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Planning Agreement for NS-location 2nd Daalsedijk **New Future for Historic NS-Train yard in Utrecht**

A new and inspirational future for former Nederlandse Spoorwegen (NS) work zone, 2nd Daalsedijk, in Utrecht is the focus of a statement of intent signed by NS Stations and Synchron on Tuesday, the 31st of March. NS is the Dutch national railway network and Synchron is a national project developer based in Zoetermeer. The agreement is based upon the development vision of the Municipality of Utrecht commissioned by NS Stations. In the past the area was used for track switches. Today several buildings with monument status from Werkspoor, a producer of locomotives and train parts from the last century, still stand. In the future the area will be transformed to 'Wisselspoor': a lively and robust section of the city of Utrecht where living, working and recreation all take place.

The previous NS-location, 2nd Daalsedijk, is situated between the railway lines connecting Amsterdam and Utrecht and the Amsterdamsestraatweg. The stretch of city is in close proximity to Utrecht Central Station. From the eastern side it is less than 1000 meters to the new music center Tivoli in the heart of Utrecht. Since the location has been closed off for an extended period of time, it is unknown territory even for many Utrecht natives. There have been however, in recent years, creative entrepreneurs and other private initiatives taking place in some of the empty buildings. NS Stations has divided the 11 hectares into four parts. The new agreement is based on the first of these, the westernmost piece. There is room for residential buildings, offices, food & beverage and green space.

Team

This portion of the city has no remaining official function for the Railways. NS Stations is therefore prepared to give this land over for other use. In doing so, NS Stations can maximize its efforts in developing and maintaining the quality of its stations. NS Stations will remain involved as a partner and transporter by working closely with the organizations responsible for this project. This will provide added value and attraction to the real estate of the new area. For the redevelopment of this location there was an outreach to an array of appropriate parties in the Netherlands. After an extensive selection process, the project team under the direction of Synchron has been chosen. The team includes architectural firm STUDIONINEDOTS, DELVA Landscape Architects, SKONK – agency for concept development, builders ERA Contour, Ozive – studio for rezoning and communications agency De Wijde Blik (The Broad View).

Arjan de Vries, Region Manager at Synchron, is happy with the chosen team, "We are a developer with much experience in planning and realization in urban development. Especially when it's a combination of living, working and other functions, including the preservation of or to be more precise the initiation of temporary initiatives to establish a place in the city. The 2nd Daalsedijk is a pearl for us, for

which we will bring out the best in ourselves and our team members." Chantal Snelling Berg from NS Stations said, "The team from Synchron has understood the transformation task well. The plan, amongst other things, compliments the low traffic initiative, room for participation, and a high quality public space. We have complete faith that this team will realize a high value combination residential-work area."

Quality Vision

The selection of this team was based on the quality of the vision for the area, including the preservation of the present monument buildings. The team's inclusion of the residents and business owners from the surrounding community in the planning is also important to NS. Moving forward, the Synchron team together with NS Stations and the Municipality of Utrecht will be finalizing the planning. The first steps will be informing the neighboring areas about the plans for the first phase and discussing how they would like to be involved in the project's development.

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