

# 2026 Annual Comprehensive Plan Amendments (CPAs)

## Introduction and Geographic Scope

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# Agenda

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- Amendment Process Overview
- Evans Plaza Application
- Geographic Scoping
- Planning Commission Review



# Planning Commission Direction

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1. After review of staff recommendation, provide direction on the geographic scope of the proposed amendment.
2. Provide direction to schedule public hearing for Threshold Review on February 11<sup>th</sup>.



# Annual Amendment Process

Privately initiated amendments are reviewed through a two-step process per [LUC 20.30I](#):

- **Step 1 – Threshold Review**: Evaluate whether a proposed amendment should be in the annual work program.
- **Step 2 – Final Review**: Evaluate the merits of a proposal.

During each step of review, the Planning Commission holds a public hearing to gather community feedback.



# Evans Plaza

Proposed Plan Amendment	Site-specific Proposal	Applicant
<b>Evans Plaza</b> 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

NE 24TH ST

Viewpoint  
Park

136TH PL NE

140TH AVE NE

520

-  Project Location
-  Parcel
-  City Park

# Evans Plaza

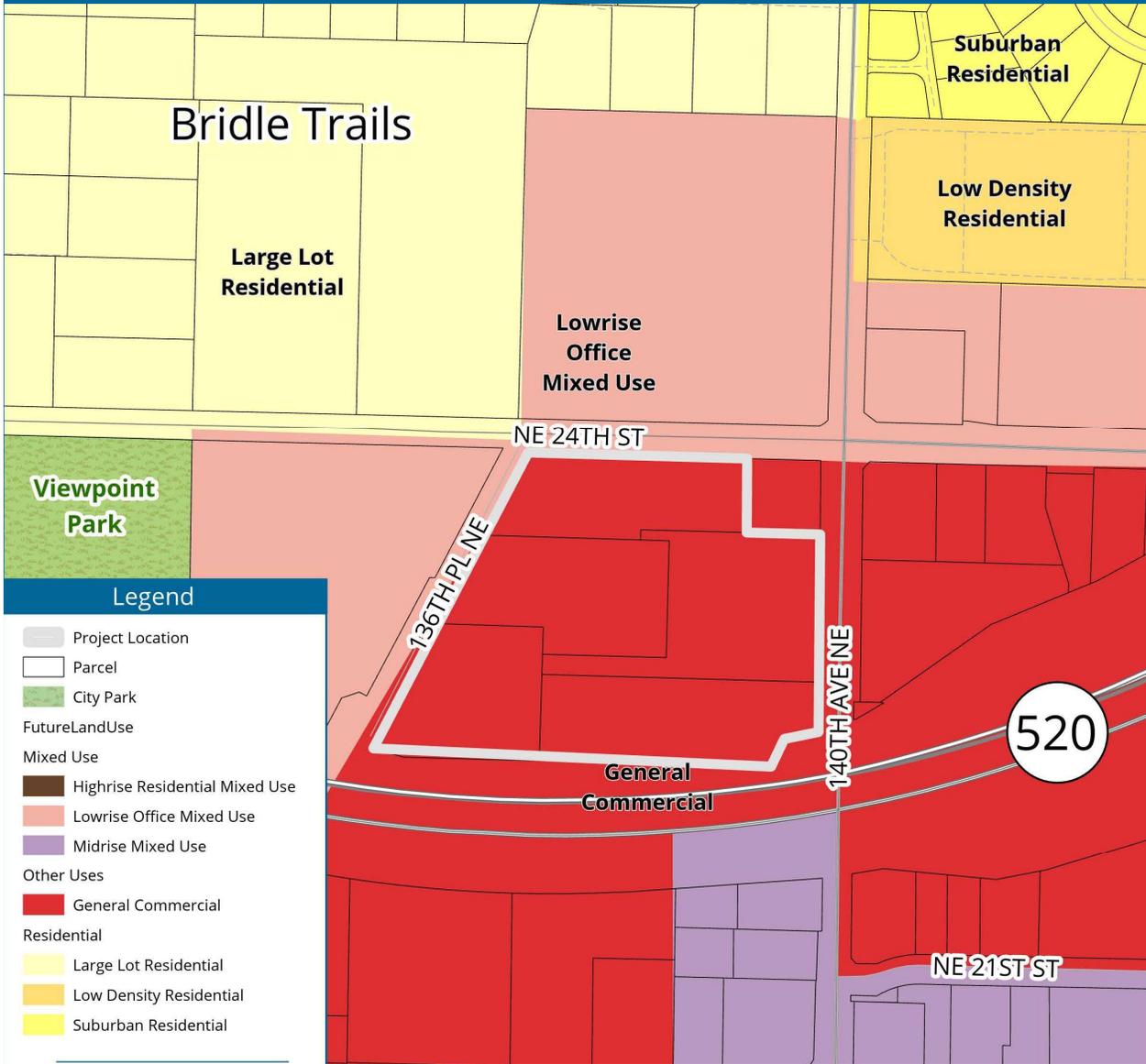


# Evans Plaza



# Future Land Use Map of Evans Plaza

## Privately-Initiated Comprehensive Plan Amendment



Legend	
	Project Location
	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.

# Geographic Scoping

Planning Commission reviews a proposal's geographic scope prior to the public hearing.

Consider expansion if property is...

- Nearby,
- Similarly situated,
- Shares characteristics of the proposed amendment's site,
- and minimum necessary to include such properties.

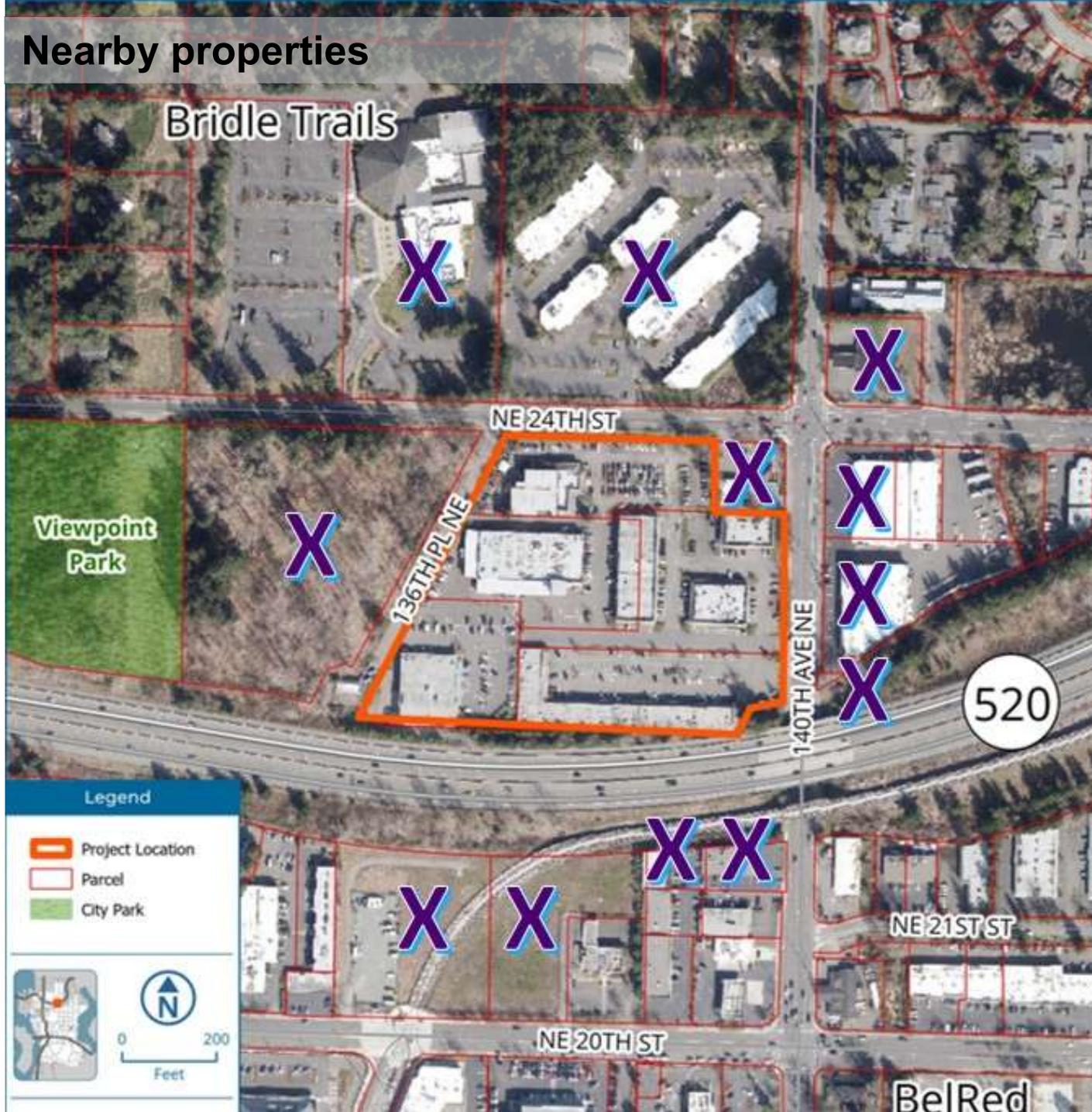


# Evans Plaza

Privately-Initiated Comprehensive Plan Amendment



## Nearby properties

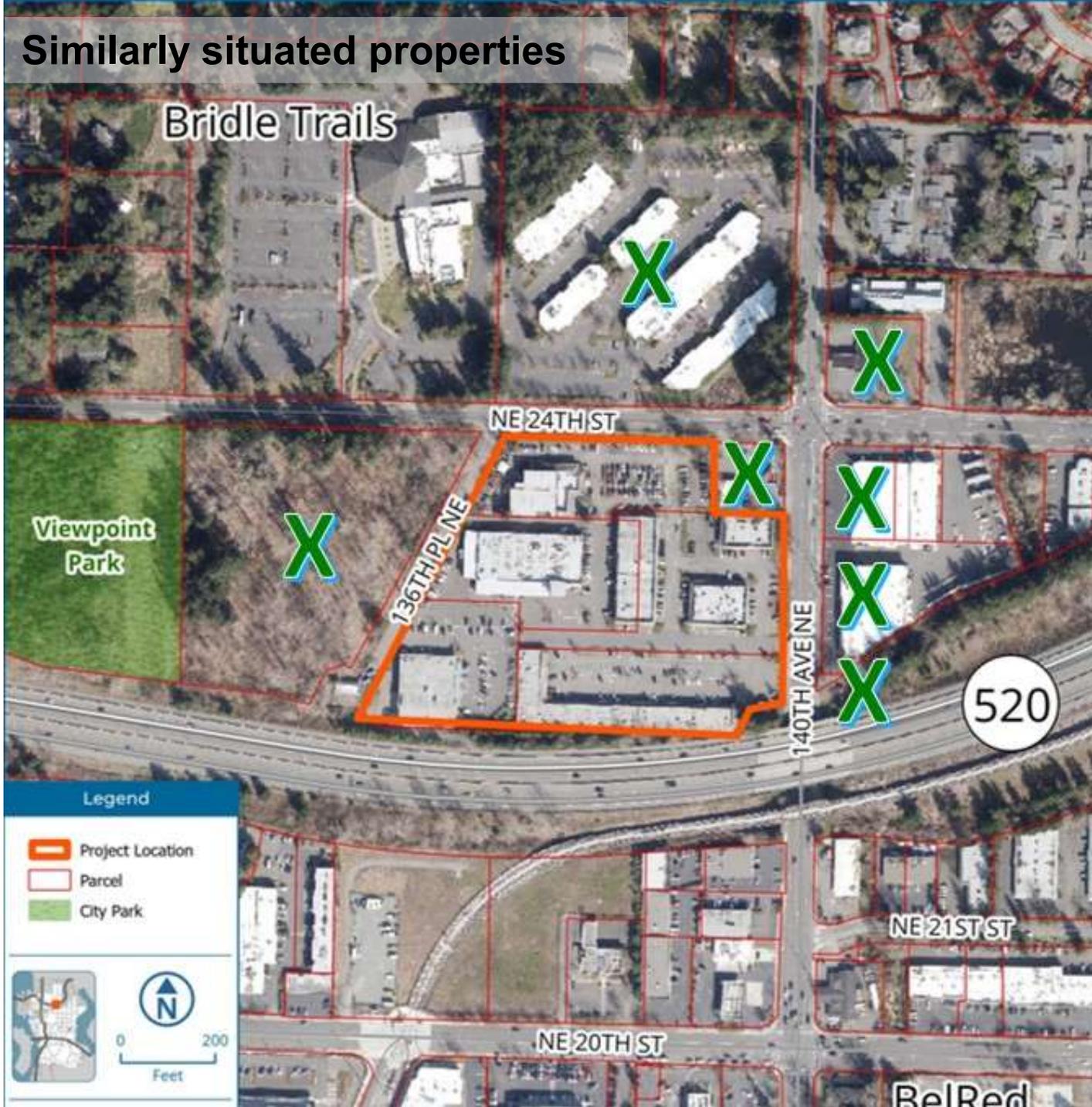


# Evans Plaza

Privately-Initiated Comprehensive Plan Amendment



## Similarly situated properties

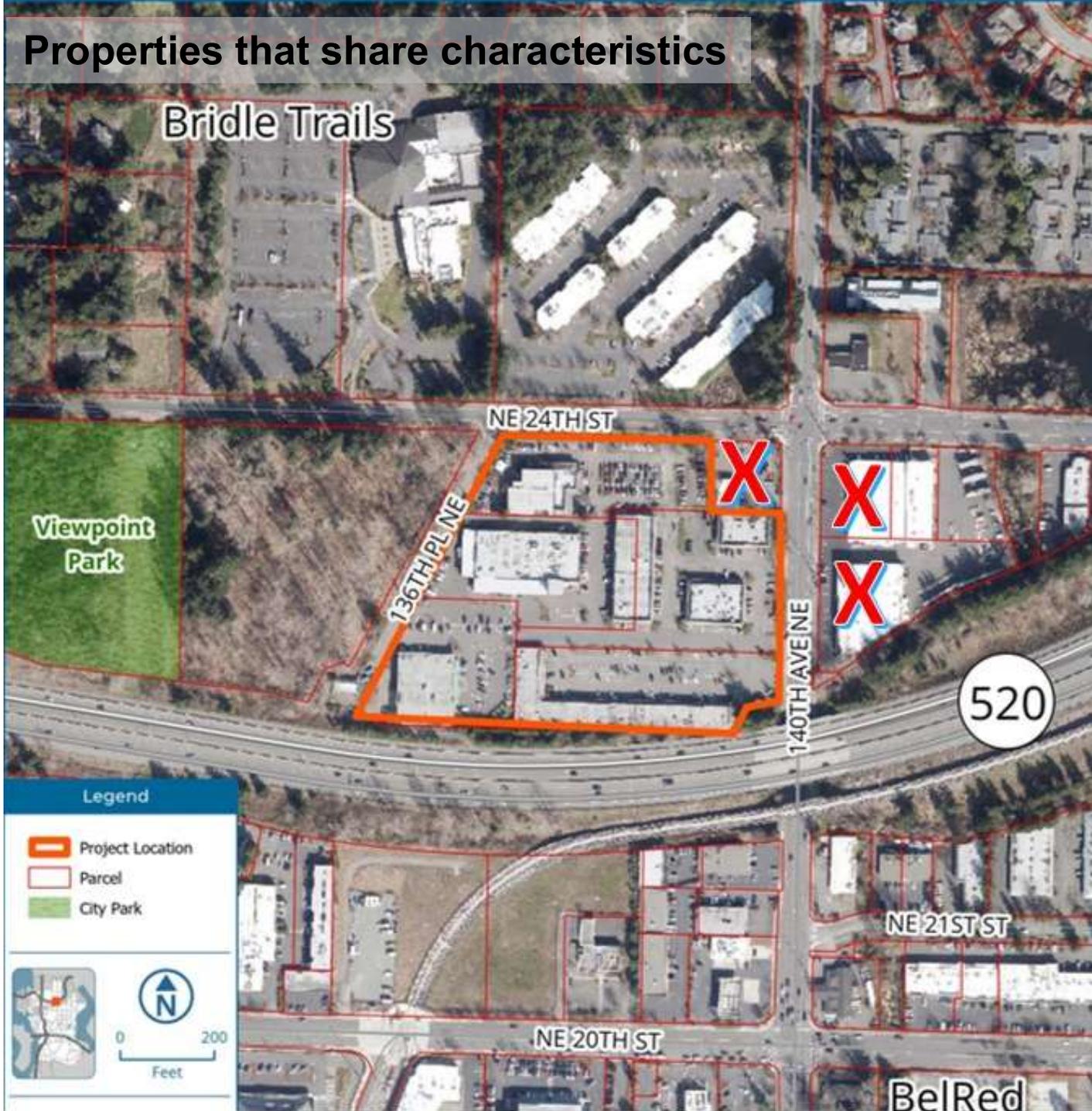


# Evans Plaza

Privately-Initiated Comprehensive Plan Amendment



## Properties that share characteristics



# Evans Plaza

Privately-Initiated Comprehensive Plan Amendment



## Minimum necessary expansion



# Staff Recommendation

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**Expand the geographic scope to include the one immediately adjacent parcel.**

Considerations:

- Covers the full block which is part of the PineView Neighborhood Center in Bridle Trails.
- Shares key characteristics (land use, development patterns, access).
- Existing use would be consistent with proposed land use designation.



# Planning Commission Direction

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After reviewing the staff recommendation, provide direction on the proposal's geographic scope.

## Options:

1. Expand the geographic scope per staff recommendation
2. Do not expand geographic scope
3. Identify additional properties to include



# Public Notice and Comment

- Notice of Application
- Public Comment:
  - Public comments come in throughout the process.
  - No written comments received to-date.
- Engagement:
  - Provide overview of CPA process to BTCC on 1/28.



# Next Steps

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**Step 1 – Threshold Review:** Set date for Public Hearing (*suggested date: February 11<sup>th</sup>*)

**Step 2 – Final Review:** Summer/Fall 2026

