

FACTORIA NEIGHBORHOOD AREA PLAN

DRAFT POLICIES (May 2026 Public Review Draft)

Vision

Factoria is a locally rooted, globally connected neighborhood and major employment center that welcomes people from around the world to live, work, shop, and learn. Centered around its vibrant commercial core, Factoria is anchored by a strong network of local businesses and diverse retail offerings, with affordable housing and nature-oriented gathering spaces that bring people of all backgrounds together. A walkable, pedestrian oriented design, complemented by strong access to transit and regional transportation networks, supports Factoria as a connected and thriving community.

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 foster and elevate Factoria’s unique identity as an accessible, convenient, and inclusive neighborhood and employment center that celebrates its diverse and international residents and businesses, while promoting beautification and ensuring public safety.

- S-F-N1.** Celebrate the cultural diversity and international character of Factoria through public art, branding, and placemaking.
- S-F-N2.** Strengthen the identity of Factoria through threshold enhancements at freeway entrances, major arterial corridors, and trail connections.
- S-F-N3.** Increase affordable housing opportunities for neighborhood residents and workers through preservation, rehabilitation, and new development.
- S-F-N4.** Support and expand beautification initiatives to steward and maintain trails, streetscapes, and natural areas.
- S-F-N5.** Provide lighting and other amenities to create a more inviting pedestrian environment.
- S-F-N6.** Work with developers to mitigate small business displacement during and after redevelopment through relocation assistance, phasing, and retention strategies.

- S-F-N7.** Support growth of small independent businesses through the city's business development initiatives, including the creation of a business district.

Mixed Use Centers

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

- S-F-N8.** Establish and sustain the Factoria Countywide Center (see Map LU-3) to support a mix of jobs, housing, shopping, mobility options and recreational opportunities.
- S-F-N9.** Expand access to City information and services, including exploring the establishment of a Mini City Hall in South Bellevue.
- S-F-N10.** Work to site and expand City-owned capital facilities to meet increased housing and job growth in the area.
- S-F-N11.** Encourage the integration of plazas and flexible public spaces to make the Mixed Use Center more vibrant and engaging.
- S-F-N12.** Improve pedestrian safety through consolidated vehicular access, shared parking, and internal circulation enhancements in larger developments.
- S-F-N13.** Coordinate with transit service providers on future high-capacity transit projects to support station siting, alignment, access, and development opportunities.
- S-F-N14.** Encourage the inclusion of small footprint affordable commercial space within mixed-use buildings, prioritizing small and minority-owned local businesses.

Community Gathering Places

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

- S-F-N15.** Acquire parcels suitable for parks, with emphasis on neighborhood parks, where such parcels can have active transportation access.
- S-F-N16.** Collaborate with Factoria Mall to enhance its role as a place for community gathering and events.

- S-F-N17.** Collaborate with community, faith-based, and private partners to provide accessible, affordable, and welcoming community spaces.
- S-F-N18.** Work with businesses and community partners to identify temporary and informal spaces for hosting community programming and events.
- S-F-N19.** Encourage the Bellevue School District to include community-serving uses in the redevelopment of its property.

Mobility and Access

Goal: To support a connected and safe transportation network that makes walking, biking, and transit convenient for all trips inside and outside the neighborhood.

- S-F-N20.** Expand and enhance the pedestrian network, emphasizing safety and connectivity, especially on Factoria Boulevard.
- S-F-N21.** Develop active transportation connections to high-capacity transit stops.
- S-F-N22.** Support the expansion and enhancement of the active transportation network on local streets, with an emphasis on safety, completeness, and connectivity.
- S-F-N23.** Enhance pedestrian crossing opportunities at arterial intersections and mid-block locations consistent with the Mobility Implementation Plan.
- S-F-N24.** Coordinate with high trip generating locations to improve safety and access at driveways at peak hours.
- S-F-N25.** Coordinate with WSDOT on projects along and near Interstates 90 and 405 to relieve congestion and minimize traffic impacts during construction.
- S-F-N26.** Implement traffic calming on neighborhood streets to address traffic speed and volumes, using Vision Zero and Complete Streets design principles.
- S-F-N27.** Provide multilingual signage and wayfinding with direction to neighborhood destinations, transit, and active transportation facilities, highlighting the Mountains to Sound Greenway trail.
- S-F-N28.** 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.

- S-F-N29.** Support the enhancement and accessibility of local bus facilities and service to destinations that serve the neighborhood area.

Environment

Goal: To foster a resilient, healthy, and vibrant neighborhood by enhancing natural systems, connecting people to parks and open spaces, and supporting long-term community well-being.

- S-F-N30.** Increase tree canopy in areas that do not meet City canopy goals, prioritizing streetscapes, publicly owned properties, and environmentally sensitive areas.
- S-F-N31.** Secure easements and support development of new and enhanced connections to expand access to nearby parks and trails, including Coal Creek Park and Sunset Ravine Open Space.
- S-F-N32.** Encourage building and public space design that minimizes energy and resource use and is adaptable to extreme weather conditions.
- S-F-N33.** Coordinate with WSDOT to minimize the impacts of air pollutants and noise on sensitive uses along interstates 90 and 405.
- S-F-N34.** Support efforts to provide for and expand access to public electric vehicle charging in mixed use areas and multifamily residential developments.
- S-F-N35.** Adapt paved areas with landscaping and low impact development to improve water quality and reduce vulnerability to heat and flooding, especially in the Factoria Mixed Use Center.