Urban Models - North America

**CONCENTRIC ZONE MODEL**
- Central business district
- Zone of better residences
- Zone of transition
- Commuters' zone
- Zone of independent workers' homes

**SECTOR MODEL**
- High-rent residential
- Intermediate-rent residential
- Low-rent residential
- Education and recreation
- Transportation
- Industrial
- Core

**MULTIPLE NUCLEI MODEL**
- Wholesale, light manufacturing
- Low-class residential
- Middle-class residential
- High-class residential
- Heavy Manufacturing
- Outlying business district
- Residential suburb
- Industrial suburb
Urban Models - North America

- developed in early 1900s
- period of rapid urbanization
Urban Models - North America

- based on studies in Chicago, Illinois
Urban Models - North America

focus: different types of land use
Concentric Zone Model

E. W. Burgess, 1923

Urban land use

- series of concentric circles

Central business district
Zone of better residences
Zone of transition
Commuters' zone
Zone of independent workers' homes
Concentric Zone Model

Originated with Burgess study of Chicago:
Concentric Zone Model

1. **CBD: Nonresidential**
   - few residences
   - property costs are high
Concentric Zone Model

2. zone in transition:
- light industry
- housing for poor
- transition zone between businesses and purely residential outer rings
Concentric Zone Model

3. zone of independent workers’ homes:
   ● modest older houses on small lots; less expensive than outer rings
   ● stable, working-class families
   ● second-gen. immigrants?
Concentric Zone Model

4. **zone of better residences:**
   - middle class
   - single family or high-rent apartments
Concentric Zone Model

5. commuters’ zone:
   • high class residential
   • small villages
Concentric Zone Model

Concentric pattern of land use

- ability to pay for land
- similar activities likely to be found at similar distances from CBD
Concentric Zone and Von Thunen

- **Concentric Zone Model**
  - **Zone of transition**
  - **Zone of independent workers' homes**
  - **Central business district**
  - **Zone of better residences**
  - **Commuters' zone**

- **Von Thunen Model**
  - **Urban Center**
  - **Market**
  - **Ranching and Livestock**
  - **Grains and Field Crops**
  - **Forests**
  - **Dairy Farming**
  - **Market Gardening**
Sector Model

- H. Hoyt, 1939
- Land use determined by transportation routes
- Routes radiate from center

The image shows a sector model with different residential and non-residential zones, each labeled with a number and color. The zones are:

1. High-rent residential
2. Intermediate-rent residential
3. Low-rent residential
4. Education and recreation
5. Transportation
6. Industrial
7. Core
Sector Model

wedge-shaped districts:
- industrial
- retailing
- residential
Sector Model
Applied to Chicago - Hoyt saw best housing extending north along Lake Michigan
Multiple Nuclei Model

- C.D. Harris and E.L. Ullman, 1945
- urban areas have more than one focal point influencing land use
Multiple Nuclei Model

nuclei:
- attract certain land-use patterns, repel others
- develop in response to evolving transportation network
Multiple Nuclei Model

nuclei develop due to:

- once separate settlements absorbed by growth of urban area (ex: D.C.)
Multiple Nuclei Model

nuclei develop due to:

- urban growth → specialized centers outside the CBD
Multiple Nuclei Model

- residential land use in response to influence of nuclei
Comparing Models

We will compare these three NA models to

1. a parallel model of a typical Latin American city

2. a newer interpretation of the North American city
Latin American Model

- Industrial Park
- Disamenity
- Periférico
- Market
- CBD
- Spine
- Mall
- Zone of peripheral squatter settlements
- Elite Residential Sector
- Gentrification
- Middle-Class Residential Tract
- Commercial
- Market
- Industrial
- Zone of Maturity
- Zone of In Situ Accretion
Latin American Model - Mexico City
Latin American Model - Mexico City
Latin American Model - Mexico City

Western Sector-Public Spaces
Latin American Model - Mexico City

Western Sector-Residential
Latin American Model - Mexico City
Latin American Model - Mexico City

North and Eastern Sections
Comparison:
Latin American and Concentric Zone

A NEW AND IMPROVED MODEL
OF LATIN AMERICAN CITY STRUCTURE

CONCENTRIC ZONE MODEL

- Commercial
- Market
- Industrial
- Zone of Maturity
- Zone of In Situ Accretion
- Zone of peripheral squatter settlements
- Elite Residential Sector
- Gentrification
- Middle-Class Residential Tract
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Comparison:
Latin American and Sector Model

A New and Improved Model of Latin American City Structure

- Commercial
- Market
- Industrial
- Zone of Maturity
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Sector Model

- High-rent residential
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Comparison: Latin American and Multiple Nuclei Model

A NEW AND IMPROVED MODEL OF LATIN AMERICAN CITY STRUCTURE

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Land Use Patterns in North America
What has changed?

1. Inner cities once reserved for business and poorest-quality housing are being “revived”
Land Use Patterns in North America
What has changed?

2. Suburbs have begun to take on roles more typically associated with CBD’s.