



Figure 9.3 One Astor Place showing the new theater and the extra floor space allowed.

viable. A continuous line of shops fronting a street with a minimum of intrusion of plazas, bank and office-building entrances provides an ideal shopping and

window-shopping environment. As a result, unlike the 1961 zoning ordinance, the legislation for the Fifth Avenue District *prohibited* the provision of plaza space on the street. It also broke away from traditional one-use zoning classes to include mixed-use zoning that encouraged a combination of residential, office and retail space within single buildings.

The success of such efforts was mixed. Nevertheless, Broadway is still 'Broadway'; Fifth Avenue is still 'Fifth Avenue'. By the mid-1970s four new theatres had been built in the Theater District. They are shown in solid black in Figure 9.2. The hope was that by 2000 another half a dozen would be added piece-by-piece. This has not happened. Today Broadway, nevertheless, remains a theatre district and the work of the Urban Design Group led to further innovative schemes. The Times Square district, for instance, was upgraded in the late 1990s and early 2000s.

Major references

- Barnett, Jonathan (1982). The evolution of New York's special zoning districts *In An Introduction to Urban Design*: New York, Harper and Row, 77-93.
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CASE STUDY

Central Bellevue, Washington, USA: a new suburban downtown (1980 to the present)

The City of Bellevue lies 10 miles (15 kilometres) east of Seattle across Lake Washington. The cities are linked by two floating bridges.

A city of 90,000 people, Bellevue is strategically located in the centre of a rapidly growing region of 380,000 people (in 2000).