Urban Growth Models
Models of Urban Development
Central Business District (CBD)

• The CBD is the focal point of a city and serves as its commercial, office, retail, and cultural center. It also usually is the center point for transportation networks.
Models of Development

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

B. Sector Model:
- High-rent residential
- Intermediate-rent residential
- Low-rent residential
- Education and recreation
- Transportation
- Industrial
- Core

C. Multiple Nuclei Model:
- Central business district
- Wholesale, light manufacturing
- Low-class residential
- Middle-class residential
- High-class residential
- Heavy manufacturing
- Outlying business district
- Residential suburb
- Industrial suburb
Concentric Zone Model

• Based off 1923 observations of Chicago
Concentric Zone Model

• Based off assumption that CBD is center of city and home values/rents increase as distance from city increase
• Again relies on isotopic plain void of natural obstacles
• Defied by process of gentrification and decentralization of industry and commercial sectors
Concentric Zone Model

• Zone 1 - Central Business District (CBD)- Center of transportation to allow commuting. High cost of land leads to skyscrapers. Most government institutions, businesses, stadiums, and restaurants chose this area to build on due to its accessibility.

• Zone 2 – (Zone of Transition) Contains industrial eras and poorer-quality housing. Large percentage of people rent as they most often are immigrants or single individuals.

• Zone 3 – (Zone of Independent Workers Homes) Primarily occupied by members of the working class. Contains modest older houses rented by stable, working class families.

• Zone 4 – (Zone of better residence) Newer and more spacious houses occupied mostly by families in the middle-class. There are a lot of condominiums in this area and residents are less likely to rent.

• Zone 5 – (Commuter’s Zone) Located beyond the build-up area of the city. Mostly upper class residents live in this area.
Concentric Zone Model: Indianapolis, Indiana
• Social groups are arranged around a series of sectors, or wedges radiating out from the central business district (CBD) and centered on major transportation lines.
The Sector Model

• Based off observations of 1939 Chicago
  – Accounts for transportation networks
• Different areas attract different activities by chance or environmental factors
• Different sectors grow out in wedge shaped areas away from CBD
The Sector Model

Hoyt Sector Model Key

- **CBD**
- Factories/Industry
- Low class residential
- Middle class residential
- High class residential
Sector Model: Indianapolis, Indiana
Multiple Nuclei Model

1. Central business district
2. Wholesale, light manufacturing
3. Low-class residential
4. Medium-class residential
5. High-class residential
6. Heavy manufacturing
7. Outlying business district
8. Residential suburb
9. Industrial suburb

Wholesale, light manufacturing
Central business district
Low-class residential
Heavy manufacturing
Industrial suburb
Medium-class residential
Outlying business district
High-class residential
Residential suburb

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Multiple Nuclei Model

• Theorized in 1949 to account for growing importance of car and sprawl of urban areas
• Creation of different nuclei that support each other
  – Business districts to support suburbs
• Other districts develop to be further away from each other
  – Airports develop further away from cities
Multiple-Nuclei Model: Indianapolis, Indiana

- Contains 9 Districts
  - Central business district
  - Light manufacturing
  - Low-class residential
  - Middle-class residential
  - Upper-class residential
  - Heavy manufacturing
  - Outlying business district
  - Residential suburb
  - Industrial suburb
Peripheral Model

1. Central City
2. Suburban Residential Area
3. Shopping Mall
4. Industrial District
5. Office Park
6. Service Center
7. Airport Complex
8. Combined Employment & Shopping Center

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The Peripheral Model

- A model of North American urban areas consisting of an inner city surrounded by large suburban residential and business areas tied together by a beltway or ring road.
  - Different districts spread out away from CBD to meet needs of residential areas
Kansas City, Missouri and Kansas
Galactic Edge Cities: Mini edge city that is connected to another city by beltways or highways.