

Public Comment on

Evans Plaza Comprehensive Plan Amendment (CPA) Application

Permit # 25-121477 AC

Comments submitted to City staff or Planning Commission

July 15, 2026, to October 15, 2026

Note: Notice of Application published December 31, 2025

From: NORMAN HANSEN
To: evansplazacpa@googlegroups.com; [PlanningCommission](#)
Cc: [Deuling, Teun](#)
Subject: Re: EPCPA:
Date: Sunday, July 19, 2026 7:05:10 PM
Attachments: [image001.png](#)

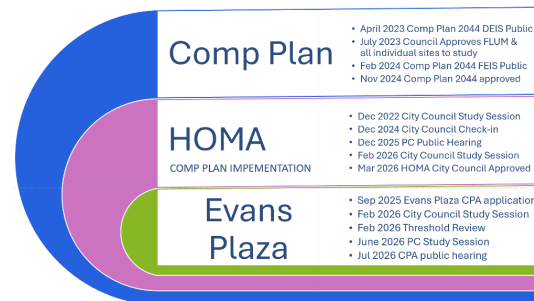
[EXTERNAL EMAIL] Use caution when clicking links or opening attachments.

Pamela, Good presentation.. BTCC should ask the PC up front in your presentation to reconsider their decision regarding the threshold criteria. It is both physically and datawise that there has been no change. We understand that the city wants more housing to support 2044 goals but this does not overrule the threshold criteria. Norm

[Sent from AOL on Android](#)

On Sun, Jul 19, 2026 at 3:53 PM, pamela johnston
<pamjjo@msn.com> wrote:

No Significant Changed Conditions Apply to the Evans Plaza Comprehensive Plan Amendment.



Staff is incorrect in assuming that the Housing Opportunities in Mixed-Use Land Use Code Amendment ((HOMA) warrants a significantly changed condition for Evans Plaza
BCC 20.30I. 140 Threshold review decision criteria

"C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council;"

HOMA raises no more policy or land use issue than it did at Threshold Review. HOMA was initiated in 2022. Adding housing to Neighborhood Centers was not unanticipated.

LUC 20.50.046 Significantly changed conditions. 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. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046);

Evans Parcels are being singled out

Evans Plaza is one of many commercial parcel blocks. It has been singled out. It is surrounded by office and lies within a sea of residential parcels. Other zones were set to mixed-use. General Commercial was not. General Commercial was purposefully not considered in the Comprehensive Plan and in HOMA.

During the Comp Plan, parcels were not singled out. Twenty-three properties of various densities

were considered for redesignation in the Final Impact Statement. All, including more housing in Neighborhood Centers, were rejected. See 7/17/2023 City Council Packet at <https://bellevue.legistar.com/> . [C. Site-Specific Requests Not Analyzed in DEIS or Recommended for Preferred Alternative](#)

A rezone would clearly “single out” the Evans Plaza parcels.

An Evans Plaza rezone would be ad hoc.

The Evans Plaza CPA does not align with Bridle Trails Planning. Bridle Trails has no active subarea plan or growth-node designation. A site-specific rezone would be ad-hoc. Bridle Trails has not had neighborhood planning That is, out of 16 Neighborhood, the need for change in Bridle Trails falls after 2029. That shows the need for change is low.

A project could be created to focus on Bridle Trails needs -PineView, but at this time it is not a neighborhood need.

The benefits accrue primarily to the parcel owner.

Bridle Trails growth plan over the next twenty years is 300 new housing units. Bridle Trails currently has about 5,000 housing units, consisting of approximately 65% multifamily housing and 35% single-family homes at various densities.

ED-39. Promote and nurture entrepreneurial development in Bellevue by retaining and creating areas where small or emerging businesses can develop and flourish.

Neighborhood Centers are to serve the neighborhood. Evans Plaza and its neighbors do that now. Major changes will make Evans Plaza unaffordable, causing economic distress. It would unfairly disadvantage the rest of PineView and YarrowWood, two unplanned Neighborhood centers that consist of a dot on a map.

S-7. Provide leadership and work in partnership with community agencies to encourage and promote the development and expansion of the supply of affordable, accessible and quality child care which meets the diverse needs of the community in all areas of the city.

Neighborhood retail and daily-use commercial space is already at a premium throughout the city. **Yet, PineView meets almost all but one daily, high-need categories as set forth in city research.**

- | | |
|--------------------|--|
| ✓ Grocery | ✓ Pet services |
| - Pharmacy | ✓ Dry cleaning, tailoring, shoe repair |
| ✓ Childcare Center | ✓ Hardware and home-improvement |
| ✓ Fitness Studio | |

Pineview/Evans Plaza is working and should be preserved as a successful neighborhood commercial center that fits neighborhood and business needs. The 10-acre Evergreen Safeway sold for \$61 million—42% above its assessed value. A similar move would be fatal for our small businesses, especially childcare.

Due to its older site, location away from competitors, and small business focus, PineView has lower rent. This has maintained the high percentage of immigrants and women owned businesses.

Yet, Pineview had the third-highest number of retail visits among neighborhood centers and ranked fourth in sales per square foot per city studies.. The proportion of culturally significant businesses is high.. Vacancies are well below the national average. Bellevue’s growth is outpacing its small retail sector. Bellevue needs to maintain and grow a diverse, thriving economy while supporting both large and small businesses, including minority-owned businesses.

ED 2.6.1 Help create and utilize spaces and venues for the arts, cultural organizations, and events – focusing on those that reinforce Bellevue’s identity as a diverse city in a park where arts, education, outdoor adventure,

and culinary exploration are valued.

PineView covers many of the policies for Economic Development: Dance, Yoga, broad, range of culinary origins, and schools, swim, vets, doctors, and insurance.
The Pineview area is currently working for the businesses and the neighborhood. All changes need to consider the negative impact.

Growth of Evans Plaza Conflicts with GMA Compliance

Intensification here is not tied to a designated growth area and may conflict with GMA consistency requirements for neighborhood character. No outreach has been done to assess the need of the neighborhood. This orthogonal to LU-17.

LU-17. Establish new Neighborhood Centers through a process that utilizes inclusive outreach, identifies and seeks to fulfill gaps in locations providing neighborhood services, contributing to local economic vitality and encourages multimodal access to Neighborhood Centers across the city

The city has identified affordability concerns driven by rapid growth, which increases demand for neighborhood-serving commercial businesses. Bellevue needs more simple grocery options and lower-rent commercial spaces. General commercial areas are essential for the mix of businesses that serve daily needs and keep neighborhoods accessible.

Evans Plaza has been given an unequal advantage

Senate Bill 6026 will require general commercial areas to allow housing. It would be spot zoning to give Evans Plaza an advantage without considering other parcels in similar conditions.

Considering HOMA a significantly changed condition, allows Evans Plaza to advance outside the HOMA discussion and ahead of the citywide SB 6026 implementation process, creating an inequitable advantage for one property over other similarly situated parcels. HOMA did not study changes for General Commercial.

Applying for a CPA that is dependent on simultaneous policy implementation means the CPA is not ready to be added to the work plan.

SB 6026 Implementation work should determine the housing need for the city and what is most appropriate for General Commercial sites. If there is not a need for Bellevue, only the state requirements should be met. If there is a need, the amount of housing needs to be fairly distributed and based on public need.

-pamela johnston

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See Signup for Oral Communications at <https://www.signupgenius.com/go/10C094AA9A62CAAF7-64037934-speak>

You received this message because you are subscribed to the Google Groups "EvansPlazaCPA" group.

To unsubscribe from this group and stop receiving emails from it, send an email to evansplazacpa+unsubscribe@googlegroups.com.

To view this discussion visit

<https://groups.google.com/d/msgid/evansplazacpa/BN8PR11MB35692D1605E3684D29BF70B2D6C42%40BN8PR11MB3569.namprd11.prod.outlook.com>.

From: [pamela.johnston](#)
To: [PlanningCommission](#)
Cc: [Deuling, Teun](#)
Date: Sunday, July 19, 2026 3:53:23 PM
Attachments: [image001.png](#)

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-pamela johnston

From: [pamela.johnston](mailto:pamela.johnston@bellevue.org)
To: [PlanningCommission](mailto:PlanningCommission@bellevue.org)
Cc: board@bridletrailscmmunity.org
Subject: Evans Plaza Change in allowed uses with CPA
Date: Monday, July 20, 2026 5:04:04 AM

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

The following use chart lists where GC differs from any possible rezone zones.

Those uses which are highlighted are of high concern. Many uses in Evans Plaza will not be permitted, except as nonconforming uses. See <https://bellevue.municipal.codes/LUC/20.20.561>

See <https://bellevue.municipal.codes/LUC/20.10.440> for footnotes and details

P= permitted, S=Subordinate use, C-Conditional Use, A=Administrative Conditional Use

	Use	GC	NB	MU8	NMU	CB
21	Food and Beverage Products Mfg.	S 5	S	P 6	P 6	S
23	Apparel, Fabric, Accessories and Leather Goods Mfg.	S				S
24	Lumber and Wood Products Mfg.	S				S
25	Furniture and Fixtures Mfg.	S				S
27	Printing, Publishing and Allied Industries	P				S
314	Misc. Plastic Products Mfg.	P				S
321, 322, 324, 325, 327	Light Stone, Clay, and Glass Products Mfg.; Glass, Pottery and China Ceramic Products, Stone Cutting and Engraving	P				S
7213	Drive-In Theaters	C				C
	Adult Theaters 7					P
7223	Public Assembly (Outdoor): Fairgrounds and Amusement Parks, Miniature Golf, Golf Driving Ranges, Go-Cart Tracks, BMX Tracks and Skateboard Tracks	C	C	A 8	A 8	C
	City Park (10)	P/C 10	P/C 10	P/A/C 10 12	P/A/C 10 12	P/C 10
	One to Four Dwelling Units per Lot (3)	S	S			S
	Two to Four Dwelling Units per Structure (20)		P	P	P	P
	Five or More Dwelling Units per Lot (2)		P	P	P	P
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities (16)		C	C	C	C
	Rooming House (17)		P	P	P	P
	Senior Citizen Dwellings (4,7)		P	P	P	P
	Hotels and Motels			P	P	C
	Congregate Care Senior Housing		P	P	P	P

	(4,7,16)					
6516	Nursing Home (7,16)		C	P	P	P
	Assisted Living (4,7)		C	P	P	P
	Accessory Dwelling Unit (9)	S	S			S
	Supportive Housing (18)		P	P	P	P
8221	Veterinary Clinic or Hospital (5)	P	P 3	P	P 8	P
8222	Poultry Hatcheries	P				
83	Forestry, Tree Farms and Timber Production	C	C			C
85	Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction	C	C			C
6262	Cemeteries	C	C			C
634	Building Maintenance and Pest Control Services	P				P
637	Warehousing and Storage Services, Excluding Stockyards	P				S
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools	P	A 18	P	P	P 7
641	Auto Repair and Washing Services (26)	P	A 19	P	P	P
649	Repair Services: Watch, TV, Electrical, Upholstery	P	P	P	P 31	P
	Pet Grooming and Day Care (29)		A	P	P	A
6513	Hospitals	C				C
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape	P				
671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions		C	A	A	C
672	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops	C 10	C	A	A	C
673		C 10	C	A	A	C
674, 675	Military and Correctional Institutions (27)	C	C			C
	Secure Community Transition Facility (23,24)	C				
682	Universities and Colleges (27)	P	C	P	P	P
691	Religious Activities (27)	P	C	P	P	P
692 (A)	Professional and Labor Organizations Fraternal Lodge	P	C	P	P	P
	Research, Development and Testing Services	P	C	P	P	C
	Homeless Services Uses (32)	C		C	C	C
42	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters	P				C
4214, 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services (23)	C				
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	C 12	C 11	C 11	C 11	C 12
46	Auto Parking: Commercial Lots and Garages (24)	C			C	C
	Radio and Television Broadcasting					

475	Studios	P 10	C	P	P	P
	On-Site Hazardous Waste Treatment and Storage Facility (7)	A	A			A
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment Except the Following: (1)	P				
5111, 5156, 5157, 5191, 5192	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum (2)	C				
521, 522, 523, 524	Lumber and Other Bulky Building Materials Including Preassembled Products (3)	P				P
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)		A	P	P	P
5511	Autos (Retail)	P		C	P 6	C
	Trucks, Motorcycles, Recreational Vehicles (Retail)	P				
	Boats (Retail)	P				
552	Automotive and Marine Accessories (Retail)	P				P
553	Gasoline Service Stations (40)	P	P	A	A	P
58	Eating and Drinking Establishments (37)	P	P 16, 28	P 28	P 28	P
	Adult Retail Establishments (31)					P
59	Marijuana Retail Outlet	A 41, 42				A 41, 42
5961	Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)	P				
596	Retail Fuel Yards	P				
5996	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools	P	P 20			P 20
5999	Pet Shop (Retail and Grooming)	P	P	P	P	P
	Computers and Electronics (Retail)	P 12	P	P	P	P

Please consider,

-pamela johnston

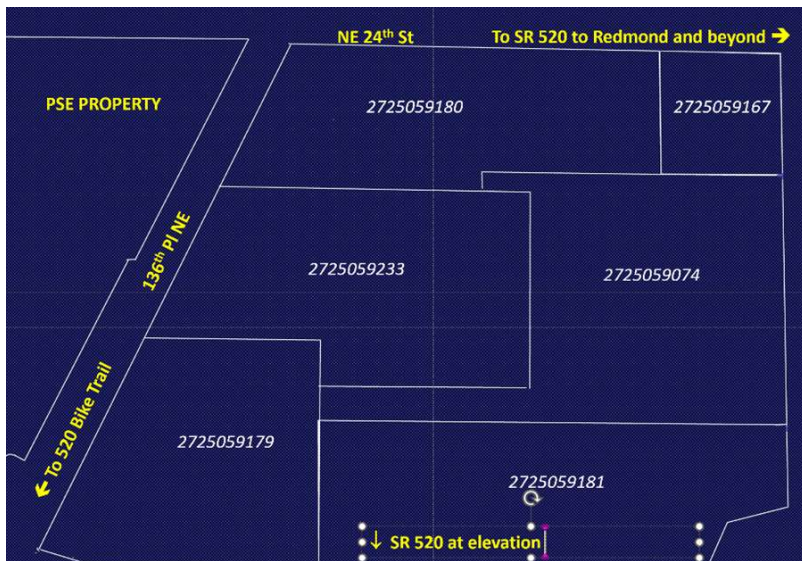
Evans Plaza CPA - parcels

From pamelajohnston <pamjjo@msn.com>

Date Mon 7/20/2026 9:21 AM

To PlanningCommission <PlanningCommission@bellevuewa.gov>

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



The Evans Plaza CPA has issues with housing density, business displacement, and air quality. The Staff recommendation focuses on how much housing can be accommodated. For a new Neighborhood Center on General Commercial property, how do we best accommodate both housing and commercial, as well as mitigate noise and air pollution from SR 520.

Comprehensive plan amendments are legislative actions. Legislative

discretion allows the city council to adopt, reject, or modify any portion of a proposal. Therefore, not all of the parcels need to be approved for housing at this time.

Sincerely,
Pamela Johnston

From: [pamela.johnston](#)
To: [PlanningCommission](#)
Cc: [Deuling, Teun](#); ["Bridle Trails Community Club Board"](#); [Nesse, Katherine](#)
Subject: Bridle Trails Community Club's on the Evans Plaza Comprehensive Plan
Date: Tuesday, July 21, 2026 5:25:22 AM
Importance: High

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

Bridle Trails Community Club
PO Box 112
Bellevue, WA 98009
board@bridletrailscommunity.org
bridletrailscommunity.org

July 20, 2026

Subject: Position on the Evans Plaza Comprehensive Plan Amendment

To: Planning Commission

City of Bellevue Community Development Department
450 110th Avenue NE

Bellevue, WA 98004

Dear Planning Commission:

Thank you for the opportunity to comment on the Evans Plaza Comprehensive Plan Amendment. Bridle Trails Community Club (BTCC) is a 501(c)(4) nonprofit organization that has served the community since 1978 and works to protect the character and livability of Bridle Trails and Bridle Trails State Park.

Bridle Trails includes about 5,000 housing units, with roughly 65% multifamily and 35% single-family homes. It already provides a range of housing choices, affordable housing, parks, trails, tree canopy, and access to the 455-acre state equestrian park.

BTCC asks the Planning Commission to reject the Evans Plaza Comprehensive Plan Amendment and, instead, address housing on general commercial parcels through the citywide Senate Bill 6026 implementation process. Evans Plaza is one of many sites affected by SB 6026, and a citywide approach would treat similar properties consistently.

No significant changed conditions justify this amendment

Senate Bill 6026 is the only materially changed condition relevant to Evans Plaza. Addressing that change through this individual CPA would amount to spot zoning. HOMA was incomplete when the CPA was submitted and should have been considered through the applicable work program. See BCC 20.30I.140.

PineView Area Works Well

The PineView area already supports a strong small-business economy, including many immigrant- and women-owned businesses. It has high retail visits, strong sales per square foot, culturally significant businesses, and vacancies well below the national average.

Neighborhood retail space is already limited citywide, and PineView currently meets nearly all daily high-need commercial categories identified in city materials.

- ✓ Grocery
- ✓ Pet services
- Pharmacy
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- ✓ Childcare Center
- ✓ Hardware and home-improvement
- ✓ Fitness Studio

Lack of Transportation Infrastructure

The CPA would add housing in a location not planned for that capacity. Evans Plaza lacks direct transit access, and most trips would require vehicle use. Additional growth would place more pressure on already constrained arterials and nearby intersections.

Housing Need

Bridle Trails is projected to add about 300 housing units over the next twenty years. Existing parcels and recent upzoning already provide capacity well beyond the area's 20-year growth target. Therefore, the City is required to demonstrate, using 2026 data, that growth is being managed throughout the city and additional development capacity is needed beyond what is already planned in the comprehensive plan.

Neighborhood Center without Foundation

PineView is a future neighborhood center, not an established one. No planning effort has defined its shared goals, and changing Evans Plaza before that planning occurs would undermine the Growth Management Act process. Existing businesses and residents have not had a meaningful opportunity to participate, comment, and provide suggestions that best meet the needs of our community.

Summary

In summary, BTCC asks the Planning Commission to reject the Evans Plaza Comprehensive Plan Amendment and address housing on general commercial parcels through the citywide SB 6026 process. A citywide approach would avoid spot zoning, treat similar properties consistently, implement ways to protect existing small-business economy citywide, and ensure that future growth is supported by adequate planning, transportation infrastructure, and community participation.

Sincerely,

The Board of Bridle Trails Community Club

Signed by Loretta Lopez and Pamela Johnston, Co-presidents

From: [Barbara Hughes](#)
To: [PlanningCommission](#)
Subject: Evans Plaza CPA Public Hearing
Date: Tuesday, July 21, 2026 2:35:10 PM

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

I'm writing to ask the Planning Commission to vote no to the proposed Evans Plaza Comprehensive Plan Amendment because:

- There has been no significant change to this area.
- Evans Plaza is already a busy retail center which meets most of the neighborhood's needs. It is one of the few remaining places in Bellevue where small businesses can start and flourish. This is very important.
- There is zero transit nearby, and housing here would impact already overburdened roads.
- Bridle Trails currently has 65% multifamily and 35% single family homes with a wide range of housing choices.
- 300 more housing units are already planned for Bridle Trails over the next 20 years.
- The City needs to take a citywide approach to future developments, not one-off applications.

Please reject this CPA proposal. Thank you,

Barbara Hughes
Bridle Trails resident

From: [pamela.johnston](#)
To: [PlanningCommission](#)
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The Board of Bridle Trails Community Club

Signed by Loretta Lopez and Pamela Johnston, Co-presidents











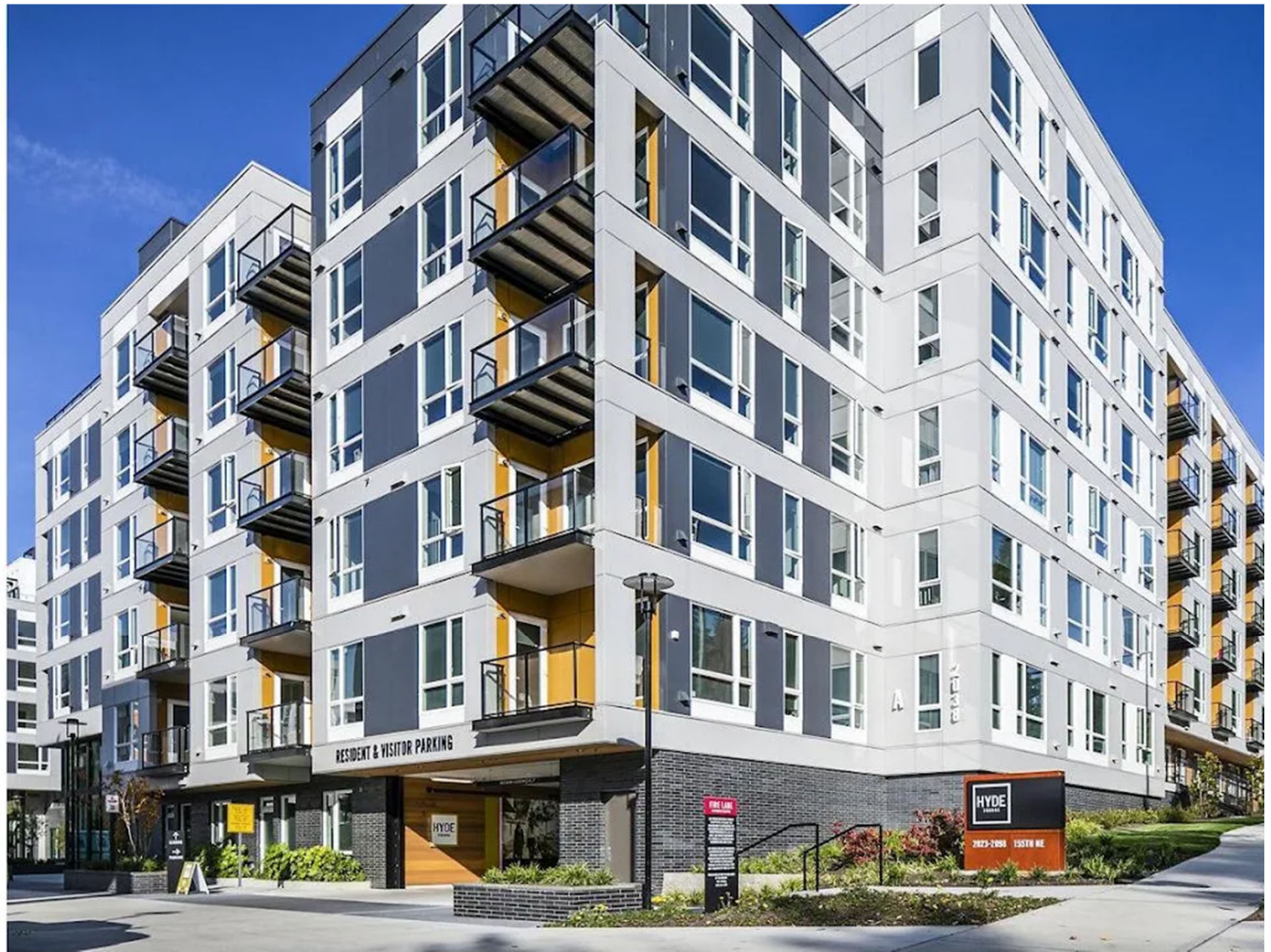


















From: [Heidi Dean](#)
To: [Lu, Jonny](#); [Villaveces, Andres](#); [Goepppele, Craighton](#); [Ferris, Carolyn](#); [Khanloo, Negin](#); [Nilchian, Arshia](#); [Kennedy, Mariah](#)
Cc: [Bhargava, Vishal](#); [PlanningCommission](#); [Pamela Johnston](#)
Subject: Comments for Public Hearing: Evans Plaza CPA
Date: Wednesday, July 22, 2026 10:29:35 AM

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

Dear Commissioners:

Today is my son's 24th birthday so I will likely miss the public hearing on the Evans Plaza CPA. However, I did want to submit comments.

1. Application does not = obligation

An applicant will ask you to do what is best for *them*. Your duty is to consider whether that request serves not only the goals of the Comprehensive Plan, but also how the request impacts the surrounding area, including those living and doing business nearby.

2. "Significantly changed conditions" is the key

While applications almost always satisfy 7 of 8 threshold review criteria, "significantly changed conditions" is the sticking point. The applicant's reasons for "significantly changed conditions"

- A. opportunity for mixed use has come to the area
- B. aging commercial development alone no longer makes sense
- C. light rail is operational and being utilized by the community

do not meet the definition of "significantly changed conditions" and here's why:

A. The "opportunity" for mixed use at Evans Plaza isn't new. The applicant had the opportunity to change their land use designation during the Comprehensive Plan update and they failed to take that opportunity. In the absence of that request, Planning Commission and Council specifically chose to keep Evans Plaza designated as General Commercial to serve the surrounding community.

B. Strip malls, especially those that are maintained and well-located like Evans Plaza, are actually a hot commodity in commercial real estate. A commercial property such as Evans Plaza, which is fully leased out and features a diversity of community-serving businesses, is a healthy investment... it's just not as profitable as razing the site to build a gajillion apartments or townhomes- you're under no obligation to increase the applicant's profit margin.

C. Evans Plaza falls outside the walkshed for both light rail stations (1 mi to each, with one being an uphill trek), as well as the nearest bus stop (.9 mi). Without a bus running past Evans Plaza to get people closer to those

light rail stations and to that other bus stop their mere existence does not count as a "significantly changed condition".

In addition, there's this from the application:

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.

Pamela Johnston & I spent Tuesday, July 21, notifying business owners and managers at Evans Plaza of the CPA application and tonight's public hearing. We heard story after story of business owners who were distressed about this CPA and who do not want to be pushed out of their spaces.

- Best Friends Grooming Salon and 425 Teriyaki Time have each spent many months and thousands of dollars remodeling their spaces within the last 12-18 months.
- The owners of Shahana Steakhouse wanted to put up advertising banners in more visible places to draw people to their restaurant at the back of the property but they were denied that opportunity by Wakefield Properties management. Shahana owners were also told they couldn't modify their menu as it would violate their lease agreement.
- The Christian Science Reading Room spent time and money repairing their space after a WSDOT-owned stormwater pipe running under 520 flooded multiple businesses in 2024.
- Foryu Furnishings is distraught as her space is the perfect setup (large windows) to display her merchandise and draw customers in- it will be hard to find a comparable space elsewhere
- The owner of the Eastside Harley Davidson dealership said he's offered to buy his parcel from Wakefield Properties but they've refused to sell to him. He's one of three remaining Harley dealerships in the Greater Seattle area (Tacoma, Marysville). Like Foryu Furnishings, it would be extremely difficult for him to relocate elsewhere. He spent a lot of time and money remodeling the former Skate King into a building that is perfect for his dealership needs.

The only way that Evans Plaza could have a "vacancy issue" is if Mr. Evans & Mr. Malsam refuse to renew leases and force businesses out, creating

intentional blight... not unlike what's happening with Rainier Northwest Development Group and the Newport Hills Shopping Center.

I would ask that the Planning Commission not reward intentional blighting of commercial property again, as was done with Newport Hills Shopping Center via HOMA. That is a black mark on this body's record that will not be forgotten.

In closing, if the Planning Commission must make a change to the land use designation, I ask that you follow the staff's recommendation of MU-Lowrise 1 and also recommend that the zoning be capped at Community Business (60 ft). MU-8 is a ridiculous ask given the lack of access to transit and the traffic congestion nightmare that such a development would create.

I understand that it might seem like a good idea to offer a "compromise" of greater height in exchange for inclusion of affordable commercial space (Commissioner Ferris previously suggested 20% of retail= affordable), but the reality is that Wakefield Properties will likely include as little retail space as possible, so 20% of that being "affordable" is completely performative.

Thank you for consideration of my comments.

~ Heidi Dean
Newport Hills

From: [pamela johnston](#)
To: [Lu, Jonny](#); [Villaveces, Andres](#); [Goepppele, Craighton](#); [Ferris,Carolynn](#); [Khanloo, Negin](#); [Nilchian, Arshia](#); [Kennedy, Mariah](#); [PlanningCommission](#)
Cc: [Bhargava, Vishal](#); [Deuling, Teun](#); [Nesse, Katherine](#)
Subject: Evans plaza ;Public hearing background
Date: Wednesday, July 22, 2026 3:13:45 PM
Attachments: [EvanaPlazaCPABACKGROUND20260722PamelaJohnston2SX8511.pdf](#)

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

See attached for background information.

-pamela johnston



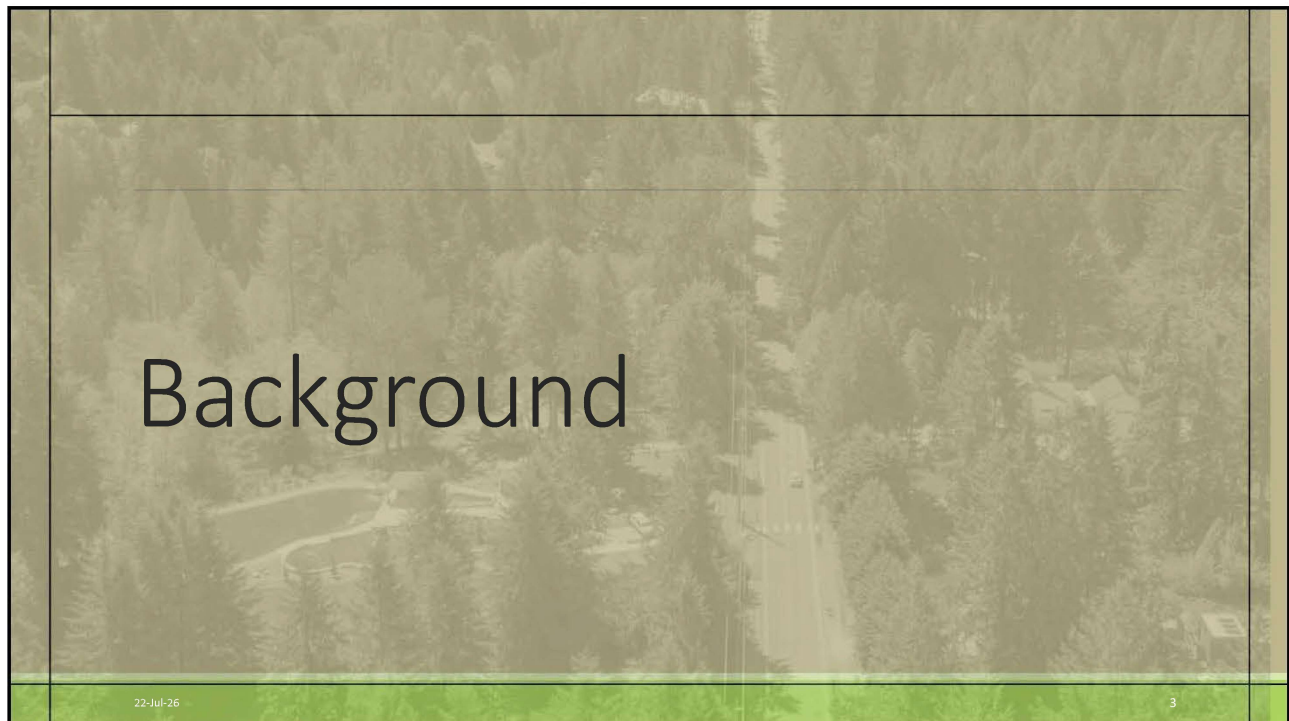
Evans Plaza CPA 2026 Final Review | Background

LOCATED IN BRIDLE TRAILS

Evans Plaza Threshold Review 2026.pptx

FOR THE PLANNING COMMISSION JULY 22, 2026

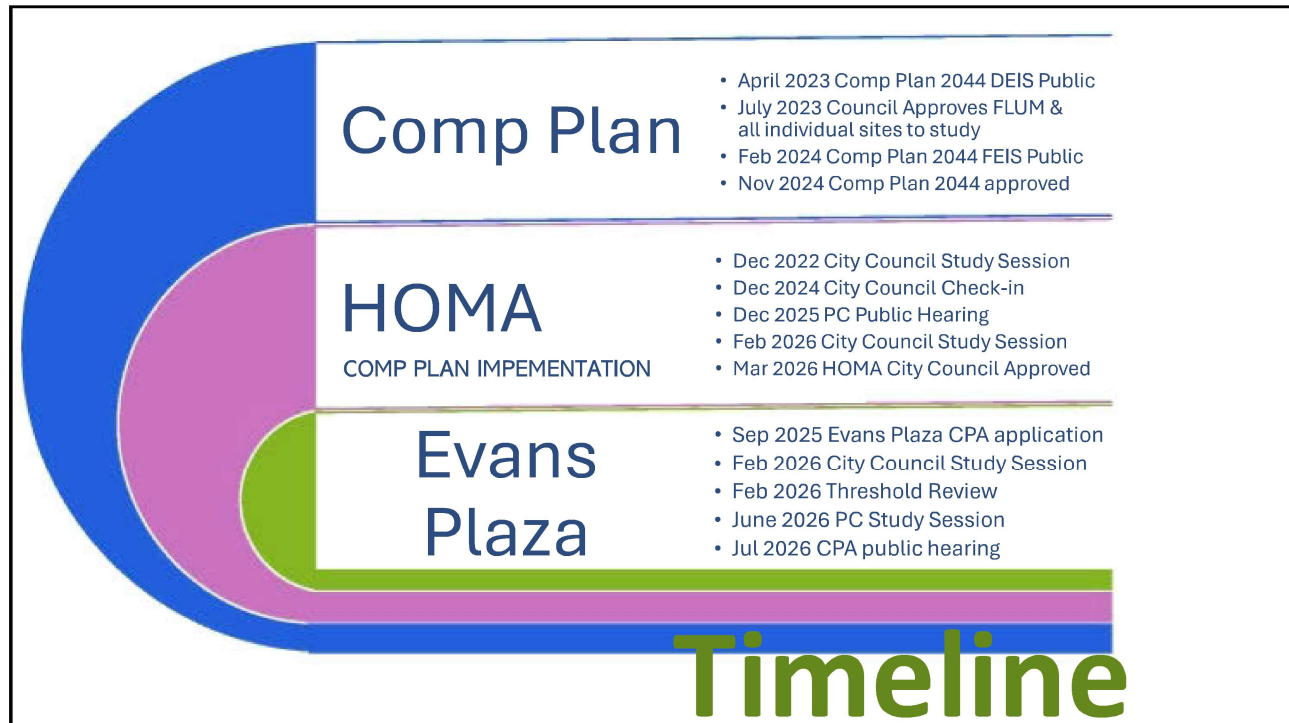
Pamela Johnston



Background

22-Jul-26

3



Bellevuewa.gov

Bridle Trails

Population: 11,982

Percentage of City: 8%

Housing Units: 4,951

Persons per unit:

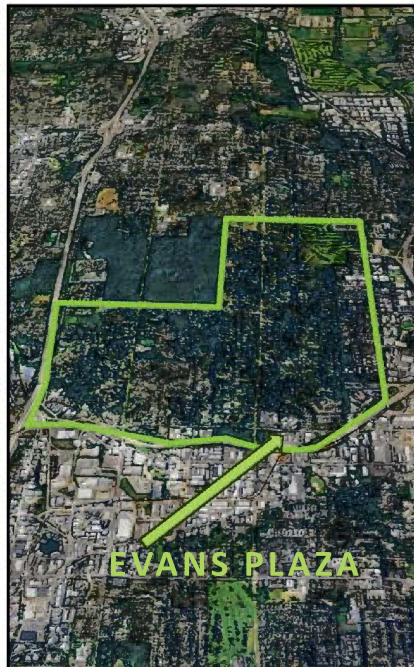
- Bridle Trails 2.4
- Bellevue 2.3
- King County 2.4

Background

Bridle Trails is cherished for



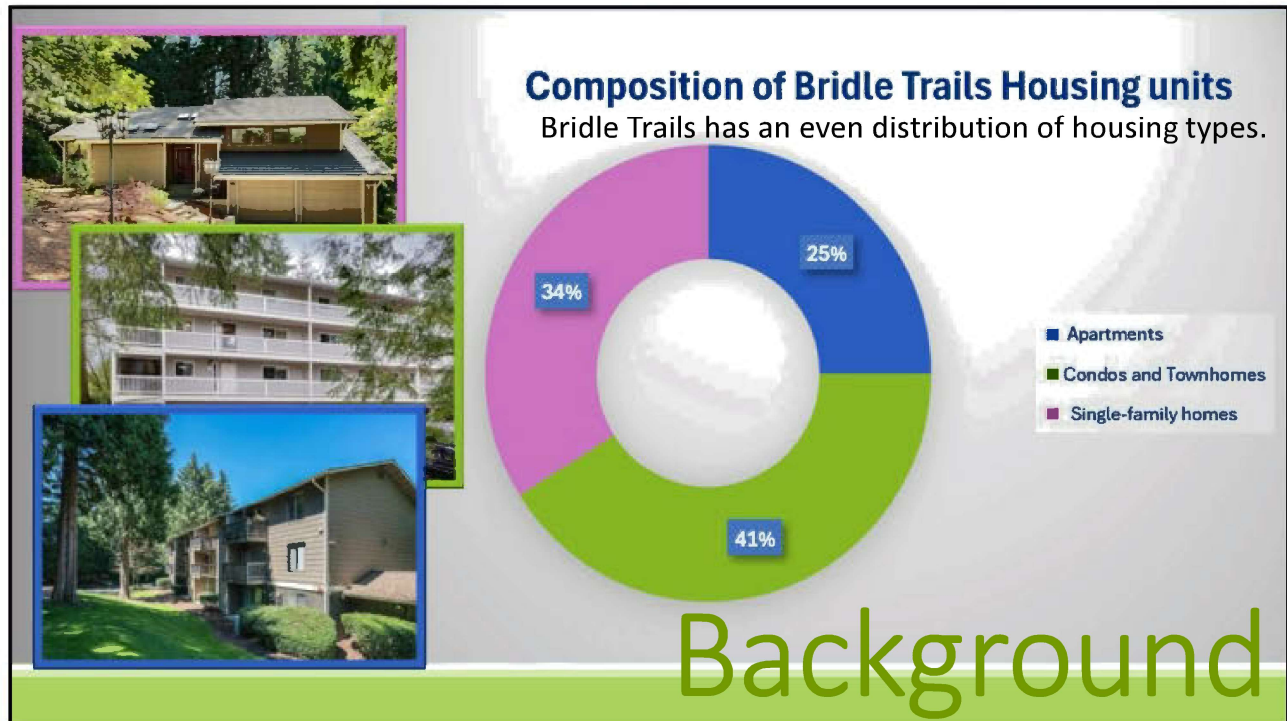
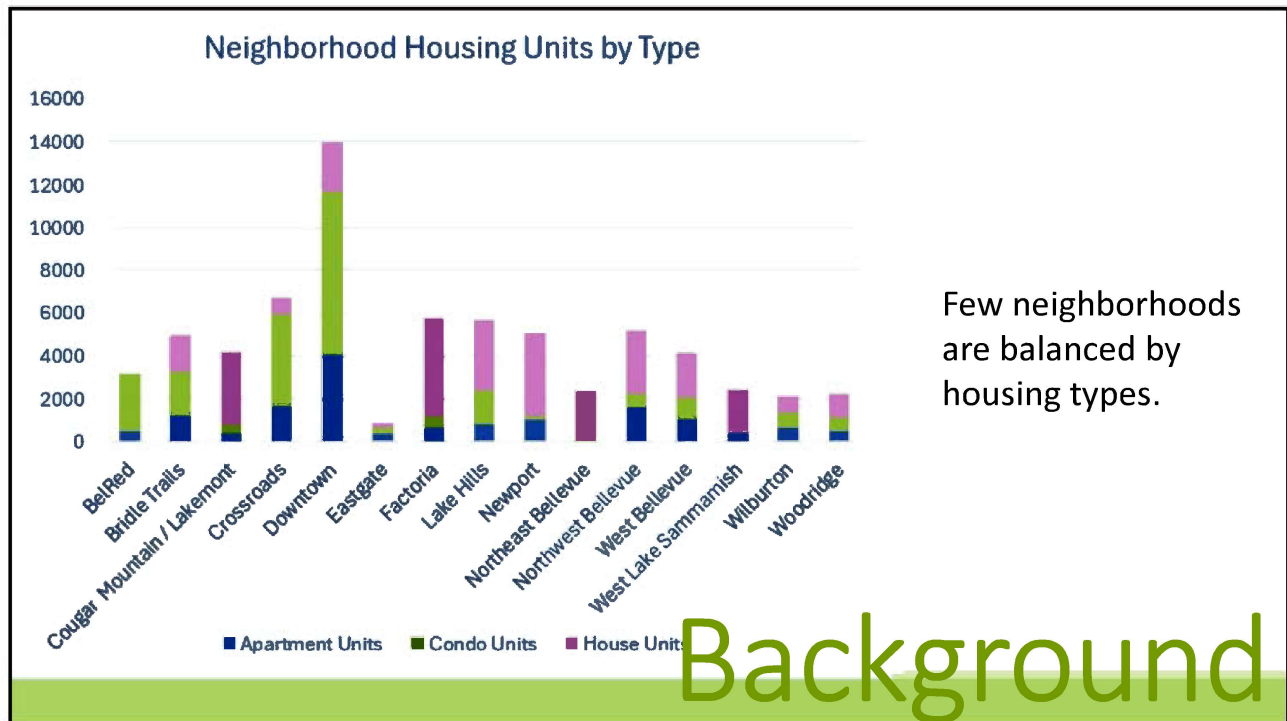
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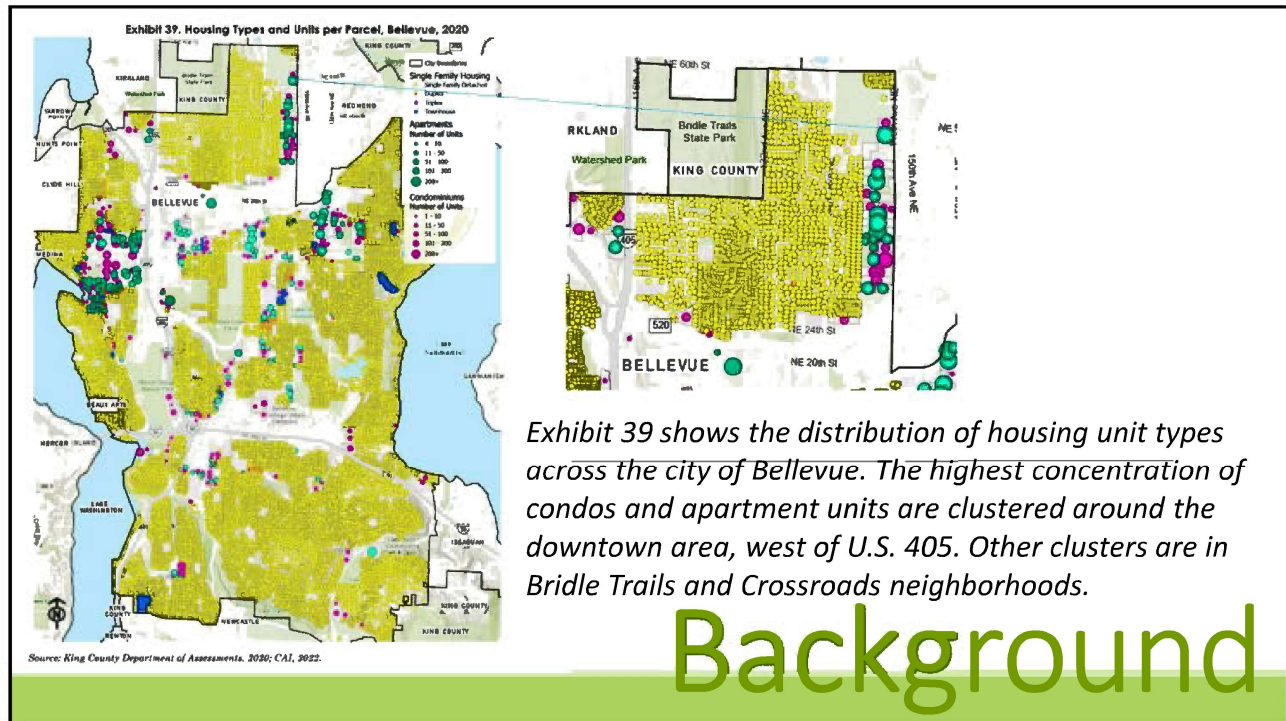
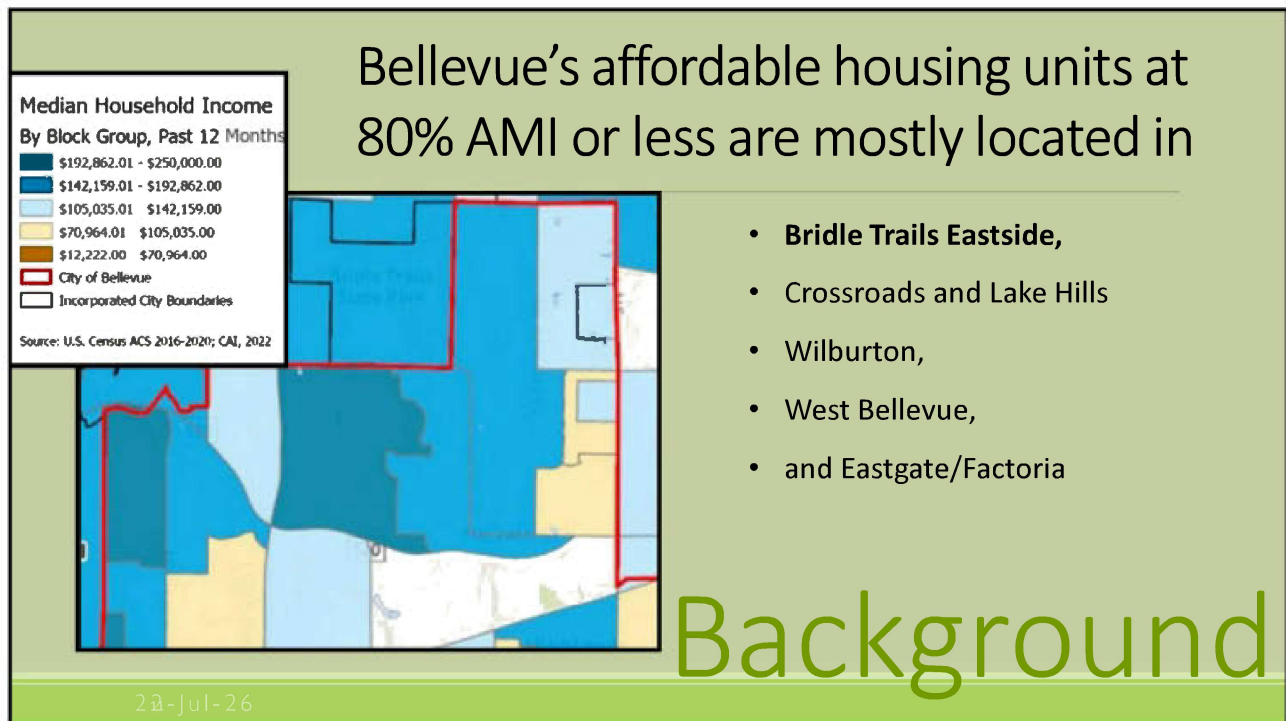


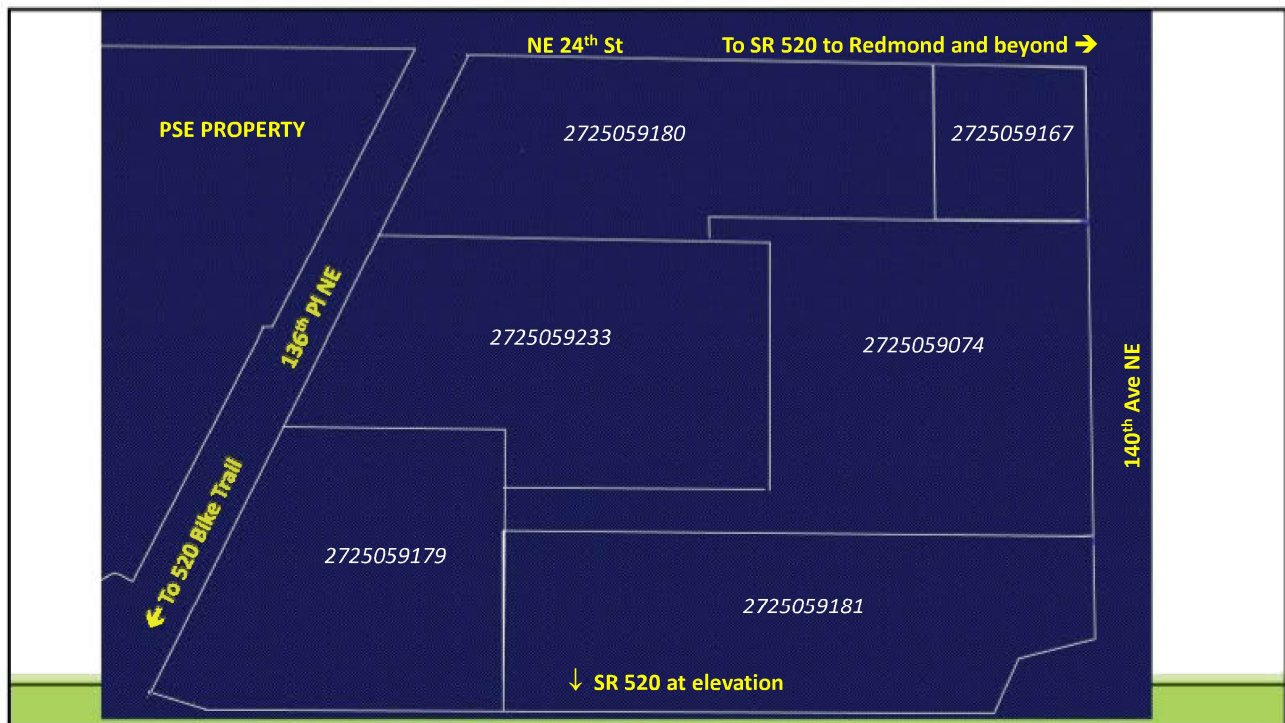
Bridle Trails Density pattern

- **Low-density interior:** single-family
- **Density transitions** to Kirkland/Remond densities
- **Multifamily on the edges,** mostly on NE 30th–40th and 148th Ave NE

Background







Parcel 2725059074
 Present use: Shopping Ctr(Nghbrhd)
 Property name: EVANS PLAZA
 Jurisdiction: BELLEVUE
 Taxpayer name: EVANS COMPANY
 Address: 2255 140TH AVE NE 98005
 Appraised value: \$12,956,700
 Lot area: 108,264
 Levy code: 0330
 Property Report District Report
 Source: King County Assessor
 Lot lines are approximate. Not for legal use.
 See our [terms of use](#).

Parcel 2725059179
 Present use: Retail(Discout)
 Property name: US Foods Chef Store
 Jurisdiction: BELLEVUE
 Taxpayer name: EVANS COMPANY
 Address: 2208 136TH PL NE 98005
 Appraised value: \$7,811,100
 Lot area: 74,382
 Levy code: 0330
 Property Report District Report
 Source: King County Assessor
 Lot lines are approximate. Not for legal use.
 See our [terms of use](#).

Parcel 2725059233
 Present use: Auto Showroom and Lot
 Property name: HARLEY DAVIDSON DEALERSHIP
 Jurisdiction: BELLEVUE
 Taxpayer name: EVANS COMPANY
 Address: 2358 136TH PL NE 98005
 Appraised value: \$12,813,800
 Lot area: 88,905
 Levy code: 0330
 Property Report District Report
 Source: King County Assessor
 Lot lines are approximate. Not for legal use.
 See our [terms of use](#).

Parcel 2725059181
 Present use: Shopping Ctr(Nghbrhd)
 Property name: EVANS PLAZA
 Jurisdiction: BELLEVUE
 Taxpayer name: THE EVANS CO1328039003
 Address: 2205 140TH AVE NE 98005
 Appraised value: \$13,184,800
 Lot area: 88,746
 Levy code: 0330
 Property Report District Report
 Source: King County Assessor
 Lot lines are approximate. Not for legal use.
 See our [terms of use](#).

Parcel 2725059167
 Present use: Conv Store with Gas
 Property name: 7-ELEVEN
 Jurisdiction: BELLEVUE
 Taxpayer name: 7-ELEVEN
 Address: 2353 140TH AVE NE 98005
 Appraised value: \$2,723,700
 Lot area: 22,500
 Levy code: 0330
 Property Report District Report
 Source: King County Assessor
 Lot lines are approximate. Not for legal use.
 See our [terms of use](#).

Parcel 2725059180
 Present use: Auto Showroom and Lot
 Property name: LANDMARK MOTORS
 Jurisdiction: BELLEVUE
 Taxpayer name: THE EVANS COMPANY
 Address: 12775 NE SPRING BLVD 98005
 Appraised value: \$9,220,100
 Lot area: 78,351
 Levy code: 0330
 Property Report District Report
 Source: King County Assessor
 Lot lines are approximate. Not for legal use.
 See our [terms of use](#).

Parcels

22-Jul-26 14

General Commercial History



1982 Created

General Commercial District (GC) created to locate commercial with bulky and heavy retail/wholesale, repair services, manufacturing, assembly and processing associated with sales and compatible and supportive businesses.
 Ordinance 3145



1990 Related sales

Confirmed GC as a broad commercial zone and continued to prohibit residential uses. Allowed bulky retail and subordinate uses. Added new uses for high-technology
 Ordinance 4176



2003 Related retail

Re-examined all uses for GC and allowed for additional retail uses serving business customers in the GC zone.
 Ordinance 5434



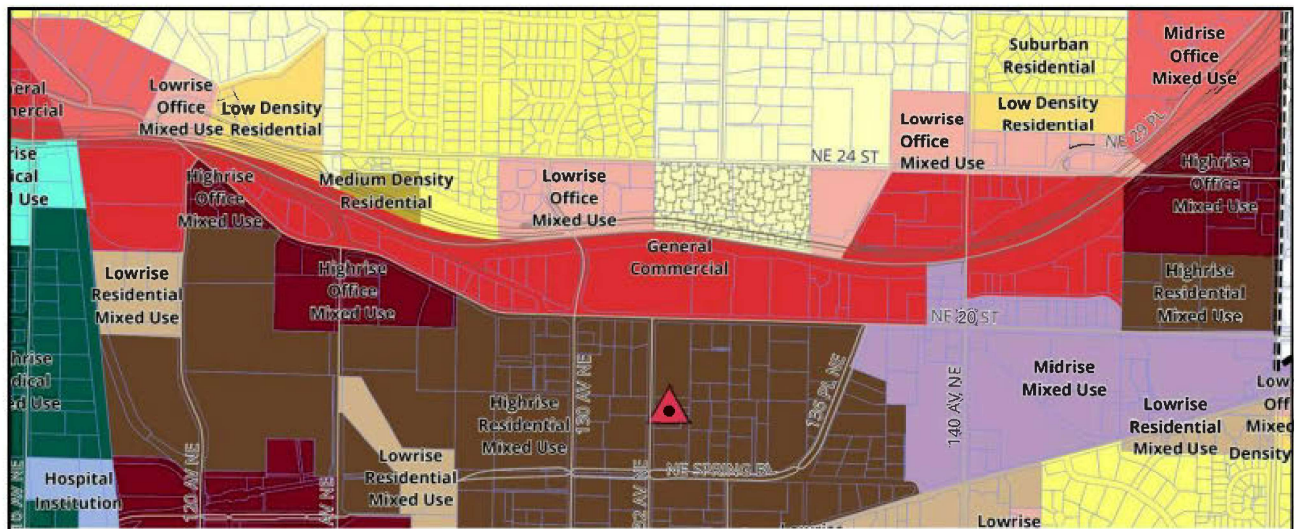
2013 Prevention

City acts to prevent displacement of auto dealerships, challenged to find appropriately zoned, available replacement sites of an appropriate size and cost. Tax revenue loss is a big concern.



2024 Retained

GC was preserved for: Auto-oriented retail Regional commercial services, Large-format commercial uses, Neighborhood-serving commercial centers. This is why GC remains one of the few zones in Bellevue that still prohibited housing.



From: [pamela johnston](#)
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Cc: [Bhargava, Vishal](#); [Deuling, Teun](#); [Nesse, Katherine](#)
Subject: Evans plaza ;Public hearing Evaluation
Date: Wednesday, July 22, 2026 5:38:11 PM

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

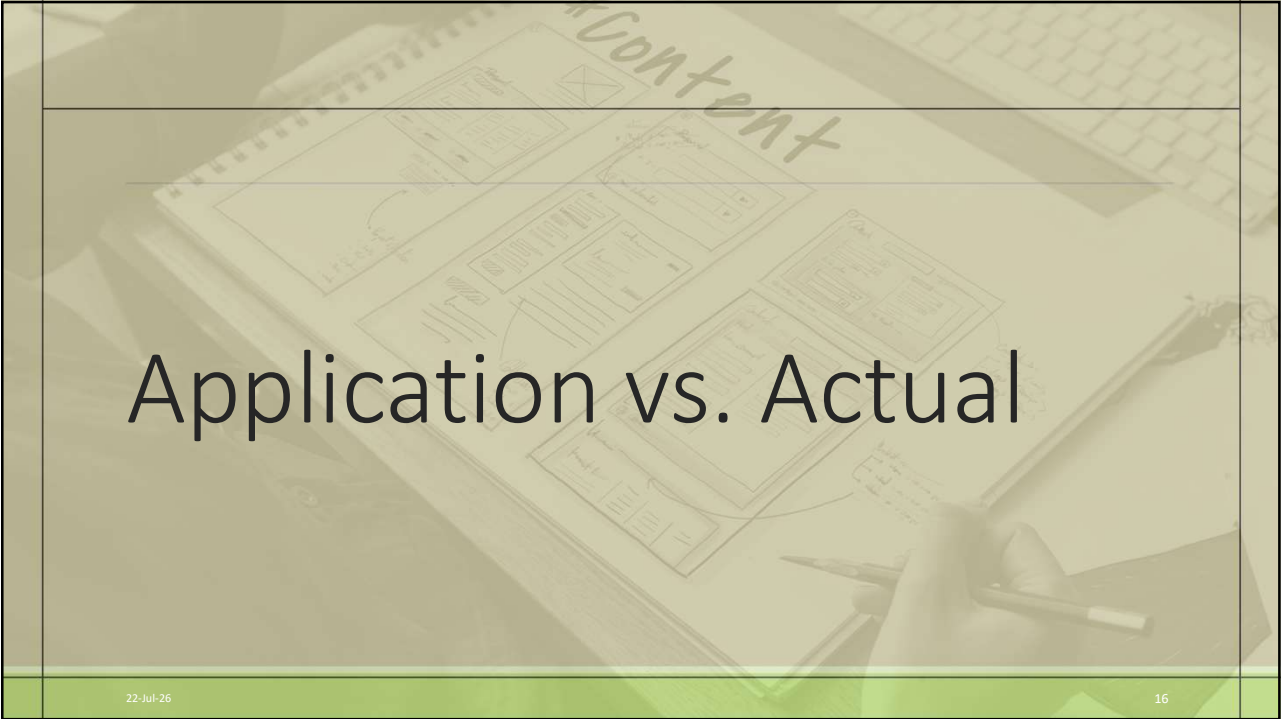
Here's the attachment as a link for your review:

[EvanaPlazaCPAEvaluation20260722PamelaJohnston2SX8511.pdf](#)

Add your comments and collaborate with others in real time. You don't need to download Acrobat or sign up to access the file.

See attached for evaluation

-pamela johnston



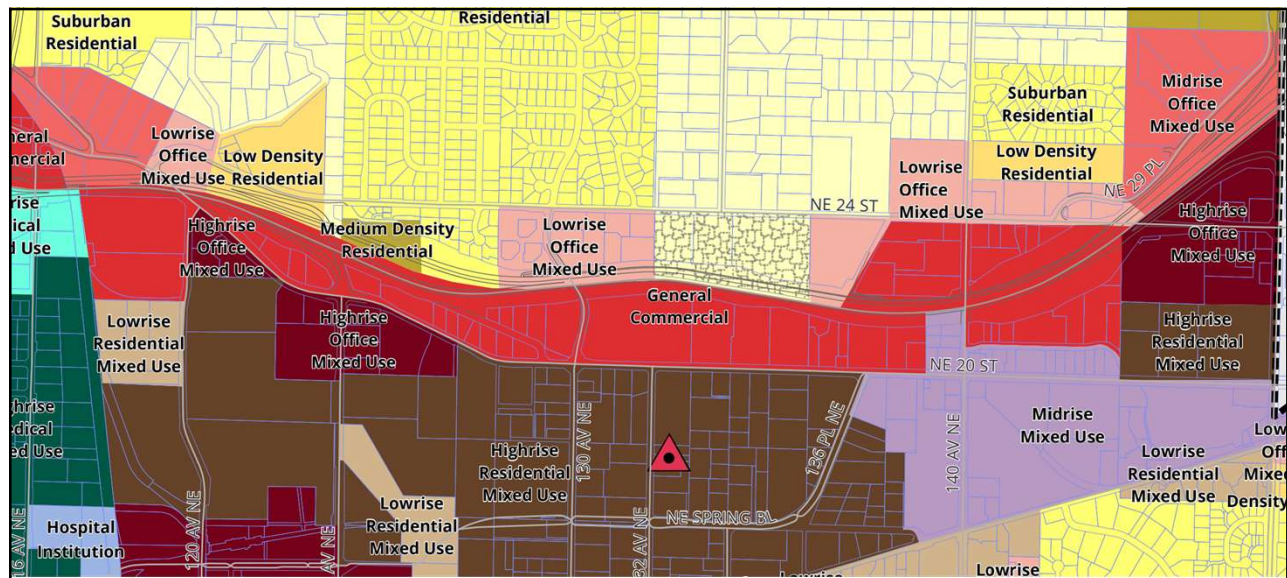
Application vs. Actual

22-Jul-26

16

Should General Commercial
allow Housing?

22-Jul-26



Most General Commercial is along 520.

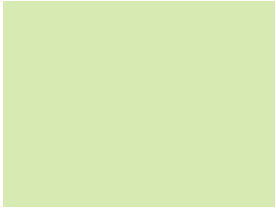
22-Jul-26

18

~~Should General Commercial
be Open to Housing?~~

The state has decided for us.
SB 6026

22-Jul-26



Alternative 0'

No housing in General Commercial areas.

This alternative is not an option.

The state prohibits cities and counties with populations over 30,000 from completely banning housing in areas zoned for commercial or mixed-use development.

To add Housing to General Commercial Zones, Bellevue is expected to have a public process for the code update.

Decisions include:
 Heights
 Density
 Greenspace
 Retail vs Housing
 Uses allowed to mix

22-Jul-26

SB 6026

OPENS RESIDENTIAL USES IN COMMERCIAL OR MIXED-USE AREAS

- Some areas excluded, e.g. light industrial, high-rise areas
 - Some environment exclusions, e.g. shorelines
 - Ground-floor retail/mixed-use limits
 - Administrative process to request reduction ground floor limit
 - Affordable housing : No ground Floor restrictions
 - Cities can add other conditions
 - Existing permits are honored but can be withdrawn
- Bellevue will need to add update code for
- General Commercial
 - Some HOMA conflicts
 - Others?

22-Jul-26

23



General Commercial with Added Housing

Treat Evans Plaza/7-11 the same as other General Commercial (GC) parcels.

SB 6026 mandates General Commercial zoning allows housing by end of 2027. GC and other a **broader SB 6026 Implementation Plan** rather than ad-hoc CPAs.

Please include a visioning process when implementing SB 6026.

22-Jul-26

24



NOTE: During Comp Plan, Planning Commission recommended Lowrise 1 Mixed use for most Neighborhood Centers.



Lowrise 1 Mixed Use

Allow Evans Plaza/ 7-11 to redevelop at the Staff recommended level of Lowrise 1 Mixed Use.

For Neighborhood Business, Buildings can be up to 45-foot-tall. The incentive for affordable housing is 15 feet more in building height permitted if at least 15% of the units are affordable. FAR is 2-2.5

For Community Business, height can be 60 ft. The height and density associated with zoning were not known until Mar. 2026.

22-Jul-26

25



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22-Jul-26

26

PLANNING COMMISSION AND CITY COUNCIL OPTIONS

	 No Housing Allowed	 General Commercial	 Lowrise 1 Mixed Use	 Lowrise 2 Mixed Use
Use	Continue to not allow housing in General Commercial zones citywide	General Commercial, City must update the Code to comply with SB 6026	Lowrise 1 Mixed Use, per staff recommendation	Lowrise 2 Mixed Use, per application
Strategy	No Housing allowed	Allow housing on all GC parcels citywide.	Allow housing on 6 parcels.	Allow housing on 6 parcels.
Zoning	GC	GC	Neighborhood Business (NB) Community Business (CB)	MU-8
Height	30-ft	TBD	NB: 45 ft – 4 stories NB: 60 ft CB 60 foot 4-6 stories	85 ft – 8 stories
Density	.5 FAR max .24 current 110,000 building-sf.	TBD	4-5 times as dense 2 to 2.5 FAR ~100 - 150 units per acre	6-7 times as dense 3 FAR ~ 200 units per acre
Green space	15%	TBD	5%	5%
Business Retention	N/A	TBD	No Plan	No Plan
City Council Legislative Action	No changes—This option is not possible due to SB 6026	Ordinance satisfying SB 6026 ; all GC parcels citywide.	Ordinance for Future Land Use Map on 6 parcels, then rezone	Ordinance for Future Land Use Map for 6 parcels , then rezone
Time Frame	n/a	7/2027 citywide, no Rezone necessary	Q4 2026 for 6 parcels , then Rezone process	Q4 2026 for 6 parcels , then Rezone process

22-Jul-26

27

Owners Choices



Option 0 Withdraw application

After Threshold review, this is the same as #5.



Option 1 Do Nothing

Owners have no obligation to redevelop the property



Option 2 Sell

The approval goes with the land



Option 3 Redevelop with Bellevue vetted State mandate changes .



Option 4 Redeveloped in phases over time.

Each parcel can be redeveloped or remain a legally non-conforming use.



Option 5 Wait 3 years and try again.

Legally nonconforming use — use that was the previously lawful, but is no longer permitted due to zoning changes.

22-Jul-26

28

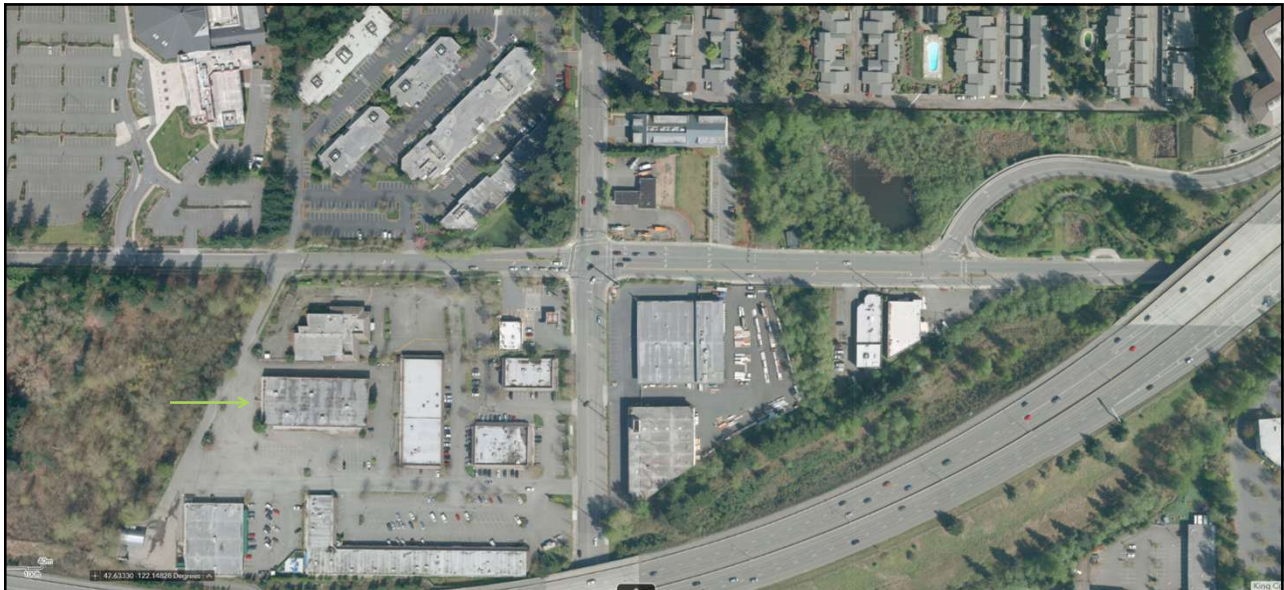


What Has Changed?

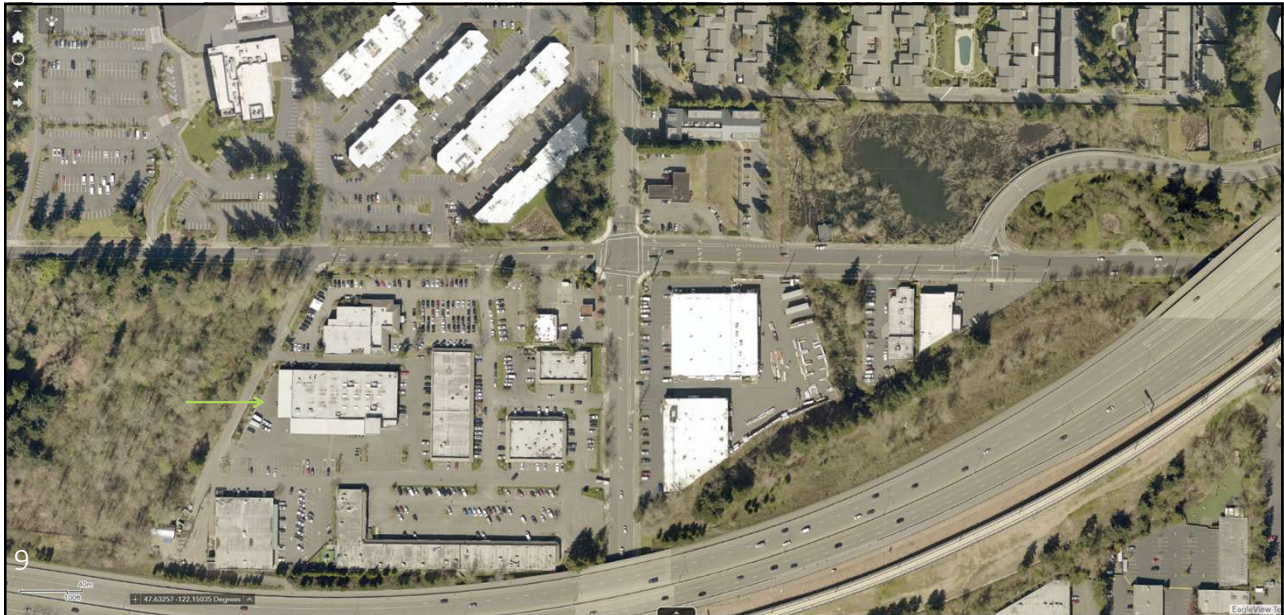
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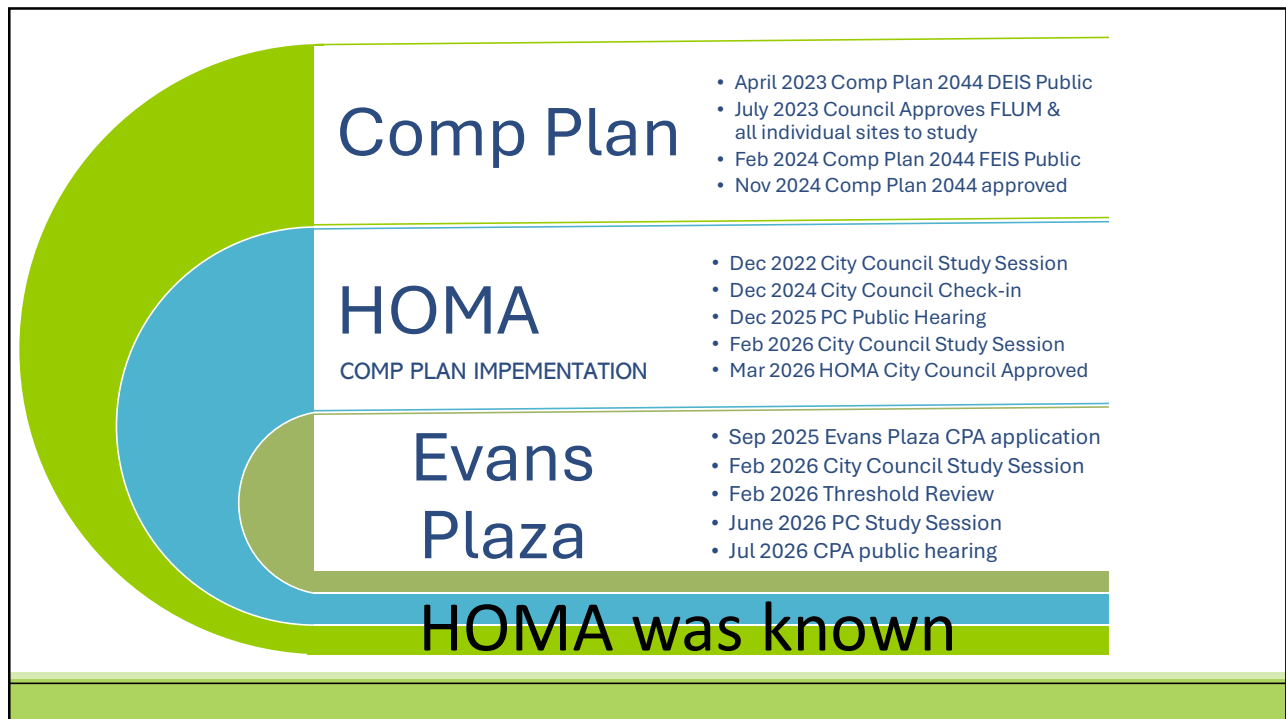
Evans Plaza buildings were built between 1968 and 1984. Image at 36 years old. (2002)



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



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



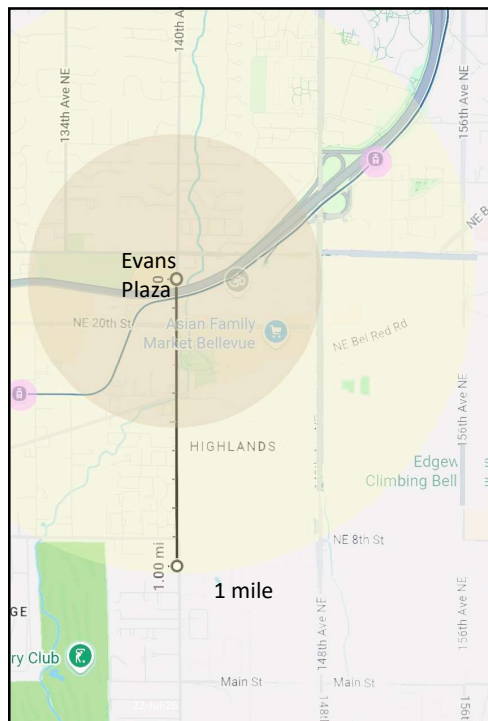
Don't break it

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



22-Jul-26

34



Flawed Assumption:

Evans Plaza optimizes the benefits of transit investment in mixed use areas

No.

Evans Plaza does not meet the definition of transit-oriented.

It is not within one-half mile walking distance a transit station that provides frequent, reliable service.

35

The answer is
the oracle.

Was the 2044 Comp Plan plan for deficient in planning for housing.

22-Jul-26

36

Application vs Actual , Mismatch: Vacancy

Application

"...Aging Commercial Areas. In some older residential areas, neighborhood shopping centers are experiencing high vacancies <more>... This statement from the comprehensive plan describes correctly the situation at the subject property"

Fact

Evans Plaza is not "experiencing high vacancies". Very few spaces are empty. Some businesses have been there over 25 years; few under 5 years

In fact, Evans suggested that being able to adjust leases coming up is a reason they applied for CPA.

22-Jul-26

37

Application vs Actual Mismatch: Market (1)

Application

"...struggling to meet changing market conditions. In today's retail market, more shoppers are choosing regional destinations, larger stores and online offerings, This statement from the comprehensive plan describes correctly the situation at the subject property"

Fact

1. Evans Plaza is not "struggling to meet changing market conditions".

Eastside Harley is a regional destination. Firestone, Landmark Motors, and Enterprise Rental services round out the busy automotive section.

22-Jul-26

38

Application vs Actual Mismatch: Market (2)

Fact

2. Gym, Salons, Spa, Pet grooming, Repair, Coffee, Dance studio, and Daycare are not likely to move to online.

Fact

3. Small Business restaurants that survived the pandemic range from Little Taipei to Wibbly's Burgers, a favorite since 1992.

Fact

4. Unique small businesses are very popular and withstands the test of time, such as Foryu.

Fact

5. Chefs Store has had name changes but has remained the same store since 1993. It is Bellevue's top restaurant supply store. Online ordering is available.

22-Jul-26

39

Application vs Actual Mismatch: Land use	
<p>Application</p> <p><i>"...The land use mix and urban form may need to be updated for smaller shopping centers to keep them healthy and attracting private investment. In some areas, it may be appropriate to support a wider mix of uses to help fill gaps where there is less demand for traditional retail. This statement from the comprehensive plan describes correctly the situation at the subject property."</i></p>	<p>Fact</p> <p>Evans Plaza's Future Land Use and zoning allows it to operate key businesses.</p> <p>Uses that are currently in Evans Plaza are not permitted in Neighborhood Business.</p> <ul style="list-style-type: none"> Autos (Retail) Trucks, Motorcycles, Recreational Vehicles (Retail) Boats (Retail) Automotive and Marine Accessories (Retail) Lumber and Other Bulky Building Materials Grain, Feed and Fencing, etc. (Retail)
22-Jul-26	40



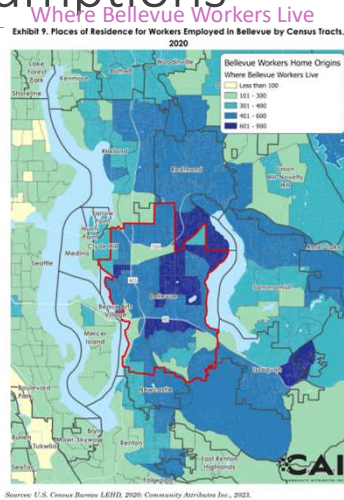
	<h2>Application: Errors in Assumptions</h2> <p>LU-3. Prioritize the redevelopment of under-developed land over vacant land, open space and environmentally sensitive areas.</p> <ul style="list-style-type: none"> ❖ Evans is not underdeveloped for its zoning, just like all General Commercial at .5 far. SB 6026 will may raise its density... ❖ Is Evans recommending the Overlake Farms development be delayed in favor of Evans Plaza? ❖ Evans is in error assuming there exists land that will be spared development if Evans CPA passes. ❖ Lu-3, will be accomplished by the Region and Countywide Centers. The infrastructure is planned there first. Neighborhood centers and the rest look to opportunity and gentle density as the city-wide growth policy. Mixed use is the only development work for Neighborhood Centers. ❖ For Evans Plaza. the results of this policy are the same as no change.
22-Jul-26	42

<h2>Application: Errors in Assumptions</h2>	
<p>LU-3. Prioritize the redevelopment of under-developed land over vacant land, open space and environmentally sensitive areas.</p>	<ul style="list-style-type: none"> ❖ Is Evans recommending the Overlake Farms development be delayed in favor of Evans Plaza? ❖ Evans is in error assuming there exists land that will be spared development if Evans CPA passes. ❖ How are the results different than the no change alternative?
<p>LU-4. Promote a land use pattern integrated with a multimodal transportation system</p>	<ul style="list-style-type: none"> ❖ Evans Plaza CPA and the no change alternative are no different with respect to multimodal. Integrating multimodal is orthogonal to a change from General Commercial to Mixed Use.
<p>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.</p>	<ul style="list-style-type: none"> ❖ The level of Housing from Evans is not necessary. In the next 18 years, Bridle Trails needs only 120 more units. . While more housing is supported by the comp plan, the CP upzones are on target to meet Bridle Trails 300-unit goal. <ul style="list-style-type: none"> • Overlake Farms was changed in the Comp Plan to accommodate 7.5 units/acre on 20 acres and 1-unit per acre on the remaining 20-acre site, for a total of 120 units minimal. • HOMA has increased housing opportunities at Mixed Use sites. • DADUs and Middle housing are now available. • 148th density increase has yet to be engaged.
22-Jul-26	43

Application: Errors in Assumptions

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.

- ❖ **Any housing increase supports this.** Bellevue is Jobs Center expected to have non-residents as workers.
- ❖ Moreover,
 - Evans Plaza does not have transit available and is not planning for affordable housing unless mandated.
 - Moving to an apartment closer to work is a lifestyle change. Evans will compete with BelRed by lifestyle. BelRed has an urban village lifestyle with transit. Evans Plaza will be motor vehicle dependent.
 - The growth in Redmond's Overlake is expected to have a much greater impact for work/home distance.



22-Jul-26

44

Application: Supportive Policies List Errors in Assumptions

LU-28. Provide for a mix of housing, office, service and retail uses in a compact walkable development pattern that optimizes the benefits of transit investment in Bellevue's mixed use areas.

- ❖ Evans Plaza has no transit.

LU-30. Ensure that transit-oriented land use and development is responsive to the type of transit facilities and services provided and the context of surrounding area

- ❖ Evans Plaza has is not transit oriented.

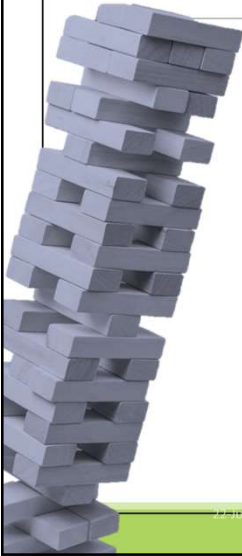
LU-34. Changes in zoning must be consistent with the Comprehensive Plan and the Future Land Use Map, including changes in zoning within the same future land use designation

- ❖ Changes in zoning at Evans Plaza only are supported by the Comprehensive plan because there is no Comp Plan mechanism to dial in the rate of growth in different parts of the city.

22-Jul-26

45

	<h2>Cumulative Effects</h2> <p>Are the cumulative effects of the Comp Plan implementation understood and unexpected consequences considered?</p>	<p>This neighborhood center is not a priority.</p> <p>In the Comp Plan it is nothing but a dot on the map. It has 20 years to be implemented.</p>
		<p>HOMA was defining Low Rise Mixed Use while this CPA was in progress.</p> <p>Normally, threshold review would have revealed the connection to a related Council directed project. HOMA stretched its schedule.</p> <p>January 14, 2026: Intro and Geographic Scope February 11, 2026: Threshold Review Public Hearing and decision HOMA was not concluded until March 17.</p>

	<h2>Cumulative Effects</h2> <p>Were the cumulative effects of the Comp Plan implementation understood and unexpected consequences considered?</p>	

Is the Evans' Plaza CPA Spot Zoning?

Does it align with the Comp Plan?

Not as much as the application indicates.
And it does not align with Comp Plan Volume 2

Does it grant a unique benefit to one owner?

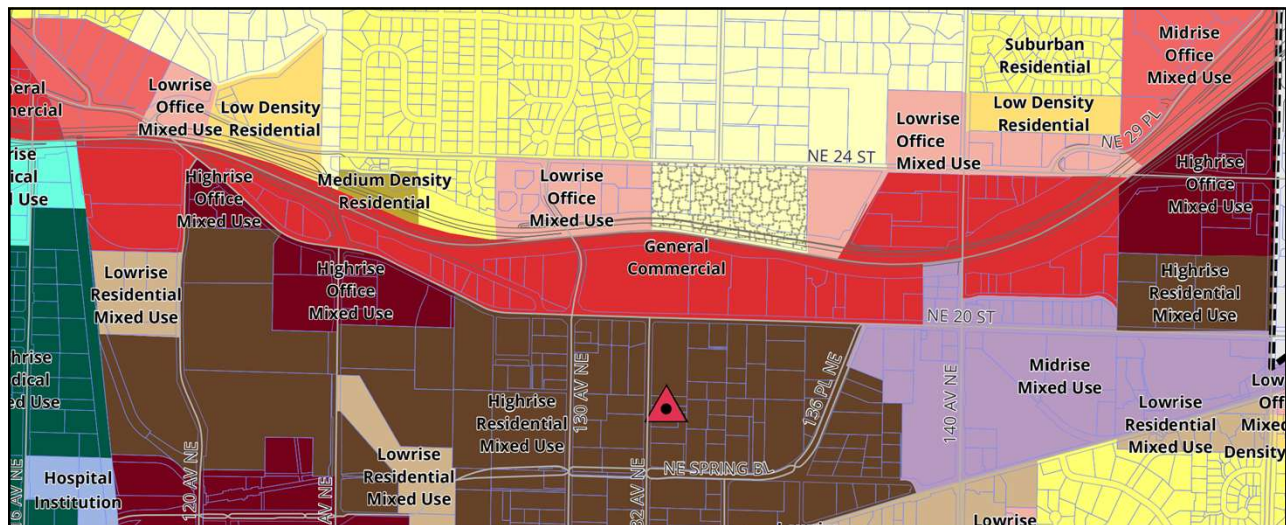
It should not, but it does. The owner applied for the CPA while the HOMA project was in the public engagement phase.

Why was the CPA approved in Threshold Review when a highly dependent workplan (HOMA) was in progress.

Does it serve a legitimate public purpose?

It might, but there are negative consequences and timing issues.

22-Jul-26

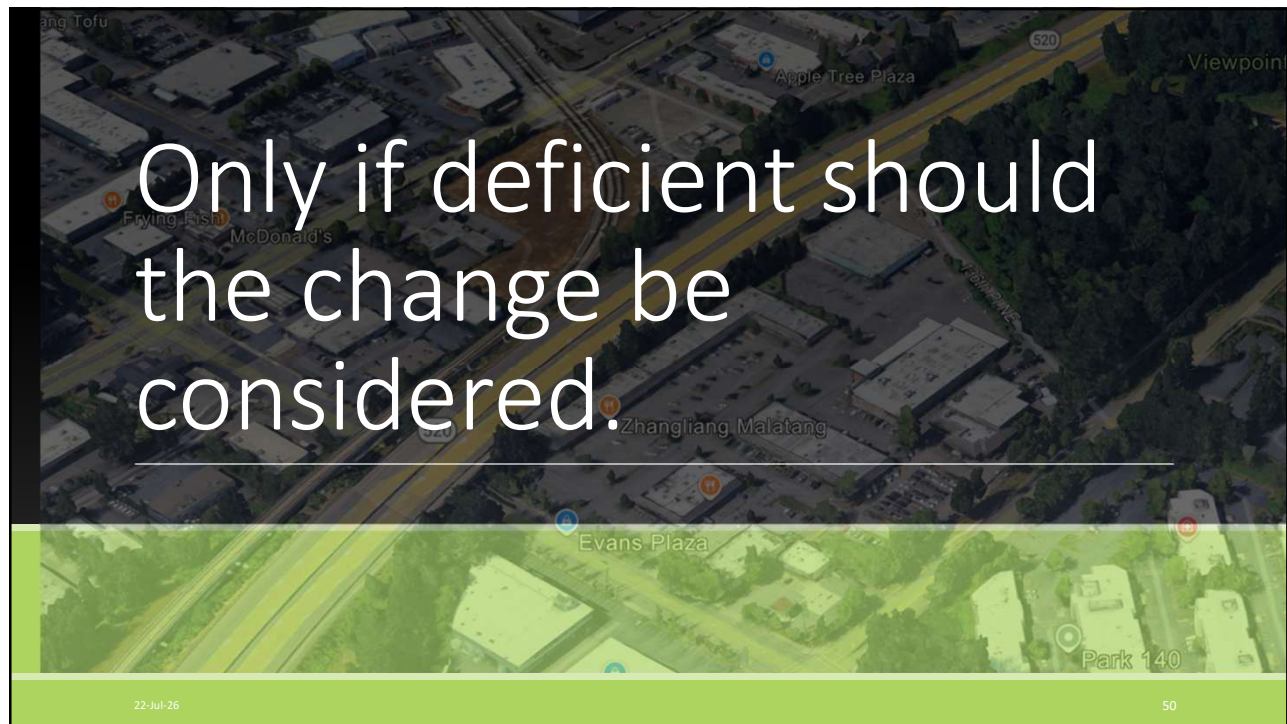


Was the 2044 Comp Plan deficient in planning for housing?

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

22-Jul-26

49



From: [pamela johnston](#)
To: [Lu, Jonny](#); [Villaveces, Andres](#); [Goepppele, Craighton](#); [Ferris, Carolyn](#); [Khanloo, Negin](#); [Nilchian, Arshia](#); [Kennedy, Mariah](#); [PlanningCommission](#)
Cc: [Bhargava, Vishal](#); [Deuling, Teun](#); [Nesse, Katherine](#)
Subject: Evans Plaza CPA Public Hearing No Significant Conditions Apply to the Evans Plaza Comprehensive Plan Amendment.
Date: Wednesday, July 22, 2026 5:50:50 PM
Attachments: [EvanaPlazaCPANoSignificantChangesn20260722PamelaJohnston2SX8511.pdf](#)

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

See attached for No Significant Conditions Apply to the Evans Plaza Comprehensive Plan Amendment.
information.

-pamela johnston

No Significant Conditions Apply to the Evans Plaza Comprehensive Plan Amendment.



Staff is incorrect in assuming that the Housing Opportunities in Mixed-Use Land Use Code Amendment ((HOMA) warrants a significantly changed condition for Evans Plaza

BCC 20.30I.140 Threshold review decision criteria
“C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council;”

HOMA raises no more policy or land use issue than it did at Threshold Review. HOMA was initiated in 2022. Adding housing to Neighborhood Centers was not unanticipated.

LUC 20.50.046 Significantly changed conditions. 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. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046);

Evans Parcels are being singled out

Evans Plaza is one of many commercial parcel blocks . It has been singled out. It is surrounded by office and lies within a sea of residential parcels. Other zones were set to mixed-use. General Commercial was not. Other General Commercial were purposefully not considered in the Comprehensive Plan and in HOMA.

During the Comp Plan, parcels were not singled out. Twenty-three properties of various densities were considered for redesignation in the Final Impact Statement. All, including more housing in Neighborhood Centers, were rejected. See 7/17/2023 City Council Packet at <https://bellevue.legistar.com/> . [C. Site-Specific Requests Not Analyzed in DEIS or Recommended for Preferred Alternative](#)

A rezone would clearly “single out” the parcels.

An Evans Plaza rezone would be ad hoc.

The Evans Plaza CPA does not align with Bridle Trails Planning. Bridle Trails has no active subarea plan or growth-node designation. A site-specific rezone would be ad-hoc. Bridle Trails has not had neighborhood planning That is, out of 16 Neighborhood, the need for change in Bridle Trails falls after 2029. That shows the need for change is low.

A project could be created to focus on Bridle Trails needs -PineView, but at t his time it is not a neighborhood need.

The benefits accrue primarily to the parcel owner.

Bridle Trails growth plan over the next twenty years is 300 new housing units. Bridle Trails currently has about 5,000 housing units, consisting of approximately 65% multifamily housing and 35% single-family homes at various densities.

ED-39. Promote and nurture entrepreneurial development in Bellevue by retaining and creating areas where small or emerging businesses can develop and flourish.

Neighborhood Centers are to serve the neighborhood. Evans Plaza and its neighbors do that now. Major changes will make Evans Plaza unaffordable, causing economic distress. It would unfairly disadvantage the rest of PineView and YarrowWood, two Bridle Trails Neighborhood centers that consist of a dot on a map.

S-7. Provide leadership and work in partnership with community agencies to encourage and promote the development and expansion of the supply of

affordable, accessible and quality child care which meets the diverse needs of the community in all areas of the city.

Neighborhood retail and daily-use commercial space is already at a premium throughout the city. Yet, PineView meets almost all but one daily, high-need categories as set forth in city research.

√ Grocery

√ Pet services

- Pharmacy

√ Dry cleaning, tailoring, shoe repair

√ Childcare Center

√ Hardware and home-improvement

√ Fitness Studio

It further meets

Pineview/Evans Plaza is working and should be preserved as a successful neighborhood commercial center that fits neighborhood and business needs. The 10-acre Evergreen Safeway sold for \$61 million—42% above its assessed value. A similar move would be fatal for our small businesses, especially childcare.

Due to its older site, location away from competitors, and small business focus, PineView has lower rent. This has maintained the high percentage of immigrants and women owned businesses.

Yet, Pineview had the third-highest number of retail visits among neighborhood centers and ranked fourth in sales per square foot per city studies.. The proportion of culturally significant businesses is high.. Vacancies are well below the national average. Bellevue's growth is outpacing its small retail sector. Bellevue needs to maintain and grow a diverse, thriving economy while supporting both large and small businesses, including minority-owned businesses.

ED 2.6.1 Help create and utilize spaces and venues for the arts, cultural organizations, and events – focusing on those that reinforce Bellevue's identity as a diverse city in a park where arts, education, outdoor adventure, and culinary exploration are valued.

PineView covers many of the policies for Economic Development: Dance, Yoga, broad, range of culinary origins, and schools, swim, vets, doctors, and insurance.

The Pineview area is currently working for the businesses and the neighborhood. Also changes need to consider the negative impact.

Growth of Evans Plaza Conflicts with GMA Compliance

Intensification here is not tied to a designated growth area and may conflict with GMA consistency requirements for neighborhood character. No outreach has been done to assess the need of the neighborhood. This orthogonal to LU-17.

LU-17. Establish new Neighborhood Centers through a process that utilizes inclusive outreach, identifies and seeks to fulfill gaps in locations providing neighborhood services, contributing to local economic vitality and encourages multimodal access to Neighborhood Centers across the city

From: [PlanningCommission](#)
To: [Deuling, Teun](#)
Subject: FW: Comment for Evans Plaza Public Hearing
Date: Wednesday, July 22, 2026 1:03:58 PM
Attachments: [Noise Control Code BCCA letter .pdf](#)

FYI

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: Nicole Myers <nicolemikomyers@gmail.com>
Sent: Wednesday, July 22, 2026 11:57 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Comment for Evans Plaza Public Hearing

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

Greetings, Planning Commissioners:

I hope you will consider these concerns about the Evans Plaza land use change, and find that the standard of significantly changed conditions has not been met. The staff response about significantly changed conditions (page 33 of Attachment A) is entirely dependent on the idea that this is already a neighborhood center, which I see others are pointing to city documents to contest.

Related to this, there is a Comp Plan policy LU-17. "Establish new Neighborhood Centers through a process that utilizes inclusive outreach, identifies and seeks to fulfill gaps in locations providing neighborhood services, contributing to local economic vitality and encourages multimodal access to Neighborhood Centers across the city." I don't think this vision for Neighborhood Center establishment has been met in terms of outreach, it seems unlikely that there will be more services after it is developed into housing, and this is being recognized in the discussion as not having very good access to transit. comparatively. I do not think we have fulfilled this policy requirement, and indeed, this standard would be difficult to meet even if this process began now.

I appreciated that Pam called attention to the many areas where permitted uses in GC and the proposed land use would not overlap, even if the ground floor requirement were still applicable. It seems likely to me that even the lower NB zoning option could result in publicly subsidized affordable housing, given the MFTE incentives available, and then [SB 6026](#) would prevent any ground floor commercial requirement, so this could be a significant loss of commercial space. (While SB 6026 does not allow us to prevent residential uses in a GC area, the building heights would be lower, and it seems a bit implausible as a project.)

As I believe was mentioned by the property owner's side, a land use change would open up the possibility of creating townhomes on the site - we have some examples of this in Eastgate and with the 520 Overlake Townhomes (see WPB from June 3rd), which has 172 townhomes planned on 8.7 acres. This seems like it would be a loss for the Bellevue community.

I hope that we can also look at similar recently completed projects to see if air quality performance is being delivered for these residential uses. I appreciated the attention to air quality in the comprehensive plan, and there is significant overlap with the noise impacts on residents from freeway traffic, which is my pet issue. Unfortunately, I don't think Bellevue's rules about either of these are stringent enough that it's a good idea to add new housing capacity adjacent to the freeway.

If you do decide to approve a land use change to either of the options being discussed, please create a vegetative buffer requirement to plant a stand of douglas fir and other substantial trees between the housing and the freeway. For air quality, there should be an objective standard that indoor air quality in a unit close to air pollution sources be able to match the typical indoor air quality found in similar homes perhaps 0.5 mile from the freeway, which will probably mostly be via filtration. For noise, I am attaching a document I had previously sent to City Council when the noise ordinances changed, and I still believe a 40 dB sleeping area noise standard is appropriate for Bellevue.

This document from 2023 discusses how Bellevue has the advantage that only 13% of our land area falls in Air Pollutant Exposure Zones (APEZs), and that the lower relative intensity in these areas has "resulted in relatively few people being at risk of exposure to high concentrations of air pollutants." (page 5)

"The most effective strategy for reducing exposure to air pollutants is limiting the siting of sensitive uses in APEZs. For example, the California Air Resources Board's Air Quality and Land Use Handbook (2005)⁵, recommends against siting new sensitive land uses, such as residences, schools, daycare centers, playgrounds, or medical facilities, within 500 feet of a freeway" (page 6)

The Hillshade Map on page 28 shows the Evans Plaza parcel in question is lower

in elevation than the freeway, and states: " In low elevation areas adjacent to freeways, air tends to stagnate resulting in greater pollutant concentrations, compared to areas of higher elevation with good air circulation where pollutants tend to disperse more quickly." The Evans Plaza location in particular is very likely to have worse air quality than other areas that are a comparable distance from the freeway.

https://bellevuewa.gov/sites/default/files/media/pdf_document/2023/Air%20Quality%20and%20Land%20Use%20Planning%20Report%20FINAL.pdf

Respectfully,
Nicole Myers

Greetings, Councilmembers:

I am writing in response to the Noise Control Code Amendment BCCA which was presented to the City Council in a study session on February 26, 2024, and the Determination of Non-Significance notice placed in the March 14th Weekly Permit Bulletin.

The proposed increase in allowable bedroom noise in Bellevue apartments has the potential to significantly reduce the livability of many Bellevue homes for decades. According to HUD, noise exposure maybe a cause of adverse physiological and psychological effects as well as economic losses. While the city has an interest in creating regulations that are conducive to the construction of housing at an increased rate, we also want to ensure that residents who live in that new housing are not subjected to excessive disturbances.

It is being argued that 40 dBA is similar to the sound level of a refrigerator, but people don't usually choose to sleep next to their refrigerator. The newly allowed 45 dBA would be about 40% louder than that.

Given the higher levels of commercial activity and construction intensity in Bellevue than nearby municipalities, it is reasonable that our sleeping areas be designed for 40 dBA when no neighboring construction is going on. Also, Seattle's code 25.08.425B identifies maximum dBA above exterior sound level limits for various categories of construction equipment, but Bellevue does not appear to have a similar provision to cap construction-related noise during allowed hours.

Some people may still be sleeping at 7am when construction exceeding standard permissible noise levels is allowed to begin, and it is very likely that other residents will want to sleep during the daytime occasionally. Since this dBA standard is based on a day-night average noise level (Ldn), the daytime bedroom noise levels are likely to be meaningfully higher than whatever level is required by BCC 9.18.045B even if there is no construction nearby.

While many adult residents may be able to use headphones to reduce the noise volume they experience in their home, it is unreasonable to expect that kids or a parent who is at home with them will do so. Having quieter homes and spaces within apartments is important for families to have quality interactions during the day and restful nights.

There have been recent complaints about loud vehicles and street racing, which creates disturbances across Bellevue but may be a particular source of disturbance for apartment residents. If standards for noise insulation are lowered, this will be even more of an issue in new apartments than it is for current apartment residents.

There are three ways in which evaluating noise impacts based on current conditions may underestimate future impacts:

1. Bellevue is likely to be a construction vehicle theme park for the foreseeable future, and the extended construction noise hours included in this BCCA will increase the intensity of impact on the neighbors. While this compresses the duration of any individual project, the increased zoning density seen in the new Comprehensive Plan is likely to spur construction at a far higher rate than we are currently experiencing, and the extended hours will increase the day-night average noise level (Ldn).
2. There may be increased noise associated with commercial usage and public events with amplified sound, across a dense and vibrant cityscape. Identified mitigations include low-noise HVAC equipment, shields and parapets, and site design with shielding of loading docks, as well as restrictions on hours for commercial deliveries. This does not address amplified sound from events, of course, and is in tension with the need to schedule commercial deliveries in off-peak hours given a future transportation network that will be overburdened. Before increasing allowable sleeping area

noise, updates to BCC 9.18 should be considered to add these identified structural mitigation requirements, along with changes to the EDNA classification of areas that are not purely residential but will have high numbers of residences. The difference in night-time allowable property boundary dBA for Class A (Residential Zoned) and Class B properties (Office, MU, BelRed, etc Zoned) is 15 dBA, except where Class B borders Class C and the difference is 20 dBA.

3. Maintenance over time is very important for maintaining noise performance expectations. It is likely that over the lifetime of a building, some of the sealing and noise mitigation will degrade, so it is important to start with a good level of performance to avoid unacceptably lowered performance and costly remodeling/retrofitting with heavier windows later on.

I appreciate that you have given so much attention to the question of what construction hours are right for Bellevue, and I hope you will take a similarly thorough look at what noise levels are appropriate inside our homes.

Sincerely,
Nicole Myers

Notes:

HUD states that on sites where housing will be constructed, exterior noise levels between 65-75 dB are normally unacceptable (Section 51.103).

The maximum permissible sound levels from EDNA Class C (LI, GC, BR-GC) properties to EDNA Class B (Office, MU, BelRed, etc Zoned) properties is 65 dBA according to BCC 9.18.030B.

Table 9-1 of the Comprehensive Plan FEIS shows that noise levels 150 feet away from freeway segments range from 73 to 77dBA.

Table 9-2 of the FEIS shows the distance from the freeway required for noise levels to come down to 67dBA. Along I-405, these range from 1,410 to 1,940 feet. The assumption is that "if residential development under the Comprehensive Plan Periodic Update were to occur within 2,000 feet of I-405, 1,200 feet of I-90, or 1,000 feet of SR 520, the noise exposure of these uses would likely approach or exceed the NAC." (Noise Abatement Criteria (NAC) per the FEIS starts at 67 dBA, but the BCC 9.18.045B requirement starts at 65 dBA.)

Section 9.2.4 of the FEIS assumes that construction and commercial impacts would be the same as described in Section 9.2.2, but the construction hours are very likely to be extended through the BCCA currently under consideration, as mentioned previously.

This decision will affect a large number of future Bellevue residents. Table 5-2 of the FEIS states that the Unit Capacity of areas that are over 80th percentile for proximity to traffic* ranges from 63,985 with Alternative 1 to 91,940 in the Preferred Alternative. The corresponding Unit Capacities within 500 feet of highways are 5,418 and 9,104 units.

*The definition provided on the EPA's EJScreen website is "Count of vehicles per day (average annual daily traffic) at major roads within 500 meters (or nearest one beyond 500 m), divided by distance in meters. Calculated from U.S. Department of Transportation National Transportation Atlas Database, Highway Performance Monitoring System."

According to a 2011 Seattle report on residential impacts of nightlife-related amplified noise, a window dealer estimated that the upgrade from STC 28 or 29 to STC 31 or 35 would add approximately 0.25% to 0.4% to the cost of a project. At that time, exterior wall upgrades were estimated to add \$4.25 per sqft, and ventilation \$200/room. More details about cost impacts based on current construction costs should be obtained from the building community and shared on the BCCA website to help the public understand the expected tradeoffs.
https://clerk.seattle.gov/~public/meetingrecords/2011/cobe20110622_5.pdf

From: [Amulya Amulya](#)
To: [Deuling, Teun](#)
Cc: [PlanningCommission](#); [Nesse, Katherine](#)
Subject: Re: Evan's Plaza - Future Plans
Date: Friday, July 31, 2026 3:24:50 PM

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

Hi Teun,

Thank you for adding us as a party of record and for providing all the detailed information regarding the application and the public hearing.

Yea we've got our business licensed and renewal for next 5 years and also have plans to renovate in the coming days and hence any changes in this would affect our business and hence we oppose the housing plan at the time being

We truly appreciate you keeping us updated on this matter.

Best regards,

Amulya Amulya

On Fri, Jul 31, 2026 at 1:50 PM Deuling, Teun <TDeuling@bellevuewa.gov> wrote:

Hi Amulya,

Thank you for reaching out. I am the assigned staff planner for the Evans Plaza Comprehensive Plan Amendment (CPA) application. In response to your request, I will add you as a party of record and make sure to share any future updates regarding this application with you.

I also wanted to provide you with some information about the application.

About the Application

The property owner of Evans Plaza submitted a so-called privately initiated CPA application in September of last year. This application proposes a site-specific map amendment. In short, the applicant seeks to redevelop the site and build mixed-use residential development. There is more information included in the application about what the applicant proposes for this site. The Evans Plaza CPA application (permit number 25 121477 AC), as submitted to the City of Bellevue, is [available online](#).

The Bellevue Planning Commission held a public hearing on this application last week (Wednesday, July 22nd at 6:30 pm). Following the public hearing, the Planning Commission decided to recommend to Council that it adopt the CPA. Council is expected to discuss and make a final decision on the proposed CPA this fall.

City staff will provide an update to you and other parties of record when the meeting date is finalized, outlining opportunities for you to participate in that meeting and submit comments. In the meantime, you can also reach out to Council or individual Councilmembers about this application. More information about how to contact Council is available on the [City's website](#).

In case you'd like to review the 7/22 public hearing materials, the [notice of the public hearing](#) for the Evans Plaza CPA has been published along with the [staff report and SEPA determination](#) (for environmental review purposes). The meeting packet for the 7/22 meeting is published on [Legistar](#).

Please feel free to reach out to me if you have any questions. My contact information is included below.

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: Amulya Amulya <amulyaindiancuisine@gmail.com>

Sent: Monday, July 27, 2026 12:46 PM

To: PlanningCommission <PlanningCommission@bellevuewa.gov>

Subject: Evan's Plaza - Future Plans

You don't often get email from amulya indiancuisine@gmail.com. [Learn why this is important](#)

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

Hi

We're writing from Amulya Indian Cuisine, located in Evan's Plaza in Bellevue.

Very recently , someone from Bridle Trails, visited our restaurant and mentioned upcoming redevelopment plans for Evan's Plaza, specifically regarding new housing projects in the area. As we have a five-year lease on our current space, we are quite concerned about how these plans might affect our business operations.

We submitted our vote last week in opposition to the proposed plan. Could you please provide any recent updates regarding this project or inform us of the expected future course of action for Evan's Plaza?

Thank you for your time and for any information you can provide.

Best regards,

Amulya Amulya
Amulya Indian Cuisine

From: [Council Inquiry](#)
To: [Nesse, Katherine](#); [Johnson, Thara](#); [Deuling, Teun](#); [King, Emil A.](#)
Subject: Fwd: Evans Plaza Plan Amendment
Date: Thursday, August 13, 2026 8:57:00 AM

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

Council Office says:

"Forwarding this Council@ email as fyi but please share with your SME to determine if a response is warranted."

Kristin Gulledge

On Wed, 12 Aug at 5:41 PM , Eric Michelman <ericmic@hotmail.com> wrote:

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

Dear Planning Commission:

Please accept these comments on the Evans Plaza Comprehensive Plan Amendment. I have huge concerns about this huge development and ask that the amendment be rejected.

Firstly, the area is not set up for greatly increased traffic. 140th going north is a 2-lane road that gets heavily backed up in busy times. 140th going south is 4 lanes to Bel-Red but it too is bumper-to-bumper from ~3:30 to 6:00 all the way to NE 8th St. And NE 24th street is a low-capacity street that's already getting increased congestion do to the grade-level light rail crossing on NE 20th. There's little transit access and no light rail that's walkable. In short, it would overwhelm an already congested area.

In addition, Bridle Trails already has significant additional housing growth planned.

The current Evans Plaza provides a wide range of neighborhood retail and services with little else nearby. Further south is the Safeway shopping center with a number of fast food shops, but that's really all.

Finally, my understanding is that this proposal is entirely external to any established, on-going city-wide planning and processes. It's a one-off very high density proposal in an unsuitable location that doesn't fit into existing city planning and zoning. Isn't this exactly what the city planning process is supposed to avoid — a developer opportunistically dropping a big development in an unsuitable place?

Thank you for your attention.

Eric Michelman
3104 142nd PI NE

Bellevue WA 98007