

GZP Zoning category	Mid Rise Residential Development
RP Zoning category	Consolidated former state sector housing
Legend	U21

Reference urban form
> Urban residential blocks typical from the "modern period" of architecture of the fifties and early sixties built as former state building

Pursued Objectives
<ul style="list-style-type: none"> > Favor rehabilitation of a dwelling typology which provides good urban conditions > Favor mixed use > Possibility to built for each rehabilitation operation a higher building in accordance with formal and architectural typology to insure economical feasibility of the rehabilitation process > Preserve from construction within the open space, and from higher construction as the mid rate size building of the area > Expropriate the informal houses built within the open spaces > Provide solutions for collective parking areas > Insure accessibility for security vehicles > LaDD (AR) planning process and development for larger areas min 1 ha in case of rehabilitation including new constructions within the area

Provisions principles
<ul style="list-style-type: none"> > Rehabilitation project through LaDD if included new building > Building up to max 6k > Preservation of open spaces, green areas and trees

U21 Provisions

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General provisions

Land uses	Residential housing with mixed activities in accordance with residential area
Accessibility	Required for each building
Parking	Specific requirements
Seismic standards	Risk 8 on Scale

Specific parameters

Plot size	Minimum 1ha for LaDD rehabilitation with new buildings
FAR	1.8
Lot coverage	50%
Open space green areas and plantation	20 % of green area in one plot
Height	
Nbr floor	6K
Setback to street footprint	6m
Attic level	Within max 6 floor 1.5m setback

Special conditions

Building layout	Max length 80 m Distance to limits 3m Distance to building 6m
Commercial activities	1st floor with max 4 m height for commercial use along streets
Environmental constraints	-
Standards	Usual building standards

take place progressively over time. It will proceed to some extent through large operation of developers who manage to obtain control of a territory and are in a position to mobilise adequate financing for the expensive, complex and long-term development processes. The success of this new form of urban development in achieving policy objectives will depend upon new forms of project planning and management, and new capacities on the part of the Municipality to guide and participate actively in such operations. These mechanisms and capacities must be established through the Regulatory System.

> Structure and restructure coherent development of urban blocks

This type of operation applies mainly to the informal settlements which are the only areas where it may be economically viable to conduct restructuring and densification operations. Restructuring interventions will call for a rigorous block by block approach in the city. This rigor of organisation presumes a better use of space to enable higher density, improved accessibility and a more efficient distribution of infrastructure services. It is a direct consequence of the will to densify.

The Regulatory System must have the capacity to foster restructuring in the interest of densification, improved living quality and higher efficiency.

> Create new roads within existing urban tissue

The development of higher density blocks in the city presumes adequate service by the urban road network to assure the accessibility of these areas and respond to the resulting increase in the demand for mobility. In fact, the city is already threatened by a fast growing stock of private automobiles and the density and capacity of the road network is insufficient. Therefore, as a precondition for densification, it will be necessary to develop more urban roads. This implies that the Regulatory Plan must enable reconstruction along the right-of-way of roads that need to be built or enlarged.

> Rehabilitation of existing neighbourhoods

The urban tissue comprises extensive areas of state sector housing, the product of the modernistic urban development approach of the 1960s, '70s and '80s. As discussed above (Section 7.1.2), these housing areas possess certain qualities of human scale and well-dimensioned open space. They have, in the meantime been privatised and transferred to the inhabitants as condominiums. Most of the buildings are in poor physical condition; the issue of maintenance of the façade, roof and open space has yet to be resolved.

Nevertheless, this prevalent form of housing stock constitutes an important model. It is proposed to promote the rehabilitation of these housing blocks, first, because of their quality and improvement potential and second, because demolition and reconstruction of the blocks implies very complex and long-term operations which would only gradually yield the needed increase in settlement density.

The Regulatory System must therefore have the capacity to: limit the construction of non-conforming new buildings in the area of state sector housing; protect the remaining open space, and; enable the provision of new community facilities.

> Preservation of the historic patrimony of the city

The historic heritage of the city is modest. It comprises a collection of buildings and monuments and residential neighbourhoods from every epoch. It is proposed to preserve the historic “villa” quarter in the centre of the city.

Realisation of this objective requires, among other things, that the Regulatory Plan provide mechanism whereby the owners of protected buildings and sites may be compensated for the loss of their right to construct larger structures on their land in consequence due to preservation regulations.

> Preservation of the rich mix of urban activities and uses in the city

The rapid and spontaneous development of Tirana has produced a very dynamic and vital mix of activities and uses in central areas of the city, which is often surprising but which constitutes an important aspect of the character and quality of the city today. The Regulatory Plan should recognise the positive aspects of this mix and encourage their survival.

> Facilitate the emergence of new poles of mixed uses at the sites of abandoned industrial facilities

Several defunct industrial sites represent valuable land resources which are to be developed as mixed use concentrations of activity. They are expected to play an important role in the future structuring of the city.

The Regulatory System should contain provisions and instruments which facilitate large-scale projects for the development of these sites through appropriate forms of private initiative and/or public-private partnership.

Informal settlements

The intention is to consolidate the land use patterns of relatively well organised settlements and to prevent the introduction of new construction that differs greatly from the existing structures in each area.

Pilot projects are envisioned aimed at improving living conditions in selected informal settlements.

Former state sector housing from the communist period

Extensive areas of state sector housing blocks form a ring around the historic centre of Tirana and extend along some of the radial axis. These structures represent an interesting and homogeneous urban typology, built to human scale with well articulated patterns that respect the distance between structures and create adequate open space in relation to the built volume. They are the result of a coherent urban concept.

The intention is to consolidate these settlements, preventing infilling of the available open spaces by new residential structures of a quite different typology that is difficult to integrate into the existing structure – a process that is well advanced in many areas.

The design and implementation of pilot projects is foreseen to rehabilitate selected areas of state sector housing.

> Conservation

The conservation of valuable structures and historical urban tissue is an important intention in selected areas of the city centre. These areas would be assessed through special studies and conservation or restoration projects would be implemented through the application of specialised instruments.

The main intention is to highlight the aesthetic and historic value of certain areas which may have a positive impact on future developments in the area.

> Renewal

Certain defunct industrial areas, some poorly organised informal residential areas, etc. need to be renewed and opened to new uses. The intention would be to promote private development of the area through a mix of private incentives and public sector interventions. The process would have to be individually designed in each case in relationship to the available potentials, development trends and private sector interests.