

Public Comment on

Evans Plaza Comprehensive Plan Amendment (CPA) Application

Permit # 25-121477 AC

Comments submitted to City staff or Planning Commission

December 31, 2025, to February 12, 2026

Note: Notice of Application published December 31, 2025

From: [pamela johnston](#)
To: [PlanningCommission; Council](#)
Cc: [Deuling, Teun](#); [Nesse, Katherine](#)
Subject: Evans Plaza CPA: 25-121477-AC: Premature
Date: Thursday, February 5, 2026 2:53:05 PM

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

Dear Commissioners and Council:

I would like to share my thoughts and concerns regarding the Comprehensive Plan Amendment (CPA) for Evans Plaza. I believe the amendment is premature, and here's why:

Firstly, I wonder if this is the next place where housing should be added. When we discussed the next best place for more housing in the Comprehensive Plan and Middle Housing planning, this area was never considered important.

The name "PineView" remains undefined and unclear in the Comprehensive Plan. It is mentioned but not explained, leaving us with more questions than answers. The lack of a clear definition makes the removal of a commercial area without a clear vision problematic. Major changes should be well-planned and should include the input of all stakeholders, including those who work and play in the area.

Redevelopment should be thoughtful and purposeful, not carried out casually. The current pretext of the CPA seems to suggest that any new housing is inherently good, but this approach overlooks the principles of placemaking and the loss of what is there. It does not adequately consider the unique characteristics, needs, and environmental impact of this neighborhood center. It needs to address the greatest good. Current project such as HOMA effect the overall need.

As it stands, "PineView" is merely a dot on a map (Map LU-2) with no clear boundaries or definition. The Comprehensive Plan states that the goal of Neighborhood Centers is to meet the daily needs of nearby residents. Without a clear definition or vision, it is impossible to determine how these needs can be met. Interestingly, even the staff seems unaware of the origin of "PineView," rendering the name somewhat meaningless.

To clarify, PineView is one of the Neighborhood Centers identified in the Comprehensive Plan (see Map LU-2 on page LU-12 of the Land Use element). It is defined as a small commercial or mixed-use area in a primarily residential location, often anchored by grocery stores and meeting the daily needs of local residents. However, the Comprehensive Plan does not define hard boundaries for this center.

Furthermore, the intersection of 140th Ave NE and NE 24th is a valley, not a viewpoint, which raises questions about the appropriateness of the name "PineView." Additionally, pines are not native to this area, unlike cedars and firs, which adds to the inconsistency. This can detract from the sense of belonging.

Regarding the origin of the name "PineView," I checked with staff involved in the 2024 update to the Comprehensive Plan. They mentioned that the name likely originated during the update process and was used to refer to this Neighborhood Center. CamelCase (Interior capitalization, as the "V" in "PineView") leads to inconsistency and lack of ownership. (e.g. when one misspells a place, it injures the sense of belonging to that place

Lastly, Bellevue has a reputation of commitment to long term planning. BelRed is in the planning process to ensure success. The interaction of nearby Highrise, Midrise, and BelRed are pivotal to the city. See the distances added to the overall comp plan map. Moreover, this site lacks mass transit, even buses. In light of this, it is not the time to undertake a one-off change.

Thank you for considering my concerns. I believe that with thoughtful planning and community involvement, we can ensure that the planning for

Evans Plaza is beneficial for all.

Sincerely,
Pamela Johnston
Bridle Trails resident

From: [NORMAN HANSEN](#)
To: [Deuling, Teun](#); [pamjio@msn.com](#); [whalvrsn1@frontier.com](#); [phyllisjwhite](#); [PlanningCommission](#)
Cc: [Nesse, Katherine](#); [llopezms1@gmail.com](#); [barbara_hughes@hotmail.com](#); [board@bridletrailscommunity.org](#); [Margie Ye](#); [Pamela Gunther](#); [Stuart BT-Heath](#); [Overlake Farms](#)
Subject: Re: BTCC Follow-up Meeting re CPA Process: Follow-up Questions
Date: Monday, February 9, 2026 4:35:59 PM

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

Teun, Thank you for meeting with our Bridle Trails Community Club Land Use Review Group last Thursday. It was a good conversation in learning about the Applicants Evans Plaza Comp Plan Change Request.

It seems that the zoning definition requested has not yet been defined and approved.. For that reason it is difficult to establish a view of the request. Also, it does not seem to relate to the Bridle Trails Sub Area Comprehensive Plan.

We would like to work with the applicant to establish a Plan the works for both the Bridle Trails Neighborhood and the Neighborhood Shopping area. It continues to serve the Neighborhood needs well as it has for the last 50 years.

It is fully occupied with many Bridle Trails Neighborhood uses such as: many restaurant choices dry cleaner, coffee drive up, ice cream parlor, full service grocery store, hair salon, daycare services, petcare, furniture store, car rental, car repair and tire sales, motor bike sales and specialty auto sales and others

Bridle Trails is a very diverse neighborhood encompassing 3000 2 Story multi family units and 2000 single family units with various densities. Total population approximately 10,000 people. It is also reportedly number two among 16 Bellevue neighborhoods offering low income affordable housing.

Bridle Trails Community Club Board Members recently conducted a Land use history of Bridle Trails for David Isaak, Bellevue's Director of Neighborhoods. We would like to extend this offer to Planning Commission members as they would like. The tour is about one hour long.

Norman Hansen, 3851 136th Ave NE Bellevue 98005 425 861 7333

[Sent from AOL on Android](#)

On Mon, Feb 9, 2026 at 2:44 PM, Deuling, Teun <TDeuling@bellevuewa.gov> wrote:

Good Afternoon, All—

I appreciate you taking the time to have a follow-up meeting with me at the North Bellevue Community Center last Thursday. We covered a lot of ground in our 90-minute-long meeting, and I wanted to get back to you on a couple follow-up items.

I don't have the email addresses of everyone who attended Thursday's conversation so please feel free to pass this information along to them and others who might benefit from this information.

HOMA and the Evans Plaza Comprehensive Plan Amendment

The first question was about the proposed Housing Opportunities in Mixed-Use Areas (HOMA) Land Use Code Amendment (LUCA), and how it relates to the proposed Evans Plaza Comprehensive Plan amendment. I've included the table below to highlight how the land use districts covered by HOMA (excluding those that are limited to specific areas of the city such as Downtown, Factoria and Eastgate) relate to the Future Land Use Map designations in the Comprehensive Plan.

As I mentioned previously, the requested Future Land Use designation (Lowrise 2 Mixed Use) does not specify permitted densities or building heights. However, the Future Land Use designation links the Comprehensive Plan's vision with the specific zoning classification, or Land Use District, that implements that vision and specifies densities and bulk standards such as permitted building heights.

A new zoning classification – Mixed Use: 7 Story (MU7) – is consistent with the Lowrise 2 Mixed Use designation (highlighted below). This new zoning classification is currently developed as part of HOMA, which will be discussed at Council in the coming months after Planning Commission completed their review of the proposal and issued their recommendation to Council on 1/28.

The [1/28 Planning Commission materials](#) include the most up-to-date and detailed information. Planning Commission adopted a motion to recommend Option A (mandatory inclusionary affordable housing approach) to Council for approval. [Attachment A](#) has a strike draft of the Land Use Code Amendment for Option A including all the specifics for each district such as permitted uses, building heights, and other standards.

As part of their discussion and subsequent recommendation, Planning Commission did make some changes to the staff proposal as reflected in the 1/28 Planning Commission materials. Most importantly here, Planning Commission adopted a motion to increase the maximum building height for Mixed Use: 7 Story (MU7) from 80 to 85 feet and to change its name to Mixed Use: 8 Story (MU8).

More information about this LUCA is available on the [City's website](#). Here you'll also find a user-friendly [booklet](#) and other information that can provide you with more

insights into the scale and density of development allowed.

HOMA Land Use Districts	Future Land Use Designation (including the description from the map key)
<p>- <u>Mixed Use: 16 Story (MU16)</u> <i>Not yet established in Land Use Code</i></p>	<p><u>Highrise Mixed Use</u> <i>The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at a high scale and density.</i></p>
<p>- <u>Neighborhood Mixed Use (NMU)</u></p>	<p><u>Midrise Mixed Use</u> <i>The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at a middle scale and density.</i></p>
<p>- <u>Mixed Use: 7 Story (MU7)</u> <i>Not yet established in Land Use Code.</i></p>	<p><u>Lowrise 2 Mixed Use (Note: Part of the proposed Evans Plaza CPA).</u> <i>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.</i></p>
<p>- <u>Neighborhood Business (NB)</u> - <u>Community Business (CB)</u></p>	<p><u>Lowrise 1 Mixed Use</u> <i>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.</i></p>
<p>- <u>Office and Limited Business (OLB)</u> - <u>Office and Limited Business 2 (OLB2)</u></p>	<p><u>Midrise Office Mixed Use</u> <i>The purpose is to provide a mix of housing, retail, service, office and complementary uses with a focus on office uses at middle scale and density.</i></p>
<p>- <u>Office (O)</u></p>	<p><u>Lowrise Office Mixed Use</u> <i>The purpose is to provide a mix of office, housing, retail, service and complementary uses with a focus on office uses at low scale and density.</i></p>

Combining Speaking Time at the Public Hearing

I discussed your question about combining speaking time at the public hearing internally. The question was if one speaker could speak on behalf of others who

would cede their 3 minutes of speaking time to them. This is generally something that can be accommodated at the public hearing. It would be best to coordinate with Kate Nesse (Planning Commission staff liaison), copied on this email, ahead of Wednesday's meeting to ensure a smooth process.

As I mentioned previously, Planning Commission meetings are hybrid and start at 6:30pm. More information about Planning Commission meetings and how to provide public comment (oral or written) is [available online](#).

Please let me know if you have any additional questions.

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

 King County | Wastewater Treatment

Department of Natural Resources and Parks
King Street Center, KSC-NR-0500
201 South Jackson Street
Seattle, WA 98104-3854

February 10, 2026

sent via email: KNesse@BellevueWA.gov
KC OAP Ref No.: 2416

Kate Nesse
City of Bellevue
P.O Box 90012
Bellevue, WA 98009

Dear Kate Nesse:

The King County Wastewater Treatment Division (WTD) has received the Notice of Threshold Review-Public Hearing, Staff Recommendation and Geographic Scoping for the Evans Plaza CPA project (25-121477-AC) located at 13815 NE 24th St. The application proposes a Comprehensive Plan map amendment from General Commercial to Lowrise 2 Mixed Use on an approximately 10-acre site which is located within the PineView Neighborhood Center as identified in the Bellevue Comprehensive Plan. As stated in the application, mixed-use residential redevelopment of the site would be aligned with Comprehensive Plan policies and goals related to Neighborhood Centers.

A King County facility, the Valley Creek Interceptor is located adjacent to the project site to the east. (See enclosed record drawing and one line drawing showing the location of the facility in the project vicinity).

In order to protect this wastewater facility during construction, **WTD requires that City of Bellevue submit preliminary design drawings for the project**, so that WTD can assess its potential impacts. Please send drawings to:

Local Public Agency Program
King County WTD, Engineering and Technical Resources
201 South Jackson Street, KSC-NR-0503
Seattle, WA 98104-3855
lpateam@kingcounty.gov

Additionally, please contact the Local Public Agency Program a minimum of 10 working days prior to commencing any construction to allow time for staff to arrange for a King County Inspector to be present during construction.

February 10, 2026

Page 2 of 2

Thank you for the opportunity to review and comment on this proposal.

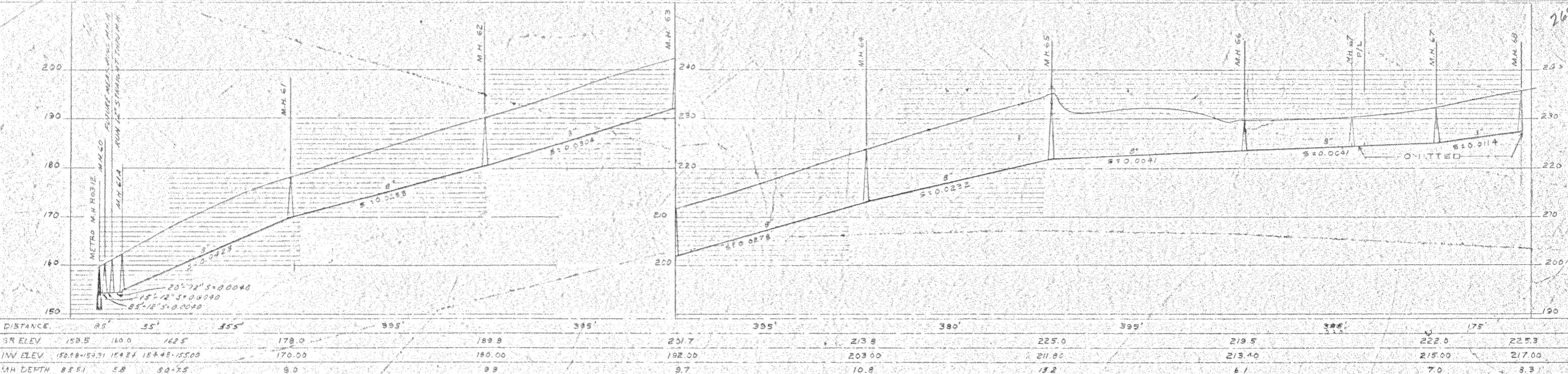
Sincerely,

Emmeline Aquino

Emmeline Aquino
Environmental Planner

cc: Mari Otto, Local Public Agency Coordinator

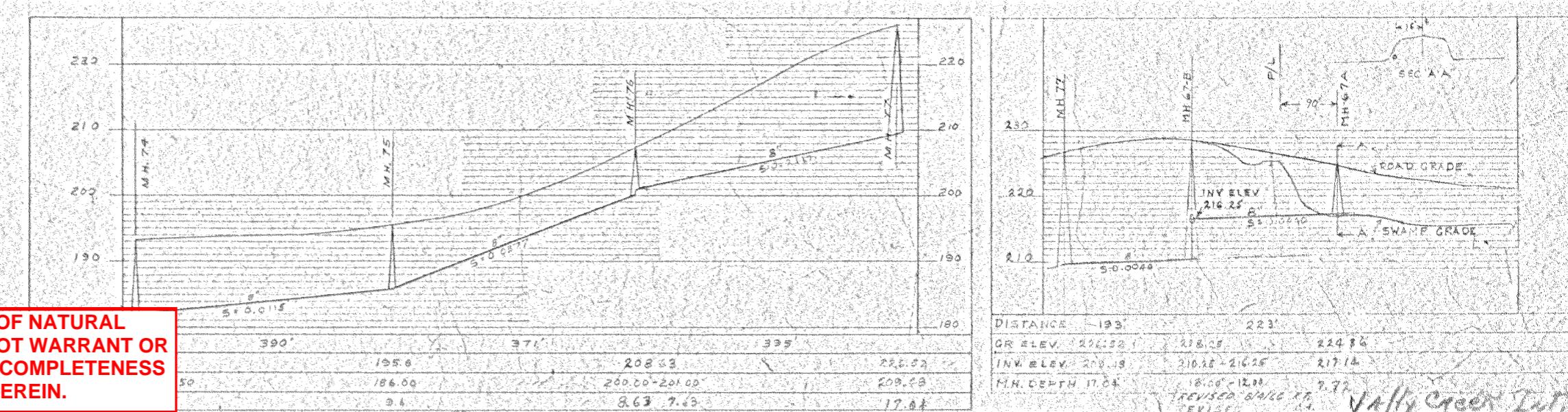
Enclosure



"THE MUNICIPALITY OF METROPOLITAN
SEATTLE DOES NOT WARRANT OR
GUARANTEE THE ACCURACY OR
COMPLETENESS OF THE DATA SHOWN
HEREON."



107550



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OF THE DATA SHOWN HEREIN.**



CITY OF BELLEVUE
DEPARTMENT OF PUBLIC WORKS

LID-66 SAN 90&91
SANITARY SEWERS
SCHEDULES 1&2

**KING COUNTY DEPARTMENT OF NATURAL
RESOURCES AND PARKS DOES NOT WARRANT OR
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OF THE DATA SHOWN HEREIN.**

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TO HALF SIZE

SCHEDULE 2

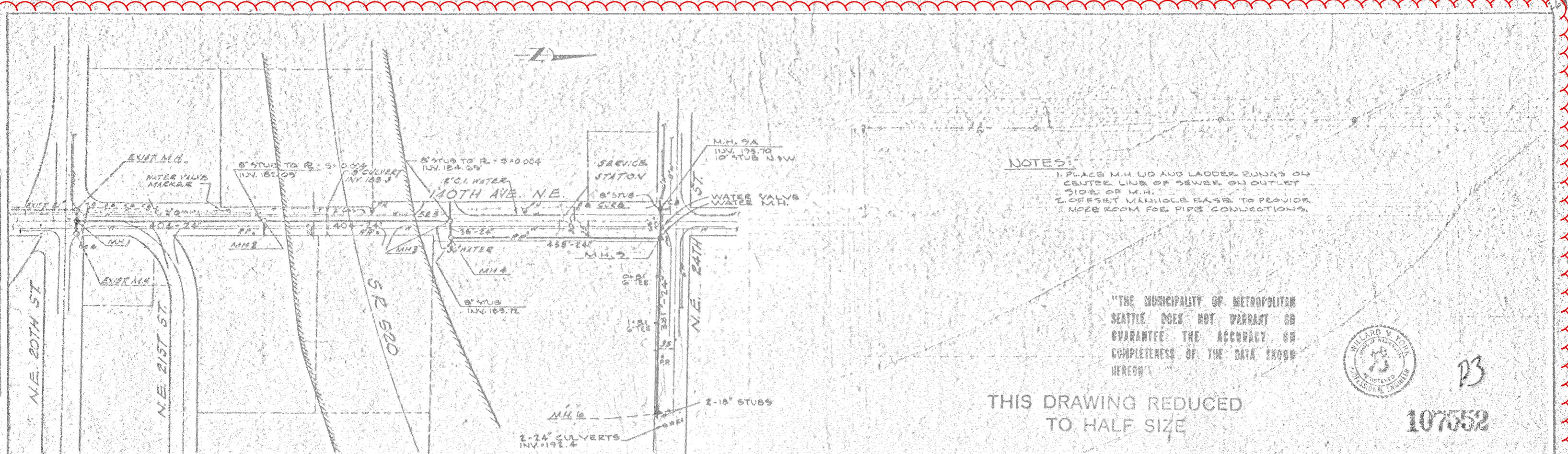
NOTE: LOCATION OF ALL TEES AND SIDE SEWERS TO PROPERTY LINE TO BE DESIGNATED BY THE CITY ENGINEER.

Valley Creek Lake

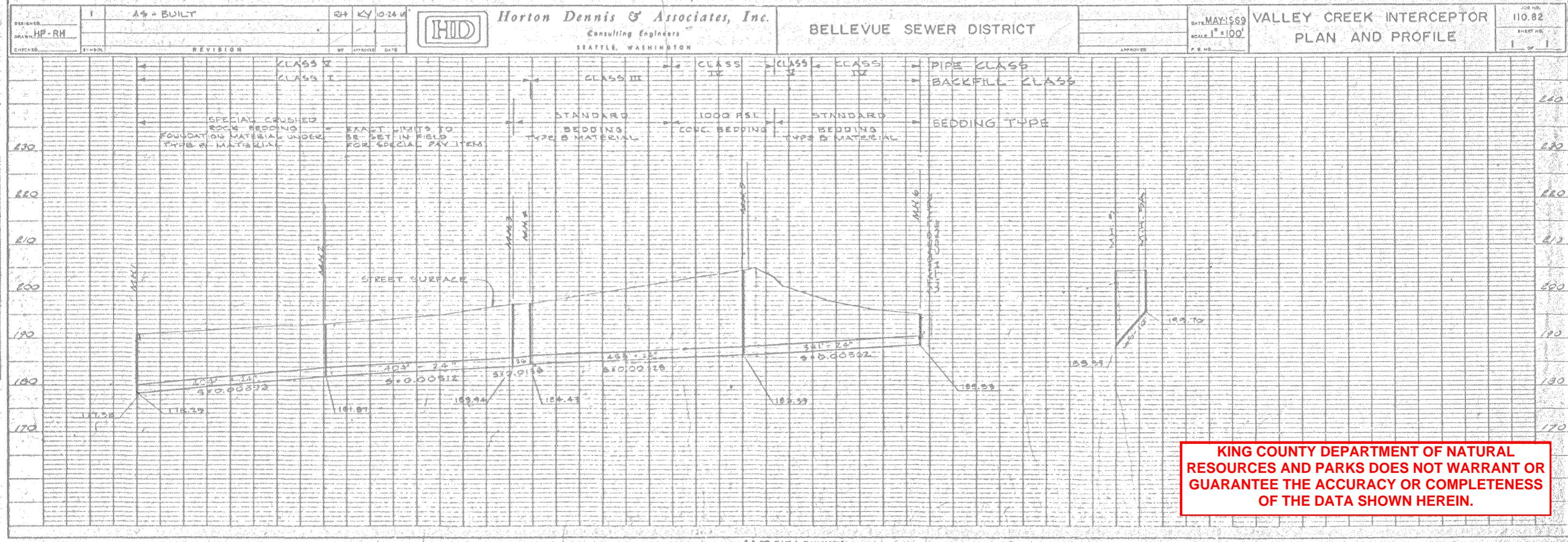
CITY OF BELLEVUE
DEPARTMENT OF PUBLIC WORKS

LID - 66 SAN 90&91
SANITARY SEWERS
SCHEDULES 1 & 2

APPROVED BY	Job No. 475-02	Date	SCALE 1" = 100'
Date	City Manager	KT WJ	JULY 68
Date	Dir. of Pub. Wks	Drawn By	SIG 2 OF 4
Date	City Engineer	Checked By	FILE NO.



THIS DRAWING REDUCED
TO HALF SIZE



40TH AVENUE N. E.

GENERAL NOTES:

CONSTRUCTION SHALL BE IN
ACCORDANCE WITH BELLEVUE SEWER
DISTRICT STANDARD SPECIFICATIONS.
REINFORCED CONCRETE PIPE SHALL
BE CLASS **III**.
MUD OR DEBRIS SHALL BE KEPT
OUT OF THE CREEK AT ALL TIMES.

THE MUNICIPALITY OF METROPOLITAN
CATTLE DOES NOT WARRANT OR
GUARANTEE THE ACCURACY OR
COMPLETENESS OF THE DATA SHOWN
HEREON.

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(EXISTING)

DR. R. L. HARRIS
DRAWN
C. H. R. HARRIS

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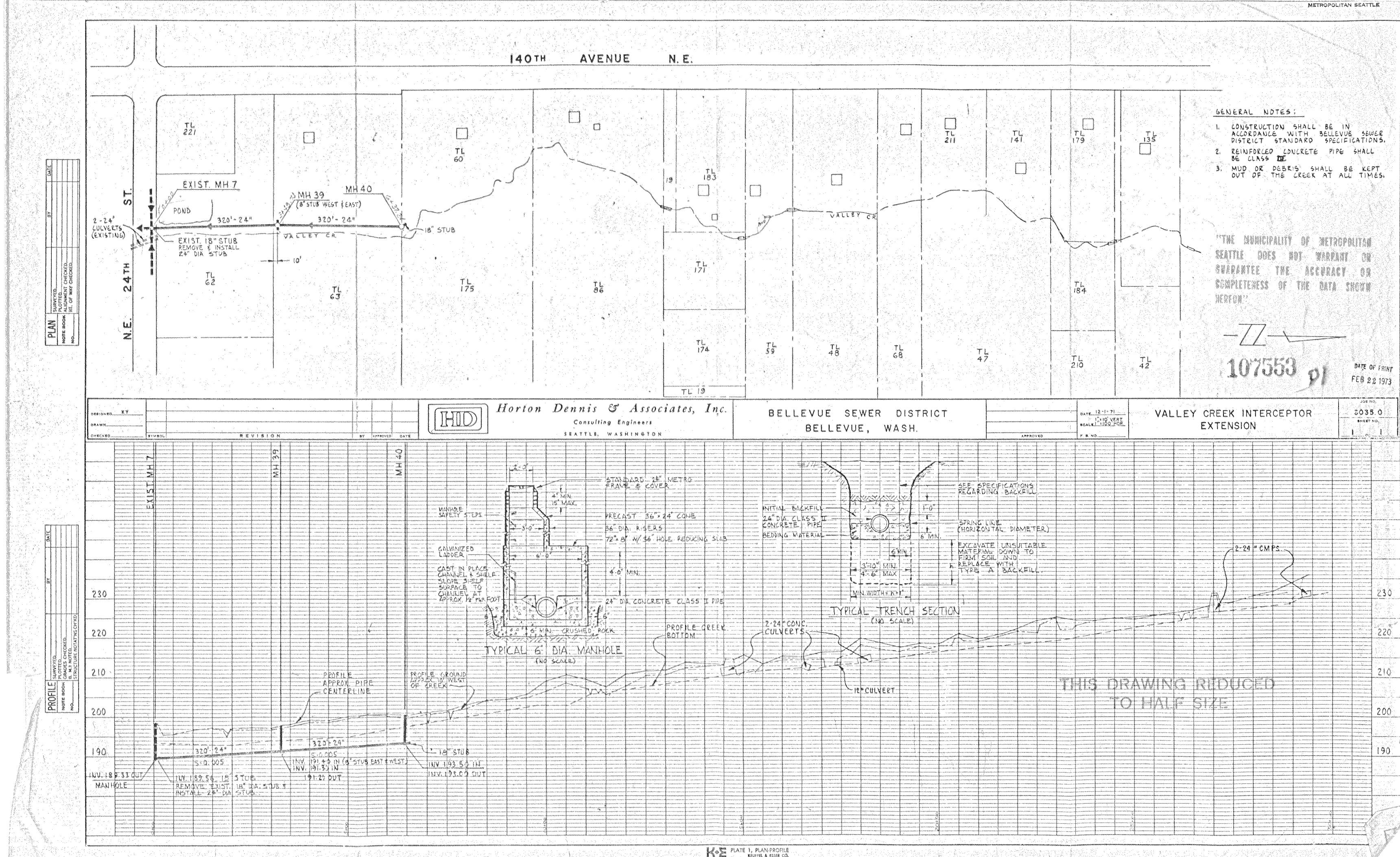
erton Dennis & Associates, Inc.
Consulting Engineers
SEATTLE, WASHINGTON

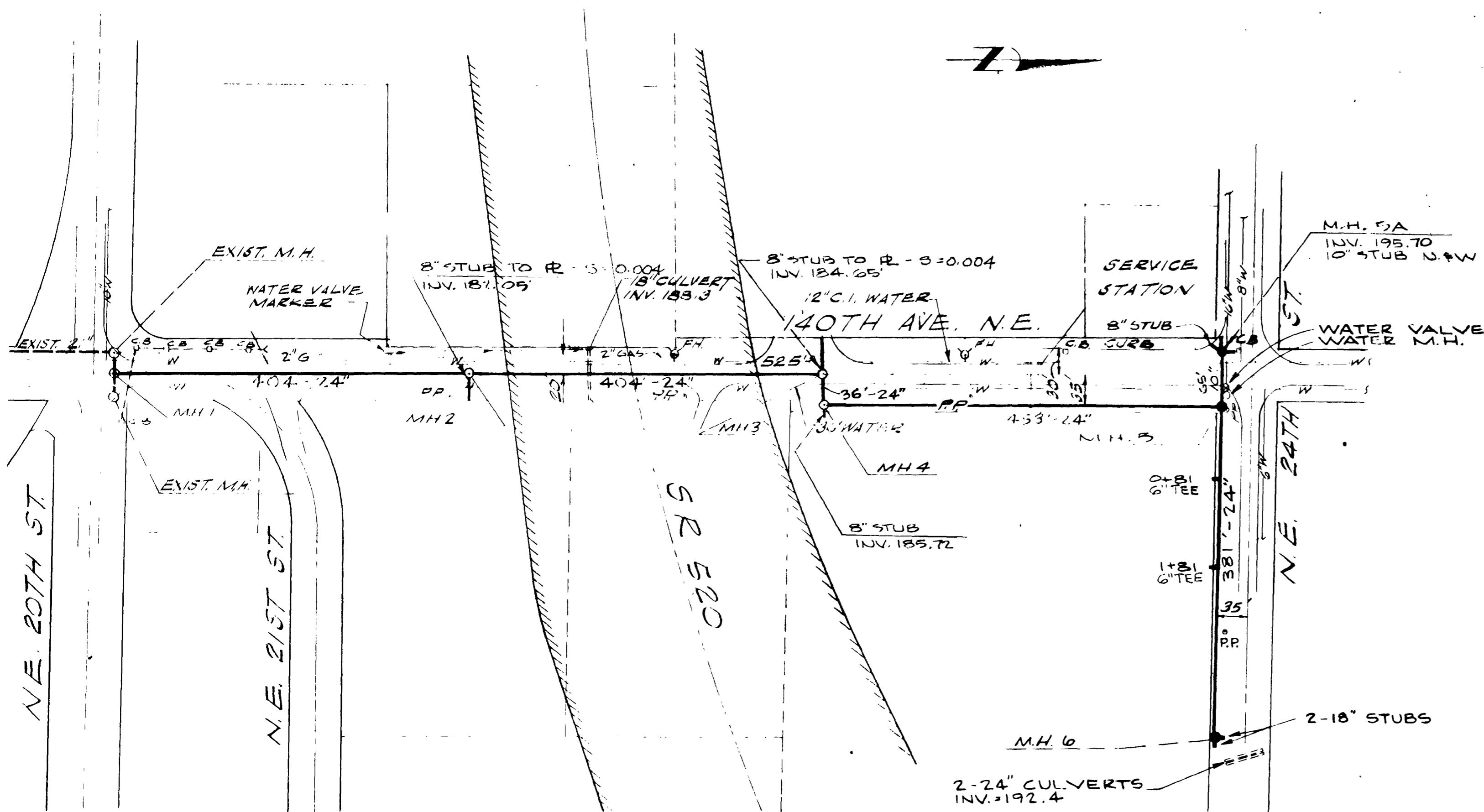
BELLEVUE SEWER DISTRICT
BELLEVUE, WASH.

VALLEY CREEK INTERCEPTOR EXTENSION

035.0

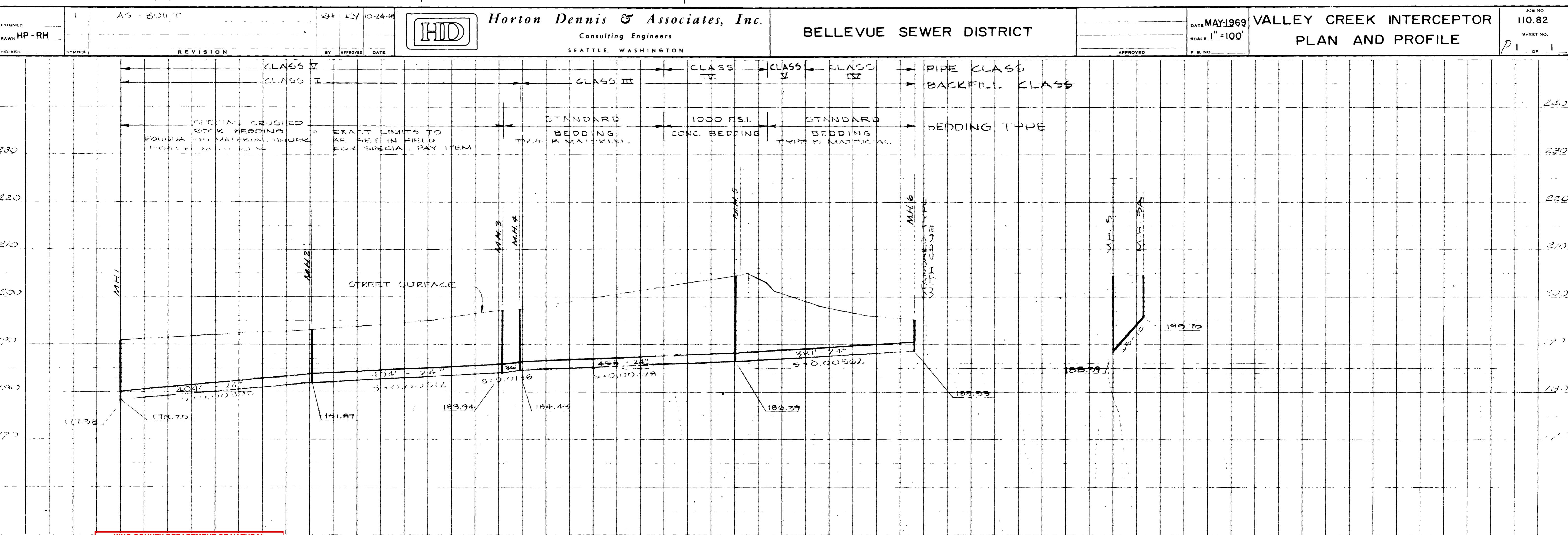
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OF THE DATA SHOWN HEREIN.**





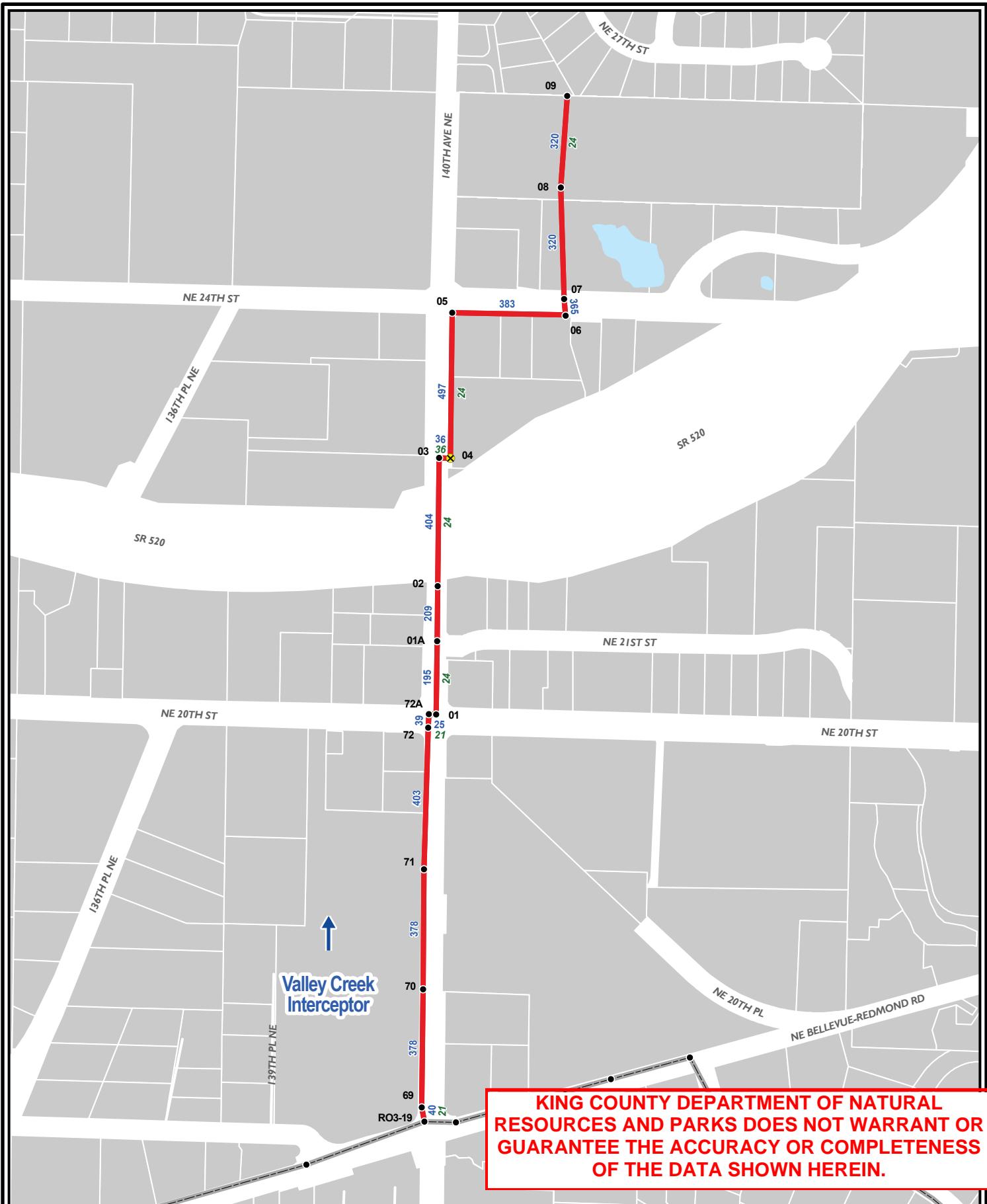
NOTES:

1. PLACE M.H. LID AND LADDER RUNGS ON CENTER LINE OF SEWER ON OUTLET SIDE OF M.H.
2. DISPOSE MANHOLE BASES TO PROVIDE MORE ROOM FOR PIPE CONNECTIONS.



KING COUNTY DEPARTMENT OF NATURAL
RESOURCES AND PARKS DOES NOT WARRANT OR
GUARANTEE THE ACCURACY OR COMPLETENESS
OF THE DATA SHOWN HEREIN.

K&E PLATE 1, PLAN PROFILE
KUUFEL & ESSR CO.



From: [Barbara Hughes](#)
To: [PlanningCommission](#)
Subject: Concern - Evans Plaza CPA
Date: Tuesday, February 10, 2026 7:18:45 PM

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

I am concerned that the Evans Plaza Comprehensive Plan Amendment is being handled as a one-off review when the 2024-2044 Comprehensive Plan has already planned for general commercial and housing citywide. There have been no significantly changed conditions around Evans Plaza since the recent 2024 Comprehensive Plan.

The Evans Plaza site lacks buses and light rail.

Under this plan, the possible future Mixed Use Multifamily buildings could go up to 7 or 8 stories. Possibly with no commercial use on site. This would allow residential use where it is not currently allowed.

It is very important that we preserve general commercial, and I am concerned that we will lose the small businesses and are reducing access to lower rent retail. The loss of places to buy groceries (this is the nearest grocery store to Bridle Trails housing), the coffee stand, ice cream store, restaurants, car rental, auto detailing, dance, dry cleaning, pet care, furniture store, bike sales and others where we fulfil our daily needs. The general commercial space at Evans Plaza is very important to many of the folks living in Bridle Trails and for the livelihood of the small business owners and workers.

Thank you,

Barbara Hughes
Bridle Trails, Bellevue

An aerial photograph of the Evans Plaza area. It features a multi-lane highway with several cars in motion. To the left of the highway is a large industrial or office complex with multiple buildings and parking lots. To the right is a residential or office complex with several buildings and parking lots. The area is surrounded by trees and greenery.

Evans Plaza 2026 THRESHOLD REVIEW

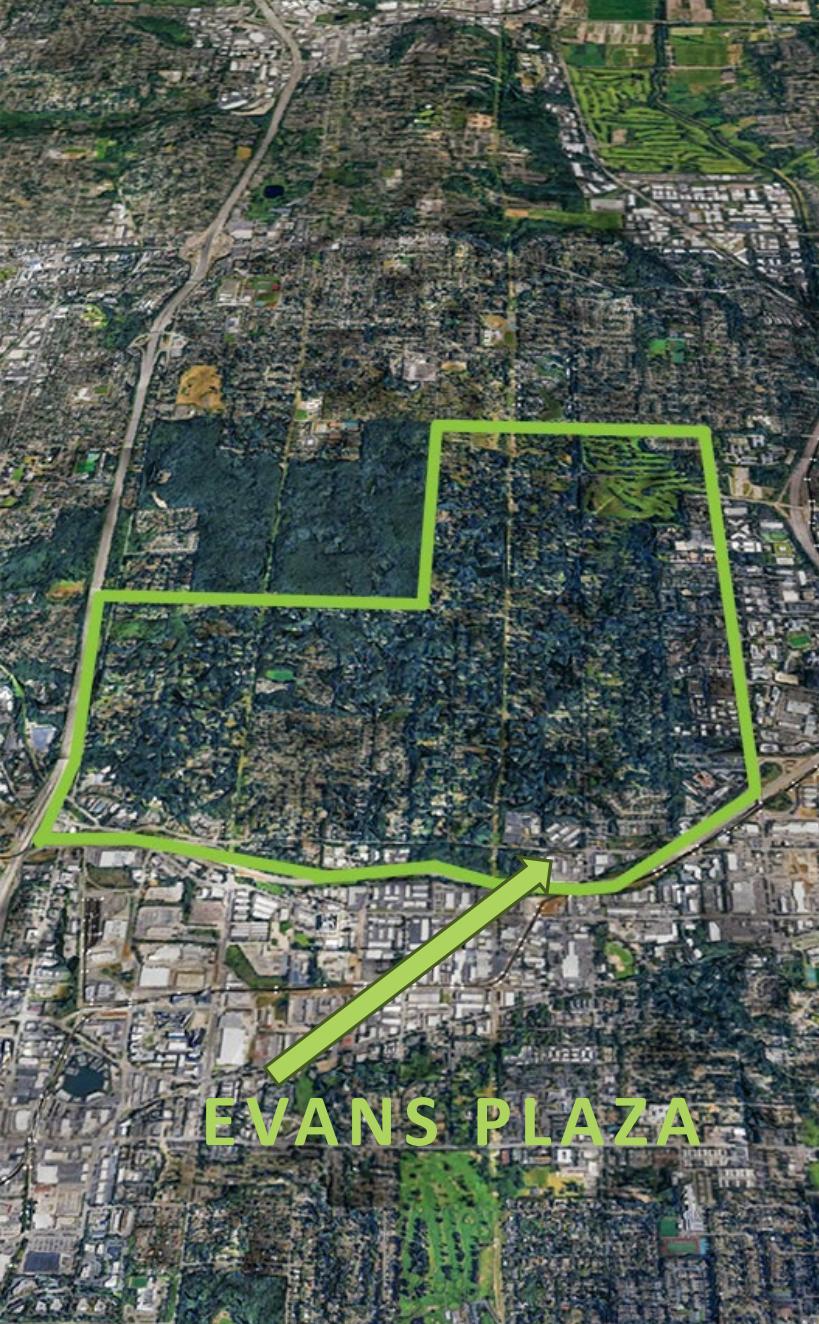
LOCATED IN BRIDLE TRAILS

Map showing various parcels with property details overlaid:

- Parcel 2725059179** (Retail(Discount) at US Foods Chef Store, BELLEVUE, EVANS COMPANY, 2208 136TH PL NE 98005, \$7,811,100, 74,382, 0330)
- Parcel 2725059074** (Shopping Ctr(Nghbrhood) at EVANS PLAZA, BELLEVUE, EVANS COMPANY, 2255 140TH AVE NE 98005, \$12,956,700, 106,264, 0330)
- Parcel 2725059233** (Auto Showroom and Lot at HARLEY DAVIDSON DEALERSHIP, BELLEVUE, EVANS COMPANY, 2350 136TH PL NE 98005, \$12,813,800, 88,905, 0330)
- Parcel 2725059181** (Shopping Ctr(Nghbrhood) at EVANS PLAZA, BELLEVUE, THE EVANS CO1326039003, 2205 140TH AVE NE 98005, \$13,184,900, 88,746, 0330)
- Parcel 2725059167** (Conv Store with Gas at 7-ELEVEN, BELLEVUE, 7-ELEVEN, 2353 140TH AVE NE 98005, \$2,723,700, 22,500, 0330)
- A Cascade View Bed and Breakfast** (Bed and Breakfast at 134th Ave NE, BELLEVUE)

Lot lines are approximate. Not for legal use.
See our [terms of use](#).

Parcels



Bridle Trails

Density pattern

- Low-density interior: single-family
- More density meeting like in Kirkland
- Multifamily concentrated on the edges on NE 30th–40th and 148th Ave NE

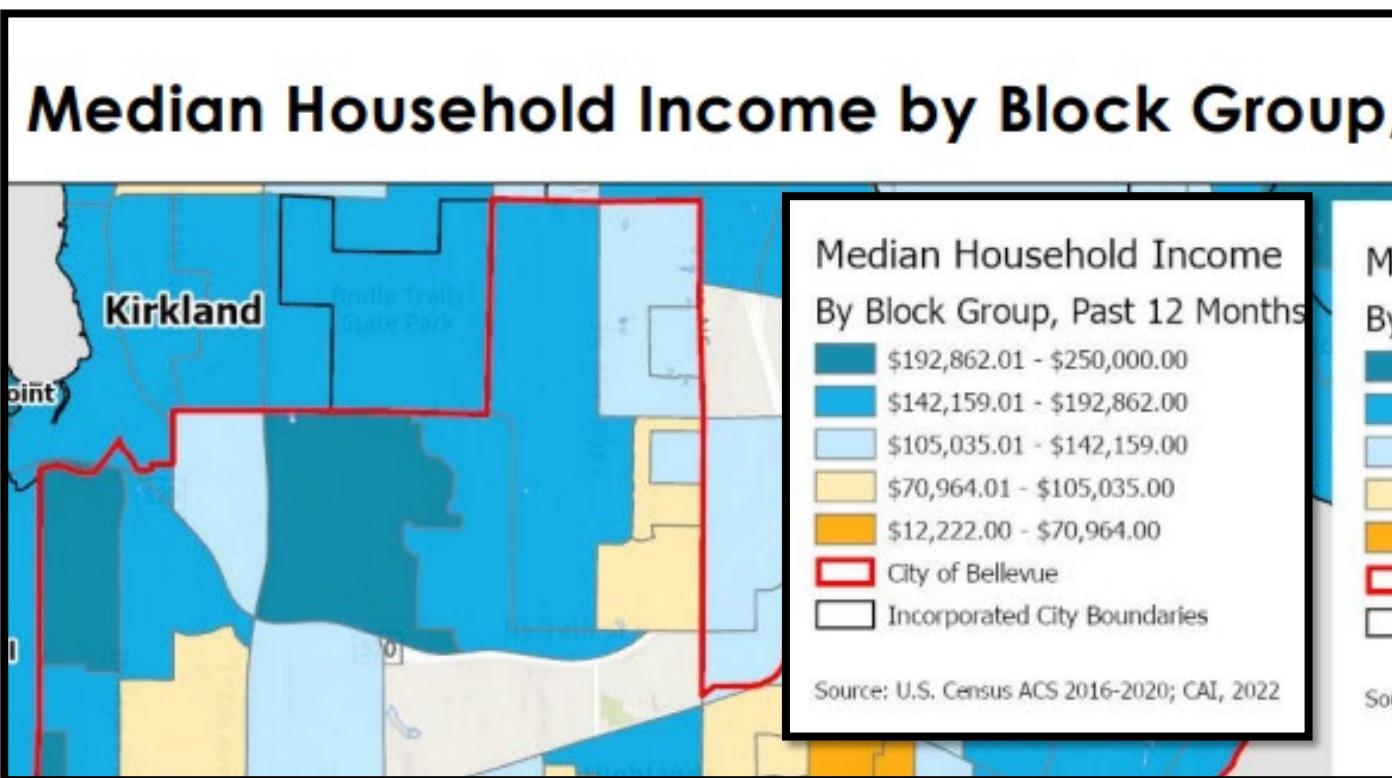
Population: 11,982

Percentage of City: 8%

Housing Units: 4,944

- Single-family homes varying in size
- Apartments
- Condos and townhomes.

Background



Lower income block groups, indicated in yellow and orange, are located in Bridle Trails, north of I-90 along 148th Ave NE, in Factoria, Wilburton and Northwest Bellevue

Bellevue's affordable housing units at 80% AMI or less are mostly located on

- **the Eastside of the Bridle Trails neighborhood,**
- in Crossroads and Lake Hills
- Wilburton,
- West Bellevue,
- and parts of Eastgate/Factoria

Background

Bridle Trails is cherished for



Background



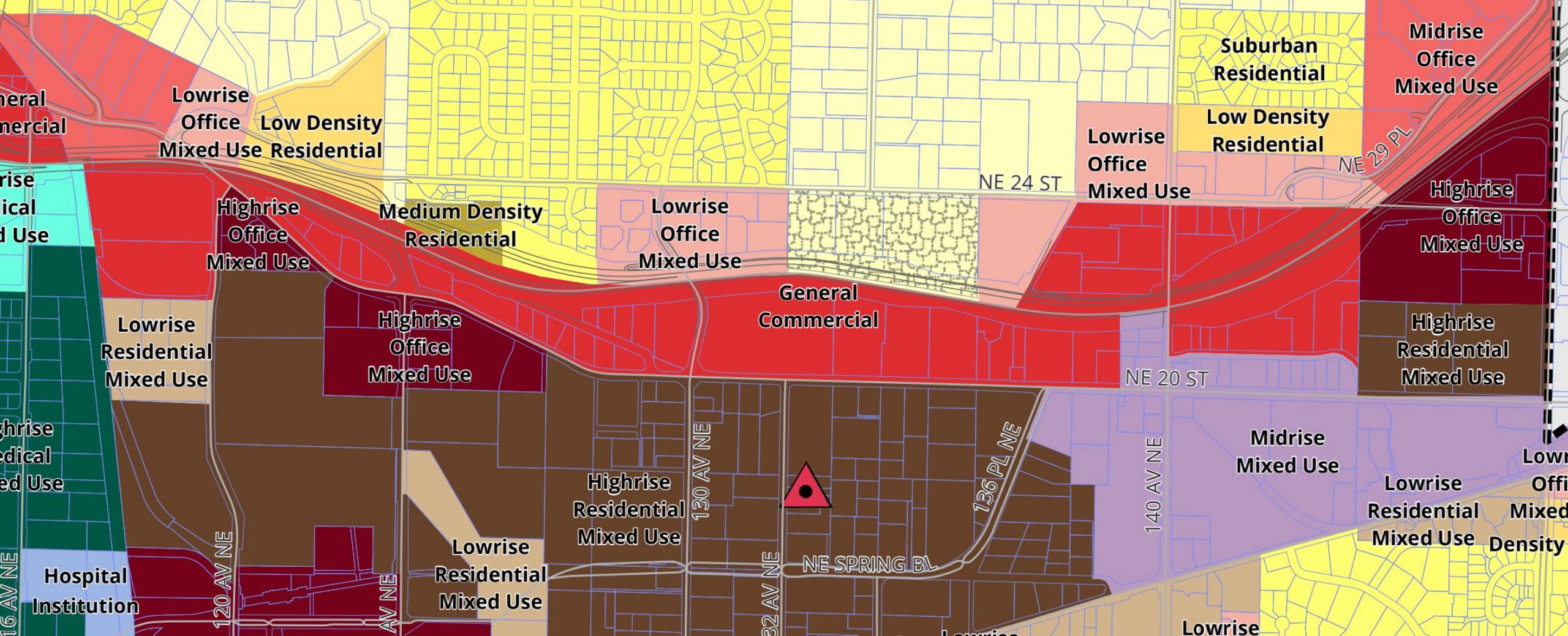
WHAT ARE BRIDLE TRAILS' NEEDS?



This Photo by Unknown Author is licensed under CC BY-NC-ND

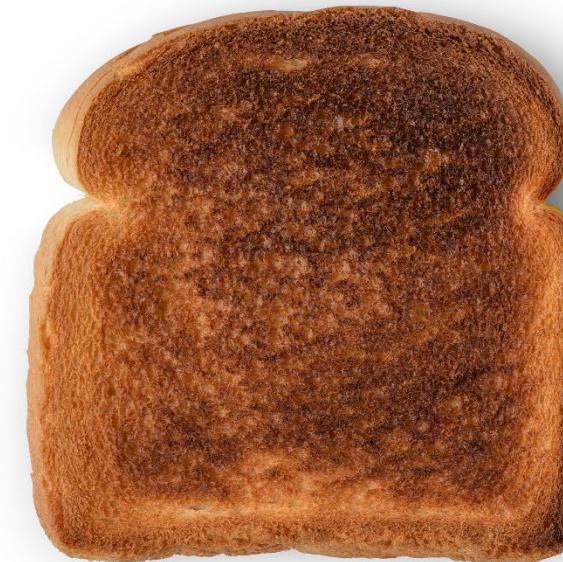
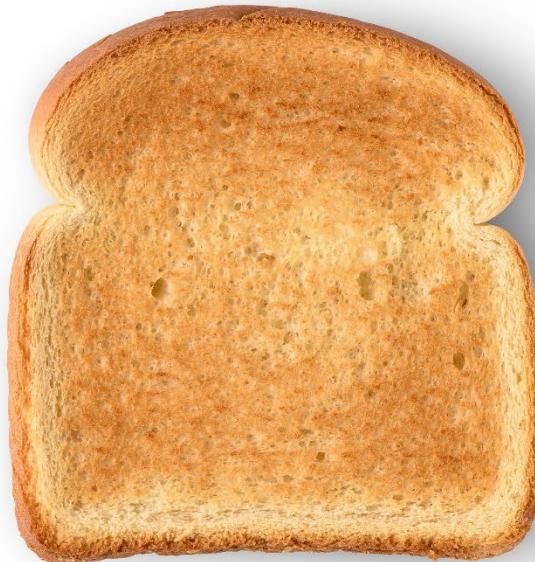
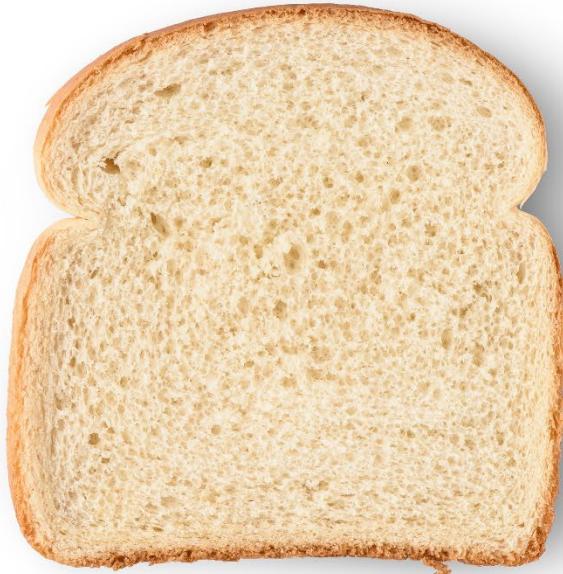


Should General Commercial
be Open to Housing?



Was the 2044 Comp Plan deficient in planning for General Commercial and housing?

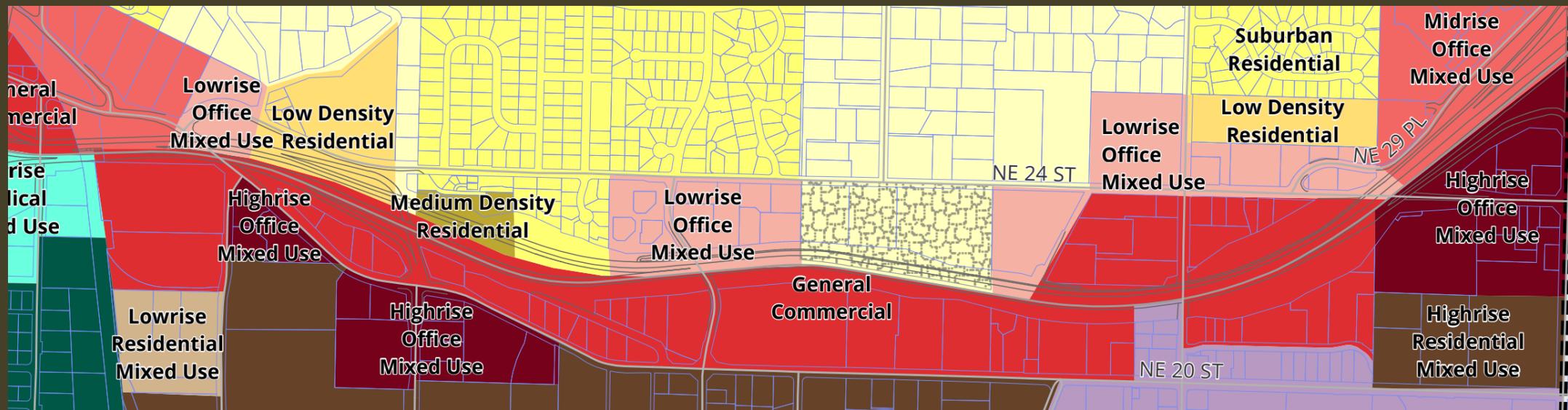
**Short answer: Not at all
And that's the point.**

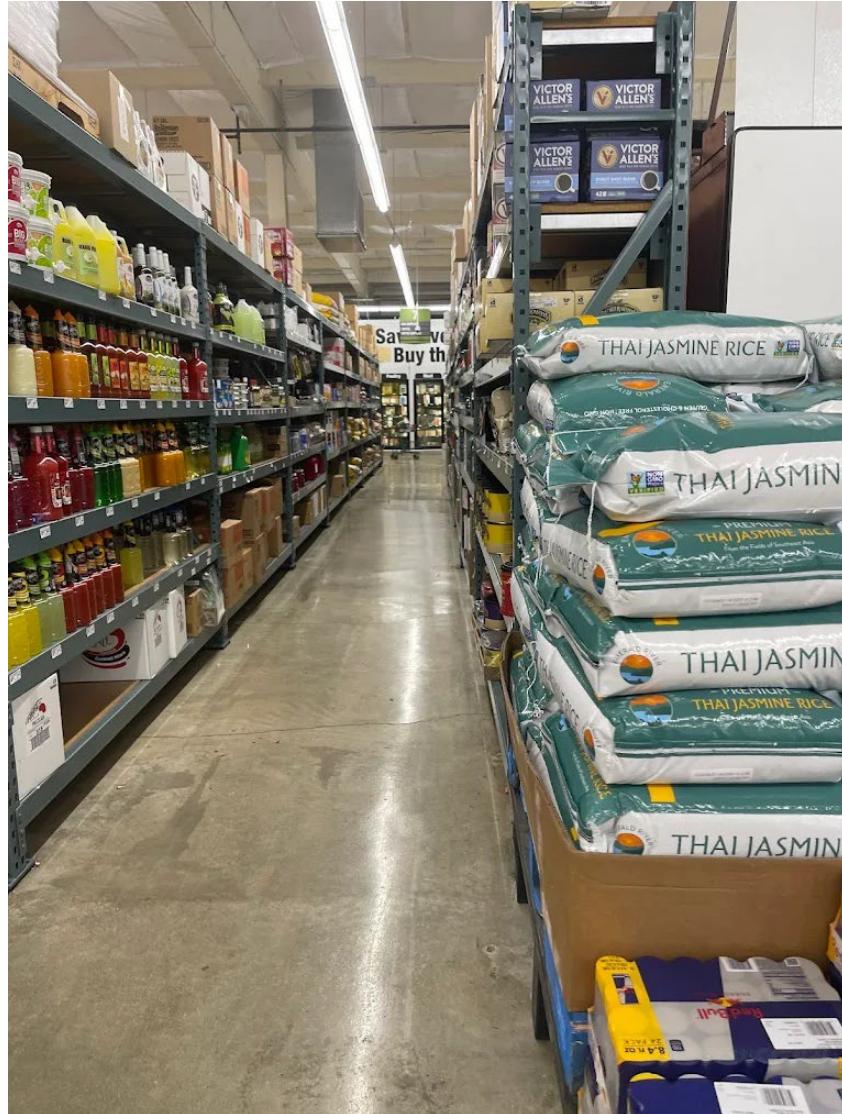


We don't need more housing designations.
We need time for the Plan to cook.

General Commercial at risk city-wide

- Almost all left is along SR-520
- Mixed Use Center upzones dramatically cut GC
- Requirement for General Commercial is different than housing





Why this matters

Converting GC to Mixed-use risks reduces required access:

- Groceries
- Services with lower rent
- Retail with lower rent
- Daily-needs commercial uses
- Small Businesses, esp.with decades tenure like Foryu Furniture



Short answer: very little.
And that's the point.

What Has Changed?



Evans Plaza buildings were built between 1968 and 1984. Image at 36 years old. (2002)



Skate King closed in 2015. Image show it in 2012.



9
Harley Davidson – Skate King remodel 2015-2016 Image shows it in 2019.

An owner's private preferences does not justify altering the Comprehensive Plan.

- E. The proposed amendment 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

Answer: Yes. The ownership has decided it would like to redevelop the property and no longer run this property as an aging commercial center. In addition, leases are expiring on the property and the buildings will soon become vacant. It is important to get ahead of the vacant building issue.

“The owner wants to redevelop” is not a changed condition

A CPA cannot be justified by property owner preference, business decisions, or market timing. Those are not considered changed circumstances because it does not reflect a shift in the city’s conditions, infrastructure, policy environment, or community needs.

Leases

NOT RENEWING
LEASES FOR BRIDLE
TRAILS BUSINESSES IS
A HUGE HIT TO OUR
ACCESSIBILITY OF
SERVICES

Is Evans Plaza the next right
place to add housing
in Bellevue? In Briddle Trails?

Bridle Trails: Opportunities for Housing

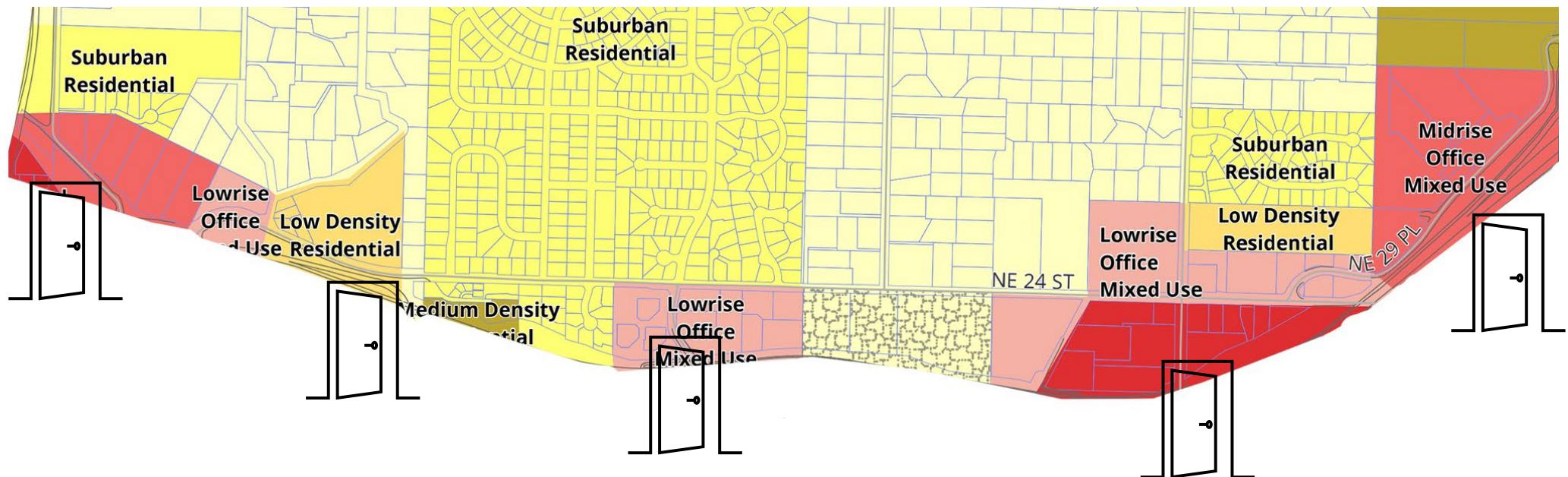
THE COMP PLAN ADDED SIGNIFICANT HOUSING

- Across the street at office areas
- Along 148th in mixed-use and multifamily housing areas
- Across from the golf course
- In BelRed

Preserving General Commercial that is serving the neighborhood is a stronger public interest than adding housing on the Evans Plaza site at this time.



SR 520 is a barrier with few openings



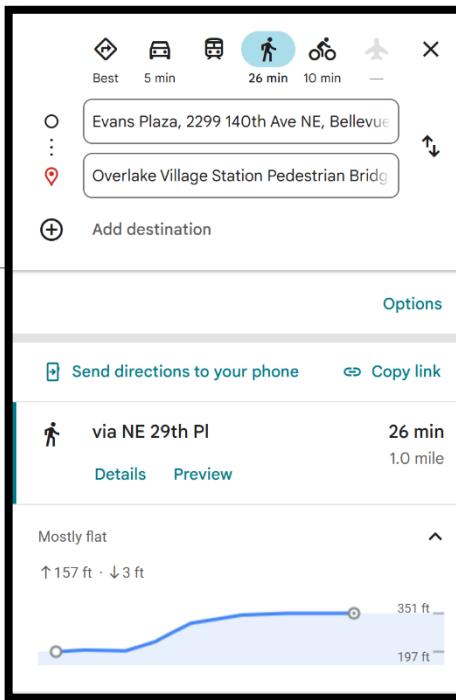


Rapid Ride Too Far

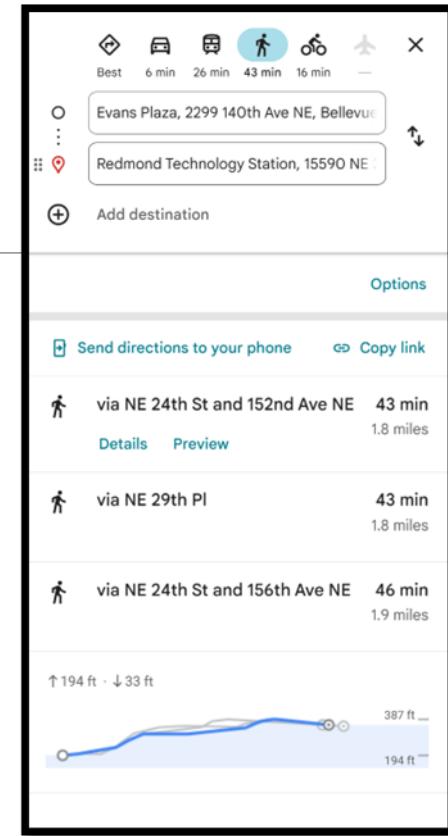
Nearest B-Line Stop:

148th Ave NE & NE 51st Stop

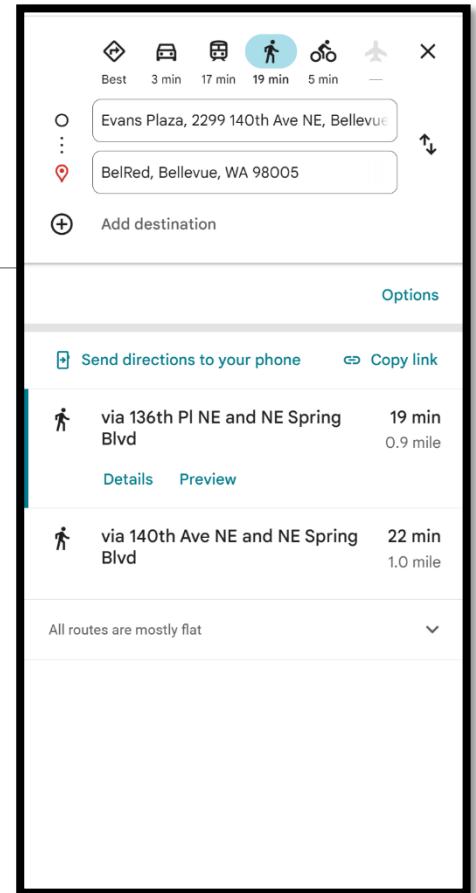
Light Rail Out of Reach



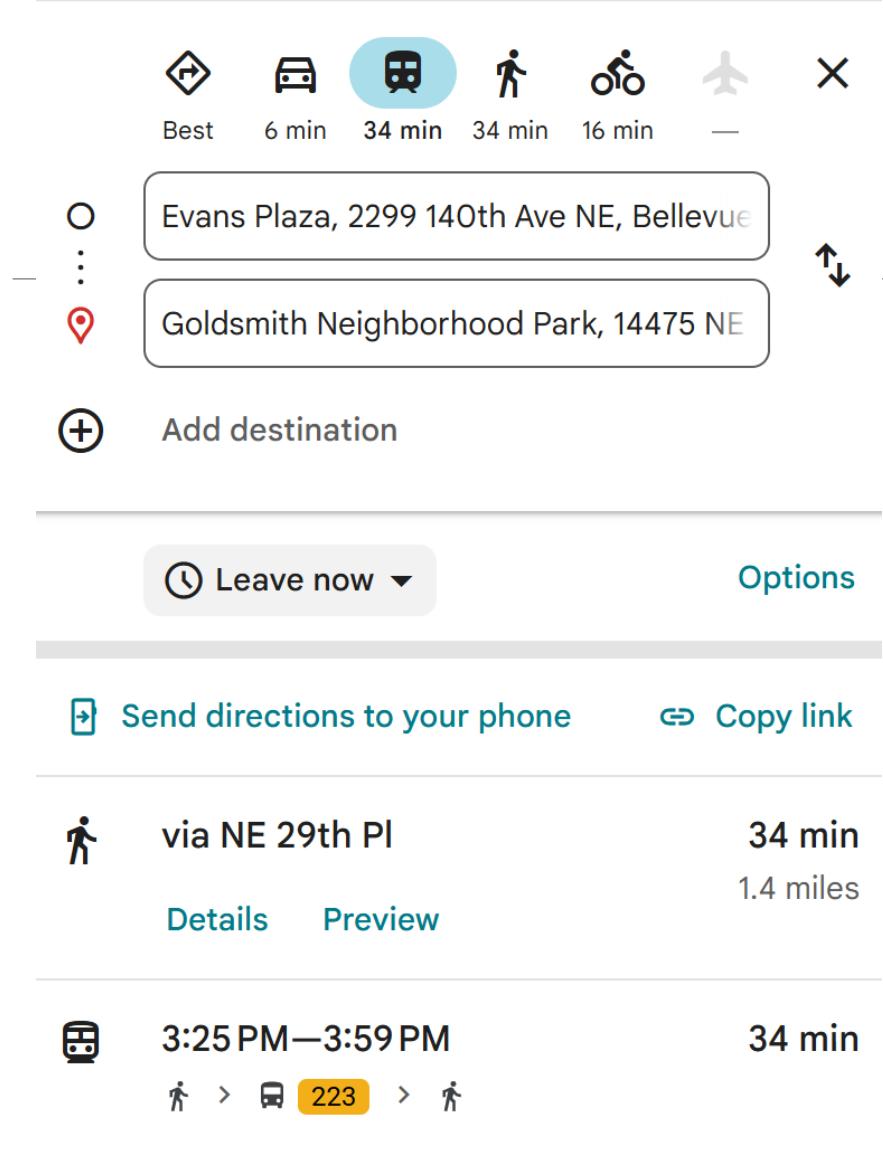
Overlake Village
1.0 miles
26 minutes
157 ft rise



Redmond Tech
1.8 miles
43 minutes
194 ft rise



BelRed Station
.9 miles
19 minutes

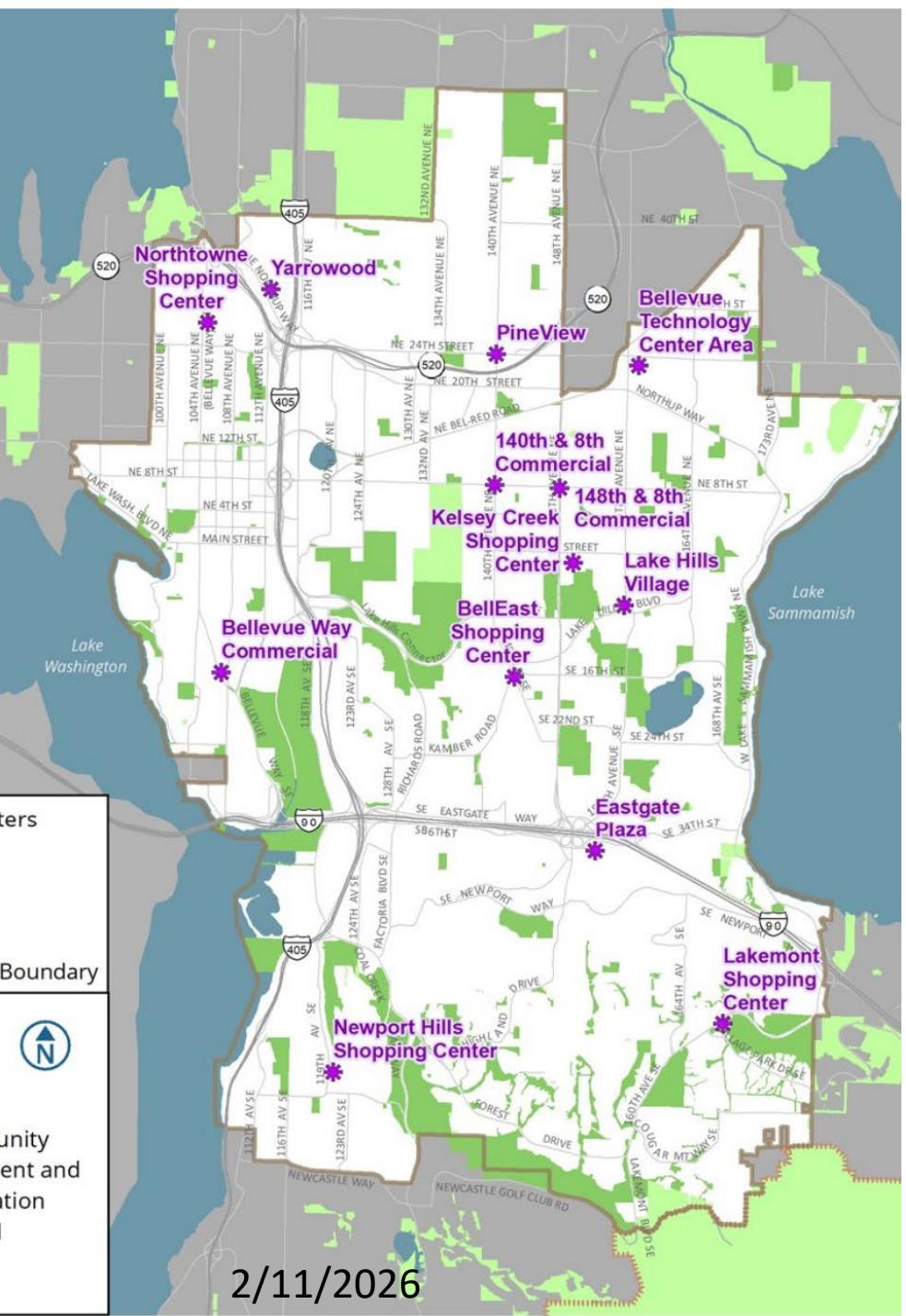


Bus Service not close

Walking required to a stop on
148th Ave NE or Bel-Red Rd

Is this the right time?

Bellevue's Comprehensive Plan guides growth and development for the 20-year period after adoption



A dot on the map is doing its job

- § No one in Bridle Trails knows where PineView is.
- § As it stands, "PineView" is merely a dot on a map (CPPMap LU-2) with no clear boundaries or definition. It was not studied more.
- § The planning efforts went into other Neighborhood centers with more definition and connection to their neighborhood.
- § The planning process for PineView is in the future.

Significantly change conditions can't be in control of any person

- Expiring leases and vacancies are normal market churn
- Nothing in LUC 20.30I recognizes lease expirations or anticipated vacancies as a basis for amending the Comprehensive Plan.
- These are routine private-market events, not citywide or neighborhood-scale changes.

New Neighborhood Centers Were Anticipated

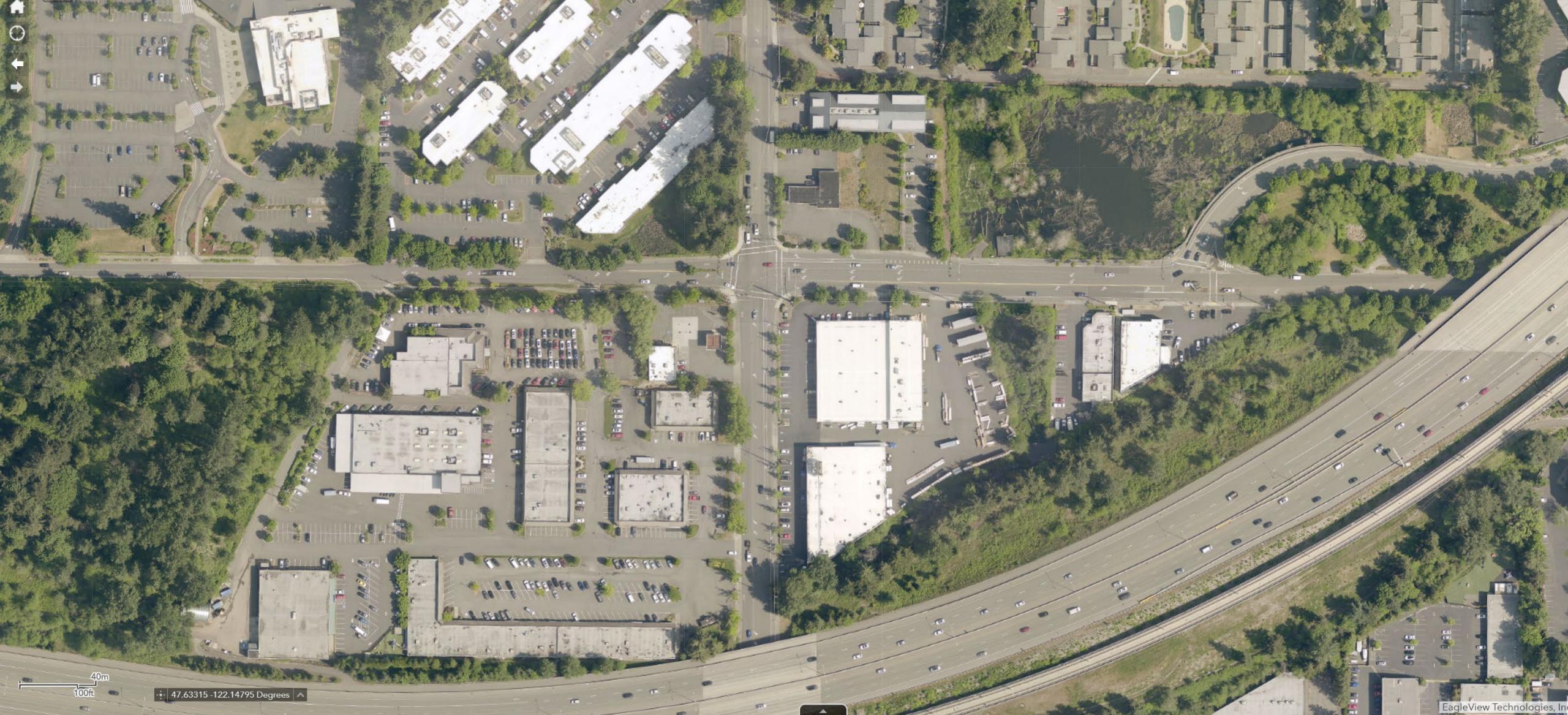
- Ensure anti-displacement measures prior to designating new Neighborhood Centers in areas that currently lack access to essential services within a short distance that are also at high risk of displacement. – FEIS Mitigation

Development agreements or community benefit agreements...that support affordable housing, affordable commercial space, community gathering spaces, and other public amenities – FEIS Mitigation



Short answer: very little.
And that's the point.

What Has Changed?



This stability means the site's built-form is part of the *baseline conditions* assumed in Bellevue's Comprehensive Plan— not evidence of a “changed condition.”

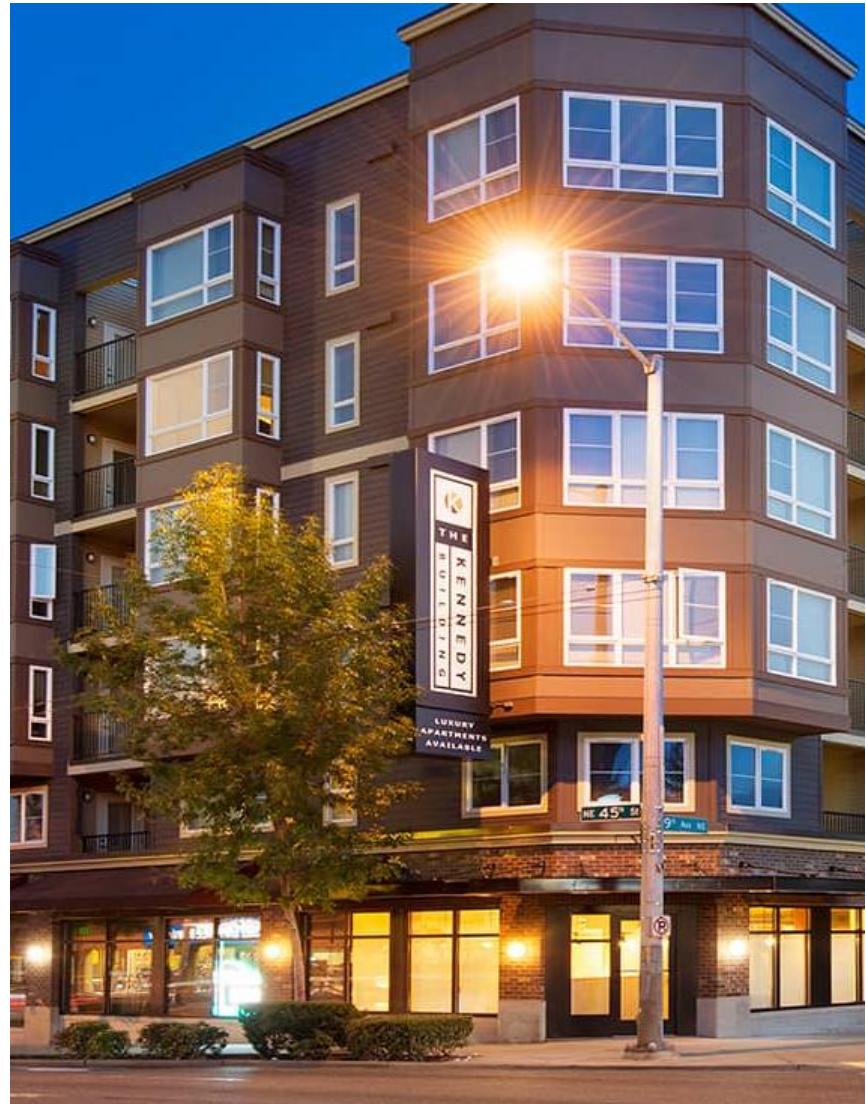


Evans Plaza – Existing Commercial Property



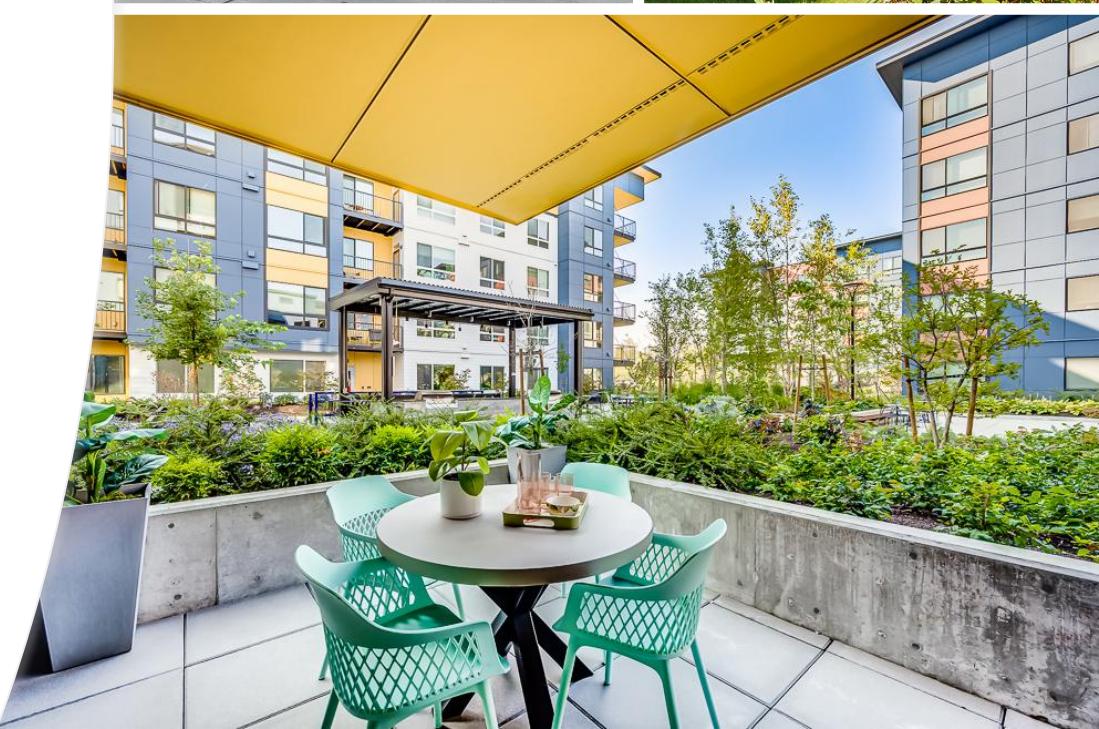
Evans Wakefield

- *The Evans Company (“TEC”):* Founded by Len Evans as a landowner and management company in Bellevue in 1963. TEC is the current owner and manager of Evans Plaza.
- *Wakefield Properties:* A partnership of Len Evans and Steve Malsam that began in 1995. Wakefield Properties is a development company that focuses on developing commercial, multi-family, and mixed-use properties in the greater Seattle area.



Evans Wakefield Mixed Use Developments

- Mill Creek Town Center
- The Woods at Alderwood
- Smokey Point Marketplace and The Lodge & Willowstone Apartments
- Wakefield Kennedy Building

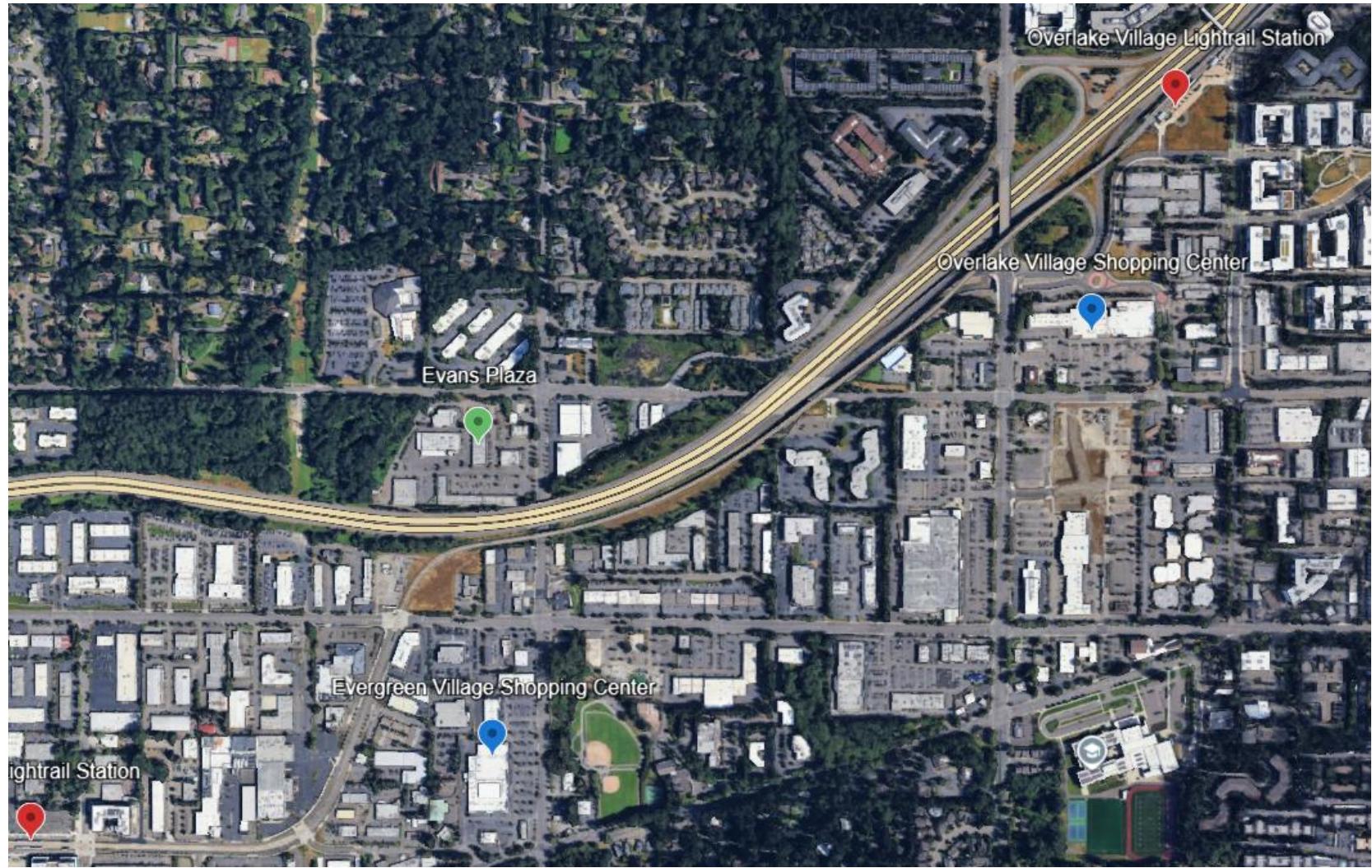


Significantly Changed Conditions

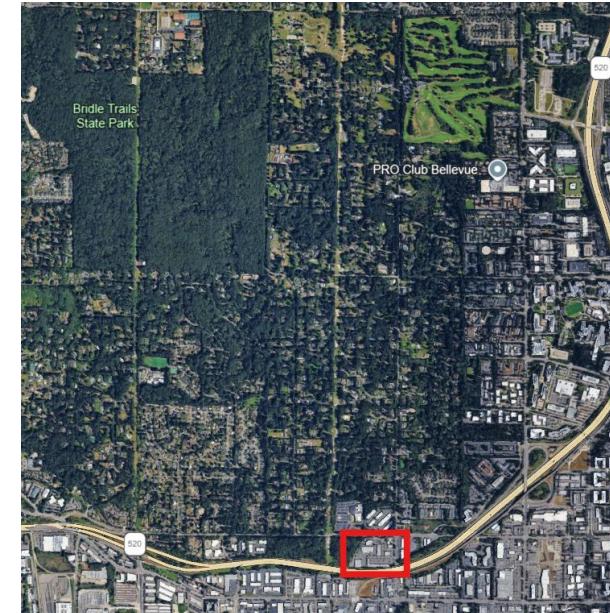
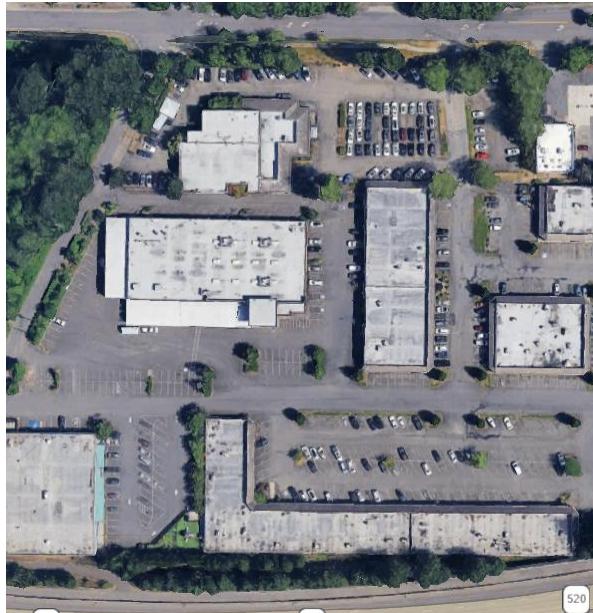
Landowner sees that opportunity has come to the area for mixed use

An aging commercial development alone no longer makes sense

Light rail is operational and being utilized by the community



Bordering Bridle Trails



EvansWakefield.com

Steve Malsam: Steve@wakefieldproperties.net

Makenzie Blackburn: Makenzie@evanscompany.net

Nesse, Katherine

From: Ingrid Ensing <ingridensing@live.com>
Sent: Wednesday, February 11, 2026 11:36 AM
To: PlanningCommission
Subject: Evans Plaza zoning admendment

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Flag Status: Flagged

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Planning Commission -

I am writing to urge to not put forward the amendment to rezone Evans Plaza at the corner of 140th and 24th from General Commercial to Low Density 2.

Specifically, the permit application states, "Lowrise 2 Mixed Use or possibly Midrise Mixed Use in order to achieve a 5-story residential structure over 2 stories of commercial and parking."

Based on existing zoning and city planning for the Bel-Red corridor and beyond, only parcels south of the 520 are zoned for such multi-unit, high rise development.

This rezoning amendment should be rejected because:

- Planning has already designated large swaths of the area for such development with thousands of units coming available in the next couple years. According to online research (Copilot), there are nearly 2,000 units completed or in process and up to 6,000 units in the pipeline.
- The City Council with it's Bel-Red plan and others made an agreement, formal or informal, but an agreement with the citizens of Bellevue as to where and how development would take place. Approving this amendment breaks this contract with the people.
- The zoning exists in order to have roads and infrastructure to support the development. The Evans Plaza sits on two lane roads that are largely residential up to the Evans property.
- Allowing this amendment creates significant precedent. There are approximately 15 acres adjacent to the Evans Plaza project that could ask for rezoning as well. Further, all of the properties north of the 520 from 140th to just past 130th stand to be redeveloped into multi-unit high rises under such a precedent. Again, these sit on what are residential streets and abut what are now cohesive neighborhoods of Bridle Trails.
- Lastly, the application cites numerous reasons for redevelopment, all of which are misleading or questionably accurate.

I appreciate you taking my comments into consideration.

Please note that I hastily drafted this because the link on the Agenda to submit comments was not active. Having never done this before, I was thinking that it would become active today (the day of the hearing).

Further, I learned that the link for signing up was also not active. I assume it is now. This, however, does call into question the ability of Bellevue citizens to submit comments and participate in our civic governance.

Sincerely,

Ingrid Ensing

Bridle Trails resident

Ingridensing@live.com

425 246 8923

From: [NORMAN HANSEN](#)
To: [PlanningCommission](#); [Deuling, Teun](#); [Nesse, Katherine](#)
Cc: [Pamela Johnston](#); [pamela_gunther@yahoo.com](#); [barbara_hughes@hotmail.com](#); [Loretta Lopez](#); [ye.margie@gmail.com](#); [Stuart](#); [Overlake Farms](#); [Warren Halverson](#); [Council](#)
Subject: Evans Plaza threshold Review Criteria, LUC 20.301.140 Criteria E and G
Date: Wednesday, February 11, 2026 3:39:39 PM

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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 been 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.

.Thank you for your consideration.

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

Nesse, Katherine

From: Mike Ensing <mike_ensing@hotmail.com>
Sent: Wednesday, February 11, 2026 11:43 AM
To: PlanningCommission
Subject: Amendment to the 2026 Annual Comprehensive Plan - Evans Plaza

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Planning Commission,

I am writing to register my opposition to the possible Amendment to the 2026 Annual Comprehensive Plan for Evans Plaza.

Any amendment to the Comprehensive Plan needs to consider the current agreement that the City of Bellevue has with its citizens and the precedent it will set. Amending the plan basically invalidates the agreement that only parcels south of the 520 are zoned for multi-unit, high rise development.

An amendment also opens the door to other amendments that will inevitably occur (and most likely passed because precedent is now set) leading to possible unanticipated consequences and overall negative impact on the current residents and supporting infrastructure of Bridle Trails.

The better approach is to consider this amendment as part of greater plan for the area and do this thoughtfully (versus hastily) with significant input from the Bridle Trails community. A greater plan should also assess the impact to the area including traffic, infrastructure needed, adjacent lots, etc. and ensure it is a positive move for the residents of the Bridle Trails neighborhood and the City of Bellevue.

Thank you,

Mike Ensing

From: KCWTD Other Agency Planning
To: Nesse, Katherine; KCWTD Other Agency Planning
Cc: LPA TEAM; Deuling, Teun
Subject: RE: KCWTD Comments on City of Bellevue - Evans Plaza CPA _ 25-121477-AC
Date: Wednesday, February 11, 2026 6:04:39 PM

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Hello Kate,

Thank you for clarifying that this is a permit application and it is a notification of a change in the land use designation in the Comprehensive Plan. I ask that you keep the KCWTD Comment Letter as a Party of Record for this project number. Our King County Local Public Agency (LPA) and Other Agency Planning (OAP) Team has reviewed this application; it was decided that we needed to respond as one of our King County WTD facilities runs adjacent to the east of the project location.

If, in the future a building permit application is received by City of Bellevue and construction will proceed at the project location, we ask that this project team reaches out to our KC LPA team as indicated in the comment letter. They will be the best point of contact to answer any questions or concerns for the project team.

- Here's the best way to contact them: King County Local Public Agency- LPA.TEAM@kingcounty.gov

Again, thank you for reaching out,

Emmeline

From: Nesse, Katherine <KNesse@bellevuewa.gov>
Sent: Wednesday, February 11, 2026 11:48 AM
To: KCWTD Other Agency Planning <KCWTD_otheragencyplanning@kingcounty.gov>
Cc: LPA TEAM <LPA.Team@kingcounty.gov>; Deuling, Teun <TDeuling@bellevuewa.gov>
Subject: RE: KCWTD Comments on City of Bellevue - Evans Plaza CPA _ 25-121477-AC

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Ms. Aquino,

Thank you for the comment from King County. I wonder if we can schedule a phone call for clarity on this permit application. The application is for a change in the future land use designation in the Comprehensive Plan (AC permits are Comprehensive Plan amendments). The City of Bellevue does not have a building permit application for this site at this time. There are several steps that would need to take place before that occurs. Can we connect to make sure we are both on the same page about this application and you are getting everything that you need?

Kate

Katherine (Kate) Nesse, PhD

Planning Manager & Planning Commission Liaison, Community Development Department

City of Bellevue

Phone: 425-452-2042

450 110th Avenue NE, Bellevue, WA 98004

Email: knesse@bellevuewa.gov

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From: KCWTD Other Agency Planning <KCWTD_otheragencyplanning@kingcounty.gov>

Sent: Tuesday, February 10, 2026 4:07 PM

To: Nesse, Katherine <KNesse@bellevuewa.gov>

Cc: LPA TEAM <LPA.Team@kingcounty.gov>; KCWTD Other Agency Planning <KCWTD_otheragencyplanning@kingcounty.gov>

Subject: KCWTD Comments on City of Bellevue - Evans Plaza CPA _ 25-121477-AC

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Hello Kate Nesse,

Attached please find a letter from the King County Wastewater Treatment Division regarding the City of Bellevue – Evans Plaza CPA project (25-121477-AC) located at 13815 NE 24th St.

Thank you for the opportunity to review and comment on this project.

Sincerely,

Emmeline Aquino (*she/her*)

Water Quality Planner / Project Manager

King County Wastewater Treatment Division (WTD)

(206) 477.3948

King County Other Agency Planning (OAP) / Local Public Agency Program

<https://kingcounty.gov/services/environment/wastewater/local-public-agency.aspx>

From: City of Bellevue <bellevuewa@public.govdelivery.com>

Sent: Wednesday, January 28, 2026 2:47 PM

To: KCWTD Other Agency Planning <KCWTD_otheragencyplanning@kingcounty.gov>

Subject: City of Bellevue Weekly Permit Bulletin 1-28-26

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on behalf of: City of Bellevue WA ? 450 110th Ave NE ? Bellevue, WA 98009 ? 425-452-6800

