

Public Comment on  
**Evans Plaza Comprehensive Plan  
Amendment (CPA) Application**

Permit # 25-121477 AC

Comments submitted to City staff or Planning Commission

March 10, 2026, to June 2, 2026

*Note: Notice of Application published December 31, 2025*

## Nesse, Katherine

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**From:** Council Office  
**Sent:** Tuesday, March 10, 2026 3:16 PM  
**To:** Nesse, Katherine  
**Subject:** FW: Evans Plaza threshold Review Criteria, LUC 20.301.140 Criteria E and G Mar 10 Council Mtg

Hey Kate,

This email just came in and wanted to share per your request yesterday.



*Risa*

**Risa Dolquist** (She/Her) | **Jacques Imperial** (She/Her)

**Executive Assistants to City Council**  
**City Clerk's Office**

[425-452-7810](tel:425-452-7810) | [CouncilOffice@bellevuewa.gov](mailto:CouncilOffice@bellevuewa.gov) | [BellevueWA.Gov](http://BellevueWA.Gov)

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**From:** NORMAN HANSEN <hansennp@aol.com>  
**Sent:** Tuesday, March 10, 2026 3:13 PM  
**To:** Council <Council@bellevuewa.gov>  
**Subject:** Fw: Evans Plaza threshold Review Criteria, LUC 20.301.140 Criteria E and G Mar 10 Council Mtg

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

[Sent from AOL on Android](#)

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

**From:** "NORMAN HANSEN" <hansennp@aol.com>

**To:** "council@bellevue.wa.gov" <council@bellevue.wa.gov>

**Cc:** "Pamela Johnston" <pamjjo@msn.com>, "pamela\_gunther@yahoo.com"

<pamela\_gunther@yahoo.com>, "barbara\_hughes@hotmail.com" <barbara\_hughes@hotmail.com>,

"Loretta Lopez" <ljllopezmsl@gmail.com>, "ye.margie@gmail.com" <ye.margie@gmail.com>,

"Overlake Farms" <info@overlakefarmbellevue.com>, "Warren Halverson" <whalvrsn1@frontier.com>,

"keaster95@gmail.com" <keaster95@gmail.com>, "stuart@bellmarkrealestate.com"

<stuart@bellmarkrealestate.com>

**Sent:** Tue, Mar 10, 2026 at 2:29 PM

**Subject:** Evans Plaza threshold Review Criteria, LUC 20.301.140 Criteria E and G Mar 10 Council Mtg

The Evans Plaza Application for the Comprehensive Map Update could potentially allow for zoning of Mixed Use Low Rise 2 which could result in buildings up to 85 feet allowing for 7,8,or 9 stories.

In evaluating the proposal by the Bridle Trails Community Club Land Use Group, it was determined that it clearly does not meet the Threshold Criteria E for "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.

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

The proposal is also not consistent with Threshold Criteria G, regarding our neighborhood character described in the Bridle Trails Subarea Comprehensive Plan. Our 3000 Multifamily units already built are also mostly 2 and 3 stories.

Recommendation: Deny further threshold review considering the above and limited City Planning resources. To allow 8 or 9 stories would leapfrog the Bel-Red zoning of 2 stories along NE 20th and create sprawl. There appears to be plenty of capacity for increased density of mixed use 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 and does not help neighborhood livability.

Evans Plaza has served Bridle Trails well over the last 50 years. It is currently a thriving neighborhood business.

Thank you for your consideration.

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

**FW: Re Evans Plaza Comprehensive plan amendment**

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**From** Nesse, Katherine <KNesse@bellevuewa.gov>

**Date** Thu 3/12/2026 10:30 AM

**To** Luckin, Zachary <ZLuckin@bellevuewa.gov>

Can you include this in the Public Comments for Evans Plaza? Thanks,  
Kate

**Katherine (Kate) Nesse, PhD**

*Planning Manager & Planning Commission Liaison, Community Development Department*

City of Bellevue

**Phone:** 425-452-2042

450 | 10th Avenue NE, Bellevue, WA 98004

**Email:** [knesse@bellevuewa.gov](mailto:knesse@bellevuewa.gov)

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**From:** victor estacio <vicestacio@yahoo.com>

**Sent:** Thursday, March 12, 2026 10:22 AM

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

**Subject:** RE: Re Evans Plaza Comprehensive plan amendment

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

Just saw this in the city council meeting. As a resident of the area (walking distance) and frequent visitor to this plaza, I wanted to express my support for further development.

Victor

**From:** [OSWALD NORTON](#)  
**To:** [Deuling, Teun](#)  
**Cc:** [Rayma Norton](#); [Council](#)  
**Subject:** Please add me as a "party of record" for the 25-121477-AC project  
**Date:** Thursday, April 30, 2026 11:11:33 AM

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Dear Mr. Deuling,

As a resident of the Cherry Crest neighborhood, I am very interested in the proposed Evans Plaza CPA amendment on five parcels to change the permitting from General Commercial (GC) to Low rise 2 Mixed Use. Currently there are a number of small businesses that rely upon their ability to pay reasonable rents in a neighborhood that serves us. To bulldoze these accommodations would not only remove these reasonably rented spaces, but would add traffic strain to an already clogged roadway.

I note that the City Of Bellevue has already allowed the property at Highland Park Center, along with the former Sears sites to sit empty for years without development. This again reduced the ability of small businesses to have places that they could afford. How can the city be considering this change when the city already appears to be so overbuilt with apartments and new high-rent retail spaces which small businesses can't afford.

I look forward to your including me in any future development news on this property.

Sincerely, Oswald & Rayma Norton  
12804 NE 32<sup>nd</sup> St.  
Bellevue, WA 98005

Sent from [Outlook](#)

**From:** [Nesse, Katherine](#)  
**To:** [Deuling, Teun](#)  
**Subject:** FW: Evans Plaza CPA Application 25-121477-AC from General Commercial to Lowrise Mixed Use on 10 Acres  
**Date:** Tuesday, May 26, 2026 12:41:38 PM

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Please add to the Public Comments for Evans Plaza CPA.

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](mailto:knesse@bellevuewa.gov)

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On Tue, 26 May at 9:41 AM , NORMAN HANSEN <[hansennp@aol.com](mailto:hansennp@aol.com)> wrote:

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

To: Steve Malsam, Evans/Wakefield Company

Thank you for meeting with our community group of eight from Bridle Trails and Rock Creek on May 20th. We met at your office in Evans 10 acre Industrial Park at 1457 130th Ave NE.

You discussed your preliminary conceptual plans for potential mixed use of up to 8 stories. You invited us to review examples of projects that Evans has accomplished at The Woods at Alderwood and Mill Creek Midtown.

Evans Plaza has served the Bridle Trails neighborhood well for over 50 years. It continues to serve us well with its thriving neighborhood services such as:

Grocery store, child day care, several popular restaurants, dry cleaner, car repair, car and motorcycle sales, furniture sales, ice cream parlor and gas station.

You shared that the Evans Company has no plans to develop your 10 acres industrial land BEL- RED even though it is zoned residential High Rise and is located within a few steps from Sound Transits 130th Ave NE Station.

We also noted that Bridle Trails already has 3000 multifamily units along 148th Avenue, mostly 2 and 3 story with some 4 story buildings. It also is number 2 in affordable housing units in Bellevue.

Community members also expressed significant transportation concerns involving the ingress and egress of neighborhood traffic. We also shared our neighbor hoods concerns of loss of neighborhood business services during a potential extended development phase.

Norm Hansen ,Bridle Trails Community Club Board Focal

June 2, 2026

Evans Plaza CPA Application 25-1211477-AC From General Commercial to Lowrise Mixed Use up to a Potential of 8 Stories

To: Bellevue City Council, and the Bellevue Planning Commission

Evans Plaza has served the Bridle Trails Neighborhood well over the last 50 years. It is a mix of thriving essential neighborhood businesses with :

Grocery , Gas station, Popular restaurants, Daycare, Dry cleaner, Hair salon, Car sales and repair, Furniture consignment store, ice cream parlor, Coffee stand, Car rental others.

It is important for Bellevue Neighborhoods to keep their unique shopping areas. Otherwise Bellevue will be homogenized ending up with one size fits all.

The developer already has substantial residential upzoning in Bel-Red a few steps from the 130th Ave NE Sound Transit Station. Also, they shared at a recent meeting with Bridle Trails and Rock Creek residents, that their bid was accepted to build mixed use in Redmond near sound transit just east of the Super Safeway on NE 24 and 156 Ave NE. Certainly no lack of existing residential capacity.

It is requested that the council consider substantial Community Engagement during the upcoming Bridle Trails Sub Area Update. This seems to be more reasonable than the current "Top Down" approach.

As you are aware, Bridle Trails is a diverse Neighborhood with 2000 single family homes with various densities and 3000 multifamily units mostly 2 and 3 story with a few 4 story. Also, Bridle Trails is number 2 in Bellevue with affordable units.

We will appreciate Council support to maintain our heritage and character by allowing us to have extensive community engagement in our upcoming Bridle Trails Subarea update.

Norm Hansen Bridle Trails Community Club Board Focal, 3851 136th Ave NE  
Bellevue 425 861 7333

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