

development led to the construction of buildings that were (and are) much under-occupied (Figure 8.57).

Although it remained remarkably intact for 40 years, the scheme has been altered in a number of ways since it was completed. The weakest point of the design has been the sky-way system. Some seldom-used parts have been demolished. It still remains the most efficient way to move around the site, but efficiency is not necessarily what people seek in moving around downtowns unless they are drivers! People prefer to walk at ground level where the life of the city is. Other changes have also taken place. The section of the building spanning Fayette Street has been demolished and all three plazas are being redesigned. The goal is to enhance their utility and their use. The strongest part of the scheme was its financial success; the city's bond rating was increased from A to A1. As an architectural work it was very much a

product of its time. Wallace was the recipient of the American Planning Association's Distinguished Leadership Award in 2003.

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CASE STUDY

Central Glendale, California, USA: a traditional suburban downtown turned into an edge city (1975–90, 1994 to the present)

Glendale is a suburb of Los Angeles lying at the base of the Verduga Mountains. It has a population of about 200,000. Its central district is located on Brand Boulevard just off the Ventura Freeway that connects it to the region. The boulevard is a broad street that once had streetcars/trams running down its centre. Developed by Leslie Carlton Brand in the 1920s it was lined by 2- and 3-storey mixed-use buildings that by the 1950s and 1960s had deteriorated due to

the lack of entrepreneurial spirit and absentee landlordism. Land values dropped to as low as \$6 to \$7 a square foot. The total land value of the Central Business District of Glendale decreased from \$31.2 million in 1950 to \$20 million in 1970 despite inflation and even though Glendale was and is a relatively affluent city.

The City Redevelopment Agency was founded in 1972. Its actions received strong support from the city council; its board