# CHAPTER 33.293
# SUPERBLOCKS

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## 33.293.010 Purpose

The Superblocks chapter regulates the amount and location of open areas and walkways on large commercial sites where streets have been vacated. The intent is to promote a pleasant and convenient walkway and open area system on the superblock that links to the adjacent buildings, to the public circulation system, and to any available public transit. The requirements also promote the maintenance of light, air and access that could be lost due to development on the vacated street.

## 33.293.020 Where the Superblock Regulations Apply

Superblocks are subject to the regulations of this chapter as stated below.

**A. Central City plan district.** The superblock regulations apply to all new development and major remodelings on sites that include 5,000 square feet or more of vacated street. The regulations apply in all of subdistricts of the Central City plan district except the Downtown subdistricts and North Pearl Subarea.

**B. Gateway plan district.** The superblock regulations apply to all new development and the addition of 40,000 square feet on sites that include 5,000 square feet or more of vacated street.

**C. IR, CS, CG, CX, and EX zones outside of the Central City plan district.** The superblock regulations apply to all new development and major remodellings which include 50,000 square feet or more of vacated street in the IR, CS, CG, CX, and EX zones outside of the Central City plan district. For sites where part of the vacated street is in the Central City plan district, the whole site is subject to the 5,000 square foot threshold.

## 33.293.030 Requirements

Developments on superblocks must comply with the development standards listed below.

**A. Required walkways, landscaped areas, and plazas.** Developments on superblocks must provide walkways, landscaped areas, and public plazas or public atriums with glazed ceilings within the superblock as follows:

1. Amounts.

   a. At least one public plaza or public atrium must be provided within the superblock equal to 5 percent of the total land area of the superblock, including the area of vacated streets. However, 20,000 square feet is the maximum area that is required for this plaza or atrium. The ratio of the length of the plaza or atrium to the width may not exceed 3 to 1.

   b. The total area of walkways, landscaped areas, public plazas, and public atriums must be at least 50 percent of the total area of the vacated streets within the superblock. This is in addition to any required open area, landscaped area, or pedestrian connections of other chapters of Title 33, and cannot be applied towards meeting the requirements of any height or FAR bonus provision of this Title.

2. Materials.

   a. The walkways system must be hard-surfaced, at least 12 feet wide, and unobstructed.

   b. Where the walkway system crosses driveways, parking areas, and loading areas, the system must be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other similar method. Striping does not meet this requirement.

   c. Where the walkway system is parallel and adjacent to an auto travel lane, the system must be a raised path or be separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised path is used the ends of the raised portions must be equipped with curb ramps.

3. Lighting. The on-site pedestrian and bicycle circulation system must be lighted to a level where the system can be used at night by the employees, residents, and customers.

4. Walkways must be accessible to bicycles, or an alternative connection for bicycles must be provided.

**B. Location of walkways, landscaped areas, and plazas.**

1. Landscaped areas and plazas or atriums may be located anywhere on the site.

2. Required plazas or atriums must be accessible from an improved walkway and /or public sidewalk.

3. Walkways must link all buildings to public sidewalks, adjacent superblocks, and nearby transit facilities. Where the site lies between two parallel streets which were formerly connected by a vacated street, a walkway connecting the two parallel streets must be provided as a substitute for the vacated streets. The connecting walkway does not need to be located within the the alignment of the vacated streets, but must provide approximately the same connections for pedestrians. The owner must record a public access easement that allows public access to the walkways.

**33.293.040 Phased Development**
In cases where a development on a superblock is constructed or redeveloped in phases, the requirements stated below apply.

**A. Amount of improvements.** Each phase must provide at least the amount of walkways, landscaped areas, and plazas based on that phase's percentage of the total superblock area. If all required improvements are developed in an earlier phase, subsequent phases are not required to provide additional improvements.

**B. Long term plan.** The applicant must submit a site plan that shows the location of the walkways, landscaped areas, and plazas for each phase of the superblock project.

**33.293.050 Redevelopment of an Existing Superblock**
In cases where only a portion of an existing superblock is being redeveloped, the amount of improvements required is based on the portion's percentage of the total superblock area.

**33.293.060 Multiple Ownerships**
In cases where a superblock contains multiple ownerships and only one ownership is being developed, the requirements stated below apply.

**A. Amount of improvements.** Each ownership will provide walkways, landscaped areas, and plazas based on that ownership's percentage of the total vacated street area.

**B. Location.** The required walkways, landscaped areas, and plazas for each ownership must be integrated into the previously required walkways, landscaped areas, and plazas of the other ownerships in the superblock.

**C. Notification.** The applicant must submit a signed letter stating that the other ownerships in the superblock were notified on the application, and informed of the location of the required walkways, landscaped areas, public plazas, and public atriums.

**33.293.070 Maintenance**
The maintenance, replacement, and repair of the required walkways, landscaped areas, and plazas are the ongoing responsibility of the property owner.