

DUTCH Urban Solutions is an architectural collaborative based in Rotterdam, NL, operating in the fields of architecture, urbanism and research.

The company was established in 2013 under the creative direction of Richard Breit.

Approach

DUTCH Urban Solutions is committed to improving buildings, public realms and cities through design solutions that are innovative, resilient and contextually sensitive. We place human experience at the centre of our work. Striving to create places that make people feel connected, stimulated and joyful.

Urban Optimists

At the core of our thinking is the firm belief that great urban environments make our lives better. The contemporary city is a dynamic place and we invest our time imagining how it can be improved

Projects are Opportunities

We are committed to the idea that every component of the city - big or small - contributes to the overall urban experience. Therefore we consider each and every project an important opportunity to give back to the building, street, neighborhood, city or region.

Thinking in Scales

We fully embrace the challenges of modern city building in our work. We aim to provide holistic solutions that blend ecosystem, economy, technology, identity and community.

Methodology

DUTCH Urban Solutions projects are driven by a flexible set of methods that guide us through the design process. We have three consistent cornerstones of our work: comprehensive analysis of a project site, a rigorous and thorough experimentation process and the development of clear conceptual narratives

As a collaborative of specialists we are proficient in a variety of design tools and utilize them to engage with projects on many scales - from comprehensive planning to urban furniture design. We seek to understand and consolidate the needs of a project on multiple scales, combining site specific spatial thinking, regional urban dynamics and an imaginative approach to the future of our cities.

We understand that great work comes from great partnerships. We endeavour to form forward thinking collaborations with our clients and partners by clearly and concretely communicating ideas early in the design process. We thrive in open and creative dialogues where our experienced project leaders can work together with clients and collaborators to formulate inspiring design directions and solutions.

Curiosity

We begin with thorough research and analysis that seeks to reframe problems and reveal hidden or forgotten layers.

Experimentation

We rigorously test multiple conceptual directions to maximize our ability to find and develop creative and effective solutions

Narative

We think a big part of the design process is invisible, and sometimes the narrative is the design itself.







APPROACH





RICHARD BREIT Dip Arch

Richard Breit is a registered architect and urban designer with more than 14 years of experience, leading international design teams on a range of projects in Europe, Asia and MENA regions. Richard Breit studied architecture at the AA and UEL in London, UK and is a registered architect in The Netherlands.

Previously Richard was named Senior Associate at WoodsBagot and was responsible for managing the global urban design team from the Hong Kong Office. During this period Richard was involved in project management, business development and urban design on a variety of projects in China, MENA region and India. Working for WoodsBagot he was design leader on a number of large scale master planning projects such as Nakheel Harbour Tower District, Beijing CBD and Qater Science and Technology Park.

In 2014 Richard setup Dutch Urban Solutions in Rotterdam, a collaborative of freelance urban design specialists. The aim was to create innovative solutions for a more resilient urban environment able to respond to the challenges of today. Through a series of research projects and competitions Richard has developed a diverse portfolio with projects such as: Who Cares Competition- De Hofjes van Carnisse, M4H Development Strategy and Berkel en Rodenrijs – design for aging.

English

Spanish

Highly Proficient

Proficient

Qualifications **Professional Experience Research & Competitions** 2006 SBA 1.070101.001 2014 Owner/ Founder 2016 Dutch Urban Solutions 2002 RIBA II Freelance Design Consultant Diploma in Architecture Rotterdam, NL University van East London 2016 London, UK 2012-2014 Senior Associate Woods Bagot 2002 RIBA II Dubai, UAE Diploma in Architecture 2016 University van East London 2010-2012 Associate London, UK Woods Bagot Dubai, UAE 2000 RIBA I 2014 2007-2010 Bachelors in Architecture Senior Urban Designer Architectural Association Woods Bagot Londen, UK Dubai, UAE 2014 2005-2007 Urban Designer Awards DN Urbland Delft, NL 2017 Who Cares 2014 De Hofjes van Carnisse 2003-2004 Architect (RIBA II) Runner Up Dankwa Architecten Londen, UK 2016 WAN awards 2013 Design for Ageing 2000 Assistant Architect best urban design project Enric Miralles (EMBT) Barcelona, ES 2007 3rd Prize 2013 Carlsberg Design Competition, Copenhagen, DN **Design Skills** 2006 3rd Prize **Highly Proficient** 2013 Photoshop Greater Helsinki 2050 Design Indesign **Highly Proficient** Competition, Helsinki, FN Illustrator Highly Proficient Sketchup Highly Proficient Languages Twillight Proficient Autocad Proficient Highly Proficient Dutch

RESUME

Selected Projects

Resilient Suburbia Agro Living Utrecht, NL	2017	Waterdriehoek collaboration Plein 06 Rotterdam , NL	2012	Qatar Science & Technology Park Detailed master plan WoodsBagot Qatar, QR
Adaptable Trelleborg Europan 14 Trelleborg, SE	2017	Cartesius MP collaboration Plein 06 Utrecht, NL	2011	Damac Golf Community Concept master plan WoodsBagot
Little Karlskrona Europan14	2017	Who Cares Competition Design for Aging		Dubai, UAE
Karlskrona, SE		Rotterdam, NL	2010	Sun River Detailed master plan
Resilient Suburbia Design for ageing Berkel en Rodenrijs, NL	2016	Jeddah Industrial Cities Concept master plan Collaboration - Perkins&Will		WoodsBagot Beijing, CH
Europan 13		Jeddah, KSA	2010	Beijing CBD Competition Concept master plan
Urban Cabinet Leeuwarden, NL	2016	Future of Brno Centre Competition Brno, CZ		WoodsBagot Beijing, CH
Design a Beautiful House			2009	Shunde New Town
Concept villa design London, UK	2015	Weifang Food Valley Concept master plan Collaboration - NLUS		Detailed master plan WoodsBagot Shunde, CH
Urban Choreography Optwikkolstratogia M4H		Weifang, CH	2007	Nakhool Harbour & Towor
Rotterdam, NL	2015	M4H Rotterdam Development Strategy	2007	Detailed master plan WoodsBagot
Resilient Suburbia Design for aging		Collaboration Stadshavens Rotterdam Rotterdam, NL		Dubai, UAE
open locatie, NL	2014	Shariah Avenue	2006	Greater Helsinki Competiion Concept development plan
Work, Live & Play Productive living concept open locatie, NL		Concept master plan Collaboration - WoodsBagot Dubai, UAE		DN Urbland Helsinki, FN
	2013	Jumeirah Hills Concept master plan Collaboration - WoodsBagot Dubai, UAF	2005	Spijkenisse OS Herontwikelingsplan DN Urbland Spijkenisse, NL

The following projects have been selected to reflect my approach, vision and work methodology in developing urban projects. All renderings/diagrams and naratives have been produced by Richard Breit.

> **#01** DESIGN FOR AGEING **#02** FUTURE OF BRNO CENTRE **#03** RESILIENT SUBURBIA **#04** DE HOFJES VAN CARNISSE **#05** LITTLE KARLSKRONA **#06** M4H URBAN CHOREOGRAPHY **#07** ADAPTABLE TRELLEBORG

DESIGN FOR AGEING RESEARCH BERKEL EN RODENRIJS, NL



How can we create a suburban neighborhood that is more resilient to the changing social, economic and environment parameters of today?



DETAILS

Location

Scope

Client Project was developed on own innitiative

2014

Implementation The concept is currently under consideration by a variety of developers in the Netherlands and was nominated for the WAN awards - best urban design

Key Personal Richard Breit

Berkel en Rodenriis, NL

Concept Master Plan Investigative Design

Project Dates

Design, Research and Images developed by With this question in mind we developed a speculative design for a new neighborhood community in the suburban village of Berkel en Rodenrijs in the Netherlands. Our aim was to create a neighborhood that fosters informal care between different generations and to re-establishing the elderly & children in the center of the suburban community. In addition we aspired to develop an urban plan that is responsive to the environmental challenges of the future and in particular the anticipated increase in annual precipitation and periods of heavy rainfall. Creating a green suburban community orientated around a series of water squares, where nature & water management can become an integrated part of suburban life.

Creating a community where elderly & children are placed at the centre of neighbourhood planning.

With over one third of marriages ending in divorce and more than two thirds of elderly feeling lonely and alienated from society, our aim was to create a neighborhood where single parent and multi-generation families can become an integrated part of suburban living. We believe that the elderly can play an important role in supporting single parent families and mutually we believe that children can contribute in a positive way to the lives of the elderly. The plan aims to place the elderly & children at the center of the community, through an efficient pedestrian orientated plan that is strongly connected to the surrounding neighborhoods, park and local bicycle routes.

Creating a community that allows for two generations to bundle their financial resources and mutually support each other.

In the Netherlands there is a significant gap in accumulated wealth between generations. With the elderly benefiting from a large positive property equity and the younger generation suffering from the recent recession. Our aim was to create a neighborhood that allows for two generations to bundle their resources through shared ownership and allow for a transfer of equity between the two generations. In addition we believe that the suburban community should be responsive to changes in the work life balance and create an environment that fosters creativity and productivity. Therefore we have integrated flex-work spaces, urban workshops and glasshouses for community urban farming in the fabric of the neighborhood

Creating a community that anticipates on climatic changes through smart urban design, establishing a basis for a more resilient suburban community.

The anticipated increase of heavy rainfall provides a significant challenge for a country where most of its land is under sea level. Water management has always been at the center of Dutch culture and indeed of each local community. Through a series of water squares we aim to create a community where water storage is an integrated part of neighborhood planning and becomes part of the identity of the place. The storm water is collected and filtered through a reed bed ecosystem, providing clean water for the greenhouses in the suburban community.



Our aim is to create a suburban environment that is responsive to **SOCIAL** challenges of today....



...where changes in family structures are provided for in planning and housing typologies



...where caring and taking care of family is facilitated through smart urban planning



...where children and elderly are again at the centre of the community





Our aim is to create a suburban environment that is responsive to the ENVIRONMENTAL challenges of the future....



...where food cultivation is an integrated part of community life, bringing elderly and children together



...where climate change and increased rainfall is anticipated through smart public realm design



...where your house allows you to generate energy, water and food, aiming for an energy neutral community





Our aim is to create a suburban environment that is resilient to **ECONOMIC** challenges of today....



...where two generations can bundle their financial resources and invest in a shared future.



...where the elderly remain actief participants in society and are allowed to contribute to the community



...where flexible and independent work solutions are integrated in smart urban planning





Plot 335 sqm BUA 225 sqm



TYPE M1 Plot 144 sqm + 125 sqm BUA 185 sqm + 120 sqm



Plot 200 sqm BUA 140 sqm



TYPE F2 Plot 300 sqm BUA 200 sqm



ТҮРЕ М2 Plot 150 sqm + 170 sqm BUA 180 sqm + 70 sqm



Plot 190 sqm BUA 128 sqm





ТҮРЕ МЗ Plot 200 sqm + 75 sqm BUA 195 sqm + 40 sqm



TYPE E3 + Urban Farming Plot 200 sqm BUA 128 sqm

FAMILYLIVING TYPOLOGY F

3 typologies aimed at single family living. Each house has a large waterfront garden and an internal garage + 1 onsite carpark. This typology is aimed at the higher middle class suburban family.

MULTI GENERATION LIVING TYPOLOGY M

3 typologies aimed at single parent families co-living with their elderly parent(s). It provides the opportunity to bundle financial resources, with each plot flexible to be subdivided based on individual requirements and levels of codependency.

ELDERLY LIVING TYPOLOGY E

3 typologies aimed at elderly that want to live independent within a suburban environment. The units provide additional spaces for hobbies which face the public realm to encourage an active community life.



Elderly workshops 2 x 60 sqm workshop units for the creative & productive elderly



Community greenhouse 250 sqm community greenhouse for aquaponic and hydroponic food cultivation



The 'makers' lab 850 sqm of flexible workspaces for the Berkel en Rodenrijs wider community







Landscaped swales Rainwater is collected from the buildings into integrated landscaped swales



Water squares Rainwater is stored in naturally landscaped watersquareswhich form the focalpoint of each neighborhood cluster



Playgrounds Two playgrounds have been integrated into the neighborhood landscape each playground is climate responsive



Landscaped swales are integrated into the road design Rainwater is reused for irrigation and private greenhouses

Watersquare rainwater is collected and slowly released into the drainage system

Rainwater is re-used for residential usage

FUTURE FOR BRNO CENTRE COMPETITION BRNO, CZ



How can we create a new urban district for the city of Brno. With more young people leaving the city today, can we create a model for a more responsive and adaptable urban environment for tomorrow?



DETAILS

Location Brno, CZ

Scope

Client Municipality of Brno

Project Dates 2015

Implementation The concept was developed for the public competition and was selected as one the final projects.

Key Personal Design, Research and Images developed by Richard Breit

Concept Master Plan

Introduction

DUS is developed the project BRNO a model for a productive city as part of an international design competition for the Future of Brno Centre. Described by the Mayor as being the most important competition that the City of Brno has undertaken in 20 years, it provides a unique opportunity to reconnect & revitalise a 200 ha former industrial site on the back of the new central train station. The new district should house over 18,000 new residents and provide over 1.5 million sam work-live floor area.

Approach

Building on the existing qualities of the city we aim to create an urban environment that fosters creativity, innovation and productivity. A new urban community where young families can settle, prosper and grow through all stages of life. We believe it is essential that the elderly and young families with children should again be placed at the heart of the city centre of Brno. Key to this approach is our Productive City Block strategy, this neighbourhood development approach should allow for an innovative and creative urban environment to flourish, providing the basis for The Productive City.

The Resilient City

The new urban district is developed along the two banks of the river Svratka which has a high risk of flooding. Part of the master plan strategy is to create a dyke defence system integrated with a new urban boulevard. The new city blocks also have rainwater collection integrated into the design of the public realm. Each new urban block has a rainwater collection square which provides the ability to absorb rainwater from all the surrounding buildings & roads and filter this water for re-use for communal greenhouses or workshops.

The Productive City

In many European cities there is a spatial and social mismatch between living, education and working areas. This mismatch generates many problems with regard to the economy. mobility and society. Through changes in manufacturing & food production methods it is now possible to integrate small scale urban production within the context of urban centres. In addition there is a steady increase in people working from home requiring a new approach to the work-live relationship and indeed in housing typologies. Parallel to this there is a cultural change in how we approach people that need assisted care, increasingly we come to the conclusion that they benefit from each other and from being integrated in society. So instead of separating social groups we aim to provide a Flexible block development strategy that allows for different social groups to integrate and mutually support each other.

The Adaptable City

Central to our approach are large pedestrian orientated urban blocks that allow for a diversity of housing typologies, social spaces and workplaces to be developed. Every urban block acts as a collective community with climate adaptive strategies integrated in the public space. The concept allows for a flexible and adaptable development process combining self-build projects with social housing, work home units and social hubs, bringing together individuals, collectives, investors and small-scale developers. The future of Brno is destined to set a new benchmark in sustainable urban planning and create the first model for a productive urban environment.













01 | Block dimensions

02 | Pedestrian realm



03 | Diversity in plots

04 | Watersquare + rainwater collectors













05 | Integrated & smart parking





06| Elderly living & care house



07 | Community greenhouse















09 | Commercial streetfrontage

10 | Family townhouses



11 | Workshop + living units



12 | Appartments (30% social housing)











Can we create a resilient approach to developing suburban communities in rural locations? The project was a testcase for the development of a suburban agro-lving concept.



DETAILS

Location Utrecht, NL

Scope Concept + Vision

Client Project was developed on own iniitiative

Project Dates 2016

Key Personal Design, Research and Images developed by Richard Breit

Implementation

DUS is developed the project Resilient Suburbia - The Polder Model as a testcase for a suburban living and bio-farm community.

Ambition

With this question in mind we developed The Polder Model: a suburban living and bio-farm community developed around the concept of sustainable food production. Our aim was to create a new model for suburban living communities where food production plays a central role in the community. By combining community food production with a commercial bio farm we aim to create a symbiosis between two competing forces in rural areas in the Netherlands.

Location

The Dutch Polder is a low-lying tract of land enclosed by dykes that forms an artificial hydrological entity, meaning it has no connection with outside water other than through manually operated devices. Around 60% of the country consists of some type of polder landscape. With more than two million new homes planned over the next 15 years, there is increased pressure on developing new suburban communities within the existing polder landscape.

Approach

The polder model approach is a pragmatic recognition of pluriformity and aims to promote a culture of cooperation between suburban- and rural communities. Creating a new model for suburban living where food production plays a central role in the community. In our proposal we combine two existing conventional farms to create a suburban living community that is in symbiosis with a commercial bio farm.







Concept We combine two existing conventional farms to create a living community that is in symbiosis with a commercial bio farm, both are centered around the concept of sustainable food production.











Mobility We aim to place the elderly and children at the centre of the new living community, therefore a series of interconnected carfree pedestrian activity zones form the backbone of the development.





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Vehicular

Mobility Vehicular traffic flows from the commercial and living areas are seperated. The development provides charging areas for electri-cal (selfdriving) vehicles at the centre of each residential cluster.











Food Cycle Both the Bio farm and

the Living community are centred around the concept of Food. Our aim is to create a sustainable balance between food production and consumption. In addition we believe that the production and consumption of food can establish a strong and engaged community.









mass. By integrating the farm with the residential community we believe a sustainable energy cycle can be achieved.





Community



Living We aim to provide a diversity of housing ty-pologies to provide for a living community that is in constant flux. The aim to create a living community where different generations can mutually support each other through the stages of life.













DE HOFJES VAN CARNISSE

COMPETITION | ROTTERDAM, NL



Can we adapt our existing city neighborhoods to provide elderly an environment where they can live healthy and independent lives within the safety of their own communities?



DETAILS

Location

Scope Competition Vision Concept Master Plan Businessplan

Client

2017-2018

of Rotterdam

Rotterdam, NL

Gemeente Rotterdam Rijksbouwmeester

Project Dates

Implementation

The project was runner up in the competition and is currently under consideration by the gemeente

Key Personal

Design, Research and Images developed by Richard Breit in collaboration with the project partners: Vos de Boer & Partners Woonconnect Carnisse Zorgklankbord

Introduction

DUTCH Urban Solutions has presented our vision for the national design competition 'Who Cares'. The Competition was initiated by the Rijksbouwmeester in collaboration with the Ministry of Health, Welfare and Sport, the Ministry of the Interior and Royal Relations, the Humantitas Foundation, the Council for Public Health and Society, the municipalities of Almere, Groningen, Rotterdam, Sittard-Geleen and the province of Limburg. The competition challenges multidisciplinary design teams to develop innovative and forward-looking visions to transform four existing postwar neighbourhoods into environments where care and aging is an integrated part of neighbourhood design. Our submission was chosen as a runner-up during the ceremony on the Dutch Design Week in Eindhoven. It is now our ambition to develop our ideas together with all stakeholders and the municipality. Our team was a collaboration with Vos de Boer & Partners, Woonconnect and The Carnisse Care Taskboard.

Providing a gradual urban transformation

The Courts of Carnisse is based on a step-by-step approach. The objective is that the inhabitants are able to live longer and healthier in their own homes and take ownership of their own neighborhood. Care and taking care of each other should be integral to the DNA of New Carnisse, providing inhabitants the option to invest in the improvement of their community. We aim to transform Carnisse into a neighborhood where you get the opportunity to participate, but also to develop yourself. It is important that we improve the neighborhood spatially, however it is also essential that we establish a network bringing residents, care-givers, healthcare providers and investors in an open dialogue.

Introducing The Courtyard as a new living typology

The existing housing typology of staircase entrance flats built in the 50's dominate Carnisse. Through a strategy defined as urban acupuncture we aim is to realize a network of small courtyard communities. The Courtyards provide a small community where elderly people can live healthier and where tailor-made care can be provided. Through a range of typologies we aim to provide flexibility in the development of the courtyards, providing opportunities to invest in de community by both institutional as private parties.

Placing residents at the controls

New technologies can play an essential role in connecting the inhabitants of the district. By setting up the digital living environment, residents, healthcare providers, investors and policy makers participate in the development of Carnisse. A neighborhood where two generations can invest together in a shared future. Residents can determine where and when improvements are needed. Through the use of Carnisse Online, future scenarios can be tested and provide for a transparent development process.Our approach provides for an interactive dialogue between residents, investors and municipality.

The strategy combines a selection of spatial improvements with the establishment of a digital neighborhood network.



Physical Improvements

upgrading,redeveloping and adding new spatial typologies to improve the existing neighbourhood





Digital Networks

Connecting and mapping networks in order to faciltate neighbourhood improvements





01 | My Profile

Maps residents and forms the basis for an ongoing dialogue with the municipality



02 | My House

Allows for homeowners to upgrade their houses and provides transparency in cost and planning

Digital Carnisse

The online digital neighborhood is developed using existing technology (Woonconnect) and provides a range of digital platforms that support the development of Carnisse



03 | My Neighborhood

Allows for the development of a neighborhood network and supports an engaged and active community



04 | My Future

Allows for residents to be engaged in new developments and provides a platform to post future development scenarios

Diversity in Spatial Typologies Our approach is based on a variety of different spatial typologies that allow

Our approach is based on a variety of different spatial typologies that allow for Flexibility and adaptability in the development of Carnisse. This library of typologies not only allows for a step by step approach but also provides the option for both private and instituational investors to take part in the process



01 | Owners can improve their own house



02 | The healthcare units (Healthcare Boulevard)



03a | The residential courtyard (S)



03b | The residential courtyard (M)



03c | The residential courtyard (XL)



04 | The neighborhood courtyard







01 | Create space for senior residents



02 | Identify opportunities for investment



03 | Introduce new typologies for a shared future



04 | Redevelop existing housing blocks



05 | Facilitate participation and creativity



06 | Bring the park IN the community

Our spatial approach is based on a series of design principles that aim to create small urban communities where people are stimulated to engage and participate in a healthier urban living .



Through a step by step process we aim to slowly transform Carnisse in a age neutral neighborhood



01 | Breaking down barriers



02 | Reconnecting with the Park and City



03 | Introducing the Courts of Carnisse



04 | Developing a strong neighborhood centre



05 | Introducing the Neighborhood Courts



06 | Redeveloping the neighborhood edges







Little Karlskrona aims to re-establish the historic relationship between Kalrskrona and the Sea, creating a new resilient and productive waterfront district.



DETAILS

Location Karlskrona, SE

Scope Competition Concept Master Plan

Client Europan14

Project Dates 2017-2018

Richard Breit

Municipality Karlskrona

Implementation

The concept is currently under consideration by the municipality

Key Personal

Design, Research and Images developed by

Embracing History

The competition provides a unique opportunity for the historic city of Karlskrona to re-establish its image as an island city on the sea. Karlskrona's shoreline has been shaped through a fluid relationship between land and sea, constantly changing depending on the needs of its inhabitants. Little Karlskrona aims to embrace this historic relationship by creating a new island living community at the base of Bryggareberget. By placing the marina in the northern edge of the site, a new arrival experience for the city of Karlskrona is established.

Creating opportunities

Little Karlskrona development strategy is based on maximizing premium waterfront properties throughout the site. By placing the marina north the waterfront is brought straight to Muddret providing incentive for further investments in the area. The marina should act as a generator for new developments and by placing it right in the middle of the two sites we believe its impact is maximized. Little Karlskrona is first developed as an online digital living environment, this 3D environment allows for future inhabitants to start shaping their houses and test future scenarios. The platform allows for different stakeholders to participate in the development of the different urban blocks creating an online identity prior to construction. The online platform will develop parallel to the real-life community and new technologies supporting care, learning, work and living can be integrated into the system.

A productive city

Little Karlskrona aims to attract young families by providing an urban environment designed around the needs of children and the elderly. We believe it is essential that different generations can care for each other and participate actively in society. Each urban block offers a diversity of housing typologies, allowing for families in different stages in life to establish themselves, providing the basis for an engaged and productive living community. The core of Little Karlskrona is based on a car-free interconnected zone that provides access to schools, nurseries and community spaces. The island community aims to provide a lifestyle that is closely connected to the sea and leisure therefore the waterfront has been designed to facilitate watersports, swimming and nature activities. The waterfront aims to protect against rising sea-levels and increased rainfall while at the same time minimizing the distance between sea and inhabitants.







02| Creating value to drive development



03 | Re-establishing the Island Experience









05 | Reconnecting the Site

06 | Optimizing Orientation



07 | Creating Family Neighborhoods



08 | Creating Waterfront Living





M4HURBAN CHOREOGRAPHY PROJECT | ROTTERDAM, NL



The development strategy aims to transform a former harbour site into an innovative Makers District. The aim is to allow for a flexible and adaptable process without a blueprint master plan approach.

DETAILS

Location Rotterdam, NL

Scope Development Strategy Vision

Client

Project Dates 2014-2015

Implementation Currently the strategy has been approved by the board of directors and is under review by the Rotterdam municipality.

Municipality Rotterdam Havenbedriif Rotterdam Stadshavens Rotterdam Rotterdams Collectief Tapan Communicatie

Key Personal

- Design, Research and Images developed by Richard Breit and
- Tapan Communicatie

From harbour site to creative makers district

Dutch Urban Solutions is pleased to announce the completion of the development strategy for the M4H district in Rotterdam. The strategic strategy allows for an organic development approach from harbour site to a creative makers district. This approach is ambitious and pioneering and at the same time allows for flexibility and adaptability over time.

Dutch Urban Solutions was invited to join the team after the publication of M4H Urban Choreography which uses the M4H site as a case study for an organic urban redevelopment approach.

M4H - a testing ground for Rotterdam makers-city

Rotterdam wants to profile itself as an innovative 'makers' city, pioneering new developments in the fields of clean tech, medical and food. The Municipality of Rotterdam and the Port Authority see the M4H site as a testing ground for these new economic forces. The aim is to gradually transform the old docklands into new urban environments, where city and port are again re-connected. With the double objective off strengthening the economic structure of the city and port and creating attractive and high-quality living and working environments. The site should therefore also serve as a testing ground for a new urban development approach where innovative work/live solutions are promoted. The ambition is worked out in terms of economic, social and physical value adding objectives. We have established 3 development scenarios that form the basis of our overall ambition 2040+

Think big start small Robust development framework

An important part of the adaptive strategy is working on a robust spatial framework. The framework outlines the desired spatial ambition of M4H district 2040+. It takes into account different development scenarios and an unpredictable development pace. The development strategy takes the ambitions of the city and the harbour as a starting point and aims to place the M4H site within this context.

Value adding building blocks

The development strategy describes several building blocks that provide direction to value adding developments in the M4H area. Central to the idea is that by fostering economic, social and physical value adding developments a new urban district is established with great importance to the city of Rotterdam.

Enhancing the identity of the place

Enhancing the image and identity of the place is central to our strategy. Through placemaking, branding and the establishment of urban anchors we aim to create a new urban district with a strong and unique urban identity.

Guiding on contracts

The site is a highly complex urban site with active economic activities many. We aim to foster new developments by steering on existing contracts and through issuing tailormade new contracts for innovative users that fit the overall ambition of the makers district.

The first steps have been undertaken

Currently several anchor projects have already established themselves in the area such as the Vertrekhal, Rotterdam Science Tower, Rotterdam Rooftop park, The Keilewerf (Makers Wharf) and UIt je Eigenstad (urban farming). In addition Five Focus areas are to form the first steppingstones in the development of the M4H area. Each of these focus areas will have their own unique urban identity and foster its own culture and economic activity.

*images by Tapan Communicatie

The framework outlines the desired spatial ambition of M4H district 2040+. It takes into account different development scenarios and an unpredictable development pace.

Scenario 1 (Preference)

Scenario 01 is based on a market need for waterfront housing starting 2025 (Merwehaven) and after 2040 (Vierhavenspieren), combined by the development of a new makers district. Due to the fact that this scenario provides the most flexibility in programming during the different development fases it is the prefered option.

Scenario 2

Scenario 2 is based on a market need for residential development until 2040 mixed with commercial uses. After 2040 reseidential development starts around the Vierhavenspieren

TUD

2040+

Scenario 3

Scenario 3 is based on a market need for waterfront residential development from 2025 (Merwevierhaven) and with no additional need after 2040. This scenario allows for the most commercial development to take place.

Adaptable Trelleborg provides a framework for a flexible and adaptable redevelopment of a former harbour site, allowing for a gradual transformation from harbour to innovative living district.

DETAILS

Location Trellebora, SE

Scope Competition Concept Master Plan

Client Municipality Trelleborg Europan14

Project Dates 2017-2018

Implementation The concept is currently under consideration by the municipality

Key Personal Richard Breit

Design, Research and Images developed by

Adaptive coastal living

Our aim is to create a robust and flexible development framework that can adapt to changing market requirements. Using the existing infrastructure as a base we establish an urban grid that is open for redevelopment after the harbour activities have moved eastwards. Due to the size of the developable land and because market requirements are unpredictable, we do not propose a linear development approach rather we aim to embrace a series of transformation moments to inform the final development outcome. Central to our approach is the establishment of an online 3D urban environment, where future and existing stakeholders can test new development scenarios, establish a market identity or help programming each urban block. The online digital environment is setup in stage 0 and will evolve parallel to the real life transformation allowing for future residents to take an active role in the development of the new coastal living community.

Productive coastal living

Young families play a key role in establishing strong and engaged communities. Through the development of large interconnected car-free urban blocks designed around the needs of children and the elderly, we aim to create an environment that is attractive for young families to establish themselves. The urban blocks have integrated carparks, workshops and greenhouses and anticipate on changes in climate, society, mobility and economy. The productive living blocks can provide a wide range of housing typologies and can be developed in a variety of densities and programmatic mixes.

Resilient coastal living

With rising sea levels and an expected increase in heavy rainfall, water management has become a key factor in developing a new coastal community that is resilient. Through a system of water-squares, wetlands and reed-bed islands we aim to retain, filter & collect rainwater before discharging it into the sea. The development as a whole has been raised to a 2.75m level while allowing for the lower parkland to flood allowing for river water to be retained and slowly released into the sea in extreme conditions. The seawinds can be harsh and unforgiving therefore we use the buildings to break strong sea-winds and create a protected urban environment in the interior of the productive block.

Trelleborg Online

A digital 3D environment allows future and existing stakeholders to test new scenarios and find new stakeholders online. Trelleborg online is an important tool in the development approach but also forms the basis of a digital living community supporting care, learning, work and housing.

The existing harbour facilities are maintained and appropriated by temporary clean industries

Transformation 2c The first pioniers are allowed developing low density housing maintaining existing facilities.

Transformation 3a The demand for hydroponic food farming is high and the plot is redeveloped into new economy hub.

Transformation 3b Demand for urban development is lower than expected and the plot is developed into coastal parkland

Transformation 3c Demand for housing is high and the plot is redeveloped into a productive living block

Flexibility & Adaptability

The organic development approach is based on a series of transformation moments. This approach allows for pioneers to test new economic models, markets and development scenarios on site and online.

04 Community Food Production

06 Learning & Caring

02| Rain water Collecting & Filtrating

03 | Adaptable & Diverse Plots

04| Community Food Production

07| Family Housing

05 | Integrated Carparks

08 | XS - XL Appartments

Through a series of integrated technical solutions we aim to create an urban environment that is resilient and responsive to climate change ...

The floating gardens allow for public accessibility of the water and provide a series of functions such as: aquaponic food farming, fishfarming, water filtration (reedbeds), water desalination, swimming, spa & health (hottubs)

Streets are designed to slow and retain stormwater during periods of heavy rainfall and allow for a slow release into the drainage system.

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