



Bellevue Planning Commission

June 10, 2026

PLANNING COMMISSION AGENDA ITEM

SUBJECT

Final Review Study Session: 2026 Annual Comprehensive Plan Amendment – Evans Plaza

STAFF CONTACTS

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POLICY ISSUES

The Comprehensive Plan may be amended no more frequently than once every year under the state Growth Management Act (GMA). Amendments to the Comprehensive Plan may be initiated by the city or by private individuals. The Bellevue Land Use Code, at Part 20.30I LUC and in compliance with the GMA, allows property owners to propose site-specific Comprehensive Plan Amendments (CPAs) and for anyone to propose non-site specific, or citywide, amendments. Privately proposed CPAs are accepted and reviewed annually and include the two tier-process of threshold review and final review, which consists of the following process:

1. Threshold Review
 - a. Planning Commission study, evaluate, hold a public hearing, and recommend whether proposals should be considered for further review in the annual work program;
 - b. City Council takes action on Planning Commission recommendations to include (or not include) the proposal in the annual CPA work program; and
 - c. Proposals included in the annual work program are referred to the Planning Commission for Final Review.
2. Final Review
 - a. Planning Commission study, evaluate, hold a public hearing and recommend whether proposals should be adopted; and
 - b. City Council takes legislative action on the Planning Commission's Final Review Recommendation.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION



DIRECTION



INFORMATION ONLY



1. Study and review the staff agenda memo.
2. Direct staff to hold a public hearing for the Final Review.

Proposed Plan Amendment	Site-specific Proposal	Applicant
<p style="text-align: center;">Evans Plaza 25 121477 AC 2255 140th Avenue NE <i>Bridle Trails</i></p>	<p>This privately-initiated application proposes a map amendment from General Commercial to Lowrise 2 Mixed Use on an approximately 10-acre site.</p>	<p style="text-align: center;">Steve Malsam</p>

BACKGROUND/ANALYSIS

The Planning Commission reviewed the application during Threshold Review per the decision criteria for Threshold Review of a privately-initiated Comprehensive Plan Amendment at LUC 20.30I.140.

After reviewing the geographic scope of the application at the meeting on January 14, 2026, the Planning Commission directed staff to include an additional parcel – the corner parcel on the block (parcel number 272505-9167) – in the proposed amendment. Following the Threshold Review public hearing on February 11, 2026, the Planning Commission found that the proposed amendment is consistent with all the Threshold Review decision criteria and made a recommendation to the City Council that the Evans Plaza proposal be included in the 2026 annual Comprehensive Plan Amendment work program.

On March 10, City Council voted unanimously to include the Evans Plaza proposal in the 2026 work program and, therefore, moving it to Final Review.

The second process step, Final Review, addresses specific merit-based issues and evaluates a proposed amendment using decision criteria set forth in LUC 20.30I.150 (see **Attachment A**) to determine if the proposal should be adopted into the Comprehensive Plan. The Planning Commission holds a Final Review public hearing and makes a recommendation. The City Council’s subsequent legislative action on the recommendation amends (or does not amend) the Comprehensive Plan.

Proposal

The proposed Evans Plaza CPA entails a requested change in land use designation from General Commercial to Lowrise 2 Mixed Use on an approximately 10-acre site.

The following summary is based on the information provided in the application (permit 25-121477 AC): The proposed amendment site consists of five parcels under common ownership and located near transit, specifically bus service near 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 leases are expiring on the property and the buildings will soon become vacant.

The site is located within the PineView Neighborhood Center as identified in the Bellevue Comprehensive Plan. The applicant believes mixed-use residential redevelopment of the site would be aligned with the Comprehensive Plan policies and goals related to Neighborhood Centers. 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.

Site Analysis

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 (see **Attachment B**). The parcel numbers for the relevant properties here are 272505-9074, 272505-9179, 272505-9180, 272505-9181, and 272505-9233. As noted, Commission previously directed staff to expand the geographic scope of the proposed amendment to include the corner parcel on the block (parcel number 272505-9167). Evans Plaza is currently occupied by several single-story commercial buildings. The tenants are a range of large and small commercial services (including daycare), retail (including a wholesale grocery and vehicle dealerships) and restaurants.

The site is located in the Bridle Trails neighborhood area, for which the Bridle Trails Subarea Plan is in effect. The Bridle Trails Subarea Plan divides the subarea into two planning districts: Planning District A and Planning District B. The site is located in Planning District A.

The proposed amendment site is in the PineView Neighborhood Center, one of thirteen Neighborhood Centers in Bellevue as 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. Neighborhood Centers range from commercial centers anchored by a grocery store, library or other major community asset to collections of a few small businesses. Larger centers may serve the needs of a wider community. PineView is a Neighborhood Center that has a more office-focused character with limited community gathering spaces and retail uses predominantly located on the proposed amendment site.

Transit access at the site is limited. The light rail stations at BelRed and Overlake Village are located a mile's distance from the site. Overlake Village light rail station also has Metro bus lines 222, 223 and 225. The nearest bus stop is on BelRed Road at the intersection with 140th Avenue NE at a one-half mile walking distance from the site. This bus stop is served by the 226 Metro bus line running between the Bellevue Transit Center and South Bellevue Station, making stops in the Overlake (Redmond) and Lake Hills neighborhoods as well as at Bellevue College. 226 Metro buses generally run every 30 minutes during the workday, with more frequent service at rush hour (approximately between 7 and 9am, and between 3 and 7pm) and once every hour in the evening starting at 7pm.

Neighborhood Centers and Mixed-use Residential Development

As part of the Comprehensive Plan, the Future Land Use Map shows the vision for future development in Bellevue. The existing General Commercial Future Land Use Map designation (see **Attachment C**) for the proposed amendment site does not encompass residential uses, and residential uses are generally not permitted within the associated General Commercial land use district. This privately-initiated application proposes a Comprehensive Plan map change that would allow residential uses to be part of future development of the site.

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 Plan's 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).

Staff Recommendation

As 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, allowing mixed-use residential development is generally considered consistent with the Comprehensive Plan.

Staff recommend considering an alternative Lowrise 1 Mixed Use land use designation for the proposed map change, based on a review of the land use designations of Neighborhood Centers elsewhere in Bellevue, PineView’s characteristics as a Neighborhood Center focused on office uses, and the site’s limited transit access.

During the 2024-2044 Comprehensive Plan Periodic Update, land use map changes were studied and implemented to allow for a mix of residential and commercial uses and low-rise buildings in most Neighborhood Centers. Only three of the identified Neighborhood Centers – Kelsey Creek Shopping Center, Lake Hills Village, and Lakemont Village – have the Lowrise 2 Mixed Use designation, which allows for greater residential densities. Other Neighborhood Centers – such as Newport Hills Shopping Center, Northtowne Shopping Center, and BellEast Shopping Center – are more commonly mapped with Lowrise 1 Mixed Use, another mixed-use land use designation allowing for a similar mixes use of uses but at a lower scale and density than Lowrise 2 Mixed Use.

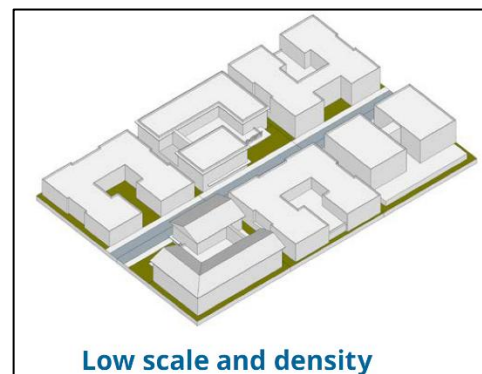
Furthermore, PineView is an office-focused Neighborhood Center with limited retail options, community gathering spaces and transit access to support higher residential densities. Access to nearby frequent, reliable transit service can be a rationale for allowing higher densities. Considering the site’s limited transit access, future development could not be considered transit-oriented development as the site is not within a one-half mile walking distance from Bellevue’s frequent transit network.

Options for Planning Commission Consideration:

1. Staff Recommendation: Lowrise 1 Mixed Use land use designation (**Option 1**)
2. Applicant’s Request: Lowrise 2 Mixed Use land use designation (**Option 2**)

The Comprehensive Plan defines these land use designations as follows:

- Lowrise 1 Mixed Use: The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at the lower end of a low scale and density.
- Lowrise 2 Mixed Use: The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at the higher end of a low scale and density.



One or more land use (zoning) districts are associated with each land use designation in the Comprehensive Plan. Neighborhood Business (NB) and Community Business (CB) land use districts are associated with the Lowrise 1 Mixed Use land use designation. The Mixed-Use: 8 Story (MU8) land use district is associated with the Lowrise 2 Mixed Use land use designation. The recently adopted Housing Opportunities in Mixed-Use

Areas (HOMA) Land Use Code Amendment (LUCA) created the Mixed-Use: 8 Story land use district and amended the Community Business land use district.

Business Displacement

During Threshold Review, the Planning Commission and community members raised concerns about potential business displacement that would result from the future development of the proposed amendment site.

Business retention is a priority identified in City Council's 2024-2026 Vision and Priorities, the Comprehensive Plan, and the recently adopted 2026 Economic Development Plan. In implementing these policies, the City's Cultural and Economic Development (CED) division manages a range of programs, initiatives and strategies aimed at retaining businesses.

Direct business engagement is an important part of these efforts, such as monitoring the Bellevue development pipeline to identify businesses at risk of displacement. At various stages when projects receive permit approvals staff will visit the property with the goal of supporting each business's transition to a new location. Additionally, Bellevue's Small Business Development Center helps businesses, also those facing displacement or looking to relocate, including by accessing loans and other financing.

The recently adopted HOMA LUCA also reflects Council direction to minimize business displacement. The land use districts relevant to both the staff recommended Lowrise 1 Mixed Use (**Option 1**) land use designation and the applicant proposed Lowrise 2 Mixed Use (**Option 2**) land use designation are covered by HOMA. Within the mixed-use areas covered by HOMA – except for parts of Factoria, Eastgate and Downtown – a land use incentive is available to encourage the location or retention on-site of grocery stores, childcare, non-profits, and affordable commercial space.

NEXT STEPS

After the Planning Commission provides direction regarding policy discussion items covered at tonight's study session, staff will develop a Final Review recommendation. This recommendation is part of the staff report that will be published and made available ahead of the public hearing (tentatively scheduled for July 22). The staff report will also address the environmental impact analysis for this proposal, as required by the State Environmental Policy Act (SEPA).

At the Final Review public hearing, the Commission will be asked to review the staff recommendation, hold the public hearing, and make a recommendation to the City Council on the proposed amendment, using the Final Review decision criteria set forth in LUC 20.30I.150.

ATTACHMENTS

- A. Final Review Decision Criteria (LUC 20.30I.150)
- B. Location Map of Evans Plaza
- C. Future Land Use Map of Evans Plaza