

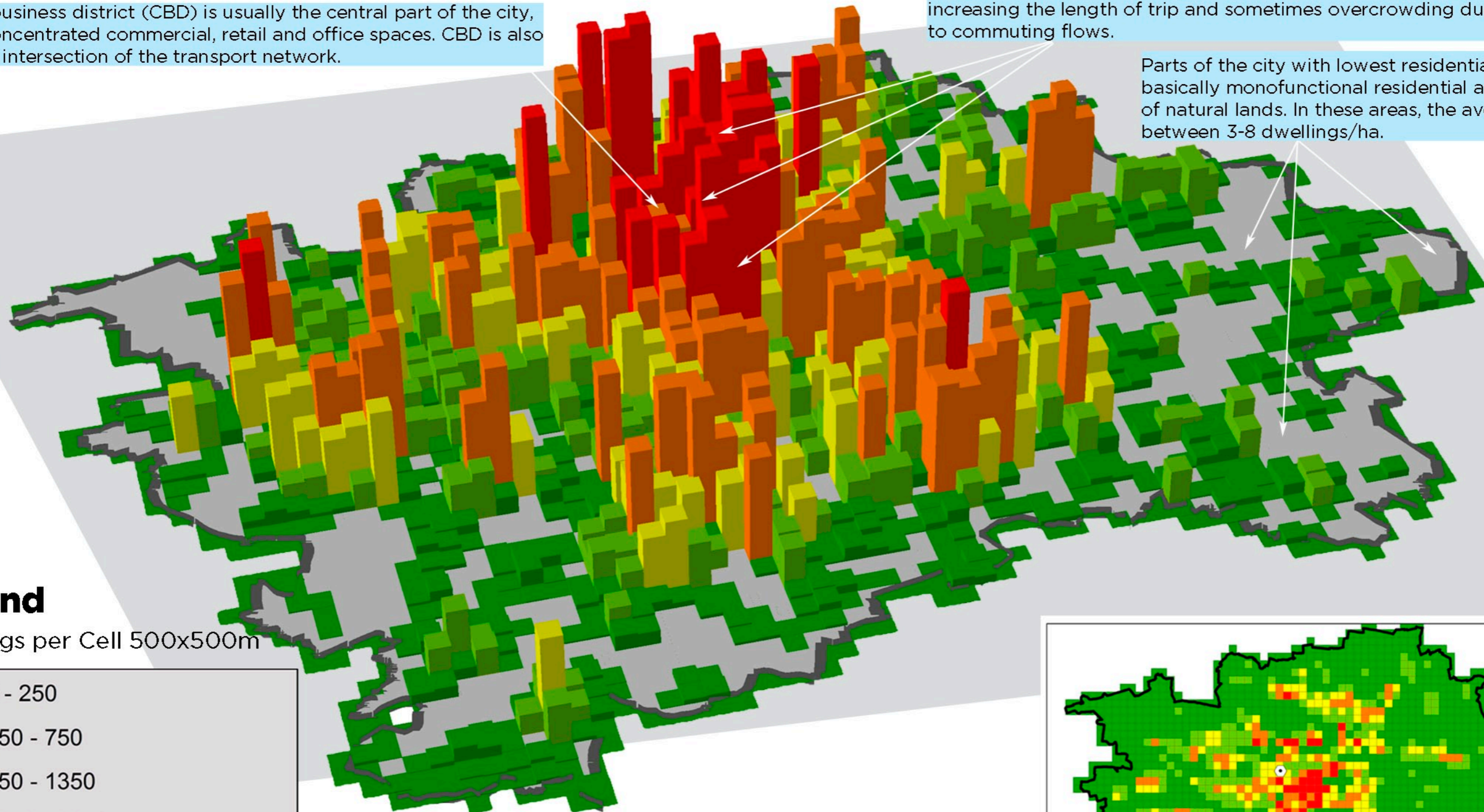
Prague residential density map

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Central business district (CBD) is usually the central part of the city, where concentrated commercial, retail and office spaces. CBD is also a central intersection of the transport network.

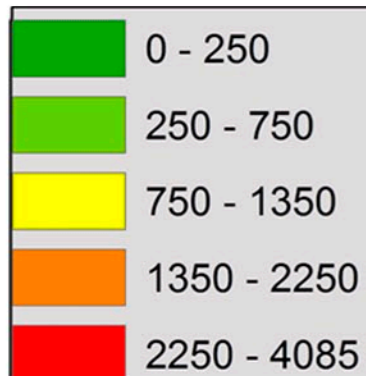
Prague urban form Prague tends to monocentric model, with the highest density around CBD and decreasing to the periphery. For this urban model it is typical when land price follows residential density and also has a declining trend from the central part of the city. This model assumes a radial road system development with its main disadvantage - increasing the length of trip and sometimes overcrowding due to commuting flows.

Parts of the city with lowest residential density, which are basically monofunctional residential areas with a large share of natural lands. In these areas, the average density varies between 3-8 dwellings/ha.



Legend

Dwellings per Cell 500x500m



The monocentric model is inherent in Prague and there are two reasons for its future viability. First is the historic core of the city which is also a center for tourism. Tourism is one of the most powerful sources of income and the concentrations of jobs. The second fact is the radial road system and a strong public transport network around CBD. However, the development of city periphery will also continue, due to cheaper land prices as well as more quiet life conditions than near busy downtown. And here it is necessary from urban planners to control and guide the development through indicators which were described in this work.

