

EXHIBIT 1

Existing Redmond Community Development Guide excerpt

20C.70.30-020 North Redmond Residential Development and Conservation Overlay Zone Density Transfer and Limitations.*

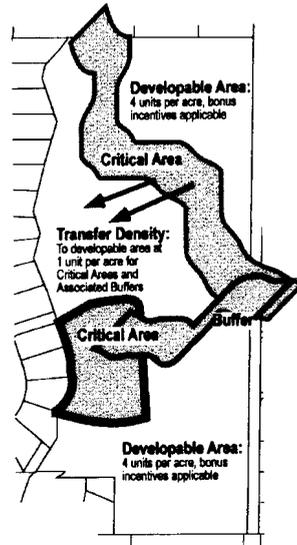


Figure 1: North Redmond Residential Development and Conservation Overlay Density Transfer

The Residential Development and Conservation Overlay zone is applied to those properties within the North Redmond Neighborhood and adjacent preannexation areas as shown on the Zoning Map. This designation establishes a maximum for the underlying zoning at R-4 in those areas determined to be developable in the Critical Areas Report, submitted at the time of application for development. Additionally, for those areas determined to be critical areas and the associated buffers, densities may be transferred to developable areas at a maximum of one unit per acre. (See Figure 1.) A rezone for higher densities beyond the established R-4, four units per acre, may not occur. In addition to the allowed density, bonus incentives are applicable as designated in the North Redmond Neighborhood plan, RCDG

20C.70.30, or elsewhere in the Redmond Community Development Guide.

*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. This study will address the character of the Redmond-Woodinville 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 redevelopment. (Ord. 2308; Ord. 1901)

Proposed Redmond Community Development Guide Amendment

20C.70.30-020 North Redmond Residential Development and Conservation Overlay Zone Density Transfer and Limitations*

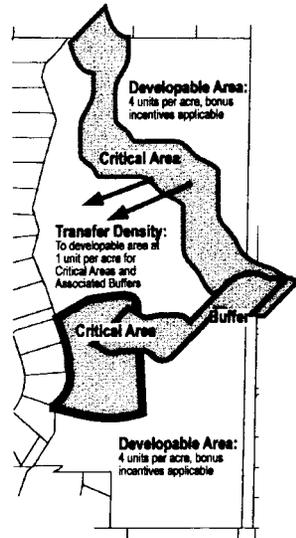


Figure 2: North Redmond Residential Development and Conservation Overlay Density Transfer

The Residential Development and Conservation Overlay Zone is applied to those properties within the North Redmond neighborhood and adjacent pre-annexation areas as shown on the zoning map. This designation establishes a maximum for the underlying zoning at R-4 in those areas determined to be developable in the Critical Areas Report, submitted at the time of application for development. Additionally, for those areas determined to be critical areas and the associated buffers, densities may be transferred to developable areas at a maximum of one unit per acre (see Figure 1). A rezone for higher densities beyond the established R-4, four units per acre, may not occur. In addition to the allowed density, bonus incentives are applicable as designated in the North Redmond neighborhood plan, RCDG 20C.70.30, or elsewhere in the Redmond Community Development Guide.

* 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 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.