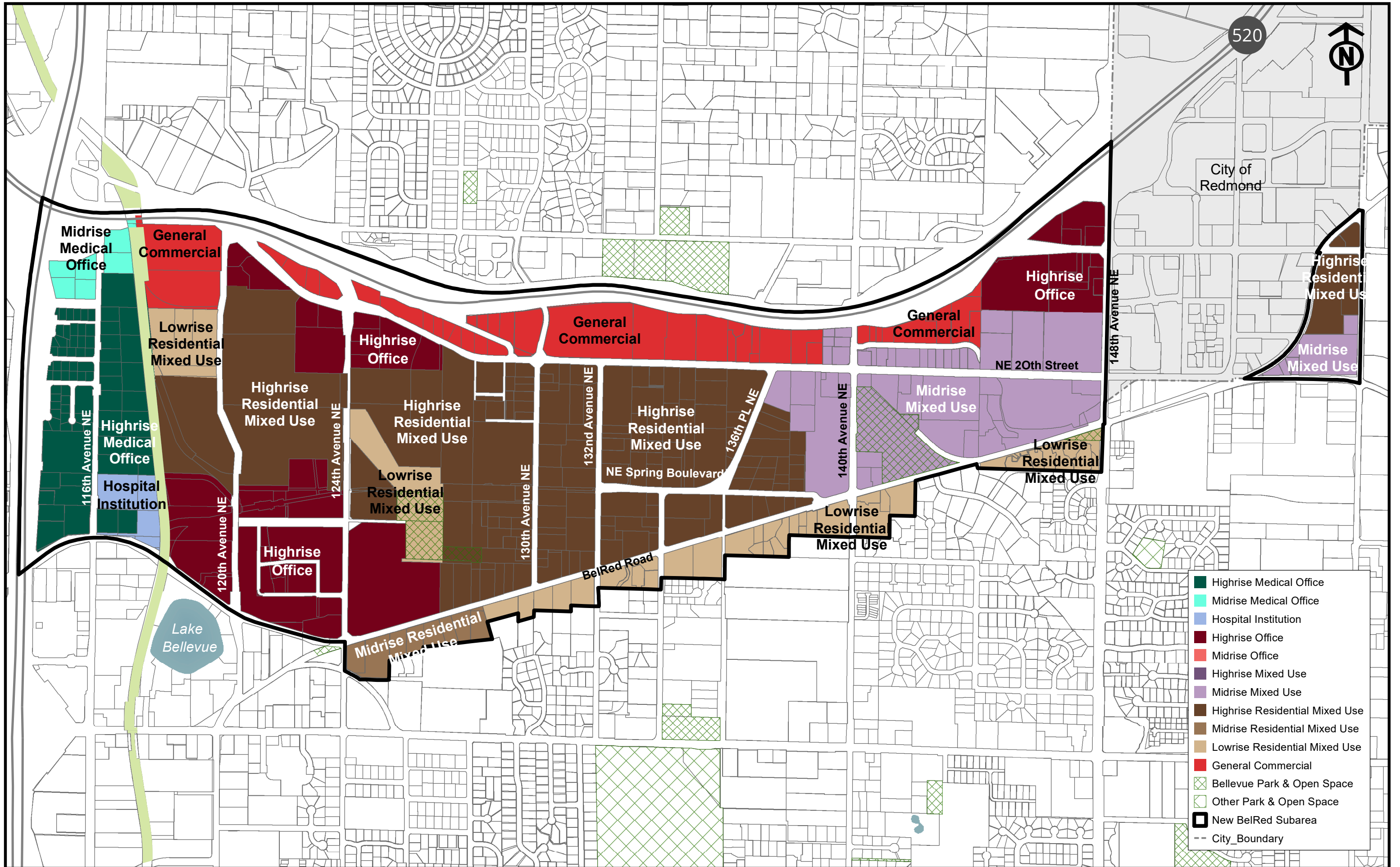


Recommended Future Land Use



0 0.25 0.5 1 1.5 2 Miles

Future Land Use Map Key

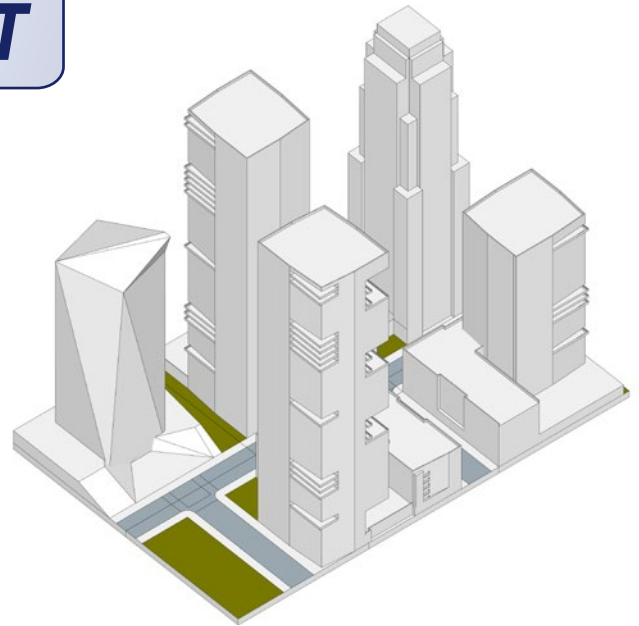
DRAFT

Mixed Use



Downtown

The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at the **highest scale and density** (see illustration). The scale and density may be reduced by overlay districts.



Highest scale and density



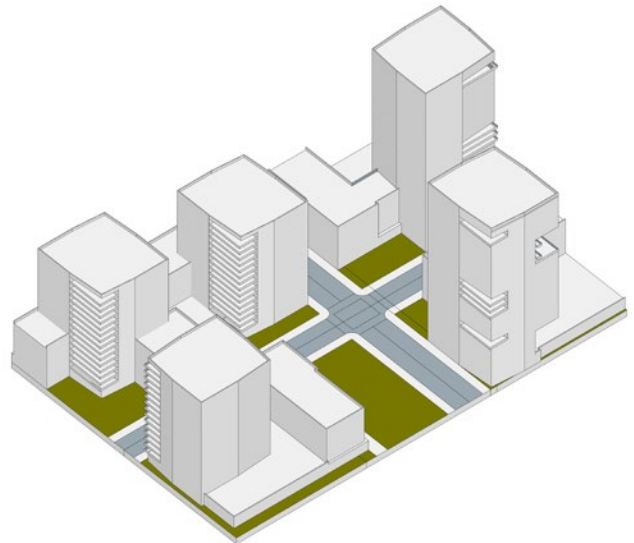
Urban Core

The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at the **highest scale and density** (see illustration), close to Downtown and light rail stations.



Highrise Mixed Use

The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at a **high scale and density** (see illustration).

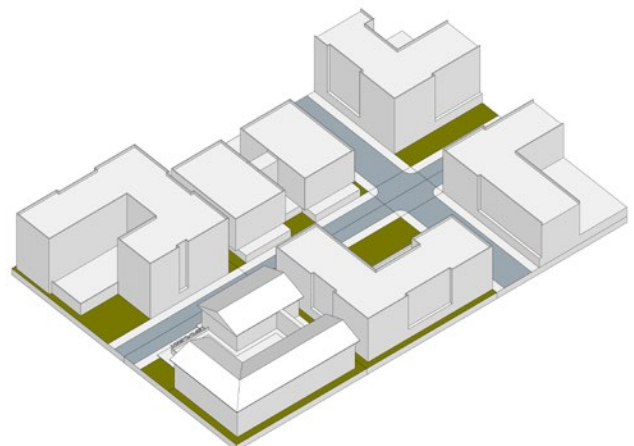


High scale and density



Midrise Mixed Use

The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at a **middle scale and density** (see illustration).



Middle scale and density



Lowrise Mixed Use

The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at a **low scale and density** (see illustration).



Highrise Office

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** (see illustration).



Midrise Office

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** (see illustration).



Lowrise Office

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** (see illustration).



Highrise Medical Office

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** (see illustration).



Midrise Medical Office

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** (see illustration).



Highrise Residential Mixed Use

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** (see illustration).



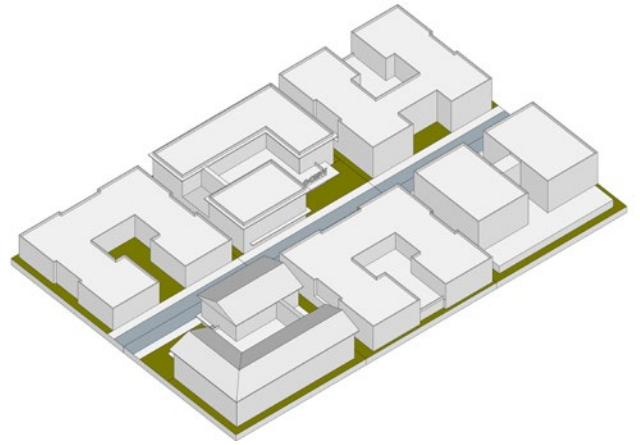
Midrise Residential Mixed Use

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** (see illustration).

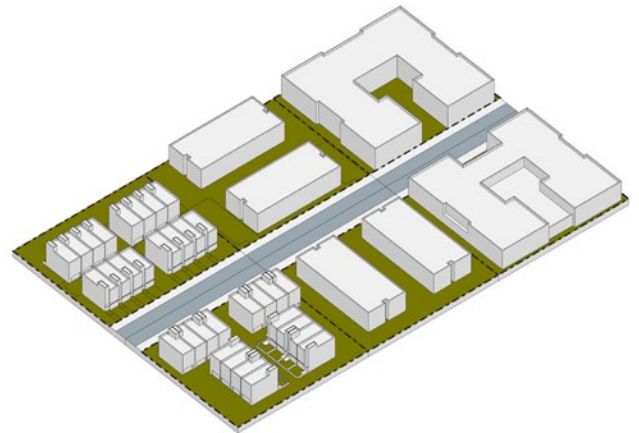


Lowrise Residential Mixed Use

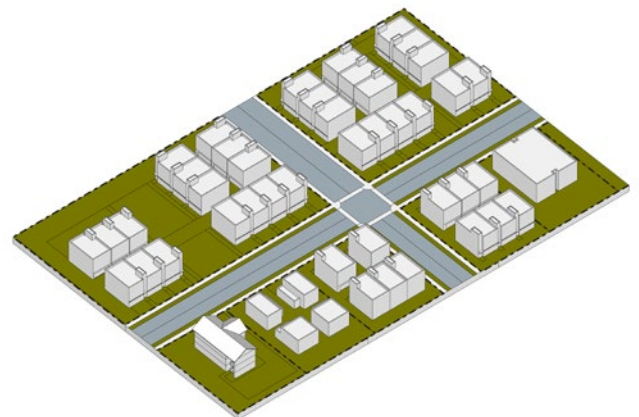
The purpose is to provide primarily housing with a mix of retail, service, office and uses that complement with a focus on housing at **low scale and density** (see illustration).



Low scale and density



Middle urban residential scale and density

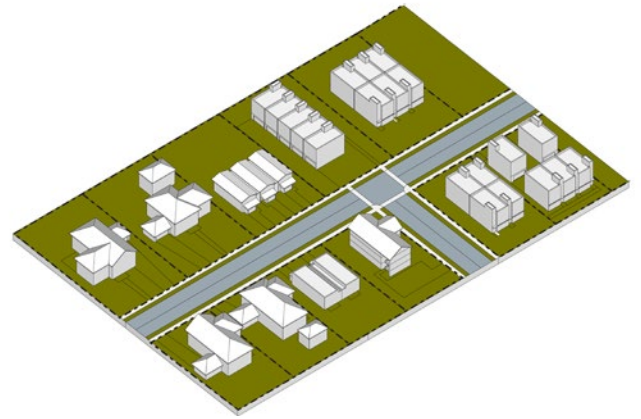


Lower urban residential scale and density

Residential

High Density Residential

The purpose is to provide for residential and complementary uses at a **low scale and density** (see illustration), similar to lowrise mixed use.



Typical suburban scale and density

Medium Density Residential

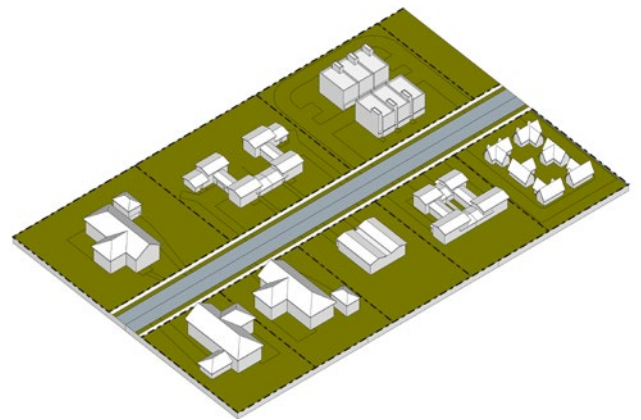
The purpose is to provide for residential and complementary uses at a **middle urban residential scale and density** (see illustration).

Low Density Residential

The purpose is to provide for residential and complementary uses at a **lower urban residential scale and density** (see illustration).

Suburban Residential

The purpose is to provide for residential and complementary uses at a **typical suburban density** (see illustration).



Spacious scale and density

Large Lot Residential

The purpose is to provide for residential and complementary uses on large lots at a **spacious scale and density** (see illustration).

Other Uses

General Commercial

The purpose of this district is to provide primarily office, retail and service uses.

Light Industrial

The purpose is to provide light industrial uses.

Institutional

The purpose of this district is to provide for institutional uses like colleges.

Hospital Institutions

The purpose is to provide Hospital uses and building styles.

Future Land Use Designation Crosswalk

February 14, 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 designations will be formalized with the Land Use Code update following the adoption of the Comprehensive Plan Update. This process may be phased 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"> • 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>	<u>Existing</u> <ul style="list-style-type: none"> • EM-TOD-H – East Main Transit Oriented Development, High <u>EIS</u> <ul style="list-style-type: none"> • MU-H-3 – Mixed Use – Highrise 3 • OR-H-3 – Office-Residential, Highrise 3
	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"> • F3 – Factoria Land Use District 3 <u>EIS</u> <ul style="list-style-type: none"> • MU-H-1 – Mixed Use – Highrise 1 • MU-H-2 – Mixed Use – Highrise 2
	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"> • MU-M – Mixed Use Midrise • BR-MU-M – BelRed Mixed Use Medium

Color	Future Land Use	Description	Existing zones or Future Land Use Categories studied in the FEIS
	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"> • NB – Neighborhood Business • CB – Community Business • EHDD – Evergreen Highlands Design District <p><u>EIS</u></p> <ul style="list-style-type: none"> • MU-L – Mixed Use Lowrise • MU-L/M – Mixed Use Lowrise/Midrise
	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"> • 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
	Midrise Office	<i>The purpose is to provide a mix of office, housing, retail, service 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"> • OLB – Office/Limited Business • OLB2 – Office/Limited Business 2 • OLB-OS – Office/Limited Business, Open Space • BR-OR – BelRed Office-Residential <p><u>EIS</u></p> <ul style="list-style-type: none"> • OR-M – Office-Residential, Midrise
	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"> • O – Office • PO – Professional Office
	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"> • 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
	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 high scale and density.</i>	<p><u>EIS</u></p> <ul style="list-style-type: none"> • BR-MO – BelRed Medical Office

Color	Future Land Use	Description	Existing zones or Future Land Use Categories studied in the FEIS
	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
	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> <ul style="list-style-type: none"> • INST – Institutional
	Highrise 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 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
	Midrise 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 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
	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
	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> <ul style="list-style-type: none"> • LI – Light Industrial
	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> <ul style="list-style-type: none"> • R-LL – Residential Large Lot
	Suburban Residential	<i>The purpose is to provide for residential and complementary uses at a typical suburban 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> <ul style="list-style-type: none"> • R-Suburban – Residential Suburban

Color	Future Land Use	Description	Existing zones or Future Land Use Categories studied in the FEIS
Yellow	Low Density Residential	<i>The purpose is to provide for residential and complementary uses at a lower 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> <ul style="list-style-type: none"> • R-Low – Residential Low
Olive Green	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> <ul style="list-style-type: none"> • R-Medium – Residential Medium
Dark Olive Green	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