

PIOVENEFABI, YellowOffice, ArchiSpace Studio

**“Preparation of Regional Strategic Vision and Detailed
Urban Projects for urban improvement of Durana:
Tirane - Durres Economic Corridor,
Lot 1, phase II”**

FAST TRACK

03/08/2015

Fast Track

*THE DESIGN CONCEPT FOR URBAN IMPROVEMENT OF DURANA– TIRANE-DURRES
ECONOMIC CORRIDOR LOT (1)*

BOOKLET 1: GENERAL REPORT

KASHAR LAKE-PARK PROJECT



A.The Lake-park kashar project as part of Durana Competition Lot 1.

1.General Frame - Durana Competition

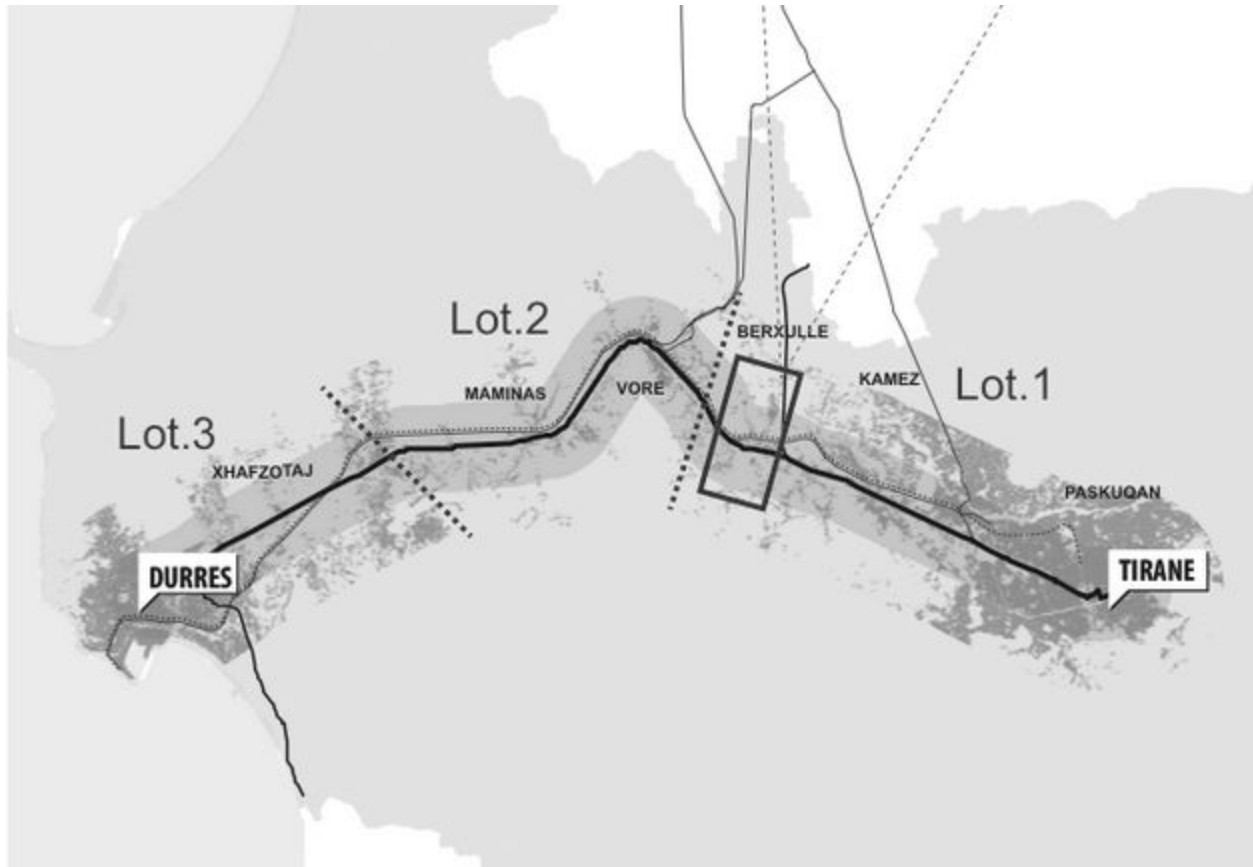


Durana competition aimed to generate ideas that will lead to urban improvement detailed projects and public interventions along the Tirana -Durrës economic corridor, in order to help each area to foster a better identity while at the same time improve its connection and interrelation with its surroundings.

Three teams, composed of local and international architects, has been selected in order to proceed with the design for a series of pilot projects along the corridor.

2. Durana Lot 1

Been awarded of the 1st prize for Durana Lot 1, the project team composed by PIOVENEFABI, YellowOffice and Archispace engaged in producing implementation designs for one of the three lots along the Tirana-Durres corridor. Each design should improve the urban fabric of Tirana-Durres and has to be considered as a pilot project, able to provide a toolbox for the future interventions on the corridor. Durana Lot 1 is the closest lot to Tirana, as it comprises the area which goes from the overpass exiting the city to the crossroad with the road which leads to the airport.



3. Team

The Design Team, which has been specifically created to tackle the topics of the competition, fulfill the ambition to combine several attitudes towards the project site, productively merging the contextual knowledge of the local office (Archispace) with the visionary power of the international team (Piovenefabi and YellowOffice). The team, trained to work in international contexts, is able to provide innovative responses to extremely specific areas and to tackle spatial design in all its multiple scales at once.

4. Phasing

The official process phasing divides the design process into two main periods: FAST TRACK and SLOW TRACK. The FAST TRACK corresponds to the design of a first quick-win design proposal. This has to be seen as an immediate design answer to opportunities detected on the field. It has at the same time to be able to stand on its own and to have the ambition to kick start a bigger process. The SLOW TRACK (*in process*) is seen as a reinforcement of the FAST TRACK and an opportunity to build a system of projects.

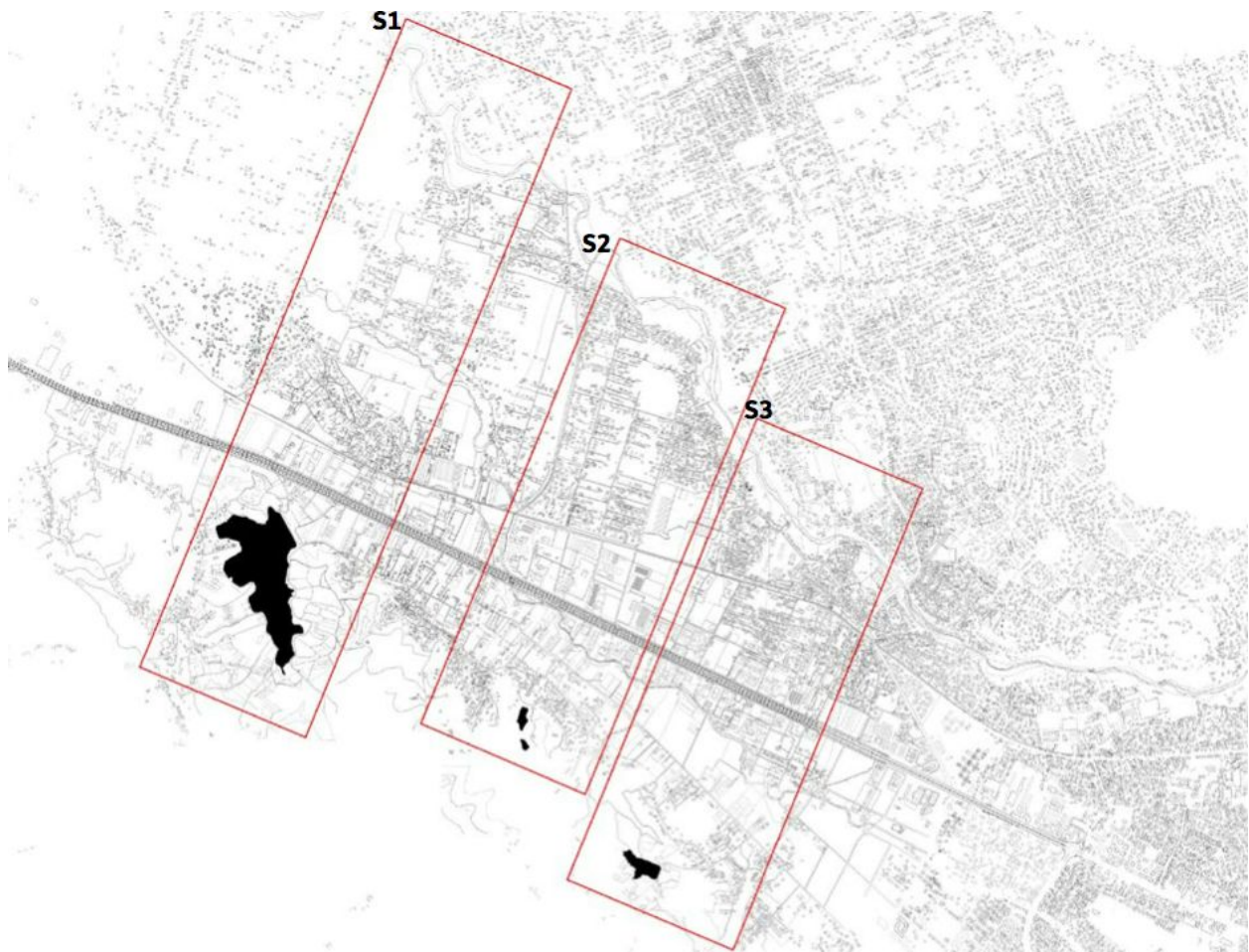
5. Sections

The competition proposal and the further investigation which followed the competition phase focuses on three study areas, from now on called “Sections”. The three Sections, represented in the attached scheme, each covering a study area of around 400 Hectares, comprise a set of possible projects in close relations one to each other. These three Sections are a way to detect specific points and to increase the public quality of the valley through acupuncture interventions, condensed into a new mental and physical network.

Section 1 [S1]: Kashar (Municipality of Kashar)

Section 2 [S2]: Katund (Municipality of Kashar)

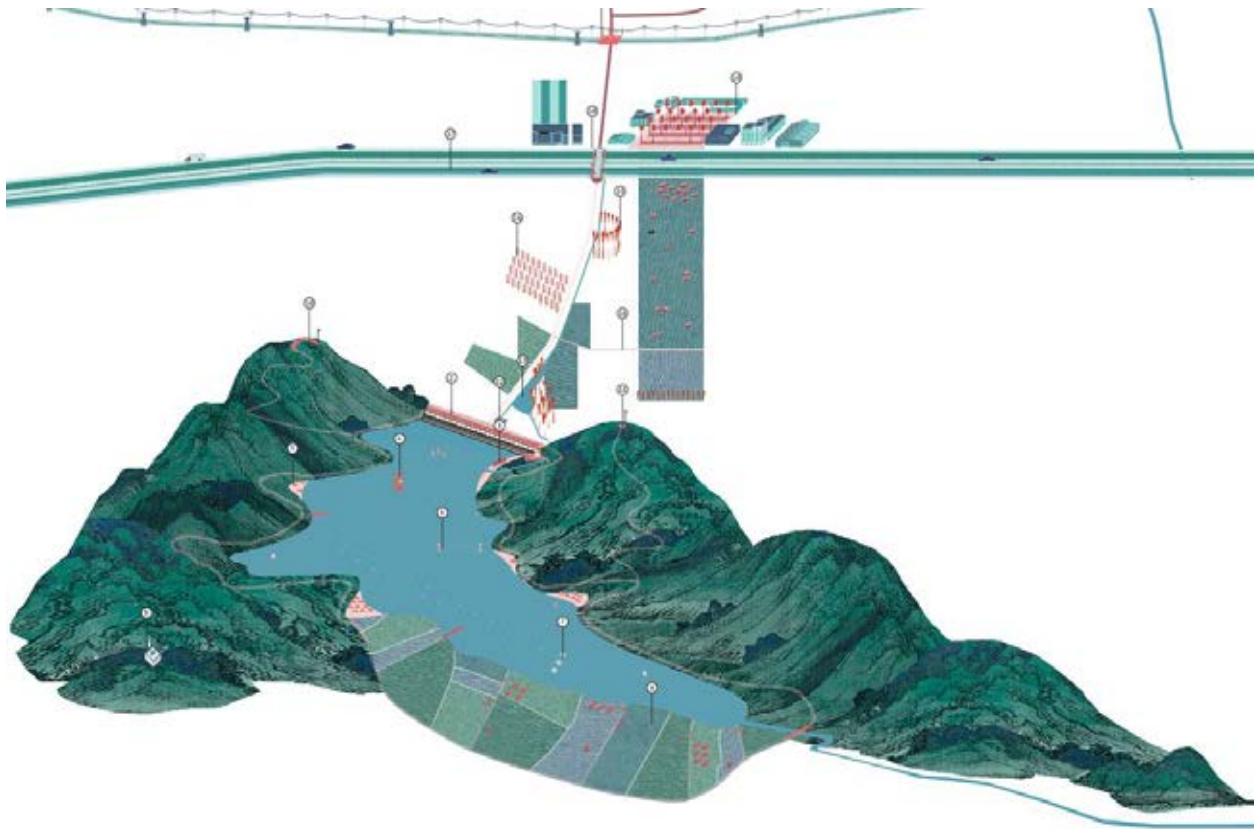
Section 3 [S3]: Mezez (Municipality of Kashar)



B. Synthetic scope of the project

1. Project Description - Lake-Park Kashar

The FAST TRACK project is the reinforcement of the park program on Kashar Lake, part of the study Section 1 [S1]. While activities on the lake are already starting to be organized by a small economic business, the area still lacks the basic park infrastructure.



2. Scope of the project

Kashar Lake Park at the Kashar Water Reservoir is an attempt to create a new recreational park related to the highway corridor of Tirana-Durres. This will be done by:

- connecting the water reservoir to the highway and the former railway (potential new bike expressway)
- providing a circular path around the lake
- disseminating small scale services, facilities and infrastructure along the circular path
- designing 4 special big scale elements, able to give a strong identity to the Lake Park project.

The most important expected result is the chain reaction that will happen adding together the elements mentioned above. The expected outcome is a new alternative space near Kashar Water Reservoir, able to bring people together in a strong connection with nature. The project,

finding at a reasonable distance from Tirana, aims to become the closest recreational facility out of the city but reachable by bike on a daily excursion. This project aims to become a prototype for the development of other similar sites (100 Lakes).

3. Potentials

The project, already ambitious in scale, connects with wider themes at the territorial scale.

3.1 Lifestyle changer: enhancing the bike culture

Albanian bike culture, having been extremely present and almost necessary during communism, has in the last years been neglected because of the massive use of cars and the extremely dangerous conditions of the roads. Nevertheless, bikes never really disappeared. A photographic research conducted by Elios Kovaci discloses a very active culture of self-transformed bikes in Tirana.



Elios Kovaci, Self- Modified Bikes in Tirana

The new park could be a new antenna, point of arrival for daily journeys from Tirana and at the same time point of departure for wild excursions into the nature.

A brand new bike expressway (SLOW TRACK Project), if realized, could provide a fast and safe connection to the site directly from the center of the Tirana and all the settlements of Durana.

3.2 Agriculture + Recreation

The new Lake-Park Kashar represents a new possible model of productive coexistence of agriculture and recreation. The valley which accommodates the lake, produces vegetables which could be consumed directly on site. The actual re-discover and re-evaluation of agri-tourism in Albania and abroad show the potential linked to the development of Lake-Park Kashar.



4. Economy

The project of the park bases itself on existing economic activities which are already present in the area. A small bar is already starting to informally organize a park on the lake shores. The new program and the new design build upon this intention and give it a structure.

Furthermore, the presence of the site of people who could take care of the brand new lake-park infrastructures will assure a long life to the brand new park.

C. Site description

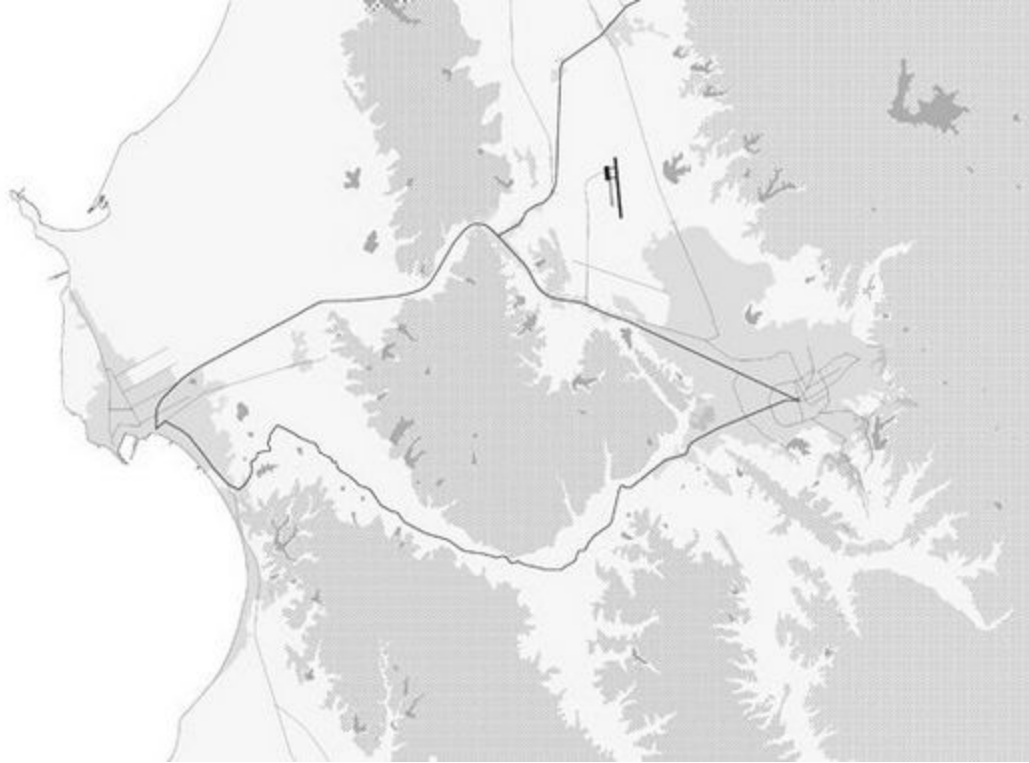
1.100 Lakes

Kashar Water Reservoir (KWR), is one of the nearly hundred lakes / water reservoirs which have been built in Albania during the communist regime. The reservoirs, being together with the irrigation network the backbone of an hydraulic state, were the necessary infrastructure able to sustain food production in a semi-authoritarian country.



“The water system that irrigates the agricultural territory of the Tirana – Durrës region is organized along two river valleys, the Lanë river valley that spreads from Tirana to the North – West and the Erzeni river valley to the West. It was realized in steps, through “voluntary” work, across a time period of 20 years, starting from the early 1960’s to the late 1980’s, during the second half of the communist regime. It was designed to irrigate the land in these two valleys, making it feasible for intensive agriculture. Approximately 100 dams were constructed in the region.

The system is organized according to water flow. The mountains framing the two valleys provide the catchment areas and springs that in turn feed the canal system. Due to the climate, with heavy rainfall in two of the seasons, respectively autumn and winter, the water needed storing which came in the form of 100 artificial lakes built by closing small valleys on the edge of the surrounding mountains. The water system is a whole organized around the natural water flow, complemented by an artificial system. The two work together to feed the agricultural lands. The natural water system comprises of water providers like natural springs and the rivers that serve a double role, collecting and distributing water at the same time. The artificial water system has source components, like catchment areas and lakes, main distributors and antennas that feed the territory. The surplus water is then collected by the drainage system which flows into the rivers”



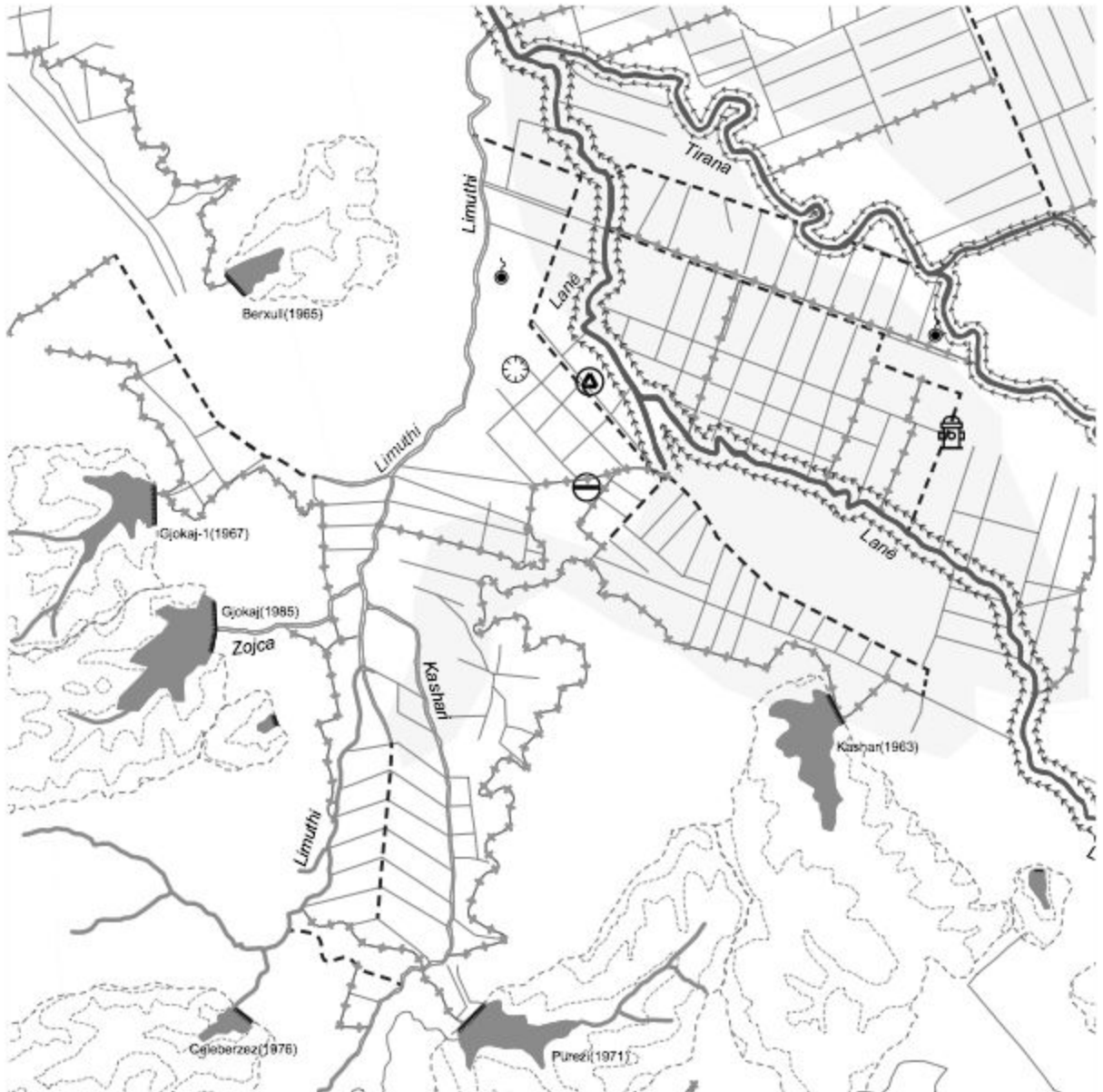
100 LAKES - TIRANA, ALBANIA

Bogdan Ilie, Calin Lambrache, Tao Cai, Wei Lu, Zhongkai Zhou Eds.

2. Short description of the Kashar Water Reservoir

Kashar Lake is the biggest reservoir of the whole Lot 1. Its scale allows recreational uses. Its extension and shape makes possible to swim and sail in it at the same time. It's never possible to understand the size of the lake at once, because of its shape. As such a boat trip in the lake becomes here a small journey/ exploration.

A new small bar uses as podium a piece of of the dam infrastructure. A small part of the dam has been renewed with palms, self-made benches and fitness machineries. Close to the bar few boats are standing on the shore, while the owner is living in a trailer close by. While in the center of the lake no road noise could be heard. From the center of the lake a new relation with the big buildings of the motorway is established, as only the last floor could be seen. Airplanes leading to the Tirana airport regularly cross the sky one after the other at a regular pace. The gentle shores opposite to the dyke enter the water without any interruption – from the grass directly into the lake. Free camping usually happens here. The road leading to the lake is a rural one and abandoned agriculture lays on the side of it. The path follows the drain channel from the valve who discharges the water of the lake to the motorway.



Kashar Lake in "100 LAKES - TIRANA, ALBANIA

Bogdan Ilie, Calin Lambrache, Tao Cai, Wei Lu, Zhongkai Zhou Eds."

3. Site position

Kashar Water Reservoir is located in Kashar Hills, 13 kilometers from Skanderbeg square heading to Durres by the SH2 Albanian national road. The artificial dam faces the SH2. It is surrounded by Katundi i Ri, Domje, Kashar and the SH2 road.

4 . Accessibility (Wide Scale)

The connection of the Kashar Water Reservoir with Tirana can be made by:

1. SH2 Highway

SH2 corridor passes very close to the site, from the Skanderbeg square it takes to pass through the route as below:

Durres Street - SH2 - Rinas Overpass - Iliria Street - Butrinti Street - KWR

2. Yzberisht Road

To access from the second gate of Tirana to the site, the Kombinati Road, is also possible through Yzberisht area. To enter from here the path follows the route as below:

Kavaja Street - Yzberisht Road - 7 Nentori Street - Arkitekt Sinani Street - KWR

5. Accessibility (Site Scale)

The site of the Kashar Water Reservoir has six connections with infrastructure,

1. Connections of the site with Kashar Hills (3 roads)

The road connections with Kashar Hills are accessible but not paved. The road next to the dam allows the passage along the perimeter of the lake.

2. Connections of the site with Highway (2 roads)

From Butrinti road the access can happen at the two extremities of the dam. Roads are accessible but not asphalted. they are very difficult for pedestrians in bad weather conditions.

3. Connections of the site with Yzberisht (1 road)

Arkitekt Sinani street is one of the possible connections. It extends till 7 Nentori street. This road is accessible and partially paved.

6. Site connection with the paths climbing the hills

There are three main connections with the paths that, from the lake, climb the Kashar Hills.



1. First path from Kashar Hill main road (under the big advertising billboard and close to the dam)



2. Second path from Kashar Hill main road (second in row with the dam and banner)



3. Third Path from Kashar Hill Main road

7. Current status of the connections

1. First path from Kashar Hill main road

This path is not paved and currently accessible only on foot.



Fig. 1 First path from Kashar Hill main road

2. Second path from Kashar Hill main road

This path is not asphalted and currently accessible on foot and by car. This path is used also by people living in this part of the lake in informal houses. There is a presence of canals of water drainage that are ending in the lake,



Fig. 2 Second path from Kashar Hill main road

3. Third Path from Kashar Hill Main road

This path is not asphalted and currently accessible on foot and by car.



Fig. 3 Third Path from Kashar Hill Main road

8.Current status of the road surrounding the lake

A perimetral road that surrounds the lake of Kashar. In the winter it is not accessible because of its bad condition. In the summer lots of activities are profiting from the easy accessibility on foot or by car.



Fig. 4 Roads and infrastructure surrounding the lake

This path is segmented in different parts:

1.Dam

This path is not asphalted and currently accessible on foot and by car. It has recently been covered with debris.



Fig. 5 Road on the dam

2.Lake Eastern Waterfront

This path is not asphalted and currently accessible on foot and by car. It has been recently covered with debris.



Fig. 6 Lake Eastern Waterfront road

3.Bridge

This path is not asphalted and currently accessible only on foot.



Fig. 7 Bridge

4.Lake Western Waterfront

This path is not asphalted and accessible walkable only on foot. Informal houses are built very close to the waterfront and do not allow an easy passage.



Fig. 8 Lake Western Waterfront road

9. Economic activities on the site

A.Bar

The bar on the lake is a small family business owned by the Qyqe family. The family manages the bar and other activities around the property. Activities are:

- A. Open Air Gym
- B. Canoe
- C. Swimming
- D. Camping
- E. Bicycle rental

B. Agriculture

The bottom of the dam and the perimetral lots are also used for purposes such as:

- A. Pastures
- B. Agriculture

C.Fishing

The lake is also known for fishing. Fishermen's are already informally using the shores of the lake for small barbecues.

D. Project Description

1. Project's Principles

On one side the project transforms the paths which access and surround the Lake Park Kashar. In defining the paths, it combines landworks and infrastructure interventions – as berms, fences, boundaries between fields – to public furniture able to define shared spaces around the lake. On the other hand the project proposes a limited series of iconic elements able to give a strong identity to the new Lake Park Kashar.

2. Kashar Water Reservoir/access: existing situation

The lake Kashar, and in particular its surrounding access roads, are currently affected by a transformation, which has been steered by the private owners of the lots adjacent to the lake. The strong public interest on the lake has pushed the administration of Kashar to start a redevelopment of the two access roads. The project implements additional elements aiming to reinforce the existing situation.

3. General Features

In order to achieve continuous and coherent design, the project bases itself on some common feature which concern all the paths accessing and surrounding the lake:

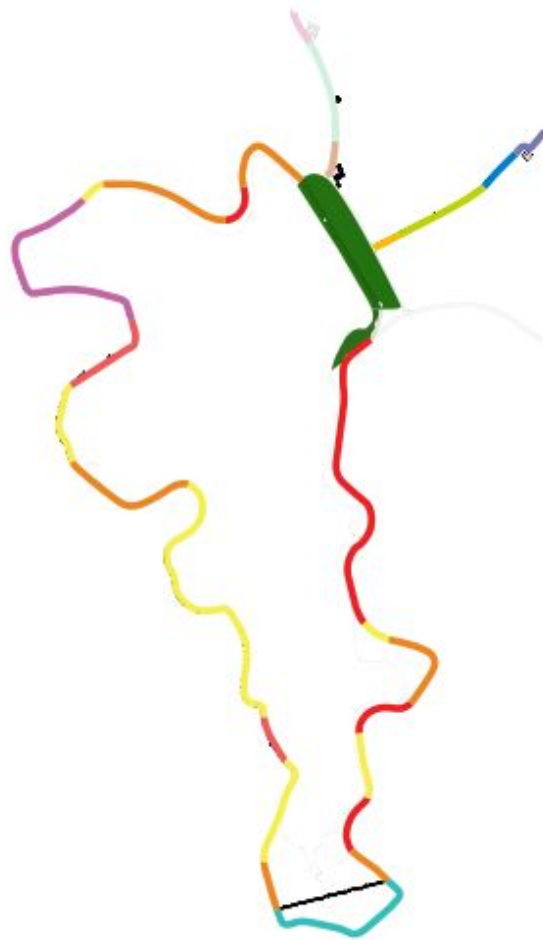
- The width of the three roads is 4 meters, to allow emergency or agricultural vehicles transit. The finish layer of these paths is composed by an inert grit compacted with the addition of local stone of different colors (Albanian Red Granite and White Tropoja Quartz). The dimension of the gravel allows an easy bike accessibility.
- The lighting system is not a continuous one, Wide areas of darkness separates lightened spots around the lake. This has been a delicate choice in order to preserve the natural and wild status of the Lake Park Kashar.
- Greenery elements are mainly *Populus nigra* disposed in rows. We can find them in the whole park.
- The concrete surface of the added elements around the lake is always made of washed or polished concrete. This common treatment of the concrete, revealing always the aggregates on the concrete surfaces, is a strong identity sign for the whole Lake Park Kashar.

4. Scopes. From the existing situation to the proposed interventions.

All the paths has been divided into different scopes, according to the diverse environmental condition they crosses. Different scopes answers to the different configuration of the section perpendicular to the lake shore. They therefore call for a precise set of interventions, as explained in the following maps and sub-chapters.

SCOPE

- █ A: steep slopes
- █ B: smooth slopes
- █ C: flat fields
- █ D: wetlands and beaches
- █ D1: swamps
- █ E: fenced fields
- █ F: fences + uncultivated areas
- █ G: fences + unfenced fields
- █ H: walls + uncultivated areas
- █ I: wall + wall
- █ L: agriculture fields + uncultivated areas
- █ M: steep slopes + uncultivated areas
- █ N: steep slopes + uncultivated areas



5. Special Components

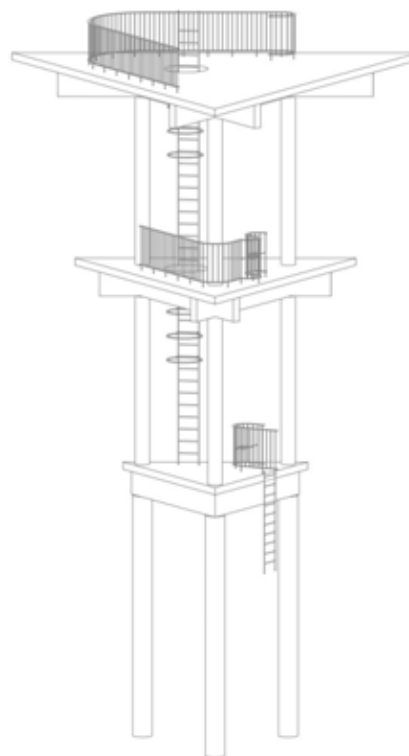
Along these three roads, five bigger scale components have been placed.

1. Diving Platform (9m high)

The Diving Platform is a free-standing concrete element placed on the west side of Lake Kashar, with a distance of around 35 m from the lakeshore, reachable by swimming or by boat. It is composed by three layers of concrete triangular ceilings sustained by a system of crossing beams and cylindrical pillars. The foundations will be poured on the lake bottom, according to the results of geological survey and topographic works, in order to have the first platform at the water level. A metallic light ladder passing through a circular hole in the concrete slabs connects the three levels, while a small metallic “swimming pool” stair help the visitor to climb into the first level from the water.

On each floor a curved metallic handrail performs as a seat for the users.

On the top of the diving platform, on the south-east side, three panoramic binoculars with a metallic base have been positioned.



2. Miralago (15m x 3m)

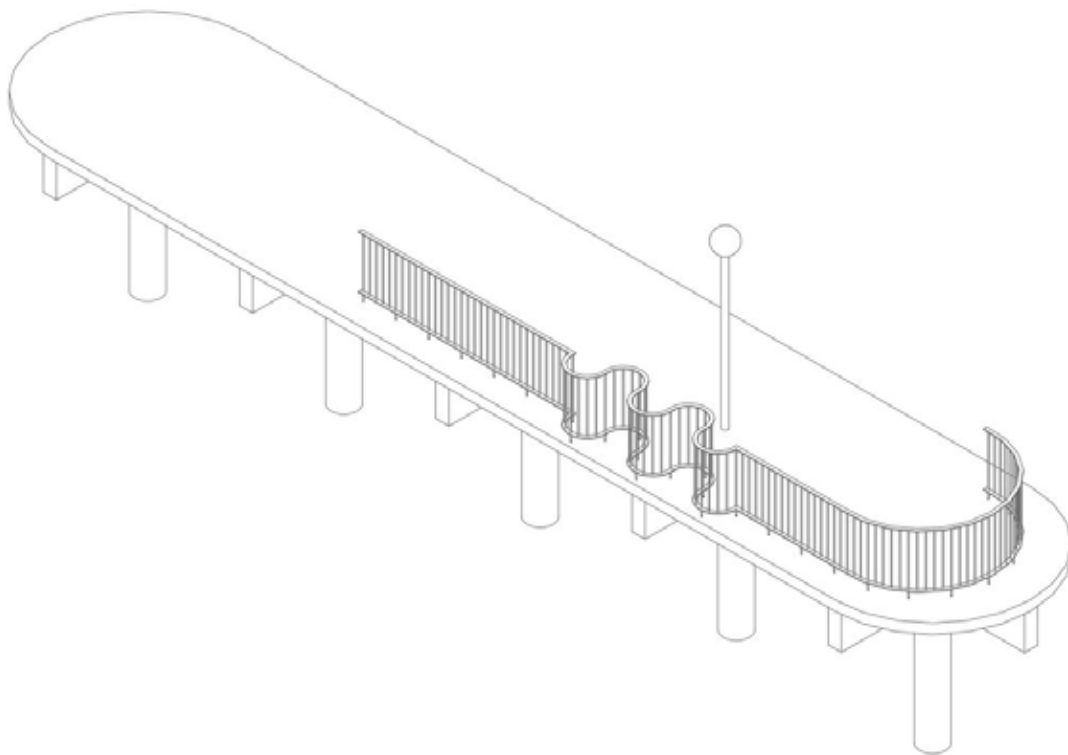
The miralago is a concrete structure overhanging the lake, a public platform which lays at an higher level than the lake, placed in a strategic position to perfectly frame the view of the lake and the artificial dam.

The concrete slab is sustained by crossing beams, which in turn are supported by concrete cylindrical pillars placed underwater.

The access to the platform (60 cm higher than lake shore) is guaranteed by a little red granite stairs volume with only two steps.

The metallic handrail running along the Miralago's perimeter offers, with his curved recesses, some seats for the visitors, to rest and contemplate the lake.

In the exact central axe of the platform, a lamp will be positioned in order to point out the installation and make it usable during the night.

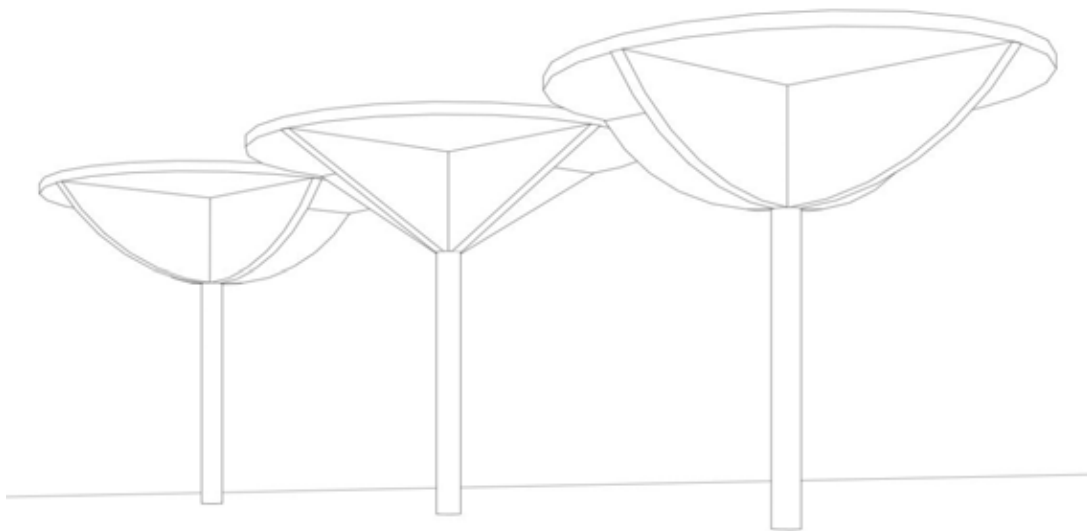


3.Shelters

On the lake shore, the association of three 5 m high circular roofing elements (ø 5m), positioned with a distance of 1,5 m between them, offers to the users a shadowed place during the summer.

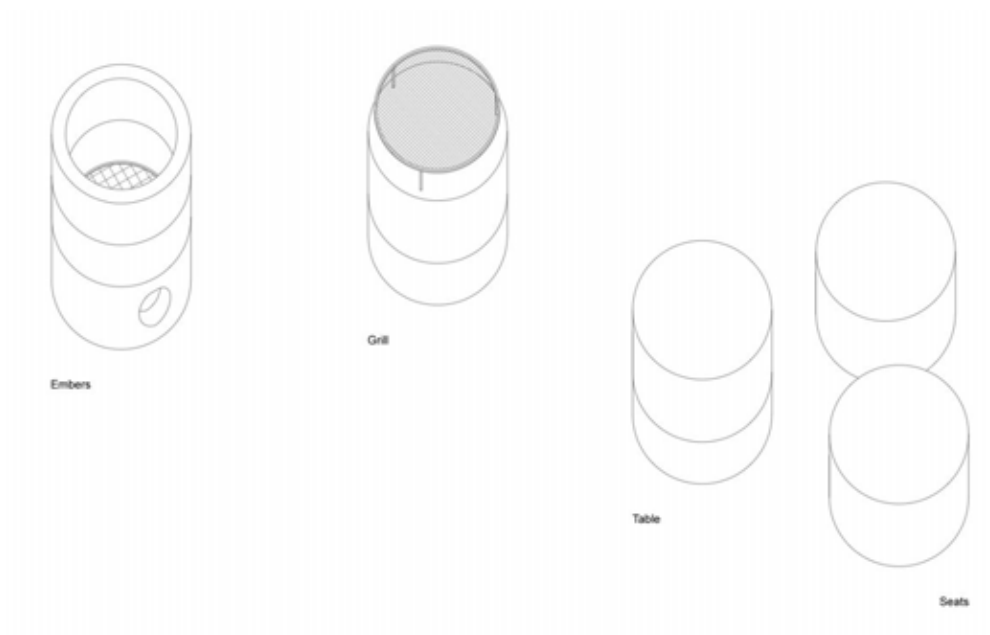
Like Diving Platform and Miralago, Shelter was conceived as a combination of simple elements (cylindrical pillar, thin crossing beams and rounded ceiling).

In elevation, as the height is the same as the width (5m), the square proportion is maintained. The three Shelters are divided in two typologies: two of them have circular beams, the central one a triangular one.



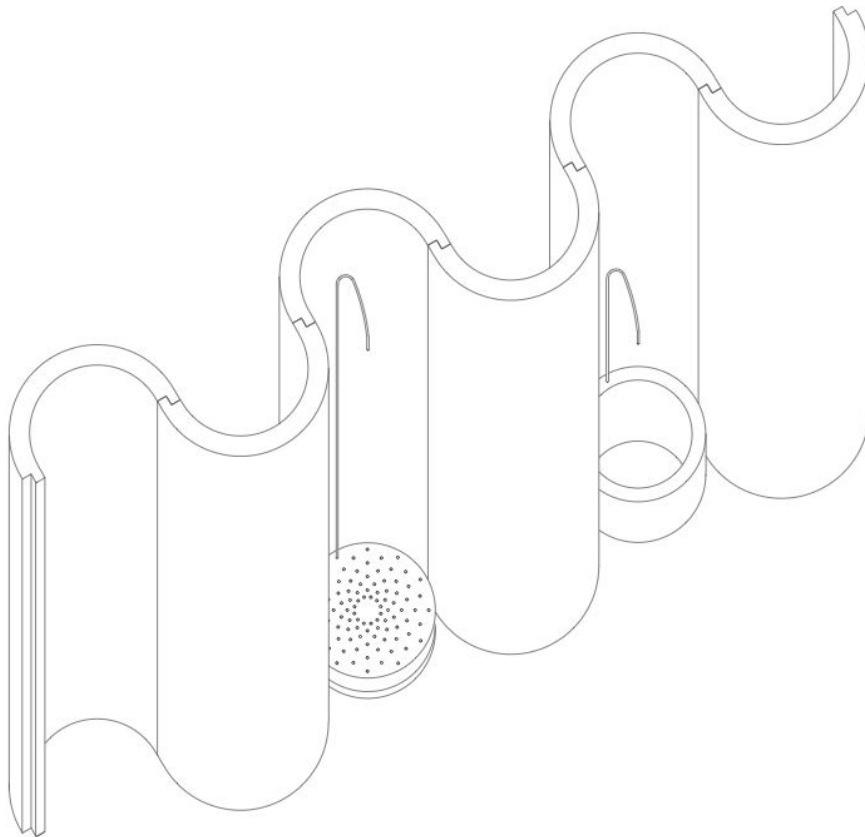
4.Barbecue

Six groups of concrete prefabricated elements for barbecue will be spared along Lake Shore Pathway. BARBECUE is a combination of four different components: brazier, a grill and a table with seats. These concrete elements are made of prefabricated cylindrical empty volumes, set up in situ.



5.Paravent

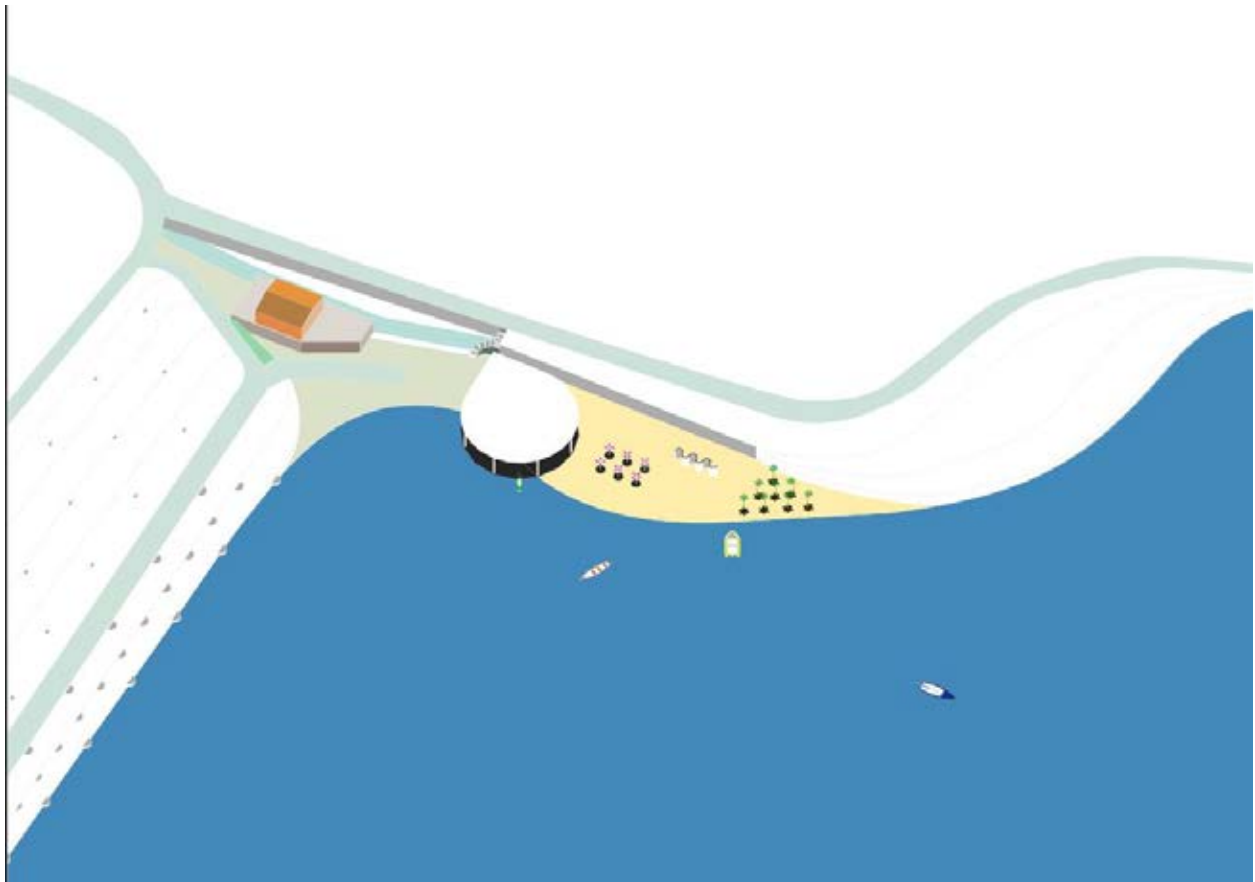
Wavy half-tube concrete prefabricated structures which host facilities as showers (high version) or fountains (low version) inside their recesses. Free standing, they punctuate the paths around the lakes.



6.Dam

The earth dam is the key element which produces the landscape of the Kashar reservoir valley. It is a very delicate line which offers two very different slopes to the lake and to the valley.

The proposed intervention here is minimal, but aims to maximize its impact. Concrete seats – different in sizes according to the face of the dam – are stuck in the earth and composed into geometrical grids. The lake side of the dam offers perfect spots for fishermen to sit, while the valley side provides panoramic sits to look towards the city from a higher perspective. The geometrical grid of white seats has the double scope of making the project visible and recognizable from the Tirana-Durres motorway.



7.Beach

The beach close to the bar is the only organized spot which – nowadays already – tests possible economical directions for the development of the lake. Being close to the bar, it is easily programmable.

The proposed intervention starts from a list of what is missing to the actual beach : toilets, changing rooms, showers, a protected roof. The aim of the project is on one side provide a protected surface, but on the other to facilitate a certain ritual to access the beach. Arriving from the dam, one has to pass through changing rooms before reaching the sandy beach. A brand new concrete roof marks the passage from the road to the proper beach. The roof partially falls over the coastline, covering part of the lake. Freestanding showers allow the sunbathers to refresh during the hot days of summer.



DURANA LOT 1
Fast Track

Lake Park Kashar

PANEL 01/a: GENERAL PLAN

landscape drawing

scale 1:1500

03/08/2015

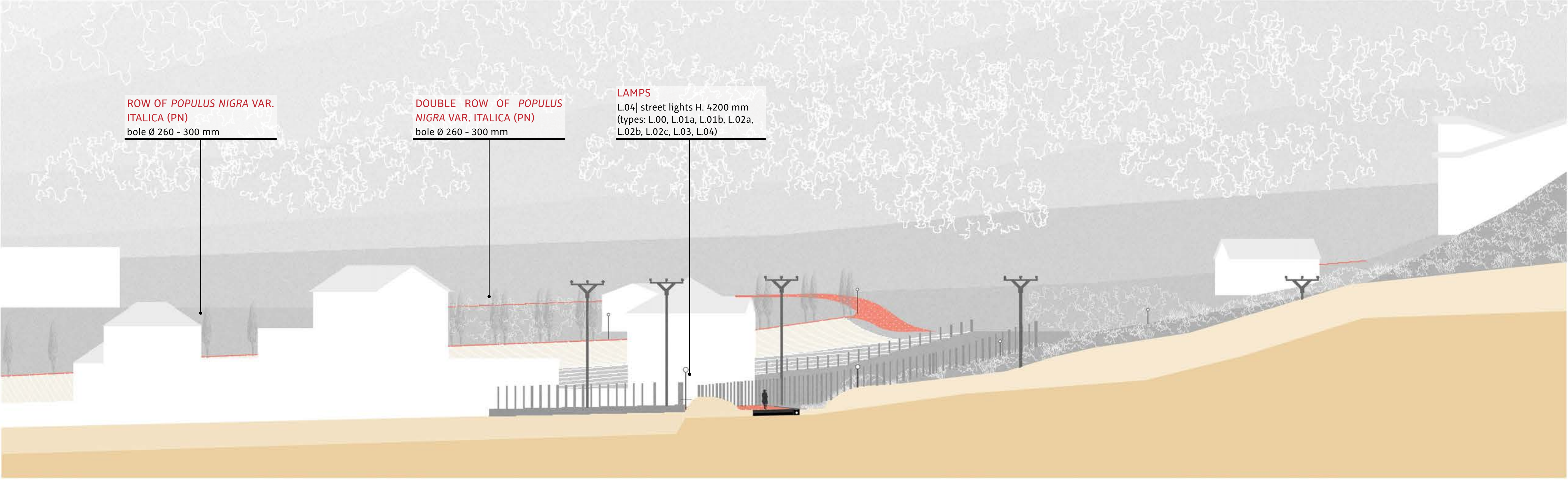
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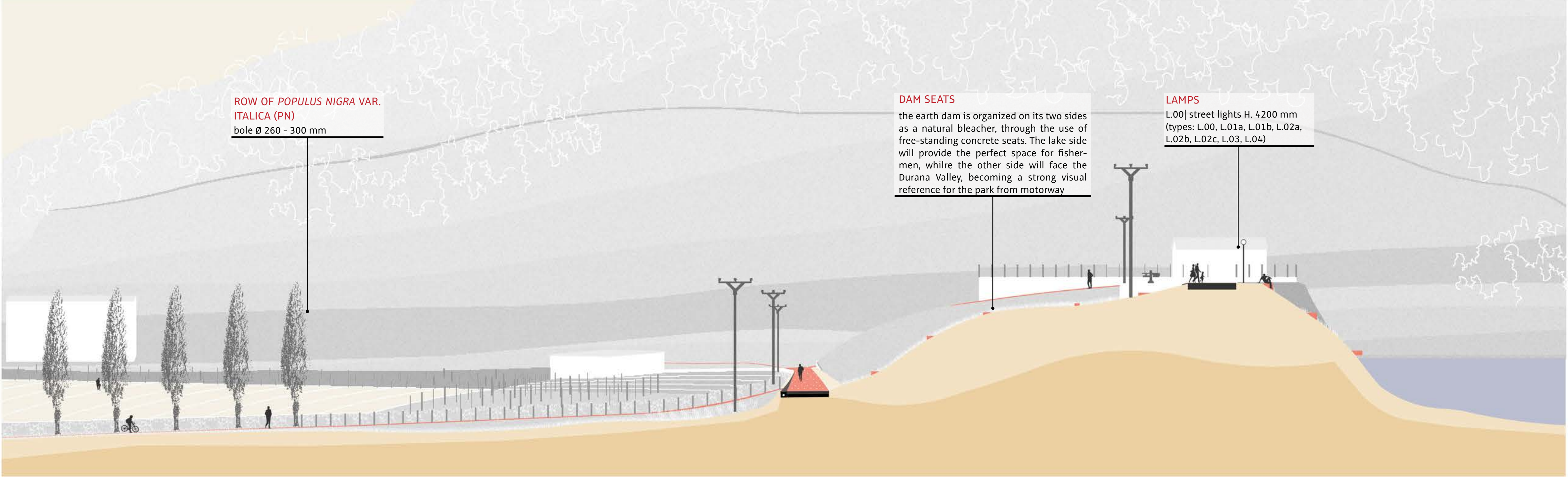
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SECTION S1



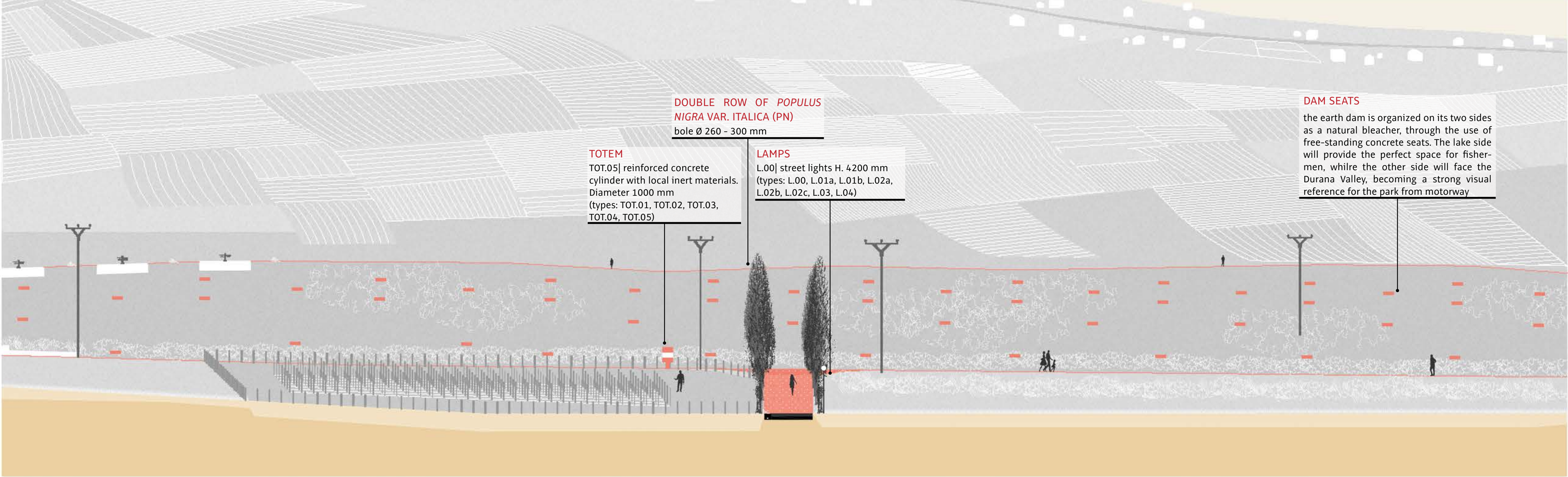
SECTION L5



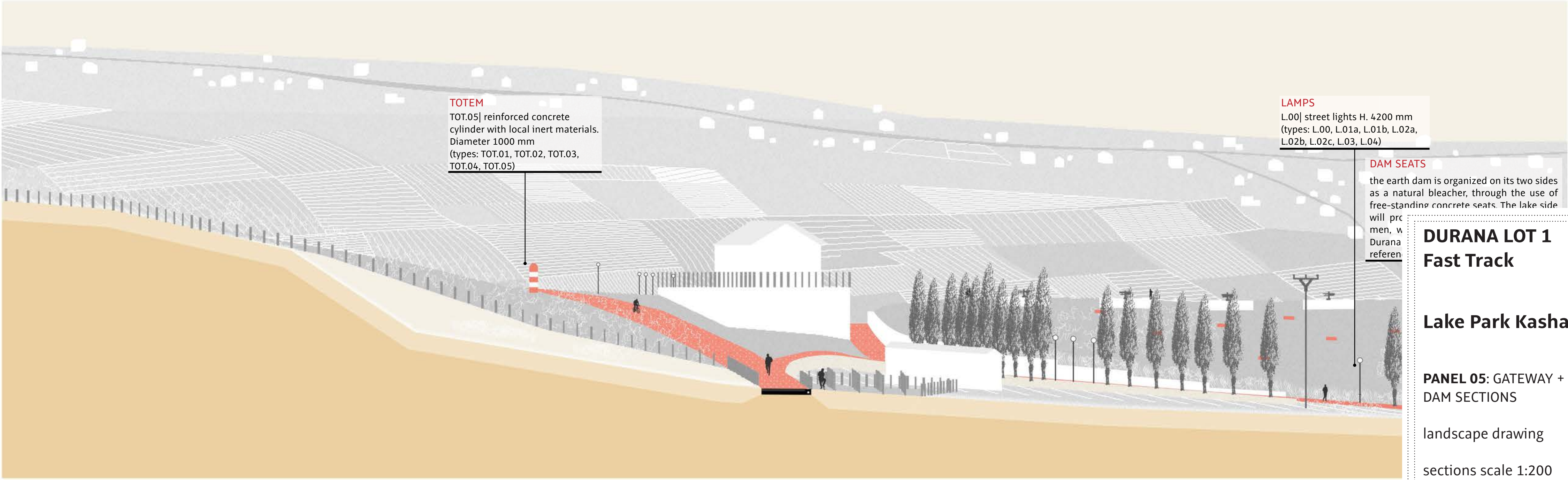
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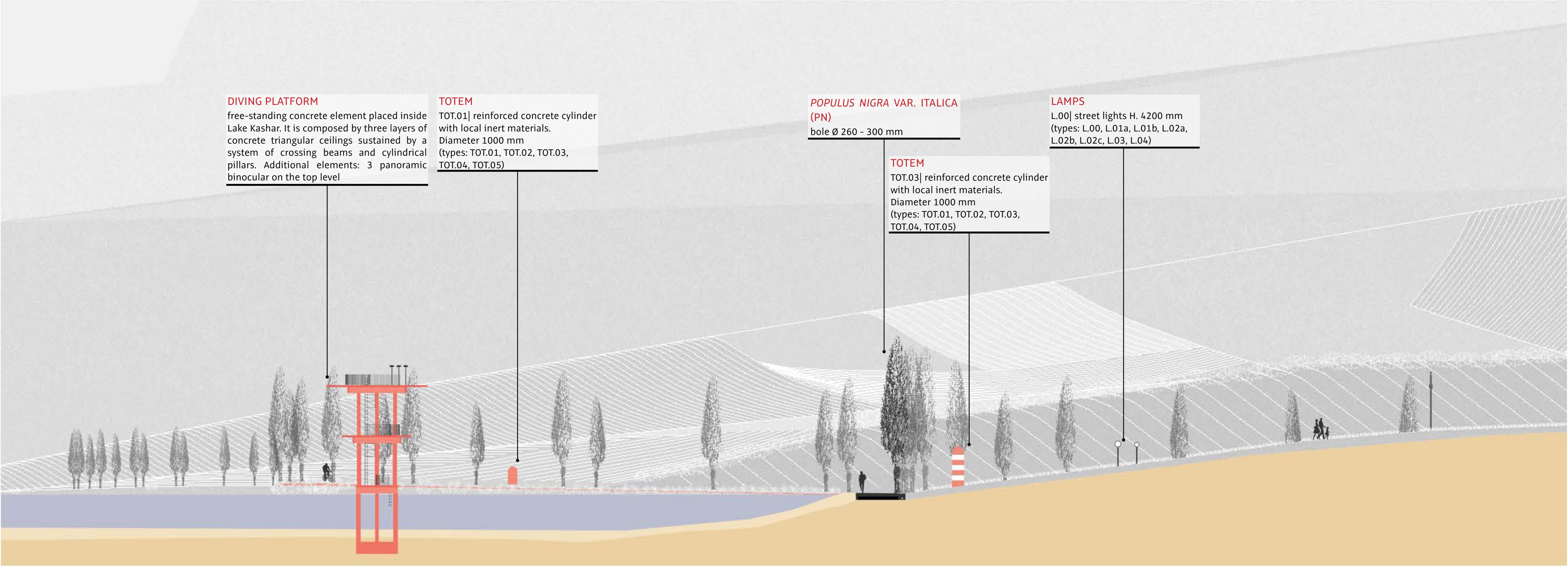
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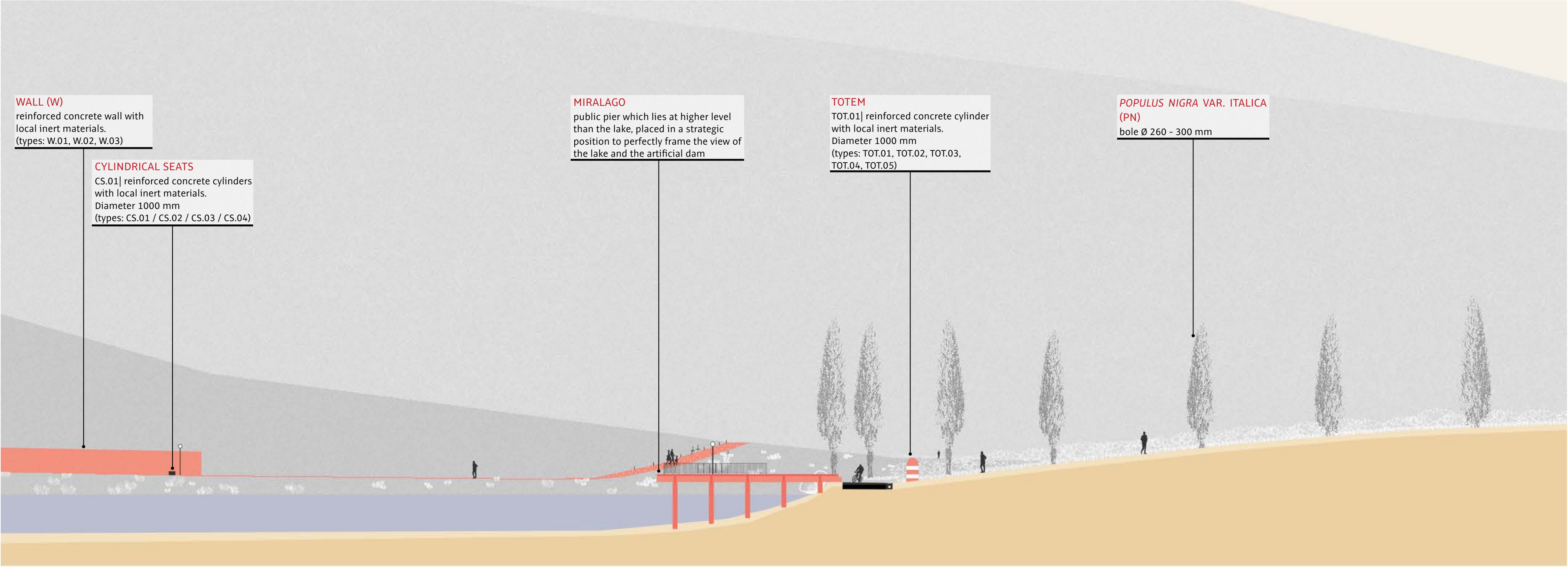
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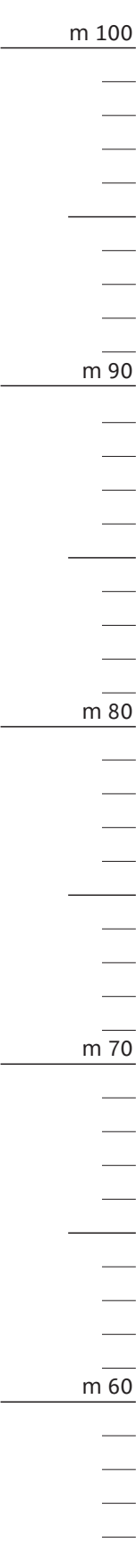
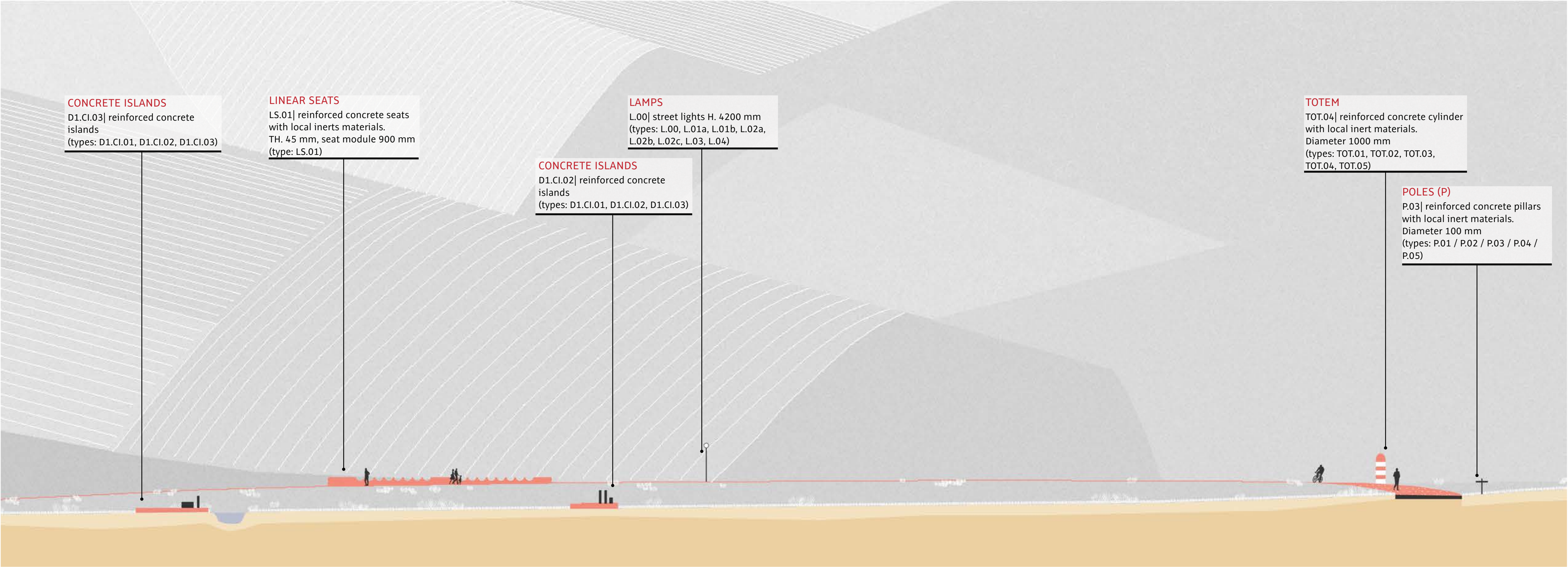
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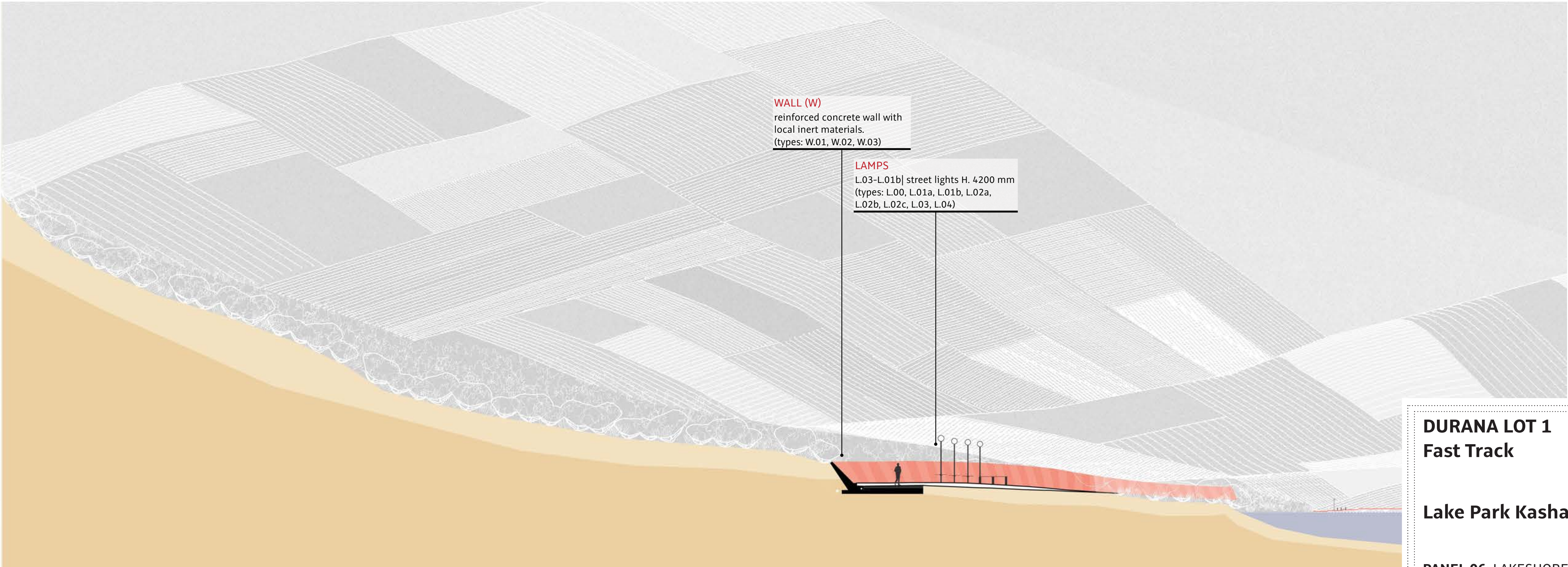
SECTION L2



SECTION L3



SECTION L4



**DURANA LOT 1
Fast Track**

Lake Park Kashar

**PANEL 06: LAKESHORE PATHWAY
SECTIONS**

landscape drawing

sections scale 1:200

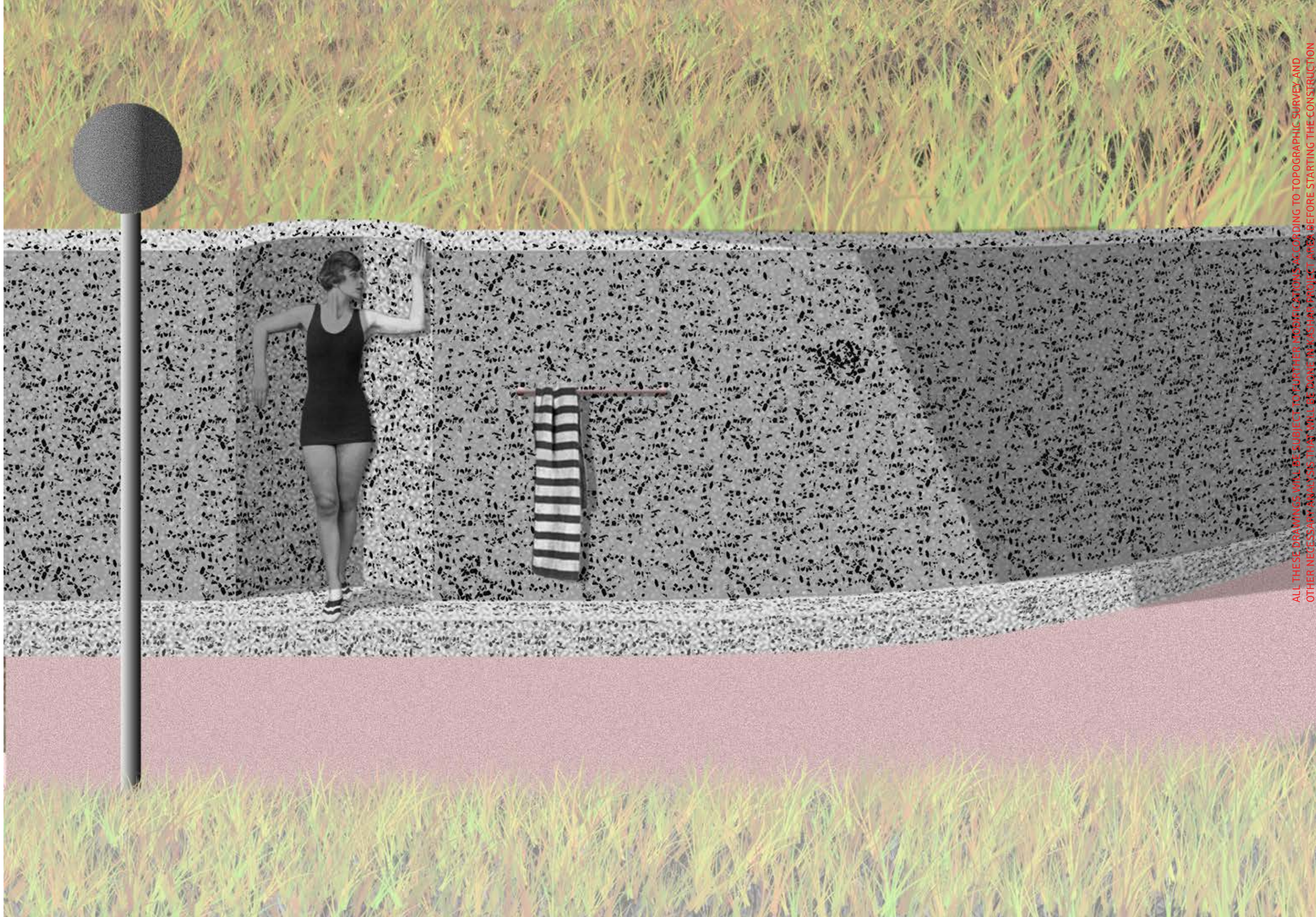
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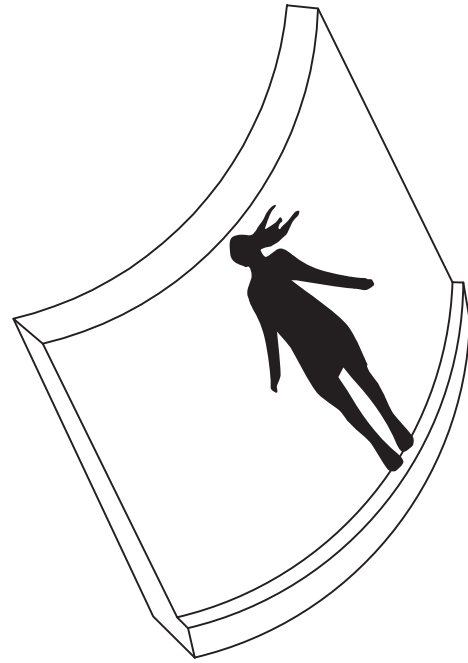
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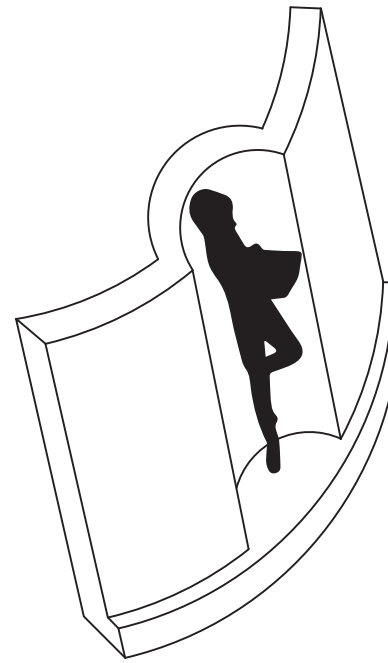


ALL THESE DRAWINGS WILL BE SUBJECT TO FURTHER MODIFICATIONS ACCORDING TO TOPOGRAPHIC SURVEY AND OTHER NECESSARY ANALYSIS THAT WILL BE DONE IN KASHAR PROJECT AREA BEFORE STARTING THE CONSTRUCTION

A.W.01



A.W.02



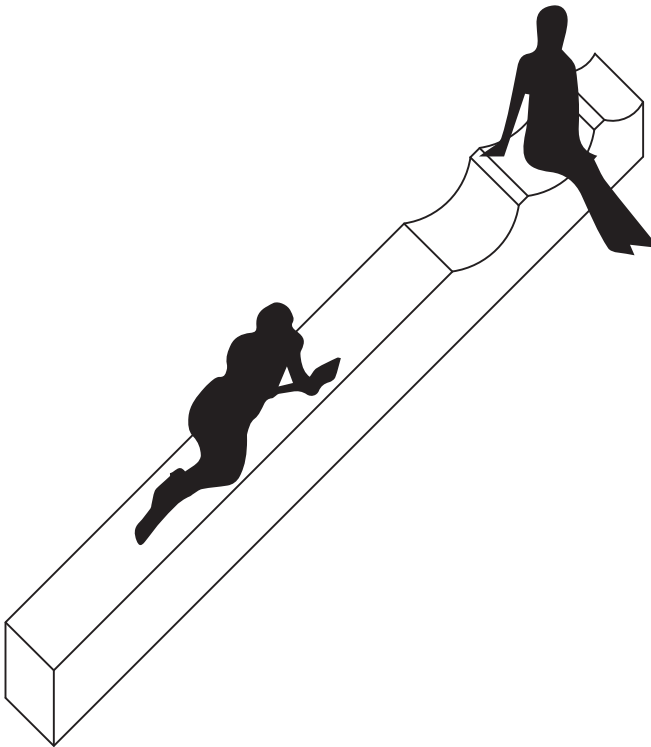
A.W.03



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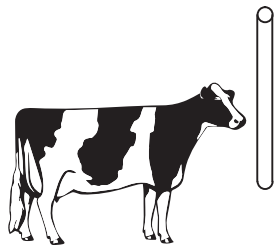


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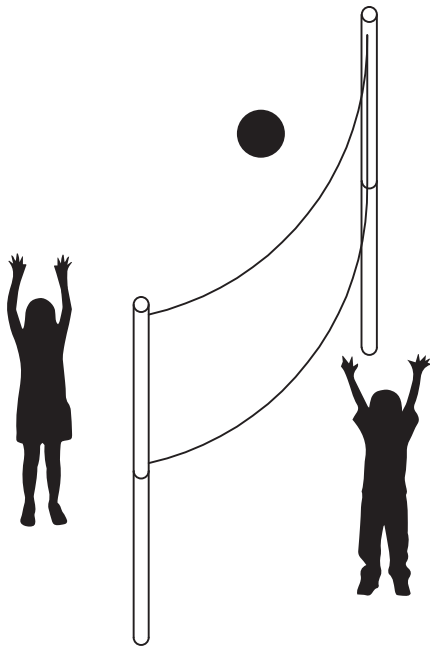


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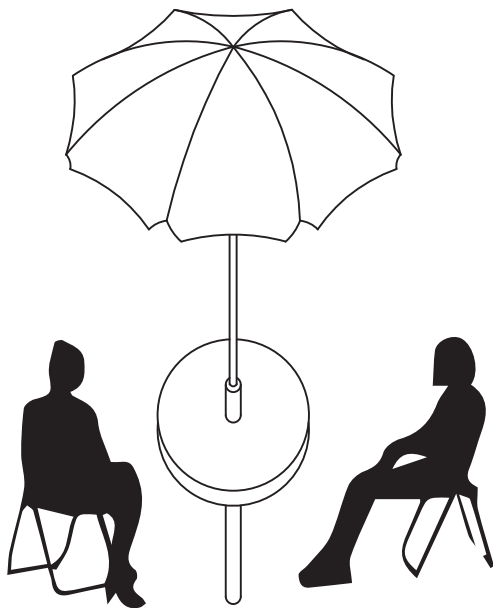
C.P.01



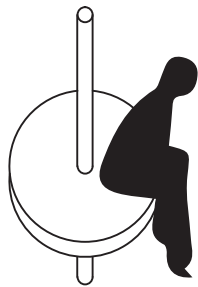
C.P.02



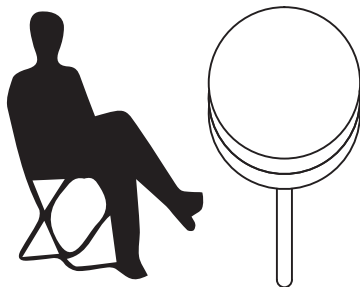
C.P.03



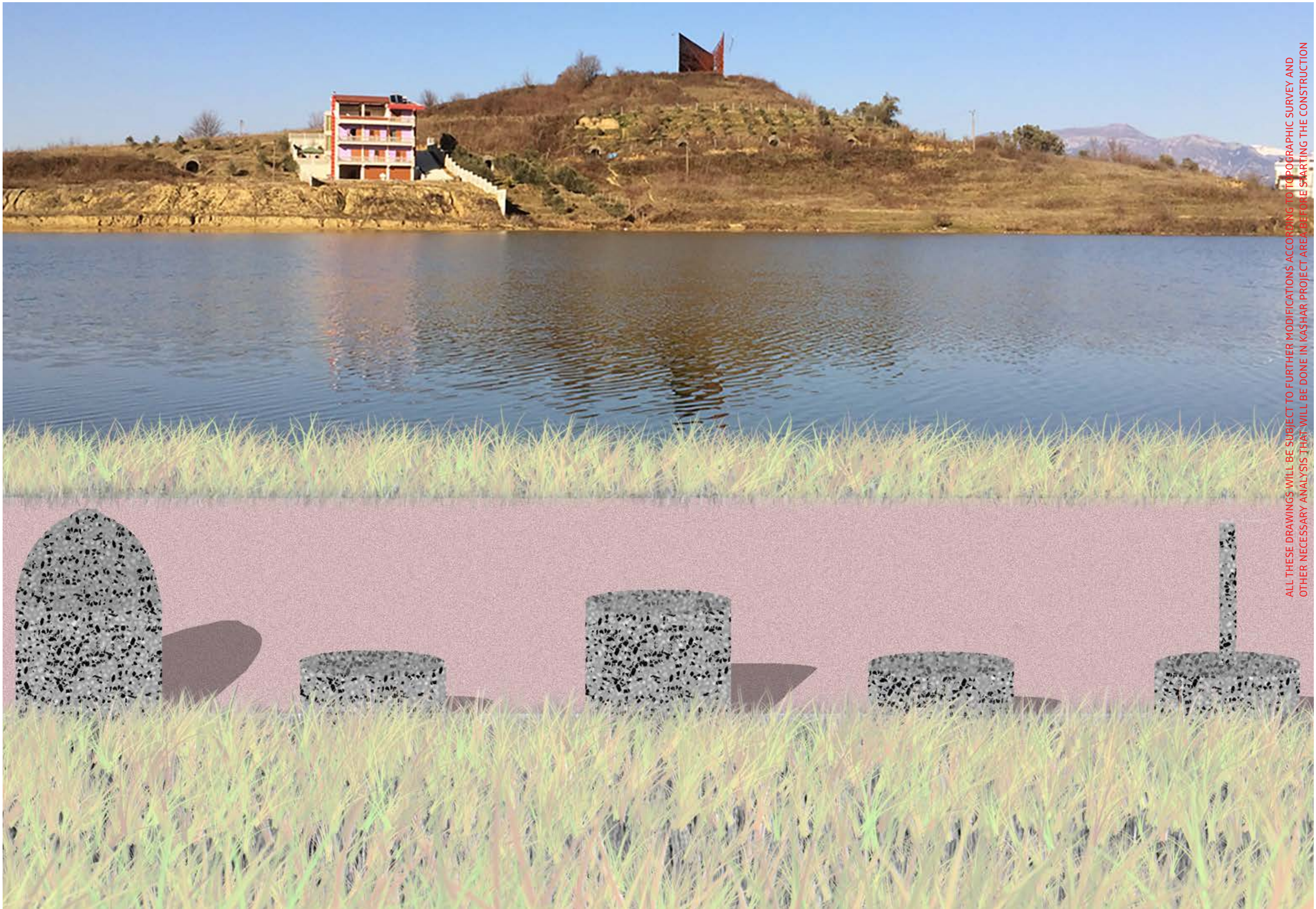
C.P.04



C.P.05

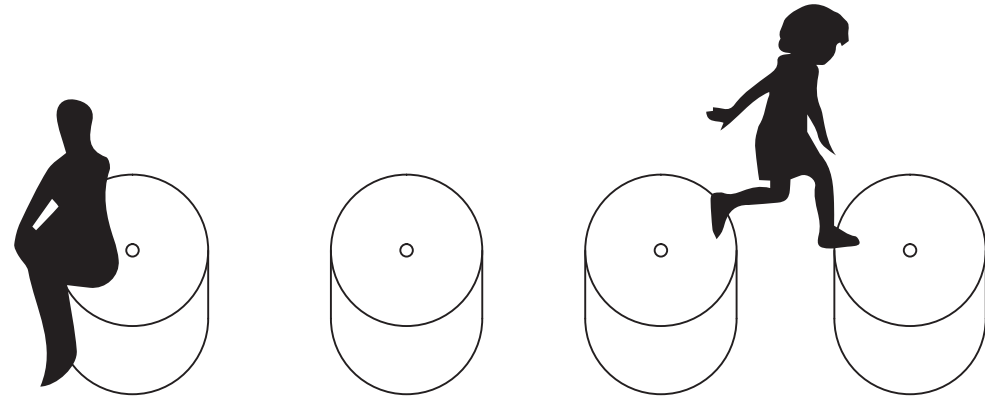


ALL THESE DRAWINGS WILL BE SUBJECT TO FURTHER MODIFICATIONS ACCORDING TO TOPOGRAPHIC SURVEY AND OTHER NECESSARY ANALYSIS THAT WILL BE DONE IN KASHAR PROJECT AREA BEFORE STARTING THE CONSTRUCTION



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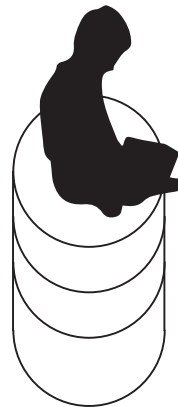
D.CS.01



D.CS.02



D.CS.03



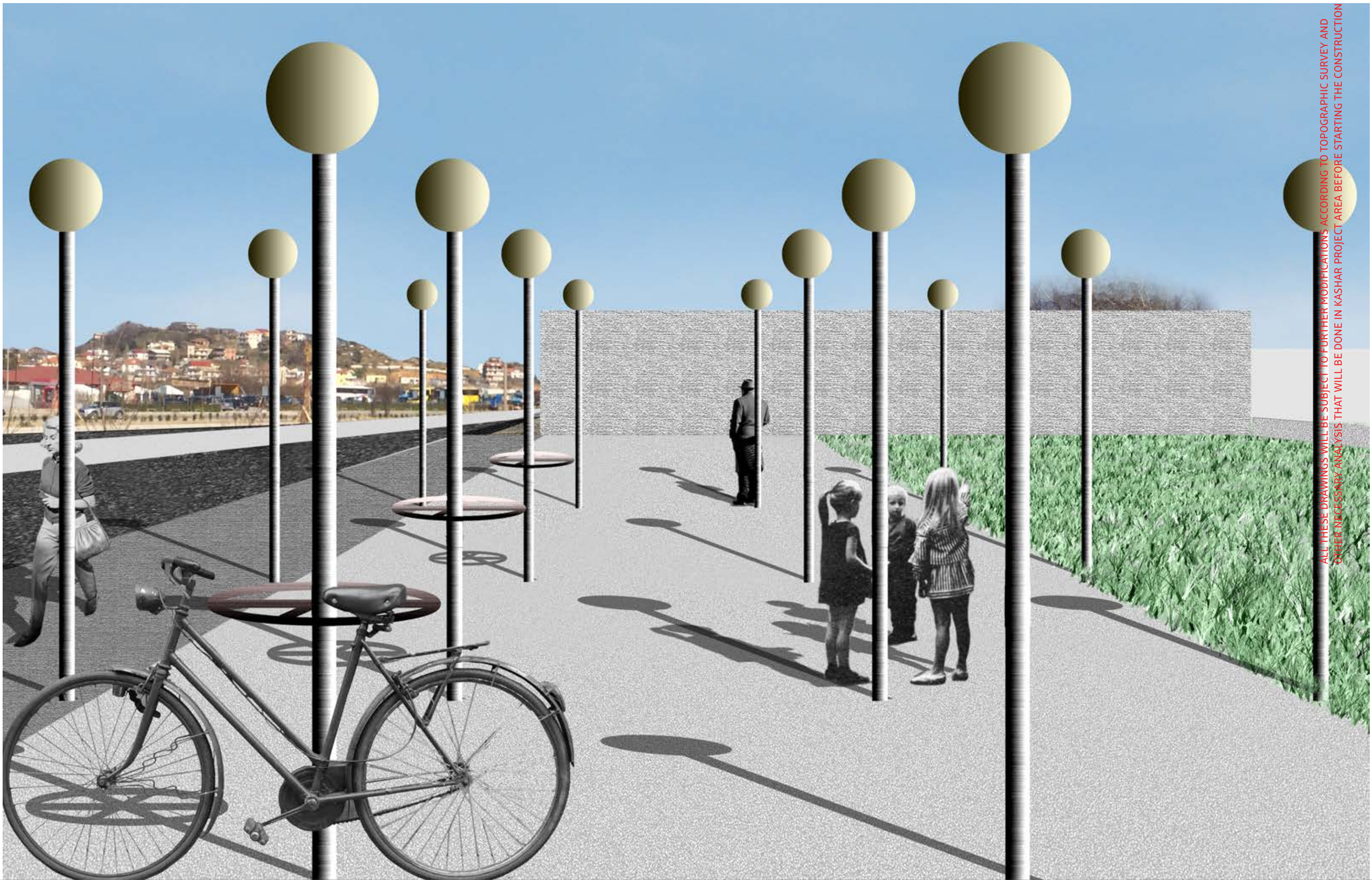
D.CS.04



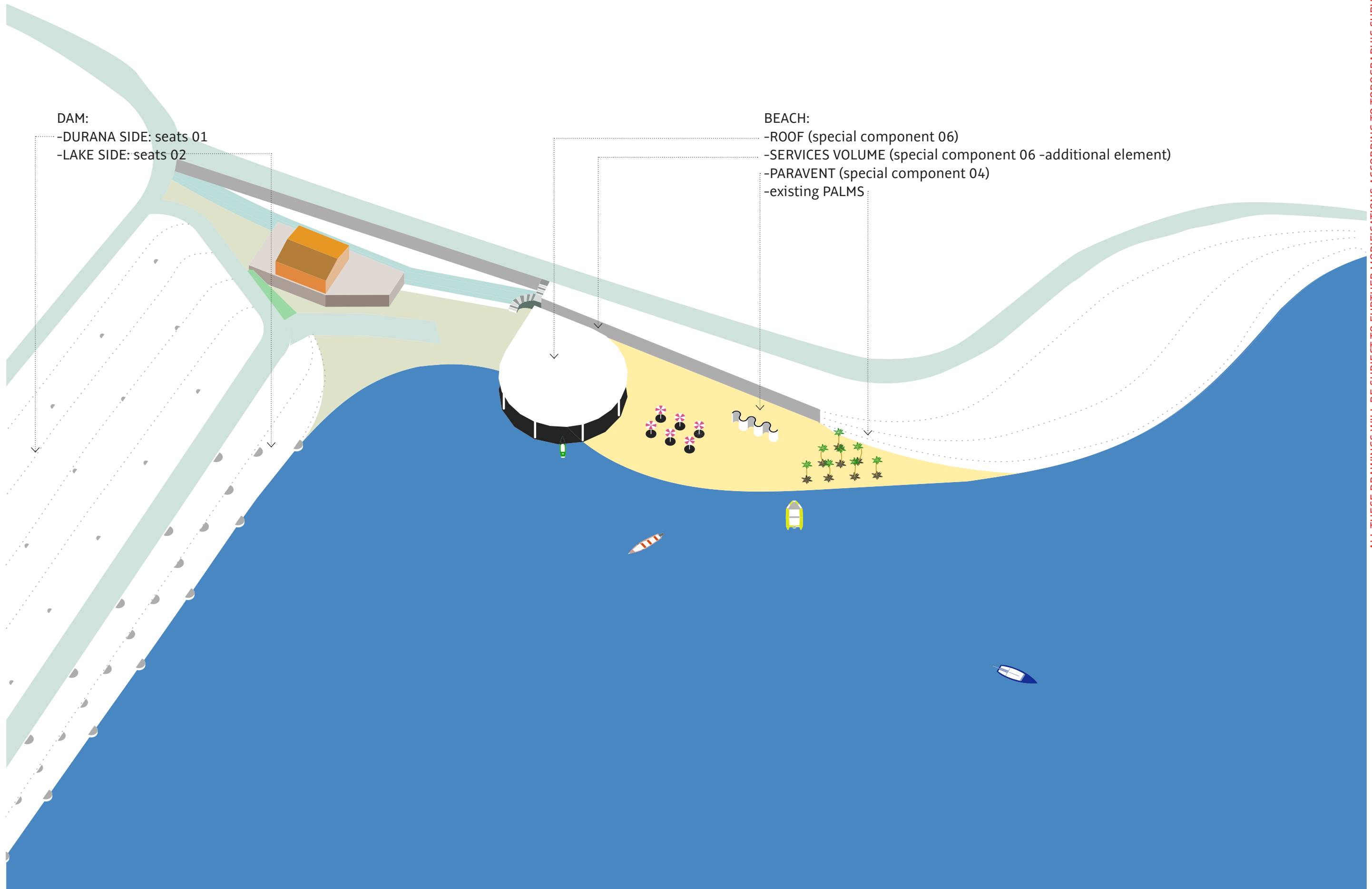
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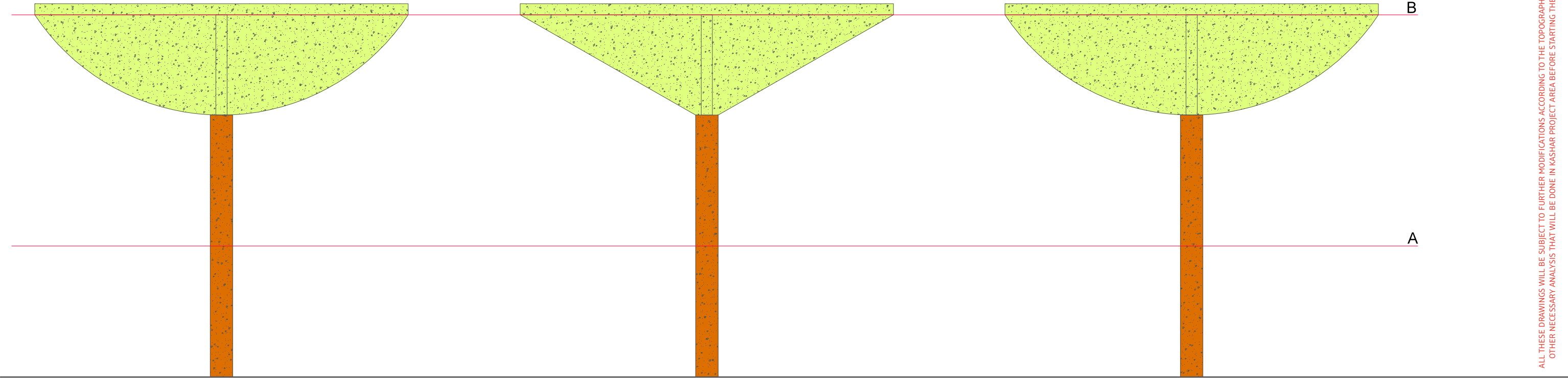


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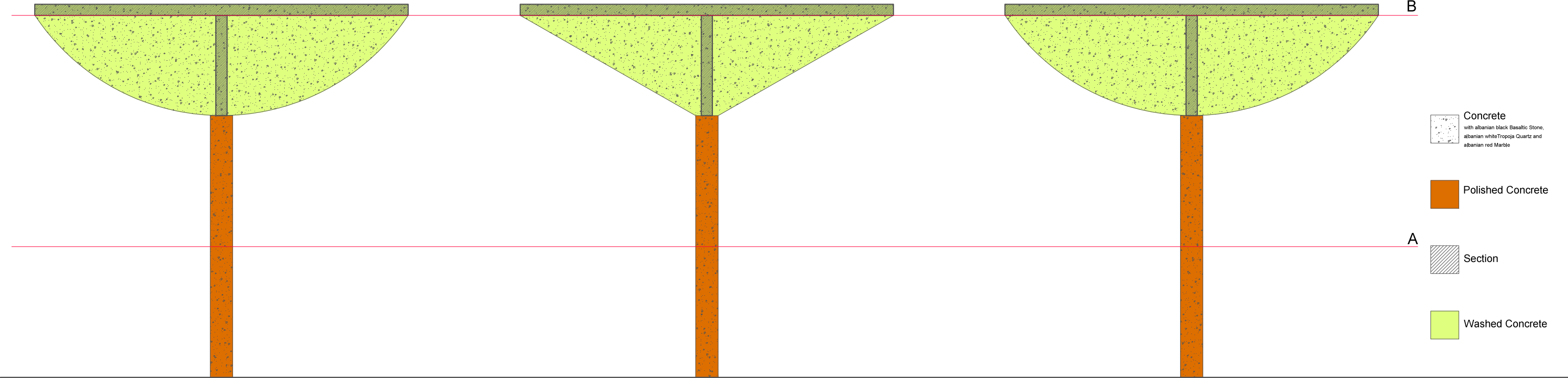






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SHELTERS - Elevation



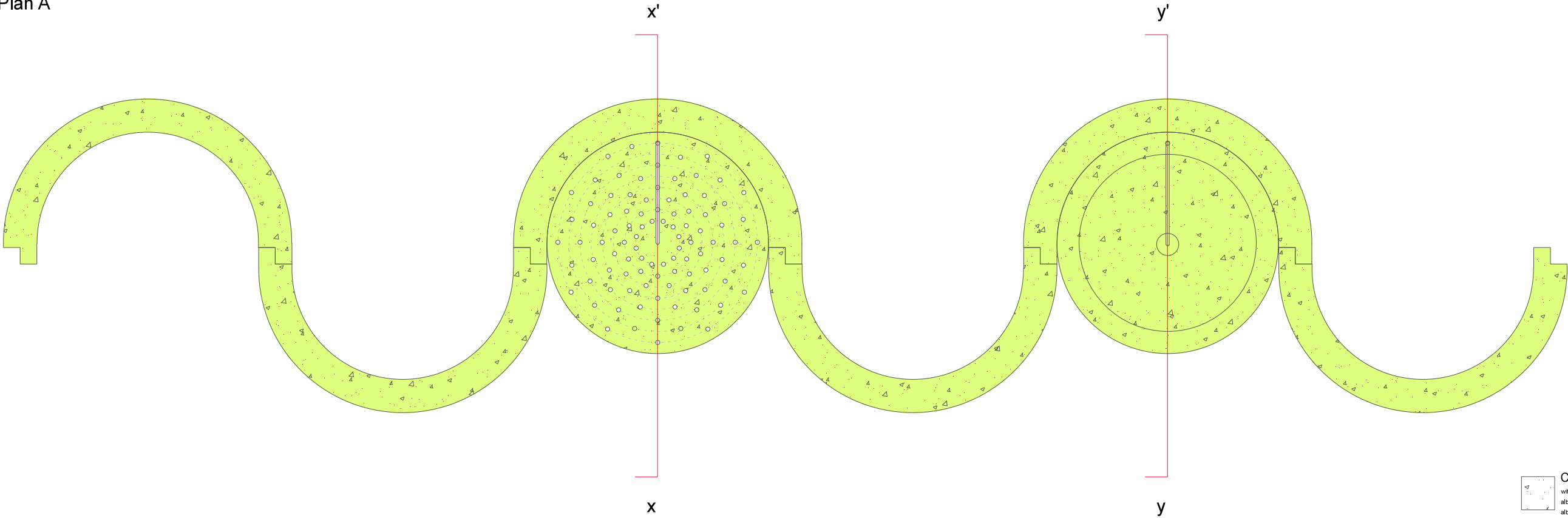
SHELTERS - Section



- **Concrete**
with albanian black Basaltic Stone,
albanian white Tropoja Quartz and
albanian red Marble
- **Polished Concrete**
- **Section**
- **Washed Concrete**

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OTHER NECESSARY ANALYSIS THAT WILL BE DONE IN KASHAR PROJECT AREA BEFORE STARTING THE CONSTRUCTION

PARAVENT - Plan A



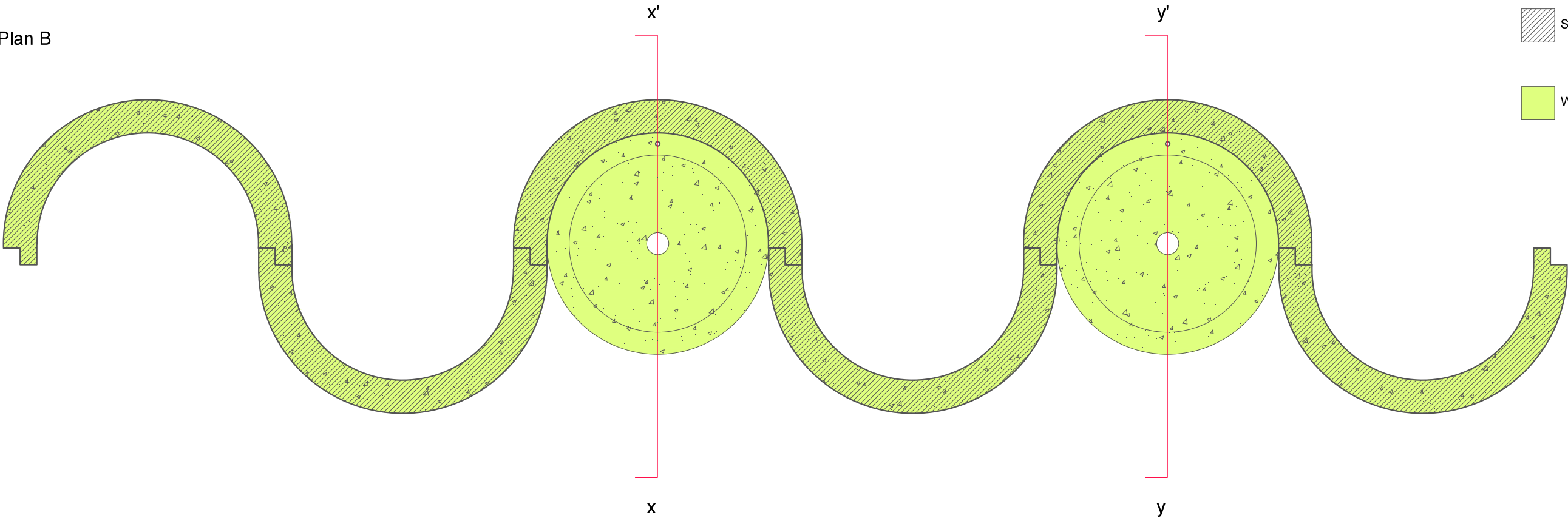
Concrete
with albanian black Basaltic Stone,
albanian white Tropoja Quartz and
albanian red Marble

Painted Metal
color RAL to be defined

Section

Washed Concrete

PARAVENT - Plan B



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OTHER NECESSARY ANALYSIS THAT WILL BE DONE IN KASHAR PROJECT AREA BEFORE STARTING THE CONSTRUCTION