



Figure 2.8 MetroCenter, Bethesda, Maryland in 1993.

of new development in the area was reduced thus raising parking costs. At the same time bus services were improved. The increase in ridership has been noticeable but some organizations have chosen not to locate in Bellevue because of parking costs. The trade-off has been thought to be worthwhile by both citizens and officials of the city.

Another example, often challenged in court, is the use of moratoria. Moratoria to halt development for a period can be used to:

- 1 create a pause while a coordinating plan is developed;
- 2 halt development when the consequences of development will be negative;
- 3 divert growth from one area to another (when there is a demand for growth).

The application of moratoria can have a direct impact on urban design, particularly in the development of a building programme and the implementation of projects. In Bethesda, Maryland a series of moratoria were used to shift potential development in outlying areas into its downtown core where a station on Washington's Metro system had been built. The MetroCenter project (see Figure 2.8), a large-scale transportation/building/urban design scheme, was helped considerably by two moratoria on building outside the city centre. The legal basis depended on the prediction that dispersed development would swamp the road system of the suburb with traffic beyond its capacity to cope. The moratoria encouraged further development in its downtown creating a strong downtown core associated with the Metro stop. The quality of the development was ensured by the use of design guidelines and the use of a strong design review process.