Concentric Zone Model	Traditional/Historical Pattern	Recent Changes
	See below	**Incr. density/Urban sprawl.** **1) Suburbanization = more pop. in suburbs, empty areas filled in, but mostly reflected in sprawl not people/sq. mile.** **(continued below)**
	Middle Class Homes. **As distance from CBD increases land prices decrease. Residents can afford single family homes with small yards (ex. Bungalows)**	**Density remains relatively stable.** **Mostly "filled in", families move out, families move in. Some density decreases with demographic changes = smaller families.**
	Working Class Homes. **1st zone where residences outbid services/industry. Intensive residential land use takes the form of apts., two/three flats = multi-family housing. (below)**	**Decr. density (3 major reasons). 1) With gentrification multi-family units converted to single-family, less children 2) Public housing projects demolished (continued below)**
	Zone of Transition. **Relatively low res. density as ind. outbids res. for location near RR hubs near the CBD. (below)**	**Incr. density.** **Proximity to CBD attracts yuppies/ empty nesters (continued below)**
	Central Business District **Low residential density. According to bid-rent theory, retail and services outbid industry and residential land use because they require an easily accessible location to meet range and threshold requirements.**	**Incr. density.** **CBD becoming more attractive to young urban prof./empty nesters unconcerned about schools, space, home upkeep, etc. Attracted to proximity to work and other amenities such as culture (museums theatre), entertainment, restaurants, nightlife, etc.**
	Zone of Transition (continued). **Some pockets of residential density. Immigrants, tenements, filtered housing, etc.**	**(continued from above)** **Gentrification and deindustrialization → Factories and warehouses repurposed as residential.**
	Working Class Homes (continued from above**) Residential intensity decreases thru zone and into outer zones as land prices decrease with distance from CBD.**	**(continued from above) 3) low-income/high crime areas suffer from depopulation as residents move to suburbs, economic crisis leads to abandoned homes.**
	See above	**(continued from above)** **No dramatic changes. Some multi-family housing being built = in transit friendly locations (Transit Oriented Development = TODs)**
	Commuter Zone (upper/upper middle-class homes) **Distance from CBD leads to cheap land prices (bid-rent theory) which allows large lots and homes. Density is low.**	**(continued from above)** **2) Industrial edge cities require industrial worker housing = more apartment complexes being built.** **3) New urbanism design stresses higher density housing in development near commuter hubs**