

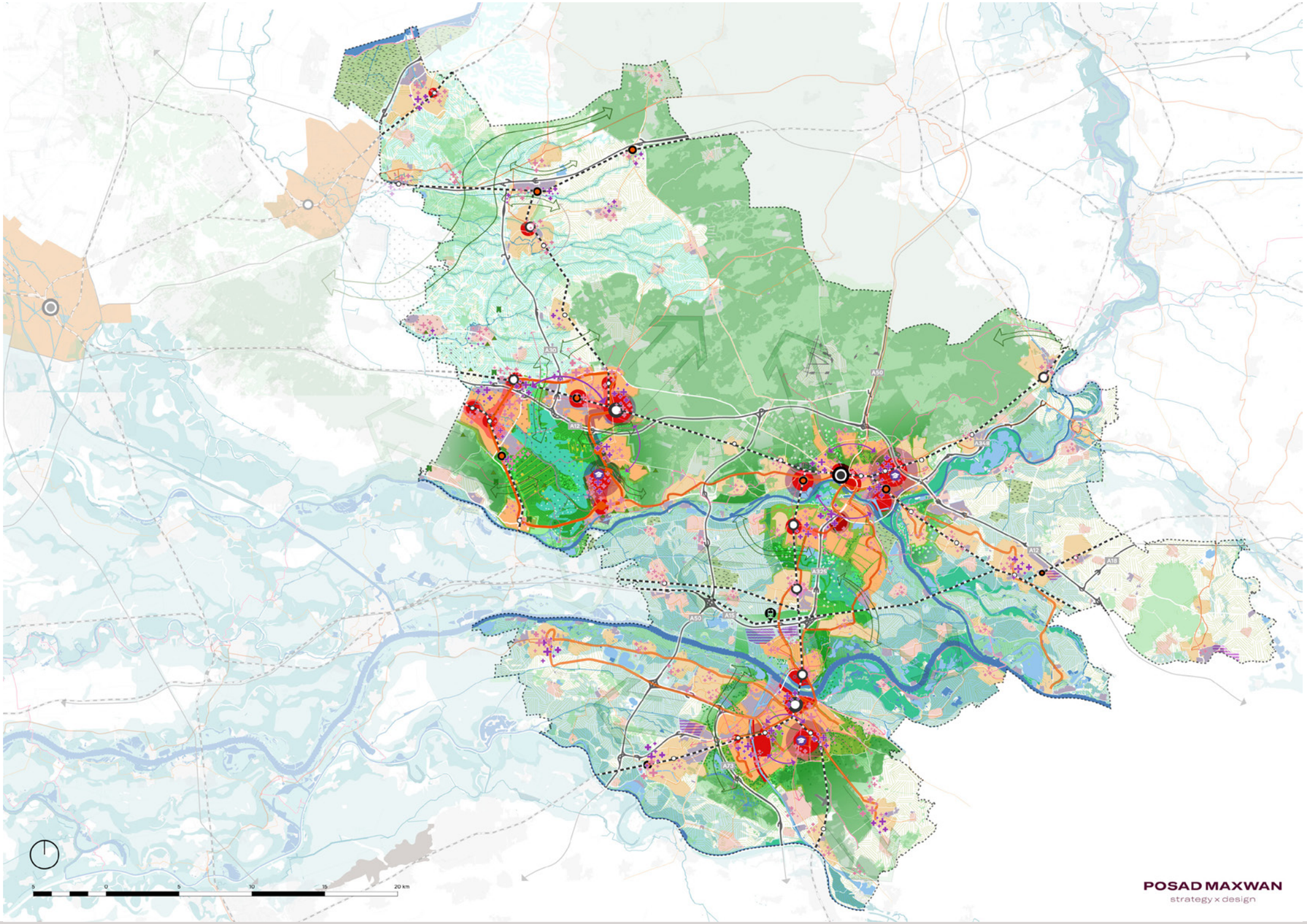
WINKELSTEEG 2035

WAAR WERKEN WOONT EN WONEN WERKT

Wander Hendriks // Strategisch Stedenbouwkundige // Gemeente Nijmegen

GROENE METROPOOL

KANSENKAART VERSTEDELIJKING





NIJMEGEN, STAD IN TRANSITIE



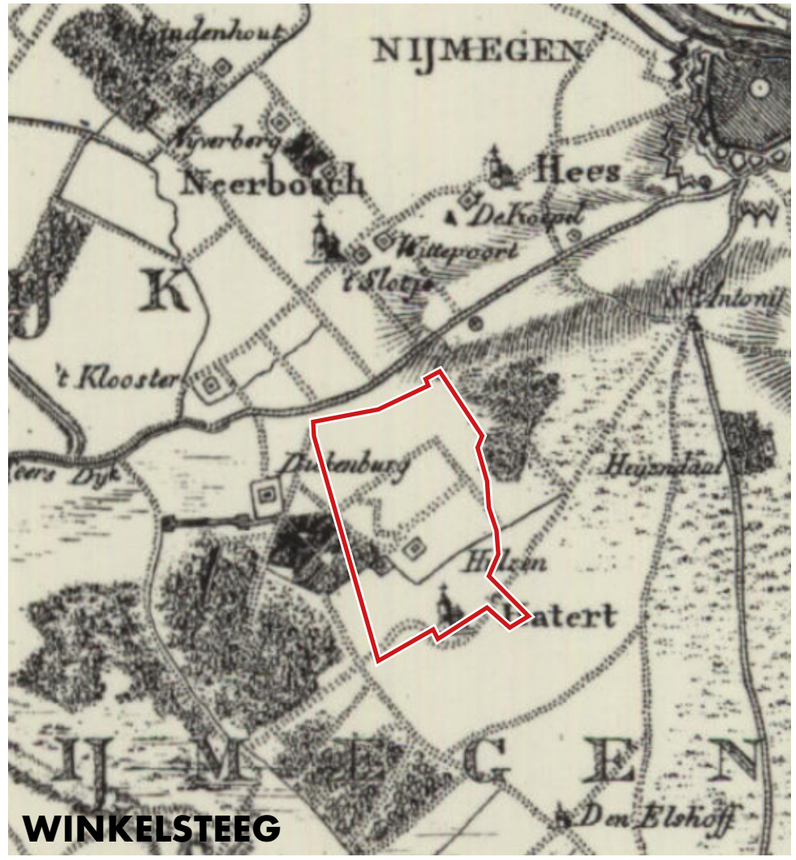
STAD IN TRANSITIE

NIJMEGEN IN DE MIDDELEEUWEN





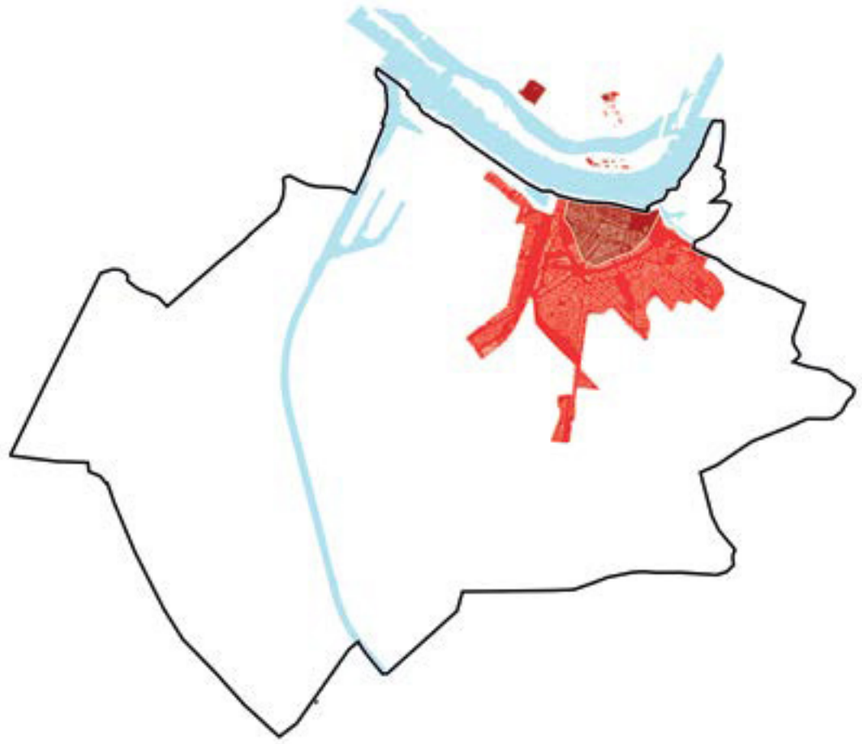




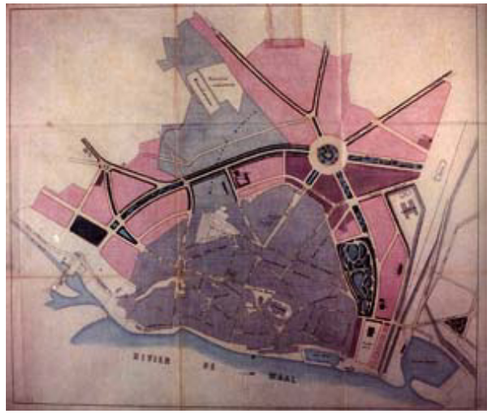
WINKELSTEEG

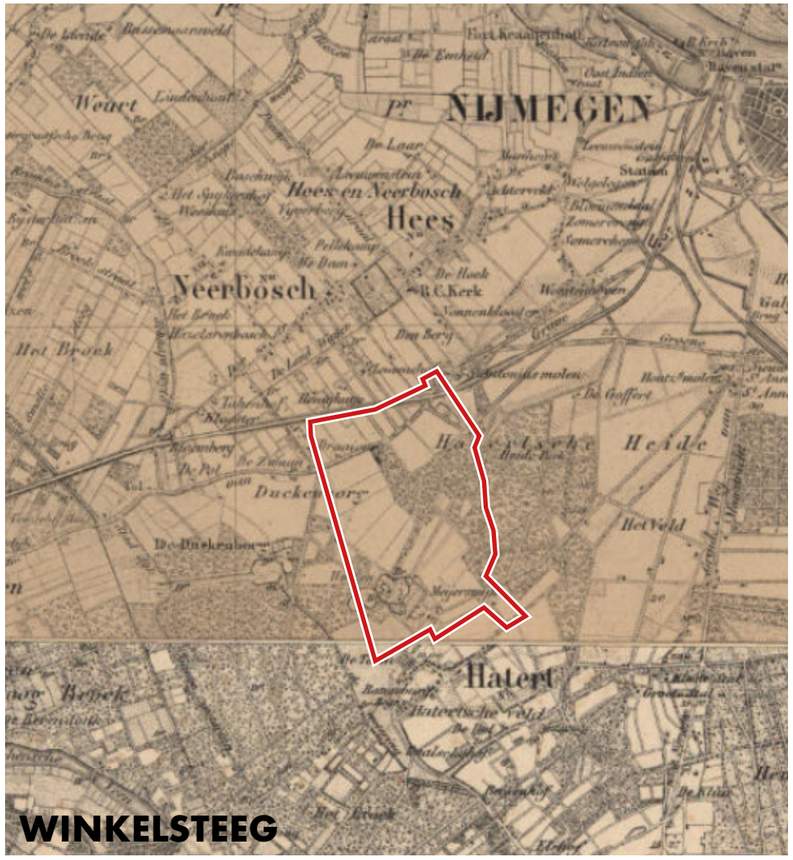
STAD IN TRANSITIE

OP 1 JANUARI 1900 HEEFT GEMEENTE NIJMEGEN 44.000 INWONERS





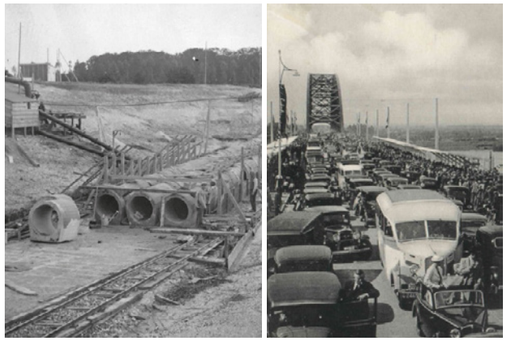


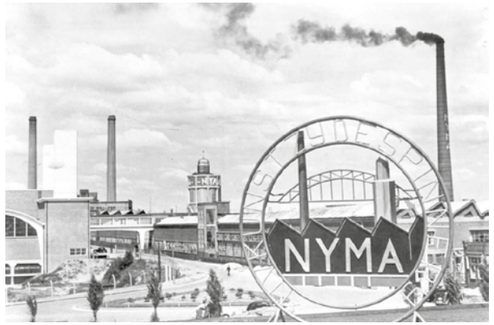


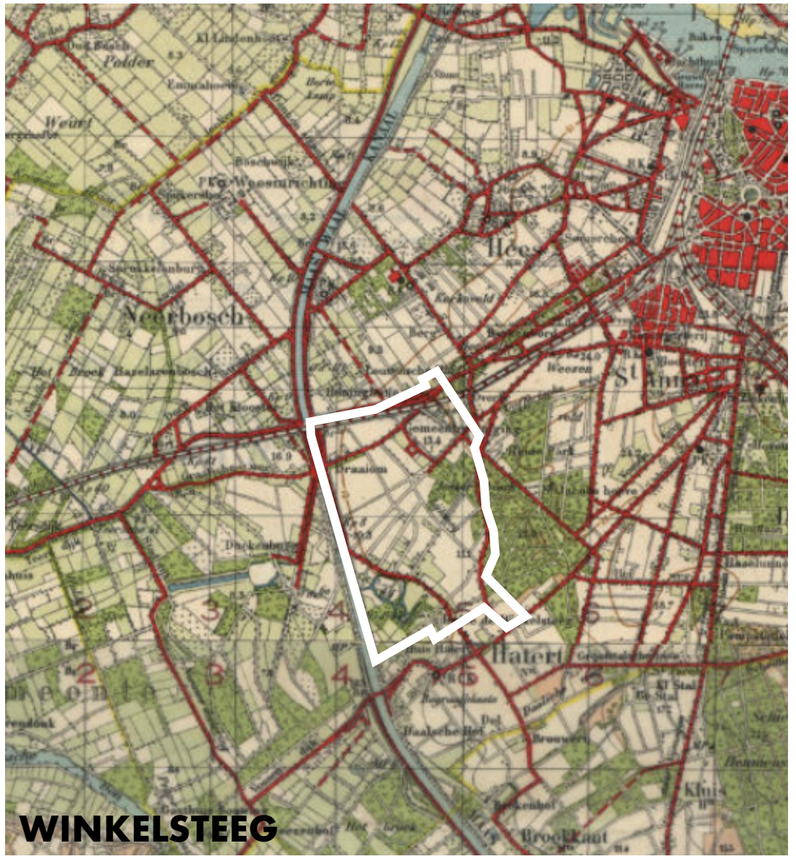
STAD IN TRANSITIE

OP 1 JANUARI 1930 HEEFT GEMEENTE NIJMEGEN 81.000 INWONERS.



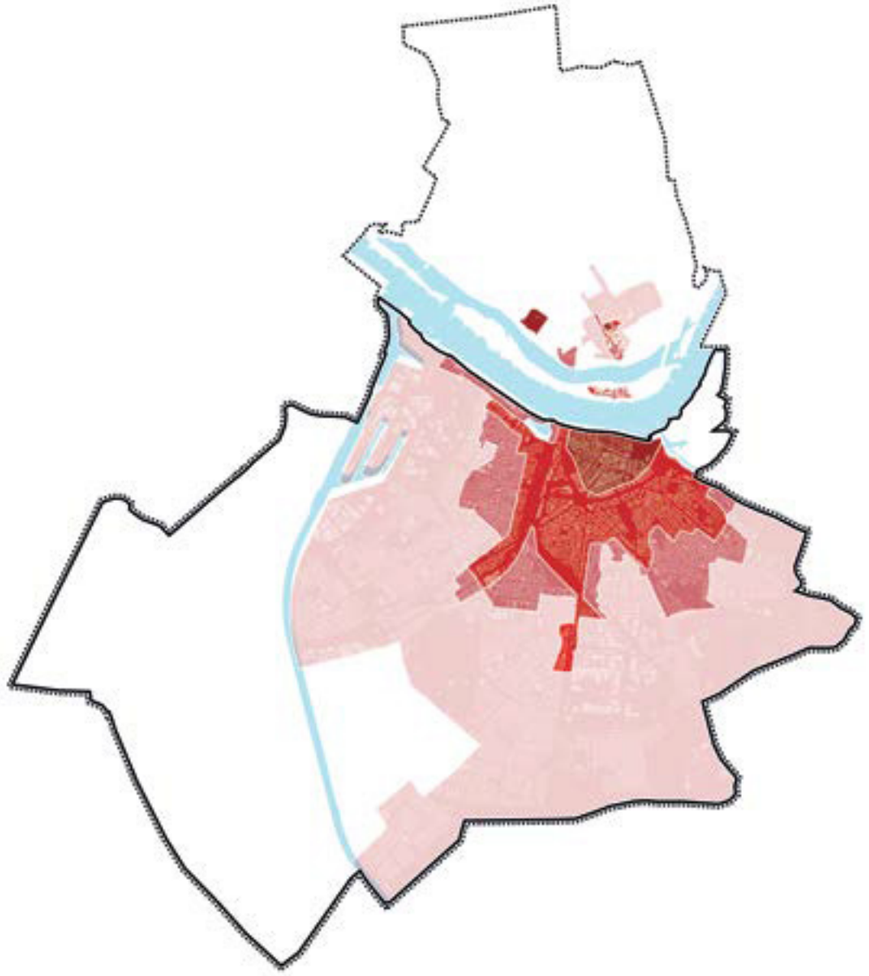






STAD IN TRANSITIE

OP 1 JANUARI 1965 HEEFT GEMEENTE NIJMEGEN 130.000 INWONERS.



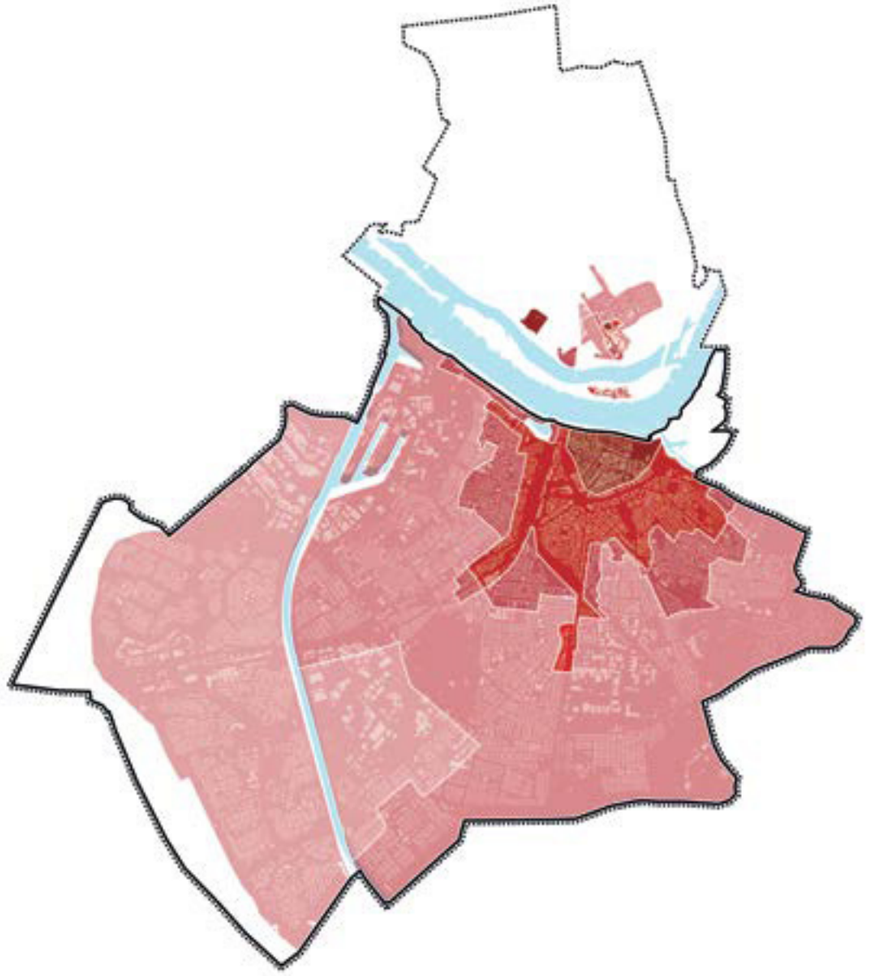






STAD IN TRANSITIE

OP 1 JANUARI 1980 HEEFT GEMEENTE NIJMEGEN 147.632 INWONERS.



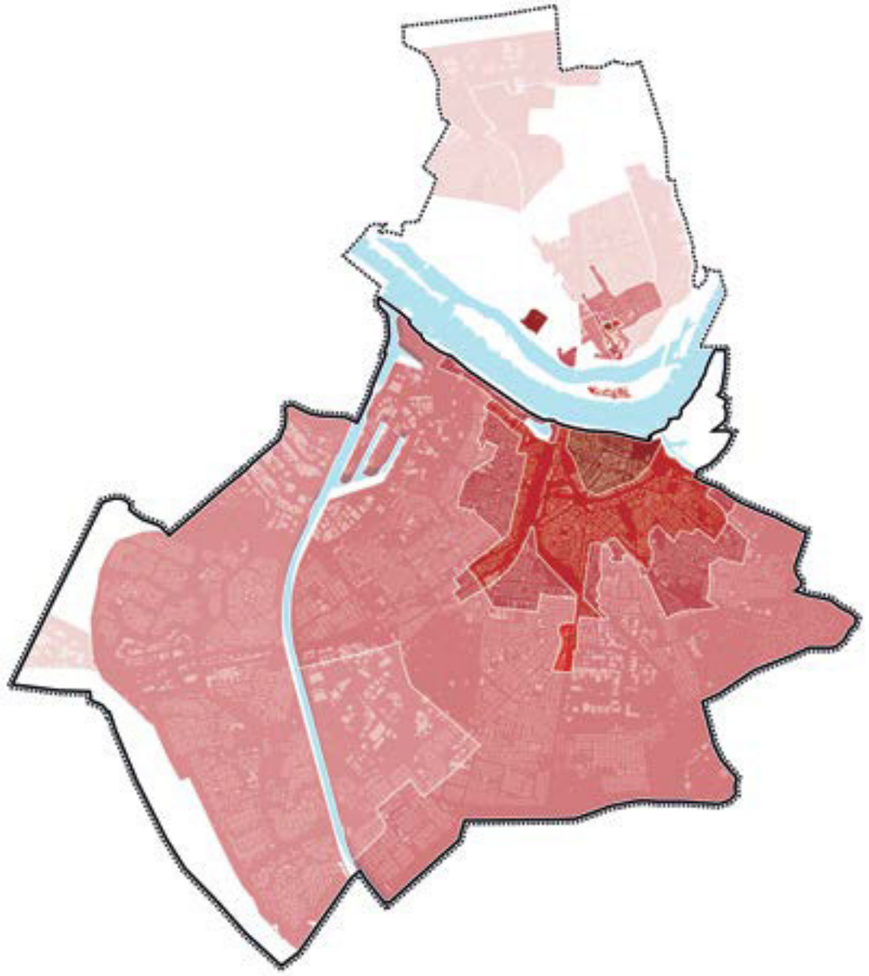






STAD IN TRANSITIE

OP 1 JANUARI 2017 HEEFT GEMEENTE NIJMEGEN 174.575 INWONERS EN 65.020 WONINGEN.







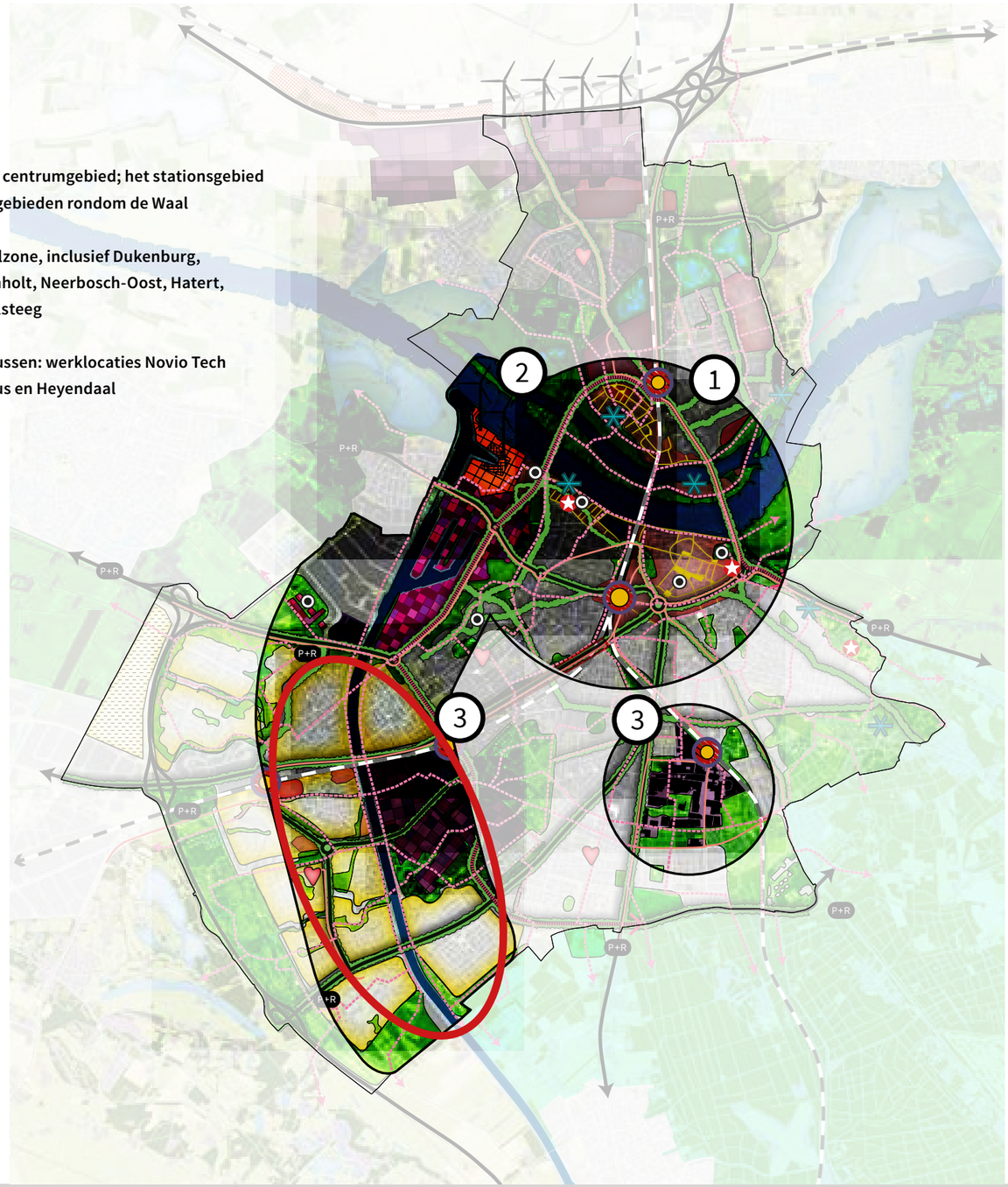


STAD IN TRANSITIE

OMGEVINGSVISIE 2040



1. Groter centrumgebied; het stationsgebied en de gebieden rondom de Waal
2. Kanaalzone, inclusief Dukenburg, Lindenholt, Neerbosch-Oost, Hatert, Winkelsteeg
3. Campussen: werklocaties Novio Tech Campus en Heyendaal



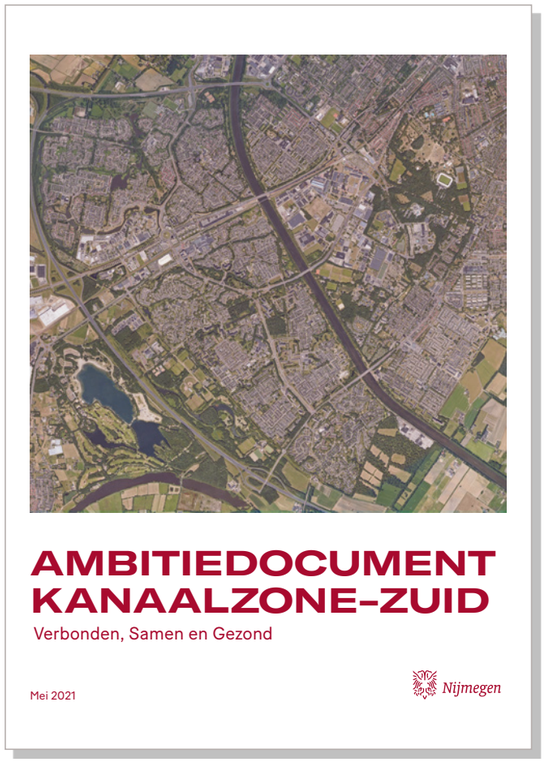
1.000 banen perjaar (10.000 tussen 2030-2040)

10.000 woningen bouwen tot 2030

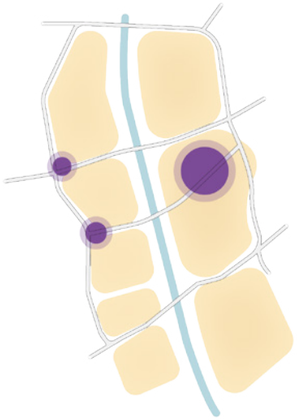
5.000 extra woningen tussen 2030-2040

KANAALZONE-ZUID

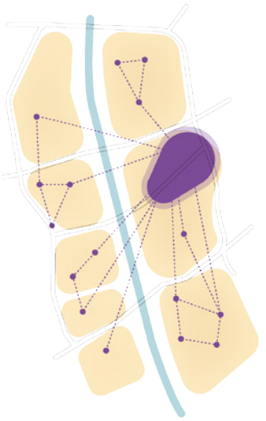
STADSDELEN, EN IDENTITIETEN, VERBONDEN



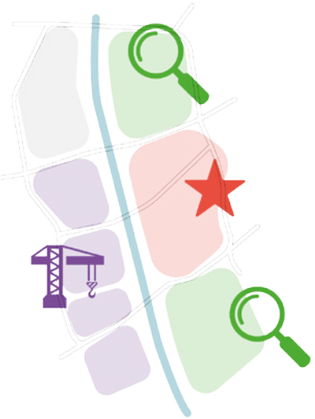
ECONOMISCHE BRANDPUNTEN



LEER-WERK VOORZIENINGEN



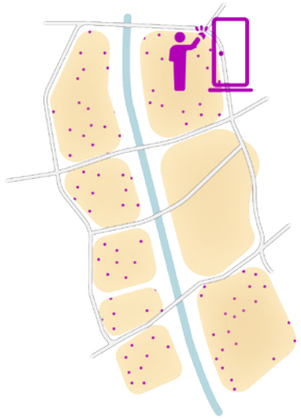
VERBETEREN WONINGDIFFERENTIATIE



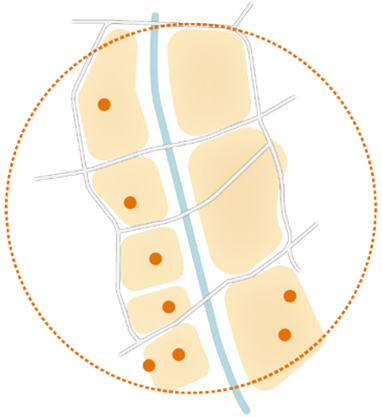
KLEINSCHALIGE VOORZIENINGEN



AANPAK SOCIALE OPGAVEN

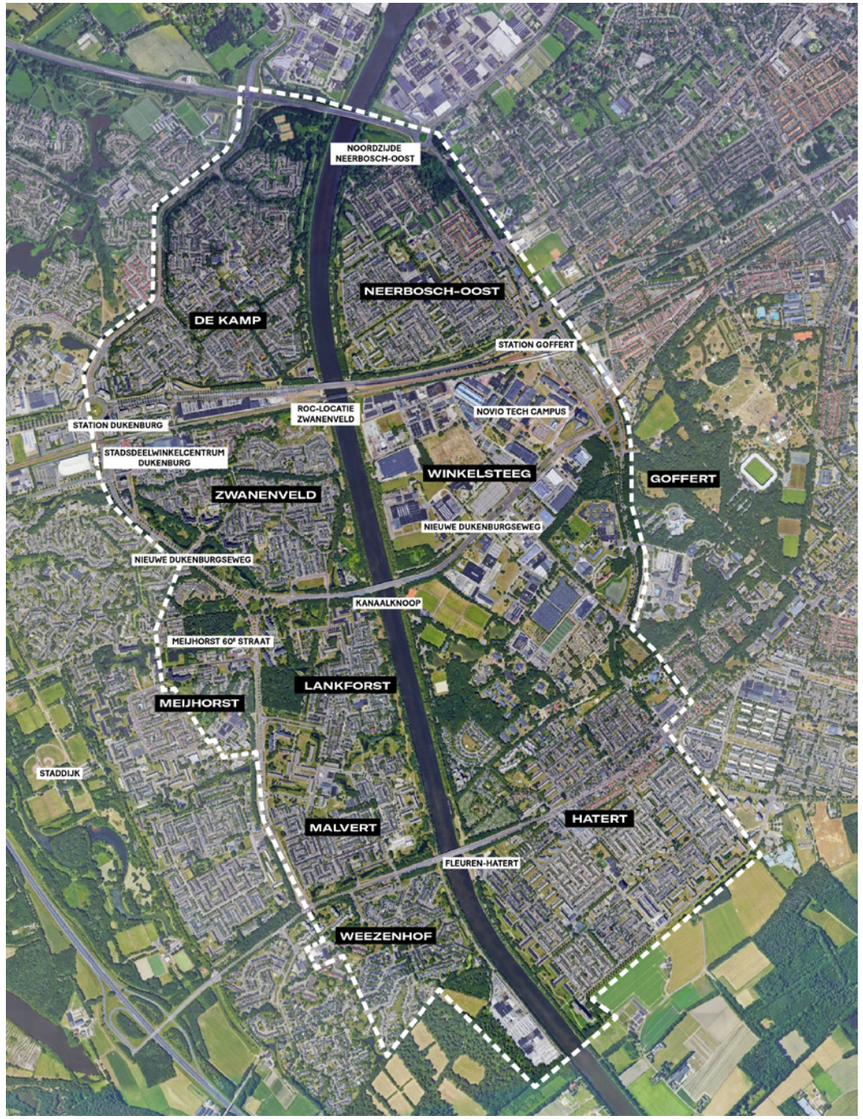


INTEGRAAL PERSPECTIEF SCHOOLOCATIES

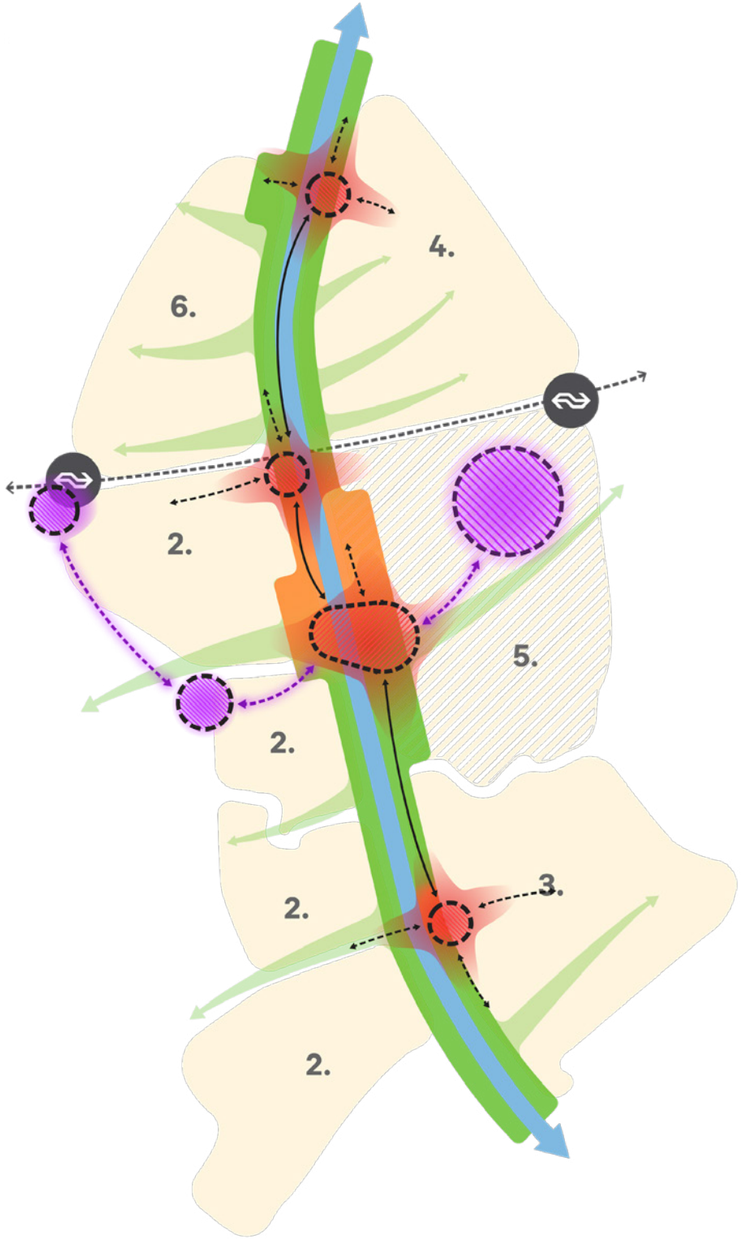


KANAALZONE-ZUID

INTEGRAAL VERBINDEN MIDDELS GEBIEDSONTWIKKELING







WINKELSTEEG: WAAR WERKEN WOONT EN WONEN WERKT

STATION

GOFFERT

DUKENBURG

WINKELSTEEG

KANAALZONE ZUID



Winkelsteeg 2035

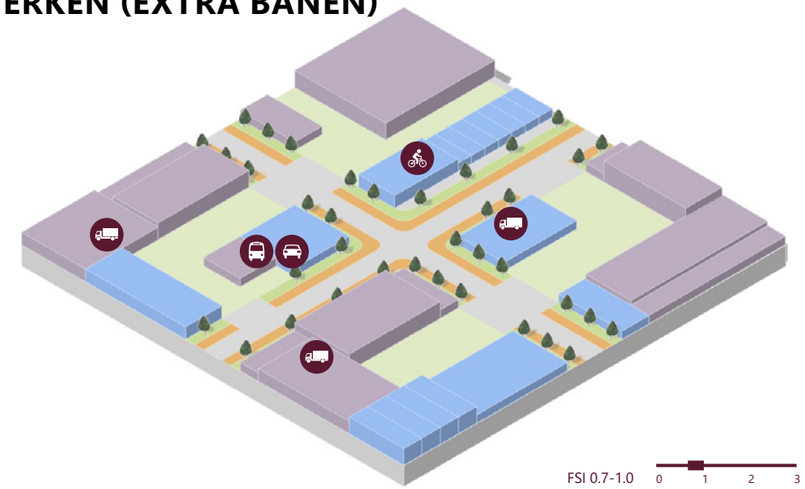
Ontwikkelvisie Winkelsteeg

Nijmegen

Mei 2021

BINNENSTEDELIJK VERDICHTEN

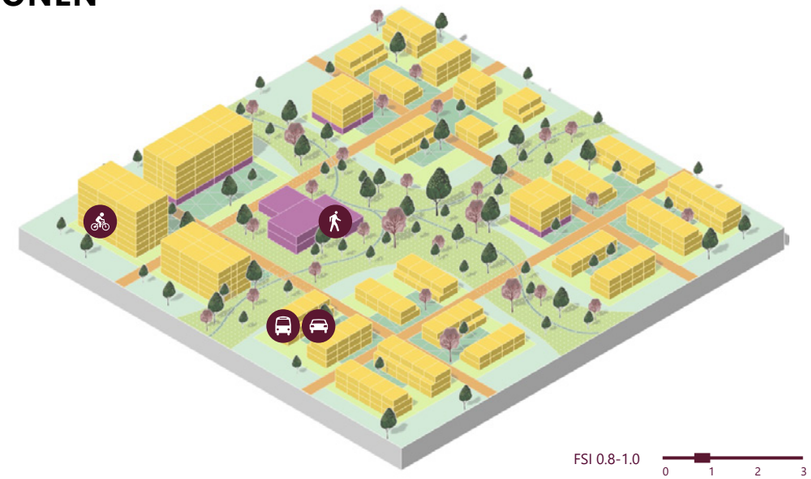
WERKEN (EXTRA BANEN)



FSI 0.7-1.0 0 1 2 3

+

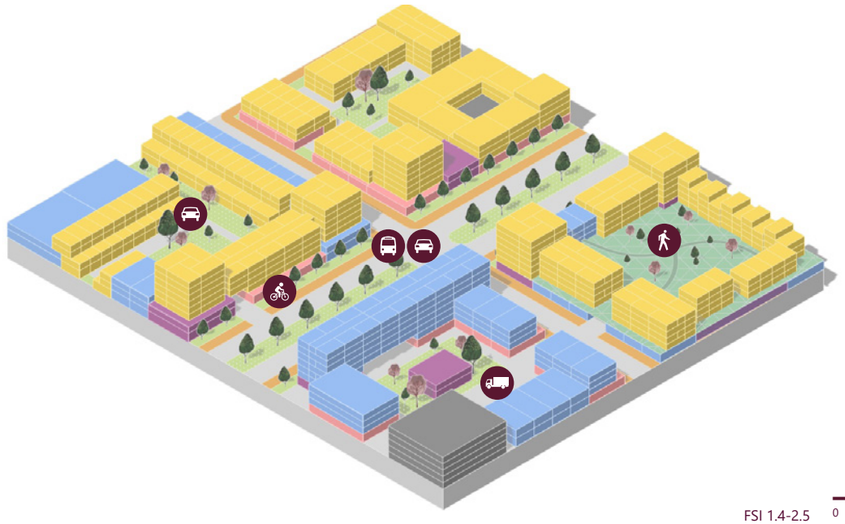
WONEN



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=

IN WINKELSTEEG IS WERKEN EN WONEN GECOMBINEERD

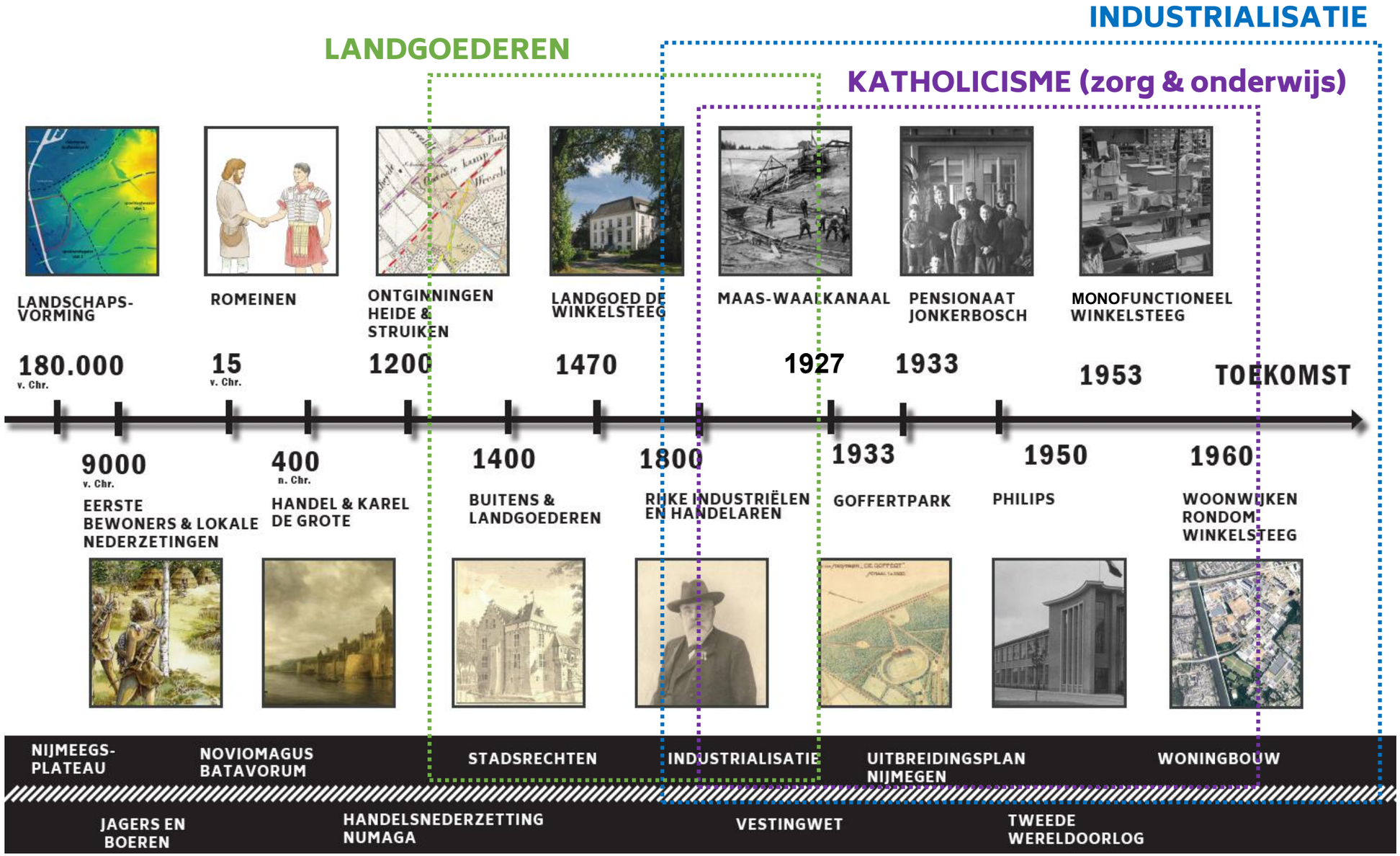


FSI 1.4-2.5 0 1 2 3





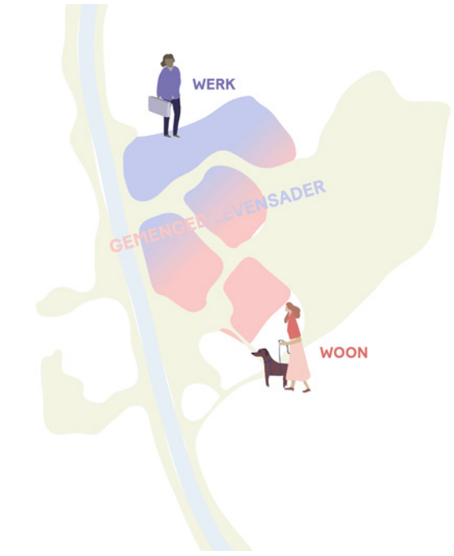
HET VERHAAL VAN WINKELSTEEG



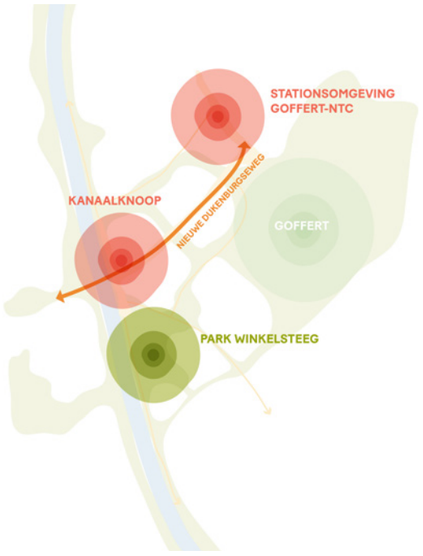
ONTWIKKEL AMBITIES



AMBITIES VERTAALD NAAR EEN RUIMTELIJK RAAMWERK



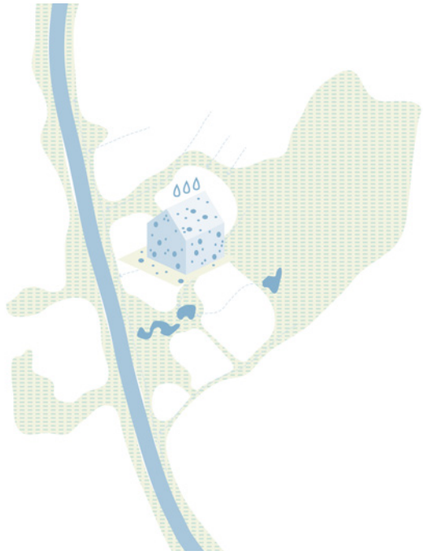
1. WERK-WOONGEBIED



2. ANKERS IN HET GEBIED



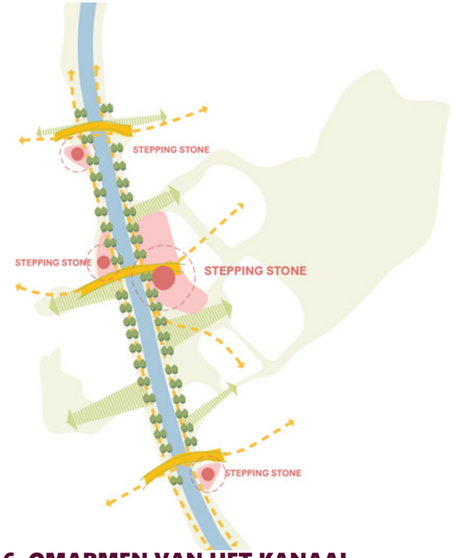
3. ROBUUST GROEN-BLAUW NETWERK: GROEN



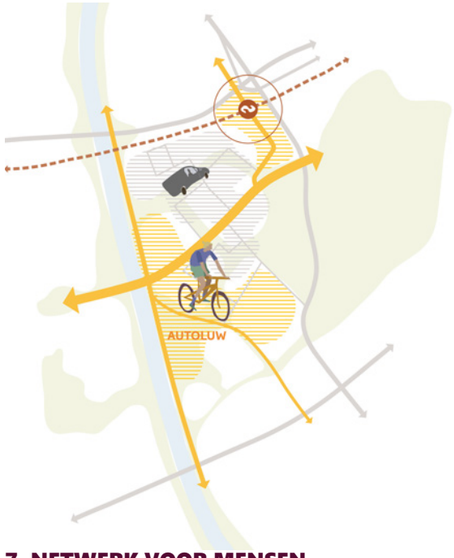
4. ROBUUST GROEN-BLAUW NETWERK: WATER



5. WINKELSTEEG ALS VERBINDER



6. OMARMEN VAN HET KANAAL



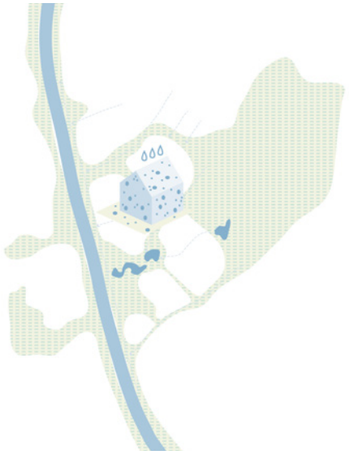
7. NETWERK VOOR MENSEN



8. RUIMTE VOOR SPORTEN EN BEWEGEN

GROEN EN GEZONDE OMGEVING











SPORT, SPEL EN BEWEGEN

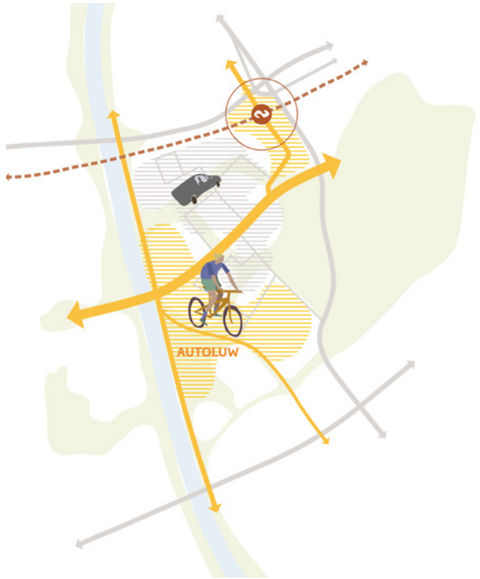


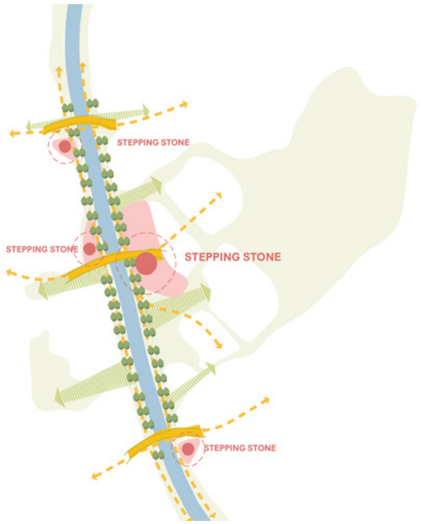
ONTSPANNEN IN HET PARK

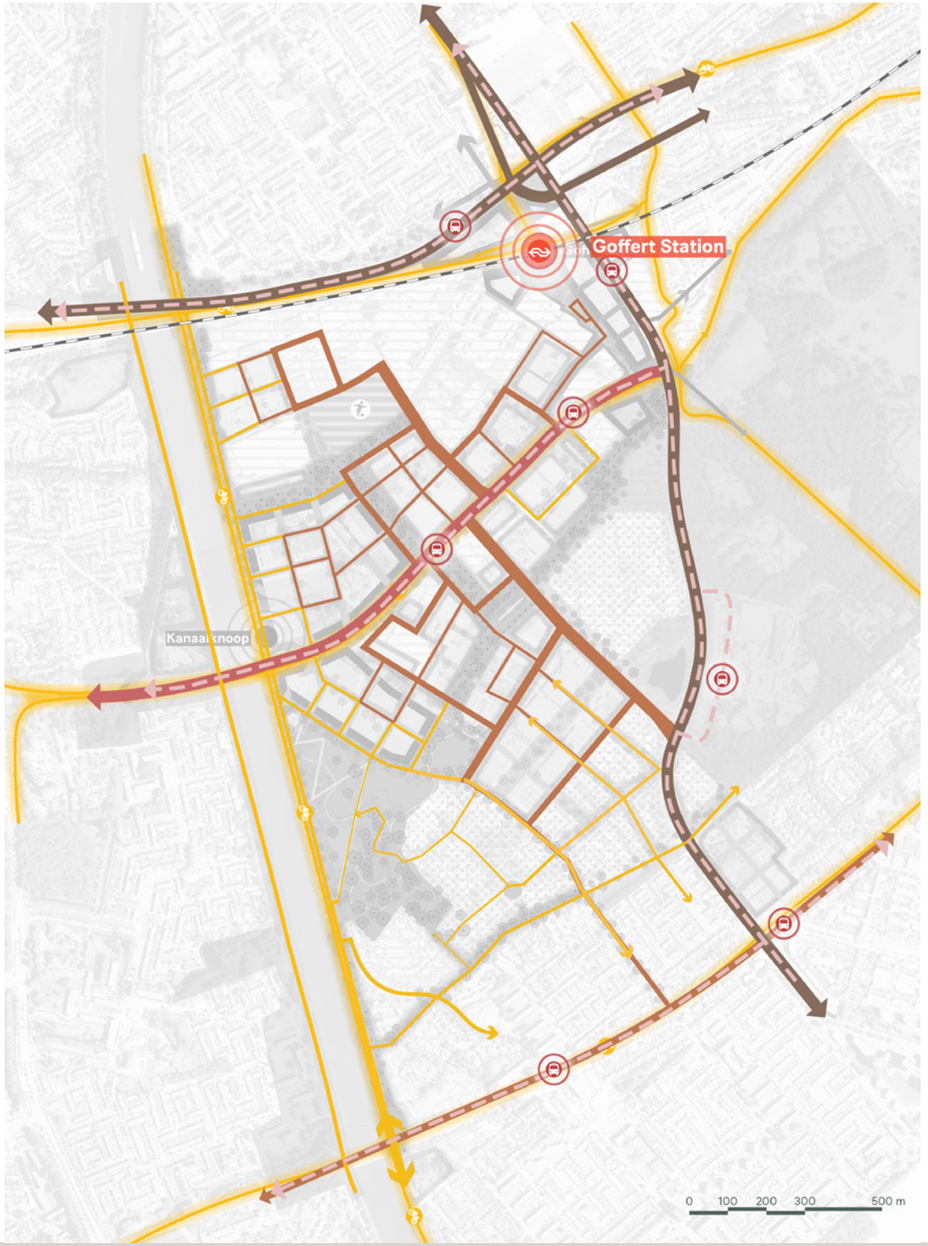


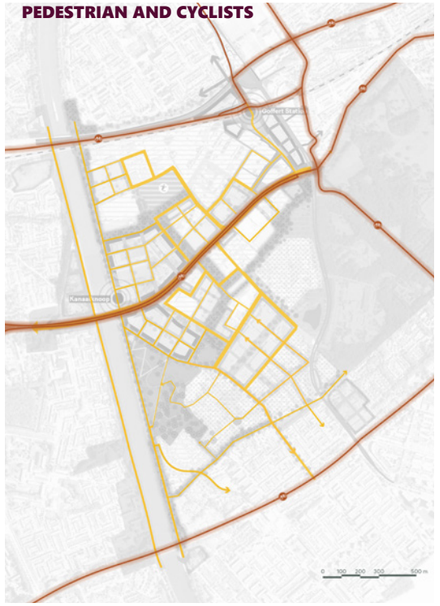
GROEN DOORADERDE GEBIEDEN

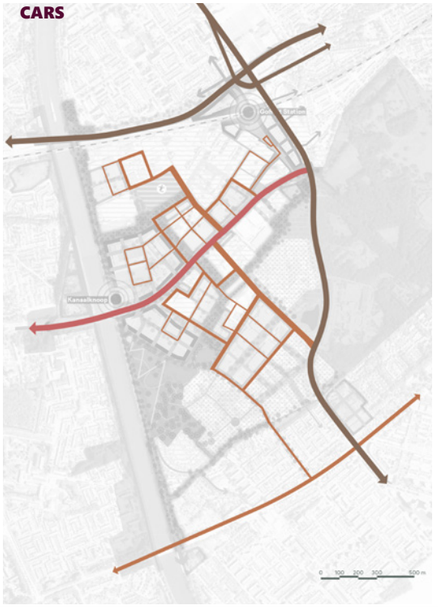
ROBUUSTE MOBILITEITS STROMEN



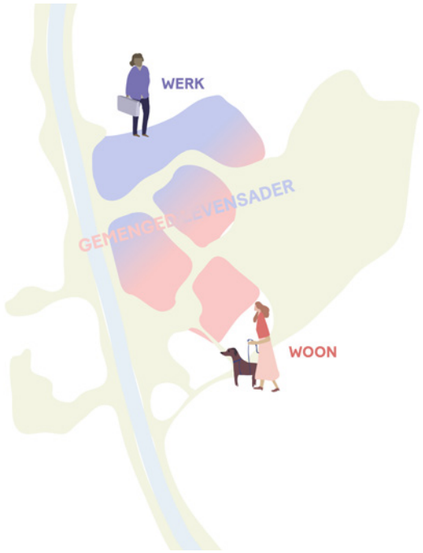


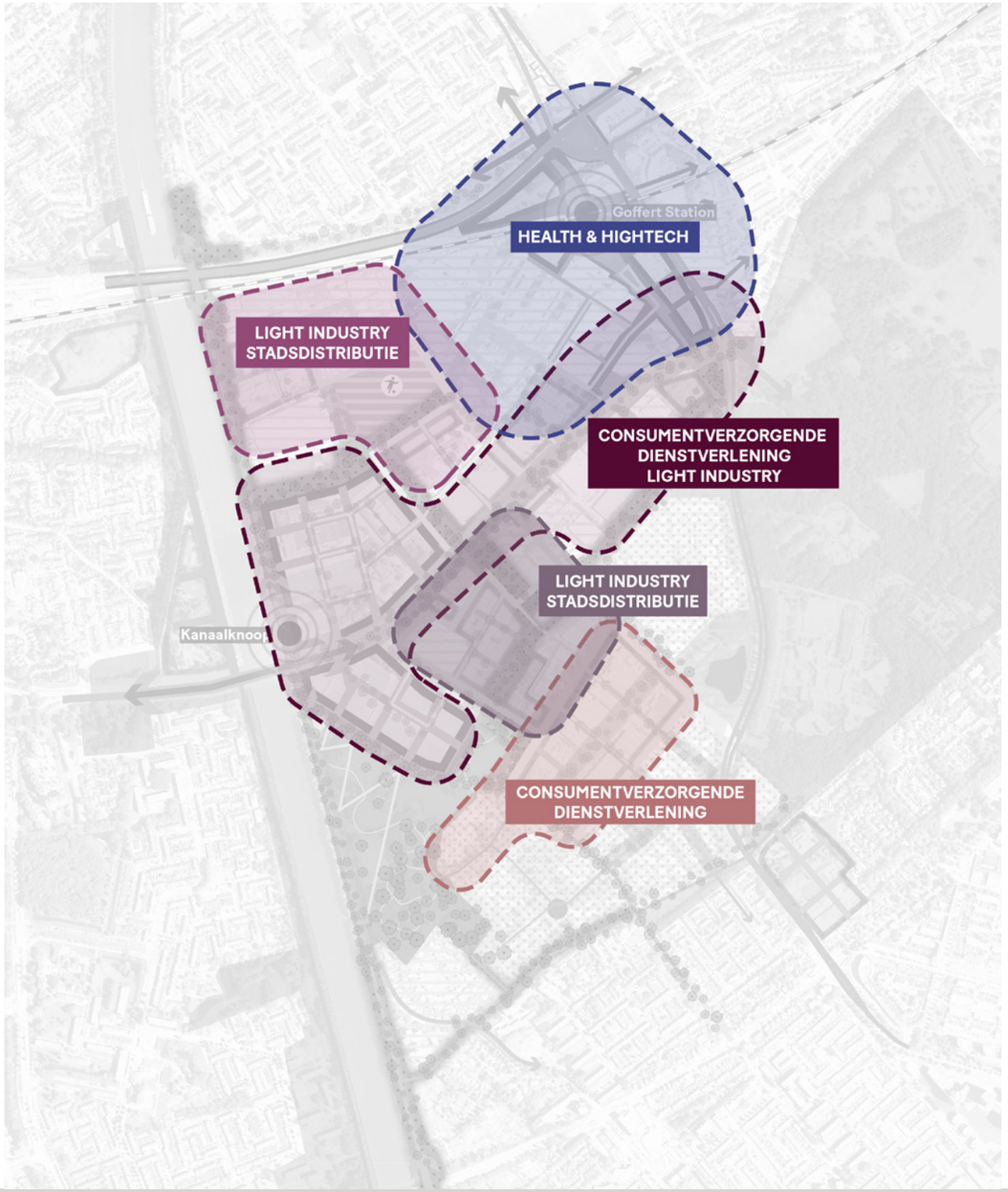






OPSCHALEN VAN DE WERKGELEGENHEID







LIGHT INDUSTRY: ATELIER ZELIUM BORDEAUX

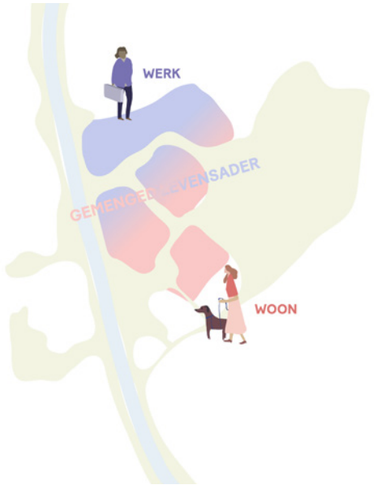


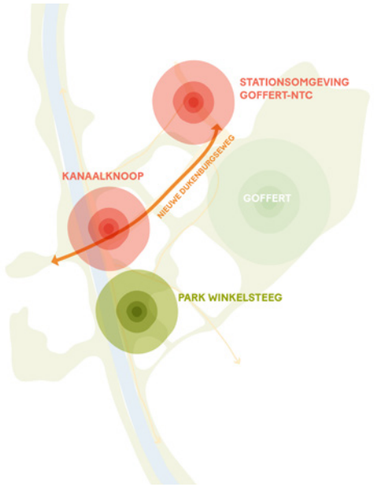
STADSVERZORGENDE DIENSTVERLENING:
BOUNCESPACE AMSTERDAM

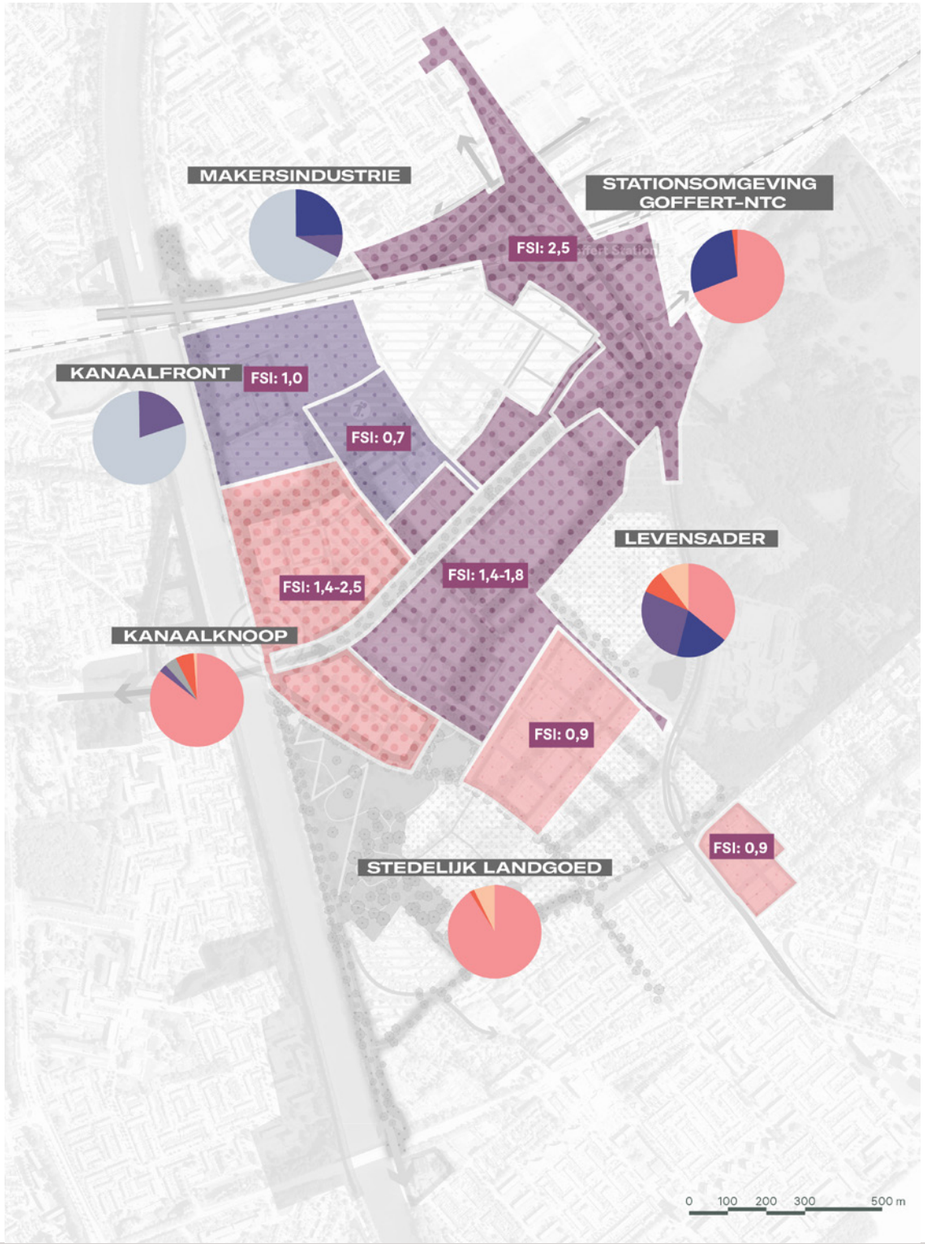


STADSDISTRIBUTIE: PICNIC

DIVERSITEIT AAN WERK- EN WOONGEBIEDEN









ZORGCONCEPTEN NIEUWE STIJL



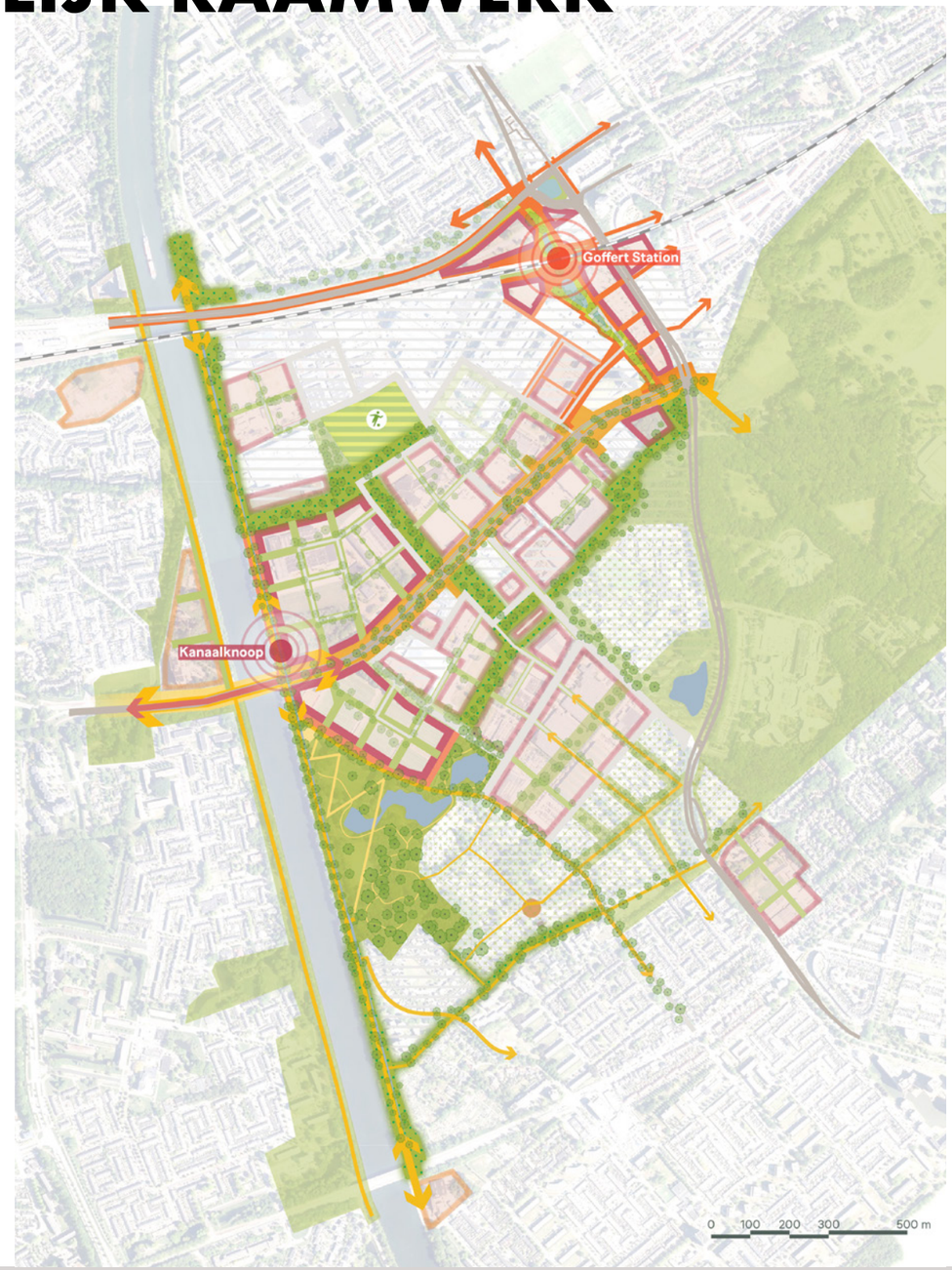
MIX VAN WERKEN EN WONEN
(HAVENKWARTIER DEVENTER)



EEN GEZICHT AAN HET KANAAL
(PIUSHAVEN TILBURG)

AMBITIES VERTAALD NAAR EEN RUIMTELIJK RAAMWERK





NDW21. FLEXIBELE WONINGEN



HET PROJECT NDW21 STAAT VOOR HET REALISEREN VAN EEN WOONWIJK MET 500 WONINGEN VOOR URGENTE DOELGROEPEN.





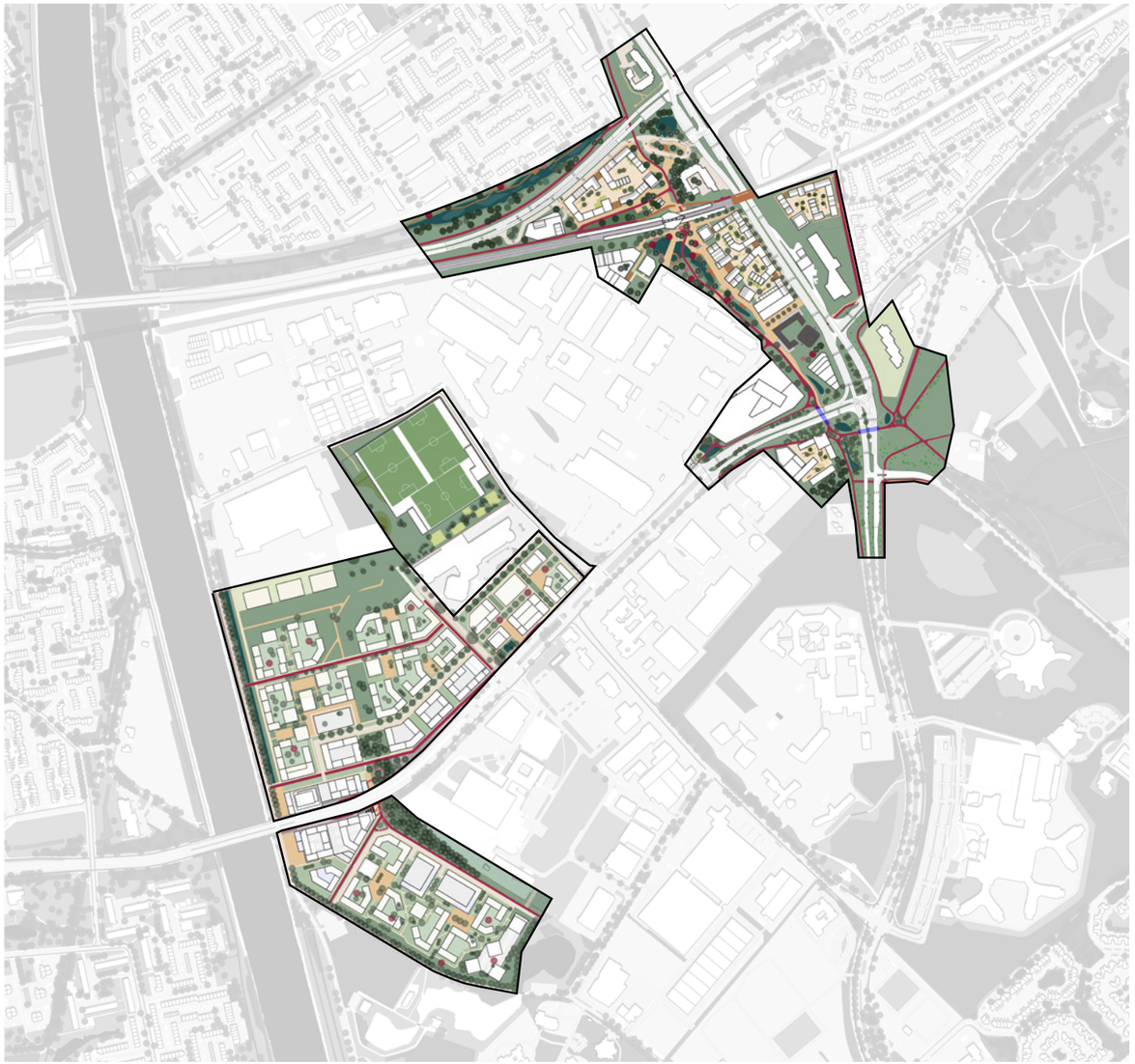
- **500 WONINGEN**
  100% BETAALBAAR
- **KLEINSCHALIGE VOORZIENINGEN**
- **TIJDELIJKE CPO'S**

ONTWIKKEL GEBIEDEN. RUIMTELIJKE VERKENNINGEN

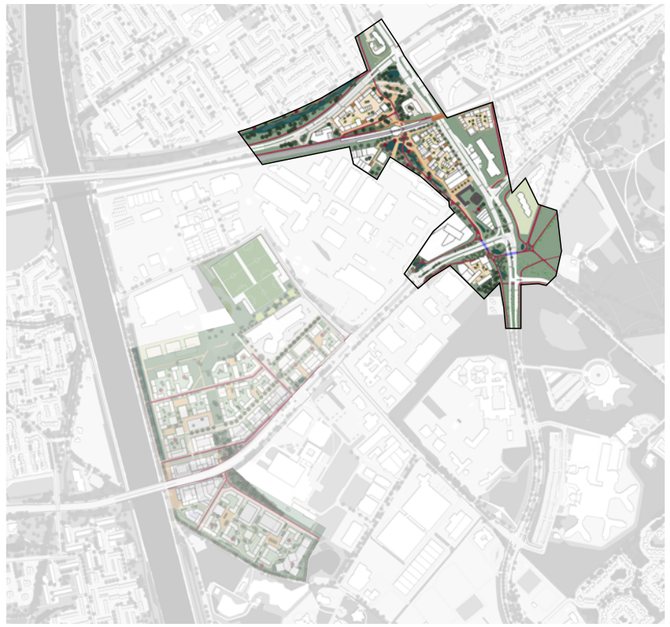
BEELD ONTWIKKELVISIE

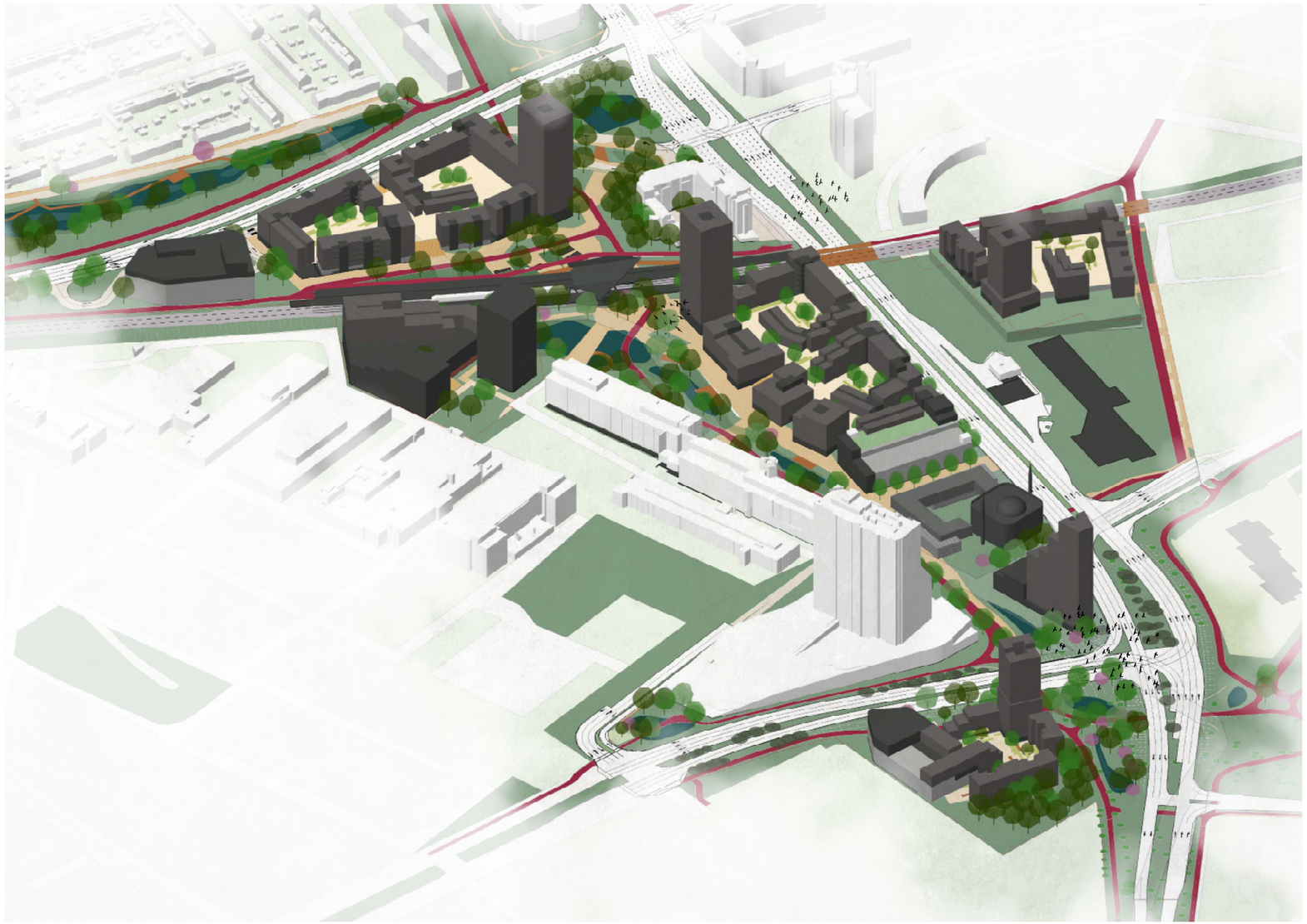


NIEUW BEELD NA NADERE STUDIE



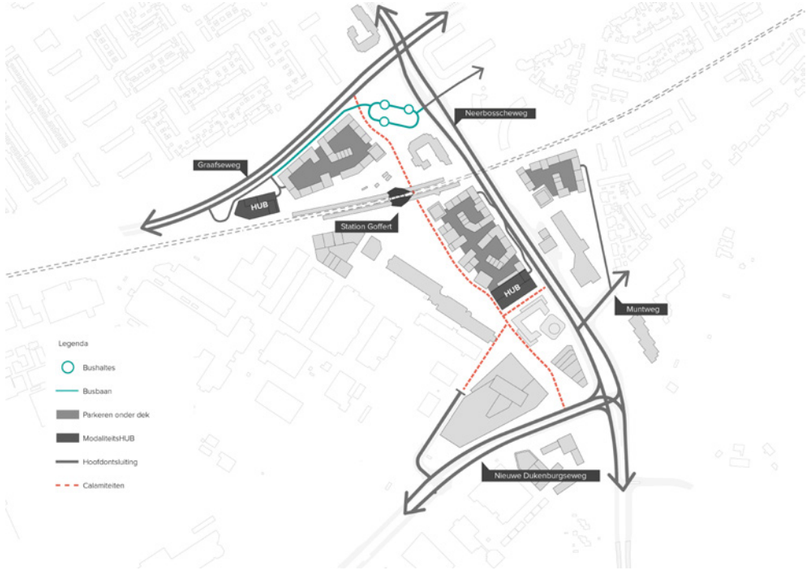
STATIONSOMGEVING GOFFERT





STATIONSOMGEVING GOFFERT









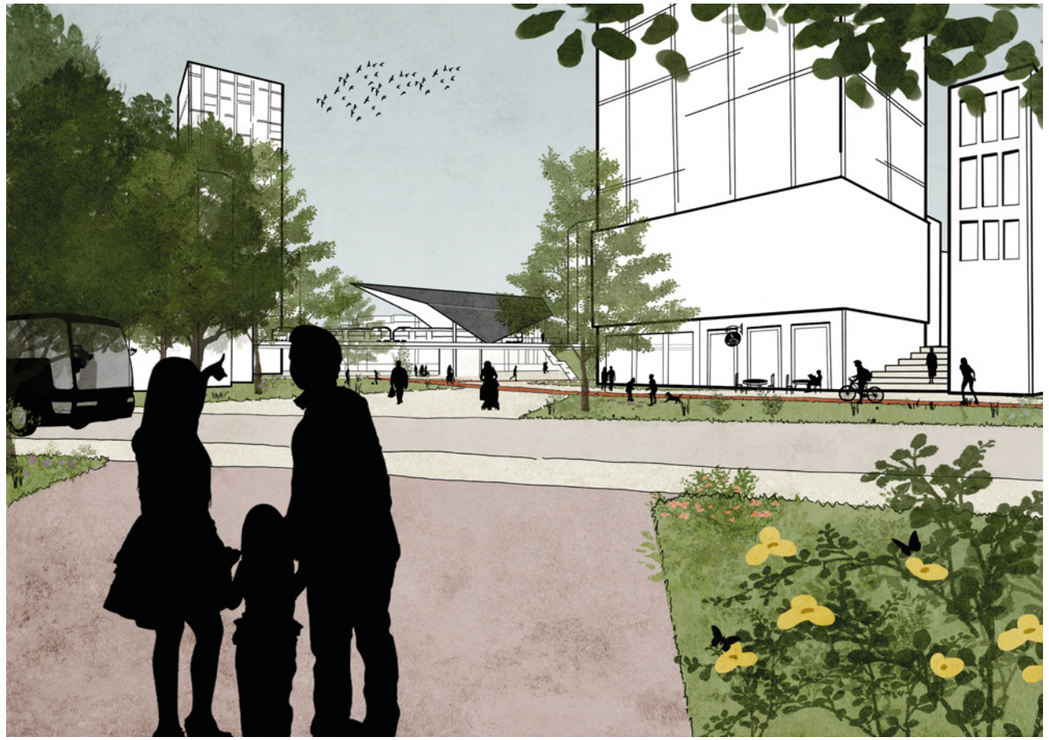


STATIONSOMGEVING GOFFERT

GROENE STATIONS VALLEI

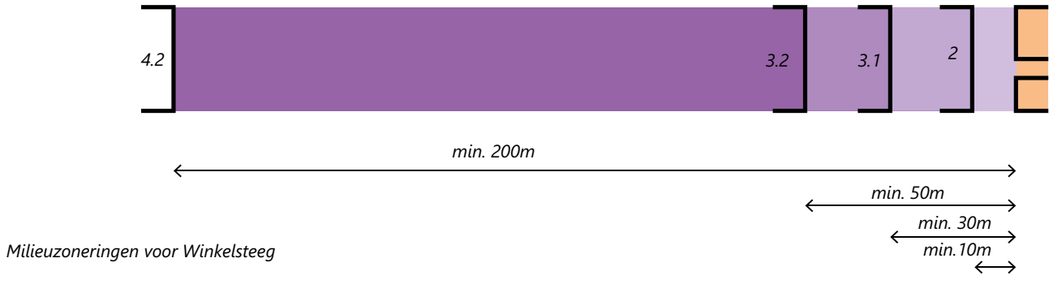


OV, WERK- EN WOON VOORZIENINGEN



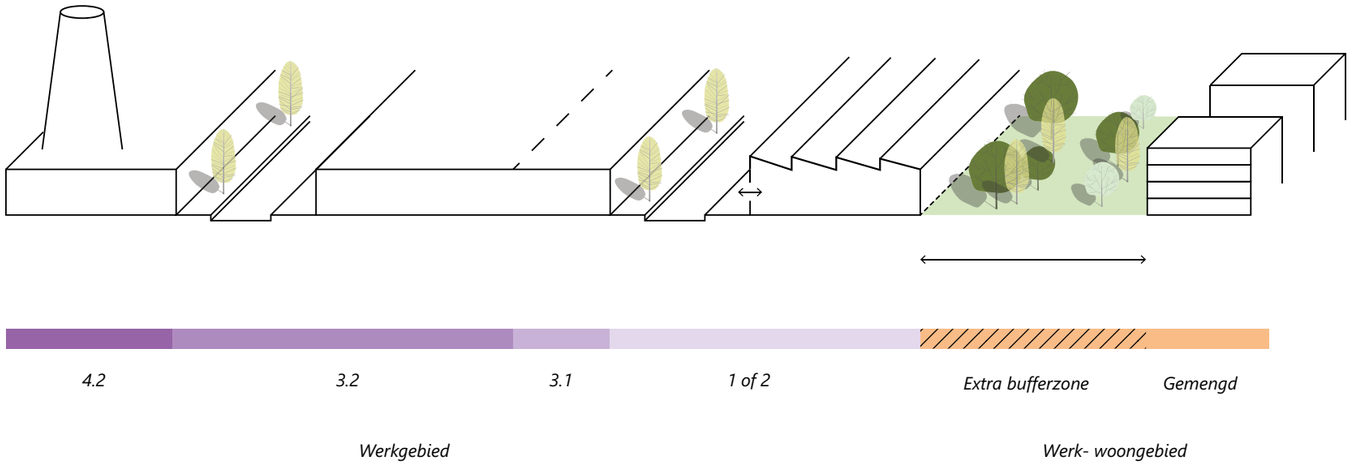
DEZONEREN EN BUFFERZONES





Milieuzoneringen voor Winkelsteeg

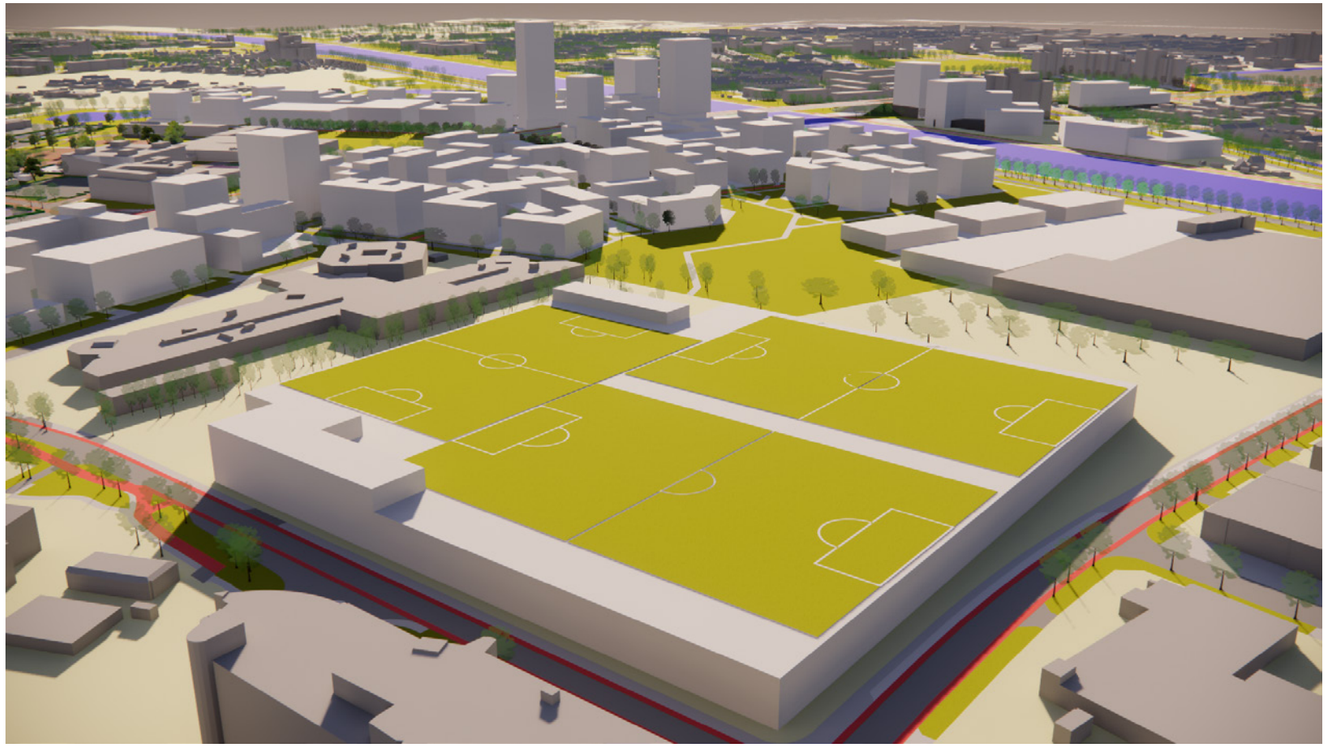




BUNDELEN VAN FUNCTIES

COMBINEREN VAN STEDELIJKE NIET-WOON FUNCTIES OP PLEKKEN WAAR WONEN NIET GEWENST IS MAAR MENSEN WEL

- **KUNSTGRAS VOETBALVELDEN**
- **CLUBVOORZIENINGEN**
- **URBAN SPORS + FACILITEITEN**



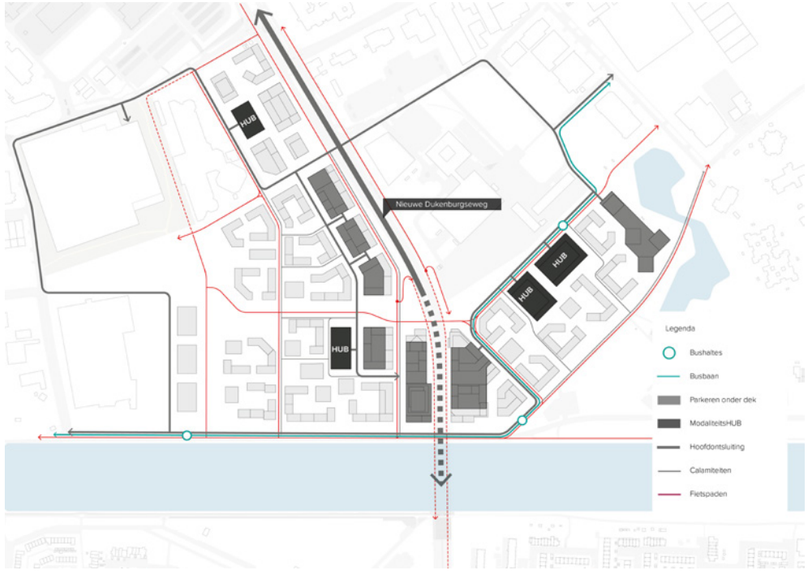
KANAALKNOOP



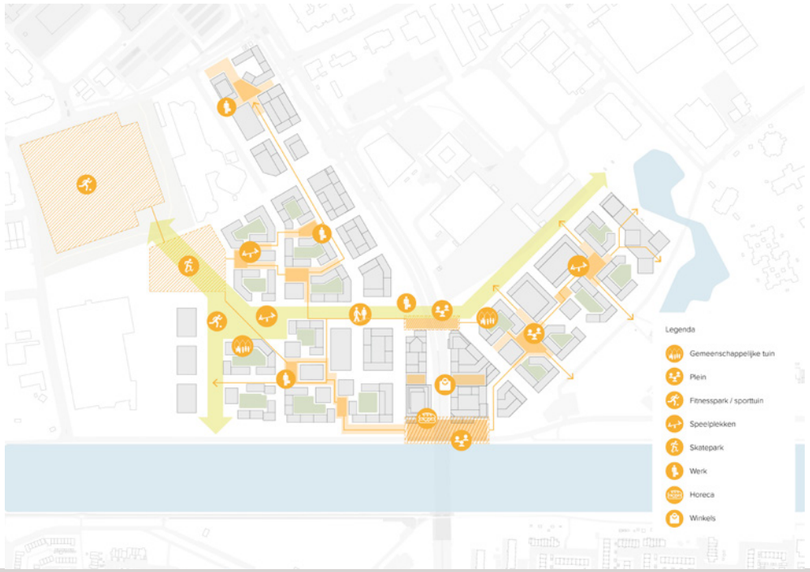


KANAALKNOOP









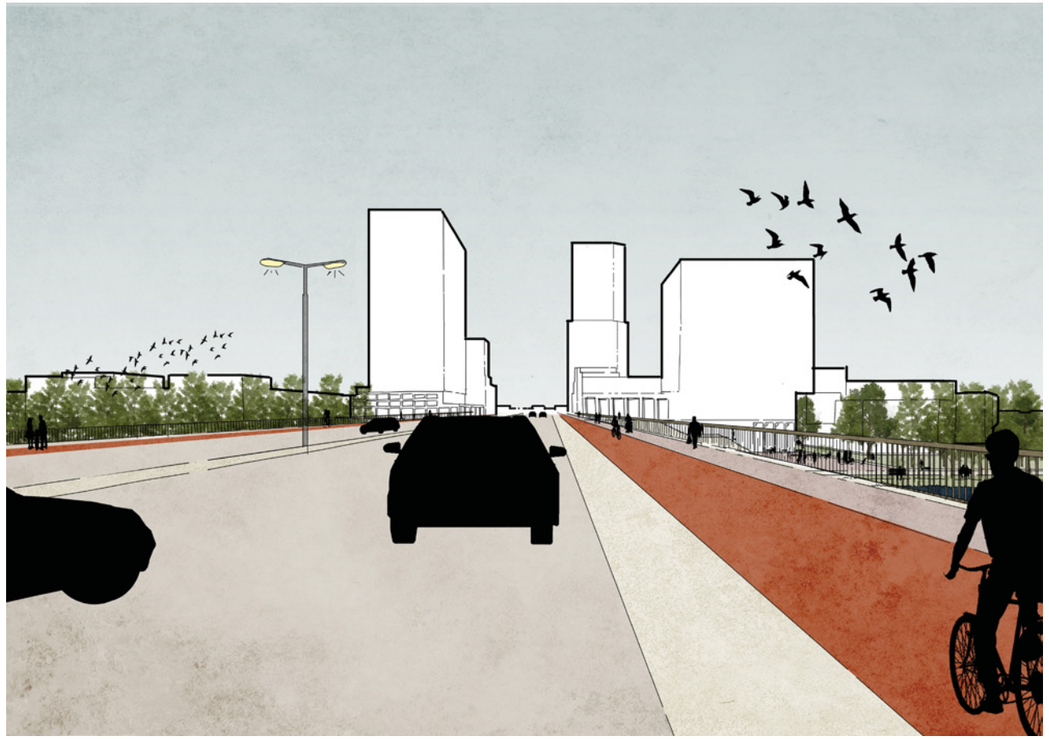


KANAALKNOOP

WOONSTRAAT MET STEDELIJKE BLOKKEN



AANZICHT VANAF DE DUKENBURGSEBRUG





Oktober ’20: Omgevingsvisie



November ’21:
Ontwikkelvisie Winkelsteeg 2035

Mei ’22:
NRD vastgesteld

Q4 ’22: Participatie
Ontwerp bestemmingplan + Beeldkwaliteitsplan



Oktober ’23
Oplevering 500 flexibele woningen

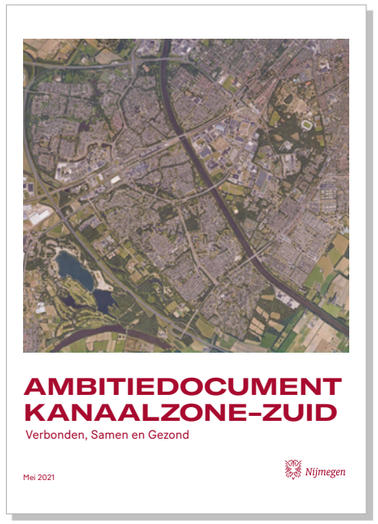
Q3 ’23
Markt uitvraag

2021

2022

2023

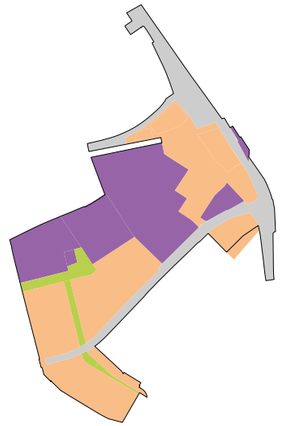
Juli ’21: Visie Kanaalzone



Stedenbouwkundige uitwerking / verkenningen



April 2023:
Definitief bestemmingsplan




WINKELSTEEG 2035
WAAR WERKEN WOONT EN WONEN WERKT