Development Services Department
Environmental Coordinator
450 110th Avenue NE
Bellevue, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Evans Plaza Comprehensive Plan Amendment
LOCATION:	13815 NE 24th St
FILE NUMBERS:	25 121477 -AC
PROPONENT:	Steve Malsam, Wakefield Properties

DESCRIPTION OF PROPOSAL:

This privately-initiated application proposes a site-specific Comprehensive Plan Amendment on five parcels from General Commercial to Lowrise 2 Mixed Use.

The Environmental Coordinator of the City of Bellevue has determined that this nonproject proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

This DNS is issued after using the DNS process in WAC 197-11-340. There is a minimum 14-day comment period on the DNS. Under SEPA, the determination may be appealed only after the City of Bellevue has taken a specific government action per RCW 43.21C.075 and WAC 197-11-680. Any appeal of this SEPA threshold determination herein will be considered along with an appeal of the City Council's action.

DATE ISSUED: 7/1/2026
END OF MINIMUM COMMENT PERIOD DATE: 7/15/2026

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project) or if the DNS was procured by misrepresentation or lack of material disclosure.

Issued by: Reilly Pittman **Date: July 1, 2026**
Reilly Pittman, Environmental Coordinator
Development Services Department

Development Services

SEPA Environmental Checklist

Project Proposals

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable: Cmprehensive Plan Update - Evans Plaza
2. Name of applicant: The Evans Company/Steve Malsam
3. Contact person: Steve Malsam Phone: 425-462-8604
4. Contact person address: 1457 130th Ave NE. BEllevue, WA. 98005
5. Date this checklist was prepared: 05/14/2026
6. Agency requesting the checklist: City of Bellevue

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7. Proposed timing or schedule (including phasing, if applicable)

Anticipated to be adopted in Q4 2026 as part of the 2026 Comprehensive Plan Amendments. A rezone to Lowrise 2 Mixed-Use and/or MU8 under the HOMA zoning designations.

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

This is a non-poject action. A rezone will follow.

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

None known.

2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation Final Environmental Impact Statement. DF

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Comprehensive Plan Amendment approval. Rezone approval.

11. List any government approvals or permits that will be needed for your proposal, if known.

The SEPA Checklist fulfills SEPA review for two separate proposals - the first proposal would redesignate the Comprehensive Plan designation from General Commercial to Lowrise 2 Mixed Use ~~or MU8. The second proposal would change the City's official Zoning Map from General Commercial to either Lowrise 2 Mixed Use or MU8.~~

DF

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12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Evans Plaza is approx. 10 acres. It is located north of SR 520, east of 136th Place NE, south of NE 24th Street and west of 140th Ave NEthe origianl addresses are 2205 140th AVe NE, 2208 136th Ave NE,2350 136th Ave NE, 2331 140th AVe NE and 13815 NE 24th St. The expanded geographical Scope includes 2353 140th Ave NE. The site is currently a neighborhood shopping center.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

see addresses and descriptions above.

Environmental Elements

Earth

1. General description of the site:
   - ☑ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☑ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____

2. What is the steepest slope on the site (approximate percent slope)? Non-project; ~~no specific site.~~

The site is flat with some off-site steep slopes being present in close proximity. The steepest slope on the site is 15%. DF

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3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

No removal of soils proposed

This is a non-project action. Soil removal will be reviewed at the project level. DF

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

This is a non-project action. Soil will be reviewed at the project level.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

No filling or excavation proposed

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

No clearing or construction proposed

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? non-project

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8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

N/A, nonproject action

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

No construction proposed

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

State Route 520 is located south of the property. DF

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

N/A, nonproject action

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Water

1. Surface Water

a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

Valley Creek is located off-site to the east of the property. DF

b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No construction work proposed

c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

N/A, nonproject action

d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

N/A, nonproject action

e. Does the proposal lie within a 100-year floodplain? No.
If so, note the location on the site plan.

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f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A, nonproject action

2. Ground Water

a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A, nonproject action

b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A, nonproject action

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3. Water Runoff (including stormwater)
   a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A, nonproject action

   b. Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials being generated

   c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A, nonproject action

   d. Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

N/A, nonproject action

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Plants

1. Check the types of vegetation found on the site:
   - ☑ deciduous tree: alder, maple, aspen, other _____
   - ☐ evergreen tree: fir, cedar, pine, other _____
   - ☑ shrubs
   - ☐ grass
   - ☐ pasture
   - ☐ crop or grain
   - ☐ orchards, vineyards or other permanent crops
   - ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
   - ☐ water plants: water lily, eelgrass, milfoil, other _____
   - ☐ other types of vegetation _____

2. What kind and amount of vegetation will be removed or altered?

   N/A, nonproject action

3. List any threatened and endangered species known to be on or near the site.

   None.

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

   N/A, nonproject action

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5. List all noxious weeds and invasive species known to be on or near the site.

N/A, nonproject action

None known. The site is predominately paved with existing development. Some landscaping trees are present. DF

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

   Birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, ☑other N/A

   Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☑other N/A

   Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☑other N/A

2. List any threatened and endangered species known to be on or near the site.

Non-project action

None known. The site is predominately paved with existing development. Some landscaping trees are present. Valley Creek is located off-site to the east of the property. Impacts are not expected and will be reviewed on a project level basis. DF

3. Is the site part of a migration route? If so, explain.

Non-project action

4. Proposed measures to preserve or enhance wildlife, if any.

Non-project action

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5. List any invasive animal species known to be on or near the site.

Non-project

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Non-project action

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Non-project action

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Non-project action

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Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

None proposed

a. Describe any known or possible contamination at the site from present or past uses.

None proposed	2353 140th (7-11) has been identified as a toxic cleanup site by WA DOE. Facility Site ID: 76437511 Cleanup Site ID: 10448 DF

b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None proposed	2353 140th (7-11) has been identified as a toxic cleanup site by WA DOE. Facility Site ID: 76437511 Cleanup Site ID: 10448 DF

c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None proposed

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d. Describe special emergency services that might be required.

None proposed

e. Proposed measures to reduce or control environmental health hazards, if any.

None proposed

2. Noise

a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic noise

b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Non-project action

non project action. Noise impacts will be reviewed on a project level. DF

c. Proposed measures to reduce or control noise impacts, if any.

Non-project action

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Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Non-project action

The site is being uses as a retail and services center. Retail, services, office parks, City Public Park, and SR 520 uses are adjacent. DF

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

Non-project action

a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

None

3. Describe any structures on the site.

Non-project action

The site has a variety of one and two-story commercial buildings. DF

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4. Will any structures be demolished? If so, what?

Non-project action

5. What is the current zoning classification of the site? General Commercial

6. What is the current comprehensive plan designation of the site? General Commercial

7. If applicable, what is the current shoreline master program designation of the site?

N/A

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Non-project action

No. DF

9. Approximately how many people would reside or work in the completed project? N/A

10. Approximately how many people would the completed project displace? N/A

11. Proposed measures to avoid or reduce displacement impacts, if any.

Non-project action

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Potential policies consistent with the current Comprehensive Plan around future land use and the Future Land Use Map.

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13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

No agricultural or forest lands identified.

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A, non-project action

The CPA will add up to approximately 600-1000 housing units if developed fully.

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A, non-project action

None. DF

3. Proposed measures to reduce or control housing impacts, if any.

N/A; non-project action

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No proposed structures created through project

2. What views in the immediate vicinity would be altered or obstructed?

No views altered or obstructed through project

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3. Proposed measures to reduce or control aesthetic impacts, if any

N/A

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

2. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

3. What existing off-site sources of light or glare may affect your proposal?

N/A

4. Proposed measures to reduce or control light and glare impacts, if any.

N/A

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

N/A

Retail and commercial uses.
DF

2. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

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3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

N/A

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

Non-proect action

None known. DF Non project action.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Non-project action

None known. DF Non project action.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A, non-project action

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4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A, non-project action

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

140th AVe NE; NE 24th AVe, 136th AVe NE. SR 520, Northup Way

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Light-rail and Several King County Metro bus routes serve the neighborhood area.

3. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Non-project action

Impacts and required improvements will be reviewed on a project-level. DF

4. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

non-project action. However, a Traffic Analysis by the Transpo Group is attached as a part of this Checklist.

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5. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

6. Proposed measures to reduce or control transportation impacts, if any.

Potential policies consistent with the Comprehensive Plan around mobility and access.

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Non-project action

2. Proposed measures to reduce or control direct impacts on public services, if any.

Potential policies consistent with the Comprehensive Plan to support siting of city facilities to serve community.

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Utilities

1. Check the utilities currently available at the site:
   - ☑ Electricity
   - ☑ natural gas
   - ☑ water
   - ☑ refuse service
   - ☑ telephone
   - ☑ sanitary sewer
   - ☐ septic system
   - ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

Non-project action

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature _____

Name of signee Steve Malsam

Position and Agency/Organization Agent for the landowner

Date Submitted 10/15/2026

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Development Services

Non-project Action SEPA Checklist

These questions pertain to land use actions that do not involve building and construction projects, but rather pertain to policy changes, such as code amendments and rezone actions.
Because the questions are very general, it may be helpful to read them in conjunction with the Environmental Checklist. When answering these questions, be aware of the extent to which the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.

Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   Update to the plan is not expected to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

   Indicate proposed measures to avoid or reduce such increases.

   Potential policies would be consistent with the Comprehensive Plan around air quality, water resources, and noise, among others.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

   Update to the plan is not expected to affect plants, animals, fish or marine life.

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Indicate proposed measures to protect or conserve plants, animals, fish or marine life.

Potential policies would be consistent with the Comprehensive Plan around fish and wildlife habitat

3. How would the proposal be likely to deplete energy or natural resources?

The proposal is not planned to increase capacity beyond what has been studied for the Comprehensive Plan

Indicate proposed measures to protect or conserve energy and natural resources.

Potential policies would be consistent with the Comprehensive Plan around sustainable development and energy efficiency

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains or prime farmlands?

Update to the plan is not expected to use or affect environmentally sensitive areas or areas
designated (or eligible or under study) for governmental protection; such as parks,

Indicate proposed measures to protect such resources or to avoid or reduce impacts.

Potential policies would be consistent with the Comprehensive Plan around protection and enhancement of environmentally sensitive areas, as well as historic and cultural preservation.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Update to the plan is not expected to use or affect affect land and shoreline use in a manner that is incompatible with existing plans.

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Indicate proposed measures to avoid or reduce shoreline and land use impacts.

Potential policies would be consistent with the Shoreline Master Program of the Comprehensive Plan.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal is not expected to increase transportation or public service demands beyond what has been studied for the Comprehensive Plan.

See attached trip study analysis dated 5/13/26. Overall anticipated CPA transportation impacts are not significant and will also be reviewed on a project level. DF

Indicate proposed measures to reduce or respond to such demand(s).

Potential policies consistent with the Comprehensive Plan around mobility and access.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal will not conflict with any local, state or federal laws or requirements for the protection of the environment.

This proposal may increase demands on water, sewer, and storm utilities. There are two old asbestos cement drinking water mains that may need replacement to adequately serve the new use of this area. One is located along 136th PL NE, and the other is located within parcel 2725059181. Sewer and storm utilities may need to be modified as well, depending on the size of the development. These needs will be reviewed on a project level. Future projects may require a UE permit, and other utility connection permits to review modifications to the utility services. DF

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transpogroup
WHAT TRANSPORTATION CAN BE.

MEMORANDUM

Date:	May 13, 2026	**TG:**	1.26156.00
To:	Steve Malsam, Wakefield Properties		
From:	Dan McKinney Jr. and Kassi Leingang, PE – Transpo Group		
Subject:	Evans Plaza Rezone Trip Generation Analysis		

This memorandum summarizes the trip generation estimate in support of the proposed Comprehensive Plan amendment from General Commercial to Lowrise 2 Mixed Use on an approximately 10 acre site. The project description and background as well as review of the change in trip generation with the requested change in zoning is summarized in the sections below.

Project Description and Background

The proposal as noted above is a Comprehensive Plan amendment from General Commercial to Lowrise 2 Mixed Use on an approximately 10 acre site. The proposed change in zoning includes Evans Plaza and the adjacent parcel (see Figure 1).[1]

Evans Plaza is currently occupied by several single-story commercial buildings including a range of large and small commercial services, retail and restaurants. It is under common ownership and located near transit, specifically bus service near NE BelRed Road and light rail service at the BelRed and Overlake Village stations (approximately 1 mile from the light rail stations). The intent of the site's future redevelopment is to replace the aging commercial center with mixed-use residential development. The leases on the current commercial uses within Evans Plaza are expiring and the buildings will soon become vacant.

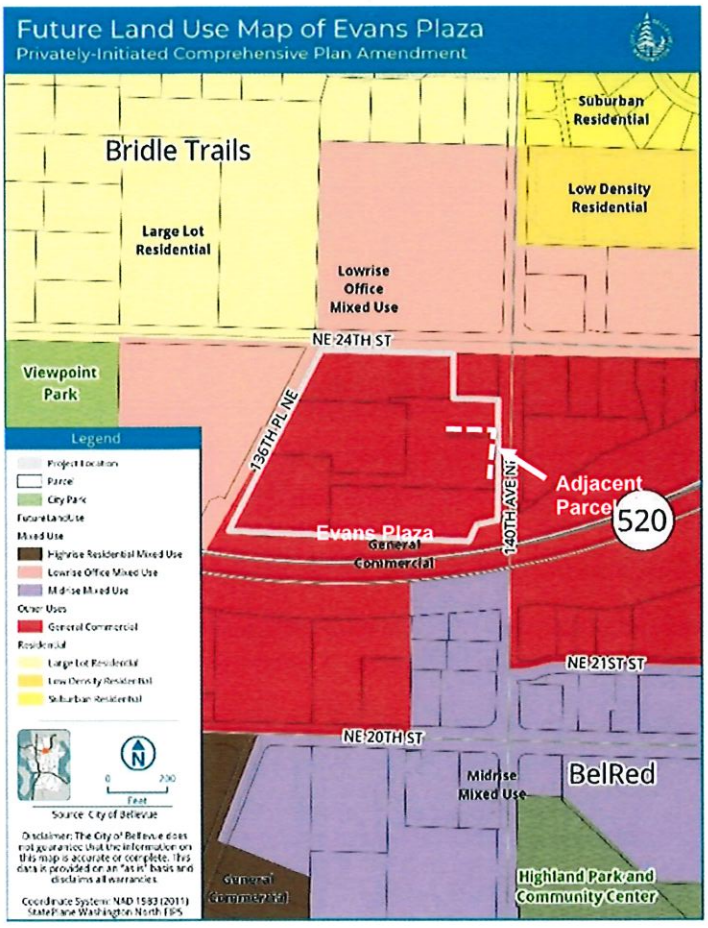


Figure 1: Site Location and current zoning

The site is located within the Pine View Neighborhood Center as identified in the Bellevue Comprehensive Plan. The proposed mixed-use residential redevelopment

[1] Evans Plaza includes the following locations: located at 2205 140th Ave NE, 2208 136th Pl NE, 2350 136th Pl NE, 2331 140th Ave NE, and 13815 NE 24th St. The adjacent parcel is located at 2353 140th Avenue NE. The adjacent parcel is included based on the Planning Commission recommendation.

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of the site would be aligned with Comprehensive Plan policies and goals related to Neighborhood Centers. The combination of multifamily housing and commercial spaces would provide goods and services to local residents and serve as important focal points and gathering spaces for the community.

Trip Generation

Trip generation was estimated for the site assuming both the existing zoning of General Commercial and the proposed updated zoning of Lowrise 2 Mixed Use based on the City of Bellevue trip rates identified within the Transportation Impact Fee Schedule effective January 1, 2026. Under the current zoning, it was assumed that the site includes up to 120,000 square feet (sf) of commercial space, assumed as shopping center (land use 821). With the proposed zoning of Lowrise 2 Mixed Use, it was assumed that the site could develop up to 30,000 sf of commercial space with 800 dwelling units. Table 1 summarizes the comparison of weekday PM peak hour trip generation for the site for the current and proposed zoning potential.

Table 1. Trip Generation Summary – Weekday PM Peak Hour

Land Uses	ITE Land Use	Size	New Trip Rate[1]	New Trips		
				In[2]	Out[2]	Total
***Proposed Zoning:* Lowrise 2 Mixed Use**						
Multi-Family Mid Rise - (3-10 stories)	221	800 units	0.38/unit	195	109	304
Strip Retail Plaza (under 40k sf)	822	30,000 gsf	3.77/1,000 gsf	57	57	114
Subtotal				*252*	*166*	*418*
***Current Zoning:* General Commercial**						
Shopping Center (40k to150k sf)	821	120,000 gsf	2.86/1,000 gsf	169	175	344
Difference				**83**	**-9**	**74**

Note: GFA = gross floor area, sf = square-feet
1. Impact fee rate based on *Transportation Impact Fee Rates, effective 1/1/2026.*
2. In/Out percentages based on ITE *Trip Generation Manual*, 12th Edition.

As shown in Table 1, the site under the current zoning generates up to 344 weekday PM peak hour trips whereas the site is forecast to generate up to 418 trips with the proposed zoning. The proposed zoning would result in a forecast increase of up to 74 weekday PM peak hour trips as compared with the current zoning.

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2026 Annual Final Review Comprehensive Plan Amendment Recommendation
Privately-initiated Amendment

Evans Plaza

Staff Recommendation: Staff recommend the Planning Commission amend the applicant's proposal from Lowrise 2 Mixed Use to Lowrise 1 Mixed Use and approve the proposed Evans Plaza Comprehensive Plan Amendment as the application satisfies all Land Use Code decision criteria for Final Review; amending the land use designation of approximately 10 acres in the Bridle Trails neighborhood area from General Commercial to Lowrise 1 Mixed Use.

Application Number: 25-121477-AC
Neighborhood Area: Bridle Trails
Original Application: General Commercial to Lowrise 2 Mixed Use
Staff Recommended Land Use Designation: Lowrise 1 Mixed Use
Original Addresses: 2205 140th Ave NE, 2208 136th Pl NE, 2350 136th Pl NE, 2331 140th Ave NE, and 13815 NE 24th St
Expanded Geographic Scope: 2353 140th Ave NE
Applicant: Steve Malsam

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 Bellevue Land Use Code, at Part 20.30I LUC and in compliance with the GMA, allows property owners to propose site-specific Comprehensive Plan Amendments (CPAs) and for anyone to propose non-site specific, or citywide, amendments. Privately proposed CPAs are accepted and reviewed annually and include the two tier-process of Threshold Review and Final Review. Final Review evaluates the merits of proposed amendments included in the annual CPA work program. Final Review evaluation includes staff review, a Planning Commission public hearing and recommendation by resolution, and City Council action by ordinance.

PROPOSAL

The applicant applied for a change in land use designation 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 (see **Attachment A**). The parcel numbers for the relevant properties here are 272505-9074, 272505-9179, 272505-9180, 272505-9181, and 272505-9233. Planning Commission previously directed staff to expand the geographic scope of the proposed amendment to include the corner parcel on the block (parcel number 272505-9167). Evans Plaza is currently occupied by several single-story commercial buildings

Work Program and Background

The Planning Commission evaluated the application during Threshold Review against the decision criteria for Threshold Review of a privately-initiated Comprehensive Plan Amendment at LUC 20.30I.140. After reviewing the geographic scope of the application at the meeting on January 14, 2026, the Planning Commission directed staff to include an additional parcel – the corner parcel on the block (parcel number 272505-9167) – in the proposed amendment. Following the Threshold Review public hearing on February 11, 2026, the Planning Commission found that the proposed amendment is consistent with all the Threshold Review decision criteria and made a recommendation to the City Council that the Evans Plaza proposal be included in the 2026 annual Comprehensive Plan Amendment work program. On March 10,

City Council voted unanimously to include the Evans Plaza proposal in the 2026 work program, moving it to Final Review.

During the CPA process, it was questioned whether significantly changed conditions existed to merit considering this proposed amendment. It is the staff recommendation that recent material changes to City policies and legislation, such as the 2024 Comprehensive Plan Periodic Update and subsequent Housing Opportunities in Mixed-Use (HOMA) Land Use Code Amendment (LUCA), have changed the existing context enough to warrant recommending this CPA for final approval to Council. Staff considered the magnitude of the changed context in this neighborhood and proposed a corresponding reduction in the designation of the proposed amendment from Lowrise 2 Mixed Use to Lowrise 1 Mixed Use. In addition, the staff recommendation with respect to the geographic scope of the proposed amendment also responds to the changed conditions supporting this CPA. As explained in more detail, this proposed CPA is calibrated to address the identified changed conditions to better enable the Comprehensive Plan to function as an integrated whole.

OVERVIEW OF STAFF RECOMMENDATION

Staff recommend an alternative Lowrise 1 Mixed Use land use designation for the proposed map change, based on a review of the land use designations of Neighborhood Centers elsewhere in Bellevue, PineView's characteristics as a Neighborhood Center focused on office uses, and the site's limited transit access.

During the 2024-2044 Comprehensive Plan Periodic Update, land use map changes were studied and implemented to allow for a mix of residential and commercial uses and low-rise buildings in most Neighborhood Centers. City Council provided direction at the time to only allow greater residential densities in a limited set of retail-focused Neighborhood Centers, to provide an opportunity for future redevelopment. Therefore, three of the identified Neighborhood Centers – Kelsey Creek Shopping Center, Lake Hills Village, and Lakemont Village – have the Lowrise 2 Mixed Use designation, which allows for greater residential densities. Other Neighborhood Centers – such as Newport Hills Shopping Center, Northtowne Shopping Center, and BellEast Shopping Center – are more commonly mapped with Lowrise 1 Mixed Use, another mixed-use land use designation allowing for a similar mixes use of uses but at a lower scale and density than Lowrise 2 Mixed Use.

The Comprehensive Plan defines these land use designations as follows:

- Lowrise 1 Mixed Use: 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.
- Lowrise 2 Mixed Use: 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.

PineView is an office-focused Neighborhood Center with limited retail options, community gathering spaces and transit access to support higher residential densities. Access to nearby frequent, reliable transit service can be a rationale for allowing higher densities. Considering the site's limited transit access, future development could not be considered transit-oriented development as the site is not within one-half mile walking distance from Bellevue's frequent transit network.

Staff recommend approving this proposed amendment – changing the proposed amendment site's land use designation from General Commercial to Lowrise 1 Mixed Use – because the application meets Land Use Code decision criteria for Final Review per LUC 20.30.150. In particular, the following decision criteria are met:

Final Review Decision Criteria	Meets/Does Not Meet
A – Obvious technical error	N/A
B1 – Consistent with Plan and other plans and law	Meets
B2 – Addresses interests and changed needs of entire city	Meets
B3 – Addresses significantly changed conditions	Meets
B4 – Could be suitably developed	Meets
B5 – Demonstrates a public benefit	Meets

FINAL REVIEW DECISION CRITERIA

A proposal must meet all Final Review Decision Criteria to be recommended for approval. Staff have concluded that the proposal meets all decision criteria. This conclusion is based on the following:

A. There exists obvious technical error in the pertinent Comprehensive Plan provision, or

Not applicable to this proposal.

B1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the city, the Countywide Planning Policies (CPP), the Growth Management Act and other applicable law; and

The proposed amendment is consistent with such plans, goals, and policies of the city and with the policy implementation of the CPPs, the GMA, and other applicable law.

The proposal is consistent with GMA planning goals (RCW 36.70A.020), which encourage development in urban areas where adequate public facilities and services exist, planning for and accommodating housing affordable to all, and promoting a variety of residential densities and housing types. The proposed amendment is consistent with Countywide Planning Policies around local centers and focusing housing growth there, such as DP-4, DP-38 and EC-17.

The proposed amendment is consistent with the Comprehensive Plan because it would fulfil the goals set forth in the Land Use Element, as well as other relevant elements, and is aligned with the growth strategy for Bellevue to support the health and vitality of residential areas by planning for Neighborhood Centers: Neighborhood-serving commercial and mixed use areas that serve some of the daily needs of people living in the primarily residential surrounding area.

The Land Use Element's goal is to develop and maintain a land use pattern that protects natural systems and retains trees and open space; maintains and strengthens the vitality, quality and character of Bellevue's neighborhoods; and focuses development activity in Downtown and other Mixed Use and Neighborhood Centers.

Given the proposed amendment site's proximity to SR-520, policies LU-44 and LU-45 provide relevant policy direction, specifically in relation to avoiding exposure to air pollution in new (residential) developments.

LU-44. Promote measures to protect sensitive uses from risks of exposure to air and noise pollution by locating them away from pollution sources, where possible, or by use of feasible, effective building and site design measures to mitigate exposure.

LU-45. Design new development and encourage the retrofit existing buildings to improve indoor air quality and reduce resident exposure to air pollution.

The proposal is consistent with the following policies from the Land Use Element:

LU-1. Focus the city's growth and development as follows:

1. Direct most of the city's growth to the Downtown Regional Growth Center, other Countywide Centers (see Map LU-3) and to other areas designated for compact, mixed use development served by a full range of transportation options.
2. Plan for housing growth with a broad range of housing choices to meet the changing needs of the community.
3. Enhance the health and vitality of existing single-family, multi-family and mixed use residential neighborhoods.
4. Provide for commercial uses and development that serve community needs.

LU-3. Prioritize the redevelopment of under-developed land over vacant land, open space and environmentally sensitive areas.

LU-7. Accommodate adopted growth targets of 35,000 additional housing units and 70,000 additional jobs for the 2019-2044 period and plan for the additional growth anticipated by 2044.

LU-10. Work toward a land use pattern that makes it possible for people to live closer to where they work regardless of household income.

LU-16. Enhance existing Neighborhood Centers (see Map LU-2) designed to serve neighborhoods, recognizing their multiple roles: serving residents' needs, acting as community gathering places and helping to establish neighborhood identity.

LU-18. Encourage new retail and services alongside residential in Neighborhood Centers, ensuring easy pedestrian access and enhancing the livability of the neighborhood.

The Neighborhoods Element's goal is to maintain and enhance the high quality of life in Bellevue's distinctive neighborhoods.

The proposal is consistent with the following policy from the Neighborhoods Element:

NH-1. Support the creation of a variety of land uses to fulfill each neighborhood's basic needs, including:

1. A range of housing types at various affordability levels;
2. Access to basic needs such as groceries, pharmacies, child care and other essential services;
3. Natural areas and open spaces; and
4. Public places to gather like community centers and parks and private places to gather like churches and country clubs.

The Housing Element's goal is to meet the housing needs of the entire community by promoting housing equity, increasing the overall housing diversity and supply, creating affordable housing, attending to individuals' unique housing needs, and preventing displacement and homelessness.

The proposal is consistent with the following policy from the Housing Element:

HO-18. Promote housing density, choice and affordability in areas served by the frequent transit network, businesses serving the community's day-to-day needs and significant nodes of employment.

The goal of the Economic Development Element is to support a strong local economy with opportunities for all to prosper consistent with a high quality of life and a sustainable natural environment.

The proposal is consistent with the following policies from the Economic Development Element:

ED-18. Facilitate development of a range of housing opportunities to accommodate Bellevue's growing workforce.

ED-23. Support economic development in the city's commercial areas.

B2. The proposed amendment addresses the interests and changed needs of the entire city as identified in its long-range planning and policy documents; and

The proposed amendment addresses the interests and changed needs of the entire city as it would accommodate future mixed-use residential development in a Neighborhood Center in line with the growth strategy for Bellevue, as outlined in the Comprehensive Plan, to support the health and vitality of residential areas by planning for Neighborhood Centers.

The proposed amendment site is in the PineView Neighborhood Center, one of thirteen Neighborhood Centers in Bellevue as identified on Map LU-2 in the Comprehensive Plan. Neighborhood Centers are commercial or mixed-use areas in locations that are otherwise primarily residential. They are envisioned to serve some of the daily needs of people living in the area. Neighborhood Centers range from commercial centers anchored by a grocery store, library or other major community asset to collections of a few small businesses. Larger centers may serve the needs of a wider community.

Bellevue's land use policies support a strategy for managing growth and development in a manner that is consistent with the regional strategy and supports the city's vision of the future. The 2044 Bellevue Comprehensive Plan established a growth strategy for Bellevue and related goals and policies that support the health and vitality of residential areas by planning for Neighborhood Centers, as identified by Bellevue. Specifically, as stated in the Plan's Land Use Element, "Bellevue supports continued engagement and investment to maintain the health of these important centers and allows Neighborhood Centers to become mixed use with some higher density residential alongside the commercial uses".

B3. The proposal addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "Significantly Changed Conditions"; and

Significantly Changed Conditions (LUC 20.50.046): Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole.

The proposed amendment addresses significantly changed conditions (since the last time the pertinent Comprehensive Plan map or text was amended), affecting the subject site and the surrounding area, ***because of changes to the pertinent Plan text****. Maintaining the site's land use designation in the 2044 Bellevue Comprehensive Plan has created a constraint on realizing the land use vision for Bellevue's Neighborhood Centers such as PineView.*

The 2024 adoption of the 2044 Bellevue Comprehensive Plan established a growth strategy for Bellevue and related goals and policies that support the health and vitality of residential areas by planning for Neighborhood Centers, as identified by Bellevue. Specifically, as stated in the Land Use Element, "Bellevue supports continued engagement and investment to maintain the health of these important centers and allows Neighborhood Centers to become mixed use with some higher density residential alongside the commercial uses", which is also captured in Comprehensive Plan policies focused on the city's land use strategy (LU-1) and Neighborhood Centers (LU-18).

As part of the Comprehensive Plan, the Future Land Use Map shows the vision for future development in Bellevue. The existing Future Land Use Map designation (General Commercial), which was maintained in the 2044 Bellevue Comprehensive Plan, for the proposed amendment site 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.

This privately-initiated application proposes a Comprehensive Plan map change that would allow residential uses to be part of future development of the site. This change would make the Plan function as an integrated whole, where map designations are in alignment with the city's growth strategy and land use policies, allowing higher density residential alongside commercial uses in the PineView Neighborhood Center as identified by Bellevue.

B4. If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications; and

The subject property of this site-specific proposed amendment is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications.

Properties to the north and west of the site are mapped with land use districts providing areas for low-intensity office uses (Professional Office District; PO) and business, financial, and professional service offices as well as residential uses (Office District; O). To the east, properties are in a land use district that provides for the location of a wide variety of business activities (General Commercial District; GC). Further to the north and west, beyond the previously described properties, properties are in a variety of low-density residential districts. The BelRed area is located on the opposite side of SR-520 and to the south of the proposed amendment site. Most properties here are within the

BelRed-General Commercial (BelRed-GC) land use district, providing areas for a wide variety of business activities. Properties along the western frontage of 140th Ave NE are in the BelRed-Commercial/Residential (BelRed-CR) land use district, providing areas for a mix of housing, retail and services.

The light rail stations at BelRed and Overlake Village are located a mile's distance from the site. Overlake Village light rail station also has Metro bus lines 222, 223 and 225. The nearest bus stop is on BelRed Road at the intersection with 140th Avenue NE at a one-half mile walking distance from the site. This bus stop is served by the 226 Metro bus line running between the Bellevue Transit Center and South Bellevue Station, making stops in the Overlake (Redmond) and Lake Hills neighborhoods as well as at Bellevue College. 226 Metro buses generally run every 30 minutes during the workday, with more frequent service at rush hour (approximately between 7 and 9am, and between 3 and 7pm) and once every hour in the evening starting at 7pm.

One or more land use (zoning) districts are associated with each land use designation in the Comprehensive Plan. Neighborhood Business (NB) and Community Business (CB) land use districts are associated with the Lowrise 1 Mixed Use land use designation, the staff recommendation for this proposed amendment. The recently adopted Housing Opportunities in Mixed-Use (HOMA) Land Use Code Amendment (LUCA) amended the CB land use district. This LUCA sought to encourage housing and vibrant neighborhood centers in Bellevue's mixed-use areas by increasing allowed residential densities and building heights, modifying form and site standards detrimental to housing production, providing incentives for uses beneficial to the community, requiring pedestrian-oriented commercial spaces, and requiring affordable housing.

B5. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the city.

The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare as it encourages vibrant and walkable Neighborhood Centers and promotes housing and affordable housing production, a noted need in Bellevue. The proposed amendment encourages the development of neighborhood-serving mixed-use areas that provide some of the daily needs of people living in the primarily residential surrounding area and serve as important focal points and community gathering spaces. Furthermore, the proposed amendment promotes a diverse housing stock, allowing community members to find housing that is at a cost, size, and form appropriate to their needs, while encouraging walkable and healthy neighborhoods.

PUBLIC NOTICE AND COMMENT

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.

This 2026 annual proposed amendment was introduced to the Planning Commission at their January 14th study session including an examination of the potential expansion of its geographic scope for this privately-initiated application.

Notice of Threshold Review Public Hearing, Staff Recommendation and Geographic Scoping was published 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.

A Notice of Public Hearing will be posted on July 1 along with this Staff Report and the final SEPA threshold determination.

Effective community engagement, outreach, and public comments

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:

- Throughout the planning process, staff utilized citywide publications, such as Neighborhood News (three editions) and From Planning to Policy, to raise awareness and provide updates across the city.
- Official Weekly Permit Bulletin notices.
- Responsive early outreach to requests for information and to become parties of interest.
- Proactive communications to parties of interest to provide updates and outline next steps.
- Responding to written public comments 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.
- A February 5, 2026, follow-up meeting with Bridle Trails Community Club members to provide additional information and answer questions.
- A June 10, 2026, Final Review Planning Commission study session.

Per policy direction provided by the Comprehensive Plan, the City of Bellevue encouraged the applicant to engage the community directly about the proposed amendment.

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 included in the public record and posted on the Comprehensive Plan Amendments webpage.

A total of 20 public comments from 14 individuals have been received to date. 14 comments were submitted by community members, one of which has voiced support for the proposal and 13 of which have expressed concerns. Four comments were submitted by or on behalf of the applicant in support of the application as submitted and in opposition to the later staff recommendation to consider an alternative land use designation for the proposed map change. Two comments were submitted by the King County Wastewater Treatment Division (KCWTD) requesting the City to reach out to KCWTD if construction permit applications were to be received by the City to assess potential impacts on a nearby King County wastewater facility.

Concerns were mostly raised about the loss of existing businesses that would result from the site's redevelopment; the scale and intensity of future development and its impacts on the surrounding area and transportation network; whether the application meets the definition of "significantly changed conditions" as the Comprehensive Plan was last updated in 2024; and, the presence of unused development capacity nearby, especially within the BelRed subarea.

STATE ENVIRONMENTAL POLICY ACT

The Environmental Coordinator for the City of Bellevue has determined that this proposal will not result in any probable, significant adverse environmental impacts. A final threshold determination of non-significance (DNS) was issued on July 1, 2026.

ATTACHMENTS

A. Location Map of Evans Plaza

Evans Plaza

Privately-Initiated Comprehensive Plan Amendment

Attachment A



Legend

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

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Feet

Source: City of Bellevue

Disclaimer: The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

Coordinate System: NAD 1983 (2011) StatePlane Washington North FIPS 4601 Ft US

Date: 1/28/2026 File Name: V:\Planning\ArcGISPro\EvansPlazaComprehensivePlan\EvansPlazaComprehensivePlan\EvansPlazaComprehensivePlan_Aerial.aprx