

Riyadh City- Center District
“Characteristics and Challenges”
Study in Urban Geography-
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ABSTRACT

One of the salient features of Riyadh internal structure was the concentration of the majority of commercial ,industrial and housing activities in the central area and its fringes and with increase in population due to the two factors of biological increase and migration from within and outside, new forces of development appeared coping with the age of economic affluence and the application of the second and third five years plan during the period 1975-1985,exemplified in the expansion of housing areas creeping to the suburbs causing deep reaching changes in demographic patterns and land uses related to their distribution .Hence the commercial services circle expanded with the advent of commercial nuclei which had been gradually transformed into large modern commercial centers .New technologies were adopted like provision fantastic architectural designs erected on large area formed of multiple floors and securing of additional services in an impales of multi colors and decoration of retail and decorations and sites coordination.

These commercial and facilities development were concomitant with the deterioration of retail trade in the city center and the deterioration of its environmental and architectural conditions ,the thing that necessitated the intervention of the state directly to rehabilitate the city center since there inherent in it historical and architectural values with once a flourishing commercial past.

These intervention is manifest in the development of Kasr AL Hokom district (Government Palace) which succeeded in reactivating the heart of the city with the central administrative activities in the central city the thing which brought back the brightness of its religious ,political and architectural symbols and reactivated its commercial role with a strong support from the private sector which

ran the risk of establishing of the city with the same specification of their counterparts in the advanced residential district.

These study which concentrated on investigating factors and aspects of the competitive relationship between the central city with its new garment and the commercial centers in the outer district reflected that these efforts which had been exerted reactivate the city center made it on of the marketing option of the public but no longer to play its previous role as a first commercial and business areas, because the outer district enjoyed the geographic precedence of in term of time and place elements and the central administration, social and symbolic values dominating more than the economic ones.

There fore to reap the fruit of development efforts concerning the city center should be reconsidered and more initiatives are requested , most vital of these to find an independent administration for central city to demarcate its boundaries , supervising its performance and to put architectural sign posts for supporting its traditional architect and its distinctive urban features and the pressing necessity for continuing the public and private partnership for planing and putting future strategies to cope with the changing market forces which require that the development product should provide housing units available for moderate income saudi family and markets and offices subject to the abilities of individual merchants and improving the quality of life with the provision of high level facilities , of recreational ,cultural , environmental and tourist nature.