



APPENDIX B Land Use Patterns and Urban Form Appendix

Zoning Designations

Table B-1 summarizes the zoning designations established in [Bellevue City Code \(BCC\) Title 20](#) that help implement the future land use designations.

TABLE B-1 Zoning Designations and Descriptions

Zoning Designation	Description
SINGLE-FAMILY	
Single Family Low Density (R-1 and R-1.8)	Areas zoned for low-density single-family provide for detached residential densities of up to 1 or 1.8 dwellings per acre. These areas may protect steep slopes or unstable land from overdevelopment and may include agricultural uses and activities compatible with low residential density.
Single Family Medium Density (R-2.5 and R-3.5)	Areas zoned for medium-density single-family provide for detached residential densities of up to 2.5 or 3.5 dwellings per acre and permit compatible, related activities.
Single Family High Density (R-4 and R-5)	Areas zoned for high-density single-family provide for detached residential densities of up to 4 or 5 dwellings per acre and permit compatible, related activities.
Single Family Urban Residential (R-7.5)	Areas zoned for urban residential single-family provide for detached residential densities of up to 7.5 dwellings per acre and permit compatible, related activities.
MULTI-FAMILY	
Multifamily Low Density (R-10)	Areas zoned for low-density multi-family provide for attached residential dwellings of up to 10 units per acre. The R-10 District is intended to be more restrictive and may be utilized as a buffer between Suburban Residential Districts and moderate-density residential or commercial districts.

Zoning Designation	Description
Multifamily Medium Density (R-15 and R-20)	Areas zoned for medium-density multi-family provide for attached residential dwellings of moderate density (15 or 20 dwellings per acre). The R-20 District is intended to be convenient to centers of employment and have primary access to arterial streets. The R-15 District is more restrictive and may be utilized as a buffer between Suburban Residential Districts and moderate-density residential or commercial districts.
Multifamily High Density (R-30)	Areas zoned for high-density multi-family provide for attached residential dwellings of up to 30 dwellings per acre. The R-30 District is intended to be convenient to centers of employment and have primary access to arterial streets.
RETAIL	
Neighborhood Business (NB)	Neighborhood Business Districts are small-scale, mixed use commercial areas that provide housing opportunities and retail and service businesses for the surrounding residential community. These sites may also accommodate a limited amount of administrative office space, provided that the office use does not interfere with the site's primary neighborhood-serving function. NB Districts front on designated primary or minor arterials and are generally 1,000 feet or more apart along the arterials. It is the city's intent that any such district be located adjacent to existing or proposed residential areas. The maximum size of an NB District, composed of contiguous properties and located on one side of a street, is 4.5 acres. The maximum size is expanded to 6 acres for NB sites separated by a street.
Community Business (CB)	Community Business Districts serve community markets and provide areas for the location of services and retail outlets, other than Downtown.
General Commercial (GC)	General Commercial is a mixed retail and commercial designation that provides for the location of a variety of business activities that provide goods and services to other businesses and the general public.
OFFICE	
Office (O)	Office Districts provide areas for business, financial, and professional service offices, located on arterial or commercial access streets. In the proximity of other major business and commercial districts, this district may serve as a buffer between residential areas and more intensive commercial districts.
Office and Limited Business (OLB)	Office and Limited Business Districts provide areas for the location of integrated complexes made up of offices, hotels or motels, eating establishments, and retail sales accessory to permitted uses. Such districts are located in areas that abut and have convenient access to freeways and major highways.
Office and Limited Business District 2 (OLB 2)	The purpose of the OLB 2 District is to provide an area of integrated complexes made up of offices, hotels, or motels, eating and drinking establishments, and retail sales within walking distance to support business and employees. The OLB 2 District has greater intensity and a larger mix of uses than the OLB District. Such districts are located in areas that abut and have convenient access to freeways, major highways, and transit.
Office and Limited Business-Open Space (OLB-OS)	Office and Limited Business-Open Space Districts provide for significant amounts of open space and for offices, hotels, or motels, and other uses permitted in the Office and Limited Business District, except for residential uses. The OLB-OS properties are developed as a cohesive site with unified building design. The open space area is

Zoning Designation	Description
	reserved for public use and access and may include active and passive recreational uses. OLB-OS properties are at least 25 acres in size with at least 40 percent of the total site area reserved as a contiguous open space area.
Professional Office (PO)	Professional Office Districts provide areas for low-intensity office uses. Structures shall have exterior designs that are compatible with surrounding developments, vegetation, and topography. The Professional Office District may act as a buffer between residential and more intensively developed properties.
INDUSTRIAL	
Light Industrial (LI)	Light Industrial Districts provide for the location of a broad array of activities, including manufacturing, wholesale trade, and distribution activities. Offices are discouraged unless they support the primary functions of the LI District. Sales of goods and services subordinate to permitted activities and sales of bulky or large-scale items are appropriate, except for auto sales and rentals, which are appropriate only in certain locations.
MIXED USE	
Neighborhood Mixed Use District (NMU)	The purpose of the NMU District is to provide an area with a mix of retail, service, office, and residential uses with an emphasis on neighborhood retail and service uses. This district is designed to be compatible with nearby neighborhoods and is easily accessible from the nearby office and residential uses.
NEIGHBORHOOD SPECIFIC	
DOWNTOWN	
Downtown–Office 1 (DT-O-1)	The purpose of the Downtown–O-1 District is to provide an area for the most intensive business, financial, specialized retail, hotel, entertainment, and urban residential uses. This district is limited in extent to provide the level of intensity needed to encourage and facilitate a significant level of transit service. Day and nighttime uses that attract pedestrians are encouraged. All transportation travel modes are encouraged to create links between activities and uses.
Downtown–Office 2 (DT-O-2)	The purpose of the Downtown–O-2 District is to provide an area for intensive business, financial, retail, hotel, entertainment, institutional, and urban residential uses and to serve as a transition between the more intensive Downtown–O-1 District and the less intensive Downtown–Mixed Use District. The Downtown–O-2 District includes different maximum building heights for areas north of NE 8th Street, east of 110th Avenue NE, and south of NE 4th Street based on proximity to the Downtown Core and access to the regional freeway system and transit, creating the Downtown O-2 Districts North, East, and South (DT-O-2 North, DT-O-2 East, and DT-O-2 South).
Downtown–Mixed Use (DT-MU)	The purpose of the Downtown–MU District is to provide an area for a range of retail, office, residential, and support uses. Multiple uses are encouraged on individual sites and in individual buildings, as well as broadly in the district as a whole. The Downtown–MU District allows for taller buildings and additional density in the Civic Center portion of the district east of 111th Avenue NE between NE 4th and NE 8th Street based on its proximity to the Downtown Core and convenient access to the regional freeway system and transit. This area is called the Downtown–Mixed Use District – Civic Center (DT-MU Civic Center), while the rest of the district is called the Downtown–Mixed Use District (DT-MU).

Zoning Designation	Description
Downtown–Residential (DT-R)	The purpose of the Downtown–R District is to provide an area for predominantly urban residential uses. Limited office and retail uses are permitted as secondary to residential use to provide the amenity of shopping and services within an easy walking distance of residential structures.
Downtown–Old Bellevue (DT-OB)	The purpose of the Downtown–OB District is to reinforce the character of the Old Bellevue area and ensure compatibility of new development with the scale and intensity of the area. The social and historic qualities of this area are to be preserved.
Downtown–Office and Limited Business (DT-OLB)	The purpose of the Downtown–OLB District is to provide an area for integrated complexes made up of office, residential, and hotel uses, with eating establishments and retail sales secondary to these primary uses. The district abuts and has access to both I-405 and light-rail transit service. The Downtown–OLB District differentiates maximum building heights and allowed density for areas north of NE 8th Street, between NE 4th and NE 8th Street, and south of NE 4th Street based on proximity to the Downtown Core and convenient access to the regional freeway system and transit. This creates three districts: Downtown–OLB North, Downtown–OLB Central, and Downtown–OLB South (DT-OLB North, DT-OLB Central, and DT-OLB South).
BELRED	
BelRed–Medical Office (BelRed-MO)	The purpose of the BelRed-MO Land Use District is to provide an area for office uses, with an emphasis on medical office.
BelRed–Medical Office Node (BelRed-MO-1)	The purpose of the BelRed-MO-1 Land Use District is to provide an area for the most intense medical office uses. The district is located within the core of a nodal area and is limited in extent to provide the level of intensity appropriate for areas in close proximity to the highest levels of transit service within the BelRed area.
BelRed–Office/Residential (BelRed-OR)	The purpose of the BelRed-OR Land Use District is to provide an area for a mix of office, housing, and retail uses, with office as the predominant use.
BelRed–Office/Residential Node 1 (BelRed-OR-1)	The purpose of the BelRed-OR-1 Land Use District is to provide an area for a mix of office, housing, and retail uses within the core of a nodal area, with offices as the predominant use. The district is limited in extent to provide the level of intensity appropriate for areas in close proximity to the highest levels of transit service within the BelRed area.
BelRed–Office/Residential Node 2 (BelRed-OR-2)	The purpose of the BelRed-OR-2 Land Use District is to provide an area for a mix of office, housing, and retail uses, with office as the predominant use. The district is located within a node but outside the node’s core, and building heights provide for a transition between the node’s core and areas outside the node.
BelRed–Office/Residential Transition (BelRed-ORT)	The purpose of the BelRed-ORT Land Use District is to provide an area for low-intensity offices and uses and low-density multi-family residential dwellings, developed in such a manner as to provide a buffer between residential and more intensively developed properties.
BelRed–Residential (BelRed-R)	The purpose of the BelRed-R Land Use District is to provide an area for residential uses. Limited retail and service uses are permitted secondary to residential use to provide the amenity of shopping and services within easy walking distance of residential structures.

Zoning Designation	Description
BelRed-Residential/ Commercial Node 1 (BelRed-RC-1)	The purpose of the BelRed-RC-1 Land Use District is to provide an area for a mix of housing, retail, office, and service uses within the core of a nodal area, with an emphasis on housing. The district is limited in extent to provide the level of intensity appropriate for areas in close proximity to the highest levels of transit service within the BelRed area.
BelRed-Residential/ Commercial Node 2 (BelRed-RC-2)	The purpose of the BelRed-RC-2 Land Use District is to provide an area for a mix of housing, retail, office, and service uses. The district is located within a node but outside the node’s core, and building heights provide for a transition between the node’s core and areas outside the node.
BelRed-Residential/ Commercial Node 3 (BelRed-RC-3)	The purpose of the BelRed-RC-3 Land Use District is to provide an area for a mix of housing, retail, office, and service uses, with an emphasis on housing. The district is located within a node but in close proximity to mature, stable neighborhoods, and is thus appropriate for transitional heights.
BelRed-Commercial/ Residential (BelRed-CR)	The purpose of the BelRed-CR Land Use District is to provide an area for a mix of housing, retail, office, and services. Multiple uses are encouraged on individual sites, in individual buildings, and in the district as a whole.
BelRed-General Commercial (BelRed-GC)	The purpose of the BelRed-GC Land Use District is to provide an area for a variety of business activities that provide goods and services to other businesses and the general public.

EVERGREEN HIGHLANDS

Evergreen Highlands Design District (EH)	The Evergreen Highlands Design District provides an area for the location of high technology research and development facilities; associated light assembly and warehousing; other manufacturing uses with similar character, intensity, and impact; support service and retail uses; office uses; corporate headquarters; and residential uses. It represents a unique land resource, and is to be developed as a well-integrated, mixed use district sensitive to natural constraints and surrounding established development patterns. All development should exhibit high quality design and maintain high performance levels. The district is divided into four performance areas further discussed in Table B-2, below.
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EASTGATE

Eastgate Transit-Oriented Development (EG-TOD)	The purpose of the Eastgate TOD District is to provide an area for a mix of housing, retail, office, and service uses, with an emphasis on housing. The district is limited in area so that there is an appropriate level of density nearest the highest levels of transit service.
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EAST MAIN

East Main TOD Higher Density (EM-TOD-H)	The purpose of the EM-TOD-H Land Use District is to create a vibrant mixed use hub of activity with an intensive mix of transit-supportive uses such as housing, office, retail, and hotel uses. This unique transit-proximate neighborhood is distinct from and complementary to Downtown. Due to its proximity to the Sound Transit East Main Light-Rail Station, the pattern and intensity of development in this district are intended to maximize transit ridership by generating high transit usage and optimizing density and access to the transit network. This district’s size is limited to achieve desired intensities in a compact, walkable pattern that reinforces its role as development-oriented to transit. A balanced mix of housing, office, retail, and hotel uses supports a
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Zoning Designation	Description
	safe and active neighborhood during daytime and evening hours. The multimodal transportation system prioritizes pedestrian and bicycle access as the primary means of travel within this district, while light rail will serve as the primary transportation system outside of the district.
East Main TOD Lower Density (EM-TOD-L)	The purpose of the EM-TOD-L Land Use District is to provide a mix of housing, office, retail, hotel, and open space uses. While within a reasonable walking distance to the Sound Transit East Main Station, the EM-TOD-L Land Use District location does not provide the immediate access to the station provided by the EM-TOD-H Land Use District. Mercer Slough and the associated wetland complex are prominent in EM-TOD-L, and development is intended to maximize connections to these natural features. Mercer Slough and the associated wetland complex are Shorelines of Statewide Significance pursuant to RCW 90.58.020 , which places the statewide interest over local interest and the preservation of the natural character above all other use preferences. Based on the presence of these natural systems, this district is intended to be supported by transit use and access, but at a lower intensity.
FACTORIA	
Factoria 1 (F1)	The Factoria, F1 District is a mixed use residential and regional retail center located adjacent to freeway corridors. It is to be developed as an aesthetically attractive urban village center to serve the Factoria community as well as shoppers attracted to the retail stores. Specific development areas and design guidelines apply within the district. The total size of the district is approximately 40 acres.
Factoria 2 (F2)	The Factoria, F2 District provides for intensive office, movie theater, and service uses adjacent to freeway corridors in the Factoria area.
Factoria 3 (F3)	The Factoria, F3 District provides for highly intensive office use in an integrated complex adjacent to freeway corridors in the Factoria area. This is the most intensive office district outside the Downtown.
OTHER	
Medical Institution (MI)	The Medical Institution District provides for the location of hospital uses and ancillary uses to the primary hospital use located on the same site or on sites in close proximity. The purpose of the district is to encourage comprehensive long-term master development planning for the properties designated MI and to allow flexible dimensional standards to facilitate development of major medical institutions and provision of the vital public services offered by these institutions. Three specific development areas have been established to implement the objectives of the Medical Institution District (further discussed in Table B-2, below).
Camp and Conference Center (CCC)	Camp and Conference Center (CCC) provides areas for a unified mix of group day or residence camps and professional, educational, or religious meetings, conferences, seminars, and retreats and their associated facilities and activities. These are used primarily by organizations and schools and the families and individuals they enroll. The purpose of the designation is to maintain the compatibility of this unique mix of uses with surrounding neighborhoods by limiting the overall intensity of the site and protect lower intensity uses from the effects of higher intensity uses.

SOURCES: [Ordinance 6670](#), adopted July 18, 2022; [Bellevue Map Viewer](#), 2023; [Title 20 BCC](#), 2023; BERK 2023

NOTE: BCC Chapter 20.10 was recently amended by Ordinance 6670, codified in September 2022.

Overlay Districts

Table B-2 summarize the overlay districts established in [Title 20 BCC](#) that help implement the future land use designations.

TABLE B-2 Overlay Districts

District	Purpose
Shoreline Overlay District	The Shoreline Overlay District, or Shoreline Master Program, regulates development of the shorelines in Bellevue to protect the ecosystems of the shoreline areas; encourage water-dependent uses; provide for maximum public use and enjoyment of the shorelines of the city; and preserve, enhance, and increase views of the water and access to the water. See Chapter 4, <i>Relationship to Plans and Policies</i> , for more information about the Shoreline Master Program and the purpose of each environment designation.
Critical Areas Overlay District	The Critical Areas Overlay District is a mechanism by which the city recognizes the existence of natural conditions that affect the use and development of property. Through this part, the city designates and classifies ecologically sensitive and hazard areas and imposes regulations on the use and development of affected property to protect the functions and values of these areas and the public health, safety, and welfare, and to allow the reasonable use of private property. See Appendix E, <i>Plants and Animals Memorandum</i> , for further discussion of critical areas
Downtown Perimeter Overlays	The Downtown Perimeter Overlays provide an area of lower-intensity development to buffer between less-intense uses outside Downtown and more intensively developed properties in Downtown. These include Perimeter Overlays A-1, A-2, A-3, B-1, B-2, and B-3, each of which has varying dimensional requirements (including setback, lot coverage, building height, and floor area ratio) for nonresidential, residential, and abovegrade parking facilities.
Transition Area Design District	The Transition Area Design District provides a buffer between residential uses in a residential land use district and a land use district that permits development of higher intensity. Where multi-family development is planned adjacent to single-family residential uses or commercial development is planned adjacent to residential uses, such development should incorporate elements in the site design and building design to soften its impact and to result in a compatible transition.
Evergreen Highlands Performance Areas	<p>The Evergreen Highlands Design District is divided into four performance areas:</p> <ul style="list-style-type: none"> • The Evergreen Highlands Performance Area A (EH-A) provides a location for medium-density multi-family development, not exceeding 11 units per gross acre. This performance area is intended to provide housing opportunities, and to serve as a transition to the single-family housing adjacent to the Evergreen Highlands Design District. • The Evergreen Highlands Performance Area B (EH-B) provides a location for lower intensity office uses. It serves as a transition between the residential development in EH-A and the higher intensity nonresidential uses in EH-C. This performance area constitutes the area of highest environmental sensitivity within the Design District, and development must reflect the natural limitations of the land.

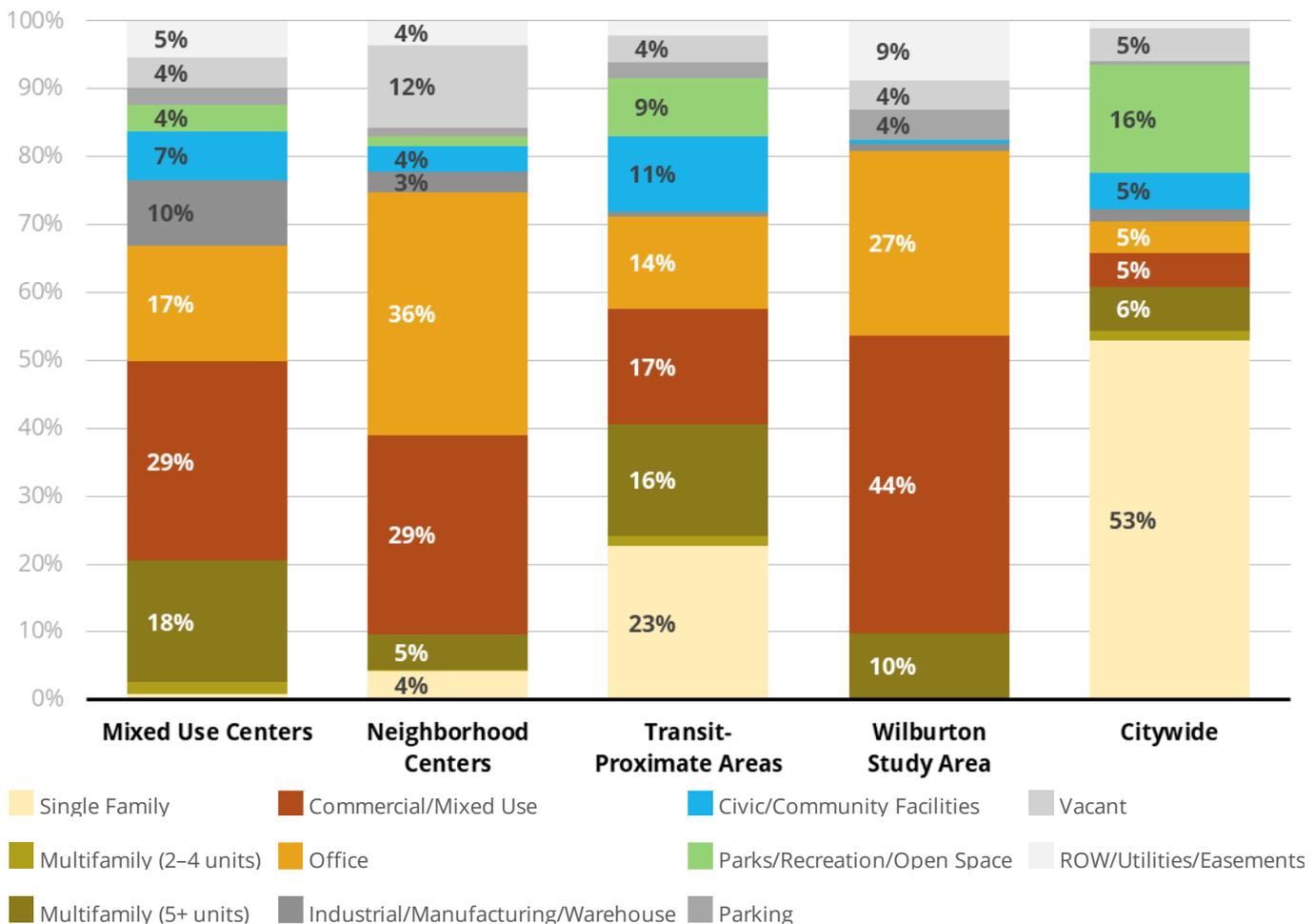
District	Purpose
	<ul style="list-style-type: none"> • The Evergreen Highlands Performance Area C (EH-C) provides a location for research and development activity, office uses, and convenience retail and service uses. This performance area will serve as the focal point for the entire Design District. It must be developed in a campus-like research and development park theme and should be compatible with nearby less-intense areas. • The Evergreen Highlands Performance Area D (EH-D) provides a location for office uses. It serves as a transition between the concentration of research and development and office uses to the north and the surrounding land use districts.
<p>Evergreen Highlands Subarea Transportation Improvement Overlay District</p>	<p>The Evergreen Highlands Subarea Transportation Improvement Overlay District implements phased transportation improvements to mitigate the adverse impacts of development on the pre-existing circulation system. Phased development with associated transportation improvements and limited access to NE 40th Street, Bellevue-Redmond Road, and 156th Avenue NE will result in an efficient transportation system for the subarea and surrounding properties.</p>
<p>Light Rail Overlay District</p>	<p>This Light Rail Overlay District specifically identifies and regulates regional light-rail transit systems (RLRT system) and regional light-rail transit facilities (RLRT facility), including all areas where the use, construction, or installation of an RLRT system or facility is proposed (including areas disturbed temporarily during construction and identified for mitigation of permanent and temporary impacts related thereto). The district specifically acknowledges the unique characteristics of a regional essential public facility that is linear in nature and passes through the City of Bellevue, touching numerous land use districts and overlay areas.</p>
<p>Medical Institution District Development Areas</p>	<p>Three specific development areas have been established to implement the objectives of the Medical Institution District:</p> <ul style="list-style-type: none"> • The Hospital Center Development Area (DA1) provides an area for the primary hospital and the most intensive ambulatory health care center uses to be located within close proximity. The tallest heights and largest floor plates in the MI District are appropriate in this area. • The Medical Office Development Area (DA2) provides an area for medical office and hospital-related uses that are less dependent on immediate access to the primary hospital emergency rooms and patient beds. • The Hospital Perimeter Development Area (DA3) provides an area for less intense hospital and ambulatory health care center uses to be located within close proximity to the primary hospital located in DA1.

SOURCE: [Ordinance 6670](#), Adopted July 18, 2022; [Title 20 BCC](#), 2023; BERK 2023

NOTES: BCC Chapter 20.10 was recently amended by Ordinance 6670, codified in September 2022. Additional elements of the [Land Use Code](#) specific to urban form are discussed in Chapter 6, *Aesthetics* (such as design guidelines).

Current Land Use

Current land uses were based on the City’s parcel and park GIS layers and current use codes from the King County Assessor (per “KCPresentUse” field codes). Present use codes from the Assessor were assigned a general land use category and checked against the city’s park layer. Uncategorized parcels were assigned a present use category based on Google Maps. The acreage totals do not include all ROW in the city—only ROW associated with a designated parcel per the Assessor is included. **Figure B-1** displays the relative percent of acres citywide versus the Mixed Use Centers, Neighborhood Centers, transit-proximate areas, and Wilburton study area.



SOURCE: City of Bellevue 2023; King County Assessor 2023; Google Maps 2023; BERK 2023

NOTES: Based on the City’s parcel and park GIS layers and current use codes from the King County Assessor (per “KCPresentUse” field codes). Present use codes from the Assessor were assigned a general land use category and checked against the city’s park layer. Uncategorized parcels were assigned a present use category based on Google Maps. Does not include all ROW in the city—only includes ROW associated with a designated parcel per the Assessor.

FIGURE B-1 Current Land Use, Percent Citywide and by Location

Diverse Use Categories and Sources

Diverse land uses in Bellevue were derived from the city’s inventories of amenities, parks, and public facilities (including police and fire stations) and current land use from the King County Assessor. The general diverse use categories are based on a [LEED measure for diverse use](#)—not all LEED categories were used in this analysis based on available data. **Table B-3** summarizes the LEED use categories and types and the source layer or layers used to map these within Bellevue.

TABLE B-3 Diverse Use Categories and Types

Category	Use Type	Source Layers (GIS Based)
Food Retail	Supermarket	City amenities layer (grocery store, bakery)
	Grocery with produce section	<i>Note: distinction between supermarket or grocery with or without produce not available</i>
Community-Serving Retail	Convenience store	King County Assessor, current use (convenience stores with or without gas)
	Farmers market	Google maps
	Hardware store	City amenities layer (hardware store)
	Pharmacy	City amenities layer (pharmacy)
	Other retail	City amenities layer (repair services, shopping mall, technology, or other retail)
Services	Bank	King County Assessor, current use (bank)
	Family entertainment venue (e.g., theater, sports) ^{a,b}	City amenities layer (pool)
		King County Assessor, current use (family entertainment, private golf course, or sports facility)
	Gym, health club, exercise studio	City amenities layer (gym/exercise studio)
	Hair care	<i>Not available</i>
	Laundry, dry cleaner	<i>Not available</i>
Restaurant, café, diner (excluding those with only drive-thru service)	City amenities layer (restaurant or bar)	
Civic & Community Facilities	Adult or senior care (licensed)	City amenities layer (subset of civic uses) King County Assessor, current use (subset of group homes or nursing homes)
	Child care (licensed)	City amenities layer (day care)
	Community or recreation center ^b	King County Assessor, current use (subset of multiple present use categories including clubs, governmental services, or public parks)

Category	Use Type	Source Layers (GIS Based)
	Cultural arts facility (museum, performing arts)	City amenities layer (theater, theatre) King County Assessor, current use (subset of art gallery / museum / soc services or auditorium / assembly building)
	Education facility (e.g., K-12 school, university, adult education center, vocational school, community college)	City amenities layer (schools or educational services)
	Government office that serves public on-site, including social services ^b	City amenities layer (city services, other government)
	Medical clinic or office that treats patients	City amenities layer (hospital or neighborhood clinics)
	Place of worship	King County Assessor, current use (place of worship)
	Police or fire station	City fire house layer (active fire houses) City police station layer (police substations)
	Post office	City amenities layer (postal service)
	Public library	City amenities layer (library)
	Public park ^{b,c}	City parks layer King County Assessor, current use (open space, cemetery, or public park)
Community Anchor Uses	Commercial office (≥100 FTE jobs)	<i>Not available</i>
	Housing (≥100 dwelling units)	<i>Not available</i>

SOURCE: City of Bellevue 2023; King County Assessor 2023; [LEED Diverse Use Categories](#) (Option 2 and Appendix 1), 2023; Google Maps 2023; BERK 2023

NOTES: Based on the City's amenity, facilities, and park GIS layers and King County Assessor current land use data. Parcel-based present uses are based on the city's parcel and park GIS layers and current use codes from the King County Assessor (per "[KC Present Use](#)" field codes). Present use codes from the Assessor were assigned a general land use category and checked against the city's park layer. Uncategorized parcels were assigned a present use category based on Google Maps.

Based on city's amenity, facilities:

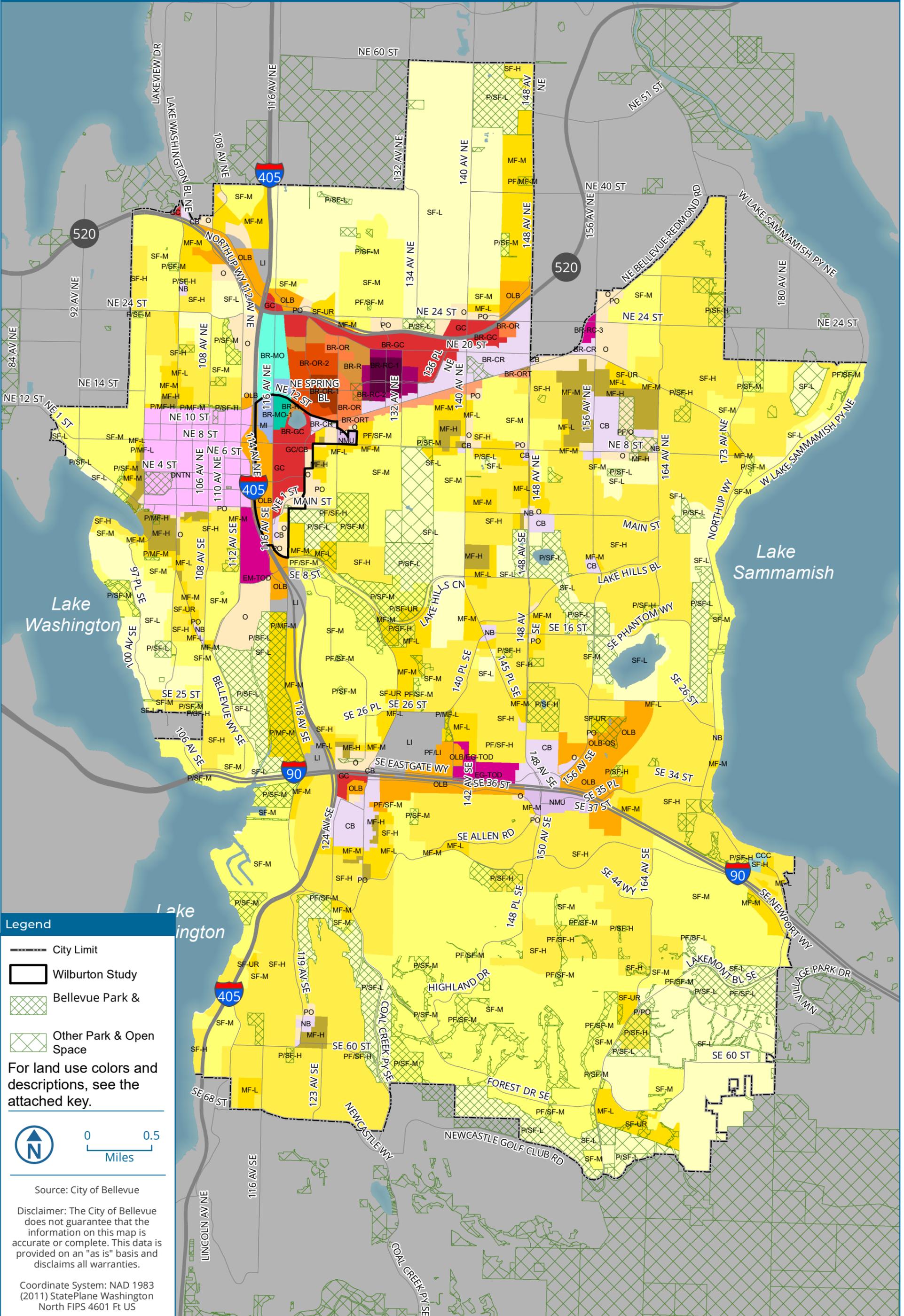
- a. Includes country clubs or private, fee-based recreation clubs.
- b. Reviewed for duplicates (e.g., multiple polygons or points associated with a single facility) before summarizing in Chapter 3, *Land Use Patterns and Urban Form*. Duplicates removed for government offices offering multiple services. For example, all amenities listed a location of City Hall were collapsed into one "Government office that serves public on-site."
- c. Includes active parks and passive open space as well as cemeteries.

References

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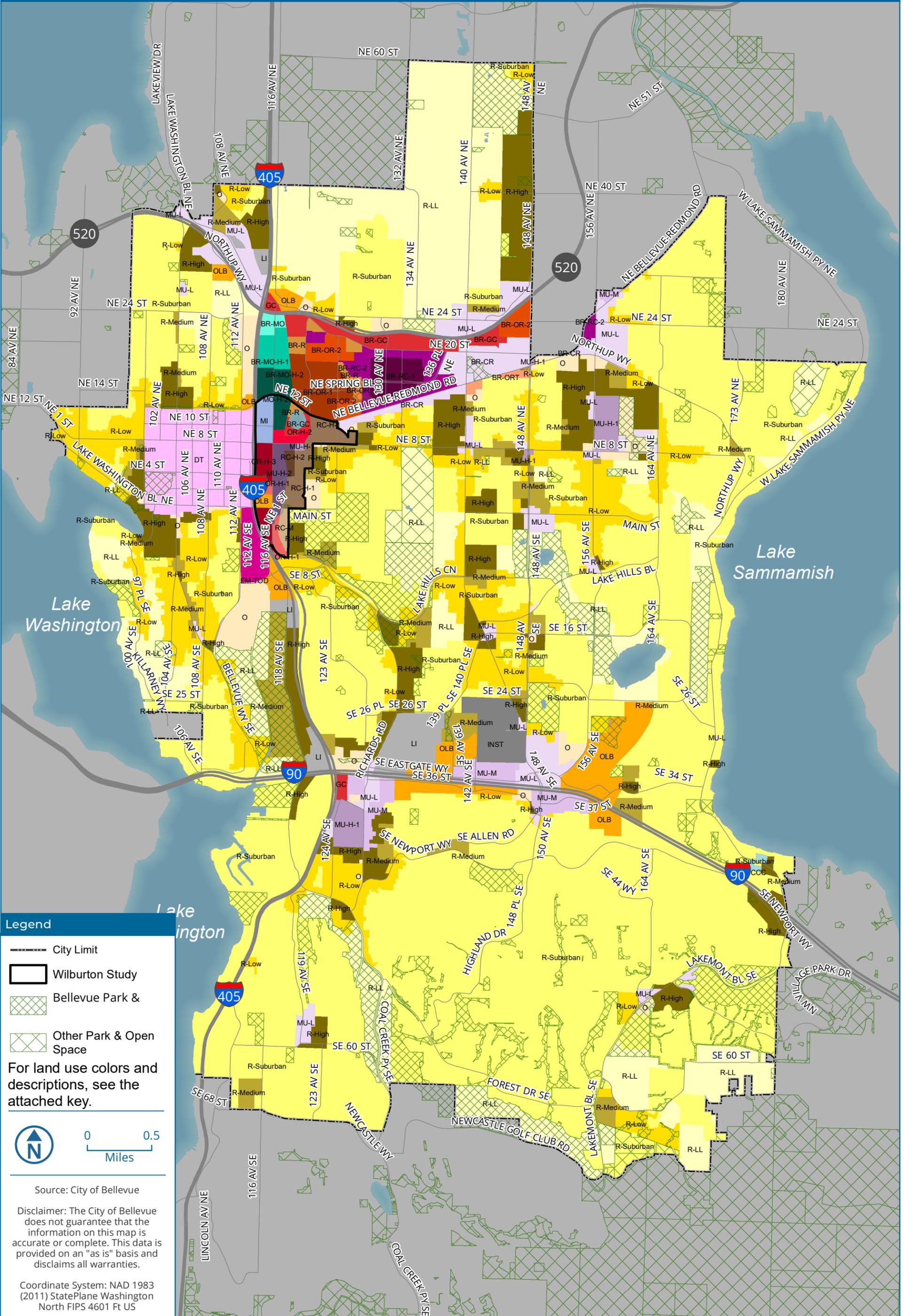
Alternative 0

Land Use Categories



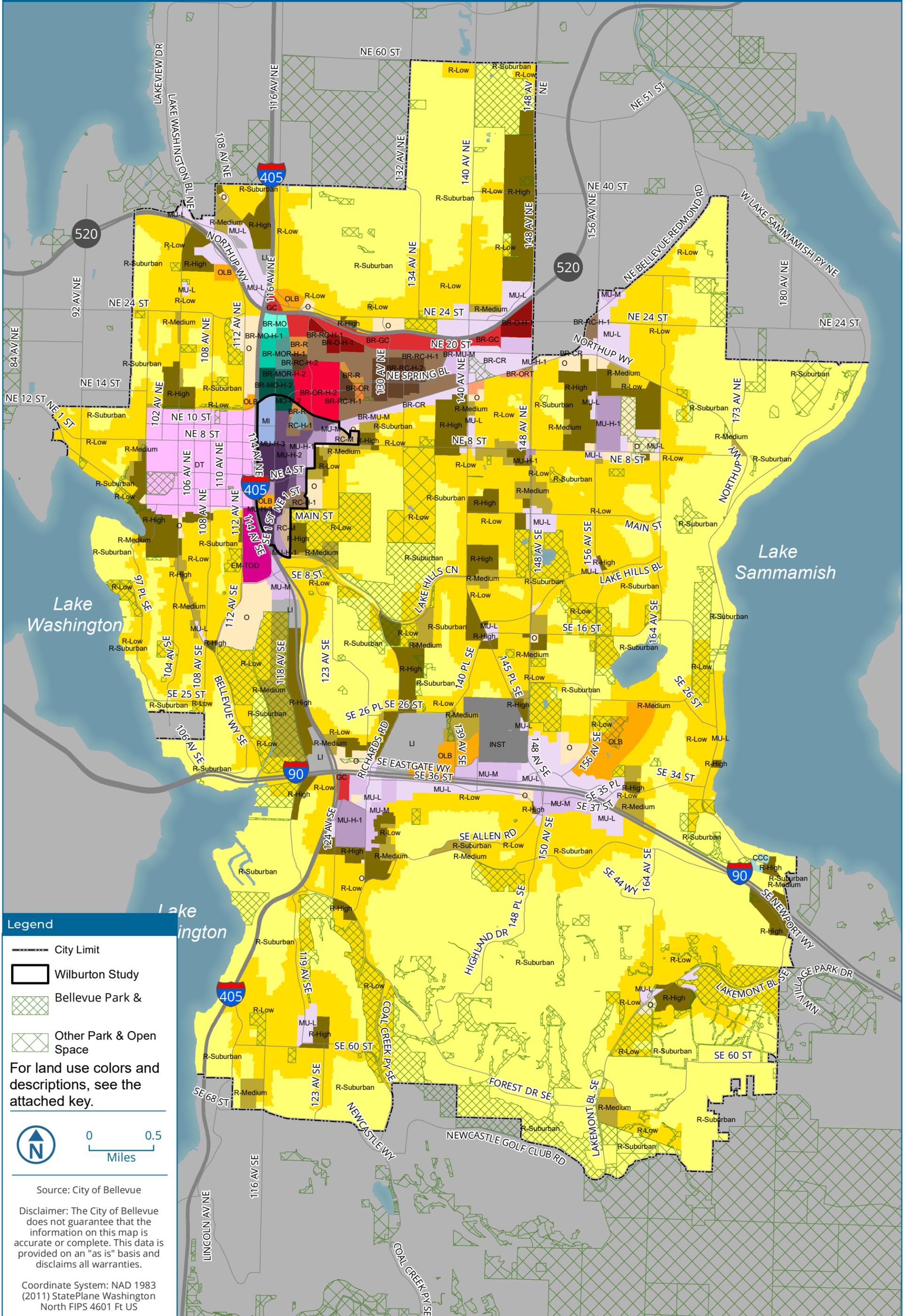
Alternative 2

Land Use Categories



Alternative 3

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.

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