

Summer 8-2011

## THE CHALLENGES OF URBAN DEVELOPMENT Case Study – PRIZREN

Besa Jagxhiu

*University for Business and Technology - UBT*

Follow this and additional works at: <https://knowledgecenter.ubt-uni.net/etd>



Part of the [Architecture Commons](#)

---

### Recommended Citation

Jagxhiu, Besa, "THE CHALLENGES OF URBAN DEVELOPMENT Case Study – PRIZREN" (2011). *Theses and Dissertations*. 1088.

<https://knowledgecenter.ubt-uni.net/etd/1088>

This Thesis is brought to you for free and open access by the Student Work at UBT Knowledge Center. It has been accepted for inclusion in Theses and Dissertations by an authorized administrator of UBT Knowledge Center. For more information, please contact [knowledge.center@ubt-uni.net](mailto:knowledge.center@ubt-uni.net).



University for Business and Technology  
Architecture and Spatial Planning

## **THE CHALLENGES OF URBAN DEVELOPMENT**

**Case Study – PRIZREN**

Master's Degree

**Besa Jagxhiu**

August 2011

Prishtina



University for Business and Technology  
Architecture and Spatial Planning

**Master Thesis**

Student: **Besa Jagxhiu**, *grad.eng.arch.*

**THE CHALLENGES OF URBAN DEVELOPMENT**  
**Case Study – PRIZREN**

Supervisor: **Dr.sc. Binak Beqaj**

August 2011

This thesis is submitted in partial fulfillment of the requirements for a  
Master's Degree



Tourist map of Prizren (source: *Punëtori grafike*, 2010)



## ABSTRACT

Prizren, what was, what it is now and what is going to be? The city with rich values of cultural and historical heritage, civilization and various religions and ethnicities used to be an important center of culture, trade and diplomacy, during the history, since the antiquity, which was known also as a “City Museum”. Nowadays, unfortunately there are no efforts for preserving and promoting these rich values, and with this trend in which is going, it cannot be seen the bright future for it.

Prizren historic center is the best example of urban heritage in Kosovo, which has valuable traces of historic and cultural heritage, representing a major asset for social and economic development for current and future generations, and is waiting for a long time to be recognized for its positive values such as cultural, historical, tourist and environmental potential.

However, the preservation of this asset is threatened by the intensity and speed of changes coming along with a society in transition. In addition, Prizren is being faced also with the particular problems as regards, housing, transportation, infrastructure, education, health, economy and social issues.

The aim of this study is to present my vision for city of Prizren, to create a sustainable city in physical, social, economic and spatial aspect, to create a city where people can live and work, while protecting and respecting cultural, historic and natural heritage of the city. Promotion of cultural and historic tourism of the city; promotion of standard of low energy houses and passive houses, as well as using the renewable energy based on natural resources of the region can be the first step in this direction.

And above all, the promotion of integrated urban regeneration of the historic city of Prizren as a key for achievement of physical, social, economic and environmental sustainability.

## ACKNOWLEDGMENT

Above all, I would like to thank UBT for giving me the opportunity to be a part of it, to develop further my professional competence and all the teachers who taught me their passion for learning and developing knowledge.

A special thank goes to my supervisor Dr. Binak Beqaj, for all of his guidance, hard work and dedication. I appreciate a lot the discussions and consultations that we had, his instructive suggestions and valuable comments, as well as constant encouragement and guidance on writing this thesis. His contributions to this thesis have been invaluable and his insights most welcome. Without his kind words of inspiration and encouragement, this project would not have been able to reach its full potential.

I want to thank also all my friends, colleges, especially my friends Ferhat and Iliriana, and all peoples from Prizren who helped me a lot with literature, documents, maps and other information's.

And at last, but not least, I want to thank my family which supported me throughout all the time, during my studies, as well as in preparing this master thesis.

# CONTENTS

## LIST OF ABBREVIATIONS

<b>1. INTRODUCTION</b> .....	1
1.1. Overall Aim of the Research .....	1
1.1.1. Project Summary and Background .....	1
1.1.2. Scope of Work.....	2
1.1.3. Specific Objectives.....	2
1.2. Methodology .....	4
1.3. Aspects Used for Description and Analyses .....	4
<b>2. STATE OF THE ART</b> .....	5
2.1. Urban Regeneration .....	5
2.2. International Experiences of Urban Regeneration.....	7
2.3. Case Study – Historical City Centre of Beyşehir – Konya, Turkey .....	9
<b>3. PROFILE OF THE MUNICIPALITY OF PRIZREN</b> .....	15
3.1. History.....	15
3.2. Area and Geographical Scope.....	15
3.3. Demography and Social Development.....	18
3.4. Culture, Youth and Sport.....	21
3.5. Education.....	22
3.6. Health.....	23
3.7. Housing.....	23
3.8. Environment and Land Use.....	24
3.9. Economic Development.....	25
3.10. Tourism .....	26
3.11. Agriculture and Rural Development .....	27
3.12. Infrastructure .....	28

<b>4. SURVEY: HISTORICAL AND URBAN DEVELOPMENT OF PRIZREN</b> .....	32
4.1. Prizren in Ancient and Roman Times.....	32
4.2. Prizren during Byzantine Era.....	36
4.3. Prizren during Ottoman Era.....	37
4.4. Prizren during Balkan Wars.....	40
4.5. Prizren during Yugoslav Period .....	42
4.6. Prizren during Kosovo Liberation War (1998-1999) .....	49
4.7. Prizren in Postwar Period (after 1999) .....	51
<b>5. CHALLENGES AND PROPOSALS FOR URBAN DEVELOPMENT OF PRIZREN</b> .....	58
5.1. Challenges of Urban Development of Prizren.....	58
5.1.1. Physical Aspect.....	60
5.1.2. Social Aspect.....	64
5.1.3. Economic Aspect.....	65
5.1.4. Environmental Aspect.....	66
5.2. Proposals for Urban Development of Prizren.....	68
5.2.1. Physical Aspect .....	69
5.2.2. Social Aspect .....	77
5.2.3. Economic Aspect.....	83
5.2.4. Environmental Aspect.....	86
<b>6. CONCLUSIONS</b> .....	91
<b>7. BIBLIOGRAPHY</b> .....	96



## LIST OF ABBREVIATIONS

CHWB – Cultural Heritage without Borders

FRY - Federative Republic of Yugoslavia

GIS - Geographical Information System

GPP – General Plan of Prizren

IDP – Internally Displaced Person

IT - Information Technology

KDI – Kosovo Democratic Institute

KFOR – Kosovo Force (NATO Security Force)

KTA – Kosovo Trust Agency

LED – Local Economic Development

MDP – Municipal Development Plan

MESP – Ministry of Environmental and Spatial Planning

NGO – Non-Government Organization

OSCE – The Organization for Security and Co-operation in Europe

PPP – Public Private Partnership

REC – Regional Employment Center

SME – Small Medium Enterprises

SOK - Statistical Office of Kosovo

UNMIK – United Nations Interim Administration Mission in Kosovo

# 1. INTRODUCTION

## 1.1. Overall Aim of the Research

To provide the research that will form a basis of implementation of the integrated urban regeneration process in the city of Prizren for a sustainable city in physical, social, economic and environmental aspect, to create a city where people can live and work, while protecting and respecting cultural, historic and natural heritage of the city.

### 1.1.1. Project Summary and Background

The city of Prizren is one of the oldest settlements in Kosovo and in the Eastern Europe, which has always been a crossroad of culture and trade throughout history.

Since the antiquity, it is recognized as a unique place in Balkans for its historical and cultural heritage values, civilization and various religions. Thanks to its favorable geographic position, harmonic merge of these cultures during the history and enviable number of monuments of all times, city of Prizen with a full right holds the epithet of the “City Museum”, “Museum under the open sky”, up to ranging as one of most beautiful cities of Kosova.<sup>1</sup>

Prizren with around 110,000 inhabitants<sup>2</sup> is situated on the slopes of the Sharr Mountains and on the banks of the river Lumbardhi. This town with houses built under the Kalaja (Fortress) is a special curiosity. It is rich in dwelling quarters and houses with balconies facing gardens full of foliage. Numerous narrow, winding streets cut the whole town up, giving the town an oriental physiognomy. The craftsmen of Prizren are well known for their beautiful gold and silver articles, embroidery, the Prizren cloth, knives, and other folk handcrafts, trades which Prizrenians have preserved throughout

---

<sup>1</sup> <http://www.zeriyt.com/prizreni-qytet-i-trashegimise-kulturore-t69066.0.html>

<sup>2</sup> <http://kk.rks-gov.net/prizren/City-guide/Geography.aspx>

the centuries. The city of Prizren during the history is recognized as an important cultural, economic and diplomatic centre.<sup>3</sup>

The city of Prizren, with this favorable geographic position, with rich cultural and historical heritage, and numerous historical monuments offers possibilities for the development of culture and tourism, through the process of integrated urban regeneration of historic center of the city, which directly affects to the economic development of the city.

### **1.1.2. Scope of Work**

The scope of this study contains the analysis of Prizren during different historical periods, as well as the current situation of the city and the analysis of existing urban plans and documents. After the critical view and analysis of current state, it will be presented the today challenges of the city of Prizren and finally, it will be given the proposals to exceed these challenges.

I will get the data from the Municipality of Prizren, citizens, books, magazines, documents, maps, internet, etc.

### **1.1.3. Specific Objectives**

To provide the research that will form a basis for implementation of the process of integrated Urban Regeneration of historical city center of Prizren and to present the role of Sustainable Housing in city of Prizren. To promote culture and turism as a sustainable development factor for economy and society.

---

<sup>3</sup> <http://www.albanian.com/main/countries/kosova/prizren/index.html>



Photo 1. A view of Prizren from Fortress (Kalaja), the Sharr Mountains are in the background, while the Lumbardhi River flows through the town  
(source: <http://advocacy.net.org/wordpress-mu/tommundsen/files/2009/06/prizren1300x224.jpg>)



Photo 2. A view towards the Stone Bridge and Fortress (Kalaja)  
(source: Survey 2011)



## **1.2. Methodologies**

The methodologies used for research are contextual analyses, comparison and evaluation methods.

Contextual analyses started with data collection from books, magazines, municipality documents, urban plans, internet, interviews, etc. This has conducted to separate patterns and formulate principles based on literature that have guide future action.

The comparisons and evaluation methods are used to describe and identify issues that require attention during different decades in different aspects.

## **1.3. Aspects Used for Description and Analyses**

Basic aspects used for description and analyses of the planning and development of Prizren during different decades are: historical and urban, including physical, social, economic and environmental aspects. Same aspects are used also to describe and identify challenges and to give the proposals.

## 2. STATE OF THE ART

Cities are undoubtedly the centers for a nation's economic growth. They are like living organisms, they evolve, grow, change and age over time. They are complex and dynamic systems. Without change, cities will not be able to meet up with the needs of economic development and employment, housing needs and lifestyles through the generations.

In order to adapt to these new challenges and to develop modern city, two questions are raised:

1. Design new cities or
2. Renewing what has been inherited from the past

The two answers could be discussed, but in a time where sustainable development and especially environmental issues are of great importance for the future, cannot be argued to design new cities starting from the ground, instead renewing the existing ones. Sustainability obliges to think in terms of using the existing resources in order to reduce our load on natural resources and to avoid the production of huge amounts of wastes. Therefore the regeneration processes should be at the core of the development of modern cities.

### 2.1. Urban Regeneration

Urban regeneration is a process to improve physical, social, economic and environmental condition of an area. In other words urban regeneration means physical, social, economic and environmental change in a city/ town/ area.

"Some of our towns and cities have under used and wasted land assets, as well as areas of social exclusion. Regeneration is the process of redeveloping that land and revitalizing the area by attracting economic investment and new employment and creating a much improved living environment. Regeneration should be designed to be

sustainable - socially, environmentally and economically - to provide a good quality of life for those people who live and work there."<sup>4</sup>

Urban regeneration can be defined as:

“comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change.”<sup>5</sup>

According to the biological meaning of regeneration, Couch and Fraser explain that “Urban Regeneration is concerned with the re-growth of economic activity where it has been lost; the restoration of social function where there has been dysfunction, or social inclusion where there has been exclusion; and the restoration of environmental quality or ecological balance where it has been lost”.<sup>6</sup>

This approach goes well beyond efforts to put vacant land buildings to new use. Urban regeneration is about implementing policies in existing urban areas rather than developing new urbanization. It aims to build upon the triangle of sustainability, with its commitment to economic, social and environmental problems and developments.<sup>7</sup>

---

<sup>4</sup> Cherry, A., chairman, Countryside Properties  
<http://www.building.co.uk/10-ways-to-define-regeneration/3062794.article>

<sup>5</sup> (Roberts & Sykes, 2000), p.10-17

<sup>6</sup> (Couch, Fraser, & Percy, 2003)

<sup>7</sup> (Lang, 2005)

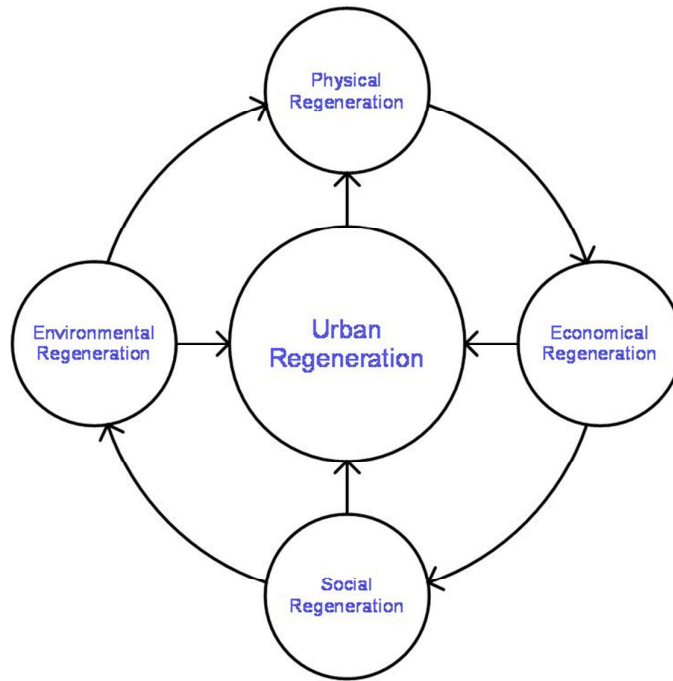


Figure 1. The Concept of Urban Regeneration (source: Lang, 2005)

Urban regeneration is a complex combination of physical, social, economic and environmental activities. These elements of urban regeneration are brought together to improve the social sustainability, economic stability and the infrastructure of a geographical location and so help improve the sustainability of the urban landscape it occupies.

## 2.2. International Experiences of Urban Regeneration

All European cities need urban regeneration. Sustainable Urban Regeneration can make an enormous contribution to the resolution of main problems such as the current economic situation, global warming, energy consumption, social exclusion and urban decline. This can only be achieved if concerted action is taken across all European countries. The principles of urban regeneration are well established. The experience of urban regeneration in European Cities and Towns has been well proven. The current and medium term prospects for the economic situation need an incentive for sustainability. European Cities and Towns need to make an enormous contribution to



the recovery of European economic problems through their regeneration. More than an Urban Program it shall be a program for Urban Renaissance that will give a new impulse to urban prosperity, the seed of the future, and the glory of the past recovered for future generations.<sup>8</sup>

Experiences of successful regeneration process demonstrated that urban regeneration is most effective when it is delivered in partnership with different stakeholders. This means that local authorities deliver urban regeneration in partnerships which central Government, private companies, citizens, NGOs, real estate companies, professionals, construction companies and other private sector organizations and most importantly local communities.

Partnership with local community for urban regeneration plans has been recognized as being vital to the success of urban regeneration projects. This is because urban regeneration has direct links to, and affects directly, the communities living in the areas where regeneration is planned. As a consequence, community regeneration is an integral part of urban regeneration and it cannot be imagine the success of any regeneration project involving residential property where the views of local communities were not taken into account.

Regeneration is concerned with improving the economic, social and environmental vitality of the city. It describes a wide range of activities, bringing new life to previously run down areas, refurbishing buildings, infrastructure and the built environment, and redeveloping buildings that have reached the end of their useful life. To take a look of the processes of regeneration in Europe, is to point out that many cities have adopted or are adopting common policies in answer to a series of social, economic and territorial phenomena. Regeneration policies are born from deep transformations in the socio-economic context, even if the way in which this transformation has to be interpreted is not unanimous. Fundamental changes in the economy, technology, demography and politics are reshaping the environment for cities in Europe. These changes have induced logic of competition in a dynamic and complex

---

<sup>8</sup> (Teixeira, 2010)

context characterized by de-industrialization, new forms of inhabiting, new centralization of consumption, new ways of using the territory and growth of international competition among cities.<sup>9</sup>

In the attempt to become and remain an attractive place for inhabitants, city users, businessmen and visitors, cities invent their own strategies, discovering that the policies of local governments need to be more market-oriented with an eye to the city's weaknesses and strengths. Many historic cities in recent decades experienced redevelopment for new "postindustrial uses" often related to culture, tourism, and technology. Such uses may offer the potential for creating more sustainable and livable cities. Declining public resources means a new approach is needed to target resources to specific areas.<sup>10</sup>

Urban Regeneration has been implemented in many cities in the world and there are a lot of good examples of these, such as in Barcelona, Bilbao, Genoa, Veria, Liverpool, Glasgow, Salvador da Bahia, cities of Britain, cities of Turkey, etc.

As a good example of urban regeneration is also a town of Beyşehir in Konya, Turkey, the old historic town, with rich historical and cultural heritage.

### **2.3. Case Study – Historical City Centre of Beyşehir – Konya, Turkey <sup>11</sup>**

Beyşehir is a large town and district of Konya Province in the Central Anatolia region of Turkey, which is 75 km far from the city center of Konya. The town is located on the southeastern shore of Lake Beyşehir and is marked to the west and the southwest by the steep lines and forests of the Taurus Mountains, while a fertile plain, an extension of the lake area, extends in the southeastern direction. The settlement lies within the province of Konya but a big part of its boundaries within the Mediterranean region.

According to 2000 census, population of the district is 118,144 of which 41,312 lives in the town of Beyşehir.<sup>12</sup>

---

<sup>9</sup> (Galdini, 2005)

<sup>10</sup> (Galdini, 2005)

<sup>11</sup> (Ciftci, Meshur, Yenic, Yavuz, & Levend, 2010)



Figure 2. The location of Beyşehir in the Middle Anatolia  
(source: Ciftci, Meshur, Yenic, Yavuz, & Levend, 2010)

Beyşehir has become an important city for ages. The history of Beyşehir settlement is dated to 8<sup>th</sup> Century BC<sup>13</sup>. Being have important natural value, Beyşehir have hosted different cultures and civilizations. Studies of the surrounding settlements of Beyşehir have shown that the region has been settled in (during) the Neolithic period. Today, the most of the abandoned settlements dated to the Roman, Byzantine, Seljuk and Ottoman period.

The Basin of Beyşehir Lake possesses a rich cultural and historical heritage as a result of being used as a settlement for long years by the different civilizations mentioned above. Beyşehir Lake Basin is one of the most important areas of Turkey with its tourism potential.

Beyşehir town center is the largest residential area at the lake shore. The Residential area is divided into two parts by Çarşamba Canal. İçerişehir quarter is the first

<sup>12</sup> <http://en.wikipedia.org/wiki/Bey%C5%9Fehir>

<sup>13</sup> (Gürdal, 2006)

settlement part of the town which previously surrounded by walls. Cami, Subaşı and Meydan quarters located in İçerişehir within the city's castle are the city's oldest neighborhoods with respect to their organizations.<sup>14</sup>

İçerişehir district, which is the case area in this study, is oldest settlement area of the city. The district is approximately 15 ha and it was announced as “Urban Conservation Area” in 1988. Boundary of urban conservation area was determined in 1992. İçerişehir district which was surrounded by city walls around was a stronghold city, but these walls could stand alone with only a door. Furthermore, Eşrefoğlu Kulliyeye, Bedesten, Büyük Hamam and Taş Medrese are the major examples of monumental architecture that have survived until today. There are also civil architecture examples which maintain their original character. In 2006 Beyşehir Conservation Development Plan was prepared to make İçerişehir as a recreational, commercial and tourism center.

The survey area of Beyşehir historical center has not only physical problems but also social, economic and environmental problems. The solving of these problems could be achieved in an integrated regeneration process together with producing innovative strategies. It is an important point that community should be represented in these processes. Also, participation of community should be supported in the production of these strategy processes.

In the participation – oriented process, general strategies may be summarized as following:

- Culture should be considered in regeneration process (such as a social entrepreneur or a group);
- Culture should be integrated into the comprehensive and strategic planning stage;
- A multi-disciplinary project team should be established;

---

<sup>14</sup> (Erdoğan, 1998)



- Environmental quality and accessibility should be considered in urban regeneration – design of facilities, public realm and integration with services (e.g. transport, housing);
- The participation of residents/users/local people/other stakeholders should be ensured in all stages of regeneration process;
- The acknowledgement of the contribution of all stakeholders should be obtained;
- As a part of regeneration process, unskilled labour structure should be organized with vocational training programs;
- The historic city awareness should be supported by local community and the other sectors of society;
- Vocational and working programmes should be organized in order to get women to participate into labour market;
- Some of the monumental buildings in historic site have lost their functions or abandoned and also have not been used for their main purpose. These buildings should be transformed functionally in this area which is suggested being oriented to culture and tourism;
- Public buildings which have negative effects on traditional urban fabric should be interfered in terms of building height and the façade proportion;
- Beyşehir Lake waterfront, the historic center, bridge and new city center should be evaluated with an integrated approach in urban design process (such as traditional streets could be used as a cultural line-axis);
- Beyşehir wetland is international asset natural heritage and protection area, so the continuity of protection of this area should be ensured in terms of sustainability;
- Beyşehir lake waterfront should be used for recreational facilities;
- The process of urban regeneration which has taken place in Beyşehir should be carried out through social rehabilitation projects which revitalize the study areas (İçerişehir district) both economically and socially by helping small businesses and handcraft;

- The pedestrianization of the old center should be supported by new parking areas as well as by good public transportation.

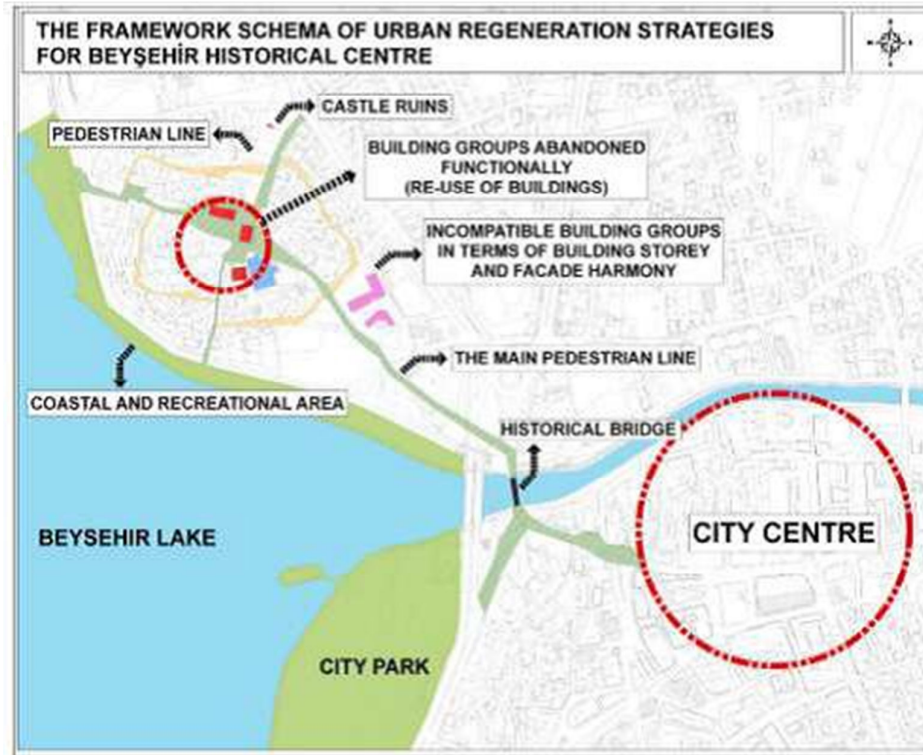


Figure 3. The framework schema of urban regeneration strategies for Beyşehir Historical Centre (source: Ciftci, Meshur, Yenic, Yavuz, & Levend, 2010)

To conclude, Beyşehir historic center which losing the original identity will regain it; and also the quality of local people's life will be increased by means of culture-tourism-led regeneration.

### Summary

Integrated and comprehensive regeneration strategies are needed for revitalization of historical city center. Urban regeneration projects should contain physical, social, economic and environmental dimensions in the framework strategic plan. Furthermore, all of the stakeholders should be taken into account in regeneration process. However, the social dimension is generally neglected in these projects like this case study area.

For this reason, physical renewal process does not achieve aimed targets. Additionally, cultural policies and strategies have been important factors of economic and physical policies in urban regeneration. In the future, with regard to sustainability, culture-led policies need to be adopted new approaches to collaboration between different actors. These policies must be integrated into broader local development plans including local resources, aspirations and needs. Cultural activities should be evaluated as substantial regeneration tool to attract skilled personnel and capital investment. Also, they should be seen as a tool to enhance city's urban image, quality of life and competitiveness among the other cities.

One of the ways to improve spatial quality in urban areas is through urban regeneration. Urban regeneration can be defined as comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change. To be able to apply urban regeneration in an effective way, the characteristics of an area need to be taken into account together with the external influences on the area. The need for thorough analysis of the existing urban environment and the external influences, as an essential step in the urban regeneration process, resulted in the following research question:

**What are the opportunities for urban regeneration in the city of Prizren?**

The answer to this question will be obtained through the following survey, which contains the analyses of urban development of Prizren during different historical periods as well as the analyses of current state of the city.

### **3. PROFILE OF THE MUNICIPALITY OF PRIZREN <sup>15</sup>**

Profile of the Municipality of Prizren is a document to assess the existing situation in the municipality of Prizren, geographical position, population structure, evaluation of resources and investments capacities, the identified challenges and issues raised by participants during the public consultation, which should give direction to future development of Prizren.

#### **3.1. History**

The ancient historical city near Lumbardhi under picturesque slopes of Sharr Mountains, Prizren is one of the oldest cities of Eastern Europe and beyond. Archaeological findings prove the existence of an active life since ancient times and before. Underwent the major social movements during certain periods of time, it has experienced the rise and decline of economic, social and cultural development. Historical records indicate that the greatest blossom of development, Prizren had during the 14<sup>th</sup> and 19<sup>th</sup> century, when it was known as a trading, nursery, craft, culture and art center, which proves the presence of more than 65 stationary historic monuments and over 600 other mobile. Not by chance, Prizren is called "City Museum".

#### **3.2. Area and Geographical Scope**

The Municipality of Prizren lies in the south-western Kosovo. It borders Albania to the west, the Macedonia in the south-east, the municipality of Gjakova in the north-west, Rahovec in the north, Theranda in the north-east, Strpce in the east and Dragash in the south. There is an area of 640 km<sup>2</sup> (5.94% of the territory of Kosovo) and consists of 75 cadastral municipalities. The Municipality of Prizren has an altitude of 412 - 500 m. It is surrounded by the Sharr Mountains, which reach 2,748 m at their highest point.<sup>16</sup>

---

<sup>15</sup> Profile data are taken from "Profile of the Spatial Development and Analyses of the Situation - Profile of the Municipality of Prizren, 2007"

<sup>16</sup> [http://en.wikipedia.org/wiki/%C5%A0ar\\_Mountains](http://en.wikipedia.org/wiki/%C5%A0ar_Mountains)



Figure 4. Prizren in Kosovo Map (source: Statistical Office of Kosovo, 2007)

The city of Prizren is located on the flat area of the municipality, while hilly topography is in western and eastern part of the municipality. Elevation of the city center is 400 m.

The municipality of Prizren has a continental climate with Mediterranean influence, while in Mountainous prevails harsh Alpine climate. It possesses very good morphological, hydrographic and climate features.

The average annual temperature in the Municipality of Prizren is 12.5 0°C, with a low temperature of 1.30°C in January and a high temperature of 23.20°C in July.

Table 1. Average temperature, rainfall, snow days, sunny hours and fog days

(source: <http://www.meoweather.com/history/Serbia/na/42.213889/20.739722/Prizren.html> & [http://www.holidaycheck.com/climate-wetter/Prizren-ebene\\_oid-id\\_29562.html](http://www.holidaycheck.com/climate-wetter/Prizren-ebene_oid-id_29562.html))

Month	Temperature °C				Average rainfall (mm)		Average snow days	Average sunny hours	Average fog days
	Average		Absolute		Daily	Monthly			
	max	min	max	min					
January	4.7	-2.1	18.5	-14.6	0.8	25.3	4	4	6
February	8.1	-0.7	21.9	-16.8	1.6	45.8	5	5	2
March	12.7	3	26	-7.1	1.4	43.5	4	5	0
April	16.7	6.9	28.1	-1.7	1.5	45.5	1	6	0
May	22.2	11.3	33.3	2.2	2	61.3	0	8	0
June	27.4	15.3	36	5.7	1.1	31.7	0	10	0
July	29.3	16.6	39.4	7.5	1.7	51.9	0	12	0
August	29.5	16.7	39.3	7.8	1.3	40.9	0	11	0
September	24.3	12.6	34.6	1	2.2	65.4	0	9	1
October	18.3	8.1	33.2	-3.2	2.1	64.1	0	7	3
November	10.9	3.6	25	-11	2.2	64.6	3	4	2
December	4.9	-0.5	23.8	-15.5	1.3	40.1	5	3	4

The average date of first appearance of frost is November 11, while the average date of submission of the last frost is March 27. Average length of days without frost is 229 days. Average air humidity varies depending on seasons and weather conditions. During the winter (December-January) it ranges from 82 to 83%, while in summer, the air humidity decreases, and the smallest is in August, around 59%. The total amount of rainfall has a value of 650 mm rain per year. The average value of solar radiation energy in the vegetation period is 458 kcal/cm<sup>2</sup>/day. Whereas the average wind speed (in April) is 2.8 m/s, while the smaller average speed of the wind appears in August and September.

This type of configuration creates the preconditions for wealth and other resources, such as development of agricultural crops, livestock, food industry and tourism.

All the rivers of the territory of Prizren flow towards the White Drini, and belong to the Adriatic Sea spill. Through Prizren flow the river Lumëbardhi (the river from the mountainous with rapid flow), 35 km long, and the spill area 226 km<sup>2</sup>. Then there is the river Toplluha with 35 km length and 417 km<sup>2</sup> area of the spill. Both rivers flow into the river White Drinir, where its length is 111 km in Kosovo and the spill area of 4,860 km<sup>2</sup>.

Prizren is located at the junction of roads linking Kosovo with Albania. Through it pass different types of roads, such as:

- Main roads = 29 km (Prizren – Vërmicë 18km and Prizren – Pusi i Atit 11km);
- Regional roads = 87 km and
- Local roads.

Distance to other cities:

- Prizren – Prishtina = 77 km;
- Prizren – Theranda = 20 km;
- Prizren – Rahovec = 32 km;
- Prizren – Malisheva = 45 km;
- Prizren – Dragash = 37 km and
- Prizren – Gjakova = 37 km.

Besides the road network, Prizren is also connected with rail network, but after war, has not started yet the circulation of trains (apart from the occasional movement of freight trains). There are train stations in Prizren, Landovica and Krusha e Vogël.

### **3.3. Demography and Social Development**

Prizren is known for its ethnic diversity and enjoys a long tradition of tolerance and inter-ethnic cooperation. It is considered as the most culturally and ethnically heterogeneous municipality in Kosovo.



The data for number of population are taken from the records of the Yugoslav Institute of Statistics, 1991 (boycotted by the Albanian majority), which are approximate notes, not 100% accurate, and are related to data of preliminary results of the Census held in Kosovo, in 2011. According to these records, in 1991, in the municipality of Prizren the population was as follows:

Table 2. The number of population in the municipality of Prizren  
(source: Yugoslav Institute of Statistics, 1991)

Population	The Total Number	Men	Female
Albanian	135 674	69 778	65 896
Serbian	10 911	5 373	5 538
Montenegrin	460	221	239
Muslim	19 243	9 751	9 492
Yugoslav	290	164	126
Roma	4 164	2 090	2 071
Turkish	6 932	3 592	3 340
Croatian	67	23	44
Other	985	546	439
<b>Total</b>	<b>178 723</b>	<b>91 538</b>	<b>87 185</b>

So, as seen also by the ethnic composition, in the municipality of Prizren lives different populations. The estimated total number of households in the municipality of Prizren is 31,296. The density of population is 284.2/km<sup>2</sup>.

From this number of population only in the city of Prizren live around 110,000 inhabitants.

Albanian language is spoken primarily, but also other languages are spoken, such as Bosnian and Turkish, which are official languages also.

## **Employment**

Number of employees in the private, social and public sectors by the end of 2002 according to the SOK has been a total of 22,036. Of these 17,282 are employed in social or private enterprises and 4,754 are public sector employees.

Number of employees increases to several thousand more, if included the daily or seasonal workers. Such are the workers in construction, self-employed, vendors and craftsmen of various trades (painters, plumbers, mechanics, etc.). So we are dealing with the phenomenon of hidden employment and temporary employment in bad working conditions (without contract work, without life insurance, etc.).

## **Unemployment**

As a result of the 1999 war, many buildings of industrial enterprises were damaged hardly and some of them ceased to exist, or continue to work with limited production. In general, during the transition period, the economy in the municipality of Prizren has dropped for the following reasons:

- Loss of markets to these enterprises, such as ex republics of FRY;
- Lack of investments for renovation of existing industrial infrastructure and introduction of new technologies in production;
- Slowness of the process of the KTA for transformation of social enterprises into private;
- Lack of laws and state policies for protection from unfair competition and promoting local agricultural products and livestock. Today, many families in the villages are working only to secure minimum for living (subsistence economy).

This has affected to increase in the number of unemployed in the city, but also in the villages because there was a significant industry based in agriculture and livestock products.

According to the REC in Prizren, appears that in June 2006, the total number of job seekers from the city and villages, registered, has reached a total of 52,391.

So, can be conclude that in the city and countryside, the economic level of living of the inhabitants of this municipality has deteriorated compared with the prewar period of 1999. Not only the citizens of Prizren, but also the villagers are looking for a job in the city to provide extra income.

### **3.4. Culture, Youth and Sport**

Located at the foot of the Sharr Mountains, on both banks of river Lumëbardhi and at the intersection of important trade routes between east and west, the city of Prizren has always been known as cultural, economic and diplomatic center. It keeps tracks of the cultural heritage of the different historical periods, from early antiquity until today. City of Prizren even today continues to be the "reference point" for many cultural events of national and international character.

#### **Sport and Youth**

Sport is tradition that is cultivated high in Prizren. The youth of Prizren are great lovers of sport. Currently actively in sports in Prizren are engaged around 3000-4000 sportiest, who are organized into about 50 different clubs and sports associations, which compete in the Super Leagues of Kosovo, the first leagues, second and third.

In most of the sport clubs operate sport schools, such as: schools of football, basketball, handball, volleyball, tennis, table tennis, and schools of fighting sports: wrestling, judo, karate and boxing.

Sports facilities in the municipality of Prizren are:

- The Sports Center, which consists of an open field and the sports hall. The sports hall consists of the big hall where the sports of basketball and handball are played, as well as the small hall for fight sports activities;

- The main stadium of the city "Përparim Thaçi" with two auxiliary fields;
- There are 6 halls of physical education within primary schools and 2 halls of physical education within the secondary schools.

## **Culture**

The city of Prizren is the seat of a summer documentary film festival called Dokufest, one of the main cultural activities in Kosovo.

The city is home to numerous old bridges, fortresses, mosques, orthodox and catholic churches, and other historical monuments, among them: the old stone bridge Kërkbunar, fortress “Kalaja e Çikave”, saint Archangels monastery, fortress of Prizren–Kalaja, Shadërvani, hidro-electric power “Prizrenasja”, the memorial complex of Marash, the memorial complex of Albanian League of Prizren, complex of monuments “Nënkalaja”, Mosque of Sinan Pasha, Hamam of gazi Mehmed Pasha, the mosque of muderis Ali Efendi, the mosque of Suzi Çelebi, the church of Shën Premte, the cathedral “Zonja Ndihmëtare”, the orthodox church St. George, Sahat Kulla (clock tower), etc.

These monuments, part of the historic center of the city, have been recently threatened by development pressures. In addition, war, fires, general dilapidation and neglect have taken their toll on this unique architectural landscape.

### **3.5. Education**

The education system in the Municipality of Prizren consists of 5 institutional levels:

1. Pre-school education
2. Pre-elementary education
3. Elementary education
4. High school education
5. University education

There are also two special education schools:

1. The 'Lef Nosi' School Center for the education of children with light mental disabilities and
2. The 'Nëna Tereza' Special School for people with hearing and speaking disabilities.

There is also a student and pupil residence in the city of Prizren.

In the municipality of Prizren lessons are held in 3 languages: Albanian, Bosnian and Turkish. Students of all ethnic groups are treated equally and are completely equal to use their native language and in realizing their rights to a quality and modern education.

### **3.6. Health**

Primary Care is managed by the Municipal Assembly of Prizren, respectively by the Directorate for Health and Social Welfare.

Primary Care (PC) is provided in the Main Centers of Family Medicine (MCFM), Family Health Centers (FHC) and ambulances. In the municipality of Prizren are a total of 13 FHC. An MCFM and 3 FHC function in Prizren and 9 FHC in surroundings.

Condition of existing facilities – Some are new construction, some in need of renovation and some other of reconstruction. But due to limited resources, often becomes renovation of existing facilities (replacement of doors and windows, replacement of floor, sanitation, etc.) and supply of inventory and basic equipment for work.

### **3.7. Housing**

The housing issue as a key element in many countries emerging from war, including Kosovo, is one of the biggest issues also in the municipality of Prizren which is reflected in various forms.

Municipality of Prizren is in urgent need for the regulation of space and the living standards of citizens, to accommodate homeless families or those who are threatened for life due to very difficult conditions of housing.

The total housing area in the municipality of Prizren is around 6,400,000m<sup>2</sup>, which means that to a resident belongs about 28 m<sup>2</sup> living space.

By the end of 2006 was recorded a total of 40,567 private houses with number of floors P+1 to P+4. Number of people living in these facilities is approximately 202,835. The total area of the individual buildings is 6,264,000m<sup>2</sup>. A resident meets approximately 30m<sup>2</sup> living space.

In residential buildings with number of floors P +4 to P + 8 are located a total of 2,264 families. Number of people living in these residential facilities is 11,320. The total area of residential buildings is 136,000 m<sup>2</sup>.

Average number of floors of residential buildings in the Municipality of Prizren is P+6. In high-rise buildings to a resident belongs approximately 12m<sup>2</sup>.

### **3.8. Environment and Land Use**

Prizren has a kind of bliss with special natural values, which are the result of geographical position near the river valley of the White Drin, which affects the Mediterranean climate and the presence of National Park "Sharr Mountains" with a total surface area of 39,000 ha of which 19,500 ha belong to the municipality of Prizren.

Given that in recent years industrial companies have not worked or have worked with very low capacity, the environment is preserved by various pollutants. In the municipality of Prizren is present also the pollution and environmental degradation of river banks of the river Drini, Toplluha, Deshtica and Lumëbardhi, as a result of sewage spilling directly into the river (in the absence of plants), a wild

exploitation of gravel and sand, throwing various food waste, construction materials, scrap metal, tires and other inert materials.

Despite reforestation of some areas, forest cutting is continuing in so wild and as a result are created new erosive areas in the municipality of Prizren.

### **3.9. Economic Development**

For a long time the economy of Kosovo was based on retail industry fueled by remittance income coming from a large number of immigrant communities in Western Europe. Private enterprise, mostly small business, is slowly emerging food processing. Private businesses, like elsewhere in Kosovo, predominantly face difficulties because of lack of structural capacity to grow. Education is poor, financial institutions basic, regulatory institutions lack experience. Central and local legislatures do not have an understanding of their role in creating legal environment good for economic growth and instead compete in patriotic rhetoric. Securing capital investment from foreign entities cannot emerge in such an environment. Due to financial hardships, several companies and factories have closed and others are reducing personnel. This general economic downturn contributes directly to the growing rate of unemployment and poverty, making the financial/economic viability in the region more tenuous.<sup>17</sup>

Many restaurants, private retail stores, and service-related businesses operate out of small shops. Larger grocery and department stores have recently opened. In town, there are eight sizeable markets, including three produce markets, one car market, one cattle market, and three personal/hygienic and house wares markets. There is an abundance of kiosks selling small goods. Prizren appears to be teeming with economic prosperity, but appearances are deceiving as the international presence is reduced and repatriation of refugees and internally displaced persons is expected to further strain the local economy. Market saturation, high unemployment, and a reduction of financial remittances from abroad are ominous economic indicators.<sup>18</sup>

---

<sup>17</sup> <http://en.wikipedia.org/wiki/Prizren>

<sup>18</sup> <http://en.wikipedia.org/wiki/Prizren>



The economy of the municipality is based on agriculture, trade, construction and food processing - all private enterprises. There are three agricultural co-operatives in three villages; most livestock breeding and agricultural production is private, informal, and small-scale. Due to financial difficulties, several companies and factories have closed and others have reduced numbers of personnel further contributing to already existing unemployment and poverty.

Of all businesses that exist in the municipality of Prizren, the largest number of them are small enterprises, around 7,356 or 99% of businesses, medium enterprises are participating in 67 or 0.09%, while large enterprises is a small number of them, 8 or in percentage 0.01%.

Before 1999, the industry has been the most important economic function for the development of the municipality of Prizren. It has been represented by many branches as food industry based on agricultural and livestock products, textile industry, pharmaceuticals, footwear production, production of tobacco industry, the library graphic (printing), metal products industry and construction. These different branches of industry in 1982 had employed a total of 8,762 workers, who constitute about 50.69% of the total number of employees at that time. The value of industrial production has been 52.1% of total municipal revenues. The total number of industrial SOEs and cooperatives in the municipality of Prizren was 44. Today most of these are under process of privatization, where some of them were changed from previous destination, which means that privatized companies are engaged in other activities.

### **3.10. Tourism**

Favorable geographic and regional position and natural wealthy base, many cultural and historical facilities, as well as the rich folklore, are the main foundation for the development of tourism in the city of Prizren. This has made Prizren to be touristic city, and the most visited city in Kosovo. Prizren has the potential for sustainable tourism development, such as: transit, mountain, winter, weekend tourism. These forms of tourism are present and are good sources of revenue for businessmen of Prizren.

Winter mountain tourism – Prizren is surrounded by mountains on three sides of it. There are 16 mountain lakes. A large part of this area is under protection in order to develop tourism. On one side the mountain Koritnik and on the other hand mountain of Pashtrik represent a great natural potential for development of mountain tourism. In the Sharr Mountains, reaching elevations up to 2,750m, there are hundreds of feet of ski trails that are not used properly, but they present great potential for development of winter tourism.

Transit, Weekend and History Tourism – geographical location, proximity to the border with the Republic of Albania have made Prizren to be one of the limits of passengers in both directions of the border. River Lumëbardhi, the surrounding terrains of river Drini and Lake Vermica with their own natural flow presents interesting motivations for this type of tourism. Appropriate depth of water of river Drini with flow in Nashec and the lake Vermica are suitable for swimming, tanning and fishing. This is the traditional form of tourism in the municipality of Prizren, but recently a positive role in this form of tourism has business, which together with investments made for infrastructure development, have influenced to increase the number of visitors from other centers of Kosovo.

Prizren to be one of the most visited cities, has influenced also the cultural heritage and traditional folk dress feature rich and colorful figurative, civic old songs, rich cuisine, handicrafts, etc. which jointly represent a full complex ethno-social that their content used to attract tourists. In particular Prizren has a rich treasure of various monuments built during the following periods as from Ilyrian time, then the Roman, Byzantine, Slavic and Ottoman. Cultural and historical monuments are inexhaustible source of culture and more open invitation for visitors wishing to visit Prizren.

### **3.11. Agriculture and Rural Development**

Division of Agriculture and Rural Development as one of the basic segments of the overall development and sustainable economic development, is permeated with a relatively long path of transition towards a market economy, and that fundamental

reforms are intended to include legislation which among other things, privatizations, advisory services, market liberalization and price, the marketing of agricultural products, etc. Despite some positive developments and continuing growth of total agricultural production in these last years, poverty is still present in rural areas characterized by low levels of income.

In the municipality of Prizren production of wheat, maize and vegetables are among the most important agricultural activities in terms of planted area. Most of the harvested wheat processed in a factory in Xërxa (municipality of Rahovec) and in Mamusha and Lutogllava.

The total area planted with vegetables is 1,260 hectares. The total vegetable production is estimated at 22,900 tons per year. Vegetable most prevalent are pepper, tomatoes, cucumbers, potatoes, peas, beans, melons, onions, etc.

Vineyards have been also an important agricultural activity in this municipality. The cultivation of vineyards is an activity that existed prior to age (based on archeological findings). Today, the total vineyard area is 340 ha and all the private sector. On these plantations annually collected from 150-200 wagons grapes, whether for consumption or for the production of wine.

### **3.12. Infrastructure**

#### **Automotive Traffic**

##### **- Road Network and Turnover**

Municipality of Prizren, thanks to its geographical position used to be a node which has tied most of the Balkans with the Adriatic coast, and hopefully in the future will have connection of road network also with other non-Balkan countries.

The road network of the territory of Prizren Municipality is about 550 km long and consists of main, regional and local roads.

- **Bridges**

In the territory of Prizren there are 27 different bridges that are mostly concrete bridges, but there are those of steel and stone bridge which are concentrated in the city. Bridge mixed with wood and steel are of the temporary character. All bridges in the Prizren municipality are passable. In the period 2001-2005 almost all the bridges which were impassable are repaired or built new, which have created a free circulation within the city and the localities where they are built.

- **Railway traffic**

Besides road transportation in the territory of Prizren Municipality there is also railway traffic, which from the war of 1999 is passive, as in all Kosovo. The possibility of investments and activating of railway has been absent due to long-term plans for possibility of relocation of the existing network to another part of outskirts of town.

- **Public transport**

Public transport in the municipality of Prizren exists mainly on the links between villages and the city where there is a significant improvement in recent years in terms of timetables and suitability of means of transport. As for public transport within the city, it does not exist although the need exists because of high loads and expansion of the city. A good example is the movement of vehicles, where for an hour in downtown exceed about 1,300 vehicles. This is a great indication of overload and needs of introduction of public transport.

## Water Supply and Sewage

Prizren and villages around it are supplied with drinking water from four main sources and from the river "Lumëbardhi" through the filtration system, which during March to September has a water flow of 30-480 in 1/sec and 180-200 in 1/sec during September to March.

Public Enterprise - Southern Hydroregion (former Cvileni) manages the network of water supply and sewage in the city and its 5 boroughs as: Bajram Curri, Arbana, Jaglenica, Luginishta of City and Petrova, and in 17 villages: Nashec, Vlashnje, Atmaxha, Tupec, Landovica, Vërmica, Shkoza, Konjush 1, Konjush 2, Planeja, Gorozhup, Mazrek, Murademe, Kobaj, Grazhdanik, Ninaj, Gjonaj.

The city's water supply is divided into the lower area, where 60% of the amount of water transported by gravity and high zone where 40% of water distributed by the pumping system. Industrial facilities supplied with water from the river which passes through the filtration system.

The total area covered with water supply system is approximately 13.5 km<sup>2</sup> and the average amount of water that a resident is consuming is 150 liters in 24 hours.

One of the biggest problems in the municipality of Prizren is the problem of extending the sewerage network and its shed. In the postwar period are made major investments in regulation of infrastructure, especially in the construction of canalizations. In projects implemented in recent years and those that will be implemented in the future, it is provided the separation of sewage wastewater from atmospheric water and construction of septic tanks.

The existing sewerage network has a length of 136,493 km and includes a large part of the municipality of Prizren, while network of atmospheric sewage is about 5,903 km.

## **Power Network**

Distribution in Prizren of KEK Pristina covers the surface area of 2,001 km<sup>2</sup> with five municipalities, with around 76,861 customers and with the size is ranked second within the distributions of Kosovo.

Customers of the KEK Pristina - the Prizren distribution, are supplying with electricity by three TS 110/X kV with a 189 MW overall power installed. TS 110/35 kV Prizren is issued on the job since 1971. TS 110/10 kV Prizren III works since 1987.

## **Telecommunication**

Number of fixed telephone customers in Prizren and the surrounding area is 8,900 subscribers. Within fixed telephony many works have been carried out: In Lubizhda and Mushnikovo works have been completed and now are issuing the numbers. At the end are works in Korisha. It is planned that a Zhur, Vlashnja and Upper Lubinja to obtain a fixed telephony. In Prizren are being finalized LS plants (lite spon) in Dardania, Ortakoll and in Tuzsuz. Networks are in the process in Arbana and Jeta e Re, part of the village Petrova and Zhur. With Vala network is covering the entire municipality of Prizren, but in some parts of the municipality, the links are weaker.

## 4. SURVEY: HISTORICAL AND URBAN DEVELOPMENT OF PRIZREN

### 4.1. Prizren in Ancient and Roman Times

Prizren was known as urban locality since ancient times.<sup>19</sup> In this area, as well as in the other areas of the Balkans lived Illyrian population.<sup>20</sup> Some researchers say that Prizren had existed earlier as the ancient city, which is inherited Theranda, but may be assumed that the new Roman settlements dating from the second half of the 1<sup>st</sup> century and during the 2<sup>nd</sup> century. At this time also was established Theranda, today's Prizren. This chronological definition is achieved, except from critical viewing of historical facts, also with the help of old maps at that time, for example, in Table V of the Geography of Ptolemy, known geographer and mathematician of 2<sup>nd</sup> century, where is mentioned Theranda, but with the name Termidava.<sup>21</sup>

Theranda can be found also in another map, Tabula Peutingeriana. This road map was made in half of the 3<sup>rd</sup> century. For Prizren is also interesting the data of scholar Spencer E., who relates the establishment of Procopera (Prizren) with the reign time of Philip II of Macedonia (359-336 BC).<sup>22</sup>

In the 5<sup>th</sup> century it is mentioned with the name of Petrizên by Procopius of Caesarea in De aedificiis (Book IV, Chapter 4). From this writing is shown that Prizren is also called by Byzantine Emperor Justinian I (527-565) with the name Justiniana Prima.<sup>23</sup>

From the ancient time also are inherited the objects of material culture, such as Female Runner of Prizren, (Figure 6), located in the British Museum in London and the Goat of bronze, located in the Museum of Vranje in Serbia. For the Female Runner of Prizren,

---

<sup>19</sup> (Osi, 2001), p.26

<sup>20</sup> (Osmani, 2006), p.18

<sup>21</sup> (Osi, 2001), p.26

<sup>22</sup> (Osi, 2001), p.26

<sup>23</sup> (Osi, 2001), p.27



the data from British Museum in London shows that it's made from bronze, is found in Prizren and belongs to the 5<sup>th</sup> century BC. In this Museum are exposed also two Illyrian helmets from 6<sup>th</sup> century BC (fig. 6), from Albanian territories.<sup>24</sup>

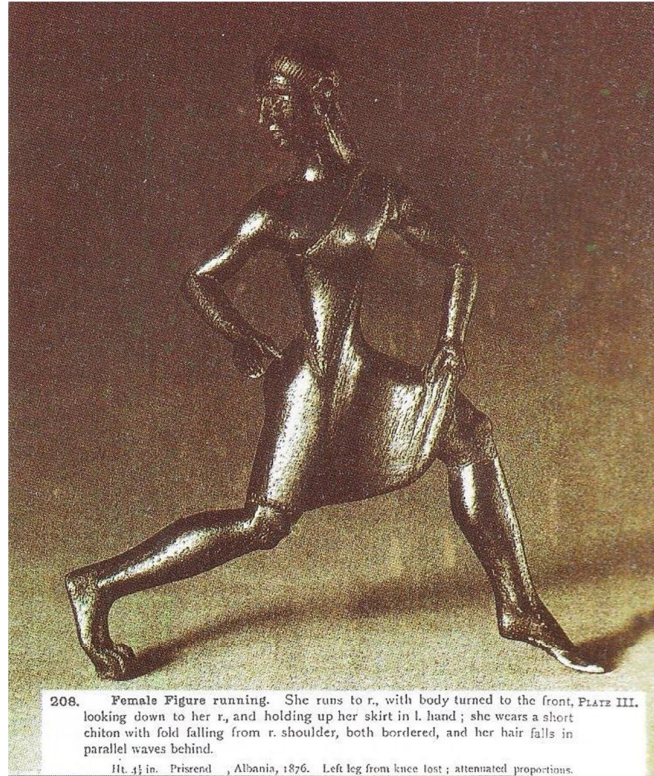


Figure 5. Female Runner from Prizren, 5<sup>th</sup> century BC (source: Shukriu, 2001)



Figure 6. Illyrian Helmets form Albanian territories, 6<sup>th</sup> century BC (source: Shukriu, 2001)

<sup>24</sup> (Shukriu, 2001), p.3

It is believed that the Romans, in the beginning of 1<sup>st</sup> century and the end of the 2<sup>nd</sup> century, the foundations of ancient localities of Theranda, made the most developed center of ancient Dardania. They constructed the main road linking the city of Shkodra, at that time as a major trading center in northwestern Albania. This trade route has linked the Adriatic coast to the central part of Balkan and eastern parts of the Roman Empire. Then it connected with Ulpiana (Lipjan) on the main road - Via Egnatia. There was also an old path of the caravans that was going by the traces of a Roman military road, curved through the mountains of northern Albania, passed in Dardania through the coast of the White Drin and catch up in Prizren.<sup>25</sup>

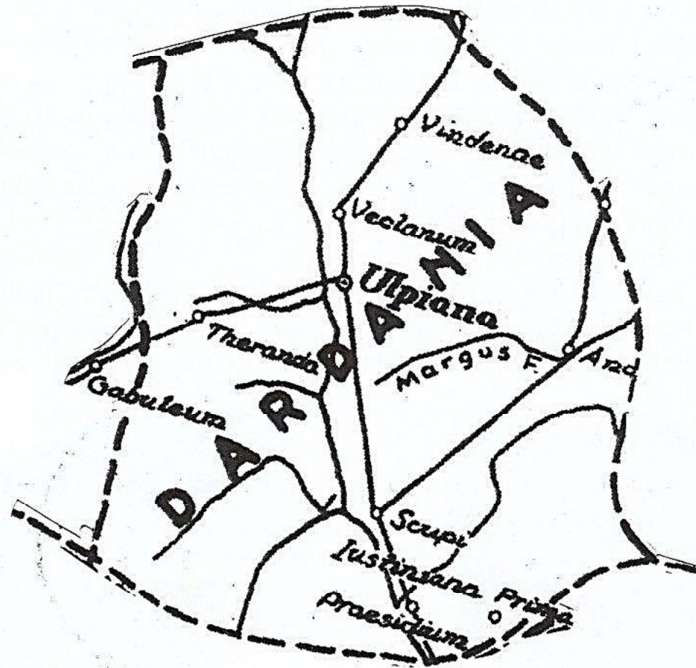


Figure 7. The map of Theranda (source: Osi, 2001)

One of the most ancient monuments is Prizren's Fortress and is considered to have extraordinary archaeological, architectural, historical and cultural heritage value. Located on the south-east side of the city, it is considered to be the city's symbol and an important element in Kosovo's cultural identity. Built on a high hill, in a picturesque environment, and having an extraordinary strategic location, the Fortress dominates the

<sup>25</sup> (Osi, 2001), p.27

town as well as the impressive, deep Lumbardhi valley and the big Dukagjini area. The Fortress has its beginnings in the first period of civilization in this region, in prehistory, with a continuing development through the Byzantine and Ottoman periods. It was used exclusively as a fortress until 1912.<sup>26</sup>



Photo 3. Fortress (Kalaja) of Prizren

(source: <http://www.albanian.com/main/countries/kosova/prizren/index.html>)

With the division of the Roman Empire in 395, in West and East, respectively, with the formation of Byzantium in the beginning of 4<sup>th</sup> century, the city of Prizren passed under the rule of Byzantium with brief interruptions remained up till beginning of the 13<sup>th</sup> century.<sup>27</sup>

---

<sup>26</sup> (Preliminary Technical Assessment of the Architectural and Archaeological Heritage in South East Europe, 2009)

<sup>27</sup> (Osi, 2001), p.27



## 4.2. Prizren during Byzantine Era

During this period on existing foundations were constructed the fortresses and objects that belonged to the Byzantine culture. The city had more vault with arches, underground corridors and water supply.<sup>28</sup>

Prizren during Byzantine period was called Prisdriana. With this name, Prizren is mentioned at the beginning of 10<sup>th</sup> century. This name was found in a decree of year 1019 of the emperor Basil II, Archbishop of Ohrid. Prizren as the center, also in this period played important economic, cultural and ecclesiastical role. Notes for Prizren during the 11<sup>th</sup> century can be found at byzantine chronicler Joannes Skylitzes Continuatus. From the data of this chronicler, in year 1072/1073 Prisdriana became the center of the uprising, which was directed against the power of the Byzantine Emperor Duke Mihajl VII (1071-1078).<sup>29</sup>

From 830s the city and the whole region were included in the Bulgarian Empire. In 1018, after the fall of the First Bulgarian Empire under Tsar Samuel, the Byzantines created a Theme of Bulgaria, raising a Bulgarian Episcopate in Prizren.<sup>30</sup>

A Bulgarian uprising arose in 1072 under Georgi Voiteh. Constantine Bodin of the House of Vojislavljevic who was also son of Duklja's Serbian King Mihajlo Vojislav was dispatched by his father and Duke Petrilo with 300 best Serb soldiers to merge with Voiteh's forces in Prizren. There, Bodin was crowned Petar III, Tsar of the Bulgarians of the House of Comitopuli. The rebellion was crushed in months in 1073 and Eastern Roman rule restored. In a war with the Crusaders against the Byzantine Empire, Serbian Duke Stefan Nemanja conquered Prizren in 1189, but after the defeat of 1191, had to give the city back to the Byzantines. The City was taken by the Bulgarian Empire in 1204, although, it was finally seized by Grand Prince Stefan II Nemanjic of Serbia in 1208 during a period of internal instability in Bulgaria under Boril. Serbian King Stefan Milutin raised the Temple of our Holy Lady of

---

<sup>28</sup> (Osi, 2001), p.27-28

<sup>29</sup> (Osi, 2001), p.28

<sup>30</sup> <http://en.wikipedia.org/wiki/Prizren>

Ljevis in Prizren which became the seat of the Serbian Orthodox Prizren Episcopate. During the reign of Emperor Stefan Dusan throughout the 14<sup>th</sup> century, Prizren had the Imperial Court, seated in the fortress now known as Kalaja, and that court was the political center of the Serbian Empire. Serb Emperor Dušan raised the massive Monastery of Saint Archangel near the City in 1343-1352. In the vicinity of Prizren was Ribnik - a town where the two Serbian Emperors had their Courts.<sup>31</sup>

The city of Prizren became known as the Serbian Constantinople because of its trading and industrial importance. It was the centre of production of silk, fine trades and a colony of merchants from Kotor and Dubrovnik. In the 14<sup>th</sup> century Prizren was the seat of the Ragusa Consul for the entire Serb monarchy. The city became a part of the domain of the House of Mrnjavcevic under Serbian King Vukašin in the 1360s. With the final disintegration of the Serbian Empire, Zeta's ruler Durad I of the House of Balsic dynasty took the City with the surroundings in 1372. The House of Brankovic under Vuk Brankovic then became the City's owners, under vassalage to the House of Lazarevic that managed to reunite the former Serb Lands. Lazarević's founder, hero Prince Lazar was educated in Prizren. The dynasty would switch allegiances to the Ottoman Empire before returning under the Serbian Despot Stefan Lazarevic, son of Lazar.<sup>32</sup>

#### **4.3. Prizren during Ottoman Era**

In 1455 Ottoman army had conquered Prizren. Prizren was the capitol of the Sandjak of Prizren, and under new administrative organization of Ottoman Empire it became capitol of the Vilayet. This included the city of Tetova. Marino Bizzi, the Archbishop of Bar (Antivari), in his 1610 report stated that Prizren had 8,600 large houses and that it was irrigated by many sources of flowing water, like fountains. He recorded that the population of Prizren spoke the Dalmatian language, although some part of the Sanjak of Prizren penetrates into Albania, which population speak its own language. Later it became a part of the Ottoman province of Rumelia. It was a prosperous trade city,

---

<sup>31</sup> <http://en.wikipedia.org/wiki/Prizren>

<sup>32</sup> <http://en.wikipedia.org/wiki/Prizren>

benefiting from its position on the north-south and east-west trade routes across the Empire. Prizren became one of the larger cities of the Ottomans' Kosovo Province (Vilayet).<sup>33</sup>



Figure 8. Vilayets of Ottoman Empire in 1873, where is also the Vilajet of Prizren  
(source: Osmani, 2006)

According to previous data, in spatial terms Prizren was indicated for the first time on the map “Carso delli Fiumi Drino e Bojana in Dallamzia” of Vincenzo Maria Caronelli (1650-1718), which was the “Kosmograf Serenissime Republicae Venezia”.<sup>34</sup>

<sup>33</sup> <http://en.wikipedia.org/wiki/Prizren>

<sup>34</sup> (Shukriu, 2001), p.185



Figure 9. Map “Carso delli Fiumi Drino e Bojana in Dallamzia” of Vincenzo Maria Caronelli (1650-1718) “Kosmograf Serenissime Republicae Venezia (source: Shukriu, 2001)

Prizren was the cultural and intellectual centre of Ottoman Kosovo. It was dominated by its Muslim population, who comprised over 70% of its population in 1857. The city became the biggest Albanian cultural centre and the coordination political and cultural Capital of the Kosovar Albanians. In 1871, a long Serbian seminary was opened in Prizren, discussing the possible joining of the old Serbia's territories with the principality of Serbia.<sup>35</sup>

<sup>35</sup> <http://en.wikipedia.org/wiki/Prizren>



Prizren was the important part of Kosovo Vilajet between 1877-1912. During the late 19<sup>th</sup> century the city became a focal point for Albanian nationalism and saw the creation in 1878 of the League of Prizren, a movement formed to seek the national unification and liberation of Albanians within the Ottoman Empire.<sup>36</sup>



Photo 4 . The Albanian League of Prizren, 1878  
(source: <http://revistamapo.com/lexo.php?id=1189>)

#### 4.4. Prizren during Balkan Wars

During the First Balkan War the City was seized by the Serbian army and incorporated into the Kingdom of Serbia. After the Serbian army achieved control over the city of Prizren, it imposed the repressive measures against the civilian population. Serbian detachments breaking into the houses, plundering, making violence and killing indiscriminately. Around 400 people were "eradicated" in the first days of the Serbian

<sup>36</sup> <http://en.wikipedia.org/wiki/Prizren>

military administration. Bodies were lying everywhere on the streets. According to witnesses, these days around Prizren were about 1,500 corpses of Albanians.<sup>37</sup>

Foreign reporters were not allowed to go to Prizren. The British traveler Edith Durham attempted to visit it shortly afterwards but was barred by the authorities, as were most other foreigners, for the Montenegrin forces temporarily closed the city before full control was restored. A few visitors did make it through — including Leon Trotsky, then working as a war correspondent — and reports eventually emerged of widespread killings of Albanians. One of the most vivid accounts was provided by the Catholic Archbishop of Skopje, who wrote an impassioned dispatch to the pope on the dire conditions in Prizren immediately after its capture by Serbia:

“The town resembles the kingdom of death. They knock at the doors of Albanian homes, take the men out and shoot them right away, simply because they are Albanians.”<sup>38</sup>

It is estimated that 5000 Albanians was massacred in the area of Prizren.<sup>39</sup>

In this period, in year 1912 was made the map of the city of Prizren by Serbian architect Momir Korunovic, which relates to the Serbian occupation of these territories. Here was marked the beginning of the intentional destruction of cultural heritage values of the ancient Prizren.<sup>40</sup>

---

<sup>37</sup> <http://en.wikipedia.org/wiki/Prizren>

<sup>38</sup> Lazër Mjeda, Archbishop of Skopje, (1913), *Report on the Serb Invasion of Kosova and Macedonia*, [http://www.albanianhistory.net/texts20\\_1/AH1913\\_6.html](http://www.albanianhistory.net/texts20_1/AH1913_6.html)

<sup>39</sup> Lazër Mjeda, Archbishop of Skopje, (1913), *Report on the Serb Invasion of Kosova and Macedonia*, [http://www.albanianhistory.net/texts20\\_1/AH1913\\_6.html](http://www.albanianhistory.net/texts20_1/AH1913_6.html)

<sup>40</sup> (Shukriu, 2001), p.187



Figure 10. Map of the city of Prizren, arch. Momir Korunovic, 1912 (source: Shukriu, 2001)

#### 4.5. Prizren during Yugoslav Period

With the invasion of the Kingdom of Serbia by Austro-Hungarian forces in 1915 during the First World War, the City was occupied by the Central powers. The Serbian Army pushed the Central Powers out of the City in October 1918. By the end of 1918, the Kingdom of Serbs, Croats and Slovenes was formed - with Prizren a part of its historical territorial entity of Serbia. The Kingdom was renamed in 1929 to the Kingdom of Yugoslavia and Prizren became a part of its Banate of Vardar. The Axis Italian and Albanian forces conquered the City in 1941 during World War II; it was joined to the Italian puppet state of Albania. The Communists of Yugoslavia liberated it by 1944. It was formulated as a part of Kosovo and Metohija, under Democratic Serbia as a part of the Democratic Federal Yugoslavia. The Constitution defined the Autonomous Region of Kos-met within the People's Republic of Serbia, a constituent state of the Federal People's Republic of Yugoslavia. In 9–10 July 1945 the Regional Assembly of Kosovo and Metohija held in Prizren adopted the



decision of abolishing the region's autonomy and direct integration into Serbia; although Tito vetoed this decision.<sup>41</sup>

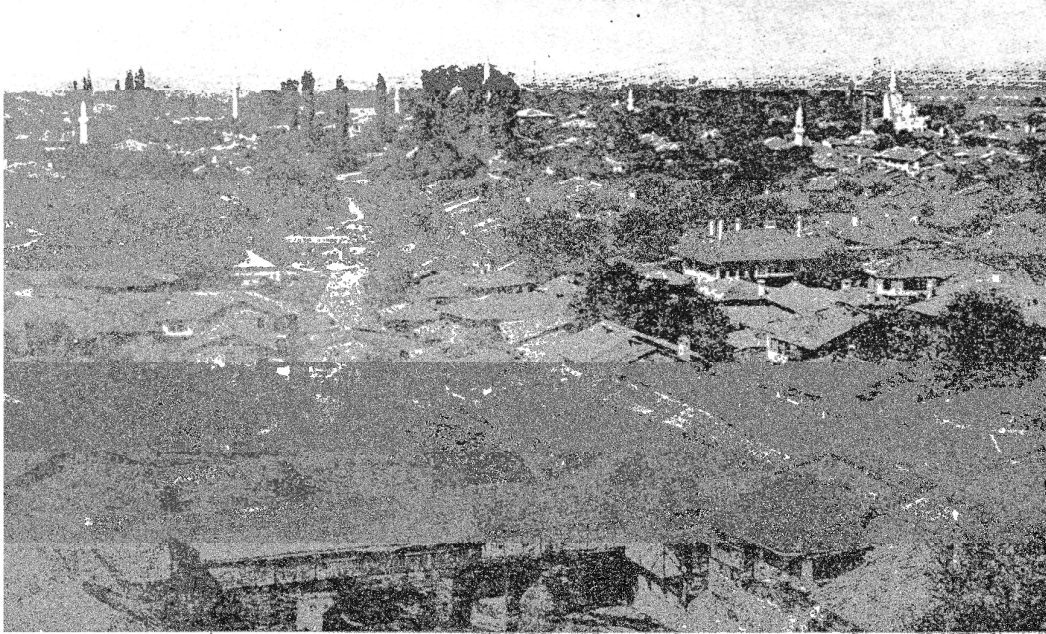


Photo 5. The view of the Prizren, 1940

(source: [http://en.wikipedia.org/wiki/File:Eski\\_Prizren.jpg](http://en.wikipedia.org/wiki/File:Eski_Prizren.jpg))

The Province was renamed to socialist Autonomous province of Kosovo in 1974, remaining part of the socialist Republic of Serbia, but having attributions similar to a Socialist Republic within the socialist Federal Republic of Yugoslavia. The former status was restored in 1989, and officially in 1990.<sup>42</sup>

For many years after the restoration of Serbian rule, Prizren and the region of Decani to the west remained centres of Albanian nationalism. In 1956 the Yugoslav secret police put on trial in Prizren nine Kosovo Albanians accused of having been infiltrated into the country by the (hostile) Communist Albanian regime of Enver Hoxha. The "Prizren trial" became something of a cause célèbre after it emerged that a number of leading Yugoslav Communists had allegedly had contacts with the accused. The nine accused were all convicted and sentenced to long prison sentences, but were released

<sup>41</sup> <http://en.wikipedia.org/wiki/Prizren>

<sup>42</sup> <http://en.wikipedia.org/wiki/Prizren>

and declared innocent in 1968 with Kosovo's assembly declaring that the trial had been "staged and mendacious."<sup>43</sup>

Also in this period continued the intentional destruction of cultural and historical heritage of the city of Prizren. General urban plan of Prizren was approved partially by Municipality of Prizren in year 1965 and completely in 1975.<sup>44</sup>

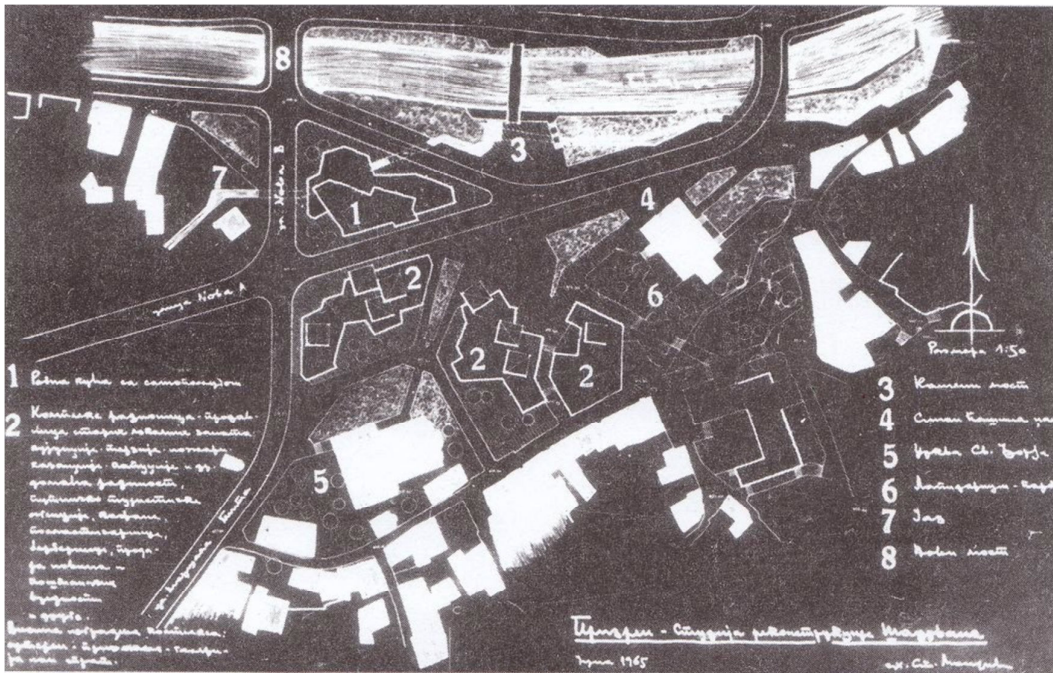


Figure 11. The part of general urban plan of Prizren, arch. Momir Korunovic, 1965

(source: Shukriu, 2001)

According to the 1991 census conducted by the Yugoslav authorities, the municipality of Prizren had a population of 200,584 citizens:

- 157,518 (78.53%) Albanians
- 11,371 (5.67%) Serbs and Montenegrins
- Other

According to the same census, the city of Prizren had 92,303 citizens.

<sup>43</sup> <http://en.wikipedia.org/wiki/Prizren>

<sup>44</sup> (Shukriu, 2001), p.308



Just before the Kosovo War in 1998, the OSCE estimated the population of the municipality of Prizren:

- Albanians 78%
- Serbs 5%
- others 17%

In year 1997 has been made the General Plan of Prizren by the Institute of Architecture and Urbanism of Serbia, Belgrade.

In the maps below is shown the land use, the type of properties, the ecological status of urban area of Prizren, and the infrastructure of the city.

In Figure 12 is shown the use of existing land which is categorized in two groups: buildings of public interest and individual interest. The category of public interests consists of: regional function buildings, social function buildings, transport function buildings, municipality function buildings, greenery and sport. While individual interest buildings consist of: housing, central activities, industry, trade, religious buildings, agriculture.

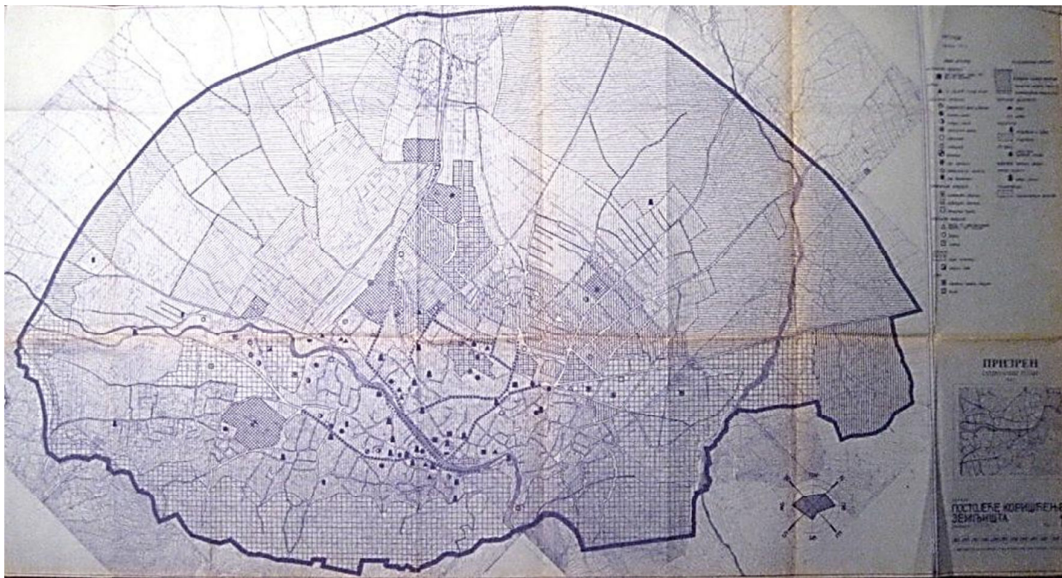


Figure 12. Existing Land Use (source: General Plan of Prizren, 1997)

In Figure 13 is shown the ecological status of the urban area of Prizren, the area is divided in two categories: in ecologically homogeneous zones and in environmental pollutants, where mostly belongs industries, storage of industrial waste, bus station. Also in map is shown the intersection with the maximum traffic load, gas stations, open channel of used water and junkyard.



Figure 13. The ecological status of the urban area of Prizren  
(source: *General Plan of Prizren, 1997*)



Figure 14. The State of Planning (source: *General Plan of Prizren, 1997*)



In Figure 14 is shown the state of the planning. It is shown the protected cultural and historical center of the city, the potential neighborhoods for planning and building and the zones with intensive irregular constructions.



Figure 15. Water supply network (source: *General Plan of Prizren, 1997*)



Figure 16. Fecal and rain sewage (source: *General Plan of Prizren, 1997*)



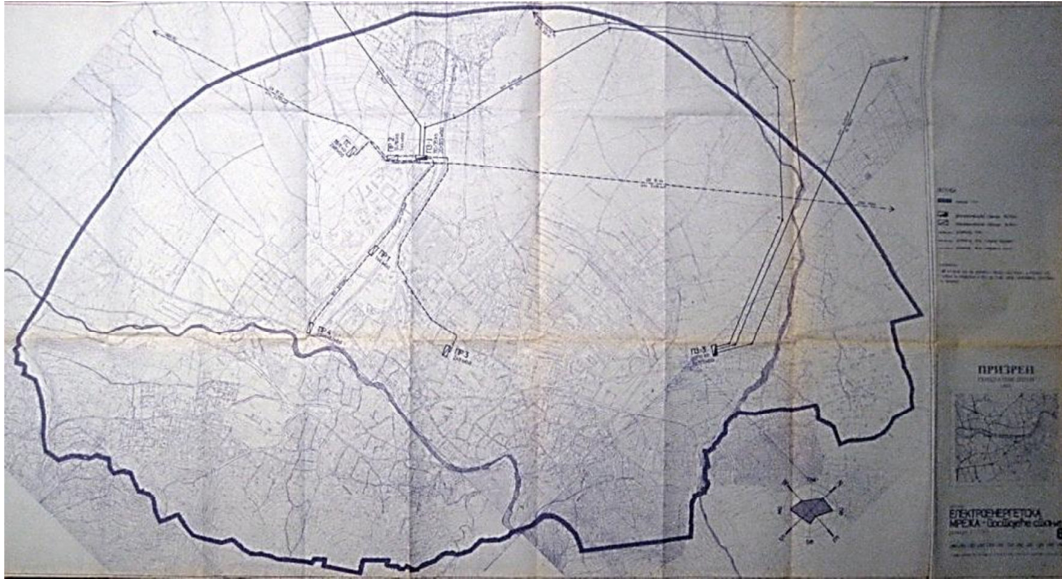


Figure 17. Electricity network (source: General Plan of Prizren, 1997)

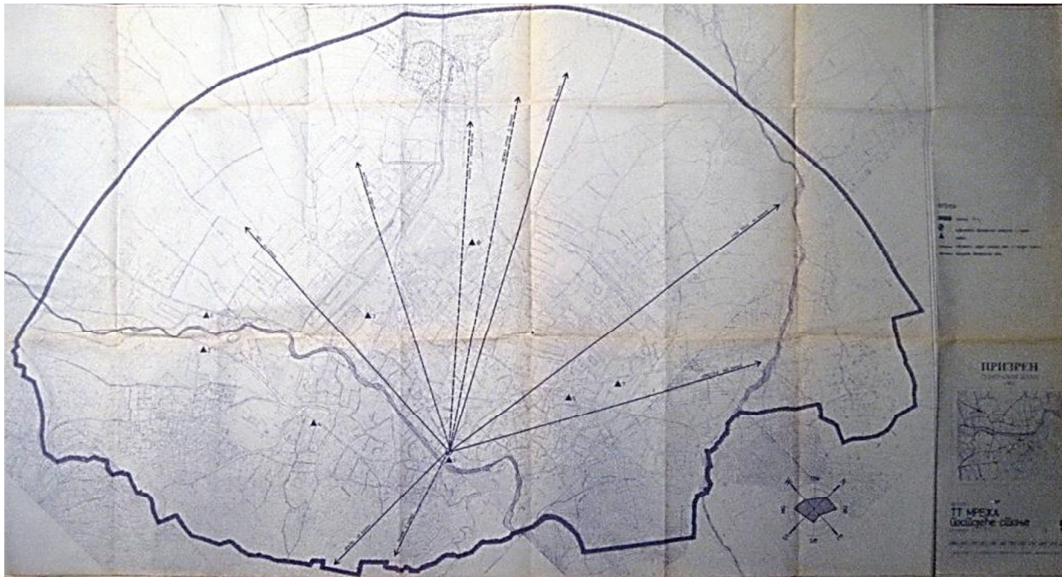


Figure 18. IT network (source: General Plan of Prizren, 1997)

#### 4.6. Prizren during Kosovo Liberation War (1998-1999)

In the last year of the 20th century, Serb militarism applied the biggest barbarism against the Albanian population of Kosovo.<sup>45</sup>

The city of Prizren, like other cities and especially villages of Kosovo was affected during the Kosovo Liberation War of 1998/1999. Most of the Albanian population were either forced or intimidated into leaving the city. Tusus Neighborhood suffered the most. Some twenty-seven to thirty-four people were killed and over one hundred houses were burned.<sup>46</sup>

A lot of historical monuments was burned and destroyed by Serbian military forces, among which the most important Albanian historical monument in Prizren, the Albanian League of Prizren.

Serbian forces also made a concerted effort to attack mosques in order to insult the residents' religion.

At the end of the war in June 1999, most of the Albanian population returned to Prizren. Serbian and Roma minorities fled, with the OSCE estimating that 97% of Serbs and 60% of Romas had left Prizren by October. The community is now predominantly ethnically Albanian, but other minorities such as Turkish, Ashkali (a minority declaring itself as Albanian Roma) and Bosniak (including Torbesh community) live there as well, be that in the city itself, or in villages around. Such locations include Sredska, Mamusa, the region of Gora, etc.<sup>47</sup>

---

<sup>45</sup> (Shukriu, 2001), p.453

<sup>46</sup> <http://en.wikipedia.org/wiki/Prizren>

<sup>47</sup> <http://en.wikipedia.org/wiki/Prizren>





Photo 6. Albanian League of Prizren, burned and destroyed on March 27, 1999  
(source: Shukriu, 2001)

#### 4.7. Prizren in Postwar Period (after 1999)

The city of Prizren is still the most culturally and ethnically heterogeneous city of Kosovo, retaining communities of Bosnians, Turks, and Roma in addition to the majority Kosovo Albanian population live in Prizren. Likewise, a significant number of Kosovo Serbs reside in small villages, enclaves, or protected housing complexes. Furthermore, Prizren's Turkish community is socially prominent and influential, and the Turkish language is widely spoken even by non-ethnic Turks. Official Languages are Albanian, Serbian and Turkish.<sup>48</sup>

Last war has badly affected in the future of the city. Further damage occurred on March 17, 2004, during the Unrest in Kosovo, to Serb cultural monuments such as old Orthodox Serb churches: our Lady of Ljevis from 1307, the Church of Holy Salvation, church of st. George (the city's largest church), the St. George Runjevac, a chapel of st. Nicholas, the Monastery of The Holy Archangels, as well as Prizren's Orthodox seminary of Saint Cyrillus and Methodius, near the Prizren Fortress, was completely destroyed and all the residences of the local priests were all damaged by Albanian rioters as revenge during the unrest.<sup>49</sup>

Today, Prizren faces many challenges in managing its resources and territory. This includes the effects of recession, high unemployment levels and the presence of informal economy, lack of organized industrial production and agriculture and the lack of investment in urban infrastructure. Prizren also suffers from major environmental degradation and constant migration.

For a long time the economy of Kosovo was based on retail industry fueled by remittance income coming from a large number of immigrant communities in Western Europe. Private enterprise, mostly small business, is slowly emerging food processing. Private businesses, like elsewhere in Kosovo, predominantly face difficulties because of lack of structural capacity to grow. Education is poor, financial institutions basic,

---

<sup>48</sup> <http://en.wikipedia.org/wiki/Prizren>

<sup>49</sup> <http://en.wikipedia.org/wiki/Prizren>

regulatory institutions lack experience. Central and local legislatures do not have an understanding of their role in creating legal environment good for economic growth and instead compete in patriotic rhetoric. Securing capital investment from foreign entities cannot emerge in such an environment. Due to financial hardships, several companies and factories have closed and others are reducing personnel. This general economic downturn contributes directly to the growing rate of unemployment and poverty, making the financial/economic viability in the region more tenuous.<sup>50</sup>



Photo 7. A view towards stone bridge, Sinan Pasha mosque and Kalaja, 2007  
(source: <http://www.travelblog.org/Photos/1112881>)

Prizren appears to be teeming with economic prosperity, but appearances are deceiving as the international presence is reduced and repatriation of refugees and IDPs is expected to further strain the local economy. Market saturation, high unemployment, a reduction of financial remittances from abroad are ominous economic indicators.<sup>51</sup>

<sup>50</sup> <http://en.wikipedia.org/wiki/Prizren>

<sup>51</sup> <http://en.wikipedia.org/wiki/Prizren>



There are many illegally built buildings in the area of Prizren. Illegal buildings are built everywhere in Prizre where has a free space.

In year 2003 has made the General Plan of Prizren 2003-2013 by Nixha&Partners Company, from Pristina, the first plans after the war, which are shown below.

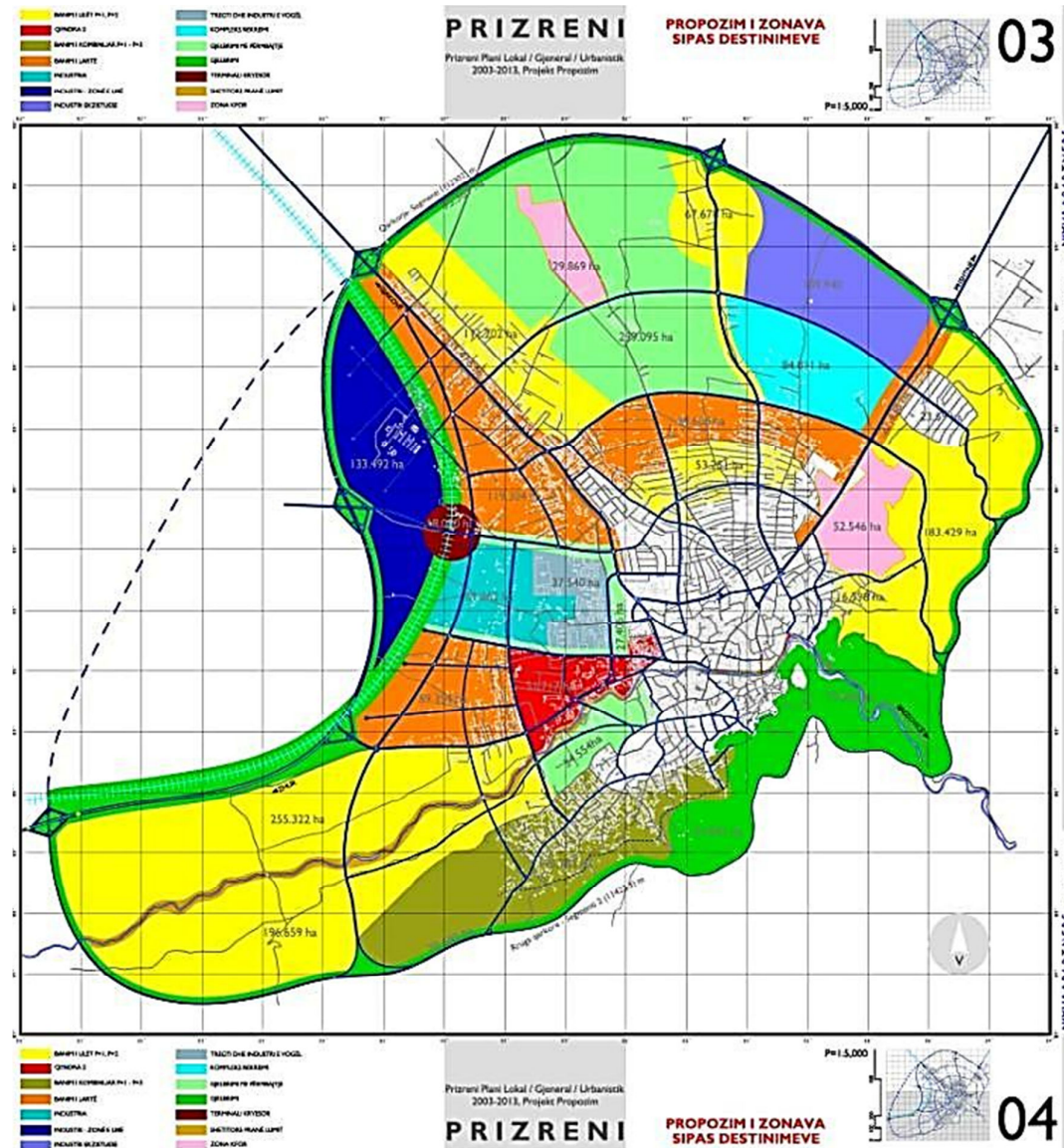


Figure 19. The destinations of zones (source: GPP 2003-2013)



Figure 20. Roads (source: GPP 2003-2013)



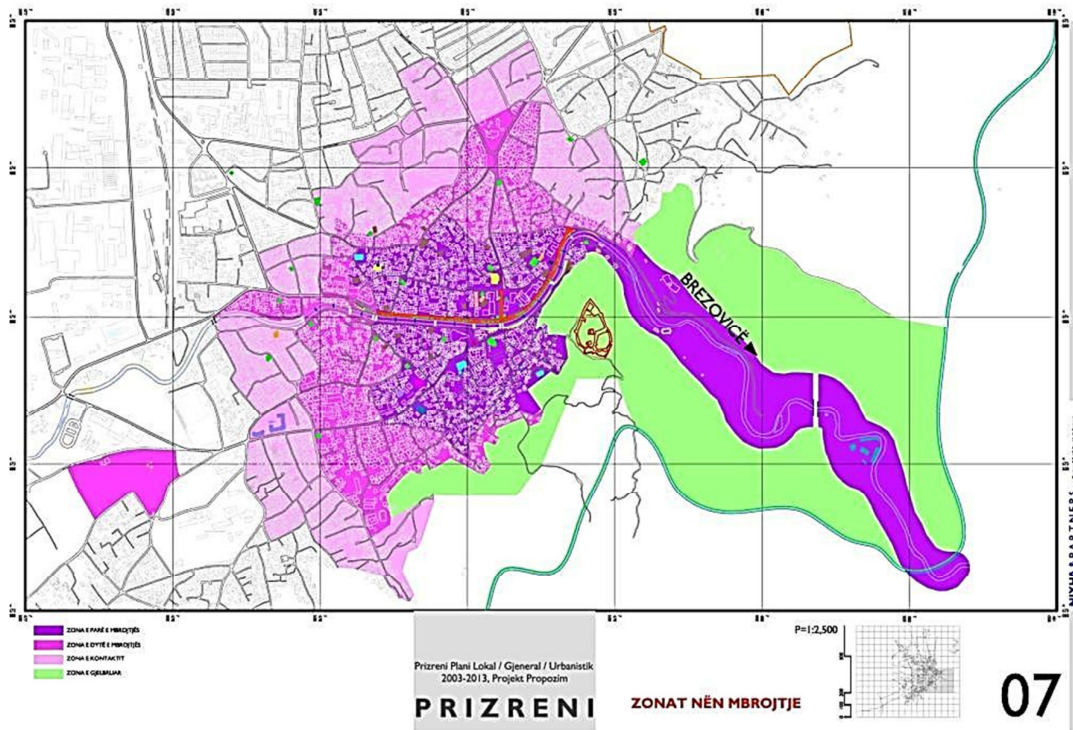


Figure 21. Areas under protection (source: GPP 2003-2013)

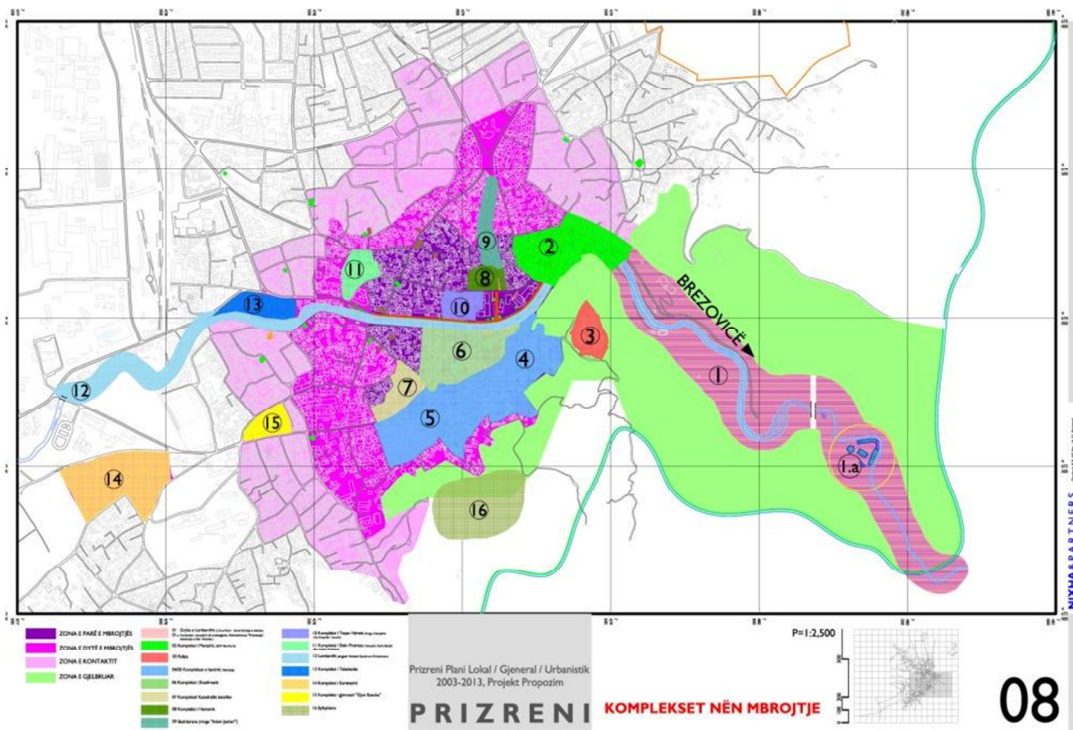
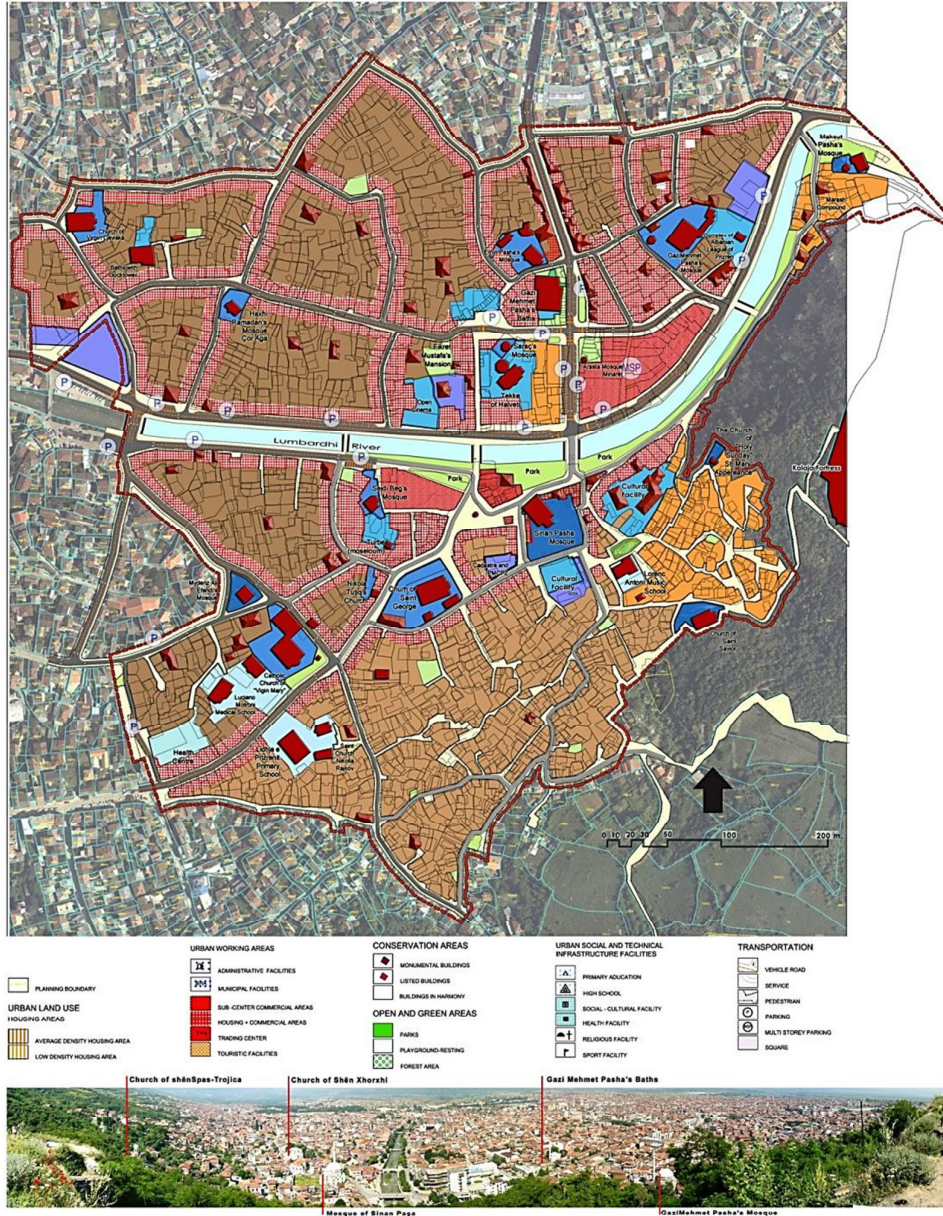


Figure 22. Complexes under protection (source: GPP 2003-2013)



In order to protect the historical area, in year 2008 was made the Conservation and Development Plan for Prizren Historic Area by CHWB in corporation with Istanbul Technical University in Turkey.

## CONSERVATION AND DEVELOPMENT PLAN M26



### PRIZREN HISTORIC AREA Conservation and Development Plan

Prof. Dr. Nuran Zeren Güleroy, Dr. Ergin Eyuboğlu, Turqay Kerem Karamaz, Fahir Abacıoğlu, Prof. Dr. Zeynep Akhunbaylı (Advisor)

CHWB  
Cultural Heritage  
without Borders  
SWEDEN

Istanbul Technical  
University  
TURKEY

Figure 23. Conservation and Development Plan of historic center of Prizren  
(source: Conservation and Development Plan for Prizren Historic Area, CHWB 2008)

On August 2011 was finalized the draft for historic center of Prizren by Government of Republic of Kosovo and is asked from Assembly of Kosovo to approve.

Although the initiative for drafting of such a law is very reasonable, the substance of it is more political than has expressed any real effort to preserve the historical center of Prizren.

The fact that in this draft are mentioned mainly the Orthodox churches and buildings, considering them only as a historical heritage of the Serbs and as such for any intervention in this area prior must be obtained the permission from the Serbian church authorities, is against the best practices worldwide for preserving the cultural and historical heritage of the cities, where historical heritage can't be considered as property of a entity, but it belongs to all citizens, city and all country. The historic center should be considered as a whole and to be preserved with integrated approach.

As such this draft is very poor, without professional approach and not dignified for a rich value of historical and cultural heritage of historic center of Prizren.

Fortunately, this draft is not approved, because it would be harmful for city and citizens of Prizren.



Photo 8. A view on Prizren Historic Center (*source: unknown*)

## 5. CHALLENGES AND PROPOSALS FOR URBAN DEVELOPMENT OF PRIZREN

### 5.1. Challenges of Urban Development of Prizren

Based on field research, interviews, analyses and various research papers are identified the main development challenges that have direct impact on spatial development of Prizren, which are divide in four aspects: physical, social, economic and environmental. In the table below is shown the identified strengths and weaknesses of Prizren in these four aspects.

Table 3. Strengths and weaknesses of Prizren in physical, social, economic and environmental aspect (source: Survey 2011)

Strengths	Weaknesses
<b>Physical Aspect</b>	
Geographic position and favorable climate	Illegal constructions
Cultural and historical heritage	Degradation of cultural and historical heritage
Good road links to other parts of Kosovo and neighboring countries, access to Albanian sea harbours	New construction, despite the conservation plans
Main roads	New high-rise buildings
Sufficient water resources (drinking, irrigation, hydro-energy)	Poor technical infrastructure (sewer, water management, fertilizer, electricity)
Fertile lands and rivers	Informal settlements
Walkable short distances	Usurpation of land for construction
	Change of use of agricultural land
	Irrational use of land
	Irregular power supply
	Malfunction of the railway
	Usurpation of road spaces
	Lack of public transport
	Lack of park places
	Insufficient irrigation
	Roads with low standard



<b>Social Aspect</b>	
Ethnic diversity	Migration
Professional human resources	A high rate of unemployment
An educated population (the higher Technical school and the University in Prizren)	Lack of institutional coordination between the local government, the business community, and neighboring municipalities
Young population	Non functional and non effective local administration
Cultural activities	Weak education
Potential labour force	Lack of urban and regulatory plans
Multi religious/multi cultural society	Insufficient health services
	Lack of promotion and marketing
	Increasing criminality
	Insufficient social and cultural infrastructure
<b>Economic Aspect</b>	
High potential of turism	Lack of organized cultural and turism promotion
High potential for agricultural production	Lack of organized agricultural and industrial production
High potential for production	Loss of agricultural land and vineyards
Land suitable for viticulture and fruit growing	Lack of accommodation and food service facilities for tourism development
High potential of household production activities - crafts	Lack of investments
The construction sector	Loss of market
Mercantile tradition	Presence of informal economy
Potential for private investments	
<b>Environmental Aspect</b>	
Favorable natural resources	Environmental degradation
Natural heritage	Insufficient exploitation of natural resources
An area rich in natural resources	River pollution
	Air pollution
	Land pollution and degration
	Risk of flooding

### **5.1.1. Physical Aspect**

#### **Lack of Efforts for Preservation and Conservation of Cultural and Historical Heritage**

Cultural and historical heritage of Prizren is being destroyed. Lack of efforts for preservation and conservation, new constructions despite the conservation plans are one of the biggest physical challenges of Prizren.

It is evident the non-respecting of projects for conservation and preservation of historic city center of Prizren and law for protection of cultural heritage within protected areas, and that many activities prohibited under this law consistently held in this area, including high buildings, the placement of kiosks and nightclubs, and many other activities that conflict with the law in question. It can be concluded that the Municipality of Prizren has ignored the criteria established in accordance with the law and consequently has exceeded the original plans, which also degrade the areas that are already in the areas protected by law.

#### **Irrational Use of Land**

The territory of Prizren is being used irrationally. Occupation of agricultural land for building purposes, unused building stocks and construction of high-rise buildings presents the risk of unplanned development of the city.

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

Such a situation 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.

However, another more complex reason for this state of affairs is related to economic developments. In developing world economies, at least in our region, land is a very attractive medium in which to place one's savings. True, an empty urban plot of land is almost always an unproductive form of investment. It also has very low liquidity in that one usually is not able to sell it immediately, and may even have to bring down its asking price in order to find a buyer, at least in a bearish market. However, land is considered a very "safe" form of investment. Unlike investing in a business venture or in stocks, a plot of land will never vanish and always will be there. This is an attractive argument in periods of uncertainty and instability, and this region has seen more than its fair share of such conditions.

### **Informal Settlements**

One of the challenges in physical aspects is also the appearance of informal settlements in the city and the vicinity of agricultural land.

Although now there are all necessary conditions for the planned expansion of the city, still continues the trend of unplanned settlements not only downtown but also in its peripheral areas. Moreover, very rapidly are raising the informal settlements. Department of Urbanism and Spatial Planning has identified neighborhoods " Jeta e Re", "Bajram Curri", "Tusus", "Petrova" and "Kurila" as informal settlements, which has to be treated.<sup>52</sup>

However, even in these informal settlements lives thousands of inhabitants and are built and still continues to build hundreds of houses, the Directorate of Urbanism and Spatial

---

<sup>52</sup> (Kosova Democratic Institute, 2010)

Planning of the Municipality of Prizren has not yet taken the necessary steps, which are urgent in order that entire neighborhoods of the city to return into urban normality.<sup>53</sup>

This phenomenon has caused the loss of fertile agricultural land.

### **Illegal Buildings**

The Illegal construction is defined as any building facilities for housing, economic and other facilities that did not obtain the relevant documentation under the law and other legal acts.

Unfortunately after the war in Prizren this phenomenon has been present and we are facing it even today.

Potential factors that have contributed to an evasion of illegal buildings are: the migration of population from villages to the city, housing issues, lack of urban regulatory plans and their implementation, economic, social, infrastructure, environmental and security factors, etc.

The consequences are enormous, ranging from loss of agricultural land and green areas and uncontrolled expansion of rural areas, to look ugly and asphyxiation of a normal life in the city. Not meeting this burden of existing infrastructure capacity and create new areas as semi informal settlements, because these areas have the infrastructure to solve but not entirely complete.<sup>54</sup>

The city is expanding in all directions where there is free space no matter what kind of land it is. Within the sections within the city where the municipality owns urban regulatory plans, the continuation of construction will significantly hindered the city's infrastructure. Competent in prevention of the illegal constructions is the Inspectorate of construction of the Municipality of Prizren, which proved powerless in this segment.

---

<sup>53</sup> (Kosova Democratic Institute, 2010)

<sup>54</sup> Prizren MDP

Another problem in Prizren is the indiscriminate placement of the antennas of mobile phone operators in certain parts of the city. It is known that the placement of these antennas is considered extremely harmful for the health of residents and especially those living in the vicinity of these antennas.<sup>55</sup>

### **Inadequate Standard Housing**

Housing in the city of Prizren mostly is with low standard, without adequate insulation. Some of them are in very bad condition and are in an urgent need for renovation.

The big challenge is also the housing in the protecting zone of historic center of Prizren, under the Fortress (Nënkalaja), which are burned and destroyed. These are in urgent need for restoration.

Prizren has to challenge also with the property issues, which are numerous.

### **Lack of Adequate Traffic, Parking, Public Transport and Infrastructure**

As far as transport and road network, the situation is quite good in the city. Even the connection with other parts of Kosovo and neighboring countries is good. Although there is road way in every village, it is of low quality. Main Street Albania - Prizren - Theranda, passes through the center of the city and the traffic volume increases.<sup>56</sup>

There is too much traffic and not enough transport because of the lack of public transport. Also, the less of parking is big issue in Prizren

In addition, rail transport as an important tool is in poor condition and not usable.

Challenge is also the urban infrastructure. There is no sufficient service of drinking water, sewage and waste treatment. Only two thirds of agricultural land has irrigation

---

<sup>55</sup> (Kosova Democratic Institute, 2010)

<sup>56</sup> Prizren MDP



and most of the network needs repair. In the region generally have no facilities for wastewater treatment.<sup>57</sup>

Weak network of water supply and irrigation, results in the inability of agricultural development. Moreover, the use of rivers for sewerage is also a serious environmental problem that results in environmental degradation. Unfavorable infrastructure system is also a risk of flooding in several areas located along rivers.<sup>58</sup>

### **5.1.2. Social Aspect**

#### **The High Rate of Poverty and Migration**

The biggest problem in Prizren Municipality is high rate of poverty, which is increasing every day. In some parts of the municipality, this rate is higher than usual.

In past years there is an increased population movement from rural to urban areas. This movement has resulted in a lack of experienced manpower in rural areas and in overcrowding of urban area.

#### **Non-Effective and non-Functional Local Administration**

One of the most significant problems in Prizren is expressed in local administration, namely the urban and spatial planning sector in the Municipality of Prizren. This is because the city itself encompasses a large number of buildings of great historical importance, vast areas inhabited (the large number of them without urban planning) and a number of other elements that make it very complicated and difficult issue of the genuine good urban and spatial planning in Prizren.<sup>59</sup>

---

<sup>57</sup> (Galdini, 2005)

<sup>58</sup> Prizren MDP

<sup>59</sup> (Kosova Democratic Institute, 2010)

Among the problematic issues that require acute resolution in the sector of urban and spatial planning in Prizren can mention:

- Lack of human and professional capacities of the Directorate of Urbanism and Spatial Planning as well as Inspectorate of construction;
- Lack of regulatory development plans for neighborhoods of the city;
- Lack of coordination of actions between municipal directories on the one hand and the municipal authorities and the Institute for Protection of Monuments in the other hand, in order to control the quality of construction in the city, compliance of the buildings with the relevant plans, protection of cultural heritage, etc.
- Non cooperation between the municipality authorities of Prizren and the Institute for Protection of Monuments, in which case, the big number of complaints of this Institute did not take into consideration from the Municipal authorities.<sup>60</sup>

### **The Low Level of Healthcare and Education Services**

Overall level of health and education services in the city of Prizren is low. This is one of the biggest social challenges that Prizren have to deal with.

#### **5.1.3. Economical Aspect**

##### **Stagnation of Economic Development and Unemployment**

The economy in Prizren is stagnating, while the unemployment rate is very high. There is a lack of investments from the local as well as the international companies because of lack of functional infrastructure and favorable business climate.

---

<sup>60</sup> (Kosova Democratic Institute, 2010)

Agriculture is the main economic activity in Prizren and participates with 30% in the whole Kosovo. 52% of the land is classified as agricultural land. As for Prizren, more than half the population lives in villages, so agriculture is a major source of employment and income. 53% of the land is agricultural land, 39% are forests and 8% other land.

Prizren is rich in resources like fertile land, pasture, water and mild continental Mediterranean climate. The fertile land and water resources pose a high potential for agricultural development.

A Vineyard is an important activity of Prizren. Although climatic conditions for this activity are excellent, and Prizren has an ancient tradition in the cultivation of grapes, the necessary assistance and investments are lacking.

Moreover, most of the land is degraded due to non-formal exploitation of gravel. The continues occupation of agricultural land for exploitation of the gravel plant, results with new informal settlements in the vicinity of valuable agricultural land. It is an urgent need for organized action to prevent loss of agricultural land, environmental degradation and to provide control over the eventual development.<sup>61</sup>

#### **5.1.4. Environmental Aspect**

Protection and promotion of the environment presents a challenge to the regulation of human existential problem for a better welfare. Environmental challenges is becoming an important factor but also the overwhelming despite the fast economic development.

The level of environmental quality in the city is weak. The biggest challenges in environmental aspect are environmental degradation, insufficient exploitation of natural resources, risk of flooding, the risk of loss of forest, erosion, pollution of rivers.

#### **Air Pollution**

---

<sup>61</sup> Prizren MDP

Air pollution caused by mixing with substances that enter in the natural way or anthropogenic (manmade) which is the main cause of deterioration of its quality, a variety of human diseases and degradation of other environmental elements.

Currently the biggest causes of air pollution in Prizren are:

- The energy sector – namely the lack of electricity has emerged as the aggregates need to use that they make noise besides polluting the environment;
- Traffic – old transport motor vehicles and mostly without catalyst;
- Partly industry, agriculture and illegal open dumps waste in some areas;
- Currently in Prizren as well as throughout Kosovo have lack of laws and standards on emissions and air quality.

### **Water Pollution**

The wealth of a country considered for the waterfront property. Prizren is very rich in water resources.

High density of population, settlements, urban growth, water use by economic sectors, natural growth of population, condition the need for separate management of water resources.

The challenge is also the river pollution made from organic waste disposal, solid waste and other waste, exploitation of sand and gravel and dumping of sewage into the river, in the absence of sewage and industrial plants and spills.

### **Pollution and Degradation of Land**

Pollution and land degradation comes from various solid waste disposal, cutting uncontrolled forest and the creation of erosive areas, exploitation of inert materials, illegal construction, conversion of agricultural land into construction land, etc.

## 5.2. Proposals for Urban Development of Prizren

Sustainable urban development of Prizren can be achieved through integrated urban regeneration of the city. Many cities, especially historical cities around the world has shown the good results of the process of regeneration, like the case of historical town of Beysehir, Konya in Turkey, which was presented in this study.

The historical city of Prizren, with rich cultural, historical and environmental heritage has all dispositions for implementing of this process and achieving the good results, improving the quality of life of citizens, developing the sustainable economy and job creation, rational use of land and protecting the cultural, historical and environmental heritage.

Urban regeneration includes different main themes:

- Revitalization of life in the city;
- Promotion of sustainable solutions;
- Economic development;
- Solution to social problem areas;
- Environmental actions;
- Accessibility and connectivity.

Based on these themes, as well as the challenges of urban development of Prizren and the international experiences of the development of cities through integrated urban regeneration, proposals are given in four aspects:

- Physical Aspect
- Social Aspect
- Economic Aspect and
- Environmental Aspect

These proposals address the need to better frame urban heritage conservation strategies within the larger goals of overall sustainable development and cultural heritage preservation in Prizren. These strategies are intended to support public and private actions aimed at preserving and enhancing the quality of the human environment. The proposals suggest a holistic approach for identifying, conserving and managing historic areas within the urban contexts. It considers the inter-relationships of their physical forms, their economic organization, their natural features and settings, and their social and cultural values.

### **5.2.1. Physical Aspect**

In good examples of urban regeneration an important element is the physical scene, that represents the persistence and the continuity between present and future. Through social and economic local elements regeneration succeeds in acquiring a permanent character and in contributing to the reconstruction of the city identity. Urban project is the condition necessary but not sufficient, to demonstrate: beyond to the physical elements there must be the facts, the decisions, and the behavior, the communication between the various subjects to improve and to implement regeneration policies.<sup>62</sup>

### **Protection and Conservation of Cultural and Historical Heritage of historical city center of Prizren**

Cultural heritage has become one of the most powerful instruments in order to gain a competitive advantage in the global order. Successful urban conservation retains the aesthetic, cultural, and historical values embedded in the local built environment, and maintains economic viability and community coherence.<sup>63</sup>

The Urban Heritage Approach, as intelligent, inclusive and sustainable planning of the larger urbanized area, starting with understanding the evolution of the Urban Heritage at this larger scale. This wider context includes the site's topography, geomorphology and natural features; its built environment, both historic and contemporary; its

---

<sup>62</sup> (Galdini, 2005)

<sup>63</sup> (Chang & Chen, 2011)

infrastructures above and below ground; its open spaces and gardens; its land use patterns and spatial organization; its visual relationships; and all other elements of the urban structure. It also includes social and cultural practices and values, economic processes, and the intangible dimensions of heritage as related to diversity and identity. The definition provides the basis for a comprehensive approach for the identification, conservation and management of historic urban landscapes within an overall sustainability framework. Recognizing the transition of the values associated to urban heritage conservation will open the way to the definition of the present and future value system. The historical transition of urban heritage values from 'monument', to 'social complex', on to 'living heritage' needs to be understood in order to support a new approach.

The historical city center of Prizren is not independent nor can it be extracted from the environment it belongs to. It could not be seen nor regarded as an independent entity. It is an integral part of a city and as such planning should take it. Opposite to the traditional opinion which tended to take it as an isolated subject, a modern thought emphasizes an importance of recognizing the context within which its development and planning take place. This means, not only the relevant physical or functional features, but the general prospects and possibilities for development as well. The full understanding of this is very important because we are now in a position to speak about shifts in the profession and new directions for actions where the physical framework has to be left as the only feasible concept, and turn to the integral approach which includes social, economic and cultural dimension of development. This speaks in case of redeveloping of the city core areas as well. The city as whole becomes relevant and can be recognized and defined as a referent entity; it provides the needed context. The basic questions, such as- how to preserve the historic areas, how to solve the observed conflicts taking place, the rate of reconstruction, the ratio between new and old, etc., here become supplemented by others defining the context in terms of its social, economic and ecological meaning as well, because the urban renewal embraces these questions too.<sup>64</sup>

---

<sup>64</sup> (Bajić Brković, 1997)



Since the first European Urban Charter the urban regeneration of cities has to be focused on the integral approach where the economy, technology, social and cultural factors and relevant laws are considered to be of equal significance for the city. The ideal city is seen to be the one which provides the best possible living conditions for its citizens and achieves the balance between modern development patterns and trends, and the historical heritage. Based on this reasoning it is possible to formulate the principle which implies that the urban heritage must be integrated into the modern life. This can be achieved by providing a framework for an integral planning model to be applied for those areas.

Special attention must be paid to those areas with large groups of monuments and historical sites in order to prevent them from becoming "museums in the open". Renovation of old structures often provides a reasonable economic solution because it offers new but specific possibilities for housing, hotels, business centres, etc. Thus, the economic aspect should be included as well and a notion of economic regeneration introduced into the field. The protection and preservation should be handled carefully and in full accordance with principles of modern city planning.<sup>65</sup>

For preservation and conservation of the historic center of the Prizren these factors should be taken onto account:

- The cultural and historical heritage of Prizren should represent an integral part of the human environment and their integration into the life pattern of the modern society is of the fundamental importance for the planning and spatial organization of the city. This has to be taken into account by all actors and stakeholders involved, such as: national, regional and local governments, citizens and local communities, NGOs, social and environmental institutions, financial institutions, private companies, professionals, etc.
- The preservation and conservation of the historic center of Prizren should be done in order to enable it harmonious adaptation to the modern life.

---

<sup>65</sup> (Bajić Brković, 1997)

- The preservation and conservation projects of the historic center of Prizren should be properly integrated with the policies of sustainable economic and social development, and with urban and regional planning as well.
- The urban regeneration of historic center of Prizren should embrace all the crucial economic, social, cultural, urban, technological and environmental questions of the modern world. That means that the preservation of the historic center of the city of Prizren has not to be merely a matter of conservation of cultural and historical heritage, but has to represent the highly significant economic, social and environmental issues as well.
- Protection of the cultural monuments should include the preservation, conservation and reuse of historical, cultural and religious buildings, monuments, etc.
- The historical architecture should be the adapted and transformed into the modern products, in accordance with needs and requirements of existing and future generations.
- The monumental buildings in historic center which have lost their functions or abandoned and also have not been used for their main purpose should be transformed functionally in this area which is suggested being oriented to culture and tourism;
- The ongoing promotion should be made to raise the citizen's awareness for the values of cultural and historical heritage of Prizren.

### **Rational Use of Land and Transport**

Land-use planning and transport are fundamental and interrelated instruments for the sustainable regeneration of cities, of their physical parts and of their extraordinary diversity.<sup>66</sup>

---

<sup>66</sup> (Mega, 2010), p. 159

Progress towards sustainability demands greater intensity of land use and the conversion and reuse of brown fields and buildings. It also requires the preservation of surrounding green fields and biodiversity. Cities that strive to become sustainable opt for renewal rather than expansion, for consolidation of the urban fabric and improvement of the peripheral districts and suburbs.<sup>67</sup>

Mixed land uses well integrated with transport are a guiding principle for many city plans.<sup>68</sup> Diversity and mixed land uses are linked to the city's unrivalled character as a cultural and racial melting pot. Amsterdam considers urban mix to be a valuable attribute of the inner-city heritage and tries to strike a balance among offers for housing, offices, commerce, services, tourism and leisure. Since 1965, a pedigree sustainability principle has been followed. The new plan was based on the concept that cities should not continuously expand but should concentrate on consolidation and renewal. The compact city policy, introduced in 1985, aimed at optimizing and maximizing the use of space, decreasing distances between home and work, creating diversified residential environments and reducing the overall environmental burden. The implementation of this policy has been a real struggle with scarce space and can provide many valuable lessons.<sup>69</sup>

Transport and land-use planning constitute two strategic and interrelated instruments for sustainability. Sustainable development requires urban structures and patterns that minimize consumption rates and transport flows per person and lead to a drastic reduction of greenhouse gas emissions and depletion of non-renewable resources, maintenance of biodiversity and enhancement of local materials and labour skills.

Sustainability design, the graphic language and an integrated part of urban planning, can enhance the balance among the socioeconomic and environmental dimensions and reveal the aesthetic qualities of cities. Strong leaders and enlightened planners and private developers should respect the city's genetic code, enhance continuity and change and understand and realize the potential of physical and cultural assets.<sup>70</sup>

---

<sup>67</sup> (Mega, 2010), p. 161-162

<sup>68</sup> (World Bank 1995)

<sup>69</sup> (Mega, 2010), p. 163

<sup>70</sup> (Mega, 2010), p. 172

Sometimes regeneration comes from new infrastructures: the increasing of pedestrian areas often requires reorganization of the public transport; there are new occasions to design public spaces to connect areas in transformation to create new identities to these spaces. In other experiences that take place in residential quarters, sometimes public, regeneration faces directly aspects of physical degradation together with those of social and economic degradation. In these experiences, processes of participation create friendly neighborhood, and contribute to create a positive perception of identity and image in people living there.<sup>71</sup>

Urban regeneration should also meet the challenge of sustainability. In urban regeneration sustainable urban development can assume different forms such as: achieving a better relationship between the distribution of people and jobs, more sustainable patterns of urban form, the reduction in the need for urban expansion, the brownfield and contaminated sites cleanup, ecological planning principles in the master plan, in the infrastructures and in the construction projects, sustainable drainage, flood management, renewable energy schemes, and in the new activities like converting disused buildings into, business and research parks, museums, or creating green and recreation zones; and maximizing densities and promoting public transportation, cycling and pedestrian safety.<sup>72</sup>

### **Sustainable Housing**

Housing is one of the most important public policies affecting urban development and, as such, it has a significant potential to contribute to sustainable development.<sup>73</sup> The location, construction, design, management, maintenance, use and demolition of housing can have significant negative effects on the environment.<sup>74</sup> In addition, there are obvious ecological limits to the inputs to housing, including land and non-renewable construction materials. Similarly, a range of inputs to and outputs from housing are significant pollutants to the eco-system. Finally, the demolition of housing involves the production of vast quantities of waste, some of which is potentially toxic.<sup>75</sup>

---

<sup>71</sup> (Galdini, 2005)

<sup>72</sup> (Teixeira, 2010)

<sup>73</sup> (Priemus&Heuvelhof, 2005; Tosics, 2004)

<sup>74</sup> (Huby, 1998; Tosics, 2004; Winston, 2007; Winston&Pareja-Eastaway, 2007)

<sup>75</sup> (Winston, 2009)

When we speak of “sustainable housing” we mean housing that is geared to meeting the needs of the current residents without compromising the ability of future generations to meet their own needs.<sup>76</sup>

In the table 4 (Winston, 2009) outlines an analytical framework for assessing the sustainability of housing from which indicators may be developed. It captures economic, social and environmental components as well as each of the key aspects of housing, namely location, construction/design, dwelling use and regeneration. In terms of location, sustainable land-use planning is required, which entails a shift towards more housing being built within mixed use developments. It also means resisting scattered settlements and a preference for brown-field rather than green-field sites. Finally, sustainability demands that housing be built closer to good quality public transport and, ideally, employment. In terms of construction, SD demands a shift towards high quality housing built at higher residential densities in an attractive, clean and safe residential environment. There should be access to high quality green space. In addition, it requires the use of sustainable construction and design techniques to increase the energy efficiency of buildings, reduce the use of non-renewable materials, utilize local sources of renewable materials and facilitate the recycling of resources (e.g. water, energy and waste). Another aspect of the construction of sustainable housing involves ensuring that there is a supply of affordable housing to ensure social mix in the community.<sup>77</sup>

---

<sup>76</sup> (Priemus, 2005), p.6

<sup>77</sup> (Winston, 2009)

Table 4. Analytical framework for conceptualizing and assessing sustainable housing

(Source: Winston, 2009)

Aspects of housing	Sustainable housing characteristics
Location	Sustainable land-use planning Resisting scattered settlements (brown-field over green-field) Within mixed use developments Close to public transport
Construction and design	Higher residential densities Sustainable construction (e.g. energy efficiency, local renewable materials) Design for sustainable use (e.g. energy use, water recycling and treatment, waste recycling) Housing quality Access to green space Attractive, clean and safe residential environment Housing affordability Tenure mix and social mix Social resources
Use	High standards of energy efficiency in use of dwellings Waste recycling Sustainable management and maintenance
Regeneration	All of the above, and emphasis on renovation rather than demolition Partnership with residents

Regarding the use of housing, the behavior of residents and property managers is most important. However, housing built to facilitate low energy use is more likely to result in a high standard of energy efficiency in the use of dwellings, although a “rebound effect” may occur, where, for example, residents use air-conditioning in well-insulated dwellings during the summer months.<sup>78</sup> Similarly, sustainable designs can increase the extent of recycling among residents. Another aspect of use is the sustainable management and maintenance of housing. Priemus (2005) notes that the potential of housing providers (local authorities, housing associations and private landlords) to contribute to SD is often neglected, despite their pivotal role. This includes the regeneration of housing stock, which should be done by implementing all of the aforementioned characteristics. In addition, it should involve partnership with residents or potential residents. Finally, the emphasis should be on renovating housing rather than demolishing it, where feasible. Where demolition occurs, materials should be recycled as much as possible.<sup>79</sup>

<sup>78</sup> (Priemus, 2005), p.11

<sup>79</sup> (Winston, 2009)

## 5.2.2. Social Aspect

### Participation of Wide Range of Actors and Stakeholders

Citizens are the political stakeholders of the cities. They have rights and duties to the city. Active citizenship means participation in and responsibility for decisions on the future of a city.

The success of most urban regeneration processes will depend on understanding and meeting the needs of the community.<sup>80</sup> It is therefore important in the process of urban regeneration of Prizren to mobilize a wide range of actors and stakeholders including, national, regional and local governments, citizens and local communities, NGOs, corporate business, investors and construction companies, property owners, real estate investors, financial and economic organizations, social and environmental organizations, teaching, innovative and research institutions, etc., where the contribution of all these stakeholders should be obtained.

The participation of the private sector is very important, especially in the use change and historic core recuperation operations. The regeneration process has to obtain the consensus of the citizens on the strategy and the execution of the projects. This consensus has permitted to maintain the revitalizing impulse of the city, to incorporate the different sensibilities of the citizens on the final results. Social consensus and the institutional settings are important, as well as strategy and leadership.

Such partnerships, with wide range of actors in the context of an urban regeneration process, could: provide a clear picture of a Prizren's characteristics, problems, prospects and needs; form a shared vision for the city; identify common needs and priorities for urban regeneration; promote commitment to the implementation of the project; generate necessary funding for project implementation and follow up.<sup>81</sup>

---

<sup>80</sup> (Galdini, 2005)

<sup>81</sup> (Galdini, 2005)



However for success in urban regeneration, crucial is political will. Political support is necessary to gather stakeholders and community intervention to a complex process such as urban regeneration. Any long-term intervention is required to meet the economic conditions / financial stability and independence to preserve the process of political wills or other change due to changes in the context of foreign policy or domestic.<sup>82</sup>

### **Building the Capacities**

Capacity building encompasses the city's human, scientific, technological, organizational, institutional and resource capabilities. A fundamental goal of capacity building is to enhance the ability to evaluate and address the crucial questions related to policy choices and modes of implementation among development options, based on an understanding of environment potentials and limits and of needs perceived by the people of the city concerned.<sup>83</sup>

Capacity building in Prizren should include:

- Human resource development, the process of equipping individuals with the understanding, skills and access to information, knowledge and training that enables them to perform effectively. For successful process of urban regeneration in the city of Prizren, there is need of increasing of human and professional capacities of local administration, namely the Directorate of Urbanism and Spatial Planning, Inspectorate for construction, etc. There is a need also to build and strengthen the capacity of planning institutions, by harnessing the contribution of professionals, citizens and politicians.
- Organizational development, the elaboration of management structures, processes and procedures, not only within organizations but also the

---

<sup>82</sup> (Galdini, 2005)

<sup>83</sup> [http://www.reading.ac.uk/PeBBu/state\\_of\\_art/actions/capacity\\_building.htm](http://www.reading.ac.uk/PeBBu/state_of_art/actions/capacity_building.htm)

management of relationships between the different organizations and sectors, such as public, private and community.

- Institutional and legal framework development, making legal and regulatory changes to enable organizations, institutions and agencies at all levels and in all sectors to enhance their capacities.<sup>84</sup> Strong planning frameworks are essential for effective and sustainable regeneration. They provide confidence to investors and communities affected by regeneration. They are most effective when they are complemented by a range of supporting policies and programs.<sup>85</sup>
- One of the basic conditions that a city must have, in order to be functional and well planned, is design of urban development plan and municipality development plan, as well as design of regulatory plan for parts of the city. Only with planning and full implementation of these documents a city can provide proper housing conditions for its citizens. This applies especially to the city of Prizren, which is known for its old quarters built without respecting the necessary urban criteria.<sup>86</sup>

### **Improving Education**

Improving education would be by promoting and supporting research, services, pedagogical and professional development activities focusing on and grounded in the educational, organizational, political, social, and cultural contexts of urban schooling.

In Prizren there is a need also to provide school buildings, to accommodate future increases in pupil numbers in high quality facilities in regenerating urban areas.<sup>87</sup>

### **Training for Skills**

---

<sup>84</sup> [http://www.reading.ac.uk/PeBBu/state\\_of\\_art/actions/capacity\\_building.htm](http://www.reading.ac.uk/PeBBu/state_of_art/actions/capacity_building.htm)

<sup>85</sup> (Teixeira, 2010)

<sup>86</sup> (Kosova Democratic Institute, 2010)

<sup>87</sup> [http://www.reading.ac.uk/PeBBu/state\\_of\\_art/actions.htm#PHYSICAL](http://www.reading.ac.uk/PeBBu/state_of_art/actions.htm#PHYSICAL)

Policy changes will only deliver the desired urban regeneration if they are implemented by people with the skills to make them work. The quality of urban design, the ability to assemble development sites, the standards of project management and long-term maintenance all are affected by the available skills-base. People with expertise in urban design, planning and property development within local government are essential assets. Steady flow of new professionals and sufficient inter-disciplinary dimension of career training for relevant professions are necessary to push forward urban development.<sup>88</sup>

For process of urban regeneration in Prizren important is to meet these requirements:

- To establish joint working between institutions, professionals, education providers and employers to develop a plan of action for improving the skills-base in urban development;
- To raise the citizen's awareness for the values of historical and cultural heritage of the city and understanding of values, objectives and actions of the urban heritage approach.
- To promote innovation and good practice and encouraging community participation in the regeneration process;
- To train professional staff and trainees by exposure to best practices.<sup>89</sup>

### **Promoting Culture**

Culture has become an important field of investigation in relation to the development processes of the cities. Cultural production is a crucial element that makes the economic and social systems competitive. Culture production acquires a crucial role in the generation of new ideas, in experimenting new processes, in adopting new behavioral and organizational schemes. The crossover fertilizations due to the advanced

---

<sup>88</sup> [http://www.reading.ac.uk/PeBBu/state\\_of\\_art/actions/train4skills\\_demand.htm](http://www.reading.ac.uk/PeBBu/state_of_art/actions/train4skills_demand.htm)

<sup>89</sup> [http://www.reading.ac.uk/PeBBu/state\\_of\\_art/actions/train4skills\\_demand.htm](http://www.reading.ac.uk/PeBBu/state_of_art/actions/train4skills_demand.htm)

culture district will boost the economic dimension of the area, but more importantly cultural production will provide more opportunities for increasing individual and group capabilities, fostering the improvement of the stock of social and human capital within the area.<sup>90</sup>

### **Establishing Local Architecture Centre**

Architecture Centre should be the venue for public debates on strategic plans, architectural competitions and planning applications. This local centre should exhibit adaptable working models of the borough and its neighborhood; it should hold lectures, exhibitions and courses about the city, its architecture and its ecology. Planning committees should include citizens and specialists in all fields of urban design, because we need to focus the energy of all those with a stake in the urban environment on jointly tackling the problems of the city. At this centre the citizens could meet the developers and the planning committee its electorate. In effect it would need to be ‘electronic town hall’, both multi-media forum and physical meeting place, providing interaction and access to a broad range of information - a vehicle for the citizens to learn and to ensure that the planning professions serve the needs of the public.

Realizing the untapped wealth of knowledge and ideas which lie within the citizenry is the key to solving urban problems. A tapping of this wealth not only propels the city designers into unthought-of regions of ideas but serves the crucial purpose of assuring the citizens that their ideas and knowledge are an integral part of the solution. This approach is more than participation and consultation; it is co-operation, and co-operation reduces tension.<sup>91</sup>

### **Providing Employment Opportunities for All**

Providing employment opportunities for all is the single most effective means of tackling poverty and social exclusion. Employment enables individuals to improve their

---

<sup>90</sup> (Sacco & Blessi, 2007)

<sup>91</sup> (Rogers&Gumuchdjian, 1997, Cities for Small Planet)

living standards; it also makes constructive use of human resources. In a modern economy, cities that succeed will be those that get the best out of all their people.<sup>92</sup>

People should have the skills, motivation and opportunity to make the most of their employment potential. Therefore the in Prizren following should be done:

- Raise education standards to equip young people to be able to take up jobs;
- Assist unemployed people to acquire employability skills and find work;
- Develop a culture of lifelong learning, which makes for a flexible and adaptable workforce;
- Make work pay and easing the transition into work, through tax and benefit reforms;
- Help parents balance work with their family lives, further education and training more effectively and with greater confidence;
- Provide high quality, affordable and accessible childcare and early education;
- Organize unskilled labour structure with vocational training programs;
- Help people on inactive benefits back into the labour market and into employment through various welfare to work initiatives.<sup>93</sup>

### **Marketing and Promotion**

Marketing strategies are also an important component in process of urban regeneration of the city of Prizren. The marketing strategies should be applied during all the phases of the process. In the first phase is can be used to attract investments. To attract activities, faculties, high-tech enterprises, scientific and research institutions, technology centers, cultural facilities, innovative complexes, while the site is in reconstruction. To retain and attract citizens, workers and tourists after everything has been finalized.

---

<sup>92</sup> [http://www.reading.ac.uk/PeBBu/state\\_of\\_art/actions/employment4all.htm](http://www.reading.ac.uk/PeBBu/state_of_art/actions/employment4all.htm)

<sup>93</sup> [http://www.reading.ac.uk/PeBBu/state\\_of\\_art/actions/employment4all.htm](http://www.reading.ac.uk/PeBBu/state_of_art/actions/employment4all.htm)

All competent authorities in Prizren should promote historical, cultural and urban heritage as a central factor in the mutually supporting objectives of sustainable development, cultural diversity and contemporary creativity, fostering economic and social climate which supports participation in cultural heritage activities.

### **5.2.3. Economic Aspect**

#### **Economic Development through Tourism, Culture, Agriculture and Trade**

Prizren in Spatial Plan of Kosovo 2005 belongs to Orange Area – The Gardens of Kosova, which means that it's defined as a cultural, tourism, agricultural industry, and light and trade industry area.

The characteristics of the Orange Area – it is located at the south of Kosova, including three municipalities: Suhareka, Dragash and Prizren as a center, an area which has around 360.000 inhabitants, a population which lives mostly in villages (65%) rather than cities (35%).<sup>94</sup>

The Garden of Kosova, with Prizren at its center shall be built on root traditions of this Ancient area, to turn it into a modern cultural-tourism center, agricultural industry and service and trade, developed into a functional network creating stronger connections to remote villages to stimulate activities based on natural potentials, attractive to live and work in them, and sufficient space for involvement of the private sector in vineyards, farming and tourism.<sup>95</sup>

---

<sup>94</sup> (Spatial Plan of Kosova 2005)

<sup>95</sup> (Spatial Plan of Kosova, 2005)

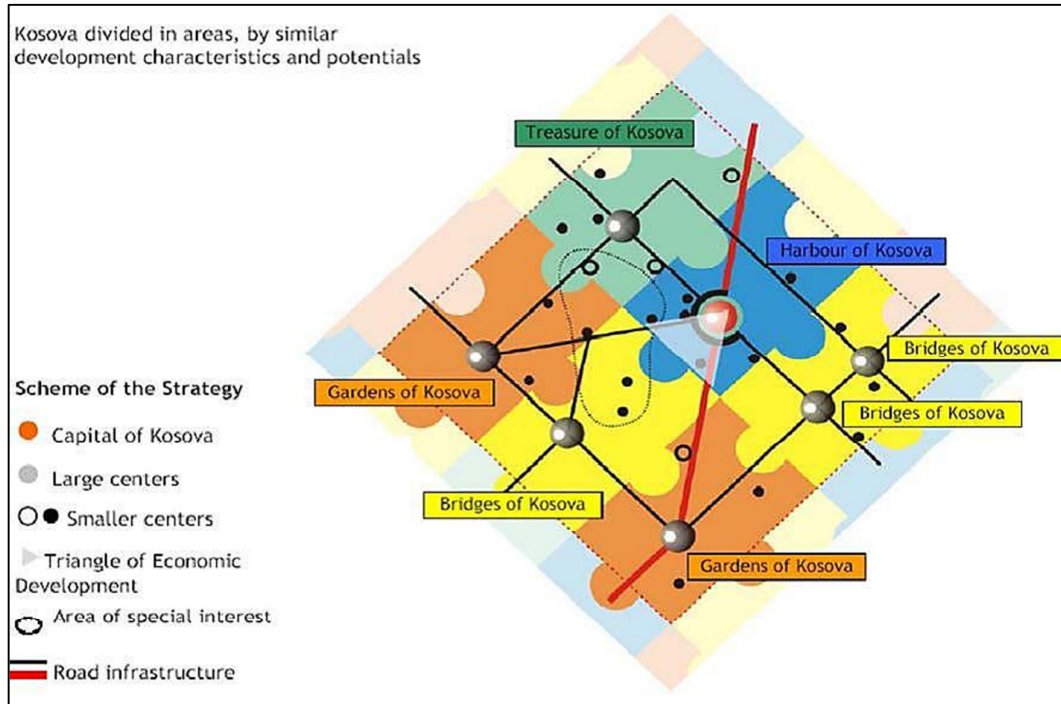


Figure 19. Spatial development strategy of Kosovo (Source: Spatial Plan of Kosovo 2005)

Prizren is a city of rich cultural and historical values, and has to be recognized as a “Museum City”, attracting development activities such as culture, tourism, trade, agriculture, light food production, textile, pharmaceuticals.

Prizren has a potential for creating of an attractive environment for development of private business activities and encouragement for the best utilization of local economic potentials and natural and human resources, especially in tourism and agriculture.

For sustainable economic development of Prizren should be taken these actions:

- Development of cultural and historical tourism through preservation and conservation of cultural, historical and natural heritage of the city;
- Promotion of Prizren as a Museum City, to contribute in creating conditions for protecting and utilization of cultural and natural heritage for the local economic development;



- Stimulation, preservation and cultivation of traditional handcrafts;
- Development of cultural and hotelier facilities to support the tourism and cultural activities in the city;
- Development of agricultural production through institutional support and stimulation, and improving of road infrastructure; protection of agricultural land, aiming to reduce migration;
- The LED Program (local economic development), through promotion of SME (small and medium enterprises) and importation of modern technologies;

### **Economic Development through Partnership**

The importance of establishing partnerships is widely recognized, especially public-private ones, as a means of securing realistic sources of urban regeneration funding, but also providing new ideas, more efficiency and entrepreneurial spirit. This kind of partnership does not include the private sector alone, but also the individuals, professionals and civil society organizations.<sup>96</sup>

Especially Public Private Partnership is a very important tool for providing real sources of financing of urban regeneration, but also providing new ideas, more efficiency and ghost researchers. Partnership with the private sector is looking particularly since, in most cases, the public sector does not possess the necessary financial means. Partnership with the private sector is also important to the extent that private sector can be more efficient in certain types of activities or when it may be more important comparative advantage.<sup>97</sup>

State institutions need private investment, the experience and the risk to deliver urban regeneration. The institutions involved should be managed having in mind public and

---

<sup>96</sup> (Galdini, 2005)

<sup>97</sup> (Galdini, 2005)

private interests of several organizations that is known as cross sector long-term partnerships. Financial investment and funding for regeneration redevelopment is essential for these long term investments.<sup>98</sup>

For the process of urban regeneration in Prizren the partnership is essential for sustainable economic development, especially the public private partnership. The public and private sector, as well as professional associations can promote and integrate participatory urban design and quality architecture in the urban heritage approach, contributing effectively towards social cohesion and job creation, the promotion of cultural tourism and economic development.

#### **5.2.4. Environmental Aspect**

Environmental sustainability is the ability to maintain the qualities that are valued in the physical environment.

Environmental sustainability programs include actions to reduce the use of physical resources, the adoption of a 'recycle everything/buy recycled' approach, the use of renewable rather than depletable resources, the redesign of production processes and products to eliminate the production of toxic materials, and the protection and restoration of natural habitats and environments valued for their livability or beauty.

The implementation of policies to achieve a feasible rate of sustainable environment must take place through the integration of environmental strategy with sectoral strategies, monitoring, information and reporting, including integrated and sustainable land use, waters and waste management.<sup>99</sup>

#### **Land Use Management**

---

<sup>98</sup> (Teixeira, 2010)

<sup>99</sup> (National Background Report on Environmental Research for Kosovo, 2009), *under UNSCR 1244*

Previously developed land should be recycled for housing wherever this represents the most sustainable option. A 'sequential' approach to the release of land for new housing should be implemented so that undeveloped green-field sites are not released when alternative brown-field land is available.<sup>100</sup>

Instead of a tax on green-field development, there is a scope for a more general planning charge on developers, in the form of environmental impact fees to compensate for environmental damage.<sup>101</sup>

Partnerships between the public sector and private landowners and developers would facilitate the process of land assembly for area regeneration purposes. A scheme for taxing ownership of vacant previously developed land should be explored as an incentive to bring it into productive use. Local authorities should also have more powers to use enforced sale and foreclosure powers to ensure that wasted land does not atrophy the urban environment.<sup>102</sup>

Some of the actions regarding the land use and housing that should be taken for environmental sustainability are:

- To remove allocations of green-field land for housing from development plans where the allocations are not consistent with sustainability objectives;
- To retain the general presumption against development on green-fields and designated green belts;
- To design urban green space in development plans;
- Clean up land and bring all contaminated land back into beneficial use;
- Reuse brown-field land
- To develop the areas in which the infrastructure is already installed, it protects agriculture and greenery, as well as it increases the density, enabling this way the usage of neighbour services and shops and alternative transportation.

---

<sup>100</sup> [http://www.reading.ac.uk/PeBBu/state\\_of\\_art/actions/manage\\_land\\_supply.htm](http://www.reading.ac.uk/PeBBu/state_of_art/actions/manage_land_supply.htm)

<sup>101</sup> [http://www.reading.ac.uk/PeBBu/state\\_of\\_art/actions/manage\\_land\\_supply.htm](http://www.reading.ac.uk/PeBBu/state_of_art/actions/manage_land_supply.htm)

<sup>102</sup> [http://www.reading.ac.uk/PeBBu/state\\_of\\_art/actions/manage\\_land\\_supply.htm](http://www.reading.ac.uk/PeBBu/state_of_art/actions/manage_land_supply.htm)

- Plane 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.<sup>103</sup>
- Place buildings 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 construction should be directed towards the existent but damaged areas.
- Build or renovate a houses using environmental sound design and lower impact materials and 5+ star appliances;

### **Promoting Sustainable Transport System and New Technologies**

The promotion of sustainable transport system and new technologies influences in decreasing of the negative environmental impacts. This can be achieved through these measures:

- Creating comprehensive green pedestrian routes around and across the city;
- Giving priority to the needs of pedestrians and cyclists in urban development projects;
- Developing projects that prioritize walking, cycling and public transport;
- Imposing tougher restrictions on the use of private cars, such as car parking charges and road pricing;
- Setting a maximum standard of one car parking space per dwelling for all new urban residential development;
- Using public, less polluting and more energy efficient modes of travel;
- Promoting public transports
- Encouraging patterns of developments, which reduce the need to travel by car;
- Reducing the need to travel through use of IT and integrated land-use and transport planning;

---

<sup>103</sup> (Campbell, 2006)

- Encouraging innovation in goods and services, which use fewer environmental resources in use, manufacturing or disposal.

## **Waste Management**

Everyone generates waste that requires efficient and environmentally acceptable management from its source to final disposal. There is a clear need for the current approach of waste disposal that is focused on municipalities and uses high energy/high technology, to move more towards waste processing and waste recycling.<sup>104</sup>

While waste can be managed through disposal, recycling or composting, the alternative and arguably the best solution is to reduce waste generation at source. This may be, for example, through educating householders or by introducing new business systems. If waste minimization is not possible, waste treatment may provide alternative options:

- Biological treatment – composting and anaerobic digestion are becoming increasingly important in the management of waste;
- Energy from waste – there are a number of technologies to generate energy from waste, the most well known being incineration while less proven technologies include pyrolysis, gasification, and anaerobic digestion;
- Recycling
- Waste audits – provide the essential starting point for developing options for process improvements and minimization initiatives, recycling and assessing the efficiency of all aspects of waste management services;
- Waste minimization – while waste can be managed through disposal, recycling or composting, the alternative and arguably the best solution is to reduce waste generation at source.<sup>105</sup>

The reuse of historic buildings can be more sustainable in terms of the use of natural resources. Simon Thurley, the Chief Executive of English Heritage, pointed out that

<sup>104</sup> [http://www.reading.ac.uk/PeBBu/state\\_of\\_art/actions/waste\\_management.htm](http://www.reading.ac.uk/PeBBu/state_of_art/actions/waste_management.htm)

<sup>105</sup> [http://www.reading.ac.uk/PeBBu/state\\_of\\_art/actions/waste\\_management.htm](http://www.reading.ac.uk/PeBBu/state_of_art/actions/waste_management.htm)



“There is a huge amount of waste generated by the construction and demolition of buildings; something like 24% of all waste is generated by demolition and construction. It is simply better in sustainability terms to use and recycle old buildings than to demolish them and to build new ones.”<sup>106</sup>

## **Water Resource Management**

Water quality monitoring provides information that helps set policies and programs to protect and improve the quality of streams and rivers. It provides a basis for prioritizing needs so that limited funds can be effectively allocated to improve conditions. Monitoring also provides the basis both for determining whether those policies and programs actually result in measurable environmental improvements, and to increase policies and programs effectiveness.<sup>107</sup>

To protect water resources, it is increasingly important to address the condition of land areas within the watershed because water carries the effects of human activities throughout the watershed as it drains off the land into surface waters or leaches into the ground water. Ecosystem/watershed planning aims for achieving clean water and healthy, sustainable ecosystems. This requires taking a comprehensive look at ecosystem issues and tailor corrective actions to local concerns within the coordinated framework of a national water program.

Water management efforts to reach hydro-solidarity while securing both water, food and environmental security should encompass both sequential reuse of blue water along the river system and proper attention to green/blue water interactions as well as pollution loads, degrading the usability of the accessible water.<sup>108</sup>

The dumping of sewage in most cases is directly to the river, therefore construction of plants should be a matter of first importance to the protection of waters from pollutants of wastewater arising from settlements and from industry.

---

<sup>106</sup> (ODPM: Housing, Planning, Local Government and the Regions Committee, 2004)

<sup>107</sup> [http://www.reading.ac.uk/PeBBu/state\\_of\\_art/actions/water\\_management.htm](http://www.reading.ac.uk/PeBBu/state_of_art/actions/water_management.htm)

<sup>108</sup> [http://www.reading.ac.uk/PeBBu/state\\_of\\_art/actions/water\\_management.htm](http://www.reading.ac.uk/PeBBu/state_of_art/actions/water_management.htm)

## 6. CONCLUSIONS

The city of Prizren has not challenging only with physical issues but also with social, economic and environmental issues. The solving of these issues could be achieved through integrated urban regeneration process together with producing innovative strategies. It is an important point that community should be represented in these processes. Also, participation of community should be supported in the production of these strategy processes.

### **Physical Aspect**

In terms of physical sustainability urban regeneration should be understood as a cyclical process that requires a gradual development, together with the subsequent steps of the meaning of strict linearity towards the future cost. For urban regeneration in Prizren in physical aspect should be taken these actions:

- Preservation and conservation of the cultural and historical heritage of the historic city center of Prizren through integrated approach with the policies of sustainable economic, social and environmental development and in harmonious adaptation to the modern life, oriented to culture and tourism;
- Monumental and historic buildings in historic city center of Prizren, which have lost their functions or abandoned and also have not been used for their main purpose should be transformed functionally in this area which is suggested being oriented to culture and tourism;
- The historic centre, river, bridges, fortress of Prizren, should be evaluated with an integrated approach in urban design process;
- Regulation of lateral parts of the river for pedestrians and recreational facilities;
- Rational use of land through integrated urban approach;

- Promotion of the sustainable housing, through applying the standards of low energy houses and passive houses and using renewable energy based on the natural resources of the region;
- Improvement of infrastructure; construction of roads according to European standards and maintenance of roads;
- Introduction of public transport.

### **Social Aspect**

In the process of urban regeneration in terms of social sustainability the crucial role has the participation of wide range of actors and stakeholders. Also building the capacities, education and training are very important in this complex realization.

For successful implementation of urban regeneration in Prizren in social aspect should be taken these actions:

- Participation of wide range of actors and stakeholders including, national, regional and local governments, citizens and local communities, NGOs, corporate business, investors and construction companies, property owners, real estate investors, financial and economic organizations, social and environmental organizations, teaching, innovative and research institutions, etc., where the contribution of all these stakeholders should be obtained.
- Raising awareness of citizens for the values and the preservation of cultural and historical heritage of the historic center of Prizren;
- Building the capacities – increasing human and professional capacities of local administration, namely the Directorate of Urbanism and Spatial Planning, Inspectorate for construction, etc.

- Designing of regulatory plans for the neighborhoods of the city;
- Improving the education, training and exchanging of knowledge;
- Promotion of culture, which should be considered in regeneration process and should be integrated into the comprehensive and strategic planning stage;

### **Economic Aspect**

In terms of economic sustainability development in Prizren can be achieved through these key elements: tourism, agriculture and trade, and Public Private Partnership.

For urban regeneration in Prizren in economic aspect should be taken these actions:

- Development of cultural and historical tourism through preservation and conservation of cultural, historical and natural heritage of the city;
- Promotion of Prizren as a Museum City, to contribute in creating conditions for protecting and utilization of cultural and natural heritage for the local economic development;
- Stimulation, preservation and cultivation of traditional handcrafts;
- Development of cultural and hotelier facilities to support the tourism and cultural activities in the city;
- Development of agricultural production through institutional support and stimulation, and improving of road infrastructure; protection of agricultural land, aiming to reduce migration;
- The LED Program (local economic development), through promotion of SME (small and medium enterprises) and importation of modern technologies;

- Development of economy through partnership, especially Public Private Partnership, which is a very important tool for providing real sources of financing of urban regeneration in Prizren.
- Creating opportunities and enough space for potential local and foreign investors.

### **Environmental Aspect**

In terms of environmental sustainability, the preservation process is a central element in urban regeneration axis that provides the basis for an urban regeneration activity. In this sense it provides preserving process where the structuring axis for all environmental factors. Key element in maintaining the process is a system of environmental monitoring and assessment.

For urban regeneration in environmental aspect should be taken these actions:

- Land use management to protect the land and natural resources from degradation; protection of environmental heritage;
- Promotion of sustainable transport service and new technologies to protect air from pollution and reduce negative environmental impacts;
- Waste Management through biological treatment, creating energy from waste, recycling, waste audits, waste minimization, etc.
- Water Management – management of water resources, wastewater treatment and protection of rivers from pollution through stopping the exploitation of gravel from riverbanks and construction of plants;
- Protection of biodiversity;

Integrated and comprehensive urban regeneration strategies are needed for regeneration of historical city of Prizren. In the best examples of urban regeneration projects should contain physical, economic, social and environmental element representing the past, persistence in the present and the future continuity. Urban regeneration in Prizren can be achieved through social and economic programs with local elements by acquiring a permanent character and contributing to the rebuilding of the city's historic identity. Citizen participation and partnership are key elements in this process. Prizren community and stakeholders should share roles and contribute to collective efforts to improve urban areas.

And at the end, taking into account the undeniable cultural potential and historical tradition the main goal for the city of Prizren should be to join the network of cultural roads of the Balkan region and Europe. In this way, Prizren will be given a deserved place in the procession of the pearls of world heritage of universal culture, as a city of historic and cultural tradition.



## 7. BIBLIOGRAPHY

### Literature:

Aliaj, B., Lulo, K., & Myftiu, G. (2003). *TIRANA the Challenge of Urban Development*. Tirana: Gorenjski Tisk, Slovenia.

Bajić Brković, M. (1997). Urban Heritage Between Historic Preservation and Development: Planners Perspective. *Facta Universitatis* , 483-492.

Beqaj, B. (2007). *Menaxhimi Urban*. Prishtine: Focus.

Chang, H., & Chen, T. (2011). *The Integration of Urban Regeneration Method into the Practice of Historical Conservation – the Case Study of Tainan, Taiwan*. Reviewed paper.

CHWB Kosovo office. (2006). *An Archeological Map of the Historic Zone of Prizren: Prizren Rehabilitation Programme*.

Ciftci, C., Meshur, H., Yenic, M., Yavuz, F., & Levend, S. (2010). *Urban Regeneration Strategies in Historical City Center of Beysehir-Konya/Turkiye*. Istanbul.

Devuyst, D., Hens, L., & De Lannoy, W. (Eds.). (2001). *How Green is the City? Sustainability Assessment and the Management of Urban Environments*. New York: Columbia University Press.

D'hondt, F. Re-Creating Kosovo Cities. *42nd ISoCaRP Congress*.

Eastaway, M. P., & Solsona, M. S. (2005). *What do we understand by a sustainable urban regeneration process? Visions about the future of restructured housing estates in Spain*. Barcelona.

Ercan, M. A. (2010). How to Achieve Sustainable Conservation in the Historic Housing Neighbourhoods of Istanbul? *14th IPHS Conference*. Istanbul.

EUSR Kosovo. (2011). Preserving Historic Districts in Kosovo: Strategies and Actions for the Planning and Management of Urban Cultural Heritage. *Prizren Conference 21-23 March 2011*. Prizren.

Friesecke, F. (2007). *The Role of Partnerships in Urban Regeneration – Similarities and Differences between Germany and United Kingdom*. Hong Kong.

Galdini, R. (2005). Urban Regeneration Process: The Case of Genoa, an Example of Integrated Urban Development Approach. *45th Congress of the European Regional*

Science Association: "Land Use and Water Management in a Sustainable Network Society". Amsterdam.

Garcia, B. (2004). Cultural Policy and Urban Regeneration in Western European Cities: Lessons from Experience, Prospects for the Future. *Local Economy* 19:4 , 312–326.

Goksin&Muderrisoglu. (2005). Urban Regeneration:A Comprehensive Strategy for Creating Spaces for Innovative Economies. *41st ISoCaRP Congress 2005*.

Hartkoorn, A. (Ed.). (2000). *Qyteti i ndertuar nga njerezit* . Tirana: Co-PLAN, Qendra per Zhvillimin e Habitatit.

Instituto Universitario de Urbanística de la Universidad de Valladolid. (2010). *Integrated Urban Regeneration in Europe*. Directorate General of Land and Urban Policies of the Spanish Ministry of Housing.

Iordanidou, I., Deffner, A., & Psycharis, Y. *The Cultural Environment Approach of Urban Development: The Case Study of the City of Veria, Greece*. Volos.

Jenks, M., & Dempsey, N. (2005). *Future Forms and Design for Sustainable Cities*. Burlington: Architectural Press.

Jenks, M., & Jones, C. (Eds.). (2010). *Dimensions of the Sustainable City*. London: Springer.

Kahn, M. (2006). *Green Cities: Urban Growth and Environment* . Washington, D.C.: Brookings Institution Press.

Kennedy, L. (Ed.). (2004). *Remaking Birmingham: the visual culture of urban regeneration*. New York: Routledge.

Kosova Democratic Institute. (2010). *Raport mbi sektorin e urbanizmit në Komunën e Prizrenit*. Prishtine.

Lang, T. (2005). Insights in the British Debate about Urban Decline and Urban Regeneration. *Working Paper* . Erkner: Leibniz-Institute for Regional Development and Structural Planning.

LUDA E-Compendium: Handbook E4. *Integrating assessment into sustainable urban regeneration*.

McCarthy, J., & Pallock, S. H. (1997). Urban Regeneration in Glasgow and Dundee: a Comparative Evaluation. *Land Use Policy* , 137-149.

McGregor, A., & McConnachie, M. (1995). Social Exclusion, Urban Regeneration and Economic Reintegration. *Urban Studies* 32:10 , 1587-1600.

- Mega, V. (2010). *Sustainable Cities for the Third Millennium: The Odyssey of Urban Excellence*. New York: Springer.
- Mehta, P. *The Impact of Urban Regeneration on Local Housing Markets - A Case Study of Liverpool*.
- Neto, P. and Serrano, M. (2011). *Governance and Creativity on Urban Regeneration Processes*. Working Paper, CEFAGE-UE, Evora.
- Ng, E. (Ed.). (2010). *Designing High-Density Cities for Social and Environmental Sustainability*. London: Earthscan.
- NGO Emancipimi Civil Ma Ndryshe - Ec Ma Ndryshe . (2010). *Prizren through the Retro-visor* .
- Nobre, E. (2002). Urban regeneration experiences in Brazil: Historical preservation, tourism development and gentrification in Salvador da Bahia. *URBAN DESIGN International* , 109-124.
- ODPM: Housing, Planning, Local Government and the Regions Committee. (2004). *The Role of Historic Buildings in Urban Regeneration*. House of Commons. London: The Stationery Office.
- Osi, M. (2001). *Prizreni qytet i lashte, muze me thesar te pasur kulturor*. Prizren: Shoqata numizmatike shqiptare - DEMASTION, Prizren.
- Osmani, J. (2006). *Vendbanimet e Kosoves - Prizreni*. Prishtine: Shkrola, Prishtine.
- Parkinson, M. (2005). Localised Strategies in a Globalised Economy: Lessons from Competitive Cities. *OECD Conference - Local Development and Governance in Central, East & South-East Europe*. Trento.
- Parkinson, M. (2008). *make no little plans: The regeneration of Liverpool city centre 1999 - 2008*. *European Institute for Urban Affairs, Liverpool John Moores University* . Liverpool: Nonconform Design Ltd.
- Preliminary Technical Assessment of the Architectural and Archaeological Heritage in South East Europe. (2009). *The Prizren Fortress (Kalaja), Prizren, Kosovo*.
- Prekaj, M. (1998). *Prizreni dhe rrethina ne shekullin XIX dhe ne fillim te shekullit XX*. Prishtine: Instituti i historise - Prishtine.
- Roberts, P., & Sykes, H. (2000). *Urban Regeneration: A Handbook*. London: Sage Publications Ltd.
- Rogers, R. (2005). *Towards a Strong Urban Renaissance*. Urban Task Force.

- Rutkauskas, G. *The regeneration of the historic city centre in Vilnius*. Vilnius.
- Sacco, P. L., & Blessi, G. T. (2007). *Urban Regeneration, Culture and Happiness. Bridging Communities through Cultural Policies: A Theoretical Framework*. Siena.
- Shukriu, M. (2001). *Prizreni i Lashte*. Prizren: KOSOVA, Prizren.
- Stouten, P., & Hulsbergen, E. (2007). Urban Regeneration in a New Context. *ENHR International Conference 2007*. Rotterdam: W20 – Spatial planning and governance at the regional level.
- Tallon, A. (2010). *Urban regeneration in the UK*. New York: Routledge.
- Technical University of Stambol; Urban and Environmental Planning and Research Center, Istanbul; Urban Design Studio, Prizren; Plan-Art, Istanbul. (n.d.). *Prizren Municipal Development Plan* .
- Teixeira, J. M. (2010). *Urban Renaissance: The Role of Urban Regeneration in Europe's Urban Development Future*.
- The Chesapeake Historic Preservation Commission and The South Norfolk Civic League Historic District Committee. (2001). *Historic and Cultural Preservation Overlay District Design Guidelines for South Norfolk* . Chesapeake.
- Toska, E. *Urban revitalisation and reconstruction of Nënkalaja neighbourhood and Syndicate building in Prizren, Kosovo: Syndicate building in Prizren, Kosovo: Management and Conservation Plan*. Prishtina: CHWB Kosovo office.
- Tsenkova, S. (Ed.). (2002). *Urban Regeneration: Learning from the British Experience* . Calgary: Faculty of Environmental Design, University of Calgary.
- Turcotte, D. and Geiser, K. (2010). A Framework to Guide Sustainable Housing Development. *Housing and Society*, 37:2 , 87-117.
- UNMIK. (2004). *Integrated Rehabilitation Project Plan/Survey of the Architectural and Archaeological Heritage*. European Commission - Council of Europe Joint Programme.
- Weingaertner, C., & Barber, A. (2007). Urban Regeneration and Sustainability: Challenges for established small businesses. *ENHR International Conference 2007*. Rotterdam: W19 – The Sustainable City.
- Winston, N. (2009). Urban Regeneration for Sustainable Development: The Role of Sustainable Housing? *European Planning Studies*, 17:12 , pp. 1781-1796.

## **Documents:**

Prizren Municipal Development Plan 2025. *Istanbul Technical University; Urban and Environmental Planning and Research Center, Istanbul; Urban Design Studio, Prizren; Plan-Art, Istanbul.*

Spatial Plan of Kosova. (2005). *The Ministry of Environment and Spatial Planning, The Institute for Spatial Planning.*

Spatial Development Profile and Situation Analyses: Profile of Prizren Municipality. (2007). *The Municipality of Prizren; UN Habitat.*

Profile of Kosova: Spatial Development in Kosova. (2004). *The Ministry of Environment and Spatial Planning, The Institute for Spatial Planning*

Development Agenda of the Municipality of Prizren. (2002). *UNMIK; Municipality of Prizren.*

General Plan of Prizren 2003-2013. (2003). *Nixha&Partners, Architecture, Urban Design & Consulting*

Conservation and Development Plan of Prizren Historic Area. (2008). *Istanbul Technical University; CHWB*

Strategy for Economic Development of Prizren Municipality 2003 – 2006. (2003). *Prizren Municipality.*

National Background Report on Environmental Research for Kosovo, (2009), *under UNSCR 1244.*

Cultural Heritage Law: Law no.02/L-88. (October 9, 2006).

Law on Environmental Protection: Law No. 03/L-025. (February 26 2009).

Draft for the Historic Center of Prizren. (August 2011).

**Web pages:**

<http://kk.rks-gov.net/prizren/>

[http://www.ucalgary.ca/EV/designresearch/projects/2001/Urban\\_Regeneration/introduction.pdf](http://www.ucalgary.ca/EV/designresearch/projects/2001/Urban_Regeneration/introduction.pdf)

<http://en.wikipedia.org/wiki/Prizren>

<http://www.chwb.org/kosovo/english/projectsintcons.htm#>

<http://www.albanian.com/main/countries/kosova/prizren/index.html>

<http://www.inyourpocket.com/kosovo/prizren>

<http://publications.lib.chalmers.se/records/fulltext/130022.pdf>

[http://www.ljmu.ac.uk/BLT/BUE\\_Docs/mehta.pdf](http://www.ljmu.ac.uk/BLT/BUE_Docs/mehta.pdf)

[http://www.rug.nl/gradschoolspat/degree/masterprogrammes/ResearchReport\\_UrbanRegeneration.pdf](http://www.rug.nl/gradschoolspat/degree/masterprogrammes/ResearchReport_UrbanRegeneration.pdf)

<http://www.zeriyt.com/prizreni-qytet-i-trashegimise-kulturore-t69066.0.html>

<http://www.building.co.uk/10-ways-to-define-regeneration/3062794.article>

[http://www.reading.ac.uk/PeBBu/state\\_of\\_art/actions.htm](http://www.reading.ac.uk/PeBBu/state_of_art/actions.htm)