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**VERTICAL LAND USE IN THE CENTRAL
AREA OF THE CITY OF JEDDAH**

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ABSTRACT

Jeddah's central area had experienced dramatic structural change in recent years transforming it from an old residential and market area into, perhaps, one of the major commercial city centers in the Kingdom of Saudi Arabia.

Due to both the scarcity of land and its remarkably high prices in the central area's 34 hectares, maximum vertical use intensity becomes the only viable alternative.

This study aims at soliciting the present pattern of land use in the study area and speculating its future prospects. A complete field survey of the area produced a series of vertical land use maps (scale 1:1000). Commercial use was found to enjoy the largest share of vertical surface, amounting to 65.6% of the total. This percentage jumps to 79.7% when parking space area is included. Residential use, the most dominant in the past, presently occupies a mere 17.7% of the total vertical surface. Commercial establishments and offices, especially banking, are the most prominent users.

Use intensity in the study area manifested by the size of vehicular movement along with space scarcity and the area's geologic make-up led to a striking increase of parking space which presently seems to extend from the underground up to the seventh floor in most locations. Greater vertical use intensity is expected to continue in the future.