

2026 Annual Comprehensive Plan Amendment: Evans Plaza

Final Review Study Session

Thara Johnson, Planning Director
Teun Deuling, Senior Planner
Community Development

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Agenda

- Amendment Process Overview
- Final Review Criteria
- Evans Plaza Application
- Site Analysis
- Staff Recommendation
- Planning Commission Direction



Planning Commission Direction

1. After review of the staff recommendation, provide direction on the proposed map change.
2. Provide direction to schedule a public hearing for Final Review on July 22nd.



Amendment Process Overview

PRIVATELY-INITIATED:
Anyone can propose an amendment by Sept 15 of the prior year

CITY-INITIATED:
City Council can initiate a CPA at any time

GMA limits amendments to the Comprehensive Plan to once a year

Threshold Review

Final Review

Amendment Adoption Decision

Other CPAs on 2026 Work Plan:

- Eastgate Neighborhood Area Plan
- Factoria Neighborhood Area Plan
- Transportation Element Conformance



Final Review Criteria

1. The proposed amendment is **consistent with the Comprehensive Plan**.
2. The proposed amendment **addresses the interest and changed needs of the entire city**.
3. The proposed amendment **addresses significantly changed conditions** (since the last time the pertinent map or text was amended).
4. Implicit in the proposed amendment is an expectation of **general conformance with adjacent land use** and the surrounding development pattern.
5. The proposed amendment **demonstrates a public benefit and enhances the public health, safety and welfare**.

LUC 20.30I.150



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

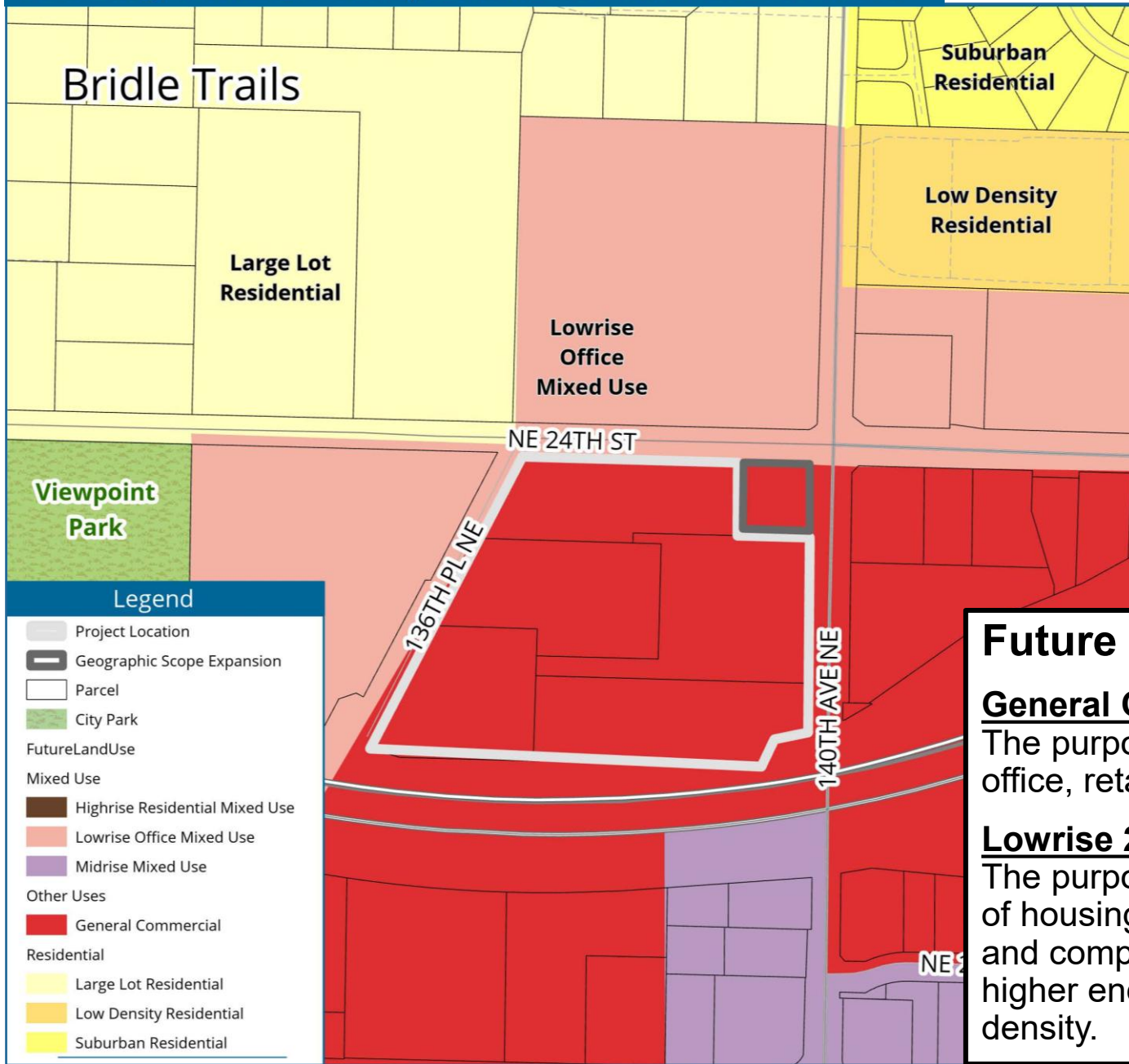
Viewpoint Park

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



Future Land Use Map of Evans Plaza

Privately-Initiated Comprehensive Plan Amendment



Legend

- Project Location
- Geographic Scope Expansion
- Parcel
- City Park
- Future Land Use
- Mixed Use
 - Highrise Residential Mixed Use
 - Lowrise Office Mixed Use
 - Midrise Mixed Use
- Other Uses
 - General Commercial
- Residential
 - Large Lot Residential
 - Low Density Residential
 - Suburban Residential

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.

Site Analysis

Key site characteristics:

- Located in the PineView Neighborhood Center.
- PineView has a more office-focused character.
- Limited transit access:
 - Nearest light rail stations are one mile away.
 - Nearest bus stop is on BelRed Road (half-mile distance).



Comprehensive Plan

Policy direction provided by Comprehensive Plan:

- Site's existing land use designation does not encompass residential uses.
- Stated need and established policy for compact, mixed-use development in growth areas like Neighborhood Centers.
- Allowing mixed-use residential development in Neighborhood Centers is generally considered consistent with the Comprehensive Plan.
- Transit-oriented development is development within a 0.5-mile walk from Bellevue's frequent transit network.



Staff Recommendation

Consider an alternative Lowrise 1 Mixed Use land use designation for the proposed map change.

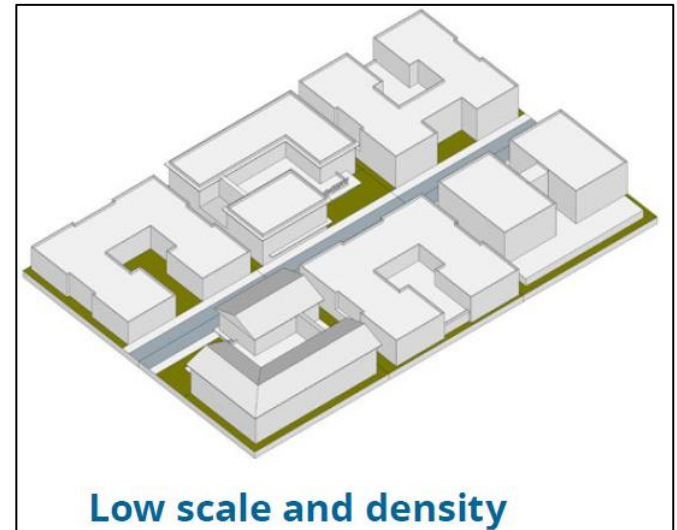
The recommendation is based on a review of:

- Other Neighborhood Centers' land use designations.
- PineView's characteristics as a Neighborhood Center focused on office uses.
- The site's limited transit access.



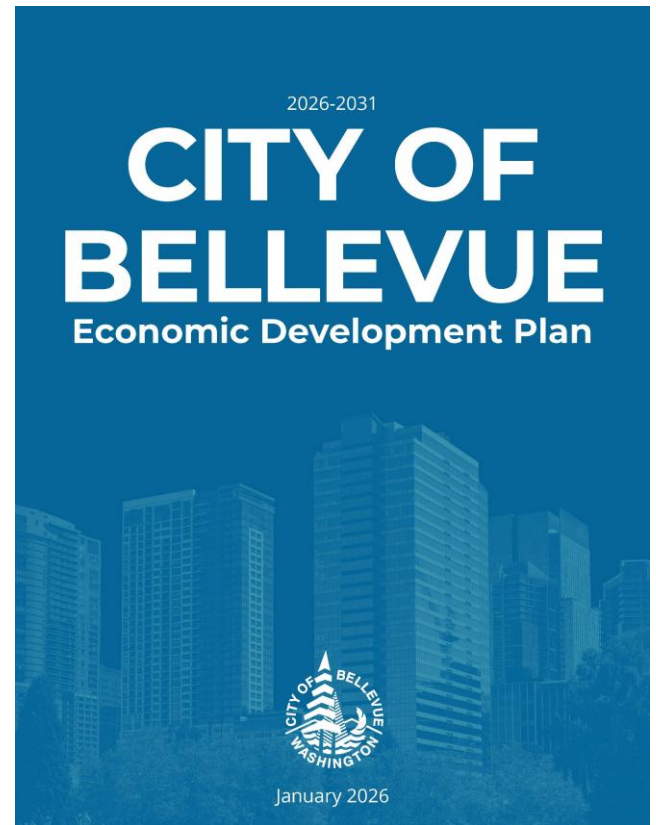
Staff Recommendation (cont.)

- **Option 1: Lowrise 1 Mixed Use**
(staff recommendation)
 - 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.
- **Option 2: Lowrise 2 Mixed Use**
(applicant's request)
 - 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.



Business Displacement

- Concerns were raised during Threshold Review.
- Business retention is a Council priority.
- Reflected in adopted policies and implemented through:
 - Initiatives such as Small Business Development Center.
 - Land use incentives to encourage location or retention of specific uses.



Public Comment

- Public Notices
 - Notice of Application
 - Notice of Public Hearing
- Engagement:
 - 1/28 BTCC meeting.
 - 2/5 BTCC follow-up meeting.
- Public Comment:
 - 18 public comments submitted to-date.



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