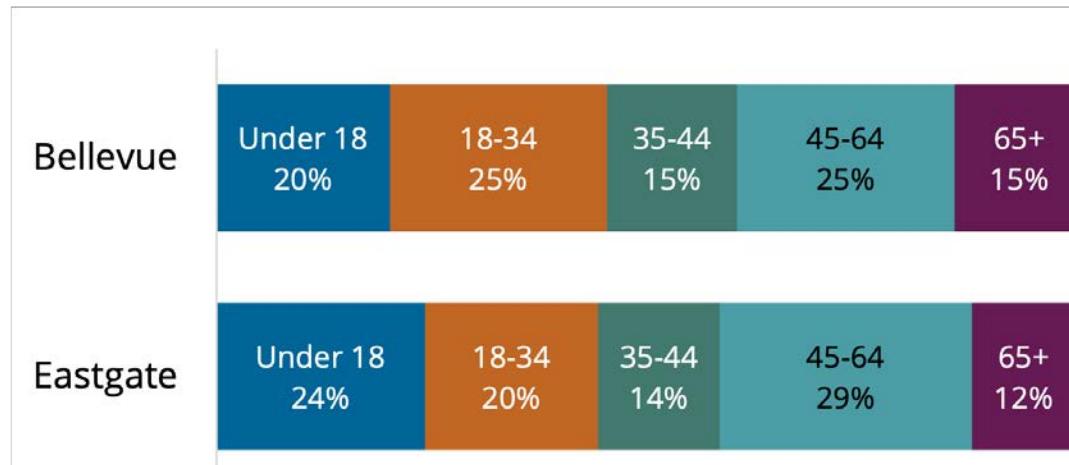
Bellevue Housing Types



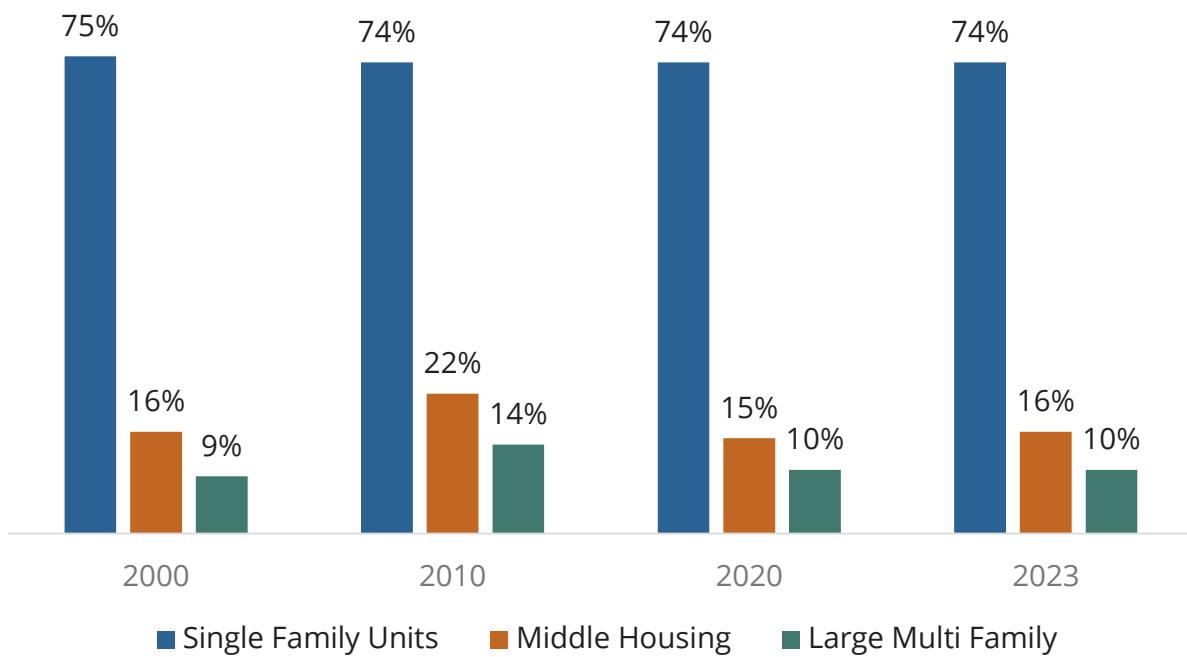
Eastgate Employment



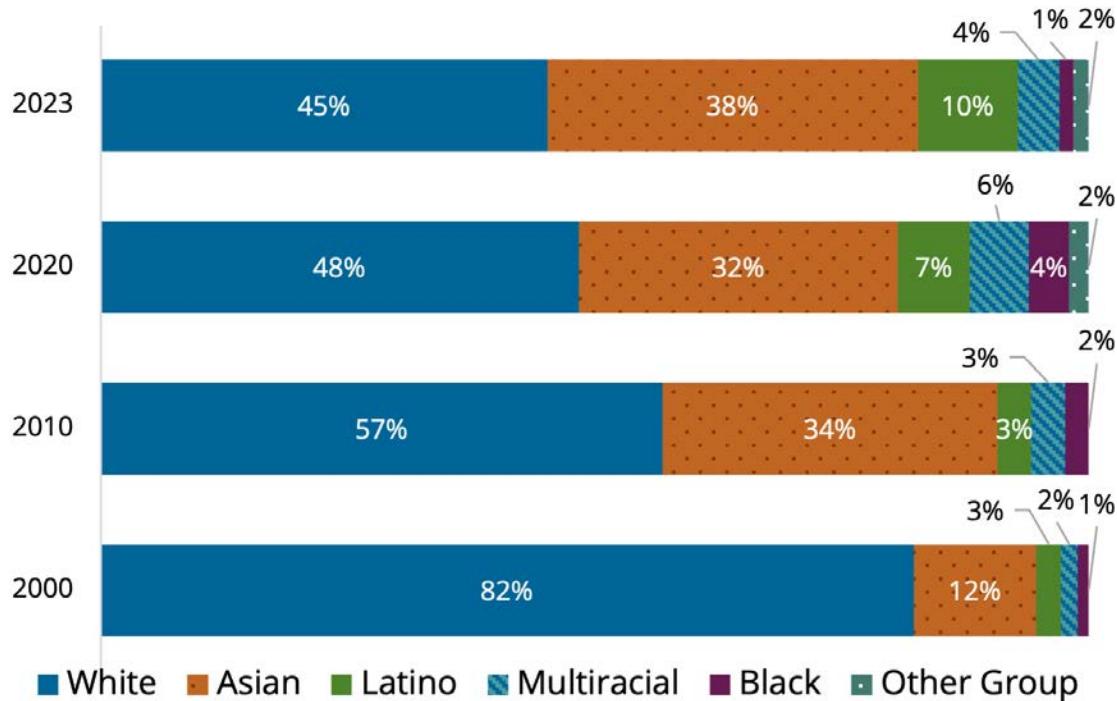
Age Distribution



Change in Eastgate housing types over time



Eastgate Race and ethnicity over time

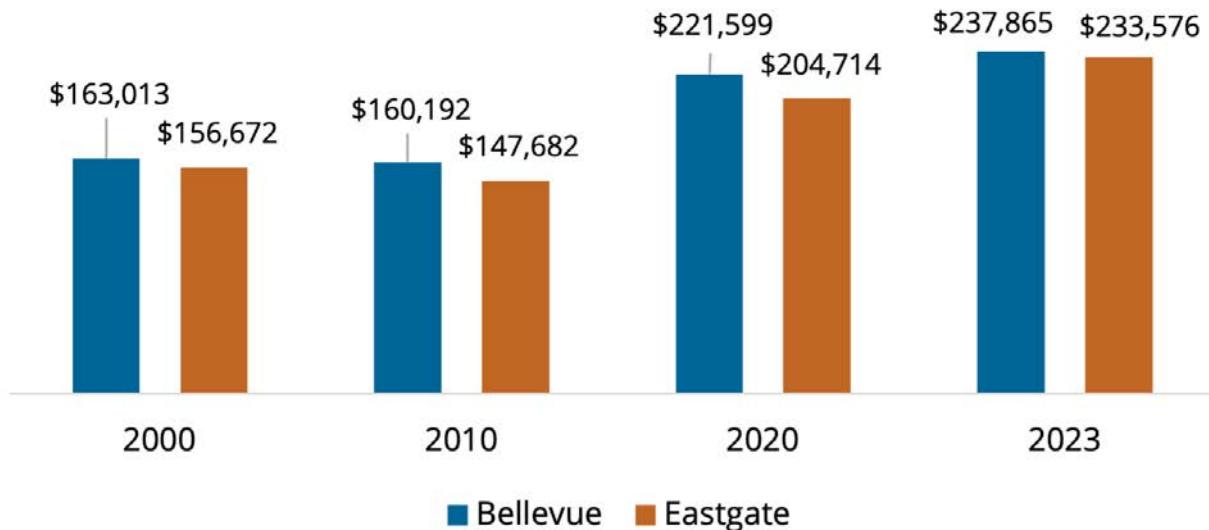


Income Distribution

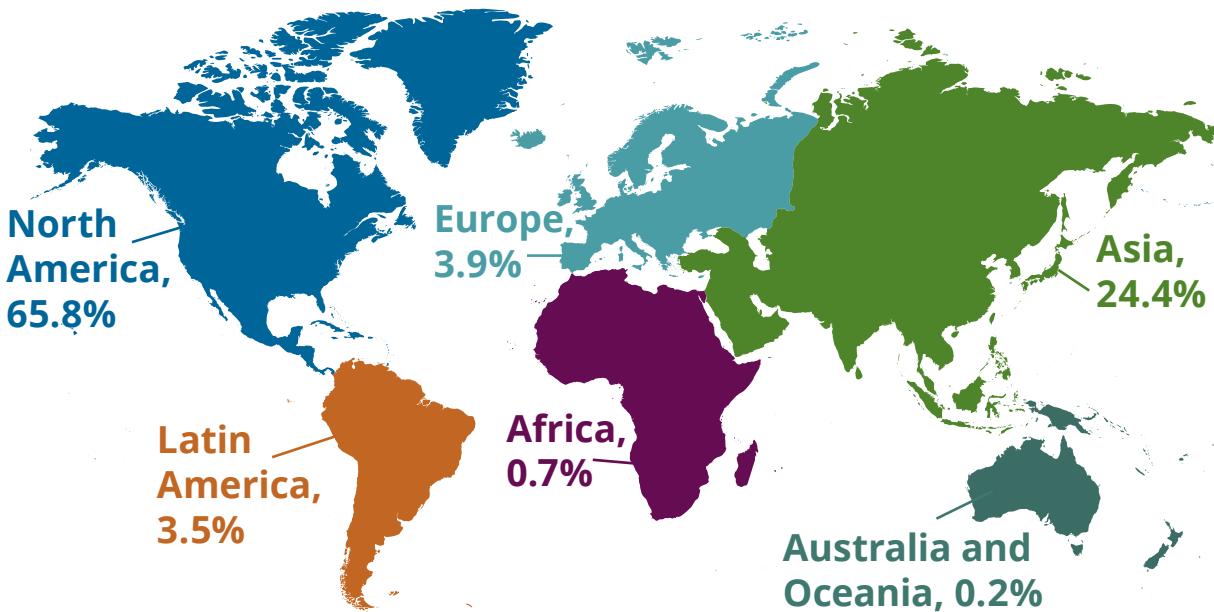


Average household income change over time

(In 2025 dollars)



Eastgate Place of Birth



Top Languages Spoken:

English
Chinese (Mandarin)
Spanish

Korean
Chinese (Cantonese)
Russian

5 History

Before the arrival of European settlers in the 1800s, the lands that now comprise Eastgate were part of the traditional territory of Coast Salish peoples, including the Duwamish and Snoqualmie Tribes. These communities lived, hunted, and fished around the interconnected waterways of Puget Sound, Lake Washington, and Lake Sammamish. The area was heavily forested, characterized by dense vegetation, wetlands, and small creeks flowing toward both lakes.

In the late 19th century, Euro-American settlers began clearing land in what is now Eastgate for farming and homesteads. For decades, the area was largely agricultural, an expanse of open farmland and forested hillsides situated between the lakes. Following World War II, Eastgate transitioned from a rural community to a residential suburb. With abundant land and proximity to newly developing regional highways, the area offered attractive opportunities for homebuilding and family living. Early developers such as George Bell and Ted Valdez planned new residential tracts and established the first shopping center in the late 1940s and early 1950s, setting the foundation for a self-contained suburban neighborhood.¹⁶

The construction of the I-90 freeway in the mid-20th century permanently reshaped Eastgate's landscape and development pattern. The freeway bisected the community east-west and established one of the most significant regional interchanges at I-90 and I-405. This infrastructure not only connected Eastgate to Bellevue and Seattle but also catalyzed economic activity along the corridor. Much of the area's subsequent growth and land use was defined by its adjacency to the freeway.¹⁷



Bellevue Airfield circa 1959
Source: Eastside Heritage Center



Eastgate Plaza circa 1982
Source: Jana - Visiting Vintage

By the 1960s and 1970s, the area north of I-90 had begun to attract major regional institutions and employers. Bellevue College established its campus in the late 1960s, followed by the construction of the Church of Jesus Christ of Latter-day Saints Temple, which opened in 1980. Around the same period, the valley along 160th Avenue, once a landfill and later an airstrip, was transformed into a center for office development. Additional mid-rise offices were added through the 1980s and 1990s, including the Sunset Corporate Campus along 142nd Place, which marked one of the last major office developments of the era.

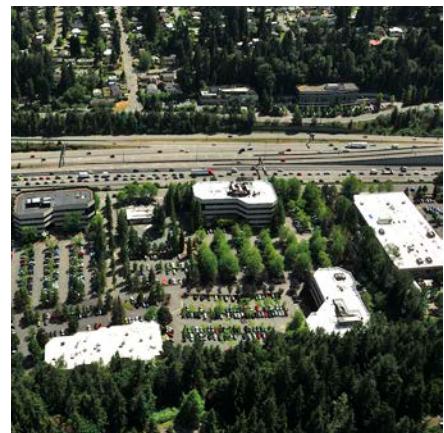
Between 1980 and 2000, Eastgate evolved into one of Bellevue's primary business districts. Over 2.8 million square feet of office space were constructed by the early 1990s, with another 1.5 million square feet added by 2000 and an additional 1.3 million square feet developed over the following decade. While the pace of office construction has slowed in recent years due to limited vacant land and broader economic factors, Eastgate remains a vital employment center within the city.

Today, Eastgate's built environment reflects a layered history, from its early agricultural roots to its postwar suburban neighborhoods and modern commercial corridors. Tree-lined streets and hillside residential areas south of I-90 contrast with the valley's concentration of offices and institutions. Though portions of Eastgate that comprise the neighborhood area were not officially annexed into the City of Bellevue until 2012, it now stands as a distinct community within the city, a neighborhood of mostly single-family homes, yet integrated into the fabric of a major metropolitan center.¹⁸



Bellevue Community College under construction, circa 1967

Source: Bellevue: Its First 100 Years



Aerial view of Eastgate Office Park, I-90, and residences in background

6 Community & Cultural Assets

The Eastgate neighborhood area contains an array of community and cultural assets, several of which may be considered “third places”. Third places are spaces outside of home or work to socialize and build community, such as parks, libraries, and local restaurants. Key characteristics include comfortable spaces that are generally inexpensive and accessible to groups of various cultures and social and economic classes. Below is a description of the various types of identified community and cultural assets.

Community Center/Facility: Publicly owned facilities and gathering spaces providing services for diverse groups.

Shopping Center: Groups of various retail and service establishments, often including a supermarket or department store, and typically managed as a single property.

Ethnic Grocery Store: Grocery stores that are tailored to specific ethnic communities.

Places of Worship: Places like churches, temples, mosques, or other gathering areas for religious communities.

Public School: Schools that provide free public education to students within the Bellevue School District.

Other School: Educational facilities that are not public schools within the Bellevue School District.



South Bellevue Community Center playground



Lattawood Park play structure

Table of Community & Cultural Assets

* Denotes a Community/Cultural Asset outside of the Eastgate Neighborhood Boundary

#	Community Centers/Facilities
1	Eastgate Park and Ride
2	Newport Way Library
3	South Bellevue Community Center*
4	K.C. Health Department
5	Tyee Community Gym
6	Factoria Mall*
7	Sunset Ravine Greenbelt
8	Sunset Park
9	Bellevue Airfield Park
10	Eastgate Park*
11	Horizon Heights Greenbelt
12	Lattawood Park

#	Other School
24	Aldersgate Christian Preschool
25	International Montessori Academy
26	Bellevue College (Main Campus)
27	Emerald Heights Academy*
28	United Bellevue Korean School
29	Chestnut Hill Academy
30	Big Picture School*
31	Yellow Wood Academy

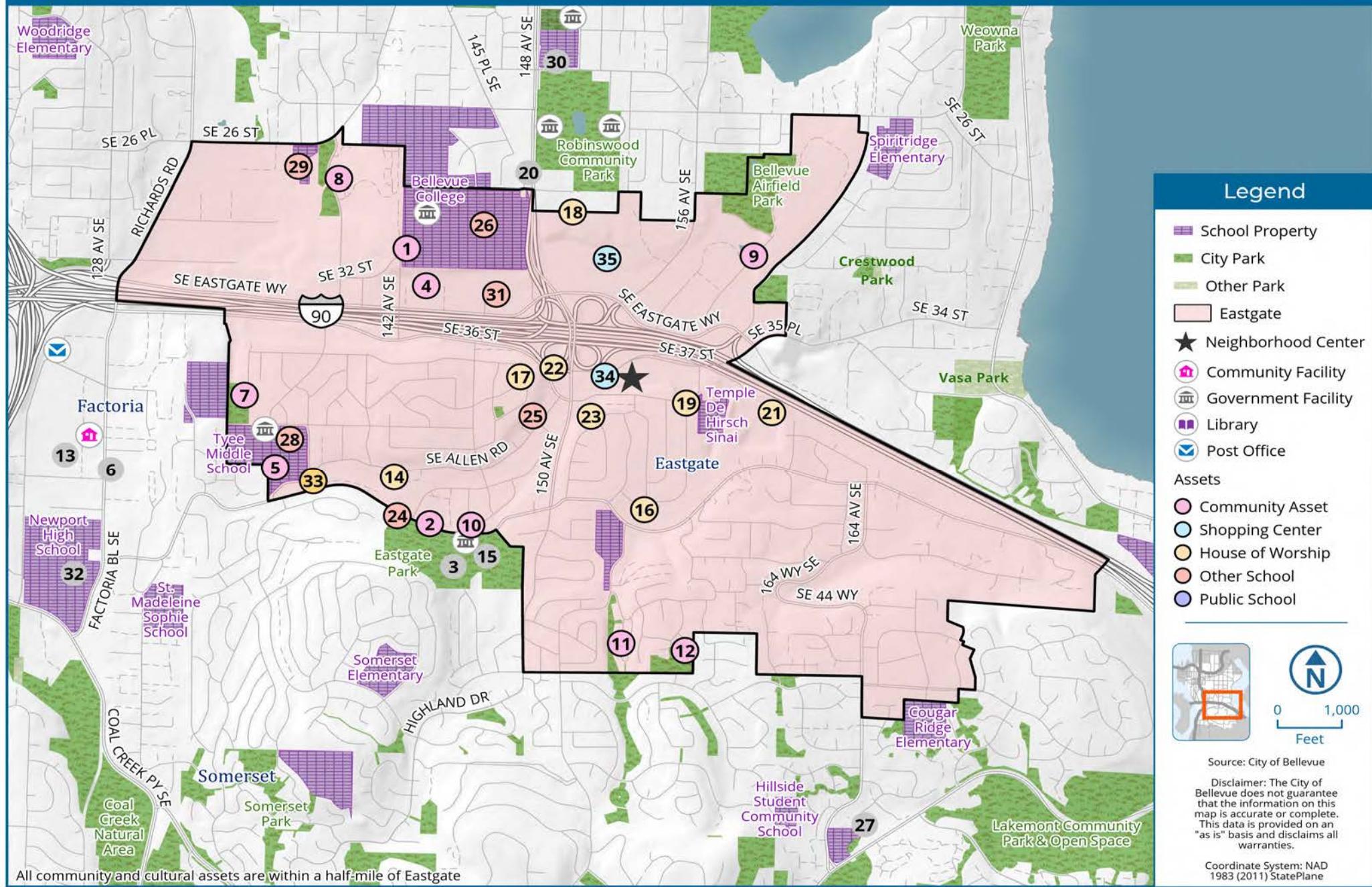
#	Public School
32	Newport High School*
33	Tyee Middle School

#	Ethnic Grocery Store
13	T&T Supermarket*

#	Shopping Center
34	Eastgate Plaza
35	Sunset Village

#	House of Worship
14	Aldersgate Life Church
15	Abundant Life Church*
16	Center for Spiritual Enrichment
17	Christ-King Lutheran Church
18	Seattle Washington LDS Temple
19	Temple De Hirsch
20	International Restoration Church*
21	Crossroads Bible Church
22	Blessed Life Church
23	Redeemer Church

Community and Cultural Assets in Eastgate



7 Natural Context

The Eastgate neighborhood area contains a variety of creeks and natural environments. Eastgate has some steeply sloped areas, with many streams flowing through and out of the neighborhood area. Eastgate has a relatively high tree canopy compared to other neighborhood areas in Bellevue, however, Eastgate residents still face high climate vulnerabilities due to air pollution and heat impacts, specifically around the I-90 corridor.

Topography

The Eastgate neighborhood area is known for rolling hills covered with trees and houses, divided by the I-90 corridor. Steep slopes greater than 40% within areas greater than 1000 square feet are scattered throughout the neighborhood area predominantly south of the I-90 corridor, with occasional steep slopes in the northwest corner of the neighborhood near the office areas.¹



Topography, north side of I-90, near Bellevue College

Streams and Waterways

Vasa Creek

Vasa Creek is an important tributary of Lake Sammamish, a resource for Bellevue in managing storm drainage and flood protection. It also has a key role in providing habitat for salmon by supporting a healthy aquatic environment throughout the riparian area. Eastgate has policies in place to protect the Vasa Creek riparian corridor from development to improve water quality, fisheries, and provide open space. Restoration efforts have been made to improve the channel conditions and aquatic ecosystem health. The Vasa Creek riparian corridor continues to have segments that remain in its natural state and is one of the few natural areas left in the Eastgate neighborhood area.



Kokanee salmon in Vasa Creek

Sunset Creek

Sunset Creek flows through the southwest and northwest corners of the Eastgate neighborhood area, beginning near Eastgate Park where it connects to Richards Creek and eventually Kelsey Creek further north. Sunset Creek plays a vital role for salmon habitat and is a tributary to the Kelsey Creek drainage basin north of the Eastgate neighborhood area.¹⁹ Current projects are underway to remove the existing culverts and construct bridges going east and westbound of I-90 over the creek. The restoration efforts include removing the culverts, restoring natural stream conditions, managing runoff, and planting native vegetation which will allow natural stream conditions to return, restoring fish passage, and opening new upstream habitat to native and migrating fish.²⁰

Richards Creek

Richards Creek begins in the adjacent Factoria neighborhood area at the commercial corridor near Factoria Boulevard, where it is piped north through the industrial area of Eastgate, connecting to Sunset Creek. Richards Creek and Sunset Creek are both fish bearing creeks.

East Creek

East Creek is located in the northwest part of the Eastgate neighborhood area. It begins just west of the Madrona Park sub-neighborhood around Sunset Mini Park as a non-fish bearing creek, and flows west where it connects with Richards Creek in the industrial area of the Eastgate neighborhood area.

Stormwater Management

With ongoing construction activities in Eastgate and the broader Bellevue area, sediment and erosion control measures are in place to minimize negative impacts to streams and drainage basins. Per Bellevue Comprehensive Plan policies, stormwater quality from developments should be improved prior to discharge into the public drainage system, ensure that impervious surface or stormwater runoff will not increase the quantity or worsen the stormwater quality entering public drainage systems or streams.³

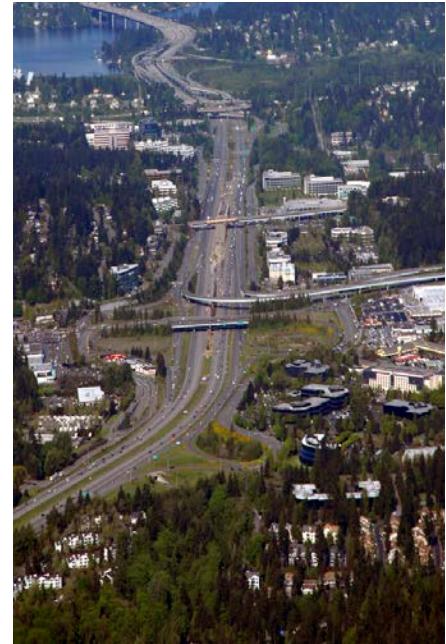
Tree Canopy

The City of Bellevue has a goal of achieving 40% citywide tree canopy by 2050. As of 2023, the Eastgate neighborhood area's tree canopy is measured at 36%. While most of the residential areas have tree canopy coverage, canopy coverage is sparser on the north side of Eastgate, particularly along the I-90 corridor and the industrial areas. Over a ten-year study period (2011-2021), Eastgate's tree canopy increased 2.3%, excluding parks.²¹

Current Environmental Vulnerabilities

Residents of the Eastgate neighborhood area face heightened climate-related risks. According to the city's Climate Vulnerability Report, Eastgate ranks high on the vulnerability index due to multiple factors.²² Residents of Eastgate particularly face higher air quality risk with the I-90/I-405 interchange, creating some of the worst air pollution in Bellevue. The area's steep southern slopes trap tailpipe emissions and their associated pollutants in Bellevue, the most severe impacts concentrated near highways.²³ Planned mixed use development adjacent to highways will add multifamily housing, placing future residents, often among the most vulnerable populations, at risk of prolonged exposure to poor air quality without adequate mitigation measures in place. Eastgate residents are also more vulnerable to extreme heat impacts due to higher concentrations of homes built prior to 1960.²⁴ The proximity to highway pollution coupled with wildfire smoke events and poor ventilation may disproportionately impact the highly vulnerable populations in Eastgate, predominantly seniors and children. Moreover, the Eastgate neighborhood is prone to flooding due to poor drainage.

Connectivity and mobility present additional environmental justice challenges. Eastgate is bisected by I-90, limiting connections across the neighborhood. This area also suffers from gaps in the pedestrian and bicycle network, and recent cuts to bus service have further constrained transit access. These gaps increase reliance on personal vehicles, exacerbating congestion and worsening the local air quality.



Aerial photo of tree canopy and the I-90 corridor

8 Parks & Open Space

In the Bellevue Parks Plan, the Eastgate neighborhood area is stated to be underserved by both park and trail access.²⁵ This indicated a need for additional neighborhood park facilities and integrated systems of open spaces that will benefit the neighborhood and help create an environment that supports healthy lifestyles. Currently, roughly 45% of households are within 1/3-mile walking distance to the entrance of a park or trail.²⁶ Those living closer to the I-90 corridor and central parts of the neighborhood area require further travel to reach parks and open spaces.

Trails

The nine-mile section of the Mountains to Sound Greenway trail east of 150th Avenue SE within the Eastgate neighborhood area is still in the process of being completed. The next step is to develop local connections and an interconnected system of non-motorized trails in order to enhance the trail as a local and regional recreational asset.

North of the Eastgate neighborhood area is Robinswood Park, located in the Lake Hills neighborhood area. Its proximity to the Eastgate neighborhood area makes it an important resource for residents. A network of trails within Robinswood Park extend east along SE 28th Street, connecting to nearby Airfield Park which shares its boundaries within the Lake Hills and Eastgate neighborhood areas. A pedestrian trail from Sunset Village extends north, connecting to the pedestrian trail along SE 28th Street.



Trail marker in Eastgate

Parks and Open Space

Sunset Park

Sunset Park is located in the Eastgate neighborhood area just off of SE Eastgate Way and 139th Avenue SE. This park includes recreational features such as a basketball court, picnic tables, playground, open play areas, and nature trails.

Sunset Ravine Greenbelt

This five-acre wooded ravine borders Tyee Middle School. The site offers trails leading through the undeveloped area, allowing visitors the opportunity to enjoy its natural beauty. Improvements to the Sunset Ravine Trail will upgrade the trail surface and connect sidewalk access along SE 36th Street. Proposed installment of amenities such as benches and interpretive and wayfinding signage is also underway.²⁷

Eastgate Neighborhood Park

The City of Bellevue is planning for a new neighborhood park at 14700 SE 39th Street, at the intersection of SE 39th Street and 147th Avenue SE. The half-acre site will be developed as a future green space for the Eastgate neighborhood area.

Bellevue Airfield Park

Bellevue Airfield Park was a private airfield between 1945-1983, with parts of the area transformed into a landfill site in the 1950s. The area is currently an undeveloped site comprised of three parcels, including land within the Eastgate neighborhood boundary. It offers open space for public recreation and supports wildlife that frequent the area. The site is accessed by vehicles from the south from I-90 and is surrounded by residential neighbors to the north and west sides. Airfield Park is recognized as one of Bellevue's largest undeveloped parcels of city-owned land, and the recently updated master plan for the park's future use includes a regional aquatic center.²⁸

Lattawood Park

Lattawood Park is located along Eastgate's southern border, featuring recreational opportunities such as playgrounds, a



Entrance from parking area into Lattawood Park

basketball court, and picnic spaces, and also serves the nearby Cougar Mountain/Lakemont neighborhood area. As part of the Eastgate Neighborhood Enhancement Program, Eastgate residents voted to install low-level lighting along the path through Lattawood Park, enhancing pedestrian access and safety, and connecting the neighborhoods to the north and south.

Eastgate Park

While Eastgate Park is located outside the Eastgate neighborhood area to the south, it is accessed from the Eastgate neighborhood area via SE Newport Way, making it an important open space resource for the community. Planned improvements include constructing a new trail and trailhead for better neighborhood access to and from Eastgate Park to SE 42nd Street, expanding passive recreation opportunities within Eastgate Park.

Horizon Heights Open Space

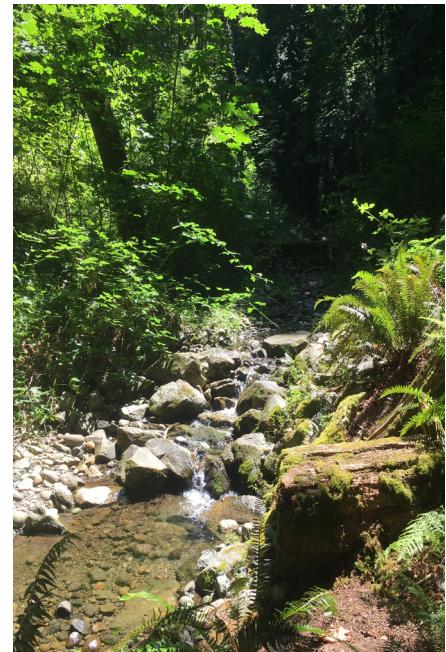
Horizon Heights Open Space while located just outside the southern border of the Eastgate neighborhood area, is west of the adjacent Horizon Heights sub-neighborhood. Eastgate neighborhood area residents can access the open space via 152nd Avenue SE.

Spiritridge Park

Spiritridge Park is a 4.5 acre park with a tennis court, basketball court, play and picnic areas, and trails, located at Eastgate's eastern neighborhood boundary. Entry from the Eastgate neighborhood area to the park is along 161st Avenue SE.

Newport Way Open Space

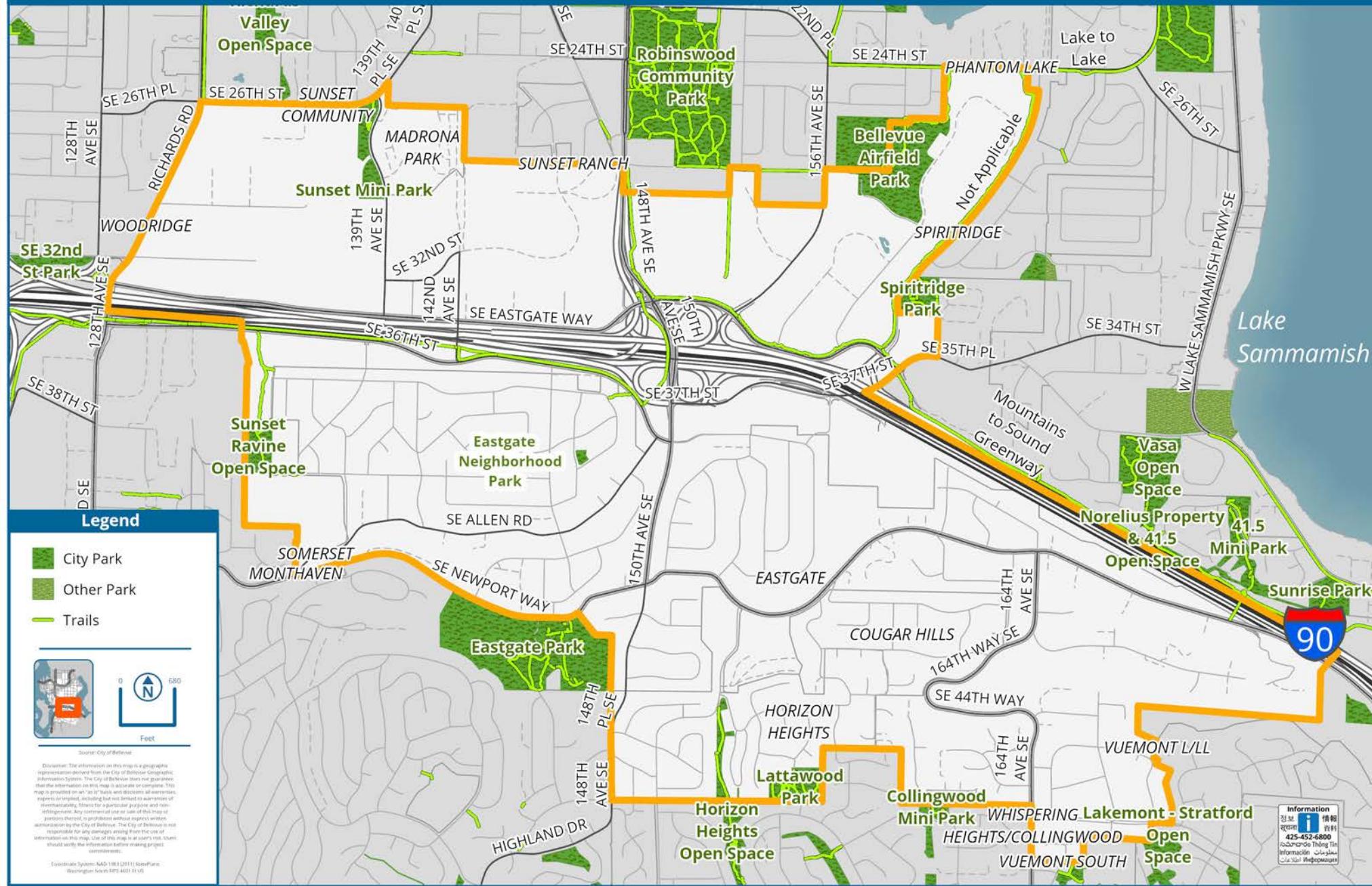
Newport Way Open Space is located adjacent to the Eastgate neighborhood area to the east, in the Cougar Mountain/Lakemont neighborhood area. Newport Way Open Space offers amenities for walking and picnicking, and access from the Eastgate neighborhood is along SE Newport Way.



Trail in Horizon Heights Open Space



Parks and Trails in Eastgate



9 Transportation

With robust growth in Bellevue and the rest of the region, pedestrian and cyclist safety and comfort, as well as traffic congestion, continue to be important topics.²⁹ Eastgate's diversity of land uses and proximity to regional connections reflect the types of roadways and transportation connections that transect it. There are several bus routes through the neighborhood area, and while a pedestrian and bicycle network exists, it is fragmented and many residential areas lack sidewalks. Bellevue's Mobility Implementation Plan seeks to improve arterials for different travel modes through identification of gaps and performance targets to inform future project investments.

Roadways

There are three classifications of prominent roadways in Bellevue: major arterials, minor arterials, and collector arterials. Major arterials are primary routes for high traffic volumes and long-distance trips. Minor arterials are routes for moderate traffic and trip lengths, connecting community areas to major arterial systems. Collector arterials are roads that gather traffic from local streets and feeds into major or minor arterials.

Richards Road and 148th Avenue SE are considered major arterials entering the Eastgate neighborhood area from the adjacent Woodridge and Lake Hills neighborhood areas to the north, connecting to the I-90 corridor. SE Eastgate Way and SE 36th Street are minor arterials that connect the Eastgate neighborhood area to the east and west along the I-90 corridor. SE Newport Way is a minor arterial through the area's southern residential areas, connecting the Somerset neighborhood area to the west and Cougar Mountain/Lakemont neighborhood area

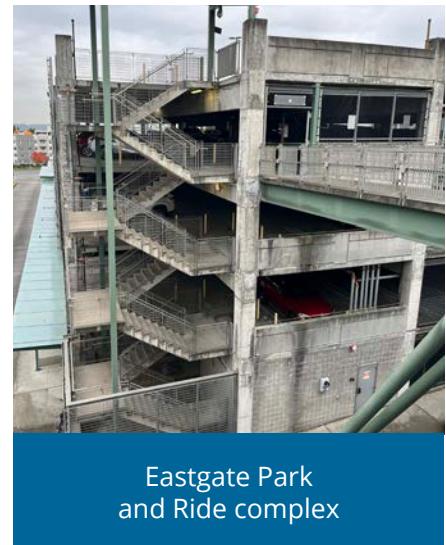


SE Eastgate Way

to the east. 164th Avenue SE is also a minor arterial connecting the Somerset and Cougar Mountain/Lakemont neighborhood areas to Eastgate from the south. 139th Avenue SE and 156th Avenue SE are collector arterials connecting neighborhood areas at the north of the Eastgate to the I-90 commercial corridor. SE Allen Road and SE 37th Street are collector arterials from the west and east, connecting to SE 36th Street and 150th Avenue SE (minor arterials).

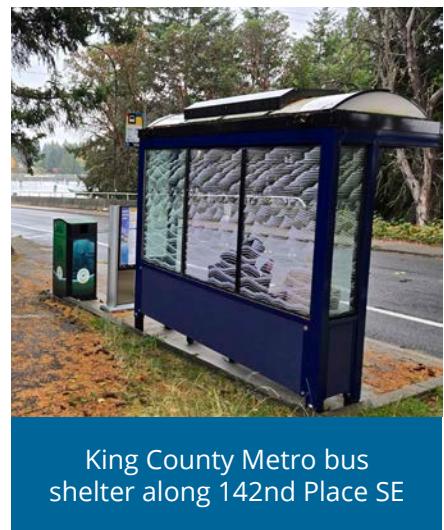
Public Transportation

A reduction in bus services in the Eastgate neighborhood area has impacted residents in recent years, however, there are several frequent bus routes that remain in Eastgate that serve Downtown Seattle, Issaquah, Downtown Bellevue, Crossroads, and Redmond. These routes include but are not limited to King County Metro bus 212, 223, 226, 240, 245 and 271. The main transit hub is the Eastgate Park and Ride. To enhance transit speed and reliability, King County Metro recently completed a new southbound transit lane along 148th Avenue SE to 150th Avenue SE just north of SE Eastgate Way. Planned high-capacity transit projects around the Eastgate neighborhood area include future Sound Transit 3 light rail with proposed locations at the Eastgate Park and Ride and Richards Road.³⁰ Additionally, King County Metro plans to bring the RapidRide K Line to communities in Kirkland and Bellevue, with proposed stops through Bellevue College and at the Eastgate Park and Ride.³¹



Pedestrian and Bicycle Infrastructure

Sidewalks exist along most arterials, with gaps along parts of SE Eastgate Way, SE Allen Road, and SE Newport Way. While many arterials have sidewalks, the width of sidewalks and crossing frequency may not meet the city's performance targets. A majority of the residential areas lack consistent sidewalk infrastructure, particularly along identified pedestrian networks within the neighborhood area. There are pedestrian crossings along 150th Ave SE and 142nd Place SE over the I-90 corridor, connecting the northern and southern halves of the Eastgate neighborhood area for pedestrians. Two miles of improvements to multi-use paved access along SE Newport Way have also been completed west of 150th Avenue SE.



The existing bicycle network in Eastgate includes bike lanes along SE 26th Street, 139th Avenue SE, SE Eastgate Way, SE 36th Street, SE Allen Road, 152nd Avenue SE, and crossing I-90 over 142nd Avenue SE. Most of SE Newport Way, 148th Place SE, and 164th Way SE have shared bicycle shoulders. Richards Road connecting to SE Eastgate Way has buffered bicycle lane, and a multi-use path crosses I-90 over 150th Avenue SE.

The Mountains to Sound Greenway Trail is a partially constructed 100-mile-long corridor running along I-90 that will connect the Seattle waterfront to Ellensburg in Central Washington, featuring a regional trail network for walking, rolling, recreation and transportation. Bellevue's portion of the trail currently exists west of 142nd Place SE in the neighboring Factoria neighborhood area. There are a few remaining gaps in the Mountains to Sound Greenway, including one in the Eastgate neighborhood area. A missing segment between 142nd Place SE to the pedestrian crossing at 150th Avenue SE is currently under design and planned for construction in late 2025. A future phase, which is not yet funded, will fill in a missing segment between 150th Avenue SE and Lakemont Boulevard SE.³²



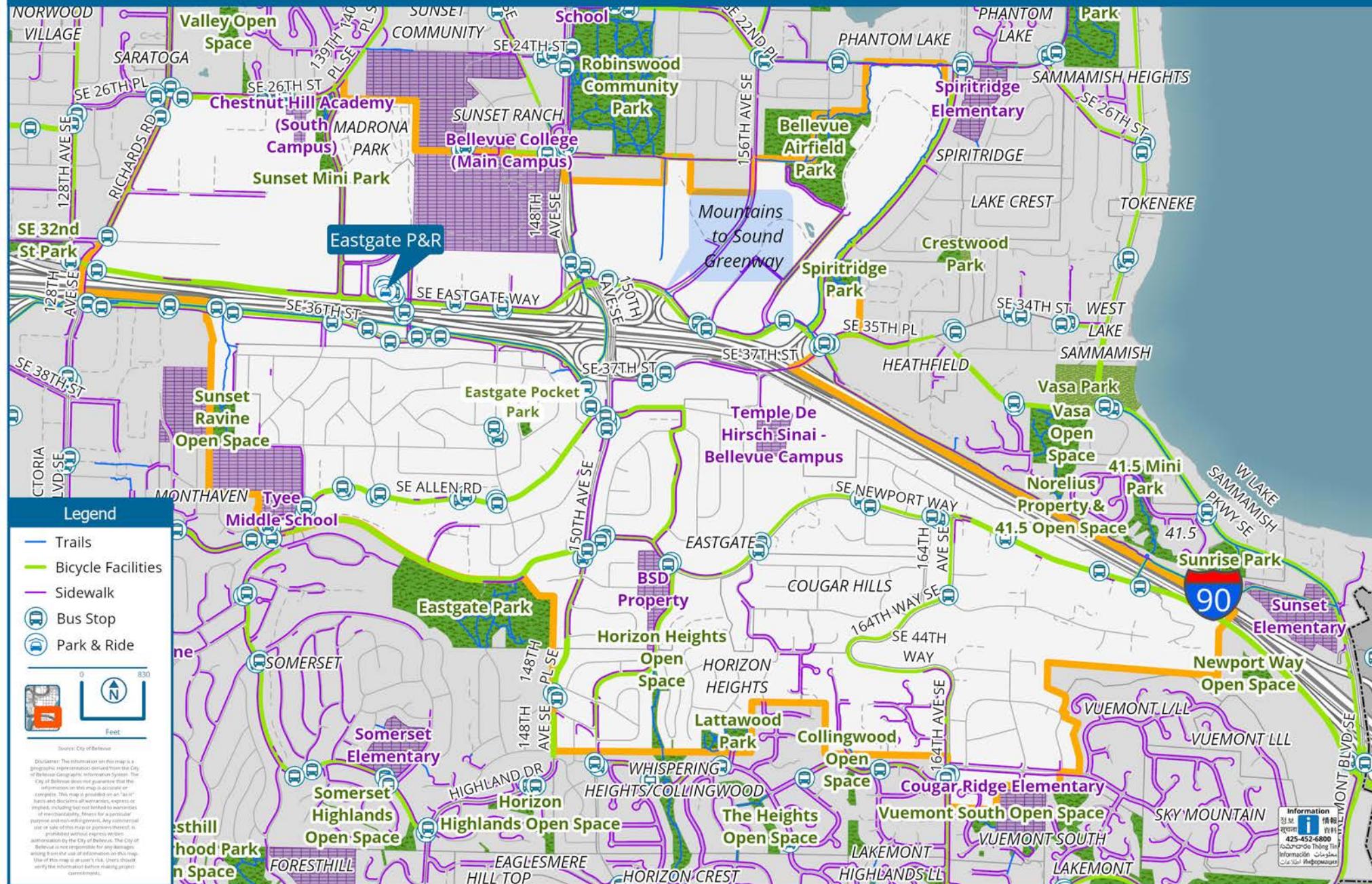
Painted pedestrian and bicycle lanes along roadside



Mountains to Sound Greenway trail



Eastgate Mobility And Access



10 Economic Development

Eastgate is a major employment and commercial hub in Bellevue, defined by its strategic position along the I-90 corridor. This corridor functions as the neighborhood's economic spine, hosting a mix of office parks, corporate campuses, hotels, automotive dealerships and services, and neighborhood-serving retail centers. Its location at the intersection of I-90 and I-405 provides exceptional regional connectivity to Downtown Bellevue, Issaquah, Seattle, and the broader Eastside, making it an attractive area for professional, educational, and service-oriented employers.

The office market in Eastgate has faced notable volatility in recent years. As of 2023, the I-90 corridor's office vacancy rate was approximately 43%, significantly higher than the Eastside's overall market vacancy rate of 21.8%.³³ In contrast, the retail submarket has remained comparatively stable, with a 3.8% vacancy rate, reflecting both post-pandemic adjustments in local demand and shifts in consumer behavior.³⁴

Eastgate's workforce is highly educated and economically stable. Roughly 65.7% of employed residents work in management, business, science, or arts occupations, and 40.5% of households earn more than \$200,000 annually. This commuting pattern reinforces the corridor's car-centric commercial landscape, particularly within the limited business district characterized by automotive uses.

Automotive dealerships occupy a significant share of Eastgate's commercial land and contribute substantially to Bellevue's sales tax base. The I-90 corridor accounts for the city's largest share of tax revenue, and Eastgate's dealership clusters, primarily located



Hotels located along I-90



Eastgate office campus

north of I-90 along SE Eastgate Way and south along 148th Avenue SE, play a key role in that contribution. Major dealerships such as Bellevue Nissan, Michael's Toyota, and Michael's Subaru feature expansive showrooms and large display areas. Bellevue Nissan and Michael's Toyota utilize parking structures to make efficient use of limited land.

Endnotes

1. City of Bellevue. *City of Bellevue Open Data Portal*. City of Bellevue, Washington. <https://data.bellevuewa.gov/>
2. City of Bellevue. "Annexation History". City of Bellevue, 2012. https://apps.bellevuewa.gov/gisdownload/PDF/Planning/annex_eb.pdf
3. City of Bellevue. *Eastgate Subarea Plan*. Bellevue, WA: City of Bellevue, 2024. https://bellevuewa.gov/sites/default/files/media/pdf_document/2024/eastgate-subarea-plan.pdf
4. City of Bellevue. *Factoria Subarea Plan*. Bellevue, WA: City of Bellevue, 2024. https://bellevuewa.gov/sites/default/files/media/pdf_document/2024/factoria-subarea-plan.pdf
5. Miller, Ivan. *King County Countywide Centers Designation*. King County, 2024. https://cdn.kingcounty.gov/-/media/king-county/depts/executive/performance-strategy-budget/regional-planning/growthmanagement/gmpc-2024/mar27/8_gmpc_cw_centers_032724
6. City of Bellevue. "Land Use." In *Comprehensive Plan 2044*. Bellevue, WA: City of Bellevue, 2024. https://bellevuewa.gov/sites/default/files/media/pdf_document/2024/cdd-23-673-cp-land-use_0.pdf
7. City of Bellevue, Washington. *Bellevue Land Use Code*, Title 20, § 20.10.365, "Eastgate Transit Oriented Development District (EG-TOD)." <https://bellevue.municipal.codes/LUC/20.10.365>
8. Bellevue Chamber of Commerce. "Plymouth Crossing: Bellevue's First Permanent Supportive Housing Development." *Bellevue Chamber*, July 11, 2023. <https://www.bellevuechamber.org/news/plymouth-crossing-bellevues-first-permanent-supportive-housing-development>
9. Polaris at Eastgate. *Live at Polaris at Eastgate*. <https://www.liveatpolarisateastgate.com/>
10. Vasa Creek Woods Apartments. *Vasa Creek Woods Apartments*. <https://www.vasacreekwoods.com/>
11. ARCH. *ARCH Homeownership Program*. A Regional Coalition for Housing. <https://www.archhousing.org/arch-homeownership-program>

12. City of Bellevue. *Eastgate Housing Campus – PorchLight Shelter + Plymouth Crossing Update*. City of Bellevue, 2025. <https://bellevue.legistar.com/View.ashx?M=F&ID=14784429&GUID=91FD5B29-9D76-4FF4-B215-CA2950F40353>
13. CoStar Group. *CoStar Building Rating System*. CoStar. <https://www.costar.com/costar-building-rating-system>
14. City of Bellevue, Washington. *Bellevue Land Use Code*, Title 20, § 20.10.300, “Light Industrial District (LI).” <https://bellevue.municipal.codes/LUC/20.10.300>
15. U.S. News & World Report. *Bellevue College*. U.S. News & World Report. <https://www.usnews.com/education/community-colleges/bellevue-college-CC12262>
16. McDonald, Lucile. *Bellevue: Its First 100 Years*. Seattle, WA: Partners West, 2003.
17. Spinnaker Strategies. *Development Opportunities in the Eastgate/I-90 Corridor: Eastgate Development Opportunity Study*. Prepared for the City of Bellevue, June 7, 2010. https://bellevuewa.gov/sites/default/files/media/pdf_document/eastgate_development_opport_study_060710.pdf
18. Georgia Buys. “*Eastgate: A Transformation from Farmland to Nature Walks and City Life*.” Georgia Buys, April 18, 2025. <https://www.georgiabuys.com/2025/04/18/eastgate-a-transformation-from-farmland-to-nature-walks-and-city-life/>
19. City of Bellevue. *Storm Basin Fact Sheet — Full City*. Bellvue, WA: City of Bellevue, February 2009. https://bellevuewa.gov/sites/default/files/media/pdf_document/StormBsnFactShtFullCity_a.pdf
20. Washington State Department of Transportation. “I-90 – Sunset Creek – Fish Passage.” WSDOT. Accessed November 2026. <https://wsdot.wa.gov/construction-planning/search-projects/i-90-sunset-creek-fish-passage>
21. City of Bellevue. *Urban Tree Canopy Assessment*. Bellevue, WA: City of Bellevue, 2023. https://bellevuewa.gov/sites/default/files/media/pdf_document/2023/Bellevue%20WA%20-%20Urban%20Tree%20Canopy%20Assessment%20Report%20-FINAL.pdf
22. City of Bellevue. “Climate Vulnerability Assessment.” In *Comprehensive Plan 2044*. Bellevue, WA: City of Bellevue, October 2023. https://bellevuewa.gov/sites/default/files/media/pdf_document/2024/Bellevue%20Climate%20Vulnerability%20Assessment%20%282%29.pdf

23. City of Bellevue. *Environmental Performance Dashboard*. ArcGIS StoryMaps. City of Bellevue, March 2024. <https://storymaps.arcgis.com/stories/8c83b39f2578486da968317a36db171b>

24. City of Bellevue. Air Quality and Land Use Planning: A Review of the Literature on High-Volume Roadways, Health Effects, and Mitigation Strategies. Bellevue, WA: City of Bellevue, April 2023. https://bellevuewa.gov/sites/default/files/media/pdf_document/2023/Air%20Quality%20and%20Land%20Use%20Planning%20Report%20FINAL.pdf

25. Bellevue Parks and Community Services. *Bellevue Parks and Open Space System Plan 2022*. Bellevue, WA: City of Bellevue, 2022. https://bellevuewa.gov/sites/default/files/media/pdf_document/2023/Parks-Open-Space-System-Plan-2022.pdf

26. City of Bellevue. *2016 Park Plan — Neighborhood Eastgate*. 2016. PDF file. https://bellevuewa.gov/sites/default/files/media/pdf_document/2016-Park-Plan-Neighborhood-Eastgate.pdf

27. City of Bellevue. *Eastgate/Factory NEP Neighborhood Area*. City of Bellevue 2023. <https://bellevuewa.gov/city-government/departments/community-development/neighborhoods/neighborhood-improvement/neighborhood-enhancement-program/neighborhood-areas/eastgate-factory>

28. Bellevue Parks and Community Services. *Bellevue Parks and Open Space System Plan 2022*. Bellevue, WA: City of Bellevue, 2022. https://bellevuewa.gov/sites/default/files/media/pdf_document/2023/Parks-Open-Space-System-Plan-2022.pdf

29. City of Bellevue. *Eastgate Transportation Study*. Bellevue, WA: City of Bellevue, 2019. https://bellevuewa.gov/sites/default/files/media/pdf_document/2019/Eastgate_Report_Exremely%20Final.pdf

30. Sound Transit. "Sound Transit 3: The Regional Transit System Plan for Central Puget Sound". Adopted June 23, 2016. <https://www.soundtransit.org/sites/default/files/project-documents/st3-system-plan-2016.pdf>

31. King County Metro. "RapidRide K Line." <https://kingcounty.gov/en/dept/metro/travel-options/bus/rapidride/k-line>

- 32. City of Bellevue. "Mountains to Sound Greenway Trail." *City of Bellevue*. <https://bellevuewa.gov/city-government/departments/transportation/projects/capital-projects/mountains-to-sound-greenway-trail>
- 33. City of Bellevue. *Broderick Group's Q3 2025 Report*.
<https://www.broderickgroup.com/market-insight-snapshots/>
- 34. Markets. Bellevue I-90 Submarket – Retail. 2025. www.costar.com

For alternate formats, interpreters, or reasonable modification requests please phone at least 48 hours in advance 425-452-7674 or email JPanganiba@bellevuewa.gov. For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at ADATitleVI@bellevuewa.gov.