

Bellevue Nursery 18-103877 AC public comments October 24 – October 18, 2018

## Matz, Nicholas

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**From:** ziqi yang <caroline\_ziqi@hotmail.com>  
**Sent:** Wednesday, October 24, 2018 11:55  
**To:** Matz, Nicholas  
**Cc:** San Kham; jianpingxie54410@gmail.com; ushti@yahoo.com  
**Subject:** Bellevue Nursery

To the Bellevue planning commission,

This is Caroline Yang, San Kham and JianPing Xie. We are writing a letter here to support bellevue nursery in their request to rezone.

We live on 109th Ave SE. Bellevue Nursery is such a cute store in our neighborhood. It is amazing that it has more than 60+ years history. Even though it is small, but it is always clean, people who work there are very friendly, they are just so professional and always offer knowledgeable advices about the gardening.

Bellevue is developing and growing a lot. We need this nursery being kept and also growing in its way to keep its value. It will be visited by more and more people in the near future, it should be ready to welcome more people to stop by to relax, to enjoy in the community. We believe the bellevue nursery can pass on and represent its own historical story plus modern style business after they get rezone approval. It will be a unique beautiful scenery too! Our neighborhood couldn't be happy without this local nursery!

We can not attend the hearing tonight, but please consider and hopefully bellevue nursery can get the approval of rezoning soon. Thank you for your time and understanding!

Regards,

Caroline Yang

San Kham

JianPing Xie

301 109th Ave SE  
Bellevue Wa 98004

Sent from my iPhone

## Matz, Nicholas

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**From:** Yongtai Yang <yangyongtai1952@gmail.com>  
**Sent:** Tuesday, October 23, 2018 21:16  
**To:** Matz, Nicholas  
**Cc:** Council; PlanningCommission  
**Subject:** Objections to Bellevue Nursery Rezoning

Dear Nicholas, the Planning Commission, and Bellevue City Council,

I want to submit this as my written testimony for Bellevue Nursery rezoning's public hearing.

I am strongly opposed to this zoning change. Enatai is a quiet and relaxing neighborhood. We enjoyed living here. The nursery stays at the intersection of 104th Ave SE and SE 10th St, both are important entrance for traffic coming into the neighborhood. Changing it to neighborhood business zoning will potentially introduce more traffic congestions there and impact the commute of all Enatai's residents.

I called the city's staff who is in charge of SEPA Environmental evaluation and asked about what transportation or traffic evaluation has been done for this rezoning application. But to my surprise, nothing has been done, their argument is this is just changing the zoning, there is no project proposal associated with it and therefore no changes to the surrounding environment.

I think this is very irresponsible for the people living in Bellevue. This is a big flaw in the rezoning process, which the nursery's owner is taking advantage of. The rezoning may pass because of no such evaluation. Later, it will be too late to change the zoning back if we found any environmental issues, but the current owner may have already sold the property and gained a big profit from it. At minimum, I think the city need to evaluate the future impact of the new zoning NOW before approving it.

Thanks,  
Yongtai Yang

## Matz, Nicholas

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**From:** Lei Jin <leijin88@gmail.com>  
**Sent:** Tuesday, October 23, 2018 20:52  
**To:** Matz, Nicholas  
**Subject:** Re: I support the Bellevue Nursery Rezone Request

Dear Matz, Nicholas,

Thank you for replying my email. My husband and I were planning to attend the public hearing tomorrow night. However, I had a medical emergency today, we can not make it tomorrow night.

I feel so sorry about that. As local residents and long time custom of Bellevue nursery, we love this local business and their good services. We hope they will continuously be successful and growing. We also hope Bellevue city will consider and support that too.

Sincerely,

Lei  
12610 SE 49th St, Bellevue, WA 98006  
4252961011

On Wed, Oct 17, 2018 at 3:54 PM Lei Jin <leijin88@gmail.com> wrote:

Thanks, Matz.

Sent from my iPhone

On Oct 17, 2018, at 11:30 AM, Matz, Nicholas <NMatz@bellevuewa.gov> wrote:

Lei Jin—

Thank you for your thoughtful comments to City Council on Bellevue Nursery's proposal to amend their Comprehensive Plan designation from Single Family-Medium to Neighborhood Business at 842 104<sup>th</sup> Ave SE in the Southwest Bellevue neighborhood. You are a party of interest to the application (hope to see you at the 6:30 p.m. October 24 Final Review public hearing before the Planning Commission at City Hall!) so I can assure you that these comments too will become part of the record and made available to Planning commissioners.

Nicholas Matz AICP

Senior Planner

425 452-5371

<image001.png>

*Please be aware that email communication with City staff are considered public records and may be subject to public disclosure.*

**From:** Lei Jin <[leijin88@gmail.com](mailto:leijin88@gmail.com)>  
**Sent:** Wednesday, October 17, 2018 10:18  
**To:** Matz, Nicholas <[NMatz@bellevuewa.gov](mailto:NMatz@bellevuewa.gov)>  
**Cc:** Lei Jin <[leijin88@gmail.com](mailto:leijin88@gmail.com)>  
**Subject:** I support the Bellevue Nursery Rezone Request

Dear Matz, Nicholas,

I am writing in support of the rezone requested by Bellevue Nursery.

My family have lived in Bellevue for more than 10 years. We are frequent customers at Bellevue Nursery. The reasons we love this nursery are 1) we can find a lot of plants we can't find in big stores like Home depot and Lowes. The Bellevue nursery also supplies good quality plants. 2) we are often receiving a lot of good advice and free gardening classes. 3) It is a unique and important store for the neighborhood as one of the best Bellevue communities.

As a local and small business, in our fast-growing community and city, it is difficult to survive. The local residents and city have the responsibility to support and pretend the unique and important small business, like Bellevue Nursery. Please help Bellevue Nursery continue success and growing.

Thank you very much for your consideration.

Lei Jin

12610 SE 49th Street

## Matz, Nicholas

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**From:** Xiuhong Wang <xiuhong.wang1957@gmail.com>  
**Sent:** Tuesday, October 23, 2018 20:35  
**To:** Matz, Nicholas; PlanningCommission; Council  
**Subject:** Vote against Bellevue Nursery rezoning

Hi Nicholas, Bellevue Planning Commission, and City Council,

My name is Xiuhong, I live in the Enatai neighborhood with walking distance to the Nursery. I learned from my neighbor that the Nursery is applying to rezone from residential to business zoning. I strongly object to this. I won't be able to attend the public hearing tomorrow, but I want to provide my written testimony in this letter.

The nursery has operated in their current zoning for decades, why do they need to change it? If they think the zoning caused them not be able to improve their facilities, why can't they apply for permit to do that with the city like most people normally do? Or even obtain a land use variance from the city? Changing the zoning is too big of a change for the neighborhood.

My biggest concern is the nursery will be sold to other businesses after the zoning change. There will be too much possibilities of new business opening there, which may attract more traffic, introduce safety issues to the currently quiet neighborhood.

I hope the planning commission and city council should consider this from the perspective of people living close to the nursery, like myself, and do not let this rezoning pass.

Thank you very much!  
Xiuhong Wang

## Matz, Nicholas

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**From:** Barbara Lyle <barbaralyle@icloud.com>  
**Sent:** Tuesday, October 23, 2018 20:14  
**To:** Matz, Nicholas  
**Cc:** Bellevue Nursery  
**Subject:** Bellevue Nursery our Neighborhood Business

Dear Mr. Matz,

Since I'm not able to attend the October 24, 2018 6:30pm meeting at Bellevue City Hall, I want to write in support of Bellevue Nursery and their application for a Comprehensive Plan Amendment.

As a resident of Bellevue for 37 years I have seen many changes to our city....some are too my liking....

It is such a joy to have Bellevue Nursery within five minutes of our home for all my gardening needs. It is so easy to swing by the nursery for whatever is needed for my many gardening projects. The staff is always friendly and knowledgeable. The new owners, Jessica and Edwin Tian are working tirelessly to make positive changes to the existing building, display garden areas are more creative, and their merchandise selection is very relevant to gardeners and of interest to non gardeners. There is always a large selection of healthy unique or familiar plants that are welcomed in my garden. A variety of classes are offered by the nursery staff or outside guest speakers. Many of these classes I have attended. It would be nice if Bellevue Nursery could have the space to hold these classes. Presently it is necessary to hold some of the classes outside in larger covered space with little heat (that can make for some cold plant enthusiast) . Our south Bellevue neighborhood doesn't have a place to get that quick coffee or pastry. What a great idea to enhance ones shopping time with a beverage or tasty treat. When owners of a business want to improve their look and offerings for their customers and neighbors, I admire their drive. For those of us who frequent Bellevue Nursery or for those who have yet to discover this gem in our neighborhood it is important the process for Comprehensive Plan Amendment and zoning to be completed timely and favorable for the owners of Bellevue Nursery Jessica and Edwin Tian.....

With appreciation, ,  
Barbara Lyle  
Loyal Bellevue Nursery Customer  
425-451-8232  
9625 S.E. 16t Street  
Bellevue, Washinton  
98004

## Matz, Nicholas

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**From:** Siamak Soroor <ssoroor@comcast.net>  
**Sent:** Tuesday, October 23, 2018 17:49  
**To:** Matz, Nicholas  
**Subject:** Bellevue Nursery

Mr. Matz,

It came to my attention and understanding that, Mr. & Mrs. Tian are planning to do some up lifting and remodel the Bellevue Nursery, as a resident of west Bellevue for last 10 years the news was just made my day, this business is a great local establishment and it is a one stop shop for me, my family and all our friends, I have known Edwin and Jessica for several years, they are very hard working people and they contribution to neighborhood and west BELLEVUE is a great plus. Edwin and Jessica have a great personalities. They do takes pride in their business, Edwin has talked to me about how he likes to expand his services to include family oriented Business, landscape design & other services and possibly when permitting and zoning gets done adding a cafe for local shoppers. You might say a smaller version of Molbaks up north. He has a great vision. I use his services to design my yard and his staff help pick the right flowers and greens every year, Their existence have been a great plus to the community for many years. I know Edwin business mind set, his ethnicity and diverse vision will bring more to our small community in Bellevue.

Best Regards,

Siamak Soroor,



## Matz, Nicholas

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**From:** nom4il <nom4il@yahoo.com>  
**Sent:** Tuesday, October 23, 2018 16:42  
**To:** Matz, Nicholas  
**Cc:** ushti@yahoo.com  
**Subject:** Bellevue Nursery

Dear Mr. Matz,

I writing to you and the city of Bellevue to show my support for Mr. Tian out local owner of the Bellevue Nursery in the effort to amend their current business the Bellevue Nursery zoning . I'm a Bellevue resident and also has been the customer for the last several years and learned to know most of their wonderful knowledgeable staffs too. I know with Mr. Tian plan will provide great horticulture educational for our younger generation and also it will be great for our local community to enjoys as well with additional landscaping services and offering more families oriented environment especially during the holidays season .

Much Appreciate,

Van Le

## Matz, Nicholas

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**From:** Aling Fu <aling.fu1234@gmail.com>  
**Sent:** Tuesday, October 23, 2018 15:15  
**To:** Matz, Nicholas  
**Cc:** PlanningCommission; Council  
**Subject:** Objection on Bellevue Nursery Rezone

Hi Nicolas

I am writing to provide written testimony for the Bellevue Nursery's rezoning application. I object to the rezone proposal.

I have been a long time Bellevue resident. Bellevue Nursery has been serving the neighborhood for decades. I understand the application indicated the owners want to remodel/expand the business. But the City's land use code allows the business to upgrade the facilities currently, as it continues as a nursery. Bellevue Nursery can submit permit applications or apply for a variance to meet its remodeling requests. A permanent rezone is not the only solution, but that is the only approach they take. It is hard for me to believe selling and making a bigger profit is not their intention.

On the other hand, a rezoned site will definitely make the site more appealing on sale. Although the owners expressed their intention to continue the Nursery, one's intention could very well change. We should not count on the Nursery's continued existence on the owners' declared intention today. If the rezoning application is approved, it will speed up the process of losing the Nursery.

I hope the planning commission and city will consider my objection in the decision making process. Thanks!

Aling Fu.

## Matz, Nicholas

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**From:** Anne Estill <anne\_estill@yahoo.com>  
**Sent:** Monday, October 22, 2018 20:47  
**To:** Matz, Nicholas  
**Cc:** PlanningCommision@bellevuewa.gov; Council; rosewayne@mac.com  
**Subject:** Bellevue Nursery Rezone

I am writing to you today to voice the opinion of our family on the proposed rezoning of the Bellevue Nursery located at 842 104<sup>th</sup> Ave SE.

We oppose any zoning change that would facilitate new businesses other than the existing Bellevue Nursery from occupying the location that is in such close proximity to our family home at 102<sup>nd</sup> PL SE, which is located in the single-family residential neighborhood . Our objection also applies to any multi-unit dwellings from occupying the property.

Sincerely,  
Anne Estill  
POA and daughter of Charlotte Eshelman  
Sent from [Mail](#) for Windows 10

## Matz, Nicholas

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**From:** Matz, Nicholas  
**Sent:** Monday, October 22, 2018 14:23  
**To:** 'zielaskoj@yahoo.com'  
**Subject:** RE: few more questions

Ms. Zielasko-

This is Note 5 from the Land Use Code Use Charts 20.10.440 (available at [here](#) in their entirety). The charts themselves are kind of lengthy to wade through, but you will end up at this chart and its accompanying notation to review this.

*(5)Each individual wholesale and retail use in NB Districts, except retail food stores and miscellaneous retail trade, is limited to 5,000 square feet. Wholesale and retail uses intending to operate between the hours of 12:00 midnight and 6:00 a.m. must obtain administrative conditional use approval. The applicant must meet the decision criteria for an Administrative Conditional Use Permit set forth in Chapter 20.30E LUC, and must demonstrate that: (a) the use will meet the requirements of the Noise Control Ordinance, Chapter 9.18 BCC; and (b) the use will meet the lighting standards of the Community Retail Design District for all lighting fixtures on the premises that would be lit between the hours of 12:00 midnight and 6:00 a.m. Businesses operating between the hours of 12:00 midnight and 6:00 a.m. on the effective date of the ordinance codified in this chapter are exempt from the ACUP requirements.*

This will likely prompt more questions on your part; to assure you of subject matter expertise I would ask that you direct further inquiries to our [Land Use Desk](#). Since you will refer to the Bellevue Nursery CPA in your inquiries, you should cc: me for the public record recording.

Thanks!

Nicholas Matz AICP  
Senior Planner  
425 452-5371



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**From:** Janet Zielasko <zielaskoj@yahoo.com>  
**Sent:** Sunday, October 21, 2018 21:12  
**To:** Matz, Nicholas <NMatz@bellevuewa.gov>  
**Subject:** few more questions

Hi Nicholas, I came up with a few more questions since we talked Friday afternoon regarding the Bellevue Nursery rezoning proposal:

1. For the proposed small business classification within this residential area, are there specific limits on the business's hours of operation or could a small business be open 24/7?

## Matz, Nicholas

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**From:** XINTIAN YANG <yangxintian@gmail.com>  
**Sent:** Thursday, October 18, 2018 13:40  
**To:** Jackson, Matthews; Matz, Nicholas; PlanningCommission; Council  
**Subject:** Comment and objection to DNS determination for Bellevue Nursery's comp plan amendment

Hi Matthews, Nicholas, Planning Commission and City council

I am writing to submit my public comment and objection to the "Determination of Non-Significance" (DNS) decision about the environmental impact of Bellevue Nursery's comprehensive plan amendment application.

The DNS decision was published in city staff's recommendation on 10/04/2018 in [this document](#). The document did not provide the contact information of to whom or where public comments of the DNS decision should be sent. If you are not the right person or department to process my comment, please help to forward this to the right department.

From my phone call with Matthews on 10/17/2018, the city's environmental coordinator made this determination because there is no specific proposal of project or permit application associated with the nursery's comp plan amendment, therefore it is considered no change to the environment.

However, the nursery's amendment application is proposing to change the zoning designation of their lot, and they mentioned in their application the plan to upgrade and expand their business in the new zoning. The zoning change will also enable other business to be opened on their site in the future, so we cannot assume the lot will stay as a nursery in future. Therefore, the environmental impact should be evaluated for scenarios like, what if the nursery is expanded and attract more customers and traffic to the neighborhood in the new zoning designation? or what if a restaurant, gas station or convenient store is opened there? Without such evaluations, the city cannot make the DNS determination for its environmental impact.

The nursery grandfathered-in their permission of running their nursery business on their lot as a non-conforming use. Even their current business operation has made significant adverse impact upon the surrounding environment. For example:

- Transportation:
  - 104th Ave is very narrow one-way road (only about 18 feet wide) running along the back of the Nursery. Frequently delivery trucks for the Nursery occupy the road for periods of time blocking traffic and blocking the views of drivers for cars backing out of driveways or of pedestrians.
  - Nursery's customers park their vehicles on the south sidewalk of SE 10th St. This causes difficulties for pedestrians to safely pass through either to or from public transportation on Bellevue Way. Expansion on the business will create additional pressure on the parking, which has already reached the max capacity.
  - Nursery's customers have driven the wrong way on the one-way 104th Ave SE road against traffic looking for parking and then use a neighbors' driveway to turn around.
  - After rezoning, their new business operation will attract more customer traffic and cause more noise to the neighborhood. Current traffic is already at if not more than the neighbourhood capacity.
- Noise:
  - Nursery's delivery trucks make significant noise to the neighborhood when they load and unload.

Given the adverse impact from Nursery's current operation, the rezoning will only make it even worse. Therefore, I hope the DNS determination in the environmental impact can be overturned.