

Analysis on the Influence of Gentrification from the Atlanta BeltLine

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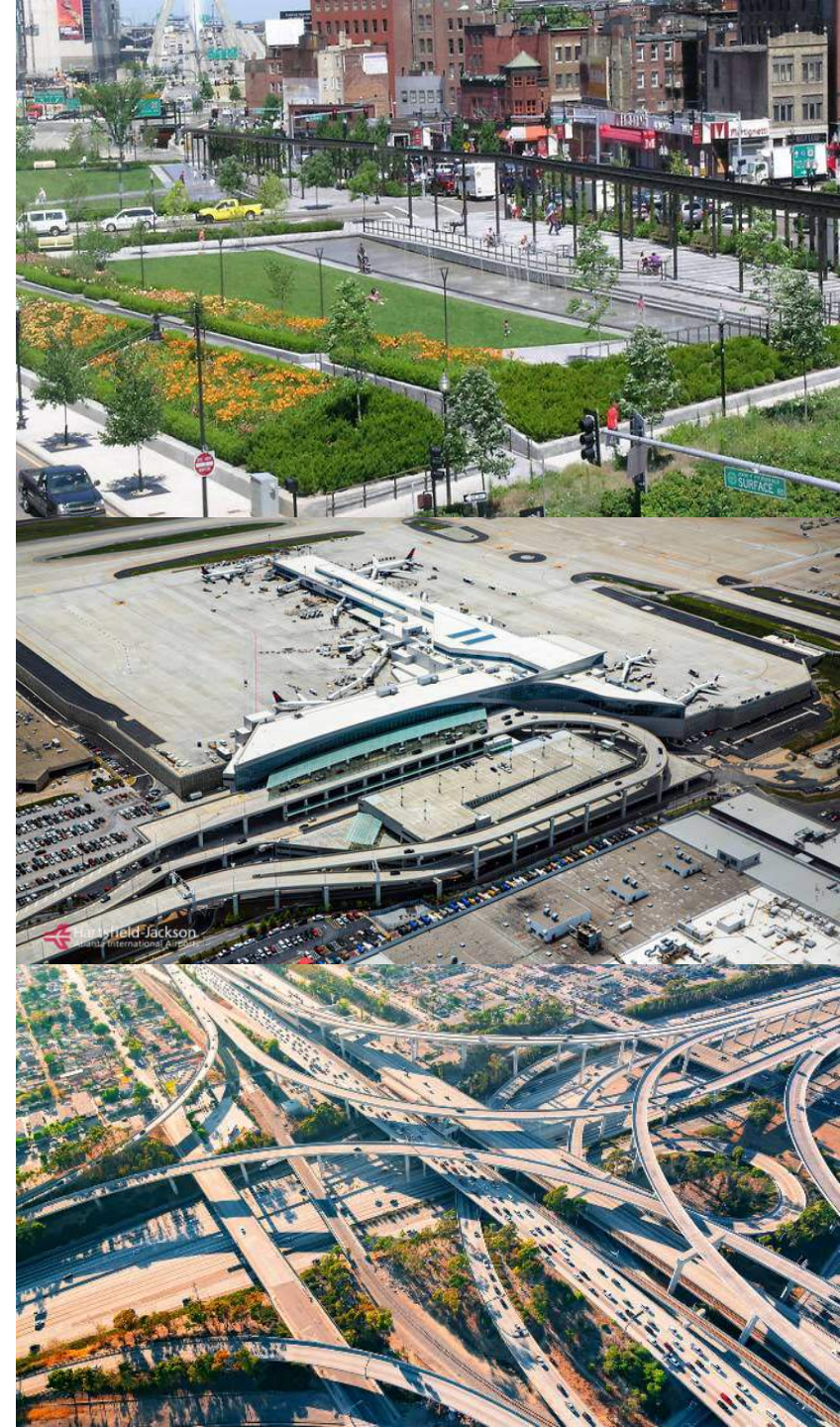
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1. Purpose of the Study

- Identifying the gentrifying process in Atlanta and analyzing its relationship to the BeltLine
- Research Question
 - How does a city-scale megaproject influence the distribution of gentrification?
 - How can gentrification be identified in a city-scale?
 - What pattern does the gentrification in Atlanta display?

2. Megaproject

- Megaproject (Flyvbjerg, 2014)
 - Large-scale, complex venture that take many years to develop and build
 - Involves multiple public and private stakeholders, is transformational, and impacts millions of people
 - The budget requires \$1 billion or more



3. Gentrification

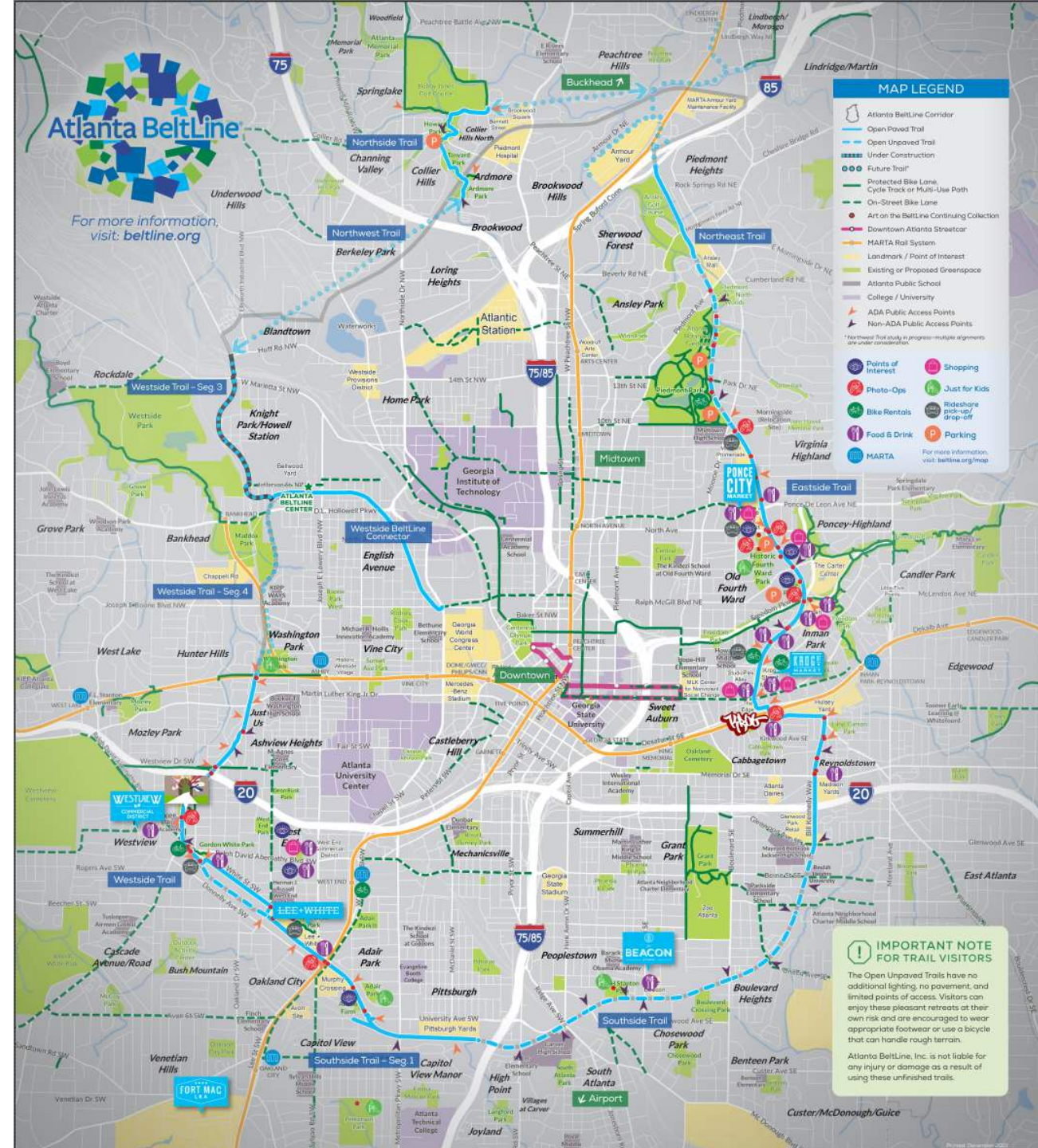
- First coined by Ruth Glass in 1964
 - Replacement of the existing population by gentry: gentry-fication
 - Working-class residential neighborhoods are rehabilitated by middle class homebuyers, landlords and professional developers
- Influx of capital investments and affluent populations with higher socio-economic status to a certain neighborhood displacing the existing population with different socio-economic characteristics

4. Megaproject and Gentrification

- Property Value and Megaprojects
 - Fainstein (2019): Government investment such as a megaproject is a significant driver of increases in property values
 - Gellert and Lynch (2003): Mega-project displacement is less likely to affect wealthy communities and members of dominant ethnic groups, causing societies remote from the center of power to be ...displaced
 - Phelan and Dawes (2013): The extreme end of the social spectrum is the one to lose ... assets due to megaprojects

5. Atlanta BeltLine

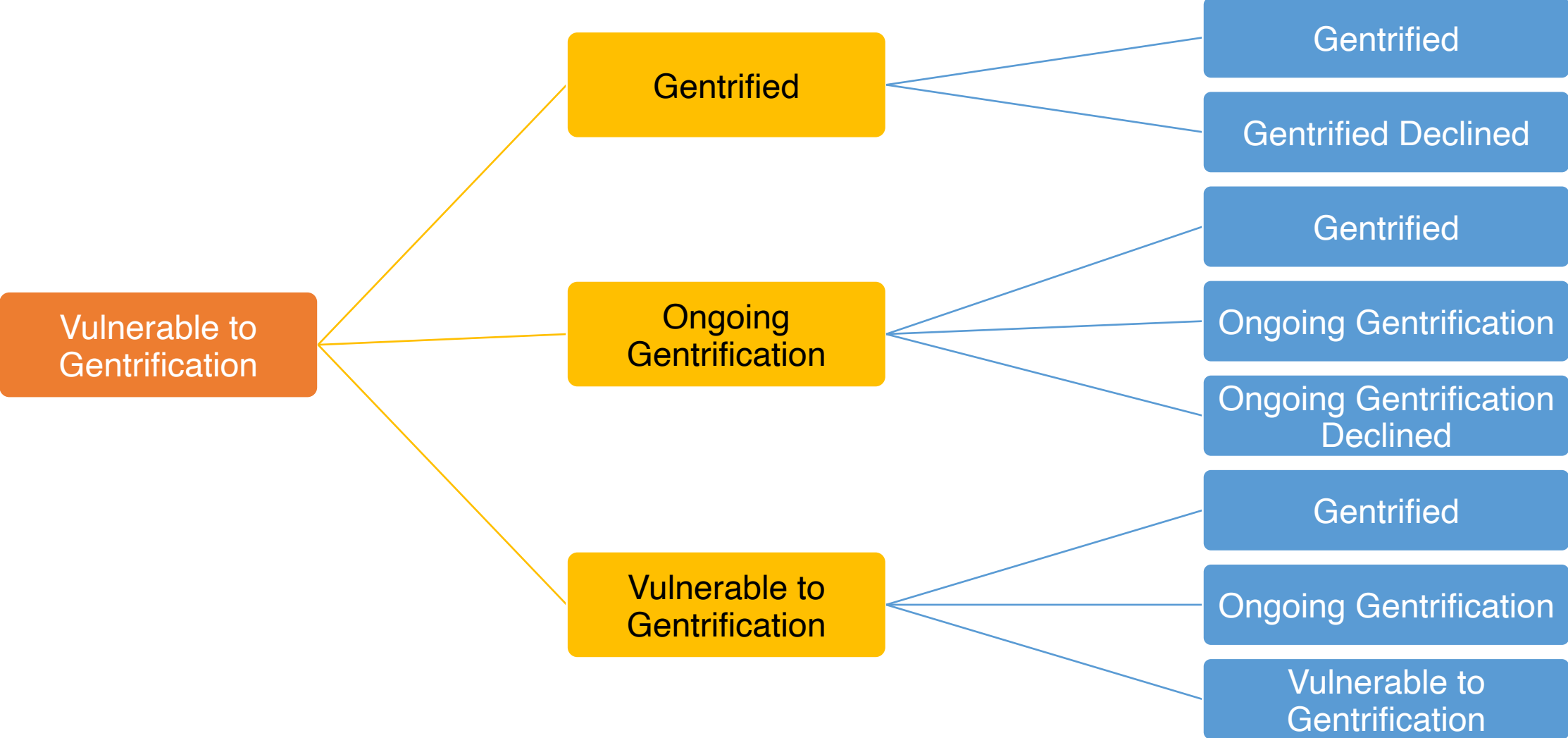
- The Atlanta BeltLine Project
 - Connect 45 neighborhoods with a 22-mile loop of multi-use trails, modern streetcars, and parks that will be finished by 2030
 - Currently, 9 parks have been renovated/ opened and 7 trails are available



6. Methods

- Stage Method from the Neighborhood Early Warning System
 - Distinguish the development of gentrification into different stages to analyze the process
 - Integrated system of Using socio-economic characteristics that correlate with gentrification to identify the process of gentrification
 - Income, Poverty Rate, Gross Rent, Property Value, Population with a Bachelor's Degree, or Professional Occupation

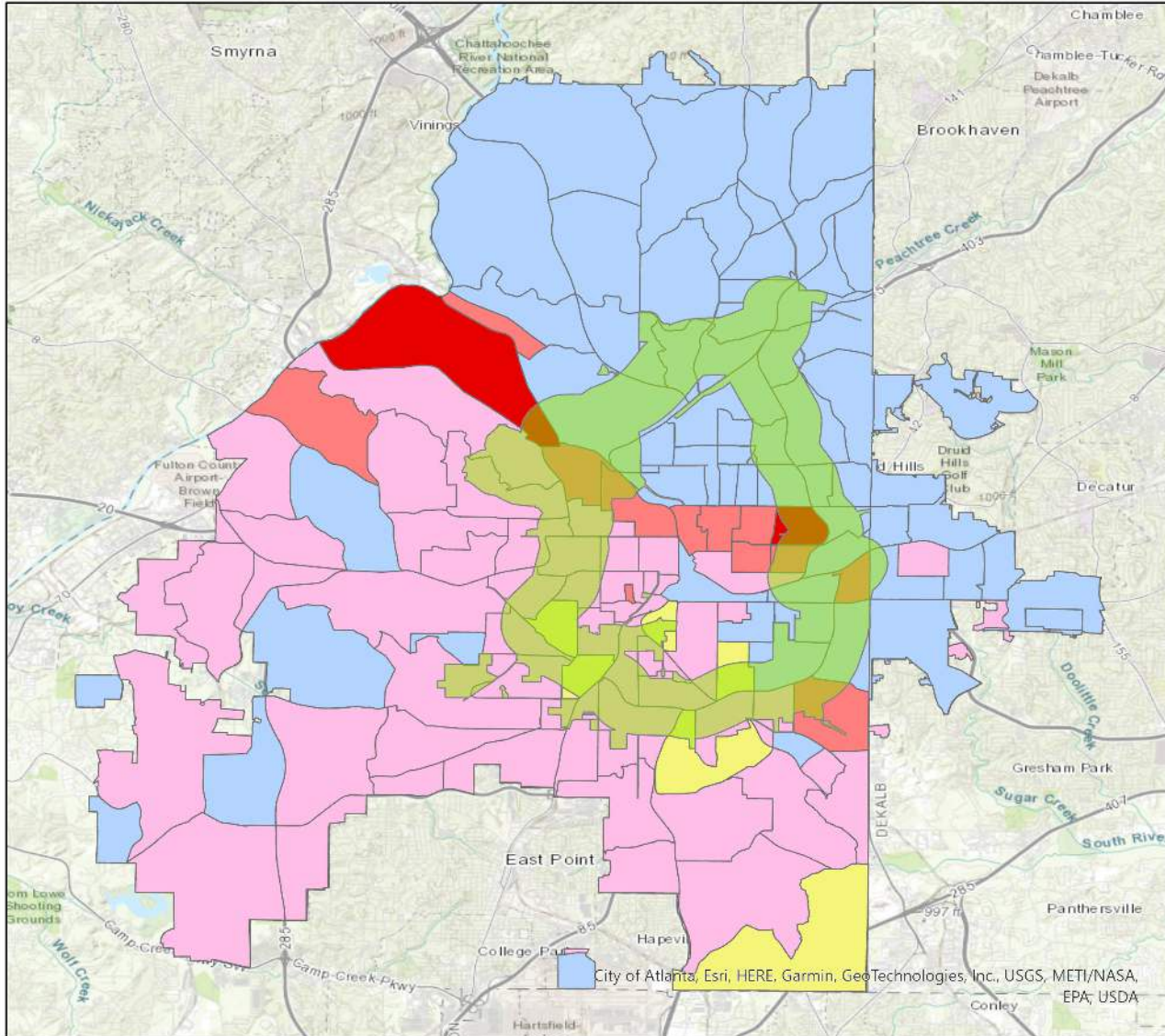
6. Methods



6. Methods

- Exploratory Spatial Data Analysis based on the Gentrification Stage
 - Local Indicators of Spatial Autocorrelation
 - Use the stage of gentrification of gentrifying or gentrified census tracts as the input feature class to identify clusters
 - Useful to identify clusters of gentrifying neighborhood

7. Results: Stage Method




Legend

 BeltLine

Stage of Gentrification

 Not Applicable

 Vulnerable

 Ongoing Gentrification

 Gentrified

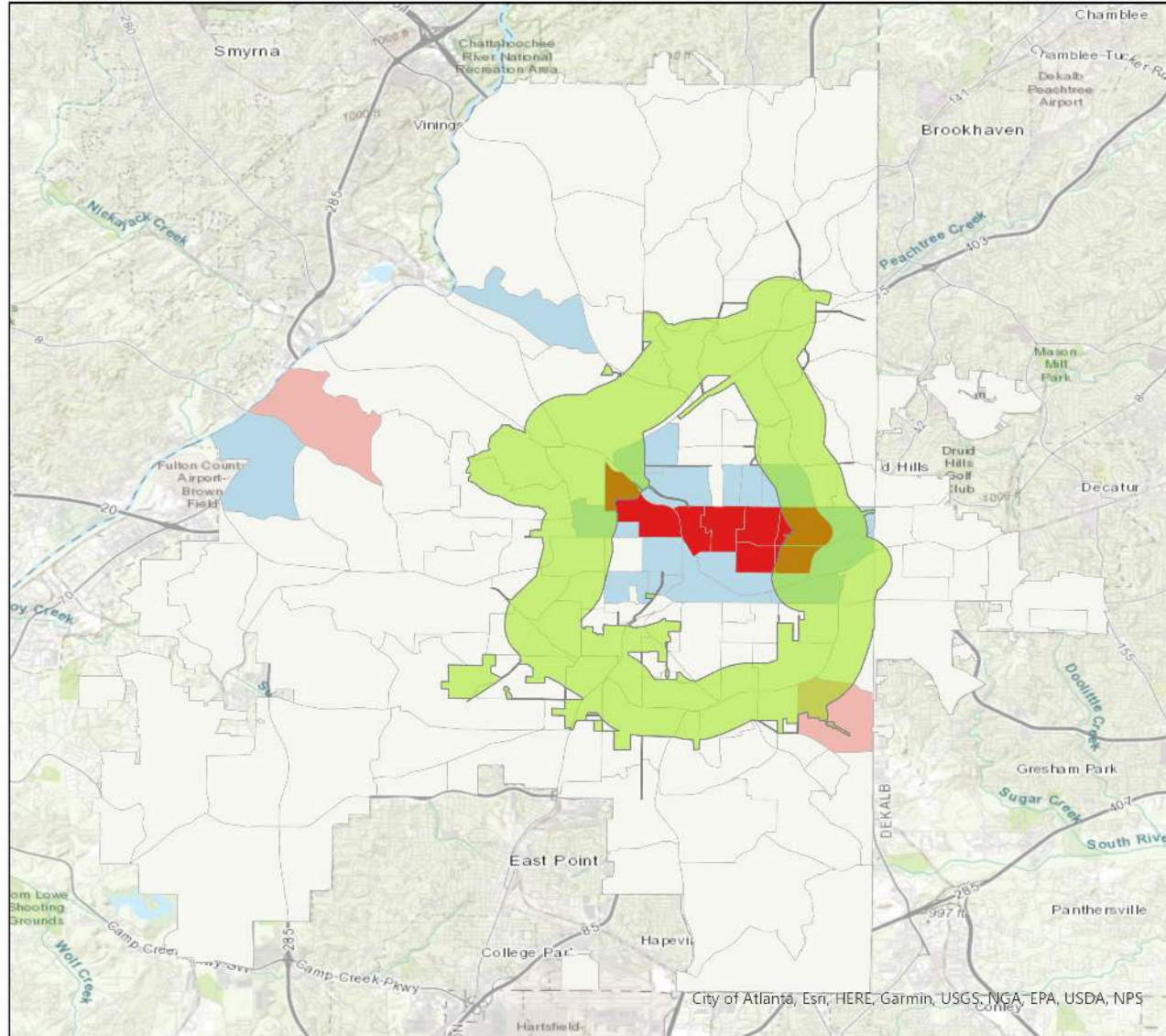
 Declined

N



0 1 2 4 Miles


7. Results: LISA





Legend

 BeltLine


2019 LISA

 High-High cluster

 High-Low outlier

 Low-High outlier

 Low-Low cluster

 Not significant



0 1 2 4 Miles

8. Discussion

- Significance of the Study
 - Identify the gentrification process in Atlanta
 - Locate spatial clusters of gentrifying census tracts
- Further Studies
 - Analyze the impact of newly built amenities of the BeltLine with the gentrifying census tracts using the Geographically Weighted Regression

Reference

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