

LOVING PLACES

MAG annual symposium to showcase innovation in good placemaking at home and abroad.

## REGENERATING TIRANA, ALBANIA

Joni Baboci

General Director of Urban Planning and Development  
in the City of Tirana, Albania



**DfC**

Department  
for Communities

[www.communities-ni.gov.uk](http://www.communities-ni.gov.uk)



# URBAN RENAISSANCE

## PLACEMAKING AT DIFFERENT SCALES IN TIRANA

BY

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BELFAST - 27 MARCH 2018





**OTTOMAN  
EMPIRE**





**EASTERN  
BLOCK**

brexit-ambiguous map

EUROPEAN  
UNION



brexit-ambiguous map

EUROPEAN  
UNION



EASTERN  
BLOCK

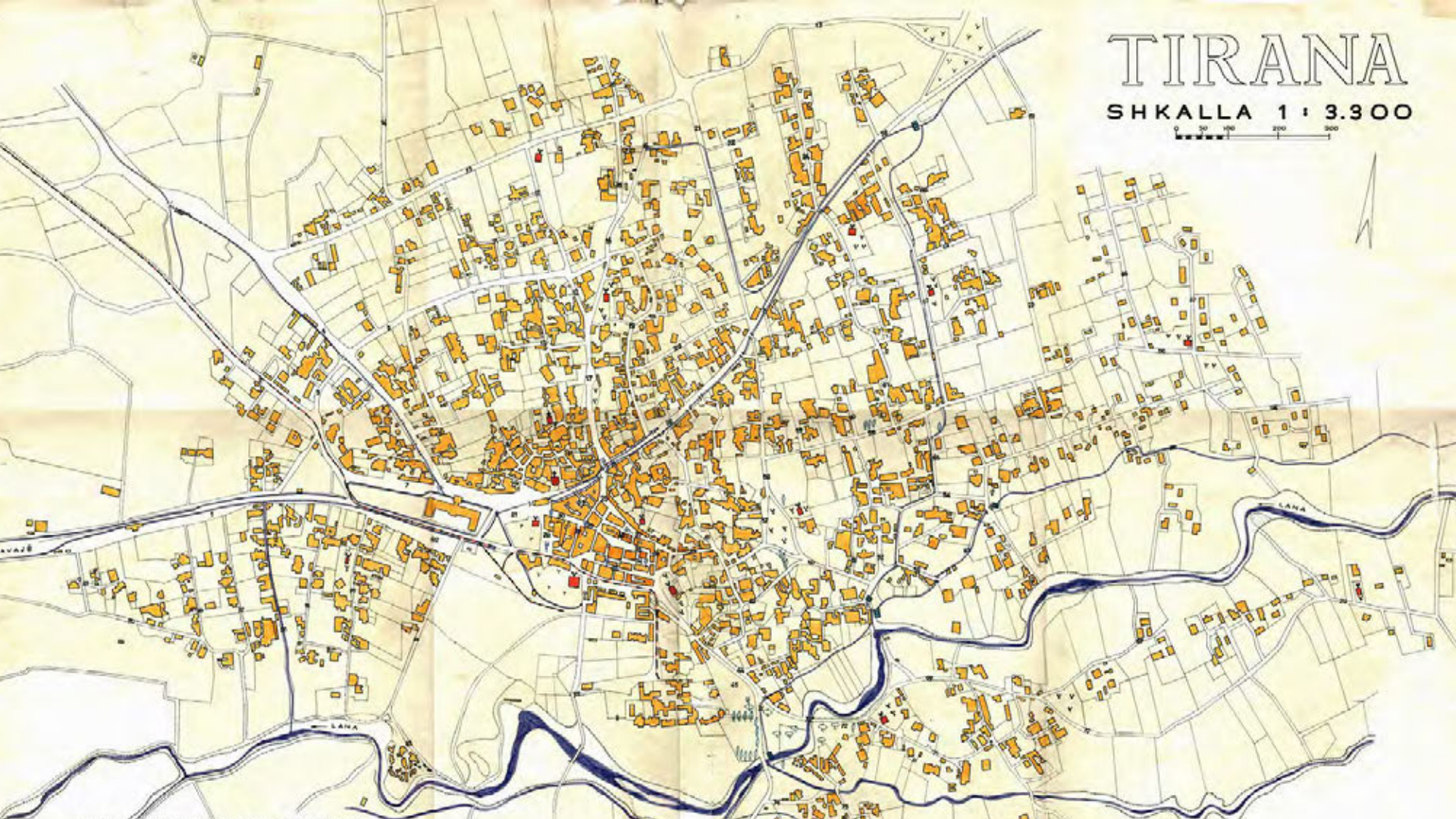


OTTOMAN  
EMPIRE



# TIRANA

SHKALLA 1 : 3.300















Quadrupled population in 25 years

**800 000**

Inhabitants of the Municipality of Tirana

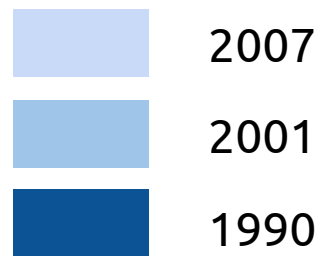
peri+urban informality



peri+urban informality



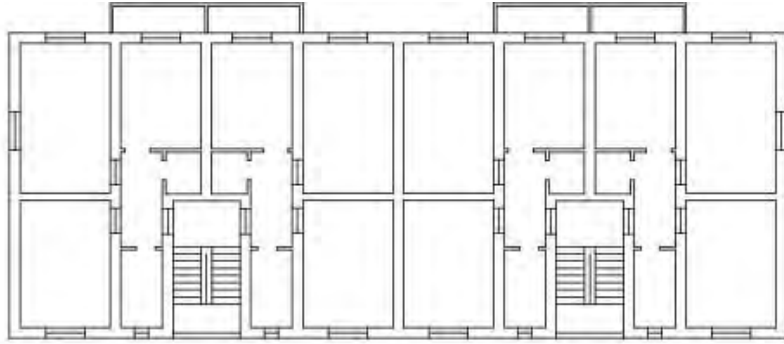
demography



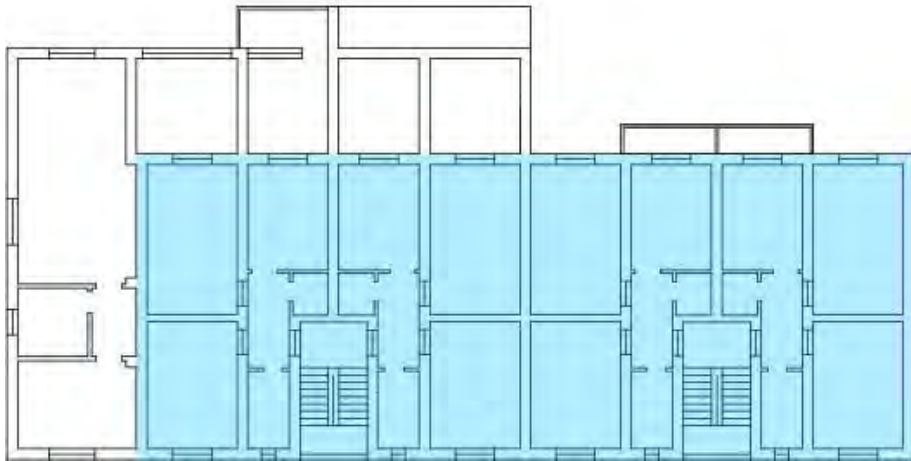




E

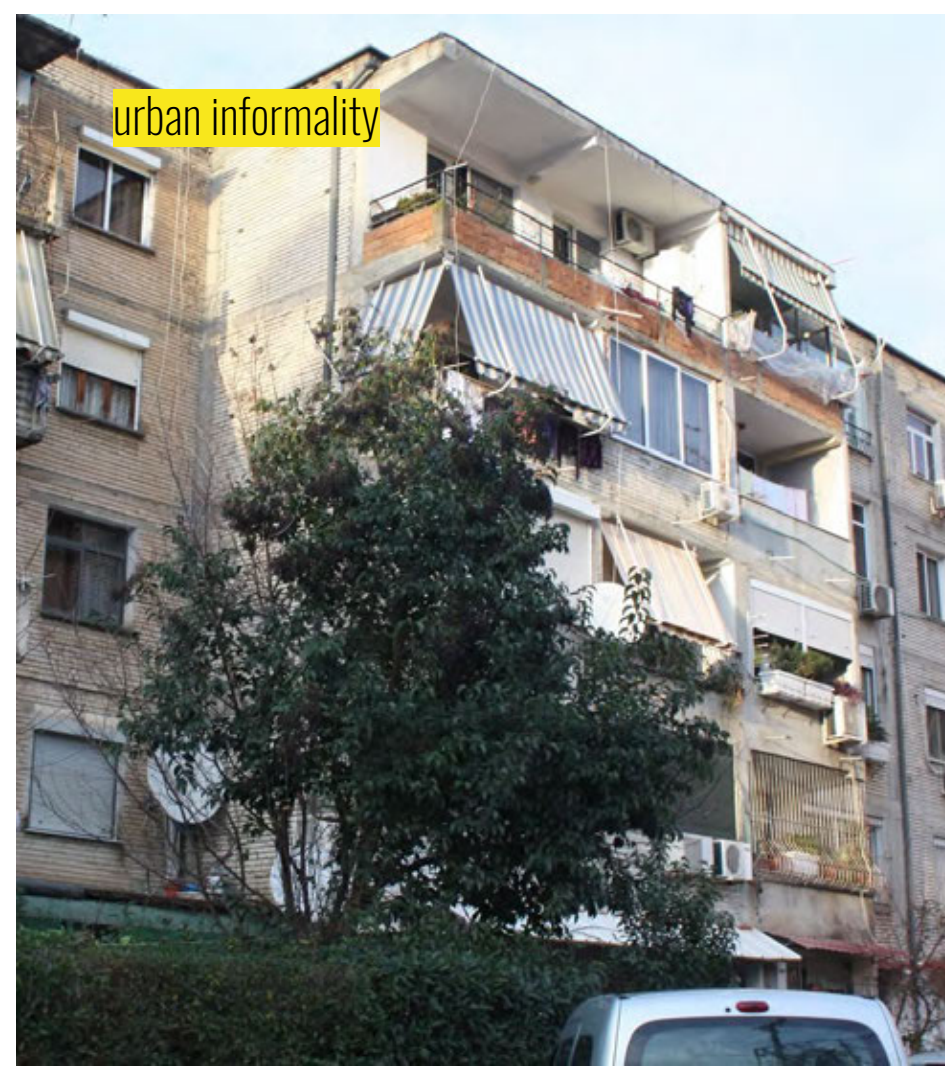


before the informal additions



after the informal additions

urban informality







act & plan

act through no-regret interventions

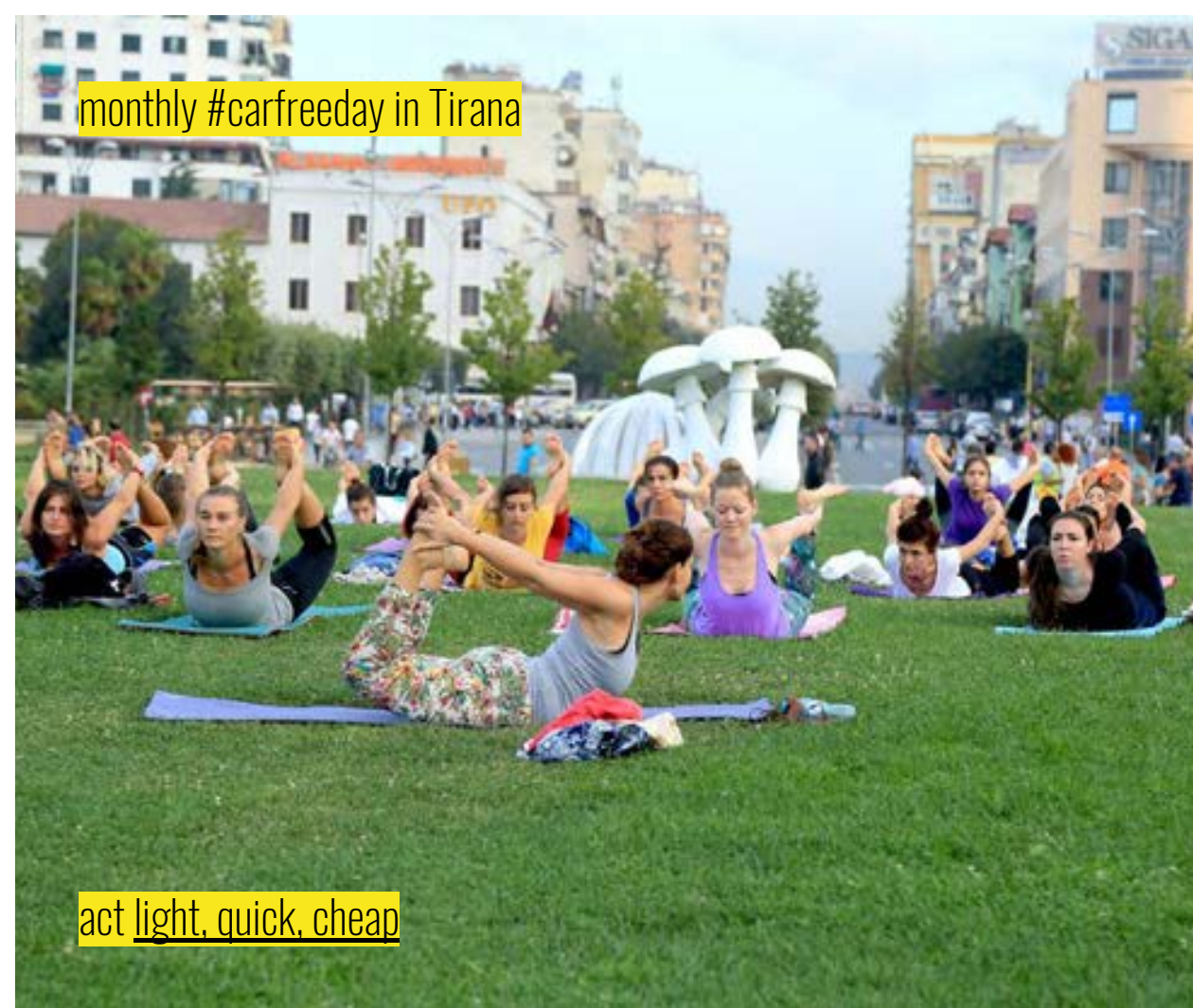
act light, quick, cheap

spur creativity - let the city reinvent itself

solve the obvious problems first

practice collaborative smart planning and policy

monthly #carfreeday in Tirana



act light, quick, cheap



monthly #carfreeday in Tirana (17 March 2019)



act light, quick, cheap



create #buzz in the city

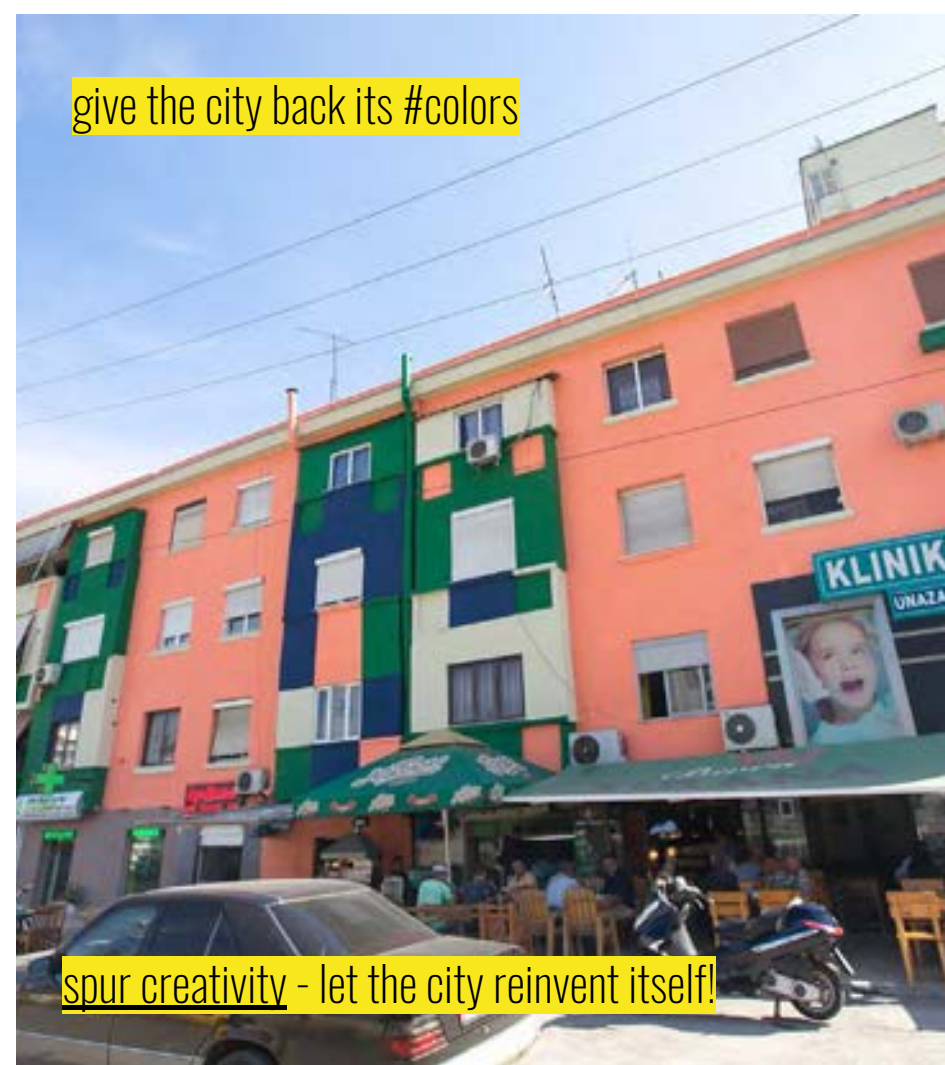


spur creativity - let the city reinvent itself!





give the city back its #colors



spur creativity - let the city reinvent itself!

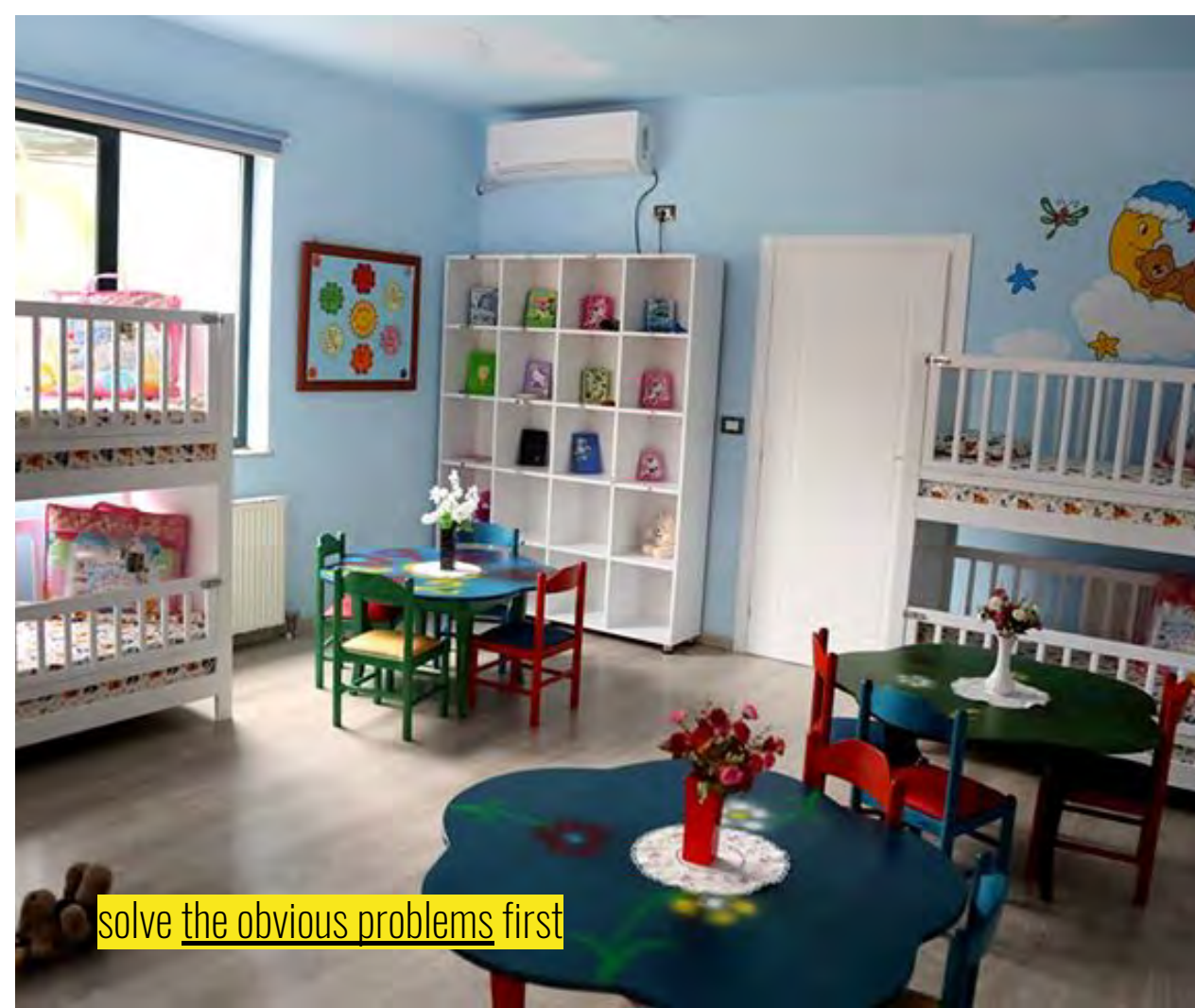


markets to the city, city to the markets



spur creativity - let the city reinvent itself!







solve the obvious problems first

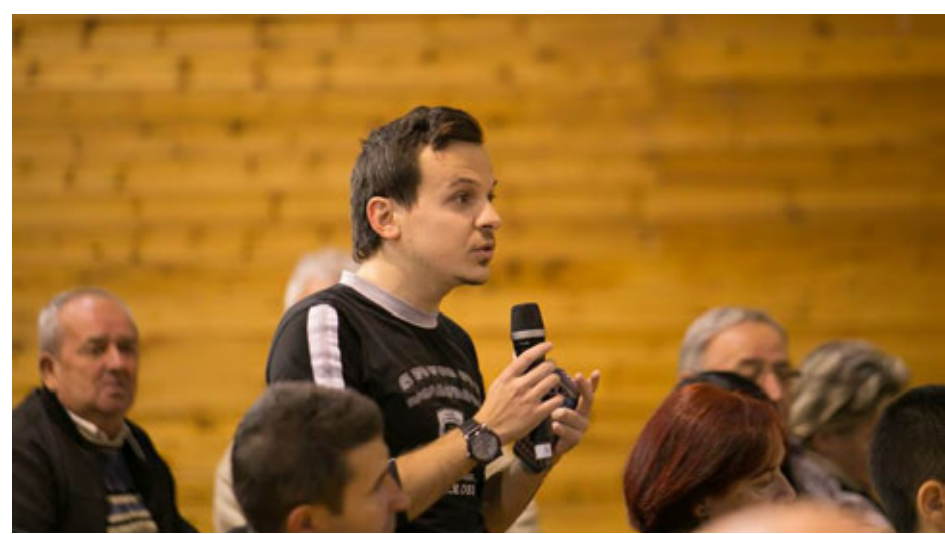




participatory budgeting



citizen-led as the routine rather than the exception



use simple technology  
to your advantage

Protokoli: 11643/3

Data: 06/10/15

Pershkrimi i Zhvillimit: Punime të riparimit dhe mirëmbajtjes të fasadës dhe murit rrethues të godinës së Rektoratit dhe Fakultetit të Mjekësisë

Lloji i Zhvillimit: Deklarate Paraprake - Neni 7

Kontrolli i Fundit: -

Emri i Subjektit: Universiteti i Mjekësisë

Kontakti i Subjektit:

Specialisti: Armando Rapaj

Statusi: aktiv

Adresa: Rruga e Dibres, prona me nr. pasurie 10/126, në zonën kadastrale 8120

Shenime:

practice citizen-led as the routine rather than the exception







plan for places

planning under the pressure of action

creating a solid planning framework and continuously update it

full inclusion of interest groups and citizens

international vision & local context

## TR030 A kaleidoscopic metropolis

An intense metropolis full of diverse physical and social landscapes.

A metropolis where inhabitants can find a balance between the urban, natural and agricultural sphere while promoting a biodiversity of cultures and living species.

## TR030

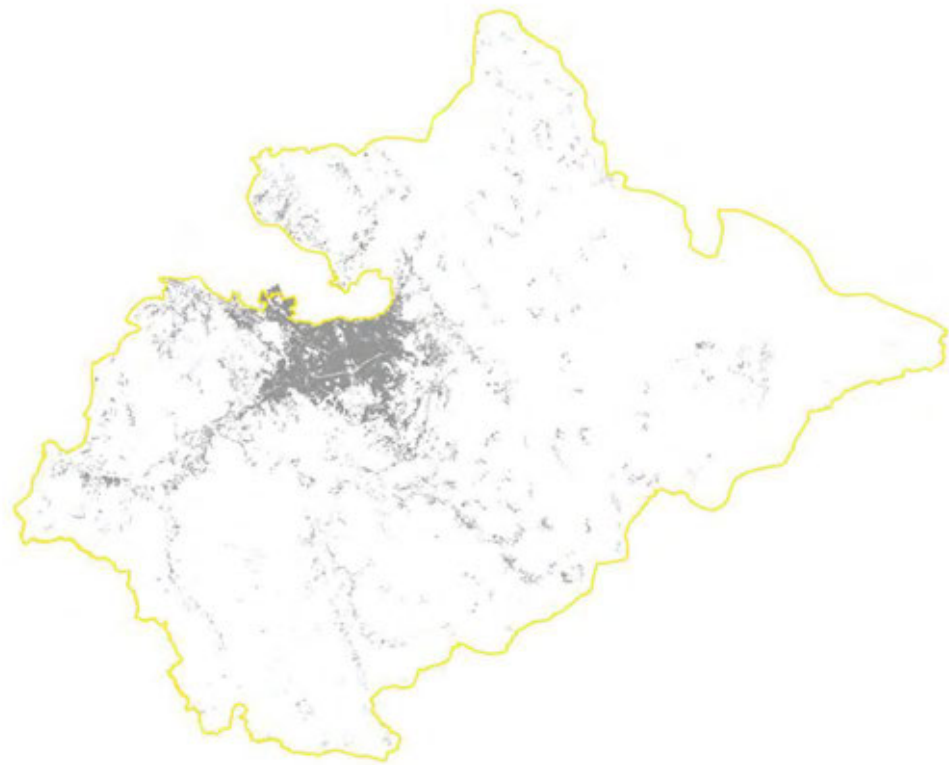
A Kaleidoscopic Metropolis



Ar. Sudhakar







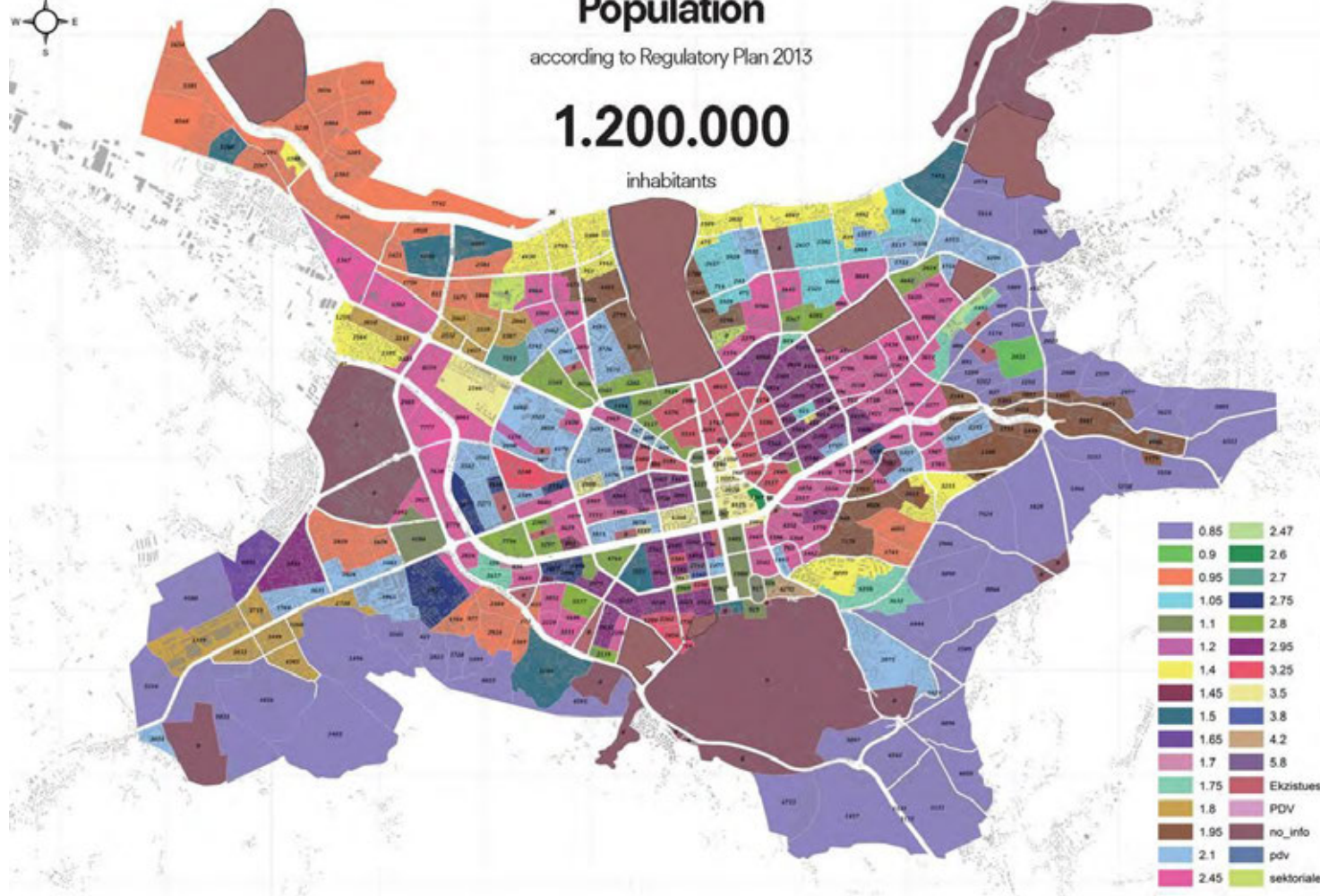


# Population

according to Regulatory Plan 2013

## 1.200.000

inhabitants

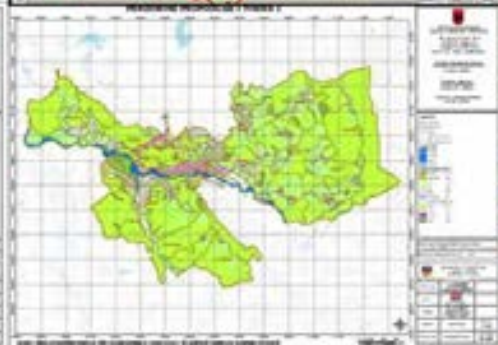
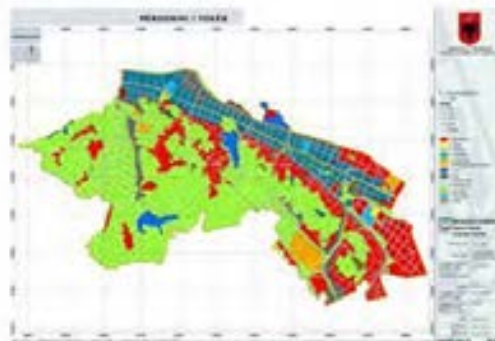
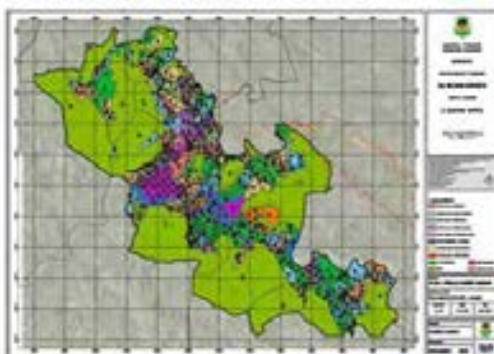


# EX COMMUNES

Regulatory Plan 2013

LAND USE

OVER 3.000.000 inhabitants



participation & consultation







## TR 030: a FRESCO

Towards a Global and Intense City



A. Lorenzetti - Allegoria ad effluvi del Basso e del Casale Goceano - 1338 -1339



Elona Pira

Feb 25, 2016

Resolve

What is meant by "intense" in this case? By way of globalization Tirana is already a global city -- it participates in one way or another in the global

[Show more](#)



Joni Baboci

Feb 25, 2016

I tend to interpret intensity in this framework as vibrancy & density. Tirana is often criticized as a dense urban form with an imminent

[Show more](#)

[Show all 4 replies](#)



Irsida Bejo

Feb 26, 2016

This, then, becomes an economic issue, policy and zoning laws, and the like, that no matter how you plan it or design it, relies on the state or local

[Show more](#)



Raino Isto

Mar 7, 2016

Resolve

This is perhaps a strange question, but I am curious if there is a concept behind the chronological distortion-- why is Lorenzetti's fresco dated to the early 20th century? Does this actually have a kind of role in the historical

TIRANA, METROPOLIS OF BIODIVERSITY

TIRANA, A POLYCENTRIC METROPOLIS

TIRANA, A METROPOLIS OF WIDESPREAD KNOWLEDGE

TIRANA, A METROPOLIS WITH A SHARED AND SUSTAINABLE MOBILITY

TIRANA, A METROPOLIS ON THE WATER

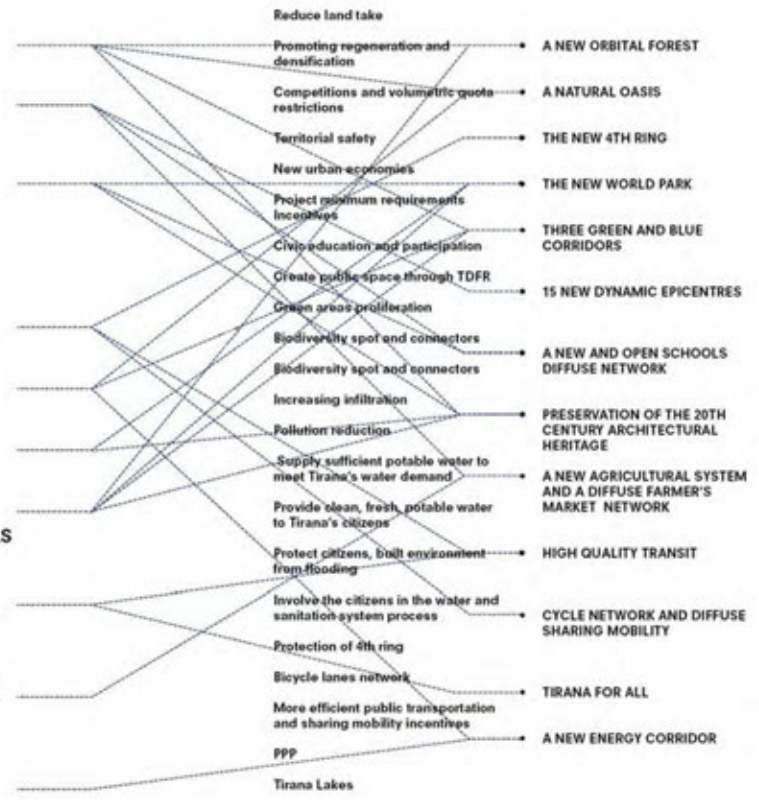
TIRANA, METROPOLIS OF GEOPOLITICS

TIRANA AS A BOOSTER OF TOURIST TRAILS

TIRANA, A CITY OF UNIVERSAL ACCESSIBILITY

TIRANA AN AGRICULTURAL METROPOLIS

TIRANA, A RENEWABLE ENERGY METROPOLIS

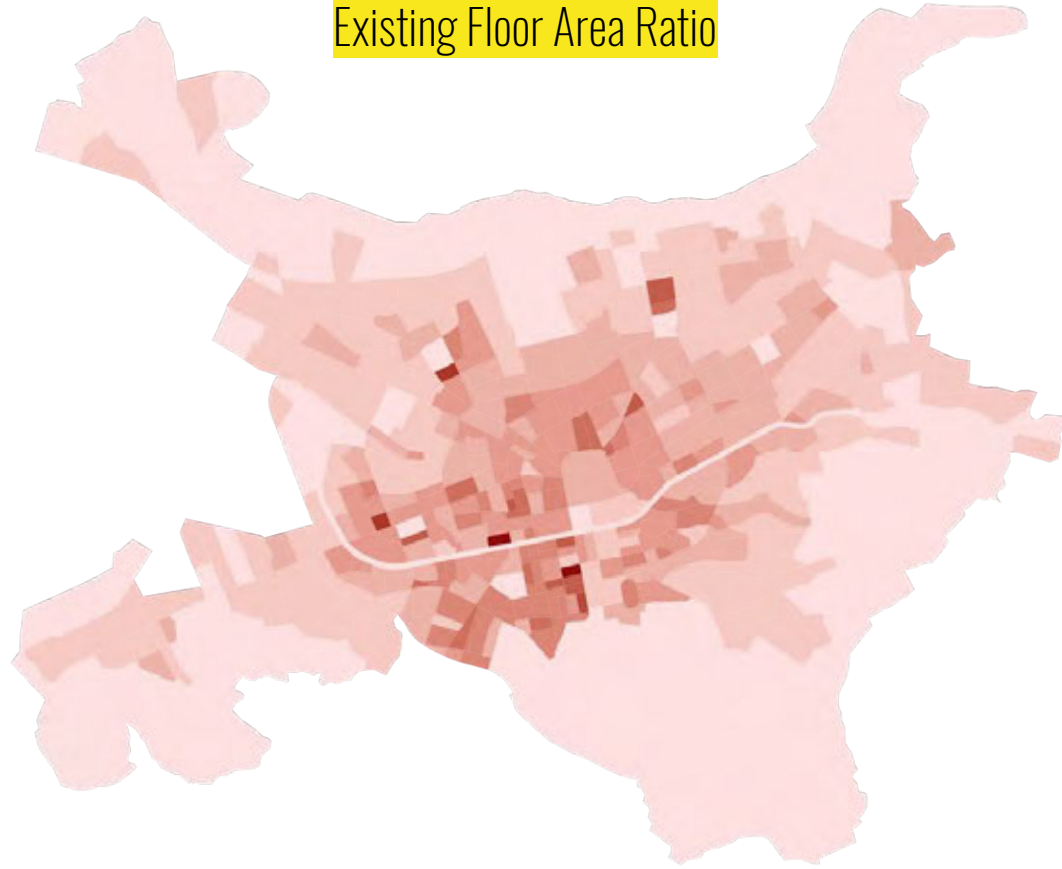


**Fresco**  
10 Pillars

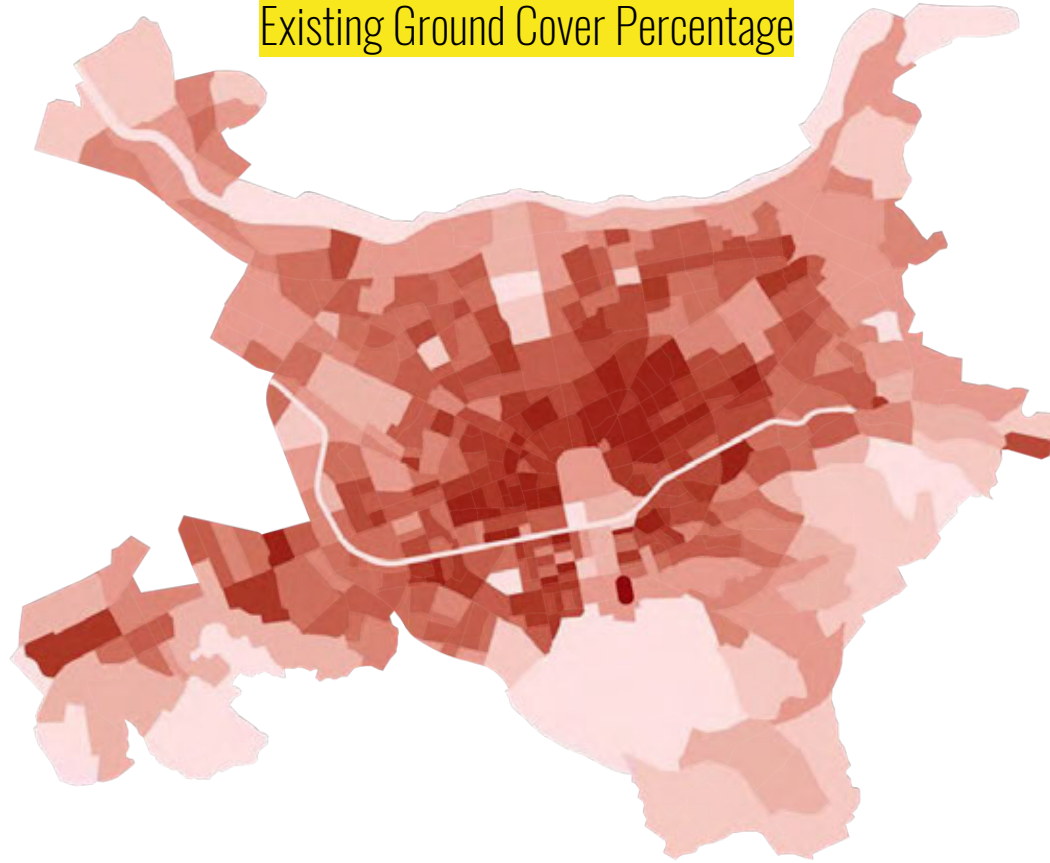
**Charter**  
23 Main Policies

**Atlas**  
13 Strategic Projects

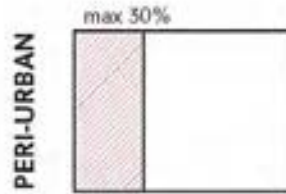
## Existing Floor Area Ratio



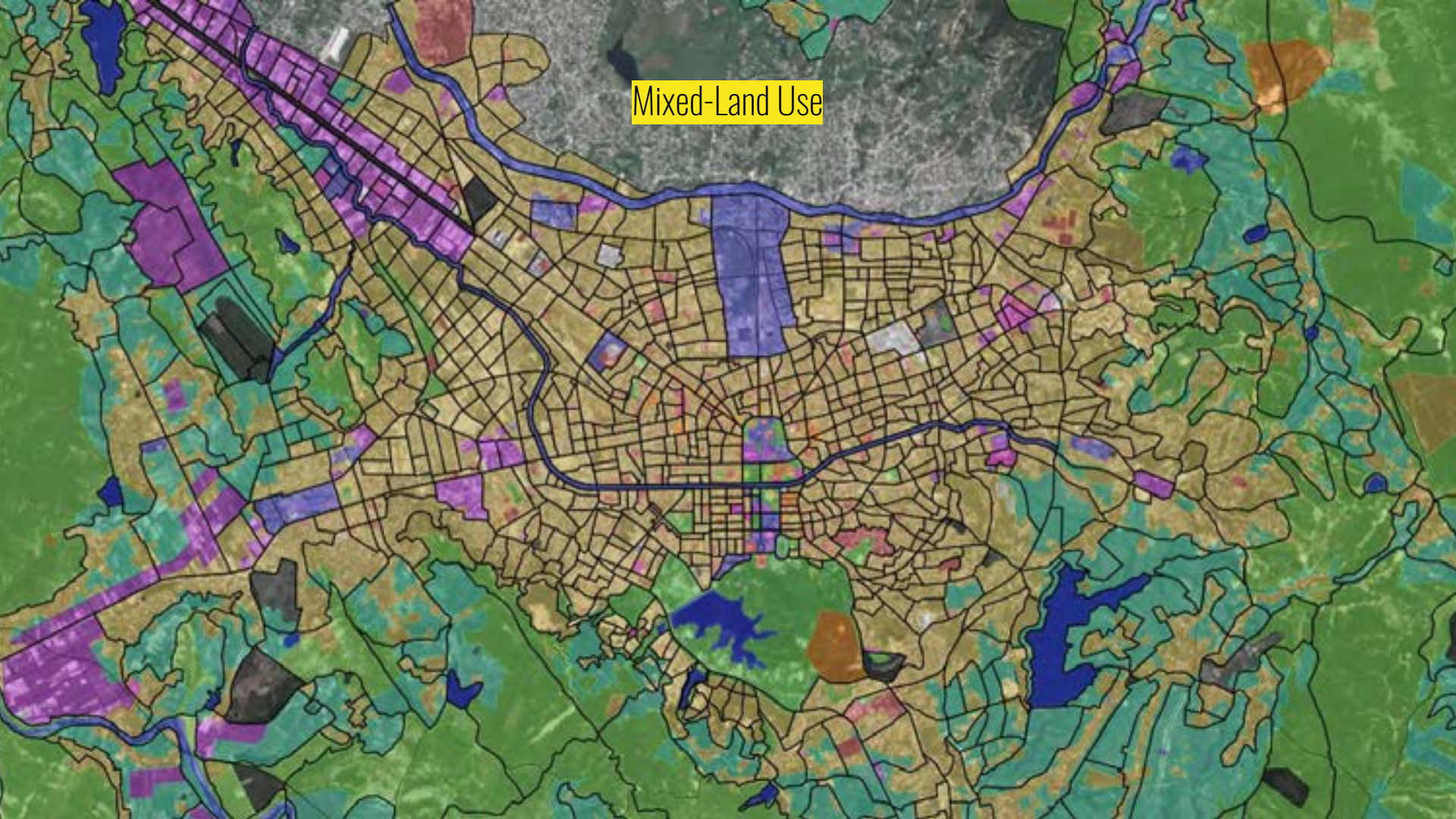
# Existing Ground Cover Percentage



## Maximum Ground Cover Percentage

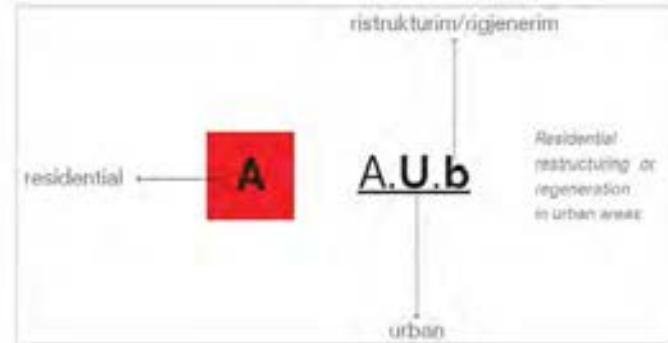


Mixed-Land Use

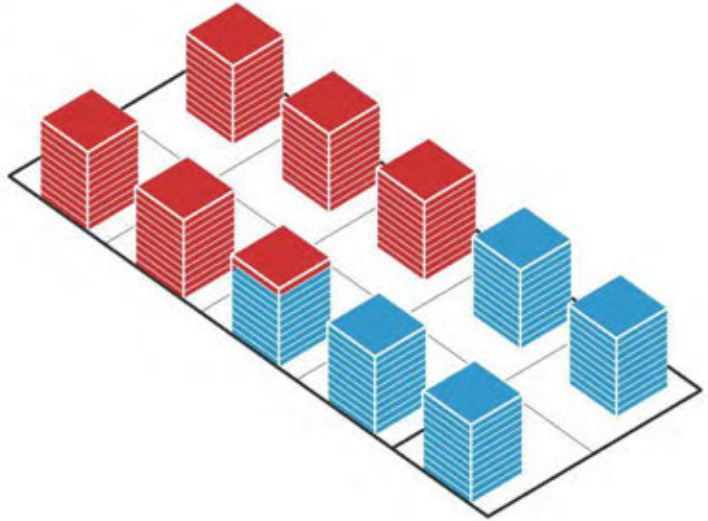
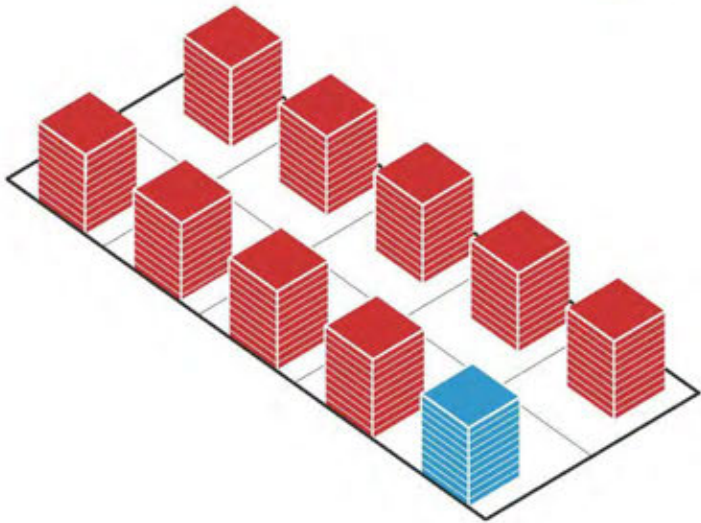


# Mixed-Land Use Flexibility

<b>A</b>	RESIDENTIAL
<b>IE</b>	INDUSTRY AND ECONOMY
<b>B</b>	AGRICULTURE
<b>S</b>	SERVICES
<b>V</b>	SPECIAL USAGE
<b>U</b>	WATER
<b>N</b>	NATURAL LAND
<b>M</b>	HERITAGE AND CULTURAL AND HISTORICAL MONUMENTS
<b>ZU</b>	MILITARY ZONE
<b>IS</b>	INSTITUTIONS
<b>AR</b>	SOCIAL AND RECREATIONAL ACTIVITIES
<b>AS</b>	EDUCATION
<b>SH</b>	HEALTH
<b>IN</b>	INFRASTRUCTURE
<b>T</b>	SPECIAL TRANSFORMATION AREAS



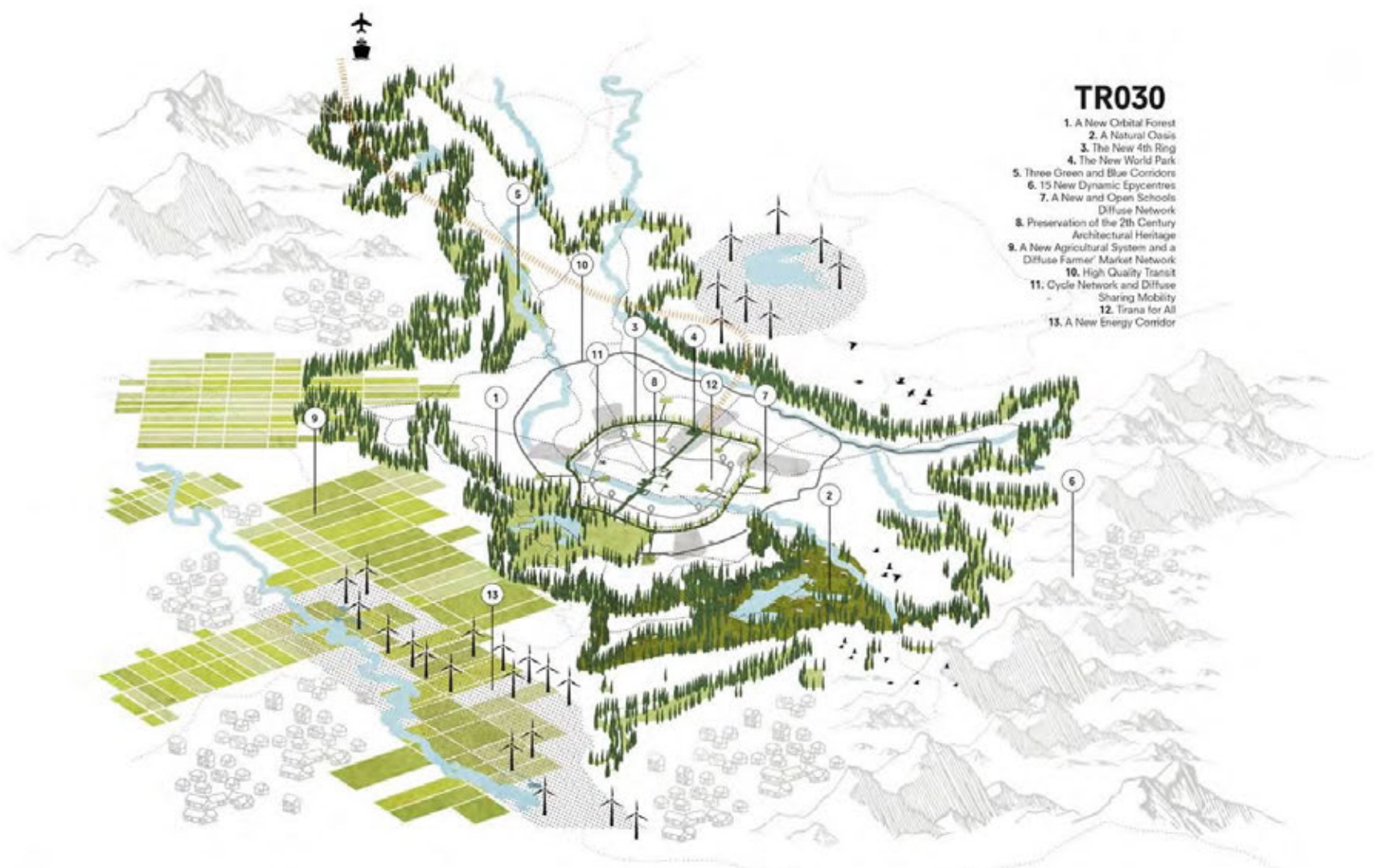
10% min **COMMERCIAL**  
51% min **RESIDENTIAL**





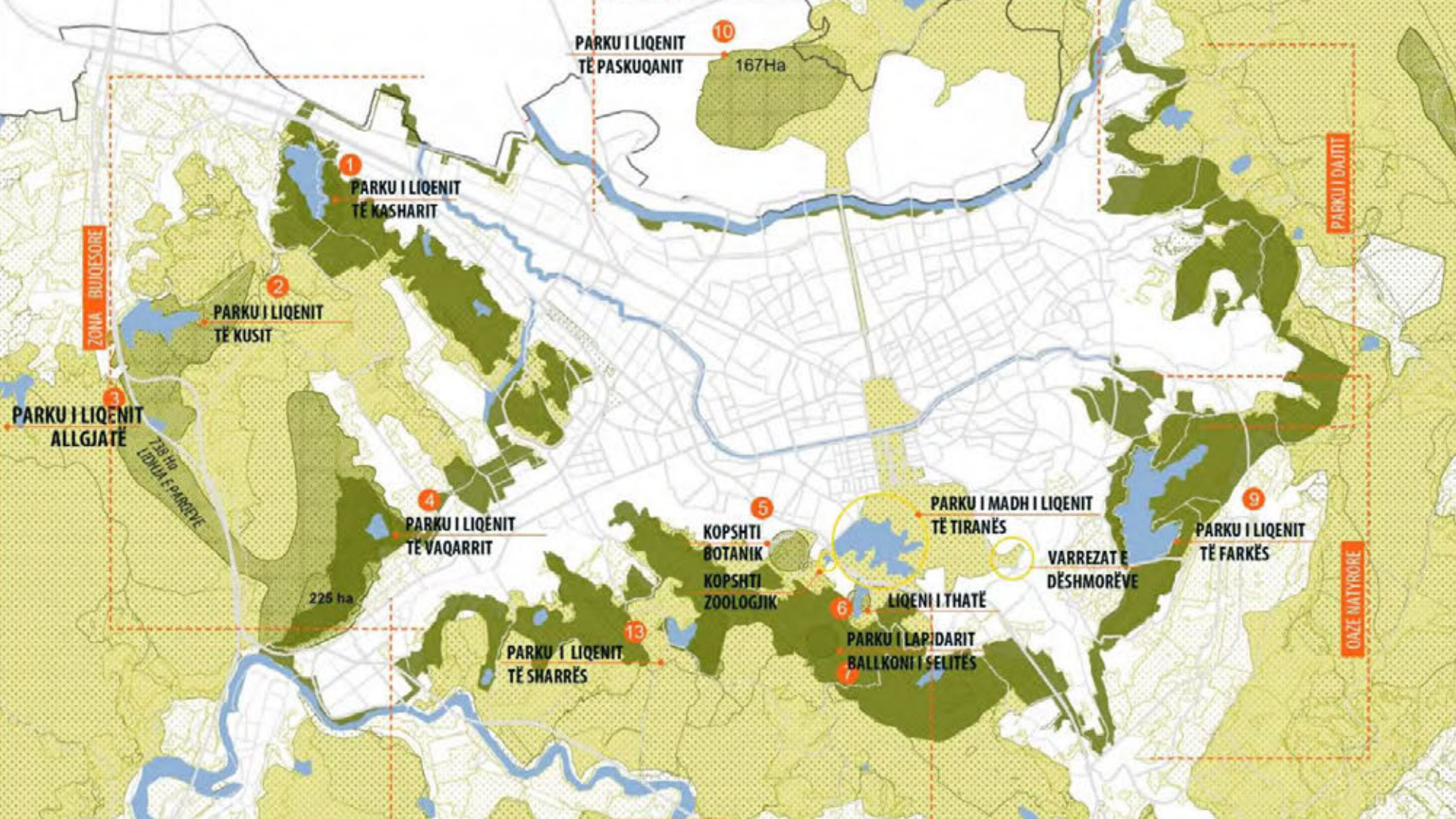
## TR030

1. A New Orbital Forest
2. A Natural Oasis
3. The New 4th Ring
4. The New World Park
5. Three Green and Blue Corridors
6. 15 New Dynamic Episcyres
7. A New and Open Schools Diffuse Network
8. Preservation of the 2th Century Architectural Heritage
9. A New Agricultural System and a Diffuse Farmer' Market Network
10. High Quality Transit
11. Cycle Network and Diffuse Sharing Mobility
12. Trana for All
13. A New Energy Corridor



metrobosco





PARKU I LIQENIT  
TË PASKUQANIT

10

167Ha

1  
PARKU I LIQENIT  
TË KASHARIT

2  
PARKU I LIQENIT  
TË KUSIT

3  
PARKU I LIQENIT  
ALLGJATË

738 ha  
LIDHJA E PARREJE

4  
PARKU I LIQENIT  
TË VAQARRIT

226 ha

5  
KOPSHTI  
BOTANIK  
KOPSHTI  
ZOOLOGJIK

PARKU I MADH I LIQENIT  
TË TIRANËS

VARREZAT E  
DËSHMORËVE

9  
PARKU I LIQENIT  
TË FARKËS

6  
LIQENI I THATË

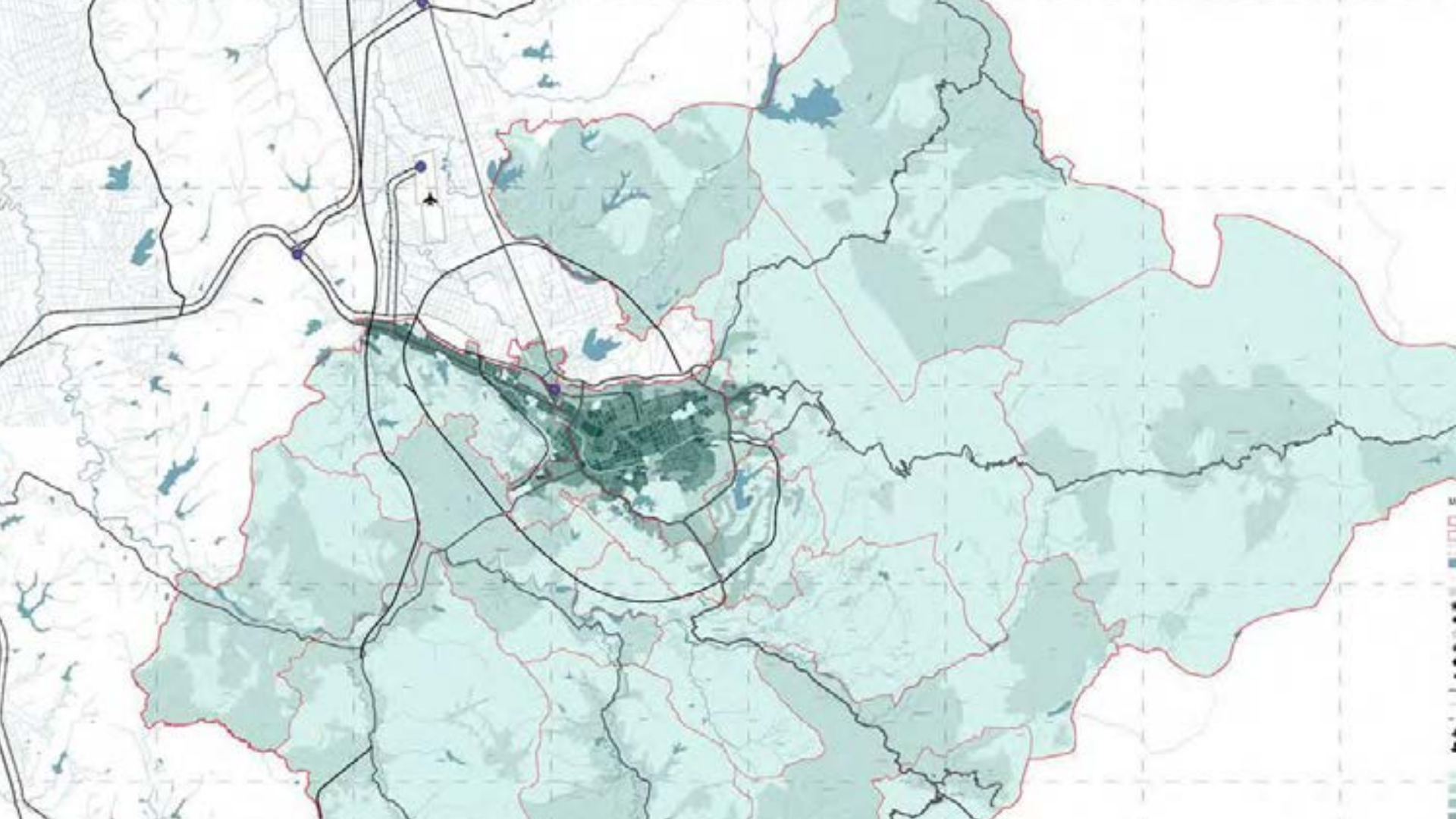
7  
PARKU I LAPIDARIT  
BALLKONI I SELITËS

13  
PARKU I LIQENIT  
TË SHARRËS

PARKU I DADITI

OAZE NATyroRE

ZONA BUJESORE





smart-growth densification

**Tirana Urban Area**



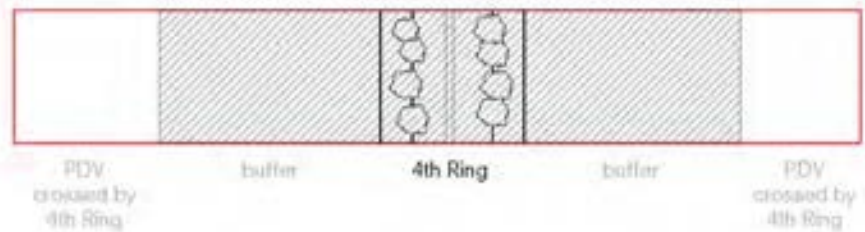
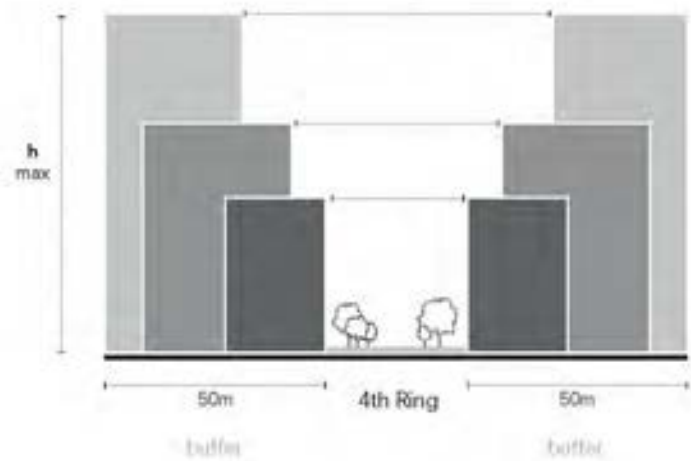
**Tirana Rural Centres**







## 4th Ring





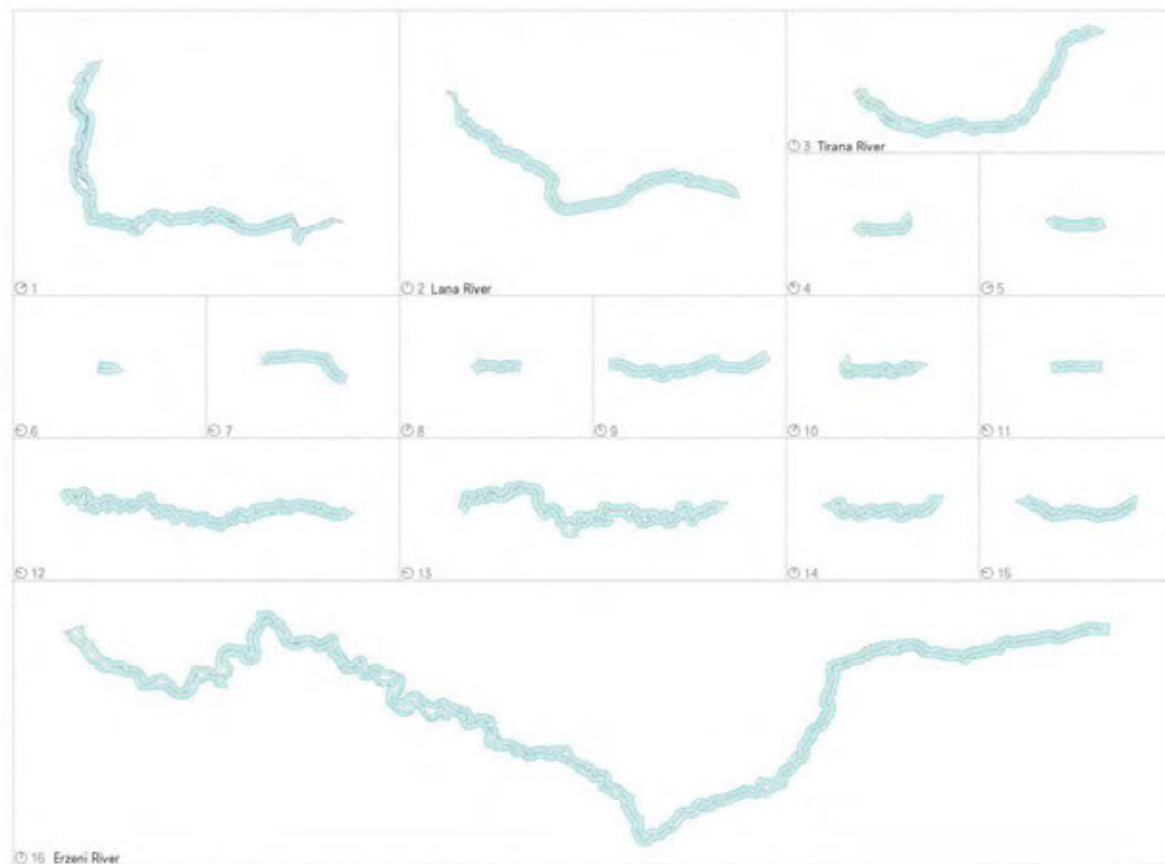
## The New Boulevard & Tirana Central Park



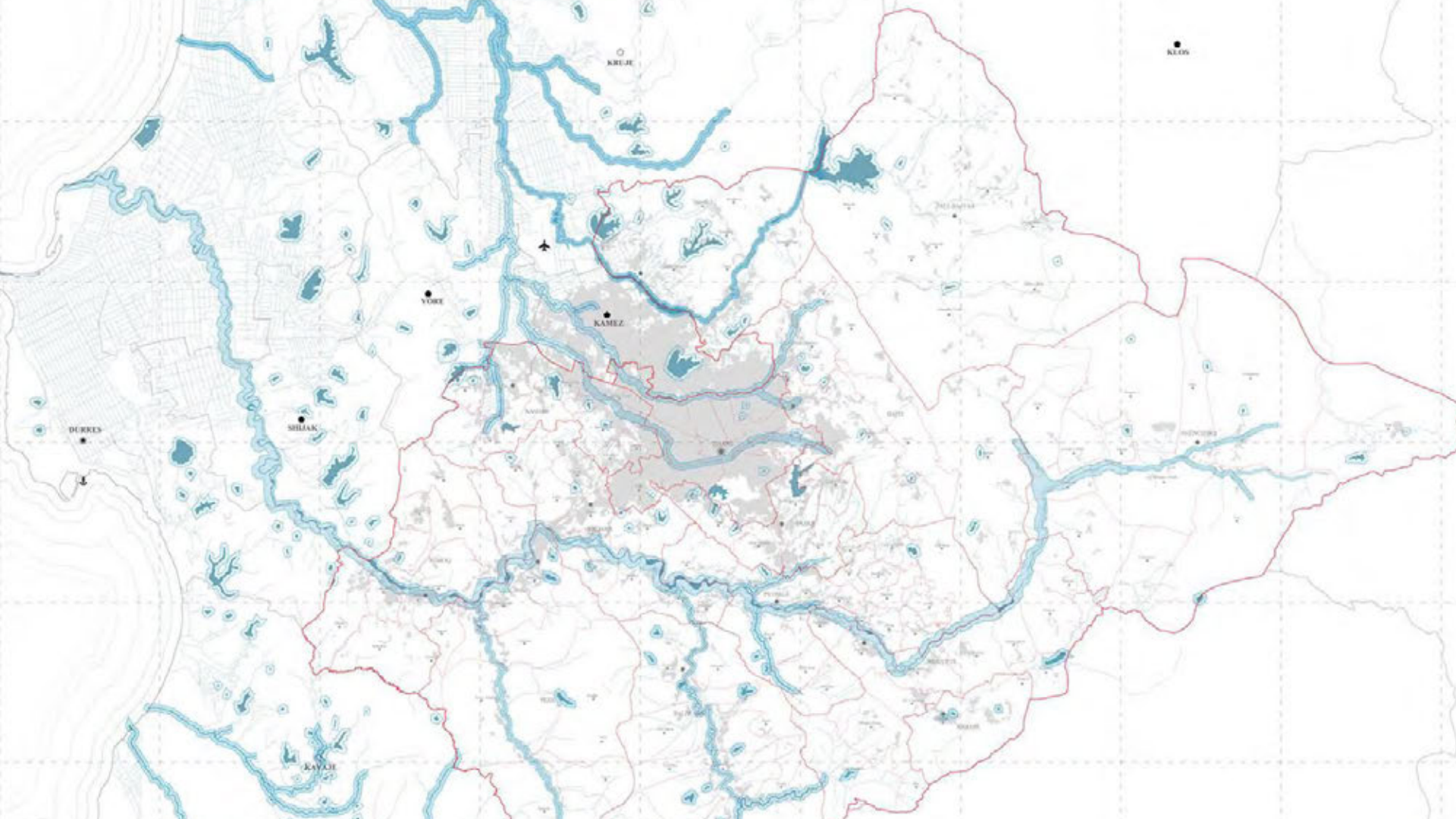
## Cross-territorial Blue Corridors



## Rivers



Total Rivers Length : 171 019 m<sup>2</sup>

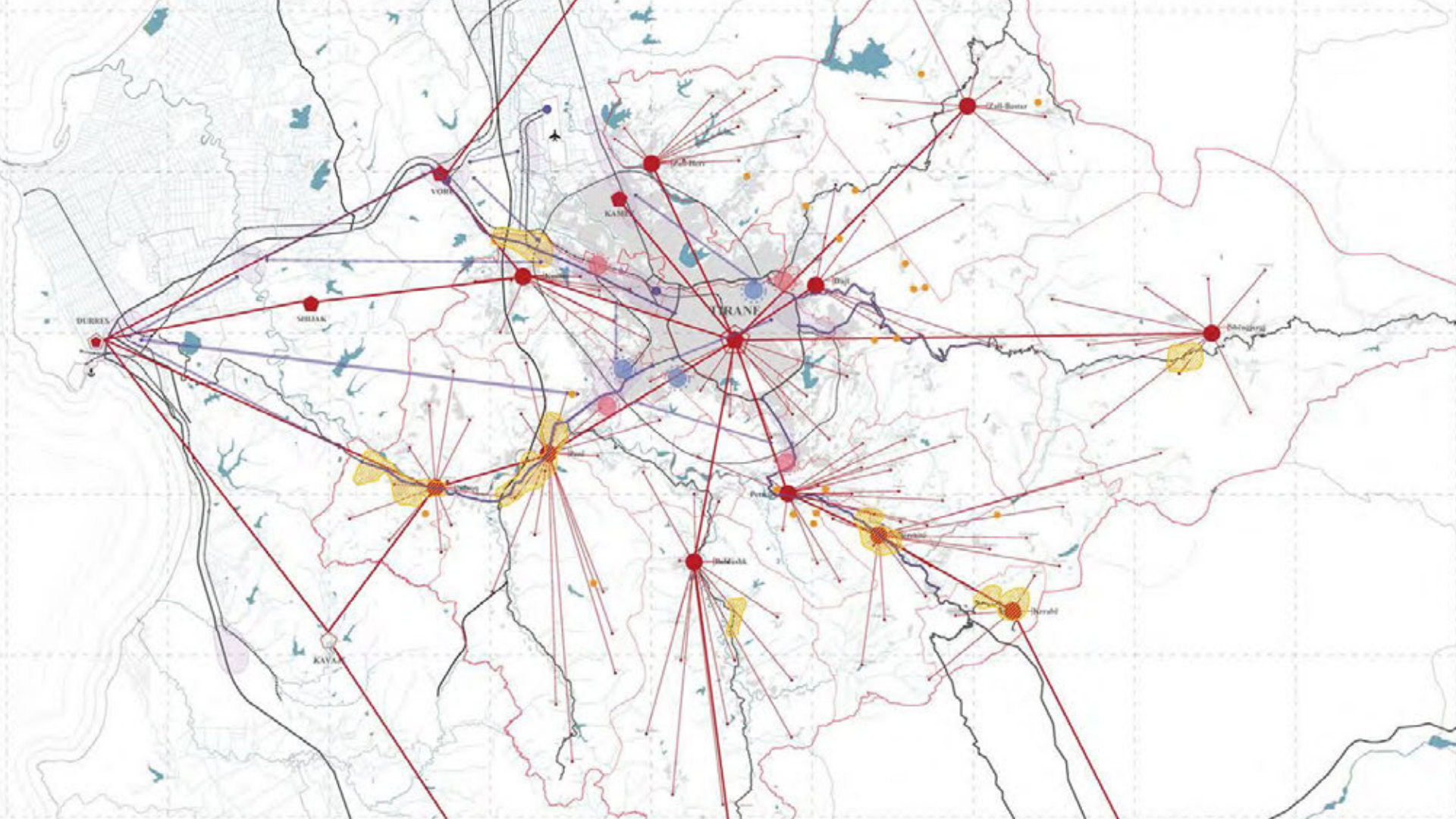


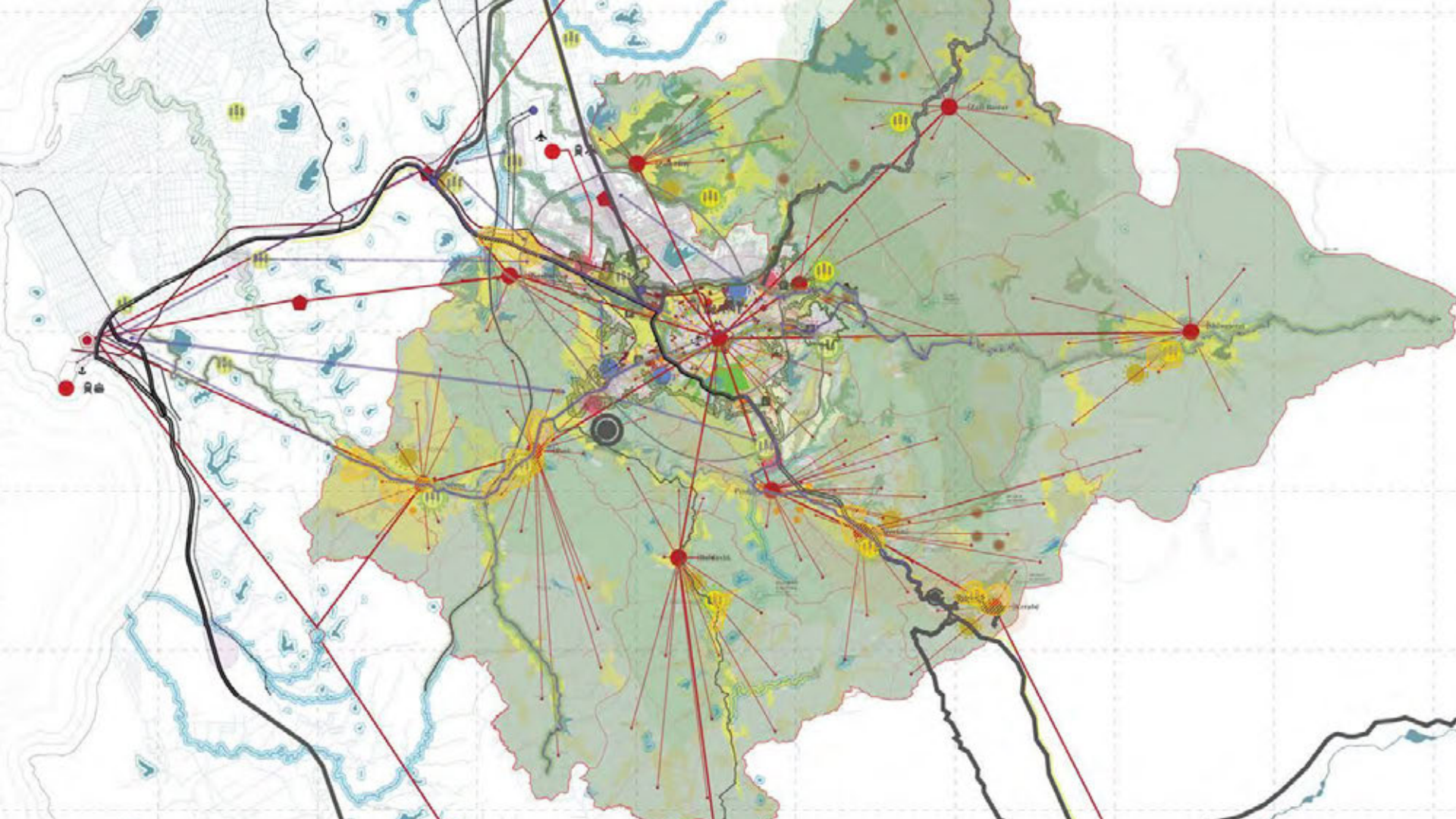
06

## 5 New Dinamic Epicentres in the Urban Area

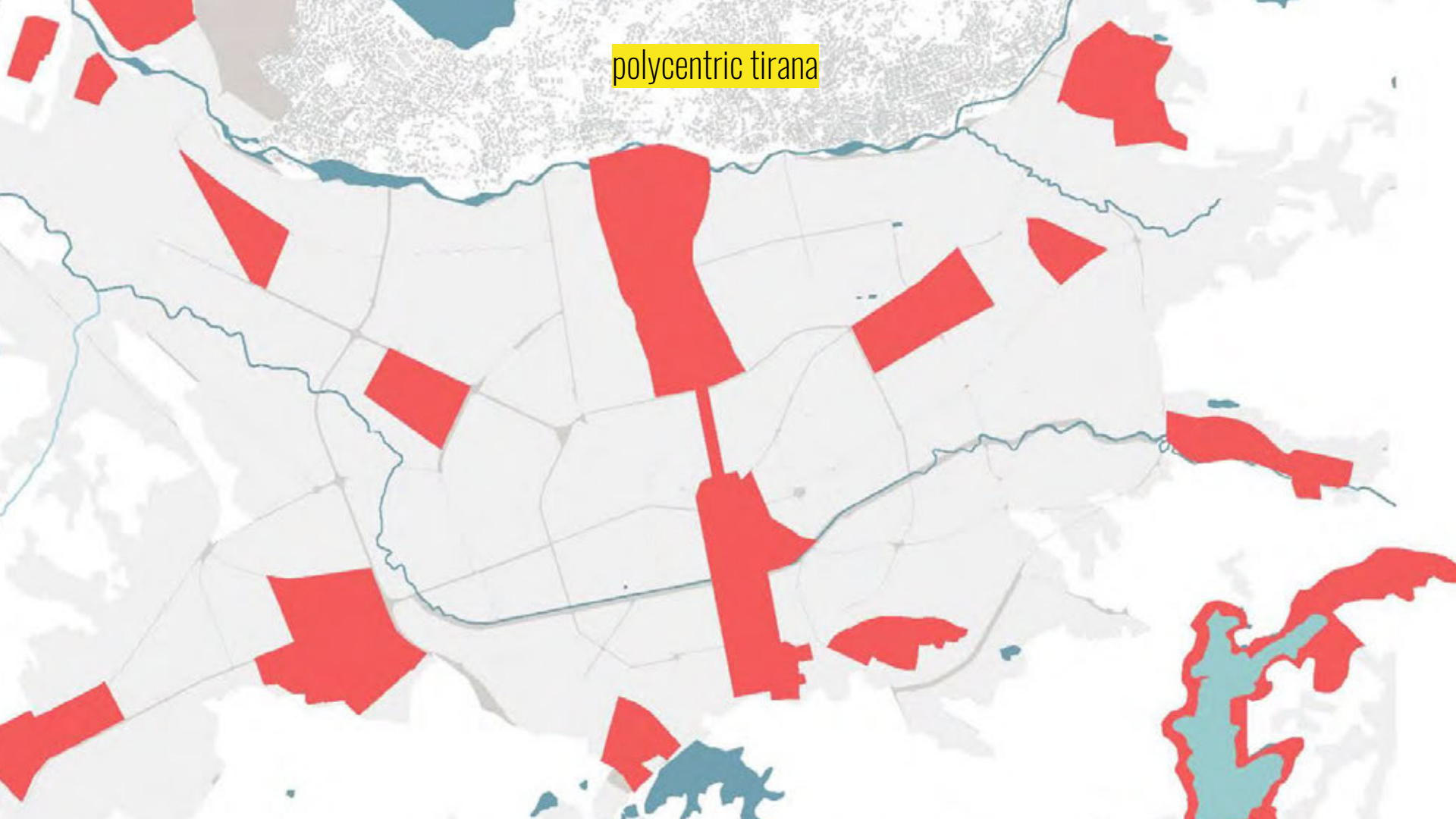
Achieve 5 new productive metropolitan epicentres for start-up, services, centres for culture and free time.



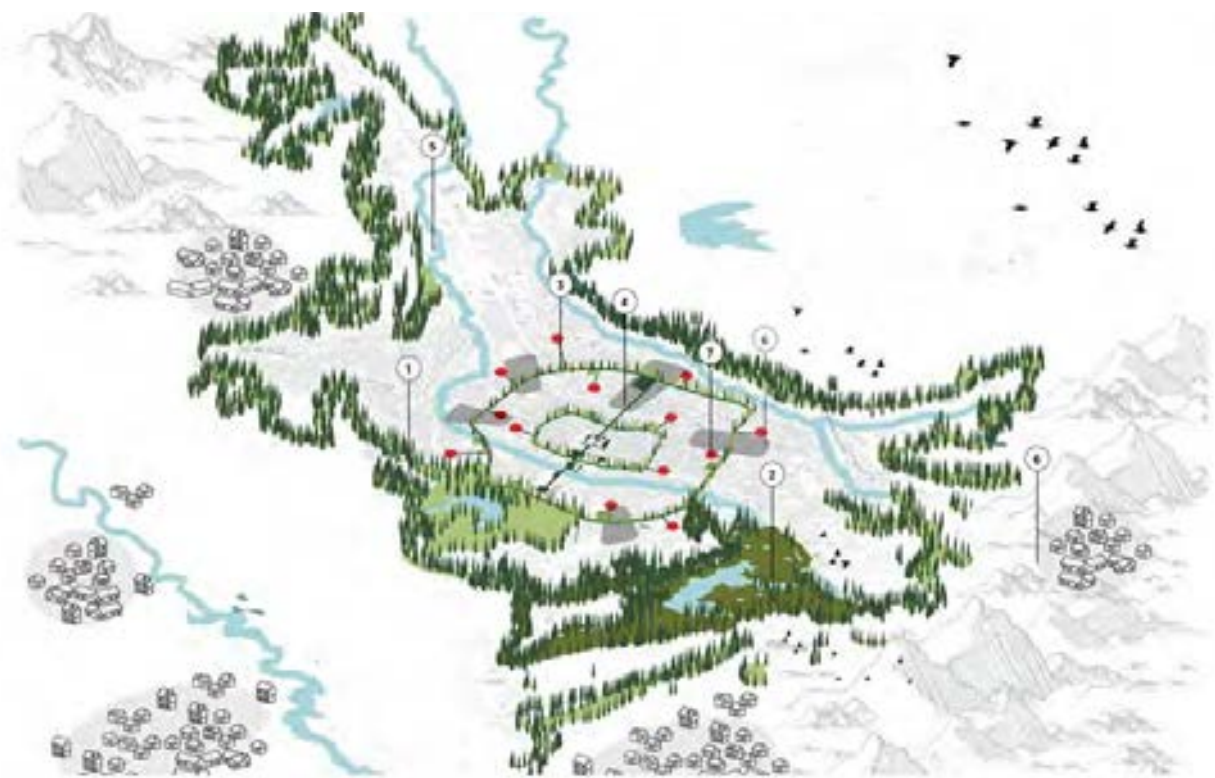


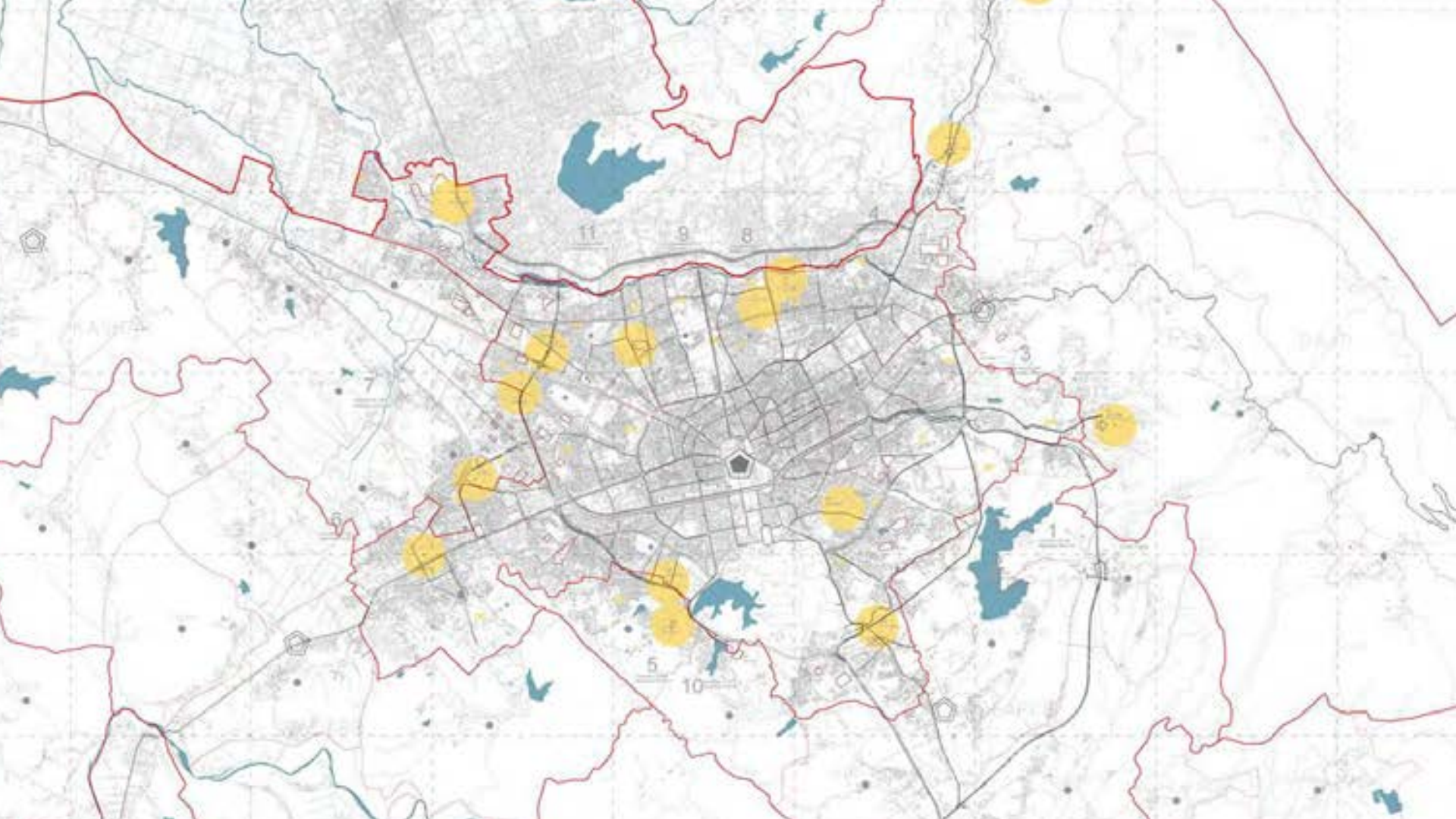


polycentric tirana







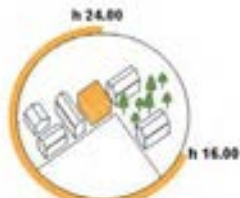




## USO FLESSIBILE DEI SERVIZI PUBBLICI



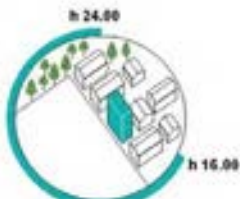
servizi per  
l'istruzione



spazi di laboratorio e aula  
per attività alternative di  
quartiere



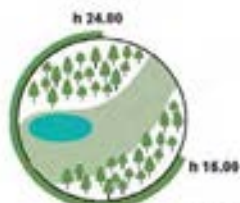
servizi per la  
cultura



spazi per eventi pubblici del  
collettivo



spazi verdi  
urbani



usi multifunzionali delle  
aree verdi (wifi free zone,  
spazi concert, ecc. )

## Architecture Heritage Itinerary



# tirana urban toponomy map



ZO  
GU  
IZI

Mozaiku  
i Tiranës

AMBASADAT

BRRYLI

PAZAR  
I RI

SKEN  
DER  
BEJ

ALI DI

tregu  
ÇAM

TREGU ELETRIK

PD Xha  
mia

DEPO U

21<sup>sh</sup>

Shallvart

7<sup>sh</sup>

pallatet AGIMI

PIRAMIDA

KRYE  
MINIS  
TRIA

BLOKU  
VASIL  
SHANTO

BLOKU  
XHA  
MIA

ITALIANE

Fis  
arm  
oni  
kat

KRYETARI I K.K.T.  
z. Edi RAMA

KRYETARI I KËSHILLIT BASHKIAK  
z. Aldrin DALIPI

KRYETARI I BASHKISË  
z. Erion VELIAJ

PLANI I PËRGJITHSHËM VENDOR

APRILIA E JUNEJA VE MARRITURA NË SHKURIMIN E VE  
SHARRIMIT KULLORIN DREKTORIAL

EE\_11

SKA 1:5.000

LEGJENDA

	Kufiri Bashkisë Tërësore		Kufiri i Bashkisë Lokale
	Kufiri i Nivrit Bashkiak		Monumenti në Kategorinë e 2
	Nivrit i Gjithshëm		Parku
	Nivrit i Nivrit		Shesh
	Nivrit i Nivrit		Monumenti Historik
	Marrëdhënie		Kafshëzgjatë
	Qendër Historik		Tër
	Qendër Historik		Pis i Cështjes Monumetale
	Qendër Historik		Kafshë
	Qendër Historik		Shesh
	Qendër Historik		Qendër Historik
	Lidhjet		Nivrit
	Shprehjet e Nivrit Historik		Nivrit
	Shprehjet e Nivrit Historik		Nivrit
	Anxhet		Nivrit
	Pis i Nivrit Historik		Nivrit
	Kufiri Historik Historik		Nivrit
	Monumenti Historik		Nivrit
	Shesh në Nivrit Historik		Nivrit
	Monumenti Historik e Programit		Nivrit
	Monumenti në Kategorinë e 1		Nivrit
	Kufiri Historik e Programit		Nivrit

KRYETARI I K.K.T  
z. Edi RAMA

KRYETARI I KËSHILLIT BASHKIAK  
z. Aldrin DALIPI

KRYETARI I BASHKISË  
z. Erion VELIAJ

PLANI I PËRGJITHSHËM VENDOR

DOKUMENTI I FUNDAMËNTALIT SI PLANI I PARASHIKIMIT SI

PROJEKTI I PAZGJEDHUR

PPT 11

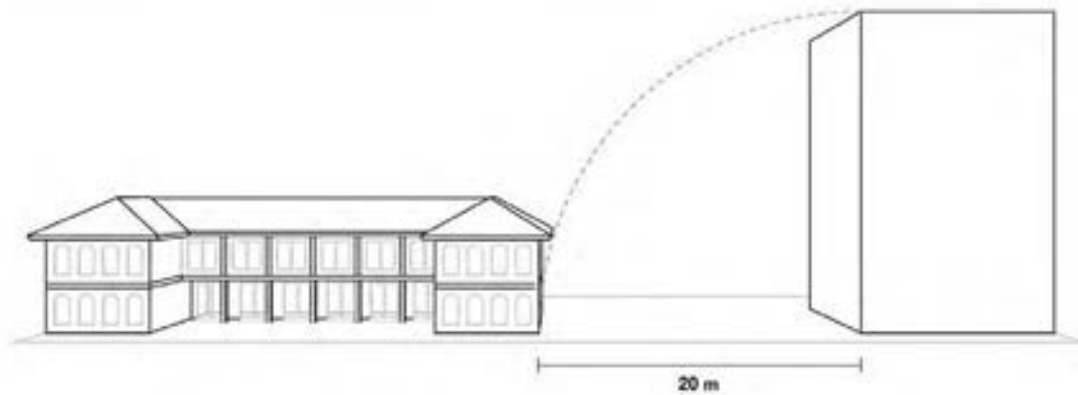
SHK. 1:5.000

LEGJENDA

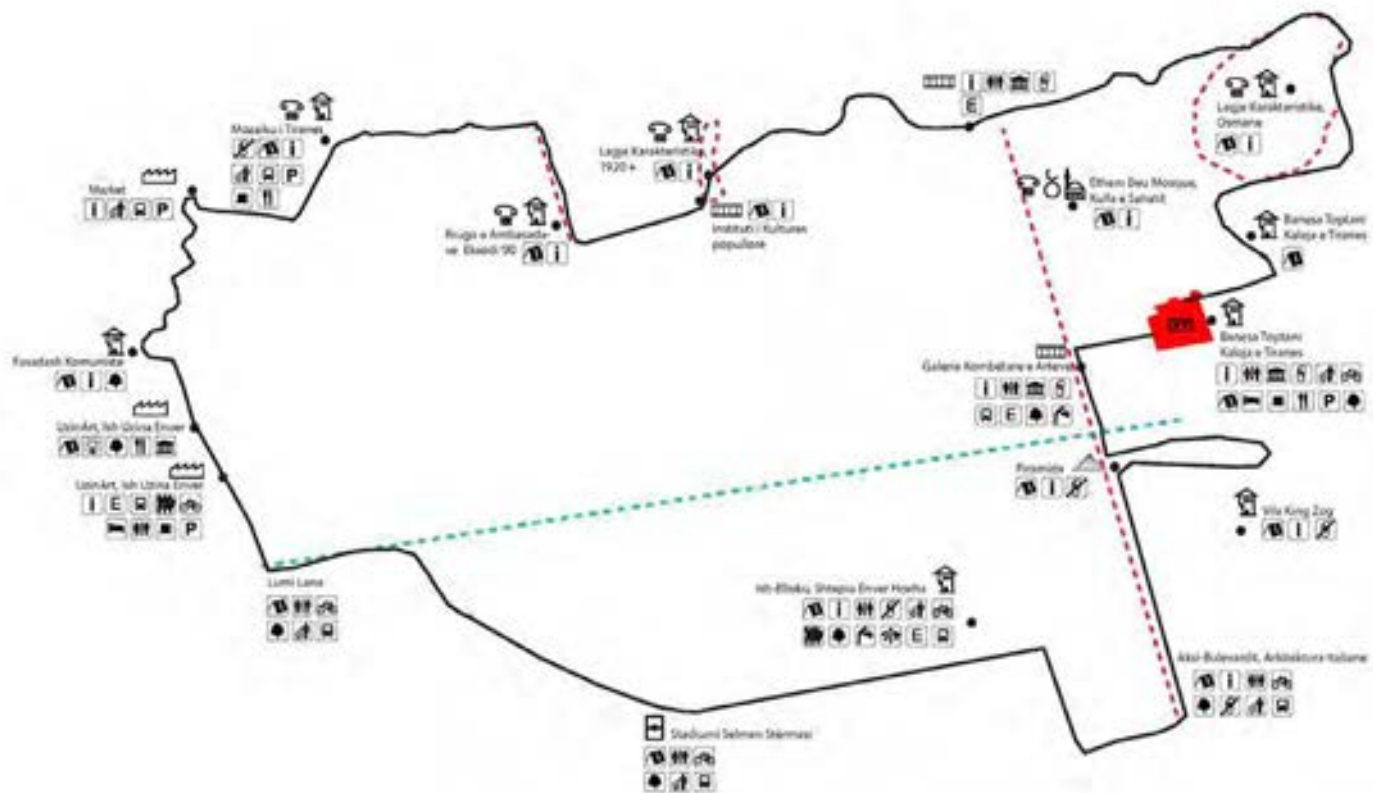
	Kufiri Bashkisë Tërëse		Muzeumet në Shtetësi në T
	Kufiri Niveli Bashkë		Zona e Qafës së Mëtejme
	Niveli Tërë		Të Bërta
	Niveli Tërë		Muzeumet Etnike
	Niveli Tërë		Qendër
	Musëllim		Tërë
	Qendër Tërë		Pak e Tërë Muzetumet
	Qendër Tërë		Kafë
	Qendër Tërë e Qendrimit		Shpatë
	Lulet		Qendër Tërë
	Shpeshkë/ Bregu i Shpatës		Vatë
	Shpeshkë/ Bregu i Shpatës		Vatë
	Shpeshkë/ Bregu i Shpatës		Vatë
	Arsipat		Zona e Muzetumet
	Pak Tërë Tërë		Muzeumet në program
	Yll Muzetumet në Program		Arsipat të bashkuar
	Zona e Muzetumet Etnike		Zona e Muzetumet
	Muzeumet Etnike		Zona e Muzetumet
	Zona e Muzetumet Etnike		Qendër Tërë e Muzetumet
	Zona e Muzetumet Etnike		Muzetumet në Program
	Zona e Muzetumet Etnike		Muzeumet në Shtetësi në T
	Zona e Muzetumet Etnike		Zona e Muzetumet Etnike
	Zona e Muzetumet Etnike		Zona e Muzetumet Etnike
	Zona e Muzetumet Etnike		Zona e Muzetumet Etnike
	Zona e Muzetumet Etnike		Zona e Muzetumet Etnike
	Zona e Muzetumet Etnike		Zona e Muzetumet Etnike
	Zona e Muzetumet Etnike		Zona e Muzetumet Etnike

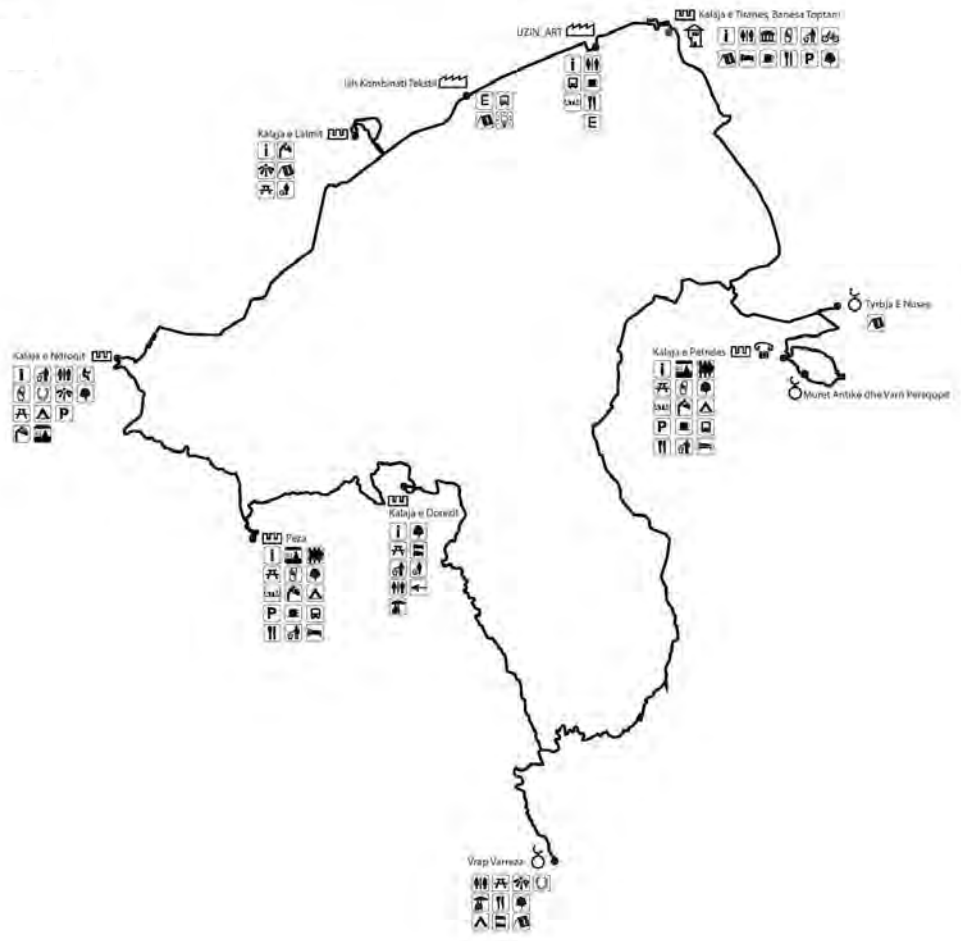


transferrable development rights



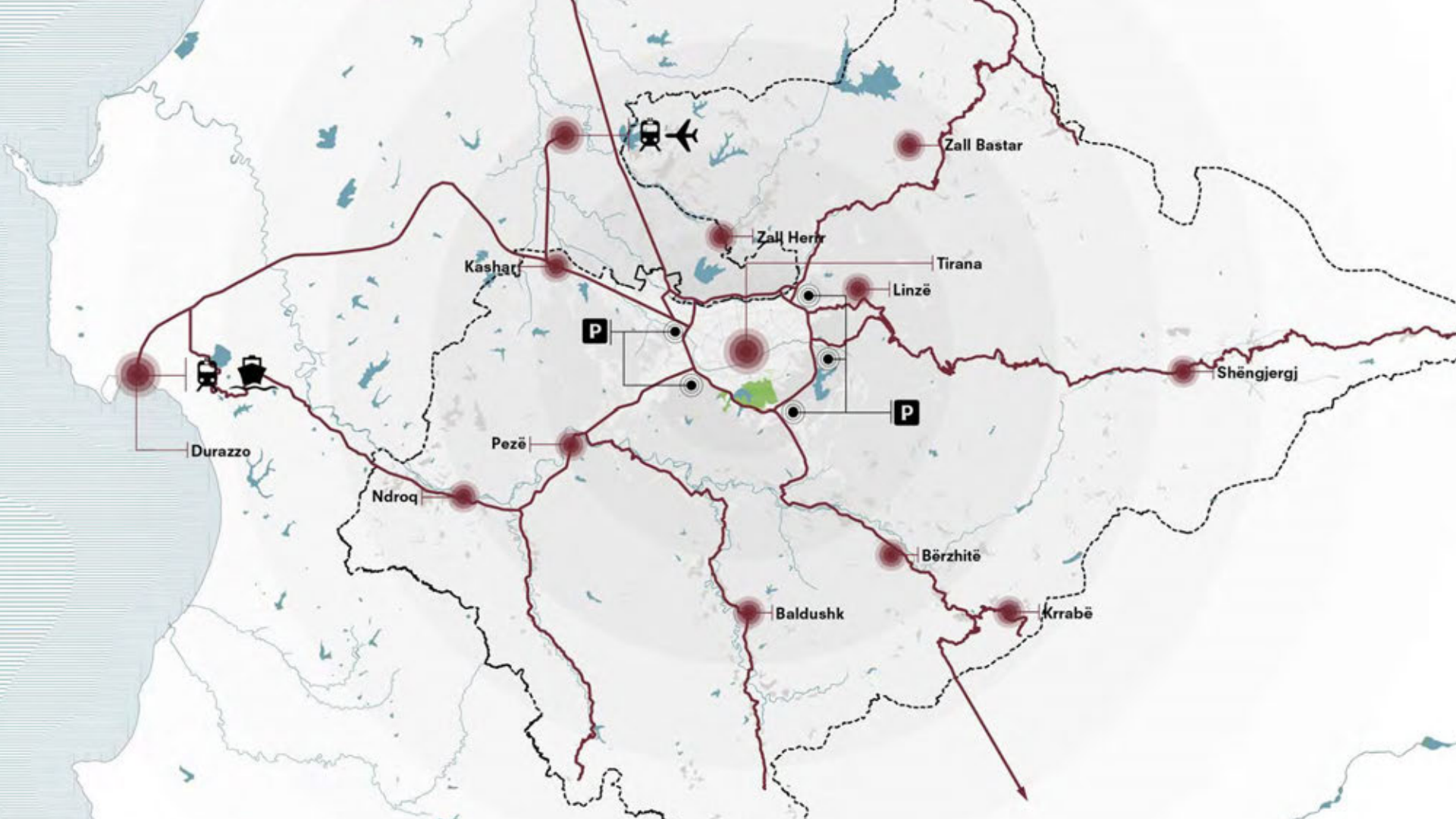


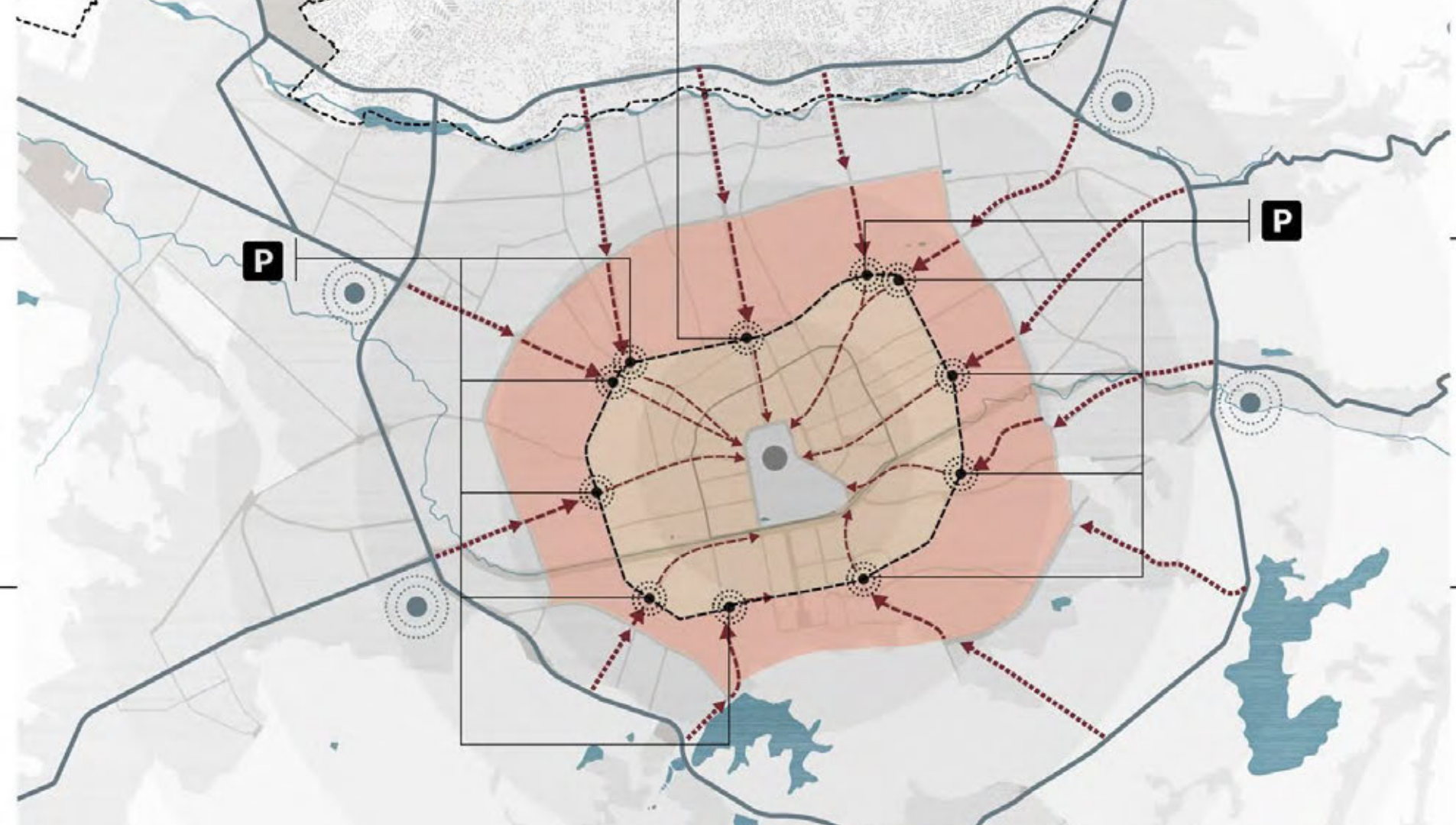




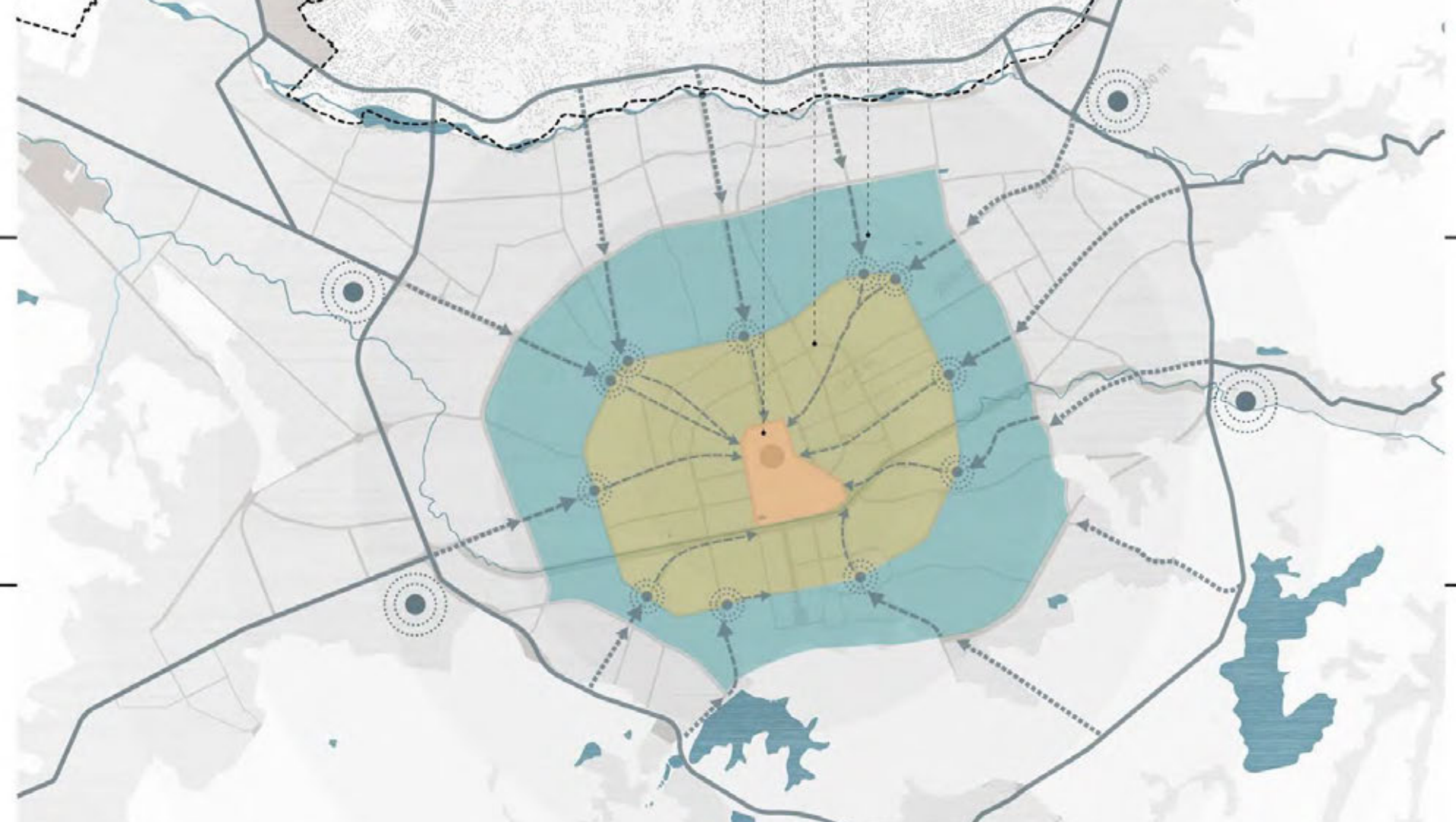




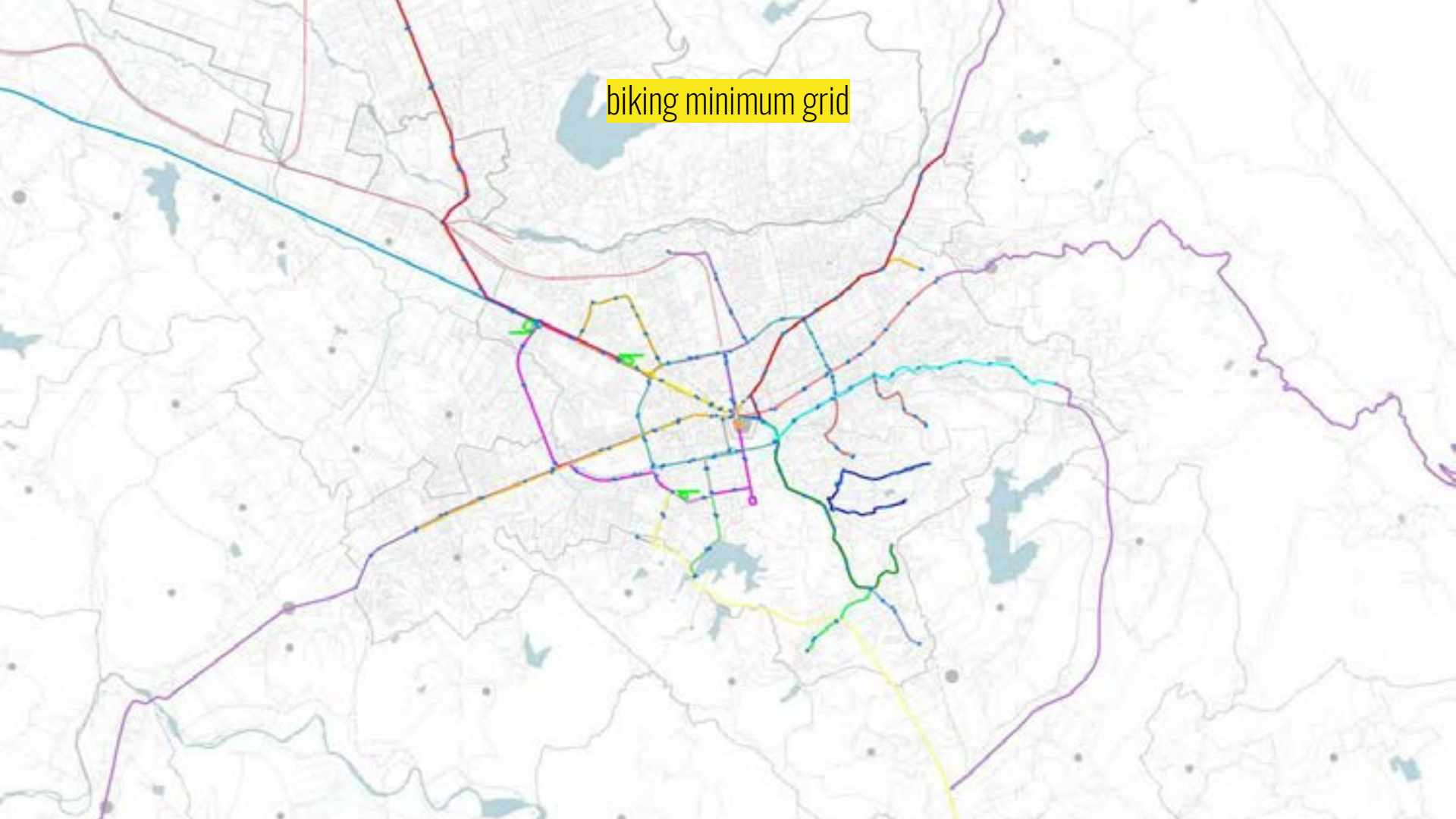








biking minimum grid





4000 m

3000 m

2

1

3

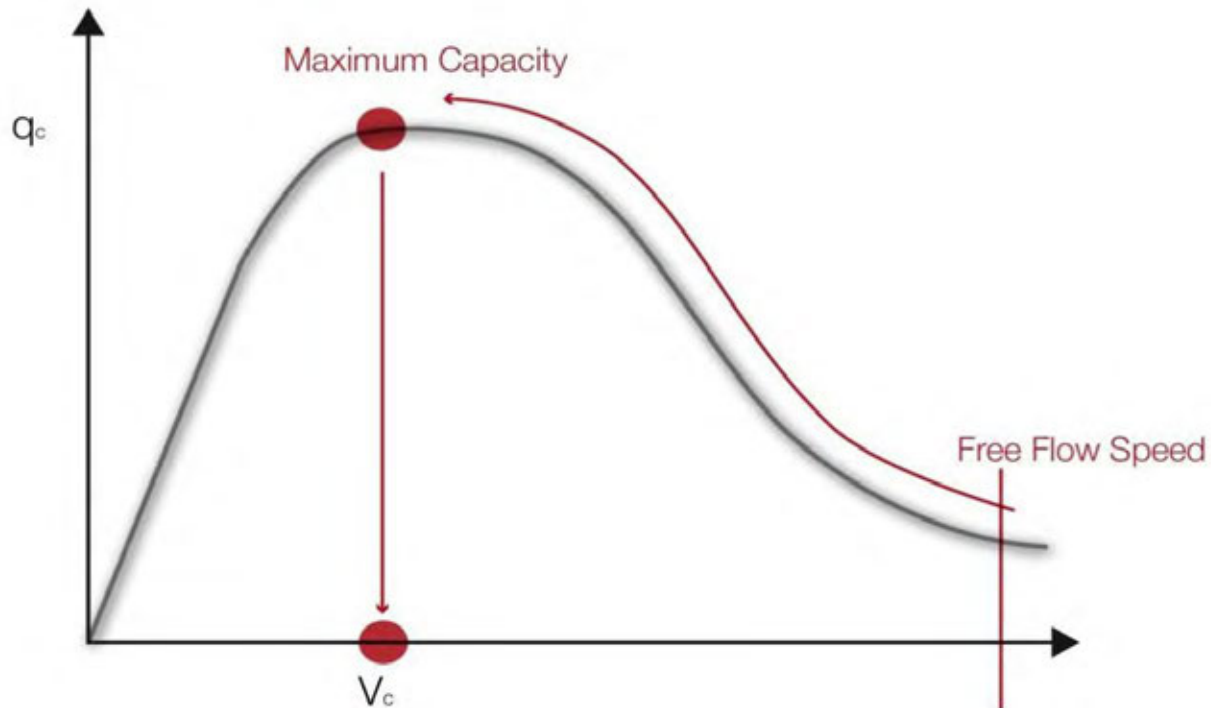
4

5





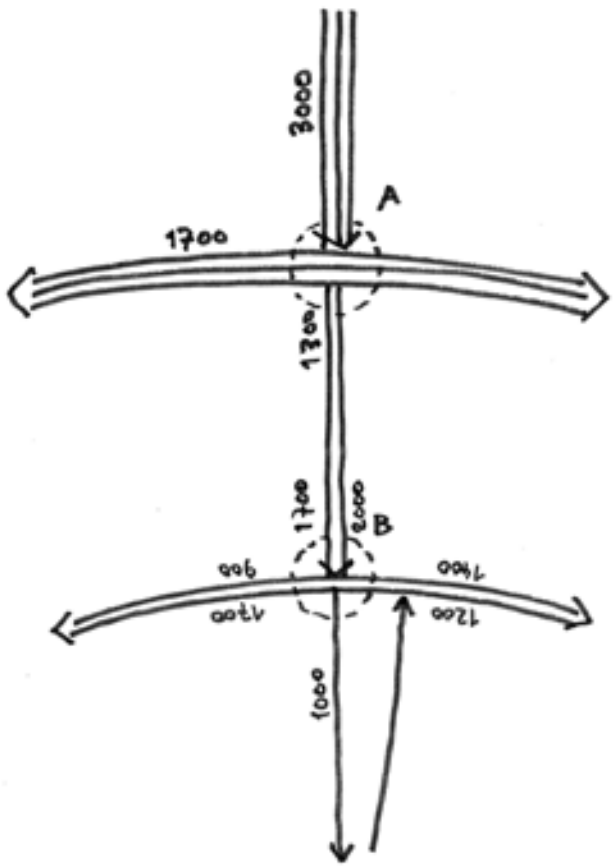




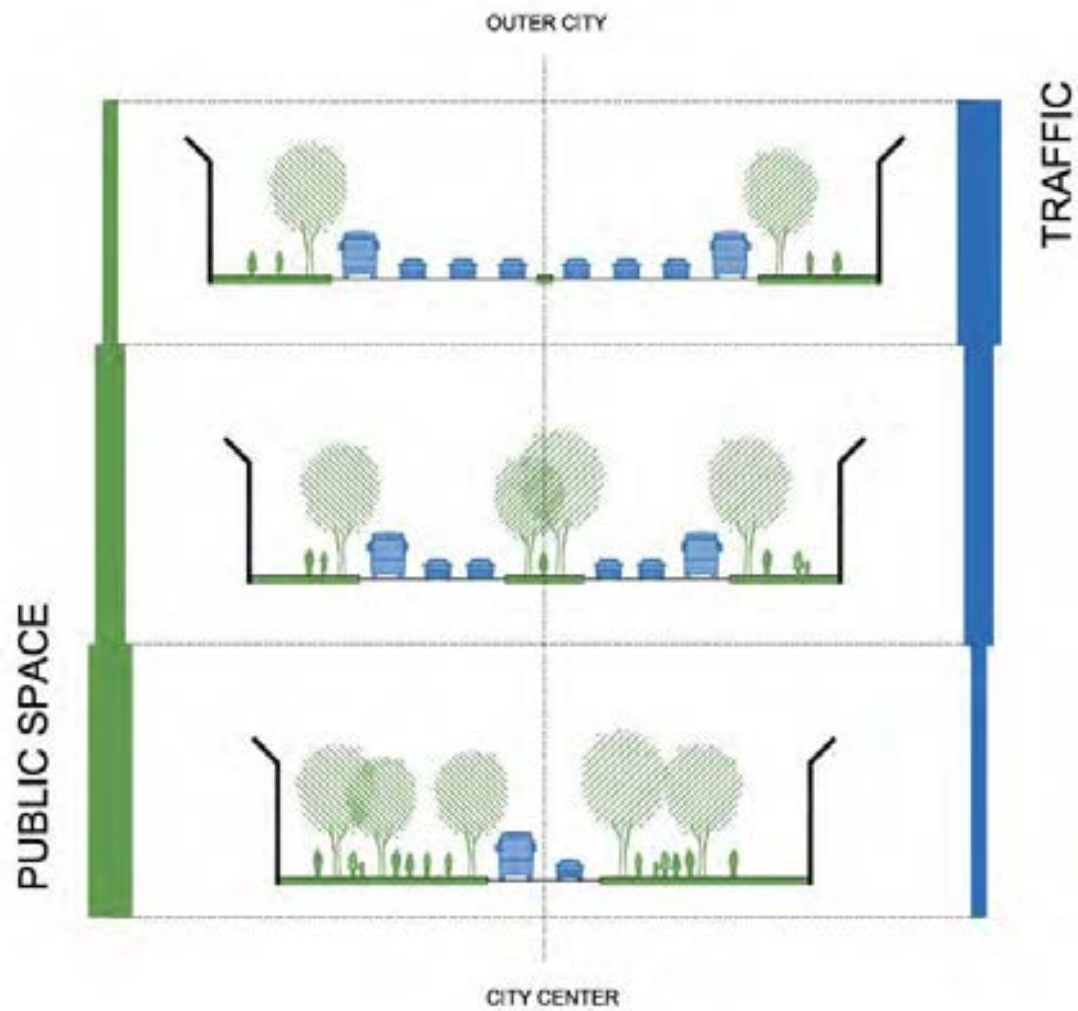
**Higher speed need longer safety distance → reduce capacity**



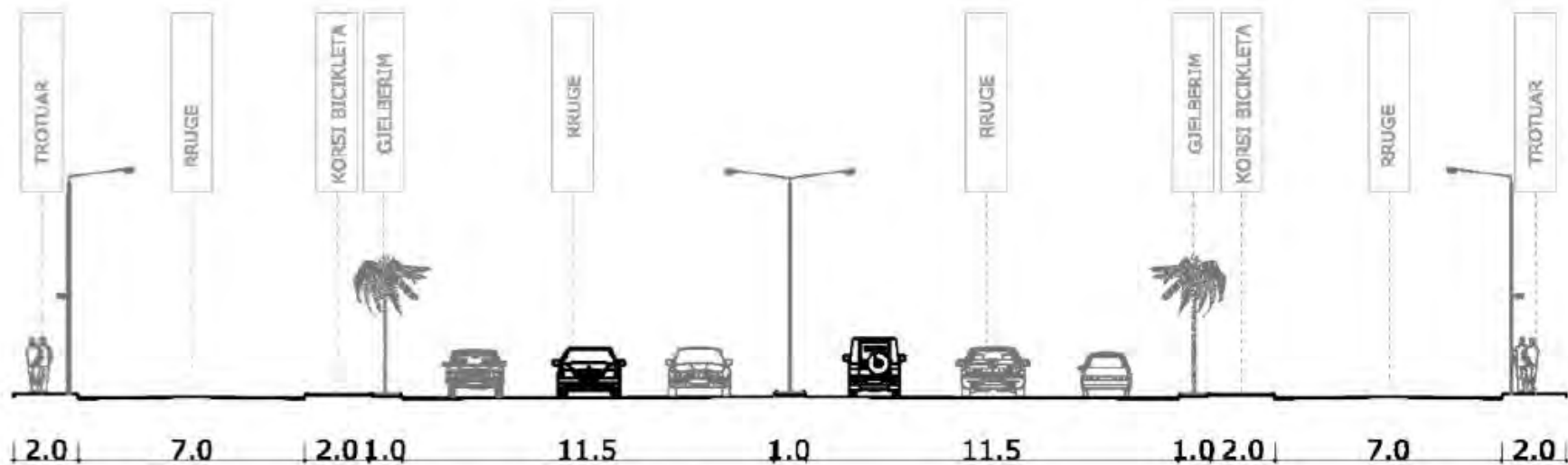
**Lower speed need shorter safety distance → increased capacity**







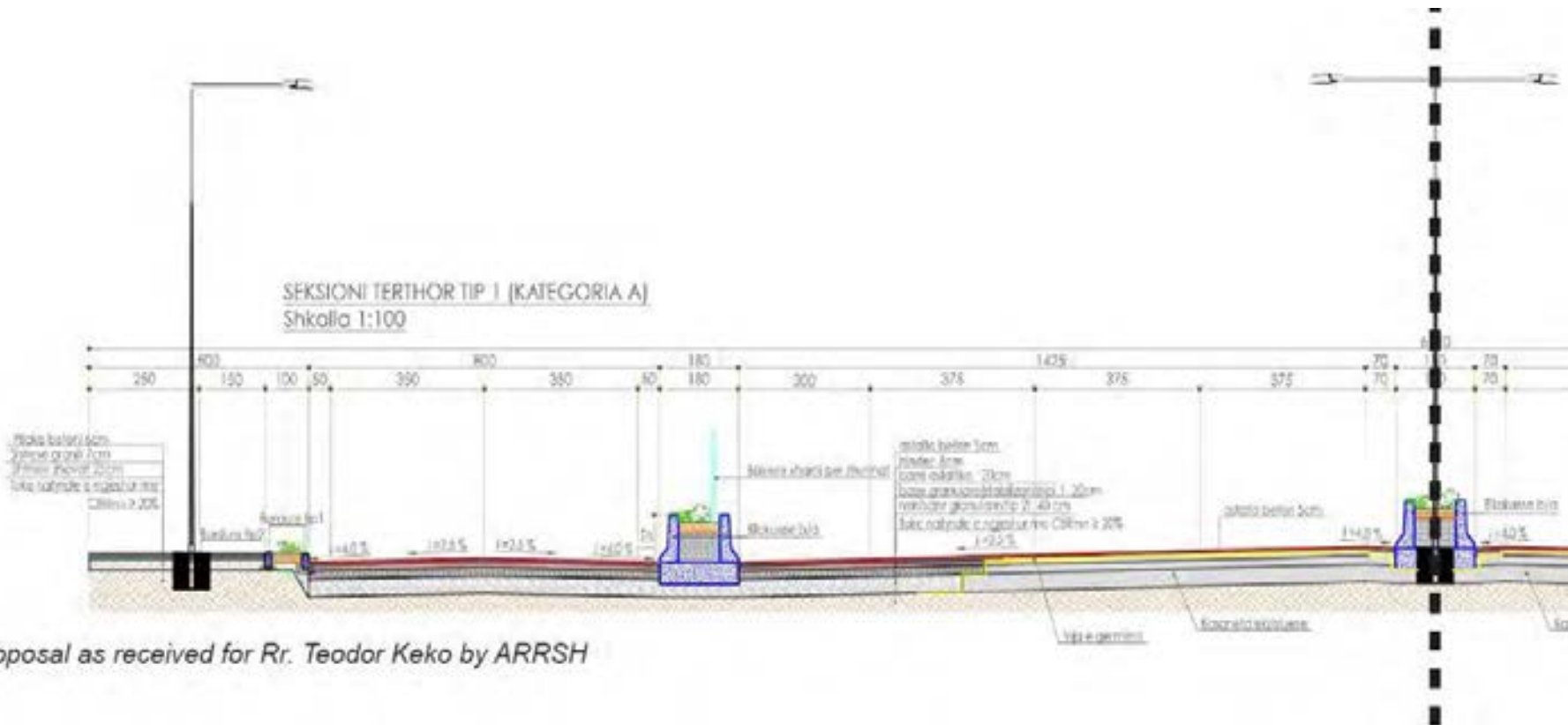




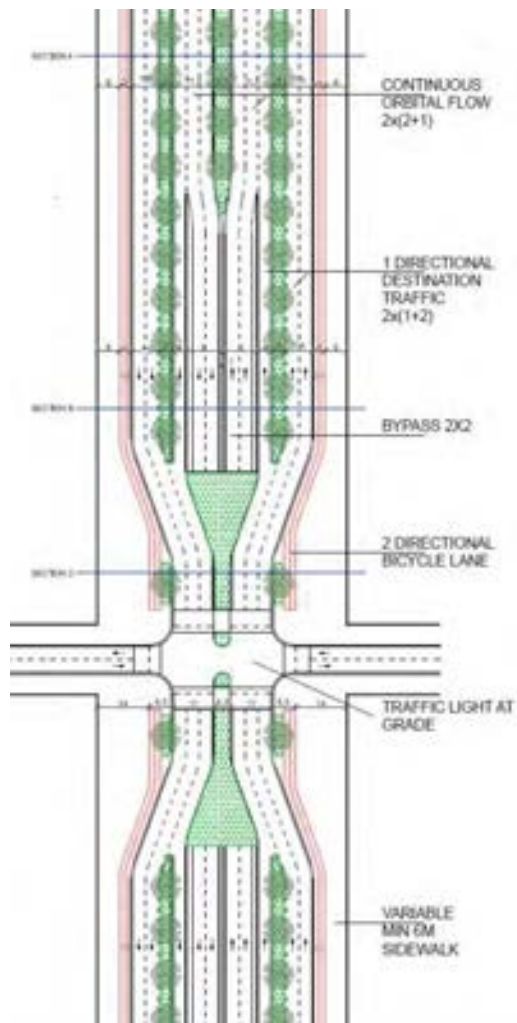
*Proposal as received from Tirana Traffic Department*

SEKSIONI TERTHOR TIP I (KATEGORIA A)  
Shkalla 1:100

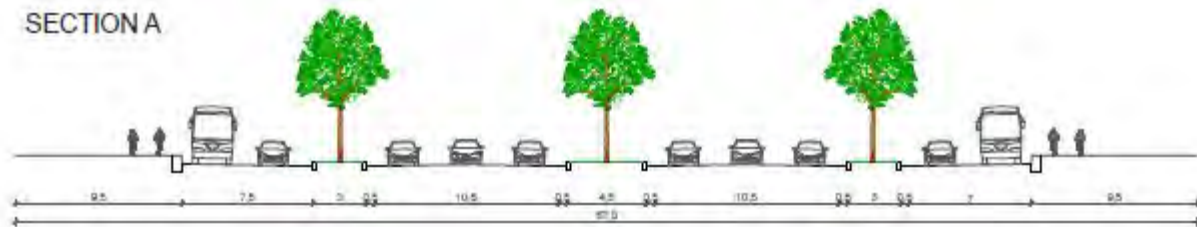
Plaka betoni 5cm  
 2 shtresa grami 3cm  
 3 shtresa shpatuli 20cm  
 Toka natyrore e ngjeshtrimit  
 Dallimi 2.00%



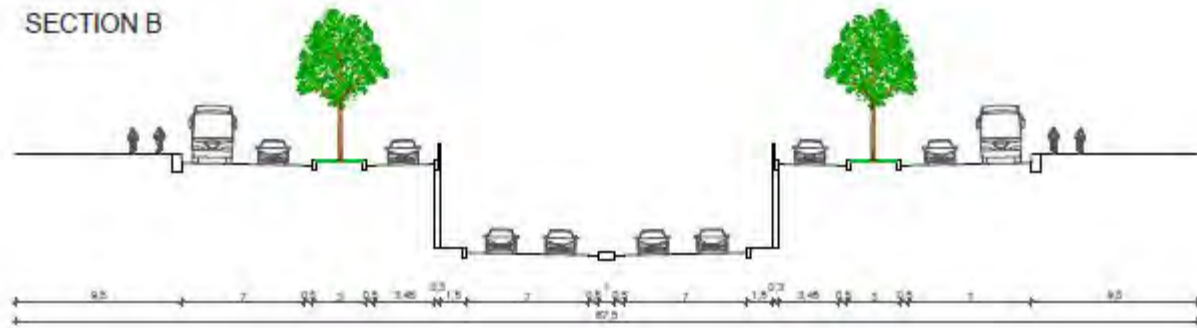
Proposal as received for Rr. Teodor Keko by ARRSH



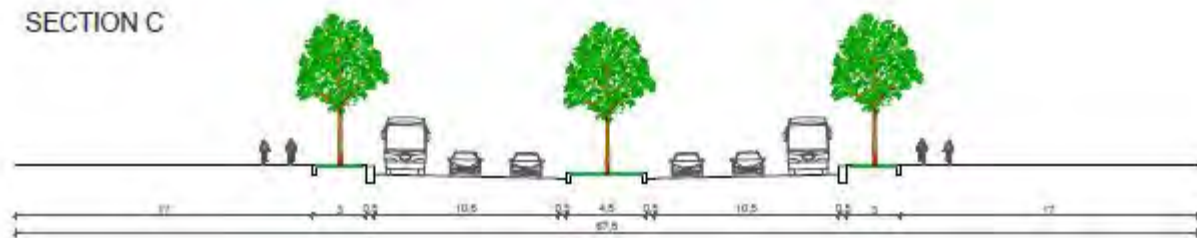
SECTION A

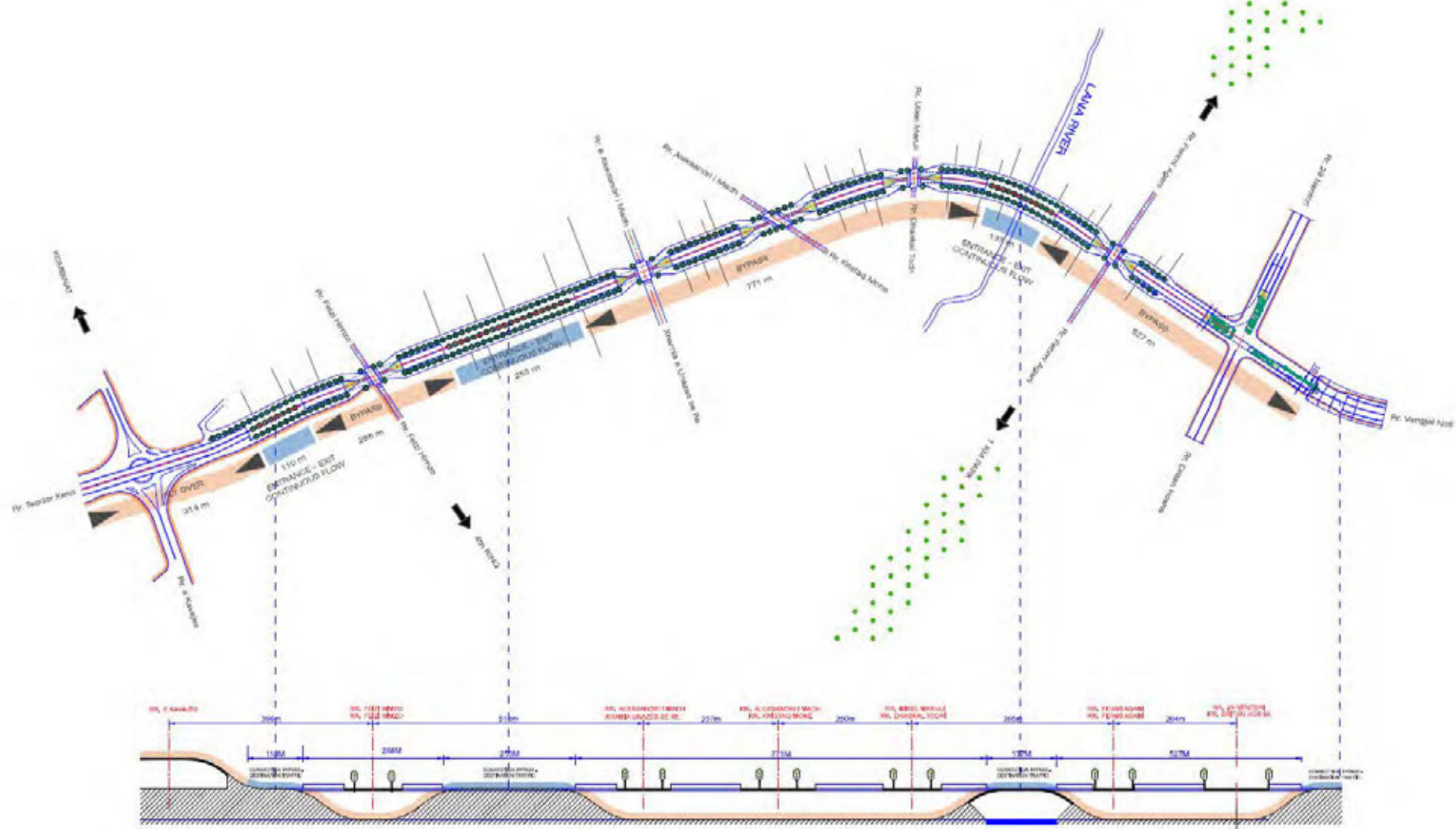


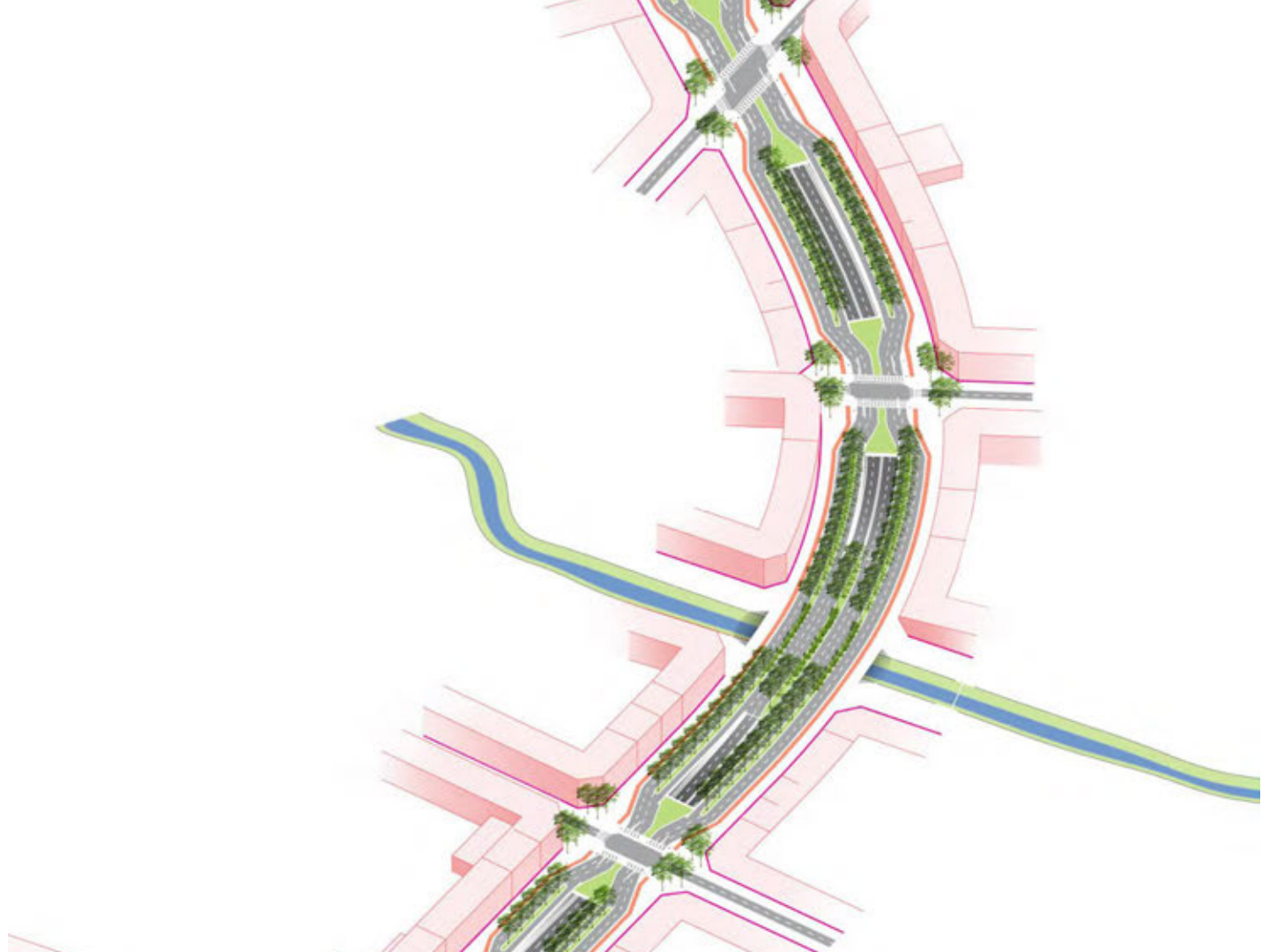
SECTION B



SECTION C





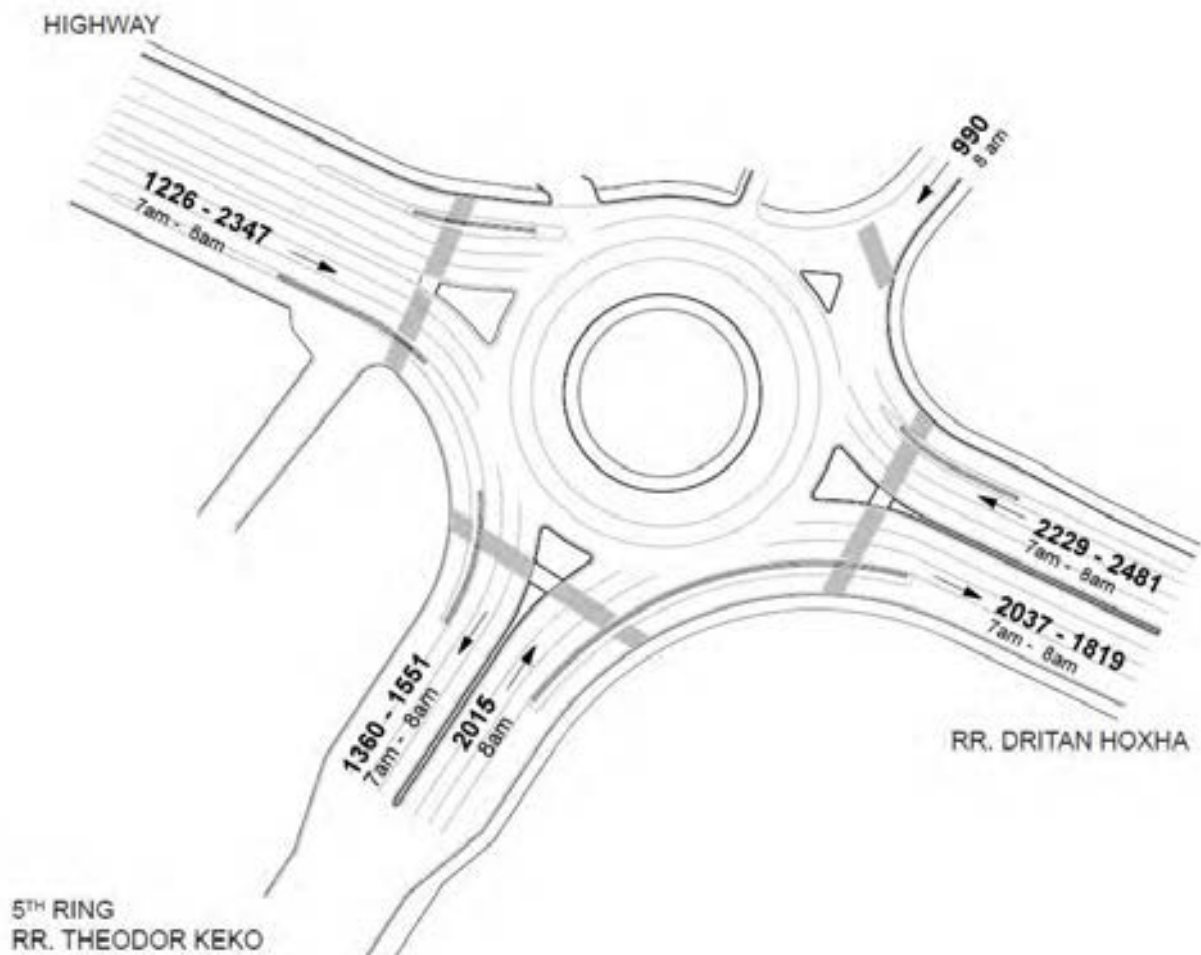








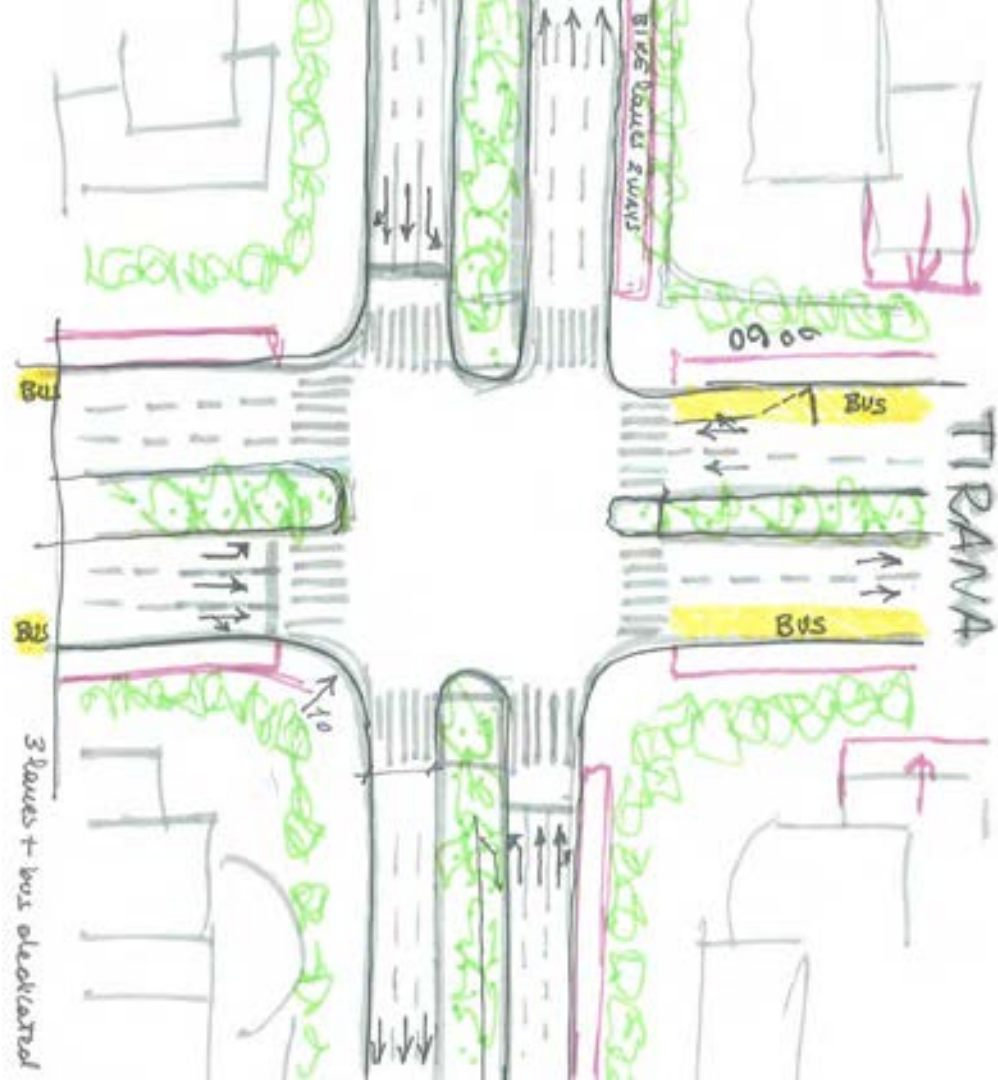




*Scheme of traffic Countings executed by Tirana Traffic Departement in 2017 between 07-08 and 08-09 am morning peak*



# TIRANA



Bike Lanes 2 ways

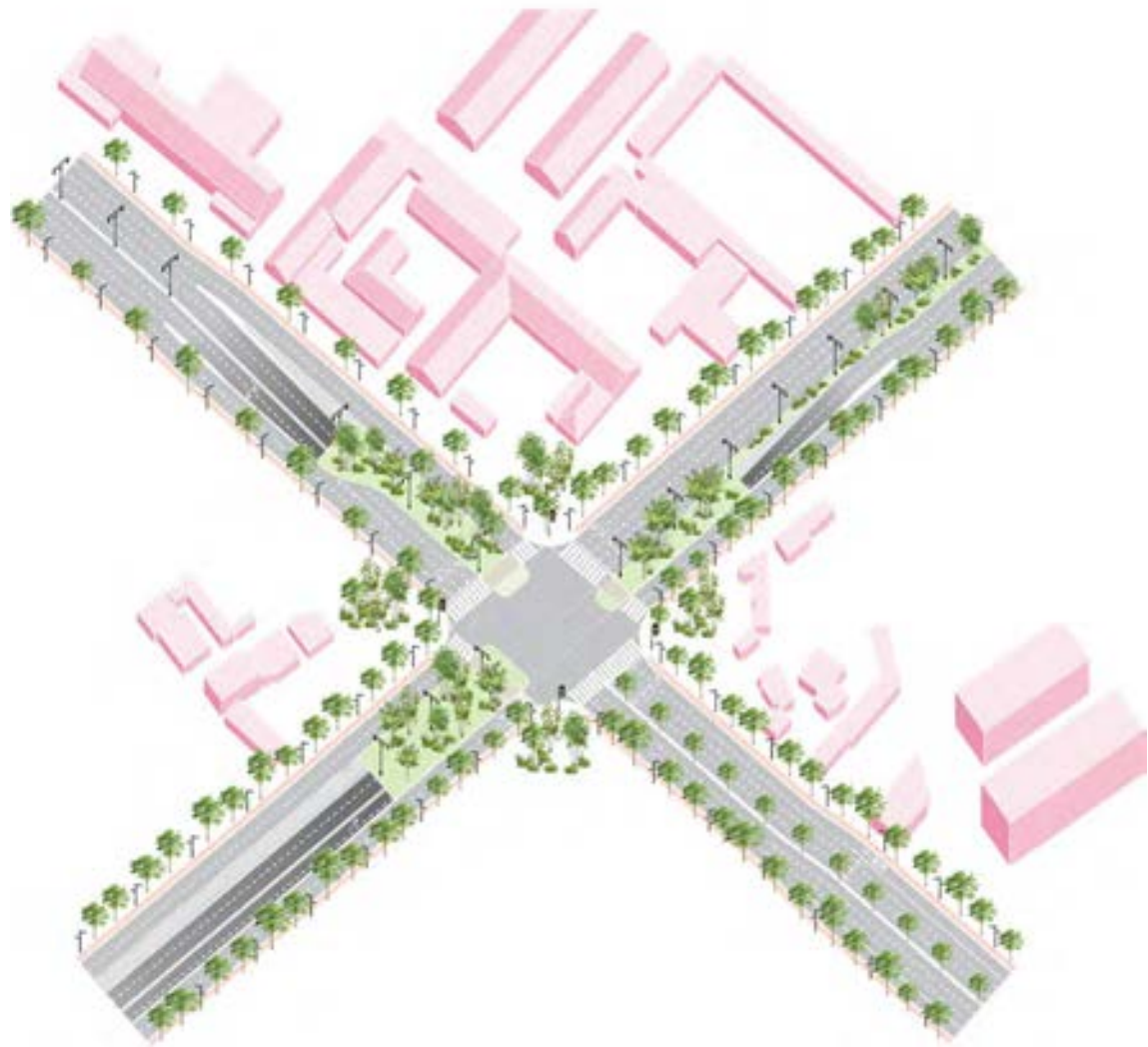
0900

Bus

Bus

110

3 lanes + bus clearway











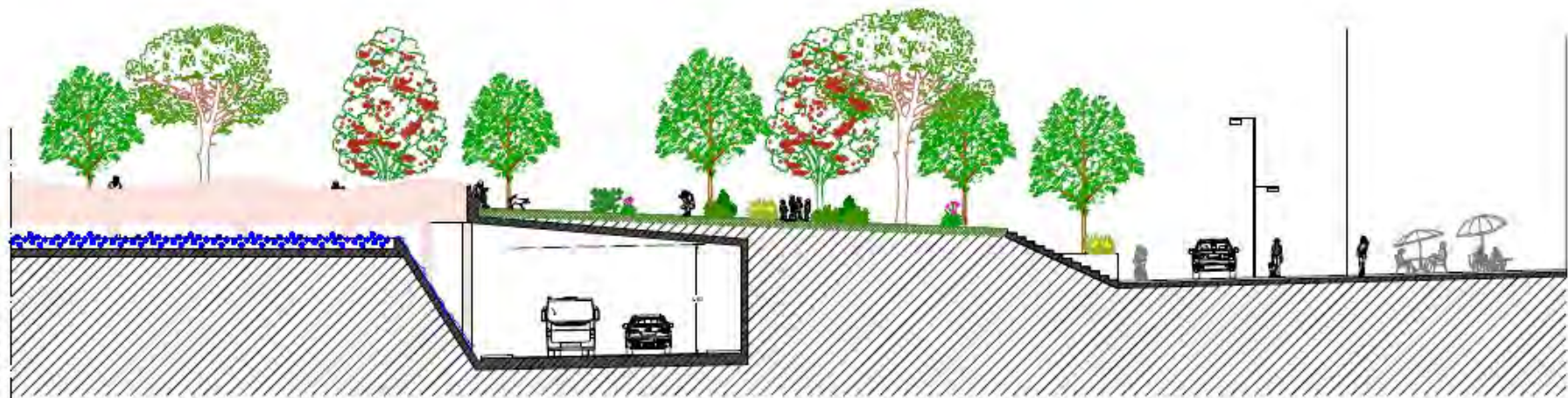




































- I. act & plan
- II. plan for places
- III. placemake

placemake





skanderbeg square  
by 51N4E



































the new bazaar  
by ATELIER4









Spring  
nepravishtë

eniqz

KAON BEER

CONAD  
20m

PESHKI FRESKET  
S&F













the new boulevard  
by Grimshaw Architects

















Playgrounds  
by Bolles+Wilson







pl@y  
before





pl@y  
after

pl@y  
before





pl@  
after





pl@  
before

**X  
C  
H  
A  
N  
G  
E**  
LUGATT

KETU  
TE MANE  
ABC  
plus  
PROMOSI  
KEMER

pl@  
after



pl@y  
before





pl@  
after

48 playgrounds  
48 months



17 new schools + community centers











VEGAN FOOD

SLOW  
FOOD



the pyramid







# TUMo

CENTER FOR CREATIVE TECHNOLOGIES



Animation



Game  
Development



Filmmaking



Web Design



Music



Writing



Drawing



2D graphics



3D Modeling



Programming



Robotics



Photography



Online  
Literacy



Motion  
Graphics











thank you



# URBAN RENAISSANCE

## PLACEMAKING AT DIFFERENT SCALES IN TIRANA

BY

JONI BABOCI

GENERAL DIRECTOR OF PLANNING AND URBAN DEVELOPMENT  
MUNICIPALITY OF TIRANA



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BELFAST - 27 MARCH 2018

