

# # 3970870825: MAJOR URBAN PLANNING  
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DEVELOPMENT

BUNNASART SUKTRAKUL : DEVELOPMENT GUIDELINES FOR COMMERCIAL DISTRICT IN  
THE INNER AREA OF OLD CITY : A CASE STUDY OF MUANG CHIANG MAI .

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The commercial district in the inner area of old city in Muang Chaing Mai is historic valued area because its development started at the same time of Chiang Mai's settlement. Development guidelines for commercial district should realize both value and develop functions of this area that can be used efficiency . The objective of this study is to study the development of commercial district, the valued composition and problems which impact on activities and the value of commercial district .

The study reveals that the commercial district in the inner area of old city was built at the same time as Chiang Mai's settlement. In the first period , this commercial district was temporary market to sell agriculture products along side of the roads. Then , it developed to be the permanent market , with many shops on both sides of Thapae and Chang Moi road which are Warrorot and Tonlamyai market and sold all days. Commercial district expanded to main road of this area.The value of commercial district can be divided to 5 types which are historic, art and architectural , social and cultural , economic and ecological value.

Now the commercial district locates in the inner area of the city , from city wall to Mae Ping river. The land price in this area is highest .There are the traffic jams , high density population and many problems such as water pollution in Mae Ping and Mae Kha river , parking problem , deteriorated old building and land use problem . These problems have the impact on the value of commercial district and people who live in this area

The development guidelines for commercial district in the inner area of old city are proposed to conserve old building, maintain the cultural value of this area , and solve the environmental as well as problems improve footpath , plant trees , close the road sometime for manage the activity , improve the municipal law to make the commercial district work efficiency.

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