

GENTRIFICATION, URBANIZATION, SUBURBANIZATION: A COMPARATIVE ANALYSIS OF THE CONCEPTS

Автор розглядає феномени джентрифікації, урбанізації і субурбанізації. Аналізує відмінність між цими міськими процесами і вивчає причини і соціально-економічні наслідки джентрифікації, урбанізації і субурбанізації. Докладно розглядає історію цих явищ, знаки і етапи розвитку. Автор також наводить приклади цих процесів і виявляє причини їх появи в деяких містах світу.

Ключові слова: місто, джентрифікація, урбанізація, субурбанізація.

Автор рассматривает феномены джентрификации, урбанизации и субурбанизации. Анализирует различие между этими городскими процессами и изучены причины и социально-экономические последствия джентрификации, урбанизации и субурбанизации. Подробно рассматривает историю этих явлений их признаки и этапы развития. Автор также приводит примеры этих процессов и обнародует причины их появления в некоторых городах мира.

Ключевые слова: город, джентрификация, урбанизация, субурбанизация.

The article centers around the phenomena of gentrification, urbanization and suburbanization. It begins with the analysis of differences between these urban processes and explanation of their causes, along with socio-economic effects. The next step is a detailed study of the history of these phenomena, as well as signs and stages of their unfolding. Finally, the author gives examples of gentrification, urbanization and suburbanization in cities around the world and points out the factors contributing to their emergence.

Keywords: city, gentrification, urbanization, suburbanization.

Recently, the urban community of post Soviet countries with a bit delay started to use such term as gentrification. It may be thought that this process cannot occur in former Soviet block, since the phenomenon was termed in capitalist society.

But since famous urbanist R. Park represented city as a social laboratory and opposed the purely economic approach to the processes taking place in a city, it can be said that any events

occurring in one social space can repeat itself in another under favorable conditions. In the western urban community the debate has been under way for a long time: what gentrification is and whether it exists at all ?[7]

Or whether it is a variation of renovation, revitalization or reurbanization.

Moreover, the term gentrification is often used with negative connotation as opposed to renovation.

I would like to consider which processes are more inherent in our social space. And consider such Stages of development of agglomerations, as urbanization, suburbanization, gentrification.

So Urbanization (from Lat. Urbanus) - the historical process of increasing the role of cities in the development of society, expressed in the preferential concentration of the population, economy, culture, etc. in large cities, on the one hand and the expansion of standards of urban culture and overall lifestyle in the countryside on the other. The intensification of this process is closely related to industrialization. Historically, urbanization has been driven by the need of efficiency of concentrating various forms and types of activities (material and spiritual), communication, and strengthening interconnections between various aspects of human life. It helped to overcome cultural and social backwardness in rural settlements, the formation of a modern economy, etc.

The current rapid urbanization, especially in new cities, causes many problems in the distribution of people and resources, as well as in the use and consumption of land. In some regions, urban land grew much faster than the urban population, which led to less dense and less efficient land utilization practices. Automobile models of cities are still widespread, with strict zoning policies dividing urban space into residential, commercial, and industrial areas. In these cities with horizontal expansion, it is becoming increasingly difficult to deal with the ever-growing urban population, and they are not sustainable in the long run due to the suppression of negative external factors such as congestion, infrastructure problems, pollution and social disaggregation

Despite the existence of common features of urbanization as a global process, in different countries and regions, it has its own characteristics, which, above all, are expressed in various levels and rates of urbanization.

By the level of urbanization, all countries of the world can be divided into 3 large groups. But the main differences can be observed between more and less developed countries. At the beginning of the 90s. in developed countries, the average level of urbanization was 72%, and in developing countries - 28%. [2]

The pace of urbanization is largely dependent on its level. In most economically developed countries that have reached a high level of urbanization, the share of the urban population has recently been growing relatively slowly, and the number of residents in the capitals and other large cities, as a rule, has even decreased. Many citizens now prefer to live not in the centers of large cities, but in the suburbs and rural areas. This is due to the deterioration of infrastructure, the extreme complication of transportation problems, and environmental pollution. But urbanization continues to grow inward, acquiring new forms. In developing countries, where the level of urbanization is much lower, it continues to grow broad wise and the urban population is increasing rapidly. Now they account for more than 4/5 of the total annual increase in the number of urban dwellers, and the absolute number of city dwellers has already far exceeded their number in economically developed countries. This phenomenon, which in science has received the name of the "urban explosion" has become one of the most important factors in the entire socio-economic development of developing countries.

However, the growth of urban population in these regions is far ahead of their real development. It is largely due to the constant "pushing" of the excessive rural population into the cities, especially the large ones. In this case, the poor usually settle on the outskirts of large cities, where there appear belts of poverty, slums. Total, as it is sometimes said, "slum urbanization" grew to a very large proportions. That is why a number of international documents note the crisis of urbanization in developing countries. But it continues to remain largely spontaneous and disordered.

The next stage in the development of agglomerations is called suburbanization. At the same time, the disadvantages of the city as a place to live became more acute: crowding, disorderly mixing of residential, industrial, commercial, transportation and other objects, etc. These features corresponded to the level of productive forces when the advantages of their spatial concentration could

be used only at a very short distance. In particular, the proximity of housing to places of work reflected (along with the traditions of the domestic production) the low level of development of passenger transport. However, the development of productive forces and the growth of the cities themselves have turned these advantages into their opposite. Compact zoning has become an obstacle to the expansion of production areas and the work of transport. The lack of a clear differentiation of the territories created the greater inconvenience for businesses and people. And, finally, because of the point concentration of production in the cities, it was not possible to start properly the development of huge intercity territories.

Suburbanization is based on special characteristics of a suburban location. If we imagine the “cost surface” over the territory of the country, then its minima for the final branches of the manufacturing industry will usually fall on the suburban areas of large cities, regardless of their regional affiliation.

From the point of view of urban design, suburbanization means the abandonment of high-density multi-store buildings, the transition from disorderly mixing of different-quality objects across the territory to their precise spatial differentiation, the creation of functional zones. Therefore, it should not be confused with the mechanical expansion of the city. On the contrary, housing development under suburbanization often “springs” over the locations nearest to the city (due to the rise in the cost of land at the borders of the existing buildings). So, the intensity of land use ceases to be a monotonously decreasing function of the distance from the center, which, in fact, is the main sign of the transition from centripetal to centrifugal development.

The result of suburbanization is the gradual replacement of the city as a point of concentration of production and population with an urbanized region – a vast, intensively developed territory combining urban functions with agriculture and recreation. Essentially, it is about the emergence of a new form of settlement. At first glance, this concept does not need any comments: it is clear to everyone, for example, how the city differs from the village. Cities of different sizes: large, medium and small are also special forms of settlement.

Largely the lack of urban planning strategies, structure and population growth coordination, as a rule, lead to a large

urban sprawl, as residents mostly from metropolitan regions occupy land in neighboring city centers, often without related services, facilities and infrastructure . As a result, the effect on land and natural resources, as well as on mobility and energy constraints, is beginning to influence negatively the urban economy and the overall efficiency of the urban region.

With regard to urban design, city and local governments still underestimate the importance of the city, public spaces and public infrastructure, not fully understanding their relationship with the quality of life, social development and other key components of human well-being. Similarly, attractive cities are likely to draw the creative, innovative and skilled workforce and investments necessary to manage the urban economy.

If you notice that in your area there appeared new creative establishments a lot of art objects and graffiti on the walls, as well as new store names, and strangely dressed people suddenly began to settle, perhaps this is a sign that your area is preparing for gentrification. Populations of higher class and oddly dressed people are gentrification pioneers, which then give way to the “gentry” themselves.

Therefore, suburbanization means the emigration of wealthy citizens from the center to the suburbs and in this sense resembles succession. Their return to the historic center, but, only, after the redevelopment and improvement of housing is called gentrification.

Gentry - the name of the middle and low nobility in England of the XVI-XVII centuries. Being an integral part of the so-called “new nobility”, were the main ally of the bourgeoisie in the revolution of the XVII century [8].

The term “gentrification”, loaded with a social class meaning, was introduced into scientific circulars in 1964 by English sociologist Ruth Glass[4]. She wrote how the working class gradually was being forced out of their traditional settlement in London by the middle class. The dilapidated barracks, more like stables, windswept and devoid of elementary comforts, were rebuilt into two-level apartments (two rooms upstairs, two downstairs) that looked not just sturdy, but luxurious. Thus, the process of gentrification started, which now embraces many developed countries: the middle class moved to the former factory districts located not far from the center, rebuilding the dilapidated

housing stock, thus raising the rent that workers, who were moving to so-called social housing were unable to pay.

Gentrification is the process of returning the rich to the big cities, which is in polar opposition to suburbanization. But both processes have much in common. Their subject, sponsor and agent are the well heeled sector of society - highly educated, highly skilled and highly paid, two layers of the new middle class - middle and upper. All of them are either employees or freelancers. But this is not yet the highest class in the strict sense of the word, whose habitat is luxury country villas and castles.

Suburbanization and gentrification are two sides of the same phenomenon, namely: the town-planning activity of the elite. At first the elite didn't like living in the city center, where the ecology was no longer the same, as before and the buildings were dilapidated, so it went to the suburbs, having built comfortable cottages to live. After a while, the elite got bored with living in the suburban area and it decided to return to the historical center. Then wealthy citizens or some of them started building luxury housing in a highly-prestigious center.

Suburbanization (departure of wealthy citizens from the center to the suburbs) and gentrification (their return from the suburbs to the center) follow each other in time, like flux and reflux. The departure of the middle class to the suburbs was initiated not only by the ecology, but also by high housing prices in the historical center of a large city. It became too expensive for doctors, teachers, clerks. Flows of "refugees" went out of the city - where housing is cheaper. They were followed by capitals. Housing prices in the center fell. The homeowners reduced the rent of all the rapidly dilapidated historical housing, and immigrants, free artists, people without certain occupations, and other "vagrants" began to rent it.

Suburbanization – the process of resettlement of wealthy people in the suburbs. Gentrification - the return of the rich to the city center.

The flux followed the reflux: as the suburban area expanded, land prices rose sharply here, and the younger generation of the middle class could no longer afford living there. Therefore, the young were attracted by the historic center. Here, they were satisfied with everything: the proximity of the place of work to the place of residence and cultural goods, the well developed

infrastructure of entertainment and services, the absence of traffic jams on the way to work and back. One negative factor was - dilapidated housing. But this problem was quickly resolved. Homeowners and construction companies in a short time renovated housing, which eliminated the last barrier to the influx of people to the center.

There are negative consequences for the urban environment in this case as well: uncontrolled reconstruction of the central part of cities, which is limited by development of a still free territory without the demolition of dilapidated buildings in adjacent areas. At the same time, the best land plots near rivers, local water bodies, parks, and public gardens are allocated for construction.

But there are undoubted advantages: only wealthy citizens are able to order the architectural design of high-quality housing that can adorn the landscape of the city in other words individual projects against the backdrop of large scale house building, etc.

Suburbanization and gentrification do not coincide in time. The first appeared at the beginning of the 20th century, the second - at its end. These processes seemed most pronounced in the USA. Here suburbs had existed for at least a century; their development became the most intense after the World War II. F.Allen identified five main stages of suburbization: at the first stage (1900–1920), suburban residents travelled to the city by tram; the second was associated with the wide distribution of private automobiles (1920–1930); at the third stage the development of the suburbs was uneven (1930 – the end of the World War II); at the fourth – in the suburbs they began to build houses from prefabricated structures; The fifth stage was accompanied with migration of commercial enterprises to the suburbs. There is no special way of life that is typical for residents of the suburbs, but the main things for them are the house and the family[6].

In the 1970-1980s. the opposite process began – the construction of houses of improved quality in the center of American cities and the relocation of high-income white families there. The “cultural desolation” of the historical city centers stopped, and their renaissance began. This process has spread almost throughout the country – the gentrification was taking place in New York, Washington, Philadelphia, Rochester, Dayton and Minneapolis. The three-mile zone around the business center of

Chicago – the world capital of urban sociology – was entirely populated by gentrified areas: they were: Bucktown, West Town, Wicker Park, LakeView, Uptown and Pilsen.

However, it is worth noting that, unlike in Western countries, where old industrial buildings were rebuilt for residential complexes (lofts), in Kiev, former factories have mainly become commercial premises or multifunctional complexes that include different types of real estate. Therefore, Ukrainian gentrification has changed mainly the business and cultural environment of cities, but not the social set up of residents, because even in Kiev there is still no clear division into districts by class, social or professional affiliation of residents!

There are discussions about whether we should consider what is called cottage settlements a kind of gentrification in Ukraine, that is, relocation of the middle class to the suburbs, and whether the construction of new housing in the city center can also be considered gentrification. To deny this means to follow the definition of gentrification that was introduced by Ruth Glass. To assert this means to admit, along with Neil Smith, a leading theorist of gentrification, that the distinction between the rehabilitation of existing housing, new construction and alteration of abandoned buildings is no longer significant, that the term today refers to a much wider range of phenomena [5].

References

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