

Retouradres: Postbus 79092, 1070 NC Amsterdam

Contactpersoon:

Nanne Polwijk

To the residents and business owners in the Ravel area

Kenmerk:

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Onderwerp: **Newsletter Ravel July 2024**

Dear resident, business owner or other interested party,

**The future green and low-traffic residential neighbourhood Ravel, situated in the area between De Boelelaan and the south side of the sports complex Goed Genoeg (football club AFC), has been taking shape more and more over the past few months. With this newsletter, we would like to inform you about the current state of affairs.**

#### **Construction of new Kindercampus has started**

In 2025, the primary school Kindercampus (Children's Campus) Zuidas will be relocated by about 100 metres to the west, where until recently, the old nature playground was located. The new building features sand-coloured bricks and wooden facade elements and window frames.



Impression of the new Kindercampus Zuidas

#### *Symbolical start of building works*

On 25 April 2024, the school's pupils, together with principal Jet Hilberdink, started the construction with a symbolical gesture. The children had created a unique time capsule, containing pictures and stories, and buried it at the site where the new school will be built. Kindercampus Zuidas currently has about 375 pupils, but after the completion of the new building, this number will grow to between 550 and 600.



Ravel as viewed from Beethovenstraat, with the current Children's Campus Zuidas on the far right (picture: Marcel Steinback)

### **Maurice Ravellaan**

We have been working on the entrance to Ravel – Maurice Ravellaan – since September 2023. This will be executed to a very high standard. For example, the road will be paved in natural stone and will be adorned with street furniture that was especially designed for Zuidas.

The street starts at the intersection with Beethovenstraat, as an extension of Gustav Mahlerlaan, and continues in an easterly direction up to Antonio Vivaldistraat. This means it will be the main access road for both football club AFC on the north side of the street and Ravel, on the south side.

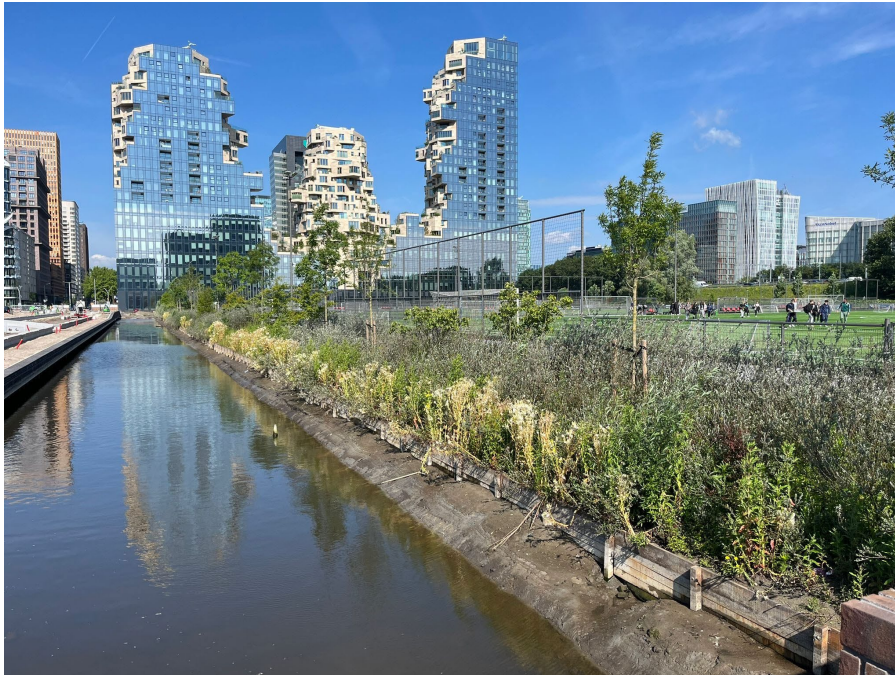


Impression of Maurice Ravellaan

### **Ravelgracht**

In April 2024, the excavation of the Ravelgracht, alongside Maurice Ravellaan, was started. When finished, this 425-metre-long canal will run all the way from Beethovenstraat up to Vivaldistraat. Halfway

down the Ravelgracht, we have already built a bridge that connects the football fields of the *Amsterdamsche Football Club* (AFC) with the residential buildings of Ravel. The bridge provides access to AFC for pedestrians and cyclists. Cars can be parked in the Q-Park garage next to AFC. Having completed the bridge, we can now construct the quay wall and the remaining part of the canal, between the new bridge and Antonio Vivaldistraat.



The first half of the Ravelgracht has already been filled with water (picture: Marcel Steinbach)

#### *Promenade*

A walking promenade will be realised along the Ravelgracht. We expect to finalise the paving of the promenade by October 2024. The entire Maurice Ravellaan, including the cycling path that will run in parallel with it, will also be completed by that time. Greenery will then be planted around the end of the year.

#### *Re-use of sand and peat soil*

The re-use of soil excavated to create the Ravelgracht is something especially worth mentioning. The soil we remove will not go to waste. The top layer, consisting of sand, will be used to raise the surrounding residential area, which is currently still undeveloped land. Any leftover sand will be transported to the Buiksloterham project, where the municipality is currently also raising the ground level in preparation for construction. Below the top layer of sand lies a deeper layer of peat soil, largely made up of organic materials. This will be transported to the municipal soil depot, where it will be left to mature for some time. The soil will subsequently be mixed with sand and can then be used as a high-quality, fertile top soil, ideally suited for the cultivation of turf for instance. Projects in Amsterdam that are in need of top soil can collect it at the municipal soil depot.

### The Harmony

In March 2024, the municipality selected the plan 'The Harmony', submitted by Zadelhoff, as the winner of the public tender for plots C and D. Both plots are located directly to the south of The Valley on Beethovenstraat. The Harmony will consist of 63 apartments dedicated to social housing and 85 mid-segment rental apartments. The social housing will be developed by the Rochdale housing association. The ground floor, facing Beethovenstraat on one side and the new residential neighbourhood Ravel on the other, is earmarked for community services, such as a supermarket, various other shops, bars and restaurants. Construction will commence in mid-2026.



Artist impression of "The Canyon", on the north side of The Harmony project, as viewed from the corner Beethovenstraat – Maurice Ravellaan. (picture: Vivid-Vision & Atchain)



Scarecrows on vacant lots C and D. (picture: Marcel Steinbach)

And maybe you have spotted them already: several scarecrows were recently placed on a piece of land, where just over an acre of vacant building plots were sown with oats to add a bit of life and colour to the area.

### **Ravelly**

Ravelly is the name for 75 social housing apartments, 29 of which are intended for families with children, which will be managed by the housing association Rochdale. At the moment, the building site is being prepared and site huts are being put in place. The contractor will start pile-driving in September. A nursery, associated with the nearby Kindercampus, will be housed in the plinth of the building. The construction will take about two years.

### **Tic-Tac-Toe**

In November 2021, developer Edwin Oostmeijer won the public tender for the development of Plot A, with the Tic-Tac-Toe design (for 75 mid-segment rental apartments and 14 multifunctional spaces). Currently, the developer and affiliated architectural firm VMX Architects are working out the details of the definitive design. When completed, this detailed design will be assessed by the municipality. We expect that construction can start in early 2025.

### **More information**

More information about the projects in your part of Zuidas can be found on [www.zuidas.nl](http://www.zuidas.nl). Here, you can also register for the Zuidas newsletter and sign up for guided tours through the area.

Do you have any questions relating to this letter? Then you can reach us via [www.zuidas.nl/contact](http://www.zuidas.nl/contact) or by telephone, on 0800-5065.

Or drop by for a chat at the Information Centre in the WTC building (59 Strawinskylaan). We are open every Monday to Thursday between 10:00 am and 4:00 pm.

***The realisation of Ravel means the creation of a residential neighbourhood in the heart of Zuidas, aimed at families and fully integrated in its surrounding environment. To live, meet up, exercise and play, those are the central themes for this neighbourhood. Cars will be given limited space, which contributes to a safer living environment.***

***Ultimately, Ravel will consist of 1350 homes, of which 40% will be dedicated to social housing, 40% will be mid-segment rental homes and 20% owner-occupied properties. And on the edges of the neighbourhood, space has been reserved for offices, various commercial and community-focused services, a school, and also bars and restaurants.***

Kind regards,  
Zuidas

Thijs Koolmees  
Project Manager