

Nesse, Katherine

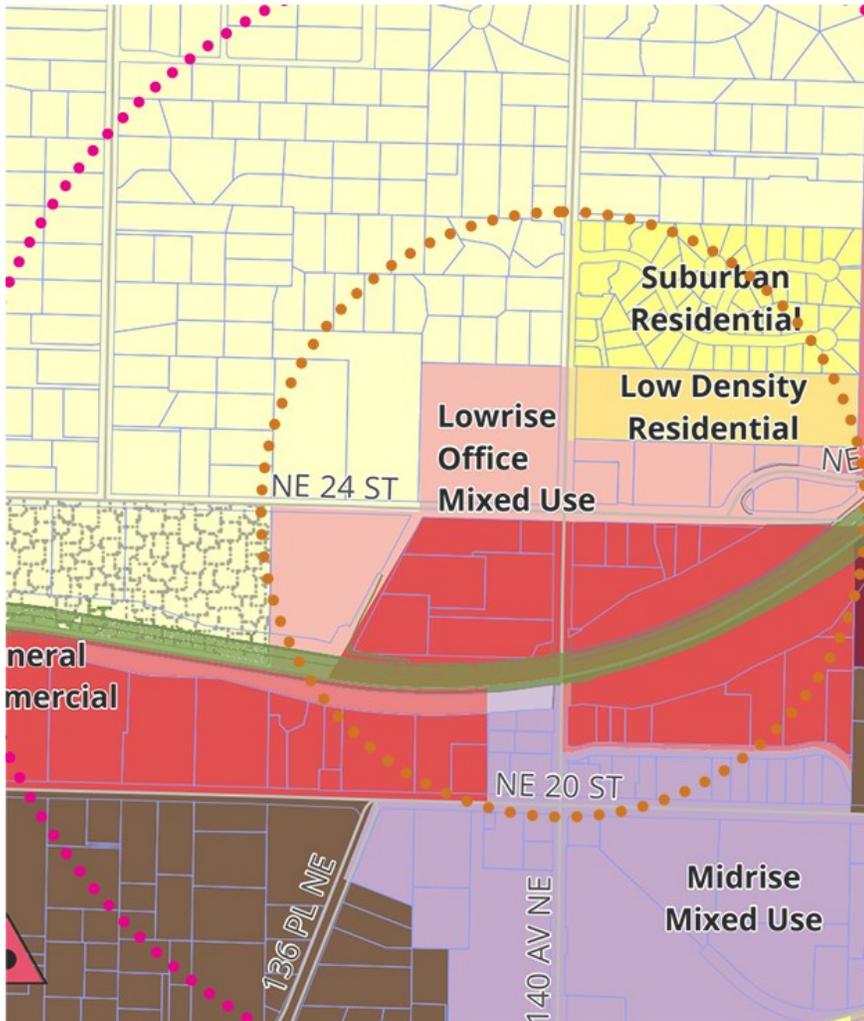
From: pamelajohnston <pamjjo@msn.com>
Sent: Thursday, February 5, 2026 2:53 PM
To: PlanningCommission; Council
Cc: Deuling, Teun; Nesse, Katherine
Subject: Evans Plaza CPA: 25-121477-AC: Premature

[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

Nesse, Katherine

From: Sayna Parsi <parisi.sayna@gmail.com>
Sent: Saturday, February 7, 2026 9:51 AM
To: Sayna Parsi; City Manager; PlanningCommission
Subject: Invitation: Lights Out for Birds Documentary Screening

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

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

Hello,

I'd like to invite you and members of your team to a free documentary screening and panel discussion in partnership with Eastside Audubon focused on light pollution, bird migration, and the role we can play in protecting night skies and delivering on our environmental goals.

The documentary, produced by the Cornell Lab of Ornithology, explores how artificial light affects migrating birds and highlights practical, evidence-based strategies communities are using to reduce harmful lighting and inform sustainable design. The screening will be followed by a moderated panel featuring local conservation leaders and a community discussion focused on local actions and considerations.

Event Details:

 February 19 | 5:30–7:30 PM - [Register](#)

 February 28 | 10:30 AM–12:30 PM - [Register](#)

 [Red Oak Room, Redmond Senior & Community Center](#)

This event may be of particular interest to staff from:

- **Planning & Community Development** (lighting standards, and zoning)
- **Public Works / Transportation** (street lighting, infrastructure upgrades)
- **Parks, Recreation & Natural Resources** (habitat protection, park lighting)
- **Sustainability / Climate Action** (energy efficiency, emissions reduction)
- **Facilities & Operations** (municipal building lighting practices)

We would be grateful for your attendance and for any assistance in sharing this invitation with departments, individuals, or groups who may be interested.

Note: I am hosting this event in my personal capacity as a volunteer with Eastside Audubon.

Sayna Parsi

Nesse, Katherine

From: NORMAN HANSEN <hansennp@aol.com>
Sent: Monday, February 9, 2026 4:36 PM
To: Deuling, Teun; pamjjo@msn.com; whalvrsn1@frontier.com; phyllisjwhite; PlanningCommission
Cc: Nesse, Katherine; ljlopezmsl@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

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

[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 reportably 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 <i>(including the description from the map key)</i>
<p>- <u>Mixed Use: 16 Story (MU16)</u></p> <p><i>Not yet established in Land Use Code</i></p>	<p><u>Highrise Mixed Use</u></p> <p><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></p> <p><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></p> <p><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></p> <p><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></p> <p>- <u>Community Business (CB)</u></p>	<p><u>Lowrise 1 Mixed Use</u></p> <p><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></p> <p>- <u>Office and Limited Business 2 (OLB2)</u></p>	<p><u>Midrise Office Mixed Use</u></p> <p><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></p>

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.

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

Nesse, Katherine

From: KCWTD Other Agency Planning <KCWTD_otheragencyplanning@kingcounty.gov>
Sent: Tuesday, February 10, 2026 4:07 PM
To: Nesse, Katherine
Cc: LPA TEAM; KCWTD Other Agency Planning
Subject: KCWTD Comments on City of Bellevue - Evans Plaza CPA _ 25-121477-AC
Attachments: KCWTDComment02102026_CityofBellevue_EvansPlaza_25-121477-AC.pdf

You don't often get email from kcwtd_otheragencyplanning@kingcounty.gov. [Learn why this is important](#)

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

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

[EXTERNAL Email Notice!] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.



You are subscribed to the Weekly Permit Bulletin for the City of Bellevue. A new bulletin has recently been published and is now available. [View the Weekly Permit Bulletin.](#)

Update your subscriptions, modify your password or email address, or stop subscriptions at any time on your [Subscriber Preferences Page](#). You will need to use your email address to log in. If you have questions or problems with the subscription service, please visit subscriberhelp.govdelivery.com.

This service is provided to you at no charge by the [City of Bellevue](#).

This email was sent to KCWTD_otheragencyplanning@kingcounty.gov using GovDelivery Communications Cloud on behalf of: City of Bellevue WA · 450 110th Ave NE · Bellevue, WA 98009 · 425-452-6800



 **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
lpa.team@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.

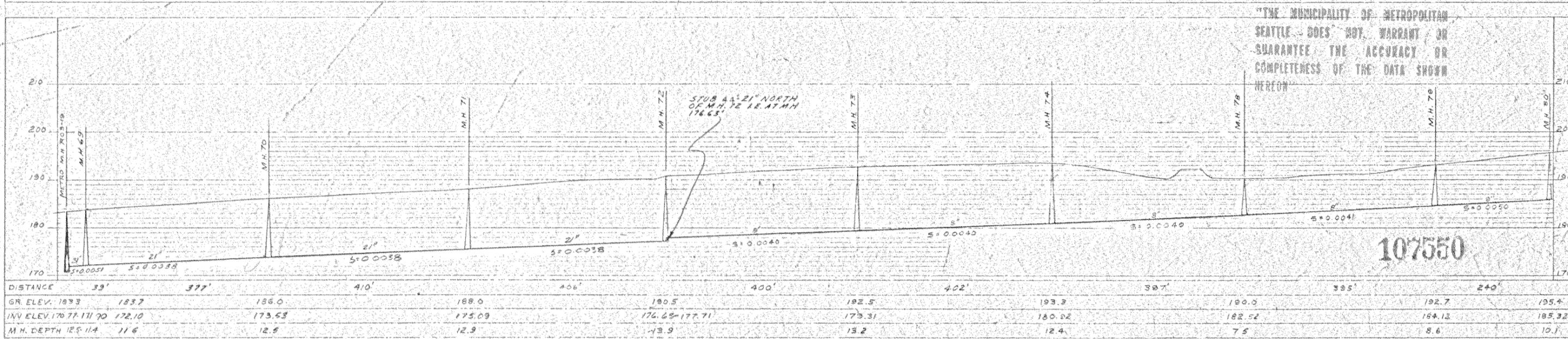
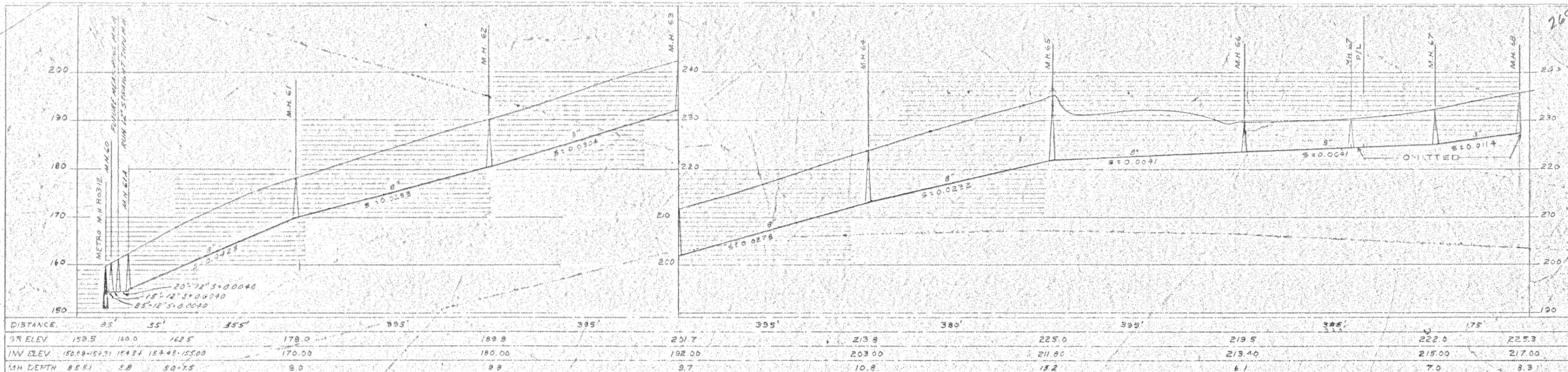
Sincerely,

Emmeline Aquino

Emmeline Aquino
Environmental Planner

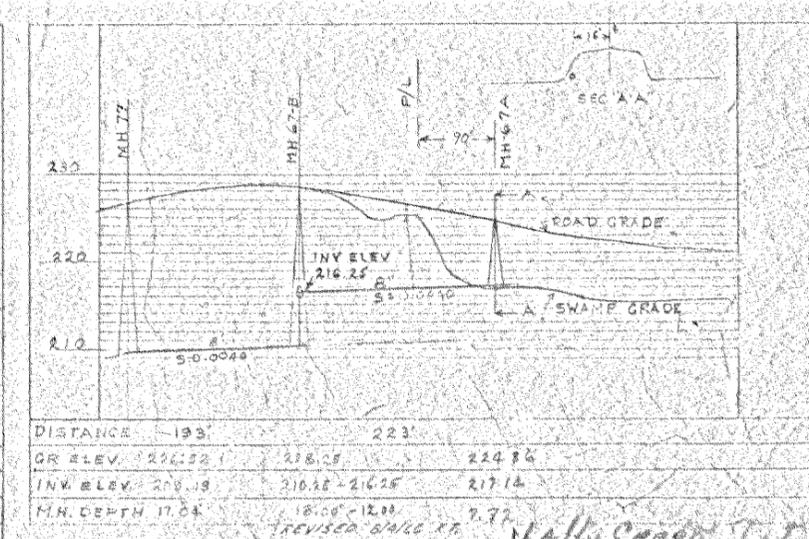
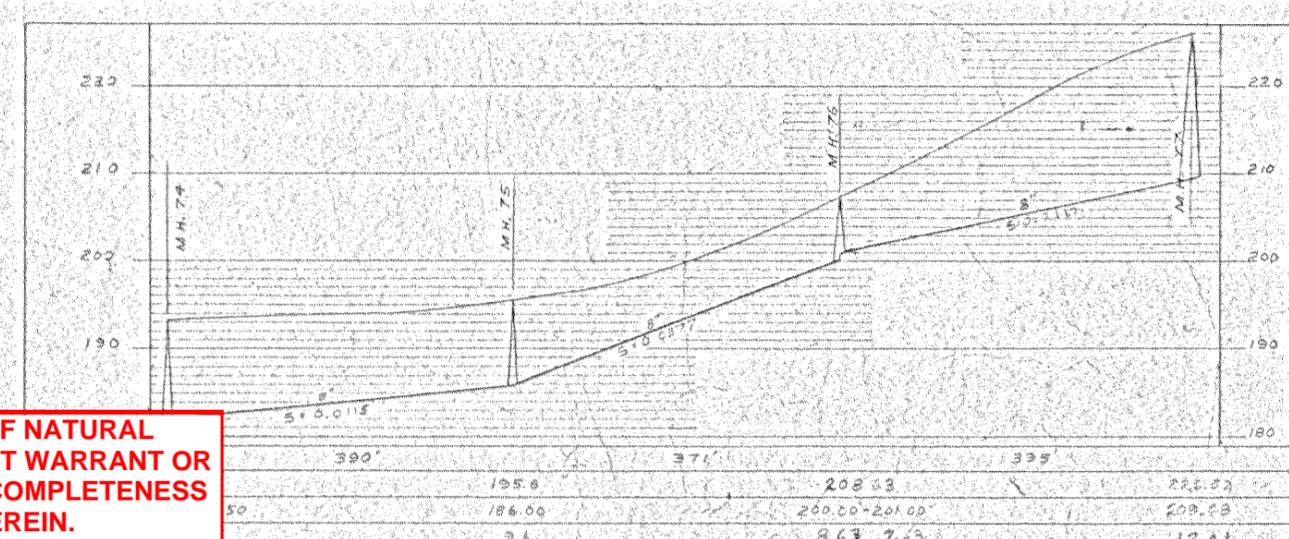
cc: Mari Otto, Local Public Agency Coordinator

Enclosure



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

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HARSTAD ASSOCIATES INC
ENGINEERS - PLANNERS



CITY OF BELLEVUE
DEPARTMENT OF PUBLIC WORKS

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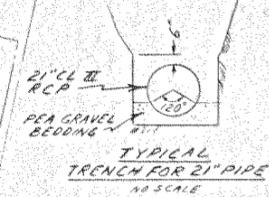
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City Manager
City Engineer

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Date
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FILE NO.



SCHEDULE 2

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TIE TO EXISTING 21\"/>

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

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

Vally Creek Int. PL

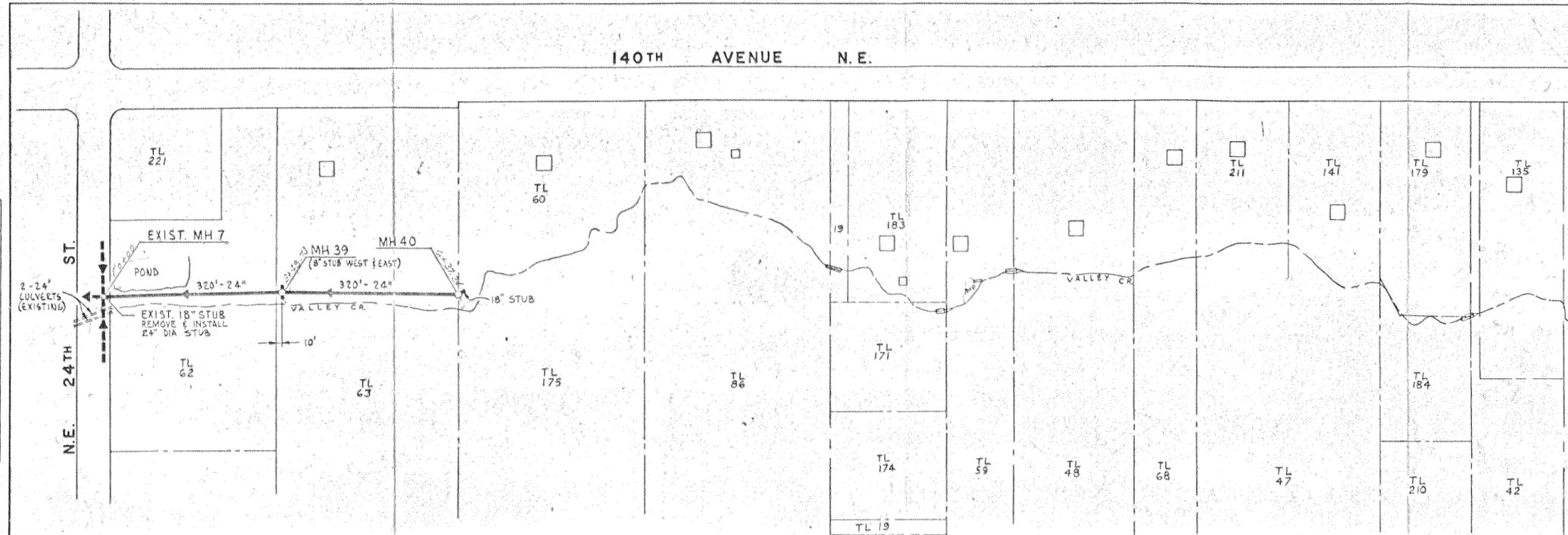
CITY OF BELLEVUE DEPARTMENT OF PUBLIC WORKS

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

APPROVED BY	Job No. 475-02	DATE	SCALE 1" = 100'
City Manager	KT WJ	JULY 89	2 OF 4
Date	Dir. of Pub. Wks.		FILE NO.
Date	City Engineer		
Date	Checked By		

Project No.

140TH AVENUE N.E.



- GENERAL NOTES:
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH BELLEVUE SEWER DISTRICT STANDARD SPECIFICATIONS.
 2. REINFORCED CONCRETE PIPE SHALL BE CLASS II.
 3. MUD OR DEBRIS SHALL BE KEPT OUT OF THE CREEK AT ALL TIMES.

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



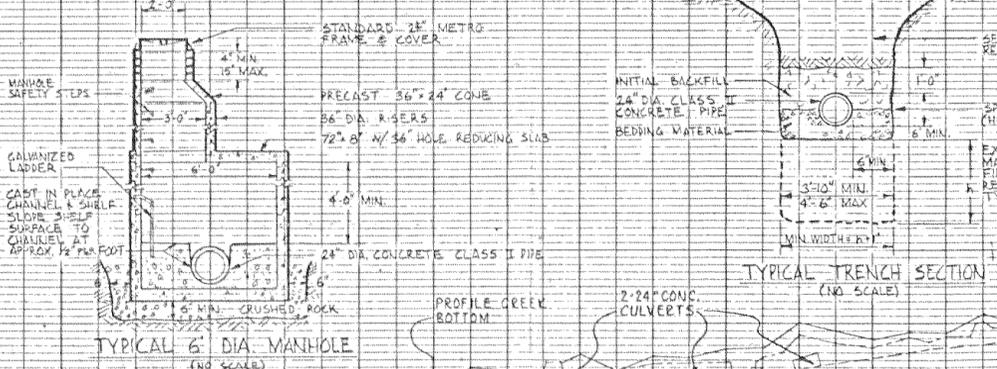
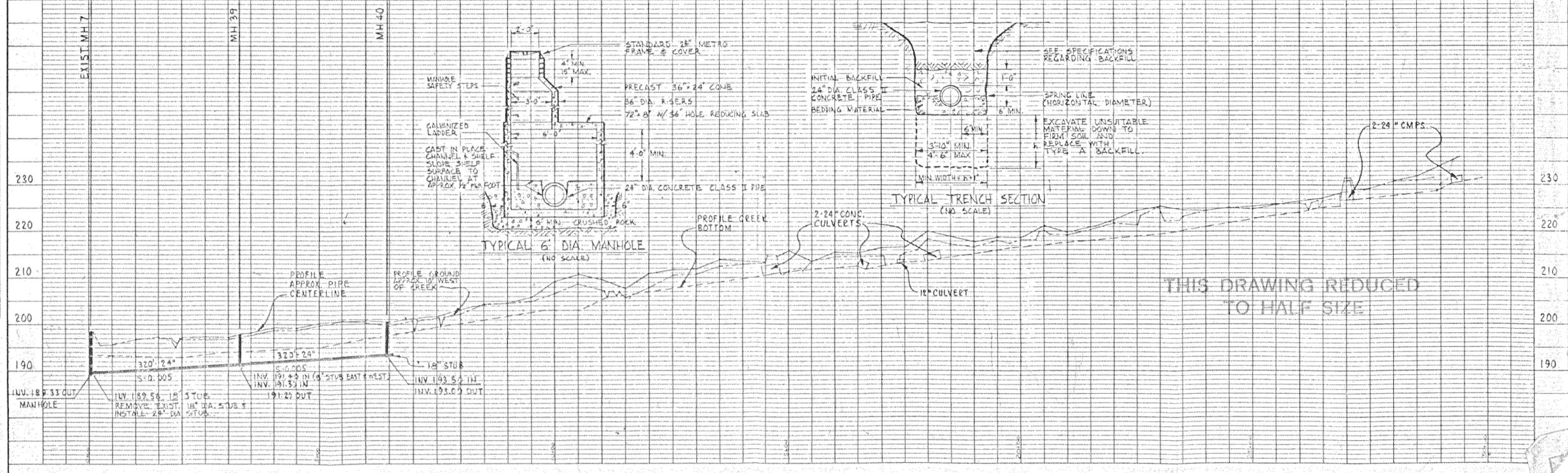
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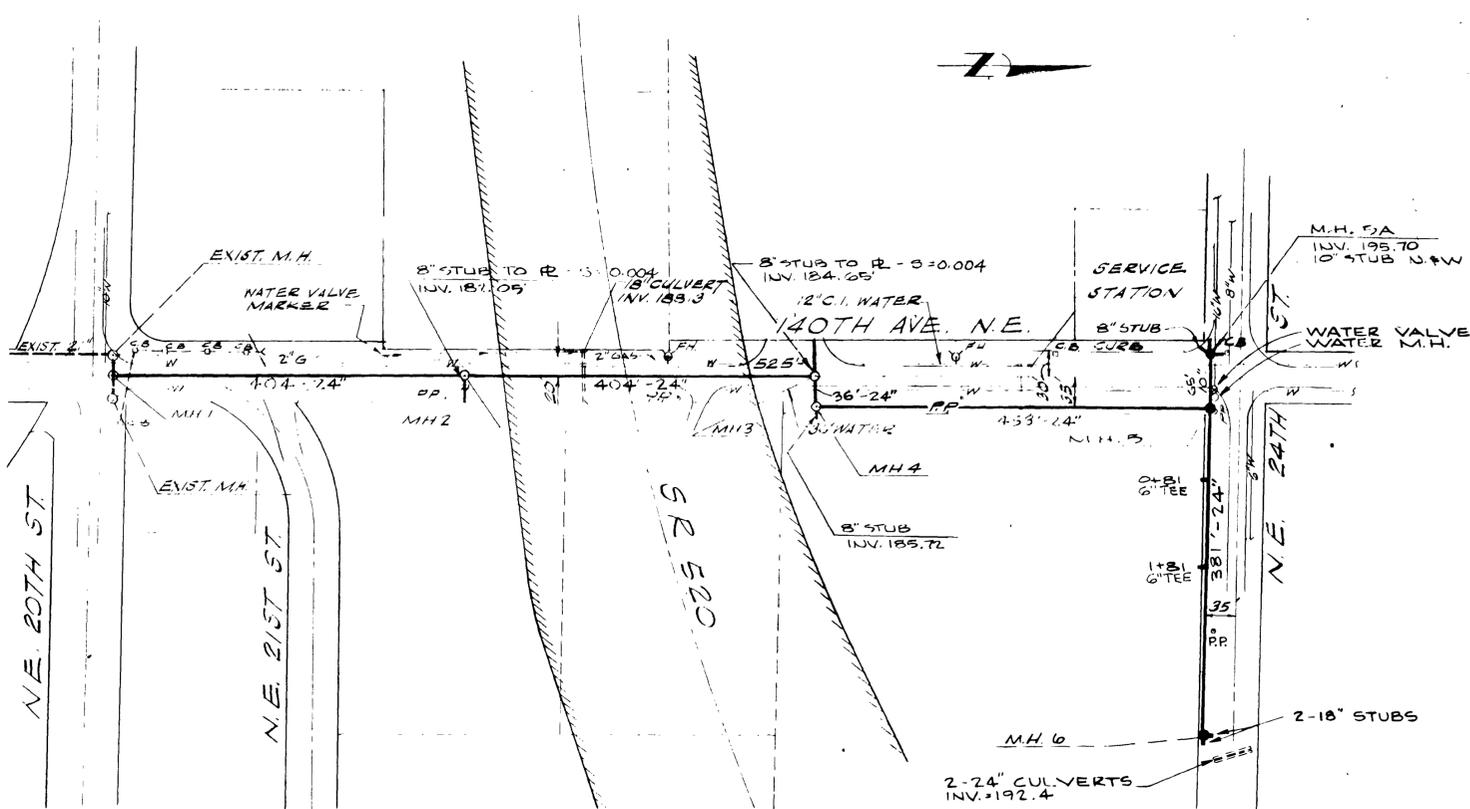
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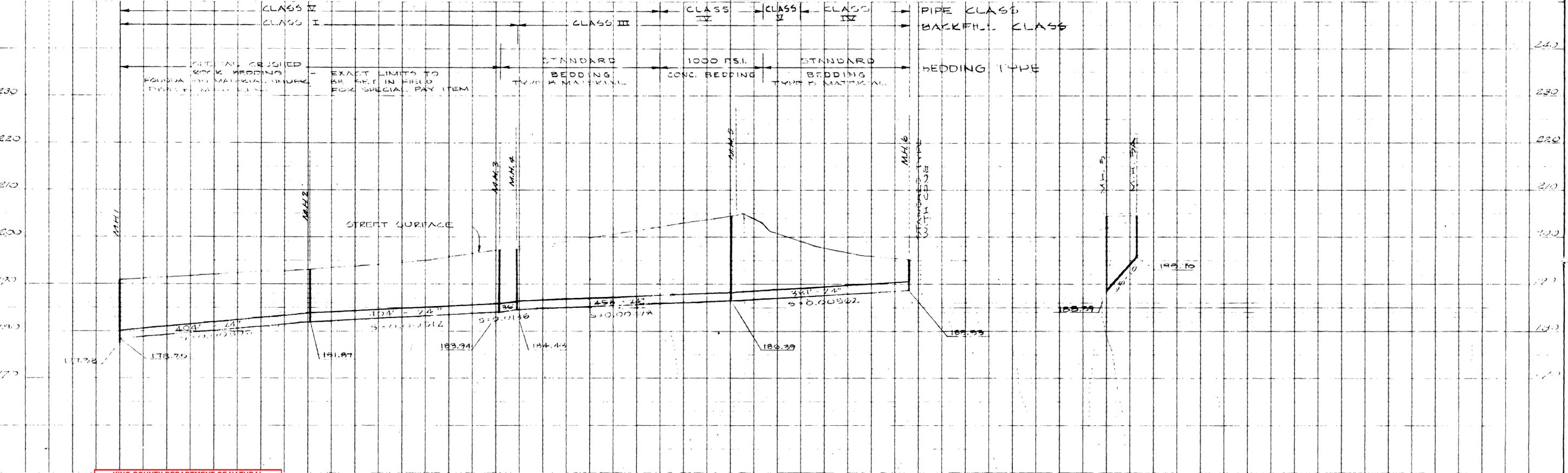
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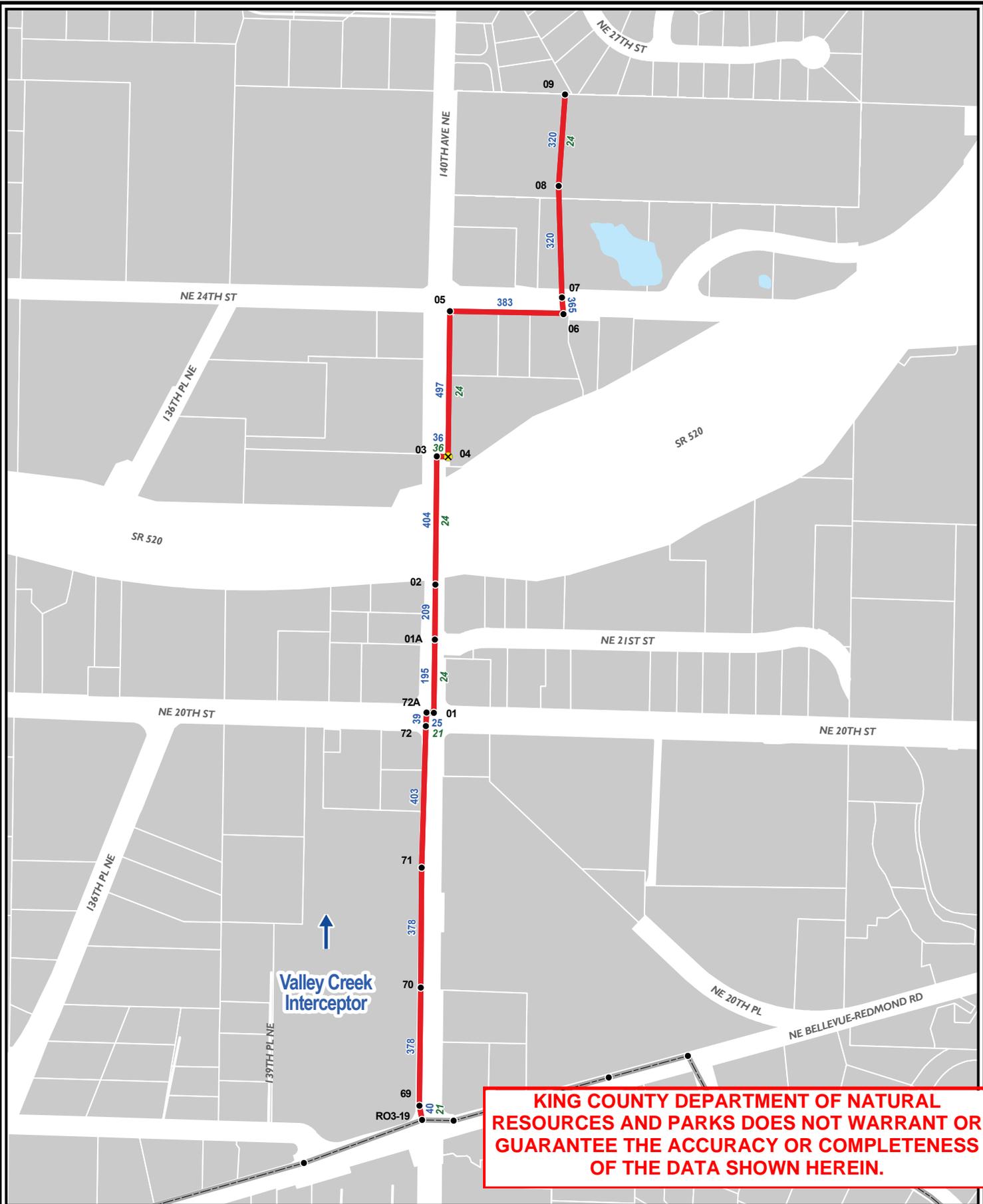
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 2. OFFSET MANHOLE BASE TO PROVIDE MORE ROOM FOR PIPE CONNECTIONS.



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

Nesse, Katherine

From: Barbara Hughes <barbara_hughes@hotmail.com>
Sent: Tuesday, February 10, 2026 7:19 PM
To: PlanningCommission
Subject: Concern - Evans Plaza CPA

Follow Up Flag: Follow up
Flag Status: Flagged

[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

Nesse, Katherine

From: pamelajohnston <pamjjo@msn.com>
Sent: Wednesday, February 11, 2026 8:30 AM
To: PlanningCommission; Deuling, Teun
Cc: Council; Norm Hansen; Loretta Lopez; Warren Halverson; Barbara Hughes
Subject: Evans Plaza CPA: 25-121477-AC: Threshold Review pdf handout
Attachments: Evans Plaza Threshold Review 2026-handout.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

I had some air on. It's too big of File.

Please use this one attached .It has the handout version- six slides to page

Evans Plaza

- Staff Contact: Teun Deuling (TDeuling@BellevueWA.gov / 425-229-6534)
- Permit (25-121477 AC)

Evans Plaza 2026 THRESHOLD REVIEW

LOCATED IN BRIDLE TRAILS

Nearby Area

Background



2/11/2026 7:00am

Parcel 272509179
 Present use: Retail (Discount)
 Property name: US Fresh Chef Store
 Jurisdiction: BELLEVUE
 Taxpayer name: EVANS COMPANY
 Address: 2208 138TH PL NE 98005
 Appraised value: \$7,911,100
 Lot area: 74,382
 Levy code: 0300
 Property Report: District Report
 Source: King County Assessor
 Lot lines are approximate. Not for legal use. See our [terms of use](#).

Parcel 272509203
 Present use: Auto Showroom and Lot
 Property name: HARLEY DAVIDSON DEALERSHIP
 Jurisdiction: BELLEVUE
 Taxpayer name: EVANS COMPANY
 Address: 2300 138TH PL NE 98005
 Appraised value: \$12,813,800
 Lot area: 88,905
 Levy code: 0300
 Property Report: District Report
 Source: King County Assessor
 Lot lines are approximate. Not for legal use. See our [terms of use](#).

Parcel 272509074
 Present use: Shopping Ctr (High/Road)
 Property name: EVANS PLAZA
 Jurisdiction: BELLEVUE
 Taxpayer name: EVANS COMPANY
 Address: 2205 140TH AVE NE 98005
 Appraised value: \$12,956,700
 Lot area: 106,204
 Levy code: 0300
 Property Report: District Report
 Source: King County Assessor
 Lot lines are approximate. Not for legal use. See our [terms of use](#).

Parcel 272509181
 Present use: Shopping Ctr (High/Road)
 Property name: EVANS PLAZA
 Jurisdiction: BELLEVUE
 Taxpayer name: THE EVANS CO (201003000003)
 Address: 2205 140TH AVE NE 98005
 Appraised value: \$13,344,900
 Lot area: 88,748
 Levy code: 0300
 Property Report: District Report
 Source: King County Assessor
 Lot lines are approximate. Not for legal use. See our [terms of use](#).

Parcel 272509097
 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: 78,251
 Levy code: 0300
 Property Report: District Report
 Source: King County Assessor
 Lot lines are approximate. Not for legal use. See our [terms of use](#).

Parcel 272509097
 Present use: Car Wash with Gas
 Property name: 74 ELEVEN
 Jurisdiction: BELLEVUE
 Taxpayer name: 74 ELEVEN
 Address: 2303 140TH AVE NE 98005
 Appraised value: \$2,723,700
 Lot area: 22,000
 Levy code: 0300
 Property Report: District Report
 Source: King County Assessor
 Lot lines are approximate. Not for legal use. See our [terms of use](#).

Parcels

2/11/2026



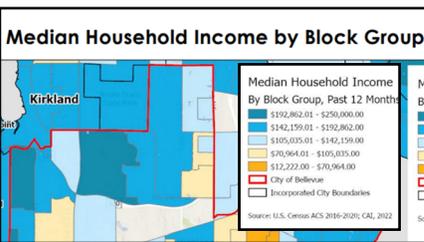
Bridle Trails

Population: 11,982
 Percentage of City: 8%

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

Background



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

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

Background

Bridle Trails is cherished for



Background



WHAT ARE BRIDLE TRAILS' NEEDS?

Should General Commercial be Open to Housing?

2/11/2026



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.

2/11/2026

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

2/11/2026

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

2/11/2026



What Has Changed?

2/11/2026



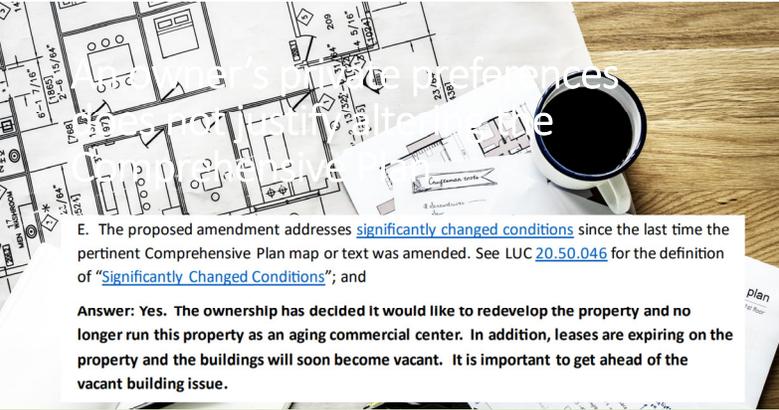
Evans Plaza buildings were built between 1968 and 1984. Image at 36 years old. (2002)



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



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



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.

2/11/2026

17



2/11/2026

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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 Bridle 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.

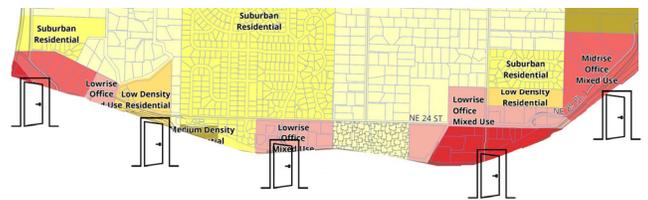


Evans Plaza Not Aligned with LU-1

LU-1. Focus the city's growth and development as follows:

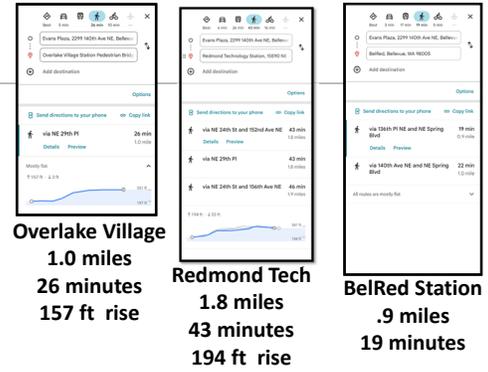
1. Direct most of the city's growth to the Downtown Regional Growth Center, other Countywide Centers (see Map LU-3) and to other areas designated for compact, mixed use development served by a full range of transportation options.

SR 520 is a barrier with few openings





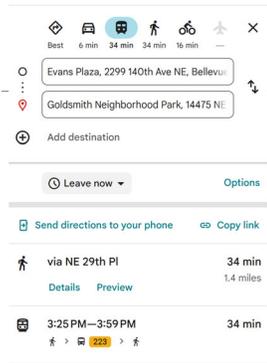
Rapid Ride Too Far
 Nearest B-Line Stop:
 148th Ave NE & NE 51st Stop



Overlake Village
 1.0 miles
 26 minutes
 157 ft rise

Redmond Tech
 1.8 miles
 43 minutes
 194 ft rise

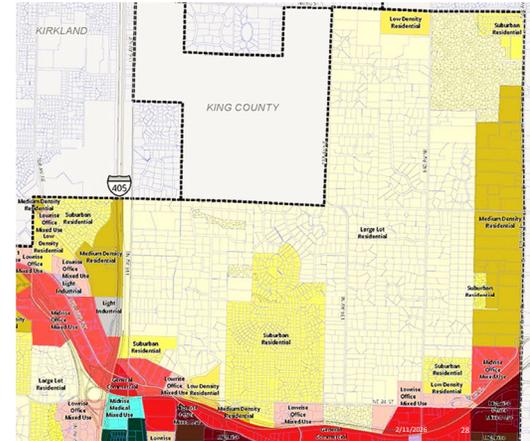
BelRed Station
 .9 miles
 19 minutes



Bus Service not close
 Walking required to a stop on
 148th Ave NE or Bel-Red Rd

Planning for
 Neighborhood
 Centers
 Will this CPA address
 Bridle Trails needs?

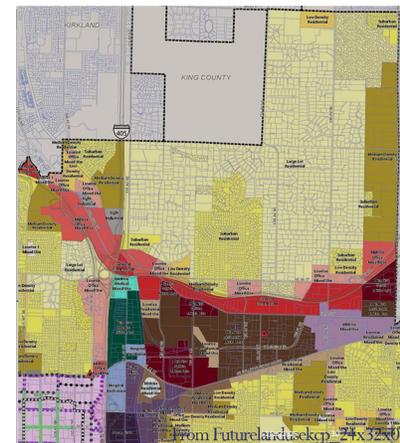
Short answer: very little.
 And that's the point.



Planning
 Neighborhood Centers

BT has not even begun to feel the
 impact of new development on traffic,
 schools and our quality of life.

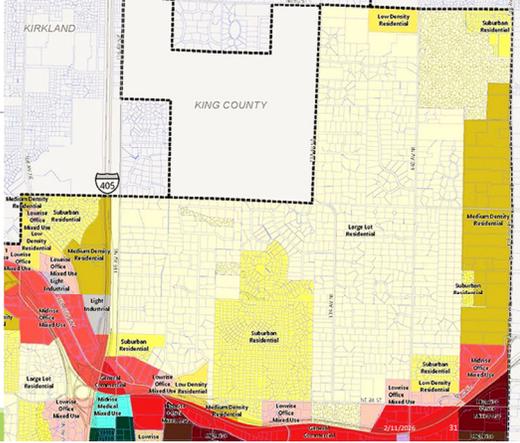
It is more important than ever to plan
 for growth, especially for
 neighborhoods experiencing heavy
 growth plan changed.



Is this the right time?

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

Will this CPA address
Bridle Trails needs?



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



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.

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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.

2/11/2026

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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

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

What Has Changed?

2/11/2026



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."

Nesse, Katherine

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

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 waiting 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

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

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

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

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

Nesse, Katherine

From: NORMAN HANSEN <hansennp@aol.com>
Sent: Wednesday, February 11, 2026 3:23 PM
To: PlanningCommission; Deuling, Teun; Nesse, Katherine
Cc: Pamela Johnston; pamel_a_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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

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