

Exhibit 1

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Hearing Examiner
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e-mail submission via
cdxanthos@redmond.gov

RE: LAND-2014-01980 Nouri Short Plat Appeal Sworn Statement
For Hearing of November 20, 2015 before Sharon A. Rice, City of Redmond Hearing Examiner

I am making this statement in support of the Appellants as a Redmond resident passionate about due process in land use decisions and in preserving the character of our City, even as it grows. My background includes service on the Redmond Planning Commission for nearly 8 years after which I have been a frequent voice demanding full public notice and community engagement in sustaining Redmond's "green" character - initially as a member of Sustainable Redmond in the Land Use Permit Appeal of the Group Health Hospital redevelopment in Overlake.

The Nouri property abuts the City of Kirkland – a jurisdiction that is rapidly losing its community character throughout Rose Hill west of 132nd Avenue NE. With Redmond's annexation of residential parcels east of 132nd Avenue NE, up-zoning to R-6 and enabling sanitary sewer service¹, the stage is set for this portion of the Grass Lawn neighborhood to lose its historical character distinguished by homes nestled into fairly large wooded lots graced by mature trees. The Nouri Short Plat is the precedent for this entire neighborhood, hence the overwhelming concern of the residents regarding the loss of their quality of life and community that they love. They don't want developers to strip their neighborhood of its identity.

As context for recitation of errors others will address, this statement and attached images illustrate the community character of Rose Hill Heights with captions noting key features of this gateway where NE 75th Street meets 132nd Avenue NE, to include as many as six threatened landmark fir trees on the Nouri parcel at the northeast corner of that intersection. Loss of those trees changes entirely the character of the community entry, not to mention the profound environmental services they provide in habitat, air/water quality and stormwater retention. Three large contemporary homes are no substitute for the urban forest they would replace.

The Appellants have cited numerous flaws in the public process including insufficient notice, faulty application of City tree protection provisions and unjustified approval of this project. Various modifications as the project proceeded were either not disclosed to the public or disclosed after the fact. Most critical of these elements were the tree removal plan and stormwater management features.

Given the degree of concern within the community regarding the ultimate nature of the proposed Nouri Short Plat development, it is highly appropriate for the notice of decision to be revoked and for the developer to submit a new, accurate permit application accompanied by a Community Meeting after extensive public notice that provides substantive opportunities for public input, comment and appeal.

Under penalty of perjury, I certify that the statement above is true and correct to the best of my knowledge.

Thomas Hinman, Redmond Resident
October 31, 2015
ATTACHMENT – Community Context for the Nouri Plat

¹ By up-zoning and conditioning permits on sewer installation, developers are able to profit even while providing infrastructure upgrades for this newly-annexed neighborhood in the City of Redmond.

**COMMUNITY CONTEXT FOR THE NOURI PLAT –
Eastern panorama at the community gateway on 75th St at 132 Ave**



PHOTO #1 PROJECT SITE, NO CEDAR OR LANDMARK FIR TREES IN PHOTO TO REMAIN IN PROPOSED DEVELOPMENT.



PHOTO #2 MATURE TREES DISTINGUISH THE COMMUNITY ENTRYWAY ON NE 75TH STREET.



PHOTO #3 CORNER OPPOSITE FROM PROJECT SITE WITH SCHOOL CROSSWALK.

**COMMUNITY CONTEXT FOR THE NOURI PLAT –
from crosswalk on 132nd Ave at 75th St**



PHOTO #4 LOOKING EAST DOWN 75TH, SITE ON LEFT. NONE OF THESE FIRS WOULD REMAIN



PHOTO #5 LOOKING SOUTH SHOWING TREES ALONG THE 132ND AVENUE CORRIDOR

COMMUNITY CONTEXT FOR THE NOURI PLAT - (Looking West)



PHOTO #6 NE 75TH STREET LOOKING WEST - SITE IS ON THE RIGHT/NORTH SIDE



PHOTO #7 AS ABOVE (SLIGHTLY CLOSER) ONE LANDMARK FIR TREE IMMEDIATELY BEHIND THE POWER POLE TO BE RETAINED ALONG WITH A SECOND LANDMARK FIR, (ALSO ON EXTREME EASTERN EDGE OF THE OPEN SPACE PARCEL) OUT OF PHOTO TO THE RIGHT.

COMMUNITY CONTEXT FOR THE NOURI PLAT – Looking East



PHOTO #8 NE 75TH STREET LOOKING EAST, MIDDLE SCHOOL IS AT RED SIGN ON RIGHT



PHOTO #9 AS ABOVE, BROADER VIEW SHOWING FORESTED NATURE OF THE NEIGHBORHOOD.

COMMUNITY CONTEXT FOR THE NOURI PLAT – 132nd Avenue Corridor



PHOTO #10 LOOKING SOUTH FROM THE CROSSWALK AT 132ND AVENUE AT 75TH STREET.



PHOTO #11 LOOKING NORTH FROM THE CROSSWALK. PROJECT SITE IS ON THE RIGHT ACROSS FROM THE METHODIST CHURCH. KIRKLAND CONTROLS THE RIGHT SIDEWALK.

PHOTO KEY

Photographs by Thomas Hinman on October 6, 2015

PHOTO KEY

