

ZEJNULLA REXHEPI



URBANISTIC CRITERIA FOR PLANNING PRIVATELY OWNED PUBLIC SPACES

URBANISTIČKI KRITERIJI ZA PLANIRANJE JAVNIH PROSTORA U PRIVATNOM VLASNIŠTVU

ZEJNULLA REXHEPI (1986, Vranje, Serbia) graduated in 2014 at the Faculty of Architecture, University of "Hasan Prishtina", Pristina. He is currently working as a teaching assistant at UBT college and as an architect in the private architectural office "AET group" in Pristina.

Supervisor: Prof. Sanja Gašparovic, Ph.D.

Members of the committee:

Prof. Emeritus Tihomir Jukić, Ph.D. (president)

Prof. Krunoslav Smit, Ph.D.

Assist. Prof. Željka Jurković, Ph.D.

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The dissertation has: 138 pages, 10 chapters, 24 illustr., 22 tables, 46 footnotes, 128 bibl. units. The Appendix has: 41 pages, two parts, 83 illustr., 12 tables, 3 footnotes.

The research is focused on criteria for privately owned public spaces (POPS) planning. POPS are realized on private land, based on a legally determined procedure, whereby the land owners build additional square meters of the building concerning the size of the area ceded for public use. While the previous POPS research was mostly focused on individual plot realizations, the goals of the doctoral research are to determine the possibilities of POPS urban planning and to highlight the benefits established by systematically planned POPS implementation at the city scale.

The research starts from the following questions: What spatial characteristics (of the city) affect the density and quality of POPS? Is it possible to control and improve the application of POPS, as well as its benefits, in a wider context of the city?

After an introductory overview of the origins and development of the world's POPS, the review and synthesis of scientific and professional sources indicated the differences in the POPS defining and determined two basic groups of POPS definition aspects: urban/spatial aspects and aspects of responsibilities and rights. A conducted synthesis of sources, dating from 2000 to 2023, identified the deficiency in POPS research from an urbanistic point of view determining it as a significant research gap and as one of the key incentives for the doctoral thesis.

The classification of POPS in the cities, with publicly available systematic databases and precise guidelines for POPS implementation (New York, Hong Kong, San Francisco and Seattle), determined no consensus in typology and introduced the new generalized POPS classification into six main POPS types, depending on spatial characteristics.

Urban characteristics of the POPS implementation were analyzed in detail on examples of New York, Hong Kong, San Francisco and Seattle and the districts with the highest density or number of POPS. A synthesis of different data sources (digital maps from open city databases, administrative city divisions; population density; spatial planning

documents; legal documents and scientific research) introduced a graphic analytical modular grid method, which pointed out a predominant POPS location in the planned central or main (Downtown), predominantly business and commercial, urban districts with a recognizable urban identity, while location is only partially related to the oldest historical districts. It was indicated that high POPS density corresponds to the urban morphology of high-rise high-density areas located often near famous (iconic public) buildings of unique identity, near well-known open public spaces (parks), along the city's coastal areas and/or along the city's main avenues.

Established urban features indicative of high-density areas of implementation confirm that POPS can be associated with urbanity, centrality and urban identity, which proves the possibility of determining the urban characteristics of city areas suitable for the POPS method application.

A synthesis of the European Commission and UN-Habitat documents and scientific sources, relevant to qualitative impacts of public spaces, determined four categories with a total of eight criteria that can influence the quality of public open spaces at the district or city level: criteria of distribution and representation, location criteria, criteria of the program and criteria of interrelationship.

From researching 392 New York POPS, a comparative analysis of four selected zones (neighborhoods) was concluded with determining five quantitative and four qualitative impacts referring to physical and functional urbanistic aspects resulting from the overall realization of all POPS.

The urbanistic impacts, determined by specific changes in (inter)relations of public spaces, use and/or perception of the zone, confirmed the benefits of POPS implementation in a wider urban context. The research of the zones also revealed four recognizable principles of urbanistic POPS implementation: a network of passages, a dispersed system of plazas, a park of the zone and a pedestrian street.

From the synthesis of previous steps, eighteen urbanistic criteria relevant to POPS planning at three urban scales (city, district, zone) have been established. Four criteria defined at the general city level, based on the common urban characteristics indicating the POPS application suitability, can be applied as a guideline for determining city areas where the POPS implementation should be permitted/encouraged. Five criteria relevant to district-level planning, derived from the most common spatial characteristics of the highest POPS density areas, can be applied in determining urban morphology characteristics indicative for POPS implementation. Five quantitative and four qualitative criteria for the POPS planning at the neighborhood scale, derived from the detected urban impact of POPS in specific zones, can be applied in systematic planning of specific network principles of POPS and improving the qualitative characteristics of zone in terms of functionality, design and experience.

This confirmed that based on the evaluation of the urban impact of POPS on the city, it is possible to establish criteria for their systematic planning and the quality of public spaces and the city. By analyzing and comparing the established criteria, at the level of the analyzed zones, four principles of implementation of the POPS system were determined, that is, their method of influence at the level of the network of public spaces was determined, which affects the improvement of the qualitative characteristics of the city area in terms of functionality, design and experience.

The overview scientific contribution of the research is reflected in the systematization of previous knowledge, the clarification of the fundamental definition aspects and the typological classification of POPS. The original scientific contribution in methodology is achieved by researching the spatial features of POPS at three levels – city, district and zone, and in defining criteria for their systematic and integral urban planning, which achieves qualitative and quantitative contributions to the development of the city, especially its system of public spaces.