

# 2026 Annual Comprehensive Plan Amendment Work Program

**Request to initiate work on the 2026 work program**

**Thara Johnson, *Community Development***  
**Kate Nesse, *Community Development***  
**Jonny Lu, *Planning Commission Vice Chair***

March 10, 2026



# Direction

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Consider directing staff to add two items to the 2026 Annual Comprehensive Plan Amendment work program

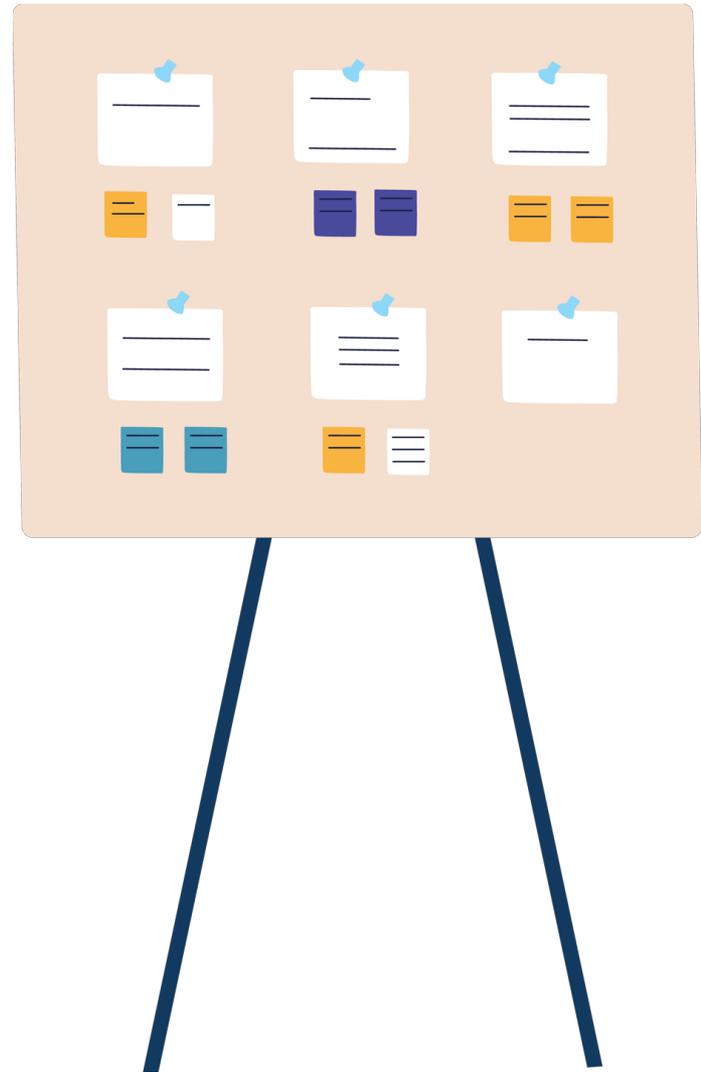
- (1) Transportation Conformance CPA (city-initiated)
- (2) Evans Plaza CPA (privately-initiated)



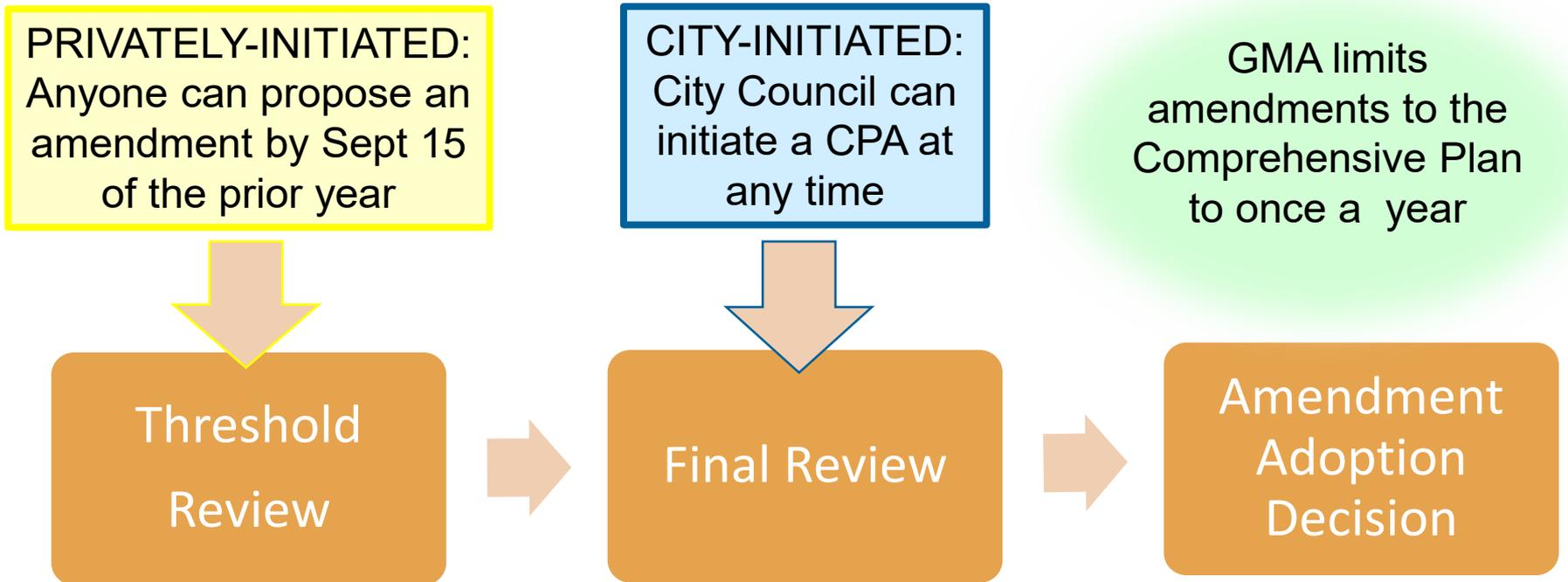
# Agenda

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1. Annual CPA Process
2. Transportation Conformance CPA (city-initiated)
3. Evans Plaza (privately-initiated)



# Annual Comprehensive Plan Amendment Process



## 2026 Current Work Plan:

- Eastgate Neighborhood Area Plan
- Factoria Neighborhood Area Plan

# Transportation Conformance CPA

Consider for city initiation

- 2025 updates to:
  - Mobility Implementation Plan
  - Transportation Facilities Plan
- Pedestrian & Bicycle Plan incorporated
- Limited amendments
  - non-policy updates to narrative
  - references to functional plans



# Direction

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Consider directing staff to add the **Transportation Conformance CPA** to the 2026 Annual Comprehensive Plan Amendment work program



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# Evans Plaza CPA

Privately-initiated; consider for work plan



# Threshold Review Criteria

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- 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

(LUC 20.30I.140)



# 2026 Private Application

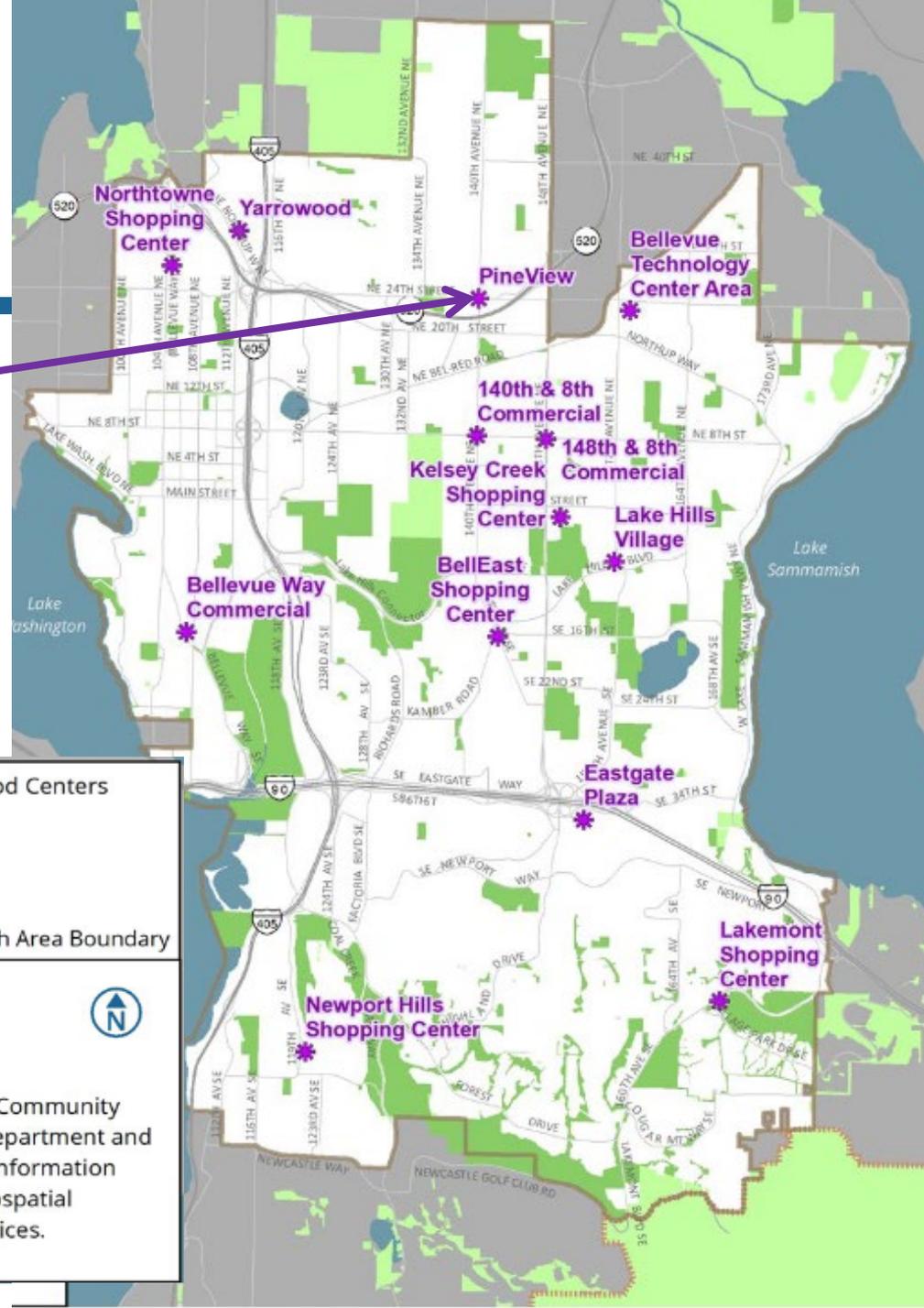
| Proposed Plan Amendment   | Site-specific Proposal   | Applicant    |
|---|--|--------------|
| <b>Evans Plaza</b><br>25-121477-AC<br>2255 140 <sup>th</sup> Ave NE<br><i>Bridle Trails (Pine View Neighborhood Center)</i> | This privately-initiated application proposes a map amendment from <u>General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

- HOMA relationship:
- Zoning District associated with Lowrise 2 Mixed Use: MU-8
  - No changes to General Commercial (GC) under HOMA



# 2026 Private Application

PineView  
Neighborhood  
Center/  
Evans Plaza



- \* Neighborhood Centers
- City Parks
- Other Parks
- City Limits
- Urban Growth Area Boundary

Data Source:  
City of Bellevue



Produced by:  
City of Bellevue Community  
Development Department and  
Department of Information  
Technology, Geospatial  
Technology Services.



City of Bellevue

# 2026 Private Application



# 2026 Private Application

## 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.



# Community Engagement to Date

- Official notices
- Planning Commission study session and public hearing
- Meetings between city staff and community members
- Public comment

| Proposed CPA | Comments | Summary                                     |
|--------------|----------|---|
| Evans Plaza  | 11       | Favor (1)<br>Opposed (7)<br>Information (3) |



# Planning Commission Recommendation: Include in the 2026 CPA Work Program

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



# Direction

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Consider directing staff to add the **Evans Plaza CPA** to the 2026 Annual Comprehensive Plan Amendment work program

