

Table of Contents

Introduction	xiii
Marius THÉRIAULT and François DES ROSIERS	
Chapter 1. The Role of Mobility in the Building of Metropolitan Polycentrism	1
Sandrine BERROIR, Hélène MATHIAN, Thérèse SAINT-JULIEN and Lena SANDERS	
1.1. Introduction	1
1.2. Identification of centers and sub-centers	2
1.2.1. A most widespread morphological approach	3
1.2.2. Identification of kernel units	5
1.2.3. Building multi-commune clusters	7
1.2.4. Aggregation criteria	8
1.2.5. Aggregation of kernel units into clusters: a three-step approach	10
1.3. Polycentric functioning in two metropolitan contexts	13
1.3.1. Morphological evolutions	13
1.3.2. Evolving mobility: from local to metropolitan integration	14
1.3.3. Pace of metropolitan integration	20
1.4. Conclusion	23
1.5. Acknowledgements	23
1.6. Bibliography	24
Chapter 2. Commuting and Gender: Two Cities, One Reality?	27
Marie-Hélène VANDERSMISSEN, Isabelle THOMAS and Ann VERHETSEL	
2.1. Commuting, gender and urban dynamics	27
2.1.1. Commuting and gender: state of the art	29
2.1.2. Some methodological issues	30
2.2. Commuting and gender in Belgium	32

2.2.1. Spatial data	32
2.2.2. Assessing distance decay with survey data	32
2.2.3. A model for Brussels based on the 1991 census	34
2.2.4. Trips to Brussels according to the 2001 census	37
2.3. Commuting and gender in Québec City	38
2.3.1. Evolution of transport modes, trip durations and distances	38
2.3.2. Evolution of activity areas	40
2.3.3. Evolution of mobility determinants	43
2.4. Québec City and Brussels: two cities, one reality?	49
2.5. Acknowledgements	50
2.6. Bibliography	50
Chapter 3. Spatiotemporal Modeling of Destination Choices for Consumption Purposes: Market Areas Delineation and Market Share Estimation	57
Gjin BIBA and Paul VILLENEUVE	
3.1. Introduction	57
3.2. Main approaches to the spatial analysis of retail activity	59
3.2.1. Traditional approaches	60
3.2.2. Modeling consumer behavior choices	62
3.2.3. Microsimulation of trip duration and distance within a GIS	64
3.2.4. GIS contribution to the spatial analysis of retail activity	65
3.3. Modeling market areas and consumer destination choices	67
3.3.1. Spatial distribution of retail supply and definition of retail structures	67
3.3.2. Market area delineation: analytical approach	71
3.3.3. Modeling consumer behavior	74
3.4. Conclusion	76
3.5. Acknowledgements	77
3.6. Bibliography	78
Chapter 4. Generation of Potential Fields and Route Simulation Based on the Household Travel Survey	83
Arnaud BANOS and Thomas THÉVENIN	
4.1. Introduction	83
4.2. Rebuilding the virtual city	84
4.2.1. A systematically disaggregated model	84
4.2.2. Structuring data through space and over time	85
4.2.3. Generating a potential field for spatial assignment of a population	88
4.3. From the city in motion to individual trajectories	91
4.3.1. Revealing the city in motion	92

4.3.2. Rebuilding individual trajectories	95
4.4. Conclusion	97
4.5. Bibliography	98
Chapter 5. Impacts of Road Networks on Urban Mobility	103
Jean-Christophe FOLTÊTE, Cyrille GENRE-GRANDPIERRE and Didier JOSSELIN	
5.1. Introduction.	103
5.2. The urban road network: a major determinant of pedestrian flow	105
5.2.1. The effect of the road network on the space syntax	105
5.2.2. Applying space syntax to pedestrian flows as observed in Lille	106
5.2.3. Other models for assessing the role of a road network on pedestrian flow	108
5.2.4. Resorting to theoretical flows derived from the road network configuration	109
5.3. Influence of the road network on the efficiency of a transportation service.	110
5.3.1. Principle and operation of the optimized transport-on-demand service	111
5.3.2. Convergence-divergence simulation for transport-on-demand	112
5.3.3. Functional and economic externalities of the road network	115
5.4. Road network metrics, urban sprawl and car dependency	117
5.4.1. Metrics of current networks that favor long trajectories	117
5.4.2. Network metrics, urban sprawl and modal competition	118
5.4.3. Principle and materialization of “slow metrics”	119
5.4.4. What can be expected from slow metric?	122
5.5. Conclusion	123
5.6. Acknowledgements	124
5.7. Bibliography	124
Chapter 6. Daily Mobility and Urban Form: Constancy in Visited and Represented Places as Indicators of Environmental Values	129
Thierry RAMADIER, Chryssanthi PETROPOULOU, H�el�ene HANIOTOU, Anne-Christine BRONNER and Christophe ENAUX	
6.1. Introduction.	129
6.2. From landscape to eco-landscape	131
6.2.1. Landscapes and environmental values	132
6.2.2. Methodological orientation	133
6.2.3. Landscape ecology and the concept of eco-landscape	135
6.2.4. Method of analysis: eco-landscape cartography of urban spaces.	136
6.2.5. Building the landscape analysis grid.	140

6.3. Behavioral and representational data collection	142
6.3.1. The spatial reconstruction set (JRS): a cognitive spatial representation data collection technique	142
6.3.2. Collecting travel behavior data	144
6.4. Behavioral and representational data processing	147
6.4.1. The processing of visited places	147
6.4.2. The processing of space cognitive representations	148
6.5. An application example: the Cronenbourg district pensioners' mobility	149
6.6. Conclusion	154
6.7. Acknowledgements	155
6.8. Bibliography	155
Chapter 7. Household Residential Choices upon Acquiring a Single-Family House	159
Yan KESTENS, Marius THÉRIAULT and François DES ROSIERS	
7.1. Introduction.	159
7.2. Spatial cognition and perception of activity places	160
7.3. Residential mobility	162
7.4. Residential choice and location	163
7.5. Mobility survey and residential choices in Québec City	164
7.6. Conjoint modeling of household stated preferences	173
7.6.1. Conjoint analysis of moving motivations.	175
7.6.2. Conjoint analysis of residential locations.	176
7.7. Discussion and conclusion	179
7.8. Acknowledgments	182
7.9. Bibliography	182
Chapter 8. Distances, Accessibility and Spatial Diffusion	189
Pierre DUMOLARD	
8.1. Introduction.	189
8.2. Distance, distances?	190
8.2.1. Definition of a mathematical distance between points	190
8.2.2. Various geographic distances between points	190
8.2.3. Distances between cartographic objects.	191
8.2.4. A generalized notion of distance	191
8.3. Spatial accessibility	192
8.3.1. Definition of spatial accessibility	192
8.3.2. Measuring spatial accessibility	193
8.4. Accessibility and spatial diffusion	198
8.4.1. Chronology of diffusions	199
8.4.2. The spatiotemporal diffusion process	199

8.4.3. Simulating diffusion through DAI	200
8.5. Conclusion	202
8.6. Bibliography	203
Chapter 9. Accessibility to Proximity Services in Poor Areas of the Island of Montreal	205
Philippe APPARICIO and Anne-Marie SÉGUIN	
9.1. Introduction.	205
9.2. Data	206
9.3. Methodology for measuring accessibility of services	206
9.3.1. The spatial unit of reference	207
9.3.2. The aggregation method.	208
9.3.3. The measures of accessibility.	210
9.3.4. Types of distances	211
9.4. Methodological approach: designing an accessibility indicator	215
9.5. The findings	215
9.5.1. The identification of spaces of poverty	215
9.5.2. The indicator of proximity to urban resources	216
9.5.3. Poverty and proximity to urban resources: is there any relationship?	219
9.6. Conclusion	220
9.7. Bibliography	221
Chapter 10. Accessibility of Urban Services: Modeling Socio-spatial Differences and their Impacts on Residential Values	225
Marius THÉRIAULT, Marion VOISIN and François DES ROSIERS	
10.1. Introduction	225
10.2. The perceptual and social components of accessibility	227
10.3. Centrality, relative and differential accessibilities	229
10.3.1. Centrality as an indicator of interaction potential	230
10.3.2. Differentiating among mobility behaviors	231
10.3.3. Determining elasticity thresholds and opportunities.	233
10.3.4. Modeling accessibility of urban services	234
10.3.5. Multicollinearity between indices and accessibility differentials	236
10.4. Modeling the impact of accessibility on residential values	238
10.4.1. The spatial autocorrelation issue	240
10.4.2. Autoregressive models of externalities derived from accessibility	241
10.4.3. The issues of spatial drift on coefficients	244
10.4.4. The GWR model	246
10.4.5. The multicollinearity between regression parameters	250

10.5. Conclusion	251
10.6. Acknowledgements	252
10.7. Bibliography	252
Chapter 11. Hedonic Price Modeling: Measuring Urban Externalities in Québec.	255
François DES ROSIERS, Jean DUBÉ and Marius THÉRIAULT	
11.1. Introduction	255
11.2. Hedonic modeling and the microeconomic theory	258
11.3. Measuring urban externalities: market segmentation and functional form issues	260
11.3.1. Market segmentation	261
11.3.2. Measure of the phenomenon and choice of the functional form.	262
11.4. Econometric issues and implicit price estimation.	265
11.4.1. Multicollinearity between independent variables	265
11.4.2. Heteroskedasticity of the residuals	266
11.4.3. Spatial autocorrelation of the residuals	267
11.5. The hedonic approach and measure of externalities: some examples	268
11.5.1. Proximity impact of a high-voltage transmission line.	268
11.5.2. Residential values and shopping center proximity.	272
11.5.3. Landscaping and its effect on house values.	276
11.6. Conclusion	278
11.7. Acknowledgements	279
11.8. Bibliography	279
Chapter 12. The Value of Peri-urban Landscapes in a French Real Estate Market.	285
Thierry BROSSARD, Jean CAVAILHÈS, Mohamed HILAL, Daniel JOLY, François-Pierre TOURNEUX and Pierre WAVRESKY	
12.1. Introduction	285
12.2. Real estate and landscape data	286
12.2.1. The study area	286
12.2.2. The real estate market	287
12.2.3. Landscape data	288
12.3. Geographic and econometric models	291
12.3.1. Landscape and viewshed.	291
12.3.2. Landscape and economic value	294
12.4. Results	297
12.4.1. Landscape characterization	297
12.4.2. Hedonic price of non-landscape attributes	300

12.4.3. Hedonic price of landscape attributes	301
12.5. Conclusion	304
12.6. Acknowledgements	304
12.7. Bibliography	304
Chapter 13. Conclusion.	307
Marius THÉRIAULT and François DES ROSIERS	
13.1. Acknowledgements	311
13.2. Bibliography	311
List of Authors	313
Index	317