

approvals for building development. Delays cost developers money.

The guidelines were based on a series of propositions: the elements of the downtown should be part of a system; building frontages should be 'pedestrian-oriented' (see Figure 9.7). This latter objective could be met by having places to sit, by adjacent places being complementary, by having protection from the weather, by having focal/curiosity points along the way, by having nighttime activity, etc. Twelve sets of guidelines were developed. They were for primary paths and secondary paths, for corridor walls, linear sectors, the continuity of elements, elements of diversity, vegetation, street crossings, the massing of abutting structures, and for the management of the

system (Hinshaw, 1983). Such terms are usually undefined in planning studies but in the guidelines for central Bellevue they were given operational definitions.

To enhance the quality of Bellevue's central area, a new park was proposed. The hope was to have it funded by municipal bonds issued by the city. The referendum on the bond issue, which required a super majority (i.e. 60%) to pass, was narrowly defeated. The push to build the park was taken up by a citizens' committee and largely privately funded. It was developed according to a design by Beckley/Meiers, Architects.

What has been the result of all these efforts? The development of central Bellevue is often held up as an exemplar of public/private partnership in development. Much

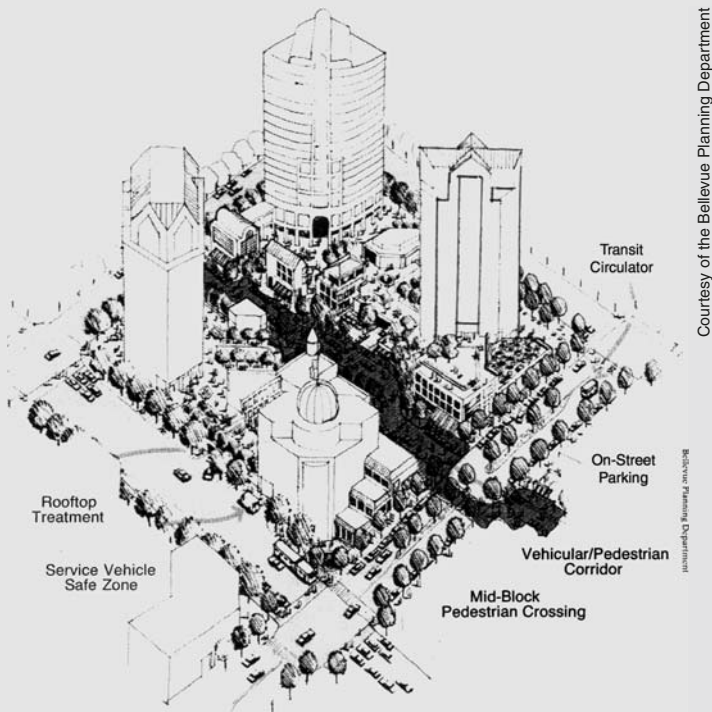


Figure 9.7 The vehicular-pedestrian corridor, central Bellevue.