

# Future Land Use Designation Crosswalk

May 1, 2024

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 many 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 Future Land Use Designations studied in the EIS. Zoning will be analyzed 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	Description	Existing zones or Future Land Use Categories studied in the FEIS
	Downtown	<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>	<u>Existing</u> <ul style="list-style-type: none"> <li>• All Downtown zones</li> </ul>
	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>	<u>Existing</u> <ul style="list-style-type: none"> <li>• EM-TOD-H – East Main Transit Oriented Development, High</li> </ul> <u>EIS</u> <ul style="list-style-type: none"> <li>• MU-H-3 – Mixed Use – Highrise 3</li> <li>• OR-H-3 – Office-Residential, Highrise 3</li> </ul>
	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>	<u>Existing</u> <ul style="list-style-type: none"> <li>• F3 – Factoria Land Use District 3</li> </ul> <u>EIS</u> <ul style="list-style-type: none"> <li>• MU-H-1 – Mixed Use – Highrise 1</li> <li>• MU-H-2 – Mixed Use – Highrise 2</li> </ul>

	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>	<p><u>Existing</u></p> <ul style="list-style-type: none"> <li>• BR-CR – BelRed Commercial-Residential</li> <li>• NMU – Neighborhood Mixed Use</li> <li>• EG-TOD – Eastgate Transit Oriented Development</li> <li>• EM-TOD-L – East Main Transit Oriented Development, Low</li> <li>• F1 – Factoria Land Use District 1</li> <li>• F2 – Factoria Land Use District 2</li> </ul> <p><u>EIS</u></p> <ul style="list-style-type: none"> <li>• BR-MU-M – BelRed Mixed Use Medium</li> </ul>
	Lowrise Mixed Use	<i>The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at a low scale and density.</i>	<p><u>Existing</u></p> <ul style="list-style-type: none"> <li>• NB – Neighborhood Business</li> <li>• CB – Community Business</li> <li>• EHDD – Evergreen Highlands Design District</li> </ul> <p><u>EIS</u></p> <ul style="list-style-type: none"> <li>• MU-L/M – Mixed Use Lowrise/Midrise</li> </ul>
	Highrise Office	<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"> <li>• BR-OR-2 – BelRed Office-Residential 2</li> <li>• BR-OR-1 – BelRed Office-Residential 1</li> </ul> <p><u>EIS</u></p> <ul style="list-style-type: none"> <li>• OR-H-1 – Office-Residential, Highrise 1</li> <li>• OR-H-2 – Office-Residential, Highrise 2</li> <li>• BR-OR-H-1 – Office-Residential, Highrise 1</li> <li>• BR-OR-H-2 – Office-Residential, Highrise 2</li> </ul>

	Midrise Office	<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>	<p><u>Existing</u></p> <ul style="list-style-type: none"> <li>• OLB – Office/Limited Business</li> <li>• OLB2 – Office/Limited Business 2</li> <li>• OLB-OS – Office/Limited Business, Open Space</li> <li>• BR-OR – BelRed Office-Residential</li> </ul> <p><u>EIS</u></p> <ul style="list-style-type: none"> <li>• OR-M – Office-Residential, Midrise</li> </ul>
	Lowrise Office	<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>	<p><u>Existing</u></p> <ul style="list-style-type: none"> <li>• O – Office</li> <li>• PO – Professional Office</li> </ul>
	Highrise Medical Office	<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"> <li>• BR-MO-1 – BelRed Medical Office 1</li> </ul> <p><u>EIS</u></p> <ul style="list-style-type: none"> <li>• BR-MO-H-1 – BelRed Medical Office, Highrise 1</li> <li>• BR-MO-H-2 – BelRed Medical Office, Highrise 2</li> <li>• BR-MOR-H-1 – BelRed Medical Office-Residential, Highrise 1</li> <li>• MO-H-1 – Medical Office, Highrise 1</li> <li>• MO-H-2 – Medical Office, Highrise 2</li> </ul>
	Midrise Medical Office	<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>	<p><u>EIS</u></p> <ul style="list-style-type: none"> <li>• BR-MO – BelRed Medical Office</li> </ul>
	Hospital Institutions	<i>The purpose is to provide Hospital uses and building styles.</i>	<p><u>Existing</u></p> <ul style="list-style-type: none"> <li>• MI - Medical Institution</li> </ul>
	Institutional	<i>The purpose of this district is to provide for institutional uses like colleges.</i>	<p><u>Existing</u></p> <ul style="list-style-type: none"> <li>• CCC – Camp and Conference Center</li> </ul> <p><u>EIS</u></p> <ul style="list-style-type: none"> <li>• INST – Institutional</li> </ul>
	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>	<p><u>EIS</u></p> <ul style="list-style-type: none"> <li>• BR-RC-H-1 – BelRed Residential-Commercial, Highrise 1</li> <li>• BR-RC-H-2 – BelRed Residential-Commercial, Highrise 2</li> <li>• RC-H-1 – Residential-Commercial, Highrise 1</li> <li>• RC-H-2 – Residential-Commercial, Highrise 2</li> </ul>

	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>	<p><u>Existing</u></p> <ul style="list-style-type: none"> <li>• BR-RC-3 – BelRed Residential-Commercial 3</li> </ul> <p><u>EIS</u></p> <ul style="list-style-type: none"> <li>• RC-M – Residential-Commercial, Midrise</li> </ul>
	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>	<p><u>Existing</u></p> <ul style="list-style-type: none"> <li>• BR-ORT – Existing BelRed Office-Residential Transition</li> <li>• BR-R – Existing BelRed Residential</li> </ul>
	General Commercial	<i>The purpose of this district is to provide primarily office, retail and service uses.</i>	<p><u>Existing</u></p> <ul style="list-style-type: none"> <li>• BR-GC – BelRed General Commercial</li> <li>• GC – General Commercial</li> </ul>
	Light Industrial	<i>The purpose is to provide light industrial uses.</i>	<p><u>Existing</u></p> <ul style="list-style-type: none"> <li>• LI – Light Industrial</li> </ul>
	High Density Residential	<i>The purpose is to provide for residential and complimentary uses at a low scale and density, similar to lowrise mixed use.</i>	<p><u>EIS</u></p> <ul style="list-style-type: none"> <li>• R-High – Residential High</li> </ul>
	Medium Density Residential	<i>The purpose is to provide for residential and complementary uses at a middle urban residential scale and density.</i>	<p><u>Existing</u></p> <ul style="list-style-type: none"> <li>• R-20 – Residential 20</li> <li>• R-30 – Residential 30</li> </ul> <p><u>EIS</u></p> <ul style="list-style-type: none"> <li>• R-Medium – Residential Medium</li> </ul>
	Low Density Residential	<i>The purpose is to provide for residential and complementary uses at a lower urban residential scale and density.</i>	<p><u>Existing</u></p> <ul style="list-style-type: none"> <li>• R-7.5 – Residential 7.5</li> <li>• R-10 – Residential 10</li> <li>• R-15 – Residential 15</li> </ul> <p><u>EIS</u></p> <ul style="list-style-type: none"> <li>• R-Low – Residential Low</li> </ul>
	Suburban Residential	<i>The purpose is to provide for residential and complementary uses at a typical suburban density.</i>	<p><u>Existing</u></p> <ul style="list-style-type: none"> <li>• R-2.5 – Residential 2.5</li> <li>• R-3.5 – Residential 3.5</li> <li>• R-4 – Residential 4</li> <li>• R-5 – Residential 5</li> </ul> <p><u>EIS</u></p> <ul style="list-style-type: none"> <li>• R-Suburban – Residential Suburban</li> </ul>
	Large Lot Residential	<i>The purpose is to provide for residential and complementary uses on large lots at a spacious scale and density.</i>	<p><u>Existing</u></p> <ul style="list-style-type: none"> <li>• R-1 – Residential 1</li> <li>• R-1.8 – Residential 1.8</li> </ul> <p><u>EIS</u></p> <ul style="list-style-type: none"> <li>• R-LL – Residential Large Lot</li> </ul>