Public Comment on

Evans Plaza Comprehensive Plan Amendment (CPA) Application

Permit # 25-121477 AC

Comments submitted to City staff or Planning Commission

October 16, 2026, to November 16, 2026

Note: Notice of Application published December 31, 2025

From: Deuling, Teun
To: "Qian Zhao"
Cc: Nesse, Katherine
Subject: RE: Evans Plaza CPA - Comments from an Evans Plaza Business Owner (Nov. 17 Council Review)
Date: Monday, November 16, 2026 2:45:00 PM

Hi Qian,

Hereby confirming receipt of your comments, which I will also enter into the record. I've also added you as a party of record.

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: Qian Zhao <qzhao.michelle@gmail.com>
Sent: Monday, November 9, 2026 4:59 PM
To: Deuling, Teun <TDeuling@bellevuewa.gov>
Subject: Evans Plaza CPA - Comments from an Evans Plaza Business Owner (Nov. 17 Council Review)

You don't often get email from qzhao.michelle@gmail.com. Learn why this is important

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

Dear Mr. Deuling
I am a business owner at Evans Plaza.
I write regarding the Evans Plaza Comprehensive Plan Amendment scheduled for Council review on November 17, and ask that the following concerns be weighed before direction is given to staff.

1. Displacement of businesses and workers. Evans Plaza hosts many small, locally owned businesses employing significant numbers of workers. At the Planning Commission hearing, a Shahana Steakhouse representative testified her family had already been displaced twice by redevelopment in Redmond, and that new mixed-use commercial space is typically unaffordable for small businesses. Tenants recently renewed five-year leases that can be terminated with only one year's notice if redevelopment proceeds.

Business retention is a stated Council priority; it should be weighed against speculative future commercial space.

2. Process. This appears to reverse the normal sequence-approving a broad LR2 Mixed Use designation before implementing zoning and development capacity are settled. Residents are asked to comment on a plan whose height, density, and traffic implications remain undefined, weakening meaningful public participation.

3. Traffic. The site has limited transit access (light rail one mile away; nearest bus stop half a mile away on BelRed Road). Added residential density will increase all-day vehicle trips on NE 24th St and 140th Ave NE, worsening existing congestion and parking shortages, with spillover into surrounding neighborhoods. These impacts appear inadequately assessed.
4. Equestrian safety. Bridle Trails' equestrian community and 500-acre state park would face increased traffic, noise, and vehicle-horse near-miss risks from hundreds of new residents and vehicles.

designation (staff recommendation) rather than LR2; (2) direct staff to clarify zoning and development limits before advancing the amendment; and (3) require a robust traffic and equestrian safety analysis

Sincerely,

From: Deuling, Teun
To: "Julie Minister"
Cc: LandUseReview; PlanningCommission; Nesse, Katherine
Subject: RE: Written Communications – Public Comment Opposing Evans Plaza CPA (Permit # 25-121477 AC)
Date: Monday, November 16, 2026 2:26:00 PM

Hi Juliet,

Hereby confirming receipt of your public comment. I've also added you as a party of record.

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: Julie Minister <jhminister@yahoo.com>
Sent: Saturday, November 14, 2026 8:06 AM
To: Deuling, Teun <TDeuling@bellevuewa.gov>; PlanningCommission <PlanningCommission@bellevuewa.gov>
Cc: landuseteview@bellevuewa.gov; Julie Minister <jhminister@yahoo.com>
Subject: Written Communications – Public Comment Opposing Evans Plaza CPA (Permit # 25-121477 AC)

> You don't often get email from jhminister@yahoo.com. Learn why this is important

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

Dear Planner Deuling, Planning Commissioners, and Members of the Bellevue City Council,

I am writing as a Bellevue resident to formally oppose the privately initiated Comprehensive Plan Amendment for Evans Plaza (**Permit # 25-121477 AC**, located at 2255–2299 140th Ave NE / 13815 NE 24th St). I urge the City to reject this proposal to re-designate the property from General Commercial to Mixed Use for the following reasons:

- **No Piecemeal Planning Outside the Comprehensive Plan.** Approving a site-specific land-use amendment outside of Bellevue's broader citywide Comprehensive Plan process undermines coordinated, long-term neighborhood

planning. Major zoning and density shifts should be evaluated holistically across the entire area rather than through isolated developer requests.

- **Severe Traffic and Congestion Impacts.** The intersection of 140th Avenue NE and NE 24th Street already suffers from heavy traffic and peak-hour bottlenecks. Introducing high-density residential development at this corner will overwhelm local roadways, increase cut-through traffic on surrounding residential streets, and create overflow parking issues. It's not even close to light rail stations that could mitigate congestion.
- **Unsustainable Density and Strain on Local Schools.** Adding dense multifamily housing without corresponding infrastructure investments places unfair pressure on neighborhood public schools, classrooms, and student transportation systems that are already stretched thin.
- **Loss of Important Existing Local Businesses.** Evans Plaza is an active, vital neighborhood commercial center that serves the daily needs of nearby residents. Re-designating this site threatens to displace established, valuable local businesses and service providers that cannot easily relocate within Bellevue.

Please enter this letter into the official public record for **Permit # 25-121477 AC** and confirm receipt so that I am registered as a party of record for all future notices, staff reports, and appeal opportunities.

Thank you for your time and commitment to thoughtful planning in our community.

Sincerely,

Juliet Minister
12170 NE 24th St #121
Bellevue WA 98005
jhminister@yahoo.com
425-883-9712