





Mixed use  
and Quality  
are the  
**FUTURE**



Remi Leunissen and Robèrt Verheijden

**Urban Wishes, Human Solutions.** That is the philosophy of area and project developer Dutch City Development (DCD, located in Diemen/Amsterdam and 's-Hertogenbosch). It is all about adding value to the location and the city. And about creating added value for the property owners and the users of the property. About a year and a half ago, the collaboration between DCD and Quadrant4 started. The way this came about? There is a beautiful story behind it, in which the Tilburg carnival plays a central part. Robèrt Verheijden, director of DCD and former Carnival Prince of 'Kruikenstad' (Tilburg) and Remi Leunissen, team leader at Quadrant4 and former member of the 'Council of Eleven' of 'Kruikenstad', tell us more.



Remi: "Robèrt and I have two kinds of pasts. He approached me in 2011 when, as chairman of the Carnival Foundation Tilburg, he needed music for various parties. I was chairman of the Music Committee (which has about forty music groups behind it) and was able to help him with that. Together we immediately saw the added value of combining parties and musicians."

Robèrt: "We clicked quickly. This is because we both had the mission to make the Tilburg carnival an inclusive party above all. A party for and of everyone. In 2014 I was asked to become Prince Carnival and, despite a very busy business period, I said yes. I was Prince Carnival in 2015, 2016 and 2017 and ran into Remi again. He was then on the Council of Eleven. During these intensive periods we got to know each other incredibly well."

from the municipality of Aalsmeer. For Quadrant4, this is an example project for how we would like to work in the future."

Robèrt: "Everything fits in with the zoning plan, so I expect that we can start construction in May. Quadrant4 also takes care of the aesthetic guidance during construction. In any case, I think it's special that Quadrant4 accommodates so many disciplines under one roof.

It is great for this project that they also have a lot of knowledge of BREEAM. We are now going for the BREEAM Very Good sustainability certificate. In addition,

## "I still often address him as Highness."

Remi: "From January to Carnival you are out together every weekend. You experience festive but also emotional moments together and get to know each other so well. Friendships are formed for life."

### From carnival to area development and architecture

Robèrt: "We have always followed each other. Remi also came to see our Holland Park area development project in Diemen/Amsterdam. In addition to shops, catering, and services, we have realized no fewer than 2,400 residential units there. About a year and a half ago we started developing the Green Square Business Campus in Aalsmeer. Some of the objects here are logistics. I wanted a good architect for that and then I came across Quadrant4."

Remi: "We now have a beautiful design, and everything is ready for the application for the environmental permit

director Eric de Vetten of Quadrant4 also contributed ideas about the entire master plan. Our collaboration is that good."

Robèrt: "I don't believe in monotonous industrial estates. Mixed use is the future, preferably also with housing. The well-being of people plays an increasingly important role and that is a good thing."

Remi: "The construction sector now faces an enormous task. What we all have to watch out for is that we do not sacrifice quality because the time pressure is so enormous. I'm glad that DCD and Quadrant4 are very good in that area. We are both driven by quality and that makes working together very pleasant. Although I still have to remind myself to not address Robèrt as Highness. I will continue to cherish that history."