



Figure 9.4 The use of the stepped height-bulk zoning ordinance in Bellevue. (a) A typical 'wedding-cake' building height profile and (b) the building height regulation for Bellevue.



Figure 9.5 Downtown Bellevue in 1993.

One of the amenities that the planners sought to put in place was a pedestrian corridor running right across the centre of the city. It was felt that mid-block pedestrian ways were needed to give access to it because the blocks were 600 feet (180 metres) long. All new developments in the downtown area are required to provide links to this corridor. The guidelines for these links by type of street were developed collaboratively by a committee consisting of all those people who held property along the corridor and

the staff of the City Planning Commission (see Figure 9.6). The guidelines have no legal basis but are advisory and regarded as 'inspirational'. The hope was that piece-by-piece, as the result of individual developers building individual structures, a new CBD would be created along the lines proposed by the City Planning Commission. The details of all proposals for new buildings have to be submitted by their architects for review and the ability to enforce the design guidelines comes from the threat of delaying