

'T ZOET (NL)

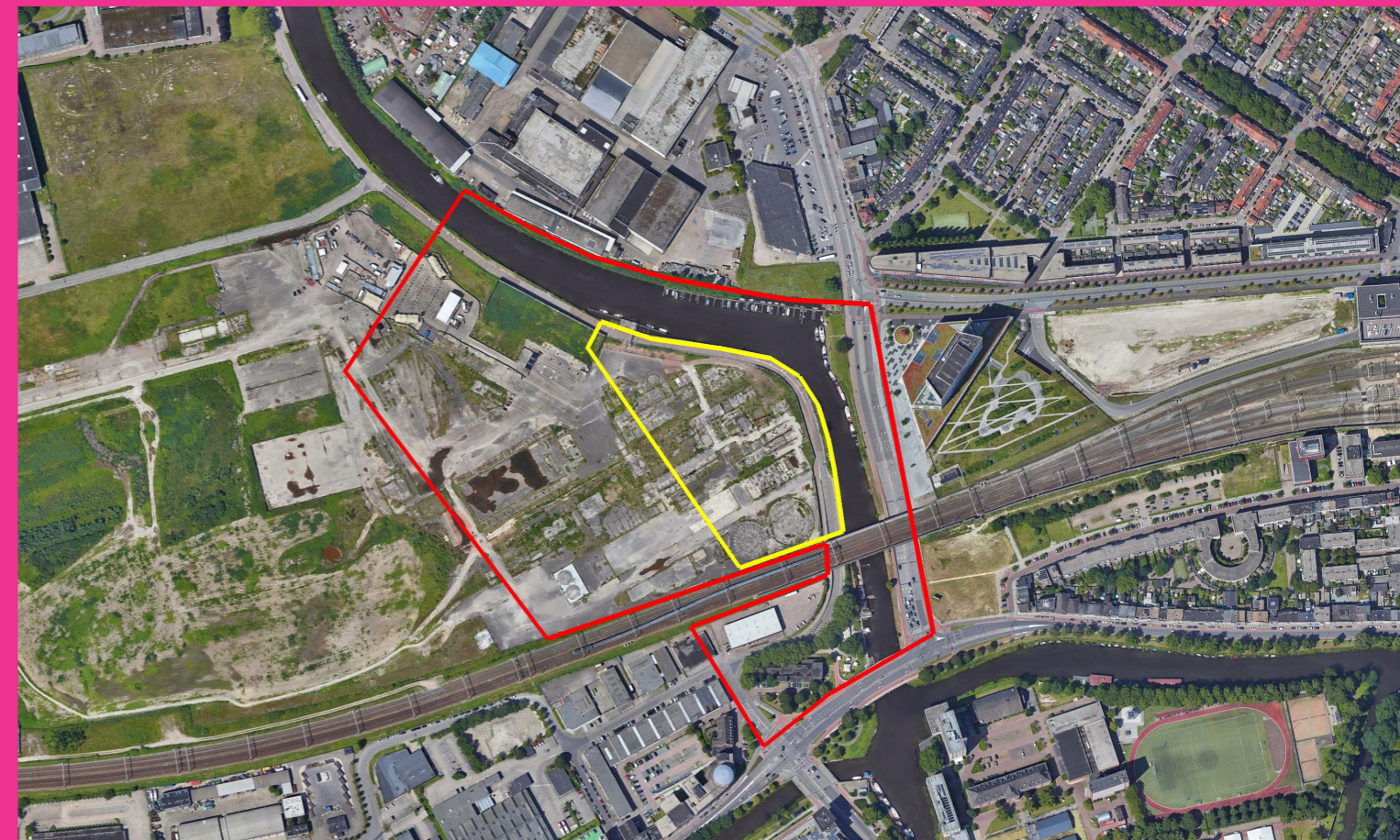
'Cultural quarter' at the river Mark

Scale



Team representative: architect/urbanist/landscaper
Location: Etten-'t Zoet, Breda
Population: City 184,000 inhab
Reflection site: 13.7 ha
Project site: 2.65 ha
Site proposed by: Municipality Breda
Actors involved: Municipality Breda
Owner(s) of the site: Municipality Breda

Commission after competition:
 The concepts, typologies and/or approaches generated in the competition may lead to commissioning of further studies. Follow up research by design assignment at the project site or a site with similar challenges may be commissioned by the municipality of Breda and/or private partners. All Dutch locations are situated in the urban region called SRBT. Each sites represents prototypical design challenges within this region.



INHABITED MILIEU'S CHALLENGES

Breda is growing from a center where in 2020, 21,250 people lived and 25,500 people worked, to in 2040, 43,000 people will live and 32,500 people will work.

't Zoet is designated to become be a complementary, inclusive, energy-neutral and international living and working environment as part of Crossmark and elaborated in conjunction with the water, nature and climate ambitions of Zoete Delta and the mobility challenges associated with 't Zoet and Breda.

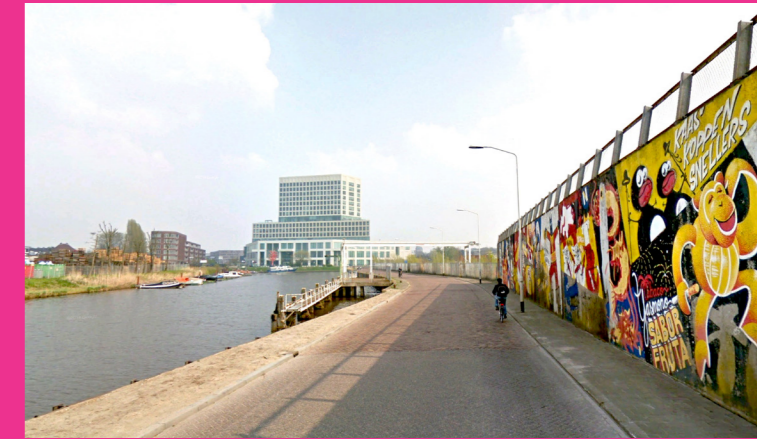
't Zoet is the largest inner-city development in Breda, in the immediate vicinity of Station and the historic city center. Here we can build between 4,000 and 6,000 homes. By building homes in this vibrant area, we significantly contribute to solving the housing shortage in Breda and the region. We expect that in 't Zoet, multi-family, multi-generational homes, flexible living, and new forms of collective living will be built. The connection with sustainability and proximity is essential. It involves energy-neutral living, growing your food, and relaxing in your own environment.

The Suikerplein will be an iconic area on the Mark with space for hospitality, culture and leisure. The cultural quarter will be designed with a chain of urban facilities, connecting the city with the surrounding landscape through a high-quality green boulevard and a strong relationship with the river Mark, with the possibility of special water-related, social and public-oriented facilities. The urban program has a focus on culture and entertainment with (inter)national allure; e.g. hotel, museum, music venue, library, e-game arena etc.

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The challenge is to imagine a ‘curated cultural quarter’ that draws inspiration from the past to create a open, incisive and dynamic waterfront

environment that brings together culture, city and ecology and functions as a regional attractor for (new) residents and (new) businesses to settle in Breda.



QUESTIONS TO THE COMPETITORS

Consider what combinations of programs, and what types of programs, could come together on the site (± 12.500 m2 at the Suikerplein) - 20% of which could be new innovative housing.

Propose an urban/architectural strategy for transformation that includes big, bold ideas for buildings, programs and waterfront public spaces connected to the location and its history – the new ‘working cathedral’ on the Suikerplein.

Create a dynamic public space, ecological landscape design that incorporates the city’s current vision on connecting city and nature.

Consider how the existing waterfront can be re-thought taking advantage of the changing water levels.

Consider more broadly the role, form and position of the bridge(s) over the river Mark. How might the bridge(s) act as the public space and be inviting as an urban stage?

Do you see opportunities to re-use existing foundations of the demolished factory present on the site?

