

Bellevue Nursery 18-103877 AC public comments October 1 – September 12, 2018

# Bellevue Nursery is Your Neighborhood Business

## ***Why we are applying for Comp Plan Amendment to Neighborhood Business (NB)***

Bellevue Nursery has been part of the Eastside community for over 62 years. From our humble beginnings as a Christmas tree lot, we have become somewhat of a neighborhood icon - The Triangle Nursery. With so many nursery closures over the past years, we are now the longest operating nursery in Bellevue, and we intend to hold on to that title. We represent a convenient location for nearby residents to obtain home and garden supplies. We are the very definition of a neighborhood business.

Bellevue Nursery has seen rapid growth in the city and its neighborhoods and has strived to keep up by making small but necessary improvements within our little triangular plot of land. The goal has always been and always will be to create a safe, attractive and friendly place for people to gather to access valuable services and products.

Our business needs to be able to evolve along with the community for us to stay relevant. We have found many obstacles to those evolution attempts. The most challenging of which is our current non-conformance with the comprehensive plan and zoning code. While our business was once a conditionally accepted use in our residential zone, it is no longer. This makes improvements extremely difficult and can often only be undertaken in small increments over long periods of time. This is simply not sustainable for our operation any longer.

For our business to thrive we need the comp plan and zoning to align with the positive community enhancing use that has been on going at this location for 60+ years. We need our business to be able to meet the growing needs of its residents. We want to offer additional services that would benefit both the community and our business. We would love to add class and meeting rooms for education and networking; a small cafe for the comfort and refreshment of our shoppers; landscaping/design services for home owners. All these items require additional square footage or uses that we are not permitted to have under current constraints. We believe these services, in addition to our current offering of quality plants and products, will help us realize our vision of being a gathering space that promotes the joy and benefits of gardening.

This business is our passion and we simply want it to remain and thrive for many years to come. We have no intentions of selling the property now or in the future. We love what we do! What a joy to contribute to the physical, psychological and spiritual well-being of people and places. What better place to do our work than near a vibrant city center with large and small retail stores and restaurants with convenient access to major roads/freeways? This is home to us.

We thank you for your continued support of neighborhood businesses such as ours. Bringing character, quality, and service to many communities throughout Bellevue.

### ***What you can do:***

The Planning Commissioners appreciate hearing directly from applicants and advocates; this has proven to be an effective and helpful way for them to understand the issues. Please consider supporting our position (or seeking more information) by contacting:

Nicholas Matz AICP - Senior Planner  
(425) 452-5371 or [NMatz@bellevuewa.gov](mailto:NMatz@bellevuewa.gov)

If you feel comfortable with making a short (3 minute) statement of support in person, we encourage you to attend the meeting on October 24, City Hall, 450 110th Ave NE, Rm 1E-113 @ 6:30 pm.

## Matz, Nicholas

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**From:** Matz, Nicholas  
**Sent:** Thursday, September 13, 2018 7:46  
**To:** PlanningCommission  
**Subject:** FW: Bellevue Nursery Re-Zoning Application  
**Attachments:** Parking\_Agreement Between Pilgrim Lutheran Church & Nursery.pdf

**From:** USHTI <ushti@yahoo.com>  
**Sent:** Wednesday, September 12, 2018 22:26  
**To:** Matz, Nicholas <NMatz@bellevuewa.gov>  
**Subject:** RE: Bellevue Nursery Re-Zoning Application

Good evening Nicholas,

This is Edwin Tian, co-owner of Bellevue Nursery. I came to the final review this evening but didn't get a chance to speak out. Thanks for taking time to evaluate our comprehensive plan! There are some points I'd like make regarding the concerns and opposition brought by our cross street neighbor, Xintian Yang, his wife Shuyang Liu and their friends from other area:

- 1). As to the concern of parking issue: in addition to what has been proposed in our comprehensive plans, we have built up a great relationship with our cross street neighbor, **Pilgrim Lutheran Church & Preschool**. We are allowed to use their parking lot as our overflow parking. Refer to the attached agreement please.
- 2). As to the concern of us selling or flipping the property to other developer(s) after the re-zoning. We have never had any such intention nor plan to do so in the future. The nursery has been an icon to the community for over 63 years, we do have a great amount of very loyal patrons and neighbors who love to see us providing more services while a small group of people opposing to it, such as our cross street neighbor on 104th Ave SE. It's our passion and obligation to carry on the torch of nursery business for generation to come. Most importantly, it makes the great business sense to use the site as a combination of garden center and it's related services so that our community can benefit more from it!
- 3). As to the comment of ROW violation, it is quite a shocking news to us new owners! As you perhaps aware that we took over the operation from the previous owners three years. However, we have never had any knowledge of such violation until a month ago! It's a great burden for us to have to deal with it! We're doing everything we can to be in compliance while asking some help from the city to resolve this issue reasonably.
- 4). We have already ordered a land survey so that we will know for sure where our property lines are exactly.

Once again, thank you and all council members for spending your valuable time considering our application!

Respectfully,

Edwin Tian  
Bellevue Nursery  
425-829-6399

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From: Matz, Nicholas <[NMatz@bellevuewa.gov](mailto:NMatz@bellevuewa.gov)>

Sent: Friday, September 7, 2018 9:13 AM

To: Matz, Nicholas <[NMatz@bellevuewa.gov](mailto:NMatz@bellevuewa.gov)>

Cc: Cullen, Terry <[TCullen@bellevuewa.gov](mailto:TCullen@bellevuewa.gov)>

Subject: September 12 Planning Commission begins Final Review of 2018 proposed Comprehensive Plan Amendments: City Dacha LLC, Bellevue Nursery, Red Town

All-

The Planning Commission begins its fall Final Review of the 2018 Comprehensive Plan amendments this next Wednesday, September 12. Please see the Commission web site for agenda and materials.

On July 23 the City Council reviewed the Planning Commission's recommendations for the 2018 Comprehensive Plan Amendments (CPA) work program. The council unanimously agreed to move three proposals to Final Review: City Dacha LLC in Wilburton, Bellevue Nursey in Southwest Bellevue, and Red Town in Cougar Mountain.

The Comprehensive Plan is the city's foundational policy document, which helps guide growth and development. Under the Growth Management Act, plans can only be amended once a year so that the cumulative effect of any changes can be considered. As part of this process, Bellevue works on private and city-initiated proposals.

The September 12 Planning Commission Study Session is held largely between staff and commissioners; it is not a public hearing. There are opportunities for oral communications and of course, you are encouraged to be present at the meeting. Please contact me with questions or issues.

Nicholas Matz AICP  
Senior Planner

# Pilgrim Lutheran Church & Preschool

"On your journey through life, God's people are here for you!"



May 28, 2015

To whom it may concern,

This is to verify that in the event ownership of the Bellevue Nursery of Bellevue, Washington is transferred, the parking arrangement with Pilgrim Lutheran Church and Preschool of Bellevue, Washington will continue.

Pilgrim Lutheran Church and Preschool of Bellevue, Washington will continue to allow the Bellevue Nursery staff and patrons to use the "north end" of the parking lot during business hours throughout the calendar year. This agreement is ongoing and evaluated as necessary.

Since Pilgrim Lutheran Church and Preschool is a non-profit organization/ministry any monthly donation provided from the Bellevue Nursery to Pilgrim Lutheran Church and Preschool will be at the discretion of the owner/owners.

Sincerely yours,

A handwritten signature in black ink that reads "Rev. James V. Rehder". The signature is fluid and cursive.

Rev. James V. Rehder, Senior Pastor

Cc: *On file*

Knowing Christ, Growing in Christ, Sharing Christ.

10420 Southeast Eleventh Street (at Bellevue Way) • Bellevue, WA 98004  
Email: [staff@pilgrimlutheran.org](mailto:staff@pilgrimlutheran.org) • Home Page: [www.pilgrimlutheran.org](http://www.pilgrimlutheran.org) • (425) 454-1162 • FAX (425) 637-7016

## Matz, Nicholas

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**From:** Chris Jordan <chrisjordan1979@gmail.com>  
**Sent:** Monday, October 01, 2018 7:12  
**To:** Matz, Nicholas  
**Subject:** I support the Bellevue Nursery

Hi,

I feel like a lot of disinformation is getting spread around about what the Bellevue Nursery wants to do with its land and rezoning. I have no idea why some people are so against them. If they didn't like living next to the nursery they shouldn't have bought a house nearby.

My family and I have been customers of the nursery for years. It is great to have them part of the community. If they need to rezone to upgrade they ratty fence or build a better greenhouse I am all for it. The last thing we need is another local business closing its doors out of frustration.

Chris  
2212 109th Ave SE  
Bellevue

Sent from my iPhone

## Matz, Nicholas

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**From:** Eric Ness <eric\_e\_ness@yahoo.com>  
**Sent:** Sunday, September 30, 2018 20:25  
**To:** Matz, Nicholas  
**Cc:** PlanningCommission; Council  
**Subject:** Bellevue Nursery Rezoning

Hello,

My name is Eric Ness and I am a Bellevue resident and home owner. I live in the Enatai area, just down the street from the Nursery.

I am writing to express my concern regarding the proposed change in zoning of the property currently occupied by the Bellevue Nursery.

Simply put, I am opposed to any zoning modification that changes the use policy of the Bellevue Nursery property to commercial as opposed to it's current designation as residential use.

I have been a customer of the Bellevue Nursery for many years. I have bought vegetable seedlings in spring, flowers and trees in summer, pumpkins in fall and Christmas Trees in winter. This business has been an important part of our neighborhood and to me personally for the 10 years that I have lived in Bellevue. I understand that that property has changed owners in recent years and I appreciate the fact that the Nursery remains in business. I understand that the Nursery is a business but it exists within a residential zone. The use of this property as a Nursery is acceptable to me as I think of the Nursery to be much like a park, a small oasis of nature in an increasingly urbanized city. The nursery primarily serves area residents and often acting as a meeting place. I bump into my neighbors there often.

My fear is that if the zoning of this land is changed, the chance of this property being developed for an alternate commercial use increases. The current owners bought this business knowing that the property was zoned as residential and it should stay that way. If the current owners of the Nursery want to make modest improvements to the property to benefit their Nursery business, I have no objections as long as there are no zoning changes.

Thank you for considering my opinion,

Eric Ness  
10800 SE 31st St. Bellevue

## Matz, Nicholas

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**From:** JLM Demrose <jlmdemrose@gmail.com>  
**Sent:** Sunday, September 30, 2018 19:52  
**To:** Matz, Nicholas  
**Cc:** PlanningCommission  
**Subject:** Bellevue Nursery rezone potential

I live in Sibleywood, just a stone's throw away from the subject property.  
I am against the potential rezone.

I would like to believe the current owners have wonderful intentions. They probably do.

The problem is... rezoning will dictate any future owner's decision to maximize their investment.

That could be a huge adverse reversal of this sedate and innocuous triangle of land surrounded by residential properties.

Let me give you an example...

My home sits on a 3/4 acre lot, seconds from downtown Bellevue.

If my H.O.A didn't specify that we can not sub-divide, I might consider it.

Maximize, maximize, maximize... the investment.

Every one has their price.

The Bellevue Nursery property is much too valuable to rezone under the current owner's request.

The last thing we need in that space would be a convenience store or gas station.

Please consider how it would effect you if it was occurring in your immediate neighborhood.

Lorne Demrose  
404 Detwiller Ln.  
Bellevue Wa, 98004

## Matz, Nicholas

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**From:** Alexey Kamenev <alex.kamenev@gmail.com>  
**Sent:** Sunday, September 30, 2018 18:05  
**To:** Matz, Nicholas  
**Cc:** PlanningCommission  
**Subject:** Bellevue Nursery rezoning

Hello Bellevue City planners.

I would like to voice my concerns regarding Bellevue Nursery application for rezoning into Neighborhood Business and oppose such decision.

My understanding is that the Nursery owners are likely planning to sell the business so NB permit is required to make the property attractive to potential buyers.

The problems with building pretty much any business other than the Nursery (e.g. gas station, convenience store, coffee shop etc) are, in my opinion, the following:

1. It will make already bad traffic situation on Bellevue Way SE even worse with more cars going in and out of future business.
2. Crossing Bellevue Way SE anywhere in that area is already a dangerous feat as it is either congested during rush hour or, when it's not, cars are driving way above speed limit. Having new business will complicate drivers/pedestrians interactions.
3. The Nursery blends very well into the neighborhood and supports "city in a park" motto, which, unfortunately, applies less and less to the rest of our city.

I hope the City Planners will take into account opinions of all interested parties and make a decision that ultimately serves best to Bellevue,

Thank you.

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Alexey Kamenev  
10505 SE 10th Ct,  
Bellevue, WA

## Matz, Nicholas

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**From:** Zhifeng Sun <austin.zhifeng.sun@gmail.com>  
**Sent:** Sunday, September 30, 2018 14:44  
**To:** Matz, Nicholas  
**Cc:** PlanningCommission  
**Subject:** Objection to Bellevue Nursery rezoning

Hi Nicholas and Planning Commission,

I am a resident in Bellevue. I want to submit my strong objection to Bellevue Nursery's rezoning application.

The rezoning from residential to neighborhood business will introduce more business activities to the area. The traffic will get even worse. This will break the residential nature of the nearby neighborhood. The rezoning will also set a bad precedence to other neighborhoods in Bellevue, and eventually break the current balance between residential and commercial land use in the entire Bellevue city.

I hope the planning commission and city will not approve Bellevue Nursery's rezoning application.

Thanks!

Zhifeng Sun  
3630 116th Ave NE  
Bellevue, 98004

## Matz, Nicholas

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**From:** Stefani Pfaff <szpfaff@comcast.net>  
**Sent:** Saturday, September 29, 2018 17:14  
**To:** PlanningCommission  
**Subject:** Bellevue Nursery

Please keep the Bellevue Nursery site residential under five stories.

We want to keep a "neighborhood" feel.

We do not want the extra traffic or "night business" that a gas station or convenience store would bring.

Thank You.  
Stefani Pfaff

## Matz, Nicholas

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**From:** Ira Agustin <iraagustin@gmail.com>  
**Sent:** Wednesday, September 26, 2018 14:26  
**To:** PlanningCommission; Council; Matz, Nicholas  
**Subject:** Objection to Bellevue Nursery rezone

Hi Nicolas and Planning Commission of Bellevue,

I would like to voice my concern regarding the Bellevue Nursery rezone application from residential to neighborhood business.

I support the local business because I think the nursery is a good addition to the community. However, if the site gets rezoned neighborhood business, it opens the door to all kinds of possibilities. There is no doubt the value of the site will greatly appreciate, as it is no longer limited to a nursery. The buyer or the current owner could redevelop the site into a convenience store or gas station. Those businesses normally attract more traffic than a nursery. The traffic on Bellevue way is already congested now. If the convenience store or gas station comes in, the traffic will get worse in this area.

I hope you and the planning commission will consider the negative impact of the rezoning and potentially consider disapproving the application.

Regards  
Ira

## Matz, Nicholas

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**From:** Martha Freitag <marthafreitag@gmail.com>  
**Sent:** Monday, September 24, 2018 15:00  
**To:** Matz, Nicholas; PlanningCommission; Council  
**Subject:** Bellevue Nursery Rezoning issue

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

I would like to add my voice to those of other Bellevue citizens in **opposing the rezoning of the Bellevue Nursery site from Residential to Neighborhood Business.**

I feel strongly the need to preserve the space and character of our Bellevue residential neighborhoods. Enatai, where I reside, in particular, has seen much disruption from encroaching commercialism and the effects of Sound Transit. Rezoning the current Bellevue Nursery site will open the location for future commercialization. The nearby houses, in particular, would suffer a drop in property value from proximity to commercial enterprise if the site is rezoned and developed as such, along with increased traffic to the area.

Further, the Bellevue Nursery site along 104th and the small traffic circle at the cross street already can be congested and dangerous, with traffic entering from Bellevue Way at times nearly colliding with traffic already in the circle, or approaching it. (I take that route daily, and have seen it all!) Further commercial development would compound the traffic problem.

Thank you for your consideration.

Martha

Martha Freitag  
10411 SE 19th St.  
Bellevue, WA 98004

## Matz, Nicholas

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**From:** fenfen wu <wufenfen2002@hotmail.com>  
**Sent:** Thursday, September 20, 2018 13:12  
**To:** Matz, Nicholas  
**Cc:** PlanningCommission; council@bellevue.gov  
**Subject:** oppose Bellevue Nursery Rezoning

Dear Mr. Matz:

My name is Fenfen Wu, resident at 10134 SE 10th St , Bellevue, WA 98004, a few houses away from Bellevue Nursery, its rezoning would affect my family directly / significantly , and as we all know, rezoning is permanently/ no turning back, I would like to voice my oppose to this application.

First of all, Bellevue Nursery has been operated noncompliance with zoning regulation , city need to reinforce regulation abiding , look for the way to transform this business back to residence instead of pushing the other way around.

Second, this rezoning is by non means to improve safety and convenience of this community. We have adequate and quick access to business we need , in no more need of another business area, which further jams the traffic, makes noise , and brings in unnecessary personnel. we love our community , even current nursery is acceptable, but turning into gas station, convenience store? I might have to lock up kids in case them run into traffic or lured away by passerby's. Plus, Bellevue way traffic is already loaded, another business area will just only add another hassle not only to our locals , but also to the commuters.

Third, this rezoning , with benefiting individual only, if it succeeds, will open the door for the people want to optimize their own benefits/profits and care less the value of community as whole. Image the applications flood in!!!

Thanks for taking time to read my concern/ voice, I would like to see city make a right decision for the community .

sincerely

Fenfen Wu

## Matz, Nicholas

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**From:** Jennifer DeCastro <jlcdecastro@gmail.com>  
**Sent:** Thursday, September 20, 2018 8:55  
**To:** Matz, Nicholas  
**Subject:** Re: Bellevue Nursery (824 104th Ave SE) Rezone - Objection

Hi Nicholas,

I will not be able to attend the City Planning Commission Final Review meeting on 10/24/18 but I wish to record my objection to rezoning of Bellevue Nursery from Residential to Neighborhood Business.

Having been a home-owner here in Enatai for the past 23 years, I support maintaining the residential character of our neighborhood. I feel that a rezone of the Nursery property would open the door for further business development along Bellevue Way and this would negatively impact the quality of life in our neighborhood.

Thank you,  
Jennifer

Jennifer DeCastro  
10479 SE 19th St  
Bellevue, WA 98004  
(425) 443-0125  
[jlcdecastro@gmail.com](mailto:jlcdecastro@gmail.com)

## Matz, Nicholas

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**From:** Comcast <lane.michelle@comcast.net>  
**Sent:** Thursday, September 20, 2018 7:19  
**To:** Matz, Nicholas  
**Subject:** Bellevue Nursery

Hi my name is Michelle and I live in the Enatai neighborhood. What the Bellevue Nursery wants to do in the future is wonderful and would be very welcomed by most everyone. I have been going to the nursery since I was a little girl and it has become a huge part of our community. We need to support the owner and what she wants to do with it is as it is win win for everyone. Happy to talk if needed! 425-922-2701

## Matz, Nicholas

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**From:** Renay Bennett <renaybennett@msn.com>  
**Sent:** Wednesday, September 19, 2018 19:54  
**To:** Matz, Nicholas; PlanningCommission; Council  
**Subject:** Please do not approve the Bellevue Nursery upzone

There is no need for this property to be rezoned. It is nestled within a neighborhood and will not be suitable for traffic creating uses.

Please, leave our neighborhoods alone! We are constantly under attack from upzoning, traffic, crime, taxes.

Renay Bennett

## Matz, Nicholas

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**From:** Carolyn Saxegaard <cnsaxegaard@gmail.com>  
**Sent:** Wednesday, September 19, 2018 16:57  
**To:** Matz, Nicholas  
**Subject:** Bellevue Nursery

Dear Mr. Matz,

I was concerned about the misinformation that was posted on the Enatai and Surrey Downs Neighborhood news. I was talking to the owner and they are not planning to sell but want to upgrade the nursery. Putting in a second story to expand classrooms and add a place to get coffee like MOLBBACKS or Medina nursery. When I was there a couple from the neighborhood walked in with their dog on a leash just to visit. They also want to make some changes to the grounds to make it safer for driving the carts. We have lived in Surrey Downs since 1961 and have seen many changes. We would like to see the nursery remain. Carolyn and Lars Saxegaard.

## Matz, Nicholas

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**From:** Mukul Kumar <mukul78@gmail.com>  
**Sent:** Monday, September 17, 2018 22:45  
**To:** Matz, Nicholas  
**Subject:** Person of Record

Hi Nick,

Can you please add me as person of record for 842 104th AVE SE rezoning? This rezoning will have an adverse impact on the community.

Thanks  
Mukul

## Matz, Nicholas

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**From:** stefani <stefani.zuchetto@gmail.com>  
**Sent:** Sunday, September 16, 2018 20:10  
**To:** Matz, Nicholas; PlanningCommission  
**Subject:** Bellevue Nursery Rezone  
**Attachments:** Bellevue Nursery.docx

To Whom It May Concern,

Please read my attached thoughts on Bellevue Nursery Rezone: Increased traffic at SE 10<sup>th</sup>, interference with Fire Department traffic, increased hazard to left turn northbound traffic on Bellevue Way during "rush hour."

Sincerely,  
Stefani Z. Pfaff  
Bellevue, WA

842 104<sup>th</sup> Ave SE.

Bellevue Nursery Rezone

Greetings,

I am against the Bellevue Nursery Rezone.

1. I want to keep the "neighborhood feel" that the nursery provides
2. I realize the bottom line is the almighty dollar, hence the consideration of business facilities
3. Businesses such as convenience stores would increase the traffic problems at the SE 8<sup>th</sup> and 10<sup>th</sup> light. Left turns, northbound on Bellevue Way are already an invitation to death during traffic hour. Granted, the nursery traffic peaks on an occasional weekend when the masses order up their Holiday Trees. However, the autos zipping in and out of convenience stores will cause more of a problem. And I hope all the left turns and wrong turns won't impede the Fire Department's traffic patterns.
4. I'd like to keep convenience stores out of the neighborhood. The auxiliary business it potentially brings/cigarettes and alcohol after hours/is not what I want to live with nor is it what we want to present to people visiting Bellevue, driving north on Bellevue.

## Matz, Nicholas

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**From:** gina gonchar <ginagonchar@gmail.com>  
**Sent:** Sunday, September 16, 2018 16:49  
**To:** Matz, Nicholas  
**Cc:** PlanningCommission; Council  
**Subject:** Bellevue Nursery ReZone

Hello Mr. Matz,

I have been following the dialogue on Nextdoor about our neighborhood nursery's desire to be rezoned from residential to commercial and I am compelled to add my voice to the discussion.

As long term residents of Bellevue, specifically Enatai, we prioritize our quality of life and our community. A commercial rezone would threaten both of these things. It's important we maintain the zoning of Bellevue Nursery as Residential and maintain the boundaries of our neighborhood for the benefit of those of us who live here, pay taxes to the City of Bellevue, participate in civic life and are invested in the community that makes Bellevue a desirable place to live.

The plot of land was never commercial and it should maintain its designation, respecting the residential nature of our neighborhood.

Sincerely,  
Gina Gonchar  
Enatai Resident

## Matz, Nicholas

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**From:** Leslie <lesliesavina@comcast.net>  
**Sent:** Saturday, September 15, 2018 18:30  
**To:** PlanningCommission  
**Cc:** Matz, Nicholas  
**Subject:** Bellevue Nursery rezone request

To the Bellevue Planning Commission,

I am writing in support of the rezone requested by Bellevue Nursery. Unfortunately, I am unable to attend the hearing on October 24, 2018 and ask that this email be considered in lieu of my personal testimony.

We have lived at our home on the corner of 108<sup>th</sup> Avenue SE and SE 11<sup>th</sup> for more than 25 years. We are a few blocks above the nursery. Because we love to garden we are frequent customers at Bellevue Nursery; buying plants and gifts and also receiving a lot of good advice! Bellevue Nursery is a neighborhood treasure and, as a community, Bellevue should do what it can to ensure that the nursery endures.

It is small businesses, like Bellevue Nursery or Chace's Pancake Corral just down the street, which make Bellevue a livable community. Otherwise, we just become a collection of multimillion dollar homes with cookie-cutter landscaping and no soul. And as we all know, it is difficult for a small business to stay afloat. If a rezone allows Bellevue Nursery to make changes which support its continued success, I am all in favor. Some of my neighbors disagree but I believe they are speculating about what might be without being sufficiently informed about what is. World-class cities grow and change while preserving what is important and unique. Please help Bellevue Nursery continue as a viable business and approve the requested rezone.

Thank you very much for your consideration.

Leslie Savina  
1112 108<sup>th</sup> Ave SE  
Bellevue, WA  
lesliesavina@comcast.net

Sent from Mail for Windows 10

## Matz, Nicholas

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**From:** kathy gleich <kathy-chuck@q.com>  
**Sent:** Wednesday, September 12, 2018 16:53  
**To:** Matz, Nicholas  
**Subject:** Party of interest to Bellevue Nursery CPA

Nicholas,

Thank you for taking the time to explain the Land Use Action proposal process and what neighborhood development means.

As I explained on the phone, I am concerned about allowing another business at that location.

Bellevue Way is a major roadway into Bellevue from the south, and the intersection with SE 8th by the nursery is how people from the Enatai neighborhood west of 108th drive to downtown Bellevue and beyond, and return home using the one way road behind the nursery on 104th.

A business at that location would be a bad idea, with cars blocking the right lane waiting to enter the parking lot, similar to what happens at NE 116th and NE 8th in front of Chick'filA. It was a big mistake to approve building that business there, and I would hope Bellevue Planning learned from that error and will be smart this time and say no to a business in that small triangle lot where the Bellevue Nursery is located. There are two lights within one block of the other there on Bellevue Way, and even now when traffic is slow in the afternoons, cars block these intersections. We don't need more traffic congestion at this location on Bellevue Way.

If it had not been "grandfathered" in, the Nursery would not be there either. I always go slow when I make the right turn from 104th SE to SE 8th because cars parked next to the business back out onto the street, and on busy weekends cars park across SE 8th and people leave their cars to walk to the business, thinking they are in a parking lot, not on a city street. It is not a good weave, to have traffic turn right, facing possible nursery (or any business) parking and also students walking to BHS. Not that many cars can fit between the traffic signal and the SE 8th & 104th intersection, and adding cars waiting to turn into a business would end up blocking this main access to 104th, for cars driving both North and South on Bellevue Way.

The best, safest use of the lot would be a townhouse or condo.

There should not be any business in this location, but Bellevue Nursery is an institution and would be missed. It is a true "green" business and beloved by many and supports neighborhood schools and charities. However, ownership has changed and I fear the new owner is out to turn a big profit. Do not make a mistake and approve another business being built there. The neighborhood has a gas station with a food market within a mile south, and a 7-11 nearby in the other direction. The neighborhood wants to stay a safe place for families. Bellevue has enough tax money from all the growth and business downtown, leave our neighborhood alone!

Thank you,

Kathy Gleich

Chuck Gleich

2423 104th AVE SE

Bellevue 98004

## Matz, Nicholas

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**From:** Paige Spink <pespink@yahoo.com>  
**Sent:** Wednesday, September 12, 2018 16:27  
**To:** PlanningCommission; Matz, Nicholas  
**Subject:** Party of interest to Bellevue Nursery CPA

Dear Mr. Matz,

As a longterm resident of Enatai and frequent consumer at Bellevue Nursery I am against any rezoning of the site.

With traffic flow and the city sanctioned roundabout there are already ingress and egress issues for residents. The Bellevue Nursery is a neighborhood gem and complements rather than detracts from the neighborhood like another type commercial building might. While I am not opposed to the owner making improvements in conjunction with the operation of a nursery, I am vehemently against up-zoning that would allow a gas station or any other unsightly commercial use in this residential area.

Thank you.

Paige Spink  
2409 109th Ave. SE  
Bellevue, WA 98004

## Matz, Nicholas

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**From:** Cari Griffin <carigriffin64@gmail.com>  
**Sent:** Wednesday, September 12, 2018 12:04  
**To:** Matz, Nicholas  
**Subject:** Nursery rezoning

I am against the Bellevue way and s.e. 8th nursery site being rezoned for commercial use. Please keep our neighborhood intact.

Cari Griffin  
Bellevue, Washington 98004

## Matz, Nicholas

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**From:** wei du <xiaoxiaoduwei@gmail.com>  
**Sent:** Wednesday, September 12, 2018 10:37  
**To:** PlanningCommission; Council; Matz, Nicholas  
**Subject:** Objections to Bellevue Nursery CPA

Dear Planning Commission and City Council of Bellevue,

I am writing to voice my objection to Bellevue Nursery's Comprehensive Plan Amendments application to rezone the site from Single Family-High (SF-H) to Neighborhood Business (NB).

I have been a customer to Bellevue Nursery. I enjoy the diversity of inventories and seasonal products the Nursery offers to the community. Bellevue Nursery has been operating well under the current zoning for the past several decades. As a customer, I wish the nursery continues to serve the neighborhood as a nursery in the future. Current SF-H zone does not prevent Bellevue Nursery from normal operation. On the contrary, rezone to NB does not limit the business to be a nursery. It is very likely the property be sold with the Nursery torn down, and the site redeveloped for another business purposes, such as a gas station, restaurant or convenience store. For Bellevue neighbors, the least we want to see is the Bellevue Nursery been sold and became a gas station or a 7-11.

I would like to express my concern and my objection to Bellevue Nursery's re-zoning application. I appreciate you take the time to consider my objection. I hope the application will not be approved.

Thank you !

Wei Du  
750 122nd Ave NE, Bellevue, WA, 98005

**From:** XINTIAN YANG <yangxintian@gmail.com>  
**Sent:** Wednesday, September 12, 2018 10:11  
**To:** PlanningCommission; Council; Matz, Nicholas  
**Subject:** Opposition to Bellevue Nursery CPA

Dear Planning Commission and City Council of Bellevue,

We write to voice our oppositions to Bellevue Nursery's Comprehensive Plan Amendments (CPA) application to rezone their site from Single Family-High (SF-H) to Neighborhood Business (NB) to re-develop the site and expand their business.

According to the Final Review Decision criteria as found in Bellevue's land use code 20.301.150, the following criteria must have been met:

**B1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the City, the Countywide Planning Policies, the Growth Management Act and other applicable law.** Converting from SF-H to NB would conflict with land use elements promoting vitality, quality, and character of Bellevue's single family and multifamily residential neighborhoods. The nursery is surrounded by residential zoning within a 0.5 mile radius [[link to zoning map](#)]. Changing it to NB will not be in conformance with the adjacent land use and the surrounding development pattern. It also conflicts with Southwest Bellevue Subarea Plan's policies: "*S-SW-2 Protect single-family residential neighborhoods from the adverse impacts of multifamily and commercial development*" and "*S-SW-3 Limit expansion of retail service and professional office uses to locations where permitted by this subarea plan*"

In addition, the nursery already generates code compliance issue regarding right of way violations, which directly affects the quality of the residential neighborhood. That vitality, quality, and character would very likely be made worse if the property were ever to be used for a different NB use.

**B2. The proposed amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents.** The Bellevue Nursery application is a site-specific application and it is unclear how changing this site's comp plan designation will address interests and changed needs of the entire City. While it is understandable why the City would like to align use with zoning designations as much as possible, it is our understanding that the non-conforming nature of the site has already been addressed by the City so that it may continue as is without a designation change. The City has both commercial and residential interests here, and the current equilibrium between the two in our neighborhood will become unbalanced if this site is changed to NB – especially when change could potential result in a change of business or use.

**B3. 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"** It is unclear what significantly changed condition exists from the last time the pertinent Comprehensive Plan map or text was amended. Specifically, it is unclear to us when did the "significantly change" happened to the nursery and what time period "**since the last time** the pertinent Comprehensive Plan map or text was amended" refers to. Bellevue Nursery started business operation in 1955. The current Bellevue Comprehensive Plan was adopted in 2015. Does the "last time" refer to 1955 or 2015? It would be one thing if "the last time" referred back to when this site was first zoned SF-H and then the conditional uses for SF-H were amended; it is entirely another matter if "the last time" refers to more recent amendment timeframes and the issue was simply missed or ignored in prior years by prior owners and not timely addressed within the timeframe prescribed in the criteria.

**B4. If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classification.** The subject property is simply not suitable for development in conformance with adjacent land use and the surrounding development patterns. There are already code compliance issues with the nursery regarding right of way violations.

Redesignating this site to NB will compound the problem by potentially adding traffic trips to the site and more stress to the local traffic system.

**B5. The proposed amendment demonstrates a public benefit and enhance the public health, safety and welfare of the City.** My house fronts the street directly across from the nursery. Traffic is already an issue and we continuously have to deal with stressed traffic patterns. Bellevue Nursery's business operations already caused material damage to the use and properties in their immediate vicinity by following examples:

- Limited parking capacity. The parking spaces for their customers occupies the sidewalk on both sides of SE 10th St. This caused difficulties for pedestrians to safely pass through, and access the public transportations on Bellevue Way.
- Traffic overflow. Part of 104th Ave SE is a one-way road, we've noticed many cases of people driving into the one-way in opposite direction and having to use the neighbor residences' driveway to turn around. Such incidents are significant risks to the public safety on the one-way road, also are evidences of material detriments to the neighboring properties.
- Oversized delivery trucks for their business routinely use 104th Ave as a loading zone. The trucks blocks the public traffic on the road, as well as the sights of drivers who want to back out from the neighboring properties. This is a significant risk to the public safety and evidence of material detriments to the neighboring properties. The trucks also make big noise when unloading, which wakes people up from sleeping, and is a big health risk for persons who have sleeping problems and live in the neighboring properties.

Any proposed use different from a nursery would simply exacerbate the existing problems which directly affects the health and safety of my family and my neighbors.

In conclusion, we are strongly against the proposal of re-zoning Bellevue Nursery's site from SF-H to NB, because the application does not meet the decision criteria B1-5.

In addition to the above decision criteria questions, a fundamental question is why does a legally non-conforming nursery which can lawfully exist and do business in residential designation need to rezone? The property owner's application suggests this is the case, but does the City confirm that? Is the business somehow prevented from evolving as a nursery under the residential designation? Is it prevented from updating its fences, greenhouses, or improving its site layout because of the designation – and if so, wouldn't it be simpler to just get a variance from the City instead of seeking a change in designation? Bellevue Nursery has operated just fine as a nursery for the past few decades – what is so different now that requires this change in designation? In other words, what will the nursery be able to do under NB – as a nursery -- that it cannot do now under SF-H?

We all want the nursery to succeed. However, the obvious underlying concern here is the property owner will obtain the designation change and then redevelop/sell the lot into a different use resulting in a net negative effect on adjacent property owners and the surrounding community. If the nursery can't operate as currently designated – with the City's cooperation through variance if necessary – then it seems doubtful that changing the designation to NB will greatly improve the nursery's odds. If that is the case, then it would seem all we are doing here is giving the property owner permission to inevitably sell the property or convert the use. Instead, let's work to see how the City can allow the nursery to improve its fences or upgrade its greenhouses as currently designated.

I respectfully request the commission consider these points as it contemplates the content of the staff report and considers its final review decision in October. And we hope the proposal will not be approved! We welcome the chance to speak with you on this issue. Please feel free to contact me at this email or at 614-560-5242.

Sorry for the late notice of this letter! We hope this can be included in the agenda packet tonight for the Planning Commission.

Sincerely,

Xintian Yang and Shuyang Liu  
827 104th Ave SE,  
Bellevue WA 98004

## Matz, Nicholas

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**From:** Leigh Floyd <leighfloyd@msn.com>  
**Sent:** Wednesday, September 12, 2018 10:06  
**To:** Matz, Nicholas  
**Cc:** tom.floyd@paccar.com  
**Subject:** Party of Interest to Bellevue Nursery CPA

Nicholas,

Please send me the link to the site with more information on this rezoning request. I appreciate your time, this morning, explaining the history, process and implications of a zoning change for Bellevue Nursery.

We've lived above Bellevue Nursery for 20 years. I would definitely argue that it deserves the status of Neighborhood Treasure and should remain as zoned. Maybe there's a third way. If the owner is wanting more profit and the "neighbors" want it to stay, we can make an effort to do more business there. I have friends on Mercer Island who also consider this nursery "theirs".

Warmly,  
Leigh Floyd  
1070 102nd PL SE, Bellevue 98004  
(425)269-5913