



Bellevue Planning Commission

February 11, 2026

PLANNING COMMISSION AGENDA ITEM

SUBJECT

Threshold Review Public Hearing: 2026 Annual Comprehensive Plan Amendment – Evans Plaza

STAFF CONTACTS

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POLICY ISSUES

The Comprehensive Plan is a document which guides the nature and intensity of development in the City. An amendment to the Plan is a mechanism by which the City may modify its land use, development or growth policies.

Land Use Code 20.301.120 – Purpose

Pursuant to the state Growth Management Act (GMA), the Bellevue Land Use Code (LUC) permits property owners to propose site-specific amendments to the Comprehensive Plan (CPAs), and for any person or entity to propose non-site-specific (i.e., text) CPAs. These privately-initiated applications are accepted until September 15 and reviewed annually the following year. Proposed site-specific amendments, if approved, will be followed by a rezoning application.

The City processes these applications through procedures and criteria set forth in LUC 20.301. Review of amendments follows a two-step procedure:

1. Threshold Review determines whether to include the proposal in the city's annual amendment work; and
2. Final Review considers a proposal's merits framed by the Comprehensive Plan.

The Planning Commission holds Threshold Review public hearings and makes recommendations. The City Council's subsequent action on those recommendations will establish the Final Review work program.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION	DIRECTION	INFORMATION ONLY
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Request		Summary Guidance
1. Conduct a Threshold Review public hearing for the one proposed amendment.		Direct staff to first review and present the staff recommendation, then open the public hearing and accept public testimony. Close the public hearing.
2. Following the public hearing on the proposed amendment, discuss the amendment and make a recommendation.		Review the application, staff recommendation, public record, and testimony. Ask questions of staff, applicant and persons giving testimony; review the proposed resolution.
Proposed Plan Amendment	Site-specific Proposal	Applicant
Evans Plaza 25 121477 AC 2255 140 th Avenue NE <i>Bridle Trails</i>	This privately-initiated application proposes a map amendment from General Commercial to Lowrise 2 Mixed Use on an approximately 10-acre site. Subject to geographic scoping	Steve Malsam

The staff report recommendation was available with the public hearing notice, published on January 28th, for the February 11th Threshold Review public hearing.

BACKGROUND

The 2026 list of initiated applications has been established to consider amendments to the Comprehensive Plan. Consideration of proposals to amend the Comprehensive Plan is limited to an annual process under the state Growth Management Act.

After reviewing the geographic scope of the application at the meeting on January 14, Planning Commission directed staff to include an additional parcel – the corner parcel on the block (PIN 272505-9167) – in the proposed amendment.

Threshold Review action produces proposed amendments for the annual CPA work program. This 2026 annual work program consists of four steps:

Threshold Review

1. Planning Commission study session and public hearing to recommend whether each initiated proposal should be considered for further review in the annual work program (*current step*);

2. City Council action on Planning Commission recommendation to establish the annual work program (April);

Final Review

3. Planning Commission study session and public hearing to consider and recommend on each proposed Comprehensive Plan Amendment (May – July);
4. City Council action on Planning Commission recommendations (Q4).

RECOMMENDATION SUMMARY

The Threshold Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in the Land Use Code in Section 20.301.140 (also see **Attachment A**).

Based on a review and application of the criteria and using a process as described during the January 14th study session before the Planning Commission, Community Development staff developed a Threshold Review recommendation. The staff recommendation for the 2026 site-specific Evans Plaza application is summarized in the Summary Recommendation section below.

The full staff report is available [online](#) (also included as **Attachment B**), and included in the report materials provided to the Planning Commission along with the January 28, 2026, Notice of Threshold Review public hearing. The report includes the staff recommendation, the application materials, public comment summary, and a site map. It has been omitted here for brevity.

Summary Recommendation: Evans Plaza

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 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 (also see **Attachment C** and **Attachment D**). 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.

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) 20.301.140. 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

PUBLIC NOTICE AND COMMENT

This privately-initiated amendment was introduced to the Planning Commission at the January 14th study session including an examination of the potential expansion of its geographic scope. 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 Threshold 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.

Final Review to examine merits of applications

The next step in this public engagement process, following the Planning Commission's Threshold Review recommendation, is the City Council's agenda item establishing the Annual Comprehensive Plan Amendment Work Program for 2026. If Council includes this proposed amendment in the 2026 Comprehensive Plan Amendment Work Program, the amendment will move to Final Review.

This second process step, Final Review, addresses specific merit-based issues and fulfills GMA requirements that amendments proposed to the Comprehensive Plan be considered cumulatively (WAC 365-196-640.5). Final Review addresses issues such as how the Plan's Land Use Strategy locates jobs and housing growth; where the geography of the city's planning areas affects the Land Use Strategy; why consistency with other,

similar amendments is important in plan review; and is appropriate when reviewing potential environmental impacts.

ATTACHMENTS

- A. Threshold Review Decision Criteria (LUC 20.301.140)
- B. Staff Report
- C. Location Map of Evans Plaza
- D. Future Land Use Map of Evans Plaza
- E. Planning Commission Resolution for Evans Plaza CPA