

20.25R.020 Access and connectivity.

A. **Purpose.** Enhance walkability, active transportation options and transit-oriented design by prioritizing pedestrian-friendly infrastructure, a comprehensive bicycle network, a connected network of sidewalks, plazas, parks and open spaces, and effective traffic management. The aim is to enable accessible and sustainable movement throughout the Mixed-Use Districts by the creation of efficient, safe, and well-connected mobility systems for all modes.

B. Access, blocks, and circulation.

1. **Intent.** Encourage walkable, compact mixed-use development that prioritizes a safe, vibrant, and comfortable pedestrian experience while accommodating site-specific access needs. Ensure that development is well-connected to the transit, pedestrian, bicycle, and vehicular circulation systems of the city.

2. **Blocks.**

a. A block shall be bordered on all sides by any of the following:

- i. Public street rights-of-way;
- ii. Flexible access corridor;
- iii. Active transportation access corridor;
- iv. Eastrail corridor; or
- v. Grand Connection.

b. **Block dimensions.**

i. The perimeter of a block shall be no more than 1,200 feet in length. This requirement shall not apply to sites less than 100,000 square feet in area.

(1) For sites with multiple blocks, this standard may be averaged, provided that a through-block connection shall be provided within blocks with perimeters larger than 1,200 feet.

ii. The north-south dimension of a block shall be no more than 350 feet in length.

iii. All block dimensions described in this section shall be measured from the back of the sidewalk for public rights-of-way and access corridors. For the Eastrail corridor and Grand Connection, the dimension shall be measured from the property line between the site and the corridor.

iv. The requirements of this subsection B.2.b shall not apply to sites between Interstate 405 and 116th Ave NE.

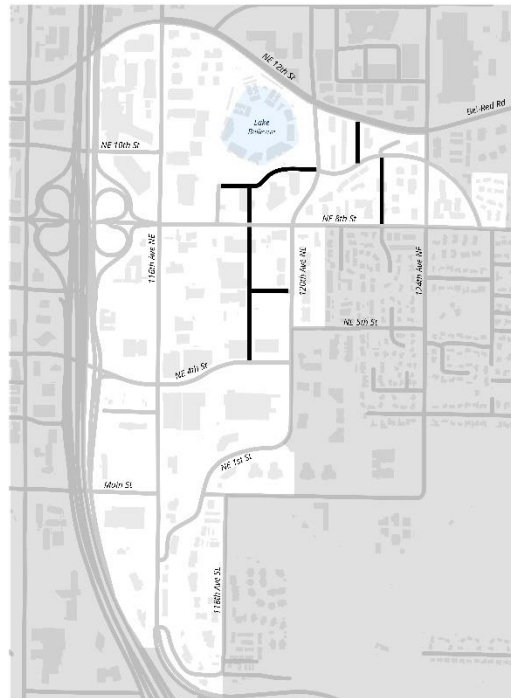
3. Access design.
 - a. Access and streets required under this Chapter 20.25R.020 LUC shall be designed in accordance with requirements in the Transportation Design Manual and all applicable appendices.
 - b. All sidewalks shall be a minimum paved width of 10 feet.
 - c. Buildings may project over an access corridor, provided:
 - i. Building cantilevers may project up to 6 feet over the width of a sidewalk;
 - ii. Pedestrian connections between buildings may be constructed over access corridors up to 30 feet in width and with a minimum clear height of 13.5 feet above the access corridor.
 - iii. Buildings may be connected across an access corridor up to 75 feet in width and with a minimum clear height of 20 feet above the corridor.

C. Location-specific access and design.

1. Intent. Ensure new circulation systems needed for access to new development are coordinated with major local investments and meet the needs for essential pedestrian, bicycle, multi-modal and vehicular circulation within a development.
2. Required public streets. Figure 20.25R.020.B.1 describes the required public street right-of-way and associated improvements in the Wilburton/N.E. 8th Street Subarea. Refer to the Transportation Design Manual for design requirements specific to these required public street rights-of-way.
 - a. Where a public street is located at the edge of a project limit, half-street improvements shall be required, with the centerline of the street located at the property line.

Figure 20.25R.020.B.1

Required Public Street Rights-of-Way in Wilburton Subarea



3. Eastrail access.
 - a. Non-motorized access. On sites adjacent to the Eastrail Corridor, non-motorized access shall be provided for every 350 feet of frontage along the corridor.
 - i. Non-motorized access may be provided from adjacent streets or access corridors or may be provided directly into buildings or onto podiums.
 - b. Emergency vehicle access shall be provided as follows:
 - i. From the east of Eastrail Corridor between NE 4th Street and NE 8th Street, no closer than 400 feet from the intersection of Eastrail and either NE 4th Street and NE 8th Street.
 - ii. From the west of Eastrail Corridor and within 500 and 1,200 feet north of NE 8th Street.
 - c. No new general-purpose vehicle lanes may cross the Eastrail corridor between SE 5th Street and NE 12th Street.
4. Grand Connection access. 24-hour public access shall be provided onto elevated segments of the Grand Connection via direct access from adjacent buildings or other vertical circulation.