

Public Comment on

Factoria Neighborhood Area Plan Update

Permit # 25-124772 AC

Comments submitted to city staff or the Planning Commission
outside of an Engagement event or activity.

December 24, 2025 to July 8, 2026

Note: Notice of Application published November 5, 2025

Panganiban, Justin

From: Jack McCullough <jack@mhseattle.com>
Sent: Monday, January 12, 2026 8:15 AM
To: Menard, Mathieu
Cc: Luckin, Zachary; Panganiban, Justin
Subject: RE: Factoria

[EXTERNAL EMAIL] Use caution when clicking links or opening attachments.

Great, thanks. We're tracking the HOMA items and good with those rezones. Zack & Justin, good to meet you. I have been working with Kimco (owner of the Marketplace at Factoria) and SRO (the major owner just north of the mall). When would be a good time for those owners to connect with you to understand the process? Maybe in the next month or so we could do a separate Teams call – a short one – with each owner.

Thanks.

Jack

John C. McCullough
Attorney at Law

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From: Menard, Mathieu <MMenard@bellevuewa.gov>
Sent: Monday, January 12, 2026 8:11 AM
To: Jack McCullough <jack@mhseattle.com>; Nick Conoway <nconoway@deloitte.com>
Cc: Luckin, Zachary <ZLuckin@bellevuewa.gov>; Panganiban, Justin <JPanganiba@bellevuewa.gov>
Subject: RE: Factoria

Good Morning Jack,

The Community Development Department is currently working on Neighborhood Area Plans for Eastgate and Factoria. My colleagues Justin and Zack are leading those projects. I've cced them on this email and further information on the projects can be found here: <https://bellevuewa.gov/city-government/departments/community-development/planning-initiatives/great-neighborhoods>. There are also substantial upzones to the Factoria area happening through HOMA and I'm happy to talk those through with anyone that is interested.

Thanks,
Mathieu

From: Jack McCullough <jack@mhseattle.com>

Sent: Sunday, January 11, 2026 5:12 PM

To: Nick Conoway <nconoway@deloitte.com>; Menard, Mathieu <MMenard@bellevuewa.gov>

Subject: Factoria

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I understand that the subarea planning process for Factoria will start this year. Are you working on that? I wanted to get a couple of the large property owners plugged into the process. Let me know the best path for that.

Thanks.

Jack

John C. McCullough

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Panganiban, Justin

From: Nicole Myers <nicolemikomyers@gmail.com>
Sent: Wednesday, June 10, 2026 11:04 PM
To: TransportationCommission
Subject: Comments on "Driveway access" and the MIP

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I hope you'll ask about an item in the Factoria NAP: "S-F-N24 Coordinate with high trip generating locations to improve safety and access at driveways at peak hours." Does this just mean they cut in front of all the other traffic? Do we have a standard for how many of the other cars they have to let by in between letting drivers from the garage out?

Regarding the MIP, it is sad to see that we are resigned to a lower performance standard for Bellevue's roads, and before we resort to changing our V/C targets, I hope we'll consider whether we've really exhaustively looked at the options available.

Since the duration of the "peak period" has increased, I'd expect it means congestion may stack up for a longer period, and it might be averaging in extended peaks of demand within that time when you do exceed 1.0 V/C. I would want to see more modeling of what the resulting congestion might actually look like, and then see the plan for traffic calming on adjacent local streets that are likely to receive overflow traffic.

As the travel time for vehicles in general increases, the expected public transit speed is a multiplier of that, but it seems like people will just resort to walking if the buses get too slow. I also worry about this as a life safety issue, unless we're planning to put Medic One in helicopters.

I think there are things that could be done, like pedestrian flyovers or people-movers to reduce the time needed for the pedestrian movement (and reduce the need for right-turn lanes), and I can also imagine these helping with active user safety in a road-widening scenario, though I don't think they solve the cost issue.

I'm also not sure what the impacts of not meeting our targets are - is there an accountability mechanism? I still don't think the change will actually allow us to meet targets in all cases - especially for the intersections on 116th.

A minor note: some of the segments to be affected are quite long and I also think they will feel even more crowded when lower arterial speeds for the Safe Speeds Bellevue mean a car is spending more time on the road to go the same distance.

Another bonus note: If there's not enough to talk about to fill the TC calendar, you could always schedule a site visit meeting like ESC does, and check out some of our shiny new transportation infrastructure.

Best,
Nicole

Panganiban, Justin

From: PlanningCommission
Sent: Tuesday, June 16, 2026 4:47 PM
To: Luckin, Zachary; Panganiban, Justin
Subject: FW: Feedback on Factoria Neighborhood Plan Draft

FYI

Katherine (Kate) Nesse, PhD

Planning Manager & Planning Commission Liaison, Community Development Department

City of Bellevue

Phone: 425-452-2042

450 110th Avenue NE, Bellevue, WA 98004

Email: knesse@bellevuewa.gov

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From: Marielle Frager <marielled7@me.com>
Sent: Monday, June 15, 2026 4:02 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Feedback on Factoria Neighborhood Plan Draft

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[EXTERNAL EMAIL] Use caution when clicking links or opening attachments.

Hello -

Thank you for the work and thoughtful planning that has gone into developing the Factoria Neighborhood Plan. I'm not sure if I will be able to attend the upcoming feedback session in person, so I wanted to share a few thoughts and comments here as a resident of the neighborhood.

I live in the **Mockingbird Hill residential area of Factoria**, which includes a concentration of single-family homes, with multiple condominium and apartment communities located just north of us along the SE 124th corridor. While I appreciate the vision outlined in the draft plan, I want to advocate for ensuring that improvements are distributed across the broader Factoria community and not concentrated solely within the commercial core.

Neighborhood Park / Public Green Space

While the draft plan identifies the need for additional parks and gathering spaces, I strongly encourage the City to consider locating a neighborhood park or public green space closer to the southern residential portion of Factoria. Residents in this part of the neighborhood currently lack convenient, walkable access to safe parks and community gathering spaces, despite representing a significant residential population. A neighborhood-serving park near Mockingbird Hill or along the SE 124th corridor would

better serve families, children, dog owners, and residents living in nearby apartment and condominium communities who may not have access to private outdoor space.

Traffic Calming and Safety on SE 124th

As redevelopment continues and traffic volume increases, I would encourage the City to prioritize traffic calming measures along neighborhood streets surrounding Mockingbird Hill, particularly along **SE 124th**. It is important to prevent residential streets from becoming cut-through routes while improving safety for pedestrians, cyclists, families, and children in the area.

Ensure South Factoria Residents Benefit from Improvements

I encourage the City to ensure that neighborhood investments extend beyond the commercial redevelopment core so that established residential communities in South Factoria also experience direct and visible quality-of-life improvements. Residents who already live in these neighborhoods should benefit meaningfully from the long-term investment being made in Factoria.

Beautification and Tree Canopy Improvements

I would also love to see increased tree planting, landscaping, and beautification improvements along SE 124th, neighborhood entry points, and residential streets. These improvements would make the area feel safer, greener, and more connected to Bellevue's broader "*City in a Park*" vision while improving the overall experience for those who live here every day.

I'm excited to see investment being made in Factoria and appreciate the opportunity to provide feedback. I hope the City will continue to consider the needs of existing residential communities as part of shaping Factoria's future.

Thank you,

Marielle Frager

Panganiban, Justin

From: Johnson, Thara
Sent: Thursday, June 25, 2026 11:08 AM
To: Nesse, Katherine; Luckin, Zachary; Panganiban, Justin
Subject: FW: Hello Thara,

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

From: Anne Coughlin <doctorannecoughlin@gmail.com>
Sent: Wednesday, June 24, 2026 8:58 PM
To: Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: Hello Thara,

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I am not certain what "Esther Place" means in this context. Pam is referring to Cherry Crest in Bridle Trails. I looked up the term and it seems to be a temporary shelter for DV or trafficking victims.

Would that be in the summer only?

Would that be all BSD schools?

If there is a list to keep residents aware of this, let me know.

Thank you,

Anne

Panganiban, Justin

From: PlanningCommission
Sent: Wednesday, July 1, 2026 8:07 AM
To: Luckin, Zachary; Panganiban, Justin
Subject: FW: Comments for Weds 6/24 Meeting

FYI

Katherine (Kate) Nesse, PhD

Planning Manager & Planning Commission Liaison, Community Development Department

City of Bellevue

Phone: 425-452-2042

450 I 10th Avenue NE, Bellevue, WA 98004

Email: knesse@bellevuewa.gov

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From: Miriam Estrada <estradamiriam1@gmail.com>
Sent: Wednesday, June 24, 2026 7:38 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Comments for Weds 6/24 Meeting

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[EXTERNAL EMAIL] Use caution when clicking links or opening attachments.

Hello, my name is Miriam. My husband and I own a condo on Factoria Blvd where we have resided for the past 6 years. We have read the "Factoria Neighborhood Area Plan CPA" and are very excited about all the possible changes coming to factoria. We are particularly excited about it becoming a pedestrian friendly place that will prioritize public transportation. We are also excited about the possibility of adding more green spaces and removing all the signs that create an eye soar on the road.

We are a car-free family, getting around by foot, bus and bicycle. We want to grow our family here, but have always been concerned about this boulevard that simply gets treated like a highway. Both my husband, our dog and I have had near misses, with cars stopping mere inches of us. This was from cars that were going too fast, or from cars ignoring us altogether because they don't want to miss their opportunity to turn. It is like we do not exist on this road.

We had been considering relocating to a new place that does not have this dangerous road just outside our complex, but we are now hopeful that we will not need to. We love our condo, and we love our neighbors. We want to stay.

One thing that worries me, is the implementation of a "pedestrian bridge." This seems like a major concession and tells me that drivers maintaining high speeds is still one of your priorities. I don't think this is consistent with the primary goal you have stated. In an ideal world, I would love to see the following:

1. Widening the sidewalks and including a barrier made up of planters or some sort of greenery (like it was already suggested).
2. Turning the outmost right lane on each direction into a bus-only lane. "The Area Plan" is already stressing the need to improve our public transportation. Why not do this? I think it is very frustrating for bus riders to be stuck in the same traffic as people who are driving alone in their cars. If you want to give people incentives to ride the bus, we need to make it appealing. There are a number of people on our complex, and some of my coworkers that could simply take the bus to work, but they do not see it as a viable option. They rather be stuck in traffic in their cars than on the bus. I cannot even begin to tell you the amount of times I had to get off on Richard's Road (before the bus routes changed) and scooted the rest of the way, because of the traffic. Even when the bus could simply drop me off outside of my complex (we live next to the fire department), this would mean sitting in traffic for another 15 to 20 minutes. Taking the bus is supposed to be stress free, but when you are affected by the same traffic, it becomes frustrating.
3. Leaving only 2 lanes for cars (not the current 4-5 lanes, and turning the major intersections into roundabouts. This would allow for traffic to flow, and it would, at the same time, force a road design that makes drivers slow down. Also, we do not need to have the lanes be so wide. In fact, if we reduce their size, it will prevent people from driving so fast and so unsafely. The speed limit should also be reduced significantly, because if we truly care for a pedestrian-friendly factoria blvd, this needs to be addressed. The current road acts like a highway, which is dangerous because it has so many residential and retail turning points. It must behave more like a main street. Reducing the lanes and speed limit will not only make it safer, but reduce the noise pollution and exhaust pollution, making the boulevard a more enjoyable place to walk or bike. If you keep all the lanes as is, it will never become a calm enough place that people actually want to walk through. I know this because I walk this road daily.

4. Turning the middle turning lanes into a median full of trees and flowers. we do not need a middle turning lane if we have a roundabout.

5. Making pedestrian crosswalks with middle island spaces so that they can focus on one direction of traffic at a time.

This is all I have to share for now. I just really want to emphasize the importance of reducing how fast cars go, and reducing the incentive for motorists to use this road like a highway. We should be inviting visitors, not through traffic. There are already two massive freeways next to factoria to cover throughput..

Let's make this a place we are proud of, where our children can be safe, and people of all abilities can enjoy.

Panganiban, Justin

From: Johnson, Thara
Sent: Thursday, June 25, 2026 11:07 AM
To: Nesse, Katherine; Panganiban, Justin; Luckin, Zachary
Subject: FW: Schools as Esther places

Follow Up Flag: Follow up
Flag Status: Flagged

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From: pamela johnston <pamjjo@msn.com>
Sent: Wednesday, June 24, 2026 8:44 PM
To: One Bellevue <onebellevue@googlegroups.com>; Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: Schools as Esther places

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At the Planning Commission today, staff talked about A new work item they have to get the schools to act as gathering places. I told Justin Panganiban that using the school is far different than it used to be

For BTCC it used to be straightforward to set up our dates for the whole year.

Now It's hard to get anything confirmed before October

I don't think we can set up the whole year

We must have our own insurance

And we can't use the audiovisual equipment

It sounds like they're just getting started. Let them know what you're your experience i has been or if you're interested And being on the list. Start with Thara Johnson tmjohnson@bellevuewa.gov



Factoria

From John Harvey <get.harveys@gmail.com>

Date Thu 6/25/2026 9:15 PM

To Brod, Brooke <BBrod@bellevuewa.gov>

Cc Luckin, Zachary <ZLuckin@bellevuewa.gov>

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I missed most recent planning meeting. However let me chime in as a neighbor of Factoria living on 118th Ave SE.

'Storing' the mentally ill, drug addicts, and the criminally inclined in apartments that are profit centers for NGO's like Plymouth Housing Group, LIHI, Solid Ground, et al, perpetuates the matter and solves NOTHING. Real change requires real solutions of inpatient & involuntary. Plus bigger prisons for those who are incapable of substantive reform.

John Harvey
3078 118th Ave SE
Apt Q203
Bellevue, WA 98005

Sent from my iPhone



Factoria Plan

From Barb Braun <bbraun@live.com>

Date Tue 7/7/2026 2:31 PM

To Luckin, Zachary <ZLuckin@bellevuewa.gov>; Barb Braun <orchardtreasurer@outlook.com>

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[EXTERNAL EMAIL] Use caution when clicking links or opening attachments.

Hello

Just a couple of comments on the Factoria Plan

1. Factoria will never be a great neighborhood unless Factoria Mall is redeveloped – high density housing, plus retail, plus open space. I have lived in Somerset over 20 years, and even with the new T&T, most of Factoria is a highly underutilized “brown field.” At minimum part of the parking lot should be converted to public space asap.
2. Efficient connection to transit is critical. Put in a connection to the existing lite rail station - pedestrian/bike path/bellehop service. Current connection is not convenient for commuters. Neither is the bus.

I see you have The Orchard Garden's on your map as a potential park. (The Habitat For Humanity property). As a Board member of the Orchard Gardens, we have not been approached about this. We are willing to engage. It would be nice to be engaged by the city on this discussion.

Thank you
Barb Braun
Treasurer
The Orchard Gardens at Holycross



Re: Factoria Plan

From Luckin, Zachary <ZLuckin@bellevuewa.gov>

Date Thu 7/9/2026 7:38 AM

To Barb Braun <bbraun@live.com>; Barb Braun <orchardtreasurer@outlook.com>

Cc Johnson, Thara <TMJohnson@bellevuewa.gov>; Panganiban, Justin <JPanganiba@bellevuewa.gov>

Ms. Braun,

Thank you for your comments and feedback on the Factoria neighborhood plan and the Orchard Garden's site. Regarding the Orchard/Habitat site, we have heard from community that the orchard is an important asset and there is a desire to maintain and expand it as a gathering space and greenspace. The green dots shown on the concept maps are areas that staff have identified for potential future parks and open space - they don't necessarily have to be city-owned and managed sites, and they are typically not intended to illustrate a specific parcel. In the case of Orchard Gardens, the City is aware of the covenant placed on the orchard and P-patch with the goal of keeping those uses on site: this is why a green dot was identified in that location. Habitat for Humanity has approached the city to explore the option for the city to acquire and manage the site after the affordable housing project is completed, but no formal agreement is in place. Habitat is taking the lead in evaluating this option and in any communications with the Orchard Gardens group.

Best,



Zachary (Zack) Luckin

Senior Planner

Community Development, City of Bellevue

(He/Him)

425-229-6667 | ZLuckin@bellevuewa.gov | BellevueWA.Gov

From: Barb Braun <bbraun@live.com>

Sent: Tuesday, July 7, 2026 2:31 PM

To: Luckin, Zachary <ZLuckin@bellevuewa.gov>; Barb Braun <orchardtreasurer@outlook.com>

Subject: Factoria Plan

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Hello

Just a couple of comments on the Factoria Plan

1. Factoria will never be a great neighborhood unless Factoria Mall is redeveloped – high density housing, plus retail, plus open space. I have lived in Somerset over 20 years, and even with the new T&T, most of Factoria is a highly underutilized “brown field.” At minimum part of the parking lot should be converted to public space asap.
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Thank you
Barb Braun
Treasurer
The Orchard Gardens at Holycross