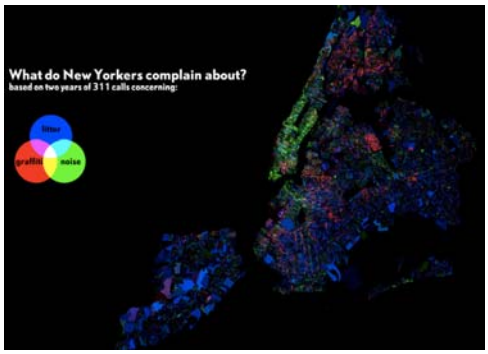
Complaints and Urban Structure



http://www.buzzfeed.com/awesomer/maps-you-never-knew-you-needed

How Neighborhoods Change

Community Evolution as an Ongoing Process

How Neighborhoods Change

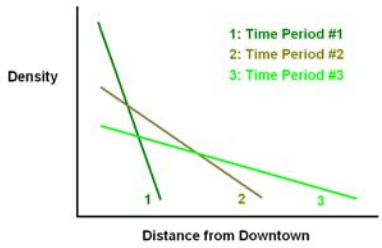
- Theme for this week is change at the neighborhood level, versus the metropolitan-scale change addressed last week
- We will be seeing what micro-level (local) changes we see as macro-level (metro) suburbanization and urban restructuring is ongoing

How Neighborhoods Change

- Following are a few macro-level comparisons and generalizations to keep in mind for the evolving metro area

How Neighborhoods Change

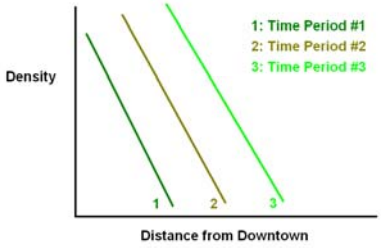
Evolving Urban Population Density Gradients



North America

How Neighborhoods Change

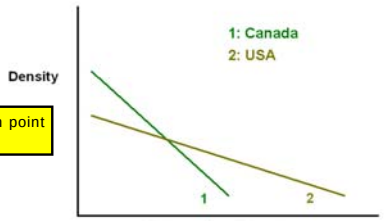
Evolving Urban Population Density Gradients



Europe, Asia

How Neighborhoods Change

Evolving Urban Population Density Gradients



At any given point in time…

Canada vs. USA

How Neighborhoods Change

Lubbock, TX
(metro area pop. 285,000)

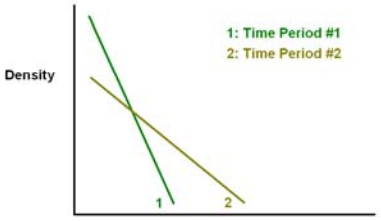
USA

Saskatoon, SK
(metro area pop. 270,000)

Canada

How Neighborhoods Change

Evolving Urban Population Density Gradients



Small City

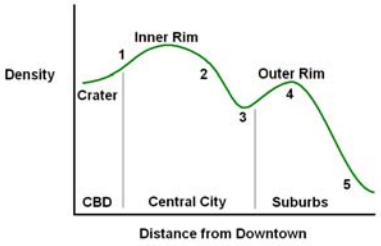
How Neighborhoods Change

Evolving Urban Population Density Gradients

Big City

How Neighborhoods Change

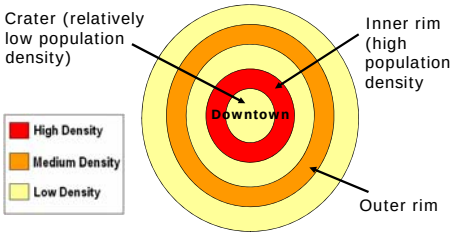
Urban Population Density Profile Graph



"More Realistic"

How Neighborhoods Change

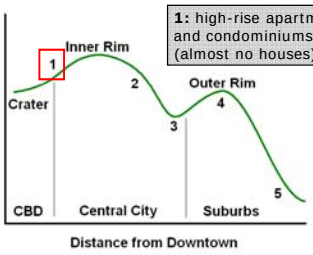
Urban Population Density: Map View of the City



"More Realistic"

How Neighborhoods Change

Urban Population Density Profile

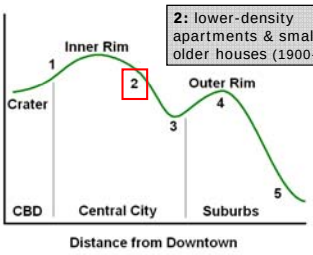


1: high-rise apartments and condominiums (almost no houses)

"More Realistic"

How Neighborhoods Change

Urban Population Density Profile

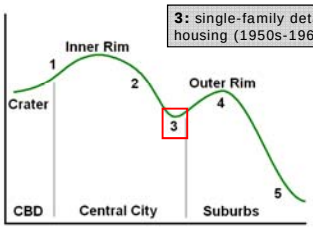


2: lower-density apartments & small, older houses (1900-1950)

"More Realistic"

How Neighborhoods Change

Urban Population Density Profile

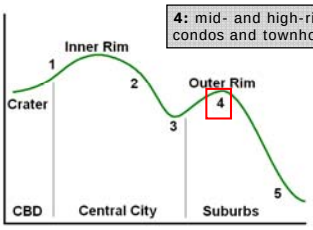


3: single-family detached housing (1950s-1960s)

"More Realistic"

How Neighborhoods Change

Urban Population Density Profile

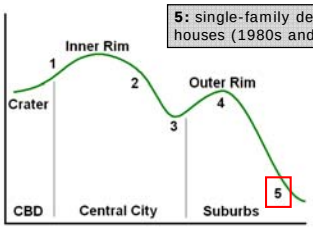


4: mid- and high-rise condos and townhouses

"More Realistic"

How Neighborhoods Change

Urban Population Density Profile



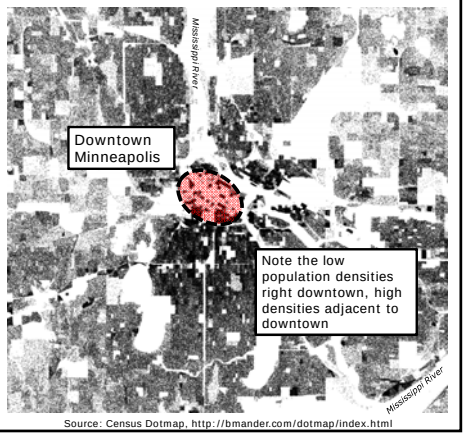
5: single-family detached houses (1980s and later)

"More Realistic"

Actual urban populations have very complex structures

Here is one example: Minneapolis

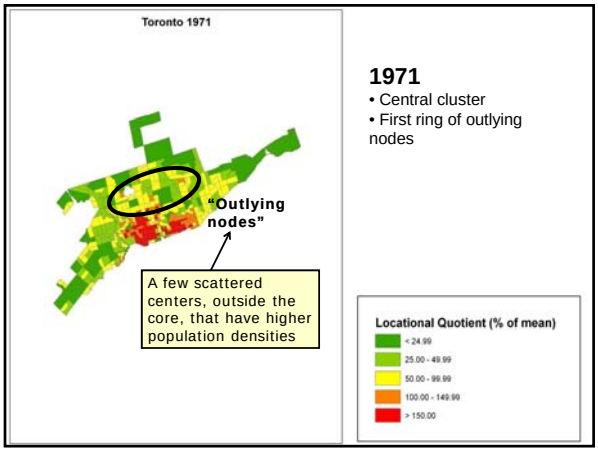
Each dot = one person



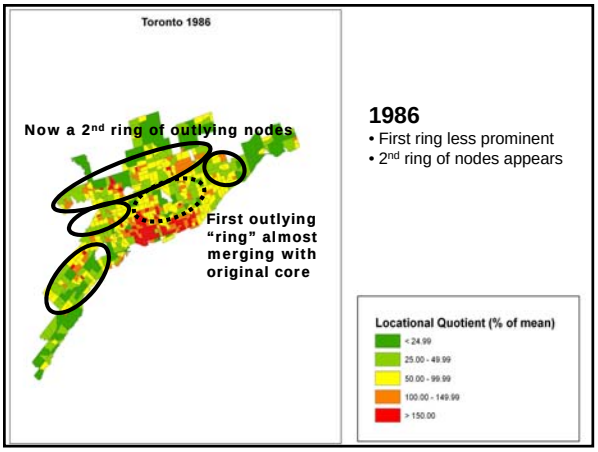
Source: Census Dotmap, http://bmander.com/dotmap/index.html

How Neighborhoods Change

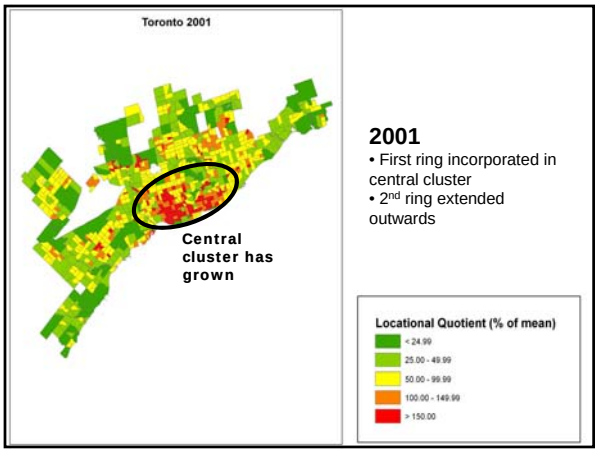
- Following is a practical example of evolving population densities in one North American metro area: Toronto
  - Most of the following map graphics were created by Hugh Millward, a Canadian geographer who has spent over 20 years investigating urban population distributions in North America



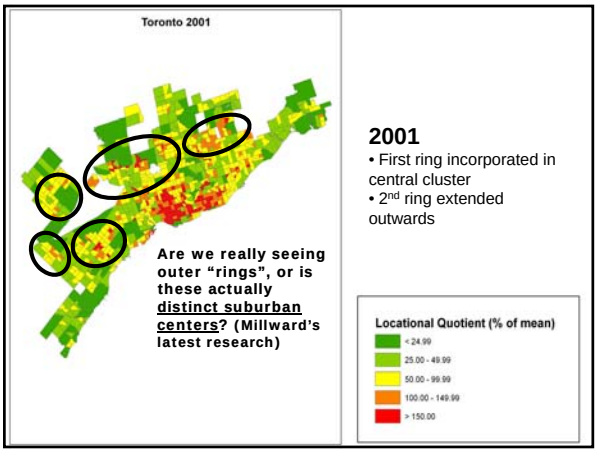
1971
- Central cluster
- First ring of outlying nodes



1986
- First ring less prominent
- 2nd ring of nodes appears



2001
- First ring incorporated in central cluster
- 2nd ring extended outwards



2001
- First ring incorporated in central cluster
- 2nd ring extended outwards

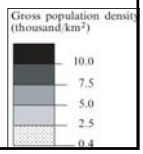
Millward's Most Recent Work: A Model of Evolving Population Densities in the North American City

Models are important because they:

- Help us to bridge the gap between local (specific) and national (general trends)
- Give us the opportunity to think through the forces that are generating what we observe: in this case, changes in our cities
- Create pathways to possible solutions for the biggest problems that we face

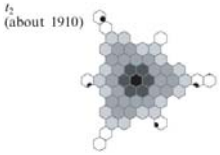
Millward's Most Recent Work: A Model of Evolving Population Densities in the North American City

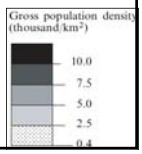
Around 1880



Millward's Most Recent Work: A Model of Evolving Population Densities in the North American City

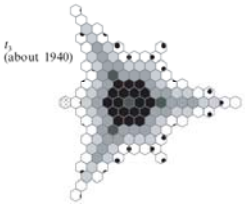
Around 1910

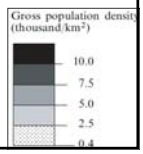




Millward's Most Recent Work: A Model of Evolving Population Densities in the North American City

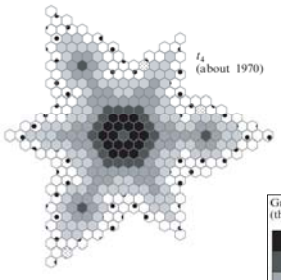
Around 1940

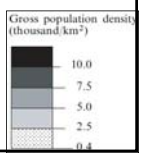




Millward's Most Recent Work: A Model of Evolving Population Densities in the North American City

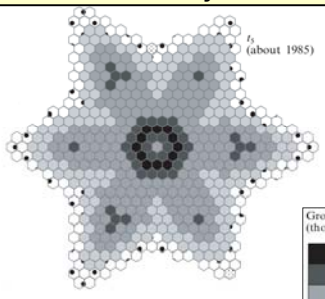
Around 1970

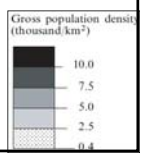




Millward's Most Recent Work: A Model of Evolving Population Densities in the North American City

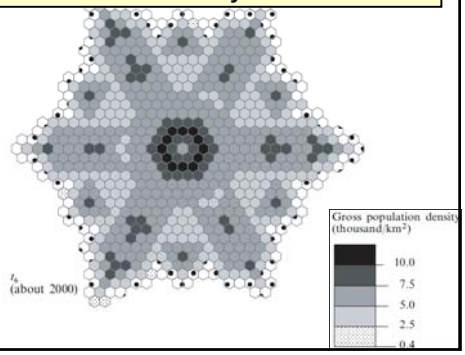
Around 1985



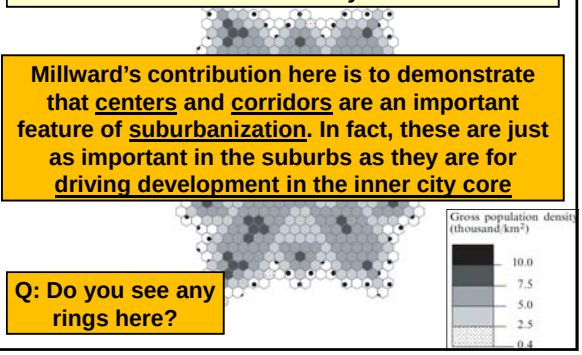


Millward's Most Recent Work: A Model of Evolving Population Densities in the North American City

Around 2000



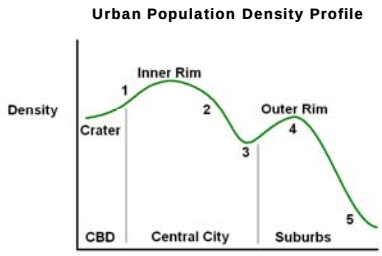
Millward's Most Recent Work: A Model of Evolving Population Densities in the North American City



Millward's contribution here is to demonstrate that centers and corridors are an important feature of suburbanization. In fact, these are just as important in the suburbs as they are for driving development in the inner city core

Q: Do you see any rings here?

How Neighborhoods Change



The "more realistic density profile" is still a helpful idea to remember, even if it has been improved on

Tools for Geographic Analysis

- Geographers have been interested in developing more and better tools to help them understand the city
  - 1. In all its complexity at a given point in time (for example, the crater-and-rim structure)
  - 2. Through its evolution over time (changing densities and neighborhoods as the city ages)
- Geographers have created ways of seeing these things more clearly

Tools for Geographic Analysis

- **One tool: social area analysis**
  - Goal: identify "uniform subareas" within cities, or types or kinds of neighborhoods

Tools for Geographic Analysis

- **One tool: social area analysis**
  - Identify various kinds of neighborhoods, and see where those kinds of neighborhoods can be found in the city
  - Compare one city with another: is a given "kind" of neighborhood found in the same type of location (central city, suburb) in each city?
    - Are certain neighborhood "kinds" not in some cities at all?

Tools for Geographic Analysis

- **One tool: social area analysis**
  - Analytically, social area analysis is based on a multivariate statistical technique called "cluster analysis"
  - Analyze many variables for all neighborhoods in a city, and classify neighborhoods based on their similarity across all variables

Tools for Geographic Analysis

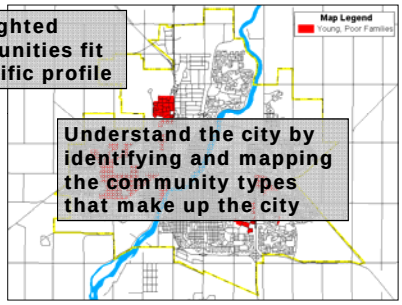
- **One tool: social area analysis**
  - Important point: we are not just dealing with single variables here
    - Age-only (e.g. identify neighborhoods high in seniors) or income-only (identify low income or high income neighborhoods)
    - Such single-dimensional analyses can be misleading
  - **Q:** Why would an "age-only" analysis of a city be not enough?

Tools for Geographic Analysis

- **One tool: social area analysis**
  - Social area analysis creates neighborhood groupings based on dozens of variables

Tools for Geographic Analysis

Highlighted communities fit a specific profile



Understand the city by identifying and mapping the community types that make up the city

Tools for Geographic Analysis

- **One tool: social area analysis**
  - Use of tools like this has allowed geographers to track neighborhoods as they have aged and changed, and come to conclusions on what happens as neighborhoods evolve
  - Example of implementation: Esri's "Tapestry" community segmentation system

http://www.esri.com/data/esri_data/tapestry

Back to Neighborhood Change

- A number of elements are important in building models of how neighborhoods change
  - **Colonizing cohort:** the original residents who occupied the neighborhood on its initial development
  - Explanation of neighborhood change needs to account for the aging of this cohort with the neighborhood and any factors that would cause this cohort to leave
  - **Q:** how would cohort aging matter?

Star-Telegram

Older suburbs are turning gray as median age levels increase

Posted Saturday, Mar. 26, 2011 Print Share Reprints 6 Comments

Topics: Manufacturing Industry

Tags: suburbs, Tarrant County

ARTICLE PHOTOS (2) COMMENTS

BY STEVE CAMPBELL

sfcampbell@star-telegram.com

EULESS -- With spacious homes, hilly streets and leafy lots, Morrisdale Estates was a bucolic suburban mecca for young families in the 1960s and 1970s.

With plenty of bedrooms for all those children, yards large enough for pools, and good schools and parks nearby, the neighborhood drew engineers and executives who worked at Bell Helicopter and pilots who wanted a short commute to Dallas/Fort Worth Airport.

Today, an "amazing number of those people are still here," said 77-year-old Bruce Ebert, a retired attorney who, with his wife, Honore, raised two children in the neighborhood known for its shaded streets and Christmas lights.

"There were a lot of kids in the neighborhood. Now it's more mature," he said.

View photos

A closer look

City, median age

1. Westover Hills, 52.9
2. Lakeside, 48
3. Pantego, 47.7
4. Edgecliff Village, 46.1
5. Dalworthington Gardens, 44.2

Back to Neighborhood Change

- A number of elements are important in building models of how neighborhoods change
  - **Physical deterioration:** determined by both the quality of initial construction and the level of subsequent maintenance, which in turn are both influenced by the socioeconomic status of the residents
  - **Q:** Can you think of an older neighborhood that has "aged gracefully"? What about one that has severely deteriorated?

Back to Neighborhood Change

- A number of elements are important in building models of how neighborhoods change
  - **Obsolescence:** the nature of the housing is unsuited to current needs, leading to change of occupants and/or possible demolition and redevelopment
  - **Q:** Why might a neighborhood become obsolete? Can you think of examples?

Back to Neighborhood Change

- A number of elements are important in building models of how neighborhoods change
  - **Filtering:** a gradual process as the neighborhood's composition evolves over time with the influx of new household types and the exodus (actual migration or simply aging) of former residents
  - Commonly see filtering bring in younger and/or less affluent residents than those previously in the community

Back to Neighborhood Change

- A number of elements are important in building models of how neighborhoods change
  - **Investment and disinvestment:** alternately infusing a community with funds for development, and withholding resources from a neighborhood (lack of new development, or simply not doing upkeep)
  - **Q:** Why might an existing neighborhood see an investment wave, and when would we see money flee a community?

Neighborhood Life Cycles

- Social scientists draw on the previous concepts to construct models depicting the birth, maturity, decline, and potential rebirth of neighborhoods
  - One five-stage life cycle model summarizes the major phases that many neighborhoods built in the last 50 years have seen in their evolution

Neighborhood Life Cycles

- **1. Suburbanization:** new construction, focused on single-family homes for young families that are relatively high on the socioeconomic scale

Neighborhood Life Cycles

- **1. Suburbanization:** new construction, focused on single-family homes for young families that are relatively high on the socioeconomic scale

Neighborhood Life Cycles

- **2. In-filling:** add multifamily and rental properties on vacant lots, increasing the diversity of residents in the neighborhood

Neighborhood Life Cycles

- **2. In-filling:** add multifamily and rental properties on vacant lots, increasing the diversity of residents in the neighborhood

Neighborhood Life Cycles

- **3. Downgrading:** a long phase of slow but steady deterioration of housing, and increasing population turnover rates

Neighborhood Life Cycles

- **3. Downgrading:** a long phase of slow but steady deterioration of housing, and increasing population turnover rates

Neighborhood Life Cycles

- **4. Thinning Out:** high population turnover accompanied by high rates of physical change – conversion, demolition

Neighborhood Life Cycles

- **4. Thinning Out:** high population turnover accompanied by high rates of physical change – conversion, demolition

Neighborhood Life Cycles

- **5. Renewal/Rehabilitation:** end of the first cycle and beginning of a new one with physical renovation and an influx of a new "colonizing" cohort

Neighborhood Life Cycles

- **5. Renewal/Rehabilitation:** end of the first cycle and beginning of a new one with physical renovation and an influx of a new "colonizing" cohort

Neighborhood Life Cycles

- **Q:** What neighborhood examples were you able to find for the various phases of the neighborhood life cycle model?