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PROJECT TIRANA 2010

PROTECTING
THE NEIGHBORHOOD



General analysis of the area

Key characteristics

- Proximity to the city centre
- Run through an bordered by main axes
- Mainly residential area
- Mix of housing and light commercial uses
- Mix of socialistic type of urban planning practices and private initiative within the urban tissue
- Wide age spectrum regarding the inhabitants

Pros

- Set up of built environment creates innerness
- Lots of open spaces
- Human scale
- Empty shells suitable for future use

Cons

- Illegal buildings in urban spaces
- Insufficient infrastructure
- Low quality of built environment
- Disintegration of former urban fabric by the new grand scale housing constructions



Main Scenario

New investments and Developments in the new neighboring areas

- Rise in property and land values in the research area
- New constructions, mobilization of real-estate market
- Eviction of people and uses
- Increase of density of built environment
- Invasion of traffic in the area
- Environmental problems (noise, air pollution)

Result: Radical urban transformation in the area



Main intensions

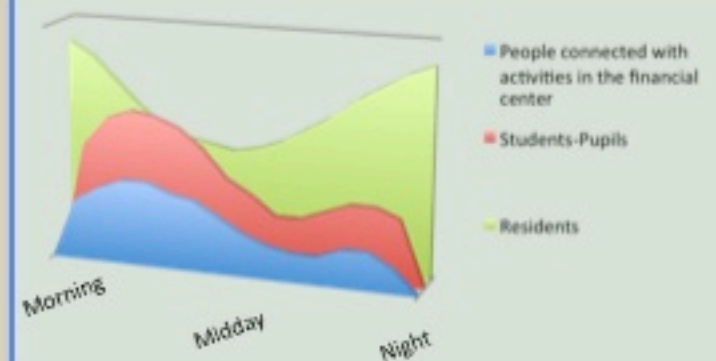
Connection with neighboring areas



De-escalation of aggressive commercial uses towards residential uses



Make district attractive to various social groups, favor social mixture



Proposals in terms of intervention timeline

short-term

Land-uses regulations (A),(B)

Heights regulations (construction regulation) (B)

(A): Proposals concerning the connection with neighboring areas

(B): Proposals concerning the de-escalation of aggressive towards resident-areas uses

(C): Proposals concerning the transformation of the district into a place of social mixture

mid-term

Connection of urban spaces with pedestrianizations, passages, bicycles routes, several demolitions (A)

Creation of several parking lots at the edges of the area (A),(B)

Improvement of urban furniture (A),(C)

long-term

Institution of social and cultural services around the main free urban spaces (C)

Interventions in the functionality and morphology (?) of the existing buildings, general reservations (C)

Short-term Proposals

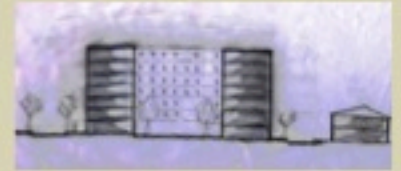


- Land-uses regulations

- Mix of housing and light commercial uses
- Housing uses
- Cultural/educational uses
- Main axis
- Secondary axis

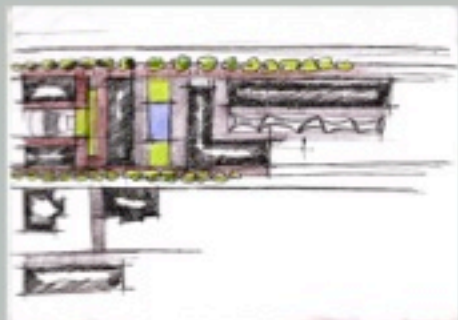
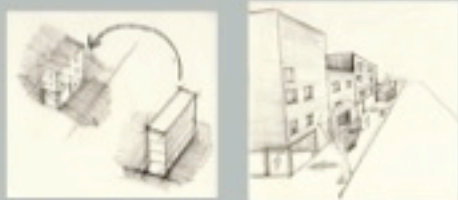
- Heights regulations (construction regulations)

- Max 6 stories high
- Max 5 stories high
- Max 4 stories high

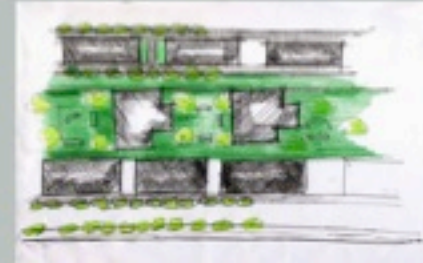


Middle-term Proposals

- Connection of urban spaces with pedestrianizations, passages, bicycles routes, several demolitions



- Creation of several parking lots at the edges of the area
- Improvement of urban furniture



Long-term Proposals

- Functional and morphological interventions on existing buildings and general renovations round the main free urban spaces considering the cultural and social needs of the area's residents



- Introduction of social and cultural services around the main free urban spaces

- Social services
- Cultural centers/sport facilities
- Library