

Bellevue Nursery 18-103877 AC public comments October 17 – October 2, 2018

## Matz, Nicholas

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**From:** Susan Shay <Susan@susanschoos.com>  
**Sent:** Wednesday, October 17, 2018 17:38  
**To:** Matz, Nicholas  
**Subject:** FW: Bellevue Nursery

Dear Mr. Matz,

I love Bellevue Nursery and buy all of my outdoor plants and shrubs from them. They do need more space to grow and expand especially since so many of the nurseries around them have closed. They have amazing varieties of plants, much better than you can find in many other nurseries and especially the mega stores like Lowes, Fred Meyer or Home Depot. They go out of their way to find and purchase for you plants that you need and want and all of them are so very helpful. They know your name and the types of plants that you buy and they are eager to help you when you come into their nursery. They are a joy to have in our community. Please give them the rezoning that they are requesting and don't limit their ability to serve the community around them.

Please let me know if you need anymore information.

Sincerely,  
Susan Shay

***Susan Schoos Shay***  
***Susan Schoos & Associates, Inc.***  
***206-714-4449***  
***[susan@susanschoos.com](mailto:susan@susanschoos.com)***

## Matz, Nicholas

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**From:** Andrew Max <Andrew@HealthMoves.org>  
**Sent:** Wednesday, October 17, 2018 15:15  
**To:** Matz, Nicholas  
**Subject:** Bellevue Nursery

Mr. Matz,

Thank you for allowing me to share my support for Bellevue Nursery and Mr. Tian in their effort to amend the zoning to a Neighborhood Business designation. Edwin and I have been friends and business associates for over 20 years. Throughout the years I have had the opportunity to grow close to Edwin, Jessica and their family. Their work ethic and desire to do right for the local community is unmatched. It gives me great satisfaction to have personally introduced Edwin and the previous owner, of whom I've also known for many years. While I'm not a resident of Bellevue, I am a patron of Bellevue Nursery and many other local businesses.

I implore you to see this is as an opportunity for the City to take a landmark that has been serving the community for over 50 years and help bring it into the 21<sup>st</sup> century. This is an opportunity for the community to save a local treasure and allow it to serve them even better for another 50 years. This is an opportunity for the City of Bellevue to show it supports small and local business. As a small business owner myself, knowing your City is in support of maintaining & growing small business is paramount.

Please show me as in support of the zoning change for Bellevue Nursery.

In health,

*Andrew Max*  
*Operations Director*

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## Matz, Nicholas

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**From:** mary leong <adachimary@gmail.com>  
**Sent:** Wednesday, October 17, 2018 10:25  
**To:** Matz, Nicholas  
**Subject:** Bellevue Nursery

Hi Nicholas,

I'm am writing this email to voice my support for the re-zoning of the Bellevue Nursery property from residential to commercial. By granting this the owner will not only provide a Nursery but also a place people can gather for coffee and classes. This nursery would provide the neighborhood a wonderful, charming small business where we all can be proud of. The nursery has been a part of my life for many many years. I'd like to continue to take my family, friends and neighbors.

Mary

## Matz, Nicholas

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**From:** Lei Jin <leijin88@gmail.com>  
**Sent:** Wednesday, October 17, 2018 10:18  
**To:** Matz, Nicholas  
**Cc:** Lei Jin  
**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  
Bellevue, WA

## Matz, Nicholas

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**From:** JIM MERRITT <jrmerrittconstruction@comcast.net>  
**Sent:** Tuesday, October 16, 2018 9:17  
**To:** Matz, Nicholas  
**Cc:** ushti@yahoo.com  
**Subject:** Bellevue Nursery

Hello Mr. Matz,

I am writing to share my support for Mr. Tian in his effort to amend the zoning of his property to a Neighborhood Business designation. I have know Edwin and his family for several years and know them to be a hard working family dedicated to his business of providing gardening services to the local community. Edwin is a very accomplished person who truly enjoys his work. He takes pride in his business and has enthusiastically talked with me on many occasions about how he would like to expand his services to include lectures, seminars with meeting rooms, landscape design & services, more room for inventory, and a small, intimate cafe for locals to congregate. You might say a smaller version of Molbaks in Woodinville. He has the BEST Christmas tree selection every year- in fact, I help him out every December when the rush is on for the trees. I know all of his employees and they enjoy and respect their work at the nursery. Many have been employed at Bellevue Nursery for several years now. The nursery has been an asset to the community for many years and I know that his vision of providing more services will only enhance his business that the city of Bellevue will be proud of. Kindly add my name to those who support Mr. Tian.

Respectfully,

Jim Merritt

## Matz, Nicholas

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**From:** Chick Stamschror <chickmk@comcast.net>  
**Sent:** Monday, October 15, 2018 14:03  
**To:** Matz, Nicholas  
**Subject:** Bellevue Nursery

Dear Nicholas,

I am writing in regards to the possible changes to my favorite gardening spot, Bellevue Nursery. For my 23 years of living, working and gardening in Bellevue (Factoria) I have purchased most of my plants, trees and shrubs from Bellevue Nursery under the ownership of Ken Green and now Edwin and Jessica. My garden has been on 2 Northwest Perennial Alliance garden tours in 2017 and 2018. The current owners Edwin and Jessica and some staff members even came to my 1st garden tour to see what I have done with all the years of plantings purchased from Bellevue Nursery.

I have experienced Bellevue Nursery evolving over the years with needed changes to make it a better shopping experience for it's shoppers. Bellevue Nursery is a positive, happy place full of beauty and plants and gifts that make our homes have more curb appeal and beauty to be shared by all who see it.

Having spent 42 years in a retail environment, three years in San Francisco and Seattle with I. Magnin in buying and management, and 38 years self employed as a Sr. Sales Director with Mary Kay, I know that a business must change and evolve in order to keep up with current trends. With so many retail stores closing like Sears it is so important to make the shopping experience a pleasant one for customers to purchase, meet their needs and return again in each season. Many times the popcorn freshly popped or the hot cocoa on a chilly fall day have been so welcoming when I shopped at the Bellevue Nursery. The success of Molbak's Nursery in Woodinville is a perfect example of knowing how to bring the customers in for a very pleasurable shopping experience.

During my 23 years living in Bellevue I have seen Fernie's Nursery go away years ago and another nursery that I cannot remember it's name on Richard's Road go away. It is very important to be able to keep Bellevue Nursery alive and let it be rezoned to keep it in business. The big box stores like Home Depot that have a nursery section are very difficult to get anyone to help you, they don't have the plant knowledge nor will they look it up, and the plants are stressed and often beat up. At Bellevue Nursery they are very knowledgeable, call you by name, special order plants for me, and are so friendly. They have a great gift shop and all the things to keep my garden going all year. My current weekly garden helper, Sara, is on staff at Bellevue Nursery which is where I met her. The employees at Bellevue Nursery have gardening skills they bring to work and the knowledge you cannot get at Home Depot. They don't simply just ring up your purchase. **They know plants!!!!**

If these small but necessary mom and pop neighborhood stores go away and all we have is big box stores the friendly neighborhood businesses disappear for good. I have referred many people to Bellevue Nursery and they always give me positive feedback after shopping there.

Bellevue Nursery is the place people bring their kids to get their Halloween pumpkins and Christmas trees and garlands and house plants, and gardening needs, and so much more. My 3 adult sisters joined me for pictures with Santa several years when we get together for our annual Sista Shopping Weekend. Edwin and Jessica have made donations during the holidays of garden art and poinsettias for Camp Prime time which is a nonprofit for disabled children to be able to attend a free week with their family on Highway 12 in cabins with a wheelchair accessible tree house and boat and activities. Bellevue Nursery is a very important part of our Bellevue community and it would be a big loss if it were to close or not allowed to remodel to keep it thriving.

Sincerely,

*Chick*



*Chick Stamschror  
Sr. Sales Director  
13028 SE 45th Court  
Bellevue, WA 98006  
W:(425) 603-1771 or Cell (206) 949-3603*

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[www.marykay.com/cstamschror](http://www.marykay.com/cstamschror)

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## Matz, Nicholas

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**From:** xindong ma <seattlechinesemedicalcenter@yahoo.com>  
**Sent:** Monday, October 15, 2018 12:33  
**To:** Matz, Nicholas  
**Subject:** Rezoning  
**Attachments:** letter.pdf

Hi Nicholas, I'm Dr Xindong Ma, a clinic owner and an operator who is also a long time resident in Bellevue. I've been using Bellevue Nursery as my primary place of getting all of my garden supplies for the great quality and excellent services they provide there. I'd like to voice my support to their rezoning application. I love to see this small but long lasting nursery doing better and getting bigger! Thank you!

Dr Xindong Ma  
206-363-8160

Hi Nicholas,

I'm Dr. Xindong Ma, a clinic owner and an operator who is also a long time resident in Bellevue. I've been using Bellevue Nursery as my primary place of getting all of my garden supplies for the great quality and excellent services they provide there. I'd like to voice my support to their rezoning application. I love to see this small but long lasting nursery doing better and getting bigger! Thank you!

*Xindong Ma*  
Dr Xindong Ma  
206-363-8160

10-15-2018.

## Matz, Nicholas

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**From:** kimjarupp@comcast.net  
**Sent:** Monday, October 15, 2018 9:58  
**To:** Matz, Nicholas  
**Subject:** Bellevue Nursery Map Change

Hi, the Bellevue Nursery at location 842 104<sup>th</sup> Ave SE, File # 18-103877-AC has applied for a map change to Neighborhood Business. The staff recommends approval.

What are the traffic mitigation plans for this anticipated increase in traffic to the site? Is a dedicated left-turn light/lane being put in for cars heading North on Bellevue Way turning left to SE 10<sup>th</sup>?

Thank you  
Kim Janzik Rupp  
305 Parkridge Lane, Bellevue

## Matz, Nicholas

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**From:** Vinh Bui <xvinhb@yahoo.com>  
**Sent:** Sunday, October 14, 2018 22:54  
**To:** Matz, Nicholas  
**Cc:** PlanningCommission; Council  
**Subject:** No to Bellevue Nursery Rezone

Dear Mr. Matz:

My name is Vinh Bui. I am a new resident at

1013 104 Avenue SE  
Bellevue, WQA 98004

I am very surprised to hear that Bellevue Nursery is applying to rezone, and if it is approved, any business facilities could be built there. When we bought our property, we were told that only the Nursery would remain in business at that location. We think the Nursery operation is a local flair to our neighborhood, but definitely NOT other business such as gas stations, convenience store, auto repair, manufacturing, or strip malls. We would like your help to keep our lovely neighborhood community quiet, safe from busy traffic and disturbances, safe for our children, and dark at night.

Thank you for your attention and for your consideration.

Vinh Bui

## Matz, Nicholas

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**From:** chen chen <chenchenmavis@gmail.com>  
**Sent:** Saturday, October 13, 2018 20:59  
**To:** Matz, Nicholas  
**Subject:** Bellevue Nursery

I'm a frequent customer from Bellevue Nursery, and I would like to take this opportunity to fully support their rezoning planning.

I live in Kirkland 98033, so Bellevue nursery is the best place and most convenient nursery that I always want to go to there while I'm in Bellevue. So I wish they can have more space to better serve customers.

Thanks for your support.

Regards,

## Matz, Nicholas

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**From:** Yuko Katsube <yukokatsube@gmail.com>  
**Sent:** Thursday, October 11, 2018 7:50  
**To:** Matz, Nicholas  
**Subject:** Proposed re-zoning of Bellevue Nursery --Safety of local children

Dear Nicholas and Bellevue Planning Commission,

My name is Yuko Katsube-Mather and my husband, our daughter and I live across the street from Bellevue Nursery.

My husband and I had several discussions with Edwin and his wife, the current owners, about their vision about the nursery expansion. While we're supportive of their ideas--classroom cafe, underground garage, etc., we are not certain if it's truly their intention and if they already have a concrete plan to finance the project.

As we all know, nurseries of this size, in most cases, are not highly profitable, and many lenders most likely are reluctant to finance a project without an evidence of solid cash flow and robust revenue projections. If Edwin and his wife are serious, they should already have a business plan that shows how to finance the expansion and ways to meet the debt obligation after completion.

I'm an avid gardener and I'm saddened to hear that City People's Garden Store, another neighborhood nursery in Madison Valley, a similar demographic/neighborhood, is scheduled to close this year. The owners couldn't resist the lucrative offer from a developer which intends to build a mix-use building w/ 140 parking spaces, most likely for a substantial profit. Please read the Seattle Times article below if you haven't already:

<https://www.seattletimes.com/seattle-news/what-goes-into-the-move-of-a-garden-store-like-city-peoples/>

Edwin tells us again and again how strongly he feels about maintaining the nursery business but one's life circumstances can change and he too may be forced to let go of his plan and do the same thing as the owners of the CPGS in Madison Valley did.

More importantly, I'm most concerned about the safety of pedestrians, both customers of the nursery and local residents, in particular, school children who walk to the bus stops across the street from (school buses), and Metro/SoundTransit bus stops on BV Way/SE10th and BV High students who walk along the nursery to go to/from school. Even now, there's no safe place for us and children to walk to get to the other side of the street as the nursery's patrons park on both sides of SE 10th between 104th & Bellevue Way. Did the City conduct a traffic study right before and after school and how the nursery's traffic is affecting the safety of our local children? Unless the safety of pedestrians especially young children are secured, I can not support the redevelopment of the nursery, which will inevitably worsen the situation. Having lived right in front of the traffic circle, I've seen enough close calls and crashes, that knocked down our mail boxes, trees and traffic signs alongside the nursery. Also, has the City contacted Pilgrim Lutheran Church about the proposed rezoning and expansion? If the newly expanded nursery takes up a greater parking space, they may not be so lenient about allowing the nursery patrons to park there, and we certainly don't want overflow commercial parking alongside SE 10th or 104th Ave. SE.

If the current owner decides to sell the lot in the future and if the nursery turns into a gas station, convenient store, marijuana vendor, etc. that would even threaten the safety of our local children/youth even more.

I'd like the Committee to put the safety and wellbeing of our local children above the interests of business owners and developers and conduct more thorough due diligence before moving forward.

## Matz, Nicholas

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**From:** Linda Bookey <linda@bookeygroup.com>  
**Sent:** Sunday, October 07, 2018 20:07  
**To:** Matz, Nicholas  
**Subject:** Bellevue Nursery zoning request

I am writing in support of Bellevue Nursery's request for rezoning. They have been a responsible, and friendly part of our community for longer than I can remember. I have lived in Bellevue since 1964, and owned my house in Enatai since 1983. I love walking to the nursery to do my planning for summer pots and then returning later in my car to buy way too much. The staff is friendly, it's a great place to run into for a gift, and I love supporting local businesses.

I'm disappointed that Nextdoor Enatai is being used by a platform for very specific lobbying against a request by a reasonable business. Please help support local small businesses by granting the zoning request.

Linda Bookey  
[Linda@bookeygroup.com](mailto:Linda@bookeygroup.com)  
425.785.1121

## Matz, Nicholas

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**From:** Xiaojia Zhao <xiaojiazhao@gmail.com>  
**Sent:** Friday, October 05, 2018 10:10  
**To:** Matz, Nicholas  
**Cc:** PlanningCommission; Council  
**Subject:** Concern about Bellevue Nursery's Rezoning Proposal

Hi Nicholas,

I am writing to express my concern of Bellevue Nursery's rezoning proposal.

As far as I know, the nursery's expansion plan can be accommodated by applying permit rather than rezoning. My concern is that the rezoning opens the door for reselling or switching to other businesses that local communities do not agree. Given a lot of objections in the area, I hope a reasonable resolution can be reached. To me, rejecting the rezoning proposal and instruct the Nursery to apply for permit would be one reasonable solution.

Thanks for your consideration.

Best,  
Xiaojia



## Matz, Nicholas

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**From:** Na Zhang <nancy.zhangna@gmail.com>  
**Sent:** Friday, October 05, 2018 9:37  
**To:** Matz, Nicholas  
**Cc:** PlanningCommission; Council  
**Subject:** Say NO to Bellevue Nursery rezone

Hello,

I am writing to provide written testimony for the public hearing regarding Bellevue Nursery's rezoning application. I strongly object to their rezone proposal.

The nursery is operating their business non-conformingly to their residential designation. City's land use code allows them to upgrade their facilities through the normal permitting process, if they keep it as a nursery. However, if city approves their rezoning, the owner will get a lot of more options to sell it to the highest bidder. Future owners will have all the freedom to choose the types of business that they want to develop under the new zoning designation.

The nursery is a treasure for the community. In my opinion, approving its rezoning will speed up the process of losing it. So I think we should stop the rezoning now.

Please consider this.

Thanks,  
Na Zhang

## Matz, Nicholas

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**From:** Weitao Su <weitaosu@gmail.com>  
**Sent:** Wednesday, October 03, 2018 12:23  
**To:** Matz, Nicholas  
**Cc:** PlanningCommission; Council  
**Subject:** Comments on Bellevue Nursery rezoning

Hi Nicholas and the Planning Commission,

I recently heard about the proposal to rezone Bellevue Nursery from residential to business and have some concerns. I won't be able to attend the public hearing on Oct 24, please record this as my written testimony.

I live not too far away from Bellevue Nursery and have been an occasional customer there. The Nursery is surrounded by residential properties. Changing its designation from residential to commercial can have deep and lasting impact on the neighborhood. I believe it will have a adverse effect on the quality of life of the surrounding residents. It could potentially introduce unwanted elements into the neighborhood and diminish the property values as a side effect. So as a resident who may be impacted, I object to the rezoning.

As far as I know, the Nursery's plan is to improve its facility. Has the city received any concrete plan from them, such as a permit application on their current residential zoning? Because city's land use code allows non-conforming land usages to apply for permits as long as they stay in their current uses as a Nursery, city should be able to help them go through the normal permitting process to help them achieve their goals. City can also help the nursery to obtain a variance of land use, if their proposed upgrading plan doesn't satisfy the rules of the permitting process. I think these are better options than changing the zoning, and will have a better chance to keep the nursery in our community.

I have heard other people living in the area express similar concerns. I hope the planning commission and city will consider my feedback in the decision making process.

Thanks!  
Weitao Su  
12118 SE 14th St., Bellevue 98005

## Matz, Nicholas

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**From:** Shuyang Liu <shuyang.liu@gmail.com>  
**Sent:** Wednesday, October 03, 2018 14:28  
**To:** Matz, Nicholas  
**Cc:** PlanningCommission; Council  
**Subject:** Objection to Bellevue Nursery Rezone

Hi Nicholas and Bellevue Planning Commission

I would like to raise my objection to Bellevue Nursery Rezone application. Currently, the Nursery can continue the business under the current single-family zone. It has been in that zone for over 50 years. Upgrades are allowed under city construction code. If more significant upgrades are needed, the Nursery could always apply for the permit with City or seek the variance from the city.

On the other hand, if the rezone got through, other kinds of business, such as a gas station, convenience store, or even auto repair shop are allowed in the NB zone. It will no doubt raise the land value for the Nursery owner. It also opens the door to too many possibilities. If the nursery gets sold, new business is built. We will not only lose the beloved Bellevue Nursery, that has been a neighborhood historical site for 50 years, It will also attract more traffic to the already congested area.

Please consider the impact of the rezone to the neighborhood thoroughly. There are ways to upgrade the Nursery as the owner wanted without a completely rezone. Please also listen to the neighbors' voice. Most of the neighbors do not want to rezone Bellevue Nursery.

Thanks!

Shuyang Liu

## Matz, Nicholas

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**From:** 于雅雯 <yawenchina@126.com>  
**Sent:** Tuesday, October 02, 2018 17:11  
**To:** Matz, Nicholas  
**Cc:** PlanningCommission; Council  
**Subject:** Objection to Bellevue Nursery CPA application from bellevue residents

Hi Mr Matz and Bellevue Planning Commission,

I live in Bellevue and have been to the Nursery for gardening supplies. I am very concerned about Bellevue Nursery's comprehensive plan amendment application, in which they want to change their zoning from residential to neighborhood business. I want to send in this letter as my written testimony for the Oct 24 public hearing to oppose to the Nursery's rezoning.

Rezoning it to business zoning will open up lots of possibilities in its future land use. I feel really worried about it. For example, convenient stores will be allowed in the new zoning, which may sell alcohol or smoking products. The nursery is very close to Bellevue High School. E-cigarettes have been a problem among all high schools. If a convenient store were to be opened at the nursery's location in the future, I could imagine students from Bellevue High could rush down there and hang-out there after school. They can be easily exposed to real cigarettes and alcohol products there. Restaurants may also be allowed in the new zoning. If a Chick-fil-A like restaurant is opened there, it will be a disaster for all the people commuting through Bellevue way.

If we keep it as current residential zoning, the nursery can still continue their business there, which will be the best for the entire community.

Due to the potential risks to the community and the traffic, I think we should stop it now.

Best,  
Yawen Yu  
1536 139th LN NE, 34 , bellevue 98005

## Matz, Nicholas

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**From:** Fang Yu <yufangqq@gmail.com>  
**Sent:** Tuesday, October 02, 2018 10:47  
**To:** Matz, Nicholas  
**Cc:** PlanningCommission; Council  
**Subject:** Bellevue Nursery rezoning objections

Hi Mr Matz and Bellevue Planning Commission,

I want to send my objections about Bellevue Nursery's rezoning. I am a customer of the Nursery and I commute through Bellevue way everyday. If the rezoning is approved, I think it will have very bad impact to people like me, although I don't live very close to the Nursery.

First, the rezoning may bring in new business to the site in the future, which may increase the traffic congestion in that area, depending on what types of business will be opened. But the rezoning will open up a lot of possibilities. There are two consecutive traffic lights on Bellevue way at the north and south side of the nursery, which I pass by every day. Currently, there is already a lot of congested traffic and long backup lines at those two lights during rush hours. If new business is opened there, there will be even more traffic and more backups which may extend all the way to Bellevue downtown to the north, and I-90 to the south. I think Bellevue way is already at its maximum traffic capacity, we should not allow the possibility of adding anything to it.

Second, given the high value of land in that area, I think after rezoning, the Nursery will very likely be sold to a new developer, whoever pays for the highest bid. This may cause the Bellevue community to lose the Nursery. Instead of allowing them to rezone, I wonder if we can keep the currently zoning, so that the land use can stay as a Nursery even if it got sold. City should help the current or subsequent owners to obtain permits or land use variance to upgrade its facility under its current residential zoning.

I hope the nursery's rezoning application will not be approved!

Thanks!

Fang Yu

## Matz, Nicholas

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**From:** Yesheng Li <yesheng.li@gmail.com>  
**Sent:** Tuesday, October 02, 2018 9:55  
**To:** Matz, Nicholas  
**Cc:** Council; PlanningCommission  
**Subject:** Bellevue Nursery rezoning objections

Dear Nicholas and the Planning Commission,

Recently, I learned about that Bellevue Nursery is applying for rezoning from residential to business. I am a resident in Bellevue. I use Bellevue way to commute everyday. I want to write to you about my concerning to this rezoning proposal.

The traffic condition along the Bellevue way is already very bad. During rush hours, the congestions extend from Bellevue downtown to the surrounding area of the Nursery and all the way to I-90. Introducing business zoning at that place may bring in more business and more traffic. It will have adverse impact to the life of people who live close to the Nursery. It will also impact the commute of all the people who use Bellevue way to pass through, e.g. people who work at Bellevue or Kirkland, but live in South Bellevue and Issaquah/Sammamish areas.

Therefore, I strongly oppose to this rezoning proposal! I can't attend the public hearing for it on Oct 24th, but I want to submit this as my written testimony for the hearing. Thank you very much!

Yesheng Li  
4428 158th Ave. SE  
Bellevue, 98006