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Contact:

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To the residents and business owners around Beatrixpark

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Subject: **Newsletter Beethoven – Spring 2024**

Dear resident, business owner or other interested party,

The Zuidas district Beethoven, which is located in between Beethovenstraat, Prinses Irenestraat, Beatrixpark and the A10, is currently buzzing with building activity, related to the construction of the Park Meadows complex on plot 6/7 (see map below). In addition, the building formerly known as Convict is being prepared as a shelter for Ukrainian refugees, and behind the scenes, the design for Habitat Royale, the planned residential building on plot 2, is being finalised. In this newsletter, we would like to inform you about the latest developments and present the preliminary design for the public space in this area.



Plot 2 (Habitat Royale) and plot 6/7 (Park Meadows) near Beatrixpark

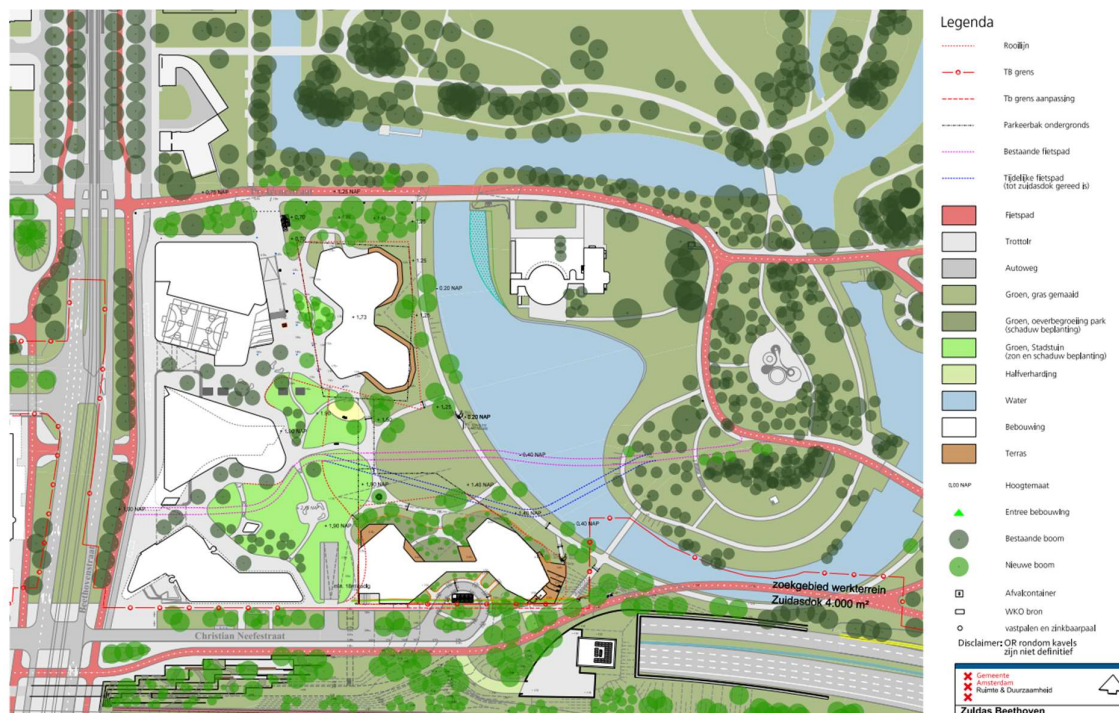
Design for public space

Over the coming years the area between Kapel & Convict and the buildings which house the Nicolaaslyceum, AKZO and Stibbe will be given a completely new lay-out. At the moment, this is where the more than 200 homes and facilities in Park Meadows (plot 6/7) are being constructed. Next year, the construction of the residential building Habitat Royale (plot 2) will start, which will add approximately another 90 homes. A few years later, the tunnelling of the A10 (Zuidasdok) will also have implications for this area. The municipality is responsible for furnishing the public space. This public space will be shaped in phases over the next few years (in synchrony with the development of the various buildings and Zuidasdok). At several points over the past few years, the neighbourhood has had the opportunity to contribute to the design of the public space, by giving

us valuable input and making their requirements known. On this basis, we have drawn up a preliminary design, which we would like to explain to you. We will outline the main themes in this letter, but you can find more detailed information, as well as artist impressions of the design, at www.zuidas.nl. This is also where you can share your thoughts or questions regarding the design with us.

A connected green landscape

The final result will be that greenery will act as the binding factor in this area, connecting Beethovenplein to the green embankment of the tunnelled A10 via the space surrounding the residential buildings. There will be places to relax in the green space, a natural embankment, and several routes for pedestrians and cyclists. The varied green design will also contribute to biodiversity. The garden-like design of Beethovenplein merges into the park. An 'open basin' will be created Between Park Meadows and Habitat Royale; it will be an intimate green field, surrounded by trees, sloping down to the water. A footpath along the embankment will connect to the pathways in the Beatrixpark. Just behind this field, there will be a play area for young children, with a natural design and wooden play equipment. Eventually – after the delivery of Zuidasdok – there will be two cycling routes: the existing one via Prinses Irenestraat and a new one towards Beatrixpark, via a cycle path through the green embankment and a new bicycle bridge. As a temporary measure, a cycle path will be constructed in between the two future routes, to be used until Zuidasdok is complete and the definitive cycle path on the side of the A10 can be built.



Schematic map of the design for the public space. A larger version of this map can be found on www.zuidas.nl

The design of the public space at this location resonates with the vegetation in Beatrixpark. The footpaths and play area will be paved with porous materials. More than 200 trees, as well as shrubs and (flowering) grasses and plants will be planted. These will mainly consist of native species, which will thrive here. They have been selected on the basis of variety in biodiversity, colour and type of plant. There will be a mix of evergreen and deciduous trees and plants. The vegetation will provide sustenance for insects, birds and other animals, just

like the vegetation on and around the buildings. The embankments will be designed in a wildlife-friendly fashion, with environmentally compatible vegetation. The emphasis will be on green, serenity and relaxation.



Impression of the 'open basin'



Impression of the footpath along the embankment



Example of wooden play equipment



Impression of the play area

Phased construction

Because of the sequence of building projects in the area, the public space will be created in three phases, synchronized with the completion of the various residential buildings. The delivery of these buildings will mark the phases for furnishing the public space:

- The space around Park Meadows (first half 2027)
- The space between Park Meadows and Habitat Royale, including the 'open basin' (second half 2027)
- The space near Christian Neefestraat, including the new cycle path (approximately 2034)

The last part – near Christian Neefestraat – can only be realised after the completion of Zuidasdok, so the timing depends on the delivery of Zuidasdok. Only after the completion of the tunnel underneath the current A10 trajectory will it be possible to realise the green design for the significantly enlarged embankment, and to integrate it with the adjacent park. This is also where the future new cycle path towards RAI will be. We have included a suggested trajectory for this cycle path in the preliminary design, but the definitive routing may be slightly different. However, we want to have two cycling routes through this area again in the short-term, and we will therefore create a temporary cycle path, running in between the two residential buildings and across a temporary dam into Beatrixpark.

You can find more information and artist impressions on www.zuidas.nl. We are curious to know what you think. In addition, another information market about the developments in the Beethoven district will be

organised in the spring. This will also offer an opportunity to ask questions or get more clarity on the design. You will receive an invitation for this information meeting as soon as the details are known.

Other news:

Park Meadows (Plot 6/7)

At this time, construction company Boele & van Eesteren is carrying out the first activities for the construction of Park Meadows. This consists of the placement of dam walls and foundation piles. Up-to-date information about the activities can be found on www.boele.nl/nl/projectwebsites/park-meadows and in the BouwApp (which can be downloaded on your smartphone). More information about the building and homes is available on <https://park-meadows.nl> and www.zuidas.nl.

Habitat Royale (Plot 2)

Developer Kondor Wessels Vastgoed is currently finalising the definitive design for the Habitat Royale building, which will be realised on plot 2. The building will accommodate about 90 unsubsidised owner-occupied apartments, divided over four wings of at most eight storeys tall. There will also be a nursery, an orangery with an exhibition space and a small external terrace. The construction is expected to commence in the first quarter of 2025.

Kapel & Convict

The renovation required to prepare the Convict building for the temporary housing of Ukrainian refugees (approximately two years) has unfortunately run into some delays. The cause is an (unforeseen) increase in costs. We are now investigating how to deal with this in the best possible way. The expectation is that the activities will be resumed in the first quarter of 2024, and that the Salvation Army can start using the building to house refugees in the autumn. In addition, space will be provided in the Kapel building to organise activities in support of the refugees but also for the benefit of the whole neighbourhood.

More information

You can find more information about projects in your area on www.zuidas.nl. Do you have any questions relating to this letter? Then you can reach us via www.zuidas.nl/contact or by telephone: 0800-5065. Alternatively, our Information Centre in the WTC building (59 Strawinskylaan) is open from Monday to Thursday between 10:00 am and 4:00 pm. Via our website, you can register for the Zuidas newsletter and sign up for the monthly guided tours.

Kind regards,

Arwen Schram
Project Manager Zuidas