

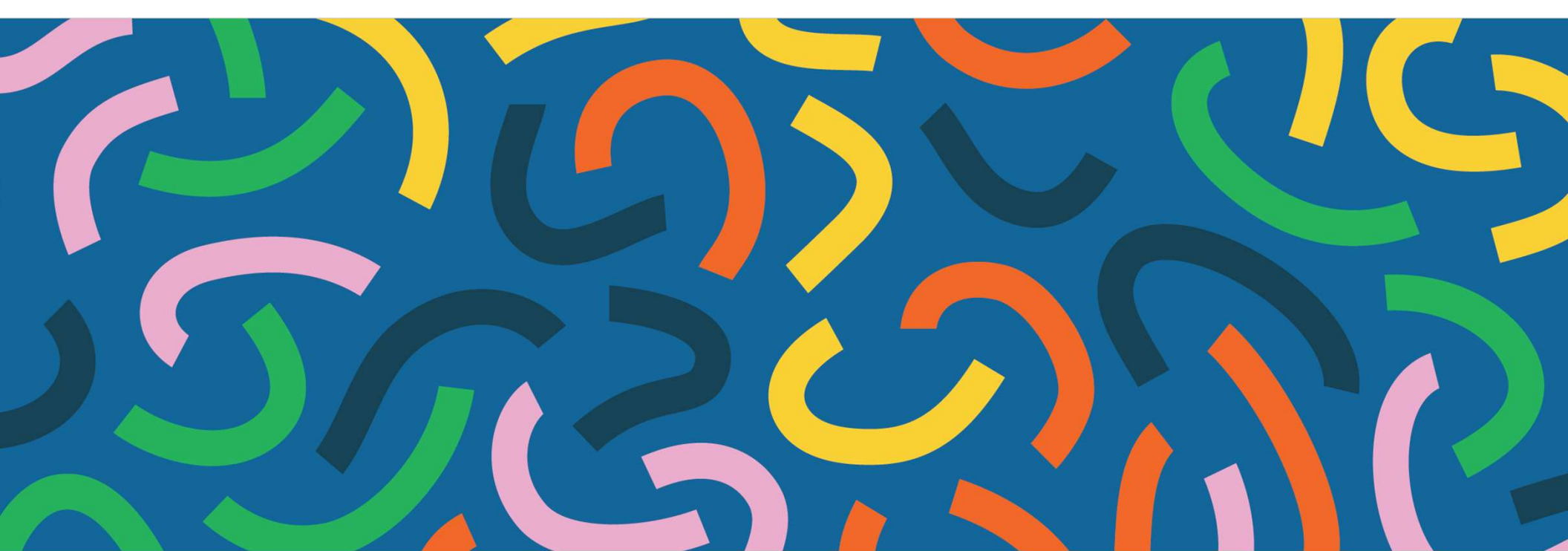
BelRed Look Forward Land Use Code Amendment (LUCA)

Study Session

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Development Services Department

May 27, 2026





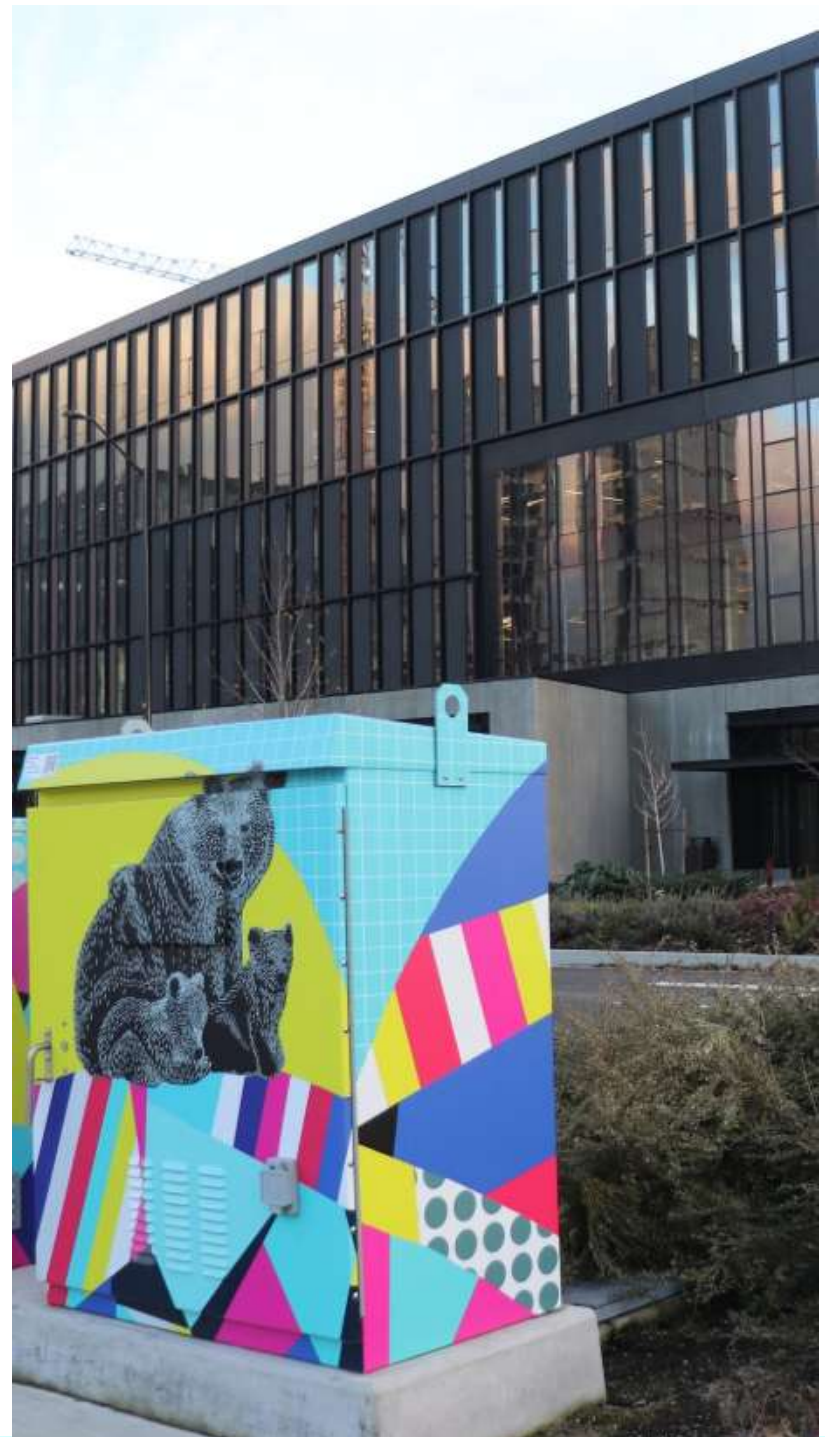
Planning Commission Direction

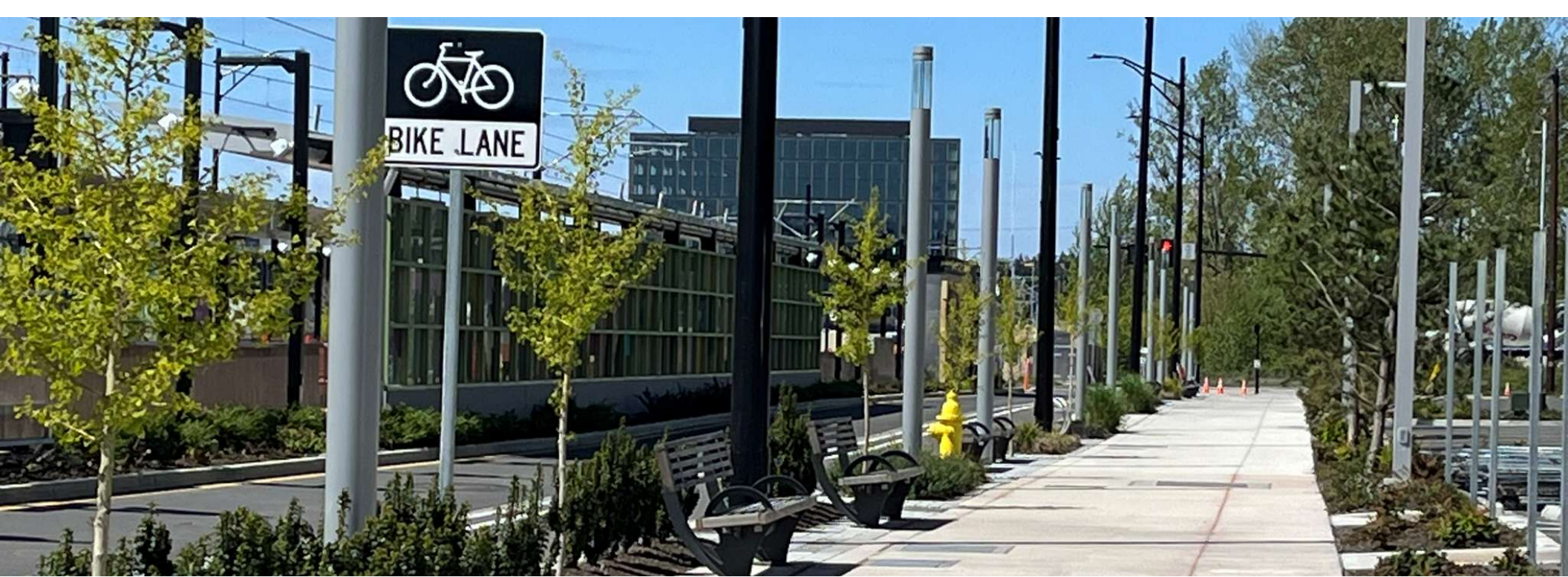
Provide feedback on the key components of the LUCA and direct staff to prepare the proposed LUCA for public hearing at a future meeting



Agenda

1. Street Network Follow Up
2. Base FAR
3. Mandatory Affordable Housing
4. Amenity Incentive System
 - Neighborhood Districts
 - Arts District Intensive Area
 - Fee-in-Lieu
5. Under Review
6. LUCA Schedule





April 22 PC Discussion



April 22 PC Discussion

BelRed Street Network

- Affirmation of the value of public access and walkability
- Openness to considering alternatives to local streets in certain circumstances
 - Lasting public benefit is preserved
 - Better accommodating site-specific challenges
 - Better development feasibility
- Support for flexibility in on-street parking requirements



Local Street Substitutions

Conditions to consider replacing local streets with private access corridors:

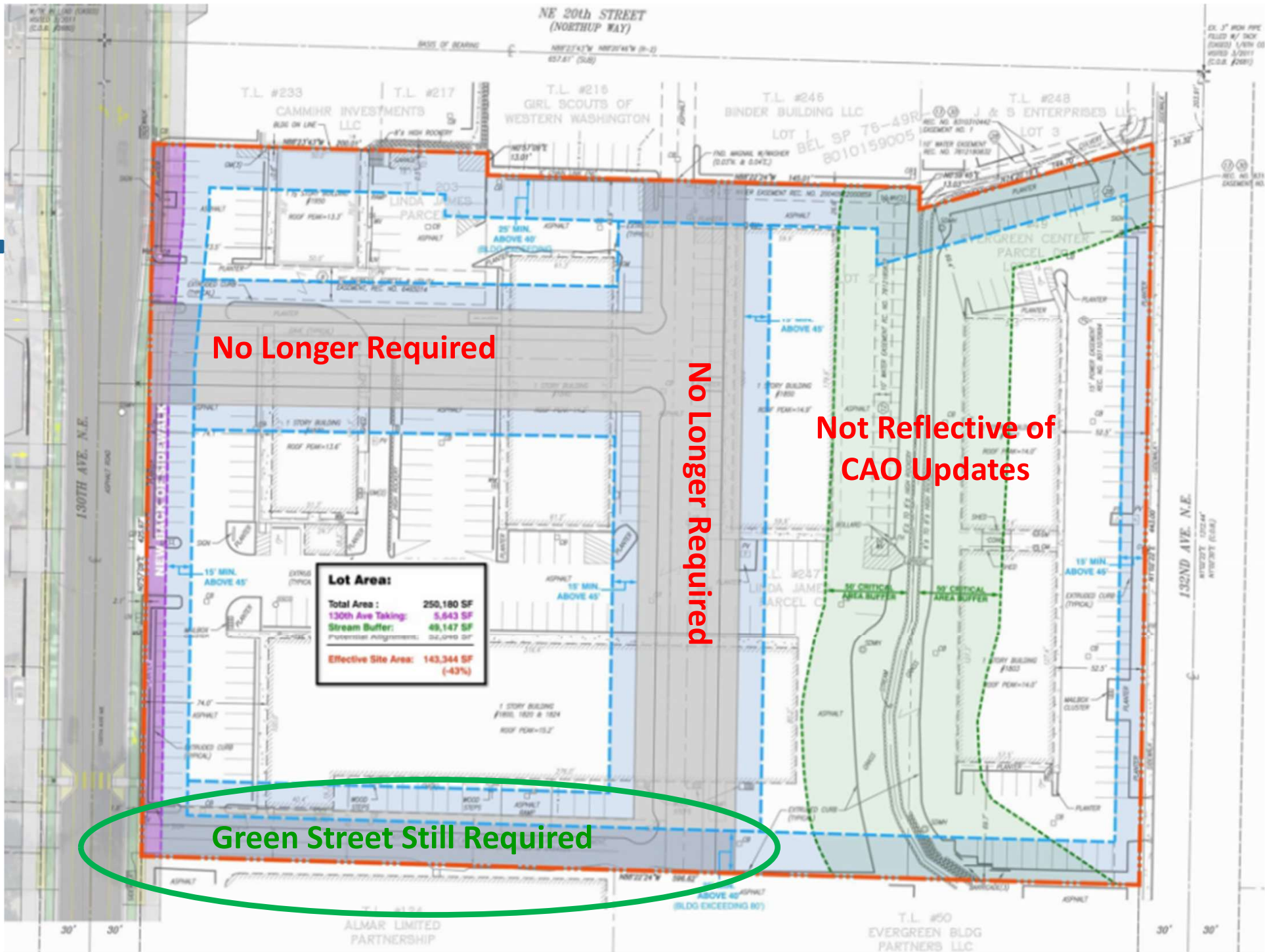
- Cannot substitute with service corridors
- Must meet emergency vehicle access requirements
- Must avoid creating adverse impacts to neighbors or circulation system
- Must meet ADA requirements
- Any sidewalks at least 10 feet wide
- Must provide active uses along at least 75 percent of facades fronting replacement corridors
 - Optional for projects daylighting streams



Context on 2025 Chamber Study

- Report predates the revised public grid and adopted updates to the CAO
- Staff reviewed the study when released and found it helpful in informing grid revisions
- Main finding is that local streets are not required for systemwide capacity, which has been addressed multiple times
- Report was contracted by the Chamber, includes assertions outside the scope of the analysis





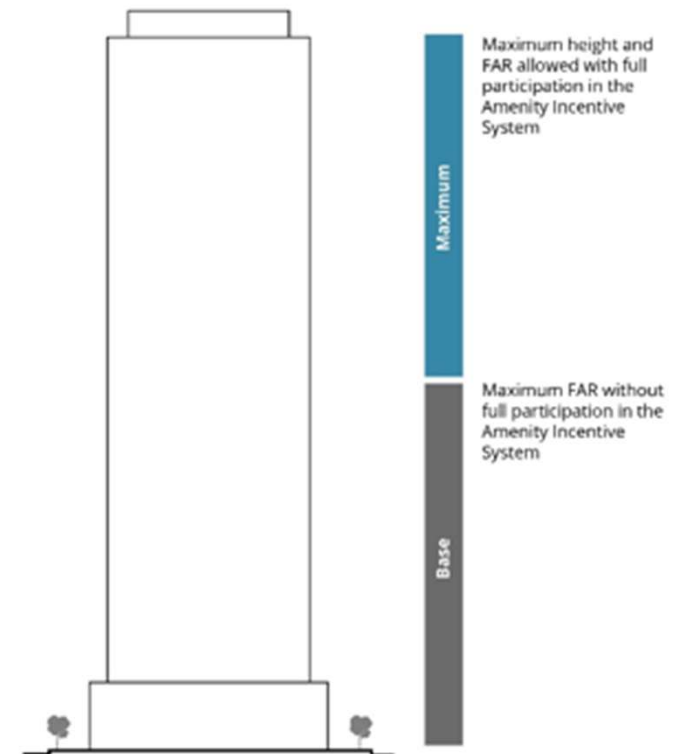


LUCA Components



Base Floor Area Ratio (FAR)

- Establishes development possible without providing amenities
- No requirement to unlock maximum height
- Mandatory Affordable Housing always applies
- Exempt uses do not count toward FAR limits:
 - Up to 1 FAR active use
 - All affordable commercial
 - All affordable housing



Base FAR

	MU-H	MUR-H	MUO-H	MUM-H	MU-M	MUR-M	MUM-M	MUR-L	BR-GC
Base FAR	-	-	-	-	2.5	2.5	2.5	1.0	-
Nonres.	4.0	4.0	6.0	6.0	-	-	-	-	2.0
Residential	6.0	6.0	4.0	2.0 / 4.0	-	-	-	-	1.0
Max FAR	-	-	-	-	6.0	6.0	6.0	4.0	-
Nonres.	8.0	8.0	8.0	8.0	-	-	-	-	2.0
Residential	Unlimited	Unlimited	8.0	8.0	-	-	-	-	1.0



Mandatory Affordable Housing

- All development must provide affordable housing through one or a combination of the following:
 - 10% of all units affordable to households at 80% Area Median Income (AMI), located either on- or off-site
 - Fee-in-lieu per square foot of new nonexempt gross floor area
 - Dedication of property for affordable housing development
- Same program as Wilburton

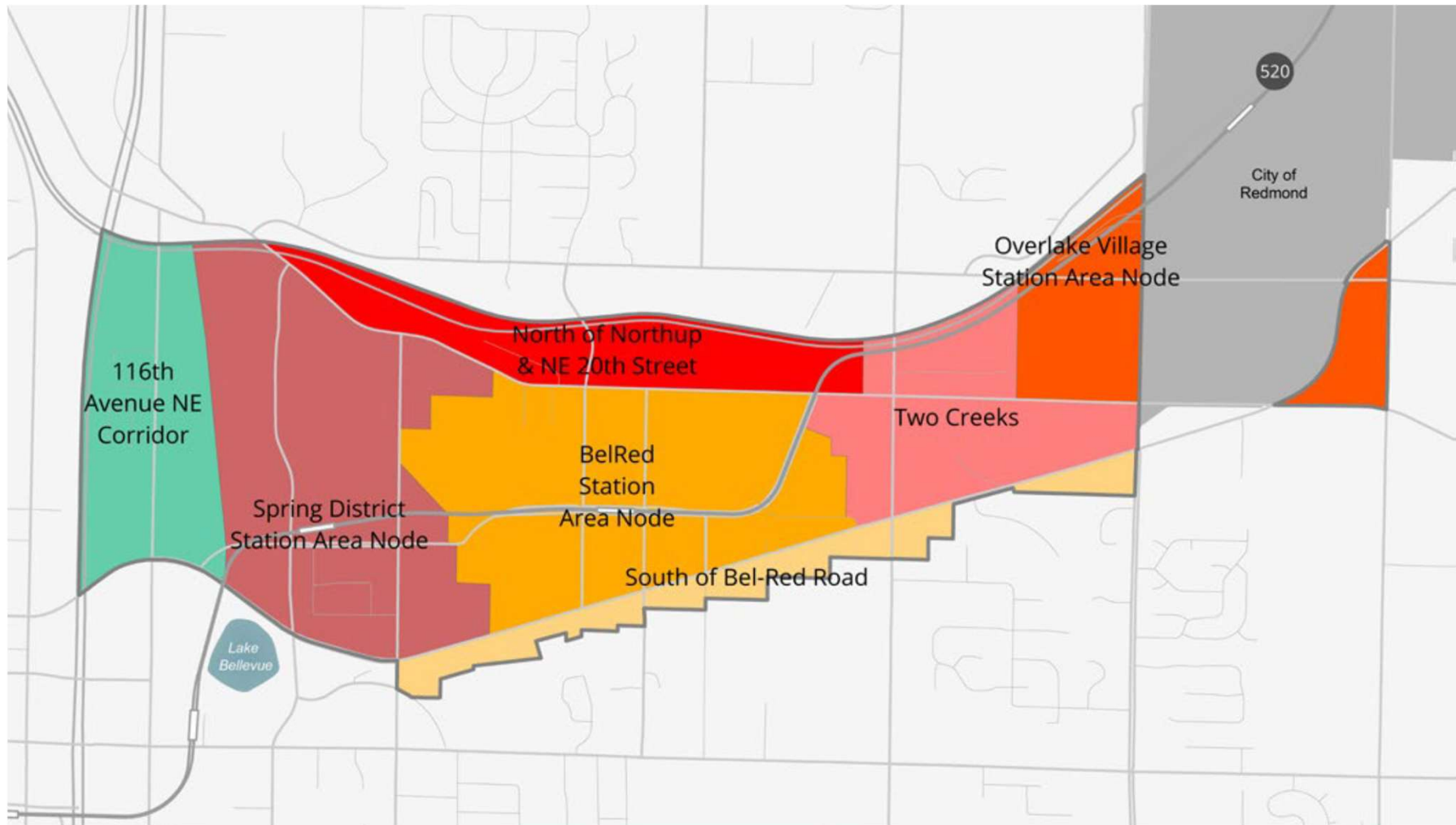


Amenity Incentive System

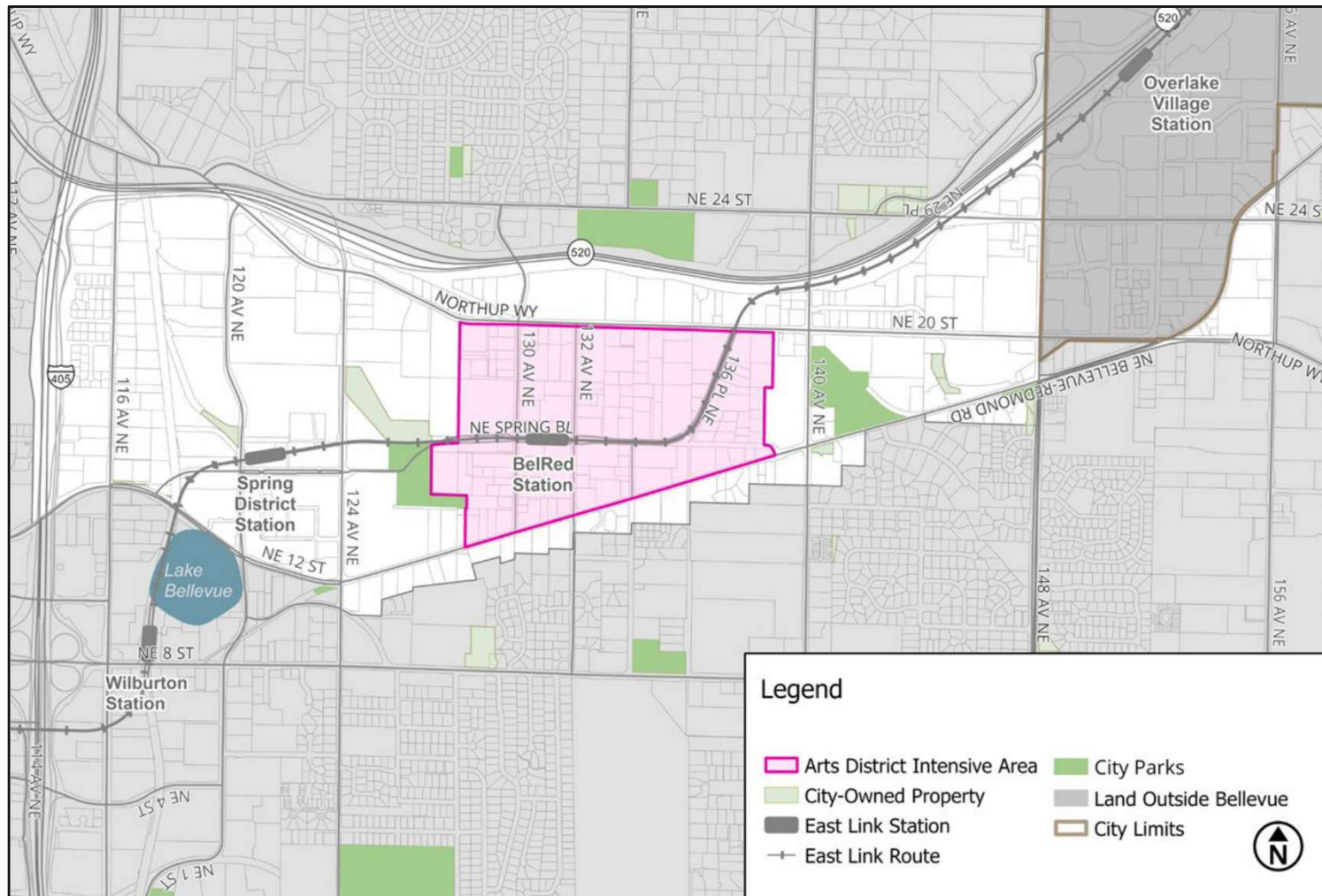
- Must earn bonus points to build additional non-exempt floor area beyond base FAR
- Areas dedicated for public streets, parks, trails are still counted toward maximum FAR
- Bonus points earned by on-site amenities, some off-site amenities, or fee-in-lieu
- Certain amenities earn extra credit in certain neighborhoods
- On-site amenity provision is open to choice, with some focus in the Arts District Intensive Area



Neighborhood Districts



Arts District Intensive Area



Amenity Options

Affordability

- Affordable Housing (beyond mandatory)
- Affordable Commercial Space
 - Director's rule establishes qualifications for tenants
 - Property owner selects tenant, Economic Development vets qualifications
 - Rent cannot exceed 1.5x operating expenses
 - Bonus when leasing to a qualified tenant also identified as displaced or at risk of displacement



Amenity Options

Parks and Open Space

- Park land dedication
- Trail dedication or easements
- Stream restoration
- Regional Transfer of Development Rights (TDR)



Amenity Options

Art and Plaza

- Public Art
 - Broad definition
 - Improved process for reviewing appraisals
- Outdoor Plaza
 - Standard plaza
 - Minimum 3,000 square feet
 - Must include at least 4 features from defined list
 - Design criteria to allow shared use paths to earn points as plazas
 - Linear event plaza
 - Extended area along streets
 - Designed for on-street events such as farmer's markets



Amenity Options

Sustainability

- Green Building
 - Two tier options, multiple certification pathways
 - Additional performance standards for each
- Natural Drainage Practices



Amenity Options

Arts District Focus

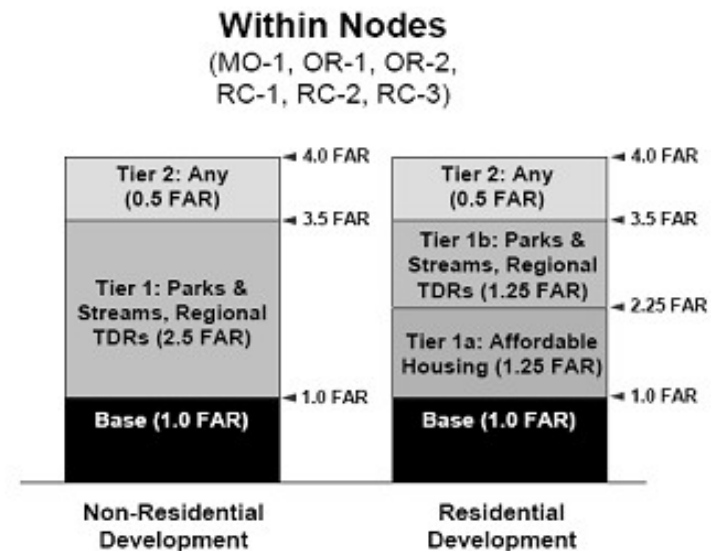
- At least 75% of bonus points must be achieved by at least two of the following:
 - Affordable Housing
 - Affordable Commercial
 - Outdoor Plaza
 - Public Art
- No limitation on sites daylighting a stream, dedicating parks, or dedicating trails



Fee-in-Lieu Discussion

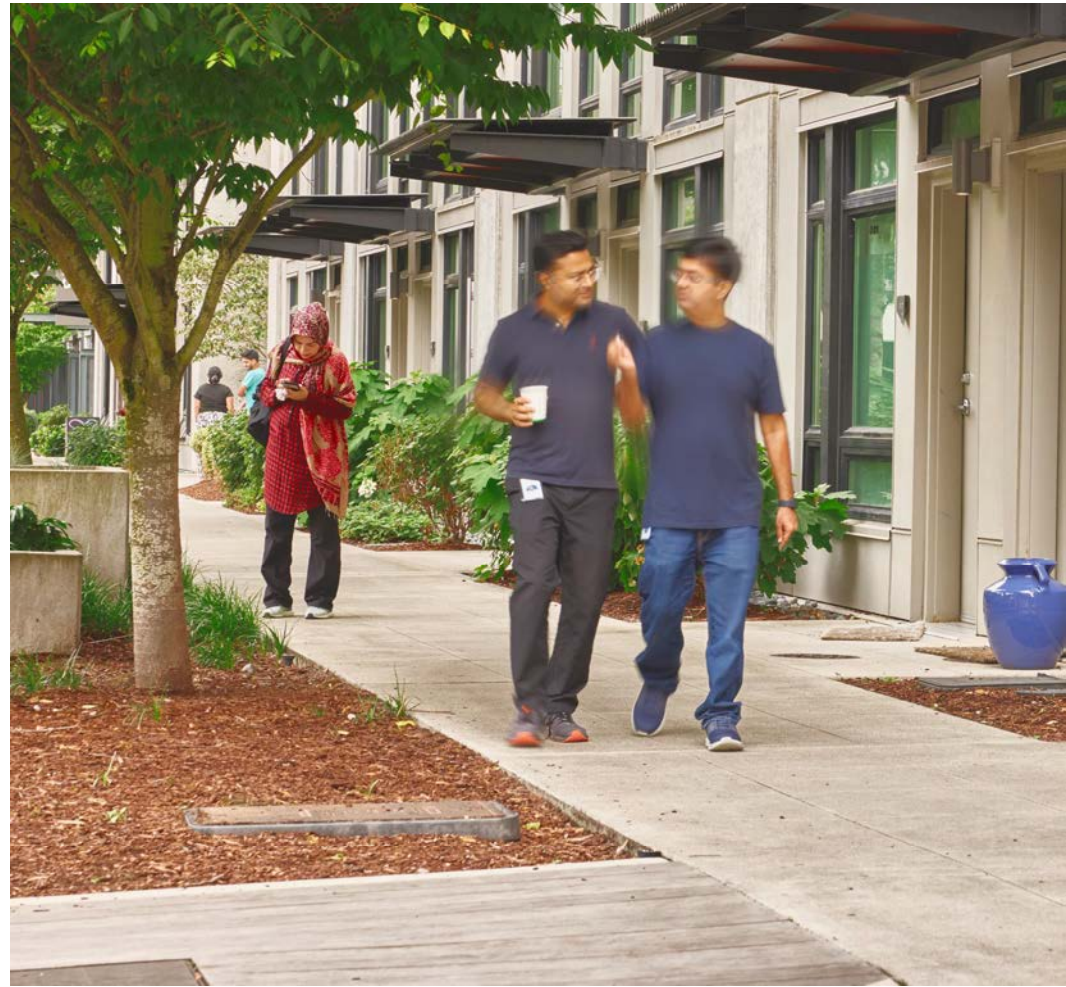
- Currently: no limit on the use of fee-in-lieu in BelRed
 - Tiers apply
- Can establish a limit to increase use of defined amenities, but limits flexibility for development
- Recommend establishing allocations for any fee-in-lieu payment
- Importance of “right-sizing” the fee

Current BelRed Amenity Tiers

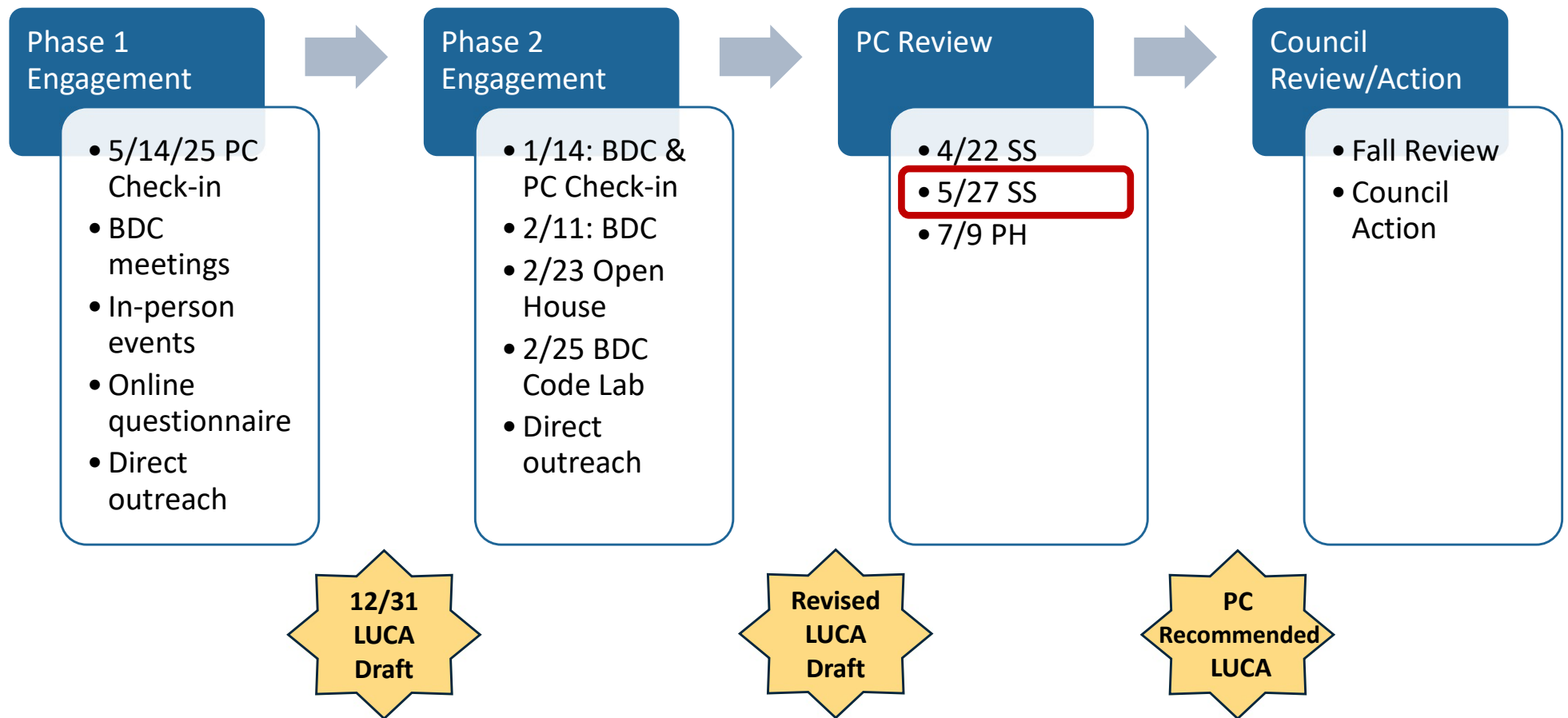


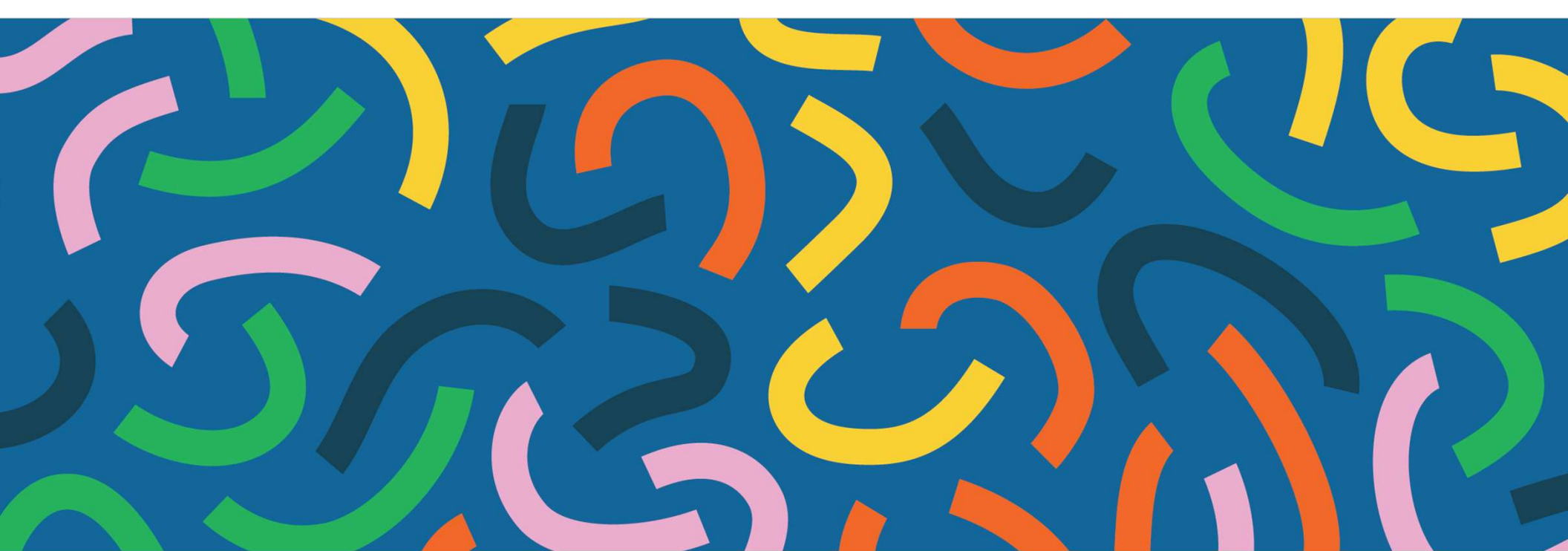
Under Review

- Amenity incentive system fee-in-lieu
- Regional TDR Approach
- Additional flexibility for on-street parking



LUCA Schedule





Planning Commission Direction

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