Demand for housing quality and urban livability, potential for establishing a new identity of city (Prishtina)

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B)

Declaration

This thesis is my original work and has not been presented for a degree in any other University

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Signature   Date

This thesis has been submitted for examination with my approval as University Supervisor

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Signature   Date

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Abstract

Prishtina has different zones ranging from rural suburb and informal settlements to dense skyscrapers and high standard housing. The environmental quality of the old urban form in the inner city has been changed by new controversial pieces of urban architecture. Effects of a globalized but individualized lifestyle society in new urban centers and redeveloped abandoned sites have become the *heterotopia*[1]. As a key factor in the category of sustainable architecture, the evaluation of the housing quality has moved on to the diversity of housing schemes and promoted the quality of urban living.

The purpose of this research is to identify design and planning principles that will use new social demand of Housing Quality and Urban Livability (HQUL) for city identity creation thru sustainable architecture in Prishtina. Controversial pieces of urban architecture in Prishtina are a reflection of many uncertainties that a design project, a building, an urban plan, or a construction process undergoes. New integrated urban planning concepts using identified social, spatial and environmental potential of the city are missing in the municipality and approved urban development plan. Basic principles will serve to create a new paradigm of HQUL and replace the existing process that is a synonym of "architecture in the making", "turbo architecture" or "vertical favelas."

More detailed observations could even individualize the thresholds where a settlement might lose its identity, but also those where a new identity is likely to appear.

Suggestions for slowing down the controversy and closing it are followed by conclusions that serve as an answer to the reinforced demand for Housing Quality and Urban Livability in Prishtina.

Keywords: Housing quality, urban livability, Prishtina identity and sustainability

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[1] a concept in human geography elaborated by philosopher Michel Foucault to describe places and spaces that function in non-hegemonic conditions.

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1 INTRODUCTION

1.1 Background

Introduction

The idea for this research came from activities and previous research in the following topics: Avoiding urban chaos in Prishtina, daily work in the housing construction industry with local urban planners, and from discussions with international experts in urban planning, who are trying to find the best characteristics and images that can identify city of Prishtina. The conclusions as well as the limitations of my master's thesis on the topic „Avoiding urban chaos in Prishtina", brought into view some interesting avenues for further research that have shaped the theme of the study. The most important avenue for future research lies in continuing the elaboration of the elements of housing, spatial planning, and the identity-creating the process. A more thorough understanding of the market from the buyer's perspective could be achieved by considering the connections, hierarchies and interplay of the social structure of the city and market process elements more explicitly.

Much of the current research on topics related to sustainable architecture and spatial planning was publicized after the completion of my master's thesis, which greatly helped with the research process in terms of finding state of art literature. These recent publications also aided the development of the dissertation structure, through literature review and studying using proper methodology to produce useful conclusions. After a brief assessment of my manuscript from Hungarian colleagues as independent reviewers, the important comments were as follows: Suggestions from adaptive cities concept, social segregation, identification of groups that can handle the changes, transfer of this knowledge about environmental assessment, and recommended drawings and schemes with adequate illustrations for new structures are incorporated in respective chapters. Consistent and accurate proofreading from English language professionals was done in the last stage of typographic production. The manuscript has been checked for correct grammar, spelling, and punctuation mistakes of a publication to correct production errors of text and art.

1.1.1   Understanding potential and challenges of housing and missing urban identity

Prishtina is the capital city of the Republic of Kosova. Article 13 of Kosova's Constitution and the Law on Local Self-Government state that the status of the capital city must be regulated with a special law. In the Government's 2008 – 2011 Program, it is stated as well that large cities will be regulated by specific laws. However, after many years of the current Government's presence, two years since the Constitution of the Republic of Kosova and the Law on Local Self-Government were adopted, Prishtina still does not have a law of its own, as it is required by the above-mentioned laws. A Draft Law on Prishtina was approved by the Government of Kosova after 432 days on April 23, 2009, and was sent to the Assembly on June 29, 2010.

In general, developed populations and states are those where central and local government leaders and policies address the key social issues of urban housing and infrastructure. Cities are residences where these two problems arise and where answers are discovered. They are places for science, technology, culture, innovation, for social spatial and environmental creativity, but they are also places where problems such as unemployment, segregation and poverty are concentrated. Urbanization is not always but can and should be useful for a population.

Better housing and living conditions, access to safe water and good hygiene, efficient waste management systems, safer working environments and neighborhoods, and access to services like education, health, safety, public transportation and child care are examples of social factors that can be addressed through good urban governance.

Failure of governance in today's states and cities has resulted in the growth of informal settlements and slums that create an unhealthy living and working environment for a billion people. These experiences and meanings of time and space are not always reconciled with those set by policies and capital which nonetheless condition the everyday in many ways (Lefevbre, 2004); (Butler, Chris (2012): Henri Lefebvre, 2012).

International agreements calling for urgent action to reduce poverty such as the Millennium Development Goals can only be implemented through national strategies that include an urban focus and involve local governments and the urban poor themselves. Without open engagement with the urban poor, interventions to improve housing and reduce informal settlements will be useless. City brings together people from many different backgrounds and cultures. The essence of cities is that they have always contained many diverse and intense connections and activities; where people live, work, shop and play, meeting the needs of economic production and social reproduction (Smith, 2002).

Spatial planning as a profession has seen many ups and downs over the last four or five decades depending on who governed the city. Traditionally, spatial planning was seen as the means by which governments could deliver development – housing, social and physical infrastructure – to city residents. Only in the last 15 years has urban planning aimed to provide for the sustainable development of a city, based on inclusive analysis of the given situation and careful projections of the supply and demand of land, housing, and facilities. It was driven by visions, goals, and deliberate strategies for development, which then translated into optimized land use, infrastructure, and other plans. At its best, spatial planning ensured a good living environment, efficient service delivery, effective economic development and social cohesion in cities. At its worst, it was unrealistic, with grandiose visions divorced from reality, technocratic and stifling (Taylor, 2004).

Urban planning is often at a disadvantage as there is a poorly developed tradition of monitoring and evaluating urban plans. Planners find it difficult to argue that their work is having a positive impact as they are often uncertain about the effectiveness or efficiency of their interventions (Seasons, 2003). A need to address social differences in urban areas is evident in countries at all income levels. Housing in urban development and town planning is a tool in creating friendly social and physical environments for all residents. The spatial

planning sector needs to establish partnerships with other sectors and civil society to carry out a broad spectrum of interventions in the housing sector.

More than half of the world's population lives in urban zones. Housing plays the main role in achieving urbanization in all countries. Housing is a global and shared responsibility. The elimination of poor urban living conditions will require resources, aid, loans, and private investments from more prosperous countries. Strong political commitment to better urban governance is crucial for the additional funds to create the planned improvements of living conditions for all. Creating global political support for a sustained and well-funded effort for social, economic, and health equity is one of the greatest challenges of this generation.

The contemporary dynamics of urbanization have transformed the relationship between a city and war. On the one hand, the contemporary city has become both target of, and theater for, distinctive forms of warfare that are shaping its spatial, political and economic forms (Coward, 2007).

Prishtina's Political instability is best viewed below (Table 1):

Dardani Period 4th Century BC—2nd Century BC
Roman Republic/ Empire c.168 BC—c.330 AD
Byzantine Empire c.330—c.850
First Bulgarian Empire c.850—c.1018
Byzantine Empire c.1018—1040
Peter Delyan's Bulgaria 1040—1041
Byzantine Empire 1041—1072
Constantine Bodin's Bulgaria 1072
Byzantine Empire 1072—1180
Serbian Grand Principality 1180–1217
Second Bulgarian Empire 1218-c.1241
Medieval Serbia c.1241–1389
Ottoman Empire 1389-1689
Holy Roman Empire 1689-1690
Ottoman Empire 1690-1912
Kingdom of Serbia 1912-1915
Kingdom of Bulgaria 1915-1918
Kingdom of Serbia 1918
Kingdom of Yugoslavia 1918-1941
Albanian Kingdom (Kingdom of Italy) 1941–43
Albanian Kingdom (Nazi Germany) 1943–44
NKOJ 1944-1945
SFR Yugoslavia 1945-1992
FR Yugoslavia 1992-1999
Republic of Kosova 1992-2000
UNMIK 1999–2008
Republic of Kosova 2008–present

Table 1 Historical de facto control of Prishtina in the Wikipedia accessed 29.12.2015

Examining the history of Prishtina as an urban zone allows for a better understanding of the unstable social structure of the population. The urban structure of the city during the years 1878 to 1912 was divided into 12 neighborhoods / quarters. Most of great neighborhoods /

mahalas today hold the same name as the name of the mosques built during the fifteenth century;

The analysis of social change during prewar periods (Table 2) shows that development starts shortly after Second World War in 1946, when Prishtina became the capital of the Socialist Autonomous Region of Kosova. In the name of modernization and urban development in the 1950s, the well-known slogan was "destroy the old, build the new" (Allcock, 2000), (Herscher, 2010), (Vöckler, 2008), (Gartska, 2010).

		PRISHTINA	Area	**social (analyze)**			
	Periods	Plans	Year	population	politics	economy	
	I until 1940	"PRISHTINA Regulative Plan"	1937	16.000 inhabitants	World war II	shift away from agriculture	
	II 1940 1950	"Second Regulative Plan"	1948	16.587 inhabitants	centralized	start industrialized economy	colonial planning period
	III 1950 1960	"General Urban Plan"	1953	50.000 inhabitants	mono party	semi-industrialized economy	
	IV 1960 1980	"Directive Plan of traffic and land-use of the town"	1967	100.000 inhabitants	social legislation	agriculture and industry	
	V 1980 1999	"General Plan of PRISHTINA" PUP	1988	250.000 inhabitants	political activism	tendency to open free market economy	

Table 2 Prishtina social changes during prewar periods

Different types and concepts of urban identity such as spatial identity, linked to territory; social or cultural identity, linked to the sense of belonging to a community; are important in

branding identity, the image of the city in the global competitive market. Urban identity is consequently a very complex concept, involving a range of factors, but it is also a key feature of the city. Positive urban identities make people more involved in the city. Identity can also be an instrument for local integration (citizens, stakeholders sharing one single identity). Similarly, projecting positive external identities distinguishes a city and attracts new citizens, investment, tourism, and skilled workers.

Identities are imperative for city mayors and urban managers that want to distinguish their cities in the face of global competition. In this era, there is a risk of globalization of identity, and, therefore, the loss of one's own identity. When promoting the city identity, it is important to promote its uniqueness: that story which makes it different. It is also important to hear all of the citizens' voices to determine the city's true identity. The success of the city's identity will also depend on political stability and economical sustainability. It involves challenging a new urban model to create more inclusive and sustainable communities.

The different perspectives provided by past and existing sources help to construct values of the housing as well as the process in which these changing and often conflicting perspectives competed and interfered in shaping the images and understanding of Prishtina. My questions intend to examine the shared frameworks that evolved during the year's history of Prishtina and which could provide a basis for future generations' identities, as well as the degree to which these frameworks could be relevant for housing standards and urban livability. The changes of the following decades have overwritten the story of founding as conquest in several ways, and following these enables us to extend the analysis of the housing estate as a cultural phenomenon and understand some of its future potential too.

The destruction of the old included one of the largest covered bazaars in the region, an Ottoman hamam and a large number of Ottoman townhouses. In addition, the main Catholic Church and the synagogue were destroyed alongside some mosques. These gave way to the construction of condominiums and office buildings and the laying of roads. Today there are several neighborhoods that exist as signs of the housing and urban life of that time. The last period, the 1980s through the 1990s, was a critical decade containing the breakup of Yugoslavia, the wars and the repression of the Milosevic regime, the destruction of Prishtina, the segregation of schools, and the large-scale discharging of Albanians from employment. After NATO troops bombed Serb targets and entered Prishtina in June 1999, obviously ending the war, the many thousand Albanians who had escaped or been deported returned, as did a great number of rural inhabitants who had lost their homes during the war of 1997−99 and wanted housing in Prishtina. After analyzing and describing Serbs violence during the decades before the war, specifically the violence directed toward the destruction of an urban area in Prishtina, it is clear that "urbicide"[2] (about "urbicide" see Wikipedia) was a part of genocide directed to other cities of Kosova too. Several strategic targets in Prishtina were attacked by NATO during the war, but physical damage appears to have largely been

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[2] The term 'urbicide' has been used to describe a physical attack on the city in a time of war and as a conceptual attack on the city via the destruction certain aspects of urban life or 'urbanity' (Coward, 2007).

restricted to a few specific neighborhoods shelled by Serbs forces. In his widely-translated essay, "The city and Death," Bogdan Bogdanovic wrote, "The civilized world...will never forget the way we destroyed our cities. We Serbs shall be remembered as despoilers of cities, latter-day Huns."

The post-war period of Prishtina is characterized by urban sprawl (Figure 1) as an effect of the huge influx of people from other parts of Kosova, which placed great pressure on the existing infrastructure and lead to a rapid collapse of public services and a serious accommodation crisis. The municipality has experienced fundamental changes and faced severe difficulties with provisions. With a high level of corruption mixed with the absence of a consistent General Urban Plan imposing strict laws, and only a few building prototypes to advise constructors, it is clearly evident that Prishtina's development is entrusted to its citizens with a marginal public role.

Most of the developing and strategic projects, as well as the urban plans regulating construction, have basic problems. The municipality of Prishtina faces other changes: One of the primary challenges to sustainable development being the unapproved law for Prishtina. Kosova's Constitution came into effect in June 2008, declaring Prishtina as the capital and stating that the city's function will be arranged by a special law. But up until today the Assembly has not yet reviewed and approved this special law that was sanctioned by the Government. Urban growth and the resultant sprawling patterns of development are causing social, economic and environmental strain (Schmidt, 1998).
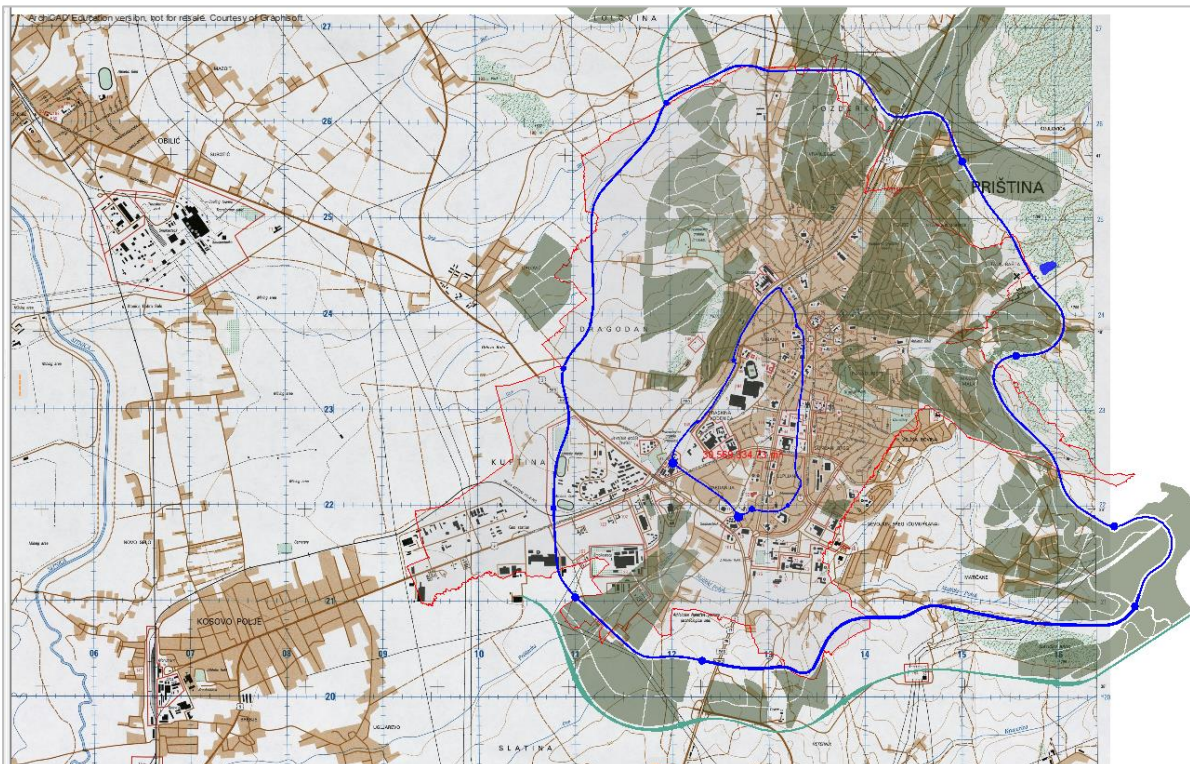
Figure 1 Digital map from 1993 (brown color) and urban sprawl in Prishtina until 2014 (dark green color)
Digital map source: http://www.lib.utexas.edu/maps/kosovo.html

The largely unregulated building boom (Figure 1) has expanded the city into the surrounding, previously agricultural land, as well as densifying and remaking central parts of Prishtina. The style of buildings in the wake of this intensive construction is characterized by a

seemingly random and informal jumble of styles, which is recognizably global in its scope (Bejtullahu F. Jagxhiu B,, 2008). In relation to the global expansion of a financially run market economy, much wealth is invested and flaunted in construction in many parts of the world. As one architect engaged in urban development in the Balkans phrases it, it is an "in formalization of the urban space caused by a kind of unfettered, neoliberal capitalism" (Vöckler, 2008). Government policies are often opportunistically compliant and political resistance to the exploitation of land and property is weak or suppressed.
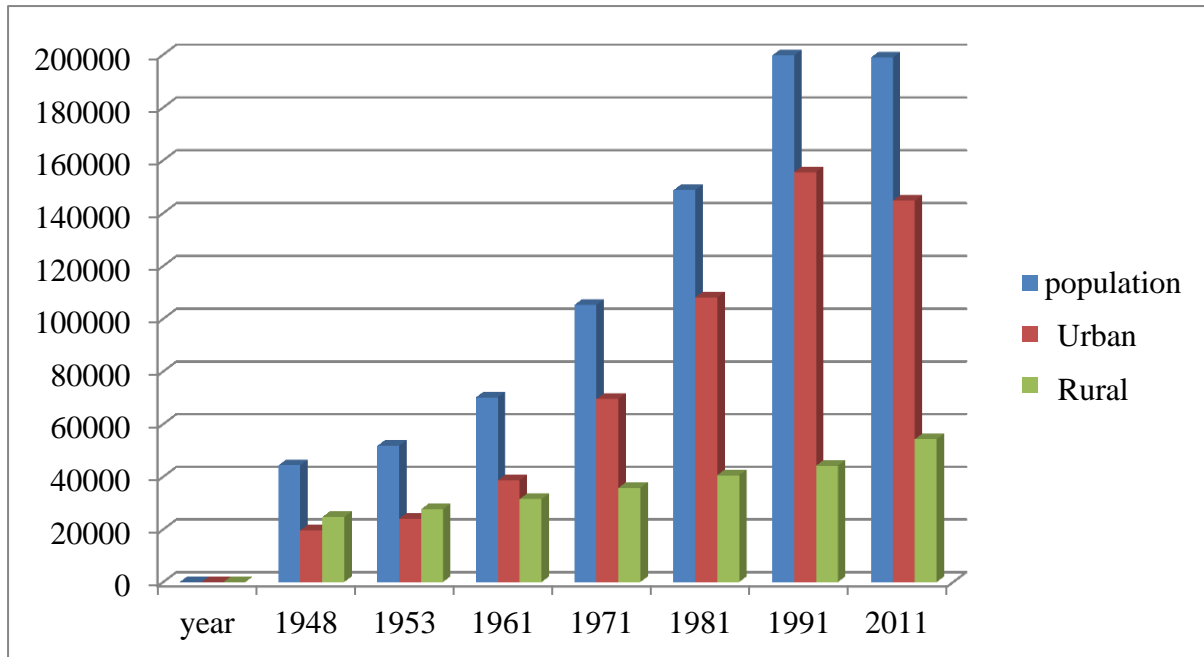
Table 3 - Prishtina - urban – rural population structure in five decades

Because this concentrated social change is taking place (Table 3), both local and international critics are particularly concerned about the ongoing destruction of the city. They are also concerned that building security and infrastructure adjustments such as sewage, road width, and garbage management are often more or less ignored, which underscores potential dangers and future costs and leads to social degradation. Although Prishtina's streets and buildings were neglected throughout the 1990s, critics argue that the main destruction of the city happened after the war through unregulated construction.

As is known from other conflict and post-war areas, not only buildings and roads are destroyed, but general infrastructure and many social institutions are also damaged. Reconstruction therefore becomes the scene of conflicting or overlapping interests from that of international aid programs to national and international construction tycoons (Archis, 2007). The general presence of a great number of Internationals, UN and EU personnel especially, but also the huge number of relief workers and NGOs, demands additional housing, offices, and military complexes, which results in a significant impact on both house-building and the renovation of buildings in the central parts of the city. For many residents, letting their houses or apartments to the internationals has been a source of income, but when the demand in later years has diminished and locals or new residents from rural areas are unwilling or unable to pay the rents required. This international presence has contributed to the rise of prices for both housing and general consumption. "Looking at Prishtina, it can be

seen that the untaxed and unregulated city planning is the result of a political and social crisis that is typical of post−conflict situations" (Vöckler, 2008).

Space is open to contests of political power and more or less inexperienced economic gain. With a weak urban planning ministry and rich, corrupted constructors, politicians have monopolized the building industry. In these conditions Kosova architects are not engaged in planning issues, and their critiques are rarely followed.

There is, however, still a long way to go before the changed planning approach is accepted and applied across Kosova. Institutionalizing the new approach involves consolidation of the procedures and practices over the long term (Ludeking, 'Inclusive and strategic planning for Kosovo.', 2004).

Residents are not organized against the lack of urban planning or the construction of illegal buildings, or against the political preference for roads and traffic and shopping malls over the construction of good, well-planned housing and workplaces. Prishtina inhabitants started complaining about the new social structure of the city and misplaced expenditures, high prices, and blaming the Internationals and their persistent investments in churches and mosques instead of the industry. To be sure, many ordinary residents have an interest in not pushing the issue since they may have built their homes without formal approval. Everyday practices of Prishtina's residents and new inhabitants contribute to the formation of urban spaces, and the use of their social potential will determine whether the process will end in destruction or adequate urban livability.

Governments have to create a secure atmosphere and promote to worldwide workers and representatives in the city who can contribute to investment promotion activities by reaching out to potential investors or agencies in the states they are representing (Table 4). They are valuable sources of information, and investment promotion policies targeted at specific groups of investors like Diaspora would therefore be of great value. Identification of investment opportunities and mediating between investors in the host and destination countries are among their important functions.

Years	Budget	Own revenues	Government grants	% - Own revenues	Govern. grants-%
2008	39.176.359	17.383.517	21.792.842	44.4	55.6
2009	43.302.523	14.000.000	29.302.523	32.3	67.7
2010	50.940.816	19.555.125	31.385.691	38.4	61.6
2011	59.487.719	20.175.922	39.311.797	33.9	66.1
2012	61.741.684	21.752.189	39.989.495	35.2	64.8
2013	63.371.731	21.757.920	41.613.811	34.3	65.7

Table 4 - Structure and dynamics of creating the budget of the Municipality of Prishtina
Source; Budget of the Republic of Kosova (UDP) translated by author

-Social and spatial structure of the Prishtina

The last exodus happening at the end of 2014 and beginning of 2015 greatly impacted the social and spatial structure of Prishtina. Many journals in EU have articles about this last Kosova exodus and how it is affecting Prishtina. DW3 in his article wrote: "Kosova has not seen this many people leave the country since the war in 1999. There are no official numbers, but government sources say up to 30,000 have fled Kosova in the past two months. Some diplomats in Prishtina, however, think 50,000 is a more realistic figure - some media outlets claim it's even more. Thousands of Kosovars pay to get to Germany, Austria, Scandinavia and elsewhere. Many schools have seen the effects: Teachers have been let go as more than 5,200 students have left. The streets and restaurants in Prishtina, normally full of life, are also emptier than usual."

1.2 Prishtina problems

The aim of this contextual analysis is to recognize why spaces and places are as they are. The contextual analysis will highlight the elements that reinforce the locality's desired identity as well as the inconsistencies that could detract from it. Identifying the character of Prishtina is done by analyzing the city's form and identity from the old town, neighborhoods and corridors, streets, connectivity, accessibility, and site planning. The central part of the city's residential areas is dominated by the middle and high-rise condominium buildings combined with commercial function, while the peripheral part is dominated by individual housing. Rapidly built housing, in the postwar period, has no planned technical infrastructure. Many areas, which are supposed to be free, such as parks and green areas, are misused with uncontrolled building construction. Urban sprawl is affecting neighboring villages (Mati, Sofali etc.), which are incorporated in the urban zone and have nearly lost their rural character. According to official municipality records published in newspapers of April 2015 from 1950, there are 16000 building permits and 45000 buildings build without building permit.[4]

All scales of urban form influence livability - from the design of individual homes to neighborhood streets and parks, to citywide systems of streets and open spaces. A highly livable city works at each scale. As growth occurs, maintaining Prishtina's compact form and relationship with the regional landscape will be the dominant issues. New neighborhoods and infill development will need to reflect needs of the future population, which increasingly comprises the elderly and non-traditional households, including single-person and multi-generational households. Growth will also place demands on the transportation system, resulting in increased traffic and pressure to widen and expand the street network, potentially impacting pedestrian walkability and bicycle access. Through a citywide survey and other outreach conducted for the General Plan, residents have indicated several priorities for the Prishtina's future. These include:

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[3] http://www.dw.de/lack-of-opportunity-leads-to-mass-exodus-from-Kosovo/a-18256218 accessed May 2015

[4] https://www.facebook.com/vetevendosje/photos/a.96165481999.99816.58483591999/10152672079812000/?type=1&theater Accessed May 2015

1.2.1 Small-town character; governmental constraints and missing zoning standards

Considering Prishtina's small-town character;

Identified historic monuments and built heritages concentrated in the central area of the city, was given special attention in the Master Plan of Prishtina from 1951. The rapid destruction of the Old Ottoman trade market, which was the cultural, economic, and administrative center of the city, was given special consideration. The Plan was replaced in 1964 by the Decision of the Municipality in which the recommendations related to the protection of the historic zone of the city were acknowledged. Following the related acts the boundaries of the Old City were determined in the Detailed Urban Plan from 1978, designed by the Institute of Urban Planning of the Prishtina Municipality. The inventory has shown that this area was the only part of the city which contained indigenous and environmental values of building heritage of different types and functions: religious, residential, trade and artisan structures, facilities for refreshment and other structures of traditional environmental values, but also buildings inconsistent with this setting and many of them built without permit. The analysis resulted in the following: - there still exist buildings of historical, architectural and environmental values that create a specific urban nucleus; The Master Plan, adopted in 1987, also confirmed the basic principles related to the protection of building heritage in the old part of city. Despite the well-established basic principles in urban planning acts, negative effects of uncontrolled development in the area were not reduced. The situation became worse during the Yugoslav crisis and during the turbulent years. Considering the situation, in 2004 the authorities of Prishtina for urban planning have reached a Strategic Urban Plan in order to prevent rapid illegal constructions in the post-conflict period. In the Strategic Urban Plan documentation for the next Regulatory Plan for the old part of Prishtina, the integrated approach agreed upon the following objectives and recommendations:

-Expression of city identity through features with cultural and historical values

-Integrated access to conservation, restoration, planning and urban design strategy based on comprehensive documentation

The Regulatory plan is still not completely developed. According to the Strategic Plan of the Municipality of Prishtina for 2012, the Regulatory plan design for the related area is one of the priority activities.

By analyzing the strengths of the area, it identified the presence of historic and cultural values which contribute to its identity and attractiveness but also the "lack of awareness on the protection of cultural heritage".

Despite the identified tendency to save historic monuments and built heritages concentrated in the central area of the city and local-international cooperation in planning of regulatory plans with high standards including a strategic plan, new urban fabric and architecture did not change the small-town character. (Figure 2)

Figure 2 Historic monuments and built heritages concentrated in the central area of the city–small-town character
Source: Authors chosen view of old city from google earth 3D cites

Governmental Constraints

Since 15 April 2008 the approval of Kosova's Constitution determined Prishtina to be the capital of Kosova and established the city's function in relation to a particular law. Article 13 of the Constitution of Kosova refers to the status and organization of "the capital city by law," while Article 2.2 of the Law on Local Self-Government stipulates that "the city of city, as capital of the Republic of Kosova, shall be governed by a new law for the city of city," since then it works even with the law on local self-governance, where based on the Constitution of Kosova, the city is the capital out of law. The Government of Kosova is in violation of the Constitution by not sending of this law in the Kosova Assembly. Capital has an immediate need for such a law, in order to have adjusted its legal status and to exercise its functions entirely as the center of the Republic of Kosova. Therefore, the politicization of this process to the detriment of the Municipality of Prishtina, its citizens, the process of building genuine and functioning institutions of democracy in the country. The government of Kosova on 23 April 2009 approved a law for city, since then the law does not continue even further, where it has not yet approved in the Assembly of Kosova. There would be an additional grant of 4% of the total grant to municipalities for each fiscal year, where the Municipality of city would have greater opportunities to these tools to committed capital projects and better public services for citizens. Government of Kosova as soon as possible has to precede city Law in Assembly. Benefits of other special government grant for capital, competence for development of the metropolitan area, would affect the improvement of the social, spatial and environmental conditions in the city (housing, urban livability, identity creation etc.).

Local government can affect the production of housing in a variety of ways through its police powers as generally expressed in its land use and development regulations. Some commonly used practices include limiting the land designated for residential development and/or the densities at which that development can occur, imposing fees or exactions, and requiring review periods prior to the approval of a project. Local land use regulations can also help to define residential character and facilitate housing production. It is important to recognize that the goal of producing housing may at times conflict with other city goals, such as the desire to provide open space and recreation facilities, the desire to protect environmental features and historic resources, and the desire to ensure the health and safety of residents by

maintaining the current level of community services and infrastructure. This section evaluates the extent to which government regulation in Prishtina acts as a constraint to the production, maintenance, or improvement of housing for all income groups, and whether such constraints would prevent the city from achieving its assigned share of the regional housing need.

Sustainability comprises social, economic and environmental issues and this overlaps with many specialist disciplines in the course of building phases. Defining sustainability performance is complex, and careful assessment is needed to make sure that the objectives are realistic, manageable and deliverable. Regardless of what rating, standard, or guideline system is used, one should always ask who, organization or instructional authorities, will make an assessment. (Nushi V & Bejtullahu F, 2012)[5] For designers, clients and project managers this means we have to create healthy buildings and places to support communities enhance biodiversity and contribute to reversing unsustainable trends in pollutions and resource consumption. (Nushi V. Bejtullahu F.,, 2011)[6]

Prishtina isolation and political instability are problems in achieving attractiveness and market share within the network of the metropolitan economic activity.

Generally identified local government constraints consist in:

- Fragmented and not harmonized jurisdictions
- Missing political continuity
- Poor cooperation between local and central level institutions
- Poor multi-sectorial cooperation
- Missing consultancy bodies for architecture (taste) and planning
- Cultural and ideological dissonance and
- A weak system of local government (missing law on Prishtina)

Land Use Controls and Zoning Standards - confusions and paradoxes

By Spatial Planning Law Municipal Zoning Map is a multi-sectorial document using graphs, photographs, maps and text details a type, destination, use the space planning and action measures that are based on duration and projections accessible to public and private investment for the entire territory of the municipality, for a period of at least eight (8) years

The Ministry shall determine the elements and basic requirements for the design, implementation, and monitoring of the Municipal zoning map.

This research was determined by qualitative approach taken (field study, content analysis, biography, daily work) and the scarce amount of the data as field notes, documents, maps (Figure 3), and urban regulatory plans.

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[5] http://ecs.epoka.edu.al/index.php/icaud/icaud2012/paper/viewFile/179/163

[6] http://www.civil.uminho.pt/lftc/C25_Proceedings_Final_Conference_2011.pdf

The definition of urban land in this plan is based on Spatial Planning Law (No.2003 / 14, Article 2) where an urban area is land defined by clear borders, within the framework of which is planned urban development.

The most obvious way to define the urban area is within its administrative boundary; this is the area administered by the Municipality of Prishtina.

Plani Zhvillimor Urban i Prishtinës 2013-2023

Lista e hartave

Harta 1 – Kufinjtë e zonës urbane të Prishtinës.
Harta 2 – Plani i përgjithshëm urbanistik I Prishtinës.
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Harta 23 – Furnizimi me ujë I qytetit të Prishtinës .
Harta 24 – Largimi I ujrave të ndotura .
Harta 25 – Rrjeti elektro-energjetik .
Harta 26 – Rrjeti I telekomunikimit .
Harta 27 – Rrjeti ekzistues I ngrohjës .
Harta 28 – Rrjeti I rrugëve në zonën urbane .
Harta 29 – Rrugët që përshkojnë Prishtinën .
Harta 30 – Linjat urbane .
Harta 31 – Unazat e qytetit .
Harta 32 – Unazat sipas planit strategjik .
Harta 33 – Planet rregulluese në zonën urbane .
Harta 34 – Hapësira e kaltërt sipas PHK – së .
Harta 35 – Toka ndërtimore në zonën urbane .
Harta 36 – Sipërfaqja e gjelbërt në zonën urbane .
Harta 37 – Rrjeti rrugorë në zonën urbane .
Harta 38 – Unaza qëndrore dhe zona e këmbësorëve .
Harta 39 – Lëvizjet e automjeteve në unazën qëndrore .
Harta 40 – Ndërtesat e parkimit nëntokësorë .
Harta 41 – Rrugët magjistrale .

Figure 3 Maps that have been adopted in MDP only 41

Urban Development Plan (UDP) which was adopted in September 2013

Without clearly defined boundaries, the city inevitably spread to the peripheral parts, damaging important agricultural land, both ecological and historical.

As states in LAW ON SPATIAL PLANNING – NO 04 / L-174 Promulgated by Decree No.DL-041-2013, dated 19.08.2013, President of the Republic of Kosova Municipal Assembly yearly monitoring report examines the implementation of the goals and objectives stated in the Municipal Development Plan and Map Zones Municipality and Detailed Regulatory Plans prepared by the Departments of Municipal sector. Drafting zoning map of

the municipality, in accordance with Kosova Zone Map and technical norms for spatial planning, nine (9) months after the final approval of the Municipal Development Plan, through:

Municipalities which possess the Municipal Development Plan, Urban Development Plan, and Urban Regulatory Plans approved by the Ministry and Municipal Assemblies, within fifteen (15) months from the date of entry into force of this law, adopt and pass Zone Map Municipality in accordance with the provisions of this law. The Ministry still has not determined the elements and basic requirements for the design, implementation, and monitoring of the Municipal zoning map.

Zoning is an implementation tool that establishes suburbs to control the physical development of land consistent with the General Plan. Zoning regulations identify land uses and activities that are permitted, prohibited, or are permitted only with a conditional use permit or other discretionary permits within the zoning designations. In addition to permitted uses, zoning establishes development standards relating to intensity, lot coverage, setbacks, and height requirements. Finding a way to fill identified gaps and achieve sustainable urban environmental development is necessary to face another transition from the consumption stage to the eco-city stage.

1.3 Research Questions

During these qualitative research studies and analysis of problems, causes and effects of degradation and destruction of housing quality and urban life, the need to answer this specific research questions appear:

-How could housing, planning, and preservation serve architecture and the needs of the heterogeneous population in Prishtina?

-Could housing, identity, livability, environmental upgrading, and rehabilitation be related to an urbanization process?

-Where to seek the answers: from the construction of the past - history (use of history) or from how to relate to "here and now"?

1.4 Objectives and goals to achieve

Main objective of this research is improved HQUL using scientific methods to identify new solutions how to use new social demand of HQUL to establish a new identity, or to evolve current multidimensional and multicultural one thru sustainable architecture in Prishtina.

Another purpose of dissertation is to enhance livability in post-war failed neighborhoods, combining identified approaches directed to both housing buildings and open spaces. This appears to be important as implementation of suggested design principles incorporated in policies. Many of those urban areas, in fact, present similarities in problems. This is true also for other post-war suburbs.

The new social structure of Prishtina is in the process of making strong contributions to realizing the urban quality of life. Political consensus is missing as energy to drive economic potential and showing how the city urban sprawl might be reordered around different ideas through political claims to space in the city. There is a need to integrate all this potential in function of urban quality of life. Prishtina may be ordered around particular ideas of similarity, difference and desirability. The specific purpose of this research is to identify synergies of these ongoing processes of urbanization.

Specific objectives and Goals to achieve of this research are:

- To identify basic principles of architecture design and urban planning that serve heterogeneous population

- To suggest new relations between social structures, spatial expansion, and environmental resources with the aim to evolve current multidimensional and multicultural trend through urbanization process in Prishtina.

- To inspire architecture and planning professionals in a systematic examination of sacred practices, sacred spaces and traditional stories of past as positive inspiration to perform the change.

- To improve local departmental and central co–ordination and harmonization of program planning and implementation in support of long–term planning.

Identified policies and programs could be modified to better address the challenges. Another goal to achieve with this research is to identify synergies of these ongoing processes of urbanization by identifying the factors that influence the sustainability.

1.5 Benefits to architects and urban planners

Suggestion will be of use for all stakeholders and especially for planners of Prishtina that haze to create an economic, cultural and social structure to sustain the human life that produces images with clear identity reflecting past, present and future of the city.

Benefits from this research will be creation of sustainable communities with strong social, economic and environmental dimensions that will make efforts and will focus on promoting sustainable development through strong foundations of governance, supporting people and improving community infrastructure. Professionals engaged in economic development and education, along with improved housing and infrastructure and safe drinking water will be part of a streamlined set of priorities that will start to bring forth positive results. The protection of socio-cultural, economic and ecological capital, and efficiency and effectiveness in achieving results are considerations that will promote for integration into all our policies, programs and decision-making processes, at every level and in every part of our city. Local architects and urbanists will find the right path to continue to improve the lives of Prishtina, as forms new partnerships and strengthen existing relationships through mutual respect and trust. Suggested principles and best practices will further promote the integration of sustainable development thinking into the social structure, policy and direction of quality housing and livable city with a clear identity. International architects and urbanists will use this research to see how experience of cities that passed similar development can be used in

local scale, in era of technology, to promote cultural assimilation of findings into planning and architecture (including curriculums), construction industry and building-owner decision making. In order to achieve strategies and implement new concepts, it is important to address these issues with a sense of urgency.

1.6 Housing and livability from global perspective with focus of the study Prishtina

The need for more housing and livable communities is imperative. Not only are there increasing evidences of humans struggling to find an affordable place to live, work, and raise their families, but the cost of transportation in relation to housing now consumes more in the average household's budget. Additionally, even as communities seek long-term prosperity, the costs associated with recent patterns of sprawling development have weakened economic competitiveness by leaving inadequate funds for basic infrastructure and services distribution (Figure 4) and by undermining environmental health and natural resources.
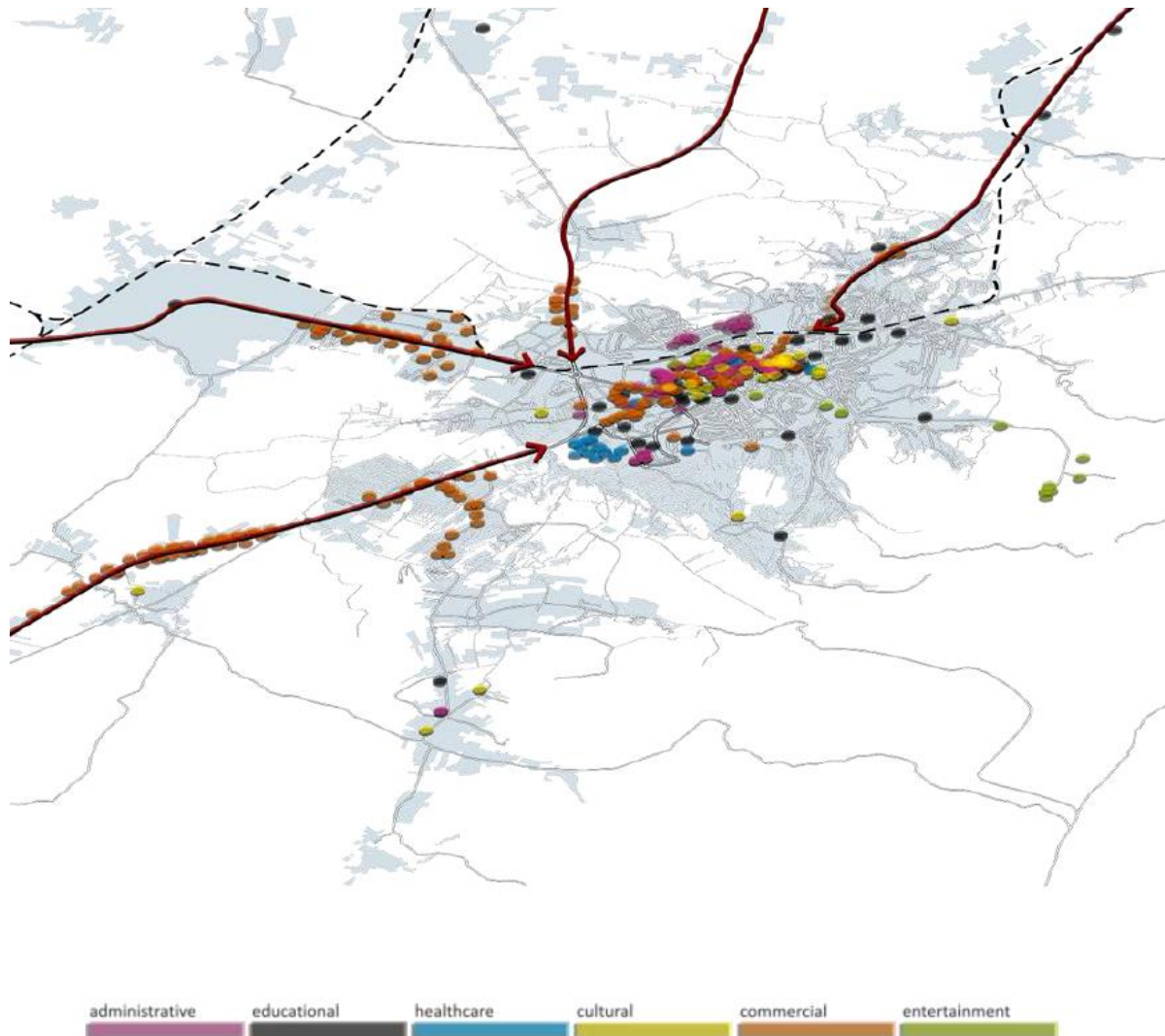

Figure 4 Infrastructure and services distribution
Source: https://commongroundlaboratory.files.wordpress.com/2013/12/2011_12_krasniqi.pdf

In response, many international organizations and institutions are trying to coordinate investments and align policies to support researchers and communities in providing housing

and transportation choices, reinforce existing investments, protect the environment, and support vibrant and healthy neighborhoods.

From analyzing the conclusions of many researchers, the main principles identified until now are:

- Provide more dynamic choices of mobility.

- Promote equitable, reasonable social housing.

- Develop economic competitiveness.

- Support existing communities.

- Coordinate and influence state policies and investment.

- Rate communities and neighborhoods.

- Rate multiculturalism of communities and neighborhoods.

The social structure of the city is not only but is mainly the product Prishtina urban growth. The city is the physical manifestation of culture, acting like a mirror that represents the nature of culture. Consequently multiculturalism as a new kind of cultural order is related to Prishtina, and its physical pattern may reveal what multiculturalism means for those outside the culture of that city. Sandercock said: "becoming a multicultural society/city is more than a matter of bureaucratic management, or of citizenship legislation. It also requires the active construction of new ways of living together, new forms of spatial and social belonging" (SANDERCOCK, 2003).

The conversion experienced by the space based on the efforts for giving a meaning to the space where the life is lived in also shapes the structure of the society.

Prishtinas' imperative is to create livable spaces based on the efforts for giving a meaning to space by existing livable communities and provide better for the public. This can be done by promoting integrated strategies that produce equitable, reasonable social housing. Prishtina housing and urban livability are dependent from existing monopoly capitalism and the economics of destruction that is necessary to change by introducing and promoting the development of economic competitiveness.

The new social structure of Prishtina is in the process of making strong contributions to realizing the urban quality of life. Political consensus is missing as energy to drive economic potential and showing how the urban sprawl might be reordered around different ideas through political claims to space in the city. The mobility of existing communities seems to have varying impacts on their social life. Younger generations and the migrants that are part of the latest immigration waves have a tendency to be more educated. They are also more likely to participate in public discussions and take part in community-based-initiatives such as neighborhood initiatives. These communities need support because there is potential for the fundamental transform of housing quality and urban life in Prishtina. The clear vision of city development and Law of Prishtina will increase management opportunities and outline the that state's overall policies and objectives for housing and urban life which they want to influence choices that localities make in housing and community support existing

communities, coordinate policies and leverage investment, Coordinate and influence state policies and investment.

1.7 Findings

Fragmentized social, spatial and environmental potential of Prishtina have produced exclusion and differentiation. Identified policies and programs could be modified to better address the challenges. Housing plays the main role in achieving urbanization in Prishtina. Prishtina is missing new urban projects that generate a process of attracting more diversified and qualified jobs. The creative process of architectural and urban identity creation is an instrument for local integration (citizens, stakeholders sharing one single identity) as solutions of reducing Prishtina problems (small town character, governmental constraints and missing zoning standards). Suggestion will be of use for all stakeholders and especially for planners of Prishtina that haze to create an economic, cultural and social structure to sustain the human life that produces images with clear identity reflecting past, present and future of the city.

2 LITERATURE REVIEW

2.1 Introduction

In this chapter is presented theoretical review, conceptual framework and empirical literature that helped to identify missing data, professional critique, and literature relevant to the study ending this chapter with research gaps of qualitative and quantitative research that will identify the social needs and potentials of Prishtina's population. The literature on housing and urban livability is bigger than the scope of this chapter. A general research review cannot hold the totality. However, in this chapter, efforts have been made to briefly document the important aspects that mainly focus on urban livability and housing, their patterns and processes, and measurement/analysis. It has been found that urban livability as a concept suffers from difficulties in its definition. As a result, the definition of this sensation is rather complicated and sometimes confusing, especially if we use isolated data. There are dozens of metrics that are practiced by the urban planners and administrators in their cities, especially in developed countries. Qualities and disadvantages of these measurements/analytical techniques have also been addressed briefly. It also forms similar studies in Kosova, and proceeds toward the proposed research by documenting the scope of the research.

2.2 Theoretical review, conceptual framework and empirical literature

Before exploring in depth the specific themes surrounding the changing social structure of Prishtina and the demand for architectural and urban values most relevant to this dissertation, a brief general introduction to the ambiguous concepts of heritage and monuments, their interconnections with collective memory and identities, and their potential dissonance is warranted. Based on my experience from the past and observations that cannot be explained with current theories, a major interest in this study is the identification of the potential of social structures and the demand for architectural and urban values.

Socio-spatial destruction in cities is not a new area of study but has been studied extensively and from different perspectives including:

• Human ecology (e.g. Burgess, 1967 originally published 1925);

• Neo-classical location theory2 (e.g. Alonso, 1964);

• Factorial ecology (e.g. Parkes, 1971);

• Political economy (e.g. Badcock, 1984; Harvey, 1975);

• Behavioral (e.g. Short, 1978); and

• Feminist and postcolonial (e.g. Fincher & Jacobs, 1998)

Authors and papers below directly connected to the topic of research helped to analyze and compare characteristics of Prishtina and similar cities in the region.

-Andrew Herscher teaches at the University of Michigan in the Taubman College of Architecture and Urban Planning, the Department of Slavic Languages and Literatures, and the Department of Art History. The essay "Urbicide, Urbanism, and Urban Destruction in Kosova" is part of larger project on architecture and political violence in Kosova.

-Aida Dobruna, Low Carbon Prishtina, Mission Im(possible)? 45th ISOCARP Congress 2009

- BinakBaqaj, 2007, Urban Management (With focus on recent developments in Kosova).

  (Pristhina, Kosova: University of Business and Technology, 2007)

- FerhatBetjullahu and BesaJagxhiu, "Application of Design and Construction Standards – Chaos Prevention," (presented at International Scientific Conference in Architecture and

   Spatial Planning: International Experiences and Challenges in Kosova, University of Business and Technology, Prishtina, Kosova, June 26 2008).

- Florina Jerliu, "Treatment of Prishtina Urban Pathology, " (presented at the International

   Scientific Conference in Architecture and Spatial Planning: International Experiences and

   Challenges in Kosova, University of Business and Technology, Prishtina, Kosova, June 26 2008).

- Frank D'hondt, "Re-Creating Kosova Cities," Presentation publication from the 42nd

ISoCaRP Congress (2006), www.isocarp.org, Accessed on June 18th, 2008

- Kai Vockler, "Building in the Wild –The New Prishtina," The New Prishtina, European Forum Alpbach. Archis Interventions,

-VisarGeci "Archis Interventions in Prishtina," The New Prishtina. European Forum

Alpbach.Archis Interventions, (2007)

- Professors of UP department of Architecture and Urban Plannin

- Planners from Institute of spatial planning

Authors and papers below indirectly connected to the topic of research helped to formulate research questions

- Aliaj, Besnik., 1996: NGOs/CBOs and Housing for the Low-Income Households. A case of Tirana - Albania. Unpublished thesis work. UMC Rotterdam

- Ashworth Gregory J 1994. From history to heritage: From heritage to identity: In search of concepts and models.

- Andrew Herscher | Urbicide, Urbanism, and Urban Destruction in Kosova | Theory ... Page 17 of 23

- SCOFFHAM, Ernie (1997) 'Identity, Urban Design in the City State', Making Cities Livable

- Martin Shaw, "New Wars of the City: 'Urbicide' and 'Genocide'," in Stephen Graham, ed. Cities,

- Andrew Herscher | Urbicide, Urbanism, and Urban Destruction in Kosova | Theory ... Page 18 of 23

- Blackwell, 2004; War and Terrorism: Towards an Urban Geopolitics, London:

- Martin Coward, "Urbicide in Bosnia," in Stephen Graham, ed. Cities, War and Terrorism:Towards an Urban Geopolitics, London:

- Blackwell, 2004; and Robert Bevan, The Destruction of Memory: Architecture at War, London: Reaktion Books, 2006.

- Bevan, The Destruction of Memory: Architecture at War, p.8

- Ludeking,Gert (2004) 'Inclusive and strategic planning for Kosova.' In Habitat De-bate Vol.10, No. 4: A Future for Urban Planning? P.18. UN-HABITAT, Nairobi

- Sandercock, L. 1998. Towards cosmopolis.Chichester, UK and New York: John Wiley and Sons.

- Sandercock, L. 2003. Integrating immigrants: The challenge for cities, city governments and the city-building professions. Research on Immigration and Integration in the Metropolis, Vancouver Centre of Excellence, Working Paper No. 03-20.

- Sandercock, L. 2004a. Longer view: Towards a planning imagination for the 21st century. Journal of the American Planning Association 70 (2): 133-41.

- Sandercock, L. 2004b. Reconsidering multiculturalism: Towards an intercultural project. In Intercultural city reader, ed. P. Wood, 16-21. London: Comedia.

- Koselleck Reiner 2004 Futures Past

Conceptual Framework

This analytical tool with several elements and contexts is used for portraying context and ideas in the integrated process of creating HQUL by describing conceptual distinctions, and organizing ideas into the integrated process. Designing this conceptual framework was an iterative process. This means that elements and variables changed in order to capture the essence of the theories and practices for HQUL. This final version was done after reading and

understanding theories that explain relationships between variables. A comprehensive understanding of the research issue, therefore, is achieved through an exhaustive review of the literature using a conceptual framework to guide the direction of the investigation whereby new information can be generated. Since this research involves the explanation of complex phenomena, there was a need to simplify or reduce the complexity of the phenomena into measurable items – variables and to describe the way that ideas are organized to achieve a research project's purpose.

Without consolidated communities, harmonized laws, regulations or dedicated funding, advancing housing and livability can be a challenge. Despite the widespread belief that building regulations apply to new buildings only, the empirical mapping has revealed that there is a law stating that there also exist requirements for alterations in buildings. (Bejtullahu, 2013) [7]

At the center of the diagram is its strategic direction: Supporting Sustainable Communities. To support this strategic direction, four long–term commitment areas of focus have been established for the period: Long–term Planning, Socio–Economic Development, Sustainable Infrastructure, and Environmental Responsibility. The interconnected nature of these four strategic outcome areas with direction is illustrated by their placement in the conceptual framework. To make the easy capture of theories accepted and do this in a way that is easy to remember and apply is used a conceptual framework (figure 3) as an analytical tool in several variations and contexts. It is used to make conceptual distinctions and organize ideas accepted to serve as the guiding principles of research.

Figure 5 Conceptual frameworks. Portrays a holistic, integrated process with schematic approach to supporting communities to act in creating HQUL

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[7] http://ijbtepapers.ubt-uni.net/paper-article.php?id=112

As a result of these relations, the framework is focused on establishing connections, generating partnerships, developing housing standards, increasing values and helping communities in advancing housing and livability. Advancing housing and livability relays on information about funding and other resources, and highlights work that communities do to promote livability. Representatives from the community will represent the work they have done to become a more livable community and the lessons learned about partnering, collaboration, leveraging resources, and funding.

To address this challenge it is needed to start a conversation with planning partners throughout the local and central institutions, including agencies, consultants, local communities, and non-profits, to learn what quality housing and livability means to community and what support they need in order to improve it. These conversations will produce useful ideas. There are many lessons for Departments of Housing and Urban Development, to be learned from the communities (Diaspora) that have experiences in successfully achieved livability.

Long–term Planning Models

The government is responsible for the sustainability of any community. Achieving goals relies on the community's ability to envision its long–term future, chart its own course, and then have the capacity to manage and direct resources. In the process of becoming more sustainable, communities must go through the process of determining priorities, identifying needs and determining how to fulfill them. Realizing a vision also relies heavily on the clear articulation of a planning framework, where all affected players know and understand the context in which community and regional development occur. This may require cooperation among several communities that cut across political boundaries and government departments to examine issues at a broader level.

Socio–Economic Development

People depend on the social well–being of individuals and families and the capacity of their members to participate in, and benefit from, economic opportunities. Having access to educational and social programming is essential for communities to develop to their full potential and achieve a quality of life comparable to that of others.

Environmental Responsibility

The livelihood of many communities comes from the land, water, and other natural resources and will be compromised as ecosystems and wildlife are affected by climate change and resource development. Making sure that appropriate environmental management systems are in place to mitigate the negative impacts is essential to seek to balance environmental protection with economic development. It is also vital to have the knowledge, capacity, and tools to respond to these challenges to promote responsible environmental stewardship.

These program-related strategic outcomes have been identified to achieve this goal, under the following headings:

- The Government: Good governance, effective institutions, and co-operative relationships.

- The People: Strengthened individual and family well-being for Prishtina.

- The Land: Sustainable use of lands and resources.

- The Economy: Closing the economic gap.

Empirical research conducted for this theme involved the following components:

- A survey of the specific development needs and interests of collaborating groups and their experience with, and perception of, the planning process

- A survey of the regulatory environment, involving interviews with representatives from the municipal planning department

- A meeting involving cohousing groups and municipal planners

The research showed that cohousing groups and planners can benefit by working together. Municipal planners can help groups understand the planning process, and groups can help planners understand the benefits inherent in cohousing development. In some cases where regulatory barriers were encountered, cohousing groups have worked with planners to arrive at mutually beneficial solutions.

External collaboration with planners and neighbors emerged as being as significant to the success of projects' development as internal collaboration within a collaborative group itself. The research identified that a lack of such collaboration early in the process could pose a real barrier to sustainable development and that open dialog was a critical factor. Representatives from each of the municipal planning departments involved in the project were interested in supporting the collaborative option, especially as they learned more about collaborative partnership projects and understood them.

Sustainable Infrastructure

Economic development depends on many provisions. The provision of sustainable infrastructure is important to meeting the basic needs of all communities. Prishtina recognizes the challenges faced by many communities to provide suitable housing, along with technical and social infrastructure for residents.

2.2.1   Changing social structure of cities - focus on Prishtina

The spatial shape and the dynamics of urban life are important topics of analysis in the contemporary urban studies. For the better understanding role of developers and demands of urban structure, it is necessary to identify existing approaches having in mind transition processes that Kosova and Prishtina are passing and experiences of world cities that have passed this transition.

Exciting theoretical problem socio-spatial diversity has been argued to have serious consequences for individual and social comfort as well as for the efficient use of scarce resources. Socio-spatially differentiated cities are 'unfairly structured cities' (Badcock, 1984).

They create concentrations of underprivileged and disadvantaged individuals lacking the community leaders necessary to lead their citizens towards improved conditions. Such concentrations may prevent individuals from achieving their potential and from achieving social mobility via means such as finding a better job. They may create vocational disadvantage (Gleeson, B., & Low, N., 2000), that is, poor access to resources such as education, health, open space, recreation, commercial facilities, and particularly employment – thereby exacerbating social injustice, inequality and limiting life-opportunities. They can also create other social costs such as limiting opportunities for aged persons to live alongside family because the environment in which they live does not provide the type of housing they need. Thus socio-spatial differentiation does not just reflect inequality in the city, it intensifies it. Harvey (1975) in fact, defines socio-spatial differentiation in terms of unequal access to resources such as educational opportunity. The neighborhoods which are created shape peoples identities like their relationships with class, gender, and ethnic groupings (Jacobs & Fincher, 1998) which Marxists argue is deliberate so as to reproduce the social order, class relations, consumption classes and to restrict mobility chances, at least until such time as the built environment needs to be reconstructed for a new phase in capitalism (Harvey, 1975).

Cities socio-spatially segregated can also be inefficient cities and therefore environmentally unsustainable. This is because they are wasteful of scarce resources and services such as schools, child care, and engineering infrastructure. For example, the concentration of parenting families in one area creates a demand for educational facilities (e.g. primary schools) that needs to be provided for therein. However, in time, as the children mature, the resource (a school in this case) becomes under-utilized resulting possibly in closure. In time, aging of the population in the area generates a demand for new resources like aged care. Meanwhile, demand for resources like schools may be experienced elsewhere in new areas being settled by child rearing families.

Characteristic in the literature is the assumption that, in contrast to the above situation, a socially integrated city, is one that is less differentiated socio-spatially, would be more equitable and more efficient and desirable. These cities would be more likely to use infrastructure more efficiently and provide more equitable access to resources. Now, in response to much of the past research documenting the negative implications of socio-spatially differentiated cities, planners and public policy makers have sought ways to move towards more socially inclusive cities. This principle is suggested to be intensified recently with the emphasis on social equity in the principles of sustainability that will be supported at all levels of government in Kosova.

Literature and policy are more explicitly, pro-integration. The social mix has long been part of housing policy, especially in public housing estates and particularly in Europe (Uitermark, 2003). As early as 1976; Sarkissian was drawing out the history of the connection between urban planning and social mix as policy. Spatial differences and the contribution of these to exacerbation of problems also point to spatially based policy interventions targeting the worst affected areas (Ellaway, A., MacIntyre, S., & Kearns, A., 2001)7.

It is important to note that, despite the longevity of study in this field, or perhaps reflected in the longevity of it, the debate concerning socio-spatial differentiation processes, impacts and

policy continues. Not all would agree that spatial social difference worsens inequality and there in considerable empirical work to be done. However, relatively recent work in this vein (Atkinson, R., & Kintera, K., 2001)concluded that "with certain caveats, living in areas of geographically concentrated poverty creates additional problems for residents." (Ellaway, A., MacIntyre, S., & Kearns, A., 2001) The uncovered relationship between, on the one hand, neighborhood quality and perceptions of neighborhood quality and, on the other, perceptions of self-assessed housing.

Housing tenure and employment status also predicted perceptions of the neighborhood. These results support the importance of tackling anti-social problems in worst-off areas and of neighborhood management across a range of areas.

Although it may be useful to provide city managers with empirical evidence supporting the value-added role of locally-owned establishments, one wishes for guidance in designing (and regulating) those corporate owned franchises like McDonalds or Starbucks, which already serve an integral role on the sociable street (Torres, 2014).

Empirically testing the benefits of socially mixed development is problematic (Wood, 2003) while the extent (but not the existence) of the purported benefits has been questioned (Arthurson, 2002). Moreover, the debate also continues over the merits of intervention though some more recent accounts have returned to an interventionist position. For example, postmodern accounts challenged the modernist project but sometimes now recognize that celebrating difference does not preclude action to redress disadvantage. As Jacobs and Fincher put it (1998 p. 15) producing equity does not require that difference be destroyed in the name of justice while Fraser point to a way of achieving this (Fraser, 1995). While planning may have elevated and privileged the physical over the processes that give rise to urban problems - even Marxists like Harvey (1996) acknowledge that any radical transformation in social relations in urbanizing areas must await some sort of political revolution is a myth that requires undermining, and that that the forces of globalization are so strong as to preclude and relative autonomy for local of particular initiatives to shift the process of urbanization onto a different trajectory is also a myth. Local initiatives and therapies are possible.

Leaving aside such important but unresolved issues, this research analyze and conclusions are built on current understanding of the process of socio-spatial differentiation by focusing on the role of social structure that engages city builders. City builders are, primarily, the real estate developers and, secondarily, their agents and advisors or developers (e.g. bankers, real estate agents and planners), who are responsible for carrying out development in cities. It is vital both to an understanding of the processes of structuring urban space and to the formulation of effective policy. The research beside principles concludes by setting out the desirable qualities of such an approach.

It is necessary to identify existing approaches that are dependent from the transition from the socialistic to the capitalist system. To do so this section identifies a three sided case for a focus on the development industry and how it shapes development. First, the limitations of existing approaches and of the extent to which they have focused on development are briefly

examined. Secondly focuses on reasons to do with the nature of development and of changes in its nature. Thirdly, it focuses on details to do with the changing nature of cities.

Initial attempts to understand the urban social structure, that is concentric and sector models, were historically and geographically bound, relating to specific cities at particular points in history. Harvey (1975) has argued, moreover, that they focused exclusively on the demand side of the process assuming differentiation is the result of the expression of users' wants and desires unmediated by producers. Differentiation was seen merely as the expression of people's preferences to live next to similar people. Few take account of the realities of contemporary urban development and of the important role development (supply) plays. Yet two analytical streams have indicated a need to focus on development. The first is from a Marxist perspective and the second is urban managerialism. These are respectively structural and agency approaches.

Harvey has been the key proponent of the Marxist perspective. In the 70s, Harvey (1975) linked socio-spatial differentiation to broader social theory. A socio-spatial differentiation is connected to broader social differentiation that arises out of three forces of capitalism. The primary one is the power relations between capital and labor. Then there are various secondary relations arising out of the contradictory and evolutionary character of capitalism. These lead to social differentiation by means such as labor specialization; by consumption patterns and 'lifestyle' groups generated as capitalism needs to boost consumption; and by authority relations, that is, special groups created that are seen as neutral but required to maintain smooth functioning (e.g. administrators, legal apparatus). He also includes manipulated (differential) projections of ideological and political consciousness and barriers to mobility chances. Then there are the tertiary residual forces that reflect the social relations in preceding or geographically separate modes of production. The link to socio-spatial differentiation, he proposes, is that residential differentiation is to be interpreted in terms of the reproduction of the social relations within capitalist society. Residential areas ('neighborhoods', 'communities') provide distinctive milieus for social interaction from which individuals to a considerable degree derive their values, expectations, consumption habits, market capacities and states of consciousness. These fragments 'class consciousness' and inhibits the transformation from capitalism to socialism through the class struggle (Harvey, 1975).

He goes some of the ways to translating this into an explanation of how differentiation actually happens on the ground. It is significant that to do this, he claims "we still have to turn to the examination of the activities of speculator-developers, speculator-landlords and real estate brokers, backed by the power of financial and governmental institutions for an explanation of how the built environment and residential neighborhoods are actually produced." (Harvey, 1975)

Summarizing his contribution in understanding this (Harvey, 1975), socio-spatial differentiation is created by the forces from the capitalist mode of production rather than the autonomous spontaneous preferences of people. Within this peoples' aspirations, search for self-expression in the community, work, and home produce micro-scale variation. Financial and government institutions regulate the dynamics of urbanization and their influence yields broad patterns in residential differentiation. By creating distinctive submarkets,

differentiation 'improves efficiency within which institutions can manage the urbanization process' but limits the ability of individuals to make choices because it "creates a structure which individuals can potentially choose from, but which individuals cannot influence the production of" (1975, p. 366). So individuals have to adapt their preferences to what is offered though poorer ones have little choice while the preferences of the most affluent are shaped by promotion and ads.

Based in this background Harvey sees the specific case of suburbanization is a creation of a capitalist mode of production at a given point in its evolution. It sustains effective demand and facilitates the accumulation of capital. It also is the domain of white collar group that is competitive and possessively individualistic and ideally suited to suburban consumption that is supported by the promotion and advertising. Once created, 'communities' also create a contradiction internally for capitalism since they have to be destroyed at some future stage for redevelopment or some new phase of capitalism as might occur through gentrification. Central to his view is that the role of socio-spatial differentiation is first to reproduce the social relations of capitalism and secondly to fragment class consciousness that might otherwise lead to socialism.
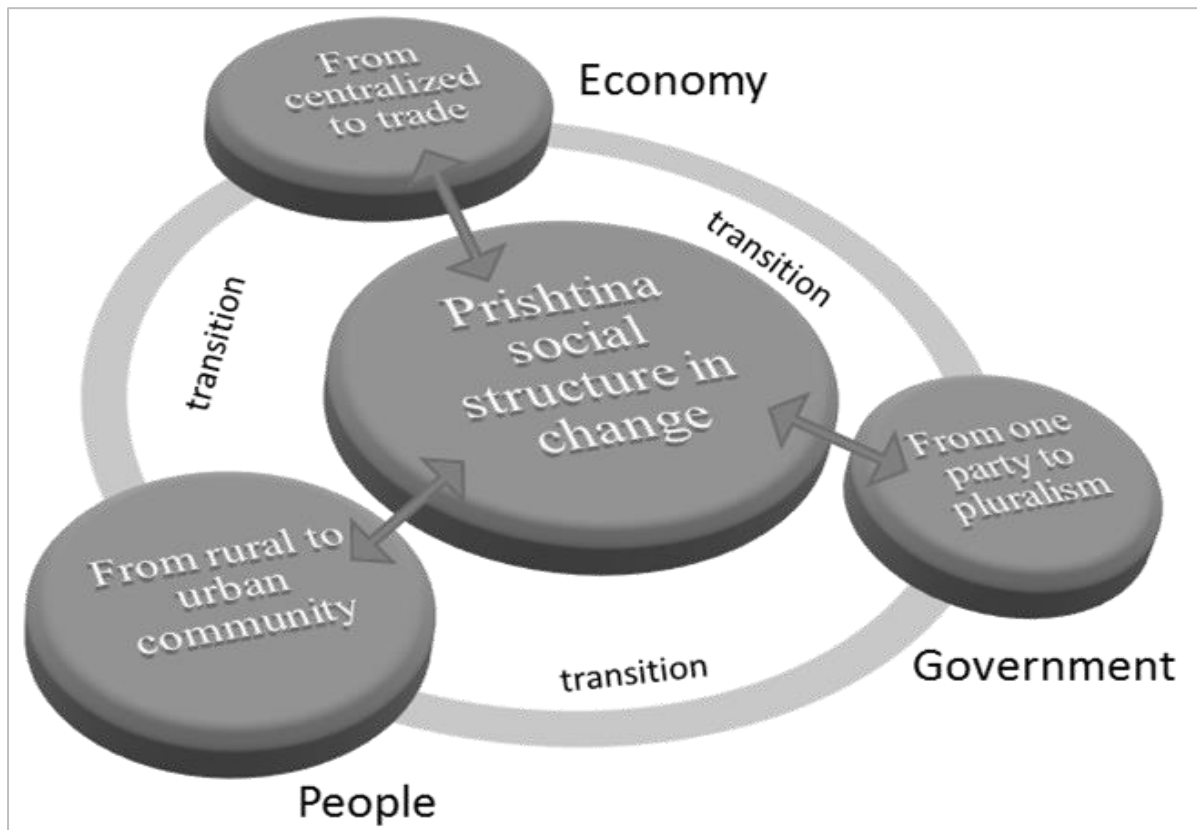
Figure 6 Multi-layer transitions influencing of social structure in change

In the case of Prishtina social areas have created more contradiction because of the fragmented class of community's nationally based was created during the colonial period until war followed by a period of capitalism. Given that younger generations and the migrants that are part of the latest immigration waves have a tendency to be more educated, there is potential for them to fundamentally transform the value system in Kosovo. (Bejtullahu F, Nushi V & Jakupi E, 2015) Multi-layer transition (Figure 6) and social changes through

which Kosova is passing, especially in case of Pristina have significant negative developments which are reflected in the architecture and urban developments in Kosova (Prishtina).

2.2.2 Demand for social, architectural and urban values

The societal challenge perspective focuses on innovations for society as a whole through the integration of the social, the economic, and the environmental. Many of the integrated approaches fall into the societal challenge approach.

Otherwise, the concept of community quality of life is often used to explore community factors, resources, and services that are observed by community members as factors influencing their life quality or assisting them in coping with each other (Yinshe, 2005)

Diaspora investments in housing industry of Prishtina have demands for innovations, which respond to social demands that are traditionally not addressed by the market or existing institutions and are directed towards vulnerable groups in society. They have developed new approaches to tackling problems affecting youth, migrants, the elderly, socially excluded etc.

Many EU approaches that involve stakeholders are attempting to move in a direction driven by the idea of changing the balance of power between users and providers.

Social media have brought about fast changes in how people communicate with each other, but also in how they relate to the public values. Citizens and groups can act more quickly and directly, in a participative way. This is also a part of the explanation of why social demand for quality housing and urban livability is making pressure to architects and urban planners in Prishtina.

All political and economic potentials need to be involved in the process of organizational development and changes in relations between institutions and stakeholders.

2.3 Missing data, professional critique & literature relevant to the study.

Data analysis in this research includes statistical dynamic procedures, in this case, analysis becomes an ongoing iterative process where data is continuously collected and analyzed almost simultaneously. The form of the analysis is determined by the specific qualitative approach taken (field study, content analysis, oral history, biography, discreet research) and the form of the data (field notes, documents, maps, and urban plans). There are missing Indicators for most ongoing processes in housing and urban development.

Ensuring data integrity is the accurate and appropriate analysis of research findings is done to avoid negatively influence the public perception of research. Integrity issues are just as relevant to the analysis of non-statistical data as well.

According to Kosova Agency of Statistics 2012, Prishtina had a population of 205,133 registered inhabitants. The rural population of the municipality as well as the area close to the center of city is under the influence of multilevel transformation of very high dynamics, both in terms of demographic regime, which is more expansive, and in addition powered

population. The urban part of the municipality has a high density of population. According to some new data, the density of population in the urban part of municipality is 247 inhabitants per km² while the population density of rural part of municipality without Prishtina, as an urban center, is 123 inhabitants per km²

Everyday criticism relates to published critiques of housing and urban life, whether completed or not, both in terms of standards and livability as criteria. In many cases, criticism reflects an assessment of the architect's success in meeting his or her own aims and objectives and those of others. The assessment may consider the subject from the perspective of some wider context, which may involve housing, planning, social or aesthetic issues. It may also take a polemical position reflecting the critic's own values. At the most accessible extreme, architectural criticism is a branch of lifestyle journalism, especially in the case of housing and urban life.

Many critic journals about Prishtina are not results of the academic study; many are practiced not by architectural journalists but by architects and scholars. In best cases, a different set of values is usually present, reflecting the intellectual mechanism of architectural practice and theory. The professional critique task is to assess how successful the architect and others involved with the project have been in meeting both the criteria the project set out to meet and those that the critic himself feels to be important. It is rare journal with critique that includes values and circumnutates based on criteria of: aesthetics, proportion, functionality, architectural style, choice and use of building materials, built environment and sustainability in real local context.

Prishtina as an urban center with representative functions and its economic strength is in constant change of the population structure. Prishtina with the surrounding space has become increasingly a concentration to a large population. One of the circumstances of the dynamic change of population structure is also the irregular distribution of the neighborhoods and regulatory plans. There is no reliable source of data related to immigration. Until 2010 (Figure 7) there are data some data but there are missing the latest immigration waves.
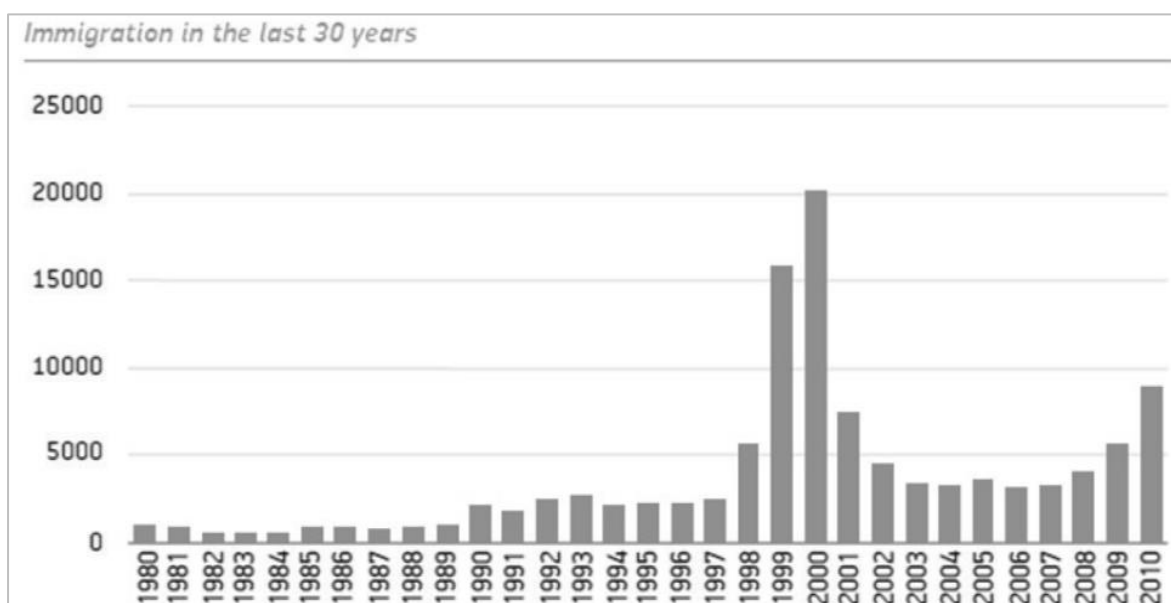

Figure 7 Immigration in Kosova - last 30 years. Source: KAS (2012d, p.10.)

Missing sources of information relevant to the study, haze make necessity synthesize the accumulated state of knowledge on similar or related educational topics, highlighting important issues and trends in housing and urban livability literature. This coherent approach and systematic structure, research methods and theories have shaped the outcomes, strengths and weaknesses of the literature.

A state-of-the-art literature considers mainly the most current research in architecture, housing, and urban livability topic. Literature summarizes current and emerging educational trends, research priorities and standardizations in this field of interest. Additionally this literature aims to provide a critical survey of the extensive literature produced in the past decade, a synthesis of current thinking in the field. It offers new perspectives on an issue or point out an area in need of further research.

2.4 Results and research gaps

Missing academic study and papers on the topic of housing and urban planning are the result of weak instructional and academic infrastructure in a new state of Kosova. Data and indicators available raised the relevance of analysis of non-statistical data as well.

The role of politics and economics upon social change is essential and must be integrated into any sustainable approach to a solution. In the world and most countries of the region, the domination of the urban population is evident. From today perspective in Kosova, process of changing mentality and structure of population from rural to urban is necessary, for that we need to build sustainable institutions that produce sustainable strategies that can facilitate sustainable urban development and avoid urban chaos in Prishtina as the main issue for this and next generations of its inhabitants.

Integrated strategies are needed to examine issues such as increased public request for housing quality and livability in urban planning. Strengthening of the institutional infrastructure and developing research capacities of local experts in the identification of new concepts that will produce strategies for achieving environmental, economic, social and cultural sustainability.

In this field, there is a gap of qualitative and quantitative researches that will identify the social needs and potentials of Prishtina population. This researches will serve as ground for development of new solutions in response to these potentials and social needs; The process will start with promotion affectivity and creativity of innovative approaches and will finish with the evaluation of the effectiveness of new solutions if is meeting social needs.

Built Surface in Prishtina covers 2365.6 ha of or 30.45% of the urban surface (Figure 8) in next page.

The residential area covers 2011.58 hectares and is characterized by the dominance of individual housing. About 23:17% is individual housing (1800 ha) and 2.72% is multi-residential housing (211.58 ha) partly business.
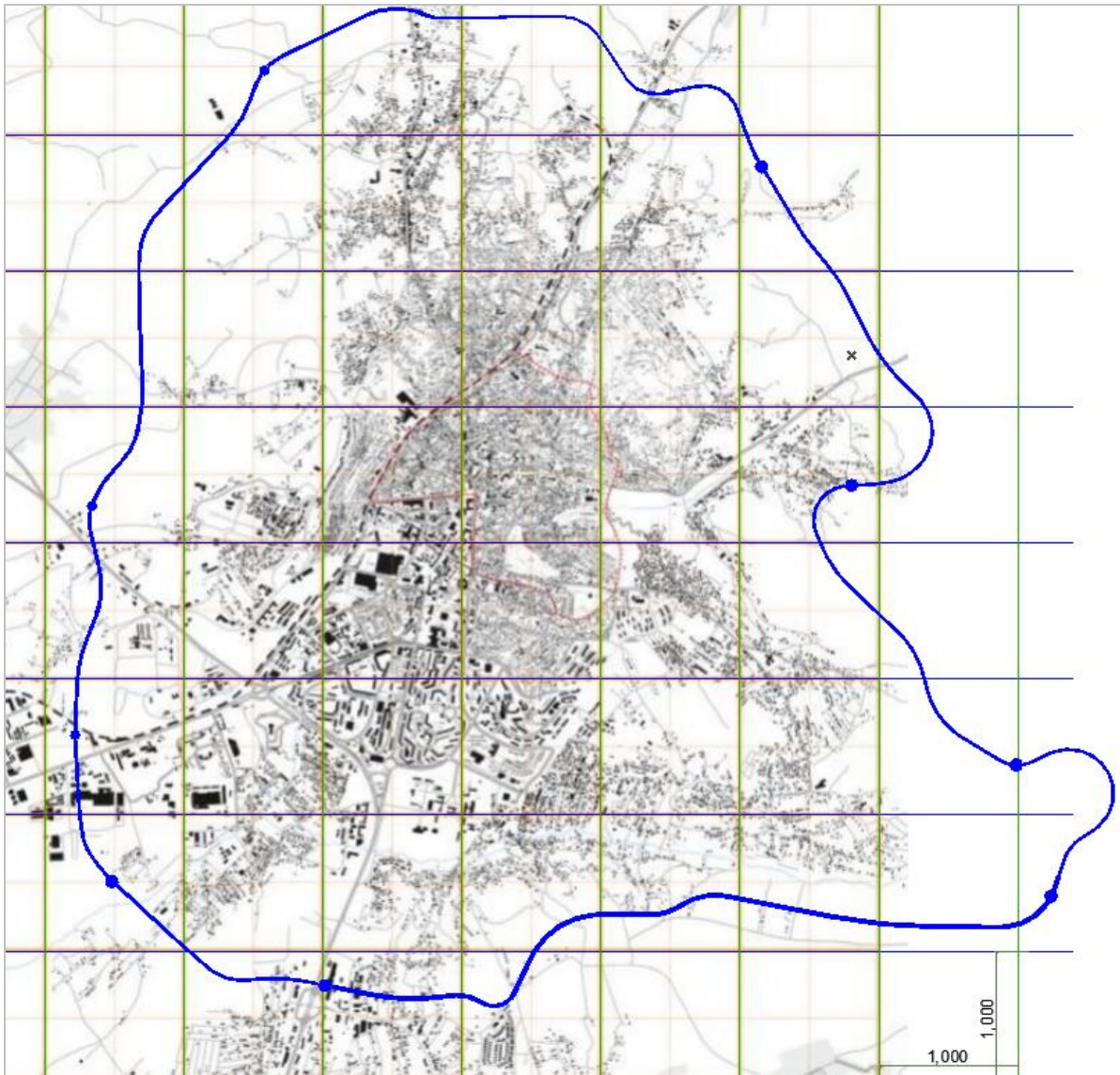
Figure 8 Built Surface in urban zone of Prishtina

3 METHODOLOGY

The combination of different methods is used to identify causes and effects in housing low standards, urban chaos and sprawl. Many social, spatial and environmental aspects are analyzed to uncover causes and effects of established negative trends and to generate new ideas and principles for HQUL that will help in the creation of Prishtina identity.

Empirical research is done using the conceptual framework as an adequate tool for organizing strategies based on literature review.

The qualitative research is done with the aim to gain an understanding of fundamental reasons for the low quality of housing and urban sprawl and to provide insights, into the housing and urban life. Also, specific research is done to answer research questions using existing quantitative researches.

3.1 Causes and consequences of low housing standards, urban chaos and sprawl in Prishtina

Housing and urban sprawl have been discussed in my researches partially but in this case aim is to list the causes and consequences of low housing standards and urban sprawl in social, spatial and environmental aspects.

Identified causes that force low housing standards, urban chaos and sprawl in urban areas and the causes that are responsible for undesirable pattern or process are also essentially important for the analysis of responses in form of principles and suggestions that are aimed with this research. The consequences or the impacts of low housing standards (Figure 9) and urban sprawl, whether bad or good are also necessary to be understood and evaluated towards achieving a sustainable HQUL in new city identity.

Figure 9 Low housing standard houses in central part of City
Source: Authors chosen view of Dodona settlement in Prishtina from google earth 3D cites

Urban chaos and urban sprawl

Sprawl as a pattern or a process is to be distinguished from the causes that bring such a pattern about, or from the consequences of such patterns (Galster G, Hanson R, Ratcliffe MR, Wolman H, Coleman S, Freihage J, 2001). This statement clearly says that analysis of pattern and process should be differentiated from the analysis of causes and consequences. Remote sensing data are more widely used for the analysis of pattern and process rather than causes or consequences. Impacts of development present a specific development patterns as undesirable, not the patterns themselves (Ewing, 1994). As a result, whether a pattern is good or bad should be analyzed from the perspective of its consequences. Causes are also similarly important to know the factors that are responsible to bringing such pattern. Indeed, remote

sensing data are not enough to analyze the causes or consequences in many instances; one should have clear understanding of causes and consequences of urban growth and sprawl to encounter the associated problems. (Figure 10)
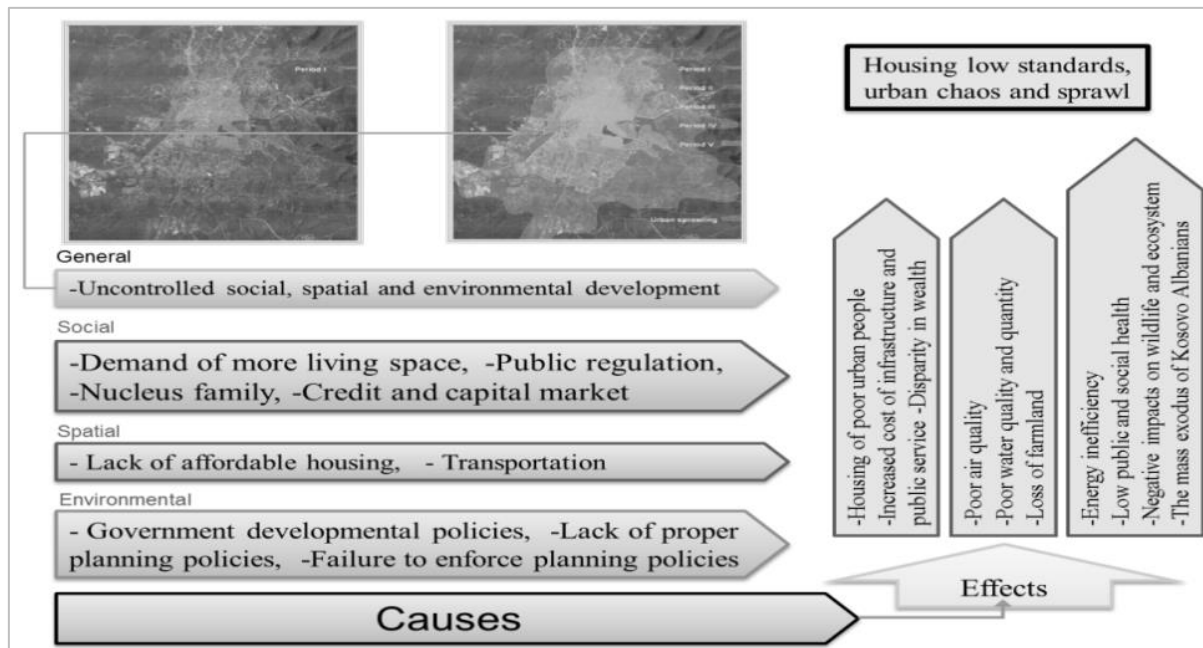
Figure 10 Causes and consequences of low housing standards, urban chaos and sprawl in Prishtina

Causes of low housing standards, urban chaos, and sprawl may result in:

- Demand of more living space

- Public regulation

- Nucleus family

- Credit and capital market

- Lack of affordable housing

- Transportation

- Government developmental policies

- Lack of proper planning policies

- Failure to enforce planning policies

If the urbanization process of Prishtina is good or bad depends on its pattern, process, and consequences. There are also some of the causes that are especially responsible for sprawl; they cannot result in a compact neighborhood. For example, country-living desire - some people favor to live in the rural suburb; this tendency always results in sprawl.

The causes and catalysts of urban growth and sprawl, discussed by several researchers, can be summarized, presented discussed by (Squires, 2002.); (Harvey, E. O. & Clark, W., 1965).

The first identified reason of urban sprawl in Prishtina is the demand of more living space in increased in urban population. The rapid growth of urban areas is the result of two population growth factors: (1) natural increase in population, and (2) migration to urban areas. Migration

is defined as the long-term relocation of an individual, household or group to a new location outside the community of origin. In the recent time, the movement of people from rural to urban areas within the country (internal migration) is most significant. Although very insignificant comparing the movement of people within the country; international migrations also increasing. International migration includes labor migration, refugees, and undocumented migrants. Both internal and international migrations contribute to urban growth. Internal migration is often explained in terms of either push factors-conditions in the place of origin which are perceived by migrants as detrimental to their wellbeing or economic security, and pull factors the circumstances in new places that attract individuals to move there. Examples of push factors include high unemployment and political persecution; examples of pull factors include job opportunities or better-living facilities. In general, Prishtina is perceived as places where one could have a better life; because of better opportunities, higher salaries, better services, and better lifestyles. The perceived better conditions attract poor people from rural areas. People move into Prishtina mainly to seek economic opportunities. In rural areas, often on small family farms, it is difficult to improve one's standard of living beyond basic sustenance. City, in contrast, is known to be a place where money, services and wealthier centralized. The city is place where fortunes are made and where social mobility1is possible. Whether the source is trade or tourism, it is also through that city is that foreign money flows into a country. In the city, there are better basic services as well as other specialist services that are not found in rural areas. There are more job opportunities and a greater variety of jobs in the city. Health is another major factor. People, especially the elderly are often forced to move to the city where there are doctors and hospitals that can cater for their health needs. Other factors include a greater variety of entertainment (restaurants, movie theaters, theme parks, etc.) and a better quality of education. Due to high populations, urban areas can also have much more diverse social communities allowing others to find people like them.

Change in an individual's social class position (upward or downward) throughout the course of their life either between their own and their parents' social class (inter-generational mobility) or over the course of their working career (intra-generational mobility). At this transition time, many new commercial enterprises are made possible, thus creating new jobs in cities. It is also a result of industrialization that farms become more mechanized, putting many farm laborers out of work.

This huge growth in urban population caused uncontrolled urban growth resulting in sprawl. The rapid growth of Prishtina strains his capacity to provide services such as energy, education, health care, transportation, sanitation, and physical security. Since governments have less revenue to spend on the maintenance of the provision of services, Prishtina becomes areas of urban chaos and massive sprawl with serious social spatial and environmental problems. The developers (government and/or private) hold a variety of expectations about the future and a variety of development demands. Often these developers can take decisions at their own to meet their future expectations and development demands.

Diaspora investment, higher per capita income, increase in a number of working persons creates demand for more housing space for individuals. This also encourages many housing industry developers for rapid construction of new housing. The rapid development of housing

and other urban infrastructure often produces a variety of discontinuous uncorrelated developments. The rapid development is also blamed owing to its lack of time for proper planning and coordination among developers, governments, and proponents. Several political election manifestos may also encourage people speculating the direction and magnitude of future growth. Speculation is sometimes blamed for sprawl in that speculation produces withholding of land for development which is one reason of discontinuous development.

Expectations of land appreciation

Expectations may vary, however, from the landowner to the landowner, as does the suitability of land for development. The result is a discontinuous pattern of development. The higher the rate of growth in a metropolitan area, the greater the expectations of land appreciation; as a result, more land will be withheld for future development.

Legal Disputes

Legal disputes (e.g., ownership problem, subdivision problem, taxation problem, and tenant problem) often causes to left vacant spaces or single-storied buildings within the inner city space. This also causes outgrowth leaving the undeveloped land or single-storied buildings within the city.

Development and Property Tax

The problem is that local tax money that developers pay is that only a part of the money goes to the community-infrastructure and public-service associated with their projects.

Generally, the costs involved in the development of community-infrastructure and public services are higher in the suburb rather than the core city. The maintenance costs of public services are also higher in the suburb.

Therefore, the development and property tax should be higher at the periphery of the city. However, generally these taxes are independent of location and even in many instances these taxes are lower in the periphery comparing the core city.

Lack of Affordable Housing

It is similar to living and property cost and another reason of urban sprawl.

Affordable housing is a term used to describe dwelling units whose total housing costs are deemed 'affordable' to those that have a median household income. A common measure of community-wide affordability is the number of homes that household with a certain percentage of median income can afford. For example, in a perfectly balanced housing market, the median household (and the half of the households which are wealthier) could officially afford the median housing option, while those poorer than the median income could not afford the median home.

Transportation

Public transportation in Prishtina is just to say that exist: public transport is a component of ensuring equitable access to health, education, and other social services for a population largely unable to afford private transport to school, clinics, and the like. Additionally, the use of public options would reduce the environmental footprint of transportation in a city where

air pollution is a constant, pressing concern. To realize that transportation facilities is essential to Prishtina and its neighborhoods. Development of urban economy and thereby job opportunities are directly dependent on the transportation facilities. Therefore, transportation facilities can never be suppressed; rather initiatives to block linear branch development by means of government policies and regulations should be practiced.

Road Width

Roads in Pristina were in a very bad condition after the Kosovan war, forcing government investment to improve this section. Now the infrastructure in Pristina is in a good state. Roads that connect Pristina with others cities appear the main routes of Kosova's network. Narrow roads within the city area restrict construction of high-rise buildings resulting in waste of vertical space. This wastage of vertical space transformed into horizontal growth. This is a common problem to very old cities. Construction of roads encourages linear branch sprawl many developing countries where past planners failed to visualize the future needs and did not plan wider roads. Recent road-widening policies that are taken in many developing countries have failed to owe to their economic (huge money is required to compensate the road-side house owners) and political constrains.

Single-Family Home

In many instances, individuals built a single-family home (rather than multi-family high-rise building) (Figure 11). This also wastes vertical space significantly resulting in horizontal growth. Single-family residences increase the size of a city in multiple magnitudes.

Figure 11 Single – family home (authors photo from cite visits)

Nucleus Family

Commonly, precipitate consumption of carpet area in nucleus family is higher than the joint family. For example, a common dining space is shared by all the family members in a joint family. The transition from joint family to nucleus family also creates demand of new housing for individuals.

Government Developmental Policies

Undefined land-use policies in one political jurisdiction may lead development to one that is favorably disposed toward development. In Prishtina differences in development regulations,

land-use policies, and urban services among the neighboring regulatory plans caused discontinuous development.

Lack of Proper Planning Policies

Lack of consistent and well-experimented planning policies also caused urban chaos and sprawl. Prishtina have inherited planned exclusive zoning policies; this means separation of residential, commercial, industrial, office, institutional, or other land uses. Completely separate zoning created isolated islands of each type of development. A mixed land-use policy is preferred to fight against sprawl.

Failure to Enforce Planning Policies

Having a proper planning policy is not enough, rather its successful implementation and enforcement is more important. Unsuccessful enforcement of land-use plans is one of the reasons of urban chaos sprawl in Prishtina since the enforcement is often corrupt and intermittent.

Housing Investment

Often rich inhabitants of Prishtina purchase second homes (Figure 12) in the suburb as future investments. This encourages the developers for construction at the suburb in advance.

Figure 12 Homes of Prishtina's rich inhabitants in the suburb
http://www.gazetaexpress.com/public/uploads/image/11033168-10153148549517300-1985530303-o.jpg

These homes often left vacant, but the government is forced to maintain urban facilities and services in a low-density area. Low-interest rate and high housing demand make the suburb-housing investment more attractive.

Consequences of Urban Growth and Sprawl

Consequences of low housing standards, urban chaos, and sprawl may have both positive and negative impacts; however, negative impacts are generally more highlighted because this growth is often uncontrolled or uncoordinated and, therefore the negative impacts override the positive sides. Positive implications of urban growth include higher economic production, opportunities for the underemployed and unemployed, better life because of better opportunities and better services, and better lifestyles. Urban growth can extend better basic services (such as transportation, sewer, and water) as well as other specialist services (such as better educational facilities, health care facilities) to more peoples. However, in many

instances, urban growth is uncontrolled and uncoordinated resulting in sprawl. As a result, the upside impacts vanish inviting the downsides.

Prishtina urbanization resulted from and contributed to industrialization. New job opportunities in the city motivated the mass movement of additional population away from the villages. At the same time, migrants provided cheap, plentiful labor for the emerging factories. Currently, due to movements such as globalization, the circumstances are similar. The concentration of investments in city attracts a large number of migrants looking for employment, thereby creating large additional labor force, which keeps wages low.

Developed and developing countries of the world differ not only in the number of people living in cities but also in the way and time in which urbanization is occurring. Kosova and his capital Prishtina is in delay comparing with regional, EU and global trends.

Created high-density settlements like Dodona are often highly polluted owing to the lack of urban services, including running water, sewer, trash pickup, electricity or paved roads.

Effects of low housing standards, urban chaos, and sprawl may result in:

- Housing of poor urban people

- Increased cost of infrastructure and public service

- Energy inefficiency

- Disparity in wealth

- Negative impacts on wildlife and ecosystem

- Loss of farmland

- Poor air quality

- Poor water quality and quantity

- Low public and social health

- Housing of poor urban people

- The mass exodus of Kosova Albanians

One of the major effects of rapid urban growth is sprawl that increases traffic, saps local resources, and destroys open space. Urban sprawl is responsible for changes in the physical environment, and in the form and spatial structure of cities.

Evidence of the environmental impacts of sprawl continues to mount. The consequences and significance of sprawl, good or ill, are evaluated based on its socioeconomic and environmental impacts. Often these are overlapping or one may have several indirect impacts.

Increased cost of infrastructure and public service

Prishtina have increased demand for public services and for the maintenance and improvement of urban infrastructures such as fire-service stations, police stations, schools, hospitals, roads, water mains, and sewers in the suburb. Other services such as waste and recyclables collection, mail delivery, and street cleaning are more costly in low-density

developments while public transit is impractical because the rider density needed to support a transit service is not there. The costs of public services and infrastructure and other studies have shown that development of neighborhood infrastructure becomes less costly on a per-unit basis as density rises. As long as developers are responsible for the full costs of neighborhood infrastructure and pass such costs on to homebuyers and other end-users of land, lower-density development patterns will meet the test of economic efficiency (at least with respect to infrastructure costs). Where inefficiency is more likely to arise is in the provision of community-level infrastructure. Inefficiency may also arise in the operation and maintenance of infrastructure, and in the provision of public services. These costs tend to be financed with local taxes or user fees that are generally independent of location, causing remote development to be subsidized.

Energy inefficiency

Higher densities mean shorter trips but more congestion. Even though vehicles are not as fuel-efficient in dense areas owing to traffic congestion, fuel consumption per capita is still substantially less in dense areas because people drive so much less. Urban sprawl causes more travel from the suburbia to the central city and thus more fuel consumption. Furthermore, it also causes traffic congestion. More cars on the roads driving greater distances are a recipe for traffic gridlock resulting in more fuel consumption. With electricity, there is a cost associated with extending and maintaining the service delivery system, as with water, but there also is a loss in the commodity being delivered. The farther from the generator, the more power is lost in distribution.

Disparity in wealth

In suburban areas economic and social issues related to the worsening of urban communities and the quality of life in suburbia as in cases when private utility systems serving the main segment of the settled area cannot be expanded for technical and financial reasons. Housing often occurs in peripheral areas without the discipline of proper planning and zoning; as a result, it blocks the ways of future possible quality services.

Negative impacts on wildlife and ecosystem

The reach of housing into rural natural areas such as woodlands and wetlands ranks as one of the primary forms of wildlife habitat loss in Prishtina. Roads, power lines, subdivisions and pipelines often cut through natural areas, thereby fragmenting wildlife habitat and altering wildlife movement patterns. The fragmentation of a large forest into smaller patches disrupts ecological processes and reduces the availability of habitat for some species. Some forest fragments are too small to maintain viable breeding populations of certain wildlife species.

Loss of farmland

Provincial tax and land-use policies combine to create financial pressures that propel farmers to sell land to speculators. Low prices of farm commodity in global markets often mean it is far more profitable in the long term for farmers to sell their land than to continue farming it. In addition, thousands of relatively small parcels of farmland are being severed off to create

rural residential development. Collectively, these small lots contribute to the loss of hundreds of hectares of productive agricultural land per year.

The loss of agricultural land to urban sprawl means not only the loss of fresh local food sources but also the loss of habitat and species diversity since farms include plant and animal habitat in woodlots and hedgerows. The presence of farms on the rural landscape provides benefits such as greenspace, rural economic stability, and preservation of the traditional rural lifestyle.

Poor air quality

Sprawl is cited as a factor of air pollution (Stone, 2008), he shows links between development and air pollution. Urban sprawl contributes to poorer air quality by encouraging more automobile use that leads to increases in fossil fuel consumption and emissions of greenhouse gasses increased the temperature in urban areas also has indirect effects on air pollution. As the temperature rises, so does the demand for energy to power fans, air coolers, water coolers, and air conditioners; requiring power plants to increase their output. The majority of power plants burn fossil fuels, so increased demand of power in summer results in higher emissions of the pollutants they generate, including carbon dioxide, particulate matter, sculpture oxides, nitrogen oxides, and air toxics.

Poor water quality and quantity

Low housing standards, urban chaos, and sprawl also have serious impacts on water quality and quantity. With miles of roads, parking lots and houses having paved over the suburb, rainwater and snowmelt are unable to soak into the ground and replenish the groundwater aquifers.

Urban growth and sprawl lead to an increasing imperviousness, which in turn induces more a total runoff volume.

In the urban area, water runs off into storm sewers and ultimately into rivers and lakes. Extra water during heavy rain can dramatically increase the rate of flow through wetlands and rivers, stripping vegetation and destroying habitats along riverbanks. It can also cause damaging floods downstream and lead to an increase in water pollution from runoff contaminated with lawn and garden chemicals, motor oil, and road salt. In addition, heavy rainstorms occurring in cities and towns with inadequate systems for managing storm water can cause untreated human sewage to enter waterways (combined sewer overflow).

Low public and social health

One of the original motivations for migration to the suburbs was access to nature. People generally prefer to live with trees, birds, and flowers; and these are more accessible in the suburbs than in denser urban areas. Moreover, contact with nature may offer benefits beyond the purely aesthetic; it may benefit both mental and physical health. In addition, the sense of escaping from the turmoil of urban life to the suburbs, the feeling of peaceful refuge, may be soothing and restorative to some people.

One of the cardinal features of sprawl is driving, reflecting a well-established, close relationship between lower density development and more automobile travel.

Automobile use offers extraordinary personal mobility and independence. However, it is also associated with health hazards, including air pollution, motor vehicle crashes, and pedestrian injuries and fatalities (Frumkin, 2002). Air pollution causes severe breathing problems, skin diseases, and other health problems. The effects of air pollution on the health of human and other living species are perhaps known to everyone.

Constructed in distance from the central city to the sprawled suburb by attracting consumers to larger, regional malls and restaurants result in a waste of time and reduced social interaction. Since sprawl is so car-dependent, walking or cycling opportunities (and the chances they bring for social interaction) diminish, while driving distances tend to lengthen dramatically. The relationship between sprawl and motor vehicle crashes is complex. At the simplest level, more driving means greater exposure to the dangers of the road, translating to a higher probability of a motor vehicle crash. Reducing social interaction and threatening the ways that people live together residents may also lose their sense of community as their town's population increases dramatically.

Other Impacts

Exurban development can place additional burdens on rural economic/land-use activities such as forestry, mining, and farming, since the values of exurbanites may clash with those of traditional users regarding the most suitable uses of rural lands.

Sprawl also includes aesthetic impacts such as more ugly and monotonous suburban landscapes.

The mass exodus of Kosova Albanians

"The greatest exodus from Kosova since the 1998-99 war has started. More than 15 years after NATO bombing Kosova is witnessing a dramatic surge in the number of its citizens smuggling themselves across Serbia's border into Hungary and push westwards to the likes of Germany and Switzerland through the EU's borderless Schengen zone. Since August 2014, when exodus from Kosova began, until last December, it is estimated that about 100,000 people has left Kosova, and from the beginning of this year 50,000 more, although no one officially wants to say it, writes Prishtina daily "Bota Sot". That is six percent of the population. Hungary and Austria have both reported a sudden rise in migration from Kosova. In only two months, between 50,000 and 120,000, ethnic Albanians have left Kosova in a wave migration to western European countries. "Posted at PEACE AND COLLABORATIVE DEVELOPMENT NET WORK (Rusila, 2015).

3.2 Analyze of models, Housing Quality, and Urban Livability

This study uses the descriptive analytical approach to identify the general concepts of housing quality, sustainable development and urban quality of life.

The crisis of housing quality, architecture and urban identity is a global dilemma. This crisis emerged as a result of the phenomenon of globalization. In this sense, Albrow points out the dilemma that on western society's face due to the devastated invasion of the western culture to the local societies and its negative impact on local cultures (Albrow, 1997). Roxana

Waterson emphasizes the same dilemma as a result of the application of western norms to address the problems of other regions instead of dealing with the local needs (Waterson, 1990).

The local–global conflict as a manifestation of high modernity results in transformations in self-identity. This fact is feasible in the housing quality, architecture and urban identity. High modernity resulted in great and extensive changes that affected the local societies. These changes are related to the creation of social connections of very wide scope. Accordingly, localities and state organizations are affected negatively. These changes and impacts are reflected on housing, architecture, and urban livability and resulted in deepening the identity crisis. This discussion emphasizes that the local–global conflict and its consequences, the dominance of western thought and high modernity, have the major role in the identity crisis. Urban social structure and the spatial arrangement of different social groups in cities has long been the subject of scholarly attention in urban studies from a variety of perspectives. Such attention has focused primarily on understanding the process and forces that give rise to structure, to some extent on the adverse consequences of socially differentiated or even polarized cities, and on policy to address these consequences or to socially engineer urban structure.

Development firms are the key entrepreneurs who build the new urban fabric on which socio-spatial differentiation takes place. Through the processes of targeting specific market segments, they play a pivotal role in shaping urban social structure by providing groups of specific types of residential development tailored to specific market groups in specific locations. Yet despite the long history of the study of the urban social structure, existing approaches have afforded little and insufficient attention to the role of the development industry in shaping urban social space. This paper makes the case that an approach that focuses on the development industry role is needed to complement existing perspectives and because it is highly relevant if not necessary for effective policy making.

Moreover, this focus is increasingly important and relevant in a contemporary context where the nature of urban development is changing and in which the decisions of private sector players play an increasing role in shaping structure. This paper outlines the desirable qualities of such an approach including the need to address both structure and agency.

Prishtina Planning models

Emergent trends cannot be isolated from the historical perspective, and most new trends originate from past practices and models. It is necessary to define the periods in the history of Kosova that were of significance to the development of urban planning, and also defining the models and practices of urban planning related to them. From this research three categories, originating models of planning can be identified as "colonial planning", "modern planning" and "post-modern planning."

The first planning model to be discussed is the colonial one, which consist of two periods. The first is a period of late-Ottoman rule in Kosova. The second is the period of the Serb rules in Kosova. The Ottomans were responsible for much of Prishtina's early modernization, which can be described as an effort of "used modernization." In that period of Ottoman control over the Balkan, planning models were mostly Western ones that were first applied to

Istanbul, and then to the different provincial capitals of the Ottoman state. Prishtina had acquired the status of a provincial Ottoman city during the second half of the nineteenth century. In this context, Ottoman reform program known as the "Tanzeemat" was applied to Prishtina partly through modernizing the city's building regulations and upgrading its infrastructure. From a city planning perspective, the town was organized around the old bazaar's nucleus, created in the last century of Ottoman rule, with the residential area principally expanding along the north and the east.

Second planning model is during the Serb Mandate, the Serb superimposed model consisting of wide boulevards intersecting at monumental squares over the city's medieval fabric, which already had been partially razed during the late-Ottoman period. Unlike other examples of colonial planning in the region, where a dual city model was used and the old city was left intact and the new sections were constructed adjacent to the old ones, in the case of Prishtina, colonial planning proceeded by superimposition instead of juxtaposition.

A remarkable impact on the transformation of the urban and architecture of Prishtina had the Yugoslav architects. In the following period, before and during the Italian occupation, some of the most remarkable buildings in Prishtina's landscape were constructed, such as the wide boulevard in the direction north-south, the square at the center accompanied by the group of buildings for the ministries. This was achieved through three consecutive regulatory plans and a master plan. While the foundations of Prishtina's urban planning start consolidated, it became an attractive place for the Yugoslav architects to experiment their ideas about the future landscape of the city. At the end of the perpetual process of substantial urban transformations, Prishtina appeared dressed in a new image with refreshed historical figures and heroes, a promoted glorious history, and re-shaped past. The regime reconstructed its own city center as to announce the subordination of citizens to the imminent glorification of culture and art in the poor capital Prishtina. By re-writing the national history and repositioning the national leaders, communist policies had a direct impact on the legitimizing city from an artificially created capital city as one may call, to a historic city. This was specially designed for the purpose of historic continuity with the imaginative past. The socialist ideology emphasized the political and cultural role of the capital Prishtina and city centers at the expense of commerce, regulation of city size, prominence of urban historic heritage, and else (Fisher, 1962)

Analysis of the connections between urban design and historical social development of Prishtina can outline new planning tendencies: a city of the future – but more specifically, a city of the communist future. Medieval fabric consequently had disappeared to be replaced with the colonial early modern Prishtina.

Colonial planning and contemporary trends

-Since the 1974s, a new group of planners has emerged in Kosova, and these planners have begun to seriously investigate the issue of colonial planning. They are studying developments that took place in the early twentieth century in order to understand the evolution of the Prishtina today. Planners have adopted what can be referred to as a "new historical consciousness," which departs from old methodologies that were limited to studying the effects of the physical aspects of colonial planning on the Prishtina's contemporary

planning. Consequently, they concentrate on examining the ideologies underlying colonial planning as well as the processes that define it. Such a change in the perspective of planning is due to the fact that the modernist approach to planning, which revolved around the actions of the public sector, began to be questioned, and even disqualified.

A high migration rate from the rural areas to the city took place with a significant concentration in Prishtina and its suburbs. Those developments during the last decade of 20-th century contribute to urban sprawl growing every day.

"…market, policy and personal choices support conventional development or sprawl because resources are relatively plentiful and no one is advocating for society's needs.

Individual maximization is not societal maximization, and in the short run individual maximization involves bearable negative social costs." (Burchell, Mukherji, 2003). Furthermore, sprawl development is now perceived as contributing to significant fiscal costs for infrastructure providers such as local government (Burchell, Mukherji, 2003). The sporadic development of houses in considered nominal was rapidly transformed into massive illegal settlements asserting the failure of state institutions to control the urban planning, to precede the urbanization process and to formulate clear housing development policies. There was a general perception that the only way of building a house was to do it illegally. (Burchell, Mukherji, 2003) Explain that urban sprawl has allowed people to gain access to less expensive, single-family homes on large lots situated away from urban centers rife with crime and poverty, while still allowing residents great freedom of movement, as the vast highway systems have been built to accommodate their automobiles. However, the failure of the state institutions to take their responsibilities resulted in a very problematic environment created by illegal constructions.

The third planning model occurs during the post-war period where new planning trends evolved in Prishtina during this period. "Corporate planning," in which one real estate company is fully responsible for rehabilitation and redevelopment works, was carried out for the first time in Prishtina in the reconstruction of the city's Suburban neighborhood centers are slowly vanishing, due to the development of large shopping malls at the expressway junctions. With less trust in urban planning, the most influential public land use intervention today is the investment in new roads. These roads are typically built as by-passes, but once in place they attract industrial developments and big box retailers, thus draining existing urban areas of services and capital and contributing to a never-ceasing urban dispersal (Nyström, 1997).

Generally it has been very difficult to successfully implement planning models in Prishtina. There has been a profound reluctance among Prishtinas to accept planning models in the different periods of the city's modern history, a phenomenon that mainly can be attributed to the city's mercantile-sectarian underlying order. This has resulted in a situation of "planning chaos" in Prishtina and also in Kosova, and this difficulty in the implementation of planning rules and regulations in the specific socioeconomic context of Prishtina is one of the main issues that are explored in this research. To illustrate the role of social structure and the planning system in the urbanizing process it is necessary to present some examples of new concept applied in some cases and first effects arising from applied concepts. This will help

to predict future results of developments based on suggested strategies. It was necessary to compare conditions in the urban planning during project development time with effects on today developments. The comparison is done in same aspects as it was proposed as solutions.

Social potential and missing strategies to build quality housing and livability neighborhoods

The role of politics, economics and social change upon housing and urban planning is essential and must be integrated into any sustainable approach to a solution. Examining issues such as increased social demand for HQUL during public participation in planning and development was identified potential for improved environmental, economic, social and cultural sustainability and strengthening of the institutional infrastructure. Institutionalizing the new approach involves consolidation of the procedures and practices over the long term (Ludeking, 'Inclusive and strategic planning for Kosovo.', 2004).

Identified problems of Prishtina residents is number of engaged citizens in various sorts of negative behavioral patterns, whether carelessly putting their household garbage along the street, littering their surroundings, listening to music at blaring volumes, or driving recklessly through the city's streets. To a certain level, these problems may be addressed through higher levels of diligence in implementing and enforcing existing regulations. However, while the relevant authorities need to carry out their duties as efficiently and effectively as possible, residents also need to assume their share of responsibility. Community-based neighborhood associations can function as an important vehicle that allows this to happen. They can address all sorts of issues including public cleanliness, traffic, urban beautification, as well as opening communication links and establishing a dialog with municipal authorities. In other words, the top–down and bottom–up approaches both need to come together. One hand cannot clap. Prishtina's urban situation features a highly bureaucratic municipal structure that the average resident too often perceives as forbidding and unreachable, except possibly through that infamous system of familial and social contacts as well as a socio-economic greasing agent. At the same time, that average resident often treats the city, including the immediate neighborhood in which he or she lives, with indifference, detachment, and neglect.

Another issue is the role that international and national non-governmental organizations (NGOs) can play in developing participatory planning approaches within a context such as that of Prishtina. Some international NGOs are training civil agencies in Kosova in participatory rapid appraisal approaches that aim at effectively involving local communities in the developmental process. A number of those NGOs also have ties with the main public sector organization involved in housing issues, and have trained employees of the public sector in participatory approaches. Another level of participatory planning that is being applied in Kosova is the community consultation process, which is being investigated by the United Nations Development Program (UNDP). Prishtina therefore seems to be at a very appropriate juncture for initiating serious efforts through which the municipal leadership and various community development organizations join forces and go on board upon putting in place mechanisms of integrated planning, that enable the formation of neighborhood-based community organizations devoted to improving the quality of the Prishtina's urban life. With this, a much-needed bottom–up approach to urban development can come into being, linking up with, complementing, and engaging the already-existing top–down urban management structures.

Tolerance is a mark of civilized society. At the same time, a civilized society needs to adopt a clear policy of zero tolerance regarding the actions that threaten it and its values. It is the time that the concept of zero tolerance towards violations of civilized daily behavior in the city is put into effect. This may be easier said than done, but if Prishtina is to be an agreeable and livable city, and not degenerate into a polluted, congested, dirty, and noisy metropolis where aggressive and rude behavior prevail, there really isn't much of a choice.

Today developing connecting-transit zones enabled creating both open and controlled cities, thus avoiding the pressure of the urban chaos. New centers will no longer be considered as peripheral satellites of a greater core, but as urban centers that play the well-defined role of a coordinator (Lipjan – airport Prishtina).

Spatial - Transit Town

Prishtina is a growing city that can avoid urban chaos and reduce urban sprawl with strategies that focus on the transit towns with the greatest potential such as Fushe Kosova and Lipjan. These satellite towns can be used to release the energy of development. (Spatial aspect)

The success or failure of managing change affecting a city greatly depends on the reactions of its residents to change. Change often is imposed by external factors, and not usually initiated by those it affects, let alone embraced by them. This applies to all societies, but more so to those for which change has not been institutionalized and built into their political and cultural systems.

Another example is that of traffic. If a new traffic artery is built that provides an easier and more direct link between a central and suburban part of the city, most residents will welcome it as this is an "easy" type of change. To take this a step further, if there is increased diligence in enforcing parking and traffic violations in a systematic, across-the-board manner, residents also will grudgingly accept it, even though this will require changes in driving behaviors. As with the implementation of anti-littering regulations above, such change already has been mentally internalized as these driving regulations have existed for some time and are intended to promote public safety.

There also are unique conditions when people readily and fully accept change. This is when a "tipping point" is reached. One scenario for reaching it is when the status quo becomes so intolerable that an overwhelming consensus, if not demand, emerges for change. Change continuously affects cities whether we want it or not. The residents and authorities of a city will have to deal with it but ideally should do so proactively rather than reactively. As city authorities manage change, the reaction for many residents is to resist any changes that affect their daily routines or require additional effort even though the changes very well may positively impact their daily lives. The authorities are not in an enviable position here.

Prishtina has an abundance of empty plots. As a result of the current building boom, we have reduced the space of empty plots but still enough.

The main characteristic of the cities in Kosova is their growth. Prishtina's growth is great. What used to be a small town of about 2000 people in the early 1920s, today is a metropolis of 0.5 million inhabitants. The continuous expansion of Prishtina's area and population has been highlighted by drastic growth spurts that have transformed the look and feel of the city,

how people interact with it, and its connections with the outside world, both regionally and internationally. The transformations that affected the city as a result of this development were extensive. Prishtina housing developers consequently came to provide its residents with a diversity of products and services not available before in the city and its satellites - transit towns

On the physical level, one of the most striking changes that took place in Prishtina then was the increase of condominium buildings. Such buildings of more than four stories usually house a minimum of 12 living units, in contrast to the previously predominant housing type, which consisted of a single-family house that often would be expanded with time through the addition of one or two housing units on top of it. Considering the rising demand for housing and the increase in land prices, the higher density apartment building, which zoning regulations allow in most parts of transit town around the city, made more economic sense for developers and investors than the single-family expandable house. (Figure 13)

Figure 13 Replacement of single-family houses with condominium buildings as urban consolidation models in transit town
Source: Authors chosen view of Fushe Kosova from google earth 3D cites

New construction in many residential areas with existing technical infrastructure of the city consequently consisted almost exclusively of condominium buildings rather than single-family houses. In Melbourne, high-density residential housing has become a legitimized response to concerns about increasing urban sprawl. As such, high-rise housing fits neatly into urban consolidation models and is now considered to be integral to the production of economically sustainable cities' (Costello, 2005).

Ideally, the subdividing of new plots in an urban center should take place in a gradual manner. As the population of the city grows and a need arises for more buildings, new areas would be subdivided to accommodate that need. Planning authorities also would put in place long-term strategies that define the directions of physical growth for the city, and identify areas to be subdivided in the future for residential, commercial, cultural, recreational, office, or industrial purposes. Accordingly, the physical expansion of a given urban center would be

brought under control and kept in tune with the growth of its population and economic activities.

In Prishtina, the subdivision of plots has followed a different path. Although Prishtina is a city that has experienced tremendous growth, the subdividing of land in the city, especially since the 1970s, has taken place at a highly rapid rate that has surpassed its rate of growth. As a result, most of the areas of Prishtina located outside its boundaries from the 1960s have an abundance of empty plots.

Such a ubiquity of empty plots is not healthy. Infrastructure services need to be provided for underutilized areas. Moreover, these empty plots often end up as dumping grounds for the neighbors, who use them to get rid of garbage and even construction debris. In short, these empty urban plots provide for an inefficient use of land and are eye soars in the city.

How did such a situation come into being? It is partly a result of accumulative inefficient planning decisions. Another reason is related to the fact that a number of the plots have multiple owners who inherited them from what originally was a single owner. When the inheritors are unable to agree on what to do with these plots, they are left as is, neither built upon nor sold to someone who would build on them.

The advantages of this concept are:

It is more sustainable, creates a balance with the tradition leading to a sustainable community

Makes the usage of surfaces, resources and energy more efficient

Helps in protecting the open spaces and residences, which leads to maintaining a balance with nature; creating a sustainable environment

Results in a lower consumption of energy (fuel, oil, and gas), as a result of a reduction in dependence from foreign energy.

Reduces the usage of automobiles/vehicles; less driving means less pollution

Encourages walking on foot, which in turn will increase frequentation of local businesses; also less time spent driving means more time to spend with family and friends

Future increase in revenue will enable the community to decrease tariffs and taxes

Increases the value of land and rent, which leads to increasing amounts of rent revenue

Height and density would bring profits to communities

Promotes a healthier lifestyle

Neighborhoods will be safer because there are more people on the street which decreases the level of crime

Model: Transit town –Fushë Kosovë as a satellite of Prishtina. Case of new concepts applied in urban development in city scale

An example of applied new concept is planned of residential high-density urban blocks in this transit town near to Prishtina (Figure 14). An important objective of this solution is to maintain and increase the environmental values that are currently available in Fushë Kosovë by creating a sustainable balance between built and green areas. Construction of these blocks

will achieve a high rate of population density per hectare and have seen as necessary infrastructure (water, sewer, electric heating, etc.) with optimal capacities. At the same time provided high green (which is absent in the location in question) which in addition to positive impacts on air will also be used as a decorative element creating are.

-Establishment of environmental values that are currently available in Fushë Kosovë be provided by social infrastructure and these properties (assets)

• Furnishings (mobile) for squares

• Trails, paths, and access supplier

• Furnishings (mobile) site toy for children

• Furnishings (mobile) lighting for parks and sports grounds

• Fontana, springs and other equipment for enrichment facilities open water
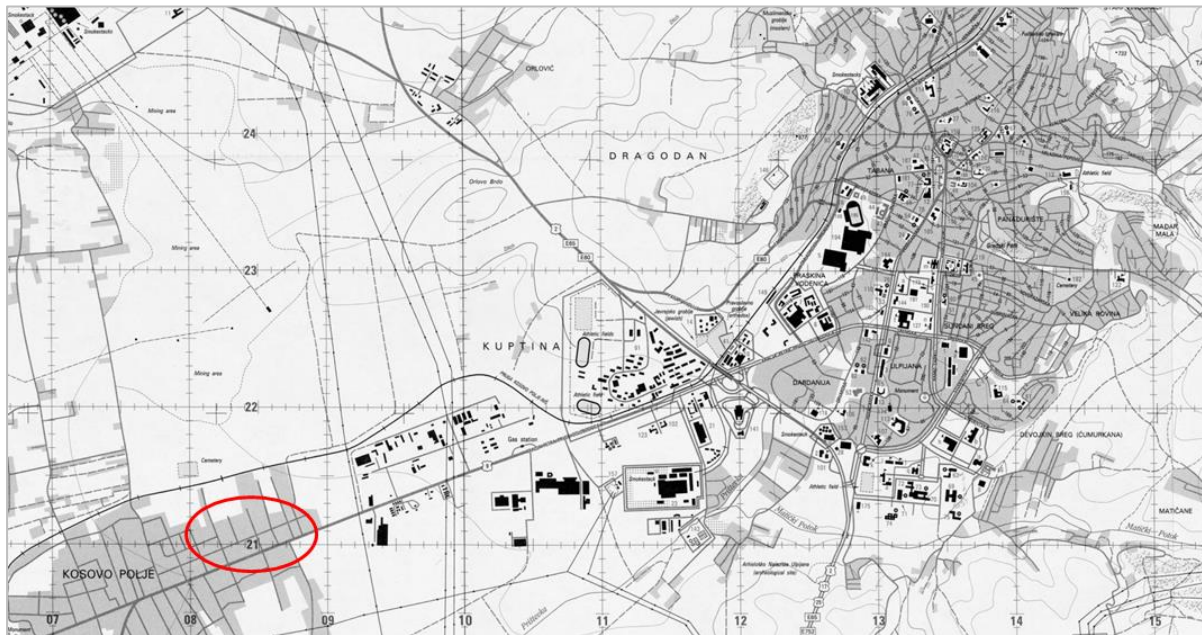
• Monuments

• Inscriptions

Figure 14 Urban blocks with existing infrastructure as potential for developing transit towns

An effective public transportation system provides the inhabitants of the city with access to its various areas. It allows access for people who cannot drive those known as the "transportation disadvantaged": the under-aged, the elderly, those who cannot afford a car or taxi, those with physical impairments. There also are people who simply prefer not to drive. Public transportation provides all of them with mobility, which they otherwise would not have; mobility to reach places of employment, education, culture, and recreation.

Today's developments have proved that advantages of a city where the transits have the greatest potential to emit development energies are:

Developing infrastructure and services is much easier than in the areas where regulatory plans are composed without any specific criterion

Controlling the territory outside of existing urban areas as well as in the newly planned ones becomes easier. Meanwhile, the existing centers undergo a renovating process and the needs for construction space are addressed by the new plan

Environmental and ecological advantages of this intervention are indisputable. Similar to the existing urban centers, they would be relieved of the pressure of being urbanized

As a result of being placed between existing centers with a strong urban potential, new centers will no longer be considered peripheral satellites of a greater core, but as urban centers that play the well-defined role of a coordinator (Lipjan – airport city)

The great potential of a zone to present a public space stimulates public transport and investment while the individuals' and businesses' relationship are regulated through the planning laws and urban codes that distribute their responsibilities vertically. Being delegated the responsibilities from the local and central government is crucial to the success of this establishment.

Environmental -The need for Energy, Codes and Sustainable Urban Development

There is a need to achieve low energy construction in Prishtina and the Code for Sustainable Buildings will play a key role in enabling Prishtina municipality to seize this opportunity, and to build a future housing stock which both meets needs and does not harm the environment.

Solutions for challenges that will be assessed include urban change, emerging social problems, migration, traffic, informal residences being built near the road in the suburbs, lack of infrastructure, lack of strategic urban development, technological demands, city soul, city size and growth, the airport road, parking and public transportation.

The currently available experience indicates that a local approach to planning for change in Prishtina is likely to be ineffective. Urban authorities are not engaging with issues of sustainable development and attempting to translate global policies into local practice through urban development planning. Locally produced construction material should be used. The transportation of other materials incurs high costs, including energy spending and pollutants emission. Locally provided materials such as rocks should be considered.

Location of Structures in Appropriate Areas

Developing the areas in which the infrastructure is already installed, is a solution which leads away from urban chaos. Development in these areas protects agriculture and greenery, as well as it increases the density, enabling this way the usage of neighbor services and shops and alternative transportation.

Planning/projecting objects with mixed usage, where the residence and commercial utilization is combined, enables creating vivid communities and reduction of one of the greatest pollutants, cars. The quality of the planning system and its operation constitute an important dimension in institutional vulnerability (Campbell, 2006).

Planning of public transport, pedestrian areas, and special areas for the handicapped, bicycle paths is also necessary. The buildings should be placed in the way which would ensure access in the public transport and pedestrian access to the basic services. This minimizes the use of

vehicles. The use of vehicles can also be reduced by working at home, so there should be special attention given to the possibilities of home-offices when planning/projecting and installing electricity. The planned buildings should be supported by a well-developed project of road infrastructure, water supply and sewerage system, and electric and mechanical installations.

The buildings are planned to be placed in the way which will minimize their negative impact in the environment. Clustered residences or connected building units enable shorter roads and lines of services. The pristine spaces should remain intact; this way while planning/projecting construction should be directed towards the existent but damaged areas.

As mentioned before, the objects are planned to be placed in a way that is beneficial to the existing vegetation. Deciduous trees in the south, east and especially west sides of the building can reduce the cold, by enabling an additional solar heating in winter. Shrubbery can block out the strong winter winds. The scenery should be dominated by local plants, resistant to drought which would provide long-term land cover. For sustainable planning, institutional integrity is important, along with creating a transparent, competent and participatory local government.

Finally, environmental sustainability involves improvement in the quality of the living environment, through upgrading slums, eradicating poverty, mitigating the impact of disasters, ensuring the judicious use of natural resources, and controlling pollution. These, too, depend upon more consultative planning approaches, especially in terms of identifying 'hotspots' and mobilizing communities in formulating and implementing solutions to these. In other words, sustainable urban development cannot be achieved without a new form of planning, one that is pro-poor, strategic and inclusive (Hague, 2004).

Model of new concepts applied in urban development in neighborhood scale

Case of Identified and Planed urban block "A11" in Neighborhood Mati 1 Prishtina:

Contract with 19 lands and house owners

Permission from municipality

Ruined of 7 illegal build new houses voluntary by owners

With this project are built from 37000.00 m² buildings with different destinations such as garages, business, vocational centers, public spaces, housing.

Under the regulatory plan, "Mati 1" Block "A11" designed as a whole is divided into several spaces which are destined for collective houses and commercial story.

-This urban block is designed based on the conditions of urban-architectural data from the KK Prishtine-directorate for Urbanism, suggestions by the directorate as well as investor demands presented in the task design (Figure 15) in next page.
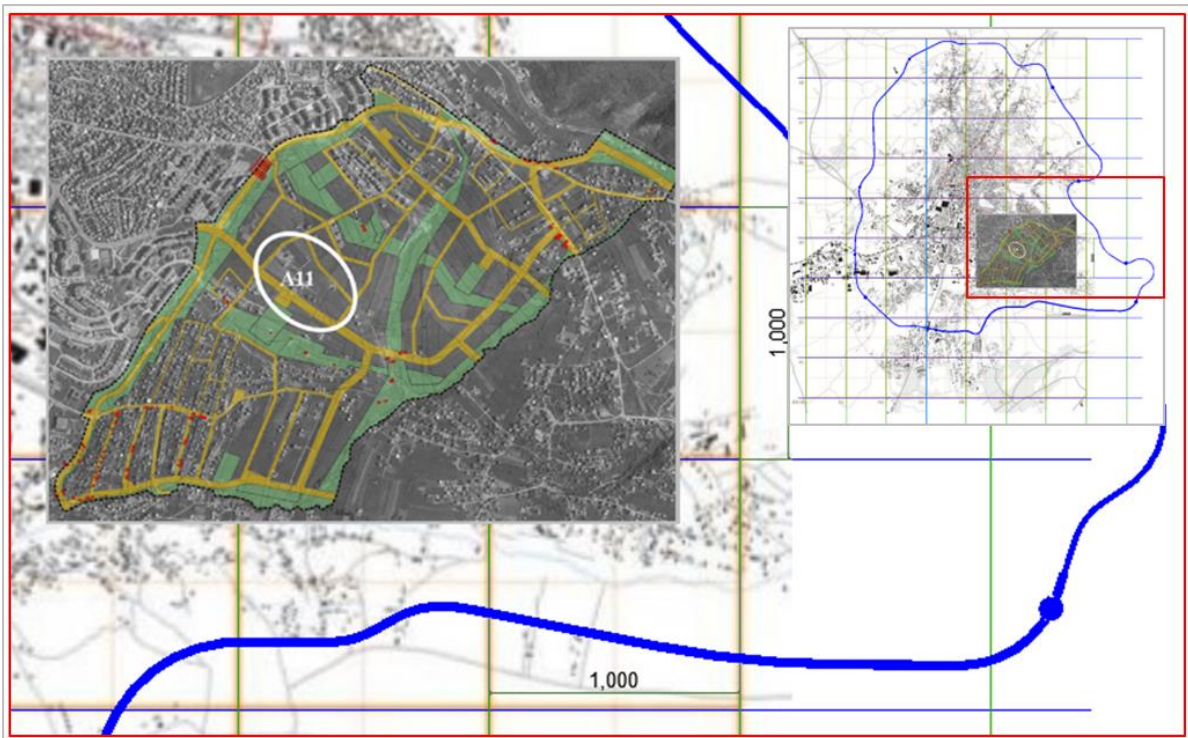
Figure 15 Urban block as example of neighborhood scale of integrated urban planning

-Traffic-effective and functional interrelationship of this area with other parts of the city will create attractive public spaces and traffic opportunities for all modalities of movement as pedestrians, bicycles, cars and local buses.

Regulatory Plan "Mati 1" has foreseen an effective traffic system with high Prishtina and develops roads and intersections in this area attractive street and urban squares

-The Regulatory Plan "Mati 1" have been defined roads that form the urban block "A11".

Routes for pedestrians, considered as a priority in relation to all new construction, which helps to promote walking as a primary means of movement for short journeys, as in "Mati 1", as well as in its neighboring areas, with walking links in downtown Prishtina.

To enable comprehensive network of public traffic in connection with the integration of the block "A11" with other parts of the city, it is important to promote new line of urban bus which offer more local services. It is in the city where most energy consumption takes place. A great deal of that consumption is the result of transportation needs. Also important are the heating and cooling requirements in buildings. There are other major sources of energy consumption, such as industrial production, but this falls beyond the scope of this article. In the case of transportation, the solutions to reducing energy consumption are well-known. The proper use of landscaping also can play a very important role in increasing the energy efficiency of buildings. Placing deciduous trees around a building allows the warm sun to enter it in winter, but blocks the hot sun in summer, when the leaves grow back on the trees. Evergreen trees are effective windscreens and are very suitable for western exposures since they hinder the cold westerly winds. In addition, greenery reduces the reflection of heat

from surrounding surfaces into the building and cools down the surroundings by drawing heat from the air through the transpiration process.

While planning/projecting various apartment and business buildings, a special emphasis should be put in complying with the standards of "low-energy buildings" and "passive buildings" in order to alleviate the problem of climate change and global warming. This would also serve for creating climatic comfort in internal spaces both in summer and winter, and contribute in saving the energy required adjusting the internal temperatures during seasons. Application of these standards enables planning/projecting energy efficient buildings. Usage of a high level of insulation, ventilating facades, high-performance windows turned in the direction of the sun and strong construction will also contribute to energy efficiency. In the project plan, a special attention should be put to using various forms of renewable energy, e.g. using solar heating for water and "photovoltaic" panels, using a 40 – 55o slope of the roof, for optimal absorption of solar energy. Passive solar heating, sunlight and natural air-conditioning can be incorporated in most of the buildings with for an effective price. Other energy sources are earth, water, the wind etc.

Internal space is planned to be optimized with a good and effective design so the general size of the building and resource usage in construction and functioning should be kept at a minimum. This is planned to be achieved by optimizing material usage, avoiding losses from structural design and simplifying the building's geometry. The recycling process for the residents should be made as easy as possible. Location of recycling equipment's should be planned properly, e.g. recycle bins should be placed accordingly in the kitchen, or under the sink. The reservoir system in the roof should be designated for collection of rain water and its usage for watering the yard. The possibility of using gray waters should be considered: used water from sinks, showers, or laundries.

All human actions alter the systems we live in, so the sustainability issue is a complex one. It covers the way we obtain the resources we use their utilization so we could get the most out of them and eliminate the idea of "loss" from our dictionary. There is no way to exactly predict how complex ecological systems will react to our impact, but it is our undisputable responsibility to act with our best intentions. The process of legalizing buildings that comply with the set standards should be accelerated so that all the passive capital will turn into lively assets for the society. Making the construction permit obtaining procedure easier increases transparency, flexibility, and quality and facilitates project control. This way, failure to comply with the set standards will be easier detected and be followed by strict penalty measures.

From the Municipalities' side, a great emphasis should be put to stimulating investors and construction companies by decreasing taxes and other planning/projecting and constructing fees for buildings that comply with the standards of "low-energy buildings" and "passive buildings"

Since 2006, various Kosova Municipalities have been supported in the field of spatial and urban planning by the Municipal Spatial Planning Programmes (MuSPP), funded by Sida and implemented by UN-HABITAT. In its first phase from 2006-2008, the Programme's focus was on-the-job-assistance and guidance to municipal planning bodies in the local

government, civil society in drafting Municipal and Urban Development Plans. The second phase of the Programme shifted from this advice to the direct support to the municipalities in drafting municipal/urban plans and urban design projects to full engagement of municipal and MuSPP staff.

3.3 Trend assessment to solve question of Prishtina identity

Prishtina is passing through the multispectral complex changes in the conditions of post-socialist transformation, Europeanization, and globalization. A relatively uncontrolled aspect of these changes is the creation of the typical post-socialist identity of the considered places for integration into regional and global networks and flows. Prishtina is in gradual transformation, from the socialist past to the present time, without an attempt to identify the new urban identity in post-socialist Europe. Gradual transformation occurs during this period, from traditional-rural to postmodern. Although the transformation of the city is developing more slowly than social change, it still manages to keep pace with changes in society through their physical and spatial appearance, inevitably, retaining remnants and influences of previous periods. We conclude with the necessity of exploring the historical context in the formation of new urban identity by relying on our own past. History and tradition, the affinity of the mentality of a society that makes a city must be taken into account along with the goals that we want to achieve by forming a brand new identity of the city – the new urban identity. Different civilizations impacted urban life and architecture in the city.

To solve the question of Prishtina urban identity, analyze is done with the aim to argue creation of an urban identity necessity in same time analyzing current trends in the management of urban space. Traditions inherited in urban life is compared with appearance and effectiveness as a permanent movement of events, symbols, celebrations and other representations of the past Urban identity as a matter of culture is argued with time and shape within which can survive, continue, or develop using innovation, creativity, architecture and urban planning tradition. In the end as a demand for the future is described Prishtina perspective in European Identity context.

3.3.1 Creating an urban identity necessity

Prishtina has many reasons why is necessary to create a new approach to city development that emphasizes the characteristics and uniqueness of the architecture and urbanity.

Here are underlined reasons:

- Social changes that came with the changed social structure of population after colonial period and war;

- Increasing competition in attracting investments between cities in the context of region and globalization;

- Very fast development of communications and information technology;

- The need for quality public space and environmental awareness;

- Performance conditioned by the growth of consumer society and,

- Development of new professional paradigm and new trends in architecture and the urban lifestyle influenced by technology

Central and local approved planning documents and especially implementation don't reflect answers to the rapid changes in space requirements and effectiveness in solving problems associated with the future architecture and urban transformations.

Identified planning document gaps, implementation and main principles of urban development should be based on the integration and institutionalization of responsibility. Principles will be adequate answers to the rapid changes in space requirements and effective in solving problems associated with future urban transformations. Therefore the changes and support for innovation in Prishtina, however, should be supported by all involved in urban development, particularly in cities like Prishtina characterized by an interesting geographic location and historical heritage.

New architecture and urban forms in Prishtina similar to cities in region and around the world are becoming more or less similar unrecognizable, especially as in case of Prishtina when urban planners do not recognize, protect and develop unique local elements of architecture and urban form. Many public spaces are disappearing, becoming fluid and irrational, while the specific architectural structures simply confused objects in the substrate of urban components. The final product can only be an autistic and dysfunctional area while cities become a mass of unrelated parts. Because of this trend, spaces for interaction are shifted from non-communicative and aggressive environments - streets, squares, and parks, in a controlled and protected environment, semi-public spacious shopping malls and transportation terminals, and finally - the Internet (Koolhaas, 2001) The development of specific urban structure, however, is considered as a key component of the concept of city development, while fostering a strong cultural identity is considered as a key prerequisite for the creation of genuinely sustainable communities. Therefore, the main objective should be strengthening the multicultural identity of Prishtina and stability of the urban structure in development plans.

3.3.2   Current trends in management of urban space

In the last few years, attitudes toward urban management and urban planning, including the design of public spaces, have changed significantly. Changes and turns in the policy of planning and development management of urban areas are particularly important and visible in cities of Eastern and Central Europe or in countries that have terminated socialistic-communistic tradition.

Recent approaches in urban planning theory and practice in developed countries are increasingly focusing on issues of fostering, promoting, and transforming (or even establishing a brand-new) socio-spatial urban identity. Two seemingly conflicting demands stimulate the global orientation of the city. On the one hand, planners and city managers tend to strengthen internationally recognized standards of quality built environment that requires residents, business people and institutions in cities while trying to integrate themselves into the global urban network for fear that if such standards are not achieved, the city could be left out of growing global match for resource. On the other hand, cities need to nurture, support

and strengthen their comparative advantages compared to other cities in projecting an identity that separate the city from the rest of the competition. For these reasons, they have developed a modern planning strategy and long-term vision that are supported by appropriate administrative, planning and financial mechanisms aimed to strengthen the identity of their cities. Three conditions must be solved creatively to provide such a success that it can be observed:-

Formation of strong links between the relevant partners (including private), corporate, institutional and other public sectors

Modernization of all aspects of urbanity in the direction of the global and European standards (learning, acceptance, adapt best practices), and-

Development of specific elements within the projection of harmonious urban identity

The protection of urban heritage protection and development of urban identity should be based on a detailed analysis of the context and urban environment, which leads to understanding its components and the logic of spatial interrelations that are formed through history. In the recent history of our urban planning protection of historical heritage, such morphological analyzes are rarely used. Planners in terms of justifying the concepts of urban development commonly use the survey of urban forms. Urban morphology is rarely used as a basis for professional discourse or as a generator of planning ideas. Preservation of historic city heritage, on the other hand, is primarily used to protect only some special architectural unities. Only in limited cases, morphological studies are parts of reports of experts in the projects of rehabilitation of historic city centers. Policies and programs for the protection of the built environment, in practice, are almost unheard in relation to newer urban areas. This is usually accompanied by a lack of the necessary theoretical foundations and adequate tools for effective decisions at higher levels of administration.

The central area of the city has never had a direct strategy for development, which could be followed and implemented for a long time. (Figure 16)
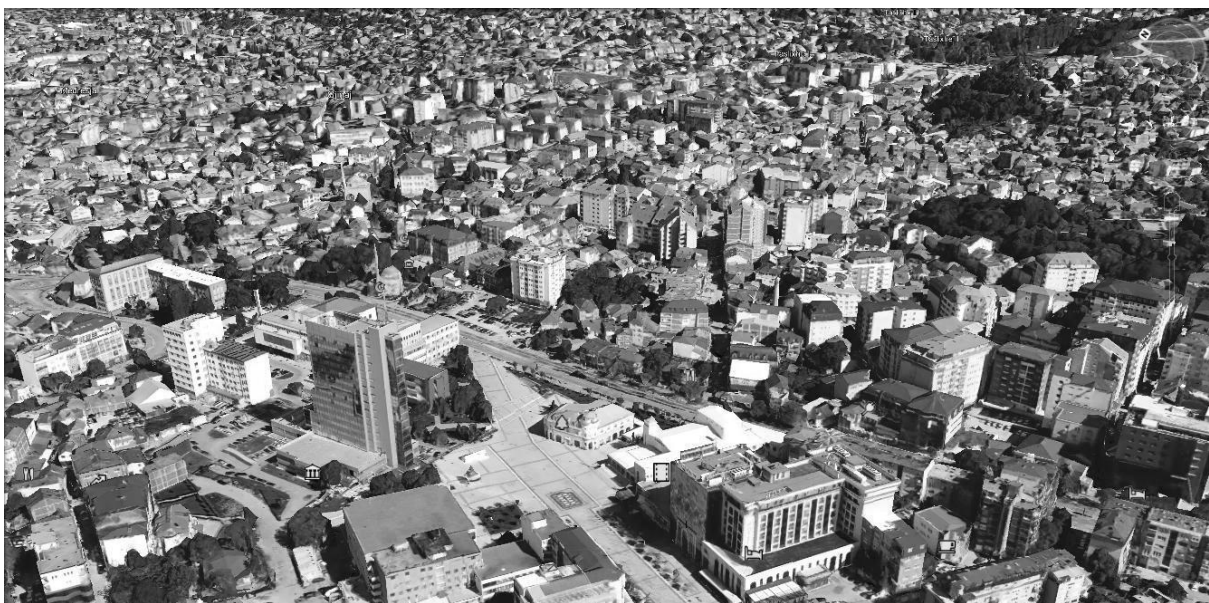

Figure 16 Mother Teresa square in central area of Prishtina
Source: Authors chosen view from google earth 3D cites

Here social and political ambient has never been constant and, therefore, the development of the city has always been used for short-term goals that could directly contribute in the political campaigns. New layers of architectural structures are therefore built-in into existing heterogeneous patterns. Main infrastructural project developed in last two decades in the city core is formation of pedestrian zone in Mother Teresa square (Figure 17)

Figure 17 Mother Teresa square
Source: http://www.panoramio.com/photo/95136845?source=wapi&referrer=kh.google.com

As a result of adopted strategy for traffic problem solution, historical city core got underground pedestrian   and Commercial   Street   but at the same time,   the same street on ground level was transformed into a pedestrian zone. By building several shopping centers in a couple of years, the center has gotten almost immeasurable commercial spaces. Characteristically, all these build commercial spaces were divided into very small shopping units for rent or sale. This was the reflection of economical capacities of the time. Unfortunately, the increasing building activities in the urban core lead to some negative consequences, most obviously are decline in residential use, erosion of cultural heritage under pressure of commercial developments, increased traffic and inadequate parking places. Visually, this area contains buildings of neoclassicism, academism, modern, social-realism and buildings of contemporary builders. Successors usually had an urge to change radically the existing state, so it can be said that this historical core will be always in the focus of planners and developers. The fact that city has not jet adopted the strategy or the concept for the city center, which is commonly in use in all major cities in Europe, is giving us various visions about the center. Numerous ideas have already been realized in this area, but that brought neither distinction nor visible identity.

Furthermore, in past two decades in the area of the city center are mainly built commercial buildings, but no public or cultural institution. Although there were in planning d ocuments some parcels that were reserved for that particular function, changes in planning and developmental principles that have followed the change in political system, has

brought privilege to stakeholders and developers to develop only payable projects, by manipulating with the projects and permits for constructions. Glazed structures are very common elements and were very popular at the time as a symbol of modernization and innovation; it was a step forward towards the rest of Europe, mainly Western Europe. Still there was a need to express more ornaments than the minimalistic glazed structure can afford, so the forms were more complex, and in a moment it may remind to postmodern expression with neoclassical echoes. Similarly, rhythm in facades is classical and monumental, but still more complex. Physical forming of the new buildings from this time also refers to an intention to make a distinction from modest and rigid buildings of the socialistic era. In addition, without strict building policies, there was and still present incoherence in heights, position and appearance of buildings in street rows. To the developers was left to make their own vision of image of the city. This is a reason why every new large building, despite if it is the just commercial center, is usually advertised to become a new symbol of the city. Is this wish of the people or developers and investors? While the people have a need for new ideals, physically expressed, developers, on the other hand, have a need to build something iconic. Eagerly expected this centers after few years, has gone to oblivion. Despite they are in front of our eyes, these objects are fairly recognizable and lost in crowded city center whose image is largely blurred.

Architecture has become the focal point, wherein all the self-sufficient character of the trade and self-assessment after almost two decades of isolation from the rest of the world, we no longer can afford to be entitled to hold a monopoly on assessing our own values. The competitiveness and competences of Kosova architecture are only possible if they engage in a constant comparative dialog within the area of the European and global urban culture field. The symptoms of the situation or the problems of reality of Kosova are found in the hermetical character of a society, which is not ready to face the new concepts and new technological and cultural patterns, and in the uncritical acceptance of the new finished models. The responses lack the focus on what is important, conceptual, contextual and strategic. The responses to the problems inherited and created have been transferred to neurotic boundary and situations that this generation cannot solve – the concepts of public spaces and social architecture, orderliness of all environments, including green areas, the quality of life and level of expected contemporary (urban) culture. De-professionalization of society and the retreat of architecture from a sphere of influence up to the bare need here is the true reality. Still it is not possible to exert influence upon the context and conditions of the existence of the profession. Then, the problems with memory cannot be avoided. The observance of architectural heritage and past values, which are the most important obligations of the contemporaries, lacks their systematic review, and has least of all been presented as such and promoted to the broader public as a common cultural value to be protected, also by legal regulations. Remains in architecture are also the consequence of insufficient awareness and acceptance of heritage, accompanied by complete ignorance of the society, the administrative services, and the clients. Creation means the following heritage, accepting, adopting, creating what is new and better than the old and good (Goethe). The professional's criticality has never been cultivated or developed through the texts on architectural developments, public dialogue has long disappeared, and no awareness has been raised among the professionals and general public through dialogue and confrontation of opinions,

and only rarely and unnoticeably did it exist the form of designs, architectural competitions or completed projects.

Two research questions related to identity and tradition raised during trend assessment:

- Could identity, livability, environmental upgrading and rehabilitation be related to an urbanization process?
- Where to seek the answers, from the construction of the past - history (tradition) or from how to relate to today challenges?

    To answer this questions it necessary to identify meaning of these terms in local context.

Tradition as a specific mode of making sense of the past in order to connect people in the present and opening a future perspective for their lives. During this analyze the different levels of mode are identified. The issue is addressed to the identity. Identity (creation) is followed by the specific role of tradition in identity building. The tendency in this research is not to understand identity as a construction by the community looking back at the past. This research tries to distinguish specific identity that are conditioned by the results of the past effective in the conditions under which traditional living possibilities takes place. In a small country like Kosova in Europe, identity is in the pressure of the process of European Unification as a general tendency to overcome ethnocentric elements in identity building today. When discussing the identity of the city it is necessary to discuss traditions of social structure related to urban patterns in different environmental contexts in all three times: The past, present, and future.

3.3.3   Traditions inherited in urban life

Almost all communities, countries, nations and even whole civilizations have their special traditions and they are eager to cultivate them that are an issue of historical culture. Analyzing Prishtina and tradition visible in monuments, in street names, in museums, in textbooks, in public speeches and in many other forms of public presentation is identified common objective to confirm a commitment to something (multiculturalism), which happened in the past and has a normative meaning for the future. Prishtina haze difficulties to identify the date of foundation as an urban center but can evoke day when is declared as a capital of Kosova as an obligation of a people of today to those norms and values, which because reality in a newly founded political system. Identifying this day and days of "Independence" and "Freedom" as examples of values and commemorating their incorporation into holidays, people fix them in the present and effective as tradition.

Dates as a mode of the past being present in the city community today will form a tradition. It is a specific interrelationship between past, present and future: All three time dimensions are knit together into belief that there is one continuous temporal extension of an obligatory form of life in all its changes, which leads into a highly recommended future perspective. Tradition is an important and universal way of giving historical orientation to community everyday life in all times and in all countries. Today urban life contents certain fundamental rules of making sense of the experience of time, and these rules can be typologically identified and explicated. Tradition is inevitable to such a rule. Tradition is an idea of an unchallengeable

essence in the changing conditions and circumstances of life. Urban life could even speak of eternity instead of continuation.

The continuing urban life form is empirical and normative at the same time. It is specific for a single city, nation or group and its life form, and that means that it substantially differs from the life forms of others. It plays an important role in cultural life, mainly as the basis of unquestionable consent. It constitutes a feeling of sharing an undoubted set of rules and attitudes in daily and in official life.

Feeling is very important for the stability of human life forms the people concerned invest a lot of effort to confirm their feelings of common traditions. Consequently tradition is always an issue of cultural activities that are performed in a special way cultivated to reflect the obligatory order of life, in a specific non-daily way of communication. This is performed in public holidays, festivities, ceremonies, rituals and similar modes of cultural communication.

In local context tradition is even more; it is more deeply rooted in the lives of the local people than in their cultural celebrations. It is highly manifest in the identity behavior, in habits and customs, even before it becomes an issue of historical culture and cultivation. Our language is one such powerful mode of the traditional presence of the past. In the form, of identity life forms the past has already been effective in the present since this identity is the result of historical development.

In order to analyze Prishtina urban tradition in its concrete, diverse and various manifestations in the historical culture it is useful to distinguish three levels of its appearance and effectiveness.

1. The most fundamental level is that of unconscious dispositions and determinations of everyday life. Here tradition is obvious and effective. For a long time, many forms of gender behavior have belonged to this level. To give another example: There are very specific traditions of laughter in Prishtina community behavior. People in Prishtina can laugh about something, which is not funny for others and vice versa. This kind of tradition is transported and changed through the chain of generations by a silent discourse of example and imitation in everyday life.

2. On the level of everyday life communication identity, traditions are put into the discussion. They become applied to new or unusual situations. They may explicitly be addressed in order to explain one's own behavior or more often to criticize the behavior of others as disgusting, barbarous or, on the contrary, as paradigmatic. "Prishtinali" expresses and confirms a traditional concept of individual's urbanity, without any reflective argument. Very fast and multilayer of social transitions have influenced identity and traditions of "Prishtinali" and opened big debate.

3. Reflective arguments are true for another level, where the normative life form is explicated as such. It becomes a matter of reflection, criticism, legitimation, comparison, and even of change. Although the people think that tradition is something unchangeable and solid, nevertheless, it undergoes developments and alterations. This change can take place in an unnoticed way on the level of unconscious identity. Then change is very slow. Communicating traditions is a higher speed medium of change. Here tradition picks up stronger temporal dynamics. The most prominent example is my nation, where traditions

produce controversial debates. Examples are the debate about the special way into modernity, and the historians' debate about the role historical culture. One topic of these debates is the fact that now community declarative is committed to the tradition of Western political culture, but the way of living is committed to Eastern culture.

All three levels are linked with each other. They can only be artificially separated from each other but, nevertheless, such separation is a useful conceptual means for understanding concrete cases. There is a permanent movement of events, symbols, celebrations and other representations of the past across all these levels. In this respect, tradition is anything but solid and unchangeable, although its mode of representing the past pretends exactly this solidity and duration.

3.3.4   Urban Identity

To find Identity for Prishtina best way is the answer to the question, "who are Prishtina's citizens?" This answer can be best given by a whole urban community. Urban identity is a cultural essential for every social unit in human life. It is a feeling and belief of belonging, of togetherness, and at the same time this belonging is a distinction from others.

Belonging to a Prishtina people means to have something in common with them which others do not have. It does not mean that those who share a common identity are equal or uniform in every respect. It is a matter of subjectivity, similarity and difference in perceiving others on a social level. Identity is always an achievement of the human mind in establishing one's subjectivity in relation to others.

Identity is a matter of culture. Culture is the entire achievement of the social mind in interpreting and understanding the given world including oneself as living in this world and being a part of it. Identity is a cultural achievement of an oriented subject. If the community is grounded in a value system which lets them follow the objectives of their lives, they will never lose their ability to act along the line of their togetherness by sharing their basic convictions. Culture and identity of Prishtina are in the fast transformation from different dominations reflective to the vitality of urban life. There are many examples in history of cities under foreign domination loosed their original culture and identity - died.

Urban identity is a matter of personal and social coherence and togetherness in the various relationships to the circumstances and conditions of city life. It has been grounded in experiences and convictions, on belief systems and interpretations of the real world. Temporal change is a fundamental challenge to the mental procedures of identity-formation. It runs against the fundamental interest of human beings in their own stability and their social togetherness. Therefore, the mental processes of identity-formation are always concerned with time. They try to give time a shape within which identity can survive, continue, or develop. In a complex interrelationship of remembering the past and of projecting the future the human self-acquires its shape by making sense of the past in respect to the need for its continuation.

3.3.5   The invention, creativity, architecture and urban planning tradition

Tradition is the most fundamental form by which identity is shaped. People were born into an established cultural life, which determines what they are. They have internalized these preconditions into the mental bodies of their own their selfness-as the mediating field between their personal interests and objectives on the one hand and the social demands and obligations on the other. There is no identity without such a traditional basis. Tradition presents identity as self-evident, as a permanent figure in the changing world of human interrelations with others. This permanence and stability of oneself by tradition is an issue of all three levels on which tradition plays a role in human life.

-The fundamental level of unconscious beliefs of togetherness with Prishtina is a community filling of being different from communities in other cities.

- Second level is basic urban shapes as communicative movement of the everyday life, when the people have to interpret the experience of them, the way they are addressed by others and how to address the others with their own self-interpretation.

- Prishtina tradition and identity become an issue of more or less systematic reflection. Here the most dynamic force of communication is the question "What are we reflecting?" This question cannot be avoided since from time to time human life is confronted by a situation, where the stability of established concepts of identity is radically challenged, attacked, endangered. So, one of the dominant questions of the Albanians after the released from empires was the radical question: Who are we now? The public discourse tried to answer this question. One answer was committed to the task of presenting cultural traditions of Albanians, which seemed to have been untouched by the experiences of occupation which included a complete defeat and a deeply disturbed awareness of one's own national identity. So the question was raised: Which tradition was still valid vis-a-vis the misuse and the failure of Albanians self-esteem during different emperies ruled this territory and city.

- On the fourth level of establishing obligatory models and paradigms of historical identity, tradition is a matter of permanent cultivation, evocation, and legitimation. Origins of still valid life-forms are great. Anniversaries confirm this stability and continuity of achieved and commonly shared systems of values and models of self-understanding and historical representation.

Basic dialogs on urban identity are discussed across these levels. They become adjusted to new situations characterized by new experiences and expectations. Here traditional identity is a matter of change. It has to change in order to keep up the image of stability, the continuity of obligation in changing circumstances. The historical culture of traditional identity is characterized by a tension between change and stability, of developing an image of unchangeable firmness of established forms and contents of historical identity by changing it, by adapting it to new situations. On the other hand, no change can be interpreted along the line of stable identity without referring to something beyond the temporal change in the essence of one's own identity.

Change is a biggest actual problem in Prishtina urban life since modernity is basically opposed to the idea of an unchangeable power of life forms. Today urban life stresses change as a condition for continuity. The category of progress, which is typical for modem thinking, in its logic contradicts the way identity is shaped by tradition. Identifying elements of

tradition that can support the belief that fundamentals of own identity do not change and are stable will be a powerful element in building modem urban culture.

Architecture is used as a tool for developing or understanding a sense of harmony, values, the creativity of certain period of time in the history of a people, culture or even civilization. The dimensions can be viewed in cities scale through the urban landscape, the preservation of buildings and other heritage. The city is a reflection of human actions that remain in time, and architecture is a concrete example of the knowledge accumulated by uncountable individuals over continuous generations.

Architecture and city are in close relations with civilization because city accepts and transmits civilization in a specific way. Every city and architecture are a reflections of people living in and them, they ability to learn indefinitely, acquired the power to extrapolate nature and thus build in his own way, creating history. Architects as every human are unique could be said that the architects reflect a historical duality: the individual history, or education, and the collective history, or culture. Education and culture constitute the theoretical basis of all human action, defining values and the most appropriate means to achieve them.

Despite tendencies and researches in city planning, the city reflects human actions, thus among the category of complex social phenomena that generate spontaneous orders. These phenomena is result of a series of individual and collective human actions, which by seeking the satisfaction of an individual's own interests, voluntary end up serving the interests of others, and creating collective formations that were not intended or planned by any particular individual.

Social institutions (economy, government, language, currency, etc.) are spontaneous orders that evolve over time through a process of social selection. As these institutions enable individuals to achieve themselves, there is an incentive for other people, to a certain extent, to obey the rules of operation of these institutions, enhancing their effectiveness and further increasing the potential of human actions. There is a strong evolutionary component in institutions and social systems; that allows society to change over time.

The set of traditions and customs that, although unconsciously, hold the foundations for life in society. Examples from history confirm that blindly following traditions and customs can cause that society in cities to become static, or even dead.

The invention is an essential factor for the establishment of a dynamic culture and civilization acceptance in the local context as a part of the evolutionary process described above. Therefore, an important part of the rules allow visionaries and inventors to challenge them and experience new possibilities, which at their own risk may either prove inaccurate or lead to important discoveries that enable new possibilities of action.

The city as a complex scenario is rich in possibilities. On one hand, society changes, new objectives arise, new needs appear, and customs and habits are transformed. On the other hand, accumulated knowledge and experiences are spatially materialized in all buildings and spaces; they are memories of the city.

The combination of inherited traditions and adaptive inventions can be best observed in the transformations of urban settlements created in the past. Cities created followed different

roads pattern, with main roads whose meeting point usually indicated the civic and commercial center. Road patterns and settlements relied on public structures in order to meet social (governmental, religious, cultural etc.) needs. When the forces and social context changed, spatial characteristics that kept and created the urban environment were changed or even disappeared. Even today there is a tendency for modifications of inherited urban form according to the type of society that replaced the previous one. Many modifications are bad examples without invention and respect of traditions.

In the ancient time, we find examples of the spontaneous development of the city and of the cultural content that architecture holds. Many cities underwent major changes that required new spatial solutions as well as the adaptation of existing structures. Another example in the region is a city with a fortress in the center, generally located at strategic locations of easy defense. The task of philosophy and art was and still is to discover and express such developments and thereby produce justice and beauty, which were considered one and the same.

In contrast to the coherence of the ancient cities, one should also observe later eclectic times. When there is a lack of innovation in the present, many architects search the past for themes that fit, functionally or symbolically, in contemporary buildings and planning. Copies of ancient temples are easily found in various regions of the world and most of them have no architectural value as a reflection on the legacy of the society they belong to. Thus, this new architecture, which could represent current ideas, reflect new solutions, technologies, aesthetic aspirations and so on, is just the replica of a previous era. In these circumstances, it can be said that in order for architecture to help understand a certain time in the history of a people and its culture, it must be designed according to the time in which this people lives.

Tradition is seen as the set of past skills that have proven effective for human purposes. Thus, any initiative to modify the built space comes from a cumulative state of skills that should be taken into account with care and even modesty, recognizing that the human mind has limitations that are unable to overcome all of the structures resulting from the actions of thousands of minds over time. However, a professional attitude requires the commitment of the creative individual's mind to use their balanced capacities, though limited, to solve current problems, which always require some level of innovation.

Therefore, as a material record that will be part of people's lives over several generations, any building, even inert and silent, is in constant communication, by transmitting its aesthetic, functional and technological desires and social values. In this sense, when there is concern about the efficiency of what is being communicated, the building may be consolidated, becoming subject to preservation over time as architectural heritage. In this scenario, it will overcome the barrier of time, meaning that its innovation was so important for the period in which it was executed that there is a common desire to allow it to communicate with people over the coming centuries.

However, designing a space that is on purpose kept for centuries is a task that few will undertake. What the vast majority of architects and urban designers can do is to act within contemporary society. Thus, their buildings will offer architectural value to the people who use them concerning beauty, housing, technology and universal values. Therefore, these

buildings are beautiful while they exist. Understanding and respecting the architectural heritage of our cities, as well as designing according to the time in which we live is also a sensible way to think of future generations and assist them in understanding their origins and tendencies.

To analyze problems of traditional identity-creation in architecture and urban planning scale, it is useful to discuss rough and abstract distinction between traditional and today's forms of tradition and to develop a perspective of development from tradition to modernity. In early times, the logic of traditional sense generation in interpreting temporal change is dominant. Ideal typological tradition is a matter of subjectivity, of intentions, personal commitment to a value system. In the concept of nationality, there is no objective given condition for togetherness, but only a subjective will of belonging to others constituted by a shared value system. It only has a subjective validity. Societies like Albanians with such a code of identity favoring change and subjectivity vital societies. This is true for our city community, nations, and whole developments.

3.3.6   Prishtina and European Identity: A Demand for the Future

The European Union is in a process of growing extension of member states and nations with growing demand to bring about a historical consciousness of their togetherness. Therefore, we can observe a lot of different attempts to create and to discuss European-ness as a dimension of historical identity. Many institutions are eager to contribute to this European-ness. The educational systems and the humanities are highly important in such a contribution. But the public media play an even more important role, not to forget all the other institutions of historical culture like museums, text-books etc.

The case of the ongoing process of European unification is a fascinating example of the possibilities and limitations of creating traditions for the bottle of forming new identities.

Fortunately for us, unifying different European nations does not at all mean replacing the variety and difference of national identities in favor of a single new, a European one. European-ness is something totally different. It is an interrelationship of nationalities, a communication between very different national and regional traditions. European togetherness and commonness integrate this diversity. The slogan of this integration is highly significant: unity by diversity. This European togetherness must have a strong normative validity if it lay grow into the validity of identity-forming commitment to traditions.

Aggressive exclusiveness of traditional national identity has to be overcome and changed into an inclusive nationalism. This is a very important issue of the logic of historical sense-generation and identity-formation. Exclusive nationalism is a very powerful example for the widespread and deeply rooted mode of historical sense-generation and identity-formation, which I would like to call ethnocentrism. We can observe the power of this ethnocentric logic of forming historical identity all over the world and in all different times.

The European unification process is a remarkable attempt to overcome this ethnocentrism incorporated in the traditional concepts of nationality. European-ness can only become a convincing concept of a transnational identity if it overcomes the disastrous elements in exclusive ethnocentrism, which influenced the European history for a long time.

Emigration in EU is expected to be a feature in Kosova at least for the near future, therefore the challenge is how to minimize its negative socio-economic impacts in Kosova while supporting at the same time prospective migrants in their efforts to acquire knowledge of a potential host country's language and culture and equip them with needed skills that the EU market currently demands. This experience will help in identity-forming of Prishtina urban community formed by internal migration in Kosova. This community is mainly shaped by rural-urban migration with the Capital city of Prishtina being the main destination.

3.4 Population urbanization process

This trend of rural-urban migration could be seen as desirable in order to facilitate structural modernization (ESPIG, 2004).[8] Yet, to the extent that this internal migration involves high levels of movement into the capital Prishtina, it is not widely welcomed. Meanwhile, the number of migrants between districts (komuna) is twice as high as the number of those that move between regions, suggesting that internal migration within regions is also high (UNFPA 2003) (see Table 5).

Regions	In-migrants from other regions	In-migrants from other districts
Gjakova	500	600
Gjilan	1000	1600
Mitrovica	900	4700
Peja	3700	4900
Prizren	2000	4400
Pristina	8100	17000
Ferizaj	1000	4400
Total	17200	37600

Source: UNFPA (2003).

Table 5 Number of In-migrants from Other Regions and Districts 1998-2003

3.5 Understanding Diaspora potentials for investment in Prishtina

Apart from political engagement in their country of origin, members of the Kosova Diaspora have helped stimulate the "brain gain" from abroad. For instance, from 2002 to 2011, more than 70 Kosova academics from abroad have given more than 140 guest lectures at the University of Prishtina/, through a project financed by WUS Austria[9]. Although the idea of this project was not to facilitate the permanent return of these academics, several of them have already permanently returned and continue to teach in both public and private sector educational institutions. Similarly, a number of Kosova Diaspora professors and researchers from the University of Vienna have established the Department of Computer Sciences at a

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8Kosovo has traditionally been a rural society. By the end of World War II, 80 per cent of its population was located in rural areas. According to LSMS data, in 2000 the rural population in Kosovo was still over 60 per cent (SOK 2003)

9World University Service (**WUS**) **Austria**

private college in Prishtina/, where students are able to study software engineering.[10] From a business perspective, a number of Kosova working for major global telecommunications companies established a highly specialized telecommunications company in Kosova that provides services to telecommunications carriers around the globe. Some of its founders also serve on its executive board.11

It is often believed that after having spent a significant time abroad, especially in western developed liberal democracies, migrants often adopt their respective host countries' democratic values and help transfer them home. However, in Kosova the positive impact of the political engagement of former members of the Diaspora especially in the post-conflict period is problematic.

This is not to say that mobility, or the fact that they have spent significant time abroad has not helped the diaspora transfer democratic values, rather the context in Kosova has not actually allowed them to adopt those values and thus make the desired impact on socio-political life. Many political activists in the Diaspora, especially those from the generation of migrants in the 1980s and 1990s returned to Kosova and continued their political activities back home. Despite their experiences of living in advanced Western democracies such as Germany or Switzerland for extended periods of time, there is little identifiable impact on the political process in Kosova in terms of these returnees transferring democratic values. The Freedom House 'Nations in Transit' report (2004 to 2013) ranks Kosova as a 'Semi-Consolidated Authoritarian Regime' with an average democracy score of 5.25 on a scale from 1 to 7, where a score of 1 to 2 indicates a consolidated democracy and a score of 6 to 7 indicates a consolidated authoritarian regime.168 One likely explanation for why democracy in Kosova has not yet been fully established despite the large number of returnees in high office is that, while abroad, these political activists were mostly concerned with the struggle for independence in Kosova and had little time to absorb democratic values and processes.169 Moreover, many of these migrants received income support meaning that they did not have to work or integrate into the host societies as they were working to remedy problems at home especially during the 1990s. As such, they did not have the opportunity to be challenged by and to gain knowledge from institutions of western developed democracies. This has most likely affected the ability of these officials (at least the aforementioned generation) to transfer meaningful democratic values to their birthplace.

Given that younger generations and the migrants that are part of the latest immigration waves have a tendency to be more educated, there is potential for them to fundamentally transform the value system in Kosova. The involvement of Diaspora in decision making does not serve only as a bridge between the birthplace and the host country, but it also helps transfer democratic values. That said many younger members of the Diaspora have started to view trips to Kosova as both unnecessary and expensive and they are beginning to find more attractive and cheaper destinations for summer holidays. More than half of the respondents,

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10RiinvestCollege, 2014. Riinvest Institute whichisaffiliatedwithRiinvestCollegehosts a staffof 14, outofwhich 10 havestudiedabroad.

[11]3CIS JSC - Prishtinë

or 54 percent, that visit Kosova are between 37 and 65 years old and the majority of them tend to stay from two weeks to one month. Moreover, focus group discussions in Switzerland and Kosova confirmed that the cultural gap between the Diaspora and the non-migrant population in Kosova is widening and both sides harbor many prejudices.

People's mobility seems to have varying impacts on their social and political participation in the host country. Those who have traveled abroad at least once during the past 12 months are more likely to participate in activities organized by local government and more likely to be engaged with political parties as well as NGOs. They are also more likely to participate in public discussions and take part in community-based-initiatives such as religious and neighborhood initiatives.

During the pre-conflict period, because of poor social circumstances and overall social and political marginalization that was present in Kosova, the members of Diaspora were much better organized and as a result unified in order to tackle and deal with circumstances in the place of origin. Conversely, in the post-conflict period, the organization of Diaspora was still a reflection of the circumstances in the country of origin and mainly a reflection of divisions within the political scene at home.

Considering the post-conflict changes in Diaspora organization, Kosova's institutions have taken a number of steps to remedy the challenges. Kosova's Ministry of Diaspora has already opened a Cultural Centre in Istanbul and it plans to do the same in Switzerland, Germany, France, and the United States where the Kosova Diaspora are predominantly located. Moreover, the Government of Kosova has passed a regulation on drafting the register of migrants, associations, and other forms of their organization, which among others shall include the number and geographic distribution of Diaspora and Migration; demographic structure; socio-economic characteristics of Diaspora households; and data for all the Diaspora associations, businesses, and other organizations.

Members of the Kosova Diaspora face many challenges when they decide to exercise their voting rights. For instance, in the last elections in Kosova, out of around 300,000 eligible voters among the members of Diaspora, only 1,042 exercised their right to vote.

The current generation of diaspora, unlike the previous generations, tends to be organized more around professional and other interest groups, and thus, look less at their birthplace as a solution to their problems.

Identified resources of Prishtina for diaspora and foreign direct investment, attractive for capital investment from abroad;

Scientific Tourism - City of Prishtina, given the tradition of many in organized numerous scientific events, and taking into account the vision for the future offer being a metropolis city, attractive and Knowledge Economy, should plan to support numerous scientific conferences and professional, more international conferences. This will increase revenue for the city since the money will not only go to such events but will go and be the nightlife, accommodation, cultural events etc. Prishtina has to combine cultural, sporting or scientific events to have a diversity of events in the city. Nowadays, scientific and conference tourism is one of the many generators income for many cities. City competition in this sense would be very favorable.

The City of Prishtina can be competitive in providing services in an organized health, (as does Skopje and Tirana). Our citizens from the diaspora during breaks in Kosova make all dentists visits Prishtina. Cities in the region and the world and tourism have health or dental, which combined with event cultural and recreational, can be very advantageous for the City of Prishtina.

The City of Prishtina, based on cultural heritage resources, history the Prishtina, numerous events and new historical new era, numerous musical events, artistic, etc., may be the Centre for Contemporary Art and Modern Culture, which must maintain and cultivate through marketing, numerous international competitions cultural events, to maintain and cultivate its competitive position.

The City of Prishtina especially recently known for organizing numerous events for young people, in the field of Applied Arts, as numerous exhibitions of painting and sculpture. If these will be organized and grouped in special days can be a stand for an art biennial application, which will attract numerous citizens or and many artists in the decision to come within the city. If these and will combined with various events and fun nightlife, with numerous gastronomy prominent and traditional Albanian and could be organized on a regional biennial. These events can be permanent and annual, which are memorable for a long time by many visitors to the city. Events can be organized as day Classical music and many other genres and artistic. For all these events required marketing submitted with a clear strategy and well organized together with the city the main event. Support from the city of Prishtina should not miss, as contributions to the city are numerous.

Commercial and industrial Tourism – the city of Prishtina permanently must engage the detection method of advertising to multiple events occurring in the city. One of them will have numerous fairs local products, but these in the form of organized Quick delivery services and distance. The quality of service is the key to all this marketing complexity. It can be done attracting multinational companies to sell and marketer "new brain" and innovation of our youth, their placement in city, which would have rested with multiple facilities in tax payment etc., and mitigating measures for setting tax their physical city, employing professionally qualified young, open-minded, to especially skilled in ICT, foreign languages, free and competitive in the region. All these should be planned by the City Marketing Strategy Prishtina.

Tourism, Recreation and Sport - The Prishtina with her youth with many young students will be able to organize competitions for multiple events internationally acceptable for various sporting events, such as urban running, cycling, the other. Such activities could enjoy the citizens and visitors if they thought to attract and invite and others from the region. Prishtina in these resembles has tradition, only that it should be viewed and how be designated work together with the organization them. The city should support and pursue such initiatives with investment capital, which investment will be used to increase the quality of life. Allow sports, swimming, wrestling, martial sports and group sports and bids Prishtina society as football and basketball could be supported and access very logical and effective in raising the quality of life, keeping young people in the city, attracting of young people in research, attracting new families and qualified to live and work in Prishtina. For all these resemble and events

marketing strategy is needed, and should be invested in terms of construction and equipment sectors in these countries or for sport and recreation in international frameworks.

3.6 Solutions for achieving HQUL

Different methodology used for analyze and comparison of neighborhood and city models have produced different solutions for achieving HQUL. Identified causes, trends and consequences served as a ground for suggesting solutions depending on social, spatial and environmental conditions of neighborhoods and satellite cities in Prishtina

Innovation, creativity, adaptive solutions are suggested to new housing, architecture and urban identity as necessity for creating connection between tradition, current trends and future demands.

One of solutions is emerging paradigm of open source architecture that advocates new procedures in imagination and formation of virtual and real spaces within a universal infrastructure. This new concept displaces architectures of static geometrical form with the introduction of dynamic and participatory processes, networks, and systems for implementing adaptive strategies for use of identified resources attractive for capital investment.

Another solution suggested is tactical urban planning, which advocates low cost housing, hyper local and participative action in spatial planning based on research findings, principles for identified issues discussed in next chapter.

4   RESEARCH FINDINGS, PRINCIPLES, AND DISCUSSION

In this chapter firstly is presented an overview of Prishtina to determine possibilities for advancing housing and urban livability over a long term. Secondly is presented the identified need for creating the long term plan – design guides and promotion of a collaborative approach to generating partnership. Thirdly are presented findings in the relation between Prishtina and legal system in Kosova. Finally are discussed Qualities and the Livability Principles that will help in protection, advancement and creation of values of quality housing, identity and urban life in Prishtina.

4.1 An Overview of Prishtina

Prishtina has always been and still is an area in the flux of changing the social structure. Historical de facto control of Prishtina presented in Chapter 1 is the best illustration of forces that influenced changing the social structure. It has been inhabited for nearly 10.000 years. The early Neolithic findings dating from the 8th century BC were discovered in the areas surrounding Prishtina such as Ulpiana. In the Roman period, Prishtina was part of the province of Dardania and nearby Ulpiana which was considered one of the most important Roman cities in the whole Balkans, became a Roman municipal in the 2nd century AD. Destroyed by an earthquake in AD 518 was rebuilt again by the Byzantine Emperor Justinian I who renamed it, Justiniana Secunda. By the arrival of Slavs in Balkans of

the 6-7th century, the city fell again in reconstruction. During the 14th and the 15th century, Prishtina was classified as an important mining and trading center on the Balkan market due to its position near the rich mining town of Novo Brdo. Prishtina was famous for its trade fairs and items, such as goatskin and goat hair, as well as gunpowder produced by artisans from Prishtina in 1485. The first mosque in Prishtina was built in the late 14th century, while under the Serbian rule. Prishtina was considered to be an important town in Medieval Serbia. In the early Ottoman era, Islam was spread increasingly throughout the population. In those years, Prishtina was part of the Vushtrri sancak and its 2.000 families enjoyed the peace and the stability of this era. During the 17th century, citizens of Prishtina led by the Albanian priest Pjeter Bogdani vowed loyalty to the Austrian army and its troops. Prishtina's inhabitants were left under the mercy of the Ottoman troops, who took revenge of the latter ones for collaborating with the Austrians. A communist decision to make Prishtina the capital of Kosova happened in 1947 during a period of a rapid development and structural despair.

A substantial emigration from Prishtina - Kosova has been taken place in five phases during the 20th century. It is estimated that about half of people of Kosova origin currently live outside of Kosova.

-First Phase: July 1938: Turkey Agrees to Accept Albanians Deported from Yugoslavia

Turkey agrees to accept 200,000 Albanians, Turks, and Muslims from Kosova and Macedonia though the 1921 census counted only 50,000 Turkish speakers in Yugoslavia. Turkey wants to use them to increase the population of parts of Anatolia and around Kurdistan, especially Diyarbakir, Elazig, and Yozgat, which are worse for agriculture than the areas the deportees left. Some settle in Bursa, Istanbul, Tekirdag, Izmir, Kocaeli, and Ekisehir. Most are deported on the Skopje-Thessaloniki railroad, then by another train or ship to eastern Turkey. Despite accepting the emigrants, Turkey's parliament refuses to ratify the agreement, which scholar Miranda Vickers will later attribute to a change of government in Yugoslavia in 1939, lack of funds, and the impending world war.[(Vickers, 1998); (Kola, 2003)]

-Second Phase: initially as seasonal workers (1960, in Switzerland and Germany)

-Third Phase: with the dissolution of former Yugoslavia (1990s-Serbian early ethnic cleansing)

-Four Phase: immigration during and after the Kosova War (1997-1999 - Serbian escalated ethnic cleansing and genocide)

-Five Phase: 6-months political crisis in Kosova and Isa Mustafa regime (2014-present)

The spatial planning process of Prishtina, in general, contains the following problems:

Lack a key instrument for making regulatory urban plans, such as Land Use Plan, which would alleviate the procedures of reappraisal and changes in urban plans. Spatial plan of Kosova is un-harmonized with the municipalities' development plans. There is also a lack of following and implementing legal acts and administrative guidelines. Implementation of the urban regulatory plans is done without previously planning or considering the appropriate infrastructure i.e. road infrastructure, water-supply, sewerage, electric power, etc.

The process of planning/projecting and constructing the buildings is done without incorporating them in the existent area. In addition, this is done without the appropriate support of infrastructure. There is an uncontrolled migration of population towards the cities, mainly Prishtina. The road infrastructure, urban traffic, public transport, pedestrian areas, access for handicapped, paths for bicycles are all excluded from planning.

HQUL deeply depends from city technical infrastructure, especially roads and public transport system. The structure of the axis is estimated as a good base for a new system of public transport, filled with buses, which will serve the city in general.

Existing transport system is not available to all by providing services to an exclusive basis without safety and security in all modes of transport that results in increasing the number of accidents, noise pollution, greenhouse emissions and energy consumption.

The public bus traffic network (Figure 18) has 10 urban (Table 19) and 24 rural bus lines operating within Pristina, but there is no information system on public bus traffic, where people could easily access the trustworthy information.
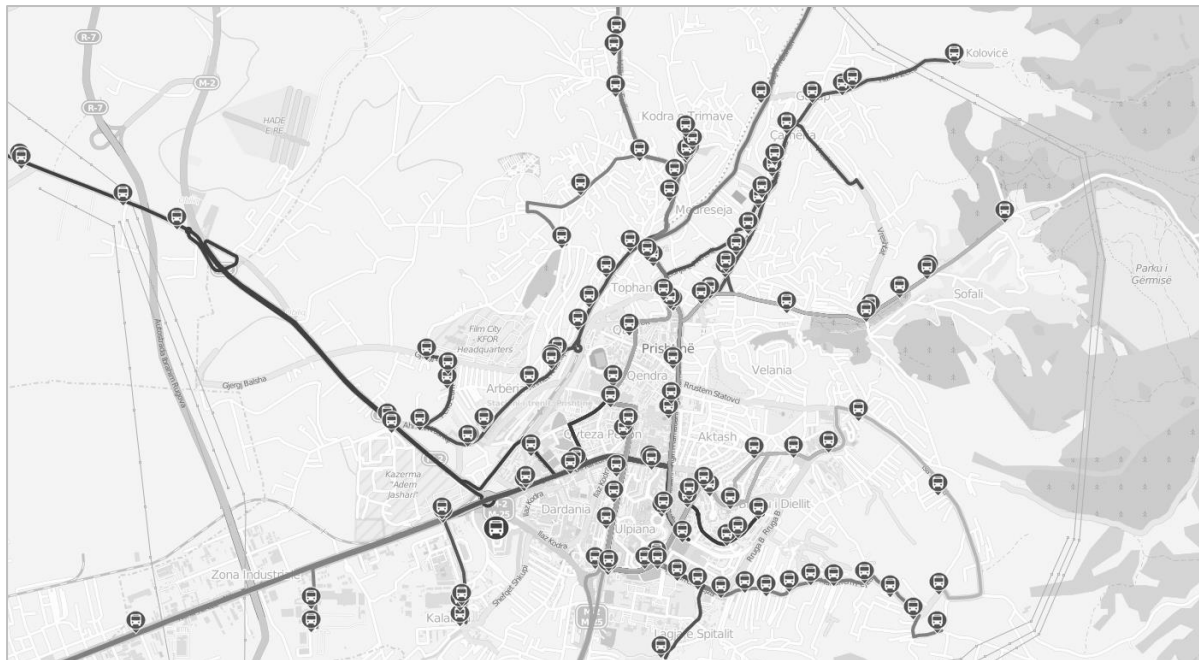
Figure 18 Prishtina bus traffic network with bus-stops map
Source: http://www.prishtinabuses.info/

Bus line	Start	End
1	Technical Faculty	Fushe Kosove
2	Technical Faculty	Kastriot
3	Bregu i Diellit	Bardhosh
3/A	Matiçani)	Kodrën e Trimave
3/b	Hospital District	Bardhosh
4	Bregu i Diellit	Germia
5	Bregu i Diellit	Sofali
6	Arberia	Street Malush Kosovo
6/A	Arberia	VIVA Market) in front ETC
7	Kolovica	March 7 (Emshir)
7/A	Street Xhavit Ahmeti	Rrethi i Madhe
8	Pristina Butofc	Center Hospital
9	Matiçani	Germia Park
10	Hajvalia	Gets around Pristina

Figure 19 Urban Bus lines
Source: https://en.wikipedia.org/wiki/Transport_in_Pristina

Firs attempt of planning and mapping urban traffic is proposed by a political party that has won the last elections. (Figure 20).There is an instant need to improve and develop access to public transportation where locals as citizen's and visitors can find proper and easily accessible information. Improved public traffic will increase the use of public transportation and reduce the use of private cars, which would directly lower the air pollution in the city and enhance the quality of life in Prishtina.
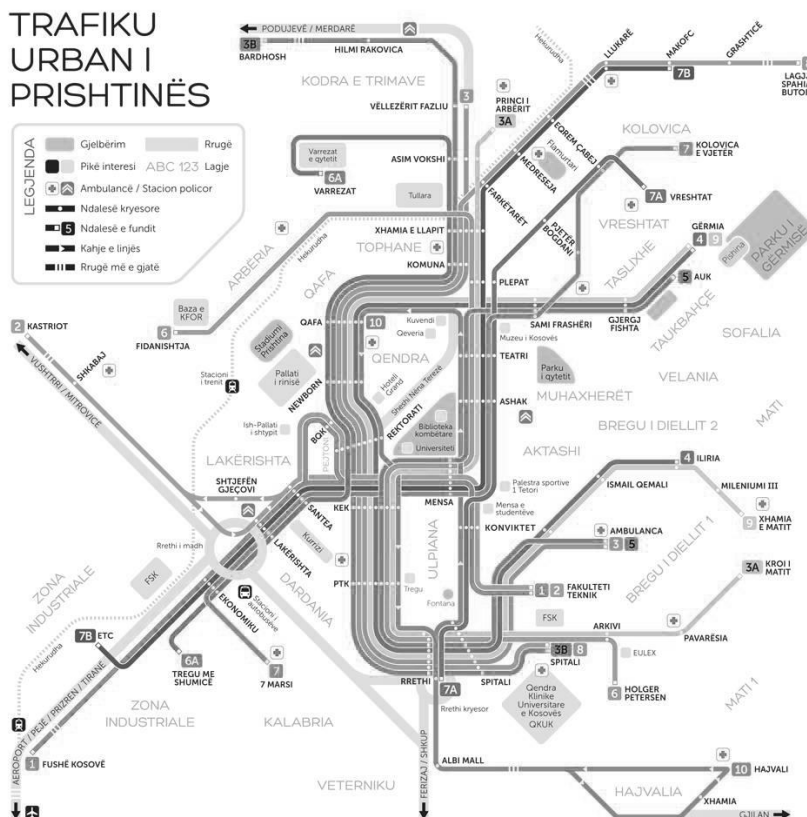
Figure 20 Urban Traffic Map – proposed from political party and published on 1 December 2013
Source: https://en.wikipedia.org/wiki/Transport_in_Pristina#/media/File:Urban_Traffic_Map.png

Prishtina is missing Sustainable Urban Mobility Plan for the urban traffic in Pristina, which would determine future priority investments in the transportation sector and prepare a transport model to use as the basis for the assessment of the entire mobility plan;

There are also missing a general and specific set of indicators, regarding the traffic, socio-economic and urban development of the City, which will be monitored in evaluating the effectiveness of the future transportation system.

Another important factor for achieving HQUL is a community and institutional capacity building. The community is often not incorporated on time, and the inadequate work done in informing stakeholders about urban planning has led to constructing various regulation plans that are not in harmony with citizens' needs. An example would be the regulatory plans for parts of Prishtina which were expected to contain 30 % - 70 % business buildings when the needs are obviously less. The lack of clear national standards for public services which should be achieved by local governments, raise the need for the community along with the local governments (Prishtina Municipality Council) to create a system of urban maintenance which would have the adequate resources, organization structures and offer valuable services to the citizens.

One of the areas much talked about but relatively neglected in action till today in Prishtina has been capacity building in urban institutions. New planners and architects engaged in this institutions need re-structuring of their roles so has to initially come about from a partnership with experienced colleges who have been handling a variety of services. The public service element requires professionalization and greater accountability to the urban residents. As resources are the biggest problem of Prishtina measures for comprehensive and rational levy of property taxes and user charges are necessary to be implemented on priority. Adoption of modern accounting systems, improved practices of budgeting and planning, implementation of best practices which have produced results in regional conditions, effective use of people participation, and programme assistance under the central schemes should be put to use for improving urban governance. The urban planning system in the city will be a key tool for adaptation in the face of transition and development. The quality of the planning system and its operation constitute an important dimension in institutional vulnerability (CAMPBELL 2006). The question is whether the current planning system will be capable of accounting for developing issues and whether it is efficient enough to implement the necessary measures.

Most of the time there is a complete lack of public bodies with the city and jurisdiction to enforce law (Gardener, 2006)In other words, sustainable urban development cannot be achieved without a new form of planning, one that is pro-poor, strategic and inclusive (Hague, 2004).

Changing the social structure of city and fact that The Republic of Kosova has no long spatial planning tradition based on the principles are identified as main causes for missing of an integrated spatial planning approach and housing standards implementation. Dispute very advanced legislative base Prishtina and other cities are facing low housing quality and urban sprawl. In the central level, laws and other acts described below regulate these sectors.

4.2 Advancing housing and urban livability over a long term

In this chapter are identified answers on research question raised from housing and urban planning problems. Findings from analyze and assessment of trends produced suggestions for a creative process, reconsidering priorities by highlighting the importance of equity and the need for adaptive management to create neighborhoods design guides and incorporate them into Prishtina Integrated System.

4.2.1   A Creative Process

Where organized communities want to build better housing design and layout they have to promote a neighborhood design guide aimed at housing authorities and developers. Many of the sites identified for development in its local plan are next to existing residential areas. This suggests it is important to integrate the new with the old. Most objectives and aspects of form are likely to be relevant in preparing such a design guide. The layout of the area is particularly important. The process of producing and promoting neighborhood design guides have to be based on creativity of all involved. For sites well-connected to public transport, the community representatives may also want to specify a minimum development density and a mix of uses. Height and massing will also need to be carefully considered. The guide might explain how landscaping and design detail such as the use of appropriate materials can promote local character and a high quality of public realm.

In housing, commonly called together condominium, is a demanding yet rewarding form of active citizens-based housing. Potential residents of a neighborhood in urban block development take responsibility from the beginning for activities by determining their communal needs and interests agreeing on the configuration and design of their housing projects. Citizens are drawn to this collaboration for many reasons but are primarily interested in developing a place that better supports their combined living and working needs in one location. They generally are dissatisfied with existing choices in housing, and want to be involved in a collaborative effort. A collaboration development begins with a community forming first before any development work is undertaken. Community members play an integral role in the planning and design of their housing and shared amenities. The intent is to design housing that brings people together. Communal features often address work needs as well as living arrangements that often reflects mixed uses. Since collaborative planning and building in Kosova is relatively new for Prishtina, many municipal planning departments are not familiar with the aspirations of cohousing groups. Shared amenities, clustering of dwelling units, mixed use, and environmental features, such as alternative waste-handling systems, are common areas of concern.

4.2.2   Reconsidering Priorities - The Importance of Equity

In today dynamic changing world, to understand positive change, governmental initiatives need to put as priority and strategy that provides an increased number of shared spaces, which goes beyond the narrow connectivity belt and more towards improving accessibility. This would encourage inter-community tolerance and could thus be a catalyst for change. But, who is the actual owner of space and de-facto decision maker, the community or the state, or society at large? The ownership of space is, hence, a key feature in ethnic-national conflict,

therefore planning of this space may play a role in helping the city heal, "since space is so central to the overall conflict, and planning is the main instrument for social shaping of space, planning is unavoidably central to the conflict's resolution" (F. Gaffikin, M. McEldowney, K. Sterret,, 2010).

4.2.3   The need for adaptive management - model

Landowners and developer-initiated briefs

The process followed by community representatives when a developer (or landowner) initiates development brief for housing:

Stage 1: The assessment policy context defined and forwarded to applicant; Consultation was undertaken with public authorities and responses forwarded to the landowners and developer before the brief is drafted; Developer assesses physical character of the site; Consultation with the local community, responses assessed by the developer; Housing market study largely undertaken by the developer, with input by the local authority on affordable housing.

Stage 2: The developer compiles details of site constraints and opportunities. Applicant compiles development options all assessments and briefs approved by the local authority. If a brief submitted by developers refused, the developer can negotiate further and make a revised submission designed in cooperation with authorities, than follow an application for planning permission.

Good practice points the respective roles of the community representatives and the developer, and the role of negotiation, is made clear from the start; The community representatives approves the developer's assessments, providing an increasing degree of certainty throughout the process; the community representatives will seek to negotiate with the developer where it feels there are errors or differences of interpretation.

4.2.4   Prishtina Housing Quality and Urban Livability accordance to the new approaches

The analysis of Household Budget Survey (HBS) data was done (Figure 21) with assistance from two Swedish experts; Mr. Lars Lundgren and Mr. Claes Cassel. Many thanks to our respondents and the SOK staff working with the HBS/LCI/CCI and to Mr. Lars Lundgren and Mr. Claes Cassel.

Average on a scale 1–10
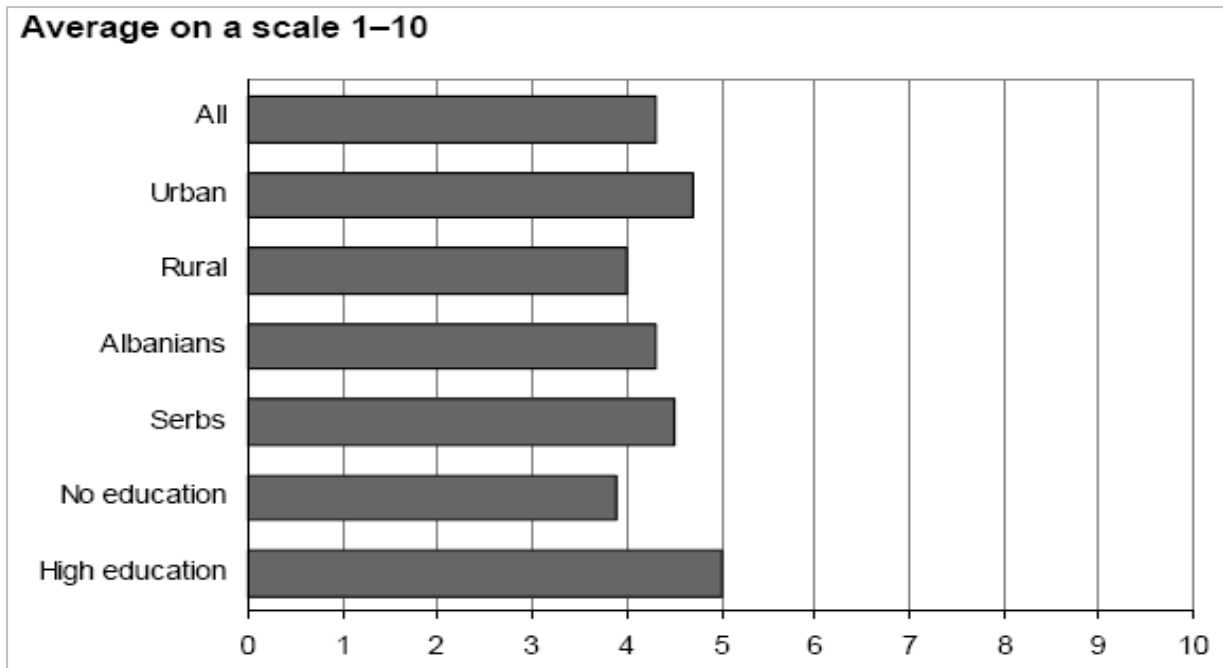
Figure 21 Satisfaction with the general standard of the house. Source HBS

The results in this report are based on the first round of 2 400 respondent households covering the period June 2002-May 2003. The survey is representative for all months and the whole Kosova. The survey is following the EU and international recommendations for HBS.

Inclusive society, better transit, a strengthened and restored environment together with other issues needs to be translated into HQUL. However, achieving these objectives can be overwhelming and complex - they demand a long-term commitment. It also requires the accordance of many aspects across the professional range in order to address the many aspects and dimensions of these issues.

Findings of current institutional framework related to the architecture, housing and urban design consist on -Lack of establishment of Executive Agency for housing under Ministry of Spatial Planning, the lack of housing sector in Municipal (provided by housing Law), the malfunction of the institute of Urbanism and design, and public enterprises, and many other funding factors.

Planning of housing fund in Prishtina cannot develop without private sector involvement and support from the banking system. Maintenance residential density recommended by urban regulatory plans for a neighborhood is inconsistent with the calculated profit that project developers.

In both cases, investments in planning and the result are conflict ambitions in the same housing. The primary function is not developed based in a development policy with support wide, in the legislation yet are not defined relevant subjects that private sector have the right to planning and housing development opposite to the demand for residential space. In this situation profiling of enterprises for this activity, joint planning, which can be funded by private sector involvement creditor banks in the process of residential space planning can create very good conditions for better balancing of interests parties involved in the process. Quality of housing space, infrastructure and services, additional functions etc., that all should

be determined through intense negotiation during the planning of an ensemble or residential block, and plan for implementation should specify the provider of investment each category in particular. This is the only possible with the partnership on the basis contract between the parties involved.

Prishtina communities have grown more international and more economically diverse that resulted in distant creation between communities and population in many ways. Based on analyze and trend assessment, housing quality and urban models of Prishtina communities do not fit their populations. Institutions follow archaic goals. None services are provided and potentially useful services are delivered ineffectively. Technical infrastructure (roads, water, and sewage systems) and social infrastructure (housing, schools, kindergartens, recreation facilities, and…) may be inefficient, costly and inadequate to serve to expand community needs. Images of a desirable quality of life remain distant from the realities of daily life in Prishtina

A change to a quality housing and urban life, sustainable and resilient city requires a new system approach that identifies opportunities for integration and synergies across functional, social, economic and environmental systems of a city. This involves the design of new housing based on principles and urban forms that integrate a mixture of uses in dense communities, integrated natural spaces, reduction and management of demand for services, matching the quality of supply of service with the quality of need, integrating resources and systems for efficiency of use, shifting to renewable energy resources, and developing environmental management systems.

A true collaboration of housing architecture and urban planning is part of this vision.

Key aspects of housing quality that need accordance:
- Sanitary facilities;
- Food preparation and refuse disposal;
- Space and security;
- Thermal environment;
- Illumination and electricity;
- Structure and materials;
- Interior air quality;
- Water supply;
- Lead-based paint;
- Access;
- Site and neighborhood; and
- Sanitary condition.

Key aspects of urban livability that need accordance:
- Promote social sustainability
- Introduce economic activities
- Identifying high-value zones based on location
- Address social mobility via improved ownership security
- Introduce rights-based concepts with well-designed win-win solutions
- Neighborhood environmental sustainability

- Improve microclimate through vegetation, urban agriculture, and urban furniture
- Initiate contact with central and local government, private sector, civil society, professionals & academia
- Encourage corporate social responsibility
- Introduce academic social responsibility
- Improve public space - Ideas from anyone involved in a public space project, giving examples of great outdoor spaces led by community groups.
- Improve mobility

4.3 Creating the long term plan – design guides

Behind the city integrated planning processes and policy decisions is a warning approach that incorporates, lifecycle analysis, a plurality of interests, and long-term planning. Participation of the majority of residents in community affairs can be reached by providing residents with interesting alternatives for involvement. All levels of government, the private sector, and civil society can form collaborative partnerships to advance the sustainability vision for the specific urban block in the city. On a broader scale, Prishtina participates in networks, both locally and globally, that exchange knowledge and serve to protect the region from globalization forces that threaten its sustainability. All together can create design guide for city scale.

What a design guide does? Design guides are among the most common mechanisms used by local authorities (and others) to influence the design of the development. The most successful guides have the committed support of all the relevant council (community representatives) officers and planning committee members and are clearly understood by local developers, architects, and other users.

Design guides can inspire innovative design appropriate to its context; raise standards of a particular type of development where problems have been identified, and provide answers to questions frequently asked by applicants. Design guides enable local authorities to guide development in relation to particular design issues and type of development, elucidating the design policies in the development plan. Producing a design guide can be an effective use of a council's design skills, in cases where officers find themselves repeatedly giving the same advice.

A well-prepared design guide will usually include the purpose of the guide information on how to use the guide and who produced an account of consultation on the guide and the authority's response's current status (draft for consultation, for example)and eventual status (SPG, for example);l an explanation of the policy context, how the guide relates to plan policies, national guidance, other design guides, development briefs, and relevant initiatives such as any relating to town center management, security or conservational an explanation of what context appraisals the guide is based on, and a summary of what they showed design guidance, illustrating the design policies in the development plan through a set of design principles relating to the specific topic and the local context illustrations, photographs and plans (with captions, except where the illustration is included purely to make the document attractive);l information on when planning permission is required and submission

requirements a glossary (unless all specialized terms are explained where they appear in the text);l references to further informational grants available (if relevant);l contacts in the local authority and other organizations; l details of specialist manufacturers, contractors and advisors (on crime prevention, for example)where appropriate.

Design guides deal with a wide range of design and development control topics. Some cover a limited number of aspects of form and only some of the objectives.

Design guides for buildings – design guides can cover such topics as shop fronts, building extensions and signs, dealing largely with the appearance (details and materials) and scale (massing). In a guide on shop-fronts, for example, the objectives of promoting character and ease of understanding are likely to be the most important.

Principles, design guide and other planning mechanisms have to be planned to look beyond 20 to 40 years and anticipate the impact of current decisions, activities, policies and plans on future generations. To do so require consideration of long-term trends such as social demographic changes, climate change, energy shortages and.... The long-term view allows participants to think outside of their usual boundaries and hold original ideas and approaches.

4.4 A collaborative approach – generating partnership

Key mechanisms of developing participatory processes include engaging a diversity of actors from the beginning of the process, collaborating on creating partnership during decision making process, and incorporating learning structures into the process to enable the participatory process to adapt and improve.

Establishing cooperation across ideological, sectorial and jurisdictional barriers and receiving support, authority and financial resources from central governments and the general public to strengthen local government's capacities are critical for overcoming institutional barriers. The challenges are not impossible and once identified can be taken into account in the planning processes. They identify policies and highlight the advantages of shifting to a systems approach.

The following policies illustrate how collaborative approach can inspire new programmes and generate partnership for projects in the future:

4.4.1   Social inclusion

Large sections of the Prishtina population are excluded from the benefits of economic and social progress. The different forms of disadvantages related to educational attainment, sex, age, physical status or ethnic background have been intensified by the crisis.

Social changes happened due to globalization, the birth of a knowledge-based economy, and the gender equality of the workforce. The global economy requires intellectually skilled and technologically adept service workers. The emergence of service industries as a primary source of wealth production has changed the characteristics of the workforce from task based to knowledge based. Society has become increasing mobile, cutting across barriers of language and culture. Competition for wealth producing talent crosses national and

international borders. Needs of the 21st century in Prishtina and global city society are different from those of the late 20th century.

The combined actions of economic power and planning have undermined the importance of distinct spaces and landmarks that originally contributed to the establishment of the character and spaces of cities. Many urban patterns and traditional connections have been weakened or lost, slashed by mega redesigns that ignored centuries of evolution. Cities have been scarred by major road networks, which occupy large areas of land, fragment and blight neighborhoods destroying local social interchange and disconnecting travelers from their surroundings (Appleyard, 1981)

Globally and locally digital inclusion aims to bridge the digital divide, by actively involving disadvantaged users. 21st century Prishtina population increasingly demands digital literacy, and while physical access to the internet has never been greater, many people are unable to take advantage of what is out there.

Despite numerous campaigns, projects and initiatives, there are still many people in Prishtina who has never been online. People without basic digital skills and access to the Internet are barred from a multitude of information and services and thus often face difficulties in finding solutions to their social, cultural, educational, health or labor market related problems.

4.4.2   Migration

The Diaspora mediators represent a central role in collaborative approaches and service provision because of cultural and linguistic closeness to the migrants and facilitate interaction between Prishtina municipality services and the immigrant population by forming an integral part of the procedures. Intercultural mediators usually come from immigrant communities themselves, speaking the fluent local language as well as at least one other language.

The mediators play a fundamental role also as outreach agents of integration. Because they are immigrants themselves and normally reside in immigrant neighborhoods, they disseminate information about the rights and duties of immigrants in Kosova even outside reaching places and persons that the public administration would never reach if it remained static in its headquarters, with only public servants.

The role of Kosova's Diaspora is at a critical moment of being primarily perceived as a provider of remittances and investments in Kosova towards being acknowledged as a catalyst for international linkages and entry points for business abroad. (Xharra, B. and Wählisch. M , 2012)

4.4.3   Urban regeneration

In addition, there are private housing and retail companies involved as well as foundations, welfare organizations and other stakeholders. Funding comes out for sustainable urban and regional development, from local land owners, central state budgets and from the municipalities. In nearly all neighborhoods, an inclusive neighborhood management team has to be set up. Some managed as a branch office of the municipality; others managed by external experts or by local organizations which are themselves the result of local initiatives.

The neighborhood management offices work on a wide range of tasks. These include: stimulating networking; promoting a changed image of the neighborhood; supporting bargaining processes; setting up communication structures; informing the population and administration; organizing offers of cultural activities; promoting the local economy; forming a link between the neighborhood, city and other levels of decision-making; and developing projects. The neighborhoods work with a wide range of stakeholders, but the strongest emphasis is on citizen participation described as a 'red thread'. There is a strong commitment to dialog, understanding different perspectives and finding tailor made solutions with a high level of acceptance. Missing long term planning management and rigorous control may lead to urban problems and affect the image of a neighborhood. Transforming neighborhoods with a bad image, however, would be time demanding and very difficult anyway (WASSENBERG, 2004.).

4.4.4   The social economy and feasibility

The social economy and social entrepreneurship is also a tool for social inclusion. They often provide employment opportunities for people facing disadvantages or provide social services and/or goods and services to persons in the risk of poverty or exclusion. They are also often involved in civil society initiatives aiming at social change and creative process. Social enterprises are positioned between the traditional private and public sectors. Although there is no universally accepted definition of a social enterprise, their key distinguishing characteristics are their social and societal purpose combined with the entrepreneurial spirit of the private sector.

Social enterprises devote their activities and reinvest their surpluses to achieve a wider social or community objective either in their members' or in a wider interest. However, it constitutes a contradiction to refer to them as 'not for profit' (as is customary in the many states) as any enterprise needs to make an additional profit in order to have a long-term future.

Many social enterprises operate a relatively complex 'hybrid' funding model. They do this by mixing income from grants, contracts and other revenue-generating activity such as the sales of goods or services. Some make sufficient income from their revenue generating activity to finance their whole operation (e.g. social enterprise shops, pubs, restaurants etc.).

Each important investment project, private or public requires advance study of reasoning investment (feasibility), Project Proposal, the relevant assessment of the impact etc. Prishtina is missing cases where a municipality in its budget has pledged funding for one thing such. For this reason often when occur any possibility of realization of any project that requires advance elaboration of feasibility, a long procedure of the commitment of funds for this study delays for at least one-year implementation. In opposition, it can be noted that in last years have begun to be realized more serious projects from the private sector and in almost every case the investments are based on preliminary planning and at least before feasibility. This practice should understood as the possibility that public sector that particular moment to address private sector demand for consultancy professional or simply request support the project. This particularly applies in the case of realization of housing and urban regeneration.

4.4.5   Microfinance

Microfinance and microcredit were tools invented in developing countries to combat poverty and to give opportunities for poor people to solve housing problems. Whereas microcredit refers specifically to one type of microfinance - the act of providing loans for business start-up and growth - microfinance is a broader concept in which a range of products are developed to increase financial inclusion. These products may include housing, savings, financial education and literacy, personal loans and insurance. Crowd funding is a new tool to finance projects or startup companies which are becoming increasingly popular. It describes collective cooperation, attention and trust by people who network and pool their money together, in order to support efforts initiated by other people or organizations.

There are also many microfinance organizations in Europe and elsewhere that have developed innovative approaches to lending to specific groups. The Microcredit Foundation Horizonti in the Republic of Macedonia, for example, has developed an innovative good practice "Housing Microfinance for Roma and marginalized people". The initiative started in 2007 with the aim of providing affordable housing to the Roma community.

4.5 Prishtina and legal system in Kosova

The challenge of all stakeholders involved in Prishtina urban development is to develop a clear implementation process that will weave the insights from the long term plan into the existing debates on existing legal system and throughout to the Prishtina on livability and sustainability. A considerable part of the approved laws and the Regulations meet market economy standards, a prerequisite for investment. However, the package of commercial and other laws has not yet been completed and is not implemented consequently. Therefore, the missing synergetic effects are not fully realizing these advantages of the legal system in Kosova.

Prishtina should have its own Law. This is also required by Article 13 of the Constitution of the Republic of Kosova. The Draft Law on Prishtina is one of the draft laws that have been mostly dragged. The draft submitted to the Assembly contains many ambiguities which must be resolved before this document obtains the status of Law.

Draft Law on Prishtina should be harmonized with the Law on Spatial Planning, especially to further clarify what is meant by the unification of the boundaries of the Prishtina of Prishtina with the boundaries of the Municipality of Prishtina. Metropolitan Area of Prishtina must not be imposed to Prishtina neighboring municipalities by Law. This would be contrary to the principles of Local Self-Government for Kosova's municipalities. The law should provide the adoption of Metropolitan Area, along with representation and budget, by the municipal assemblies of Fushe Kosova, Gracanica, Kastriot, Lipjan, and Besiana.

Law on Prishtina must also address the conflicts between Prishtina and the central government, whether by giving Prishtina full power in managing public property (including the space around the central and international institutions) or through the involvement of central institutions in Prishtina's Metropolitan Area. Issues that should be addressed within form basis that attract stakeholders involved in the development of environment commonly

found in similar institutions in EU countries. This will include providing Kosovars with an opportunity to research develop and implement projects that would strengthen Kosova society.

Issues that should be addressed within the Law on Prishtina

Kosova's Constitution requires that Prishtina has a special law. According to Article 2.2, "Prishtina of Prishtina, as the capital of the Republic of Kosova shall be governed based on a new Law on Prishtina. The Law on Local Self-Government shall be applied for the Prishtina unless it is otherwise stated in the Law on Prishtina." The similar passage is found in the Draft Law on Prishtina: The Law on Local Self-Government and the Law on Financing Local Government are applied for the City of Prishtina, unless it is otherwise stated in this Law. Therefore, the Law on Prishtina has priority over the Law on Local Self-Government. According to the Draft Law, the local government in the City of Prishtina differs from other municipalities of Kosova in many points. The Draft Law on Prishtina states that the Mayor of Prishtina is the Chairman of the Assembly of Prishtina and also the Head of Committee of Policy and Finance. However, based on the Law on Administrative Municipal Boundaries, Prishtina Municipality consists of 42 locations: The city of Prishtina and 41 villages. The Draft Law proposes that now the Prishtina and the Municipality of Prishtina be considered as one and the same.

The current definition of the entire territory of the municipality as a Prishtina is unclear. Kosova's Constitution recognizes only municipalities as a basic territorial unit of local government. Prishtina Metropolitan Area As the draft Law on Prishtina points out, Prishtina is closely related to and influenced by municipalities around it. Prishtina has its water resources in municipalities of Gracanica and Podujevo; the greatest pollution in the Prishtina is created by power plants in the municipality of Kastriot; Prishtina International Airport is located in the territory of the municipality of Lipjan (generating a possible conflict between the Municipality of Prishtina and the municipality of Lipjan regarding the taxi license); while Prishtina has an inseparable urban connection with Prishtina of Fushe Kosove. Draft Law on Prishtina also includes the establishment of the Metropolitan Area of Prishtina. This area should be established six months after the Law on Prishtina has been adopted, whereby Prishtina is required to sign an agreement with other municipalities such as Podujeva, Lipjan, Fushe Kosove, Kastriot, and Gracanica. Even with the Law on Local Self-Government municipalities were given a space to reach inter-municipal and cross-border cooperation.15 The Law on Spatial Planning states that two or more municipalities may prepare a joint development plan. However, neither of these laws (Law on Local Self–Government and Law on Spatial Planning) states that inter-municipal cooperation is obligatory; it should be done voluntary 4 bases. The Law on Prishtina obliges neighboring municipalities that 6 months after the Law has been passed to reach a cooperation agreement. If we look at the principles of the Law on Local Self–Government, there should not exist a mechanism, even if it is the Law on Prishtina that obliges other cities to cooperate with Prishtina. In this case, those cities would no longer have local self-governance. To avoid this, the Law should provide that the agreement for the metropolitan area of Prishtina, along with the bodies and funding of this area, should be approved separately by each municipal assembly of all the neighboring

municipalities of Prishtina. The most important issue that was discussed in this Draft Law remains to be the additional grant provided for Prishtina.

Other Issues that should be addressed within the Law on Prishtina is the fact that capital Prishtina of Kosova. It is also the location of administrative headquarters of central and international institutions. In the past, Prishtina has encountered numerous problems with the management of public property in the parts where the central administrative and international buildings were located. Another case of conflict between the Prishtina and the central government are roads (ring roads) problems of the city. Therefore, the Law on Prishtina needs to address various problems that may arise as those between local and central level. Therefore, the Assembly and the Government should establish a unit which will harmonize laws between themselves and new draft laws with laws that are already into force. This will prevent conflicts among laws. When a new law is sent in the Assembly, it should have also attached the statement of compliance with legislation into force.

Construction law and Code

The preparation of development plans, urban and municipal regulatory plans, supervision (inspection) conforming building regulation plans in Kosova is still not at the level that Kosova need for association in EU. Assembly of the Republic of Kosova, under Article 65 (1) of the Constitution of the Republic of Kosova, on 31 May 2012 has approved the construction law drafted by the Department of Building and Housing in the Ministry of Environment and Spatial Planning (MESP) and other ministerial bodies. The purpose of this law is to establish a legal framework which regulates the issuance of building permits, compliance with the requirements of the construction permit and the issuance of a certificate of use within the territory of the Republic of Kosova. This law will regulate the construction of all facilities construction in Kosova, given the field of design, construction, reconstruction and demolition of buildings that violate regulatory plans or upgrades without permission. In Article 6 of the Law on construction of the Republic of Kosova is expected to compile code Unique Construction of the Republic of Kosova ("Code"). The code will be written in the spirit of EU technical standards, the international best practices and existing circumstances in Kosova.

The purpose of the Code is to establish minimum requirements for the protection of public health, safety and general welfare of citizens, and the structure of spaces needed emergency sanitary aspects, construction waste management, adequate lighting and ventilation, energy efficiency measures and energy saving general safety of life and property from fire and to establish security and preventive measures other firefighters and responsibilities in an emergency. In law states that "The code will decide any other technical requirement that primarily considered relevant technical issues" and that "the Code refer to Kosova Standards on energy efficiency and energy savings approved by Kosova Standardization Agency under the Ministry of Trade and Industry ". Architects and urban planners can only hope that certain standards and approved by the Kosova Standardization Agency on energy efficiency and energy savings standards are harmonized with the EU countries, on energy efficiency and energy savings. The unique design of the building code has taken over the Department of reverence and residence in the Ministry of Environment and Spatial Planning (MESP Program and USAID Business Enabling Environment. From USAID program are also

included U.S. expert from construction and architecture. A building code containing clear, applicable and compatible with the laws of construction and other legal acts of the EU states, would affect that Kosova would soon overcome the irregularities in the construction field. Actual construction situation in Kosova cities, especially in our capital, the majority of Kosova citizens are made unbearable. The situation can suit probably only a minority (administrative offenders in municipalities and developers on the other side) who are beneficiaries of this urban chaos and sprawl in cities. Currently, many of chapters are designed as component of the Code (Part-Legal Administration, constructions, buildings, installations Mechanical, Electrical Wiring, Wiring Hydro, Building Access and Use by Persons with Disabilities and fire protection of buildings). Many of chapters are missing. MESP Program and USAID Business Enabling Environment, so far organized several public discussions; governmental and non-governmental associations, associations of architects and individuals from various fields who with their comments and suggestions helped in achieving the expected level of the building code. By the presence of the participants in such public discussions, the impression gained the insufficient participation of relevant stakeholders who provided comments and suggestions will contribute to the development and advancement of documents. In public debates often arise different interests, jealousies and differences of concepts of thinking and acting different individuals or associations present. Architects and planners have discussed a number of problems and weaknesses unnecessary and harmful for the moment. Architects asked to be fully involved with professional capacity in the transfer of the role that belongs to the drafting of this document and other documents important for the country. Not only architects of Kosova, but also all the associations and individual professionals in other fields, should participate in and contribute to a better finalization of construction Unique Code. The code is expected to proceed for approval to the Kosova Assembly. It is very necessary that the groups responsible for the design of the building code, to use all possible mechanisms involved and excited about local professionals from various fields, for the provision of knowledge from western countries to design and implementation of laws regulating different areas in construction which provides building code. So, knowing the importance of building code and the complexity of the fields that should fix all issues relating to the construction according to European standards requires a broader involvement of local professional staff; Universities, the association of builders, architects association, the association of firefighters, environmental associations, associations for energy efficiency, the various associations of construction materials etc... Program experts USAID involved in Business Enabling Environment responsible for drafting the Code of construction said that "the unique code construction is done in harmony with the building regulations of the European Union, and it is consulting European construction products regulation and safety and are standardized according Eurocode which it is already in force in the EU countries (Eurocode-contained 58 parts) ". However, in the public discussion many critics are made in the drafting of this code. As main issues in this code is left out part of architecture and planning, and the code does not include regulations for administrative and public buildings first instance, as schools, day care centers, swimming pools, public administration buildings. -included are only residential housing. Code has gaps that must be met by experts in architecture, urbanism and others. Only commitments and concrete proposals from advanced experts in many fields, construction will compile code, accurate and not confusing, because

confusing regulations hamper the interpretation and application of the Code in practice. Two main issues are identified as findings when trying to answer question if Unique Code is complementing the content of Construction Law. Code is not completed with all chapters that will establish minimum requirements for the protection of public interest and nobody knows when will start Enforcement of the Code, after adoption by the Assembly of the Republic of Kosova

Law and management of housing in Prishtina-Kosova

Professionals involved in drafting housing and spatial planning laws and other regulations in these fields in Kosova have basic lack of professional responsibility, for which until now have been held responsible, and they are the main contributors to the situation in housing urban chaos throughout Kosova. What is more worrying is the low level of those documents that are not related to the real situation on the ground and not convincing about their implementation in municipalities and central level. In most cases lack of a professional approach in compiling these documents, which is a complex process and proceeds in a contemporary form of strategic spatial planning that, applies to the entire civilized world in the 21st century. There is also mutual cooperation that had only primary purpose of force of multiple materials that they have paid the municipalities, for the preparation of spatial documents, all without worrying about what's happening to the space designed.

How can anyone justified senior municipal officials when freewheeling or duty assign locations for many infrastructural facilities necessary for the functioning of cities, not based on spatial documents which are worked and paid with taxpayer money, there should have been defining these locations. An example is when the Kosova Government has designated the highway Prishtina–Hani I Elezit, as there has been compliance with the approved spatial documents of the Municipality of Prishtina.

Best illustration of not harmonized laws and regulation is last days (2014) public declaration of chairman of the city that has expressed concern about the natural regional park "Gërmia" annexation from municipality and going under central management, exactly under the management of the Ministry of Environment and Spatial Planning. "Today, Municipality of Prishtina has received a letter from the Ministry of Local Government that tells us a start of many crucial challenges of our city towards the central level decisions," wrote, chairman of the Pristina, to clarify then that this is the attempt to put park Germia under central level management.

4.6 Principles and activities based on identified issues - statements

The need for housing and more livable communities is urgent. Not only that are increasing numbers of Prishtina struggling to find an affordable place to live, work, and raise their families, but the combined cost of housing and transportation now consumes more than half of the average household's budget.

Additionally, even as communities seek long-term prosperity, the costs associated with recent patterns of sprawling development have weakened economic competitiveness by leaving

inadequate funds for basic infrastructure and services, and by undermining environmental health and natural resources.

In response, local government joined with central government institutions, and Environmental Protection Agency (EPA) to form an interagency Partnership for Sustainable Communities that coordinate investments and align policies to support communities in providing housing and transportation choices, are trying to reinforce existing investments, protect the environment, and support vibrant and healthy neighborhoods. Municipality mission is to create strong, sustainable, inclusive communities and quality affordable housing and urban livability for all. To accomplish this, the local government has to create an array of programs and policies that are aligned with the quality housing and Livability Principles based on these qualities: Accessibility: connections to its surroundings, both visual and physical; Engagement in activities of communities' there; Comfortable and with a good image; And finally sociable place: one where people meet each other and take people when they come to visit. Based on identified principles main issue's have to be followed by a number of natural or quantitative activities that can be monitored and measured by statistics or research. (Figure 22)

Figure 22 Issues, activities and principles of housing qualities and the urban livability

As is shown in the figure above - issues, principles and activities are grouped in social, spatial and environmental aspects.

Issues:

- The main issue in social aspect is planning, Architecture and preservation to serve the needs of the heterogeneous population in Pristhina including diaspora
- The main issue in spatial aspect is HQUL to be related to an urbanization process based on political consensus for long-term planning
- The main issue in environmental aspect is identity and livability to be created based on tradition and trends of global housing and urban environment upgrading

Principles:

Principles for achieving HQUL in social aspect:

- Community-based partnerships in creating opportunity for creation of HQUL

- A strategic vision for change towards sustainable local community development

- Value communities and specific adaptive neighborhoods

Principles for achieving HQUL in spatial aspect:

- Provide and promote more equitable and affordable housing & infrastructure choice

- Enhance economic & esthetic competitiveness creating consultancy bodies

- Development of HQUL standards based on long-term planning models and integrative political approach

Principles for achieving HQUL in environmental aspect:

o Conserve and enhance the natural environment and reduce pollution in neighborhood scale.

o Coordinate and influence central and local level policies and investment for creating HQUL.

o Enforce a new integrative political approach to the sustainable environmental urban neighborhood.

Activities:

Activities on social issues are:

- Assessing the urban context, as in evaluating the current housing and equity issues in urban life and life impacts, the prominence of urban life equity in the government's policy agenda, and the timing and urgency of implementation of the underlying urban policies or strategies.

- Identifying stakeholders, as in clarifying the people, groups, and organizations that have interest and control of urban life impacts. Neighborhood community to be divided into groups that can handle the changes

- Developing the capacity of stakeholders to take action and build social capital and cohesion, taking action on policy change with sufficient knowledge, skills and resources in place. Enforcing adaptive strategies to avoid social segregation

Activities on spatial issues are:

- Assessing institutions and creating opportunities to build alliances and ensure intersectoral collaboration, since it is institutions that determine the frameworks in which spatial planning policy reforms take place.
- Mobilizing resources necessary for spatial planning change. Trying better redistribution of resources.
- Implementing, including strengthening the demand side of governance: assessing and ensuring people's participation from the organizational and legal perspective, taking into account the issue of access to information and data that can ensure social accountability in land use sector.

Activities on environmental issues are:

o Exploring and identifying the basic approaches or the best practices that can be implemented in order to achieve quality housing, urban identity, and livability.

o Reconsideration of the architectural and planning actions for the urban environment. The environmental quality of indoor spaces. The reduction of the energy consumption of urban buildings. Transfer of knowledge

o Organizing regular exhibitions in the education center, which will be a showcase for environmental technologies and hosts workshops to explain and encourage pro-environmental behavior by residents.

o Indoor environmental quality should be considered together with improvements in outdoor urban environmental quality.

o Establishing adaptive management systems and effectively planning for a new identity and livable city of Prishtina. Balancing with tradition

Other principles are:

- Provide a variety of housing Public Private Partnership (PPP) and assistance programs offer residents the ability to find affordable housing in neighborhoods with transportation choices, while other PRISHTINA programs can be used to fund transportation services and life skills training. Also provide more transportation choices. To increase viable transportation options, many of PRISHTINA's community development programs can be used to finance improvements to sidewalks, streets, and infrastructure to make streets and neighborhoods safer and more accessible.

- Improve mobility choices to facilitate participation in social life, access to services, etc. To enable people to use different transport, a mobility chain including all phases of a trip must be created and ensure availability, acceptability, accessibility and affordability. Availability is foremost a concern in suburban areas and that accessibility is a requirement for barrier-free transport for all.

- Control and care for public spaces provided by the residents themselves is an important principle in the creation of livable urban life in Prishtina. This principle has to be integrated into all policies and programs of local and central government. Works place creation may

also be motivated by incentives for profitable activities managed by local people and setting companies for public spaces management. For an external environment to be pleasant and stimulating a sense of place both buildings and open spaces need to be properly maintained (CARAMONA, 2001).

- Identity creation thru delineation of architectural character in housing is combined with separation of housing supply depending on social structure, market position and typologies of dwellings. Architectural character, which usually is not a priority in regeneration, is used here to create a neighborhood identity and meet preferences of people (van Altena, 2007). From a marketing perspective, this approach is expected to attract groups from the city and Diaspora. Identity creation thru delineation of architectural character in housing will stimulate neighborhood competitiveness. Moreover, research has shown that architectural preferences for building exteriors can be predicted (Riccardo et al., 2010).

- Promote and increase the supply of affordable and equitable housing, PRISHTINA have to offer grant funding and mortgage guarantees, enforces central laws against housing discrimination, and provides targeted housing resources for community, seniors, persons with disabilities, veterans, and those experiencing, or at risk of experiencing, homelessness. To ensure such housing is truly affordable, PRISHTINA works across its programs to promote units that are located in neighborhoods with a variety of transportation choices and that are energy efficient.

- Enhance economic competitiveness and increase economic diversification of Prishtina funds a variety of infrastructure, community development, and economic development projects. Additionally, many Prishtina programs have to create stronger, more competitive workforces by funding job training and small business assistance, as well as by supporting community facilities and service coordination for health care, education, and child care.

- Support existing communities in Prishtina by providing funding for infrastructure and encouraging mixed-use projects on land that has already been developed. Funds can be used to rehabilitate housing and for the revitalization of existing communities and neighborhoods, while multifamily and single family mortgage products help to preserve the availability of affordable housing in existing communities best suited for future growth.

- Coordinate and leverage central policies and investment through the Partnership for Sustainable Communities, Prishtina works with international organizations to coordinate policies and programs to maximize the impact of taxpayer investments. At the local level, many of Prishtina's programs require strong coordination between cities, regions, nonprofits, and other stakeholders to achieve multiple objectives and to leverage PPP. Many programs require matching funds to leverage central financing, and in turn can help generate additional private and public investments.

- Value communities and neighborhoods programs specifically build with Prishtina local residents, businesses, and community-based organizations, while others can be used to strengthen a sense of place by preserving historic buildings, maintaining healthy and vibrant neighborhoods, and providing affordable, accessible housing that allows community members to remain in their neighborhood of choice. Prishtina policies also require

stakeholder participation in planning and decision-making, resulting in outcomes that represent the vision and values of all members of the community.

Identified qualities of housing and urban life in Prishtina

Two essential elements make the planning process possible: a clear vision and determined relations consistent with this vision. To build a clear vision necessary is to compare these two periods of urban development of Prishtina.

One of the values of post-war period planning in Prishtina is a variety of architecture and urban forms designed with a tendency to achieve sustainable planning and development. The pursuit of sustainability has been placed on the agenda of governments and non-governmental organizations in Kosova after war in 1999, but in the world started in the 1972 UN Conference on the Human Environment, and more recently by the World Commission on Environment and Development (1987) and the 1992 Earth Summit in Rio. It has been stated by these, and other, bodies that cities must be economically viable, socially equitable and contribute to environmental protection of all species: adhering to the concept of the Three Pillars of Sustainable Development (United Nations, 2002).

In many countries, policy has been adopted with long-term urban sustainability as its focus, and there are many examples of this translated into practice (Edwards, 1999; Beatley, 2000; European Commission, 2001; Sorensen et al., 2004).

With international help, sustainability has been placed on the agenda of governments and non-governmental organizations working in Prishtina. Many policies are changed; long-term urban planning is seen as a way of achieving sustainable urban development.

In some states, national governments give additional supports through specific state programs for housing and urban development. This might be hardly possible in Kosova where housing policies and urban regeneration are not traditionally on the agenda of the government. Support from the European Union is mainly given through the European Regional Development Funds which is usually directed to specific projects. In 2010, the need to adopt integrated approach in urban and neighborhood regeneration was confirmed by the European Economic and Social Committee (SEPI, 2011).

First period characterized by 500 years of ottoman occupancy and 100 years of Serbian (Slavic) occupancy have little values and a lot of consequences in today's urban fabric of Prishtina. Values that we inherit from this period are: many monuments from ancient time, some religious buildings and family houses from ottoman period, planning and development of two detail urban plans (today regulatory plans): Ulpiana and Dardania from Serbian period and some buildings from Austro-Hungarian and Roman period.

Prishtina's cultural life in the past was limited in scope and was supported by a small group of dedicated individuals and a handful of organizations. What is taking place now involves a scale unknown before in the city's history. A critical mass of those creating and consuming the city's cultural life finally is coming into being.

Second period characterized by fast growth and a lot of international planning have produced a lot of values in planning law and other papers but a little in real urban development. Urban chaos in today's and tomorrow's Prishtina is the result of consequences from this period.

One of the universal urban coexistence relationships is the relationship between the public and private sectors. The way in which these two are engaged with each other, along with the determined vision, gives character to the urban space. The success or failure of planning will be measured by the quality of public space. The planners' duty is to guarantee not only the proper infrastructure and territory control but also development and sanctioning of the individuals' relationship with the public space.

The advantages of a city where the transits have the greatest potential to emit development energies in the regional level, by creating a both open and controlled community, are:

What we must avoid is separating the functions and creating new centers for shopping, recreation, etc. Dillinger: "Rethinking can only take place gradually"

A starting point of urban problems would be the inherited urban planning problems from the previous undemocratic systems.

Environmental qualities and activities

The continuous increase in urbanization combined with the degradation of the urban climate and the recent increase of concern for the environment, as well as recent technological developments in the field of new energy technologies, define the major activities and considerations for urban buildings.

Activities are:

- Reconsideration of the architectural and planning activities for the urban environment.

Ideas like those based on mixed land use, greater dependence on public transport, cycling and walking, decentralization of employment locations, etc., may be further developed and applied to creating a more sustainable urban environment. In parallel addressing urban environmental and energy problems, instead of treating their symptoms, is an absolute priority action for improving the quality of the urban environment. All these are combined in major goal that aims to achieve sustainability in urban areas,

Making cities sustainable involves also these activities:

- minimizing the consumption of space and natural resources;

- rationalizing and efficiently managing urban flows,

- protecting the health of the urban population;

- ensuring equal access to resources and services:

- maintaining cultural and social diversity.

- Increasing the environmental quality of indoor spaces

It is a compromise between buildings physics applied during the building's design, energy consumption and outdoor conditions. As buildings have a long life, of several decades or even centuries, all decisions made at the design stage have long-term effects on the energy

balance and the environment. Thus, the adoption of existing and new urban buildings to the specific environmental conditions of cities in order to incorporate efficient solar and energy-saving measures and to counterbalance the radical changes and transformations in the radiative, thermal, moisture and aerodynamic characteristics of the urban environment seems to be of very high priority.

- The reduction of the energy consumption of urban buildings

This can be achieved by combining techniques to improve the thermal quality of the ambient urban environment with the use of up-to-date alternative passive heating, cooling and lighting techniques. These strategies and techniques have already reached a very high level of architectural and industrial acceptance.

None of the above actions should be seen as isolated areas of concern. The interrelated nature of the parameters that define the efficiency of urban buildings requires that theoretical, experimental and practical actions undertaken the various levels should be part of an integrated approach.

- Indoor environmental quality should be considered together with improvements in outdoor urban environmental quality.

The improvement of indoor environmental quality in urban areas can be seen as a combination of acceptable indoor air quality with satisfactory thermal, visual and acoustic comfort conditions. As the outdoor environment is the main source of indoor pollution and noise, improvements in indoor environmental quality should be considered together with possible improvements in outdoor urban environmental quality.

4.7 Summary

Social, spatial and environmental degradation of Prishtina have produced exclusion and differentiation that haze resulted in different zones ranging from rural suburb and informal settlements to dense skyscrapers and high standard housing. Old urban form in the inner city has been changed by new controversial pieces of urban architecture. Housing quality has moved on to the diversity of housing schemes producing low housing standard and environmental destruction lowering quality of urban living. Undergoing chaotic processes of planning, design and construction have produced controversial pieces of urban architecture in Prishtina asa reflection of many uncertainties and inadequate approaches.

Approaches, policies and programs have to be modified to improve HQUL based on identified principles in this research. Quality housing, especially condominium buildings actually have main role in achieving missing identity in new urban projects that generate a process of attracting more diversified and qualified jobs.

The creative process of architectural design (condominium housing buildings) and urban identity creation in neighborhood scale are instruments for local integration (citizens, stakeholders sharing one single identity) as solutions of reducing Prishtina problems (small town character, governmental constraints and missing zoning standards)

In this scale and this field, there is a gap of qualitative and quantitative researches that will identify the social needs and potentials of Prishtina population. This researches will serve as ground for development of new solutions in response to these potentials and social needs; The process will start with promotion affectivity and creativity of innovative approaches and will finish with the evaluation of the effectiveness of new solutions if is meeting social needs.

With this research are identified design and planning principles that will use new social demand HQUL for city identity creation thru sustainable architecture in Prishtina. Different methodology used for analyze and comparison of housing in neighborhood and city models have produced different solutions for achieving HQUL. Suggestion will be of use for all stakeholders and especially for housing department and planners of Prishtina that haze to create an economic, cultural and social structure to sustain the human life that produces images with clear identity reflecting past, present and future of the city.

Expert's consultancy bodies will with innovation, creativity, and adaptive solutions using suggested principles will suggest new housing, architecture and urban identity as necessity for creating connection between tradition, current trends and future demands.

Advancing technology have changed role of architects and planners giving many solutions. Important is considering new policies and approaches that appear as a result of new technology. One of new concepts is emerging paradigm of open source architecture that advocates new procedures in imagination and formation of virtual and real spaces within a universal infrastructure. This new concept with changed approaches and policies enables displacement of architectures and planning as static geometrical form with the introduction of dynamic and participatory processes, networks, and systems for implementing adaptive strategies for use of identified resources attractive for capital investment. This concept combined with tactical urban planning that promotes temporary interventions and long term planning, will produce low cost housing, hyper local and participative action in spatial planning based on research findings, principles for identified issues.

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 CONCLUSIONS

The identifying potential of housing and social structure in achieving social, spatial, economic, and environmental sustainability of city (Prishtina) is vital. Request for HQUL in today dynamic life, together with modern technological evolution has created a totally new relation of space-time factors, and new communication level as a request looking forward to a very dynamic future. Through global networks and their nodes, redefined imagery influences our everyday life and its main purpose becomes conduction of proclaimed global values. Becoming an important point for the global competition and respect, architects and spatial planning professionals, recreate and regenerate numerous fragments that should represent a spectacular proof to its global start (real or designed), urban identity (cultural, ethnical, historical, national) and excitation or inhibition of its citizens and visitors. At the same time, technological and informational infrastructure becomes a fundamental of the globalization process that radiates a complex message of the majestic present and promising future of a housing and city life that should be reached somewhere at the global horizon.

Fragmentized intervention creates new synergy, demonstrating the possibilities of a space creation to place in a way that motivates others to engage social potential of their community.

Nevertheless, adequate answers of research questions are not easy to predict - the future of housing and urban life shaped by globalizing contradictions will remain an enigma hidden inside very good planned or developed labyrinth. On us (today and future professionals involved in housing, architecture, and urban planning) lies the power to use potential of dynamic social structure and shape the specific identity of itch city (Prishtina).

The need for housing in case of Prishtina is the key to adding the urban functions that are missing. It could be creating a provisional recreation center or any other social infrastructure; the goal is to promote a healthy mix of urban activities. Whatever structures are planned, any initiative must be undertaken quickly creating buildings with dignity and sense of belonging. That's the feeling that gracious, older buildings give us when we see them adequate urban context. They belong to us and we belong to that urban structure. They leave no one unsheltered; they seem to wish to give us retreat.

Tradition is the greatest essential form by which identity can be designed and planned. People were born into a traditional social and spatial environment which determines what they are. They have internalized these social and spatial preconditions into the mental bodies of their own their selfness as the mediating field between their personal interests and objectives onto one hand and the social demands and obligations on other. There is no urban identity without such a traditional basis

Environmental identities clearly exist within a social context. There is a need to use potential of social structure (young with western culture habits) of city (Prishtina) to examine ways in which people create a socially shared sense of identity that links them to the environment. Identities can be created depending on the degree to which social forces have been influential. When social influence is minimal, the focus is on individual experience. There is a need to strengthen social influence because social effects of identities and interactions with others become more important. Finally, the societal groupings and political implications of identities become salient when social influence is powerful. To the extent that identities have a social component, they are likely to acquire associated social stereotypes. As urban sustainability is built upon an inter-dependency of human activities and a common destiny of the community, the user-friendly public space model may not be truly integrative if the development projects are socially exclusive rather than inclusive, and spatial segregating rather than assimilative. (Bejtullahu, 2012)[12]

Identifying challenges is essential to developing theories of housing and urban livability based on structural theories of human-environment interactions in constant tension between developer's desires and actions and social – institutional structure of the city. New concept must be adapted by builders, investors to change wrong behavior and present practice of builders promoting passive traditional methods in an efficient modern way using active technological tools in combination with ancient methods. (Bejtullahu F., Bakija D.,

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Bejtullahu A, 2014)[13] Potential of Prishtina lies in community structure able to approve and implement urban livability principles and encourage social cohesion and development. Implemented principles will create an environment for architecture as an instrument of change towards rebuilding community spirit and identity in the future.

Place-making as a material representation of community dreams, belief, togetherness, and localities. Appropriate for local contexts Rebuilding collective culture dialog for shared visions of elements of local aesthetics and the spirit of localities in flexibility for users.

Prishtina haze to establish a new order in variety and revised notions of identity-based on inherited values, emphasizing instead a new kind of Europeanism based on participation in global commerce. Variety and order as a model of subjectivity, which insisted on experience as the foundation of selfhood, laid the foundation for a version of Albanian selfhood capable of internalizing variety and diversity. Providing a variety of housing and spatial planning models as an important way of attracting customers, but in strong order based on collective culture dialog for shared visions. Previous scientific work and publications were attempts to answer this social change question over the past decade, at the individual, local, national, and international levels; working with government agencies, nonprofit organizations, corporations, and neighborhoods community groups and around a multiplicity of issues.

Experience and researches have helped to identify that people are willing to change if they have a clear vision and are provided with trustworthy tools to help them bring it into being.

The vision must touch their core to produce the necessary passion and commitment needed to overcome the inevitable obstacles on the path of realization. They need others of like mind going on the journey with them to stay motivated. And with a well-designed transformative change platform that is replicable, these behavior changes can be widely circulated throughout a community, organization, and the country.

When individuals become personally part of the solution it creates a new dynamic in the way we tackle large societal challenges.

There is a need to overcome traditional social change formula of business as the problem and government as the solution, with nonprofits lobbying government for better regulations against business and citizens sitting on the sidelines complaining about the relations between politicians and business.

When citizens are empowered to adopt socially beneficial behaviors, such as a green lifestyle, for example, an opening can occur for traditionally adversarial relationships to establish new arrangements of cooperation and collaboration in service of this new voting constituency and purchasing community. When all the parts of a system begin working together and there is no one to combat or protect against, more innovative and generative solutions start to emerge. This has to be the process of bringing the whole system into collaboration building synergies in a specific field.

It is necessary to create a new approach and to see good practices in a brand new context – in order for housing and urban planning principles to take place.

Researching into the study of the global and local housing forms, or the most extensive spatial planning models identified necessity to create a vision for the reality that was previously unknown. The same is done in a scale of a city and new neighborhood, because before we can create something new, we must see things as they truly are. The architectural technology and its implementation through of the digital working methods related to BIM should be introduced by government laws in near future toward internalization of construction management of Kosovo. (Nushi V., Bejtullahu F. & Jakupi N., 2015)[14]

Research has shown that community consciousness is responsible for creating the reality, illusion and experience we see in front of us every day. The way each one of us perceives reality together with the feelings and emotions that accompany that perception directly make up our entire urban experience. Theoretically and scientifically we have the ability to manifest any type of reality we desire given the type of vitality we all originate. Using the social potential of changing the social structure of population depends on consciousness. Synergy is made up of infinite potentiality, and the consciousness decides to create reality influenced by each other in many indirect ways. Inclusive urban housing as concept creates conditions for community consciousness, collective wisdom and creativity that can produce values of housing and architecture in function of missing urban identity creation.

The model of social change that is described in recommendations represents a model that transforms and reorganizes a system to a higher level of performance.

5.2 RECOMMENDATIONS

Inclusive urban housing partnership as a strategy

Considering the fact that we today are living in a very dynamic globalizing world, strongly influenced by the technology revolution, we have to be aware that a strategic global location is not enough for economic progress and livable city. Urban areas in the 21st century are extremely complex environments in which socio-ecological systems and urban environmental transitions have a number of different levels and most important is social. Therefore, the main idea of this these were to ask new questions about housing and urban livability in the Prishtina we are living in today and to give one of the several possible answers and examples. Using the physical connection, housing experience, economic potential of diaspora and two main promises for connections of the new millennium – the airport and the internet, the inclusive model for the housing development and integration of the city is recommended. At the same time, the model presented below represents an instruction for the future architects, urban redesign and activation of the housing and urban spaces that, finally, could result in higher urban dynamism, marketing potential and a better starting position for global competition representing past, actual and future of the city in

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[14] http://iash-takimet.org/tv2015/programi/programi_inxhinierise_2015.pdf

dynamic and adaptive mode. General city instructions are grouped in social, spatial and environmental.

Social

- Political consensus on vision and need for urban development – long term planning

- Approved Law of Prishtina

- Clear ownership of city land and housing stock

- Planning, code, and aesthetic boards

Spatial

- Defined borders of Old city and other neighborhoods

- Defined zoning, including urban zone of city

- Identified models and protected neighborhoods with clear identity (Ulpiana and Dardania) and creation of new identities based on social structure.

- Inclusive planning and support of processes for creation of new city images throw involvement of new social structure of city including diaspora.

Environmental

Depending on size, social structure and environmental conditions for itch organized neighborhood or urban blocks will be planned specific design process containing:

- Coordinated urban design with balanced density and scale

- Renewable heating and cooling infrastructure

- Waste systems for recycling and eventually energy utilizations

- Utilize heat, biogas and nutrients from sewage water.

- Low energy buildings

- Attractive public transportation

- Plant trees

Based on research findings, models on CHAPTER 4 and discussions the new Sustainable Development Strategy is necessary to be prepared for Prishina. This Strategy will represent a holistic approach to sustainable communities with strong social, economic and environmental dimensions. Across the Department, efforts will focus on promoting sustainable development through strong foundations of governance, supporting people and improving community infrastructure. Strengthened governance, strategic investments in economic development and education, along with improved housing and infrastructure and safe drinking water will be part of a streamlined set of priorities that will start to bring forth positive results. The protection of socio–cultural, economic and ecological capital, and efficiency and effectiveness in achieving results are key considerations that this Strategy will promote for integration into all our policies, programs and decision–making processes, at every level and

in every part of our city. This Strategy places us firmly on the right path to continue to improve the lives of Prishtina, as forms new partnerships and strengthen existing relationships through mutual respect and trust. It builds upon the lessons learned and best practices of past strategies, striving to further promote the integration of sustainable development thinking into the structure, policy and direction as in model described below.

The model neighborhood is planned in regulatory plan Mati 1 (Figure 23) and sent to the municipality of Prishtina. International public competition for urban design is planned for urban blocks B17, B18, B19 & B20 Mat 1- Prishtina neighborhood named "B17-B20". The project will be drafted in cooperation of owners, experts selected by the municipality and investor.

Figure 23 Regulatory plan Mati 1 and proposed model neighborhood

Construction and especially housing planned for this area require particular sensitivity - they affect directly the growth and intensification of residential density enabling development within existing community - with projects within this area and certain blocks of the city of Prishtina. If necessary, a separate proposal will be determined by the city planning - planners or investor during consultation meetings. The level of detail of the project and the Urban-Architectural plan will be a reflection of the degree of sensitivity of the construction project based on the specific requirements of the specific conditions of the area.

Urban zones occupied by CRB will only be environmentally sustainable once the values of environmental sustainability have become the basis from which the majority of decisions on the creation and management of neighborhoods are made. (Bejtullahu, 2012)

The purpose of organizing the competition is to provide new space for housing, business, and social infrastructure facilities and to know even better development opportunities in this area.

New housing and business complex "B17 - B20" planned to take place in the east direction continuity housing complex "A11" discussed in chapter 4, the entirety of the land plots presented picture below.

Key elements of this strategy:

-Improving environmental conditions through a rigorous masterplan in cooperation with the dynamic community.

-Using competition between designers and developers to promote innovation.

-Predicting the future community, and adjusting the development when those expectations prove incorrect.

Figure 24 Suggested site for developing a new concept of HQUL in neighborhood scale
Source: Authors chosen view from google earth 3D cites

The boundaries of the area (Figure 24) to which designing urban solution are determined by the area of greenery that surrounds the area of interest for construction. The proposed location is easily accessible from the south using the planned route D in the southeast, and south ring road southwest planned C which enables connection directly with other blocks under the regulatory plan approved and revised by the Department of Urban Planning, Construction, and Environmental Protection - Prishtina. Roads within blocks of buildings should develop a system independent of local roads.

The area involved in the project and areas dedicated to this area.

Elevation of the site is to the south and has interchanges 30m. The field has slope 5.8% (from altitude 672 m north and 643 m south) to 9.2% (from north to south).

Parcels in the above blocks located within the Regulatory Plan "Mat 1" in whole plan B which is provided with the content "B" building and was approved by the Decision on amending the regulatory plan of the neighborhood "Mat 1" Assembly of the Municipality of Prishtina 01 no. 35-642 dated. 01.04.2010

The framework program for development of the area

The following are the relevant records and requirements for the design of Urban Settlement.

In describing the location is expected to develop a residential-business complex. With building plan should anticipate 490.088,93 m

Social Infrastructure

The neighborhood Mati 1 area must be accompanied by appropriate social infrastructure services to prospective residents. Evaluation of demands for social infrastructure has been hampered due to lack of demographic data. This has to do with the data structure of the entire population of Prishtina as well as data on the structure of the population of developing new areas. (Figure 25)
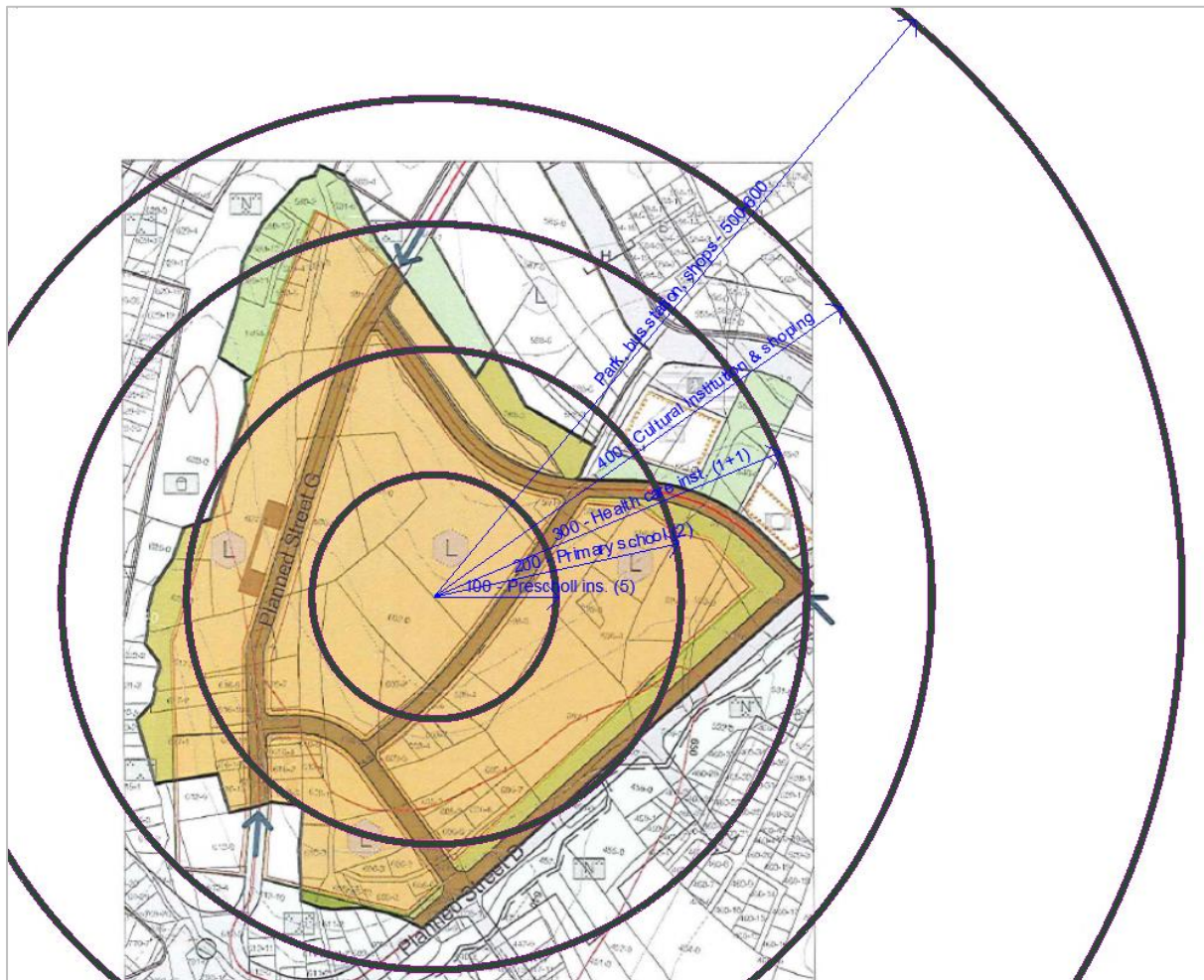
Figure 25 Schematic diagram showing serving distance and planned number of social infrastructure in neighborhood

With an average of 25 m² for one inhabitant to 490 088 m², a number of residents would be about 16,600 who are supposed to live in the premises of the area after its completion. (More than the whole of Prishtina with 1937 when there were 16,000 inhabitants)[15]

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[15] http://en.wikipedia.org/wiki/Demographics_of_Pristina

With the project the following additional issues must be addressed:

• Identify opportunities for shaping strategy and / creating high-quality housing attractive public squares and livable neighborhood.

• shadows caused by buildings should be minimized in all cases if possible, and allow owners of neighboring buildings to preserve their access to heaven, privacy, and the opportunity to see nature (minimum distance of 33 m or 1 + 1/2 height).

• The solution must be compatible with the option to split into blocks of small objects.

• Buildings with attractive locations (such as the corner / intersection of two roads) must demonstrate how they will integrate with their context by increasing the artistic values of the area.

• Sustainability, comfort, and safety must be witnessed.

• Various options can be introduced (through the use of appearances in perspective) to assess access to the sun and sky.

Sustainability and the aspect of energy efficiency and sustainable design should be addressed in all aspects of creating opportunities for a sustainable environment, etc.

The function of public spaces is as important as the functioning of private areas. There should be links between these areas that respond to a variety of users. The following items contribute to the public and should be considered as part of a sustainable design solutions. Public spaces should be envisaged as consistently squares roads from the perspective of pedestrians, designed with natural materials and attractive, original details and urban furniture that facilitate pedestrian traffic through the crossing, gardens, paths, yards etc.

It is important to create attractive landscapes on the edge of the road; a safe area with sidewalks ensuring integration with existing roads. Public art should be present in the streets treatments (trees, street lighting). Designers are encouraged to meet with staff to review the initial analysis and urban design objectives for the project. Municipalities and planners can provide guidance and assistance to work on the program and describe the expectations of the city. The program is divided into four topic areas: health and safety, beautification and greening, resource sharing and community-building. Neighbors form a team and meet five times, approximately every two weeks taking actions to improve the livability of their block. Some actions will be done in this timeframe; others will extend into the future.

In each topic area, the team chooses the actions it wishes to pursue, divides up responsibilities, creates a plan and takes action.

Each topic area has an assessment to gauge the livability of that aspect of the block and carefully crafted actions to maximize the team's effectiveness.

The program includes an easy-to-use meeting format and planning guide for taking actions.

Effective urbanization and spatial planning are a multidimensional process. However, no matter how good it may be, this plan by itself cannot bring about immediate transformation. This plan pretends to be start that arranges a present that begins to extend. A clear urban

identity can be developed: improving social conditions, and, ultimately, transforming the cities into modern, multi-functional areas attractive for investment

The presented model will be more self-sufficient and prosperous for a neighborhood where people manage their own affairs and make strong contributions to the country as a whole.

The different aspects of buildings and technological environments are closely linked to each other. Main recommendations are to think, design, and develop them together using Building Information Modeling (BIM) as a tool. Greater attention has to be drawn on introduction to the market, better coordination in the innovation process and the inclusion of all in processes of design and planning.

A design process has to be adopted in the preparation of a detailed plan for each sub-block. The urban planning department selects architects/master planners who are appointed from land owners and developers to draw up more detailed proposals for the urban blocks. The chief planner at the City Planning Urban Directory responsible for urban sustainability emphasizes that architects/master planners have to choose new architecture for each suburb, where possible, and that they encourage young architects and up-and-coming firms to take part. The developer, landowners, and city evaluate the sketches and assimilate the best features from each to arrive at an agreed-upon detailed masterplan.

Some of basic principles defined in regulatory plan Mati 1 as Street D profile (Figure 26) has to be fulfilled, when others such as inner street profile (Figure 27) and coverage of plots with high buildings (Figure 28) should be considered a guideline. Basic principles will be modified depending on design codes of each neighborhood (one or more urban blocks) to reflect social, spatial, and environmental characteristics of the organized community in that neighborhood.
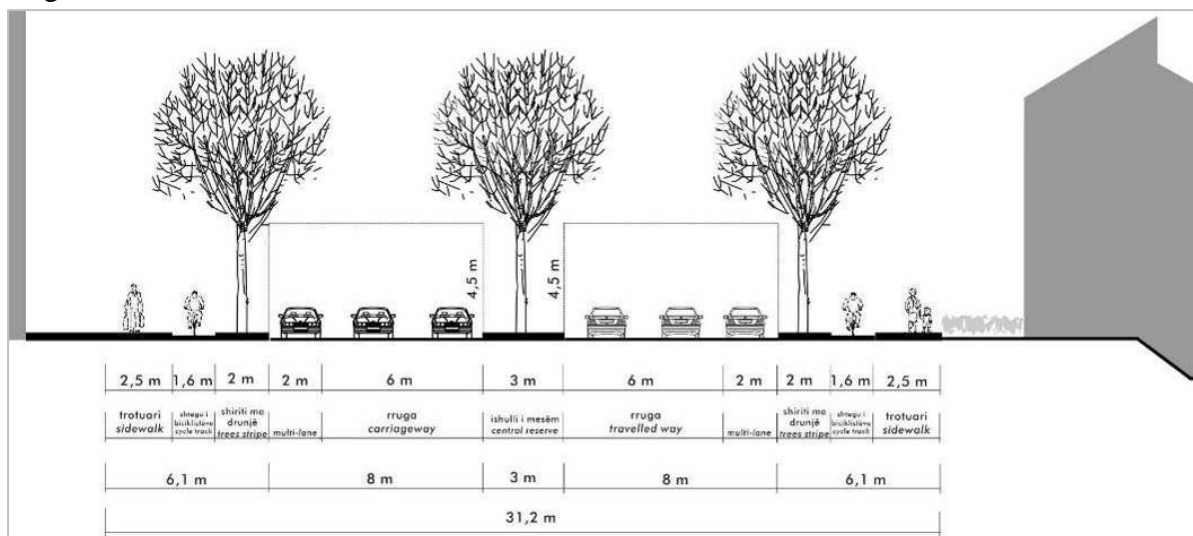
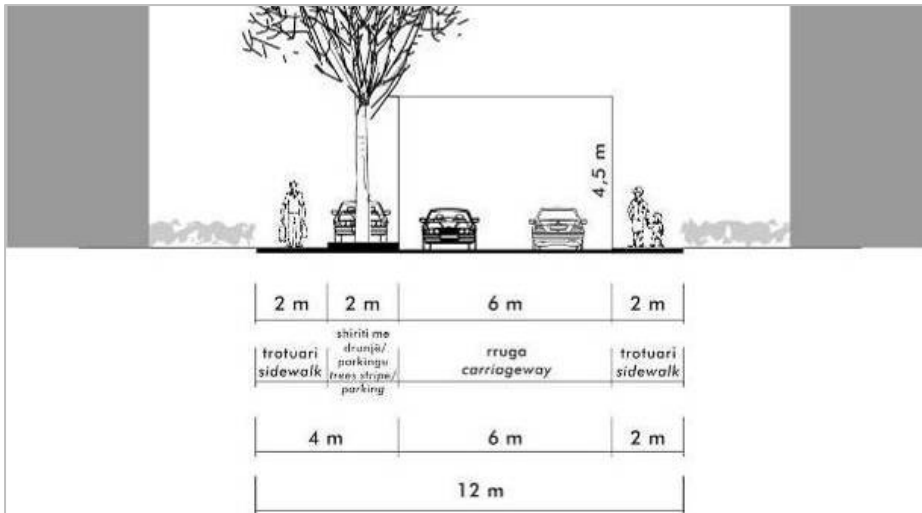Figure 26 Street D profile
Source: URP Mati 1

Figure 27 Inner Street profile
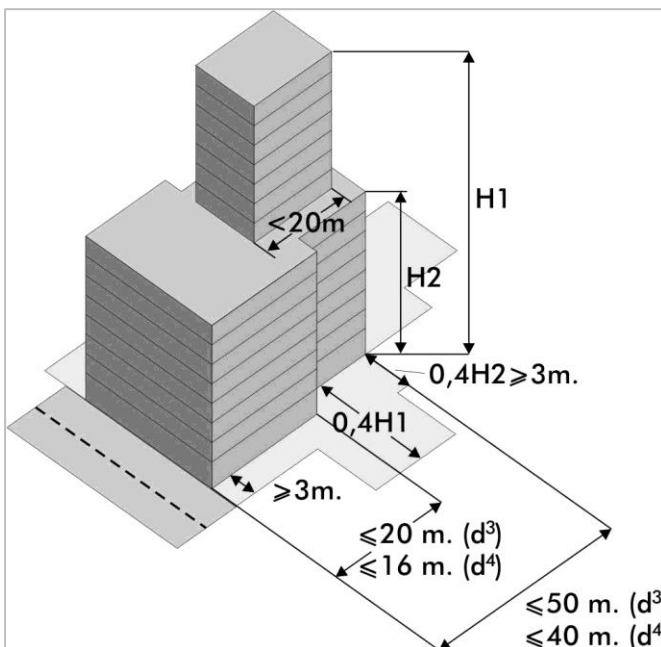Source: URP Mati 1

Figure 28 Coverage of plots with high buildings, principles 3 & 4 defined in regulatory plan Mati 1
Source: URP Mati 1

Design codes

In order to complement the detailed plan, the city-planning and design team then prepares a design code for each neighborhood, in close partnership with the chosen developers and architects for each plot. The design code forms an appendix to the development agreement between the city and the developer partner. The aim is to establish a level of quality for the development that both the city and developer agree on. The design code is taken through the local authority political process and, therefore, forms the basis for planning permission.

The design code for each organized urban block or number of them sets out specific principles as in this case:

Neighborhood character from the urban regulatory plan combines traditional inner city form with modern architecture influenced and inspired by the local natural environment. Key to this character is the mix of businesses and uses, density, built form (blocks built around an inner courtyard or play area), public spaces and their relationship to the water.

-Layout, form, and structure, including guidelines for each block, key landmark buildings, public spaces and pedestrian routes.

The guidelines are not prescriptive with regards to which materials are to be used or the number of stories, but a descriptive rationale behind the concept for each block or key buildings is set out, which makes clear the principles which should apply, but which also manages to retain significant scope for innovation. Two and three-dimensional illustrations are used to illustrate concepts.

Architectural style, in this case, is set out as follows:

-Traditional Prishtina inner-city character

-Mati 1 local distinctiveness (larger dwellings compared to inner city, greater variation between buildings in terms of height and form, greater emphasis on outdoor spaces, balconies and terraces, flat roofs, greater variation of materials)

-Building form and architectural style to reflect a hierarchy of open spaces which buildings relate to (for example taller, more prominent buildings along the waterfront and esplanade)

-Scale, order, and variation - density guidelines are set out, but an emphasis on maintaining quality and variation is also articulated.

-Architectural trends - this section articulates how the modern architecture in Mati 1 B17-20 should both draw inspiration from and differ from early "modernist" architecture. Similarities should include preserving the natural environment where possible and using it as inspiration rather than flattening for development, as well as light, views, access to green space, flat roofs, clean lines, and light colors. But this should be combined with the density and hierarchy of spaces prevalent in the traditional inner city and the architecture should be place-specific and respond to its local environment. There is also an emphasis on mixed use rather than the separation of uses.

Building types - different building types are recommended. For each building type, the number and location of stairwells are defined, as are the number of apartments (and apartment sizes) per floor and total structure of apartments.

Building design principles for B17-20 neighborhood

Urban planners and architects have to propose, describe and illustrate:

- Façade materials, the location of stairwells, window and balcony arrangement, roof type, and including specific guidelines for each block or key landmark building.

Building elements

- Guidelines and dimensions for entrances, balconies, windows and roofing, including dimensions, proportions, colors, and materials. Guidelines vary for each block and include sketches and drawings with measurements.

Apartment standards - layout, daylight, the height of rooms, access to outdoor space, sound insulation and accessibility requirements for entrances, balconies, terraces and outdoor space.

Building color - Guidelines have to be given for each block and key landmark buildings, including façades and building details (windows, balconies, entrances, roofing). The rationale behind the choice of color palettes is described.

Design of courtyards and open spaces - reference have to be made to defining public and private space, the proportion of green to hard open space (50%), choice of planting, play areas, materials for hard areas and lighting standards.

Detailed architectural and design principles for each plot, to ensure distinctiveness - at this stage, 3-D images of each block have to be provided together with a detailed description of architectural and urban design form, making reference to links to open space and other blocks. Drawings of typical apartment floorplans are provided, as well as sample designs for open spaces and courtyards.

Design of public spaces, parks, and streets, including landscaping, paving, lighting and street furniture

Guidelines for public spaces have to be provided through a combination of 3-D illustrations, 2D plans, and descriptive text setting out context and rationale. 2D plans and sections have to be provided to set standards for street and pavement width, cycle lanes and location of street furniture. Standards for different types of streets have to be set out, including esplanade, bus stop, and local streets. A detailed lighting plan has to be provided, including street lighting, building lighting and lighting as part of the street furniture and public art.

Contextual differences between this recommendations and examples from EU

There are a number of significant differences between these recommendations and examples from EU which could have an impact on the likely success of recommendations, including:

-Until relatively recently Kosova was a largely agricultural society. It is only in the last century or so that significant numbers of people have lived in cities and, therefore, most people are used to living in houses rather than apartments

-In Kosova, housing developers are either privately owned or publicly controlled. The latter operate in much the same way as private companies, but a portion of the seats on their boards are reserved for local politicians. Both types of company build property for rent. Property for sale is privately controlled.

-The city authorities did not undertake any in-depth consultation with residents as part of the development at Prishtina, though the development plans were publicly exhibited according to legislative requirements. This is partly because there were no existing residents on site at the start of the project, but also in part due to a different relationship between local government and the public in Prishtina - Kosova.

Nevertheless, Building Information Modeling (BIM) in EU is a useful tool in improving housing and urban design by effectively engaging communities and stakeholders in the planning process. In Kosova the city planners, property developers, communities, and architects who collaborate on creating housing standards and planning rules that provide a range of housing options that appeal to different lifestyle expectations are most likely to be successful if they enforce adaptive strategies in achieving their objectives around urban development and growth.

Inclusive urban housing partnership will work out in neighborhood context by adopting a decentralized agenda, pushing down housing and planning responsibilities to local jurisdictions, and counting on local architects and planners to engage the Prishtina citizenry much more. The new concept is based in replacement of EU "command-and-control" approach that does not work so well in a local context with suggested principles and new citizenry approach.

Principles and approaches are adaptive depending on social structure, size, and environmental conditions of neighborhoods suitable to achieve desired HQUL.

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Acronyms

LIST OF ABBREVIATIONS

AI -Administrative Instruction

CEDAW –Convention on Elimination of All Forms of Discrimination Against Women

CESCR –United Nations Committee on Economic, Social and Cultural Rights

CRC –Convention on the Rights of the Child

CSW -Centre for Social Welfare

HQUL -Housing Quality and Urban Livability

ICCPR –International Covenant on Civil and Political Rights

ICESCR –International Covenant on Economic, Social and Cultural Rights

KPA –Kosova Property Agency

MCR –Ministry for Communities and Return

MESP –Ministry of Environment and Spatial Planning

MLGA –Ministry of Local Government Administration

MLSW –Ministry of Labor and Social Welfare

MOCR -Municipal Office for Communities and Return

MuSPP - Municipal Spatial Planning Programmes

OSCE –Organization for Security and Cooperation in Europe Mission in Kosova

UDHR -Universal Declaration of Human Rights

UN –United Nations

UNDP -United Nations Development Program

UNMIK –United Nations Mission in Kosova

UNHCR United Nations High Commissioner for Refugees

H.

Definition of terms

Building Code - A set of building construction requirements developed and administered by national and local bodies to ensure that buildings meet certain minimum standards for structural integrity, safety, design, and durability.

Building Information Modeling - The process of development and use of a computer-generated model to simulate the planning, design, construction, and operation of a facility.

Livability - The quality of life, usually in an urban setting, where the accessibility to needs and services contributes to the overall well-being of its inhabitants. It is a measure of the integration of the housing, transportation, environmental, and employment amenities accessible to residents. A livable community is one with multiple modes of transportation, different types of housing, and destinations located within an easy distance (20 minutes by transit, 15 minutes by bike or foot, 10 minutes by car) of homes.

Condominium - A form of ownership in which the separate owners of the individual units jointly own the development's common areas and facilities.

Density - The average number of dwelling units or persons per gross acre of land, usually expressed in units per acre, excluding any area of a street bordering the outside perimeter of a development site.

Household - All the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also a household.

Metropolitan area - A large population nucleus, together with adjacent communities that have a high degree of economic and social integration with that nucleus.

Rehabilitation - The labor, materials, tools, and other costs of improving buildings, other than minor or routine repairs. The term includes where the use of a building is changed to an emergency shelter and the cost of this change and any rehabilitation costs that do not exceed 75 percent of the value of the building before the change.

Sustainable Communities - Urban, suburban, and rural places that successfully integrate housing, land-use, economic and workforce development, transportation, and infrastructure investments in a manner that empowers jurisdictions to consider the interdependent challenges of 1) economic competitiveness and revitalization; 2) social equity, inclusion, and access to opportunity; 3) energy use and climate change; and 4) public health and environmental impact.

Zoning - The classification of land by types of uses permitted and prohibited in a given suburb, and by densities and intensities permitted and prohibited, including regulations regarding building location on lots.

Urbanization -The process by which cities grow or by which societies become urbane (more urban).