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ABSTRACTS:
Department of City and Regional Planning,
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Ph.D. Dissertations

The Urban Form and Journey-to-Work Impacts of Office Suburbanization in the San Francisco Bay Area

Gary E. Pivo

1989

Office suburbanization presents a challenge to land use planners to understand its trends, determine its impacts, and, if necessary, influence its future direction. The goals of this study were to describe the pattern of office suburbanization in the San Francisco Bay Area, to evaluate its impact on the journey to work, and to identify possible land use planning strategies that could help achieve land use and transportation planning goals.

Previous scholars have predicted several different patterns of office suburbanization, including office scatter, clusters, corridors, and a combination of these generic forms. Each of these can be related to broader theories of office location.

This study finds that, in the San Francisco Bay Area in 1986, about two-thirds of the office space was located outside the traditional regional central business districts. Nearly 90 percent of the suburban office space was located in 103 clusters of two or more buildings separated by less than one-quarter mile, with a median cluster size of less than 500,000 square feet and a median cluster intensity of 4,000 square feet per gross acre.

Over 90 percent of the office space was located within one-half mile of a freeway, and nearly 80 percent was located in the inner half of the region. The interchanges of two or more freeways and airports were associated with significantly larger clusters, and the clusters near airports were also more intense. In general, the pattern in the Bay Area was consistent with corridors of separate and relatively small, low-density clusters.

An association was found between the size and intensity of clusters and the journey to work. In particular, the larger the clusters, the longer the journey-to-work times. In addition, the more intense the clusters, the fewer workers who drove alone to work. Nonphysical, demographic factors were also good predictors of journey-to-work

behavior, and need to be controlled in order to determine the independent effect of physical variables.

The findings indicate that, in the San Francisco region, a synthesis of corridor and cluster theories would be appropriate, and that it would be consistent with the goal of reducing journey-to-work travel time and solo commuting to develop suburban offices in small to moderately-sized and intense clusters. While other factors may contribute to the solution of journey-to-work problems, Bay Area land use planners can contribute to the solution by adopting this strategy.

Child Care Politics and Local Policy: How Child Care Becomes an Issue on the City Government Agenda

Phyllis Joan Weinstock

1988

Theories of social movements and of professional advocacy offer alternative explanations of how a new policy issue reaches the government agenda. This dissertation examines the usefulness of these models in explaining child-care agenda setting in four California cities. The child-care advocacy process and the local context that influences advocacy are compared in four cities with different degrees of policy innovativeness. Study sites include Concord and Oakland, two cities that have led the way in adopting child care policy innovations in the 1980s, and Walnut Creek and Richmond, which have lagged in adopting child care policy but are similar socio-economically to Concord and Oakland, respectively. In each city, approximately twenty interviews were conducted with child-care advocates, city officials, parents, business representatives, and others involved in child-care policy-making.

The case studies revealed that the more innovative cities were characterized by greater prospects for downtown development and by a greater degree of political consensus over approaches to growth management. Advocates succeeded in placing child care on the agenda by linking child care to an agreed-upon framework for economic development policy and by formulating child care as an economic and a universal problem. Most child-care advocates were professionals or government insiders who employed the strategies of policy formulation, personal networking, and research-based argument. Although advocates' behavior in this respect conformed to a professional rather than a social-movement model, their experiences as child-care providers and women in politics formed the basis for group identification and a challenge to the dominant consensus that child care was a private responsibility. Although public discussion of child care was primarily consensual in tone, controversies emerged over specific aspects of child care, including quality, location, and financing of care. The findings support a

model of agenda-setting as a process of networking and issue-"brokering," with advocates providing a link between marginal and mainstream groups in a community.

The Political Economy of Informal Housing Land Markets: The Development of Two Low-Income Settlements in Istanbul, Turkey

Ayşe Yonder

1988

This study investigates the relationship between the structure and operation of informal housing land markets and the local political and institutional context through a comparative case study of two adjacent low-income settlements in a rapidly growing district of Istanbul, Turkey. This relationship is analyzed in the formal and informal settlements with regard to low-income access to land and housing, land development potential, and market adaptability to changes in the broader political and economic environment during village and municipal administrations between 1960 and 1984.

The findings of the study substantiate the initial hypothesis: since informal housing land markets operate outside the regulatory framework set up by the state, political factors and informal networks play a key role in determining market structure and operation, and account for the differences between the formal and informal housing land markets. The findings can be summarized as follows:

(1) Operating outside of formal land use regulations made the informal housing and land market accessible to low-income households as a result of the wider range of alternatives thus available in the market. The consequent land use patterns, along with the unavailability of formal financing sources and legal arrangements, slowed the rate of land development and valuation in the informal settlements studied.

(2) Unlike the formal market, the gains of land dealers in the informal market were thus disproportionately greater than the gains of homeowners. The latter had to bear most of the subdivision and servicing costs. It was only the entrepreneurs' social and political ties and their involvement in local politics that determined their market conduct and their obligations to their clients and the area.

(3) The vulnerability of the informal development processes and their differences from formal processes became pronounced as the local government structure became more institutionalized, especially during the military regime in the 1980s.

Professional Reports, M.C.P. [partial listing only]

A Functional Analysis of the San Francisco Farmers' Market

Caru Bowns

Spring 1988

From a study of the historical evolution of markets and the market-place phenomenon in America, this report undertakes a case study of the San Francisco Farmers' Market in terms of its cultural uses and physical organization.

Two alternative designs are proposed in the final part of this report. These designs attempt a better organization of the physical facilities of the San Francisco Farmers' Market while preserving and enhancing the vital character of marketplaces.

A Model Air Quality Element for Local General Plans

Henry Hilken

Spring 1988

This paper is intended to provide a model for cities and counties that might consider adopting an air quality element in their local general plans. It was prepared to be a part of the "Guidelines" recommended by the Bay Area Air Quality Management District.

The report recommends that air quality planning should be done at the general-plan level. It should be reinforced by policies in other plan elements, including land use, circulation, and housing. The report also emphasizes that each community's air quality element should be tailored to local needs and interests which should be, however, coordinated with air quality planning in neighboring communities.

Master's Theses, M.C.P. [partial listing only]

A Sociological Approach for the Protection of Distinctive Communities

Annemarie Dietzgen

Fall 1987

This is a case study of the small and remote community of McCarthy, Alaska. The first part of the study develops an operationally defined concept of community and suggests that ethnographic research is the most appropriate methodology for understanding the social entity called community.

The second part of this work is a close and critical observation of the community of McCarthy. By studying the ecological system and the

social structure of McCarthy, the author demonstrates that it meets all the criteria of her operational definition of a community.

The effects of development pressures on a subsistence community are sketched out in the final sections of this work. The threats to a community often arise from plans and proposals for development made without the community's knowledge or consent. The author suggests that, since the long arm of "development" is bound to affect the McCarthy community directly as well as indirectly, a collaborative approach to regional planning is required. Thus, the McCarthy community should take an active interest in working with the state agencies for its own survival.

Housing Typologies in Ankara and the Formation of Housing Policy Within the Socio-Economic Development of Turkey

Efza Evrengil

Spring 1989

This thesis analyzes the relation between types of housing and spheres of economic policy and social formation in the city of Ankara during the republican period. A typology of six housing types was developed to reflect both explicit housing policies as well as the implicit factors resulting from the non-correspondence of statist policies for a planned capital and capitalist production of urban space.

Reliance on market forces in the face of low levels of capital accumulation, high rates of interest, and a near absence of financing programs for the poor resulted in expensive, insufficient, and substandard housing for most inhabitants. Furthermore, it also caused considerable departure from the planning regulations initially proposed. On the positive side, the thesis underscores the development of cooperative housing as a viable alternative and suggests several public sector schemes that can encourage this trend.

Urban Housing Policies of the State in Gujarat, India, 1954-1986: An Analysis of the State's Role in Urban Housing Production Based on a Study of Housing in Ahmedabad.

Bimal Patel

Spring 1988

This study analyses transformations in the structure of housing production in Ahmedabad between 1954-86, and the State's role in precipitating these transformations. A typology of housing production processes is first constructed. Subsequent analysis of the stock of housing produced between 1954-86 shows that: between 1954-65, *legal private housing* was the type most rapidly produced; between 1965-76, it was

extra-legal private housing that was most rapidly produced; and between 1976-86, *legal/extra-legal commodity housing* was the type that dominated the production of housing. A detailed investigation of the production process reveals that in each period the State's land, finance, building code, and social policy provided the crucial foundation for the rapid expansion of the particular types of housing. Each period is examined in detail to reveal this connection and to construct the implicit housing policy of the State during the period. A hypothetical explanation for the shifting housing policy is suggested in the appendix to the study. The shifts in housing policy are seen as constituting the shifting political mobilization strategies of the State.

The principal data for the study were taken from a survey of the housing stock in Ahmedabad carried out by the Centre for Environmental Planning and Technology (Ahmedabad) for the Planning Commission, Government of India. Mechanisms of different types of housing production were reconstructed from a number of different studies published over the last two decades.