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Faculty of Languages, History and Geography
Department of Geography

GGR203 URBAN GEOGRAPHY

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URBAN AREA USE Central Business District and Development of Suburbs



The content of this course is exactly compatible with the program in which the same course is taught in Turkish, and the open course materials prepared by Prof. Dr. E. Murat Özgür are used.



- In the pre-industrial world, a city was represented by three functions, which were also the origin of a central place:

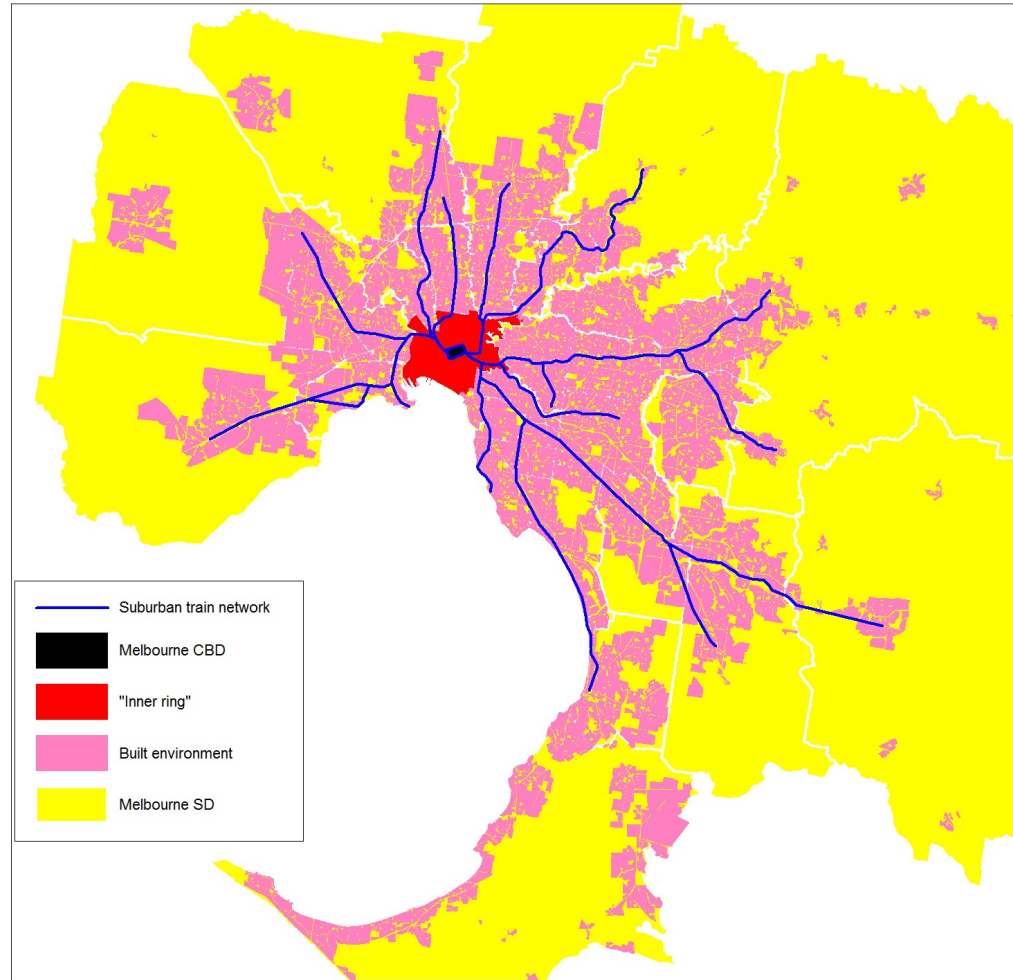
1. **Administrative function symbolized by the castle**
2. **The business function pointed to by the market**
3. **Religious function through the temple**



- *The Industrial Revolution added manufacturing to the functions of urban centralization.*
- *Transportation and warehousing have always been important activities.*
- *Today, information-based service functions have gained importance for cities.*



Yöre kentler Kent içi MIA Kent içi Yöre kentler





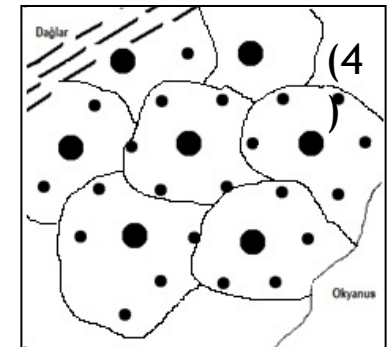
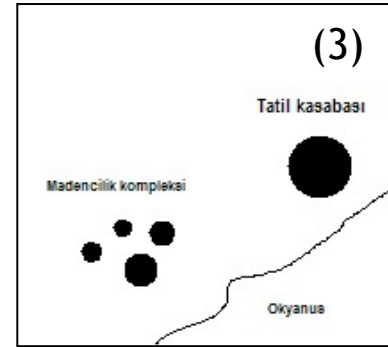
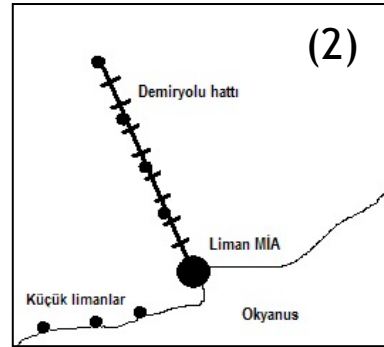
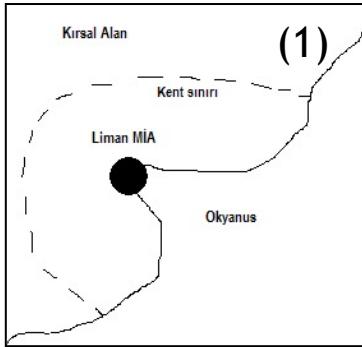
- The historical Central Business District of İstanbul is the Grand Bazaar and the surrounding Tahtakale, Sultanhamam and Sirkeci districts.
- In the Republican period, first Galata and Taksim, then Şişli and Mecidiyeköy came to the fore as CBD.
- In the 2000s, Levent and its surroundings became the business center of the city, attracting modern business centers, shopping malls and foreign companies to this region.





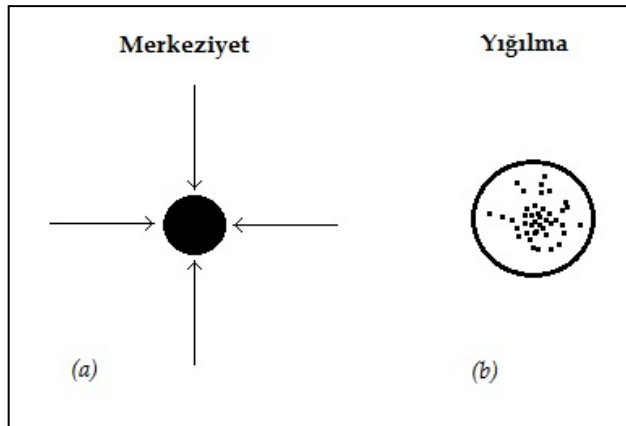
Source: <http://emlakansiklopedisi.com/wiki/merkezi-is-alani-mia>

- The central business district was born in areas that have access to other parts of the city and are surrounded by people. This concept is known as centralization.
- Cities initially developed at central points to provide local services to the surrounding population.
- Some of the population lived in the rural areas around the city, while the other part lived in the city center.
- **CBD first appeared in four location types:**
 1. Port-specific loading-unloading locations
 2. Developing locations by land transportation, especially railroad
 3. Special function locations
 4. Marketplace featured locations (central locations)



- CBD can sometimes be composed of combinations of these types.
- Centrality, that is, the accessibility of consumers, employees and businesses/service providers in all types of locations has been an extremely important factor.

- **In times of centralization, the CBD had the following functions:**
 1. A gathering and distribution point for agricultural and industrial products that have not yet been shipped to their destination markets
 2. A workplace for wholesale and retail traders, some manufacturing jobs, warehouse workers and professional workers such as doctors and lawyers.
 3. A shopping place for people around the city and the surrounding countryside
 4. A social and recreational cultural center for the city and its region
 5. An administrative center where management services are gathered



(a) The concept of centrality defines the place that is easily accessible by the people around it.

(b) Aggregation, on the other hand, describes the clustering of similar and different economic, social, cultural and administrative activities in a particular place.

In developed societies, the role of centralization decreased after 1960, and the importance of agglomeration increased due to the expanding functions and existence of CBD.

The agglomeration economy can be divided into two types:

- 1. Localization economies:** It means that the same or similar activities are located near one another. Just like shoe stores or ready-to-eat businesses are located side by side in a shopping mall.
- 2. Urbanization economies:** Shopping malls with businesses where all kinds of products are sold can be an example of urbanization economies as a whole.

- There are four types of agglomeration links that can help us understand the functioning of the localization and urbanization economies in the CBD:
 1. **Auxiliary links**
 2. **Companion links**
 3. **Competitive links**
 4. **Supplementary links**



Main features of CBD

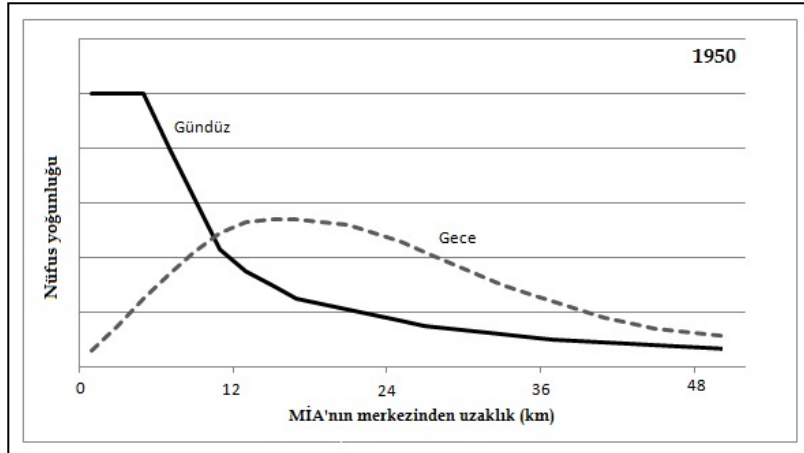
1. Generally no production
2. Gathering of offices
3. Consisting of high-rise buildings
4. Pedestrian priority
5. Being a redevelopment area
6. Vertical banding
7. Having a low resident population
8. Clustering of retailers

1930's

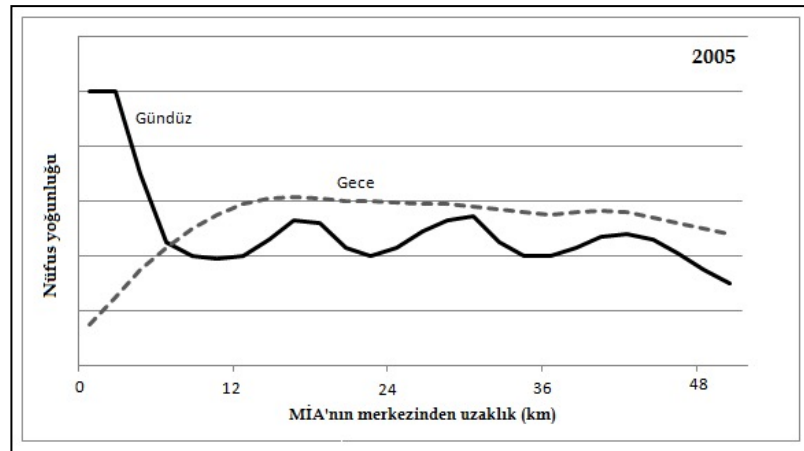


2000's



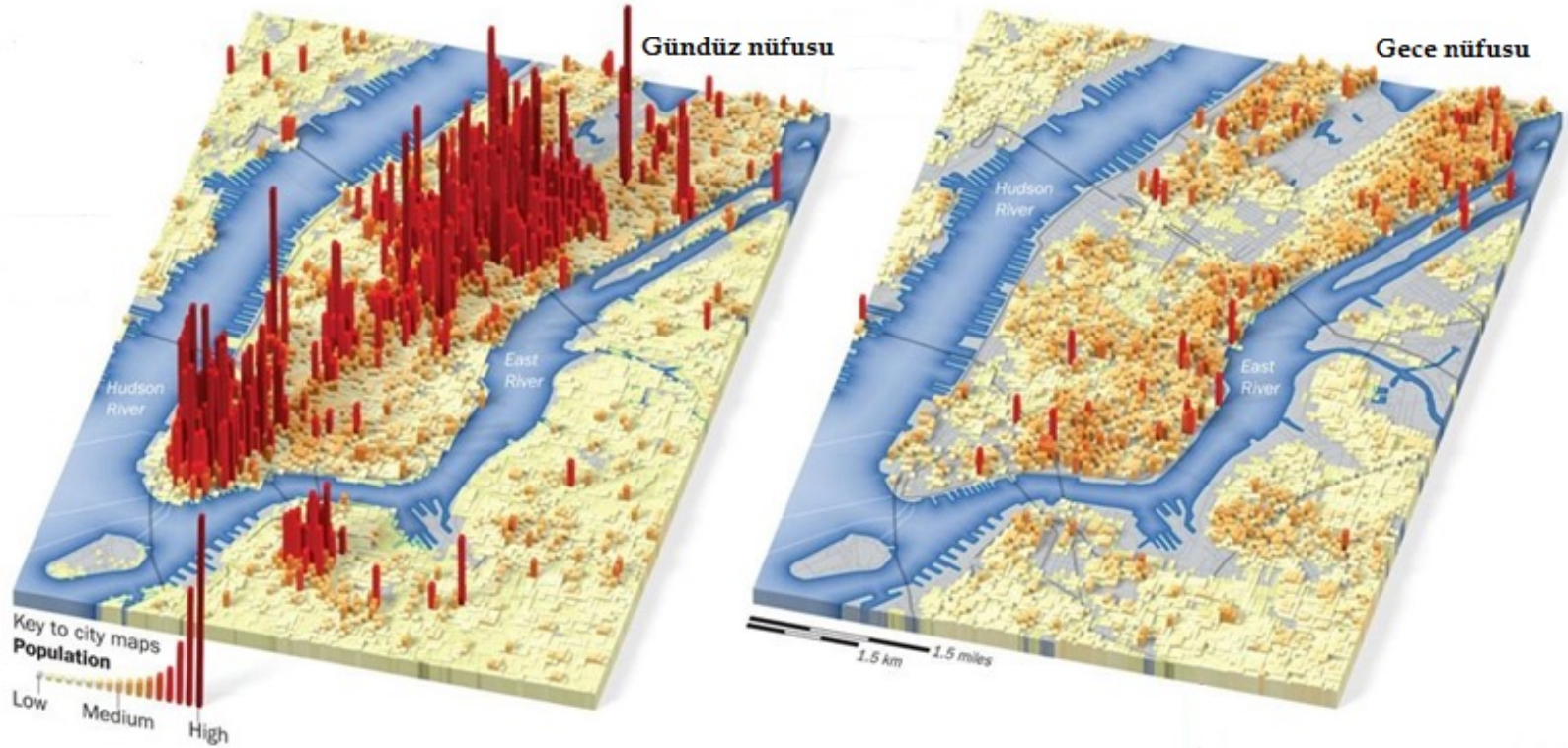


- Day and night population density of a single-centered city in 1950



- Day and night population density of the polycentric city in 2005

New York'un Gündüz ve Gece Nüfusları



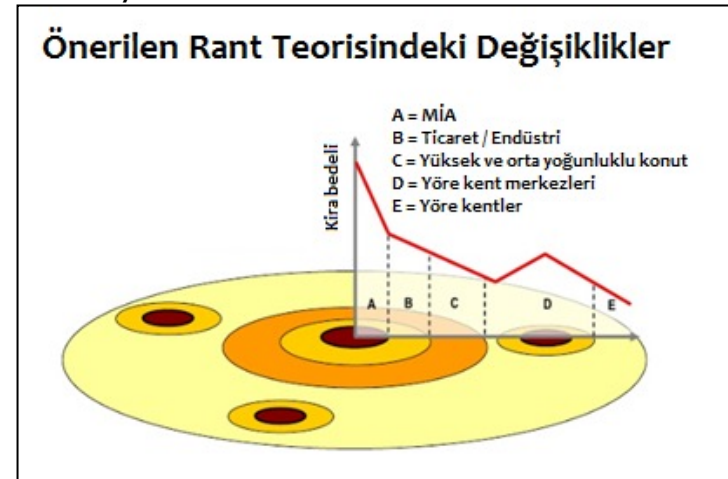
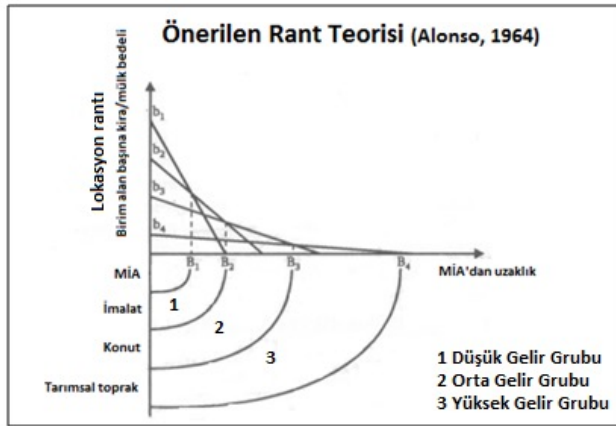






- With the new images, redevelopment was achieved in some cities in the USA (Baltimore/Harbor Place), while in others it could not be achieved (Detroit/Renaissance Center).

- There is a relationship between the use of urban areas and the rent/property prices of the areas within the city.



- According to the location rent model, as you move away from the CBD, land values decrease and land use becomes different.
- Space usage types in the CBD have the power to pay for this as they require more central locations.
- There are manufacturing activities around the CBD, the residential zone and finally agricultural lands in the outer environment.
- For residential use from this center to the periphery, the living space of low-income groups in the parts close to the CBD is outwardly in the form of the houses of wealthy households.

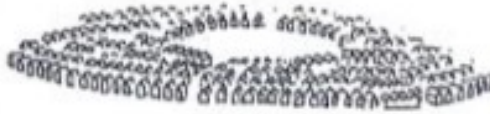
Yöre kentsiz kent



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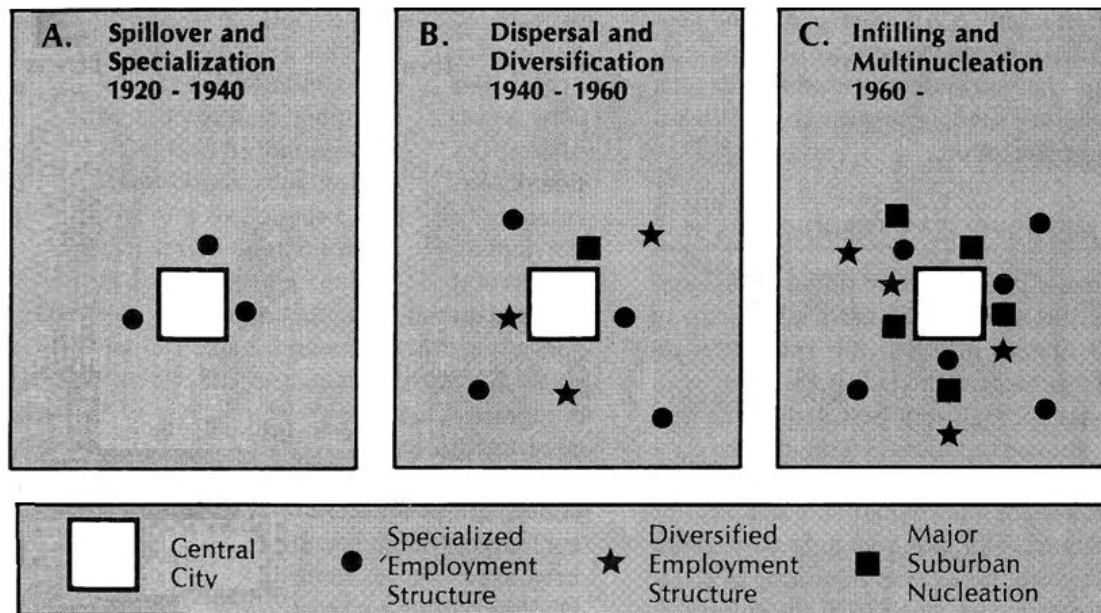
Kent içinde kentler



Source: Krier, 2008

- Rodney Erickson (1983) also modeled the process of regional urbanization in North America.
- **He divided the modern American urban development process into three 20-year phases from 1920 to 1980:**
 1. Outflow and specialization phase (1920-1940)
 2. Scattering and diversification phase (1940-1960)
 3. Filling in the gaps and being polycentric (between 1960 and 1980)

Spatial Evolution of the American Metropolis: Erickson's Model

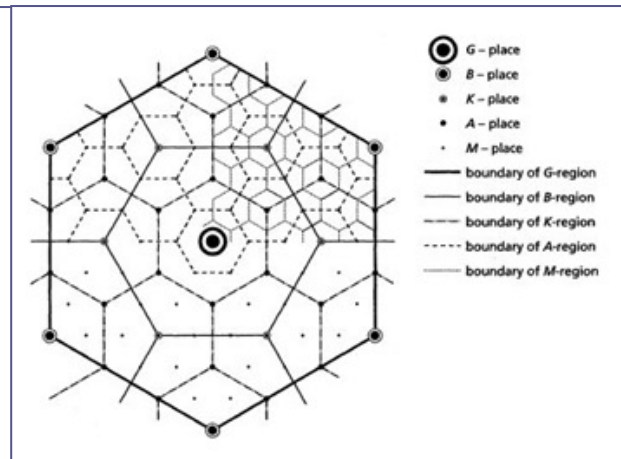
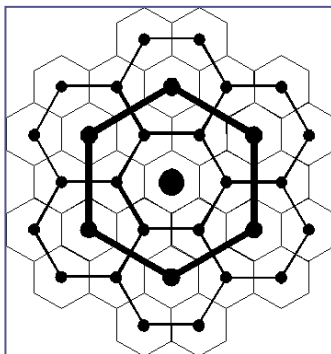


- A generalized view of the suburbanization of economic activity since 1920.

Rodney A. Erickson. "The Evolution of the Suburban Space Economy," *Urban Geography* 4 (1983) p. 96.

- Hartshon and Muller's model of development of local urban business centers is a continuation of Erickson's model.
- **The model considers the development of the local city in the five decade-periods after 1950:**
 1. Spread
 2. Independence
 3. Magnet
 4. Rapid Ascension
 5. Mature City Center

- **Walther Christaller states that cities are centralized in a system in space, according to the settlements around them, so that around a big city; He asserted that there are regions connected to this city, but which also have their own sphere of influence and which are interconnected and interconnected, usually in the form of hexagons. This is called the Central Place Theory.**
- The theory assumes that settlements of the same type are located on an area with similar characteristics in terms of landform, soil, climate, underground resources and population.
- **According to this theory, the villages provide services to their surroundings, albeit limited, and the influence area of six of them is dependent on another settlement that is more developed than this first degree central settlement. These are also connected to a slightly larger center with the same system. Thus, a hierarchical system emerged among the settlements, ranging from simple services to specialized and specialized services.**
- However, in reality, spheres of influence and urban hierarchy may not be as geometric and evenly spaced as in theory.



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