

CITY COUNCIL AGENDA TOPIC**2026 Annual Comprehensive Plan Amendment Work Program**

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EXECUTIVE SUMMARY**DIRECTION**

To establish the 2026 Annual Comprehensive Plan Amendment (CPA) work program, the City Council considers the Planning Commission's Threshold Review recommendation for a privately-initiated proposal and provides direction on the staff recommendation to initiate conformance amendments to the Transportation Element per Part 20.30I LUC (Land Use Code).

RECOMMENDATION

Initiate work on the 2026 Annual Comprehensive Plan work program under LUC 20.30I.B.1, including:

- Evans Plaza: Consider the Planning Commission Threshold Review recommendation for a privately-initiated proposal to move to Final Review. See Planning Commission Resolution (Attachment B).
- Transportation Conformance: Initiate the CPA proposal to incorporate amendments to the Transportation Element to ensure conformance between the Comprehensive Plan and the city's functional plans.

BACKGROUND/ANALYSIS

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 City Council may initiate CPAs at any time, pursuant to Part 20.30I LUC. Once initiated, council sends the proposed CPA to the Planning Commission for review and recommendation. Council considers the recommendation of the Planning Commission and takes action to adopt (or not adopt) the proposed amendment to the Comprehensive Plan. The City Council previously initiated CPAs to update the Eastgate and Factoria neighborhood area plans on August 4, 2025 as part of the 2026 work program.

The Bellevue Land Use Code, at Part 20.30I LUC and in compliance with the GMA, allows property owners to propose site-specific CPAs and for anyone to propose non-site-specific, or citywide,

amendments. Privately proposed CPA applications 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) 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.

2026 Proposed Privately-initiated Amendment: Evans Plaza

The Planning Commission’s summary recommendation for the one privately-initiated CPA application is included below.

Proposed Plan Amendment	Site-specific Proposal	Planning Commission Recommendation
Evans Plaza 25 121477 AC 2255 140th 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.	Include in the 2026 CPA work program

The Planning Commission reviewed the application during Threshold Review per the criteria as set forth in LUC 20.30I.140. See Attachment A for the complete text of the Threshold Review Decision Criteria. The chart below summarizes the decision criteria in reference to the recommendation for the Evans Plaza proposal.

Threshold Review Decision Criteria (LUC 20.30I.140)
A – Appropriately addressed through Plan
B – Compliance with three-year limit
C – Does not raise policy issues outside CPA
D – Reasonably reviewed with resources
E – Addresses significantly changed conditions
F – Expand geographic scope
G – Consistent with current general Plan policies
H – State law, court or admin decision requires it

See Attachment C for the full staff report, which includes the staff recommendation, the application materials and a site map. Planning Commission meeting materials and all public comments are available in the Council Library.

Planning Commission Recommendation: Evans Plaza CPA (25-1214177-AC)

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

The Planning Commission recommends including this proposed amendment in the 2026 work program because the application meets decision criteria for Threshold Review of a privately-initiated Comprehensive Plan Amendment at LUC 20.30I.140.

- The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program by the City Council. Great Neighborhoods is an ongoing work program initiated by City Council in 2018 for developing neighborhood area plans. The program’s scope centers around strengthening a neighborhood area’s unique identity and community gathering places and covers land use by setting direction for future growth through updates to the Future Land Use Map. As it is currently undetermined when Bridle Trails would be part of the Great Neighborhoods program, the proposed amendment cannot be addressed by that ongoing work program in a timely manner (Decision Criterion C).
- The proposed amendment addresses significantly changed conditions where maintaining the site’s existing land use designation in the 2044 Bellevue Comprehensive Plan has created a constraint on realizing the land use vision for PineView as one of Bellevue’s Neighborhood Centers. The current map designation 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 (Decision Criterion E).

Effective community engagement, outreach and public comments at Threshold Review

Consistent with Chapter 20.35 LUC procedural requirements, the City solicited public input through public notices and a public hearing as well as through oral and written comments to the Planning Commission. Notice of the Application was published on December 31, 2025, and mailed and posted as required by LUC 20.35.420.

The 2026 privately-initiated CPA was then introduced to the Planning Commission at a January 14 study session, which also provided an opportunity for the Commission to examine the potential expansion of the amendment’s geographic scope. The City published notice of the February 11 Threshold Review Public Hearing before the Planning Commission on January 28 and sent notice to parties of interest. Property owners within the 500-foot noticing perimeter of the sites received official notice, as do people signed up to receive such notices.

In addition to the procedural requirements, applicants and community members have been engaged across a variety of media in proactive community engagement and public participation. 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 Planning Commission study session to introduce the proposed amendment and review the staff recommended geographic scope.
- A January 28 presentation to Bridle Trails Community Club’s membership to provide an overview of the CPA process, outlining opportunities for the community to engage during this process.
- A February 5 follow-up meeting between city staff and several Bridle Trails Community Club members to answer additional questions about the CPA process.
- Official Weekly Permit Bulletin notices as required.
- A February 11 public hearing with the Planning Commission.

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. Below is a summary of the written comments received through February 12. This table is provided for informational purposes.

Proposed CPA	Number	Summary
Evans Plaza	9	Favor (1) Opposed (7) Information (1)

2026 Proposed City-initiated Amendment: Transportation Conformance

Pursuant to the GMA, the Bellevue City Code at Part 20.30I LUC permits the City Council to initiate CPAs at any time and provides a one-step process for review by the Planning Commission and consideration for approval by Council once incorporated into the annual CPA work program.

The proposed city-initiated amendment seeks to incorporate limited amendments to the Transportation Element to ensure conformance between the Comprehensive Plan and specific functional plans, reflecting recent updates to those plans. The Transportation Commission reviews staff recommended amendments to the Transportation Element and provides a recommendation to the Planning Commission.

On November 25, 2025, the City Council adopted both the Mobility Implementation Plan (MIP) 2025 Update, incorporating and also superseding all prior City of Bellevue Pedestrian and Bicycle Plans, and the 2026-2045 Transportation Facilities Plan (TFP). As noted in the November 25, 2025 agenda materials, the Transportation Department would initiate and recommend a conformance amendment to the Comprehensive Plan in 2026 following the adoption of the 2025 update. As prior Pedestrian and Bicycle Plans are now fully incorporated into the MIP, which is the document that includes all mobility options (including walking and bicycling) within the city, the proposed conformance amendments seek to amend policy TR-96 and to delete non-policy narrative references to the Pedestrian and Bicycle Transportation Plan in the Comprehensive Plan. The MIP is already fully incorporated into the Comprehensive Plan.

On November 25, 2025, City Council also adopted the 2026-2045 TFP, extending its timespan from 12 to 20 years. The TFP serves as the city’s intermediate-range, transportation capital facility planning document and functions as a bridge between the MIP, long-range facility plans, modal plans, and the

funded projects in the Capital Improvement Program (CIP) Plan. The proposed conformance amendments seek to amend non-policy narrative references in the Transportation Element to the prior 12-year TFP timespan.

POLICY & FISCAL IMPACTS

Policy Impact

Pursuant to the GMA, the Bellevue Land Use Code at Part 20.30I LUC permits the City Council to initiate amendments to the Comprehensive Plan and review privately-initiated proposed amendments to the Comprehensive Plan as part of the annual amendment cycle. Establishing the Annual Comprehensive Plan Amendment work program is consistent with City policy and State laws.

Fiscal Impact

There is no fiscal impact associated with establishing the Annual Comprehensive Plan Amendment work program.

OPTIONS

1. Adopt the 2026 Annual CPA work program as recommended by the Planning Commission through their Resolution and by initiating the CPA proposal for Transportation-related conformance amendments.
2. Provide alternative direction to staff.

ATTACHMENTS

- A. Threshold Review Decision Criteria LUC 20.30I.140
- B. Planning Commission Resolution for the Evans Plaza proposed plan amendment
- C. Staff Report – Evans Plaza

AVAILABLE IN COUNCIL LIBRARY

Planning Commission Threshold Review Public Hearing Materials – Evans Plaza
Public Comments – Evans Plaza