

Breda,

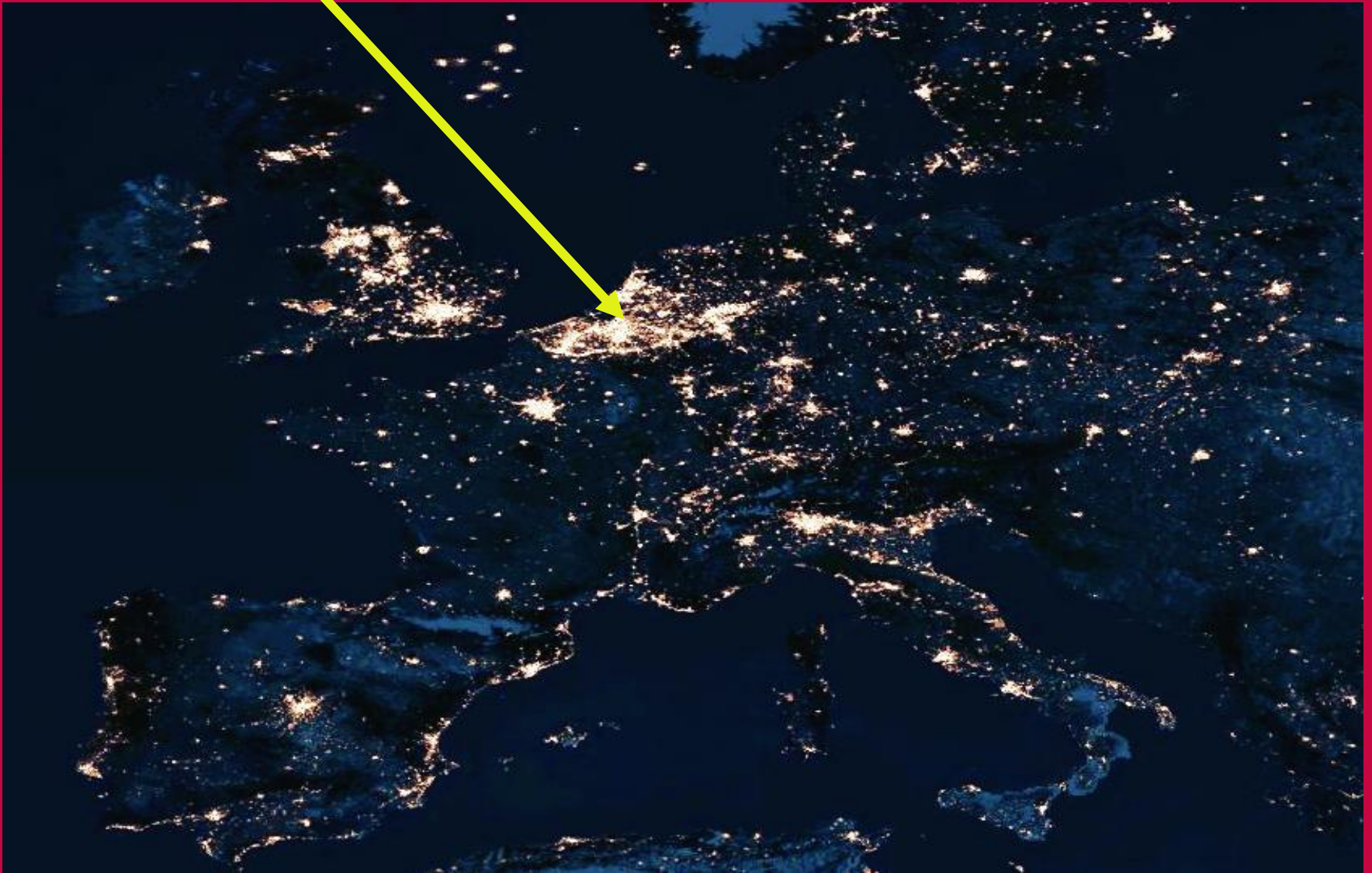
focus on sustainable quality

Peter van Schie, urbanist
Department of Spatial Development
City of Breda, the Netherlands

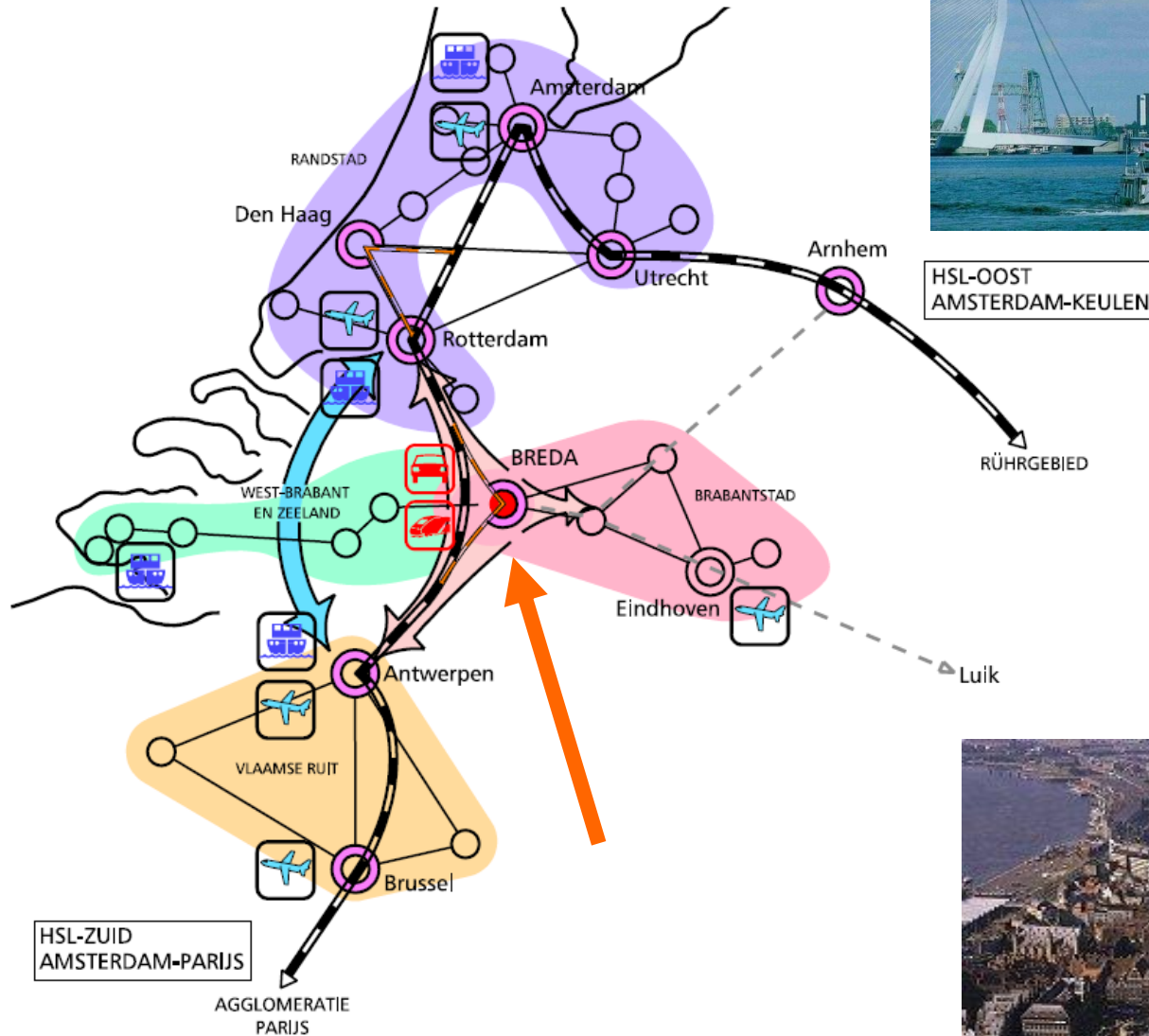
Course of presentation

- **The City of Breda**
- **Actual issues**
- **Strategy**
- **Program**
- **Space**
- **Realisation**

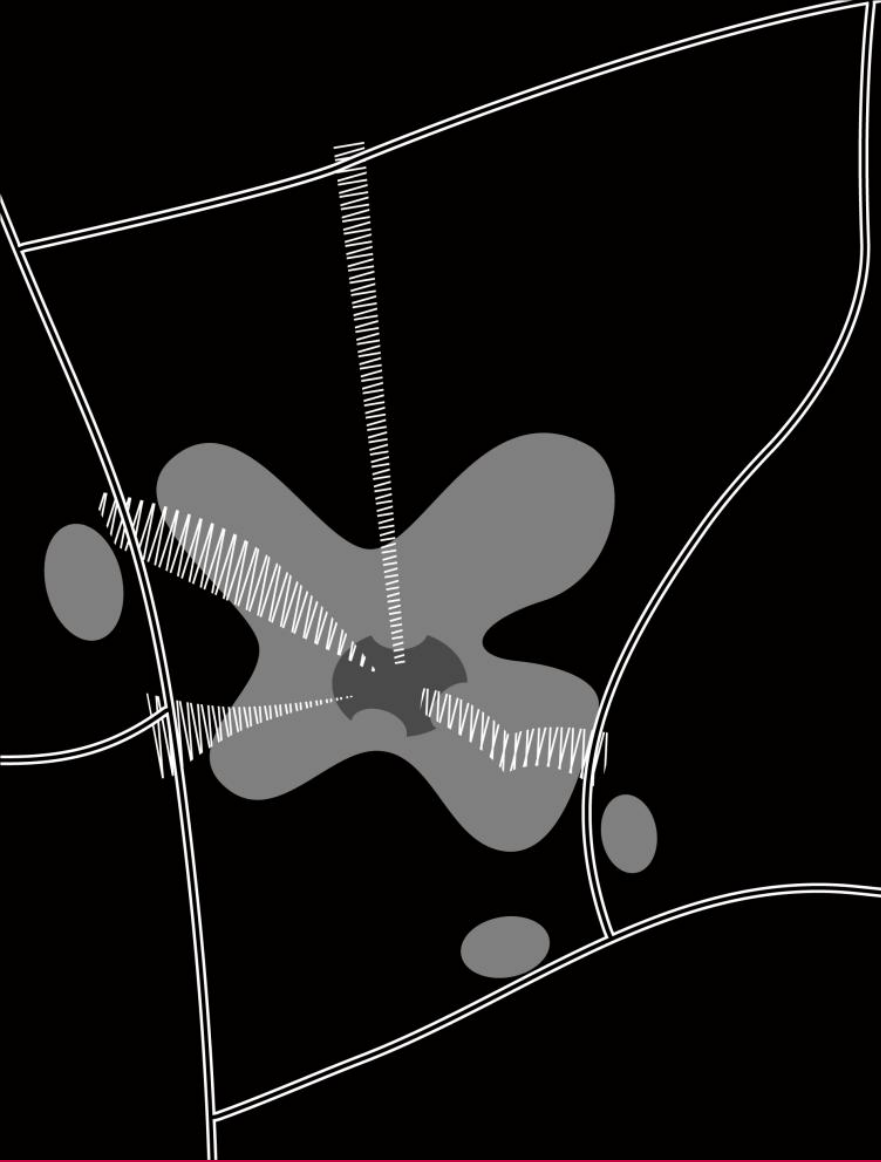
The city of Breda



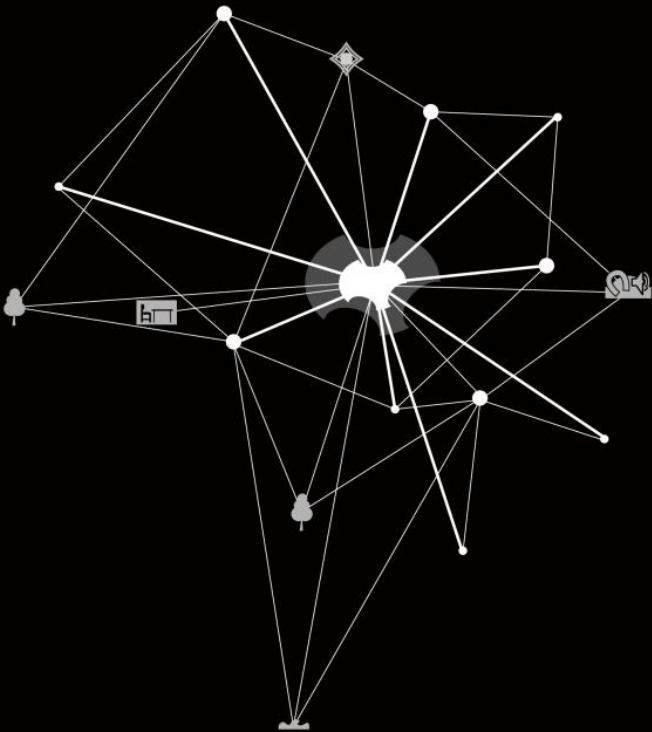
The city of Breda



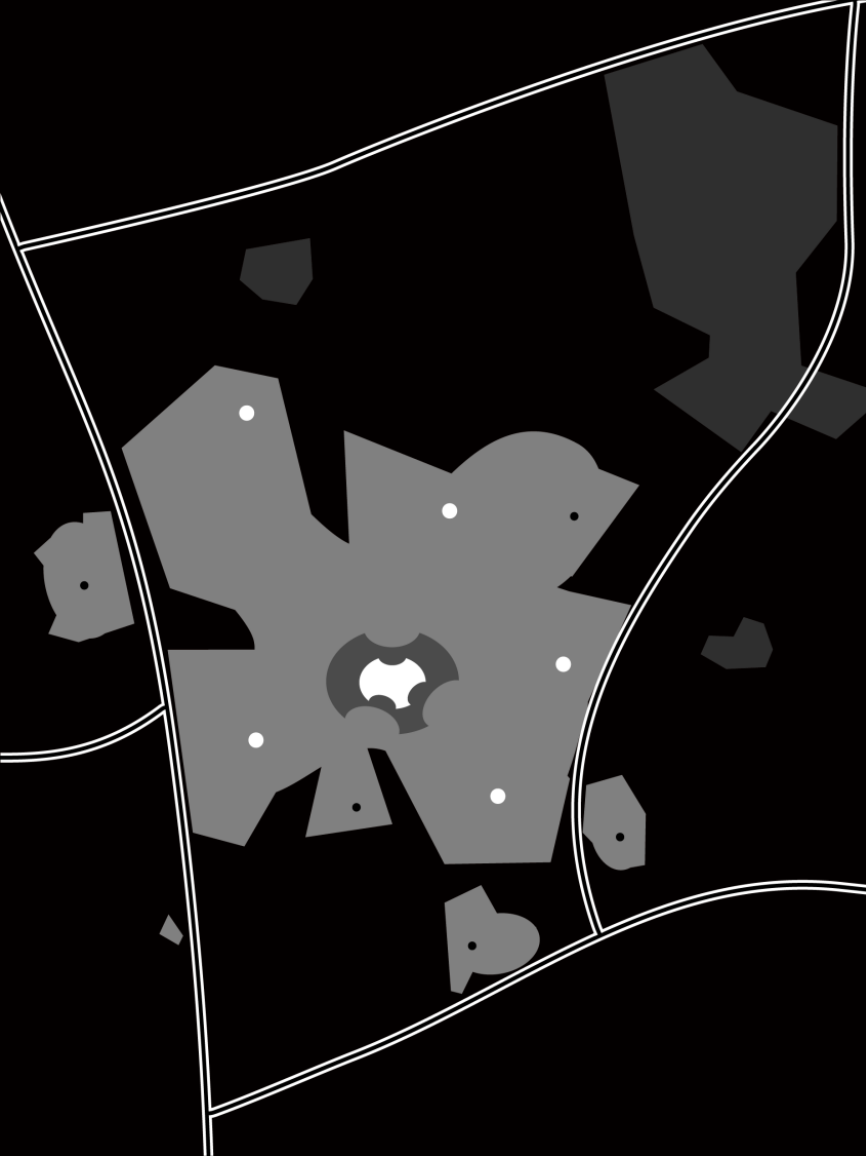
The city of Breda



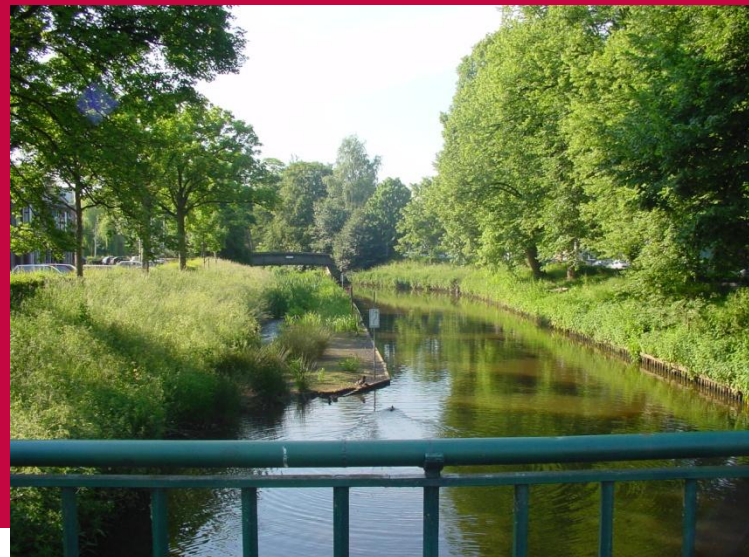
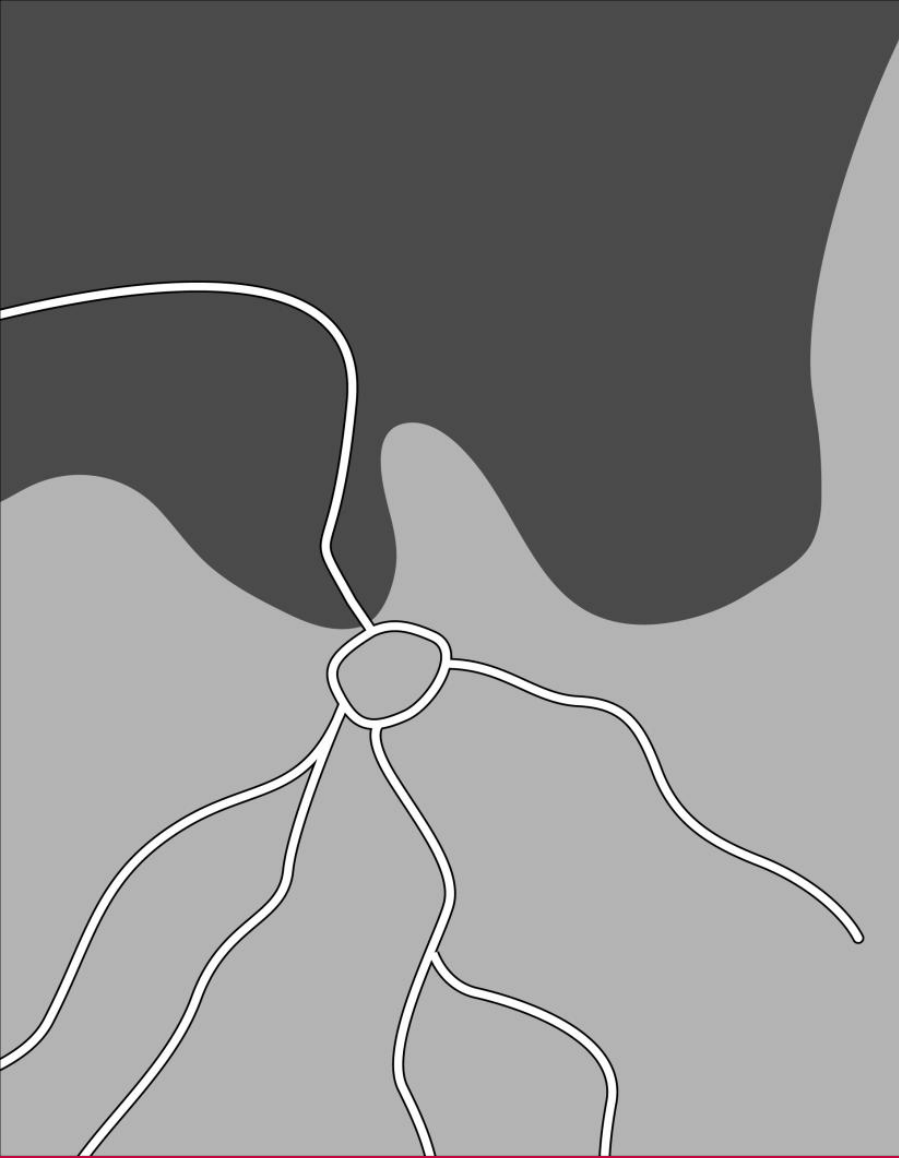
The city of Breda



The city of Breda



The city of Breda



Actual social issues

- Consumers: from directed by supply to directed by demand
- From fast prosperity to sustainable well-being
- Demographic development: lesser growth Breda > 2030; aging population
- Too much space for developments
- From standards to values



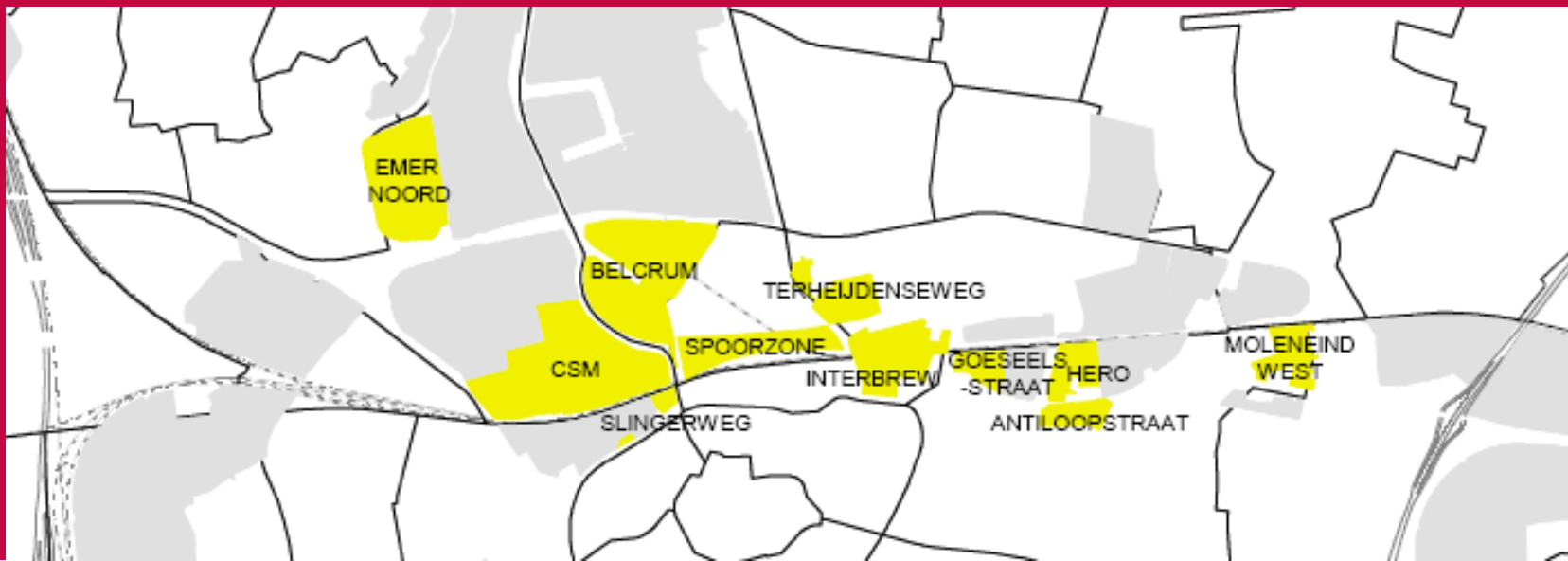
Actual ecological issues

- Sustainability.....cradle to cradle?
- Biodiversity.....in the city?
- Climate change.....Breda on sea?
- Energy issue..... the dutch windmil?
- Watermanagement.....land under water?



Actual economical issues

- Consumers careful and uncertain
- Producers, investors and banks are cautious
- Government invests now; cuts the budgets later on
- Tax Payer is working longer (possibly 67)
- Uncertain financial position of the city in future



Strategic approach

1. Starting from proper force and quality

The “**genius loci**”, **quality of the place**

5 principles

- **Landscape** is an essential part of the urban structure
- **Infrastructure** as a support for the economy
- **A network of city centers**
- **Organic development**
- **A (EU)Regional centre**

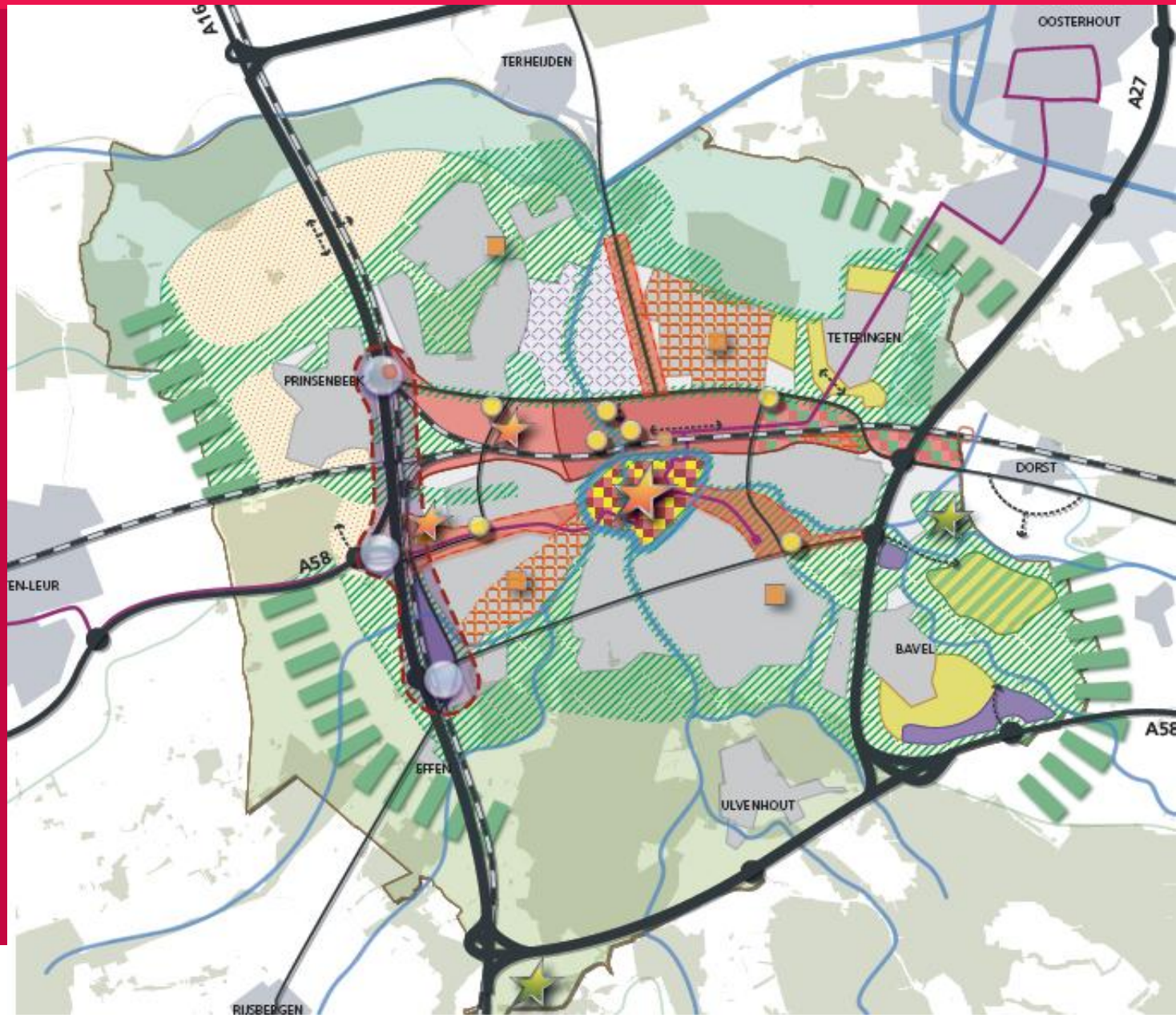
Strategic approach

1. Starting from proper force and quality
The “**genius loci**”, **quality of the place**
2. Integral and coherent approach
 - Social *People*
 - Ecological *Planet*
 - Economical *Profit*
3. Cooperation / Strategic alliances
4. Flexibility in time

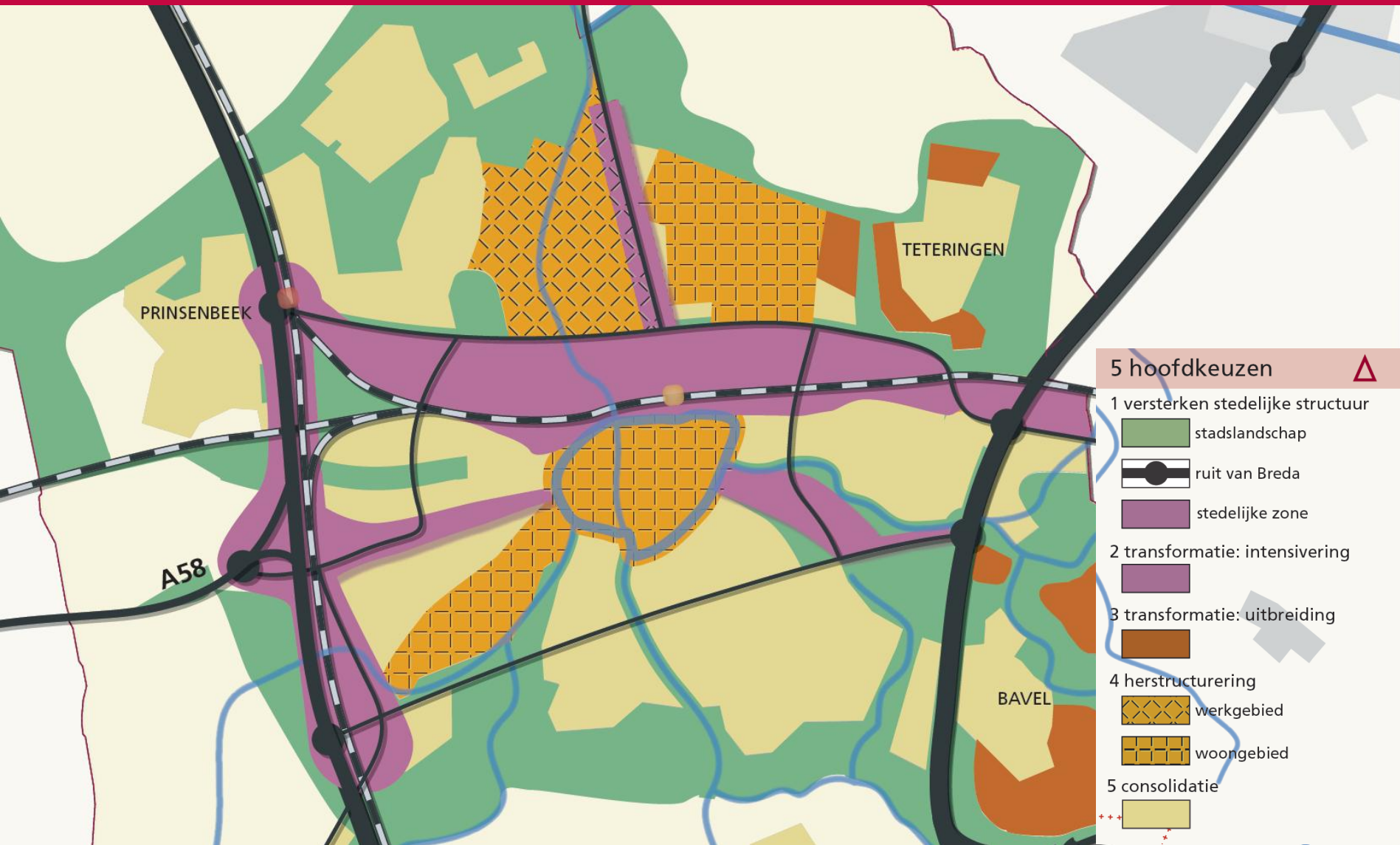
Program

- **People** 15000 new houses, 3000 renevation social programs, intergration
- **Profit** 200 ha new industry and offices education, infrastructure
- **Planet** “townscaping in the land”
green/waterprogram
organical growth of the city

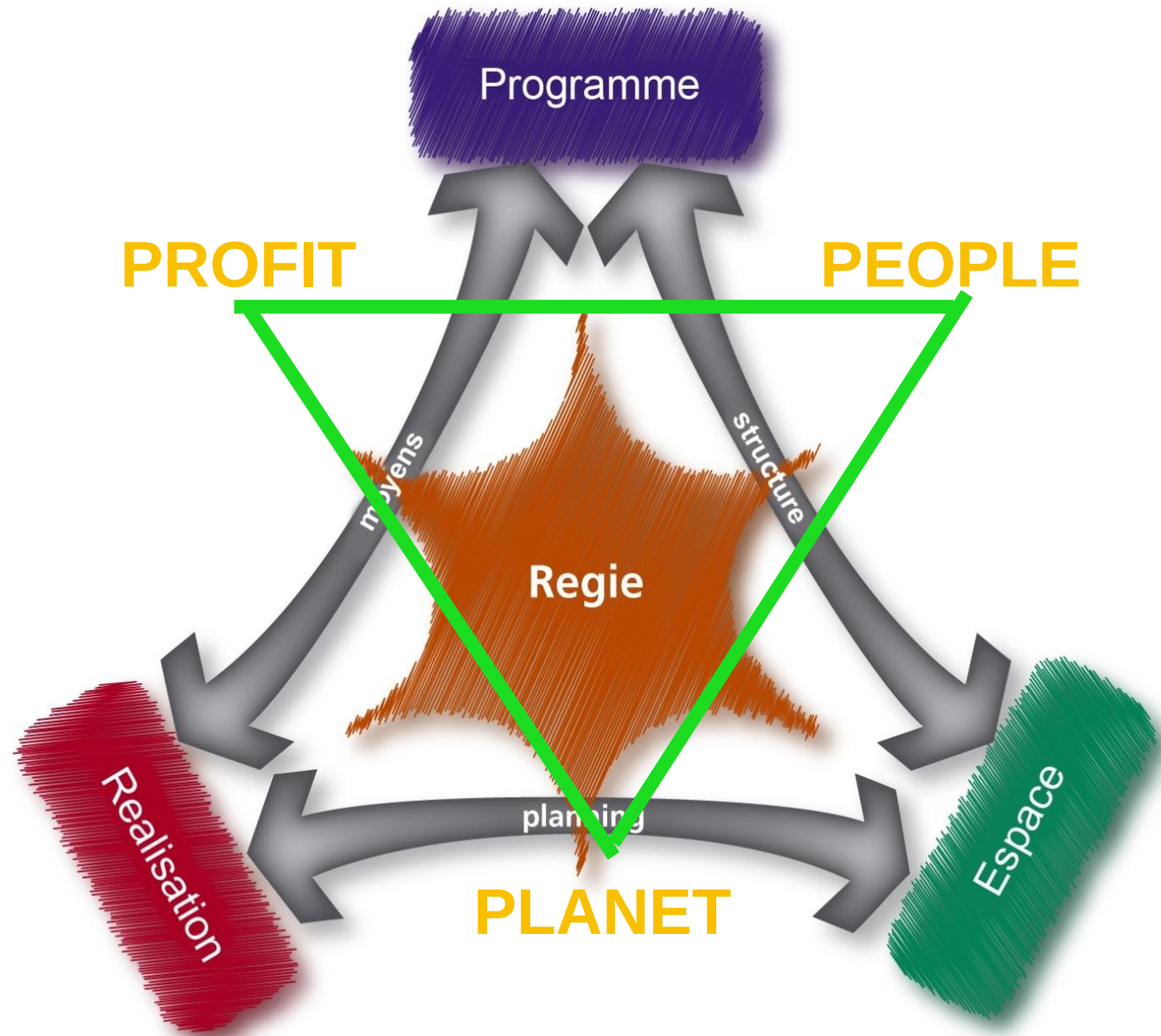
Space



5 spatial principles



Realisation



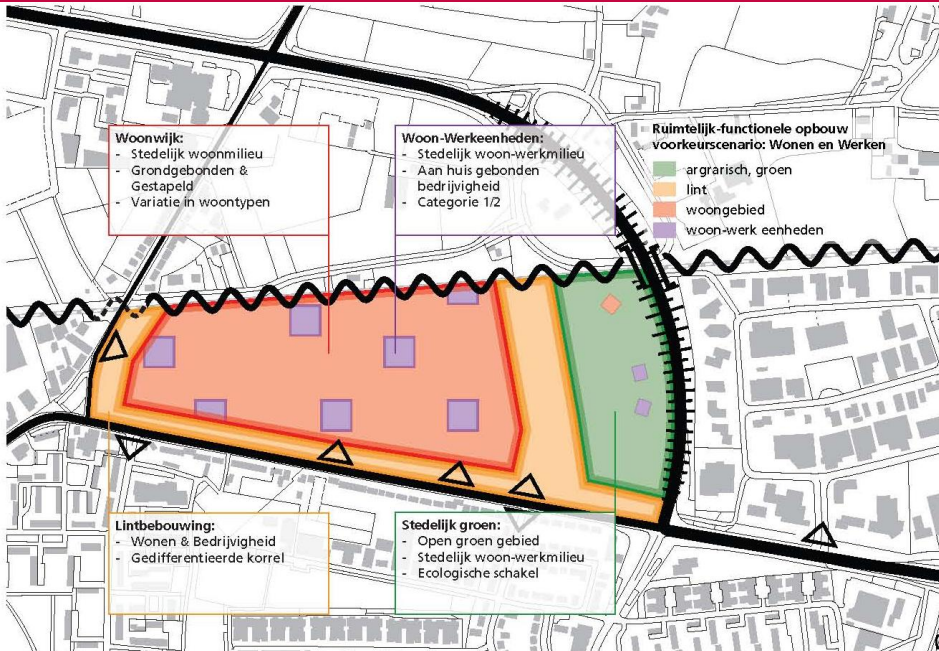
Essence of strategy/ Fil rouge

- basic is the quality of the place
- people-planet-profit filosofy mixed with a integrated planning system of program-space-realisation
- focus on and priority for quality on the long term
- integral and coherent cooperation
- smart and synchronised investments
- permanent exchange between different levels of planning: district, city and even region and above

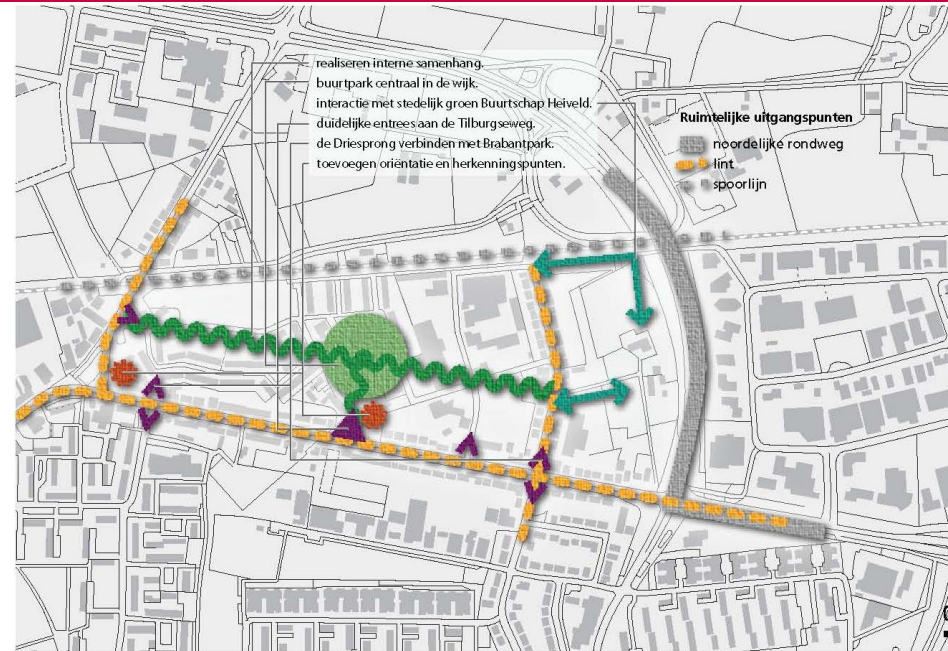
Thank you for your attention



Visie Driesprong – feb 2006



voorkeurscenario



ruimtelijke uitgangspunten

Participatie – 2007



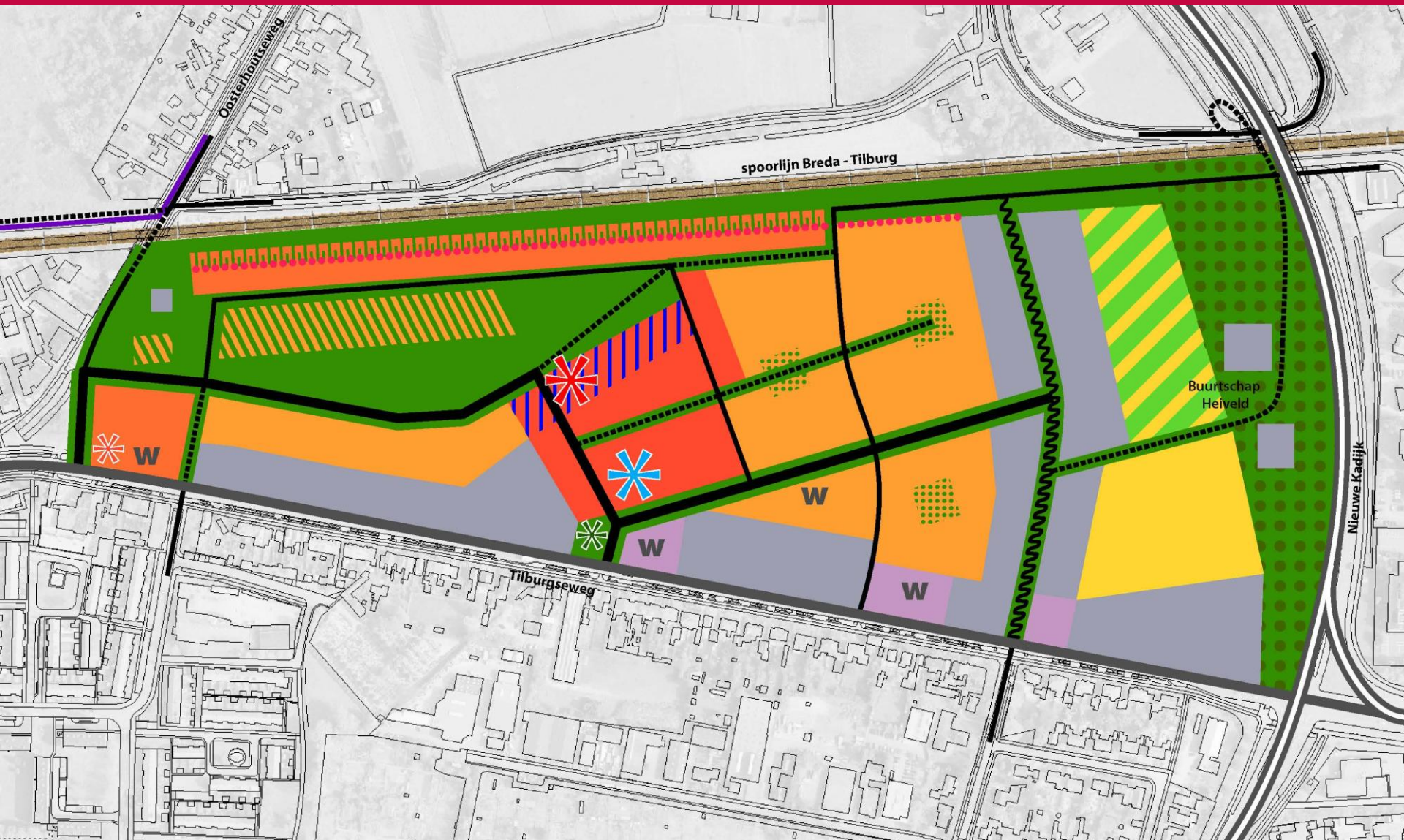
> v ^ Beelden van de workshops met de klankbordgroep



Participatie: de Bewonerswensen

- **Bewonerswens 1:**
Groene ecologische wijk in verbinding met het landschap
- **Bewonerswens 2:**
Een multifunctioneelcentrum voor het hele gebied
- **Bewonerswens 3:**
Betaalbare woningen voor gezinnen, ouderen en jongeren
- **Bewonerswens 4:**
Driesprong en verbanden met omgeving

Structuurvisie De Driesprong



Stedelijke vernieuwing: H + T + C

Renovatie vanaf 2008

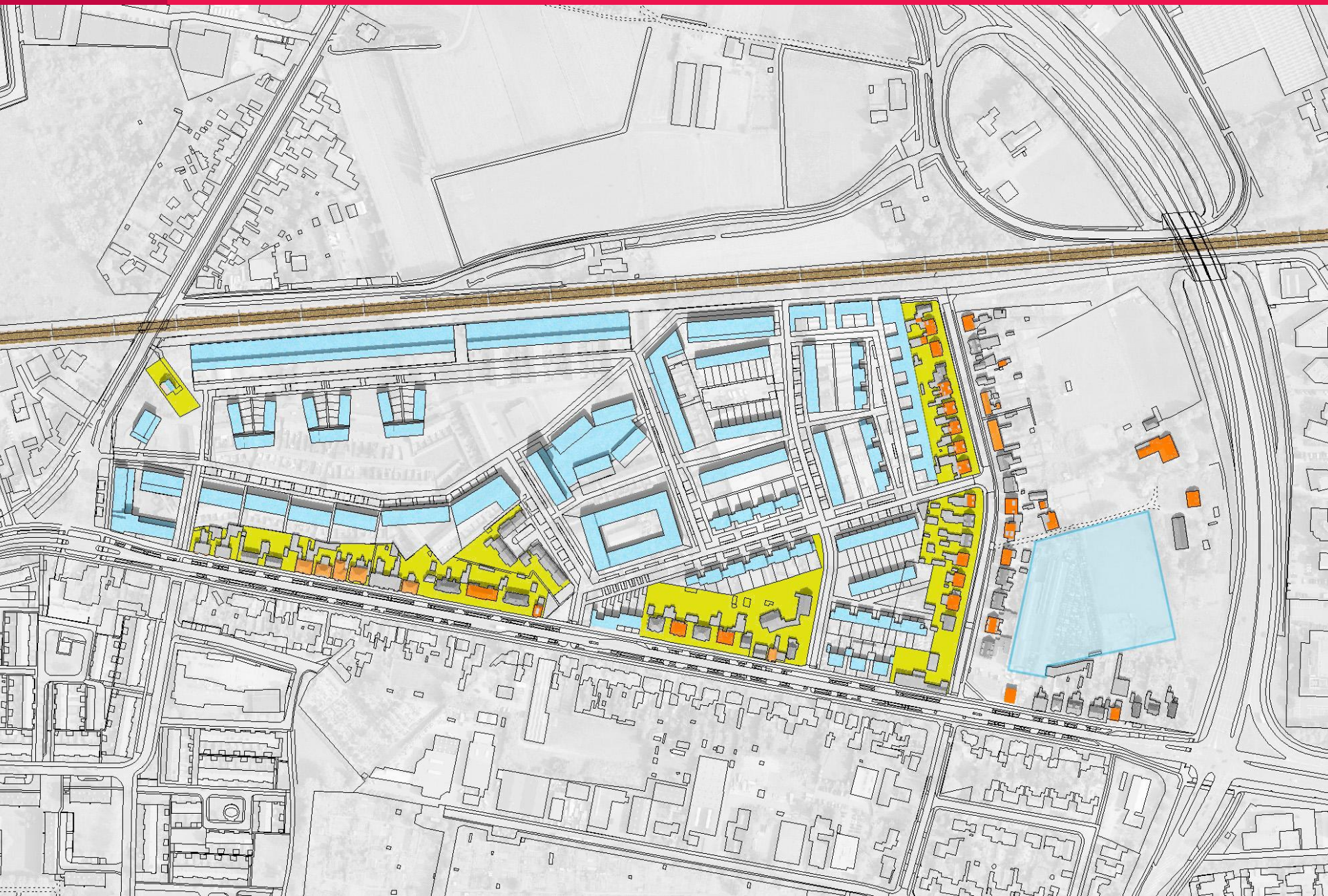
Herstructureren:
vanaf 2008

Transformeren:
vanaf 2012

Consolideren:
vanaf 2017







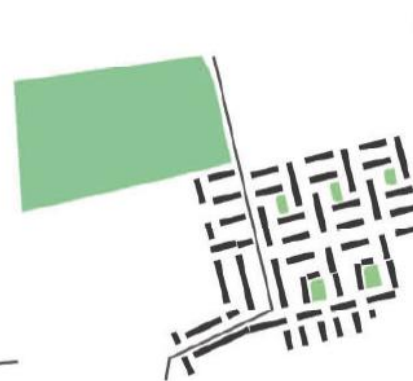
HAVENKWARTIER



BELCRUM



LINIEKWARTIER



DOORNBOS



Stroken verkaveling



Gesloten bouwblok



Opengewerkt bouwblok



Stroken verkaveling



Stedelijke verhouding openbaar - privé



Transformatie

Straat, (kerk)plein



Consolidatie

Straat, hof, park



Stempel transformatie

Groen tapijt, solitaire parkbomen



Footprint transformatie

analyse van bebouwingsstructuren in Havenkwartier, Belcrum, Linie en Doornbos

Structuurvisie Doornbos en Linie



DOORNBOS	PARKKWARTIER	ONDERZOEK ONTSLUITING (MOBIELE MED)	VOORZIENINGEN (BESTAAND/NIUW)	ZICHTRELATIE	GROEN
HOOILAAN	LACHAPELLE	STEDELIJK VERKEER	HOOGE ACCENT (BESTAAND/NIUW)	ORIENTATIE GEBOUWEN	PARKWAY
KOELE MEI	LINEKWARTIER	BUURTONTSLUITING	BEELDBEPALEND ELEMENT		HOOFDGROENSTRUCTUUR
		FIETSRoutes			
		HOV-ROUTE (HOOCHWAARSIG OPEENBAAR VERVOER)			



