

ROBERT S. BETTS, INC.

Assisting Individuals and Businesses with their Construction and Development
Approvals

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January 30, 2008

Mr. David Pyle
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Subject: **WA#11073; Seattle Boat Company / Newport**

Amendment to application for Conditional use Permit

Dear Mr. Pyle,

Seattle Boat Company requests the City amend the Company's present application for the redevelopment of the former Mercer Marine site on SE 40th Street. The amendment will provide additional land to the east, to facilitate two activities:

- o Provide more land for parking and storage of boat trailers and to
- o Allow temporary relocation of the Company's marine service business during site redevelopment.

Some citizens may not be aware of the complexity of the overall proposal. From the perspective of a public review and approval, two issues dictate redevelopment of the site:

The parcel contains a long-standing commercial use on Lake Washington. It is now zoned residential, a designation that categorizes Seattle Boat's business as a conditional use. Parking is regarded as an accessory use.

The pre-existing pattern of land ownership and entitlements were established without much regard of future consequences. A web of twelve parking and access easements on the parcel benefit the surrounding Newport Yacht Basin Association. Beyond these easements, there are two 30-foot strips of land along SE 40th, deeded to the Association, which uses them for parking. Seattle Boat owns a driveway access, but does not have frontage.

The amendment adds land that is subject to a short plat in final approval stage. The parcel, approximately 2.4 acres in size has been used for parking and boat trailer storage for over 30 years. Association members have leased the west portion of this for parking and access to the northern tier of boat slips. The balance of the site has been used for many years for boat storage and parking, this time for Seattle Boat's customers.

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PERMIT PROCESSING

The addition of land alters the original application, but only in minor respects. It relocates an Association driveway further to the east, for joint use of Boat customers and Marina owners. It improves the appearance of a portion of land along SE 40th, and it increases the supply of off-street parking for Seattle Boat's customers.

In sum, the amendment will formalize long-standing uses. It will confer a number of benefits to citizens:

- o Traffic and parking are the obvious beneficiaries. The amendment will relocate a driveway further to the east, where it will provide straightforward access to the east and north sides of the marina. The relocation will ease the frustration and turbulence created during summer days when Association members attempt to enter the site and find it blocked by people intending to launch boats at the nearby City-owned boat ramp.
- o Seattle Boat's supply of parking for its customers now is nearly doubled, from 61 to nearly 120. There is no change in the size and capacity of the proposed stacked boat storage; it remains at 112 rentable spaces. The increase should reassure Association members that Seattle Boat's redevelopment would not compromise their supply of parking spaces.
- o Aesthetically, landscaping and fencing will screen and secure an otherwise functional parking and storage area. Landscaping along SE 40th street will be converted from its present desolate state to a maintained one.
- o Environmentally, the wetland buffer at the site's east edge will be enhanced with native plants, replacing intrusive vegetation and providing more effective filtration for stormwater.
- o To the extent that it provides more parking, the amendment provides better access to Lake Washington, a goal of the City and State's Shoreline Plans.

Thank you for your assistance in making this application a significant and constructive addition to the City.

Sincerely,



Robert S. Betts

Encl.: Plans for site development and landscaping
cc: Alan Bohling/ Seattle Boat Company (w/o encl)