

CATEGORY urban/architectural

LOCATION PEJË/PEĆ - Former Kosovo Force military camp
POPULATION City 95 000 inhab. Conurbation 122 000 inhab.
STRATEGIC SITE 42.60 ha SITE OF PROJECT 12 ha
SITE PROPOSED BY Municipality of Pejë/Peć
OWNER OF THE SITE Municipality of Pejë/Peć and Kosovo Force (KSF)

COMMISSION AFTER COMPETITION

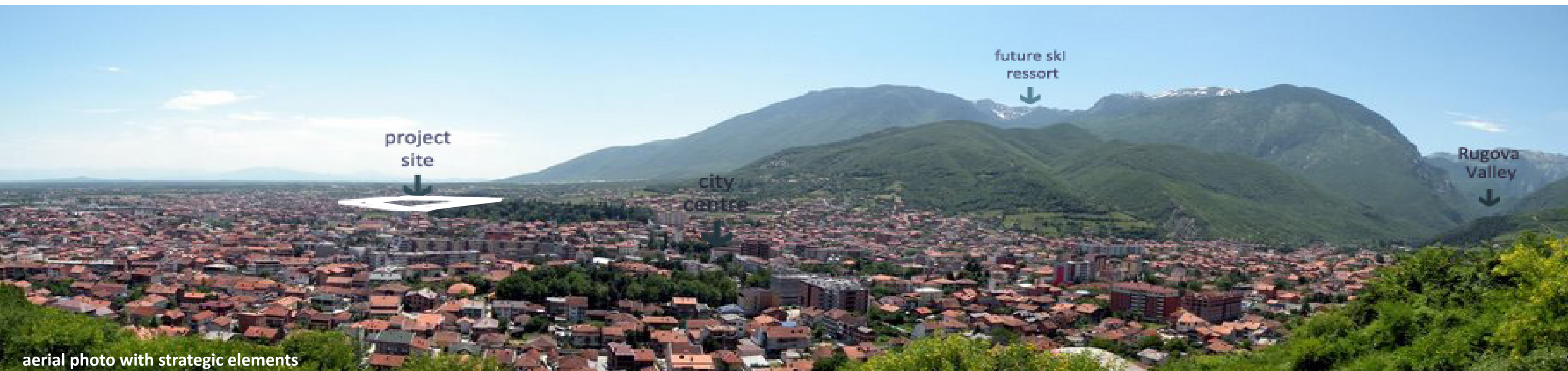
The winner team will be engaged to develop the Urban Regulatory Plan for this area and more detailed actions according to the public or private investments in this site.

TRANSFORMATION OF SITE

Peja town is located in the Dukagjini Plain in the western part of Kosovo, and is one of the main cities in this young country. It envisions its growth based around a landscape of learning and leisure, and the proposal calls for a mixed used area for education, sports, and tourism facilities, responding to a striking location on the edge of the Rugova Mountains, and tying sustainable economic development with a real sustainability in the civic, communal and environmental life of the town. This new area should take the role of a major public space for education (a university campus) and recreation (a cable car station) that can enliven and dynamise Peja, a threshold to the Rugova Valley, and act as a model for adapting and reinhabiting military installations in the region.

CITY STRATEGY

The Urban Development Plan (UDP) strategies are linked to a wider vision for the whole municipality, based on interrelated goals of tourism and nature, production, agriculture, and naturally relate to spatial, economic and social dimensions of the city. Tourism has been emphasised as one of the main development sectors based on the landscape and resources of the surrounding mountains, and the rich cultural heritage of the old town of Peja itself. The UDP has allocated the area of the project site for a university campus surrounded by sports and tourism facilities, and as it is in a zone of new development, there is a real opportunity for the construction of a social hub and focal point for the town.



aerial photo with strategic elements



aerial photo with strategic elements

SITE DEFINITION

The study area consists of a vacant plot of land along the main road approaching from the city of Deçan. Only ten minutes' walk from the city centre, the site is backed by the edge of the Rugova mountain range in the west, where the city sits in its foothills, and the valley of the Lumbardh River. The area is a former Yugoslav army barracks and contains different types of buildings, some of them currently used by the Kosovo Security Forces (KSF). The former buffer zone of the barracks is a green area of unused space. The project site is 12 ha in area. Peja currently lacks educational, leisure and sports facilities so it is hoped that this location will become a new focus for civic life through these educational and recreational ambitions. A new university campus, sports and tourism facilities including a new cable car station are proposed.

NEW MOBILITY

The UDP is keen to keep the city centre pedestrian-friendly. The aim is to reduce traffic as much as possible, for which Park-and-Ride facilities at the city's outskirts are foreseen. The project site is located on one of these edges (the Deçan-Gjakova-Prizren road). This facility could also form a part of the overall strategy.

NEW WAYS OF LIVE

Peja has a very young population. They are the future labor force for the economic regeneration of Peja. Concentrating the university departments in a green setting will create a stimulating environment for students. The site is considered an opportunity to improve the quality of life for current and future citizens, to foster sustainable economic growth, and to create viable opportunities for development of a nature-based tourism.

NEW SUSTAINABLE DEVELOPMENT

Surrounded by high mountains, Peja can be compared with many alpine touristic centres and it has great potential to develop a mountain tourism industry. The area was included in a tourism development plan in Former Yugoslavia, but this was not implemented. A cablecar lift and base station was foreseen, and this remains a feasible idea because it would provide rapid access to the mountain area of Bjeshket e Nemuna, the so-called "Kosovo Alps", that is to become Kosovo's second national park. It is a city that will be characterized by the protection and maintenance of its natural and cultural heritage, generating an attractive and healthy environment for residents and visitors alike. It is a city which promotes, improves and consolidates the green spaces based on the natural potentials of the city and the surrounding mountain area.





project site



view from the mountains



project site



project site



Natural Heritage: the Lumbardh river



Natural Heritage: Rugova Gorge