

18.702 Through Block Passages (draft code)

18.702 Through Block Passages (draft code)	1
Chapter 18.702 Through Block Passages.....	1
Article I: Intent and Applicability	1
18.702.010 Intent	1
18.702.020 Applicability	1
Article II: Development Standards.....	2
18.702.030 Through Block Passages in Central Issaquah.....	2
18.702.040 Through Block Passages Outside of Central Issaquah.....	4
18.702.050 Through Block Passage Design Standards	5
18.702.060 Allowed Deviation to this Chapter	6

Chapter 18.702 Through Block Passages

Article I: Intent and Applicability

18.702.010 Intent

i 18.702.010 Combines the language of the Central Design and Development standards intent from Chapter 6.4.B & 6.4.C; Chapter 12.5 - Block length; Chapter 18 Glossary of Terms; and Chapter 18 UD2.2.1.0 Block Access.

- A. The intent of through block passages is to provide additional pedestrian, bicyclist, and other non-motorized transportation facilities with direct access to buildings and connectivity to destinations. These connections must provide the following:
1. Achieve the vision for the Park Strategic Plan Green Necklace;
 2. Reduce block size;
 3. Provide spaces for social interactions and contribute to the public realm;
 4. Serve as pedestrian and bicyclist shared-use routes;
 5. Provide access to linear adjacent housing, retail and employment uses;

18.702.020 Applicability

- A. This Chapter applies to all, redevelopment and new development on all property in the City.
- B. Through block passages are distinguished between the Central Issaquah Subarea and all areas of the City that are not Central Issaquah.

Article II: Development Standards

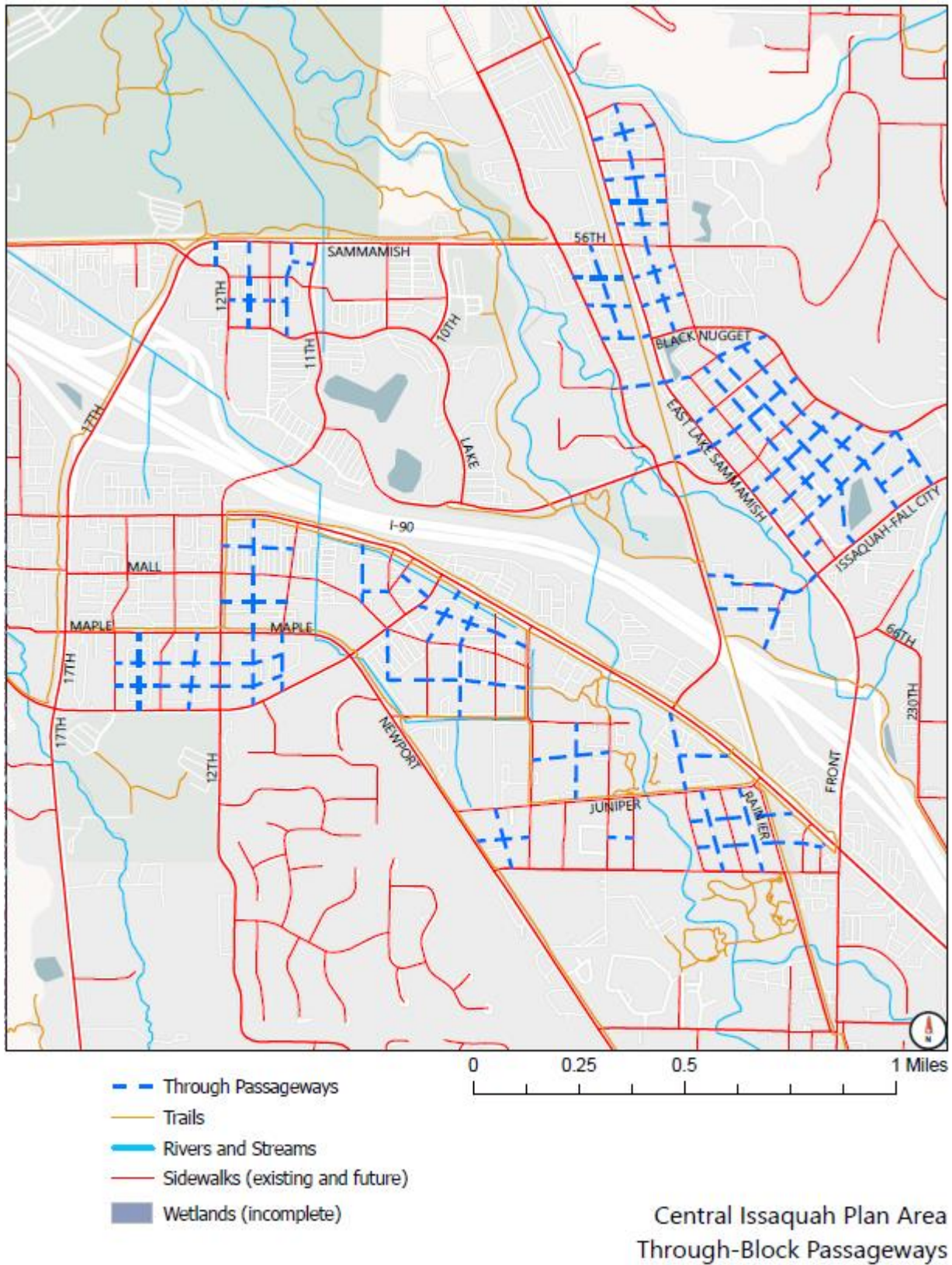
i This section is new material, differentiating design standards between Central Issaquah and all areas outside of Central Issaquah

18.702.030 Through Block Passages in Central Issaquah

i We are specifically defining the desired locations for through-block passages in Central Issaquah and visualizing them on a map. These locations are a visualization of existing policy to aid in the enforceability of the code.

- A. Location. The locations of through block passages in Central Issaquah are illustrated in Figure 18.000.010.B Map of Through Block Passages in Central Issaquah.

Figure 18.702.010.B: Map of Through Block Passages in Central Issaquah (Preliminary Draft)



B. Alignment. The through block passages shown on the map represent desired connections between blocks. Specific alignments for the through block passages will be developed during the site plan land use permit process for applicable sites.

i Added verbiage requiring a public access easement, adapted from Bothell Municipal Code 12.48.230.

- C. Installations. As property is developed or redeveloped, corresponding portions of the through block passage network adjacent to the property must be developed and a public access easement dedicated or conveyed to the City as a condition of the project development. The easement must be recorded prior to occupancy of the adjacent building. The t
- D. The through block passage must be constructed solely on the property being developed.

i Following statement is adapted from CIDDS 18 UD.2.2.1.0 Block Access, Bothell Municipal Code 12.48.230

- E. Accessibility. Through block passages must be accessible to the public at all times.

i The following is from CIDDS 6.4.B-C but have been modified to provide more clarity.

- F. Through block passage types. The following describes the types of through block passage identified in Figure 18.702.010.B.
 - 1. Residential through block passages are publicly accessible pedestrian passages designed like sidewalks but not associated with a street.
 - 2. Commercial through block passages are publicly accessible pedestrian passages designed like sidewalks, but not designed parallel to an adjacent street, that provide direct access to primary building entrances through easy connection points from one street to another and provide additional area for gathering spaces.
 - 3. Pedestrian/Bike passages are required at designated locations along the Green Necklace as identified in Figure 18.612.050.B Green Necklace Amenities to provide connection from one street to another.

18.702.040 Through Block Passages Outside of Central Issaquah

i New section of code specific to areas of the City outside of Central Issaquah. Added adapted verbiage from Kirkland Municipal Code Section 105.19 Public Pedestrian Walkways

- A. Location. This section applies to all areas of the City which lie outside of Central Issaquah. The City may require the applicant to install through block passages for use by the general public on the subject property and dedicate a public access easement in any of the following circumstances where the passage is reasonably necessary as a result of the development activity:
 - 1. A through block passage is indicated as appropriate in the Transportation Element in the Comprehensive Plan or designated elsewhere in this code;
 - 2. A through block passage is reasonably necessary to provide efficient pedestrian, bicyclist, or other non-motorized access to buildings and connectivity to destinations, such as schools, parks, shopping areas, employment centers, or transit; or
- B. Accessibility. Through block passages must be accessible to the public at all times and may take many forms, as specified in IMC 18.702.050 of this section, Through Block Passage Design Standards.

18.702.050 Through Block Passage Design Standards

i The following are from CIDDS 6.4.B-C and UD.2.2.1.1-2 but have been modified to provide more clarity on standards regulations.

A. Requirements. If a through block passage is designated to be installed on the subject property, it shall be installed pursuant to the following standards.

1. Residential Land Uses

- a. Type I: The through block passage is required when providing access to seven or more entryways that do not directly gain access from a transportation facility.
 - (1) Walkway must be 10-foot-wide featuring concrete, decorative paving, or other similar decorative and durable surface material. Asphalt is prohibited.
 - (2) Eight-foot-wide landscape strip must be located on each side of the path with Type 3 Visual Buffer per IMC Table 18.610.070.C.2.d. Raised planter walls may be included in the required landscaping area but may not be taller than 2-feet.
- b. Type II: The through block passage is required when providing access to six or less entryways that do not directly gain access from a transportation facility.
 - (1) Walkway must be five-foot-wide featuring concrete, decorative paving, or other similar decorative and durable surface material. Asphalt is prohibited.
 - (2) Five-foot-wide landscape strip must be located on each side of the path with Type 3 Visual Buffer per IMC Table 18.610.070.C.2.d. Raised planter walls may be included in the required landscaping area but may not be taller than 2-feet.

2. Commercial Land Uses

- a. Type I: The through block passage is required when providing access to ten or more entryways that do not directly gain access from a transportation facility.
 - (1) Walkway must be 20-foot-wide featuring concrete, or other similar and durable surface material.
 - (2) Ten-foot-wide landscape strip must be located on each side of the path with Type 3 Visual Buffer per IMC Table 18.610.070. Raised planter walls may be included in the required landscaping area but may not be taller than 2-feet.
- b. Type II: The through block passage is required when providing access to nine or less entryways that do not directly gain access from a transportation facility.
 - (1) Walkway must be 15-foot-wide featuring concrete, or other similar and durable surface material.
 - (2) Five-foot-wide landscape strip must be located on each side of the path with Type 3 Visual Buffer per IMC Table 18.610.070. Raised planter walls may be included in the required landscaping area but may not be taller than 2-feet.

3. All Uses

- a. Pedestrian/Bike: The through block passage is required at designated locations along the Green Necklace as identified in Figure 18.612.050.B Green Necklace Amenities
 - (1) Walkway must be six-feet-wide featuring concrete or other similar durable surface material.
 - (2) One-foot-wide gravel shoulder must be located on each side of the path.

4. The primary building entrance closest to the transportation facility must be directly accessible from the transportation facility.
5. Buildings may project or cantilever over a through block passage provided a 13-foot, six-inch vertical clearance is maintained, and all other regulations are met.
6. For mixed use projects, the type of passage to be constructed will be determined by the use gaining access from the through block passage.
7. Site furniture and amenities shall not impede or block the through block passage. Only landscape amenities (e.g.: benches, waste cans, lighting, signs and similar design elements) can be placed in the landscape strips.
8. At least one bench or seating unit must be provided for every 25-feet along the through block passage. If only one seat is required, it must be located near the midpoint of the walkway.
9. Through-block pathways must have adequate lighting.
10. The through block passage must provide wayfinding signage governed by IMC Chapter 18.65 Signs informing pedestrians the path can be used and adding visual interest.
11. The through block pathways must be physically separated from vehicular areas.
12. The through block pathways may be integrated into community spaces and plazas but alone may not be used to fulfill community space requirements.

18.702.060 Allowed Deviation to this Chapter

i The following deviation section is new and is intended to provide flexibility for pathway construction.

- A. Exceptions from this chapter must be requested according to the appropriate permit process and IMC 18.200 Permits and Procedures. Any proposal to deviate that does not satisfy the following conditions must apply for a variance, also according to IMC 18.200, Permits and Procedures. Allowed deviations from this chapter:
 1. A through block passage may not be constructed if the location:
 - a. Terminates at an alley or dead-end street where there is no possibility for future development and/or connection; or
 - b. Adversely impacts critical areas and associated buffers on or immediately adjacent to the site.
 2. The width of the through block passage may be reduced to preserve existing trees or to maintain tree density requirements for the site.