

# MASTERPLAN DE GROENE LOPER - THE PARK AVENUE

2015-2018 ongoing, Maastricht, Netherlands





Since the assignment was granted in 2009 to the consortium Avenue2, a number of developments were realised over the past 10 years. With the creation of a double-layered tunnel for the motorway, by restoring east-west connections the city is healed, thereby also creating new opportunities for Maastricht East.

Moving forward to the realization phases of residential real estates development. \* West 8's design focus has also since then shifted from mainly on the public artworks and the green space design for slow traffic in early stage, to a master plan design for the future inner-city park avenue during the last 3 years.

In December 2017, West 8's urban design **Masterplan De Groene Loper** was presented. It focuses on the design of the residential buildings to be realized in the future phases and their positioning on the public space. It is an integral plan for both the city and infrastructure. This plan was presented as an urban design guideline to ensure that the former barrier of the A2 will no longer be hindering the neighborhood, the frenzied motorway has disappeared from the collective memory and that, Maastricht East will receive extra impulse with this new high-quality urban residential area, the qualities of which will be recognized and appreciated in the city and the surrounding area.

In this updated urban design **Masterplan De Groene Loper**, all existing and future monuments are well thought-out and will fit into a new urban fabric combined with a wide variety of housing types. Not only detached homes with ground level access will be realized, multi-levels residential apartments and commercial plinths will also contribute to a new dynamics of this revitalised inner-city park avenue.

The real estate development strategy developed by West 8 contributes to the spatial and social re-connection of the neighborhoods on both sides of the Groene Loper and of Maastricht East with the rest of Maastricht and the outlying area. **De Groene Loper** aims to become a dignified avenue with high-quality architecture, which stands for an attractive and sustainable residential and living environment with an eye for detail. As such, it ties in with a long tradition of nineteenth-century avenues in Dutch cities, of which the Maliebaan in Utrecht, Laan van Meerdervoort in The Hague, the Mathenesserlaan in Rotterdam, the historic structure of the Statensingel and the Hertogsingel in Maastricht were used as references.

Based on this updated urban design plan, more than five architects firms (Atelier Brink, DAT Architecten, HilberinkBosch, Mathieu Bruls and HumbleMartensWillems) have worked on 120 new homes. This has led to a large diversity of housing that will form the basis for a large part of the north of the plan to kick-start as first phase.

### Transitioning from vehicular dominance to a climate resilient approach

Climate adaptability to future changes is taken into account. Innovative measures are deliberately implemented to improve the environmental quality of this formerly motorway polluted area. Concrete implementation examples include improvement of hydraulic solutions regarding rainwater retention and the goal of zero CO2 emission performance of the new residential area.

This will be a place to live very close to the existing old city center and within walking distance to the station. That makes it possible for a sustainable living where a (second) car may no longer be needed. Everything will be accessible by bike or public transport. In addition, the project offers circular-

mobility with which the residents can acquire a shared-car-system at the times when they need it.

Here you can find the published [Masterplan De Grone Loper](#) (in Dutch only) and the official document for [download](#).

\*In 2015, the consortium Avenue2 decided to adjust the internal division of follow-up phases of the project. This has led to Strukton being responsible for infrastructure and public space and that Ballast Nedam Development become responsible for real estate development whereas West 8 has continued to support both divisions on the integral design until to date.

#### client

Ballast Nedam Development, Avenue 2

#### partners

Master plan: Humble Architecten, Martens & Willems; collaborating architects: Brink architecten, Hilberink Bosch architecten, DAT architecten, Bruls architecten, Humble, Martens & Willems

#### team

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