

BelRed Arts P3DA

Modification Request List

Updated July 29, 2026

Code Provision	Description	Request
Director's Rule 01-2026; Part 1, Section C.b	Affordable Housing Monitoring Fee	Shall not apply
20.20.540	Multifamily Play Area	Amend to exclude minimum area requirement
20.25D.120.B.2.j	Minimum Parking ratio for Retail and personal service in mixed-use development	Minimum parking requirement shall be amended to .5 per 1,000 nsf; There shall be no minimum required parking for uses ancillary to the affordable housing including leasing offices, lobby, and residential amenities. Parking classification shall be amended to include commercial and allowed ground floor uses as amended under this development agreement.
20.25D.120.B.2., footnote 2	If retail and personal service space in a mixed-use project exceeds 25% of the net square footage, then the parking requirements for those uses in Chart 20.25D.120.B.2.i apply to all of that space.	Shall not apply

20.25D.120.B.2., footnote 3	If restaurant or bar space makes up more than 25% of a development's net square footage, the parking requirements in Chart 20.25D.120.B.2.h apply to all restaurant and bar space.	Shall not apply
20.25D.080.A	The Gross SF / Floor Above 80'	Limit shall be increased from 80' to 100'
20.25D.080.A	Maximum Impervious Surface Limit / Lot Coverage	Limit shall be increased from 75% to 100%.
20.25D.080.A	Building Height	Building Height shall be set at a maximum of 100'
20.25D.080.A	Floor Area Ratio (FAR)	FAR shall be set at a maximum of 6.0
20.25D.080.A, footnote 2	Where building height exceeds 45 feet, and the building is located within 15 feet of the front property line, the building shall incorporate a 15-foot-deep stepback in that facade at a height no more than 40 feet above the average finished grade along that facade.	Shall not apply
20.25D.080.A, footnote 4	The maximum building height and FAR may be achieved only by participation in the FAR Amenity System, LUC 20.25D.090.	Shall not apply

20.25D.080.A, footnote 5	A building facade on any street identified as a Required Sidewalk-Oriented Development pursuant to LUC 20.25D.130.C shall incorporate a 15-foot-deep stepback in that facade at a height no more than 40 feet above the average finished grade along that facade.	Shall not apply
20.25D.080.A, footnote 14	Where building height exceeds 80 feet, all floors above 40 feet shall include a minimum side setback of 25 feet and a minimum rear setback of 25 feet as measured from the property line. Where building heights exceed 80 feet, a minimum separation of 50 feet for buildings on the same site shall be maintained for all floors above 40 feet.	Shall not apply
20.25D.080.A, footnote 20	The 28,000 gsf/f above 40 feet applies only to towers that do not exceed 80 feet. For residential towers, the maximum gross square feet per floor above 40 feet and at or below 80 feet is 12,000 gsf/f. For residential towers the maximum gross square feet per floor above 80 feet is 9,000 gsf/f.	Trigger height shall be amended to 100'
20.25D.130.A.4.a	Ground floor commercial uses shall satisfy the intent of subsection A.1 of this section, and include all ground floor retail uses permitted in	Residential lobbies, residential leasing offices, arts spaces, exhibit spaces, maker spaces, and common amenity spaces shall be

	subsection A.3 of this section and financial, real estate, insurance services, and hotels.	added to the list of allowable Ground Floor Commercial spaces.
20.25D.130.A.4.c	In the 130th Avenue Node, 100 percent of the street level building edges shall incorporate ground floor commercial uses. The required ground floor commercial uses may be interrupted by residential lobbies or work-live units. Lobby interruptions shall be limited to 25 percent of the building frontage.	In the 130th Ave Node, 100% of the street level building edges shall incorporate ground floor uses compliant with section 20.25D.130.A.1 and A.3 to include commercial, retail, art exhibit spaces, maker spaces, residential lobbies, and residential amenities with a maximum of 25% of interruption for emergency access and other services.
20.25D.130.C.3.b	Interruptions in the transparent glass or screens shall be limited to a maximum of 30 percent of the sidewalk-oriented development.	Maximum interruption shall be increased to 50%
20.25D.150.D.4.b.iv	Requirement for double doors	Shall not apply
20.25d.150.D.5.b.1	Requirement minimum glazing in doors	Shall not apply
20.25D.110.D	Interior Property Line Development	Shall not apply