

Public Comment on

Evans Plaza Comprehensive Plan Amendment (CPA) Application

Permit # 25-121477 AC

Comments submitted to City staff, Planning Commission or City Council

February 12, 2026 to March 9, 2026

Nesse, Katherine

From: Steve Malsam <Steve@wakefieldproperties.net>
Sent: Thursday, February 26, 2026 12:36 PM
To: Deuling, Teun
Cc: Nesse, Katherine; Luckin, Zachary; Makenzie Blackburn
Subject: Re: Next step for Evans Plaza

[EXTERNAL EMAIL] Use caution when clicking links or opening attachments.

Thanks, Tuen. I appreciate your feedback. Also, if you get a chance, can you send (or re-send) the staff report and recommendation for the recent Planning Commission meeting? Thanks.

--Steve

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From: Deuling, Teun <TDeuling@bellevuewa.gov>
Sent: Thursday, February 26, 2026 12:31:03 PM
To: Steve Malsam <Steve@wakefieldproperties.net>
Cc: Nesse, Katherine <KNesse@bellevuewa.gov>; Luckin, Zachary <ZLuckin@bellevuewa.gov>
Subject: RE: Next step for Evans Plaza

Hi Steve,

Thanks for reaching out.

The next step in the process is for City Council to review the Planning Commission's Threshold Review recommendation and to provide direction whether to move the application to Final Review or not at their March 10 meeting. The agenda and other meeting materials are usually posted on the [meeting calendar](#) the Thursday before the meeting.

The Evans Plaza CPA application will be a study session item at the March 10th meeting. In other words, it is not a public hearing like the 2/11 Planning Commission meeting.

There is an opportunity to speak at every Council meeting, and you may register to speak at Council Oral Communication. More information on Council meetings and details about speaking at the meeting are available here: <https://bellevuewa.gov/city-government/city-council/council-meetings>.

Lastly, I will be out on leave starting Monday, March 9th and will be back on Monday, May 11th. Senior Planner Zack Luckin (copied here) will be your point of contact while I am out. Also feel free to continue to include Kate Nesse (also copied here), who is both my and Zack's manager, on your communications.

Best,
Teun

Teun Deuling, AICP
Senior Planner, Community Development Department

City of Bellevue

Phone: 425-229-6534

450 110th Avenue NE, Bellevue, WA 98004

Email: tdeuling@bellevuewa.gov

From: Steve Malsam <Steve@wakefieldproperties.net>

Sent: Tuesday, February 24, 2026 10:31 AM

To: Deuling, Teun <TDeuling@bellevuewa.gov>

Subject: Next step for Evans Plaza

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Turn-

Just checking to see if there is anything we need to prepare for as part of the next steps for Evans Plaza Comp Plan application? Thanks. Let me know.

--Steve

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Nesse, Katherine

From: NORMAN HANSEN <hansennp@aol.com>
Sent: Friday, February 27, 2026 1:18 PM
To: pamjjo@msn.com; whalvrsn1@frontier.com; phyllisjwhite;
board@bridletrailscommunity.org; barbara_hughes@hotmail.com;
ljlopezmsl@gmail.com; Deuling, Teun; Nieuwenhuis, Jared
Cc: Nesse, Katherine; Luckin, Zachary
Subject: Re: Evans Plaza CPA Application: Update and Next Steps

[EXTERNAL EMAIL] Use caution when clicking links or opening attachments.

Teun, Thank you for the heads up on the next steps. Norm Hansen

On Friday, February 27, 2026 at 11:37:37 AM PST, Deuling, Teun <tdeuling@bellevuewa.gov> wrote:

Good Morning, All—

I wanted to reach out to you and provide an update regarding the Evans Plaza Comprehensive Plan Amendment application.

The next step in the process is for City Council to review the Planning Commission's Threshold Review recommendation and to provide direction whether to move the application to Final Review or not at their March 10 meeting, which will start at 6pm. The agenda and other meeting materials are usually posted on the [meeting calendar](#) the Thursday before the meeting.

The Evans Plaza CPA application will be a study session item at the March 10th meeting. In other words, it is not a public hearing like the 2/11 Planning Commission meeting.

There is an opportunity to speak at every Council meeting, and you may register to speak at Council Oral Communication. More information on Council meetings and details about speaking at the meeting are available here: <https://bellevuewa.gov/city-government/city-council/council-meetings>.

Also, comments on the Threshold Review will be accepted until the City Council takes action to determine which applications to include in the Annual Comprehensive Plan amendment work program. All previously submitted written comments are available on the [City's website](#) and will be transmitted to City Council ahead of the March 10 meeting as well.

Lastly, I will be out on leave starting Monday, March 9th and will be back on Monday, May 11th. Senior Planner Zack Luckin (copied here) will be your point of contact while I am out. Also feel free to continue to include Kate Nesse (also copied here), who is both my and Zack's manager, on your communications.

Please feel free to reach out to me if you have any questions in the meantime.

Best,

Teun

Teun Deuling, AICP

Senior Planner, Community Development Department

City of Bellevue

Phone: 425-229-6534

450 110th Avenue NE, Bellevue, WA 98004

Email: tdeuling@bellevuewa.gov

Nesse, Katherine

From: NORMAN HANSEN <hansennp@aol.com>
Sent: Friday, March 6, 2026 4:55 PM
To: Nieuwenhuis, Jared
Cc: barbara_hughes@hotmail.com; Loretta Lopez; ye.margie@gmail.com; Stuart; Overlake Farms; whalvrsn1@frontier.com; keaster95@gmail.com
Subject: Evans Plaza Comp Plan Amendment Proposal Discussion Today

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Councilmember Nieuwenhuis,

Thank you for meeting today to discuss the Evans Plaza Comp Plan Amendment Proposal Concerns

Your time listening is very much appreciated. Additionally, we have plans to meet with the Evans Project Manager soon.

A major concern is their application for potential zoning of Mixed Use Low Rise 2 which could result in building up to 85 feet allowing for 7,8 or 9 stories. This is totally out of scale with the Bridle Sub Area Comp Plan.

The adjacent Bel-Red neighborhood certainly has capacity already designated for High Rise Residential.

Norm Hansen, Bridle Trails Community Club Board Focal

----- Forwarded Message -----

From: NORMAN HANSEN <hansennp@aol.com>
To: planningcommission@bellevuewa.gov <planningcommission@bellevuewa.gov>; tdeuling@bellevuewa.gov <tdeuling@bellevuewa.gov>; knesse@bellevuewa.gov <knesse@bellevuewa.gov>
Cc: Pamela Johnston <pamjjo@msn.com>; pamel_gunther@yahoo.com <pamel_gunther@yahoo.com>; barbara_hughes@hotmail.com <barbara_hughes@hotmail.com>; Loretta Lopez <ljllopezmsl@gmail.com>; ye.margie@gmail.com <ye.margie@gmail.com>; Stuart <elliottbayrealestate@yahoo.com>; Overlake Farms <info@overlakefarmbellevue.com>; Warren Halverson <whalvrsn1@frontier.com>; council@bellevuewa.gov <council@bellevuewa.gov>
Sent: Wednesday, February 11, 2026 at 03:22:45 PM PST
Subject: Evans Plaza threshold Review Criteria, LUC 20.301.140 Criteria E and G

Criteria E/ The proposed project does not appear to be in compliance with "significantly changed conditions". The properties adjacent to the property to the north, south, east and west have not changed for many years. To the south is Bell-Red general commercial. All other adjacent properties are also limited to 2 stories.

The recently approved Bellevue Comprehensive Plan did not result in a change the plan map on Evans Plaza.

Criteria G/ The project is not consistent with the neighborhood character The Bridle Trails Subarea Comprehensive Plan.

The Bridle Trails Subarea Plan has not been updated by the City/Bridle Trails Neighborhood since the early 90's. It is planned to be updated with the City sometime in the next 5 years as resources permit.

Recommendation: Deny further threshold review considering the above and limited City resources. To allow 8 or 9 stories would leap frog the Bel_Red zoning of 2 stories along NE 20th. There appears to be plenty of capacity for increased density of mixed use low rise 2 in Bel-Red that should be developed since it has already been updated for higher density.

Already buildings have be demolished on the south side of NE 20th in Ross Plaza with loss of neighborhood businesses. This land has been vacant for several years.

.Evans Plaza has served Bridle Trails well over the last 50 years.

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Thank you for your consideration.

Norman Hansen
3851 136th Ave NE,
Bellevue,WA 98005