

POLIS25
ANNUAL CONFERENCE

26-27 November 2025
Royal Jaarbeurs | Utrecht, Netherlands



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**Learning from Tilburg's
station district: from
inaccessible industrial site
as barrier within the city towards a
liveable urban hotspot as connector
within the city**

 **Thursday, 27 November 2025**
 **09:00 - 11:15**

SESSION 4A

SPEAKERS

Joep Frenken, Municipality of Tilburg
Ruben Senden, Kragten

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GEMEENTE TILBURG

kragten

TU/e

**EINDHOVEN
UNIVERSITY OF
TECHNOLOGY**

Research: densification of station districts

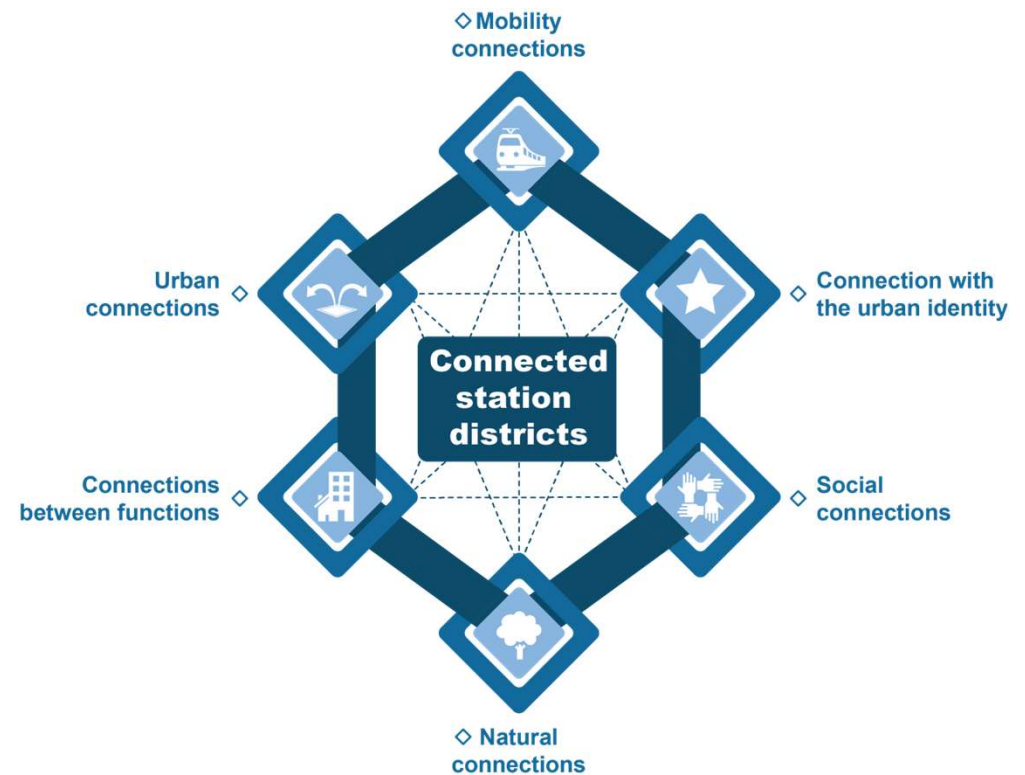
Which strategic design principles should be considered to improve the liveability while densifying station districts in the Netherlands?



Research results: urban strategy

Functions of station districts

Connected station districts



Tilburg's station district "Spoorzone Tilburg"

Introduction

- (1) Fourth Memorandum on Spatial Planning
- (2) Tilburg: a major city in search for its identity
- (3) A large site became vacant adjacent to the railway station
- (4) From large-scale office space development to a fine-grained network of emerging and innovative entrepreneurship



An integral urban development



**Departure of operations
by the Dutch Railways**



GEMEENTE TILBURG

**Municipal land acquisition
by the municipality**

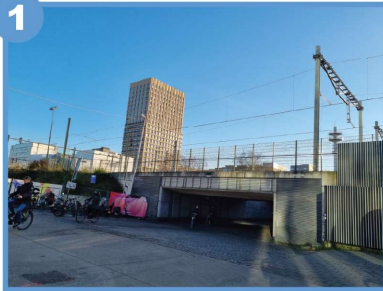


**Partner selection for
integral area development**



**Honoring (industrial)
cultural heritage**

Lessons to be learned from Tilburg



Lesson 1

Cross-connections beneath the railway to reduce its barrier effect



Lesson 2

Enhancing **connectivity** through and between buildings with a focus on active mobility



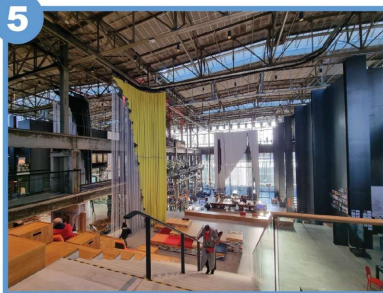
Lesson 3

Utilizing **historical development** for mixed-use regeneration, supported by the collaboration between education, government, and entrepreneurship



Lesson 4

Programming **temporary uses** from day one



Lesson 5

The **LocHal** as a driver and catalyst for urban development



Lesson 6

Free north-south passage through Tilburg station as a **public inter-district connection**



Lesson 7

Comprehensive **community engagement** during the development phases



Lesson 8

A strong and **committed local government** supported by political agreement



Thank you for your attention!

For more information:

POLIS
CITIES AND REGIONS FOR TRANSPORT INNOVATION



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