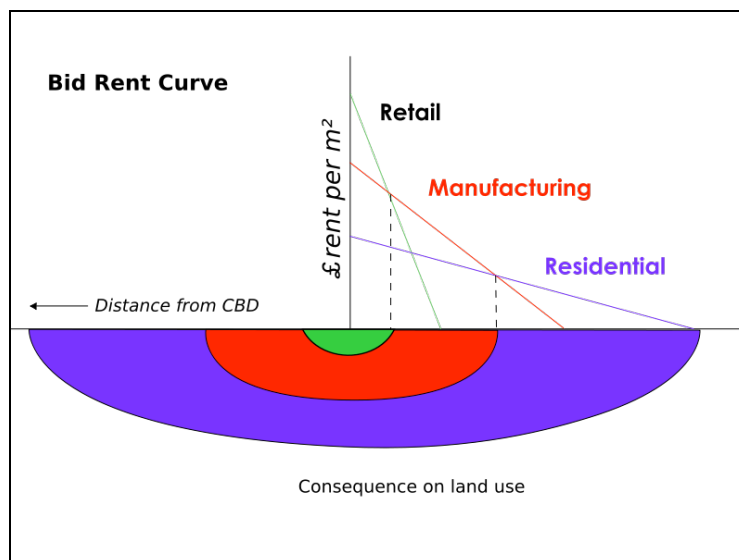


Contents:

1. *Competition for Space*
2. *Urban Dynamics – Influence on Urban Structure*
3. *Dynamic Central City*

Key Terms & Definitions**Lectures 5, 6 & 7**

1. **Bid rent theory:** how price & demand on real estate change with increasing distance from CBD
2. **Peak Land Value Intersection (PLVI):** region of greatest land value and commerce in central CBD
3. **Distance-decay:** decreasing / shrinking with increasing distance
4. **Morphology:** layout of buildings together with functions
5. **Functional zones:** clearly defined / spatially segregated economic activity areas in different parts of urban centre
6. **Urban morphology:** spatial relationship between various functional zones within urban centre
7. **Downtown / central city:** commercial inner district of city
8. **Inner city:** old city surrounding core, residential / manufacturing implication
9. **Telecommuting:** substitution of physical commuting by telecommunications
10. **Green belt:** area of open & low density land use surrounding existing settlements where further urban extension is controlled

Bid Rent Theory**Lecture 5**

- ✓ City centres most accessible places within urban area → most important functions that need access cluster there → Greater competition for space → rise in land values & property prices
- ✓ **Rent bids decrease with increasing distance from city** / its centre, hence land values highest in city / its centre
- ✓ Different land users compete with one another for land close to city centre, as retail establishments wish to maximise profitability → willing to pay more for land near CBD

- ✓ **Distance-decay relationship** away from city centre in value of locational rents
- ✓ Higher-income favour suburban locations within residential portion of city, leaving inner city occupied by lower-income groups at higher density
- ✓ Modification by gentrification, where richer residents prefer accessibility to lower density of suburbs
- ✓ Highest land value in central CBD (PLVI)

The Alonso Model**Lecture 5**

- ✓ Accounts for intra-urban variations in land values, land use & land-use intensity in modern capitalist cities
 - Key component: accessibility & relationship to transport costs
 - Assumes all journeys from residential to non-residential areas focus on city centre
- ✓ **All land users benefit from increased accessibility → bid to be at or near city centre**
 - Proximity to suppliers & customers, lower transport costs & greater profit margins
 - Commercial & industrial users benefit more from greater accessibility compared to households
- ✓ Land more expensive closer to centre, tends to be used more intensively → higher & denser buildings

Evaluation of Bid Rent Theory**Lecture 5**

- ✓ As distance from CBD increases, accessibility does not necessarily decrease!
 - Modifications like transport lines, natural barriers etc.
- ✓ Not all retailing / offices subscribe to same degree of accessibility
 - Small retailers cannot afford high bid rent while large departmental stores can
- ✓ Quality of life more important than economic considerations in citing offices / homes
- ✓ Generalisation does not take into account government zonation (e.g. Singapore government's urban planning)
- ✓ Central area not necessarily most accessible location today
 - Congestion decreases accessibility of city
 - Along access routes (e.g. highways) into city centre, nodal points out towards edge of city form
- ✓ Favouring of peripheral locations
 - Car ownership → increased mobility
 - Development of out-of-town shopping
 - Increasing dispersion of population towards suburbs (suburbanisation)

Functional Zoning**Lecture 5**

- ✓ 4 zones: commercial, residential, industrial, zone of discard / transition
- ✓ Changing location of central city & industrial location within urban settlements (e.g. manufacturing & services)

- ✓ **Urban morphology evolves due to balance of centrifugal & centripetal forces**
- ✓ Centrifugal forces push households & businesses away from congested, polluted, high density & expensive inner city towards suburbs (disincentives)
- ✓ Centripetal forces attract them towards centre for benefits of accessibility & agglomeration

Central Business District (CBD)**Lecture 5**

- ✓ CBD constantly changing, obsolete areas are discarded as new areas are added on
- ✓ Key characteristics of CBD:
 - Intensive use of land & vertical segregation with users that can afford highest rents on ground floor
 - Centre of commercial & financial functions, with some administrative & retail functions
 - Lack of permanent residential population
 - High volume of vehicular & pedestrian traffic in daytime, reversed at night
 - Highest land values
 - High accessibility as focus of city's transport system
 - Spatially structured with different uses in different areas to benefit from external economies associated with agglomeration
 - Collective use of infrastructure
 - Rapid circulation of capital, commodities & labour
- ✓ Factors explaining land use in CBD:
 - **Spatial hierarchy of land uses** emerges based on ability to pay (assuming all land users desire central location)
 - **Intra-urban linkages of related functions** to keep close proximity within same area
 - **Availability of land** based on technology, public control, vacancy rate, rate of demolition etc
 - Centripetal vs. centrifugal forces

Transitional Zone outside CBD**Lecture 5**

- ✓ Occupied by housing & industry in past, now more diversified
- ✓ Commercial activities overflow from CBD into transitional zone
 - Also contains vacant lots & derelict sites
 - Expansionary pressures on CBD influence transitional zone
- ✓ Also 'twilight zone' / zone of varied change, especially noticeable in inner transitional zones of old industrial cities (e.g. Manchester, Boston)

Industrial Zone**Lecture 5**

- ✓ Zone of industry & working / low-class residential
- ✓ Mixed land use, working class stay next to zone of industry to minimise commuting costs though undesirable residential area (noise & pollution)
- ✓ Moderate to low land value

- ✓ Dense packing of lower-class residences (not necessarily high-rise)

Other Zones**Lecture 5**

- ✓ Suburban zone:
 - Still part of urban landscape
 - Middle to upper-class residential, moderate to high land value
 - Average population density with most staying in landed property
- ✓ Outer suburbs:
 - Upper-class residential (cleaner air, safer, less stress)
 - High land value due to low population density

Urban Dynamics: Influences on Urban Structure**Lecture 6**

1. Historical forces
 - E.g. colonial cities like Nairobi
2. State planning
 - E.g. planned cities like Singapore
 - Differing degrees of state involvement (extent & nature)
3. Decentralisation
 - Telecommuting & rise of suburban office
 - Decentralisation in DCs & LDCs
 - Singapore's strategies in decentralisation
4. Global economy
 - E.g. Malaysia's Multimedia Super Corridor

Influence of State Planning (Case Study Singapore) Lecture 6

- ✓ Singapore: developmental state with high degree of planning
- ✓ Role of state in Singapore: highly centralized planning & implementation agency for public housing & transportation
- ✓ Hard to implement in other nations due to politicization of land use & transport development decisions
- ✓ Consistent policies in terms of directions & aims as same political party for 30 years
- ✓ Critical role in land use management
 - Initiating, implementing & regulating
 - Physical environment, land use planning, housing, industrialisation & economic restructuring
- ✓ Evolution in Singapore's urban landscape occurred through careful urban planning & zonation by URA
- ✓ URA plays both planning & facilitating role, coordinating and balancing between competing land uses
- ✓ **Concept Plan (1971)**
 - Comprehensive, long-range land use plan based on 'ring city' structure proposed in 1965 Master Plan
 - Aims to concentrate high density public housing along main public transport routes to maximise accessibility, to decentralise the Central Area to ease congestion through relocation of self-contained estates
 - Subject to renewal every 5 years

- Reflective of government's commitment to development through deliberate urbanisation after independence
- Government bodies instrumental to success of plan!
- **HDB** – carried out suburbanisation, provided quality accommodation for 75% < of pop
- **URA** – started urban renewal in 1964, aim to rejuvenate old core by making better economic use of land through rebuilding city completely
- Compulsory Land Acquisition Act (1966): legal basis for large scale redevelopment
- Simultaneous redevelopment of decentralised mass housing along with urban renewal → success of redevelopment (through creating large-scale resettlement)
- ✓ **Revised Concept Plan (1991)** re-evaluated Singapore's future economic, social & demographic development by government
- ✓ **Concept Plan (2001)**
 - Maps out URA's vision for next 40 – 50 years, reviewed every 10 years
 - URA's main challenge: land scarcity
- ✓ **Master Plan (2003)**
 - Guides Singapore's medium term development over next 10 – 15 years, reviewed every 5 years
 - Translates broad long-term strategies in Concept Plan into detailed plan for implementation
 - Focus on providing good quality of life, enhancing business environment through greater flexibility & retaining & enhancing identity

Influence of Decentralisation**Lecture 6**

- ✓ **Telecommuting** encourages working from home and connecting to office electronically, offering great flexibility
 - Electronic linkages overcome physical distance
- ✓ Telecommuting helps reduce traffic congestion (especially peak hours)
 - But trade off: higher traffic in suburban areas
 - Suburban housing more popular as people can now live further from work
- ✓ Telecommuting in Singapore, an "intelligent island"
 - Allows people to tap into electronically-stored information & services to improve business, make work easier & enhance personal & social lives
 - Singapore ONE (broadband telecomm network) islandwide
 - Development of infrastructure capabilities to enable large-scale telecommuting
 - Telecommuting seen as way to improve quality of life
 - Telecommuting important to **land-scarce** Singapore!
- ✓ **Dispersed growth in DCs**
 - Urbanisation passed peak → natural movement of people away from overcrowded cities into countryside
 - Need to develop green belts & new towns
 - Trend towards 'instant cities' designed to meet influx of retirees into sunbelt / coastal areas

- Increased demand for second home ownership due to rising incomes, more leisure, cheaper travel etc
- Emergence of new science cities for research & new IT industries (E.g. Tsukubu Science City in Japan) as part of regional development policy including housing & amenities
- Tendency for cities to expand along major routeways as corridors of growth
- ✓ **Dispersion on LDCs**
 - Since 1970s, planned suburban dispersion and basis for more diversified economic development & modernisation
 - New cities take pressure off existing metropolitan areas
 - Promotes alternative growth poles to provide for more balanced distribution of pop & econ development
 - E.g. Botswana (new capital Gaborone), South Korea (planned dispersion from Seoul) & Singapore (regional centres)
- ✓ **Rise of sub-urban office**
 - Sub-urban downtown rivals CBD, facilitated by IT availability
 - Locational shift of services from metropolitan areas to non-metropolitan areas

Influence of Global Economy (Case Study Malaysia) Lecture 6

- ✓ Multimedia corridors & mega developments' urban influence
- ✓ Malaysia MSC initiated in 1996, a 50 by 15 km zone intended to be experimental centre for information society & Malaysian economy
- ✓ 2 new "intelligent" cities: Putrajaya (new federal admin centre) & Cyberjaya (technopole attracting foreign IT companies then eventually nurture local ones)
- ✓ MSC - southern extension of mega-urban KL Klang Valley
 - Northern 'node' of MSC: KLCC
 - Southern 'node' of MSC: KLIA
- ✓ **MSC government-driven, not just driven by globalization**
- ✓ Active participation by state, part of Vision 2020 (transforming Malaysia into a DC)
- ✓ Range of incentives & benefits to attract high-tech transnational investors:
 - Unrestricted unemployment of local & foreign highly-skilled professional elite
 - Exemption from local ownership requirements
 - Freedom to source capital globally
- ✓ MSC symbolic & physical node
 - National development strategy to plug Malaysia into emerging information society & economy
 - Tangible infrastructure to facilitate connectivity & promotional marketing and political imaging

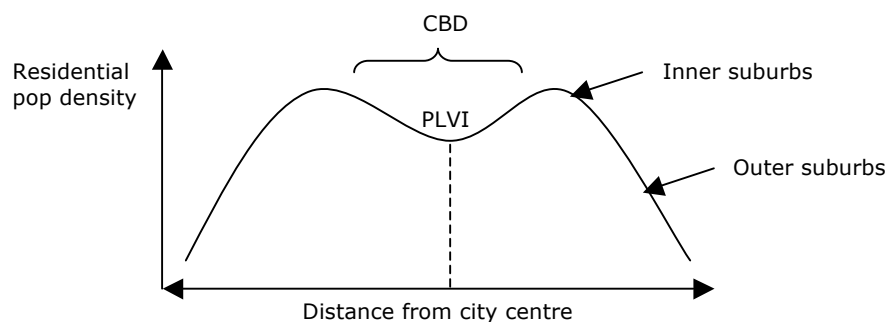
Future of Cities**Lecture 6**

- ✓ Cities never static, changes tend to occur cyclically
 - Rapid growth followed by minor change & consolidation
 - Each period of growth tends to throw out certain functions to fringe (e.g. sewer & gas works)
- ✓ Economic & technological change (e.g. Industrial Revolution)

- Prompt population movement affecting city growth
- Outward expansion of city to accommodate new & expanded needs
- Modifications made too to already established areas
- ✓ **Technological change in transportation very influential through increasing mobility**
- ✓ The older the city, the more history contributes to its makeup
 - New cities are products of the present (e.g. Milton Keynes in UK, Brasilia in Brazil)
- ✓ Adaptation, renewal & redevelopment in existing cities
 - **Pressure for change** in already established areas
 - Inner city renewal – revitalize inner city through encouraging local authorities & private individuals to improve local environment, or even total redevelopment of CBD
 - Cities in LDCs face more problems with high spontaneity & issue of financing redevelopment
 - Scale of redevelopment likely greater than in DCs
 - Trend for dispersed form of future urban landscapes in both DCs & LDCs

Urban Doughnut Effect**Lecture 7**

- ✓ Process of highest bidding commercial functions locating centrally also forces out former residential land users
 - Results in highest population density in inner city and dips within the CBD

**Decentralisation & Devolution of CBD Functions****Lecture 7**

- ✓ Late 19th century, great concentration of banks, officers & other commercial buildings in city centres because of traditional advantages in locating there
 - Economies of agglomeration (e.g. minimization of transaction costs between local suppliers & subcontractors)
 - Superior transport infrastructure & facilities
 - Office accommodation & telecommunication facilities
- ✓ But by mid 20th century, concentration was seen as a liability
 - Devolution of central functions within city boundaries
- ✓ Shift from manufacturing to services
 - Explosive growth of producer services (e.g. finance, legal, accounting, advertising & sales etc) as deindustrialization occurs
 - Low pop growth rates, slowly rising productivity & income plus manufacturing job losses contributed to rise of services

- ✓ Locational shift from metropolitan to non-metropolitan areas
 - Decentralizing forces facilitated by availability of IT
 - Tension between decentralizing forces & agglomeration pressures
 - Shift in 2 forms: suburbanization around existing major service agglomerations or higher relative growth in rural areas
 - But highly-skilled white-collar functions tend to remain in cities as reliance on face-to-face contact and agglomeration economies
- ✓ Changes in CBD over time: Decline of industrial city & rise of suburban downtowns → decline of city centre → urban crisis
 - Competition from suburbs, as suburbs are no longer "sub" to the urban areas (Hence renamed as edge city, outer city or suburban downtown)
 - Since 1950s city centre decline, especially in 1970s suburban employment > central city employment
 - Successive waves of suburbanization causes urban crisis

Recentralization**Lecture 7**

- ✓ Inner city experiencing decline as a result of decentralization
 - Dereliction of land, crime & racial tension
 - Closure of industries & warehouse in zone of transition around CBD
- ✓ As a result the city center is as focus of tremendous development in attempt to reclaim the centre
 - 1980s: widespread & comprehensive re-imaging of city centres
 - Physical enhancements: gentrification & commercial revitalization
 - Cultural animation: new iconography, urban policies & marketing of city centre
- ✓ **Gentrification:** a process of neighbourhood regeneration especially in areas with historical / architectural merit
 - Yet for every family that moves back into the inner city, 8 moved out into the suburbs!
 - Most reinvestment undertaken by those already living in central city
 - Gentrification a reflection of reworking of cities in face of globalized, service-based economy and not purely market-driven
 - Waves of gentrification: from gays in inexpensive lofts → professional couples living in luxury condominiums
 - Commercial revitalization followed, with publicly subsidized offices & hotels, convention centres etc.
 - **Gentrification faces resistance from those with much to lose** (long-time residents of working-class / low-income) as rents go up, residents are displaced and indigenous stores cannot compete
 - Gentrification is also a sociocultural phenomenon: in-migration of people with different culture, class etc.

- ✓ **Commercial revitalization:** capitalization on city centre because of commercial centre status, history, culture and complexity of land use
 - Initially commercial centre status capitalized, based on adaptive reuse of existing buildings to house new activities with economic returns (E.g. Gaslight Square Vancouver)
 - Later history & culture of city centre capitalized, moving away from focus on specialized land use (E.g. Canada Tower at Canary Wharf London)
 - Alternatively complexity of CBD's land use capitalized, with mixed use developments (retail, office, residential, hotel & entertainment facilities) in separate but often linked buildings designed for 24-hour activity
- ✓ **Leisure** common component in schemes to revitalize city
 - Small-scale projects aim to improve quality of life for local community
 - Large-scale projects have city-wide economic, social & environmental benefits that raise the status & image of city
 - Tourism major contributor in revitalizing decaying centres due to multiplier effect of urban tourism
 - Heritage tourism: highlight importance of history & culture in touring city centres, usually involving wide-ranging landscapes of heritage & nostalgia
- ✓ **Flagship projects** as part of commercial revitalization: often initiated through public-private partnership, with tangible economic function & less-tangible but symbolic function
 - Catalyst to kick-start regeneration of local economies
 - Can bring derelict land back into use / upgrade or enhance existing land-uses
 - Economic magnets by stimulating other economic development strategies by local authority
 - Hype and iconography in transforming city's image & identity
- ✓ **Cultural animation** necessary to successfully regenerate urban space as well (reconstruct & market new image of city)
 - Active public cultural life necessary! Physical improvements made to city centre public space & recognize importance of 'night-time' economy
 - Policies aim to improve safety & accessibility of city centres & encourage open-air free events (e.g. street lighting, public transport, pedestrianisation, relaxed licensing hours)
 - Marketing necessary to change perceptions as industrial cities viewed negatively. Promotion of tourism brings in \$, tie in with hosting hallmark events (e.g. Olympics)
 - Context of globalization: Every city is competing for investment!

Case Study: Singapore's CBD**Lecture 7**

- ✓ 4 designated regional centres to decentralize commercial activities
 - Tampines, Jurong East, Woodlands & Seletar
 - Part of Revised Concept Plan 1991 to bring jobs nearer to residents & reduce traveling time to & from work while relieving congestion within central area

- URA's long term plan: reduce commercial activity concentration from 66% to 50%
- **CBD generally 'alive' but 'dead after dusk'**
- ✓ Singapore CBD's problem direct but unintended consequence of government-directed urban redevelopment:
 - Urban renewal programme in 1960s to de-concentrate population
 - Designation of Shenton Way / Raffles Plaec as office district, relocating retail to Orchard Road & small-scale retail / hawker centres to HDB estates
 - Development of efficient transport system in 1970s
- ✓ Efforts to revitalize nightlife in CBD (not mutually exclusive)
 - Adaptive reuse-cum-conservation (e.g. Lau Pa Sat)
 - Mixed-use redevelopment projects (e.g. Raffles City, Marina Centre) & conservation projects (e.g. Clarke Quay, waterfront activities)
 - Introduce night-time commercial activities e.g. pubs & hotels
- ✓ Expansion of downtown, increasing residences by 14 times

Evaluating Urban Regeneration

Lecture 7

Economic Impact	Social Issues	Cultural Issues
<ul style="list-style-type: none"> ✓ Employment: Sufficient people to fill jobs? Who benefits from the employment? ✓ Displacement of original businesses ✓ Subsidies: where to raise money to subsidise policies? ✓ Types of investment encouraged 	<ul style="list-style-type: none"> ✓ Emergence of dual city? (Rich vs. Poor) ✓ Social policy ✓ Housing: displacement of original residents ✓ Local democracy & public involvement: how much are they involved? 	<ul style="list-style-type: none"> ✓ Excluded cultures & protest: neglect or revamp of indigenous culture

Things to know:

- ✓ Dynamic nature of central city (case studies), discussing changes over time
- ✓ Assessing range of public & private initiatives in urban regeneration
- ✓ Assessing success of re-imaging of cities

Things to consider:

- ✓ City centre vs. suburbs: complementary or competitive?