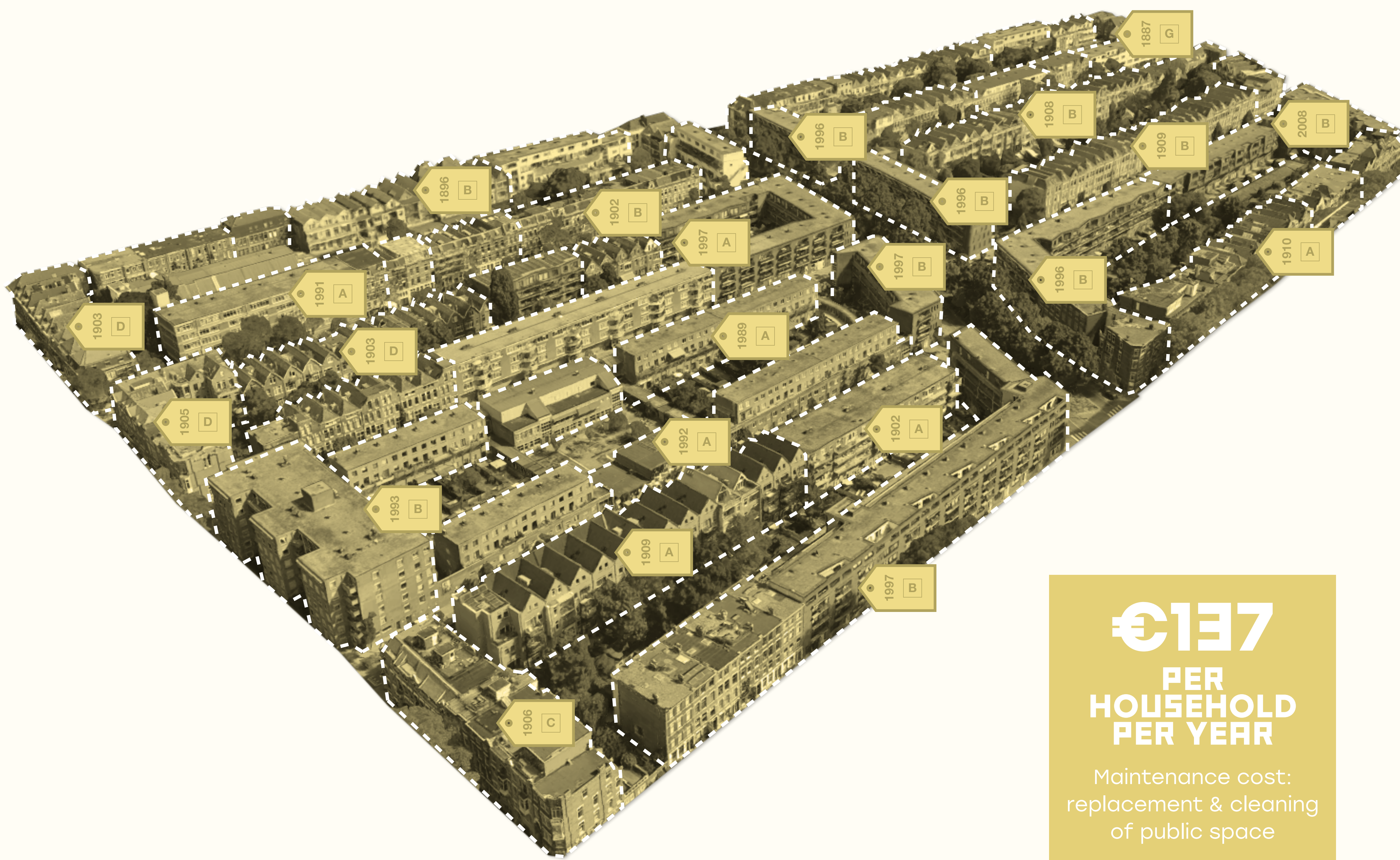


# MIDDELLAND

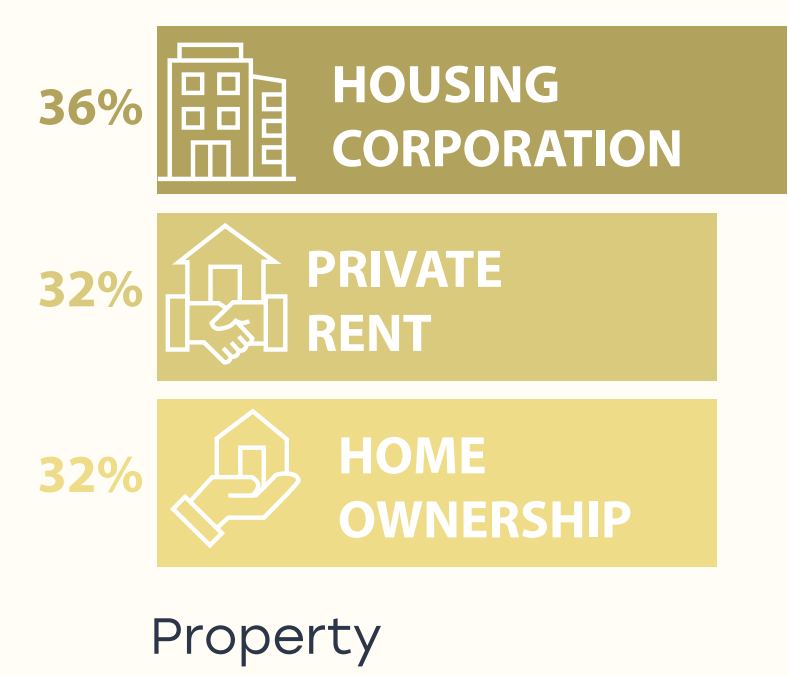
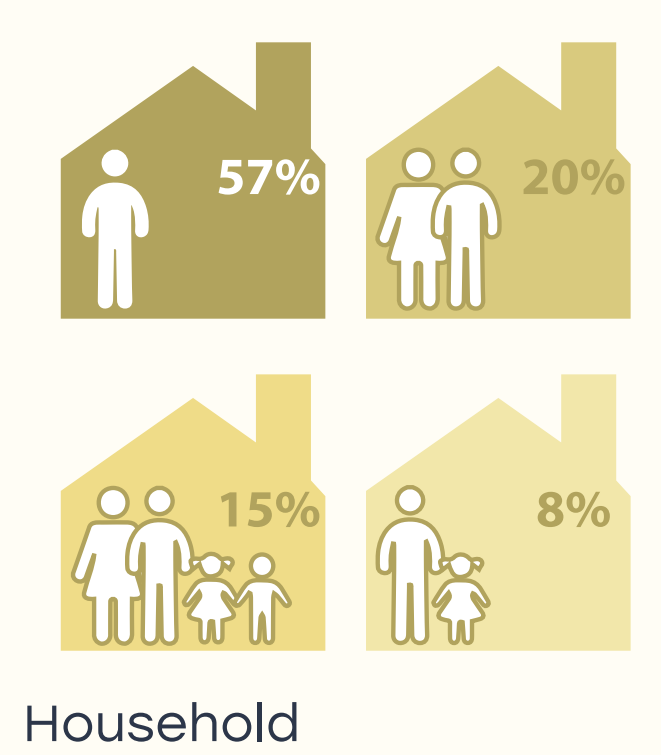
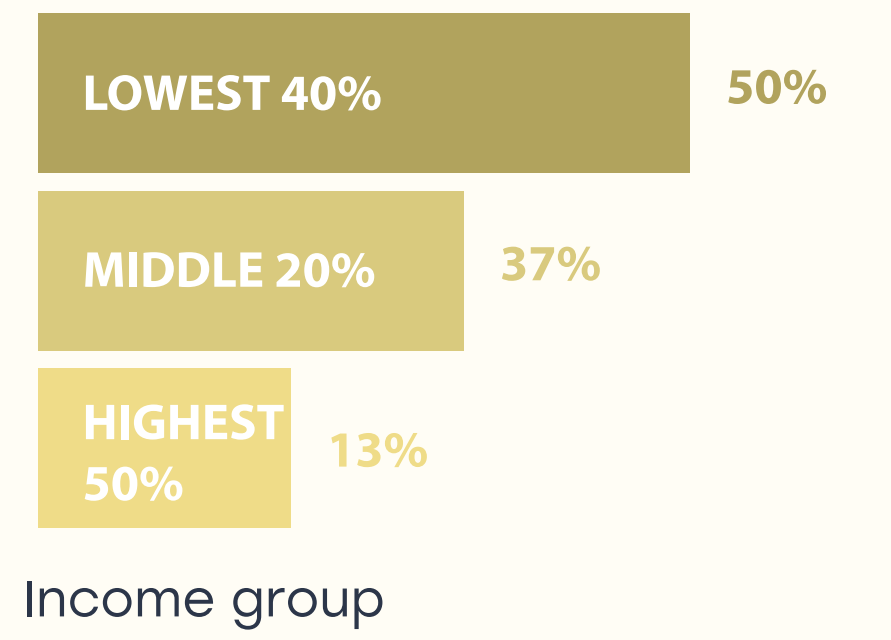
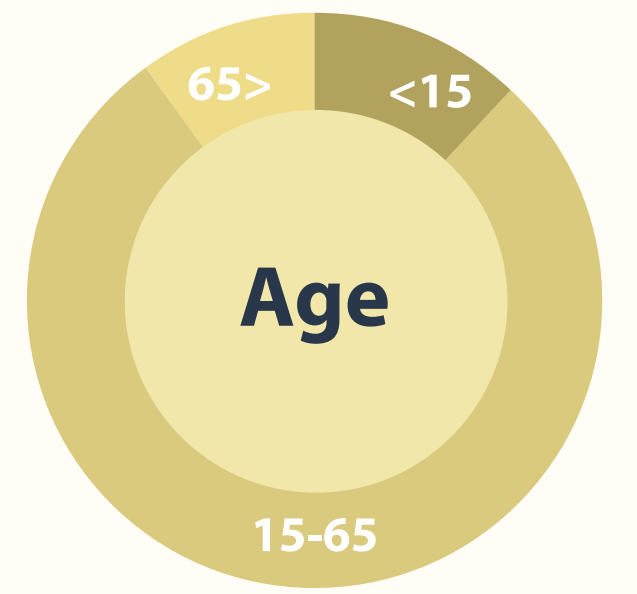
## STADSWIJK

At the end of the 19th century, Middelland was created following the plan of city architect G.J. de Jongh. The plan was based on a hierarchy of streets. These were filled in with closed building blocks. As a result, there was a variety of plots of varying value, following the hierarchy of the roads.

In the 20th century, the city developed rapidly. The arrival of the personal car changed the profile of streets and building plots alike. Since then, Middelland has seen several transformations, alterations and improvements, which is reflected in building ages and morphology. The closed building blocks of a high density (FSI 2.5) have made Middelland into a versatile neighbourhood that is attractive for a variety of uses.



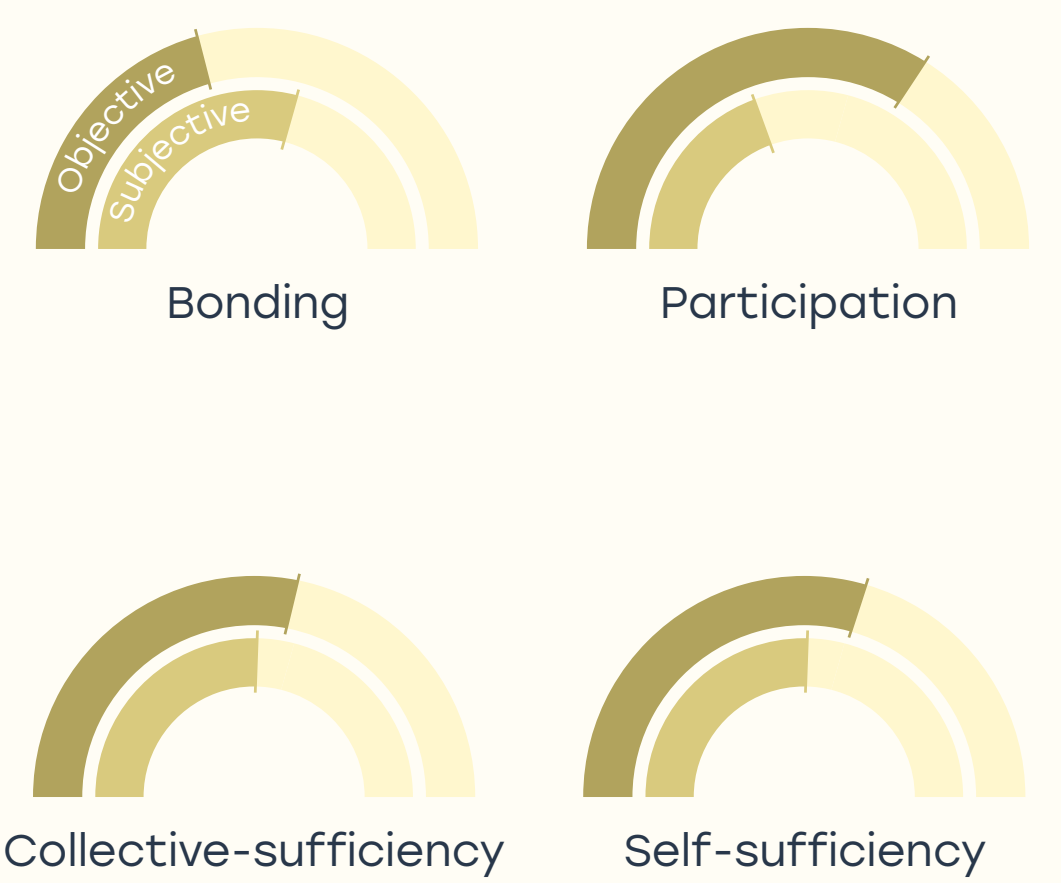
### DEMOGRAPHIC



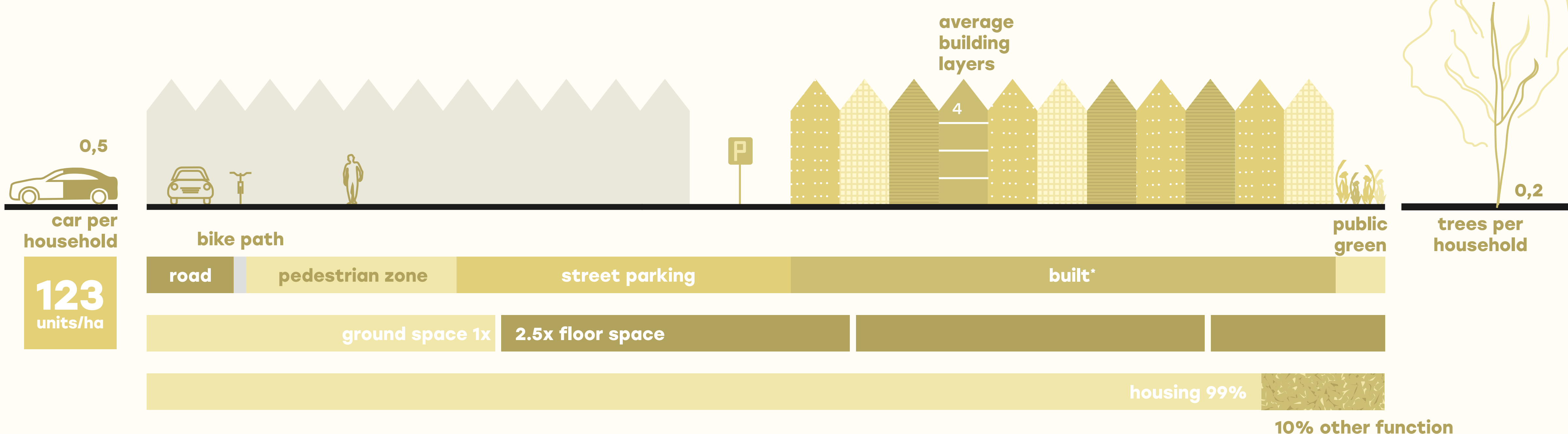
### QUALITY INDEX

These indices show how well the district scores. For each indicator, the score is measured objectively (based on measured aspects) and subjectively (based on surveys among residents).

### SOCIAL



### PHYSICAL



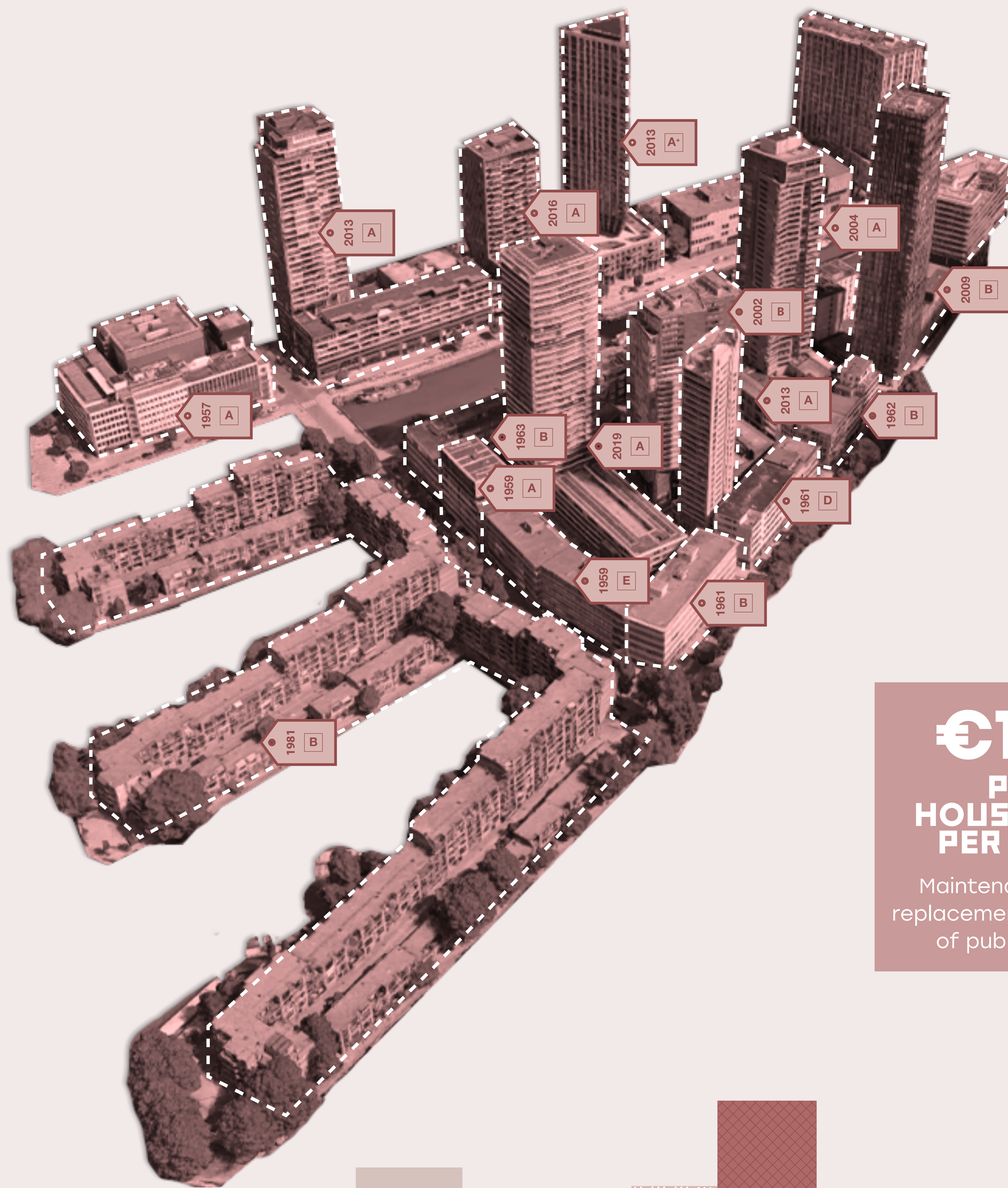


# WATERSTAD

## HOOGSTEDELIJK

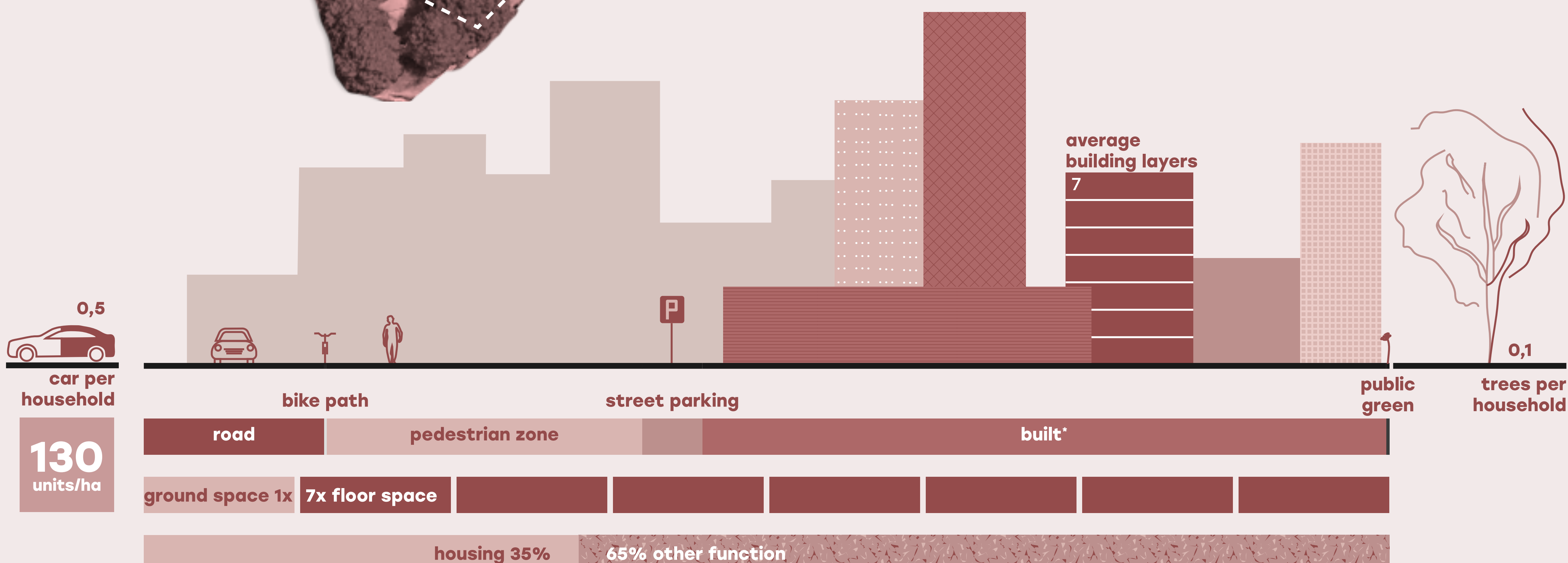
On the north bank of the river Maas, the district Waterstad forms the southern edge of the historical „Stadsdriehoek”. Already in the 16th century, Waterstad was constructed to strengthen the river banks and enable harbour activities. After centuries, in the 1950s, Waterstad was transformed from harbour to a mixed-use city district.

The growth of Rotterdam and the position on the bank has stimulated a high-density, mixed-use district with recent high-rise buildings and urban quays. The historical shape of the harbour is still visible in the city plan, and the long history of this district has resulted in continuous renovations of the building stock.

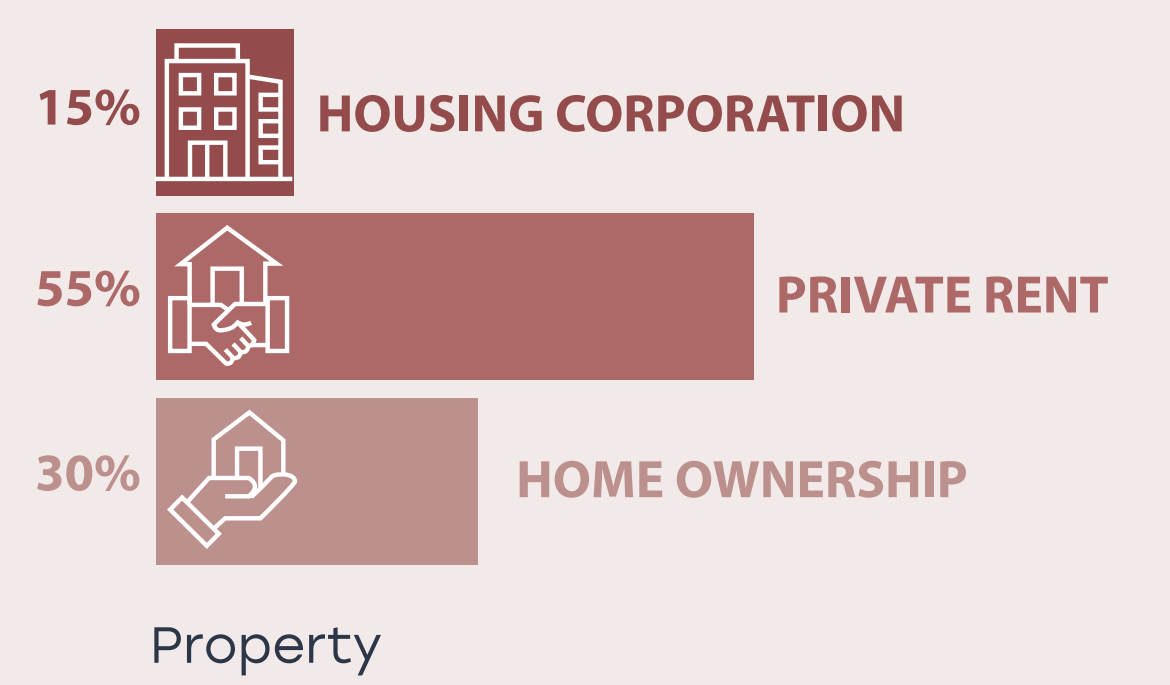
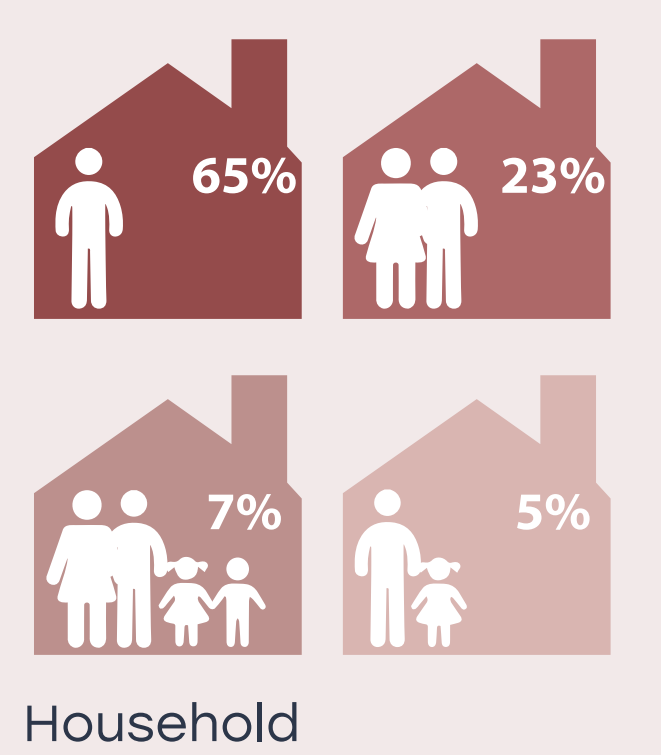
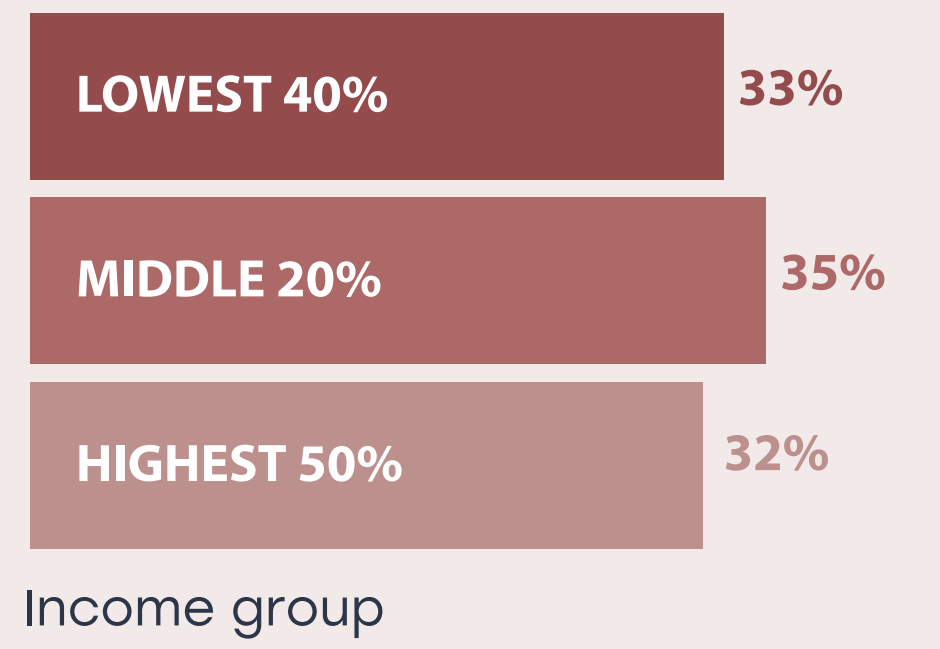
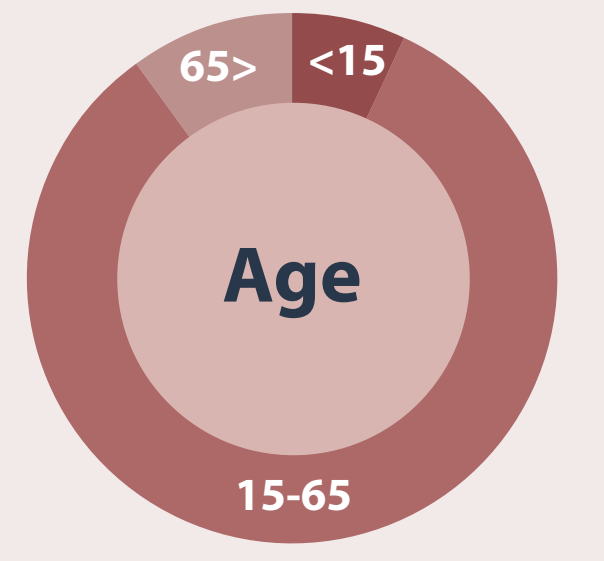


**€136**  
PER  
HOUSEHOLD  
PER YEAR

Maintenance cost:  
replacement & cleaning  
of public space



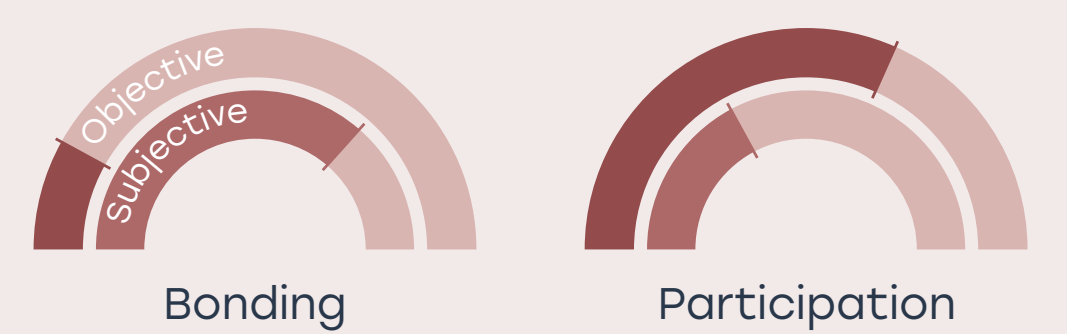
### DEMOGRAPHIC



### QUALITY INDEX

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### SOCIAL



### PHYSICAL



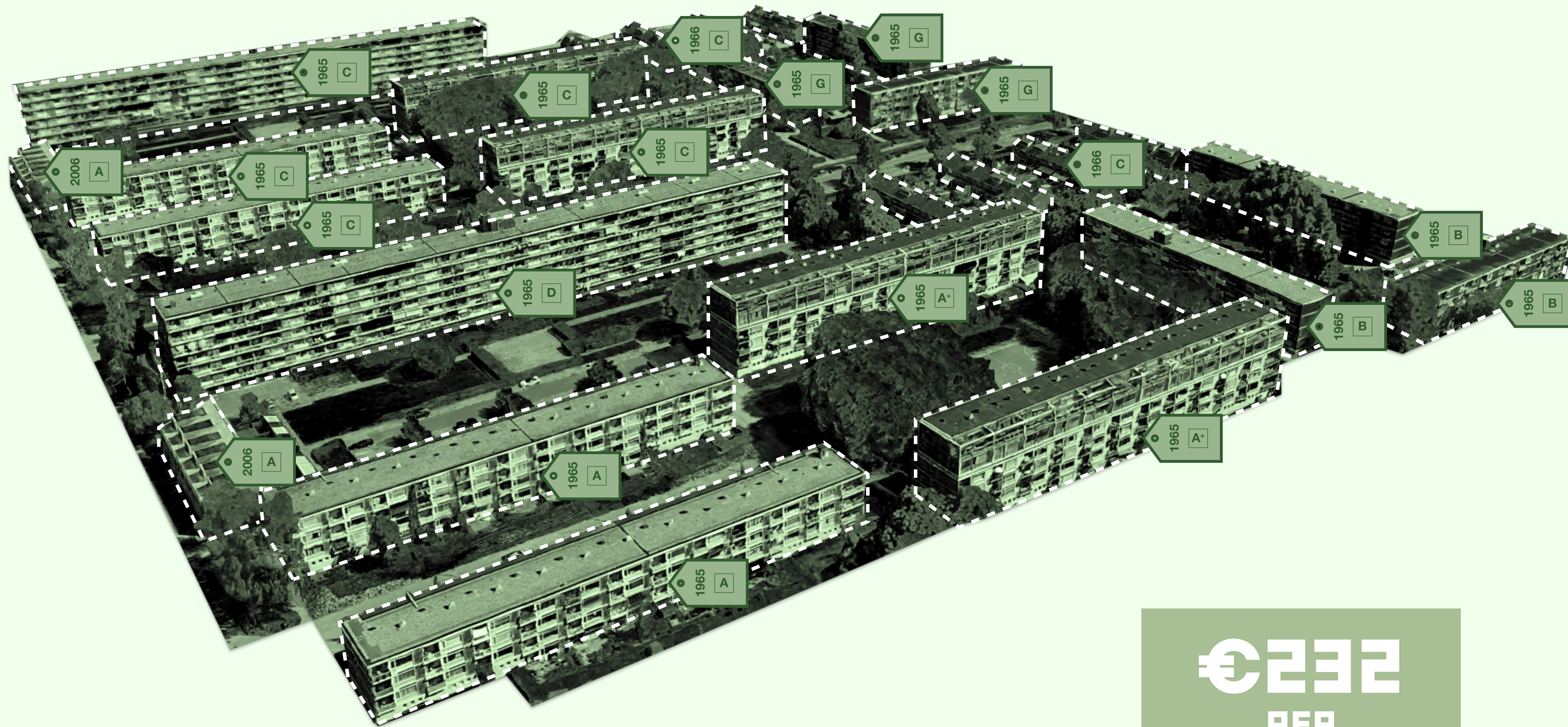


# HET LAGE LAND

## TUINSTAD

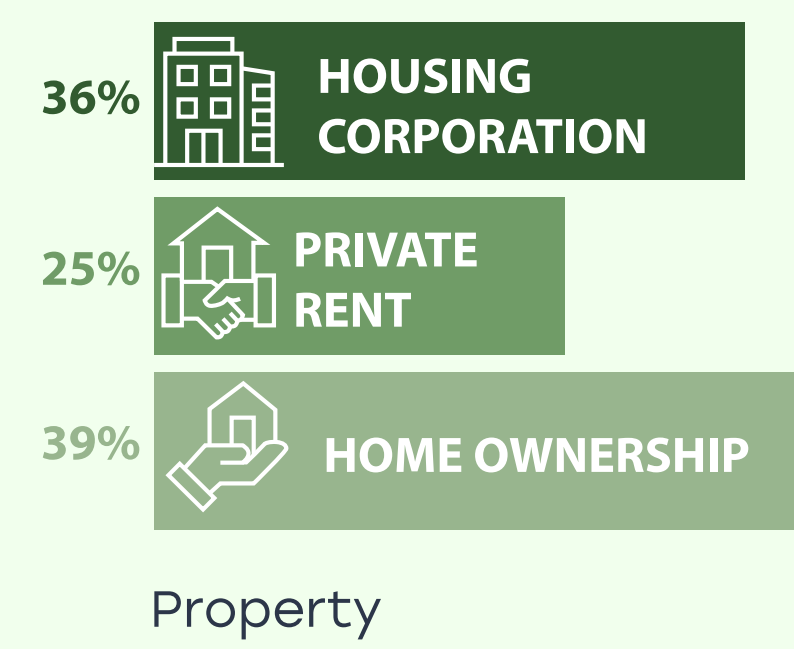
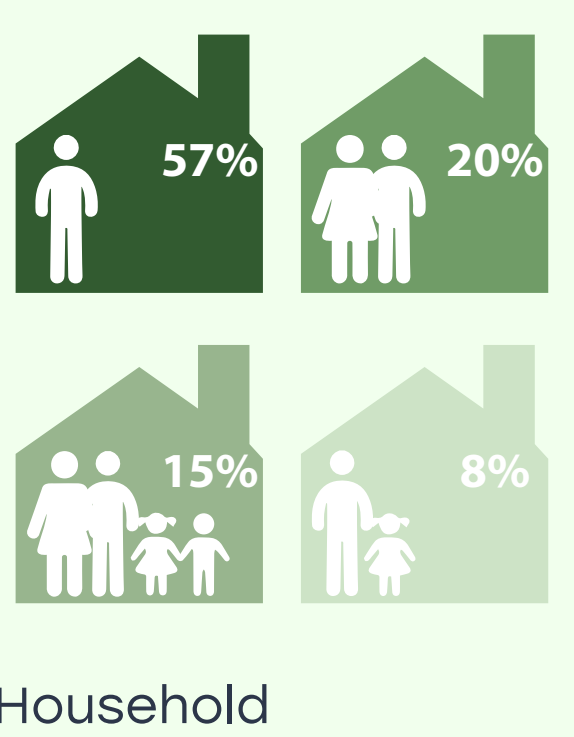
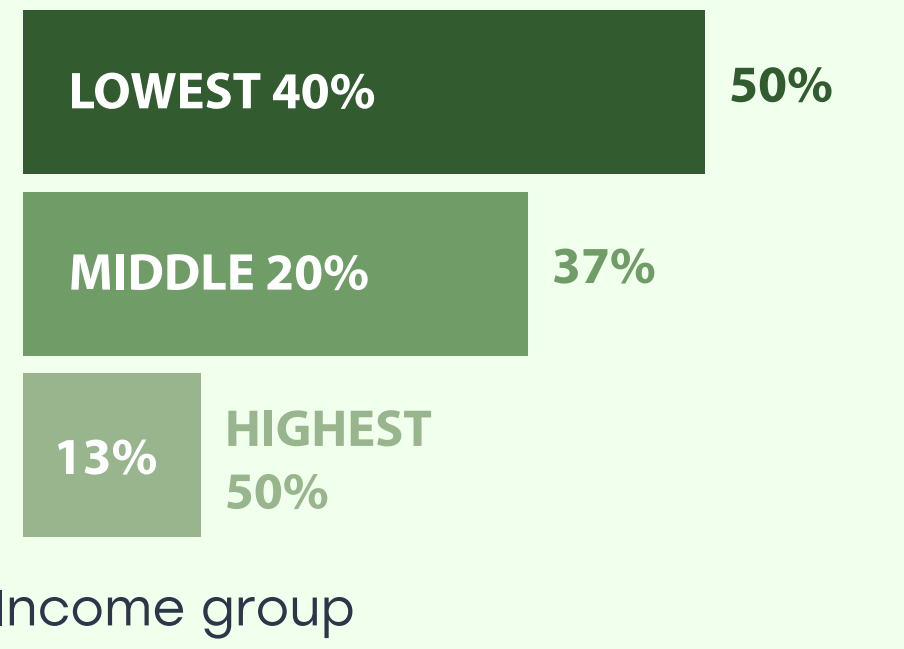
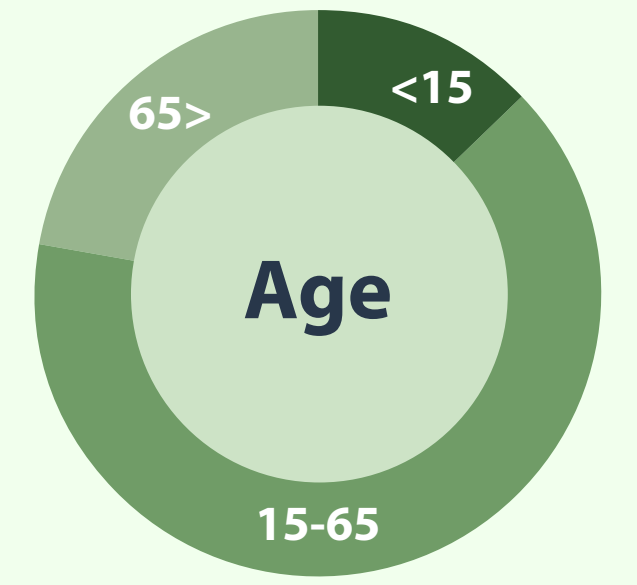
Het Lage Land was built in the 1960s, when Rotterdam was expanding its boundaries. It has characteristics of Dutch garden cities: low density (FSI 1), open building blocks and low-rise flats. In between the housing blocks there are large open spaces with greenery.

These neighbourhoods are in line with the concepts of the „Algemeen Uitbreidingsplan”, that was developed under the lead of Cornelis van Eesteren. Although designed to be spacious, lush neighbourhoods with improved living comfort, neighbourhoods like these nowadays face many challenges, like the monotonous housing offer, bad building conditions and too much public space to maintain well.



**€232**  
PER HOUSEHOLD PER YEAR  
Maintenance cost: replacement & cleaning of public space

### DEMOGRAPHIC



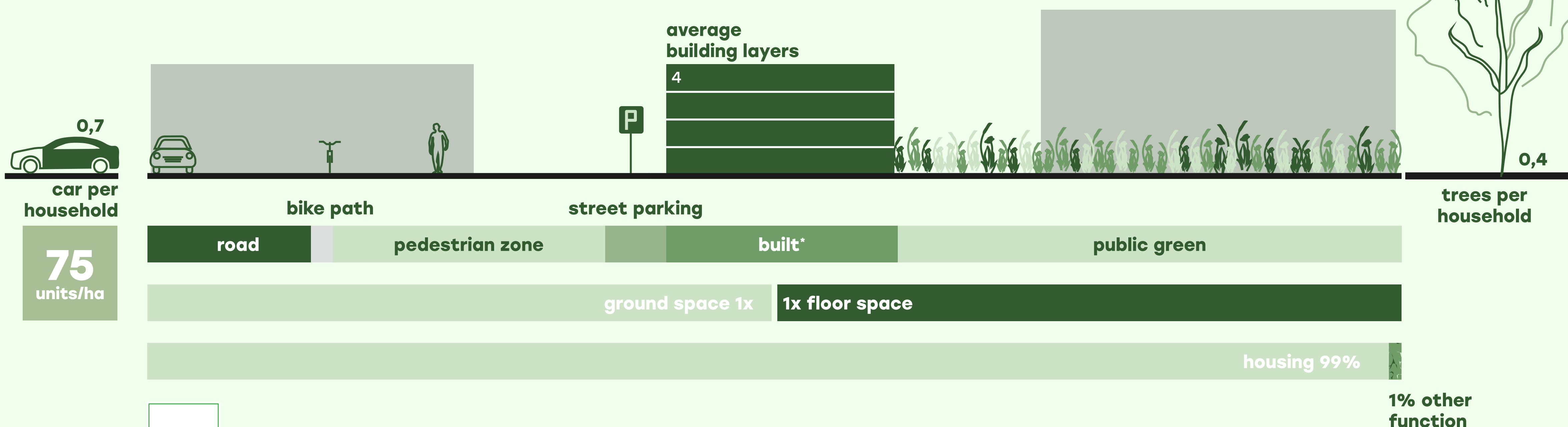
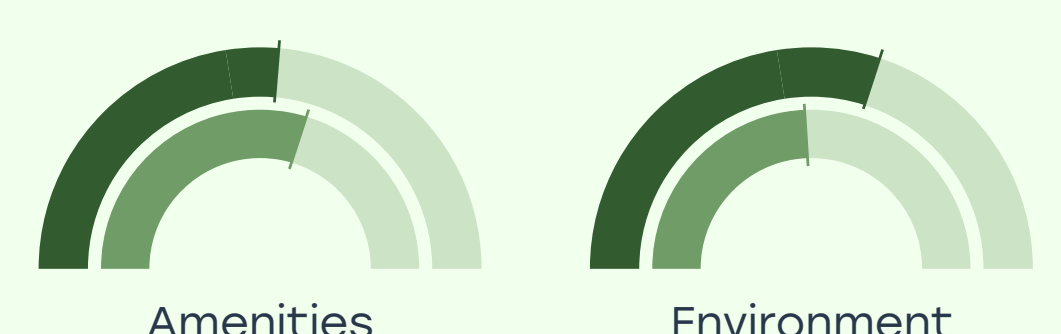
### QUALITY INDEX

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#### SOCIAL



#### PHYSICAL



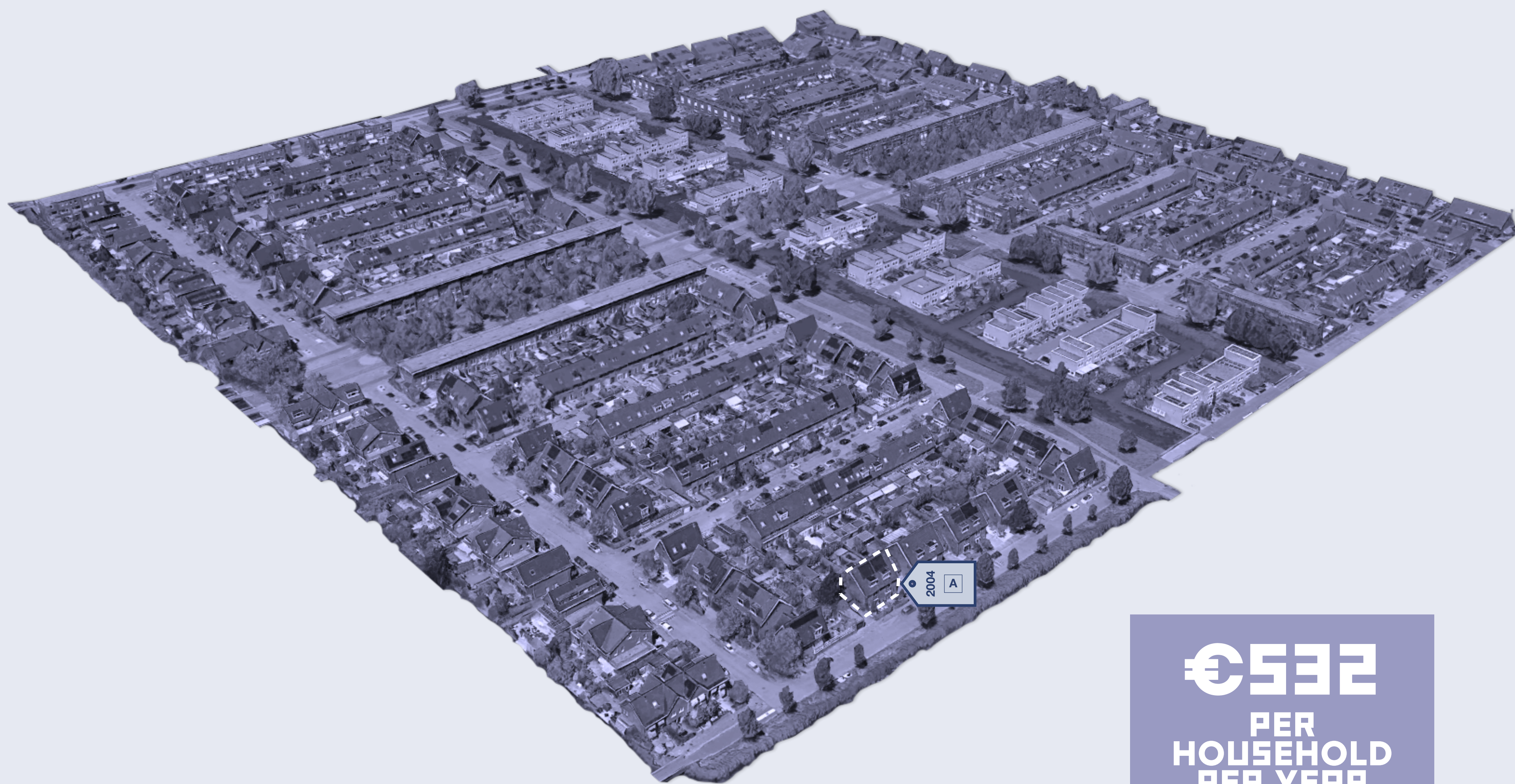


# NESSELANDE

## UITBREIDINGSWIJK

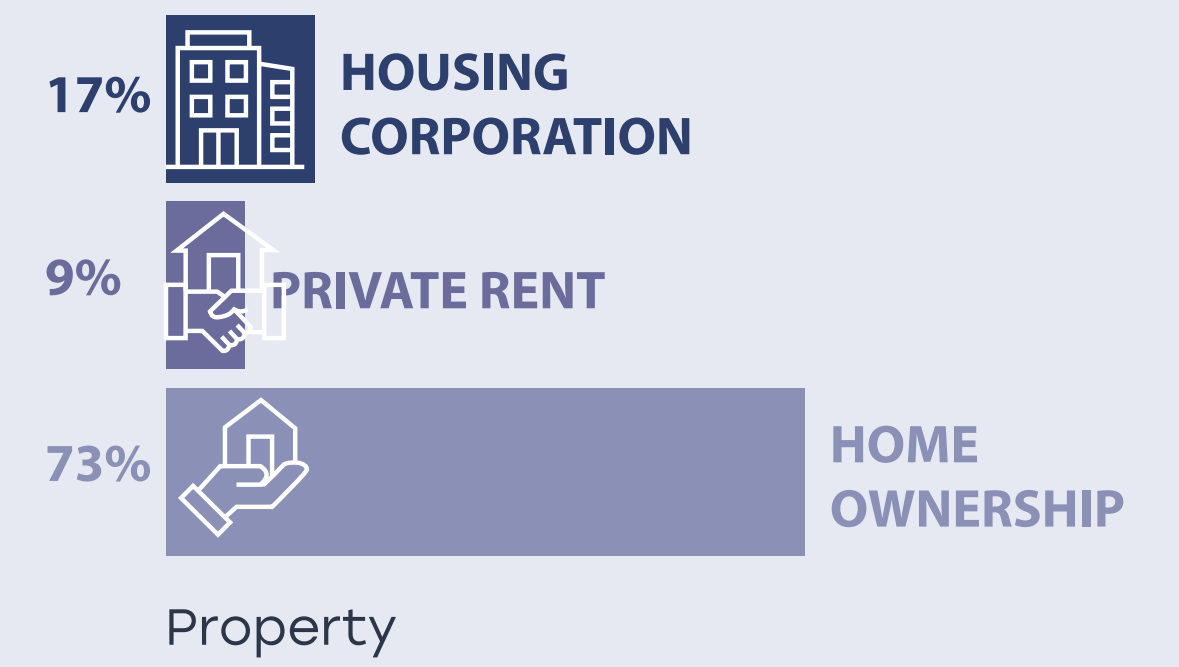
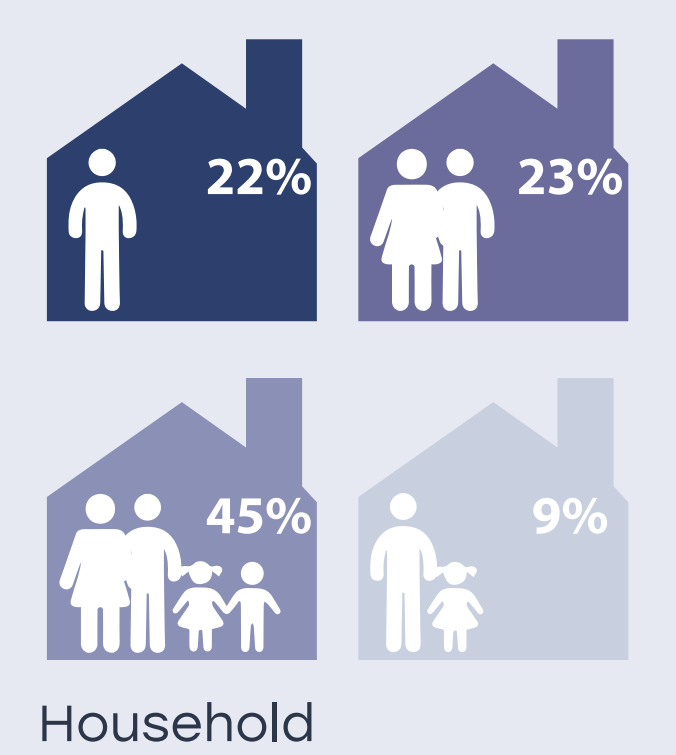
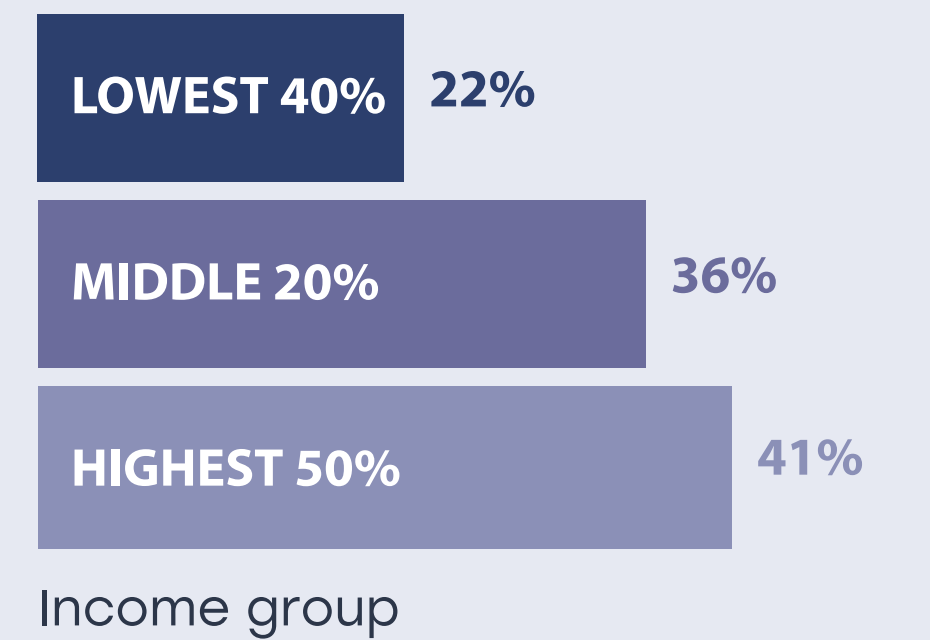
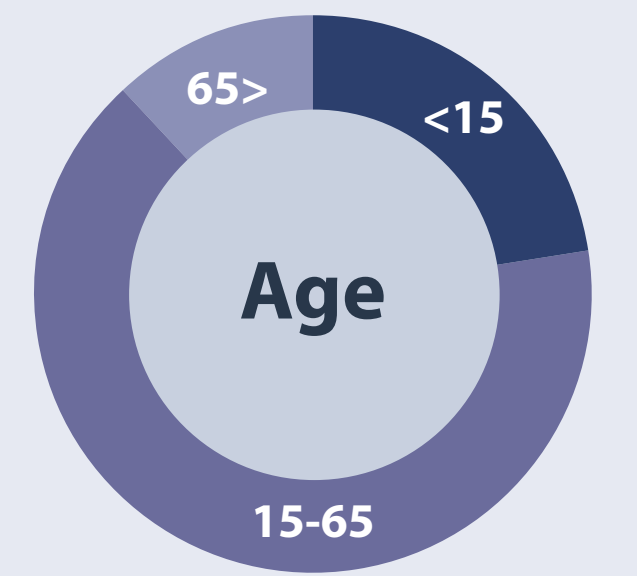
Built in the 1990s, Nesselande is one of the „Vinex wijken”. These neighbourhoods were typically located outside city boundaries, with good access to public transport. Distinct features are its large scale and typical housing forms (low-rise, row houses, semi-detached and detached). The target group is middle income families with children, which is reflected in the demographics of Nesselande.

The government envisioned a large role for market parties to develop good neighbourhoods. Vinex areas proved to be highly profitable for project developers, due to their large scale and quantities. Where the government aimed at newly-developed districts with sufficient amenities, however the results were rather homogeneous residential neighbourhoods.



**€532**  
PER HOUSEHOLD PER YEAR  
Maintenance cost: replacement & cleaning of public space

### DEMOGRAPHIC



### QUALITY INDEX

These indices show how well the district scores. For each indicator, the score is measured objectively (based on measured aspects) and subjectively (based on surveys among residents).

### SOCIAL



### PHYSICAL

