It started 250,000 years ago

Later on French legions and Dutch fortifications

Industrial Revolution started in Belvédère

Named after the steam stone factory Belvédère (1897-1982)

Cockerill and Regout changed the past of Belvédère
Today Belvédère is changing the future of Maastricht

One of the largest urban development programs in Europe

1/5 of Maastricht
280 hectares
5 sub-sections
Numerous districts and neighbourhoods
Approx. 20 projects
2 phases 2015 > 2028

1999 Initiative
2000 Letter of intent
2003 Masterplan
2004 Cooperation agreement
2007 Public-private company

Countdown for 21 years of realisation started on 20.12.07

Risk sharing
Control sharing
Approved by:
Council
Province
Various Ministries

Control
Risk sharing
Guarantee
Public law
Shareholders committee
Tax regime
50% municipality / 50% private parties
each party 1/3
each party € 22,6 million
municipality not bound
municipality 2 representatives
private parties 2 representatives
no transportation tax

Belvédère land development & zoning management
Wijkontwikkelingsmaatschappij
Gemeente Maastricht • BPF Bouwinvest • ING Real Estate

Belvédère land development & zoning management
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**BELVÉDÈRE** land development & zoning management

**Wijkontwikkelingsmaatschappij**
Gemeente Maastricht  •  BPF Bouwinvest  •  ING Real Estate

**BELVÉDÈRE**

### Private parties
- early involvement
- expertise
- phased preparation
- financially strong
- staying power
- returns approach
- participates in land development

### Municipalities

**STARTING POINTS**

- Improving access to the area
- More efficient and intensive use of space
- Relocating polluting businesses
- Renovation of industrial buildings
- Enhancing public space
- Preserving and reinforcing historic, ecological and rural values
- Sustainable construction of homes, offices, shops and other amenities

**HARDWARE**

- **Traffic**
- **Green**
- **Water**

**SOFTWARE**

- Some 4,000 homes
- 150,000 m² offices (new employment opportunities)
- 30,000 to 40,000 m² retail
- Preserve, relocate industry
- General social amenities
- Culture
- Hotels & Restaurants
- Recreation

**APPROACH**

- Models
- Transportation structure
- Environmental quality
- Energy ambition
- Construction program
- Phasing
APPROACH
Models
Transportation structure
Environmental quality
Energy ambition
Construction program
Phasing

Dutch building regulations
- 25% - 100% CO₂ reduction

C2C energy and sustainable Design philosophy
- waste is a design mistake...

Steps to sustainability:
Rational use of energy
- insulation, ventilation, floor heating...
Sustainable energy use
- solar, photovoltaics, water power...
Efficient energy production
- district heating, waste heat, biogas, cooling...

APPROACH
Models
Transportation structure
Environmental quality
Energy ambition
Construction program
Phasing

Flexibility with focus on future energy measures and quality regulations

APPROACH
Models
Transportation structure
Environmental quality
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Phasing

BUDGET FRAMEWORK
Investment volume phase 1
€ 550 million
Investment volume phase 2
€ 750 million
Total investment Belvédère
€ 1,3 billion
CHARACTER
Original charm & new élan

The old remains

The new comes

Laid back
Characteristic
Involved
Challenging
Energetic

Core Values

PROJECTS
Under Construction

280 hectares planning zone / 1st phase
2,000 homes, 30% freehold, 70% stacked
20,000 m² GFA offices
30,000 m² large-scale high-end retail
15,000 m² culture and leisure
1,500 public parking spaces
3,000 new jobs
1,000 temporary jobs
1. Stadszicht
2. De Kievit
3. Boscherveld
4. Frontensingel
5. Bellevue
6. De Groeve
7. De Uitkijk
8. Brusselseweg
9. De Slootveld
10. De Steenfabriek
11. De Kop
12. Spoordijk
13. Belvédère Haven
14. Roerdomp
15. Timmerfabriek
16. Sphinx
17. Nuts & Lindenkruis
18. Landbouwbelang

Within the boulevards

Sphinx
Nuts/Lindenkruis
Timmerfabriek
Landbouwbelang

Sphinx

Programme
18 houses
633 apartments
35,000 m² retail
1,300 parking spaces

Urban planning
Palmboom & Van den Bout

Architects (housing phase 1)
Maccreanor Lavington
Jo Janssen
Teeken Beckers

Status
Spatial planning procedure
Structural development
Start of construction
2008

Nuts/Lindenkruis

Programme
137 houses
127 apartments
487 parking spaces

Architects
AWG architecten (Antwerp)
HVDN architecten (Amsterdam)
De Smid Vermueksen (Gent)

Status
Spatial planning procedure
Structural development
Start of construction
2008
**Timmerfabriek**

Programme:
- Stage culture
- Creatieve arts & crafts
- Restaurants

Urban planning:
- P. de Ronde

Status:
- Casco restoration in progress
- Concept development
- Start of construction: 2007-2008 restoration

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**Landbouwbelang**

Programme:
- 100 apartments
- 4,800 m² offices
- 2,000 m² retail
- 9,000 m² special use

Urban planning:
- AW architecten

Architects:
- -

Status:
- Draft urban planning design
- Start of construction: 2012

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**Belvédère Haven**

Programme:
- 14 houses
- 170 apartments
- Neighbourhood retail amenities

Urban planning:
- Rijnboutt Van der Vossen
- Michael van Gessel

Architects:
- Rijnboutt Van der Vossen
- Humblé Neuhof

Status:
- Construction phase 1
- Structural development phase 2
- Start of construction: 2006 phase 1

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**Outside the boulevards**

Belvédère Haven
Bellevue
City parks
Belv’dre Haven

Programme
220 houses
100 apartments

Urban planning
Atelier Quadrat

Architects

Status
Draft urban planning design

Start of construction
2010

Bellevue

WORK IN PROGRESS
2007 - 2028

green spaces

water fronts