

Dear Councilmembers,

This is Edwin and Jessica Tian, the current owners of Bellevue Nursery. We previously sent each councilmember an email and hopefully you have received it. We're writing to you to request your full support of our current CPA application for Bellevue Nursery.

When the nursery began, it conformed to the City code of the time. Many years later the City zoning codes were changed, leaving the nursery as "grandfathered" in a residential zone thus making it non-compliant. Compliance to City's current zoning codes for the purpose of our evolving business is needed to keep up with the times.

It's our great honor to be the owners of Bellevue Nursery. We feel deeply obligated to not only carry on the torch of the nursery from the previous owners for generations to come but also make it better. My wife Jessica was a lab technician at Evergreen Hospital before we became the nursery owners. She has now become an expert in indoor houseplants and has become very enthusiastic about the wonderful gardening business. I have been a seasoned real estate broker, an experienced businessman and a gardening lover. Our oldest daughter, Kristina who is a junior at UW, is working at the nursery 3 days each week. She has become very knowledgeable and enjoys plants. Her two younger sisters are becoming more and more interested in working with their hands in the dirt. To us, it's not only a great pleasure to be surrounded by beautiful plants and colorful flowers, but also the endless joy of seeing happy patron gardeners on a daily basis!

We strongly believe in what we're going to do is the HIGHEST and BEST use of the Bellevue Nursery land. The nursery has existed in this location for almost 63 years. In order for our family business to continue to thrive, and to be a gardening enhancer and promoter, our desires for this land are documented in our application packet. We're reiterating here for your convenience:

- 1) Adding a coffee and pastry shop for patrons and for locals to congregate.
- 2) Adding more and larger office spaces and classrooms for ongoing horticultural purposes.
We'd love to introduce the joys of gardening to children of all ages.
- 3) Adding FREE use of a horticultural library for all of our patrons and the local schools.
- 4) Adding landscape design, hardscape and softscape and all garden related services.
- 5) Adding display areas for our unique landscape design to inspire our patrons' gardening creation.

- 6) Expand the section of each of our mini department. Due to the very limited space, many of our products are confined to a very small area. Garden tools, gifts, chemicals, fertilizers, potteries, indoor houseplants, etc. all require a larger space.
- 7) Adding storage and warehouse for much larger and broader inventory. We currently have no room for inventory at all; making it extremely hard to make orders.

All of the above mentioned certainly require more space and the maximum use of the land. Because we are in a residential zoning, we can't acquire the commercial permits necessary to improve the property and to meet our needs for expansion. We understand that it is incumbent upon the City to fix zoning irregularities. A small group of people feel that leaving this as a non-conforming use is good enough. They have said that the business has lasted this long so there is no reason to change it now. It is a fair argument, however Bellevue has changed. Since inception of the nursery the region has changed and the retail sector has changed and we are required to change as well to thrive. Stagnation will decimate our little family business.

Many people are speculating about what we may do after a rezone. Some are saying we'll put a gas station or convenient store. Others are saying we're going to sell the property to developers. It seems they have already planned for us. We actually are not bothered by all these rumors nor concerned about whether you'll be biased when in your decision. We believe that each councilmember has the wisdom of making the right decision. The decision of helping us to be in compliance to city's current zoning codes. We respectfully request a time to meet you in person at our little nursery so that you will know what we are talking about and you will know for sure what kind of people you will stand up for? Thank you and looking forward to hearing from you soon!

Sincerely yours,

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