

2026 Annual Comprehensive Plan Amendment: Evans Plaza

Threshold Review Public Hearing

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Planning Commission Action

1. Conduct a Threshold Review public hearing, accepting public testimony after the staff presentation.
2. Following the public hearing, make a recommendation.



Annual Amendment Process

Privately initiated amendments are reviewed through a two-step process per [LUC 20.30I](#):

- **Step 1 – Threshold Review**: Evaluate whether a proposed amendment should be in the annual work program.
- **Step 2 – Final Review**: Evaluate the merits of a proposal.

During each step of review, the Planning Commission holds a public hearing to gather community feedback.



Threshold Review Criteria

- A. Appropriately addressed through the Plan
- B. Compliance with three-year limit
- C. Does not raise policy issues outside CPA
- D. Reasonably reviewed within resources
- E. Addresses significantly changed conditions
- F. Geographic scope to include similar properties
- G. Consistent with current general Plan policies
- H. State law, court or admin decision requires CPA



Evans Plaza

Proposed Plan Amendment	Site-specific Proposal	Applicant
Evans Plaza 25-121477-AC 2255 140th Ave NE <i>Bridle Trails</i>	This privately-initiated application proposes a map amendment from <u>General Commercial (GC)</u> to <u>Lowrise 2 Mixed Use</u> on an approximately 10-acre site.	Steve Malsam



Evans Plaza

Privately-Initiated Comprehensive Plan Amendment

Bridle Trails

Viewpoint Park

NE 24TH ST

136TH PL NE

140TH AVENUE

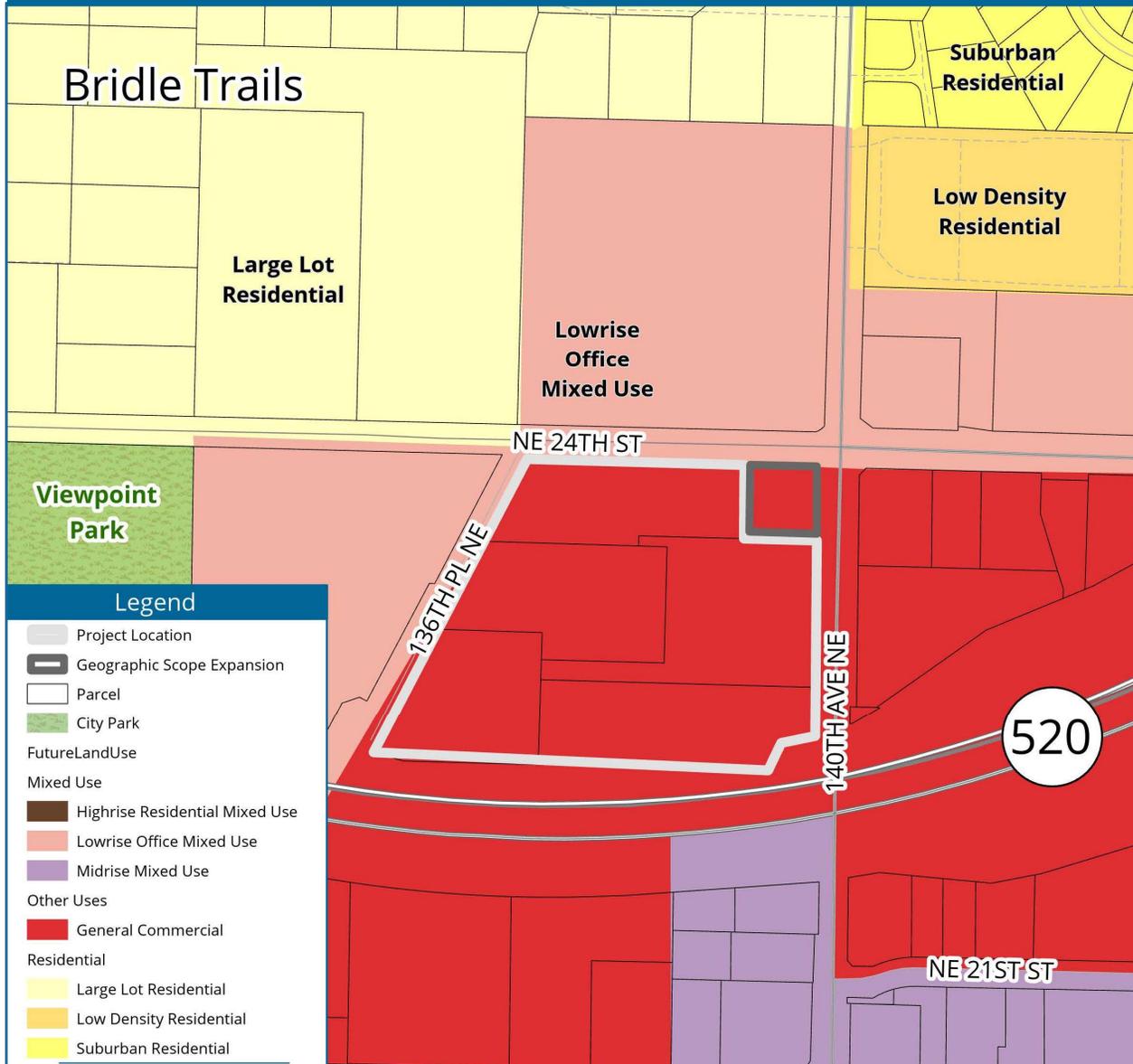
520

-  Project Location
-  Geographic Scope Expansion
-  Parcel
-  City Park



Future Land Use Map of Evans Plaza

Privately-Initiated Comprehensive Plan Amendment



Future Land Use Map Key

General Commercial (current):

The purpose is to provide primarily office, retail and service uses.

Lowrise 2 Mixed Use (proposed):

The purpose is to provide for a mix of housing, retail, service, office and complementary uses at the higher end of a low scale and density.

Staff Recommendation

This proposal meets all the Threshold Review criteria to be included in the annual Work Program.

Summary of Criteria Evaluation:

- Does not raise issues more appropriately addressed by another ongoing work program (**C**).
- Addressed significantly changed conditions; changes to the pertinent Plan text (**E**).
- Expanded geographic scope to include one immediately adjacent parcel (**F**).
- Consistent with general Plan policies and policy implementation of CPPs, GMA and other laws (**G**).



Public Comment

- Public Notices
 - Notice of Application
 - Notice of Public Hearing
- Engagement:
 - 1/28 BTCC meeting.
- Public Comment:
 - No written comments received to-date.



Planning Commission Action

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2. Following the public hearing, make a recommendation.



Next Steps

Step 1 – Threshold Review: Planning Commission Threshold Review recommendation presented to City Council in April.

Step 2 – Final Review: Spring through fall 2026.

