

EXHIBIT 1

Existing Comprehensive Plan excerpt:

N-NR-46 Apply and maintain the Residential Development and Conservation Overlay Zone in North Redmond as shown on Redmond's zoning map.* Allow density to be transferred from critical areas and associated buffers to developable areas at a maximum density of one unit per acre. Limit the maximum underlying zoning to R-4 for all properties within the overlay zone.

The overlay zone applies to those properties along 154th Place NE from the intersection with Redmond-Woodinville Road on the south to the City Limit Line and Urban Growth Area boundary on the north, as well as for those properties along NE 124th Street and 162nd Place NE from Redmond-Woodinville Road on the west, to an alignment with 167th Avenue NE on the east, the City Limit Line on the north, and NE 116th Street on the south; with the exception of properties fronting the intersection of Redmond-Woodinville Road and NE 124th Street; as shown on the Comprehensive Land Use Plan Map.

*** Implementation of the overlay zone for the designated properties lying to the west of Redmond-Woodinville Road and east of the Sammamish Valley shall become effective following adoption of the Redmond-Woodinville Road design and circulation study and resulting development standards, or on September 30, 2008, whichever occurs first.**

Proposed Comprehensive Plan Amendment

N-NR-46 Apply and maintain the Residential Development and Conservation Overlay Zone in North Redmond as shown on Redmond's zoning map*. Allow density to be transferred from critical areas and associated buffers to developable areas at a maximum density of one unit per acre. Limit the maximum underlying zoning to R-4 for all properties within the overlay zone.

The overlay zone applies to those properties along 154th Place NE from the intersection with Redmond-Woodinville Road on the south to the City Limit Line and Urban Growth Area boundary on the north, as well as for those properties along NE 124th Street and 162nd Place NE from Redmond-Woodinville Road on the west, to an alignment with 167th Ave NE on the east, the City Limit Line on the north, and NE 116th Street on the south; with the exception of properties fronting the intersection of Redmond-Woodinville Road and NE 124th Street; as shown on the Comprehensive Land Use Plan Map.

*** Implementation of the overlay zone for the designated properties lying to the west of Redmond-Woodinville Road and east of the Sammamish Valley, shall become effective following at the time of adoption of the a sub-area plan and development standards that include the results of the Redmond-Woodinville Road ~~design and circulation~~ corridor study, and sub-area planning process and resulting development standards, or on September 30, 2008; whichever occurs first, or on June 1, 2009; whichever occurs first.**

This study, sub-area plan, and development standards will address the character of the Redmond-Woodinville Road corridor as a green gateway to the City of Redmond, safety concerns related to pedestrian, bicycle, and automobile access and circulation, and internal circulation for adjacent re-development.