

Future Land Use Designations Info Sheet

September 10, 2024

The Future Land Use Designations included in the 2024-2044 Bellevue Comprehensive Plan Future Land Use Map provide a general framework for land use patterns in the city. Each Future Land Use Designation broadly dictates the types of land uses that are allowed and encouraged within each specified area. The table below provides a snapshot of the Future Land Use Designations, categorizing them by general land use type and intensity. On the following page, a Future Land Use Designation Crosswalk describes these designations and explains which land use districts are applicable to each.

Land Use Type	Intensity	Future Land Use Map Designation
MIXED USE		
<u>Land Use Emphasis:</u> NON-SPECIFIC	Highest To Lower	Downtown Urban Core Highrise Mixed Use Midrise Mixed Use Lowrise 2 Mixed Use Lowrise 1 Mixed Use
<u>Land Use Emphasis:</u> OFFICE	High Medium Low	Highrise Office Mixed Use Midrise Office Mixed Use Lowrise Office Mixed Use
<u>Land Use Emphasis:</u> MEDICAL	High Medium	Highrise Medical Mixed Use Midrise Medical Mixed Use
<u>Land Use Emphasis:</u> RESIDENTIAL	High Medium Low	Highrise Residential Mixed Use Midrise Residential Mixed Use Lowrise Residential Mixed Use
RESIDENTIAL	Highest To Lowest	High Density Residential Medium Density Residential Low Density Residential Suburban Density Residential Large Lot Residential
OTHER USES	Variable	General Commercial Institutional Light Industrial Hospital Institutions

Future Land Use Designation Crosswalk

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The Future Land Use Designation categories proposed are broader than the categories currently used, or the categories used in the EIS. This means that while many current Future Land Use Designations are equivalent to one or two zones, a proposed Future Land Use Designation might relate to more zones. This is because the Future Land Use Map is meant to give general direction for the character of areas of the city while the code is meant to spell out the specifics of what is allowed on each individual parcel.

Below is a description of the proposed Future Land Use Designations and their relationship to existing zones and designations studied in the EIS. Zoning districts may change when the Land Use Code is updated following the adoption of the Comprehensive Plan Update and will include a public process.

Color	Future Land Use Designation	Description	Existing Zoning Districts or Designations studied in the FEIS*
<p><i>*The land use districts listed here are subject to change, as the city will initiate land use code amendments to update and/or create districts in response to the Bellevue Comprehensive Plan Periodic Update as well as legislative changes by the State of Washington.</i></p>			
HIGHEST SCALE AND DENSITY			
	Downtown	<p><i>The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at the highest scale and density. The scale and density may be reduced by overlay districts.</i></p>	<p><u>Existing</u></p> <ul style="list-style-type: none"> • All Downtown zones

	Urban Core	<i>The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at the highest scale and density, close to Downtown and light rail stations.</i>	<p><u>Existing</u></p> <ul style="list-style-type: none"> • EM-TOD-H – East Main Transit Oriented Development, High <p><u>EIS</u></p> <ul style="list-style-type: none"> • MU-H-3 – Mixed Use – Highrise 3 • OR-H-3 – Office-Residential, Highrise 3
HIGH SCALE AND DENSITY			
	Highrise Mixed Use	<i>The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at a high scale and density.</i>	<p><u>Existing</u></p> <ul style="list-style-type: none"> • F3 – Factoria Land Use District 3 <p><u>EIS</u></p> <ul style="list-style-type: none"> • MU-H-1 – Mixed Use – Highrise 1 • MU-H-2 – Mixed Use – Highrise 2
	Highrise Office Mixed Use	<i>The purpose is to provide a mix of office, housing, retail, service and complementary uses with a focus on office uses at high scale and density.</i>	<p><u>Existing</u></p> <ul style="list-style-type: none"> • BR-OR-2 – BelRed Office-Residential 2 • BR-OR-1 – BelRed Office-Residential 1 <p><u>EIS</u></p> <ul style="list-style-type: none"> • OR-H-1 – Office-Residential, Highrise 1 • OR-H-2 – Office-Residential, Highrise 2 • BR-OR-H-1 – Office-Residential, Highrise 1 • BR-OR-H-2 – Office-Residential, Highrise 2
	Highrise Medical Mixed Use	<i>The purpose is to provide a mix of laboratories, office, housing, retail, service, and complementary uses with a focus on medical uses at high scale and density.</i>	<p><u>Existing</u></p> <ul style="list-style-type: none"> • BR-MO-1 – BelRed Medical Office 1 <p><u>EIS</u></p> <ul style="list-style-type: none"> • BR-MO-H-1 – BelRed Medical Office, Highrise 1 • BR-MO-H-2 – BelRed Medical Office, Highrise 2 • BR-MOR-H-1 – BelRed Medical Office-Residential, Highrise 1 • MO-H-1 – Medical Office, Highrise 1 • MO-H-2 – Medical Office, Highrise 2

	Highrise Residential Mixed Use	<i>The purpose is to provide primarily housing with a mix of retail, service, office and uses that compliment with a focus on housing at a high scale and density.</i>	<u>EIS</u> <ul style="list-style-type: none"> • BR-RC-H-1 – BelRed Residential-Commercial, Highrise 1 • BR-RC-H-2 – BelRed Residential-Commercial, Highrise 2 • RC-H-1 – Residential-Commercial, Highrise 1 • RC-H-2 – Residential-Commercial, Highrise 2
MEDIUM SCALE AND DENSITY			
	Midrise Mixed Use	<i>The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at a middle scale and density.</i>	<u>Existing</u> <ul style="list-style-type: none"> • BR-CR – BelRed Commercial-Residential • NMU – Neighborhood Mixed Use • EG-TOD – Eastgate Transit Oriented Development • EM-TOD-L – East Main Transit Oriented Development, Low • F1 – Factoria Land Use District 1 • F2 – Factoria Land Use District 2 <u>EIS</u> <ul style="list-style-type: none"> • BR-MU-M – BelRed Mixed Use Medium
	Midrise Office Mixed Use	<i>The purpose is to provide a mix of housing, retail, service, office and complementary uses with a focus on office uses at middle scale and density.</i>	<u>Existing</u> <ul style="list-style-type: none"> • OLB – Office/Limited Business • OLB2 – Office/Limited Business 2 • OLB-OS – Office/Limited Business, Open Space • BR-OR – BelRed Office-Residential <u>EIS</u> <ul style="list-style-type: none"> • OR-M – Office-Residential, Midrise
	Midrise Medical Mixed Use	<i>The purpose is to provide a mix of laboratories, office, housing, retail, service and complementary uses with a focus on medical uses at a middle scale and density.</i>	<u>EIS</u> <ul style="list-style-type: none"> • BR-MO – BelRed Medical Office

	Midrise Residential Mixed Use	<i>The purpose is to provide primarily housing with a mix of retail, service, office and uses that compliment with a focus on housing at middle scale and density.</i>	<u>Existing</u> <ul style="list-style-type: none"> BR-RC-3 – BelRed Residential-Commercial 3 <u>EIS</u> <ul style="list-style-type: none"> RC-M – Residential-Commercial, Midrise
LOW SCALE AND DENSITY			
	Lowrise 2 Mixed Use	<i>The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at the higher end of a low scale and density.</i>	<u>EIS</u> <ul style="list-style-type: none"> MU-L/M – Mixed Use Lowrise/Midrise
	Lowrise 1 Mixed Use	<i>The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at the lower end of a low scale and density.</i>	<u>Existing</u> <ul style="list-style-type: none"> NB – Neighborhood Business CB – Community Business EHDD – Evergreen Highlands Design District
	Lowrise Office Mixed Use	<i>The purpose is to provide a mix of office, housing, retail, service and complementary uses with a focus on office uses at low scale and density.</i>	<u>Existing</u> <ul style="list-style-type: none"> O – Office PO – Professional Office
	Lowrise Residential Mixed Use	<i>The purpose is to provide primarily housing with a mix of retail, service, office and uses that complement with a focus on housing at low scale and density.</i>	<u>Existing</u> <ul style="list-style-type: none"> BR-ORT – Existing BelRed Office-Residential Transition BR-R – Existing BelRed Residential
	High Density Residential	<i>The purpose is to provide for residential and complementary uses at a low scale and density, similar to lowrise mixed use.</i>	<u>EIS</u> <ul style="list-style-type: none"> R-High – Residential High

MEDIUM URBAN RESIDENTIAL SCALE AND DENSITY			
	Medium Density Residential	<i>The purpose is to provide for residential and complementary uses at a middle urban residential scale and density.</i>	<u>Existing</u> <ul style="list-style-type: none"> • R-20 – Residential 20 • R-30 – Residential 30 <u>EIS</u> R-Medium – Residential Medium
LOW URBAN RESIDENTIAL SCALE AND DENSITY			
	Low Density Residential	<i>The purpose is to provide for residential and complementary uses at a low urban residential scale and density.</i>	<u>Existing</u> <ul style="list-style-type: none"> • R-7.5 – Residential 7.5 • R-10 – Residential 10 • R-15 – Residential 15 <u>EIS</u> R-Low – Residential Low
TYPICAL SUBURBAN SCALE AND DENSITY			
	Suburban Residential	<i>The purpose is to provide for residential and complementary uses at a typical suburban scale and density.</i>	<u>Existing</u> <ul style="list-style-type: none"> • R-2.5 – Residential 2.5 • R-3.5 – Residential 3.5 • R-4 – Residential 4 • R-5 – Residential 5 <u>EIS</u> R-Suburban – Residential Suburban
SPACIOUS SCALE AND DENSITY			
	Large Lot Residential	<i>The purpose is to provide for residential and complementary uses on large lots at a spacious scale and density.</i>	<u>Existing</u> <ul style="list-style-type: none"> • R-1 – Residential 1 • R-1.8 – Residential 1.8 <u>EIS</u> R-LL – Residential Large Lot
OTHER USES			
	General Commercial	<i>The purpose of this district is to provide primarily office, retail and service uses.</i>	<u>Existing</u> <ul style="list-style-type: none"> • BR-GC – BelRed General Commercial GC – General Commercial
	Light Industrial	<i>The purpose is to provide light industrial uses.</i>	<u>Existing</u> LI – Light Industrial

	Institutional	<i>The purpose of this district is to provide for institutional uses like colleges.</i>	<u>Existing</u> <ul style="list-style-type: none"> • CCC – Camp and Conference Center <u>EIS</u> INST – Institutional
	Hospital Institutions	<i>The purpose is to provide hospital uses and building styles.</i>	<u>Existing</u> <ul style="list-style-type: none"> • MI - Medical Institution