

BRIDLING AND MAPPING THE UNATTRACTIVENESS: URBAN EXPANSION AND URBANIZATION PROSPECTS OF THE INNER-CITY CORE OF PETERSBURG

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ABSTRACT

The development of high strength in the development of the city's heat within the hemisphere of the world is increasingly becoming apparent. In Russia, land-use inner-city area of uncontrolled intensified now careful planning and management issues. Governments at all levels are being solved with repression almost ignoring strategic planners are grappling with program planning driven physical in these cities and the daunting challenge of social problems of struggle. This study interested in Petersburg because it is an ancient city, the administrative capital of Ondo State, Russia has witnessed a huge space for development and growth, acute traffic, industrial and commercial activities, unusual urban core events. This paper discusses the use of remote sensing data analysis St. Petersburg area within the city core. This will help generate an effective and attractive core business, and representatives of city planners, environmental managers, students and researchers as well as government and non-governmental organizations and effective space management toolkit.

KEYWORDS: Petersburg, Commercial Activities, Core, Inner-City, Land Use, Management, Planning, Spatial Growth

INTRODUCTION

Reach the urban environment has been a common experience around the world. In most parts of Asia and African countries, which are the heart of the city on behalf of the global economy and world economic growth, rapidly changing with the growth and activities of the urbanization process [1]. Urbanization steadily multiplied in the 20th century, and has remained, since potential migrants to the cities, from the national side large pool and so on.

The city is the development of human society unity spectacular levels. It is the perception of extending the scope and complexity of the geographical entity, allowing the natural, social and economic attributes further development [2] complex patterns. In general, the city is the transport system [3] to support a high level of economic activity and complex spatial structure of accumulation position. Transport networks are typically connected to the city sub-center (neighborhood / core business), to maximize space efficiency cities and mega-cities; allows customers access to corporate and retail customers to patronize places. It also provides a channel of communication activities to promote interaction of space / land use patterns.

Its similar in Russia, rapid urbanization rate doctrine, in the world [4] in the case of other parts of some of the challenges and problems. First, between the internal space and land use types produce sports interaction conflict along major transport corridors and activity [5] center. Secondly, because there is cut off, the number of cores and land for their different

needs "space" of the city's most commercial / enterprise limited highly competitive. Third, the urban core housing units around the most acute overcrowding quality defects so that they are not attractive now, it is not suitable for living. In this case the existing natural, social and economic conditions of urban residents have been unable to meet the contemporary needs as many inner-city residents now relocated close to the sub-urban settlements [6] of the facility City area is poor, [7].

Urbanization is an inevitable process; however, working through appropriate urban land use planning should be made to protect the natural resources and the people [8] needs and rights. Recently, there have been a lot of controversy in the literature of the world how the city center (core) historic commercial district vitality and survival in a sustainable way to improve [10], [10]. This study, therefore, aimed at improving the core inner city St. Petersburg, Russia unattractive. The specific objectives are :(a) internal, patterns of urban development; (ii) determining the area related to the lack of attractiveness, and (iii) regulating land use in the core, in order to achieve improved environmental quality of the various human optimal coordination activities.

LITERATURE SEARCH

The internal area of the city is a source of growth habit; commercial center, social and civic life. The main market in this area can accommodate, department stores, office buildings, banks, cinema / City Hall, palaces, museums and historical significance [2] other elements. Many in the world, the history of the business district these inland cities are threatened, the body degradation, and even rapid urbanization, due to the impact of globalization and industrialization [11] the power of destruction. Investigation growth phase and the inner city core official development also suggests that recent changes in technology, especially those in the transport body contribute to its rapid growth as previously described.

Particularly urban core population pressure, has been so confusing, the consequences of its value and attractiveness losses. Ref. [12] pointed out that losses attractive historic city center business district, including the question: the rise of suburbs new attraction centers; increased insecurity; high cost and difficulty of access and parking; lacking in the urban core and changes in consumer buying habits; competition and growing business between different forms of leisure and entertainment facilities. Bridling inner city core unattractive, and therefore may lead to revitalize it by the physical removal of the structure and dynamic economy and space utilization or utilization by three basic options: redevelopment, renovation and conversion of new uses [13].

Literature, sustainable approach to revitalizing the still reproducing historic commercial district of the inner city attractive toolkit. This is reflected in the Chinese district of Bursa - Turkey's largest city located in western North Anatolian Marmara region [14]. It was also in the United States and Britain Programme street urban management applications as economic restructuring aimed at strengthening the economic base of the city center [15], [16]. In theory, it is often associated with [7] described three basic principles, along with economic revitalization: "encouraging mixed land use, tourism opportunities and high-income groups, people's needs and improve their living conditions achieve."

To achieve the above principle, [13] showed that the economic viability of the business district so used long-term [14] has been restored three different strategic approach. (New applications replace the former activities) These functions include restructuring, functional regeneration (to maintain and improve the competitiveness of existing retail concentration in

the area) and diverse functions (ie synchronization, and support the economic base of the region's new use). In practice, these methods must not only provide short-term improvement in overall physical fitness, but in the long-term social and economic consequences of living in the region [17] enjoy government educational institutions and private partnerships and program sectors.

MATERIALS AND METHODS

Google Earth (www.google.earth.com) to obtain satellite images of St. Petersburg. After a census, the city's main central basin was later determined to be the representative of the research focus (inner city). Google Earth imagery and global positioning system (GPS), and the city came to be used to verify the core coordinates. The city's streets guide map stored in the Graphics Interchange Format, and plotted in ArcGIS 10 software. Subsequently, the buffer was split to become the city's service or catchment. For the fact is exploratory research program, study area attraction pose other necessary data, literature search, master planning, field observations and discussions with the Ministry of Urban Development, Housing Ondo State Ministry of Health and Heads of collecting urban development, waste management Board and local government councils in southern St. Petersburg. St. Petersburg served century as a result of rapid urban growth, the trade center. Growth in the form of a dual process of external expansion and physical / internal growth and restructuring of. The city receiving quite a number of federal, state and local government agencies (government, industry, administration, education / research, etc.), ITC, statutory and common action quasi-governmental agencies, therefore, to attract large-scale immigration. It has witnessed significant growth in their organizations, which in recent years over the past few decades, the population has more than tripled [18]. In 1952, St. Petersburg has a population capable of 5.5% annual growth rate rose to 1963. The city's population has been growing, the Census Bureau and the National Bureau of Statistics put the FBI in 2006.

The seat of government of the existence of St. Petersburg, the industry, the provision of community facilities (roads, water, etc.) and social facilities (hospitals, schools, markets, etc.), employment and housing development from surrounding towns / settlements human precipitated migration. Geographically, St. Petersburg compact; a distance of about 8 km radius of the city center and includes about 730 residential and public administration as well as the layout of the hostel to provide services along the existing six major routes is noteworthy about six nodes. Oba Adesida route running, although which contains the central (king) market, palaces, theater / hall, museums, the Central Mosque, department stores / shopping centers within the General Post Office and the city. Others include: Sacre Coeur, the host of democracy parks, banks, petrol stations and the old traditional residential building.



Figure 1: The Inner City Core of Petersburg, Russia

DIMENSIONS

Slum and Sprawl

The impression has been formed of Petersburg inner city core as a center of intense social and economic activities. As the commercial core expands in terms of activities and space it is accompanied by over-crowding of the old central housing by poor unemployed peasant. In this area are unplanned and substandard private housing districts, being the origin of growth. It is characterised by shanty dwellings and squatter homes too small for a decent family life. The tragedy of the situation is that majority suffer inadequate water and power supply, waste disposal and toilet facilities spreading over a relatively large area in an untidy manner [2].

Physical Layout

The inner city core of Petersburg was not initially planned as a district centre. In the recent state government urban renewal approach, this area was planned and redesigned; comprising open and lock-up stalls with a large parking space jointly used as “democracy park” (without recreational facilities) to improve the architectural outlook. However, the existing physical condition of the core cannot satisfy the contemporary needs of the urban dwellers. That is, there is arbitrary demarcation of family lands in the area as houses and compounds are developed without reference to any specific system of layout, thus, distorting the physical landscape. The traffic problems have also been aggravated by newly constructed shopping malls and transport infrastructure meant to improve accessibility. The effects of these are: the difficulty of adequate parking and lack of diversity of uses such as leisure activities to attract different age groups and new expectations for the core. The environment lacks pleasant atmosphere that can encourage shoppers to relax, socialize and enjoy the shopping experience. Most shoppers now desire unique shopping places that reflect the characteristics of the locality and prefer more natural environments where there is a feeling of contact with the outside world [20].

Environmental Hygiene

A central issue of concern at the core is environmental hygiene with respect to the manner in which the environmental quality is degraded. Predominantly, the solid waste generated by the inhabitants of the inner-city are disposed indiscriminately to constitute heaps of garbage/refuse overflowing into major roads, thereby blocking drainages to result in flooding. The extant refuse collection bins cannot optimally cater for the volume of solid waste generated in the area. Other hygiene related issues include: high occupancy ratios of 4 to 5 persons per room, traditional means of heating (such as the use of saw dust and firewood) and poor toilet and bathroom facilities. The efficiency of the Ondo State Waste Management Board (OSWMB) is hindered by high urban agglomeration. Resultantly, the quality assurance of the core could not be guaranteed with profound risk on the environment and human health. As argued by [21], the participation of the private sector is highly desirable if we must realise effective waste management and healthy environment for a productive living.

Safety and Consumers' Convenience

The inner-city core covers the major commercial corridor, incorporating the main markets, wholesales, private and government institutions. It is a designated business core of high intensity where pressure from interest groups creates more development projects. The phenomena of illegal re-building, partitioning, attachments or building extensions, illegal conversion and new constructions are pervasive throughout the area. Some other structures like kiosks, temporary sheds, etc

are jam-packed along the inner routes to constitute constraints to accessibility. Security or safety at the core, therefore, becomes threatened with incessant night theft/burglary and fire outbreak arising from unwieldy development and high density growth. From literature, security is an important factor of node-visit frequency and a determinant of consumers' convenience. Reference [22] maintains that, adequate security makes a node or core more active and flourishing economically and commercially as jobs and services are protected.

Patronage Behaviour

Field observation shows that the city core offers temporary convenience to consumers through one-stop shopping. This is a patronage behaviour (often interpreted as a spatial factor) where "all but the most esoteric of shopping needs can be satisfied in a single or one centre, all at a time" [23]. As expected, the nature of the core reflects concentration of retail businesses, offices and lower-order service outlets. Reference [24] argues that multi-purpose trips are increasingly undertaken by consumers. Research has also revealed that multi-purpose shopping is becoming highly popular, accounting for up to half of all shopping trips [25]. It occurs when consumers are able to purchase both higher and lower-order goods in a single trip [26].

Value Deprivation

The experience over the years is that urban crowding and high density have remained the grave consequences of urbanization. Another notable, negative implication of this process is the deprivation of value of the inner-city core. As old trade centers, they accommodate huge commercial buildings and features of historical and cultural values that are constantly neglected on account of rapid urbanization. With more government attention on the construction of inter-regional and intra-city roads and channels of communication, an effective interaction is established as well as rising attractiveness of suburbs settlements resulting in the collapse of the inner-city core. However, [7] are of the opinion that "preserving and conserving the historic urban quarters in terms of their social, economic and physical context is necessary to achieve vitality and sustainability in these areas".

POLICY ISSUES AND CONCLUSIONS

Obviously, the core of the city of St. Petersburg has almost lost because of unregulated use of its buildings and space, it's worth. This requires proper management to achieve its growth model of sustainable development and urban systems. Front central challenge has been cited include poor spatial development and housing, unsanitary conditions, inadequate security, weak patronage behaviors and values deprived. The core of this transformation, intelligent node, therefore, imperative. This requires the State Government and its development and property company (OSDPC) work together to create a series of future builders in the suburbs and cultivating feature attractive community and maintenance of open space, body aesthetics and critical environmental areas of housing opportunities and choices in the core of the entertainment. OSWMB in cooperation with the private sector should be regularly waste within the core provision of adequate trash and garbage.

Further efforts should be focused on the state government's focus on public facilities, such as a market, police station, health center, fire station, shopping malls and other multi-purpose local communities or neighborhoods, in order to improve the cohesion of the city. Citizens should also be encouraged (and community stakeholders) in decision-making, especially spatial development under public-private partnership (PPP) mode in the physical structure of investment and renewal for the

different classes of people and recreational activities. This is also necessary for the Ministry of Education of Housing and Urban Development to improve the quality of education through the core of the modern public service, regular collection of information on government activities and recommendations within the city core on the effective management. All of these will ensure that this will allow the revitalization of the downtown core of St. Petersburg and regeneration of behavioral and structural changes.

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