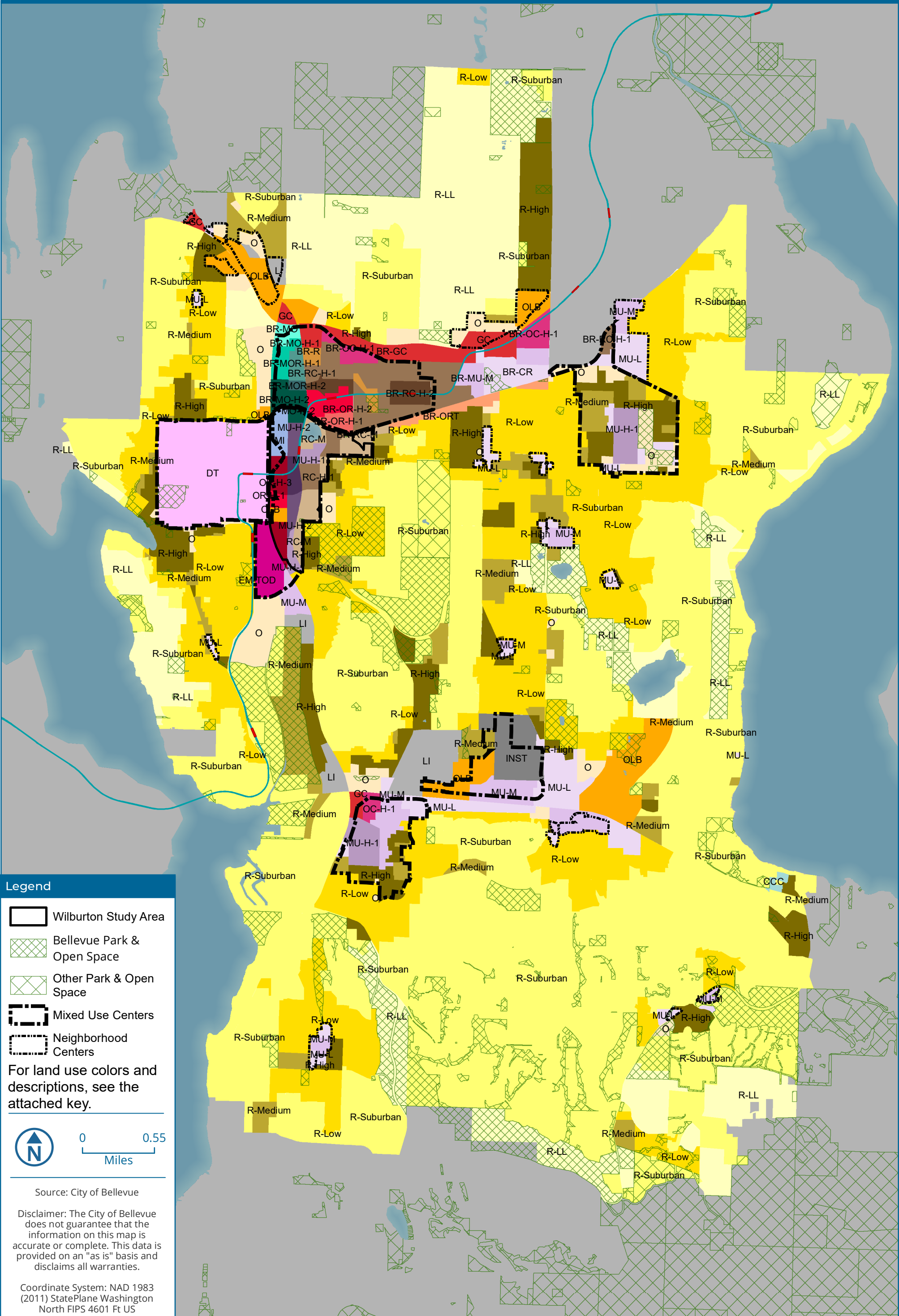


# Future Land Use Map

## Land Use Categories

# Attachment A



**Legend**

- Wilburton Study Area
- Bellevue Park & Open Space
- Other Park & Open Space
- Mixed Use Centers
- Neighborhood Centers

For land use colors and descriptions, see the attached key.

0 0.55 Miles

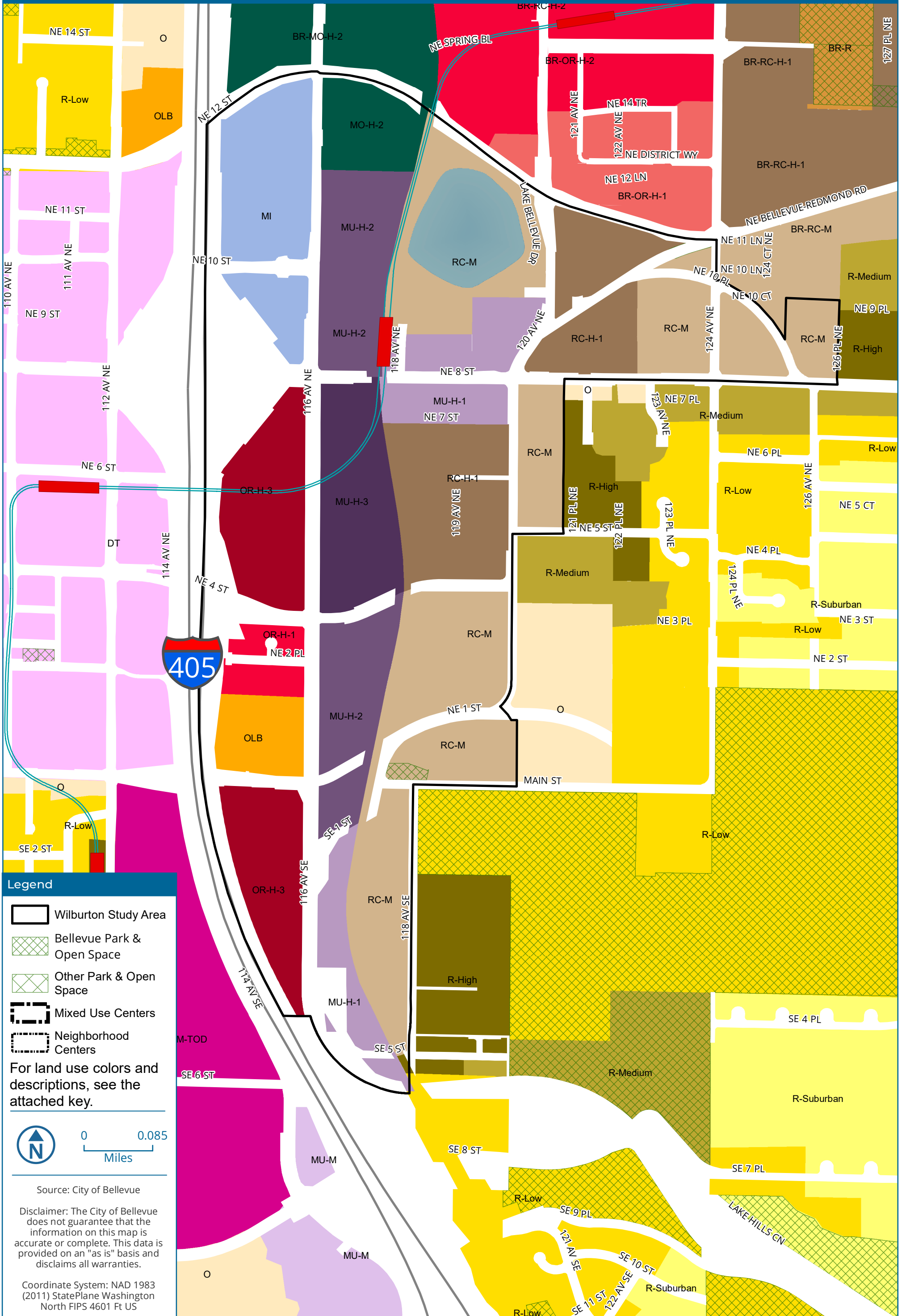
Source: City of Bellevue

Disclaimer: The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

Coordinate System: NAD 1983 (2011) StatePlane Washington North FIPS 4601 Ft US

# Future Land Use Map: Wilburton Study Area

## Land Use Categories





## Land Use Map Key for EIS Alternatives

Existing	EIS	Description
BR-GC	BR-GC	BelRed – General Commercial. A wide variety of business activities in buildings generally 1 or 2 stories.
BR-MO	BR-MO	BelRed – Medical Office. Medical office in buildings generally between 2 & 6 stories.
BR-MO-1		BelRed – Medical Office. Medical office in buildings generally between 4 & 12 stories.
	BR-MO-H-1	BelRed – Medical Office Highrise – 1. Medical office & life sciences with ground floor active uses in highrise towers up to around 15 stories.
	BR-MO-H-2	BelRed – Medical Office Highrise – 2. Medical office & life sciences with ground floor active uses in highrise towers up to around 24 stories.
	BR-MOR-H-1	BelRed – Medical Office/Residential Highrise – 1. Mostly medical office with some housing, retail & services, in highrise towers up to around 15 stories.
	BR-MOR-H-2	BelRed – Medical Office/Residential Highrise – 2. Mostly medical office with some housing, retail & services, in highrise towers up to around 24 stories.
BR-CR	BR-CR	BelRed – Commercial/Residential. Mix of housing, retail, office, & services in buildings generally between 4 & 6 stories.
	BR-MU-M	BelRed – Mixed Use – Midrise. Mix of housing, retail, office, & services in midrise buildings generally up to around 9 stories.
BR-ORT	BR-ORT	BelRed – Office/Residential Transition. Mix of housing & office in buildings generally between 2 & 4 stories such as townhomes & lowrise apartments.
BR-OR	BR-OR	BelRed – Office/Residential. Mostly office with some housing, retail, & services, in buildings generally between 2 & 6 stories.
BR-OR-2	BR-OR-2	BelRed – Office/Residential – 2. Mostly office, with some housing, retail, & services, in buildings generally between 2 & 11 stories.
BR-OR-1	BR-OR-1	BelRed – Office/Residential – 1. Mostly office, with some housing, retail, & services, in buildings generally between 12 & 14 stories.
	BR-OR-H-2	BelRed – Office/Residential – Highrise – 2. Mostly office with some housing, retail, & services, in highrise buildings generally up to around 24 stories.
	BR-O-H-1	BelRed – Office – Highrise -1. Mostly office with some retail, & services, in highrise buildings up to around 15 stories.
BR-R	BR-R	BelRed – Residential. Housing with limited retail & services in buildings generally between 2 & 4 stories.
BR-RC-3		BelRed – Residential/Commercial – 2. Mostly housing, with limited retail, office, & services, in buildings generally between 2 & 5 stories.
BR-RC-2	BR-RC-2	BelRed – Residential/Commercial – 2. Mostly housing, with limited retail, office, & services, in buildings generally between 2 & 11 stories.
BR-RC-1	BR-RC-1	BelRed – Residential/Commercial – 1. Mostly housing, with limited retail, office, & services, in buildings generally between 2 & 14 stories.
	BR-RC-H-1	BelRed – Residential/Commercial Highrise – 1. Mostly housing with limited retail, office, & services in highrise towers generally up to around 16 stories.
	BR-RC-H-2	BelRed – Residential/Commercial Highrise – 2. Residential highrise towers including ground floor active uses up to around 25 stories.
CCC	CCC	Camp & Conference Center. Cabins & congregate buildings on large lots for limited stays.
DT	DT	Downtown. Mix of office, commercial & residential uses in highrise & midrise buildings. Downtown is designed to have higher heights in the center & lower heights on the northern, western & southern edges.
EG-TOD		Eastgate-Transit Oriented Development. Mix of residential & commercial uses with buildings generally between 4 & 15 stories.
EM-TOD	EM-TOD	East Main – Transit Oriented Development. Mix of residential, hotel & commercial uses in buildings between 4 & 6 stories with ground floor active uses.
GC	GC	General Commercial. Retail, restaurant & office uses Mostly in single-story buildings with surface parking.
	INST	Institutional. Classroom, Office & Dormitories in a campus setting.
LI	LI	Light Industrial. Manufacturing uses in 1 to 3 story buildings.
MI	MI	Medical Institutions. Developed as a campus with taller buildings near the center.
	MO-H-1	Medical Office Highrise – 1. Highrise towers up to around 16 stories, consisting Mostly of medical office uses with some hotel, & ground floor active uses.
	MO-H-2	Medical Office Highrise – 2. Highrise towers up to around 25 stories, consisting Mostly of medical office uses with some hotel, & ground floor active uses.
	MU-H-1	Mixed Use – Highrise – 1. Highrise towers up to around 16 stories, consisting Mostly of a mix of residential & office uses, with some hotel & medical uses, & ground floor active uses
	MU-H-2	Mixed Use – Highrise – 2. Highrise towers up to around 25 stories, consisting Mostly of a mix of residential & office uses, with some hotel & medical uses, & ground floor active uses.
	MU-H-3	Mixed Use – Highrise – 3. Highrise towers up to around 45 stories, consisting Mostly of a mix of residential & office uses, with some hotel & medical uses, & ground floor active uses.
CB NB	MU-L	Mixed Use – Lowrise. A mix of residential & commercial use in lowrise buildings between 2 & 4 stories.
NMU	MU-M	Mixed Use – Midrise. Mostly of a mix of residential & office uses, with some hotel & medical uses, & ground floor active uses in midrise buildings up to around 7-10 stories.
O PO	O	Office. Office uses in 1 & 2 story buildings with surface parking.
OLB		
OLB-2	OLB	Office Limited Business. Office uses in 1 to 4 story buildings mixed with open space.
OLB-OS		
	OR-M	Office/Residential – Midrise. Midrise buildings up to around 7-10 stories, consisting Mostly of office uses, with some hotel, residential & medical uses, & ground floor active uses.
	OR-H-1	Office/Residential – Highrise – 1. Highrise towers up to around 16 stories, consisting Mostly of office uses, with some hotel, residential & medical uses, & ground floor active uses.
	OR-H-2	Office/Residential – Highrise – 2. Highrise towers up to around 25 stories, consisting of Mostly office uses, with some hotel, residential & medical uses, & ground floor active uses.
	OR-H-3	Office/Residential – Highrise – 3. Highrise towers up to around 45 stories, consisting of Mostly office uses, with some hotel, residential & medical uses, & ground floor active uses.
SF-L	R-LL	Residential – Large Lot. Mostly single-family homes on large lots with some duplexes & cottage housing types mixed in.
SF-M SF-H	R-Suburban	Residential – Suburban. Mix of single-family, duplexes, triplexes, & cottage housing
SF-UR		
MF-L	R-Low	Residential – Low. Mix of single-family, duplexes, triplexes, & small apartment buildings of 4 to 6 units
MF-M		
MF-H	R-Medium	Residential – Medium. Mix of small & large apartment buildings between 2 & 6 stories with some duplexes & townhomes.
	R-High	Residential – High. Mostly larger apartment buildings of 4 to 6 stories.
	RC-M	Residential/Commercial Midrise. Residential midrise buildings including ground floor active uses up to around 7-10 stories.
	RC-H-1	Residential/Commercial Highrise – 1. Residential highrise towers including ground floor active uses up to around 16 stories.
	RC-H-2	Residential/Commercial Highrise – 2. Residential highrise towers including ground floor active uses up to around 25 stories.

**Notes:**

- Not all land use designations are present in all of the alternatives.
- All Parks and other public spaces have a land use category associated with them. On these maps, existing parks are shown in hatched green and the underlying land use is written on it.
- Building floors usually range from 10 to 12 feet: around 12 for commercial development and around 10 for residential development.