

2026 Annual Threshold Review Comprehensive Plan Amendment
Recommendation and Consideration of Geographic Scoping
Site-specific Amendment

Evans Plaza

Staff Recommendation: *Staff recommend that the proposed Evans Plaza Comprehensive Plan Amendment be incorporated into the 2026 annual work program and that the geographic scope is to be expanded.*

Application Number: 25-121477-AC

Neighborhood Area: Bridle Trails

Original Addresses: 2205 140th Ave NE, 2208 136th PI NE, 2350 136th PI NE, 2331 140th Ave NE, and 13815 NE 24th St

Expanded Geographic Scope: 2353 140th Ave NE

Applicant: Steve Malsam

PROPOSAL

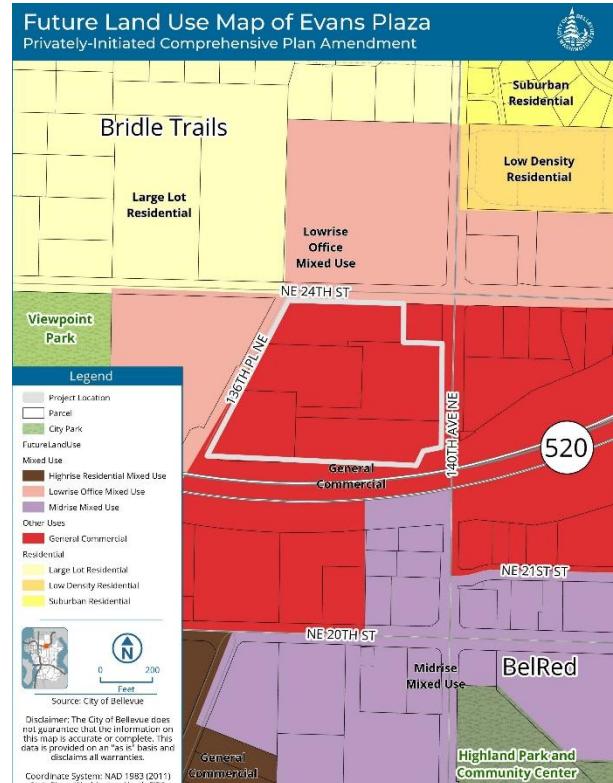
Threshold Review is the first step in Bellevue's two-part plan amendment review process. Its purpose is to determine which amendments pass the Threshold Review step and proceed to the annual Comprehensive Plan Amendment work program. If included, the next step for the application would be Final Review evaluation and decision with staff review and recommendation, Planning Commission public hearing and recommendation, and City Council study and action.

Evans Plaza CPA (25-121477-AC)

This privately-initiated application proposes a Comprehensive Plan map amendment from General Commercial to Lowrise 2 Mixed Use on an approximately 10-acre site.

The application notes that the proposed amendment site is under common ownership and located near transit, specifically bus service near NE BelRed Road and light rail service at the BelRed and Overlake Village stations. The stated intent of the site's future redevelopment is to replace the aging commercial center with mixed-use residential development. The applicant states that leases are expiring on the property and that the buildings will soon become vacant.

The application further notes that the site is located within the PineView Neighborhood Center as identified in the Bellevue Comprehensive Plan. As stated in the application, mixed-use residential redevelopment of the site would be aligned with Comprehensive Plan policies and goals related to Neighborhood Centers. The applicant states that the combination of multifamily housing and commercial spaces would provide goods and services to local



residents and serve as important focal points and gathering spaces for the community.

OVERVIEW OF STAFF RECOMMENDATION

Staff recommend including this proposed amendment in the 2026 work program because the application meets Land Use Code decision criteria for Threshold Review of a privately-initiated Comprehensive Plan Amendment per Land Use Code (LUC) 20.30I.140. In particular, the following decision criteria are met:

Threshold Review Decision Criteria	Meets/Does Not Meet
A – Appropriately addressed through Plan	Meets
B – Compliance with three-year limit	Meets
C – Does not raise policy issues outside CPA	Meets
D – Reasonably reviewed with resources	Meets
E – Addresses significantly changed conditions	Meets
F – Expand Geographic Scope	Meets
G – Consistent with current general Plan policies	Meets
H – State law, court or admin decision requires it	N/A

BACKGROUND

The site, Evans Plaza, is located north of SR-520, east of 136th Place NE, south of NE 24th Street, and west of 140th Avenue NE. Evans Plaza is currently occupied by several single-story commercial buildings. Existing uses consist of a range of large and small commercial services, retail and restaurants.

The Planning Commission at its January 14th study session recommended expansion of the geographic scope to include the one parcel (parcel number 272505-9167) immediately adjacent to the proposed amendment site located at 2353 140th Avenue NE. This staff report reflects that direction.

THRESHOLD REVIEW DECISION CRITERIA

The Threshold Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in LUC 20.30I.140. A proposal must meet all of the criteria to be included in the annual work program. Community Development staff have concluded that the proposal should be *included* in the annual work program. This conclusion is based on the following:

A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

The proposal presents such a matter. The appropriate land use designation on a specific site or sites presents a matter appropriately addressed through the Comprehensive Plan.

B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and

The proposed amendment is in compliance with the three-year limitation per LUC. No amendment proposals have been made for the proposed amendment site in the last three years. Furthermore, no changes were made to this site on the Future Land Use Map as part of the City's Periodic Update to the Comprehensive Plan in 2024.

C. **The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and**

The proposed amendment does not raise such issues.

Great Neighborhoods Program

Great Neighborhoods is an ongoing work program initiated by City Council in 2018 for developing neighborhood area plans that reflect the community's values and vision for the future. The scope of the program centers around strengthening a neighborhood area's unique identity and community gathering places as Bellevue prepares and plans for its well-managed future growth. The Great Neighborhoods program scope also covers land use by setting direction for a neighborhood area's future growth through updates to the Future Land Use Map, including site-specific map changes initiated by property owners if those sites meet established criteria.

Council has not directed staff to include Bridle Trails – the proposed amendment site is located in the Bridle Trails neighborhood area – in either the current (Eastgate and Factoria) or upcoming 2026/2027 (Lake Hills and West Lake Sammamish) and 2027/2028 (Woodridge and West Bellevue) iterations of the Great Neighborhoods program. As it is currently undetermined when Bridle Trails would be part of the Great Neighborhood program, the proposed amendment cannot be addressed by that ongoing work program in a timely manner.

D. **The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program; and**

The application can be reasonably reviewed within the resources and time frame of the current 2026 Annual Comprehensive Plan Amendment Work Program.

E. **The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "Significantly Changed Conditions"; and**

Significantly Changed Conditions (LUC 20.50.046): Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole.

*The proposed amendment addresses significantly changed conditions (since the last time the pertinent Comprehensive Plan map or text was amended), affecting the subject site and the surrounding area, **because of changes to the pertinent Plan text.** Maintaining the site's land use designation in the 2044 Bellevue Comprehensive Plan has created a constraint on realizing the land use vision for Bellevue's Neighborhood Centers such as PineView.*

The 2024 adoption of the 2044 Bellevue Comprehensive Plan established a growth strategy for Bellevue and related goals and policies that support the health and vitality of residential areas by planning for Neighborhood Centers, as identified by Bellevue. Specifically, as stated in the Land Use element, "Bellevue supports continued engagement and investment to maintain the health of these important centers and allows Neighborhood Centers to become mixed use with some higher density

residential alongside the commercial uses", which is also captured in Comprehensive Plan policies focused on the city's land use strategy (LU-1) and Neighborhood Centers (LU-18).

As part of the Comprehensive Plan, the Future Land Use Map shows the vision for future development in Bellevue. The existing Future Land Use Map designation (General Commercial) for the proposed amendment site does not encompass residential uses, while there are a stated need and established policy for accommodating Bellevue's housing and job growth within areas designated for compact, mixed use development such as Neighborhood Centers.

This privately-initiated application proposes a Comprehensive Plan map change that would allow residential uses to be part of future development of the site. This change would make the Plan function as an integrated whole, where map designations are in alignment with the city's growth strategy and land use policies, allowing higher density residential alongside commercial uses in the PineView Neighborhood Center as identified by Bellevue.

F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly situated property have been identified and the expansion is the minimum necessary to include with those shared characteristics; and

Staff recommend expanding the geographic scope of the amendment proposal to include the one immediately adjacent parcel (parcel number 272505-9167) located on the southwest corner of 140th Avenue NE and NE 24th Street. Expansion of the geographic scope results in a proposed amendment site that includes all parcels within the block bounded by SR-520, 136th Place NE, NE 24th Street, and 140th Avenue NE.

This block is part of the area identified as the PineView Neighborhood Center in the Comprehensive Plan and located within the Bridle Trails neighborhood area. Furthermore, these parcels share key characteristics in terms of land use, development patterns and access. The corner parcel's existing retail use would be consistent with the proposed Lowrise 2 Mixed Use land use designation while allowing for any potential future redevelopment, following a rezone application, to include residential uses.

G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies (CPPs), the Growth Management Act (GMA), other state or federal law, and the Washington Administrative Code (WAC); or

The proposed amendment is consistent with such plans, goals, and policies of the city and with the policy implementation of the CPPs, the GMA, and other applicable law.

The proposal is consistent with GMA planning goals (RCW 36.70A.020), which encourage development in urban areas where adequate public facilities and services exist, planning for and accommodating housing affordable to all, and promoting a variety of residential densities and housing types. The proposed amendment is consistent with Countywide Planning Policies around local centers and focusing housing growth there, such as DP-4, DP-38 and EC-17.

The proposed amendment is consistent with the Comprehensive Plan because it would fulfil the goals set forth in the Land Use element, as well as other relevant elements, and is aligned with the

growth strategy for Bellevue to support the health and vitality of residential areas by planning for Neighborhood Centers: Neighborhood-serving commercial and mixed use areas that serve some of the daily needs of people living in the primarily residential surrounding area.

The Land Use element's goal is to develop and maintain a land use pattern that protects natural systems and retains trees and open space; maintains and strengthens the vitality, quality and character of Bellevue's neighborhoods; and focuses development activity in Downtown and other Mixed Use and Neighborhood Centers.

The proposal is consistent with the following policy from the Land Use element:

LU-1. Focus the city's growth and development as follows:

1. Direct most of the city's growth to the Downtown Regional Growth Center, other Countywide Centers (see Map LU-3) and to other areas designated for compact, mixed use development served by a full range of transportation options.
2. Plan for housing growth with a broad range of housing choices to meet the changing needs of the community.
3. Enhance the health and vitality of existing single-family, multi-family and mixed use residential neighborhoods.
4. Provide for commercial uses and development that serve community needs.

LU-3. Prioritize the redevelopment of under-developed land over vacant land, open space and environmentally sensitive areas.

LU-7. Accommodate adopted growth targets of 35,000 additional housing units and 70,000 additional jobs for the 2019-2044 period and plan for the additional growth anticipated by 2044.

LU-10. Work toward a land use pattern that makes it possible for people to live closer to where they work regardless of household income.

LU-16. Enhance existing Neighborhood Centers (see Map LU-2) designed to serve neighborhoods, recognizing their multiple roles: serving residents' needs, acting as community gathering places and helping to establish neighborhood identity.

LU-18. Encourage new retail and services alongside residential in Neighborhood Centers, ensuring easy pedestrian access and enhancing the livability of the neighborhood.

The Neighborhoods element's goal is to maintain and enhance the high quality of life in Bellevue's distinctive neighborhoods.

The proposal is consistent with the following policy from the Neighborhoods element:

NH-1. Support the creation of a variety of land uses to fulfill each neighborhood's basic needs, including:

1. A range of housing types at various affordability levels;
2. Access to basic needs such as groceries, pharmacies, child care and other essential services;
3. Natural areas and open spaces; and

4. Public places to gather like community centers and parks and private places to gather like churches and country clubs.

The Housing element's goal is to meet the housing needs of the entire community by promoting housing equity, increasing the overall housing diversity and supply, creating affordable housing, attending to individuals' unique housing needs, and preventing displacement and homelessness.

The proposal is consistent with the following policy from the Housing element:

HO-18. Promote housing density, choice and affordability in areas served by the frequent transit network, businesses serving the community's day-to-day needs and significant nodes of employment.

The goal of the Economic Development element is to support a strong local economy with opportunities for all to prosper consistent with a high quality of life and a sustainable natural environment.

The proposal is consistent with the following policies from the Economic Development element:

ED-18. Facilitate development of a range of housing opportunities to accommodate Bellevue's growing workforce.

ED-23. Support economic development in the city's commercial areas.

H. State law requires, or a decision of a court or administrative agency has directed such a change.

State law or a decision of a court or administrative agency has not required or directed the suggested change.

PUBLIC NOTICE AND COMMENT

This 2026 annual proposed amendment was introduced to the Planning Commission at their January 14th study session including an examination of the potential expansion of its geographic scope for this privately-initiated application.

Notice of Application was published in the Weekly Permit Bulletin on December 31, 2025, and mailed and posted as required by LUC 20.35.420. Notice of the February 11, 2026, Threshold Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on January 28, 2026, and included notice sent to parties of interest. Property owners within the 500-foot noticing perimeter of the site received official notice, as did people signed up to receive such notices.

No public comments have been received on this application to date.

Effective community engagement, outreach, and public comments at Final Review

Applicants and community members are engaging across a variety of media in proactive community engagement and public participation during the 2026 annual comprehensive plan amendment process. The City's early and continuous community engagement includes:

- Responsive early outreach to requests for information and to become parties of interest.
- Responding in writing to each written public comment submitted and returning phone calls.
- Updated Comprehensive Plan Amendments webpage on the City's website with application materials and next steps.

- A January 14, 2026, Planning Commission study session to introduce the proposed amendment and review the staff recommended geographic scope.
- A January 28, 2026, presentation to Bridle Trails Community Club's membership to provide an overview of the Comprehensive Plan Amendment process, outlining opportunities for the community to engage during this process.
- Official Weekly Permit Bulletin notices.

Public comments come in throughout the process. All written comments are included in the public record for reference and for use by decision-makers. At the various steps, the public comments received are shared with the Planning Commission and posted on the City's website.

The next step after the Planning Commission's Threshold Review recommendation in this public engagement process includes the City Council's agenda item establishing the Annual Comprehensive Plan Amendment Work Program for 2026. After that, the City will take any proposed amendments that are included in the work program into study and review during Final Review evaluation.

ATTACHMENTS

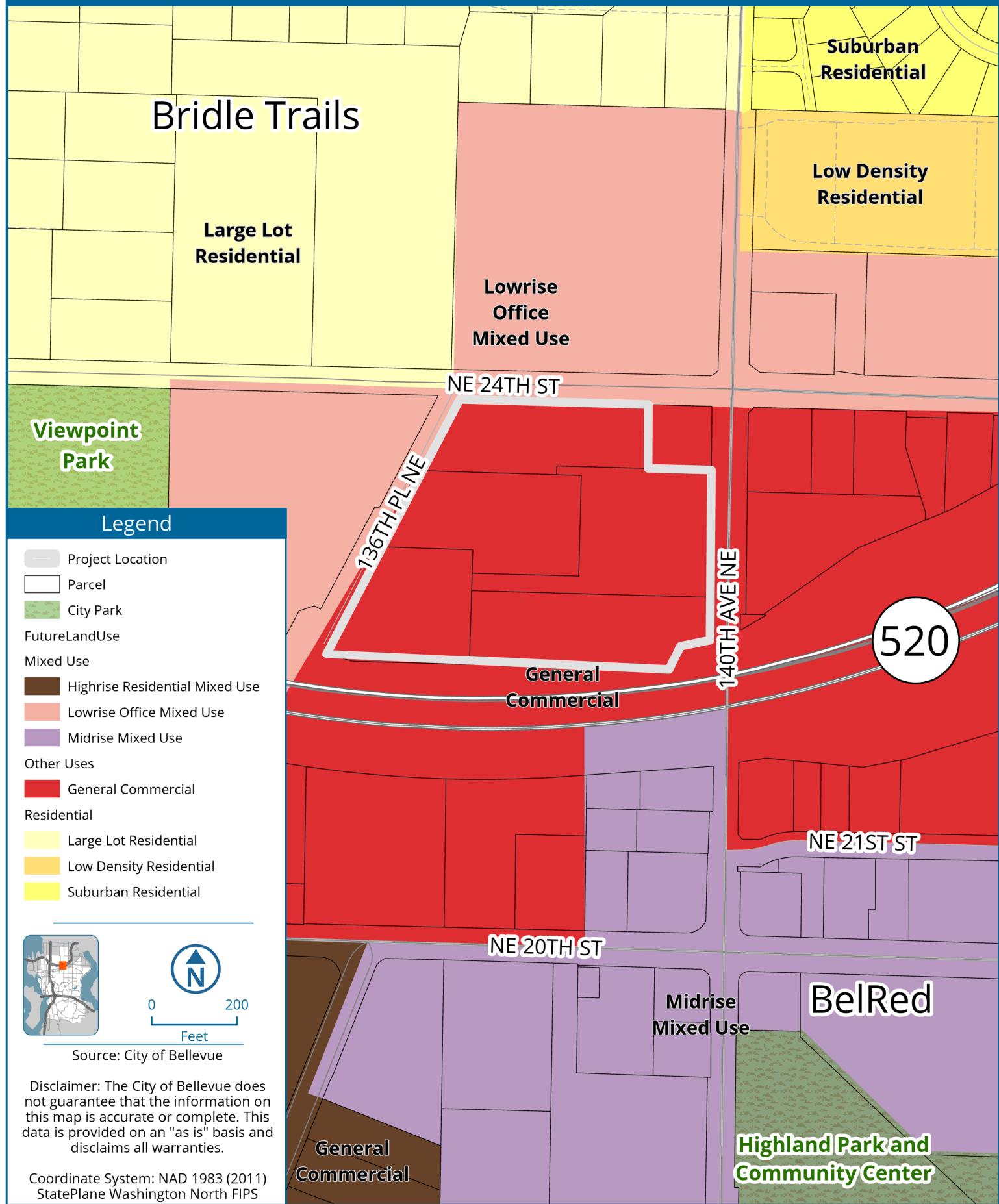
- A. Site map
- B. Application materials

Future Land Use Map of Evans Plaza

Privately-Initiated Comprehensive Plan Amendment



Attachment A





CITY OF BELLEVUE



Land Use Application #1704986 - Evans Plaza Comprehensive Plan Amendment



CITY OF BELLEVUE



Land Use Application #1704986 - Evans Plaza Comprehensive Plan Amendment

Project Contact

Company Name:

Name: Isaac Patterson **Email:** ipatterson@mhseattle.com

Address: 701 Fifth Avenue Suite 6600 **Phone #:** (206) 812-6961
Seattle WA 98104

Project Type	Activity Type	Scope of Work
Multifamily Residential	Code or Plan Amendments and Interpretations	Comprehensive Plan Amendment

Project Name: Evans Plaza Comprehensive Plan Amendment

Description of Work: Proposed change of future land use map designation for five King County parcels

Project Details

Site Information

Site Specific

Customer Feedback

Yes, I am willing to share my feedback through an online survey

Additional Parcels:

2725059074, 2725059181, 2725059179, 2725059233



Comprehensive Plan Amendment

Application Date _____

Application Name _____

Applicant Name _____

Applicant Address _____

Applicant Phone _____ email _____

Agent Contact _____

Agent Contact Address _____

Agent Contact Phone _____ email _____

This is a proposal to initiate a site-specific Comprehensive Plan Amendment proposal
(Go to [Block 1](#))

This is a proposal to initiate a non site-specific Comprehensive Plan Amendment proposal
(Go to [Block 2](#))

Block 1

Property address and/or 10-digit King County parcel number _____

Proposed amendment to change the map designation from existing _____
to proposed _____

Site area (in acres or square feet) _____

Subarea name _____

Last date the Comprehensive Plan designation was considered _____

Current land use district (zoning) _____

Go to [Block 3](#)

Community Council: N/A East Bellevue

Block 2

Proposed amendment language. This can be either conceptual or specific amendatory language. Please be as specific as possible so that your proposal can be adequately evaluated. Specific wording changes proposed, should be shown in ~~strike out~~/underline format. Submit additional pages as PDF.

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities) _____

Last date the Comprehensive Plan policy or text was considered _____

Go to [Block 3](#)

Block 3

Support for the proposed amendment. Explain the need for the amendment. Why is it being proposed? Describe how the amendment is consistent with the [Comprehensive Plan](#) Vision. Include any data, research or reasoning that supports the proposed amendment. Submit additional pages as PDF.

Go to [Block 4](#)

Block 4

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.301.140 (refer to Comprehensive Plan Amendment and Procedures Guide). Submit additional pages as PDF.

Please see attached.

I have read the Comprehensive Plan Amendment and Procedures Guide.

I have contacted Community Development staff and have received an intake application letter (required before site-specific plan amendment application submittal; attach a copy of the letter to the application form when uploading documents).

Notice of Completeness: Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant  Date 09/15/2025

I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the owner all acts required to enable the city to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW and the State Environmental Policy Act (SEPA) will be met.

Signature  Date 09/15/2025
Owner or Owner's Agent

Evans Plaza Comprehensive Plan Amendment

Includes the following parcel numbers:

- 2725059180, Lot area: 78,351 s.f.
- 2725059074, Lot area: 106,264 s.f.
- 2725059181, Lot area: 88,746 s.f.
- 2725059179, Lot area: 74,382 s.f.
- 2725059233, Lot area: 88,905 s.f.

The proposed site for change from General Commercial to Lowrise 2 Mixed Use is located one mile from the Bel-Red/130th station, 1 mile (20 minute walk, 5 minute bike ride) from the Overlake Village station, 4 blocks (10 minute walk, 2 minute bike ride) from transit along Bel-Red Road, and is located 1 mile from the Microsoft main campus (20 minute walk, 5 minute bike ride). This large commercially-zoned and underutilized site, which is all in common ownership, should be considered for rezoning to allow for mixed use residential development.

--

BLUC 20.301.140 Criteria:

The Planning [Commission](#) may recommend inclusion of a proposed amendment to the Comprehensive Plan in the Annual Comprehensive Plan Amendment Work Program if the following criteria have been met:

A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

Answer: the proposed amendment is a change to the Future Land Use Map, which can only be addressed through the Comprehensive Plan.

B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC [20.301.130.A.2.d](#); and

Answer: This proposal has not been proposed previously.

C. The proposed amendment does not raise policy or [land use](#) issues that are more appropriately addressed by an ongoing work program approved by the [City](#) Council; and

Answer: No. We are unaware of any other ongoing work programs that would address this proposal.

D. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program; and

Answer: Yes. While staff is busy, the Community Development long-range planning staff we believe have the resources to review this proposal within the annual review process/work program.

E. The proposed amendment addresses [significantly changed conditions](#) since the last time the pertinent Comprehensive Plan map or text was amended. See LUC [20.50.046](#) for the definition of "[Significantly Changed Conditions](#)"; and

Answer: Yes. The ownership has decided it would like to redevelop the property and no longer run this property as an aging commercial center. In addition, leases are expiring on the property and the buildings will soon become vacant. It is important to get ahead of the vacant building issue.

F. When [expansion](#) of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly situated property have been identified and the [expansion](#) is the minimum necessary to include properties with those shared characteristics; and

Answer: This is not an expansion of another amendment proposal, though it would be fine with us if the other properties in the area also designated General Commercial were redesignated. Further, parcels directly south of the site have already been classified as Midrise Mixed Use, so updating the current site to Lowrise 2 Mixed Use would be in line with neighboring properties that have shared characteristics.

G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for [site](#)-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, other [state](#) or federal law, and the Washington Administrative Code; or

Answer: The proposal is consistent with the following policies of the Bellevue 2044 Comprehensive Plan:

Land Use Component: Aging Commercial Areas. In some older residential areas, neighborhood shopping centers are experiencing high vacancies and struggling to meet changing market conditions. In today's retail market, more shoppers are choosing regional destinations, larger stores and online offerings. The land use mix and urban form may need to be updated for smaller shopping centers to keep them healthy and attracting private investment. In some areas, it may be appropriate to support a wider mix of uses to help fill gaps where there is less demand for traditional retail.

The Land Use policy seeks to develop Neighborhood Centers that are commercial and mixed-use developments located in areas that are otherwise primarily residential. This site is located

within the PineView Neighborhood Center, and the proposed update would directly support the goals of these centers. The combination of multifamily housing and commercial spaces would provide goods and services to local residents and serve as important focal points and gather spaces for the community. Given the proximity to multi-modal transportation, grocery stores, and other existing commercial and residential, the site is poised to become an integral part of a vibrant neighborhood center.

The proposed amendment satisfies the following goals and policies:

LU-3. Prioritize the redevelopment of underdeveloped land over vacant land, open space and environmentally sensitive areas.

LU-4. Promote a land use pattern integrated with a multimodal transportation system.

LU-7. Accommodate adopted growth targets of 35,000 additional housing units and 70,000 additional jobs for the 2019-2044 period and plan for the additional growth anticipated by 2044.

LU-10. Work toward a land use pattern that makes it possible for people to live closer to where they work regardless of household income.

LU-16. Enhance existing Neighborhood Centers designed to serve neighborhoods, recognizing their multiple roles: serving residents' needs, acting as community gathering places and helping to establish neighborhood identity.

POLICY LU-18. Encourage new retail and services alongside residential in Neighborhood Centers, ensuring easy pedestrian access and enhancing the livability of the neighborhood.

LU-28. Provide for a mix of housing, office, service and retail uses in a compact walkable development pattern that optimizes the benefits of transit investment in Bellevue's mixed use areas.

LU-30. Ensure that transit-oriented land use and development is responsive to the type of transit facilities and services provided and the context of surrounding area

LU-34. Changes in zoning must be consistent with the Comprehensive Plan and the Future Land Use Map, including changes in zoning within the same future land use designation.

LU-47. Implement land use patterns that promote walking, bicycling, or other active transportation modes in order to increase public health.

HO-18. Promote housing density, choice and affordability in areas served by the frequent transit network, businesses serving the community's day-to-day needs and significant nodes of employment.

HO-25. Promote climate-friendly housing that minimizes energy and resource use throughout the construction and life of the structure, and that is adaptable to a changing climate, including heat, flooding, air pollution and wildfire events.

TR-1. Integrate land use and transportation planning and decisions to support the Comprehensive Plan.

The proposal is consistent with the following CPPs:

EN-28 Plan for development patterns that minimize air pollution and greenhouse gas emissions, including: a) Directing growth to Urban Centers and other mixed-use or high-density locations that support mass transit, encourage non-motorized modes of travel, and reduce trip lengths; b) Facilitating modes of travel other than single-occupancy vehicles including transit, walking, bicycling, and carpooling;

DP-1 Designate all lands within King County as one of the following. In each of these designations, critical areas may exist and these are to be conserved through regulations, incentives, and programs. a) Urban land within the Urban Growth Area, where new growth is focused and accommodated;

DP-2 Prioritize housing and employment growth in cities and centers within the Urban Growth Area, where residents and workers have higher access to opportunity and high-capacity transit. Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and schools, and parks and open space. The Urban Growth Area will include a mix of uses that are convenient to and support public transportation to reduce reliance on single-occupancy vehicle travel for most daily activities.

DP-3 Develop and use residential, commercial, and manufacturing land efficiently in the Urban Growth Area to create healthy, vibrant, and equitable urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Natural Resource 2021 King County Countywide Planning Policies Chapter: DEVELOPMENT PATTERNS 20 Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as: a) Directing concentrations of housing and employment growth to high opportunity areas like designated centers and transit station areas, consistent with the numeric goals in the Regional Growth Strategy; b) Encouraging compact and infill development with a mix of compatible residential, commercial, and community activities; c) Providing opportunities for greater housing growth closer to areas of high employment to reduce commute times; d) Optimizing the use of existing capacity for housing and employment; e) Redeveloping

underutilized lands, in a manner that considers equity and mitigates displacement; and f) Coordinating plans for land use, transportation, schools, capital facilities and services.

DP-4 Focus housing growth in the Urban Growth Area within cities, designated regional centers, countywide centers, locally designated local centers, areas of high employment, and other transit supported areas to promote access to opportunity. Focus employment growth within designated regional and countywide manufacturing/industrial centers and within locally designated local centers.

DP-5 Reduce greenhouse gas emissions through land use strategies that promote a mix of housing, employment, and services at densities sufficient to encourage walking, bicycling, transit use, and other alternatives to auto travel, and by locating housing closer to areas of high employment.

Overarching Goal: Provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County. All jurisdictions work to:

- preserve, improve, and expand their housing stock;
- promote fair and equitable access to housing for all people; and
- take actions that eliminate race-, place-, ability-, and income-based housing disparities

H-15 Increase housing choices for everyone, particularly those earning lower wages, that is co-located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and development regulations in place that allow and encourage housing production at levels that improve jobshousing balance throughout the county across all income levels. H-16 Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county.

The proposed use of the land is also consistent with the goal of the Bridle Trails Subarea Plan which is to protect and preserve the rural, equestrian, and residential character of Bridle Trails. Bridle Trails is primarily residential in use and character and the addition of a mixed-use center including commercial and multifamily residential is in line with other existing apartments and condos along 148th N.E and existing commercial centers. Bridle Trails is a distinctly wooded area, and this proposed change is simply re-developing existing developments and will not impact the general land use policies, which include:

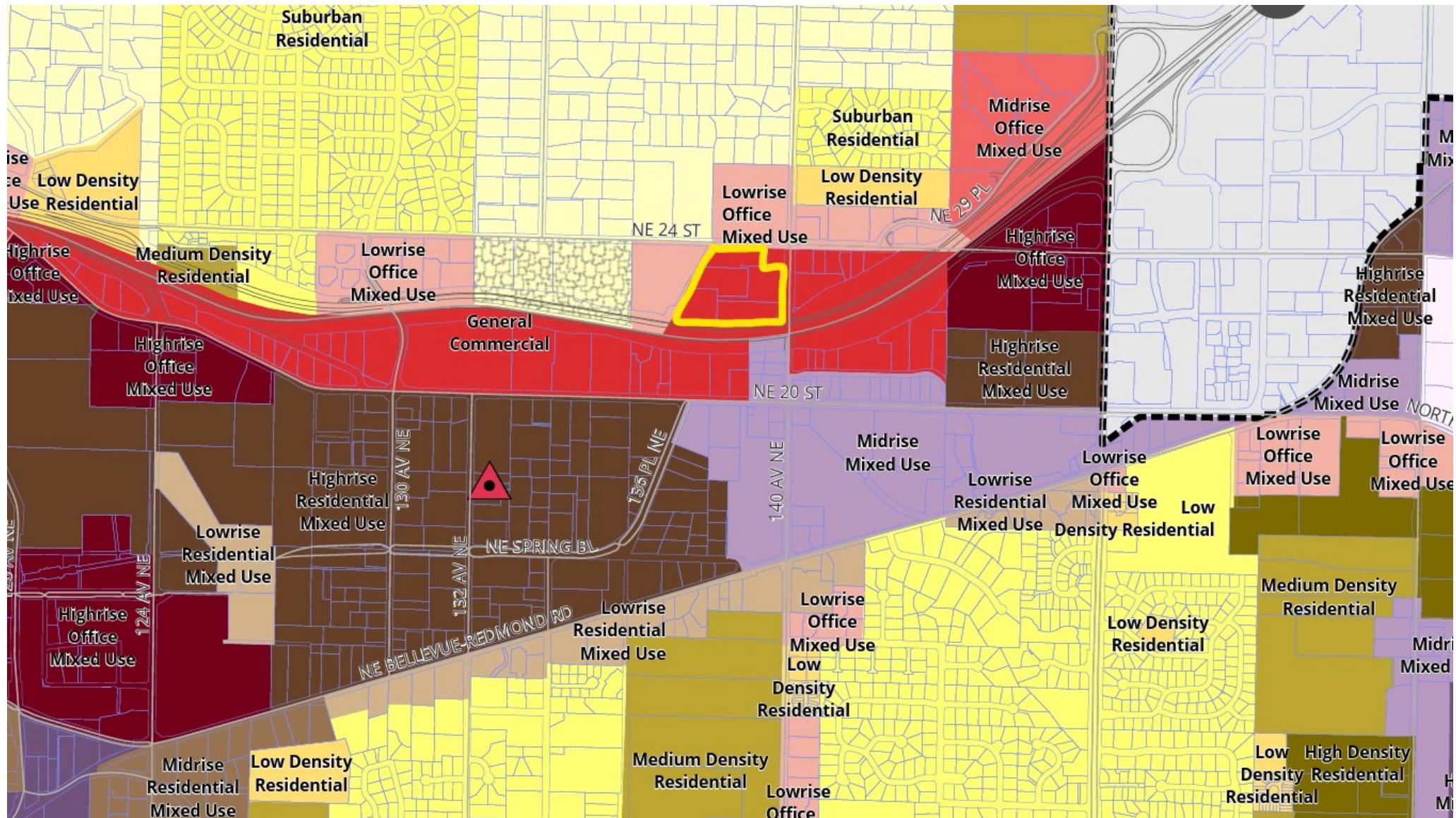
POLICY S-BT-1. Protect Bridle Trails from encroachment by more intense uses to ensure that the Subarea remains an area of residential neighborhoods.

POLICY S-BT-2. Support the existing character of Bridle Trails State Park “natural area” as a regional park providing opportunities for equestrian, hiking, nature study, and other passive activities only.

POLICY S-BT-3. Preserve the wooded, natural, rural, and equestrian character of the Subarea and encourage horse-keeping in low-density residential areas.

H. State law requires, or a decision of a court or administrative agency has directed such a change. (Ord. 5650, 1-3-06, § 2)

Answer: No.





Development Services

Bill-To Form

Your application is a type that requires deposit(s) and may have billable hours. This means you may receive bills in the mail for review or inspection time spent on your project in addition to the fees you pay at submittal, or you will be required to pay at or prior to issuance.

Please send the bills to:

Name/Company The Evans Company

Contact person Steve Malsam

Billing Address 1457 130th Ave NE City, State, Zip Bellevue, WA 98005

Phone (206) 999-5788 Email steve@wakefieldproperties.net

Address Changes

Notify Billing Customer Service at 425-452-6860

Billing Liability Changes

Notify Billing Customer Service at 425-452-6860

Ownership Changes

The new owner must provide Billing Customer Service with the ownership transfer date before any billing information can be changed.

City/School/Agency Projects

Use the form for City Applicants and Other Agencies

Signature 

Date 09/15/2025



Development Services

Billing Form

For City Applicant or Qualified Agency

This form is only applicable if you are a City of Bellevue department or an outside agency listed below, and you are requesting to be billed for submittal and issuance fees. If you are not listed below, all application fees must be paid at the time of application.

CIP/Work Order/Purchase Order/Reference #	Permit/Approval #
---	-------------------

City Project Information			Other Agency Project Information			
Check One	Department	Row Sequence #	Check One	Agency	PO #	Row Sequence #
	COB Parks	294978		Bellevue Schools		114044
	COB Transportation	295060		KC Dept Of Trans	KC 100	541675
	COB Fire	295099		KC Solid Waste	KC 200	568614
	COB Utilities	295034		KC Wastewater	KC 300	749926
	COB Info Services	532938		City of Redmond		541621
	COB Arts	532935		Issaquah Schools		308963
	COB Info Tech	552341		Sound Transit		552268
	COB Facilities	295032		PO 98884 for Stage III, Linda Smith, 206-689-4922		
	COB CDD	648986		Sound Transit – East Link MOU		1083117
	COB Police	903897				

Project Manager _____ Phone Number _____



City of Bellevue

September 12, 2025

Steven J. Malsam
Wakefield Properties
1457 130th Avenue NE
Bellevue, WA 98005
steve@wakefieldproperties.net

SUBJECT: Intake Application letter for proposed 2026 Comprehensive Plan Amendment application, Evans Plaza (2255 140th Avenue NE)

Mr. Malsam,

This is the intake application letter you must submit with your application materials to apply for a proposed site-specific comprehensive plan amendment.

An "intake application" letter from Community Development staff is required before a site-specific plan amendment application will be accepted (a non-site-specific, or policy amendment, does not require the letter.) Please contact Community Development staff to have a discussion regarding a proposed site-specific plan amendment. This discussion--by phone, email, or in-person--will result in the "intake application" letter necessary to separately apply for the site-specific plan amendment application.

This discussion was held on September 5, 2025. A follow-up meeting with City staff took place on September 9, 2025. You have indicated intent to propose a change from General Commercial (GC) to Lowrise 2 Mixed Use, which would allow a subsequent rezone of the site. A future rezone would allow the site to be redeveloped to include mixed-use residential development with ground-floor commercial uses.

The site, Evans Plaza, is located north of SR-520, east of 136th Place NE, south of NE 24th Street, and west of 140th Avenue NE. The parcel numbers for the relevant properties here are: 272505-9074, 272505-9179, 272505-9180, 272505-9181, and 272505-9233. Evans Plaza is currently occupied by several single-story commercial buildings. The tenants are a range of large and small commercial services, retail and restaurants.

Analysis

The site is located in the Bridle Trails Neighborhood, for which the Bridle Trails Subarea Plan is in effect. The Bridle Trails Subarea is divided into two planning districts: Planning District A and Planning District B. The site is located in Planning District A. Policies applicable to this site include but are not limited to:

- **POLICY S-BT-42.** Encourage retention of vegetation on the lower slopes of the bluff adjacent to SR-520 at approximately 136th Avenue N.E. to provide a visual separator between residential areas and the freeway.
- **POLICY S-BT-47.** Encourage an exterior residential appearance on any portion of a nonresidential or multifamily development.

The site is in the PineView Neighborhood Center, identified on Map LU-2 in the Comprehensive Plan. Neighborhood Centers are commercial or mixed use areas in locations that are otherwise primarily residential. They are envisioned to serve some of the daily needs of people living in the area. Some of the policies relevant to Neighborhood Centers and this application include, but are not limited to:

- **POLICY LU-16.** Enhance existing Neighborhood Centers (see Map LU-2) designed to serve neighborhoods, recognizing their multiple roles: serving residents' needs, acting as community gathering places and helping to establish neighborhood identity.
- **POLICY LU-18.** Encourage new retail and services alongside residential in Neighborhood Centers, ensuring easy pedestrian access and enhancing the livability of the neighborhood.

In our conversation, you indicated that the owner is interested in developing the property with mixed-use development with residential uses located above commercial uses. Staff notes that the proposed Housing Opportunities in Mixed-Use Areas (HOMA) land use code amendment is currently drafted and under review by the Planning Commission and City Council. This land use code amendment (LUCA) is designed to encourage housing development in various mixed-use land use districts, including the land use district related to the Lowrise 2 Mixed Use land use designation.

You have advised the City that you have read the Comprehensive Plan Amendment and Rezone Procedures Guide and that you are fully aware of the application procedures including the start of the three-year limit once an application is considered complete. The three-year limit—if applied to a 2026 proposed site-specific map amendment—would prevent consideration of the site's Comprehensive Plan map designation until the 2029 plan review year.

Please let me know what else we can provide.

X _____

Teun Deuling, AICP
Senior Planner, Comprehensive Planning
tdeuling@bellevuewa.gov
425-229-6534



Non-project Action SEPA Checklist

Use of checklist for non-project proposals

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and C, plus the Supplemental Sheet for Non-project Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The environmental coordinator may exclude questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis or the proposed non-project action. Please consult with the environmental coordinator prior to submittal if your proposal qualifies for the Part B exclusion.

A. Background

1. Name of proposed project, if applicable

Evans Plaza FLUM Change

2. Name of applicant

Steve Malsam

3. Address and phone number of applicant and contact person.

1457 130th Ave NE
Bellevue, WA 98005
(206) 999-5788

4. Date checklist prepared.

September 14, 2025

5. Agency requesting checklist.

City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable)

Comprehensive Plan Amendments would be considered by the Bellevue City Council in 2026.

7. Are there any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, please explain.

No.

8. List any environmental information known about that has been prepared, or will be prepared, directly related to this proposal.

None known.

9. Are there applications pending for government approvals of other proposals directly affecting the property covered by this proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for the proposal, if known. Approval of FLUM amendment.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that for a description of certain aspects of the proposal. These answers do not need to be repeated on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to change the Future Land Use Map from General Commercial to Midrise Mixed Use.

12. Location of proposal. Give sufficient information for a person to understand the precise location of the proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of work area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While any plans required by the agency should be submitted, it is not required to duplicate maps or details plans submitted with any permit applications related to this checklist.

- 2725059180, Lot area: 78,351 s.f.
- 2725059074, Lot area: 106,264 s.f.
- 2725059181, Lot area: 88,746 s.f.
- 2725059179, Lot area: 74,382 s.f.
- 2725059233, Lot area: 88,905 s.f.

B. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to my its decision.

Name of signed:



Position and agency/organization:

The Evans Company Agent

Date submitted:

09/15/2025

C. Supplemental sheet for non-project actions

These questions pertain to land use actions that do not involve building and construction projects, but rather pertain to policy changes, such as code amendments and rezone actions.

Because the questions are very general, it may be helpful to read them in conjunction with the Environmental Checklist. When answering these questions, be aware of the extent to which the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.

Respond briefly and in general terms. Responses that say a non-project action does not have any impact are not sufficient. Responses should consider the impacts from realization of the proposal on the given environmental element.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

It would not increase any such discharges, it is a map change.

- a. Indicate proposed measures to avoid or reduce such increases.

None needed.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

It would not impact plants, animals, or other life.

- a. Indicate proposed measures to protect or conserve plants, animals, fish or marine life.

None needed.

3. How would the proposal be likely to deplete energy or natural resources?

It would not deplete energy or resources.

- a. Indicate proposed measures to protect or conserve energy and natural resources.

None needed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains or prime farmlands?

It would not impact any such areas in need of protection.

- a. Indicate proposed measures to protect such resources or to avoid or reduce impacts.

None needed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal would change the Future Land Use Map from GC to MR-MU, eventually leading to a zoning change.

- a. Indicate proposed measures to avoid or reduce shoreline and land use impacts.

The proposal would only be approved if consistent with the overall comprehensive plan policies.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal would not increase demands on any services, utilities, or transportation networks.

- a. Indicate proposed measures to reduce or respond to such demand(s).

None needed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

There are no conflicts with other laws.



For alternate formats, interpreters, or reasonable modification requests please phone at least 48 hours in advance 425-452-4570 (voice) or email ds_experience@bellevuewa.gov. For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at ADATitleVI@bellevuewa.gov.



Jurisdiction: Bellevue

Project Name: Evans Plaza Comprehensive Plan Amendment

Application ID: 1704986

Supplemental Name: Acknowledgement

I understand as the applicant, that the City of Bellevue will not deem my application received or submitted until all required fees have been paid in full. Permit review and associated completion timelines will not commence during the period of non-payment.

Yes, I acknowledge



Jurisdiction: Bellevue

Project Name: Evans Plaza Comprehensive Plan Amendment

Application ID: 1704986

Supplemental Name: City of Bellevue Staff Contact

Please let us know if you have been working with City of Bellevue staff or reviewers on this application.

Name of employee:

Teun Dueling