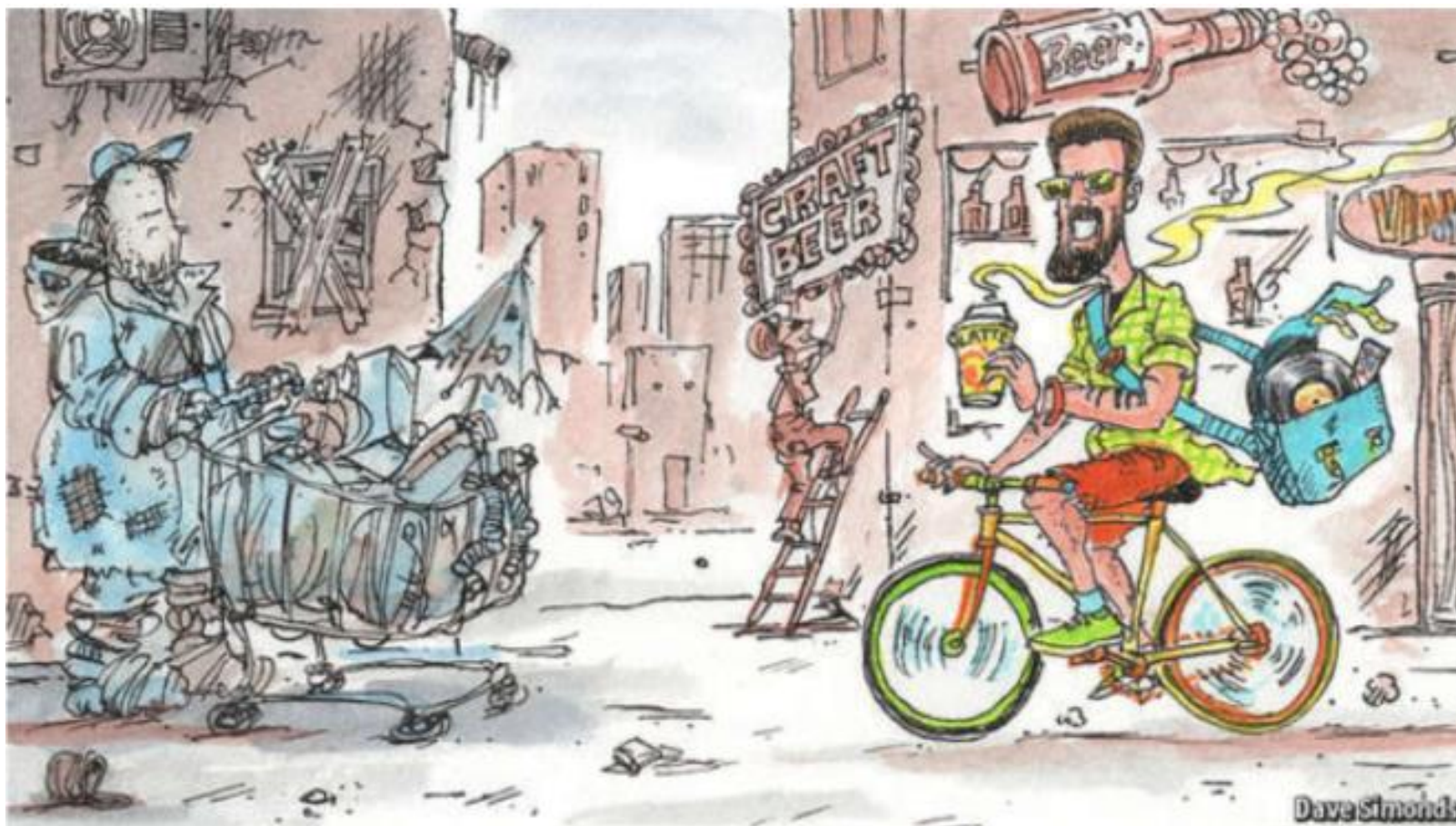


**GET OUT STUFF FOR NOTES  
TRENDS IN URBANIZATION**

**HW: TEST ON FRIDAY**

**APRIL 25,  
2018**

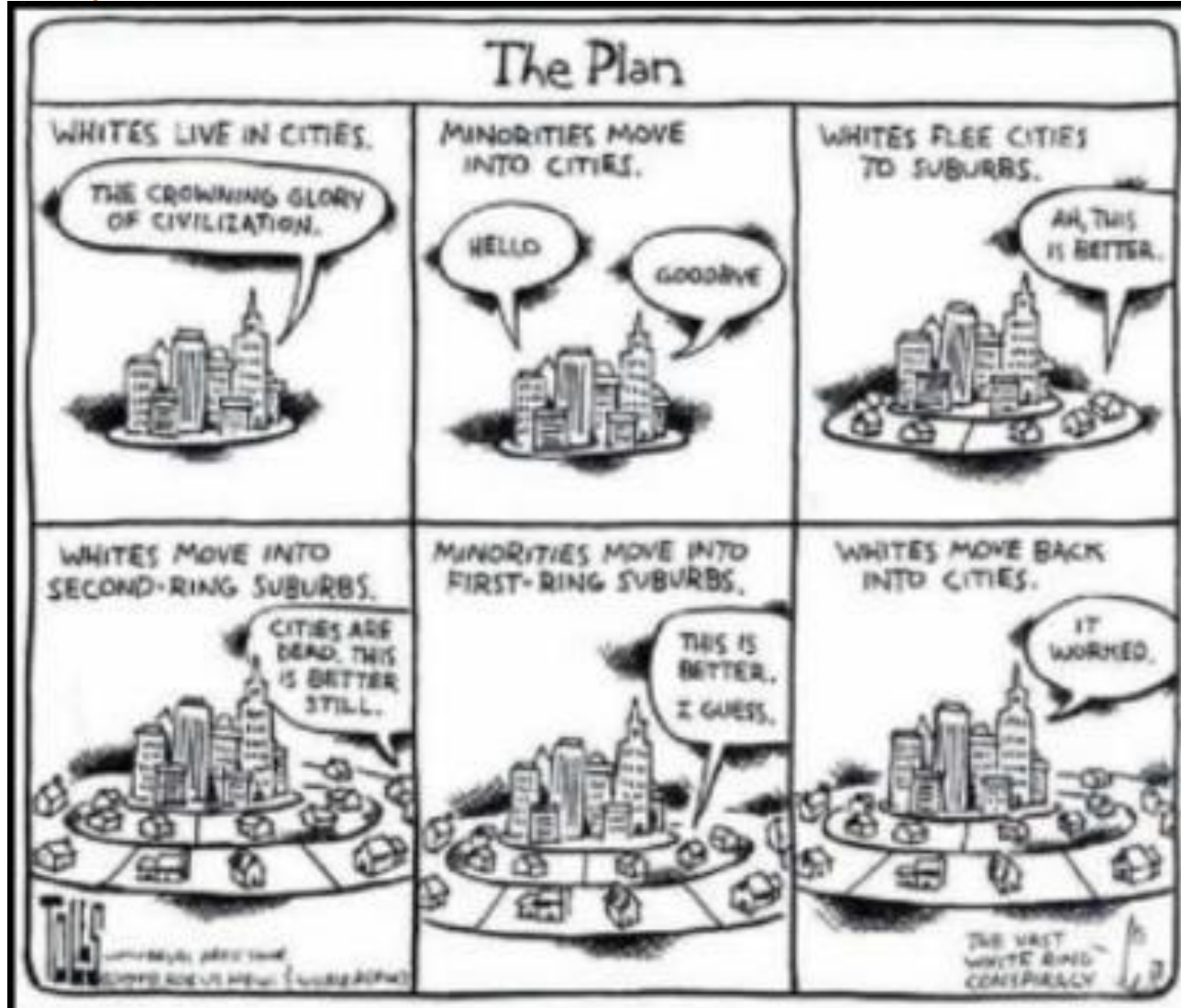
# GENTRIFICATION



# GENTRIFICATION

- Process of renewal and reinvestment in inner city areas
- Value and cost of living in gentrified neighborhoods goes up
- Influx of middle to upper class residents
- Displacement of lower class residents

# GENTRIFICATION



GENTRIFICATION				
B	I	N	G	O
YOGA STUDIO	FREELANCE NOMADS	GROWN UPS ON SKATE BOARDS	JUICE BAR	ARTISNAL ANYTHING
\$5.00 COFFEE	CURBSIDE CAST-OFFS LOOK NEW	BAREFOOT HIPSTERS	NEW WHOLE FOODS	GRAFFITI REMOVAL
NANNIES IN THE PARK	OPEN HOUSE SIGNS	FREE CRAFT BREW	GOODWILL REPLACED BY VINTAGE SHOP	GASTROPUB
VEGAN FOOD	FARMER'S MARKET	ARTIST LOFTS COMING SOON	CITY TARGET	WHITE PEOPLE ON BIKES
DECK SHOES	WHINEY ADULTS	POP-UP SHOPS	KOGI TRUCK	1ST WORLD PROBLEMS

# REASONS FOR GENTRIFICATION

- Local govt. wants to raise tax revenue
  - Higher property value = higher property taxes
- Millennials and retired suburbanites moving back into cities
  - Access to transport, culture, restaurants, work
  - Rental units with interesting architecture
- American culture of change and moving



The following map, based on the data in the study, shows the cities with the largest percentage of their gentrifiable neighborhoods actually gentrifying:



1. Portland, Ore. (53.1 percent of eligible neighborhoods gentrified)



2. Washington, D.C. (51.9 percent)



3. Minneapolis, Minn. (30.6 percent)



4. Seattle, Wa. (50 percent)



5. Atlanta, Ga. (46.2 percent)





# The Gentrification Cycle

WORKING-CLASS MINORITIES  
DISPLACED BY HIPSTERS



HIPSTERS DISPLACED BY TECHIES



TECHIES DISPLACED BY BANKERS



BANKERS DISPLACED BY INTERNATIONAL OLIGARCHS WHO DON'T BOTHER TO ACTUALLY LIVE THERE



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# MEASURING GENTRIFICATION

- Turnover rates in rental units
- Income levels of residents over time
- Types of businesses that are opened/closed in a neighborhood
- Community organizations
- Property values and tax rates over time

# GENTRIFICATION

## PROS

- Increases property values
- Increased local taxes
- Beautification of neighborhoods
- Job opportunities

## CONS

- Raising property values or rent pushes out lower income residents
- Loss of historic culture of a neighborhood
- Less income/racial diversity

# NEW URBANISM

■ <https://www.youtube.com/watch?v=XoVXoB6x3vM>

- Creation of more walkable neighborhoods
- Mixed use buildings
- Mixed income housing
- Garages and alleyways in back
- Sustainability
- Sense of community





# SLOW GROWTH AND SMART GROWTH





# GREEN BELTS

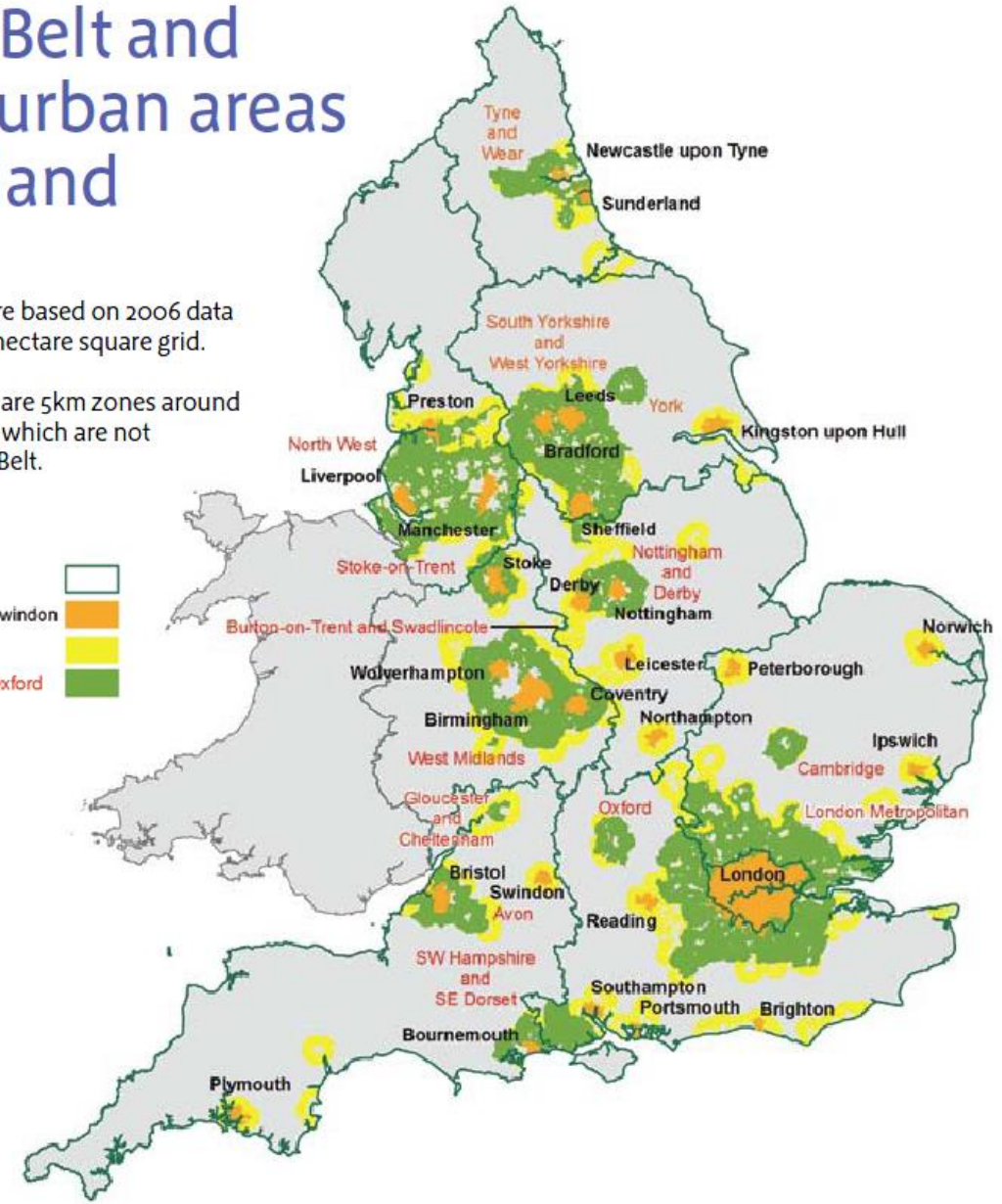
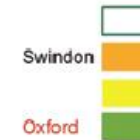
- Area of green space around cities
- Limit sprawl

## Green Belt and major urban areas in England

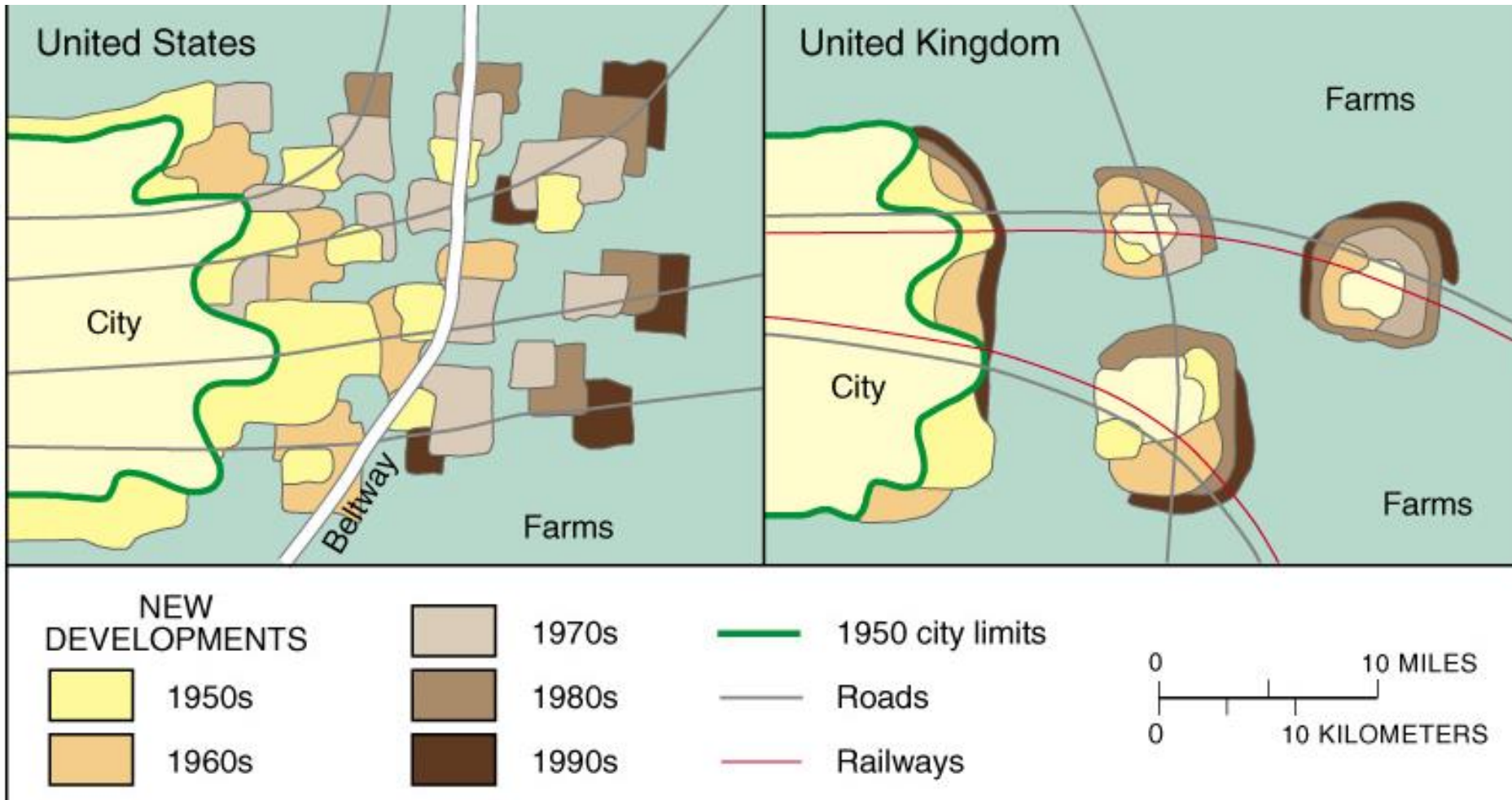
Green belt areas are based on 2006 data and digitised to a hectare square grid.

Comparator Areas are 5km zones around major urban areas which are not designated Green Belt.

Region  
Major Urban Area  
Comparator Areas  
Green Belt



# EUROPE VERSUS U.S. CITIES: SPRAWL





# BROWNFIELD

Former industrial land

Railroad tracks

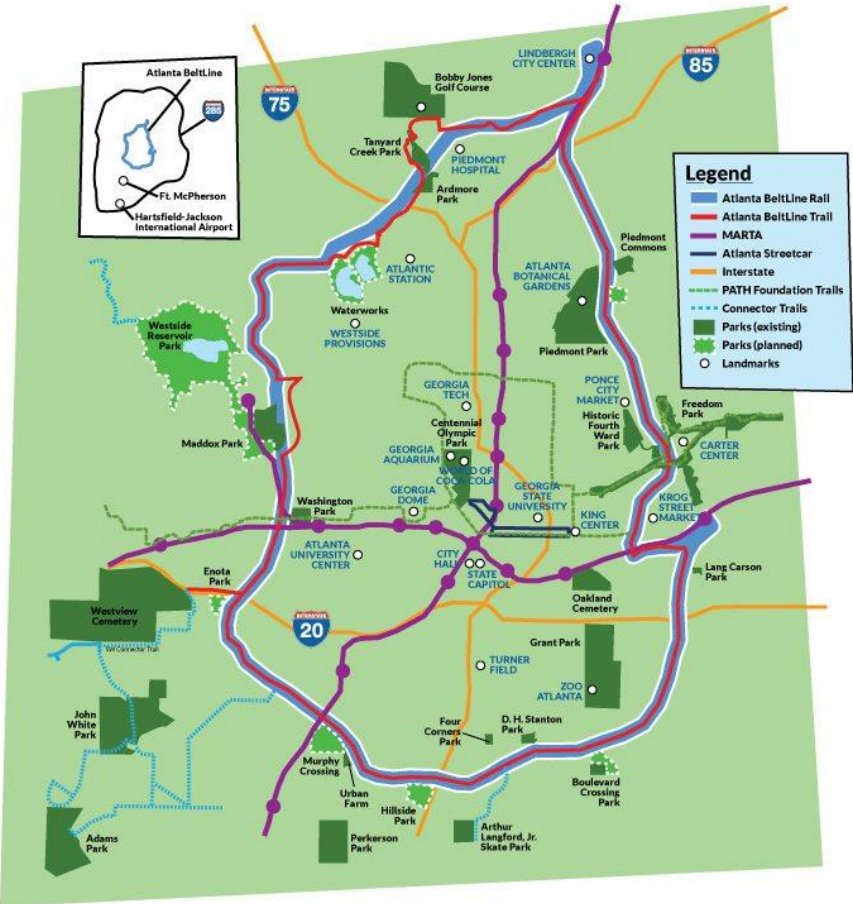
Factories

Atlanta Beltline





# ATLANTA BELTLINE



NOVEMBER 2009



DECEMBER 2012

# VIDEOS

Barcelona Super Blocks: [https://www.youtube.com/watch?v=ZORzsubQA\\_M](https://www.youtube.com/watch?v=ZORzsubQA_M)

The real reason streetcars are making a comeback:

<https://www.youtube.com/watch?v=RftqoygXXHk>