

EASTGATE NEIGHBORHOOD AREA PLAN

DRAFT POLICIES (May 2026 Public Review Draft)

Vision

Eastgate is a convenient, safe, and welcoming neighborhood where its diverse residents, businesses, and student population can thrive and build connections with one another. Its tree-lined and well-maintained residential areas are the heart of the neighborhood, and people from all stages of life are seen walking, biking, and taking transit to experience the area's natural beauty, outdoor recreation, and retail and entertainment offerings. Mixed-use areas on both sides of Interstate 90, as well as Bellevue College, anchor the neighborhood as vibrant hubs for living, working, gathering, learning, and fostering community.

Goals & Policies

Note: Neighborhood area plan policies are enumerated with an "N" to differentiate them from existing subarea plan policies. Policy numbers will be finalized at a later date.

Neighborhood Identity

Goal: To enhance Eastgate's distinct qualities as a convenient, green, and welcoming neighborhood.

- S-EG-N1.** Facilitate Eastgate as a year-round recreation and tourism destination by increasing opportunities for cultural and sports facilities and entertainment.
- S-EG-N2.** Include landscaping and natural features in public and private development to enhance scenic qualities along the Mountains to Sound Greenway trail and Interstate 90 corridor.
- S-EG-N3.** Minimize loss of trees and increase tree canopy in areas that do not meet City canopy goals, prioritizing streetscapes, publicly owned properties, and environmentally sensitive areas.
- S-EG-N4.** Support and expand beautification initiatives to steward and maintain trails, streetscapes, and natural areas.
- S-EG-N5.** Use distinctive features at entry points into Eastgate that create a sense of arrival from freeways, the Mountains to Sound Greenway trail, and major arterials in the neighborhood area.
- S-EG-N6.** Highlight neighborhood history and cultural diversity in the development of public spaces, community facilities, and public art.

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

Mixed Use Centers and Neighborhood Centers

Goal: To support the development of mixed use areas in Eastgate to accommodate future growth of housing and jobs, economic diversity, and high-capacity transit.

General

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

Mixed Use Centers

- S-EG-N15.** Establish and sustain the designation of the Eastgate Countywide Center (see Map LU-3) to support a mix of jobs, housing, shopping, mobility options and recreational opportunities.
- S-EG-N16.** Support the development of the Eastgate Transit Oriented Development centered around the Eastgate Park-and-Ride as a

compact, walkable, mixed-use district that is a hub for social and economic activity and transit connections.

- S-EG-N17.** Support the needs of those who live, work, and access services within the Eastgate Housing Campus through neighborhood amenities and public space improvements.
- S-EG-N18.** Coordinate with transit service providers on future high-capacity transit projects to support station siting, alignment, access, and development opportunities.

Neighborhood Centers

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

Community Gathering Places

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

- S-EG-N21.** Partner with community organizations, faith-based properties, and private partners to expand opportunities for affordable gathering places, especially within underutilized first-floor spaces.
- S-EG-N22.** Coordinate with Bellevue School District on the joint use of recreational facilities for public use.
- S-EG-N23.** Collaborate with Bellevue College to strengthen the campus as a cultural hub with amenities that enhance the student and employee experience.
- S-EG-N24.** Encourage the development and expansion of outdoor public spaces, including adjacent to Bellevue Airfield Park and within the Eastgate Transit Oriented Development, to accommodate cultural events, markets, and infrastructure that supports existing park facilities.
- S-EG-N25.** Provide a network of active transportation connections that link nearby community parks, including Bellevue Airfield Park,

Robinswood Park, Eastgate Park, with other parks, schools, and destinations that serve the neighborhood area.

- S-EG-N26.** Work to acquire property or secure easements on private property to provide additional entry points into local trails and parks.
- S-EG-N27.** Acquire parcels suitable for neighborhood parks that are integrated into the parks and open space network and accessible by active transportation.
- S-EG-N28.** Support the development of Bellevue Airfield Park as a community park reflective of neighborhood identity and programming needs.
- S-EG-N29.** Support the development of a regional aquatic facility that is connected to its surroundings and serves a full range of recreation, health, and wellness needs.

Mobility and Access

Goal: To improve local and regional mobility options so that the community has safe and convenient access to destinations inside and outside the neighborhood.

- S-EG-N30.** Coordinate with WSDOT on projects along and near Interstate 90 to relieve congestion and minimize traffic impacts during construction.
- S-EG-N31.** Implement traffic calming on local streets to address traffic speed and volumes, using Vision Zero and Complete Streets design principles.
- S-EG-N32.** Support future phases to complete the Mountains to Sound Greenway trail through Eastgate between 150th Avenue SE and Lakemont Boulevard SE.
- S-EG-N33.** Provide safe and abundant access to the Mountains to Sound Greenway trail.
- S-EG-N34.** Work to obtain active transportation connections within larger blocks and development sites.
- S-EG-N35.** Design and implement wayfinding within the neighborhood with directions to transit and active transportation facilities.
- S-EG-N36.** Support the expansion and enhancement of the active transportation network on local streets, with an emphasis on safety, completeness, and connectivity.

- S-EG-N37.** Improve the opportunities for pedestrians to safely cross arterials at signalized intersections and at designated mid-block locations, consistent with the Mobility Implementation Plan.
- S-EG-N38.** Improve bicycle network facilities, including facilities connecting to frequent transit, Neighborhood Centers, and Mixed Use Centers, consistent with the Mobility Implementation Plan.
- S-EG-N39.** Support the enhancement and accessibility of local bus facilities and service to destinations that serve the neighborhood area.
- S-EG-N40.** Coordinate with transit providers to establish frequent transit connections to regional transit facilities, including the Eastgate Park-and-Ride and the South Bellevue light rail station.

Environment

Goal: To enhance Eastgate's natural and built environment to support habitat health and community resilience for future generations.

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