

Land Use Map Key

for Preferred Alternative to be studied in the Final Environmental Impact Statement (FEIS)

This table is the key to the Future Land Use maps. It also shows the relationship between the existing Future Land Use Designations and the proposed Future Land Use Designations. The "existing" column shows the Future Land Use Designations as they are in the current Comprehensive Plan. Each Future Land Use Designation may have one or several zones associated with it. The "EIS" column shows the proposed Future Land Use Designations that will be studied in the Final Environmental Impact Statement. The lines across the "Existing" and "EIS" columns show how the "Existing" land use designations have been combined or split in the "EIS". For example, CB & NB have been combined as MU-L and MF-M has been split between R-Low and R-High.

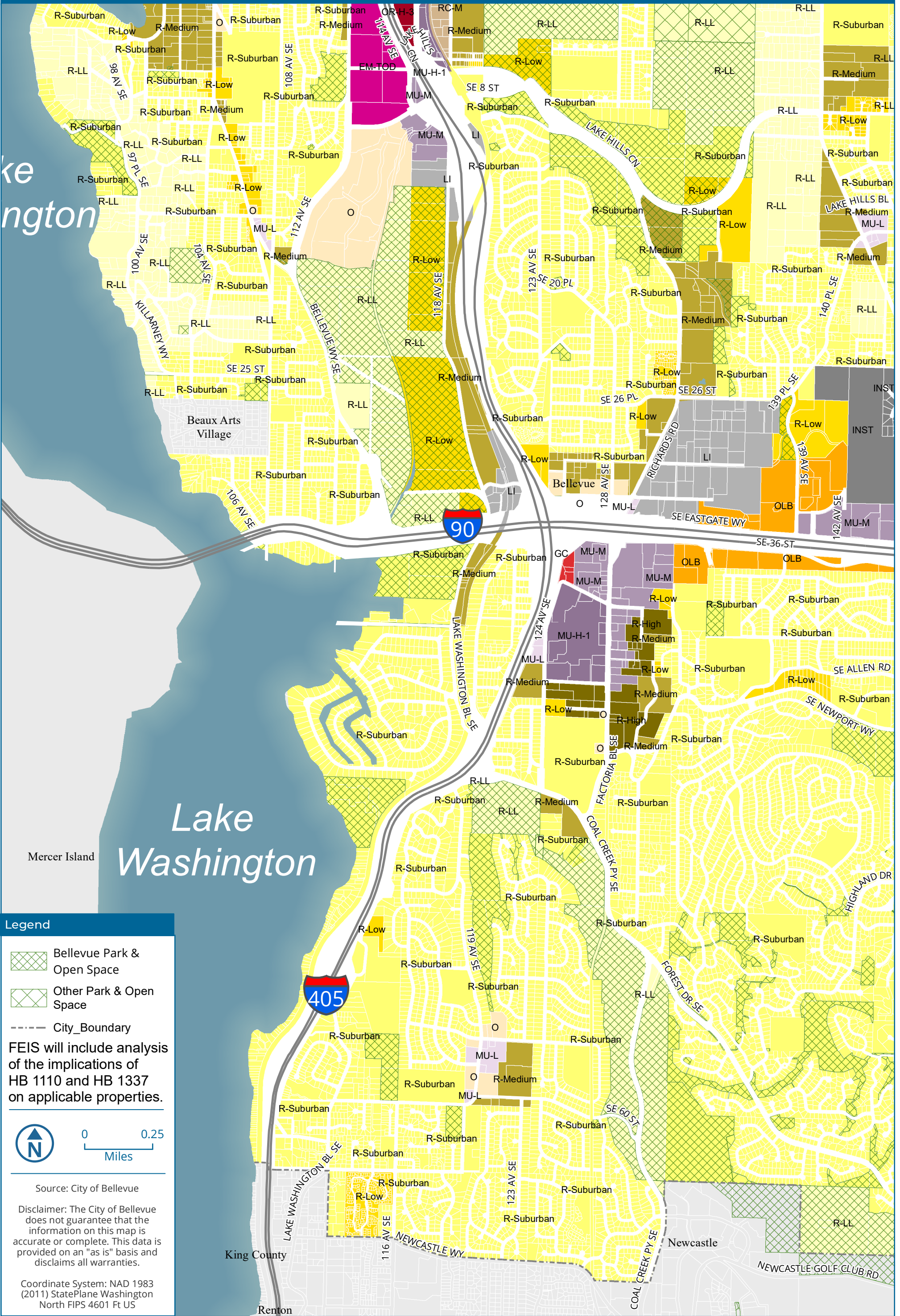
Existing	EIS	Description
BR-GC	BR-GC	BelRed – General Commercial. A wide variety of business activities in buildings generally 1 or 2 stories.
BR-MO	BR-MO	BelRed – Medical Office. Medical office in buildings generally between 2 & 6 stories.
BR-MO-1		BelRed – Medical Office. Medical office in buildings 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 25 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 25 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.
EM-TOD	EM-TOD	East Main – Transit Oriented Development. Midrise to highrise towers up to around 30 stories, consisting mostly of a mix of residential & office uses, with some hotel uses, & 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.
	MU-L/M	Mixed Use – Low-midrise. A mix of residential & commercial uses in low to midrise buildings between 3 & 6 stories.
NMU EG-TOD	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-OS	OLB	Office Limited Business. Office uses in 1 to 4 story buildings mixed with open space.
	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 MF-M	R-Low	Residential – Low. Mix of single-family, duplexes, triplexes, & small apartment buildings of 4 to 6 units
	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:

- 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.

Preferred Alternative for Analysis in FEIS (Draft)

Southwest Quadrant



Legend

- Bellevue Park & Open Space
- Other Park & Open Space
- City_Boundary

FEIS will include analysis of the implications of HB 1110 and HB 1337 on applicable properties.

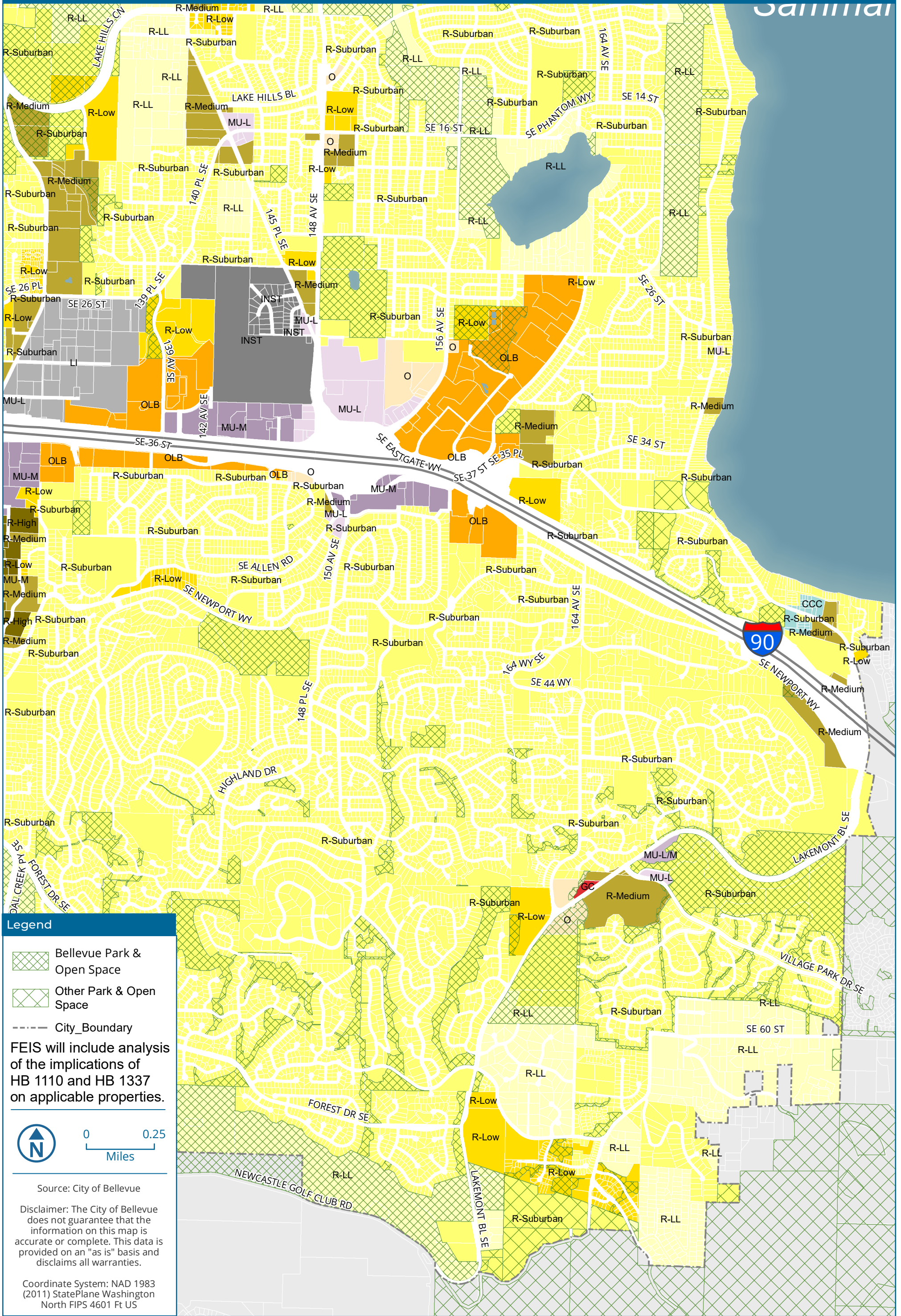
Source: City of Bellevue

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

Preferred Alternative for Analysis in FEIS (Draft)

Southeast Quadrant



Preferred Alternative for Analysis in FEIS (Draft)

Northwest Quadrant



Legend

- Bellevue Park & Open Space
- Other Park & Open Space
- City_Boundary

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Date: 8/14/2023

Hunts Point

Clyde Hill

Medina

Bellevue

EM-TOD

LI

R-Suburban

R-LL

R-Medium

R-Low

OR-H-1

OR-H-2

OR-H-3

RC-M

RC-H-1

RC-H-2

BR-MO

BR-MO-H-1

BR-MO-H-2

BR-MOR-H-1

BR-MOR-H-2

BR-OR-H-1

BR-OR-H-2

BR-RC-H-1

BR-RC-H-2

BR-R

BR-OC-H-1

BR-OC-H-2

BR-GC

BR-CR

BR-MU-M

BR-ORT

GC

LI

OLB

MU-L

MU-M

MU-H-1

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MI

OR-H-1

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OR-H-3

RC-M

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RC-H-2

BR-MO

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