Buiksloterham in Transition
Developing tools to support processes of urban transition

Educational gardens

Homeless center

SO De Heldring

Self-build plot 5

wasteland

La Bolleur

Kringloopwinkel

Self-build plot 3

wasteland

wasteland

Art Wharf Malschaert

De Wingerd

Stichtin

underused green area in summer season

Building groups plot 21

De Ceuvel; temporary creative offices on polluted ground

wasteland

Van Dijk & Ko

Neef Louis

early planning phase wasteland

plans unknown wasteland

wasteland

Patch 22

Noord4us

temporary uses events & camp site wasteland

Schoonschip Amsterdam

Undercurrent

wasteland

De Lokatie

plans unknown wasteland

Over Hoeks & De IJsbreker

Volten atelier

wasteland

early planning phase wasteland

?

DIY garage Heining Hobbyhal

Boomerang Casa

plans unknown wasteland

plans unknown cleaned wasteland

?

New Energy Docks

early planning phase wasteland

?

plans unknown wasteland

?

RESEARCH

Question: How can I develop an urban strategy for the local citizens of Buiksloterham, as a tool that catalyzes the process of urban transition by supporting the transformation of the networks of public space, based on social and environmental principles and self-organization ?

Goal: Empower local citizens of Buiksloterham with a guidebook containing tools for urban transition, that deals with the context of globalization, privatization and government cutbacks.

feedback-loop

DESIGN

Question: How can I design a set of architectonic tools for the production of public spaces in Buiksloterham that catalyzes the process of urban transition within the current context of crisis, privatization and government cutbacks?

Goal: Design a toolbox of architectonic tools that can be implemented to produce public spaces by citizens and stakeholders of urban development in Buiksloterham.

TOOLBOX A: ANALYSIS ; theoretical, historical and urban analysis

Tool: THEORETICAL FRAMEWORK
Use for: Theoretical grounding research and design;
Sub-question: - How can a conceptual framework based on the notion of complex dynamic networks serve as the grounding for the urban analysis and the subsequent development of an urban strategy for self-organization in Buiksloterham? [network-approach]
- How can a conceptual framework based on the notions of self-organization, resilience and localization support and inform the research and design projects? [positioning in cultural debates]
Methods: Theoretical analysis literature

Tool: HISTORICAL ANALYSIS
Use for: Exposing and understanding historical processes of urban transformation and community development in Buiksloterham and Amsterdam
Sub-question: How can the history of urban transformation and community development of Buiksloterham be analyzed, exposed and mapped as part of ongoing political, social, ecological and economic processes, related to multiple scales and historical processes?
Methods: Historical analysis, based on theoretical framework

Tool: URBAN ANALYSIS & STAKEHOLDER ANALYSIS
Use for: Exposing and understanding the active processes of urban development in Buiksloterham and Amsterdam
Sub-question: How can the urban transformation of Buiksloterham and the actors involved be analyzed, exposed and mapped as part of ongoing political, social, environmental and economic processes, related to multiple scales and historical processes?
Methods: urban analysis, stakeholder mappings ethnographic fieldwork research including site-surveys, interviews

Design studies P2

- Concept
- References
- Location analysis
- Program of requirements analysis
- Preliminary design sketches, based on analyses and concept

Design studies P3

- Sketches spatial concept urban strategy
- Sketches intended qualities and methods design
- Sketches toolbox
- Free sketches and search for references

TOOLBOX B: URBAN STRATEGY

Tool: URBAN STRATEGY
Use for: Connecting individual and collective projects of local citizens, guiding into a direction that supports processes of urban transition, based on environmental and social principles and self-organization
Sub-question: - How can intelligent proposals for urban strategies and tactics be positioned within the mapped processes of urban transformation of Buiksloterham that support self-organizing, sustainable community development?
- How can the urban strategy take into account the unpredictable and dynamic character of the urban transformation of Buiksloterham?

- How can I engage relevant local actors in Amsterdam to collaborate in the process of research and development of the urban strategy?
Methods: Literature survey, (collaborative workshops, design) elaborating on Toolbox A, C and design studies

Keywords: processes, flows, cycles, networks; localized production-consumption cycles, networks of local actors and communal spaces, spatial agency local citizens

Planned design studies P3 - P4

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-
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RESEARCH & DESIGN

Tools:

- Architectonic toolbox

- Urban and architectural scenarios

Research products

- Academic research book for TU Delft purposes
- Guidebook to self-organization in urban transition for citizens and stakeholders Buiksloterham (?)

Design products

- Architectonic toolbox & user guide
- Scenarios of tool implementation on urban and architectural scale

GRADUATION ROADMAP

PERSONAL INFORMATION

Name: Eric de Ridder

Student number: 1303376

STUDIO

Graduation studio: Architecture - Explore Lab 16
Coordinators: Robert Nottrot, John Heintz

Argumentation of choice of the studio: Freedom and space to create your own unique graduation project, inspiration through the diversity of projects of fellow students.

Themes graduation project: Localization, self-organization, ecology, urban transformation, community development.

Mentors: Robert Nottrot, Suzanne Groenewold, Heidi Sohn

TITLE

Buiksloterham in Transition -
Developing tools to support processes of urban transition

Contents:

Preface

This document contains the research for the master graduation curriculum Architecture in the studio Explore Lab 16, at the Architecture Faculty of the Technical University of Delft. The research project is centered on the fascination for a growing social movement that is based on values of community, sustainability, bottom-up creativity and cooperation. Closely connected to this social movement are the notions of localization and self-organization, which have been chosen as the central themes for the graduation project. The research project focuses on developing an urban strategy for the transformation of public spaces of a derelict post-industrial area in Amsterdam-Noord, Buiksloterham, which is currently at the start of a transition to a mixed live-work area. The design project includes a set of temporary architectonic tools that catalyzes the urban strategy, with a specific focus on a park pavilion dedicated to the urban transition of the area.

Abstract

The research is based on a theoretical framework, labeled as an evolving network approach that aims to approach the subject of the urban transformation of the Buiksloterham area in Amsterdam-Noord in a holistic way and tries to analyze multiple scales and their relations ranging from the local to the global. Based on the analyses a conclusion is formulated considering the problems and potentials of the urban transition of Buiksloterham from a post-industrial area to a mixed live-work neighborhood. The problems of Buiksloterham are interpreted as based on spatial and organizational fragmentation, segregation of the public and the private domains, and stagnation and cutbacks on public space due to the economic crisis. Based on the analyses an urban strategy for the transformation of public space is developed that entails a network of temporary uses of vacant grounds in the area, labeled as the urban transition network.

Chapter 1: INTRODUCTION

Global cultural context

Globalization is increasingly connecting people on the planet through the Internet and improved means of transportation and information exchange. At the same time globalization is strongly related to capitalism. The division of labor in global capitalism causes cities, regions and states to specialize in specific sectors of the economy. With the shift from industrial capitalism to informational capitalism in the 1980s, advanced capitalist regions specialized in the service economy, thereby making a radical shift from blue-collar labor to white-collar labor, causing massive unemployment for the working classes of the traditional industries. Currently, a second wave of unemployment has hit the global economy that also impacted the service sector in advanced capitalist regions, caused by the global economic crisis of 2008. This crisis made clear that the ruthless competition in contemporary global capitalism is leading towards increased economic hegemony of global capitalist power structures, unbalanced financial systems, environmental pollution and social injustice through labor exploitation and increasingly diverging financial means of social classes.

The specific tensions between the global and the local vary according to the respective cultural and geographical context. However, due to increased globalization this tension can be found almost anywhere on the planet, be it in different forms, and is therefore relevant for any specific local context. Currently, the division of labor in global capitalism reduces the meaning of the local to an abstract economic chain in a global assembly line. In this condition, the local increasingly exists in relation to global trade, thereby losing its meaning as an autonomous place to live. The local thus becomes increasingly dependent on the global. Most importantly, many cities and even whole countries can no longer sustain themselves of their primary needs, which makes their habitat extremely vulnerable to the unpredictable and capricious global financial system.

As a force of resistance to the dominant global power structures, movements advocating a process of localization are on the rise. Localization movements aim to return to a more localized economy, democracy and ecology.[1] Examples include the *Transition Town movement* [2] and the *Sustainism* manifesto by Schwarz and Elffers.[3] They argue that the contemporary globalized capitalist system is un-democratic and unbalanced, creating more socio-economic asymmetries and worsening conditions of environmental pollution, among many other problems. In some places localization is born out of a fight for survival, where people cooperate with each other to recover and sustain primary needs that have come under threat. For the time being, in developed countries the majority of the population continues business as usual and only small groups of environmental activists fight for localization of an excessively globalized system that increasingly seems to be headed to its own self-destruction.

Governments and public institutes seem incapable and unwilling to deal with the contemporary concerns and problems of global capitalism. To cover for these lacks, citizens are increasingly taking matters into their own hands, by cooperating in self-organizing social initiatives. Localization movements tend to be self-organized and can be related to broader social and ecological movements around the world that are driven by the values of cooperation, sustainability, community life and bottom-up creativity. Despite their elusive nature, these movements are an important source of personal inspiration and fascination and therefore form the heart of this graduation curriculum.

The research and design projects in the graduation curriculum will focus on a specific locality and its relation to the global, namely the Buiksloterham neighborhood in Amsterdam-Noord, in the Netherlands. Buiksloterham is a neighborhood in Amsterdam-Noord, positioned along the IJ-river, which used to be an area with heavy industry. On this location, the research will look into self-organized transformation of public space as a possible catalyst for urban transformation and as a support for community life.

Geographic and programmatic context
For Amsterdam, globalization and the shift to informational capitalism and the related transformations of labor played a major role. Up until the 1980s Amsterdam had relied heavily on its industry and was predominantly a (blue-collar) working class city. When de-industrialization hit the local economy, the city made a shift in its dominant economic strategy from traditional industry to a service based economy.[4] Amsterdam-Noord was severely impacted by this crisis as its employment and housing was tailored to serve the traditional industries. However, Amsterdam quickly embraced its new condition as a post-industrial city and started to focus on growing its service-based economy. Currently the city has high ambitions to become the 'creative capital of Europe'. With this new strategy, Amsterdam mostly focuses its policy on attracting the highly educated and upper income (white-collar) work force. This post-industrial condition continues to pose problems for the city. First of all, the urban areas with mostly blue-collar working class inhabitants, such as Amsterdam-Noord, have high rates of unemployment and many socio-economic problems. Secondly, the post-industrial urban areas in Amsterdam-Noord, such as Buiksloterham, contain vast urban wastelands, abandoned buildings and strongly polluted grounds.

Although most of the heavy industry in Buiksloterham is gone, it has left behind strongly polluted grounds which the municipality must clean before any construction can take place. Secondly, as the area was a mono-functional zone of industry, there is no housing stock, almost no urban facilities and a number of vast urban wastelands that the industry left behind. A mixture of light industrial companies is still settled in the area. Thirdly, due to the crisis in the building industry the transformation of the area to a mixed live-work neighborhood is slowed down. However, in all these problems lies great potential, as there is an abundance of space for renewing projects with relatively low ground prices.

The municipality of Amsterdam has ambitious plans for Buiksloterham to transform it into a modern, urban area with mixed functions. For the sustainability of new buildings in the area high standards have been set. Due to the uncertain economic climate, in 2010 a gradual transformation plan has been conceived with plots for small-scale private initiatives and less space reserved for office buildings.[5] Currently, at the start of 2014, multiple privately commissioned houses are under construction.

The derelict, polluted condition of the area and the economic crisis make the urban transformation of Buiksloterham difficult. The question now is, what forces will lead the process of urbanization, and who will be the people that benefit? This question will take on a central role in this research by tracing the historical forces of urban transformation of the area and by mapping the currently involved stakeholders and their interests, as will be explained further on.

Programmatically, the graduation project will focus on the public domain and the notion of community development. Community development plays a central role in Amsterdam-Noord for two important reasons. The urban structure of Amsterdam-Noord consists of a series of well-defined neighborhoods, each with its own specific character. Next to that, Amsterdam-Noord is separated by the IJ-river from the wide variety of urban facilities that the inner city of Amsterdam offers. The principles of the garden city formed the basis for the development of Amsterdam-Noord. This includes a rigid zoning of functions, resulting in zones of social housing and zones of industry. Therefore, Amsterdam-Noord mostly lacks a diversity of urban program and places of gathering.

Born out of this lack and the strong neighborhood identities, after World War 2 multiple thriving neighborhood centers emerged in Amsterdam-Noord to provide spaces for gathering and communal activities. However, due to the economic crisis and the neoliberal governmental policies of the past decades, cutbacks are now forcing many neighborhood centers in Amsterdam and in the rest of the Netherlands to close. This poses a threat to the existing community development projects and to the quality of the public domain in Amsterdam-Noord in general.

Currently, the notion of a 'community' can be said to be in a crisis itself. It reminds people of the failures of communism and in the contemporary neoliberal context community development is mostly regarded as an obsolete social facility, as a financial burden that only serves the weakest in society. In this identity crisis of the commons, there is an increasingly dominant private sphere that primarily serves commercial interests and colonizes a public sphere that is increasingly controlled and regulated by the authorities. In Buiksloterham, public space currently serves solely as a means of transport and is characterized by the continuous steel fences separating the urban wastelands and industrial areas from the streets. The buildings in use are isolated from each other and form small islands in a sea of wastelands and fences. Can a common ground be found in between the public and the private, in an increasingly segregated, individualized urban condition? The search for the commons in a privatized society will take on a central role in this graduation project.

Finally, attention must be paid to the fact that Buiksloterham still lacks a community, as the new housing is currently still in development and almost nobody really lives there yet. Who will the future community be? Will the existing population of Amsterdam-Noord move in, or will mostly people from the center of Amsterdam and expats move in? Will there even be a community, or merely a collection of individuals?

1. Young, R. de, Princen, T. *The Localization Reader.* Cambridge, Massachusetts: The MIT Press, 2012.
2. Hopkins, R. *The Transition Handbook - from Oil Dependency to Local Resilience.* 2008. http://www.transitionbooks.net/the-transition-handbook-from-oil-dependency-to-local-resilience-by-rob-hopkins/.
3. Schwarz, M., Ellfer, J. *Sustainism* 2013 (cited 5-1-2013. Available from www.sustainism.com).
4. Kurpershoek, E. "Scheepsbouw, Havenregio Amsterdam En Herontwikkeling Van De IJ-Oevers." In *Geschiedenis Van Amsterdam*, edited by P. De Rooy. Amsterdam: SUN, 2007), p. 394.
5. Gemeente Amsterdam. 2011. "Plan Amsterdam - Transformatie Noordelijke IJoever." no. 02.

Chapter 2: PROBLEM STATEMENT & RESEARCH QUESTION

Problem statement
The conditions described above can be summarized into a list of problems and potentials for urban transformation and community development in Buiksloterham.

Problems relation Buiksloterham to its global context:
- Buiksloterham is part of an instable global economy and a self-destructive, polluted global climate in which the quality of the local habitat is increasingly dependent on uncontrollable exterior global forces.

Potentials of the relation of Buiksloterham to its global context:
- Localization as a counterforce to globalization has the potential to reduce environmental pollution by shifting to local food production and energy harvesting, to revitalize local economies and the related social relations of production and consumption, to decentralize power by improving local democracy and stabilize the global economy by increasing local self-sufficiency.

Problems urban transformation and community development in Buiksloterham
- The derelict, polluted post-industrial urban condition requires a long and costly process of transformation, slowed down even further by the crisis in the building industry.
- The area is isolated from the inner city of Amsterdam by the IJ-river, despite its proximity.
- There is a lack of urban facilities, an absent housing stock, and a lack of attractive public space.
- There is the lurking danger of neighboring real estate speculation and gentrification taking over the area, thereby excluding the working class inhabitants of Amsterdam-Noord from the process of urbanization.
- Community and the commons are in an identity crisis in which there is a continuous threat of private interests colonizing public space.
- The neoliberal government is increasingly withdrawing from community development and investments in the public domain.

Potentials urban transformation and community development in Buiksloterham
- Buiksloterham has an attractive position within the city, near the IJ-river and the city center.
- The economic crisis slows down processes of real estate speculation and gentrification.
- The area has relatively low ground prices, which is attractive for starting families and companies.
- There is an abundance of space for renewing projects.
- The municipality policies are supportive of small-scale self-built projects and are open to citizen initiatives.
- As Buiksloterham will be built almost from scratch, it provides opportunities for experiments that search for new types of common space.
- Community development plays an important role in Amsterdam-Noord for the urban structure is based on clearly defined neighborhoods and there is a general lack of urban facilities.
- Sustainability and ecological urbanism has the potential of becoming the heart of the new story of Buiksloterham, for the polluted grounds and the high demands for sustainability by the municipality require an ecologically aware approach to urbanization.

Research question
The problem statement leads to the research question and the research goal.

How can I develop an urban strategy for the local citizens of Buiksloterham, as a tool that catalyzes the process of urban transition by supporting the transformation of the networks of public space, based on social and environmental principles and self-organization?

Research goal
The goal of my research is to empower local citizens and the stakeholders in Buiksloterham with a guidebook containing tools for urban transition that deal with the context of globalization, privatization and government cutbacks.

Research product; tools for urban transition

Traditional urban planning tends to rely on the production of blueprints of ideal final states of parts of a city. This type of fixed planning does not respond to changing circumstances that are encountered along the way and is usually produced by a small group of professionals, in a top-down way. Van Tuil and Bergevoet refer to this as 'blueprint planning' and argue that currently a shift towards a time-based, flexible and improvisational form of planning is necessary, as this allows more user influence, is more able to adapt to unpredictable changes along the way and is based on less risky, phased investments.[1]

A few years ago the City Council of Amsterdam discarded the traditional model of large-scale urban development for the Buiksloterham area, as it was no longer economically feasible. Instead, a flexible transformation plan has been conceived, which provides a supportive framework for private initiatives in construction.[2] This type of planning is more able to deal with the complex, dynamic and unpredictable urban context and is more open to local initiatives. Development is still strictly regulated though and to speak of bottom-up or organic urban development would be incorrect. However, a new relation between top-down planning and bottom-up developments is currently emerging.

The main purpose of this graduation project is to produce tools for urban transition for the stakeholders of urban development in Buiksloterham. These tools are developed for the implementation in the processes of urban transition from a polluted post-industrial area to a sustainable live-work neighborhood. Bergevoet and Van Tuijl identify four categories of instruments in spatial development; financial, legal, process-based (or social), and spatial instruments.[3] For the research part of this graduation project, a holistic approach is chosen in which these aspects are considered. For the design project, the focus is on the development of spatial instruments.

For the research, first of all analyses are made as tools to gain insight in the processes of urban transformation. Based on these analyses an urban strategy for the transformation of public space is proposed, as a tool for stakeholders to steer the process of urban transition in a certain direction. A strategy can be defined as a plan of action designed to achieve a long-term goal, whereas tactics refer to specific actions to achieve short-term goals.[4] The difference between strategy and tactics therefore lies on the time-scale in which it is involved and the level of abstraction. Strategy tends to be more abstract and focused on the long term, while tactics refer to short-term, concrete and often spontaneous actions. For the purposes of this research, the focus will be on developing a strategy for the urban transition phase of Buiksloterham, which could take multiple decades.

As part of the strategy, three scenarios are developed in which the potential roles that the strategy can play in the process of urban transition is predicted. This can serve as an example for collective scenario development by all stakeholders in the area in a possible near future. In the urban scenarios the role of a pilot-project for the urban strategy is considered. In the design project, a proposal for this pilot-project will be developed.

Design question
The design assignment for this graduation curriculum is a proposal for a short-term and small-scale pilot-project for the developed urban strategy, which operates on a larger-scale and a longer timeframe. In this pilot-project, architectonic tools for the urban transition of Buiksloterham will be developed on a detailed scale. The project is a ten-year temporary use of the Papaverpark, from 2016 until 2026. The Papaverpark is a new park that is planned in the heart of a cluster of developments in the area. Currently, there are no official plans for the park. This leads to the design question.

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How can I design a set of architectonic tools for the production of temporary, adaptive public spaces in Buiksloterham that catalyzes the process of urban transition within the current context of crisis, privatization and government cutbacks?

Design goal
The goal of the design project is to design architectonic tools that can be implemented by citizens and stakeholders to produce temporary public spaces on neglected vacant grounds in the city, in order to catalyze processes of urban transition. While the focus is on the Papaverpark as a specific location, ultimately the goal is to design tools that have generic value for the reactivation of wastelands, in Buiksloterham, and in other cities with similar problems. Further on in this booklet, the relation between research and design will be elaborated.

1. Van Tuil, M. Bergevoet, T. (temp.architecture.urbanism). 2012. Time Based Interventions. www.temparchitecture.com.
2. Bergevoet, T., Van Tuijl, M. *De Flexibele Stad - Oplossingen Voor Leegstand En Krimp*. (Rotterdam: nai010 uitgevers, 2013), p. 65.
3. Gemeente Amsterdam. 2011. "Plan Amsterdam - Transformatie Noordelijke IJoever." no. 02.
4. Dictionaries, Oxford. 2013. *Strategy* 2013 [cited 21-3 2013]. Available from http://oxforddictionaries.com/definition/english/strategy.

Chapter 3: RESEARCH METHODS

Research methods
In the research a number of different methods is applied, as is shown on the graduation roadmap visualization. In architecture, theory and practice tend to operate as two separate fields, where theory produces knowledge that does not directly support action, and practice takes place without any theoretical reflections. The essence of the chosen methodology is that it will rely on an interactive balance between theory and practice, so in an understanding of simultaneous thinking and doing: praxis.[1]
First of all, the theoretical framework provides a ground for further analyses and strategy development. Based on this framework, an historical analysis is made to trace the forces of urban transformation of Buiksloterham on multiple scales, and the related evolution of public space types and community development models. This is followed by an urban analysis and a stakeholder analysis. For these analyses, fieldwork research is applied. The site was visited several times and multiple meetings with stakeholders took place, with for example future inhabitants and project developers. This leads to a proposal for a set of spatial interventions and parameters for action, the urban strategy. This includes the urban scenarios. The purpose of this proposal is to function as an open and supportive framework for urban development, as an adaptive tool for stakeholders in the processes of urban transition. In the following chapters the results of the research are presented.

1. The chosen methodology is based on; Kaminer, T., Robles-Duran, M., Sohn, H. 2011. *Urban Asymmetries. Studies and Projects on Neoliberal Urbanization*. (Rotterdam: 010 Publishers).

RESEARCH FRAMEWORK

Chapter 4: RESEARCH RESULTS

4.1 Theoretical framework

In the following theoretical analysis, a supportive framework is set-up for further research. This framework is based on a methodology that aims to approach architecture from multiple perspectives and through multiple scales, and views the city as part of ongoing social processes. On the final page, this framework is visualized through diagrams.

One of the pillars of global capitalism is the division of labor. The rise of capitalism leads to an increasingly diverse field of specializations. The production of urban and architectural spaces is characterized by these specializations. At the assembly line of city making, the architect's task is solely to design material objects. To link the architectural object with the urban context the city is analyzed as a given, as a static and mostly aesthetic and technical phenomenon with specific qualities and problems that are to be tackled by a building design. Unwittingly, through this narrow approach the existing political and socio-economic relations that underlie the production of the city are accepted and thereby rarely criticized or challenged by designers.[1]

Architects are assigned architectural space as their (private) property, economists come into possession of economic space, geographers get their own 'place in the sun', and so on.

Lefebvre, H. *The Production of Space.* (Oxford: Blackwell Publishing, 1984), p. 91

To counter the problematic condition described above, this research attempts to define a method that breaks through the traditional division of labor in architecture and urbanism, by setting up a framework for a spatial-temporal, multi-scalar, holistic and relational approach to urban transformation that can be labeled as an evolving network approach. First of all, by integrating the dimension of time into analyses and design, the city is acknowledged as an ongoing process. Secondly, by working through different scales, the connections of the global and the local can become visible. Thirdly, this approach to research and design is holistic. It acknowledges multiple perspectives to a problem. In the case of architecture and urbanism, this means that the traditional materialistic approach is then expanded to include societal, socio-economic, political and political-ecological concerns. Finally, the evolving network approach is primarily a relational approach that searches for the connections between scales, perspectives, historical periods, ideas, physical objects and people.

Within this framework of an evolving network the research focuses on the collective dialogue and collective conflicts that arise from the relations between three assemblages; *collective actors*, *urban transformation* and *community development*. This dialogue is assumed to take place within a specific mode of development (industrial or informational) and a specific mode of production (capitalism or statism).[2]

Collective actors are social groups and organizations such as corporations, the government, or a neighborhood community. These collective actors are structured in a specific way by internal and external power relations, they operate on specific levels of scale and are driven by certain ideological themes and goals. Some collective actors have an informal, elusive character while others have a formal (institutionalized) character. The formal collective actors tend to be dominant in power relations. A collective actor is a dynamic, heterogeneous entity. It is common for example to speak of 'the state' as a stable, solid,

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entity while in reality it is characterized by internal conflicts, a constantly changing composition of its members, and the incorporation of former opponents into its organization.

The basic dimension in urban change is the conflictive debate between social classes and historical actors over the meaning of urban, the significance of spatial forms in the social structure, and the content, hierarchy, and destiny of cities in relationship to the entire social structure. A city (and each type of city) is what a historical society decides the city (and each city) will be.

Castells, M. *The City and the Grassroots - a Cross-Cultural Theory of Urban Social Movements.* (London: Edward Arnold (Publishers) Ltd, 1983), p. 303

To understand how collective actors continuously shape the city to their needs, a definition of urban transformation is set up. This definition of urban transformation is first of all based on the assumptions that space is a social product and that the city is to be understood as an ongoing process shaped by social dynamics.[2] Secondly, the city is understood as a network-city, as put forth by Castells, consisting of interrelated, interacting physical elements and flows.[3] Two types of spaces that are in constant tension with each other arise in the network-city; *spaces of place* and *spaces of flows*.[4] Both types of spaces need each other, but tend to be in conflict for dominant collective actors in capitalism often value the spaces of flows over the spaces of place in a city. Finally, urban transformation can be characterized by three conflictive processes between collective actors over, urban meaning, urban functions and urban form.[5]

Community development is closely related to urban transformation. While there are many different types of communities, in this research community mostly refers to a geographic community, the neighborhood community, understood as a collective actor involved in urban transformation. In this context, community also refers to a relatively small social unit that shares common values. The urban structures and functions present in a neighborhood strongly influence the characteristics of a neighborhood community. Urban renewal can create or destruct local communities. Community development is often strongly related to collective actors, such as the government or private organizations that are not part of the local neighborhood community itself and often have different interests. Contemporary community development now seems to have entered a crisis, as it is increasingly unable to survive in the current political climate. One of the purposes of this research is to trace the evolution of community development to its current state in order to be able to explore new concepts related to the commons, commoning and community and new relations between public and private actors.

1. Lefebvre, H. *The Production of Space.* (Oxford: Blackwell Publishing, 1984), p. 91
2. Castells, M. *The City and the Grassroots - a Cross-Cultural Theory of Urban Social Movements.* (London: Edward Arnold (Publishers) Ltd, 1983), p. 303
3. Castells, M. The Rise of the Network Society. The Information Age - Economy, Society and Culture. Vol. I, Cambridge: (Blackwell Publishers Inc., 1996)
4. Castells, M. The Rise of the Network Society. The Information Age - Economy, Society and Culture. Vol. I, Cambridge: (Blackwell Publishers Inc., 1996), p.376.

Table 32.1 The social structure underlying the dynamics of contemporary urban movements.

		Identity, cultural autonomy and communication.	Territorially based self-management.
Goal of the urban movement.	The city as a use value.		
Ideological themes and historical demands included in this goal.	– Social wage. – Quality of life. – Conservation of history and nature.	– Neighbourhood life. – Ethnic cultures. – Historical traditions.	– Local autonomy. – Neighbourhood decentralization. – Citizen participation.
Goal of the adversary.	The city as exchange-value.	Monopoly of messages and one-way information flows.	– Centralization of power, rationalization of bureaucracy. – Insulation of the apparatus.
Social issues and ideological themes.	– Appropriation of land rent. – Real estate speculation. – Infrastructure for profitable capitalist production.	– Mass culture. – Standardization of meaning. – Urban isolation.	– Centralism. – Bureaucratization. – Authoritarianism.
Conflicting projects over the historical meaning of city.	City as a spatial support for life. *versus* City as a commodity or a support of commodity production and circulation.	City as a communication network and a source of cultural innovation *versus* Despatialization of programmed one-way information flows.	City as a self-governing entity. *versus* City as a subject of the central state at the service of world-wide empires.
Structural historical contradition of which the urban conflict refers.	Capital. *versus* Labour in the appropriation of surplus value and the decision over investment.	Information (excluding communication). *versus* Communication (that necessarily includes information).	Order and authority. *versus* Change and freedom.
Name of the adversary (historical actor).	Bourgeoisie.	Technocracy.	State.
Name of the urban movement by this particular goal (urban actor).	Collective consumption trade unionism.	Community.	Citizens.

DIAGRAM COLLECTIVE DIALOGUE & CONFLICTS URBAN TRANSFORMATION
Source: Castells, M. *The City and the Grassroots - a Cross-Cultural Theory of Urban Social Movements.* (London: Edward Arnold (Publishers) Ltd, 1983), p. 321

THEORETICAL FRAMEWORK

RELATIONS

MULTIPLE
PERSPECTIVES
(holistic)

TIME-FRAMES (spatial-temporal)

SCALE-LEVELS
(multi-scalar)
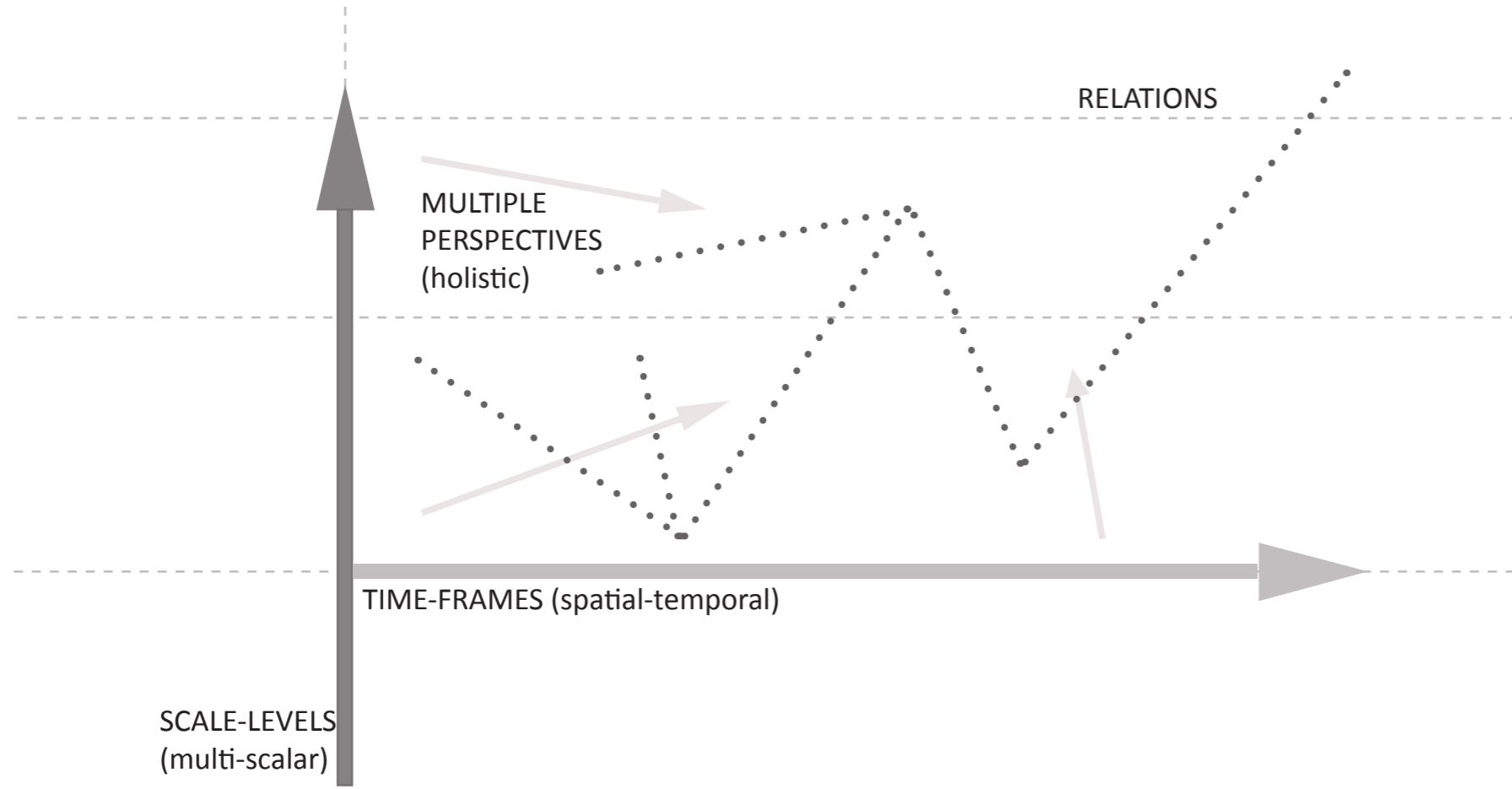
MODE OF PRODUCTION (capitalism/statism) & **MODE OF DEVELOPMENT** (industrial/informational)

EVOLVING NETWORK APPROACH TO URBAN TRANSFORMATION
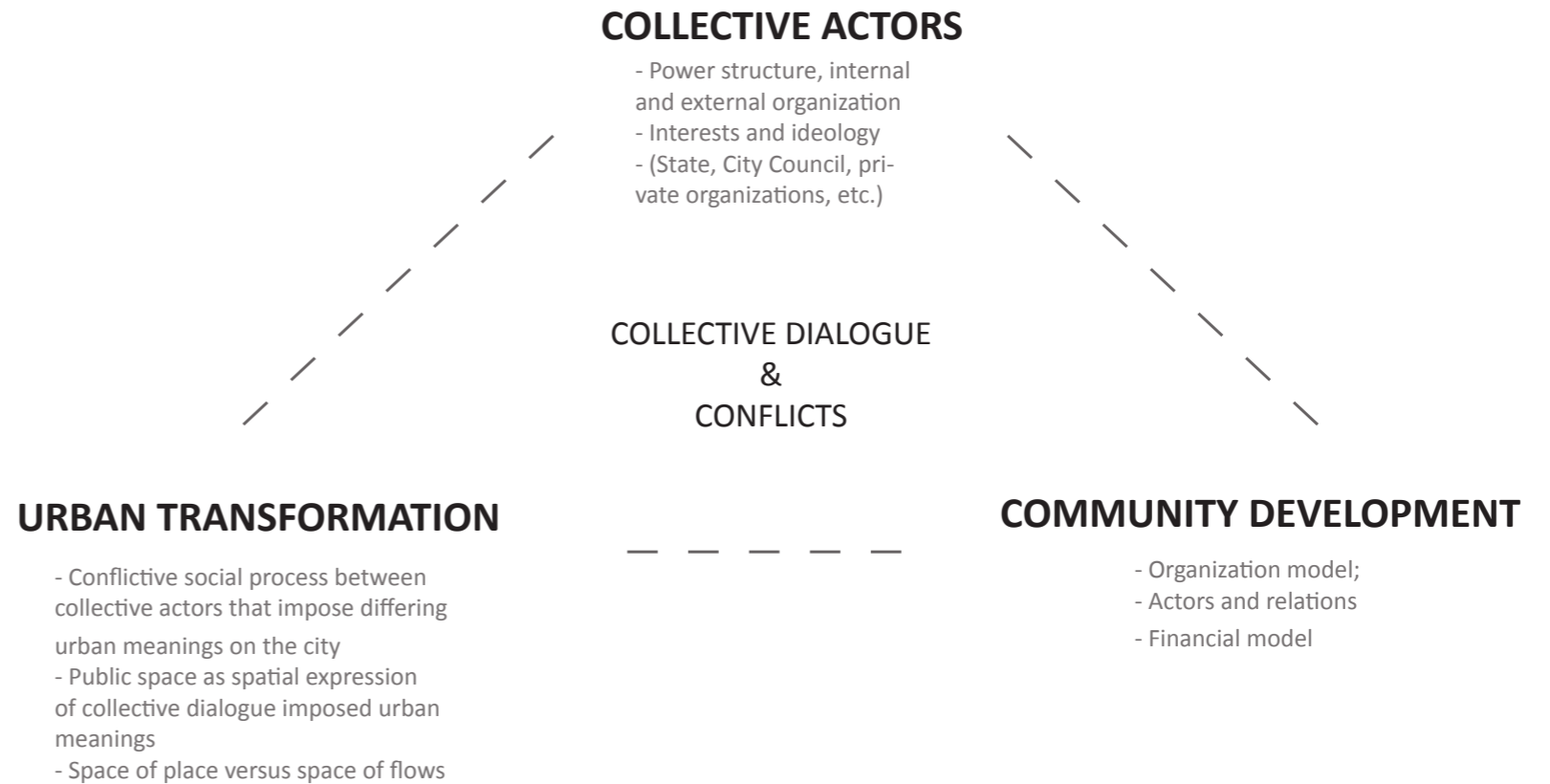
COLLECTIVE ACTORS

- Power structure, internal
and external organization
- Interests and ideology
- (State, City Council, pri-
vate organizations, etc.)

COLLECTIVE DIALOGUE
&
CONFLICTS

URBAN TRANSFORMATION

- Conflictive social process between
collective actors that impose differing
urban meanings on the city
- Public space as spatial expression
of collective dialogue imposed urban
meanings
- Space of place versus space of flows

COMMUNITY DEVELOPMENT

- Organization model;
- Actors and relations
- Financial model

DIAGRAM COLLECTIVE DIALOGUE & CONFLICTS URBAN TRANSFORMATION

THEORETICAL FRAMEWORK

4.2 Historical analysis

In the historical analysis, based on the theoretical framework the forces of urban transformation that have shaped and continue to shape Amsterdam-Noord and Buiksloterham are identified and analyzed, the evolution of community development in Amsterdam-Noord is traced through time and fragments of public space in Amsterdam-Noord are analyzed as detailed expressions of the forces of urban transformation. The historical analysis is visualized through diagrams on a historical timeline poster. The conclusions are visualized on the last page of the historical analysis.

The multi-scalar historical analysis of Buiksloterham from 1848 to 2013 leads to an understanding of the urban transformations of Amsterdam as an ongoing conflictive process between collective actors that impose *two urban meanings* on the city. The conflicts between these two urban meanings have lead to serious, sometimes violent confrontations in the late 1960s, the 1970s and the 1980s. Currently, the conflict between these two forces mostly seems to be played out invisibly, under the radar. Is Amsterdam a city for profit, or a city for people? Or can it be both?

- DOMINANT FORCE (except from 1975-1983): *The city as exchange value*; the city as instrument for commodity production and circulation, the city as commodity.
- DOMINATED FORCE: *The city as support for living;* resistance to urban transformations serving the city as exchange value (resistance to urban renewal projects and large-scale infrastructure projects).[1]

Timescale: 1848 - 2013:

Scale: GLOBAL
- *Crises in global capitalism:* For Amsterdam, three major changes in global capitalism can be identified that had a strong impact on the city. These changes are the rise of industrial capitalism (1870), de-industrialization and the shift to informational capitalism (1980) and the contemporary crisis of informational capitalism and post-industrialism (2008- onwards). First of all, the rise of industrial capitalism in the Netherlands since 1870 caused a massive migration to the city of working class people looking for employment. The industry grew in size as it engaged in modernized mass production, and left the inner city in search for more space. Amsterdam expanded to cope with the growth of the working class population and the housing shortage. A century later, de-industrialization and the shift to informational capitalism in the late 1970s and 1980s caused a crisis in employment for the blue-collar working class population of Amsterdam. Since the crisis in the 1980s, Amsterdam shifted its dominant economic strategy from the traditional industries to specialize into an international service-based economy and started to focus on attracting a white-collar labor force.[2] The following 'post-industrial' condition remains problematic up to today, as the industry left polluted urban wastelands behind and the blue-collar work force seems to become segregated from the city and excluded from Amsterdam's housing and employment policies. The contemporary financial crisis of 2008 caused a second wave of unemployment in the service-industry and has put the building industry largely to a halt.

Scale: NETHERLANDS
- *Politics:* The evolution of the structure and ideology of the Dutch national government as a collective actor can be summarized in three phases. From 1848 to 1901 the Netherlands had a liberal government. For Amsterdam, this relates to a phase of liberal urbanization ('revolutiebouw'), characterized by excessive real estate speculation by private project developers.[3] From 1901, the Netherlands started to transform into a welfare state. Since the housing law of 1901, local governments started to become increasingly active in housing construction. For Amsterdam this introduced a long period of active social housing politics (social engineering). Since 1977, neoliberal ideologies become dominant in national politics and the welfare state is gradually broken down. For Amsterdam, a new phase of neoliberal urbanization starts (spatial engineering), increasingly directed by private actors and commercial interests.

- *Society:* The recent evolution of Dutch society can roughly be summarized in two phases. The first phase lasted from the end of the 19th century until 1960. In this phase Dutch society increasingly became segregated into different socio-religious compartments. In Amsterdam, each socio-religious compartment had its own housing association for example. From the early 1960s, these structures started to break down and the individual and private interests gained a central role.[4]

Scale: AMSTERDAM
The urban transformations of Amsterdam can roughly be summarized in three phases that relate to the three phases of Dutch national politics and refer to the strategy of the dominant collective actors in the urban transformations; *liberal urbanization, social engineering* and *neoliberal spatial engineering*. In each phase different collective actors played a role. During the phase of liberal urbanization from 1870 to 1901, the government played a small role as regulator and private organizations and individuals lead the process of urbanization. After many excesses of real estate speculation, a phase of social engineering followed that lasted roughly until 1983. Social engineering was based on a double agenda of educating the working class and lifting their standards of living, while at the same time enforcing discipline and control to ensure a healthy, obedient and productive work force.[5] Low rents of social housing and other social facilities ensured that the working class needed less salary, thereby providing a competitive advantage to the industry. With a shifting political and economic climate, in 1983 Amsterdam entered a new phase of urban politics that can be labeled neoliberal spatial engineering. While social engineering aimed to uplift and control the lives of the working class, spatial engineering aims to revitalize a location and maximize its profit.[6] Branding and marketing strategies are used to attract new inhabitants that are to uplift a location ('Amsterdam heeft 't' in 1989 and later 'I Amsterdam'). The focus is not on helping the local citizens, but on improving the location and on the extraction of profits from the redevelopments. The ideology of spatial engineering relies on changing the composition of a population into a more balanced or 'differentiated' composition, for locations with largely low-income inhabitants are considered too one-sided. Up to today, this mostly seems to have lead to a redistribution of social problems.

The dominant forces of urban transformation arise from collective actors that impose an urban meaning of *the city as exchange value* on Amsterdam. The collective actors concerned are mostly private organizations and individuals with commercial interests, and the municipality that supports their interests.

- *Gentrification;* With the shift in Amsterdam's economic strategy from the traditional industries to the service sector, in the 1980s housing and employment policies became focused on attracting a white-collar labor force. At the same time a growing middle class became increasingly interested in living in the historical inner city, causing rental prices to rise. Due the lack of employment, the decrease of affordable housing and displacement through urban renewal, the lesser-educated lower incomes are increasingly pushed outwards to the peripheries of the city.
- *Privatization;* Since the late 1980s housing in Amsterdam became largely privatized. With the rise of neoliberal ideologies, social housing was increasingly regarded as a cost rather

than a benefit for society. The municipality changed their policy from constructing mostly (social) houses for rent to constructing (expensive) houses for sale. A massive decrease in social housing occurred. In 1995 housing associations in Amsterdam were privatized. Private actors, the housing corporations, thus took over the role of providing social housing from the government and increasingly started to act as private project developers in the commercial real estate sector.[7] A societal task under democratic control was handed over to private actors often driven more by private interests, than a societal responsibility, as a range of incidents has demonstrated.

- *De-industrialization;* From the end of World War 2, employment in the traditional industry of Amsterdam decreased while the service sector expanded. This accelerated during the shift from industrial capitalism to informational capitalism between 1970 and 1990. The traditional industries in Amsterdam such as shipping, car-manufacturing, chemical industry and food were severely damaged in the 1970s and 1980s. In Amsterdam-Noord de-industrialization and the economic crisis had a strong impact, causing unemployment for the inhabiting working class, cutbacks on social facilities and abandoned industrial buildings and polluted wastelands. Some companies did not survive the crisis while others moved production centers abroad to low-cost labor countries. At the same time employment in the service sector, concentrated in the Zuid-As business center and Schiphol Airport, grew rapidly, signaling the shift from a blue-collar working class to a white-collar working class.[8]

- *Business center formation;*
Since the rise of industrial capitalism in the Netherlands in 1870, the center of Amsterdam started to transform from a mixed work-living area into a business center. A growing number of trade companies, banks and insurance companies demanded bigger office buildings as their turnovers rose. A large number of houses were demolished and replaced by larger office buildings. The population living in the inner city decreased and the lower-incomes were pushed outwards. Since 1945, modernization accelerated this force of business center formation. Up until 1975, the municipality made large-scale plans for the transformation of Amsterdam into a modern business center, involving large infrastructure projects and high-rise office buildings. Their interpretation of Amsterdam as a modern capitalist production machine collided with strong resistance of citizens who valued life and culture in the historical inner city. This prevented a large part of the plans being executed, but did not prevent multiple drastic interventions in the city, such as the Weesperstraat – Wibautstraat axis.[9] Since 1978 the municipality decentralized and turned to a small-scale, democratic approach to urbanization and the plans for a business center were temporarily abandoned.[10] In 1983 there was a shift to neoliberal ideologies and plans for Amsterdam as an international business center were back on the table. The Zuid-As business district and Schiphol grew rapidly, plans to transform the IJ-as into a business center failed in 1990. The historical inner city transformed into a commercial shopping center dominated by global chain stores. The recent vision of the municipality is to bring the center of the city across the river to Amsterdam-Noord, which will be catalyzed by the development of the North-South subway.[11]

- *Segregation;* Segregation as a force of urban transformation is closely related to both industrialization and de-industrialization. With the rise of industrial capitalism, new concepts of urban planning arose that supported the growth of the industry. With the modernist concept of zoning, functions in the city are grouped and separated from each other, in order to improve the efficiency of the production of the city. This was in the interest of industrial capitalists, for it ensured space for expansion of production facilities and housing for the work force. These types of mono-functional city expansions, such as the Western garden city expansions in Amsterdam built after 1945, were purposely built as 'sleep cities'. These 'de-urbanized urban expansions' lack any facilities and employment and segregate the inhabitants from the recourses of the city. For facilities, the inhabitants were supposed to go

the inner city, for work to the expanding Western harbor area. More recently segregation occurs as a result of the gentrification processes related to the de-industrialization of Amsterdam, described above. The shifting housing and employment policies and the increased popularity of living in the inner city pushes lower-incomes to the peripheries, segregating them from the resources of the city.

The dominated forces of urban transformation arise from collective actors that impose an urban meaning of *the city as support for living* on Amsterdam. The collective actors concerned are mostly citizens that from time to time cooperate to form a collective actor when their habitat is threatened, to engage in *resistance, participation or self-organization.* Urban transformation in Amsterdam after World War 2 was characterized by the heavy, sometimes violent, resistance of citizens to the plans of the municipality. This resistance eventually contributed to the decentralization and democratization of the municipality and improved the participation of citizens in political processes.[12] Self-organization was also a strong force in the urban transformation of Amsterdam. Squatters played a significant role in the evolution of the city as they saved many old buildings from being demolished and gave heavy resistance to the hierarchic bureaucracy of the municipality. In Ruigoord and the ADM area self-organized communities still exist today.

Scale: AMSTERDAM-NOORD & THE IJ-RIVER
The urbanization of Amsterdam-Noord can roughly be summarized in two phases, *social engineering* and *neoliberal spatial engineering*. In 1848, decades before Amsterdam officially claimed Amsterdam-Noord as its territory, the Buiksloterham polder was created as a social engineering project by the municipality of Amsterdam, to calm the tensions of the rioting working class in Amsterdam.[13] As described above, social engineering had a double agenda of uplifting and educating the working class while at the same time controlling and disciplining them. Since 1917, urbanization of the area started, when multiple industrial companies were already settled in the area. The urban expansions were largely social housing neighborhoods, based on the principles of the garden city, that were meant to house the workers of the industry in Amsterdam-Noord and to deal with the housing shortage problem in the city.[14] After World War 2, high-rise social housing was realized on a large scale, based on the modernist principles of light, air and space. The second phase of urbanization of Amsterdam-Noord, labeled as neoliberal spatial engineering, started in the 1980s and has started to accelerate in the past few years. For the areas along the IJ-river in Amsterdam-Noord this means that the municipality has a clear focus of on attracting 'pioneers' (highly-educated, high-income citizens), in order to uplift the derelict, post-industrial waterfronts.[15] This is part of the larger industrial strategy of Amsterdam to facilitate the growth of the creative industry in order to become the 'creative capital' of Europe.[16]

The forces identified on the scale of Amsterdam as a whole, also play a role in the urban transformations of Amsterdam-Noord. The following dominant forces can be identified.

- *De-industrialization*;
After World War 2, trade with former colony Indonesia came to a halt and the eastern docklands were deserted. Squatters and artists moved in. They resisted the plans of the municipality to demolish the area and saved multiple industrial buildings.[17] Ultimately, in the 1990s the eastern docklands were redeveloped with expensive apartments. Amsterdam had started to turn its vision to the IJ-river. In the following years, the rest of the post-industrial southern waterfront was redeveloped with apartments for upper income households. As discussed above, the traditional industry in Amsterdam-Noord declined in the 1980s and left

HISTORICAL ANALYSIS

behind deserted and polluted industrial wastelands. Recently, these post-industrial northern waterfronts, such as the NDSM area and Buiksloterham, have come under the attention for redevelopment and real estate speculation.

- *Segregation, gentrification*

The history of Amsterdam-Noord is characterized by its isolation from the inner city by the IJ-river. Amsterdam-Noord has always lacked the wealth and the urban facilities of the city below the IJ-river. The new inhabitants now mainly come from outside of Amsterdam-Noord. Currently it seems that the center of Amsterdam is going to cross the river to colonize the Northern waterfronts. With the gentrification of the post-industrial areas along the northern waterfronts of the IJ-river, the segregation boundary seems to be moved across the river, possibly resulting in an internal segregation of Amsterdam-Noord, pushing the low-income citizens further outwards to the peripheries.

- *Privatization and speculation;* When the political climate shifted in the 1980s, privatization resulted in an increasingly dominant role of private actors with commercial interests in the urbanization process. With privatization urban space is increasingly used as a commodity in real estate speculation and colonized by commercial use. In Amsterdam-Noord this expresses itself in the recently built, upper-income gated community in Overhoeks, in the withdrawal of commercial functions into controlled shopping mall interiors such as 'In de Banne' (gated consumption), and the segregation of private industrial areas and public space in Buiksloterham characterized by closed facades and steel fences (gated production).

EVOLUTION OF PUBLIC SPACE AMSTERDAM-NOORD

The transformations of public space in Amsterdam-Noord can be analyzed by looking at urban fragments that relate to the phases of urbanization described above. Social engineering is closely related to industrialization, while spatial engineering is related to de-industrialization and the post-industrial city. Both social engineering and spatial engineering are dominant urbanization strategies and impose the urban meaning of the city as exchange value on Amsterdam-Noord.

-Social engineering, public space as instrument for industrial production

- *Buiksloterham & Disteldorp; functional zoning of the meaning of public space*

During the phase of social engineering, urban planning in Amsterdam-Noord served the growth and efficiency of the dominant collective actor, the industry. Before World War 2, industrialization expressed itself in urban form through the principles of the garden city. This resulted in a rational ordering into clearly separated urban zones for industry and zones with social housing for the work force. The social democratic ideal of uplifting the working class is expressed in the diversity of the architecture and the intimate, rural neighborhood structure of the social housing in Disteldorp. However, due to the isolated position of Amsterdam-Noord and the mono-functional character of the neighborhoods, the inhabitants were largely segregated from urban facilities and collective places of gathering.

-*Asterdorp; public space as instrument for control and discipline*

While social engineering aimed to uplift the lives of the working class, it was also focused on controlling and disciplining the work force, to ensure obedience and productivity. This element of control and discipline expresses itself most extremely in Asterdorp, a small social housing neighborhood that no longer exists today. Families that were labeled as abnormal or asocial by the supervisors of the social housing programs were positioned in the isolated, fortress-like neighborhood Asterdorp, where they were disciplined and controlled by an inhabiting supervisor. After a period of education and disciplining, the supervisor determined if their behavior was correct enough to allow them to move to a normal social housing neighborhood.[18]

- *De Banne; public spaces of flows.*

After World War 2, high-rise social housing expansions in Amsterdam-Noord, based on the modernist principles of light, air, space and greenery were realized. While public space in De Banne was meant to function as an attractive meeting space with an abundance of greenery, it has transformed into a space of flows, dominated by cars, parking spaces and infrastructure. The social function has largely disappeared and public space now primarily serves the flows of production and consumption. Consumption takes place in commercial interiors, controlled by cameras and security staff.

-Spatial engineering, public space as instrument for real estate development and informational production

- *NDSM wharf area, gentrification and informational production*

The post-industrial NDSM wharf is redeveloped to support the current industrial strategy of Amsterdam that promotes the creative (service) industry. Large companies such as HEMA, Red Bull and MTV have settled their offices in the area. Facilities that support the population of Amsterdam-Noord are largely lacking and facilities for the upper incomes, such as the 'urban chique' Brooklyn Hotel, are in development.

- *Overhoeks, Buiksloterham and De Banne; segregation and colonization of public space by privatization.*

Privatization in Amsterdam-Noord expresses itself in the recently built, upper-income *gated community* in Overhoeks, in the withdrawal of commercial functions into controlled shopping mall interiors such as 'In de Banne' (*gated consumption*), and the segregation of private industrial areas and public space in Buiksloterham characterized by closed facades and steel fences (*gated production*).

COMMUNITY DEVELOPMENT AMSTERDAM-NOORD

Community development has played an important role in Amsterdam-Noord because of its lack of urban facilities and its strong neighborhood identities. The history of community development in Amsterdam-Noord can roughly be summarized in three phases, *social engineering, participation & professionalization* and *government cutbacks and withdrawal.*[19] Around 1920, with the start of the growth of Amsterdam-Noord the 'Ons Huis' association opened multiple 'houses of the people'. The goal of 'Ons Huis' was to close the gap between rich and poor, mostly by educating the working class. Volunteers and professionals from the bourgeoisie managed and financed the activities in the neighborhood centers. They came mostly from outside the local communities. After World War 2, there was a general fear of immorality and decline of the working class and multiple socio-religious compartments engaged in community development to prevent this.

In the 1960s and 1970s a phase of participation and professionalization began. The government started to provide subsidies for community development. This also made it possible to educate professional social workers. At the same time, citizens increasingly became involved in community development and started to take on a leading role, sometimes leading to conflicts with the professionals. In the 1970s community development in Amsterdam-Noord flourished. There were self-organized neighborhood centers, squatted by citizens.

In the 1980s, with the shift to neoliberal ideologies the current phase of government cutbacks and withdrawal has begun and multiple neighborhood centers had to close. To cope with the cutbacks, the neighborhood centers joined up to form the 'Stichting Buurtwerk Noord' foundation.

HISTORICAL ANALYSIS

Due to the economic crisis of 2008 and the related government cutbacks, in the recent years over a third of all neighborhood centers in Amsterdam had to close.[20] Whereas in the heydays of the Dutch welfare state neighborhood centers played a vital role in educating and controlling the working class, with the current neoliberal policies such social facilities for the lesser-educated, low-income working class no longer provide competitive economic advantages. As most of current community work still relies heavily on government subsidies, many are forced to close due to the government cutbacks, or are increasingly managed by volunteers. This is problematic because in economically weak areas with many socio-economic problems, the capacity for self-organization is usually very low. However, the newcomers that are now attracted to the waterfronts of Amsterdam-Noord are mostly highly educated, wealthy and have access to stronger social networks, therefore improving their chances of self-organization. To conclude, in the current neoliberal climate, the concept of a neighborhood community and the public domain itself are in a crisis due to the heavy cutbacks. Considering the isolated position of Buiksloterham within the city of Amsterdam, it is highly necessary for the stakeholders and citizens of Buiksloterham to come up with new strategies to support community life and to ensure the quality of the public domain.

At the end of the historical timeline poster, the active forces of urban transformation are described. In the next chapter these forces are related to the current physical urban condition of Buiksloterham (urban analysis) and the stakeholders active in urban development (stakeholder analysis).

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3. Liagre Böhl, H. de. *Amsterdam Op De Helling - De Strijd Om Stadsvernieuwing.* (Amsterdam: Uitgeverij Boom, 2010), p.22-23.

4. Beliën, H., Hoogstraten, M. van,. *De Nederlandse Geschiedenis in Een Notendop.* (Amsterdam: Prometheus, 2003), p. 97,110.

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7. Uitermark, J. "An Actually Existing Just City? The Fight for the Right to the City in Amsterdam." In *Cities for People, Not for Profit: Theory/Practice*, edited by N.P. Marcuse, Mayer, M. (Oxford: Blackwell, 2011), p.14-15.

8. Kurpershoek, E. "Scheepsbouw, Havenregio Amsterdam En Herontwikkeling Van De IJ-Oevers." In *Geschiedenis Van Amsterdam*, edited by P. De Rooy. Amsterdam: SUN, 2007), p. 394.

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14. Krop, A. *Werken En Wonen in De Buiksloterham.* (Amsterdam: Stadsdrukkerij Amsterdam, 1992), p. 21-22.

15. Oudenampsen, M., ibid., p. 35-36.

16. Amsterdam Economic Board, 2013. http://www.amsterdameconomicboard.com/

17. Bosscher, D. "De Oude En De Nieuwe Stad." In *Geschiedenis Van Amsterdam*, edited by P. De Rooy. (Amsterdam: SUN, 2007)p. 370.

18. Oudenampsen, M., ibid., p. 33.

19. The history of community development in Amsterdam-Noord; Soree, Snepvangers &. *Werken Tegen De Stroom in - 70 Jaar Buurtwerk in Amsterdam-Noord.* Amsterdam: Stichting Buurtwerk Noord, 1990.

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HISTORICAL ANALYSIS

DISTELDORP SOCIAL HOUSING NEIGHBORHOOD (1918)

ASTERDORP 'SCHOOL FOR LIVING' (1927)

DE BANNE POST-WAR SOCIAL HOUSING (1960'S)

OVERHOEKS CONTEMPORARY APPARTMENTS (2012)

HISTORICAL ANALYSIS

1850 1870 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2002 2004 2006 2008 2010 2012

GLOBAL:

MODES OF DEVELOPMENT / GLOBAL CAPITALISM — INDUSTRIAL CAPITALISM — RISE OF INFORMATIONAL CAPITALISM — GLOBAL ECONOMIC CRISIS

NETHERLANDS: LIBERALISM — GROWTH WELFARE STATE — WW2 — MODERN WELFARE STATE — RISE OF NEOLIBERALISM

POLITICS

SOCIETY / CULTURE

AMSTERDAM: LIBERAL URBANIZATIONS — SOCIAL ENGINEERING & RATIONAL PLANNING — WW2 POST-WAR SOCIAL ENGINEERING — PARTICIPATION & DECENTRALIZATION — PRIVATIZATION, GLOBALIZATION, REGIONALIZATION — ACTIVE FORCES OF TRANSFORMATION

- GLOBALIZATION - REGIONALIZATION
- DE-INDUSTRIALIZATION & GROWTH SERVICE ECONOMY:
  (POLY-CENTRIC) BUSINESS CENTER FORMATIONS
- PRIVATIZATION
- GENTRIFICATION & SEGREGATION
- PARTICIPATION
- RESISTANCE
- SELF-ORGANIZATION

AMSTERDAM-NOORD:

1848 SOCIAL ENGINEERING
1906
1921
WW2 1945 POST-WAR SOCIAL ENGINEERING 1958
1978 CRISIS INDUSTRY
PLANNING, SQUATTING & START OF URBAN RENEWAL
2001 POST-INDUSTRIAL SPATIAL ENGINEERING
CRISIS BUILDING INDUSTRY
ACTIVE FORCES OF TRANSFORMATION

- CRISIS BUILDING INDUSTRY
- DE-INDUSTRIALIZATION & GROWTH CREATIVE INDUSTRY
- FRAGMENTATION
- PRIVATIZATION
- SPECULATION
- GENTRIFICATION & SEGREGATION
- PARTICIPATION
- RESISTANCE
- SELF-ORGANIZATION

BUIKSLOTERHAM:

1848
1870 AGRARIAN POLDER
1900 INDUSTRIALIZATION
1978 DE-INDUSTRIALIZATION
2001 PLANNING
2006 STARTING PHASE REDEVELOPMENT
2008 CRISIS BUILDING INDUSTRY
ACTIVE FORCES OF TRANSFORMATION

- CRISIS BUILDING INDUSTRY
- DE-INDUSTRIALIZATION & GROWTH CREATIVE INDUSTRY
- PRIVATIZATION
- GENTRIFICATION & SPECULATION
- SEGREGATION
- SELF-ORGANIZATION
- PARTICIPATION

LIST OF SYMBOLS HISTORICAL ANALYSIS

= population rise / = social housing rise
= population decrease / = post-war social housing
= business center formation / = contemporary mixed development
= industrialization / = shopping mall
= shipping, trade
= Schiphol airport
= non-profit social organizations (commwell)

SCALE AMSTERDAM / SCALE AMSTERDAM-NOORD
= existing city / = existing/new housing
= expanding/ transforming city / = existing/new industry

HISTORICAL ANALYSIS

4.3 Urban analysis

The forces of urban transformation, the related evolution of typologies of public space, and the changes in community development identified in the historical analysis can now be related to an analysis of the physical urban structure of the site, Buiksloterham, to come to conclusions considering the current condition of the area. Multiple aspects of the site are analyzed, such as the urban program, cultural and historical value, the ownership situation, and the current urban plans and visions of the City Council. The analysis of the typology and morphology of Buiksloterham presented on a fold out poster plays a central role, for it relates the historical forces of urban transformation to the current urban structure. Further on, the conclusions of the urban analysis are presented in diagrams and text.

EXISTING SITUATION BUIKSLOTERHAM

URBAN ANALYSIS
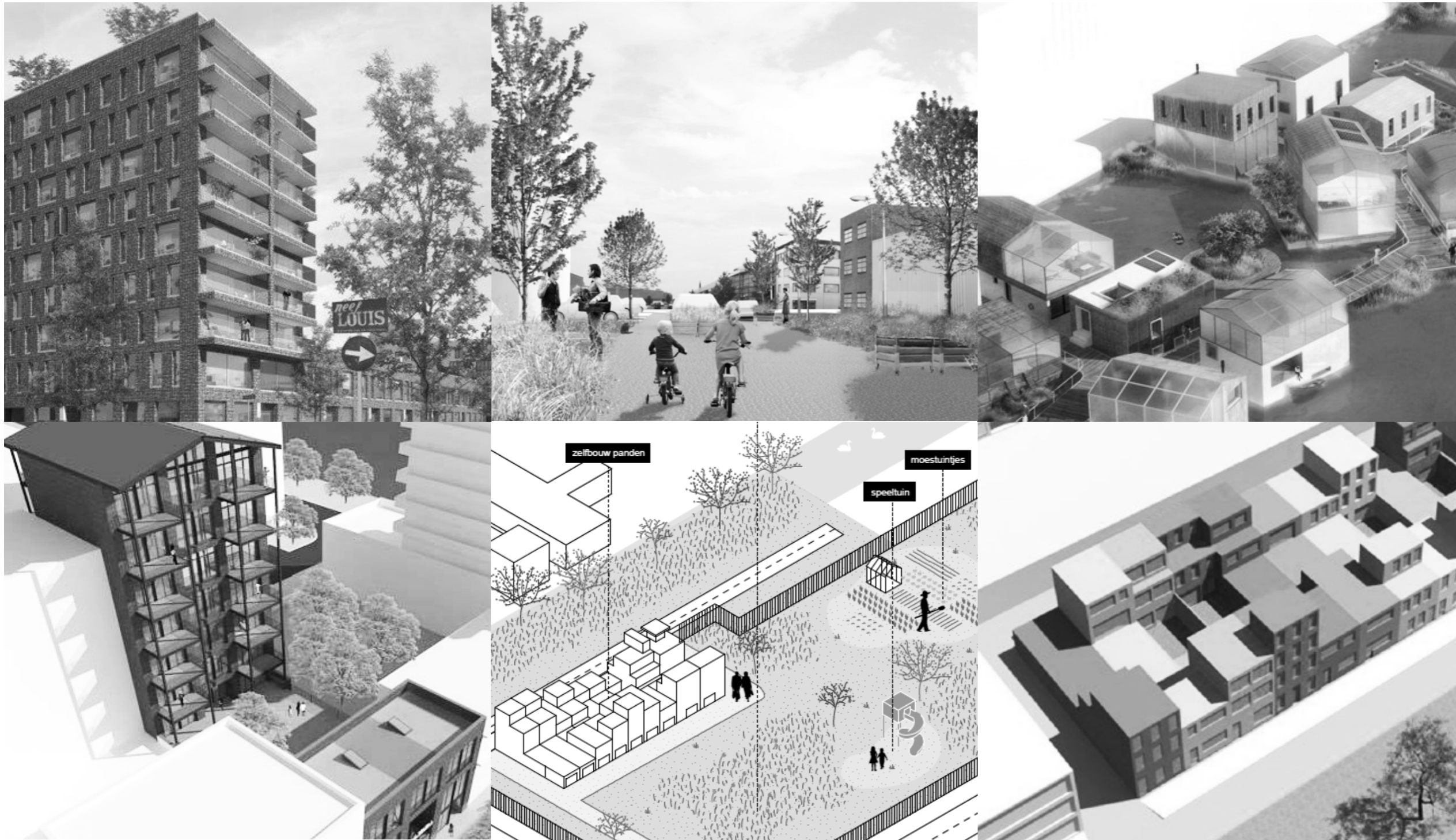
PROJECTS CURRENTLY IN DEVELOPMENT IN BUIKSLOTERHAM

URBAN ANALYSIS

BUIKSLOTERMEERPLEIN
SHOPPING MALL

BUIKSLOTERHAM

OVERHOEKS

CENTER CREATIVE
INDUSTRY
& LARGE EVENTS:
NDSM WHARF

CULTURE &
LEISURE CENTER:
EYE, TOLHUISTUIN,
OVERHOEKS TOWER

AMSTERDAM INNER CITY

ROUGH ANALYSIS URBAN PROGRAM AMSTERDAM-NOORD

= work area

= housing

= park

= leisure & culture

School gardens

Mixed industrial functions

Van der Pek:
social housing +
neighborhood shops
& cafes

Overhoeks:
appartment housing &
wastelands planned for
development

Shell

NDSM Wharf:
- Noorderlicht cafe
- Creative start-up companies
- Event areas
- MTV
- Red-Bull

URBAN PROGRAM BUIKSLOTERHAM - relating to direct surroundings

HOUSING

= dwellings (boat houses)

PUBLIC FACILITIES

= public facilities (schools, neigh-
borhood center, religious centers)

LEISURE

= leisure (dance schools, ateliers,
fitness, restaurants, dance club)

WORK

= shops (furniture, construction, kitchens)

= mixed industry (car garages, film studios,
plumbing, construction, electronics)

= offices, studios, ateliers

RING ROAD A10

S116

S118

IJ-TUNNEL

BUIKSLOTERHAM

OVERHOEKS

NDSM

HOUTHAVENS

AMSTERDAM
CENTRAL STATION

PUBLIC TRANSPORT NETWORK (BUS, FERRY) & MAIN CAR ROADS AMSTERDAM-NOORD

—— = bus network   ▬ = main car roads   ···· = ferries

BUS STOP

BUS STOP

BUS STOP

FERRY

PUBLIC SPACE AND ACCESS TO BUIKSLOTERHAM

SPACE AND MASS BUIKSLOTERHAM

GREENERY & WATER BUIKSLOTERHAM

CULTURAL & HISTORICAL VALUE

Art wharf

Neef Louis & GTI factory

Crane

Ons Huis Mosplein (neighborhood center)

Hall (empty) & house (Civil engeneering A'dam-Noord)

Asterdorp Gatehouse (Volten atelier)

De Groene Draeck (mixed companies)

De Knoop (Andre Volten)

Eric de Ridder - 1303376 - Explore Lab 16 - Architecture Faculty TU Delft

OWNERSHIP SITUATION BUIKSLOTERHAM (source: City Council Amsterdam 2013)

VERKLARING

GEMEENTEGROND
ERFPACHT
VERHURING
GEMEENTELIJK BEDRIJF
PARTICULIERE GROND

KAVELNUMMER

66

HERWERK

Gemeente Amsterdam
Stadsdeel Noord

BUIKSLOTERHAM
EIGENDOMSSITUATIE, HERWERKEN

d.d. 23-04-2013 | schaal 1 : 2500 | stadskaart
get. PVS | doss. | tek.nr. 2013-053

Projectbesluit Buiksloterham september 2005

figuur 8.
**Verontreiniging
0 - 1m**

Projectbesluit Buiksloterham september 2005

figuur 9.
Verontreiniging 1 - 2m
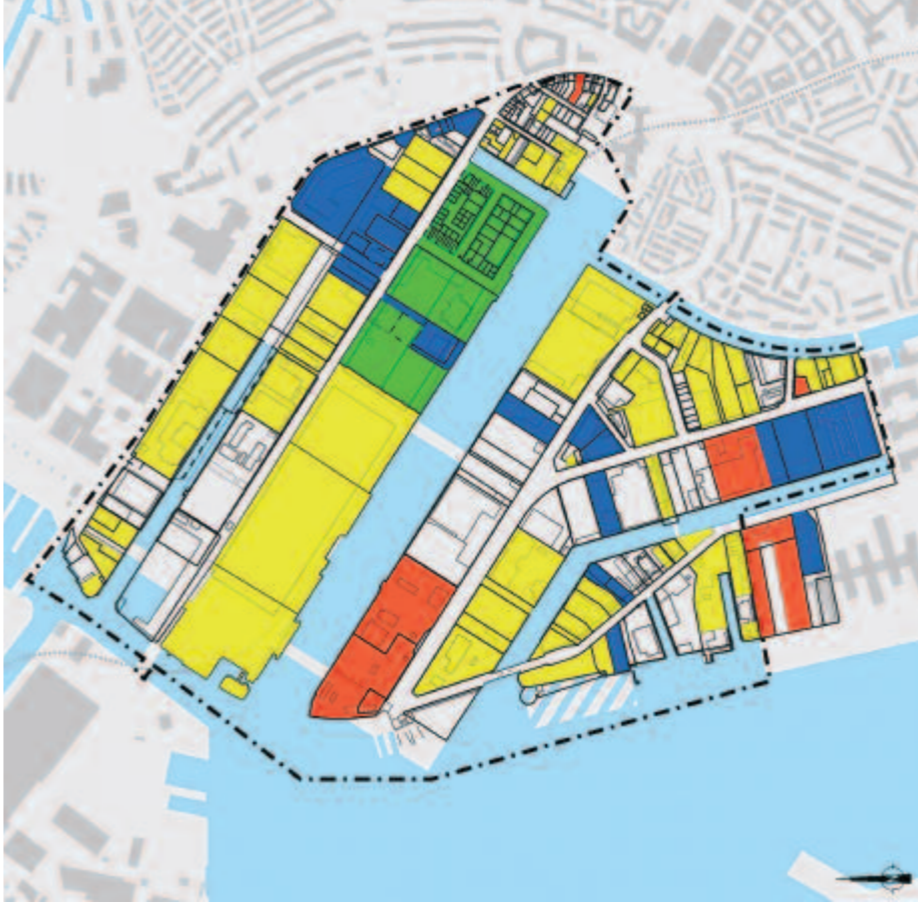
GROUND POLLUTION 2005 (I) (source: Projectbesluit Buiksloterham City Council Amsterdam 2005)

*Note: After contact with City Council, it became clear that there was no
map available with the current state of pollution, due to the constant changes.*
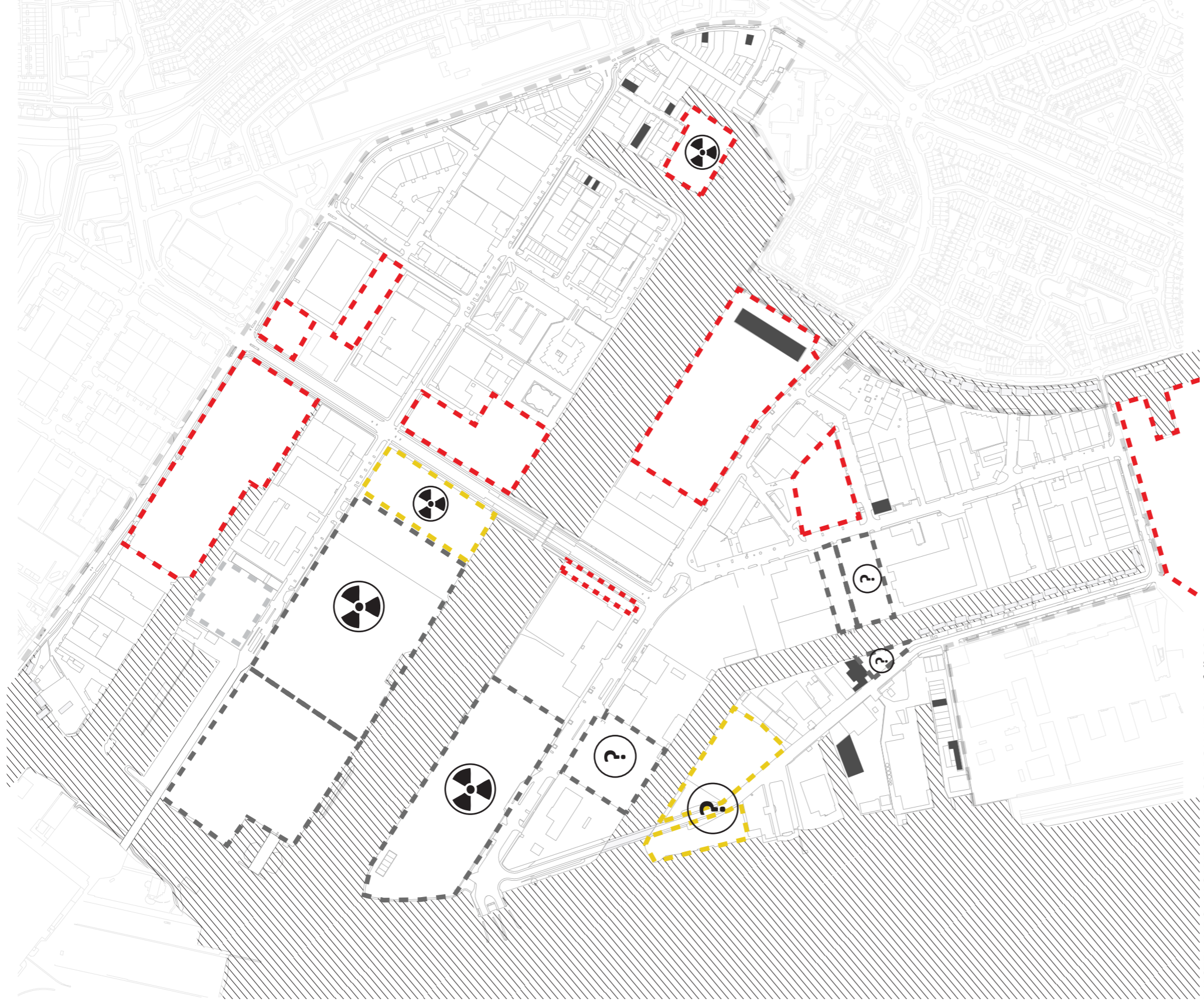
WASTELANDS, VACANT BUILDINGS, POLLUTION - fall 2013

- = No known plans for development
- = Early planning phase
- = Advanced planning phase / start construction
- = Empty building

⊛ = Polluted grounds

? = Pollution level unknown

= Clean(ed) grounds wasteland

Note: After contact with City Council, it became clear that there was no map available with the current state of pollution, due to the constant changes.

ANALYSIS STRUCTUURPLAN AMSTERDAM 2040

Structuurvisie Amsterdam 2040: Economisch sterk en duurzaam

'Dit alles leidt tot de centrale ambitie van de Structuurvisie: *Amsterdam ontwikkelt zich verder als kernstad van een internationaal concurrerende, duurzame, Europese metropool.*' [1]

Five large spatial movements identified in the vision, based on Amsterdam's
postion in a 'metropolitan region':

* Expanding the city center
* Connecting the metropolitan landscape and city
* Rediscovery of the waterfronts; 'Central IJ-river'
* Internationalizing the southern flank

Structuurvisie Amsterdam 2040: Amsterdam-Noord [2]

* Expanding the city center
* Rediscovery of the waterfronts; 'Central IJ-river'
* Urban renewal

- Impact Noord-Zuid subway, major developments clustered around new stations Buikslotermeerplein and Van Hasseltweg.
- Strategy: Focus on expanding the creative industry as driver of the economy of Amsterdam-Noord.
- Around 9.000 new houses planned for construction Northern waterfronts; with 20 to 30 % social housing, largely unaffordable for current inhabitants Amsterdam-Noord.[3]

Numbers
- The tables 1 & 2 show that in the next decades a large part of the developments in Amsterdam will take place in Amsterdam-Noord.
- Table 3 shows;
 that the City Council assumes that low-income groups will leave the city and higher income groups will take their place,
further it is stated that a surplus of affordable housing is present in the city, therefore housing in the expensive sectors will be expanded while the cheap housing stock will be shrinked.
- Table 4 shows that Amsterdam-Noord is one of the poorest parts of Amsterdam.

Conclusions
- Amsterdam-Noord will be one of the most important areas in Amsterdam for investment and redevelopment in the next decades.
- Policies focus on attracting new inhabitant groups from outside Amsterdam-Noord (middle & high income groups) + facilitating the creative industry as economic driver, with the risk of excluding the original, poorer, inhabitants of Noord.

[1] *Structuurvisie Amsterdam 2040: Economisch sterk en duurzaam*, p.8
[2] Gemeente Amsterdam, 2011, "*Structuurvisie Amsterdam 2040: Economisch sterk en duurzaam*", p.177
[3] Oudenampsen, M. "*Amsterdam Noord: Van Sociale Naar Ruimtelijke Maakbaarheid.*" Justitiële verkenningen 5 (2010), p.36
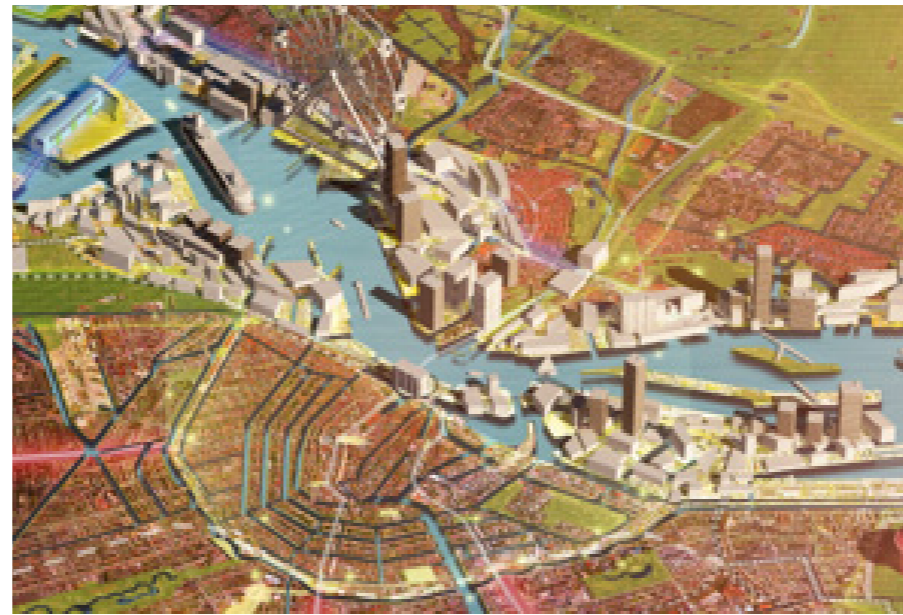
4.6a Gemiddeld persoonlijk inkomen per persoon met een heel jaar inkomen per stadsdeel, 2009

Amsterdam: € 31.600

- ☐ € 19.000 - < € 22.000
- ☐ € 22.000 - < € 26.000
- ☐ € 26.000 - < € 30.000
- ☐ € 30.000 - < € 34.000
- ☐ € 34.000 - < € 38.000
- ☐ € 38.000 en meer

Table 4

bron: CBS/RIO 2009
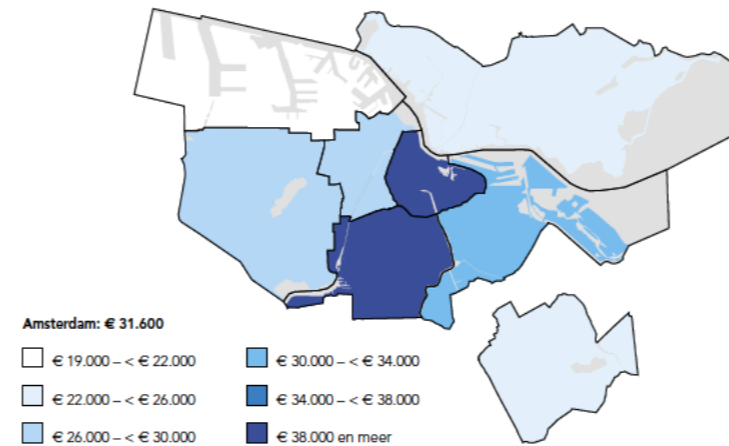
Inkomengroepen en woningmarktsegmenten, huidige situatie
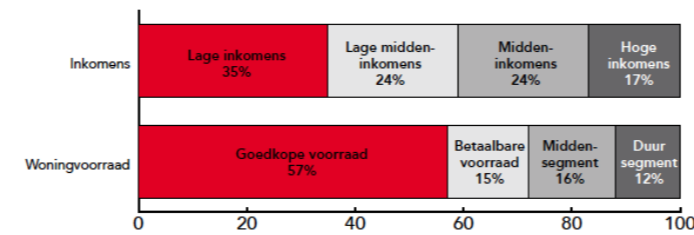
Inkomengroepen en woningmarktsegmenten, 2020
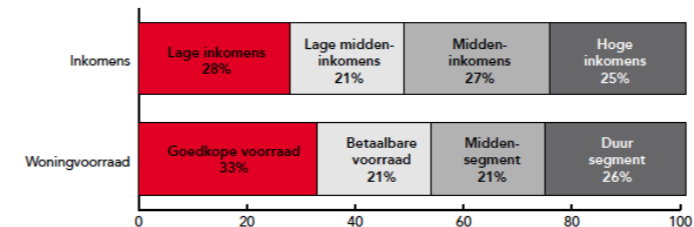
Table 3 (Source: *Structuurvisie Amsterdam 2040: Economisch sterk en duurzaam*, p.91)

Wonen in Amsterdam per stadsdeel - indicatie oplevering woningen (toevoegingen)

(in aantallen)	2010-2020	2020-2030	2030+	totaal
Centrum	1.100	550	0	1.650
Noord	5.600	8.800	9.100	23.500
Oost	11.100	15.150	3.800	30.050
Zuidoost	4.600	4.500	4.000	13.100
Zuid	4.650	3.050	4.400	12.100
West	4.100	2.750	0	6.850
Nieuw-West	4.950	4.400	4.000	13.350
Westpoort	0	1.200	13.200	14.400
totaal	36.100	40.400	38.500	115.000

Werken in Amsterdam per stadsdeel -indicatie oplevering kantoorruimte

(in m²)	2010-2020	2020-2030	2030+	totaal
Centrum	92.000	15.000	0	107.000
Noord	38.000	70.000	285.000	393.000
Oost	48.000	81.000	224.000	353.000
Zuidoost	44.000	11.000	90.000	145.000
Zuid	190.000	264.000	649.000	1.103.000
West	4.000	0	0	4.000
Nieuw-West	69.000	33.000	106.000	208.000
Westpoort	25.000	36.000	35.000	96.000
totaal	510.000	510.000	1.389.000	2.409.000

Uitvoering totaal

(in mln €)	2010-2020	2020-2030	2030 +	totaal
infra	10.080	4.805–6.715	10.200–10.860	25.085–27.655
gebiedsontwikkeling	780	765	933	2.478
groen	129	47	2	178

Table 1 (Source: *Structuurvisie Amsterdam 2040: Economisch sterk en duurzaam*, p.167)

Wonen in Noord per cluster – indicatie oplevering woningen naar type locatie

(in aantallen)	2010-2020	2020-2030	2030+	totaal
cluster uitrol	510[1]	0	0	510
cluster Haven-Stad	2.510[2]	4.120[3]	5.800[4]	12.430
cluster IJoever	0	1.200[5]	3.300[6]	4.500
overig	2.580[7]	3.400[8]	0	6.060
totaal	5.600	8.800	9.100	23.500

[1] Woningen Mosveld, De Adelaar en diverse locaties noord
[2] Woningen Overhoeks, Buiksloterham, NDSM-werf
[3] Woningen Buiksloterham, NDSM-werf.
[4] Woningen Cornelis Douwesterrein en Melkweg
[5,6] Woningen Noordoostoever
[7,8] Woningen Bongerd, CAN-gebied en diverse locaties

Werken in Noord per cluster – indicatie oplevering kantoorruimte

(in m²)	2010-2020	2020-2030	2030+	totaal
cluster Haven-Stad	38.000[1]	52.000[2]	240.000[3]	330.000
overig	0	18.000[4]	45.000[5]	63.000
totaal	38.000	70.000	265.000	393.000

[1,2,3] Kantooroppervlakte Buiksloterham, Overhoeks, NDSM-werf
[4,5] Kantooroppervlakte CAN-gebied

Kostenoverzicht – uitvoering in Noord

(in mln €)	2010-2020	2020-2030	2030+	totaal
infra	295[1]	215–425[2]	550–1.205 + PM[3]	1.060–1.925 + PM
gebiedsontwikkeling	112	151	242	5045
groen	30[4]	105[5]	0	40

[1] N/Z lijngerelateerde projecten, Zaantangent, Klaprozenweg
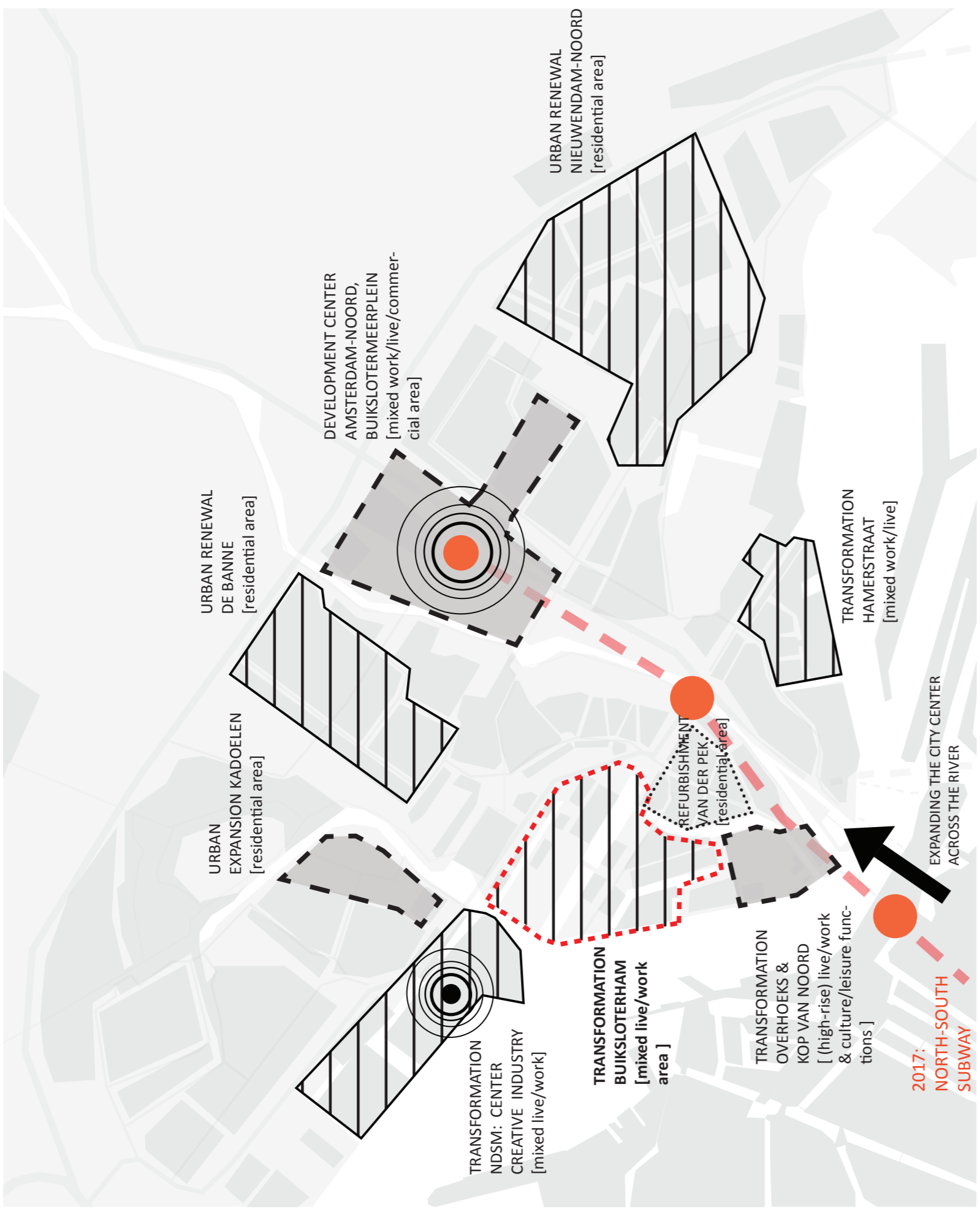[2] Zaantangent tweede fase, Bongerdverbinding, Fietsbrug-Zeeburg, Noordoosttangent eerste en tweede fase
[3] Ringlijn naar Noord, Zaantangent derde fase, Noordoosttangent derde fase
[4] o.a. inrichten Noorder-IJplas, herinrichting Noorderpark
[5] o.a. kwaliteitsverbetering Vliegenbos/Rietland/Schellingwoude

Table 2 (Source: *Structuurvisie Amsterdam 2040: Economisch sterk en duurzaam*, p.178)

URBAN ANALYSIS

URBAN RENEWAL
NIEUWENDAM-NOORD
[residential area]

DEVELOPMENT CENTER
AMSTERDAM-NOORD,
BUIKSLOTERMEERPLEIN
[mixed work/live/commer-
cial area]

URBAN RENEWAL
DE BANNE
[residential area]

TRANSFORMATION
HAMERSTRAAT
[mixed work/live]

URBAN
EXPANSION KADOELEN
[residential area]

REFURBISHMENT
VAN DER PEK
[residential area]

TRANSFORMATION
NDSM: CENTER
CREATIVE INDUSTRY
[mixed live/work]

**TRANSFORMATION
BUIKSLOTERHAM**
[mixed live/work
area]

TRANSFORMATION
OVERHOEKS &
KOP VAN NOORD
[(high-rise) live/work
& culture/leisure func-
tions]

EXPANDING THE CITY CENTER
ACROSS THE RIVER

2017:
NORTH-SOUTH
SUBWAY

ANALYSIS MAJOR DEVELOPMENTS AMSTERDAM-NOORD 2013 - 2025

infographic Programma in vier projectgebieden op de Noordelijke IJoever.
Programme for the four project areas on the Northern Banks of the IJ.

typen bebouwing m² types of buildings m²
- bedrijf industry
- kantoor offices
- voorzieningen amenities

- woningen housing
- broedplaatsen incubators

wonen-werken live/work mix
- werknemers workers
- bewoners residents

links = oude situatie
rechts = nieuwe situatie
left = old situation
right = new situation

kaart Overzichtskaart van Noordelijke IJoever waar de vier projectgebieden op zijn aangegeven die in deze PlanAmsterdam aan de orde komen.
Kaart: Ron van Heusden
Overview of the Northern Banks of the IJ pinpointing the four project areas discussed in this edition of PlanAmsterdam.

1 Grote tentoonstelling in de Kromhouthal aan De Overkant in het Hamerstraatgebied. Meer dan 50 kunstenaars toonden hier hun werk in het najaar van 2010.
Foto: Eigen Haard
Large-scale exhibition in the Kromhout Hall at De Overkant in the Hamerstraat area. More than 50 artists showed their work here in autumn 2010.

Auteurs van dit nummer:
Frodo Bosman
Ron van Heusden
Pieter Klomp
Réka Kovács

PLANNED PROGRAM REDEVELOPMENT NORTHERN WATERFRONTS (Plan Amsterdam 02/2011 DRO Gemeente Amsterdam)

ANALYSIS TRANSFORMATION STRATEGY CITY COUNCIL FOR BUIKSLOTERHAM (source: Plan Amsterdam 02/2011 DRO Gemeente Amsterdam)

Buiksloterham: complex, unpredictable transformation area:

* Buiksloterham has no fixed final urban plan, but a transformation plan with flexible rules, (a global zoning plan), as traditional large scale development was calculated as not feasible.
* Fragmented ownership situation; multiple large and small actors engaged in urban transformation.
* Ground pollution and environmental legislations related to the existing industrial functions slow down developments and make it more expensive
* There is a pressure for development on the City Council due to the costs made with preparing the transformation of Buiksloterham; displacement of companies, cleaning of polluted grounds, and investments in infrastructure and public space projects.
* There is a high ambition for sustainable construction in the area, since 2015 all new buildings in the area have to be climate neutral.
* The City Council only actively develops a small part of the area (30%) and relies primarily on private initiatives. Investments in public space and infrastructure take place in response to increased private investment.

Strategy City Council to cope with the economic crisis;

* Since 2010 a large part of planned new offices were removed from the zoning plan, and a shift was made to more housing.
* Lower ground prices and flexible legal procedures are used to attract investors, to compensate for the costs there are cutbacks on infrastructure and public space projects.
* As traditional large project developers currently still suffer from the economic crisis, plots are sold to individual self-builders; (collective) private commissions.

URBAN ANALYSIS

13

30 meter vrije doorvaart

30 meter vrije doorvaart

tot 20m construction height
limited to 20 metres
☆ **accent tot 100m** accent up
to 100 metres
● **reservering aanlanding
watertaxi** reservation for a
water taxi terminal
— **verplichte rooilijn** manda-
tory building line
····· **uiterste rooilijn** outermost
limit for building line

zonder programma reservation
for schools/special programme
☐ **stedelijke plint** urban
plinth
☆ **perifere detailhandel
mogelijk** possible peripheral
retail function
↔ **kaveldoorsteek** thorough-
fare across plot
● **inpassing plein** insertion of
a public square
◯ **beperking bouwhoogte**

ruimte reservation for public
space
◼ **cultuurhistorisch waarde-
volle bebouwing** structures of
cultural-historical value
◾◾ **jachthaven** marina
◼◼ **drijvend wonen** floating
dwellings
◉ **bijzonder programma op
het water** special programme on
the water
◯ **reservering scholen / bij-**

14 Buiksloterham Spelregel-
kaart
Map of the Rules of Play for
Buiksloterham
◼ **bedrijventerein** business
park
◼ **transformatiegebied
werken-wonen** transformation
area for work / live mix
◼ **transformatiegebied
wonen-werken** transformation
area for live / work mix

◼ **kerngebied wonen** core
area for dwellings / amenities
◼ **waterkavels** moorings for
aquatic dwellings
◼ **openbaar groen** public
green space
◼ **reservering groene oever**
reservation for a green water-
front
◼ **openbare kade** public
quay side
◯ **reservering openbare**

02|2011

ZONING TRANSFORMATION BUIKSLOTERHAM (Plan Amsterdam 02/2011 DRO Gemeente Amsterdam)

02| 2011

3 Plankaart Buiksloterham
Planning Map for Buiksloterham

Bestemmingen Functions
bedrijven businesses
gemengd mixed
groen green space
verkeer traffic
water water

Dubbelbestemmingen Dual functions
waarde archeologie
archeological value

**Aanduidingen (gebieds)
Designations (sector-specific)**
1 geluidszone industrie 1
Johan van Hasseltkanaal west
industrial noise zone 1, Johan
van Hasselt Canal-West
2 geluidszone industrie 2

Westpoort industrial noise zone
2, Westpoort
milieuzone zone wet
milieubeheer environmental
zone under Environmental
Management Act
veiligheidszone bevi (10⁻⁶
contour) BEVI* safety zone (10⁻⁶
contour)
26 maximale bouwhoogte
maximum construction limit
4 maximaal aantal woon-

eenheden maximum number
of dwellings
maximale floor space index
(fsi) maximum floor space index
maximaal percentage
woningbouw maximum area for
housing (%)

*BEVI=External Safety (Esta-
blishments) Decree

Op de plankaart staan meerdere
aanduidingen die de bouw-
mogelijkheden beperken. Van-
wege de leesbaarheid zijn deze
weggelaten uit de legenda.
On the planning map there
are several designations that
concern development restricti-
ons. These have been omitted
from the map's key for the sake
of legibility.

PLANNING MAP (Plan Amsterdam 02/2011 DRO Gemeente Amsterdam)

URBAN ANALYSIS

KAVELS BUIKSLOTERHAM
Juli 2008

PLOT NUMBERS
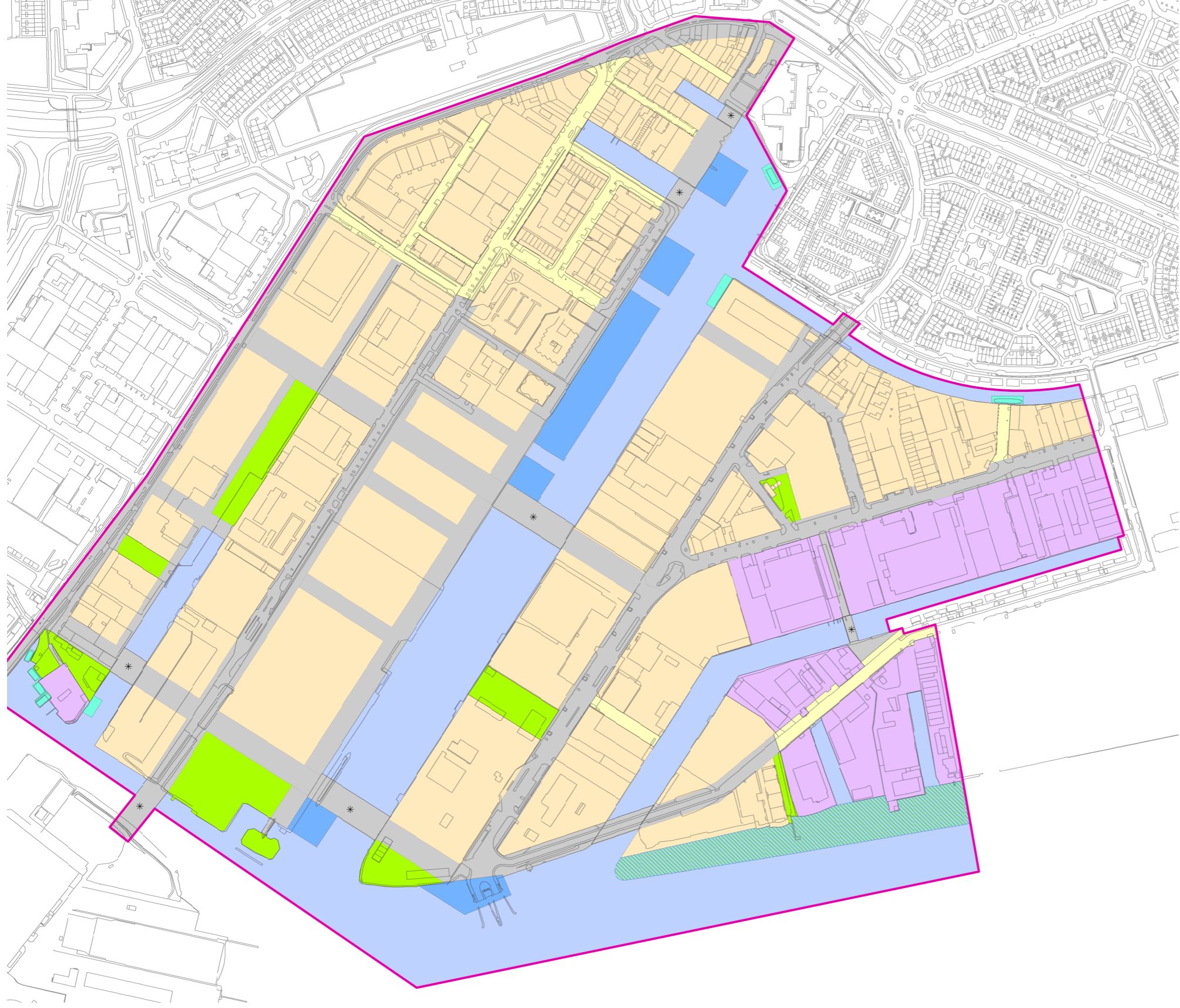
EXPLOITATION PLAN (Plan Amsterdam 02/2011 DRO Gemeente Amsterdam)

Bestemmingen

Te handhaven
niet te reconstrueren infrastuctuur
bestaand water
bestaande woonboten

Bouwkavel
gemengd
bedrijf
water

Openbare ruimte
verharding
groene oever
groen
nieuwe brug

Verklaringen
bestemmingsplangrens
topografie

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hoofdnetwerk schaten

halten

park / parkeering

bebouwing in groen

PLANNED NETWORK OF PUBLIC SPACE (Investeringsbesluit 2007 Gemeente Amsterdam)

URBAN ANALYSIS
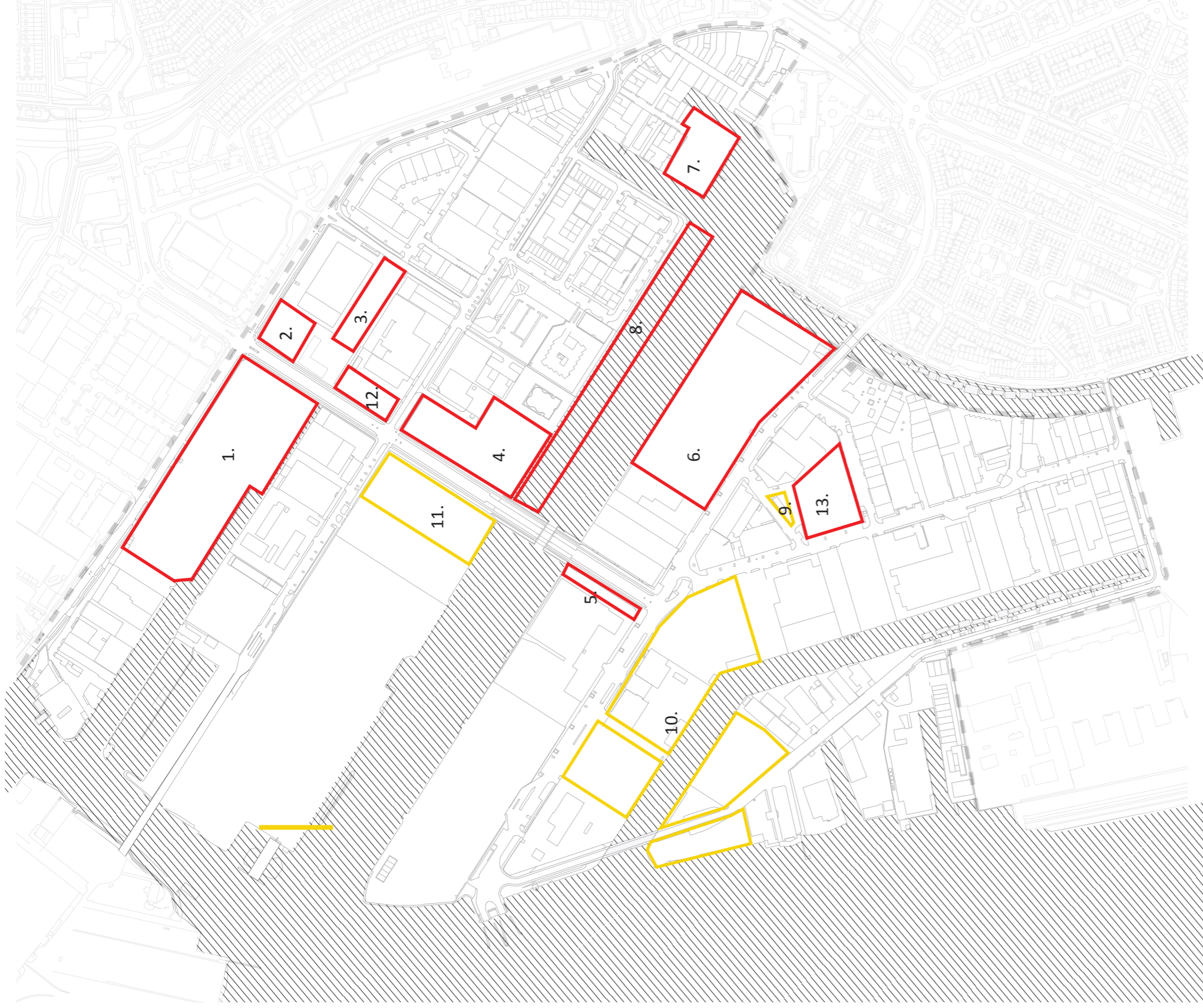
RECENT DEVELOPMENTS FALL 2013

= Early planning phase

━━━ = Advanced planning phase / start construction

1. Private self build housing with work space plot 3A
2. Ymere homeless center plot 4A
3. Private self build housing with work space plot 5
4. Collective work-housing buildings plot 21; Black Jack, Nova Zembla,
De Hoofden, Noord4us, Puuur + plot 22; Patch 22
5. Collective work-housing building aNDRS; plot 41;
6. Mixed row-housing and appartments (work-living), Eigen Haard;
De Vrije Kade plots 43 & 44
7. De Ceuvel temporary creative offices
8. Ecological boat house village: SchoonSchip, plot W5
9. Planning refurbishment Volten Atelier (?)
10. Planning of housing project by De Alliantie & Ymere, plots 47,68,69
11. Planning collective self-build plots Noordwaarts
12. Collective work-housing building Docklands; plot 12
13. Construction EYE Depot

Rough estimations numbers 2013 - 2017:
new inhabitants (+/- 635, based on planned projects)
new workers (+/- 400, based on ratio total numbers)

1. 10 houses * 3 = 30 inhabitants
2. -
3. 18 houses * 3 = 54 inhabitants
4. 120 appartments * 2,5 = 300 inhabitants
5. 24 appartments * 2,5 = 60 inhabitants
6. Phase 1; 22 houses * 3 = 66 inhabitants
(Phase 2&3: 275 houses * 2,5 = 690 inhabitants)
7. 60 workers
8. 25 inhabitants
9. -
10. Unknown
11. Unknown
12. 40 appartments * 2,5 = 100 inhabitants (
13. Unknown

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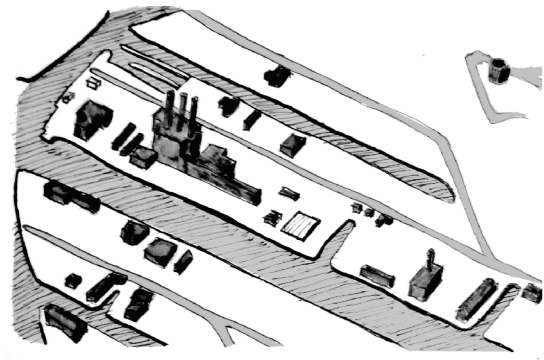
INDUSTRIALIZATION (1950)
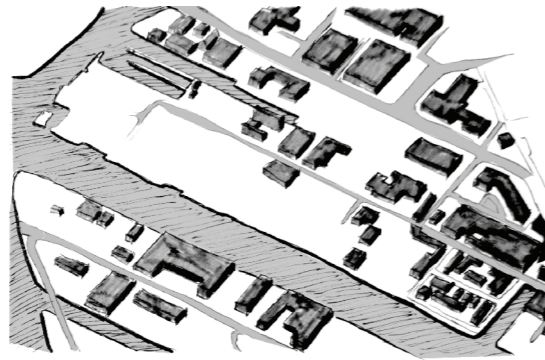
DE-INDUSTRIALIZATION (1995)
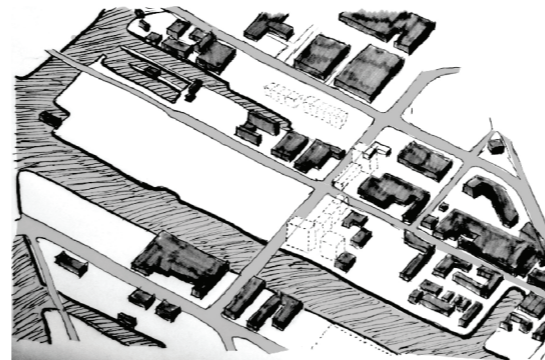
RE-DEVELOPMENT & CRISIS (2013)

Planned building types - live/work functions

large live-work appartment building; Docklands

medium sized appartment building; Nova Zembla

individual self build plots 3A

ecological boat house village; Schoonschip

Existing building types - dwellings

existing boat house

Existing building types - work functions

office building; Boomerang Casa, Asterweg

fenced wastelands; Klaprozenweg

large industrial building; Koopman, Distelweg

medium sized industrial building; Asterweg

small, clustered industrial buildings; Asterweg

CONCLUSIONS: fragmented private developments/organizational and physical 'islands'& lack of attractive public space & emergence new public space types

segregation public and private domains

Diagram labels:

= collective private spaces
= collective public spaces
= private space with public access

[as of yet un-planned and un-known projects of multiple scales]

SPECULATION & GENTRIFICATION (2012 - now)

[large] appartment buildings; (project development) with/without collective space for exploitation and use

[medium] appartment buildings / (building groups) project developers); with/without collective space for exploitation and use

combined self-build plots building group; dwellings + work spaces + collective spaces

individual self-build plots; dwelling type +work space

SUPERVISED (ECOLOGICAL) SELF-ORGANIZATION, COMMONING (2012 - now)

ecological boat house village by building group; collective gardens, washing rooms, day care, shared resource management system

market
City Council
ground exploitation

Long-term developments
public space projects (streets, bridges, parks, boulevards) developed by City Council Amsterdam in response to growth private initiatives. [unknown planning]

CURRENTLY IN DEVELOPMENT

EXISTING

existing boat houses

GROWTH CREATIVE (SERVICE) INDUSTRY (1990 - now)

DE-INDUSTRIALIZATION (1975 - now)

wastelands

office buildings

LIVING (&WORK MIX)

WORK

Currently emerging types

collective space (public access) mix of Citizen & City Council maintenance [pending design proposal Bosrankstraat by self-builders plot 5]

temporary use of wastelands by private actors (early planning phases; Papverpark initiative citizens plot 3A & Ben(ef Burksloter-ham for plot 43 & 44)

Forces of urban transformation

INDUSTRIALIZATION (1900 - 1975)

Building & exterior space types

[large] industrial buildings

[medium] industrial buildings

[small] clustered industrial buildings

private parking spaces

Current lacks
- interior and exterior public spaces of place for gathering
- connective network of attractive streets;
- greenery
- a relation between public space and the water

Existing types
public spaces of flows; streets & water solely for transport

PRIVATE DOMAIN

SEGREGATION BOUNDARY

PUBLIC DOMAIN

PRIVATE DOMAIN
PUBLIC DOMAIN

Public space types

Existing public space types
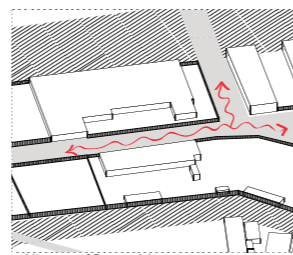
public space of flows, solely serves transport

public space of flows; Grasweg

public space of flows; Klaprozenweg

public space of flows; Distelweg

Planned new public space types

collective public space design proposal Bosrankstraat

(temporary) collective public space design proposal plot 3, Ridderspoorweg

URBAN ANALYSIS TYPOLOGY & MORPHOLOGY

4.4 Stakeholder analysis & fieldwork research

In the following stakeholder analysis, a map is made of the actors currently involved in urban development in Buiksloterham. An analysis is made of the interests of these actors and this is translated into possible building programs. The fieldwork research that has been done is presented in fieldwork reports. Finally this leads to conclusions considering the currently active actors, practices and instruments in the area.

STAKEHOLDER ANALYSIS AND FIELDWORK RESEARCH REPORTS

Eric de Ridder - 1303376 - Explore Lab 16 - Architecture Faculty TU Delft

PUBLIC ACTORS | **PRIVATE ACTORS**

[public stakeholders indirectly involved in urban transformation Buiksloterham]

[stakeholders active in urban developments Buiksloterham]

[private stakeholders indirectly involved in urban transformation Buiksloterham]

Government The Netherlands

Province Noord-Holland

City Council Amsterdam

X DRO
(Dienst Ruimtelijke Ordening)

X OGA
(Ontwikkelingsbedrijf Programma & Regie)

X DMB
(Dienst Milieu en Bouwtoezicht)

WZS
(Dienst Wonen, Zorg en Samen-leven)

Projectbureau Noordwaarts

City Council District Amsterdam-Noord

Legal instrument:
Global zoning plan Buiksloterham

[social organizations Buiksloter-ham; among others;]

De IJsbreker
(primary school)

Over Hoeks
(primary school)

Christ Worship Center

[housing corporations]

Ymere
plots: 47,68,69, 4A

De Alliantie
plots: 47,68,69

Eigen Haard
plots: 43, 44

[**Beleef Buiksloterham**; consortium private developers]

[real estate development companies]

Vink Bouw
plots: 12, 21

Sprangers Bouwbedrijf BV
plots: 21

Lemniskade BV
plots: 22

BSHKavel41 BV
plots: 41

[entrepreneurs Buiksloterham; among others;]

Koopman
(domestic products)

Karwei
(construction industry)

Boomerang Casa
(creative industry)

New Energy Docks
(clean tech start ups)

Chef's table
(restaurant)

Undercurrent
(events)

[collective private commisioning; building groups; architect, residents, contractor, advisors]

Black Jack
plots: 21

Noord4us
plots: 21

Puuur
plots: 21

Nova Zembla
plots: 21

De Hoofden
plots: 21

Schoonschip - Amster-dam
plots: W5

De Ceuvel Foun-dation
plots: 32,35

KasCo Bui-ksloterham
plots: 5

[citizens (temporarily) taking on public roles]

[private commissions; self builders plot 3]

[self builders plot 5]

[inhabitants boat-houses Buiksloterham]

[informal cooperation construction and design process]

STAKEHOLDER MAPPING

- Temporary Information / promotion center Buiksloterham

- Promotional events (indoor & outdoor)

- Work spaces (several types)
- Events entrepreneurs
- Commercial spaces

- Self-build information and support center (information, materials, tools, building products, etc.)

- *Life in transition;*
* live - * work - * facilities:
local economy, local environment, local community, local culture;
urban farming, greenery production, energy harvesting, recycling, gathering, catering, shops local products, etc.

ACTIVITIES IN RELATION TO URBAN TRANSFORMATION

- Supervise and guide urban development
- Stimulate private investments
- Invest in public space and infrastructure projects
- Ground exploitation; cover costs

- Produce, sell and rent housing and work spaces for private sector
- Produce and rent social housing
- Realize societal projects

- Produce, sell and rent housing and work spaces for private sector

- Ensuring favorable urban conditions commodity production

- Produce, sell and rent housing and work spaces for private sector
- Ensuring favorable living conditions building and appartment

- Construction private house
- Ensuring favorable living conditions new street and neighborhood

- Ensuring favorable living conditions street and neighborhood

- Ensuring favorable urban conditions societal activities

STAKEHOLDERS

PUBLIC ACTORS **PRIVATE ACTORS**

| Social organizations | X X X City Council Amsterdam | Housing corporations | Real estate development companies | Entrepreneurs | Building groups | Self builders | Boat-house inhabitants |

INTERESTS URBAN TRANSFORMATION

[urban meaning; city as exchange value]

City as commodity (spatial engineering / gentrification)
- Promotion and branding area
- Project development; production and sale real estate
- Increasing quality of location to stimulate demand and sales prices (public space/urban program)
- Maintaining and increasing private property value
City as support for commodity production
- Public infrastructure to support flows
- Private real estate conditions that support production; representation, available space, ground prices, favorable environmental legislations, neighbouring functions, etc.

[urban meaning; city as use value]

City as spatial support for life
(ensuring quality of design and construction of;)
- (Collective) private living spaces
- Private work spaces

- Realization and management public space to support neighborhood life
- Attracting urban program; creating a vibrant and diverse local economy

**DIALOGUE
CONFLICT
COOPERATION
CO-EXISTENCE**

POSSIBLE SPATIAL CONFLICTS

- Architecture: Large-scale real estate speculation versus smaller private and building-group projects
- Public uses versus private uses
- Urban program: Large-scale commercial program versus small scale (social, ecological) local economy.
- Temporary uses as obstruction to real estate development vesus real estate development as obstruction to or finisher of temporary uses

SHARED INTERESTS & RISKS

- *Transformation Buiksloterham into attractive, sustainable live-work area*
- *Putting Buiksloterham on the map to stimulate transformation*
- *Stagnation urban developments, decrease in property value, unattractive living conditions*

POSSIBLE COOPERATION

- Promotion and information exchange Buiksloterham; events, publicity campaigns, (realization information center)
- Temporary uses wastelands and vacant buildings to bridge gap transition; to support life and catalyse developments
- Facilitating and attracting desired urban program
- Public space projects as catalyst neighborhood life and transformation

ACTORS-PRACTICES-INTERESTS

30-08-2013: Opening new bridge Buiksloterham, BBQ self-builders
At the opening ceremony of the bridge and afterwards at the BBQ with the self-builders I spoke with several people involved in the transformation of Buiksloterham and learned several interesting things. I handed out flyers and informed people of my plans to arrange several workshops to discuss public space in Buiksloterham.

- Just as the new inhabitants of Buiksloterham can be considered 'pioneers' so can the City Council (more specifically Projectburo Noordwaarts), as they are also discovering new types of urban transformation with more risks, less certainty, more flexibility and more citizen initiatives.
- Currently, one of the self-builders, an architect, has proposed an alternative design for the public space near his own future house. The City Council is reviewing the plan and is mostly concerned with issues of maintenance; is the grass easy to maintain? Are there any loose objects that could be of danger? Who is responsible for the maintenance, the inhabitants or the City Council? Here we see the complexities of land that is neither public nor private, but collective.
- Some of the self-builders were interested in the idea of participating in self-organizing public space, for they recognized the importance of public space for their own wellbeing and the value of their house. Others said they were currently more concerned with building their own house first, as this consumes much time and energy, but might afterwards turn their attention to the neighborhood.
- The self-builders are in now in an early stage all getting to know each other and some of them are cooperating in the construction process, for example by collectively buying concrete and laying a foundation, for this cuts back costs enormously. A group of self-builders shares a Facebook group to share knowledge and to initiate collective buying of materials. The BBQ is an example of a collective event of self-builders.

31-08-2013: Public information afternoon Beleef Buiksloterham
At Neef Louis in Buiksloterham, new projects by a consortium of developers and architects, *Beleef Buiksloterham*, were presented. The projects can be categorized in several types.

- CPO (Collectief Particulier Opdrachtgeverschap), in all cases initiated by architects. [*Black Jack, Nova Zembla, De Hoofden, Noord4Us, Puuur*]
- Private construction / real estate development companies [*aNDRS, Patch 22, Docklands*]
- Housing association [*De vrije kade*]

aNDRS: developer BSHKavel 41 BV – no collective spaces
Patch 22: developer Lemniskade BV – no collective spaces
Docklands: developer Vink Bouw – shared gardens
Black Jack: CPO B06 & BnB architects, Sprangers Bouw, ReversoZ ('mede-opdrachtgeverschap', member of cooperative assocation) – no collective spaces
Nova Zembla: CPO ArchitectBNA – no collective spaces
De Hoofden: CPO De Hoofden – small collective roof garden
Noord4Us: CPO Berger Barnett architects, Vink Bouw – sharing interior and exterior spaces and facilities as central concept
Puuur: CPO Atelier Puuur, Vink Bouw – shared interior space for rent for VVE (dwellers association) and collective garden
De vrije kade – Housing association Eigen Haard, Projecton real estate development – no collective spaces planned

Opening ceremony new bridge Buiksloterham and NDSM, 30-08-2013

BBQ self-builders Vliegerbos Amsterdam-Noord, 30-08-2013

Buiksloterham_2.0

Voor mijn afstudeerproject aan de Faculteit Bouwkunde aan de **TU Delft - Master Architectuur**, verdiep ik mij het komende half jaar in de stedelijke transformatie van Buiksloterham en maak ik een ontwerp voor een eigentijds buurthuis. In het kader hiervan wil ik binnenkort een aantal workshops organiseren om samen met bewoners en andere partijen ideeën te genereren, die iets kunnen bijdragen aan de ontwikkeling van Buiksloterham .

Toelichting afstudeerproject;
_ In mijn **onderzoek** ontwikkel ik een **strategie** voor de bewoners van Buiksloterham, ter ondersteuning van de opbouw van een duurzame gemeenschap en een lokale economie, door transformatie van publieke ruimte. Hoe kan particuliere zelfbouw zich uitbreiden naar zelforganisatie in het publieke domein?
_ In mijn **ontwerpproject** maak ik een ontwerp voor een eigentijds buurthuis, bedoelt als **catalysator van de strategie** voor ecologische en zelforganiserende stedelijke transformatie.

Eric de Ridder   **eric_de_ridder@hotmail.com**   http://buiksloterham**tweepuntnul**.wordpress.com

http://buiksloterham**tweepuntnul**.wordpress.com

Flyer for workshops, 30-08-2013

Flyers Beleef Buiksloterham, 31-08-2013

Alsema (self-builder), Furkan Köse (Atelier Puuur), Niels Bon (Eigen Haard housing corporation), Peter Kerklaan (Expo Vastgoed), (Eric de Ridder, TU Delft)

At the meeting a collection of stakeholders discussed possibilities for temporary use of wastelands in Buiksloterham. A number of important themes were discussed.

- A number of initiatives were discussed such as urban farming. The potential PR value of bottom-up urbanism for project development was discussed. The necessity of putting Buiksloterham on the map was discussed, as it is still seems to be a forgotten area in the city.
- *Common interests;* one of the questions was, how can the project developers and the new inhabitants cooperate? It was stated that the primary interest of the project developer was to deliver its products to the market, while the self-builders emphasized livability of the area for the long term.
- From the perspective of project development, temporary use of wastelands was considered a possible threat for it could slow down real estate speculation or threaten to shrink a project. At the same time its potential to attract new buyers and to generate publicity for the area was recognized, and also from the inhabitants perspective, its value for the livability of the area.
- Mobility and temporality was mentioned, for temporary use of the discussed empty plots (plots that are about to be developed) would turn out to be one up to two years.
- It was acknowledged that most of the project developers tend to think within the boundaries of their own plot, while the problems of Buiksloterham rise above the individual plots and therefore demand a broader view.
- To organize a collaboration that directs the transformation of the area and relates the different interests of the stakeholders, Frank Alsema presented his idea of setting up a *foundation for Buiksloterham*. This foundation would be related to a digital platform and would integrate the different groups of stakeholders of Buiksloterham, as each group would have a representative. This would entail a group of local entrepreneurs, the coalition of project developers (Beleef Buiksloterham) and an association of private self-builders. This would ensure that all stakeholders would have their voice. Through the foundation the transformation of Buiksloterham could be steered into a desirable direction, in cooperation with the City Council.
- The importance of finding the identity of Buiksloterham, of telling its story, and telling a new story was discussed, and concluded with the need for a clear, shared vision on the area.

To conclude: despite the differences in interests of the project developers and the inhabitants, the shared interest is to make Buiksloterham as a whole more attractive, for this is beneficial for both livability and market value. Temporary use of empty plots can therefore be considered a tool that serves this shared interest. Setting up a foundation or another type of organization in order to structure these types of temporary projects and to ensure dialogue and cooperation between all stakeholders was proposed. The stakeholders present at the meeting recognized the potential value of such an organization.

FIELDWORK RESEARCH REPORTS

Shareholders Diner Pensant

Organisatie	Vertegenwoordiger
ANGSAW	Harry van den Berg
Café de Pont/ Tolhuis	Bas van den Akker
Club AIR (Twenty4Amsterdam)	Sander Groet
Codum (A-Lab)	Marcus Fernhout
DUS Architects/ Open Coöp	Hans Vermeulen
EYE	Ido Abram
Hyperion Lyceum	Ilja Klink
NDSM Lab	Frank Alsema
New Energy Docks	Peter Dortwegt
Noordwaarts	Hans Gerson/ Annegien Krugers
Plan Van der pekstraat	Sylvia Fennis
Stadsdeel Amsterdam-Noord	Rob Post/ Kees Diepeveen
THNK	Ronald Lenz
Tolhuistuin	Chris Keulemans
Urban Stylistix	Peter Coolen
Ymere	Patrick Biesboer
Nog niet definitief	
Broedstraten	Maaike Poppegaai
huurdersvereniging Van der Pek	Bart Stuart
Ontwikkelings Combinatie Overhoeks	?
Van der Pekbuurt	Isabelle
Wijkvereniging Overhoeks	Marcel Oomen
Aanwezig tijdens een van de diners	
Alliantie/ Eigen Haard	?
Dienst Ruimtelijke Ontwikkeling	Zef Hemel

(& Eric de Ridder, TU Delft)

Diner Pensant is organized to bring together different stakeholders involved in 'the head of North' (De Kop van Noord) in order to finally generate a program strategy for the area. From each organization a representative was present at the diner to discuss the problems and potentials of the redevelopment of the area. This was the first diner that was intended to explore and analyze the current situation.

- The different stakeholders introduced themselves and their role in the head of North.
- The scale of the program strategy was first discussed. A comment was made that we should not think in boundaries for Amsterdam is already a little village. Another comment was that all the areas in North should look for an open boundary in order to cooperate with each other, for there is a mutual dependency.
- A recurring theme in the diner was the problem of the infrastructure, the connection of North to the center. It was acknowledged that while North is in transition it is still far from being a mature part of the city, it is still neglected and ignored, and separated from the center. A plea was made for a bridge between North and the center and an extra subway station for the North-South line, at the Sixhaven. Also the improvement of the ferry

publicity and gradual improvement of the area.
- The Overhoeks area was discussed. Ymere shortly explained their new, flexible plan for the development of this neighborhood. The plans for a new Tech-campus by among others MIT in Overhoeks was mentioned and considered as a positive impulse for the area.

26-9-2013: Meeting with Karel Winterink & Irene Fortuyn (both artists at Ketter & Co) & Frank Alsema at Neef Louis, Buiksloterham, to discuss the design and construction of a future park (Papaverpark) for Buiksloterham

- Frank started the meeting by discussing the idea to set up a neighborhood cooperation that brings together al the different projects and ideas to redevelop Buiksloterham into an attractive part of the city.
- The design and creation of the Papaverpark by the inhabitants and other actors such as artists (across plot 3 in Buiksloterham) was then discussed. The importance of starting with projects in public space was emphasized. For waiting for the housing projects to finish would take too long and the area should immediately be made more attractive.
- Frank explained that for the next approximately one and a half year he would be the maintainer of the area that will become a park, until the park space would officially become public space. Frank plans to open the gates to the public to make this private space a public space.
- A set of public outdoor lamps available at Neef Louis was mentioned as possible elements in the new park.
- A small, temporary, public stage as a starting point was discussed, that could be related to similar existing initiatives such as the Noorderpark Kamer.
- The idea of a 'plantage' was disccused, where people could rent their own gardens.
- The importance of an underlying story and vision that connects all the initiatives in Buiksloterham and that structures the development of the park was emphasized.
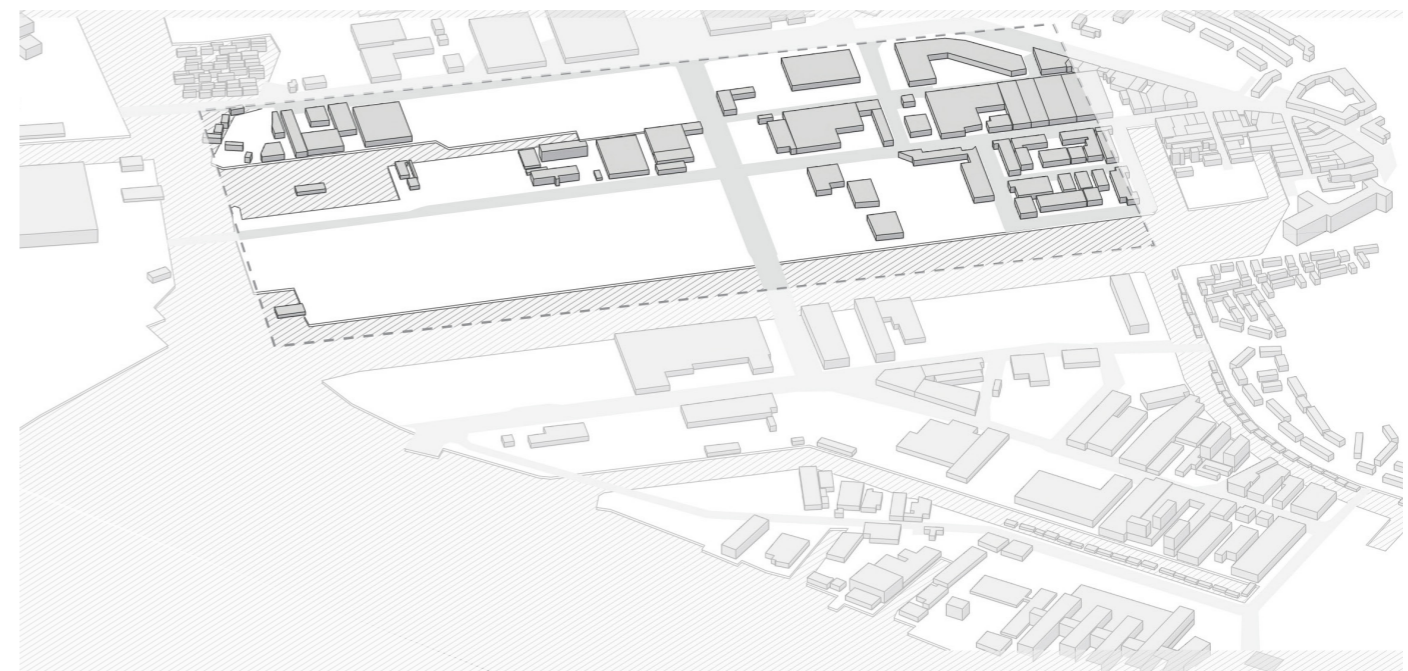
FIELDWORK RESEARCH REPORTS
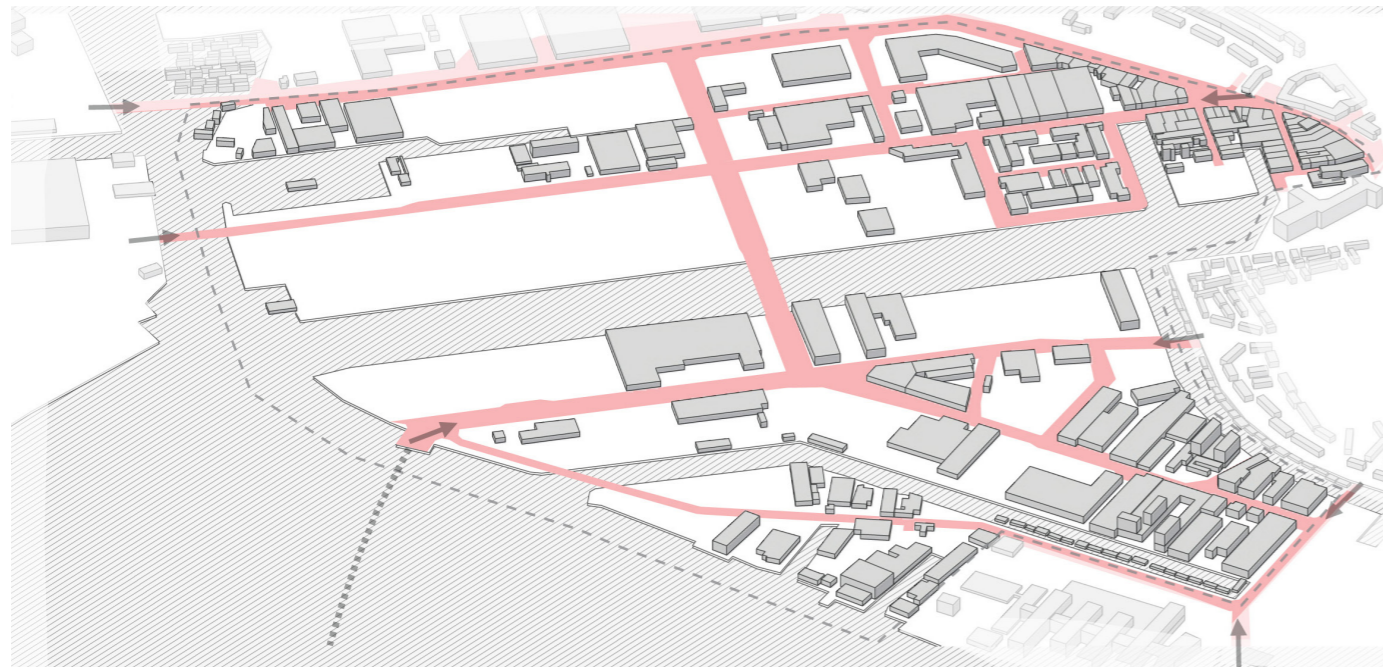
(Post-industrial) derelict public space in support of industrial flows, strong character and quality of the water network
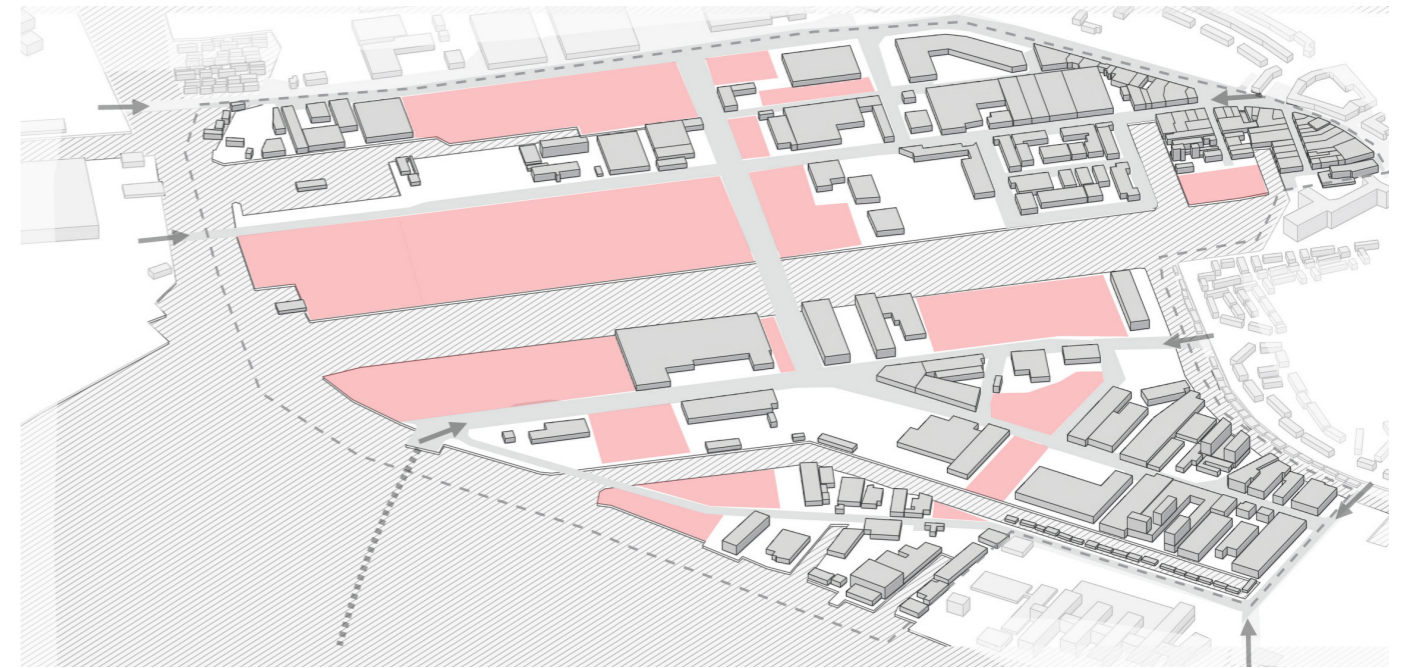
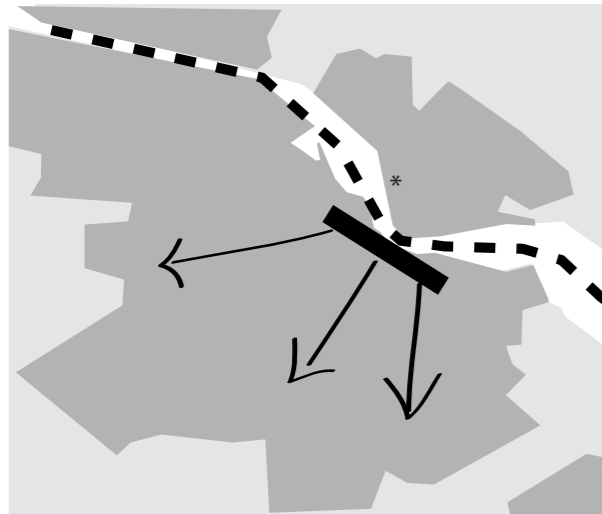Post-industrial urban wastelands; surplus of unused (polluted) ground
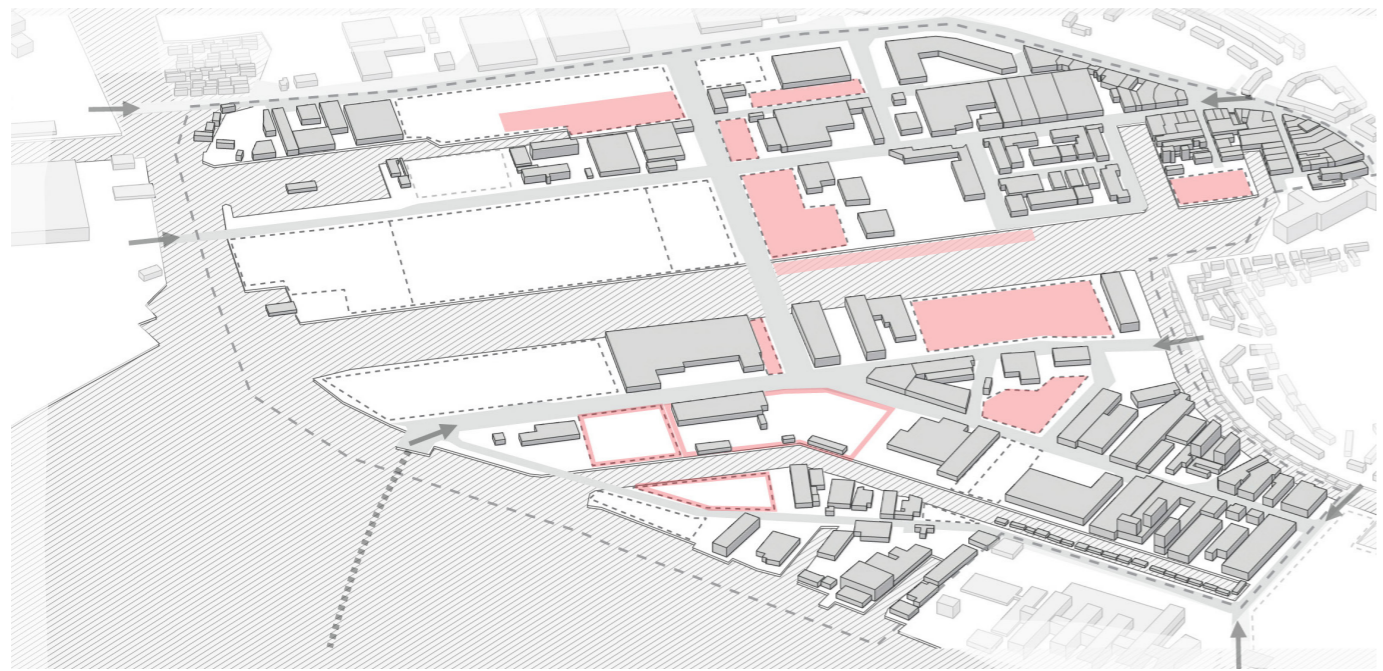
Vacant grounds currently in development; clustered & fragmented transformation
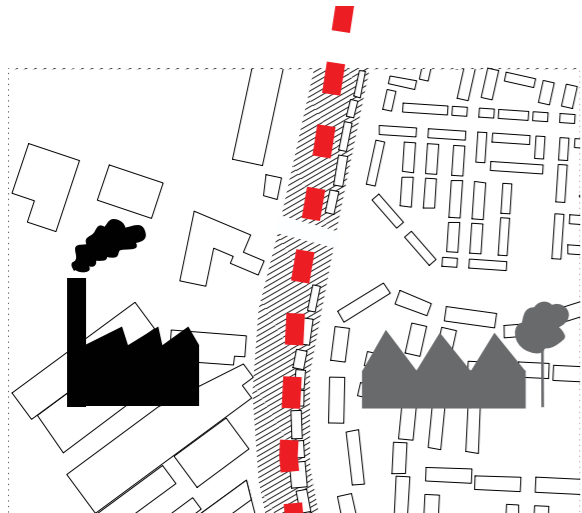

Area selected for urban scenarios

MAPS CONCLUSIONS URBAN ANALYSES

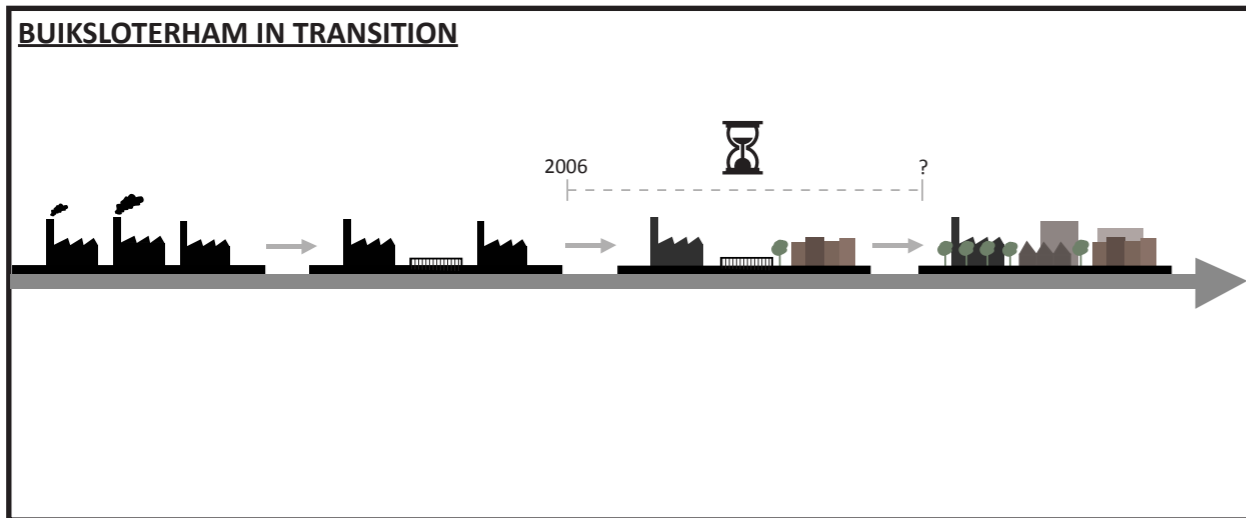Throughout its history Amsterdam-Noord has always been segregated from the rest of the city by the river IJ and the Central Station.

Currently the NDSM wharf and EYE museum function as magnets that draw people accross the river, while Buiksloterham remains isolated and unknown.

Amsterdam-Noord can be considered an island, seperated from the rest of the city. The internal structure of Noord is also based on urban islands without one strong center, grown from the concept of the garden village.

There is a general lack of greenery in the area. Delays and extra costs in development arise due to ground pollution and environmental legislations.

The original separation between industry and housing in Amsterdam-Noord still characterizes the space of Buiksloterham

Buiksloterham has a predominantly mono-functional industrial program, grown from the initial separation between housing and industry.

* Amsterdam-Noord is one of the most important urban renewal areas of Amsterdam in the next decades
* The focus is on attracting new inhabitants to Noord with middle and high incomes
* Creative industry is conceived as economic driver of redevelopment

[Amsterdam-Noord planning context; Structuurplan 2040]

* Gradual transformation plan City Council with flexible rules
* Fragmented ownership situation
* High ambitions for climate neutrality
* Cutbacks public space and infrastructure projects due to crisis
* Room for small scale private projects due to crisis

[Buiksloterham transformation planning context]

The public and the private domain in Buiksloterham are strongly segregated.

BUIKSLOTERHAM IN TRANSITION

Buiksloterham is a dynamic, complex and unpredictable transformation area, in the middle of a radical transition from industrial area to mixed live/work area.

- Long transition phase; estimated 20 - 30 years
- Stagnation and uncertainty due to crisis
- Gradual transformation strategy by City Council, executed mainly by private actors
- High potential due to location near city and abundance of space
- Limited resources available to create and transform the industrial public spaces, due to cutbacks.

Buiksloterham has a fragmented urban space with a surplus of unused wastelands, development takes place in fragmented private islands.

Public space of flows serves the logistics of the industrial functions. There is a critical lack of attractive public space to support living in the area.

DIAGRAMS CONCLUSIONS URBAN ANALYSES

ACTORS

[City-Council, developers, housing corporations]

[building-groups]

[individuals/self-builders]

URBAN TRANSFORMATION

City Council Amsterdam

PRIVATE ACTORS
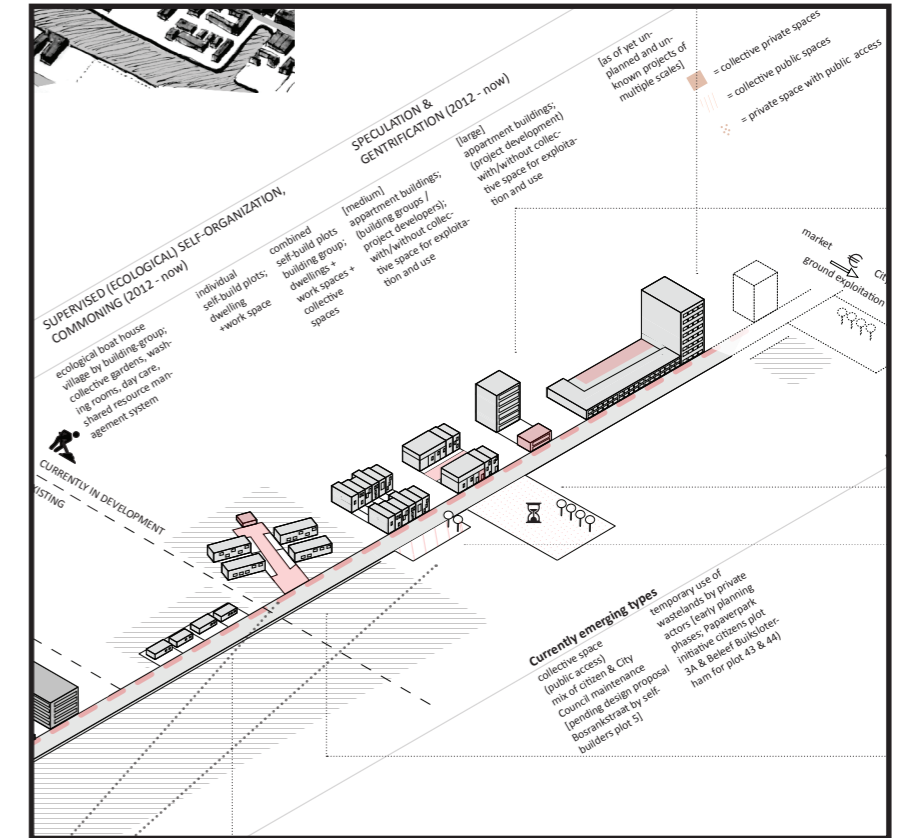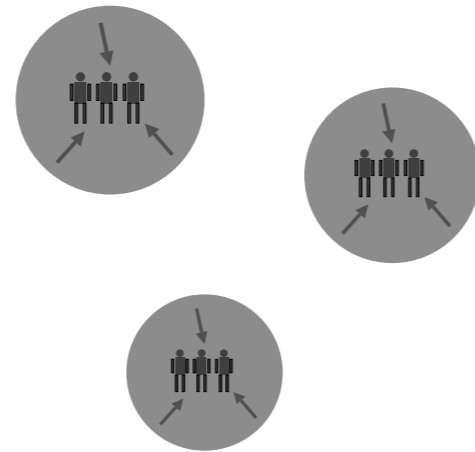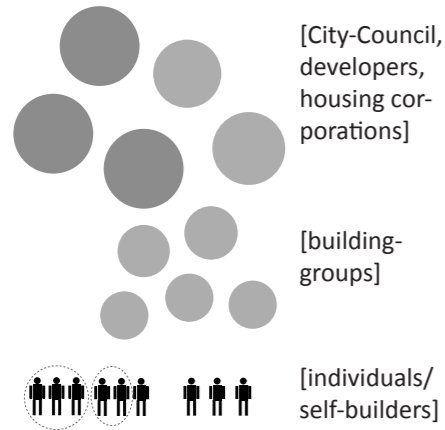
MULTIPLE ACTORS
Whereas in the past only a few dominant collective actors developed Amsterdam-Noord, currently in Buiksloterham there is a multitude of smaller and larger sized actors actors active in urban development, within the fragmented ownership situation of Buiksloterham; small (individuals), medium (building groups) large (developers & housing corporations)

ORGANIZATIONAL ISLANDS; FRAGMENTATION
The stakeholders in Buiksloterham mostly operate as introverted organizational islands, each actor working for their private interests, on their own plot.

DEMOGRAPHICS & DEVELOPMENTS
Planned total next 20-30 years:
from +/- 3000   to 9.500 workers
from +/-   50   to 9.000 inhabitants
Currently in development: 2013 - 2017
+/- 635 new inhabitants (+/-700 total)
+/- 400 new workers (+/- 3500 total)

Income groups:
+/- 80% middle and high-incomes
+/- 20% social housing; lower incomes

EXPERIMENTAL PUBLIC-PRIVATE RELATIONS
Due to the crisis, the City Council has taken on a new role in urban development, shifting from fixed urban plans executed by large developers within a prede-termined period, to a flexible transformation strategy with more space for small-scale private initiatives.

PRACTICES

SMALL-SCALE LOCAL INITIATIVES AS DRIVER OF DEVELOPMENTS
Due to the crisis, developments are now primarily driven by small-scale, sometimes experimental, local initiatives. This includes the self-builders and the building groups.

ENVIRONMENT
In Buiksloterham ecological build-ing and living play a central role and are about to develop into the most important characteristic of the area, considering the ambi-tious plans that are now on the table.

NEW PUBLIC ACTORS & PUBLIC SPACE TYPES
In Buiksloterham new public ac-tors are emerging as for example citizens cooperate to design and maintain parts of public space (in this research mentioned as collec-tive public space).

(TEMPORARY) COOPERATION & SHARING TYPES BASED ON COMMON INTERESTS: SHARE-ECONOMY

- Construction houses
- Use private col-lective spaces
- Public space neighborhood
- Ecology cycles; energy, food, etc.

- Real estate development and promotion
- Programming of area
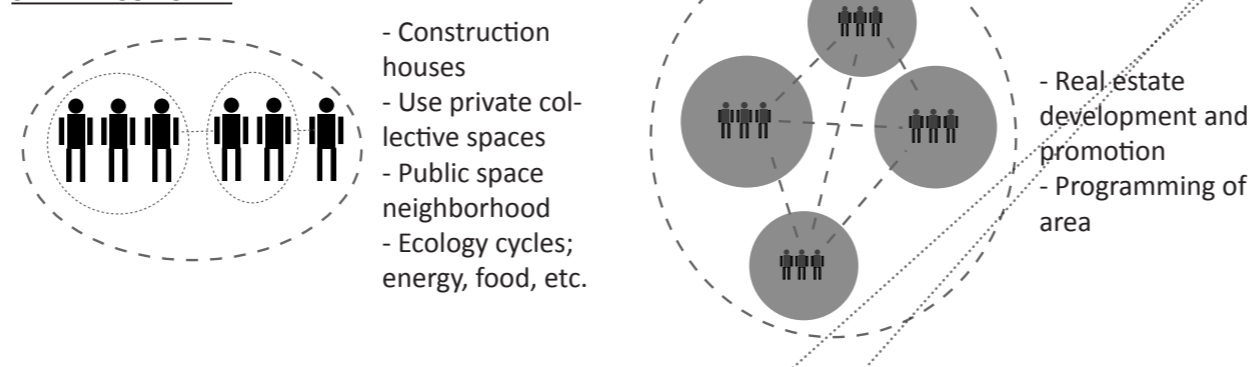
- On plot 3 & 5 informal cooperation between the self-builders currently occurs in the in the construc-tion process, such as collectively buying construction products and services.
- On plot 3 & 5 there are initiatives in the planning phase for the design and maintenance of public space.
- Noord4us is a building group with a concept for an appartment building based on the sharing-economy
- Schoonschip is a building group with strong social and ecological ideals that is building a sustainable boat house village.

- Beleef Buiksloterham is a consortium of private developers that cooperate to promote their real estate projects.
- Diner Pensant is a (temporary) cooperation between multiple stakeholders in Amsterdam-Noord in order to conceive a programming strategy for Overhoeks and 'The head of North'.

INSTRUMENTS

FLEXIBLE URBAN PLAN CITY COUNCIL
The City Council uses a flexible, gradual transformation strategy, which includes a global zoning plan.

TEMPORARY USES
Temporary uses of vacant buildings and wastelands are used as instru-ments in urban development, to bridge the gap of the transition to more permanent solutions.

SELF-BUILD PLOTS
Due to the crisis individual private actors are given space to develop their own plots, as large-scale real estate development is largely halted.

CITIZEN MANAGED PUBLIC SPACES
Citizens are taking initiatives to design and maintain parts of public space, in cooperation with the City Council.

COMMERCIAL PARTCIPATION WORKSHOPS (& customization)
Developers in the area organize workshops where people can custom-ize their potential future houses and discuss options.

PROMOTION EVENTS
Events to promote new building projects are organised by the devel-opers and building groups in the area, to attract buyers.

DIAGRAMS CONCLUSIONS ACTORS - PRACTICES - INSTRUMENTS IN URBAN DEVELOPMENT

4.5 Urban strategy proposal

Based on the previous analyses, a proposal for an urban strategy is made for the stakeholders and citizens of Buiksloterham to transform the networks of public space. To make the link between analysis and strategy the currently present actors, organizations, and micro-practices in Buiksloterham that can be activated and connected and the possibilities for producing public spaces are mapped. Subsequently, several options for producing public spaces in Buiksloterham are evaluated. Based on this evaluation, the potential temporary uses in Buiksloterham and their possible roles in urban development are visualized in a diagram. Based on these analyses, a strategic proposal is done for a multi-stakeholder cooperative that produces a temporary, adaptive network of common spaces on vacant grounds in the area. The proposed organization form is elaborated, followed by the proposed spatial interventions, supported by diagrams that visualize the intended qualities, methods and goals of the spatial interventions. Finally, three urban scenarios and a concept drawing of the proposed architectonic toolbox are presented, as links between research and design.

Relation urban strategy to identified forces of urban transformation
The urban strategy introduces three forces of urban transformation of public space in Buiksloterham; self-organization, localization and commoning. These forces are proposed to counter the problems found in the research produced by the forces of globalization, gentrification, privatization and segregation, with the goal of introducing common space as a mediator between public space and private space.

- Self-organization[1]
Due to the economic crisis and the cutbacks on public spaces and facilities implemented by the withdrawing Dutch government, self-organization has become a necessity for the stakeholders involved in urban development in Buiksloterham. Buiksloterham is an area that will have to transform itself almost from scratch and currently it is merely at the start of a long and challenging phase of urban transition. Self-organization will be important for the citizens and stakeholders in order to ensure the quality of community life and the public domain in the current times of privatization and organizational islands. Self-organization as a force of urban transformation is already present in the area, for multiple individuals are building their own houses, people are cooperating to create public spaces near their houses and plans for a foundation for the area are currently on the table. The urban strategy proposes to strengthen self-organization by setting up an organization, the Buiksloterham Transition cooperative, that connects and supports small-scale, self-organizational, local initiatives. The cooperative will try to ensure an inclusive dialogue between all stakeholders in the process of urban transition. Ultimately, one of the most important steps towards self-organization is to strive for economic self-reliance. By strengthening the local economy, and by conceiving projects that fulfill societal needs while being as much economically self-reliant as possible, self-organization can become successful. In the design-project, economic self-reliance forms an important starting point for the program of the proposed architectonic interventions. Program that provides income through exploitation but also contributes to the quality of the public domain is proposed and integrated in the design.

- Localization[2]
The urban strategy aims to catalyze the growth of small-scale local initiatives that support the public domain on multiple levels; local economy, local environment, local community and local culture. The local environment will play a central and connective role for multiple reasons. First of all, the post-industrial area is polluted and has a lack of greenery. Secondly, the production of a healthy and sustainable local environment is potentially a merger of

interest for all local stakeholders. For the City Council it is currently an important goal to transform Buiksloterham into a sustainable mixed live-work area. For the citizens of Buiksloterham it contributes to an attractive habitat and to improved self-sufficiency in energy and food. For entrepreneurs related to clean technologies, this type of urban development provides interesting business opportunities. And finally for project developers there are opportunities to experiment with new types of green and relatively small-scale projects that might be an alternative to the currently stagnated, large-scale projects.

- Commoning is introduced as a notion that replaces the outdated notion of top-down community development. As a force of urban transformation it refers to a dynamic, experimental process of making common.[3] This force of transformation is a reaction to excessive privatization and speculation, and is born from the necessity to cooperate in self-organization. Commoning is conceived in this context as the constant search for common values, activities and spaces, built on an inclusive dialogue between all stakeholders in which public and private interests are balanced and merged. It is strongly related to the concept of the sharing-economy that views sharing as both economically and socially rewarding. As a force of transformation, commoning is already present in the area, for several building groups are realizing projects based on the concept of the sharing-economy, such as Noord4Us and Schoonschip. In the case of Schoonschip, a group of citizens with a shared vision on social and environmental values cooperates to realize their project of a sustainable boathouse village in Buiksloterham. In these projects, several spaces and facilities in the new buildings are conceived as shared property, based on the idea that this provides both social and economic benefits.

On an organizational level, this means that the Buiksloterham Transition Cooperative, elaborated further on, will acts as mediator between public and private actors. On a spatial level this refers to the concept of a temporary adaptive network of common spaces produced by the proposed neighborhood cooperative, that serves as mediator between the segregated public and private domains.

Organization concept urban strategy
The proposed organizational model of a multi-stakeholder cooperative, the Buiksloterham Transition cooperative (BTC), has multiple components; an urban network, a digital platform, an urban programming agency and an environmental network, elaborated on the organization diagram in which proposed strategies for action are noted as well.

Why an urban transition cooperative?
* The global economic and climatic crises demand an urgent transition to new models for democratic and ecological urban living and urban development, in which a new balance between the local and the global and the public and the private has to be found.
* Buiksloterham is at the start of a difficult and long transition phase towards a sustainable live-work area. The aim of the cooperative is to guide this urban transition into the right direction.
* Buiksloterham is currently fragmented and segregated, on a spatial and an organizational level. The aim of the cooperative will be to reassemble this condition by bringing stakeholders together and by connecting urban fragments and clusters with each other.

What will the BTC do?
* Support community life in a state of transition and constant urban transformations.
* Catalyze the transition of Buiksloterham to a sustainable live-work area, through events and publicity, in a direction driven by a shared vision, built on an ongoing, inclusive dialogue between all stakeholders.

URBAN STRATEGY

* Facilitate and start experimental practices that explore the transition to new ecological and social models of urban development and urban living.

How will the BTC work?
* By facilitating supportive urban networks, organizations, frameworks and digital platforms as starting points for a dialogue between all stakeholders and as catalysts for small-scale local initiatives that support the formation of a sustainable public domain.

Spatial concept urban strategy
As stated earlier, one of the main objectives of the neighborhood cooperative will be to produce a temporary, adaptive network of common spaces on vacant grounds. The main problem and opportunity of Buiksloterham is its surplus of space on the many wastelands in the area that are waiting for development. This results in the fragmented spatial condition described earlier in this research. The wastelands will prove to play a key role in the urban development of the area. Keeping the vacant grounds unused while waiting for investments might seem to be the easiest and safest solution for the owners of the grounds but it maintains the neglected post-industrial image of the area and wastes a valuable opportunity for all stakeholders in the area. Fortunately, the potential of temporary use is increasingly recognized by the City Council and by project developers, as the fieldwork research described earlier has shown. 'De Ceuvel' is an example of a ten-year temporary use of vacant grounds that is currently in development in Buiksloterham.[4]

The proposal for a network of temporary, adaptive common spaces is based on three principles. Temporary uses are proposed as catalyst for urban development, first of all by dealing with the crisis by making big impact with little means, secondly by making a fast impact in the area due to reduced planning and construction times and thirdly by being more adaptable, open and mobile in relation to the unpredictable and dynamic urban context. Local municipalities and the national government in the Netherlands are increasingly acknowledging both the potential and the necessity of temporary uses in urban development in times of economic and climatic crisis. This can be observed in for example the *Open Lab Ebbinge* project in Groningen[2], multiple temporary projects in Amsterdam such as the recently started *De Ceuvel* project in Buiksloterham[3], and the national initiative *Tijdelijk Anders Bestemmen* by Rijkswaterstaat.[4]

Temporary uses of vacant grounds in Buiksloterham can generate publicity and awareness of the potential of the area and thereby attract new inhabitants, investors and entrepreneurs. It also has the potential to provide the necessary support for community life in an urban transition area, as there are very little urban facilities and attractive public spaces for the new inhabitants. Long-term investments in public spaces in the area are very slow in their execution and are unlikely to fulfill all the needs of the area due to the limited budgets that are available. Therefore in order to immediately support daily life in an area that is in transition, temporary public spaces can be a feasible solution.

The transition of Buiksloterham is very unpredictable. It is still unclear how long it will take and in which order it will take place. The urban strategy therefore proposes a methodology of time-based interventions, for urban planning as well as architectural interventions, based on the work of Bergevoet and Van Tuijl.[5] In the design of the pilot-project, elaborated further on, this methodology will be implemented and will become more clear. This proposed type of flexible urban development is more open to changes and input by users and less risky due to phased investments. On the architectural scale mobility, adaptability, reversibility and multi-functionality will play an important role in order to realize the proposed adaptive urban network.

The main goals of the temporary network will be to connect stakeholders in the area, to activate citizens as spatial agents by stimulating participation and appropriation, to activate wastelands and to connect the segregated public and private domains. The three intended architectonic qualities of the proposal are making a big impact with little means, playing a supportive role as open, multi-use framework for local initiative and increasing the sense of spatial wholeness by connecting urban fragments and using the neglected gaps in the city.

From a strategic perspective, the proposed network of common spaces consists of three elements; nodes, lines and fields. For the purpose of feasibility, architectonic interventions are mainly conceived as small-scale building-nodes that act as micro centers of activity, movement and gathering. The proposed lines and fields operate on a larger scale to form a connective urban landscape. Lines facilitate movements, access, routes, connections, lines of sight, spatial transitions and boundaries. Examples are lines of trees, plants or temporary routes through muddy wastelands. Fields form low-cost outdoor urban programs that make temporary use of the large open spaces on the vacant grounds, such as community gardens for urban farming or cultural parks that facilitate a mixture of greenery production and outdoor art exhibitions. The urban strategy proposal is concluded with a concept drawing of the proposed architectonic toolbox. In the following chapter, after the research statement, the relation between research and design will be elaborated.

1. Essay on self-organization and the downsides in a neoliberal context; Schinkel, W. "Van Bestuur Naar Zelfbestuur: Overheid, Burger En Zelforganisatie." *Raad voor de leefomgeving en infrastructuur - Essays toekomst van de stad* (2012): 10-13.
2. Young, R. de, Princen, T. *The Localization Reader*. Cambridge, Massachusetts: The MIT Press, 2012.
3. Architektur, An. *On the Commons: A Public Interview with Massimo De Angelis and Stavros Stavrides*. e-flux 2013. Available from http://www.e-flux.com/journal/on-the-commons-a-public-interview-with-massimo-de-angelis-and-stavros-stavrides/.
4. Tijdelijk Anders Bestemmen; www.tijdelijkandersbestemmen.nl
5. Bergevoet, T., Van Tuijl, M. 2013. *De flexibele stad - Oplossingen voor leegstand en krimp*. (Rotterdam: nai010 uitgevers)

URBAN STRATEGY

What are the existing actors, organizations and micro-practices that can be connected and activated, and what are the opportunities for production of communal spaces in the area, that can contribute to the strategy for localized, ecological, self-organizational community development?

CONCLUSIONS

ENVIRONMENT
In Buiksloterham ecological building and living play a central role and are about to develop into the most important characteristic of the area, considering the ambitious plans that are now on the table.

SELF-ORGANIZATION / SMALL-SCALE LOCAL INITIATIVE
In Buiksloterham there exist multiple forms of self-organization, as people cooperate to build their own houses and collectively make designs for public space. Due to the crisis, developments are now primarily driven by such small-scale, sometimes experimental, private initiatives.

SPATIAL OPPORTUNITIES
Buiksloterham is primarily characterized by its surplus of unused wastelands. There are multiple types of wastelands. Ownership, pollution, (environmental) regulations, the status of development, and the quality of the location determine the potential for (temporary) use as public space.

STRATEGIC MAPPING (snapshot fall 2013)

EXISTING ACTORS, ORGANIZATIONS & MICRO-PRACTICES

Energy cooperations
Amsterdam Energie
Zon Op Noord
Onze Amsterdam Noord Energie
NDSM Energie

Recycling & re-use
Domestic products
Kringloopwinkel
De Lokatie
Furniture
Neef Louis
Van Dijk & Ko

Gardening/ Urban farming
Educational gardens
Grown Down Town
= urban farming organization
ANGSAW
= citizen organization for greenery in Amsterdam-Noord

Ecological building
Patch 22
= highest wooden building in Netherlands
De Ceuvel; temporary creative offices on polluted ground
Schoonschip Amsterdam
= ecological boat house village; self-sustained in energy, closed cycles, social housing included, shared facilities for urban farming & daycare

Economy
DIY garage Heining Hobbyhal
QOIN – Community Currency
= company to support local community currencies
New Energy Docks
= ecological entrepreneurship start-ups organization

Self-organization & cooperation
Self-build plot 3
; informal cooperation construction process, planning for collective public space Papaverpark
Self-build plot 5
; informal cooperation construction process, planning for collective public space Bosrankstraat
Noord4us
= building group project based on concept of the sharing economy
Building groups, initiated by architects; plot 21
Diner Pensant; multi-stakeholder programming strategy Kop van Noord / Overhoeks development fall 2013

Education & social projects
Schools
Over Hoeks & De IJsbreker
SO De Heldring
Social projects
De Wingerd
Wood workshop for mentally disabled people
Homeless center

Art & Culture
Volten atelier
Undercurrent

Artists / creative industry
Rhizomatic
Stichting PIPS:Lab
Art Wharf Malschaert
La Bolleur
Boomerang Casa
Open Coop
Metabolic Lab

SPATIAL OPPORTUNITIES & PRECEDENTS

[space-type] [status] [polluted / unknown pollution level]
wasteland — plans unknown
wasteland — advanced planning phase / start construction
wasteland — early planning phase
wasteland — temporary uses outdoor space for events & camp site
underused green area in summer season
vacant building
cultural & historical value

[existing temporary uses existing buildings / wastelands]
Van Dijk & Ko
Neef Louis
New Energy Docks
De Ceuvel; temporary creative offices on polluted ground
temporary uses events & camp site

STRATEGIC MAPPING BUIKSLOTERHAM

Eric de Ridder - 1303376 - Explore Lab 16 - Architecture Faculty TU Delft
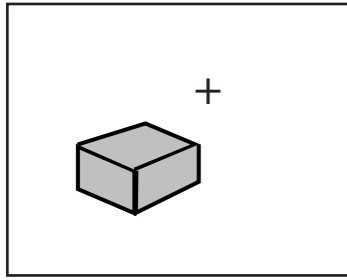
[new permanent public building]
costs: *high*
impact time: *slow*
flexibility, adaptability, space for experiment: -
visibility in public domain: +
transformation segregation public domain: +
transformation fragmentation public domain: +/-
* adding a small building is adding a new fragment
feasibility in context Buiksloterham: --
* economic crisis, cutbacks on public space
* no space for public building implemented in zoning plan
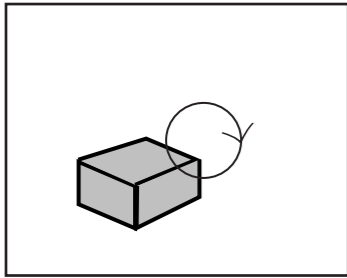
[(re-)use existing building for permanent public use]
costs: *medium-high*
impact time: *slow*
flexibility, adaptability, space for experiment: -
visibility in public domain: +/-
transformation segregation public domain: +
transformation fragmentation public domain: -
feasibility in context Buiksloterham: --
* economic crisis, cutbacks on public space
* lack of attractive vacant buildings for investments into re-use
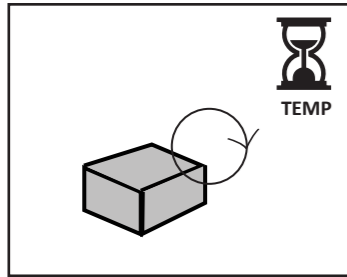
[temporary use vacant building for public function]
- costs: *low*
- impact time: *fast*
- flexibility, adaptability, space for experiment: +
- visibility in public domain: -
* less visible/recognizable due to limited investments temporary
uses (see New Energy Docks or Neef Louis)
- (temporary) transformation segregation public domain: +/-
- (temporary) transformation fragmentation public domain: -
* the large surplus of wastelands remain unused
- feasibility in context Buiksloterham: +/-
* dependent on changing availability suitable vacant buildings
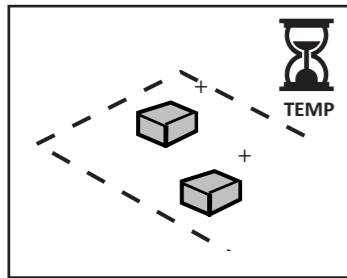
[temporary new public building on wasteland]
- costs: *low-medium*
- impact time: *fast*
- flexibility, adaptability, room for experiment: ++
- visibility in public domain: ++
- (temporary) transformation segregation public domain: +
- (temporary) transformation fragmentation public domain: +/-
- feasibility in context Buiksloterham: +/-
* -: ground pollution, construction processes, development
pressure make it difficult
* +: de Ceuvel is a precedent of a temporary use of polluted
wasteland
* +: project developers are interested in temporary uses of
wastelands to boost sales
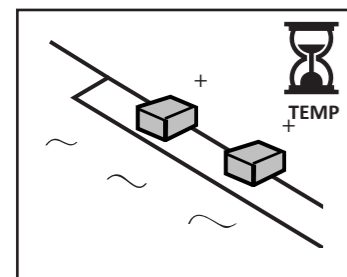
[temporary new public building on water]
- costs: *medium*
- impact time: *fast*
- flexibility, adaptability, room for experiment: ++
* mobility is high
- visibility in public domain: ++
- (temporary) transformation segregation public domain: +
* making use of quality of water network
- (temporary) transformation fragmentation public domain: +/-
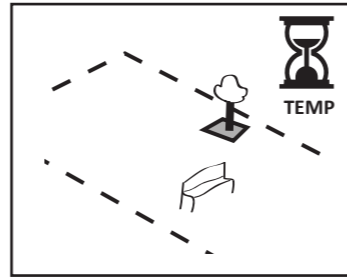- feasibility in context Buiksloterham: +/-
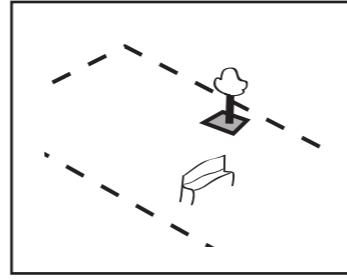
[new permanent outdoor public structures]
costs: *medium*
impact time: *slow*
flexibility, adaptability, space for experiment: -
visibility in public domain: +
transformation segregation public domain: +
transformation fragmentation public domain: +/-
feasibility in context Buiksloterham: +/-
* economic crisis, cutbacks on public space
* public space investments by City Council follow after private
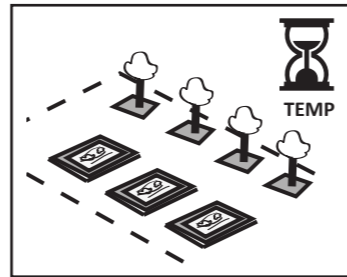developments, in a later phase
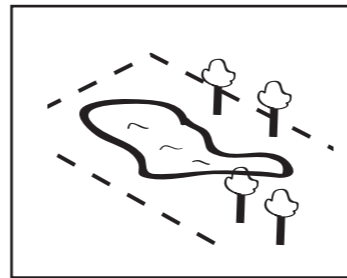
[new permanent outdoor public fields / parks]
costs: *medium - high (dependent on size)*
impact time: *slow*
flexibility, adaptability, space for experiment: -
visibility in public domain: +
transformation segregation public domain: +
transformation fragmentation public domain: +
feasibility in context Buiksloterham: +/-
* economic crisis, cutbacks on public space
* public space investments by City Council follow after private
developments, in a later phase

[new temporary/ reversible outdoor public structures]
costs: *low- medium*
impact time: *fast*
flexibility, adaptability, space for experiment: ++
visibility in public domain: +
transformation segregation public domain: +
transformation fragmentation public domain: +
feasibility in context Buiksloterham: +
* low cost, simple & reversible structures with fast impact,
and DIY construction

[new temporary / reversible outdoor public fields / parks]
costs: *low- medium*
impact time: *fast*
flexibility, adaptability, space for experiment: ++
visibility in public domain: +
transformation segregation public domain: +
transformation fragmentation public domain: +
feasibility in context Buiksloterham: +
* low cost, simple & reversible structures with fast impact,
and DIY construction

What types of public space in Buiksloterham can act as catalyst for transformation of the public domain, urban development and community development?

Criteria;
*- Crisis; * costs * feasibility*
*- Dynamic transformation context; * impact time * adaptability, flexibility, mobility*
*- Impact on public domain; * visibility intervention * relation to segregation * relation to fragmentation*
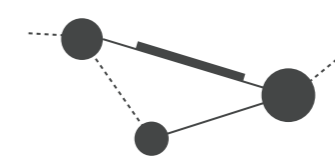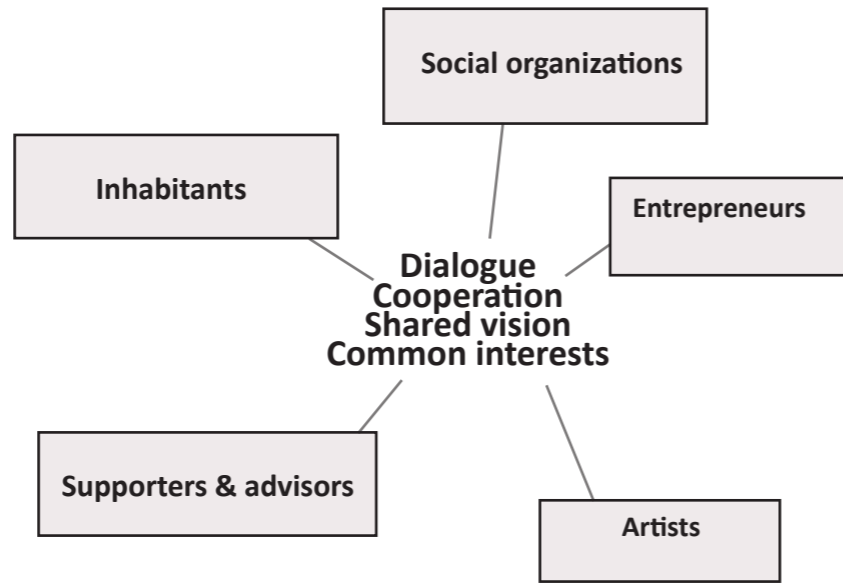
[conclusions]

- **New permanent public buildings are not feasible due to cutbacks, options for new permanent outdoor public structures and fields are limited due to cutbacks City Council, and are slow in development, as currently public spaces are planned for an unknown later phase, following private investments.**

- **Re-use of vacant buildings for public uses is feasible and attractive, but has a limited impact on the transformation of the segregation and fragmentation of the public domain.**

Temporary public spaces as catalyst for permanent investments;

- **Temporary public buildings on the water and on wastelands can potentially play a role as catalyst of urban development and community developement, with a low cost, fast & big impact approach and a high level of flexibility in relation to the dynamics of the site. Financing, building regulations and architectural expression of the projects are the main challenges.**

- **Temporary outdoor public structures and fields are the most feasible options with an high impact on the transformation of the public domain, fast results; with low budget.**

URBAN STRATEGY: EVALUATION OPTIONS PRODUCTION PUBLIC SPACE BUIKSLOTERHAM

POTENTIAL
TEMPORARY
USES

[time]	[space-type]	[status]	[polluted / unknown pollution level]	[potential roles temporary use in urban transformation][1]
1 - ? years	wasteland	plans unknown - public destination		**Stand-in**
1 - ? years	wasteland	plans unknown private destination		**Impulse**
1 - 3 years	wasteland	advanced planning phase / start construction		**Co-existence**
2- 4 years	wasteland	early planning phase		**Free-flow**
1- ? years	water: canal	no destination / harbor destination		
weekend/ week / month	wasteland	temporary uses outdoor space for events		**Consolidation**
depends on context	vacant building			

- What is the future destination of the plot?
- What is the status of development of the plot / how long will it be vacant?
- Who owns the land?
- Is there ground pollution?
- What are the spatial qualities of the location? (accessibility, cultural and historical value, genius loci)

1. Oswalt, P., Overmeyer, K., Misselwitz, P. *Urban Catalyst - the Power of Temporary Use*.(Berlin: DOM Publishers, 2013).

URBAN STRATEGY: POTENTIAL TEMPORARY USES BUIKSLOTERHAM

Buiksloterham Transition Cooperative (BTC)

[membership classes - multistakeholder cooperative]

Social organizations

Inhabitants

Entrepreneurs

Dialogue
Cooperation
Shared vision
Common interests

Supporters & advisors

Artists

[strategy components]

URBAN NETWORK
The BTC produces and manages a temporary, evolving network of common spaces as spatial support and catalyst of local initiatives, as mediator between the public and private domains.

DIGITAL PLATFORM
The BTC website acts as digital platform, to generate publicity, to map existing activities, to connect actors and provide a platform for discussions and the launch of new ideas and projects.

URBAN PROGRAMMING AGENCY
The BTC aims to act a mediating agency in the programming of the Buiksloterham area for permanent and temporary uses. Four categories of urban program are identified as supportive of the transition strategy; *local economy, local environment, local community and local culture.*

ENVIRONMENTAL NETWORK
The environmental network is related to the flows and cycles of energy, materials and (ecological) products such as construction products, food, etc., and the networks of greenery and nature in the area. The BTC aims to support and facilitate practices that strengthen the local environment of Buiksloterham, such as ecological building, energy production, recycling and re-use of materials and products, urban farming and gardening.

[proposed strategies for action[1]]

ENABLE:
* Activating the existing (actors, skills, buildings, wastelands, cycles, flows, access)
* Connecting the existing (actors, skills, buildings, wastelands, cycles, flows)
* Attracting desired new program and inhabitants for the area (through events and publicity)

INITIATE:
* Re-using, recycling & retrofitting the existing (materials, products, buildings, land)
* Inserting new program and producing new spaces as magnets (through pilot projects)
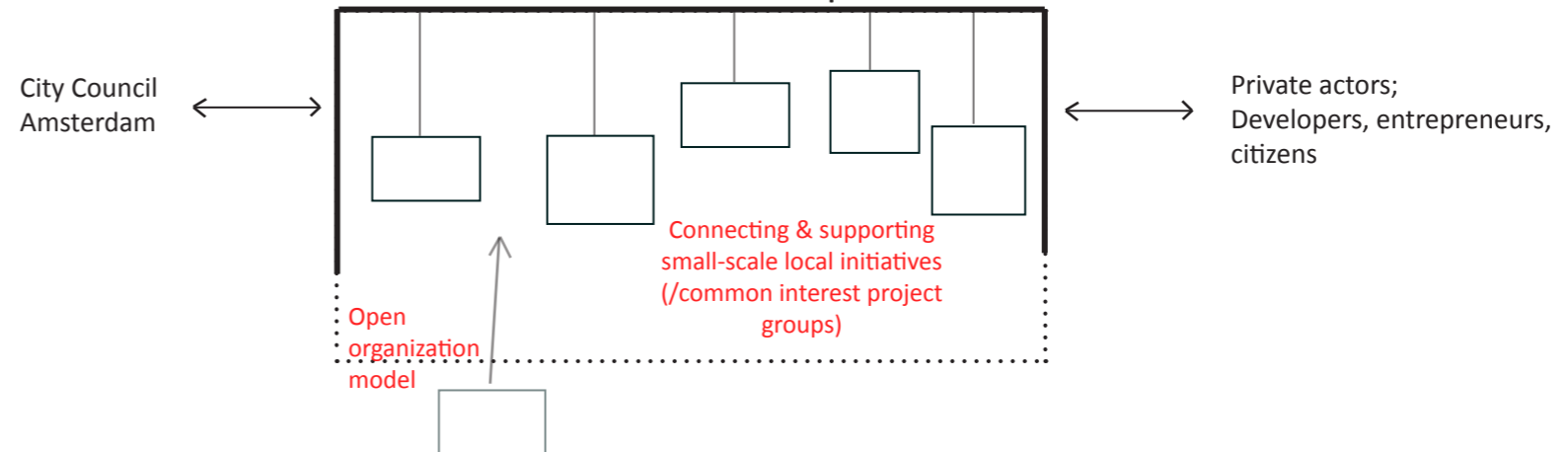* Facilitating desired new program (with space and supportive organizational structures)

COACH & COMMUNICATE
* Lobbying for desired policies and urban plans
* Resisting to undesired policies, urban developments and urban program

1. Oswalt, P., Overmeyer, K., Misselwitz, P. *Urban Catalyst - the Power of Temporary Use*.(Berlin: DOM Publishers, 2013).

Enable new public-private partnerships;
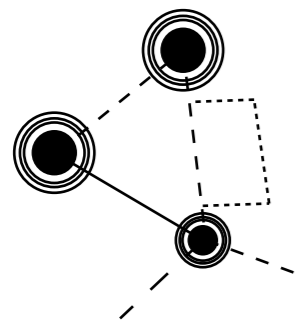Mediating between public and private interests

Buiksloterham Transition Cooperative

City Council Amsterdam

Private actors;
Developers, entrepreneurs, citizens

Connecting & supporting small-scale local initiatives (/common interest project groups)

Open organization model

URBAN STRATEGY: CONCEPT ORGANIZATION MODEL

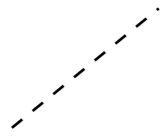*Eric de Ridder - 1303376 - Explore Lab 16 - Architecture Faculty TU Delft*

[methods]

EVOLVING NETWORK
of temporary common spaces as support for local initiatives, as connector of urban fragments, to catalyze the urban transition of Buiksloterham
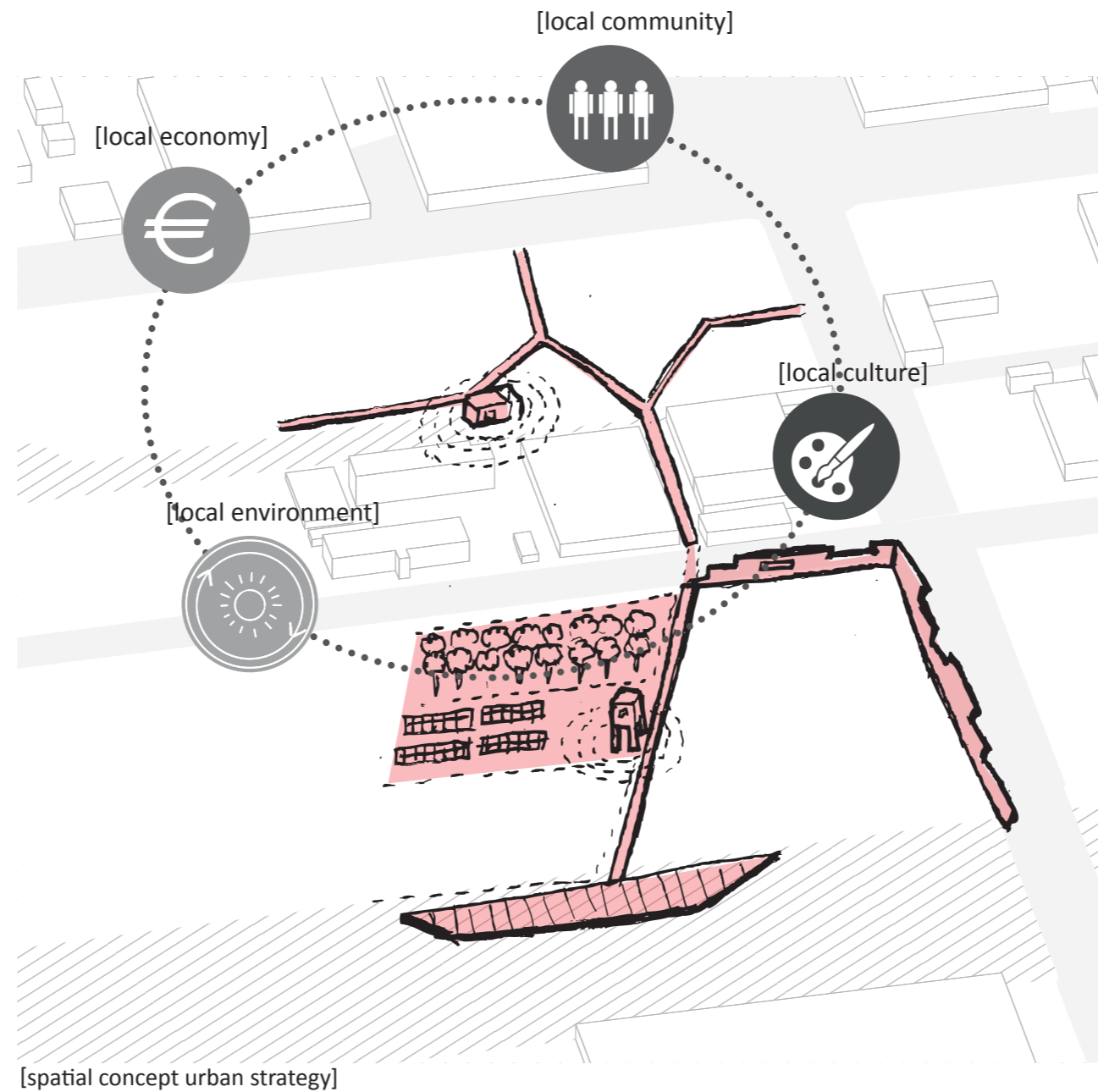
NODES; centers of activity, gathering and movement; magnets for local initiatives; buildings and furniture
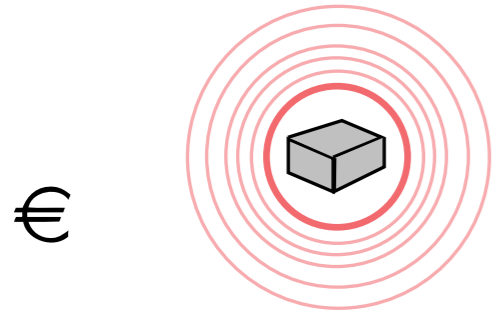
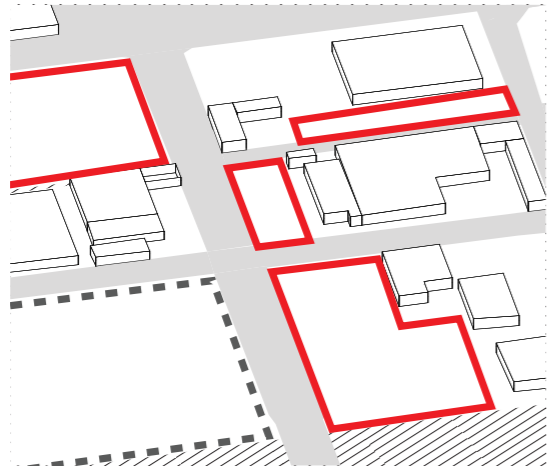**LINES**; movements, routes, lines of sight, connections, boundaries, linear architectonic structures

FIELDS; parks, urban farming, energy production, wastelands, construction sites

[local community]

[local economy]

[local culture]

[local environment]

[spatial concept urban strategy]

URBAN STRATEGY: SPATIAL CONCEPT BUIKSLOTERHAM TRANSITION NETWORK

[temporary architecture as catalyst; low budget, big impact, fast impact, adaptable]

[phased development, pilot-projects, prototypes]

LITTLE MEANS - BIG IMPACT, dealing with the crisis and cutbacks on public spaces
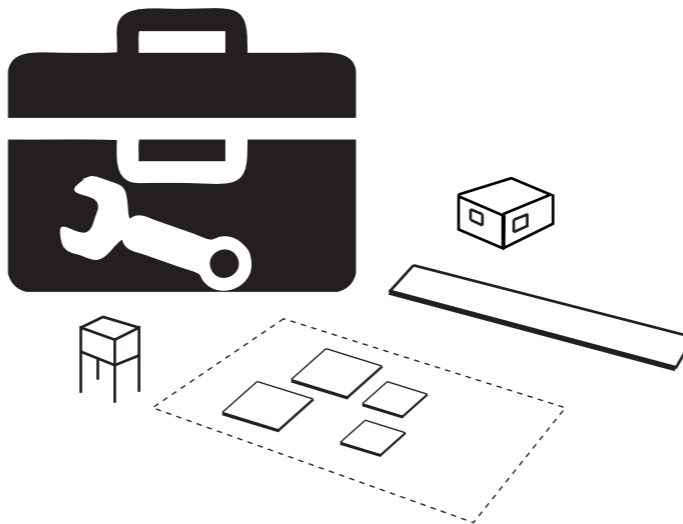
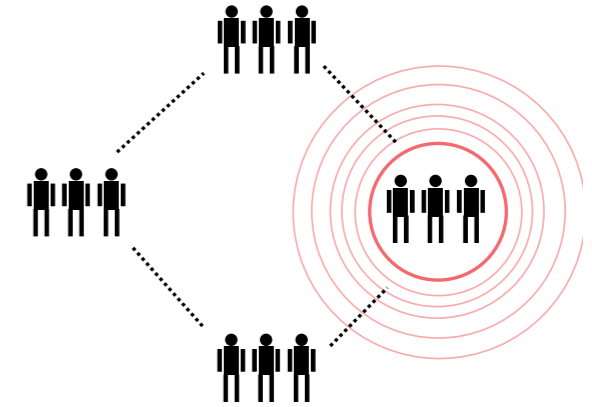TIME-BASED INTERVENTIONS, that allow feedback in multiple phases and are based on phased investments with less risk

CONNECTING STAKEHOLDERS BUIKSLOTERHAM - ACTIVATING CITIZENS AS SPATIAL AGENTS

TEMPORARY USES VACANT GROUNDS connect the urban fragments and use the neglected gaps of the city, to increase the sense of place and wholeness

URBAN TRANSITION NETWORK of temporary common spaces
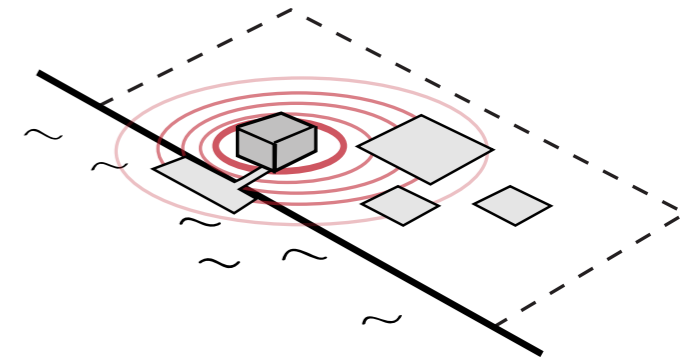
ACTIVATING WASTELANDS - utilizing surplus of open space

[private domain]

[common space]

[public domain]

[segregation]

ARCHITECTURE AS OPEN, MULTI-USE PLATFORM TO SUPPORT LOCAL INITIATIVES

ARCHITECTONIC TOOLBOX for production temporary network of common spaces
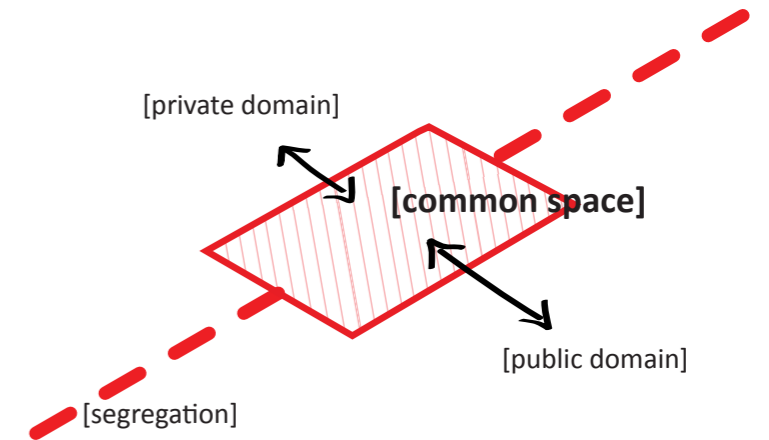
CONNECTING SEGREGATED PUBLIC AND PRIVATE DOMAINS THROUGH COMMON SPACE

URBAN STRATEGY: SPATIAL CONCEPT BUIKSLOTERHAM TRANSITION NETWORK

[RULES/QUALITIES/GOALS]

[TOOL DESIGNS]

[TOOL IMPLEMENTATION SCENARIOS]

RESEARCH

TIME-BASED INTERVENTIONS

- Pilot projects, prototyping, phased investments, feedback loops
- Temporary architecture as catalyst developments

URBANISM

- Introduce new typology common space as mediator
- Network as support for local initiative, as catalyst for urban transition
- Micro-interventions nodes, lines, fields

ARCHITECTURE

- Network as connector of urban fragments, as support for local initiatives and life in transition
- Nodes; central points of activity, gathering, and movement
- Lines; lines of sight, movements, connections
- Fields; large planes of activity

- Focus on activation and temporary uses of wastelands
- Focus on relationship with and use of the water network
- Focus on relation with existing urban condition

CONSTRUCTION

- Multi-scalar modular building system,
- Flexible, adaptable & expandable
- Portable
- Demountable & reversible
- No foundation
- Light weight
- Ground level + roof level (= max. height)
- Small-scale buildings
-

CLIMATE

- Off the grid
- Self-sustained in energy
- Based on environmental principles;
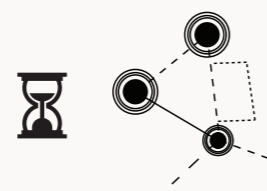- Material cycles ......

SOCIAL ORGANIZATION

- Activating citizens as spatial agents
- Bringing stakeholders together with common interest projects (through construction & use)

FINANCING

- Self-sustained in finance, through exploitation based on environmental local economy, investments citizens with shared interests .....

URBAN TOOLS

[temporary network of common spaces]

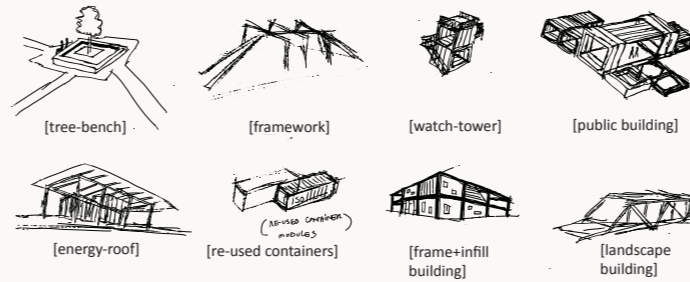[nodes]

[lines]

[fields]

SOCIAL TOOLS

- Promotional events

- Participatory design & brainstorm workshops

- DIY construction workshops

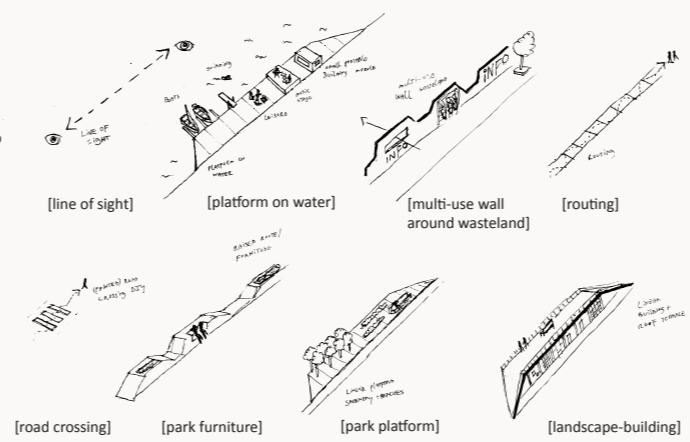**ARCHITECTONIC TOOLS** (add dimensions; scale & time; when to use what?)

[nodes]

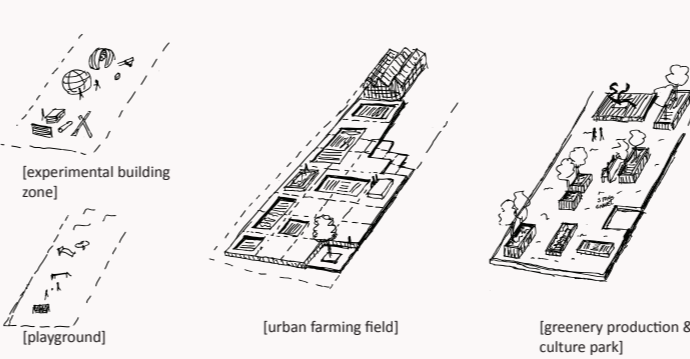centers of activity, gathering, movement, magnets for local initiative

[tree-bench] [framework] [watch-tower] [public building]

[energy-roof] [re-used containers] [frame+infill building] [landscape building]

[lines]

lines of movement, connections, new routes and access to sites

[line of sight] [platform on water] [multi-use wall around wasteland] [routing]

[road crossing] [park furniture] [park platform] [landscape-building]

[fields]

planes of activity, production, leisure, etc.

[experimental building zone]

[playground] [urban farming field] [greenery production & culture park]
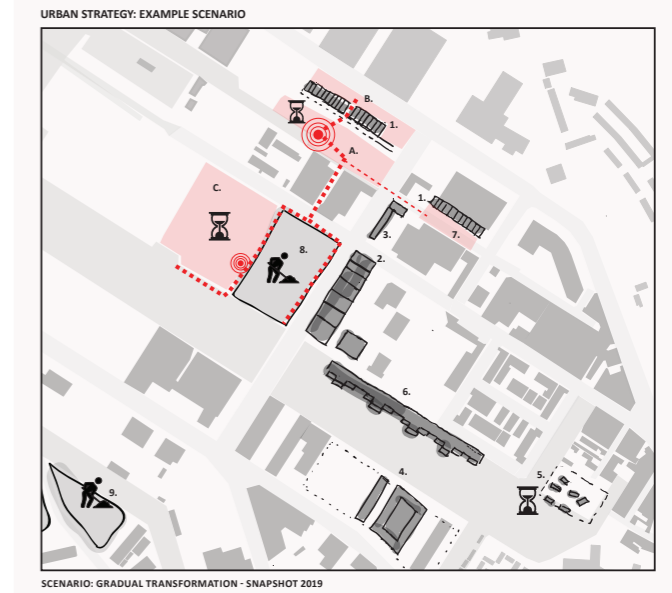
CONSTRUCTION ELEMENTS

- **Modular construction system**

- **Multiple sized modules, to create all architectonic tools with**

CLIMATE & ENERGY ELEMENTS

- **Energy harvesting**

- **Waste management**

- **Water management**

- **Ecological building methods; material cycles, recyling and re-use**

URBAN SCENARIO DEVELOPMENT

URBAN STRATEGY: EXAMPLE SCENARIO

SCENARIO: GRADUAL TRANSFORMATION - SNAPSHOT 2019

(PILOT) PROJECT - POSITIONED WITHIN URBAN CONTEXT SCENARIO:

[location - program - (actors-resources-tools) - time-frames - rules for growth]

- Formation micro-project teams (guided by neighborhood cooperation)
* multiple stakeholders with a common interest in a public space project
* different financial models for each project (for example citizens invest in urban farming spaces in park in front of their houses / citizens & artists cooperate with greenery production company to create culture and tree-nursery park)

ARCHITECTURE SCENARIOS
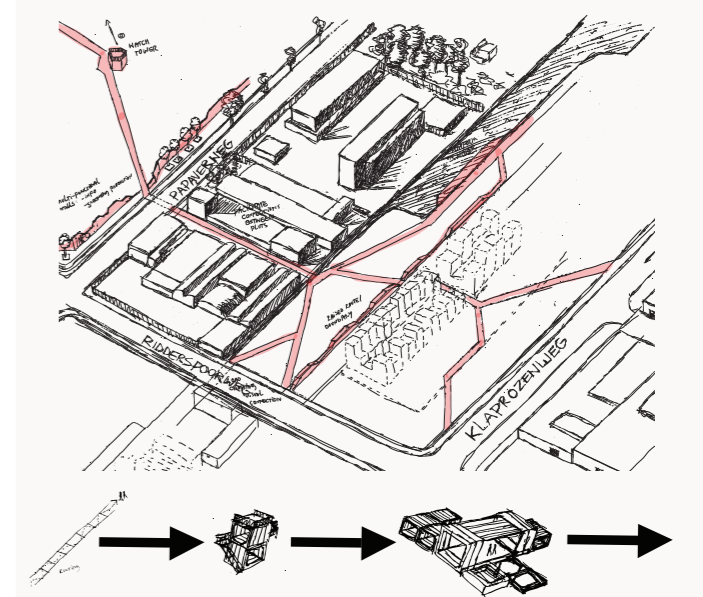
[life-cycle & phasing micro-project]

URBAN STRATEGY: CONCEPT DRAWING ARCHITECTONIC TOOLBOX

INVENTORY CONCLUSIONS ANALYSES

[identified forces of transformation Buiksloterham]

GLOBALIZATION - CRISIS BUILDING INDUSTRY - DE-INDUSTRIAL-
IZATION & GROWTH CREATIVE INDUSTRY - PRIVATIZATION - GEN-
TRIFICATION & SPECULATION - SEGREGATION - FRAGMENTATION
- SELF-ORGANIZATION - COMMONING - PARTICIPATION

[socio-economic context]

ECONOMIC CRISIS, STAGNATED BUILDING INDUSTRY

PRIVATIZATION

WITHDRAWING GOVERNMENT, CUTBACKS ON PUBLIC SPACE

ORGANIZATIONAL FRAGMENTATION / ISLANDS

[post-industrial urban condition]

URBAN FRAGMENTATION: SURPLUS OF WASTELANDS

URBAN SEGREGATION PUBLIC & PRIVATE: PUBLIC SPACE OF
FLOWS

MONO-FUNCTIONAL URBAN PROGRAM: INTROVERTED INDUS-
TRIAL PRODUCTION

[urban development]

BUIKSLOTERHAM IN TRANSITION :
DYNAMIC, UNPREDICTABLE, COMPLEX TRANSFORMATION CON-
TEXT

MULTIPLE ACTOR-TYPES ACTIVE IN URBAN DEVELOPMENT

SMALL-SCALE LOCAL INITIATIVES AS DRIVER OF URBAN DEVEL-
OPMENT

SHARE-ECONOMY BASED ON COMMON INTERESTS AS DRIVER
OF FORMATION PUBLIC & COLLECTIVE PRIVATE DOMAINS

SUSTAINABILITY & ECOLOGICAL (RE)-DEVELOPMENT AS CENTRAL
THEME

URBAN STRATEGY BUIKSLOTERHAM

[relation urban strategy to forces of transformation]

counter: GLOBALIZATION, PRIVATIZATION, SEGREGATION, FRAGMEN-
TATION, SPECULATION

initiate & strenghten: SELF-ORGANIZATION, COMMONING, LOCALIZA-
TION

[organization concept]

Buiksloterham Transition Cooperative

-New type of public actor, that connects public and private; and
facilitates new public-private partnerships with a more active role for
citizens
-Overarching supporting and connective structure for small-scale local
initiatives
-Multi-stakeholder, open, cooperative model; based on common inter-
ests and a shared vision

[strategy components]

DIGITAL PLATFORM

URBAN PROGRAMMING AGENCY

ENVIRONMENTAL NETWORK

COMMON SPACE URBAN TRANSITION NETWORK;

* Temporary architecture as catalyst urban development (little means,
big impact, fast impact, flexible and adaptable)

* Production common spaces as support for small-scale local initia-
tives that support the public domain; local economy, local environ-
ment, local community, local culture

* Focus on activation wastelands and relationship to water-network
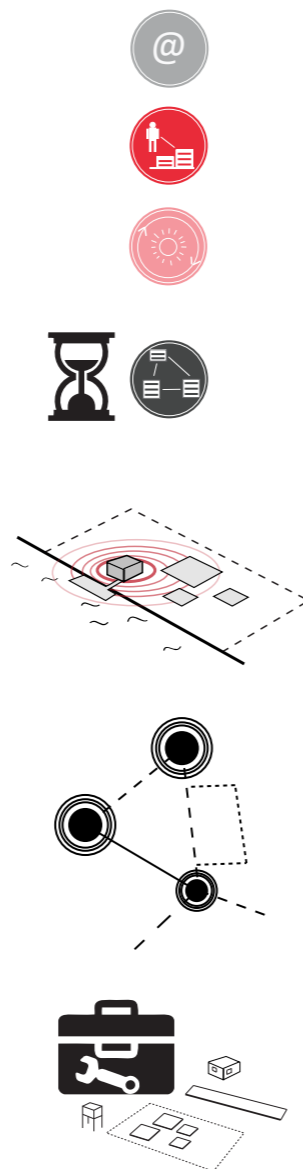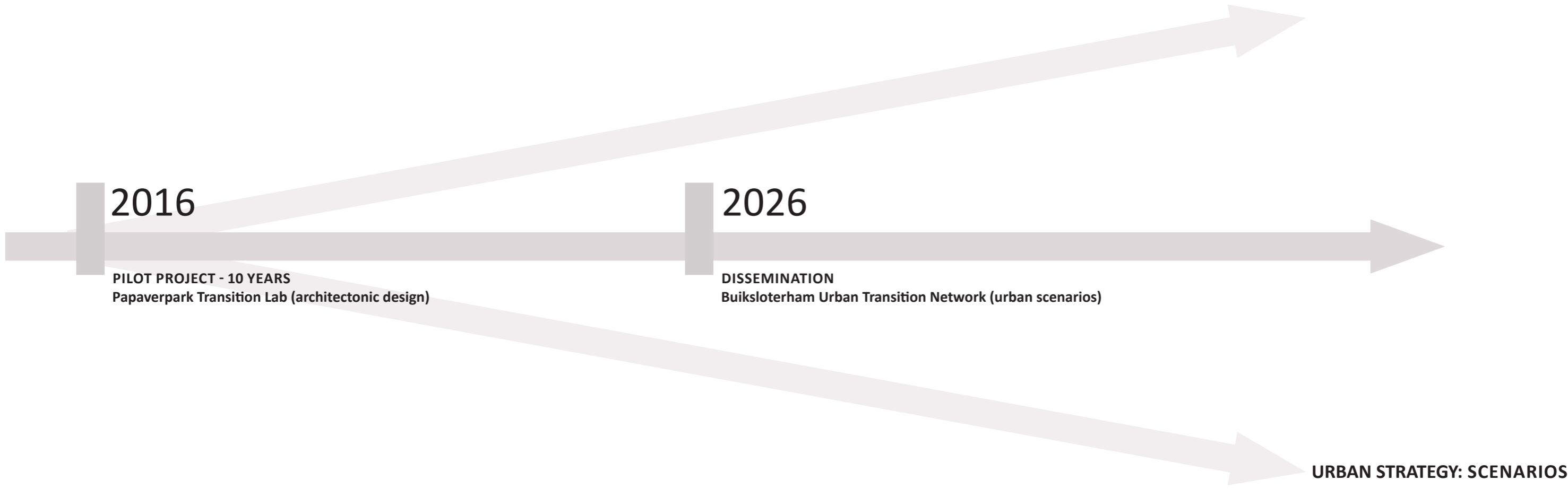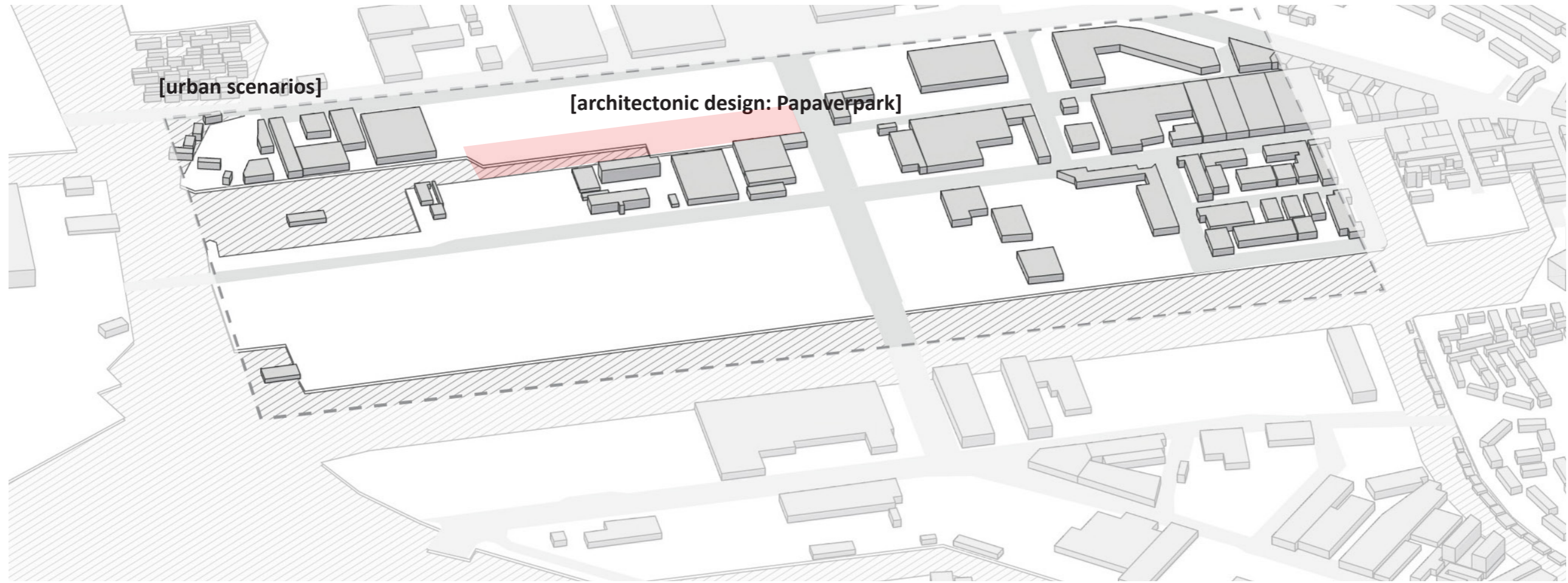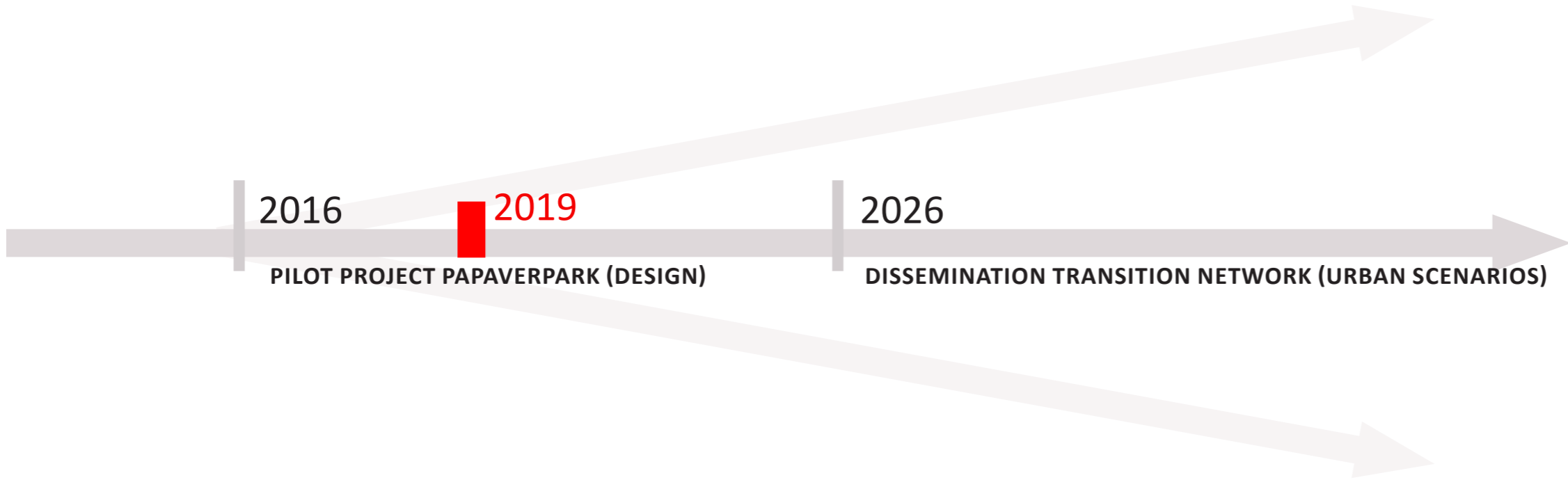
* Spatial elements common space network;

-Nodes

-Lines

-Fields

[design]

URBAN SCENARIOS as tools for multi-stakeholder urban development

ARCHITECTONIC TOOLBOX for production low-cost, adaptable com-
mon spaces network

DIAGRAMS CONCLUSIONS RESEARCH & URBAN STRATEGY

[urban scenarios]

[architectonic design: Papaverpark]

2016

2026

PILOT PROJECT - 10 YEARS
Papaverpark Transition Lab (architectonic design)

DISSEMINATION
Buiksloterham Urban Transition Network (urban scenarios)

URBAN STRATEGY: SCENARIOS

2016

2019

2026

PILOT PROJECT PAPAVERPARK (DESIGN)

DISSEMINATION TRANSITION NETWORK (URBAN SCENARIOS)

URBAN STRATEGY: SCENARIOS

2016

PILOT PROJECT PAPAVERPARK

2026

2028: Gradual transformation

DISSEMINATION TRANSITION NETWORK

URBAN STRATEGY: SCENARIOS
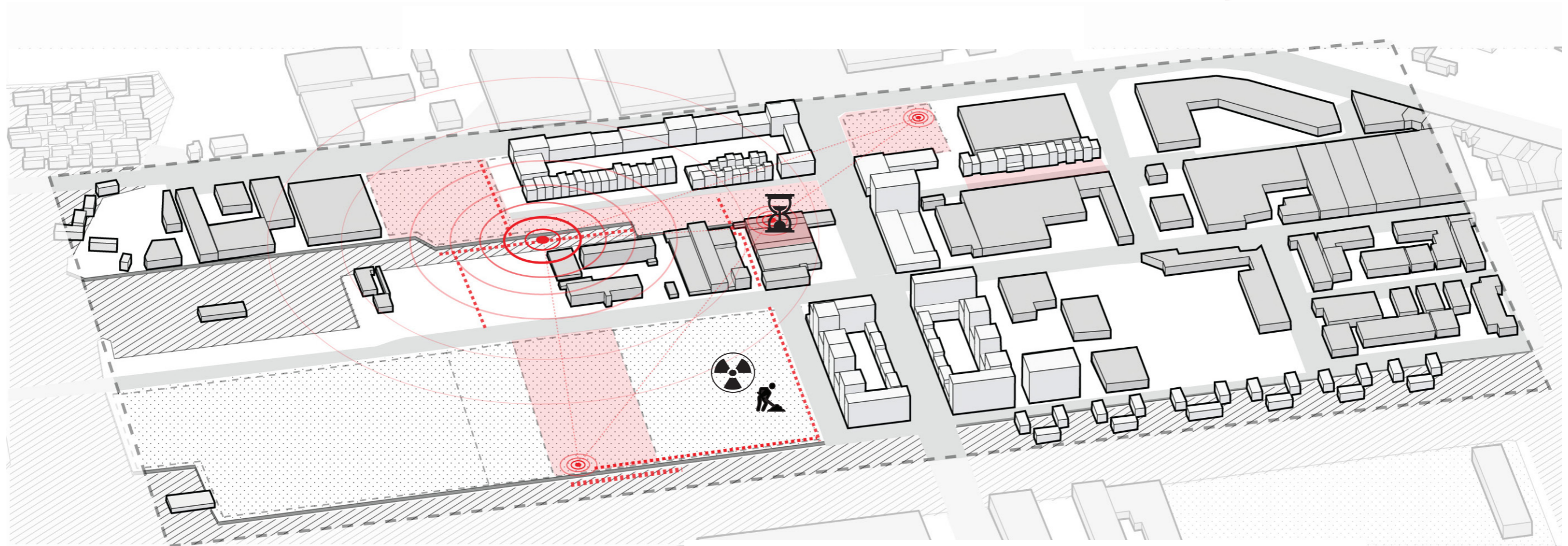
2028: Stagnation: Double dip recession

2016

PILOT PROJECT PAPAVERPARK

2026

DISSEMINATION TRANSITION NETWORK

URBAN STRATEGY: SCENARIOS

Eric de Ridder - 1303376 - Explore Lab 16 - Architecture Faculty TU Delft

2016

PILOT PROJECT PAPAVERPARK

2026

DISSEMINATION TRANSITION NETWORK

2028: Economic growth

URBAN STRATEGY: SCENARIOS
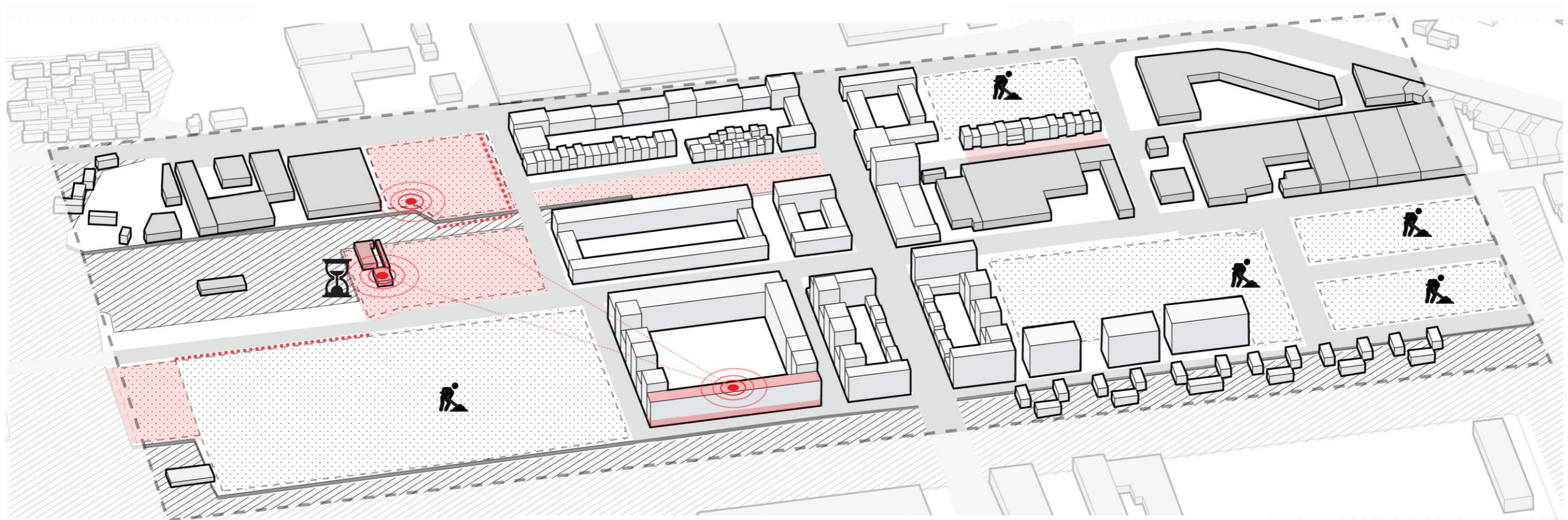
This research contains a theoretical, historical and urban analysis of the forces of urban transformation of Buiksloterham, a post-industrial area in Amsterdam-Noord. Based on the analyses a proposal is made for an urban strategy for the transformation of the network of public spaces in the area. The research methodology is based on a theoretical framework for a spatial-temporal, multi-scalar, holistic and relational approach to urban transformation that can be labeled as an evolving network approach. Within this framework of an evolving network the research analyzes the collective dialogue and collective conflicts arising from the relations between three assemblages; *collective actors*, *urban transformation* and *community development* which shape the urban developments of Buiksloterham. This dialogue is assumed to take place within a specific mode of development (industrial or informational) and a specific mode of production (capitalism or statism). The analysis of the collective dialogue leads to the identification of a number of forces and processes active in the urban transformations of Amsterdam-Noord that are related to the evolution of the typology and morphology of public space. The forces of transformation are then related to an urban analysis of Buiksloterham and a stakeholder analysis to reach a conclusion considering the current condition of the chosen site. This leads to a proposal for an urban strategy that responds to these conditions.

The multi-scalar historical analysis of Buiksloterham from 1848 to 2013 leads to an understanding of the urban transformations of Amsterdam as an ongoing conflictive process between collective actors that impose *two urban meanings* on the city. The dominant collective actors impose the urban meaning of *the city as exchange value* on the city of Amsterdam, while the dominated collective actors impose the urban meaning of *the city as support for living* on the city. For Amsterdam, three major changes in global capitalism can be identified that had a strong impact on the city. These changes are the rise of industrial capitalism (1870), de-industrialization and the shift to informational capitalism (1980) and the contemporary crisis of informational capitalism and post-industrialism (2008- onwards). Since the crisis in the 1980s, Amsterdam shifted its dominant economic strategy from the traditional industries to specialize into an international service-based economy and started to focus on attracting a white-collar labor force. The recent shift to a post-industrial city remains problematic up to today, specifically for Amsterdam-Noord, as the industry left polluted urban wastelands behind and the lesser educated, lower-income groups seem to become segregated from the city.

Urban transformations of Amsterdam-Noord can be analyzed as growing out of a first phase based on social engineering, followed by a phase of neoliberal spatial engineering, since 1983. While social engineering aimed to uplift and control the lives of the working class, spatial engineering aims to revitalize a location and maximize its profit. The (closely related) forces that can be indentified as currently active in Amsterdam-Noord, related to spatial engineering, are de-industrialization, privatization, speculation, gentrification, segregation and resistance. The post-industrial urban wastelands and waterfronts, of which a large part is situated in Buiksloterham, have recently become financially attractive for redevelopment, leading to speculation and gentrification. These forces are accompanied by privatization as urban spaces are transformed into controlled commercial spaces and inaccessible private residential and industrial areas. Segregation has been a central theme for Amsterdam-Noord throughout history, as it was isolated from the inner city, and now continues to play a role in a new way as speculation and gentrification of the waterfronts threaten to exclude and displace the original inhabitants of Amsterdam-Noord. However, due to the recent economic crisis of 2008 forces of speculation are seriously slowed down.

Community development in Amsterdam-Noord has grown since 1920 as part of the social engineering strategies, for it was aimed at the education, pacification and uplifting of the working class. In the 1970s, in a phase of emancipation and resistance to the bureaucracy of the municipality, participatory and self-organized community development grew. Increased government subsidies introduced professional social workers and allowed community development to flourish. With Amsterdam's shift to neoliberal ideologies and informational capitalism in the 1980s, community development has started to lose its economic function and cutbacks on social facilities increasingly force neighborhood centers to close. Throughout its history, community development in Noord has relied heavily on collective actors that come from outside the local communities with different interests, and has now entered a crisis as this support disappears and citizens are forced to self-organize but are not always capable of doing so.

The forces of urban transformation that have shaped Amsterdam-Noord through time express it self in the evolution of public space. Social engineering expresses itself most clearly in the public space of Asterdorp, a disciplinary social housing village. Asterdorp was situated in isolation from the rest of social housing in Amsterdam-Noord and built up like a fortress that allowed the supervisor to control the whereabouts and activities of the families who were labeled as 'asocial'. The recent transformations of public space in Amsterdam-Noord through neoliberal spatial engineering are twofold. First of all there is an increased segregation between public space and private space, as privatization colonizes public space, expressing itself in upper-income gated residential areas, gated production areas and gated consumption areas (shopping malls). With this privatization, public space loses its social function and is reduced to a public space of flows. With the forces of gentrification and speculation transforming Amsterdam-Noord, this public space of flows increasingly serves the flows of upper-income commercial production and consumption. The forces described above also impact the site, Buiksloterham.

From the perspective of Buiksloterham, its socio-economic context is characterized by the economic crisis with a stagnated building industry and a withdrawing government that implements cutbacks on public space. The post-industrial urban condition of the area is first of all fragmented, as it consists of clusters of re-development and fragments of existing industrial buildings within a surplus of wastelands. Secondly, the area is characterized by the segregation between public and private, which results in a public space of flows that currently serves industrial production and does not yet support the life of the future inhabitants that are now starting construction of their houses. Thirdly, the urban program is mono-functional, based on introverted industrial production.

Buiksloterham is in a process of urban transition that is dynamic, unpredictable, and complex. How long the phase of transition from post-industrial area to mixed live-work area will take is hard to predict, as is the direction it will take. The City Council implements a flexible transformation strategy, based on a global zoning plan that relies on private investments, in order to cope with this condition. The process of urban transition takes places mainly through organizational fragmentation, as the stakeholders tend to operate on their own organizational islands, focusing on the development of their own plot, while the main problem of Buiksloterham is its lack of coherence and livability on a larger, urban scale. Multiple actor types are active in urban development in the area, ranging from small-scale actors such as individual citizens building their houses, to medium sized actors such as building groups, to larger actors such as housing corporations. Small-scale local initiatives are currently the main driver of urban developments in the area, as large-scale development is stagnated due to the crisis. The concept of the share-economy, based on the social and

economic benefits of sharing, plays a central role in multiple projects in the formation of collective private domains and the formation of a new public domain. Sustainability plays a central role in urban development for the City Council has implemented instruments such as the sustainability tender and climate neutrality regulations.

Based on the analyses of the research a proposal for an urban strategy for the transformation of the public domain follows. The strategy introduces three forces of urban transformation; self-organization, commoning and localization, that aim to counter the problems that result from the previously described forces of privatization, segregation and fragmentation. An organization dedicated to the urban transition of Buiksloterham is proposed, the Buiksloterham Transition Cooperative, which aims to steer the transition of the area in a desirable direction by ensuring an inclusive dialogue between all stakeholders and by supporting community life within a phase of transition. This is conceived as a multi-stakeholder cooperative that becomes a new type of public actor that aims to facilitate new public-private relationships and aims to strengthen and connect small-scale local initiatives. The cooperative is conceived as consisting of multiple, interactive components; a digital platform, an urban programming agency, an environmental network and most importantly an urban network of temporary common spaces. Common space is conceived as mediator between the segregated public and private spaces, in which urban program that supports both private and public interests is supported. The concept of an urban transition network is based on the notion of temporary architecture as a catalyst of urban development. The evolving, temporary urban network occupies wastelands in order to support small-scale local initiatives that support the public domain in four categories, local economy, local environment, local community and local culture. The common space network consists of nodes (centers of activity an gathering), lines (movement and access), and fields (low-cost environmental urban program).

RESEARCH STATEMENT

Chapter 6: RESEARCH & DESIGN

Pilot-project Buiksloterham Urban Transition Network
In this chapter, the relation between research and design and the context of the design project will be elaborated. First of all, the proposed pilot project is related to a long-term future and a larger scale through urban scenarios. Secondly, the context of the design proposal for a ten-year temporary pilot-project for the earlier described urban transition network is explained. In the following chapter this is all visualized and elaborated in the drawings that are intended to relate research and design.

Urban scenarios
The urban scenario is conceived as a tool that is both research and design, as the connection between urban strategy and architectonic interventions. It serves as the relation between long-term and short-term, for it relates the long-term strategy of the urban transition network to the short-term pilot-project in the Papaverpark.

The conceived urban scenarios are based on two steps on a timeline. The first step in the urban scenarios describes the potential roles of the pilot project in urban development in the first ten years (snapshot in 2018). The second step consists of three snapshots of more long-term futures (2028) in which the pilot project was a success and the proposed adaptive urban network is implemented. These snapshots are relatively abstract strategic proposals, as the long-term is very hard to predict in the current dynamic context of Buiksloterham. Nonetheless, they visualize the principles of the urban strategy. Ultimately, the goal of the urban scenarios is to serve as an example for the stakeholders in Buiksloterham, to show the potential of this tool in urban planning.

Why focus the design on the starting phase of urban transition, on a small scale?
Due to the uncertain economic climate, there is no final urban plan for Buiksloterham, and the City Council has adopted a flexible transformation strategy for the area, based on a global zoning plan, as was described earlier in the research. It remains uncertain how long the phase of transition to an attractive live-work area will take. Therefore, within this context making a final plan for the uncertain long-term future of Buiksloterham is irrelevant. The focus has to be on what can be done in this crisis right now, with the currently available means and dealing with the currently present restrictions. Tuil and Bergevoet refer to this a shift from blue print planning to improvisation.[1]

Therefore, the design project will generate a proposal for a temporary pilot project for the urban transition network proposed in the research. The pilot project can be started relatively fast and has the potential to provide a starting point for more temporary interventions on other vacant grounds, in the longer term. From the perspective of the park relating to its context, starting the park as a pilot-project with room for experiment and change is more likely to have success. To respond to the dynamics of the area and the unfolding transition process, the public space of the park will likely have to change its role in the neighborhood accordingly. For example, in an early phase, the park can serve as a central place for events in Buiksloterham, because it is the first public space to be realized in the area. In a later phase, this might change as more suitable public spaces are realized in the area for large events, and the park then takes on a more modest role by serving the local community.

Papaverpark Transition Lab – 10 year temporary use project
The traditional models of large-scale urban development and top-down blue print planning

have come to an abrupt end since the crisis of 2008. The crisis currently results in a surplus of vacant buildings and vacant grounds that remains unused. This is not only due to the lack of available funds, but also due to a lack of flexible regulations, suitable planning methods, and architectonic solutions for temporary uses in between more permanent uses.

In this graduation project, the urban strategy proposes temporary uses of wastelands for public functions, as catalyst for more permanent public and private investments, as potential solution to the problem of a fragmented urban transition phase that was concluded by the research. The pilot project serves as a first test case before the implementation of a long-term network of temporary public spaces on an urban scale. On a more local and context specific level the pilot serves as a try-out for permanent uses of the Papaverpark. Multiple things can be tested in this pilot, ranging from financial models, organizational models, maintenance and the desired urban program for the park, to the architectonic quality of the proposed temporary interventions and their generic potential for the re-activation of urban wastelands. For the purpose of this graduation project, the focus will be on the quality of the design of an urban catalyst, or activator, for the urban transition of the Buiksloterham area.

In the final chapter the design diagrams and 3D impressions are presented to visualize how the design results from the earlier developed research conclusions and timeline methodology. I would like to refer to the design posters on scale and the final presentation to gain a more in depth understanding of the developed design. The developed frame-infill building system that enables the production of flexible, mobile buildings that can be used as tools in the urban transition process is visualized. The final design of an urban catalyst building in the Papaverpark should be interpreted as a possible architectonic scenario generated with the developed building system. It was decided to design this type of building, as it seems to be the most relevant and potentially the most effective type of public building to realize in the current starting phase of urban transition. The building is developed step by step and includes a multi-use information center in the first phase and expands to include a platform for local entrepreneurs in the second phase.

1. Bergevoet, T., Van Tuijl, M. 2013. *De flexibele stad - Oplossingen voor leegstand en krimp.* (Rotterdam: nai010 uitgevers), 31.

RESEARCH & DESIGN

2016

Design: Pilot 10 years Papaverpark Urban Transition Lab

2026

Urban scenarios: Dissemination Buiksloterham Urban Transition Network

PHASE 1: 2016 - 2018
Information and event center
**Buiksloterham in Transition**

A place where all stakeholders of urban development in Buiksloterham can meet, discuss, receive and spread information, give lectures and workshops

PHASE 2: 2018 - 2026
Incubator of local start-ups

In a later phase, start-ups such as pop-up stores, flexible work places, cafes, urban farming, ateliers, can join
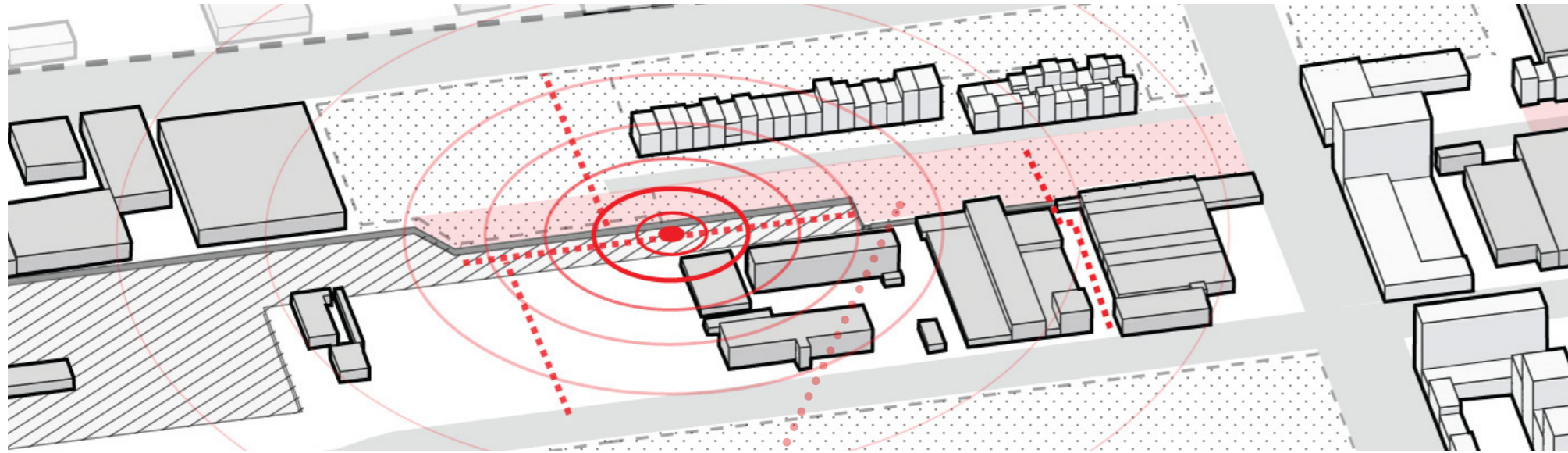
Focus design project on temporary ACTIVATOR NODE.
The goal is to design a catalyst for urban development in Buiksloterham, for use in the early phase of transition.

[urban scenarios]

[design: Papaverpark]

RESEARCH & DESIGN
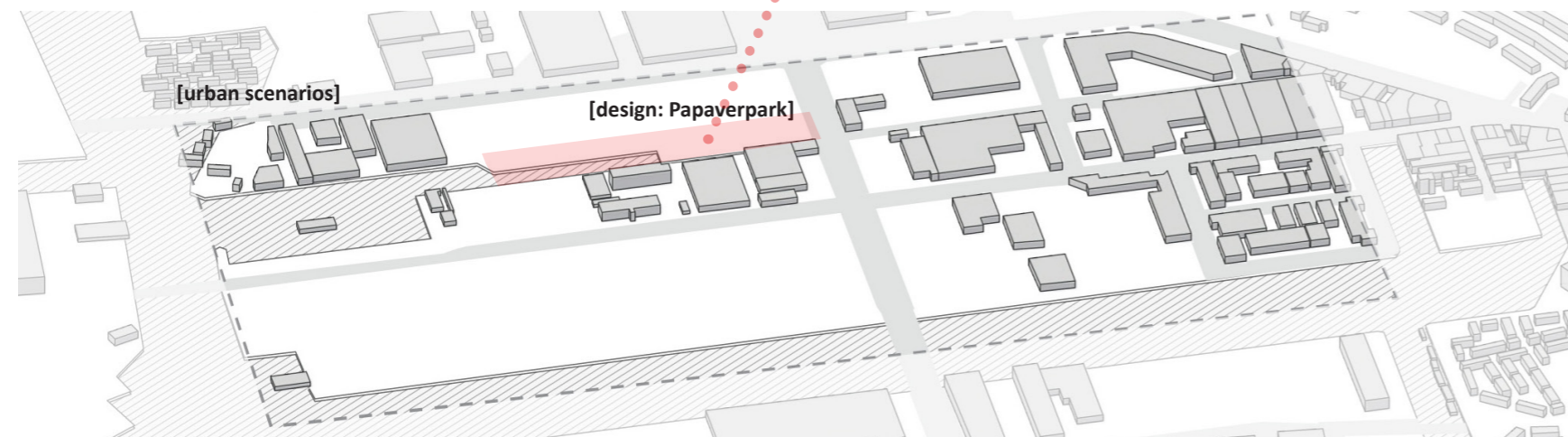
-location

-program

-actors & interests

-budget

-resources

-project phasing
and time frame;
role in transition process
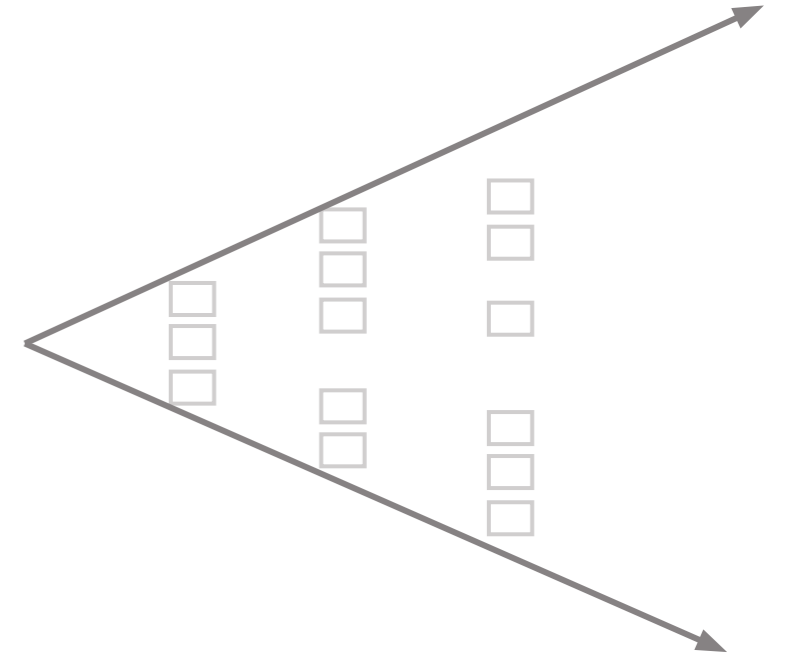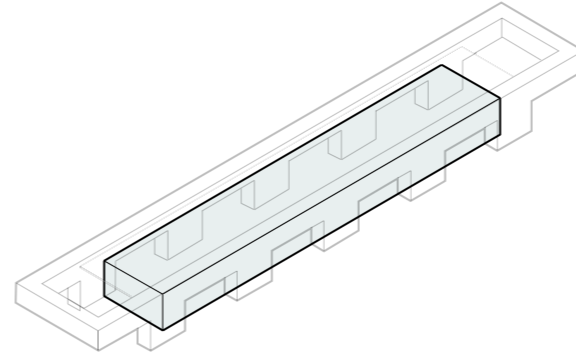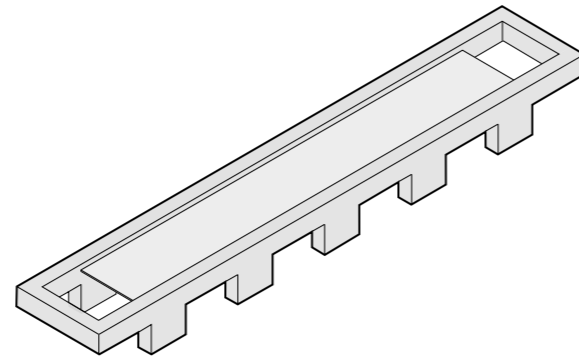
[CONTEXT URBAN

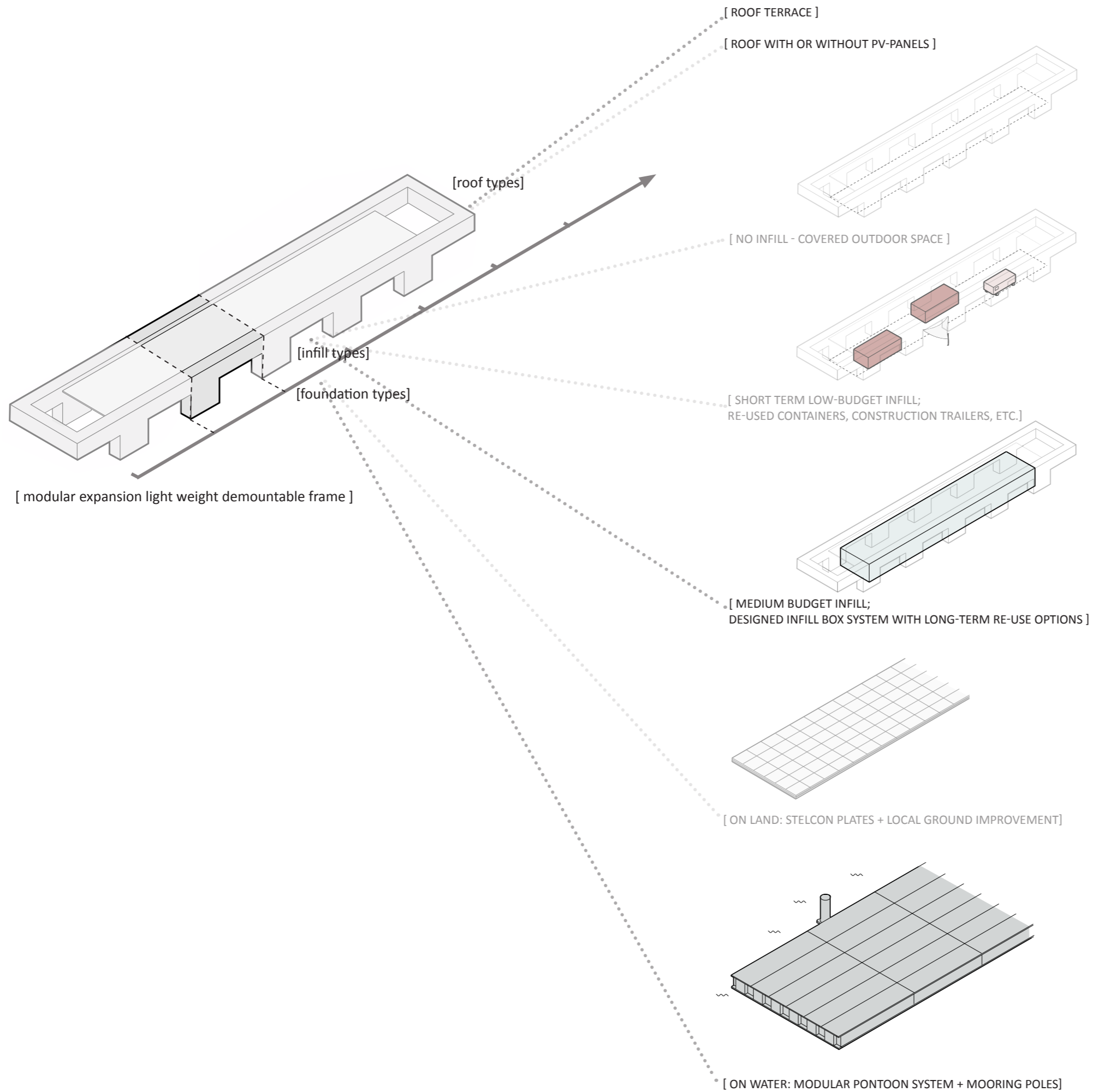**TRANSITION AREA]**   **+**   **[FRAME]**   **+**   **[INFILL]**   **+**   **[METHOD TIME-BASED**

INTERVENTIONS]   **=**

**[SYSTEM FOR PRODUCTION ARCHITECTONIC TOOLS
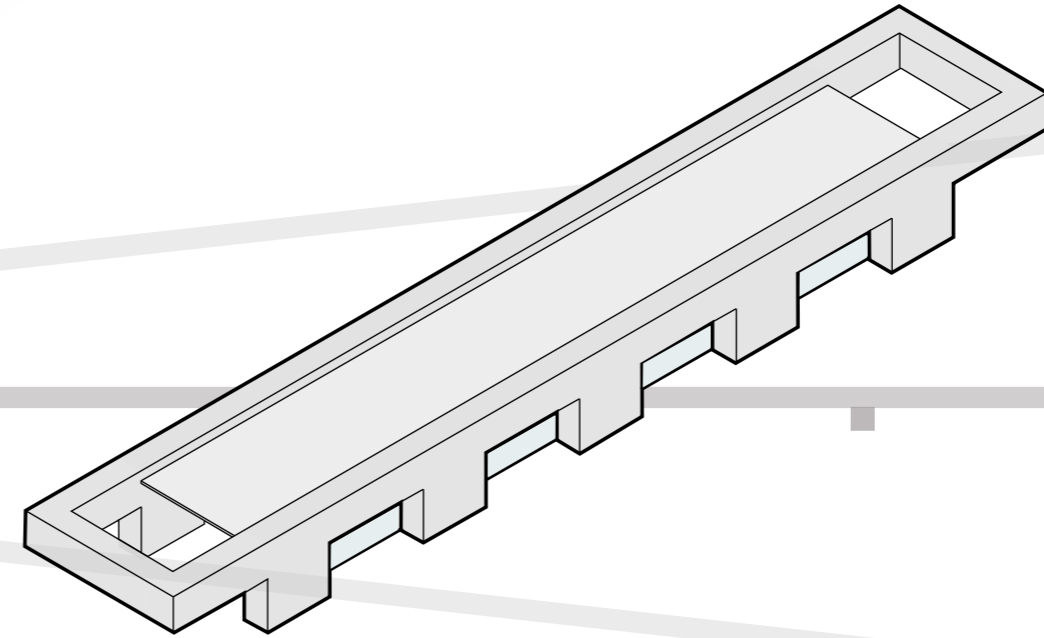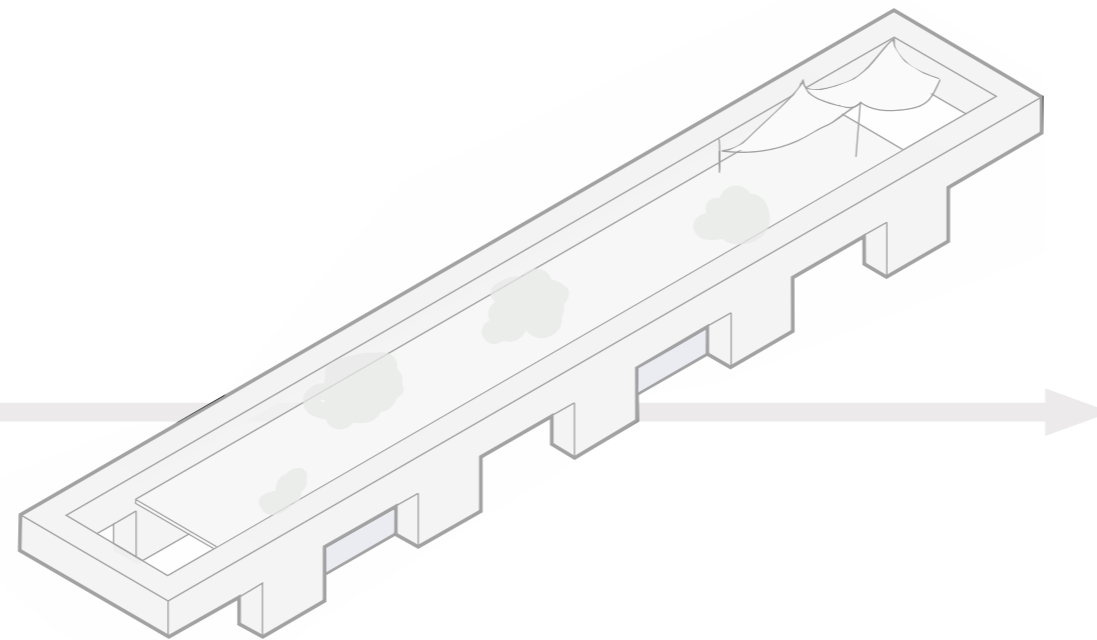FOR FLEXIBLE, PARTICIPATIVE URBAN TRANSITION]**

DESIGN: DIAGRAMS

[ROOF TERRACE]

[ROOF WITH OR WITHOUT PV-PANELS]

[roof types]

[NO INFILL - COVERED OUTDOOR SPACE]

[infill types]

[foundation types]

[SHORT TERM LOW-BUDGET INFILL;
RE-USED CONTAINERS, CONSTRUCTION TRAILERS, ETC.]

[modular expansion light weight demountable frame]

[MEDIUM BUDGET INFILL;
DESIGNED INFILL BOX SYSTEM WITH LONG-TERM RE-USE OPTIONS]

[ON LAND: STELCON PLATES + LOCAL GROUND IMPROVEMENT]

[ON WATER: MODULAR PONTOON SYSTEM + MOORING POLES]

DESIGN: DIAGRAMS BUILDING SYSTEM

[OUTDOOR CONSTRUCTION WORKSHOP]
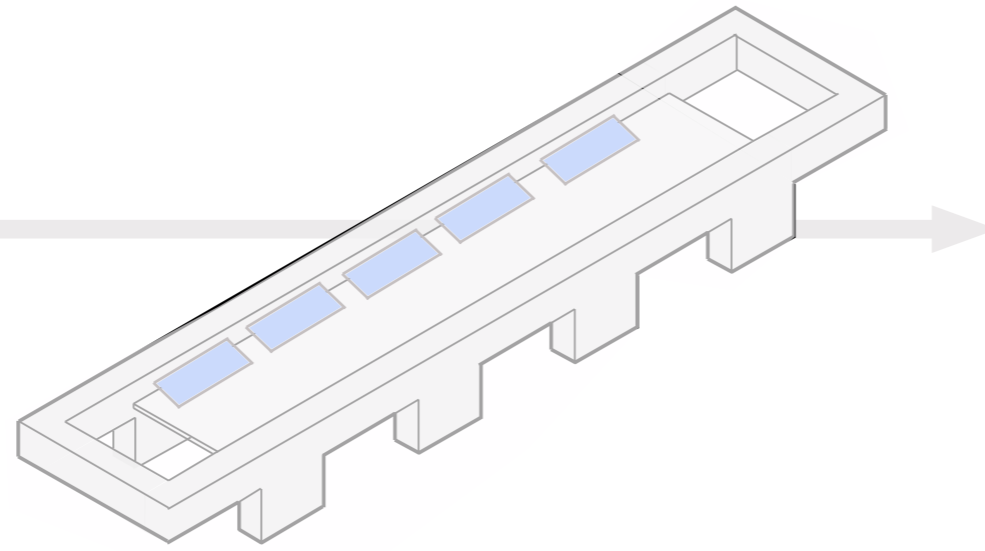
[URBAN CATALYST PAPAVERPARK - INFORMATION PAVILION]

[URBAN FARMING CENTER]

DESIGN: DIAGRAMS BUILDING SYSTEM

Eric de Ridder - 1303376 - Explore Lab 16 - Architecture Faculty TU Delft

Urban program

[vintage furniture
Van Dijk & Neef Louis]

[self build plots]

apaverpark

[building groups]

[project
development]

[school]

[self build
plots]
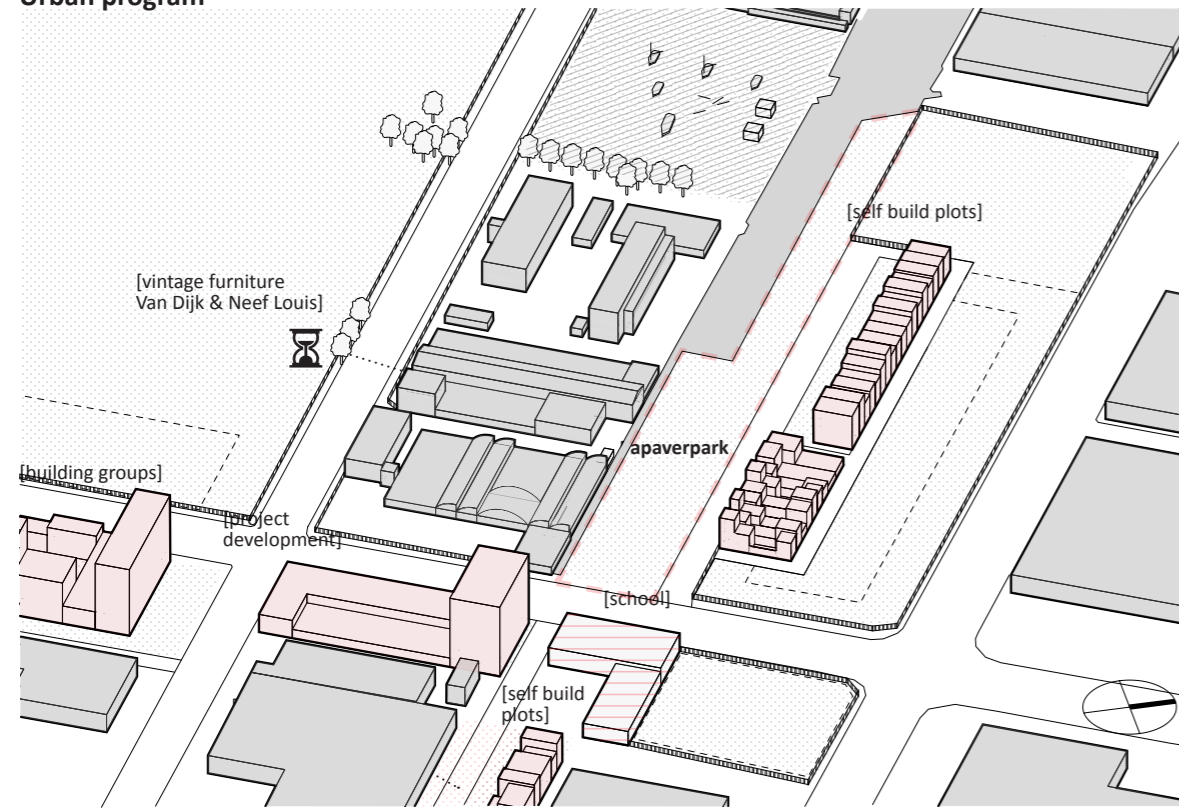
| | New living(-work) buildings | | Existing (light) industry | | Temporary uses existing industrial buildings |
| New facilities | | | Boat wharf | |

The new live-work buildings that are now under construction will form islands within the existing post-industrial neighborhood. There is a lack of (public) facilities, public spaces and places for gathering.
The Papaverpark is in the center of new developments, as the first large public space in the Buiksloterham area. Therefore the park can potentially play a leading role in the first phases of the urban transition of Buiksloterham.

Vacant grounds, waiting for development

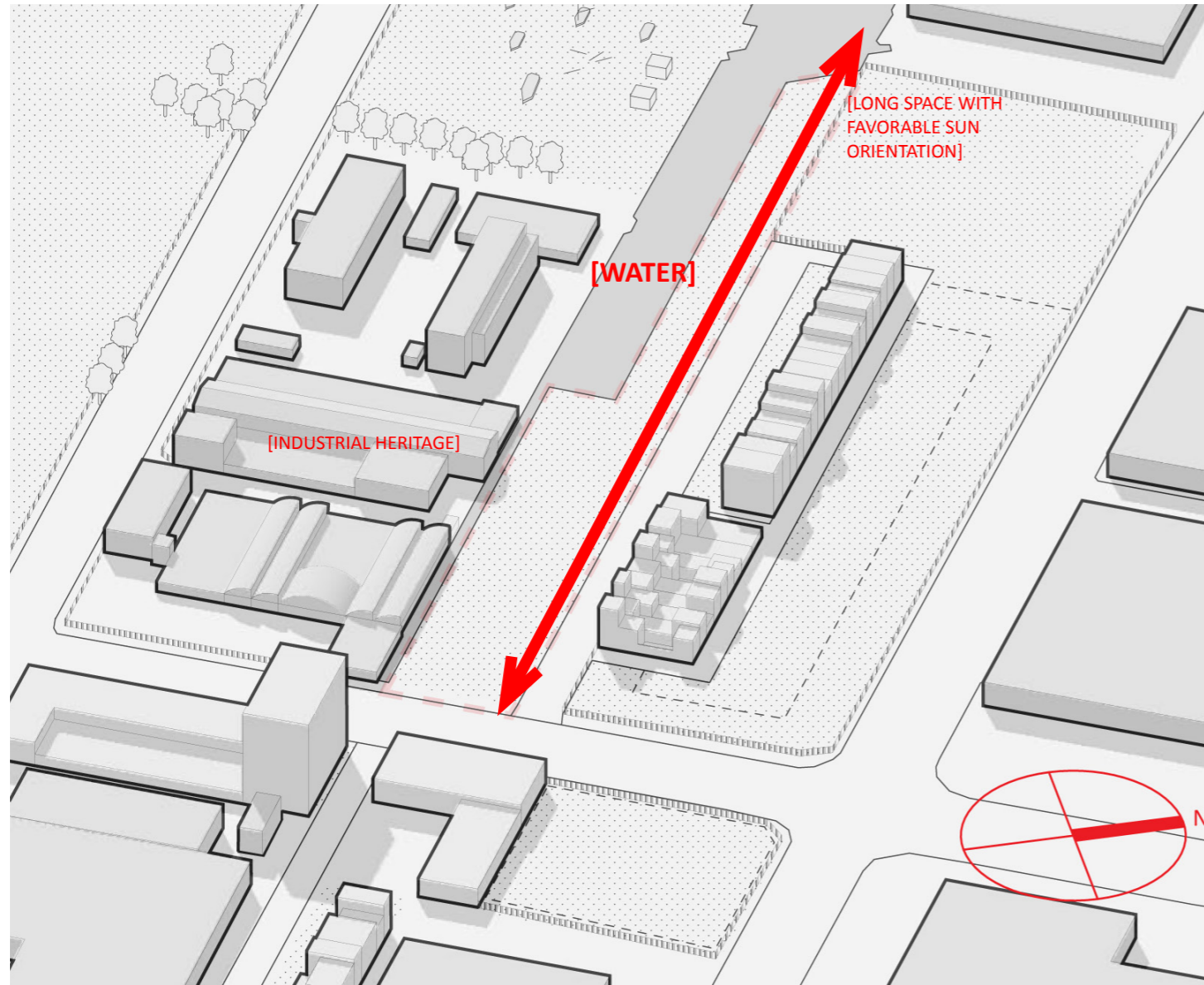[planning for collective
self-build plot 20]

The Papaverpark is situated in a neighborhood with a surplus of vacant grounds. The largest part is still not planned for any development in the next ten years. These grounds can be used temporarily to bridge the gap to developments on the long-term.
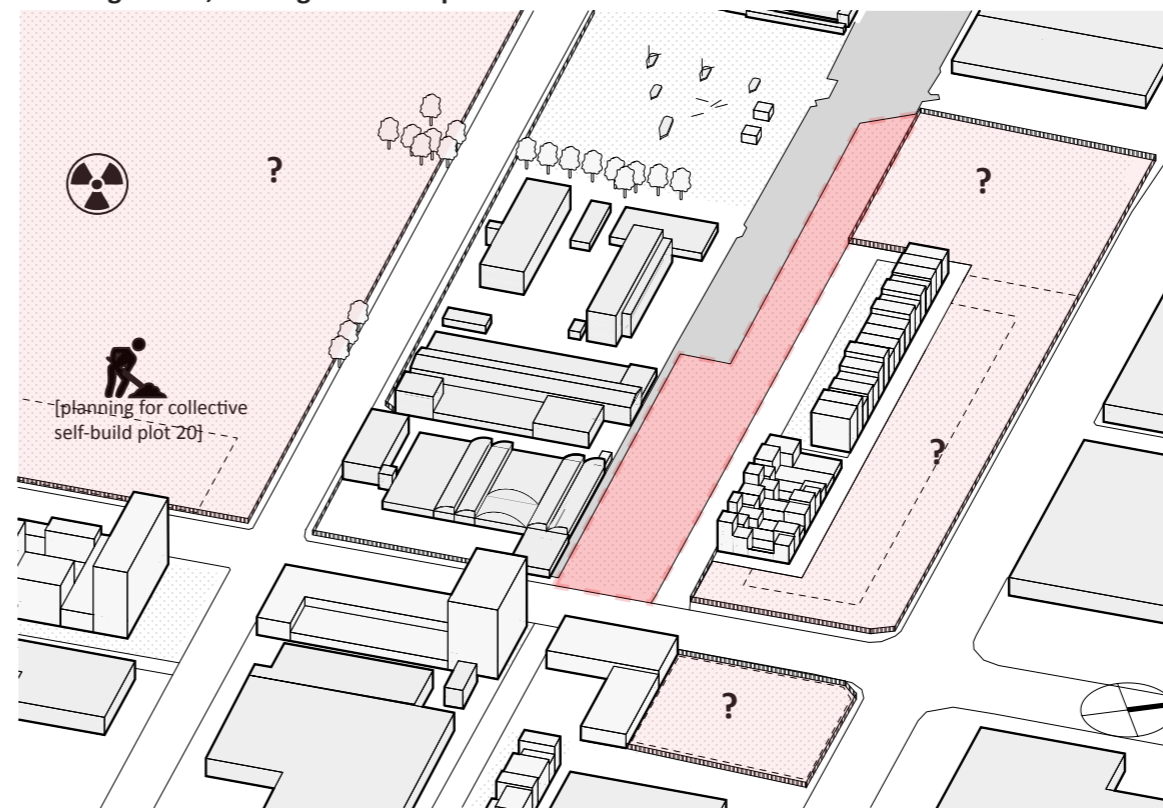
| | Living(-work) zones | | Public space Papaverpark | | Planning / construction |
| ? | Vacancy for unknown period | | Polluted grounds | |

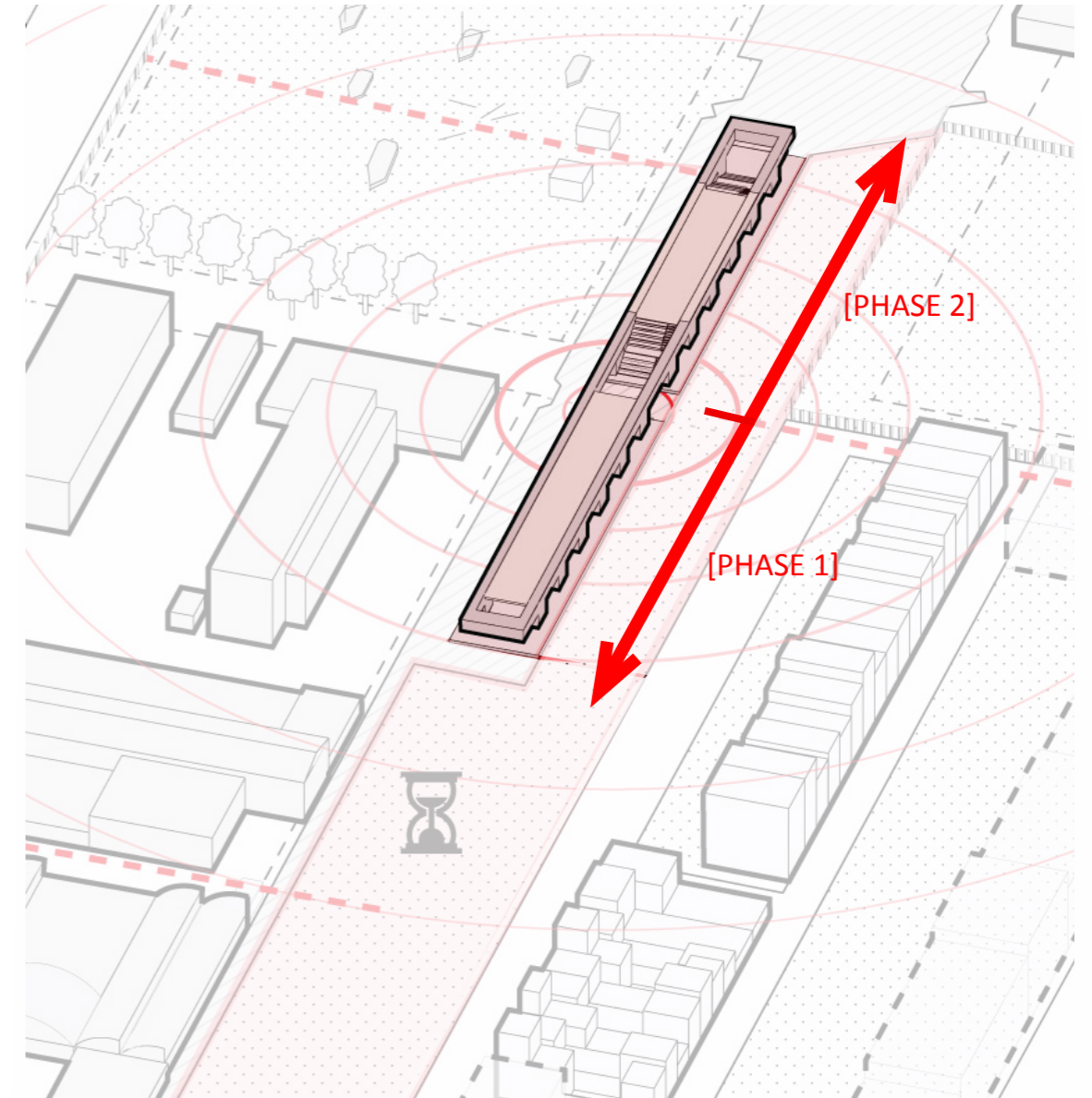**Global zoning plan City Council for transformation**

The Papaverpark is at the center of a dynamic transformation area. It is still unknown and hard to predict how long the transition to a live-work area will take, and in which direction it will go. Many existing buildings will be demolished for new housing projects.

| | Future re-use or demolition industrial buildings | | live-work transformation zone | | public park (Papaverpark) |
| | Recently built | | living-zone | |

DESIGN: LOCATION ANALYSIS PAPAVERPARK

Three qualities of the Papaverpark location

Eric de Ridder - 1303376 - Explore Lab 16 - Architecture Faculty TU Delft

[LONG SPACE WITH FAVORABLE SUN ORIENTATION]

[WATER]

[INDUSTRIAL HERITAGE]

N

Design: urban concept

[PHASE 2]

[PHASE 1]

- Rectangular building on the water;
a mobile structure, based on a system of modular expansion

- Relation to industrial history;
repetitive industrial form language and
the building manifest similarly to former industrial boats on the location

- The space of the park remains free to experiment with different types of urban program, such as sports fields, urban farming, greenery and leisure.
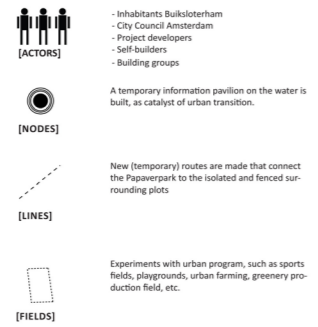
DESIGN: DIAGRAMS

PHASE 0 - PROTOTYPE

Prior to the start of the project, a small prototype is built, sponsored by the companies that would deliver the building products of the structure; such as Layher Scaffolding, Tata Steel Quantum Deck Floors, RMIG perforated sheets. The companies can advertise using banners and flags. The prototype is built while the first new housing projects in the area are still under construction.
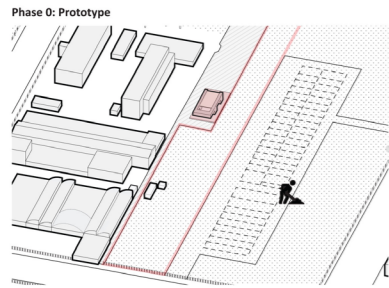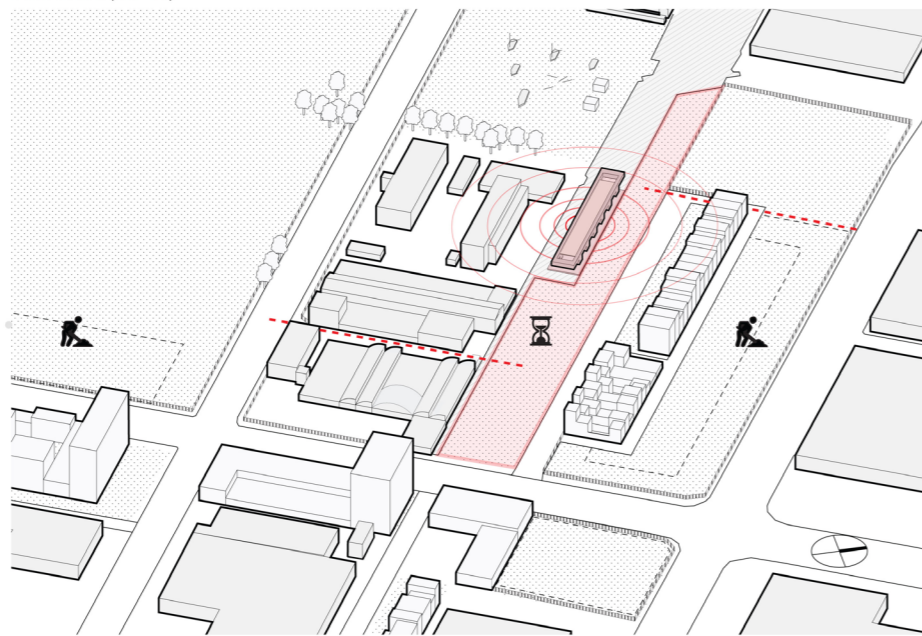
PHASE 1 - ACTIVATION

The first phase starts in 2016, when the first houses in the neighborhood are finished, and the new inhabitants have time to participate in creating new public spaces. The park is activated by ensuring access and by planting trees and plants. A temporary information center dedicated to the urban transition of Buiksloterham is built on the water. An exposition and information office can be found in the building, combined with a kitchen that is open for new inhabitants to use for neighborhood gatherings. A large multi-use event space facilitates events such as information evenings, workshops, lectures, theater and music.
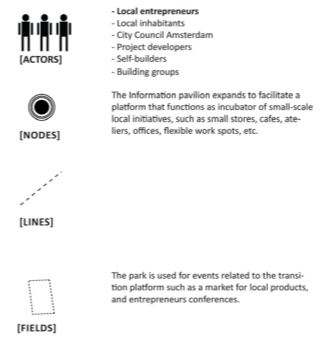
[ACTORS]
- Inhabitants Buiksloterham
- City Council Amsterdam
- Project developers
- Self-builders
- Building groups

[NODES]
A temporary information pavilion on the water is built, as catalyst of urban transition.

[LINES]
New (temporary) routes are made that connect the Papaverpark to the isolated and fenced surrounding plots.

[FIELDS]
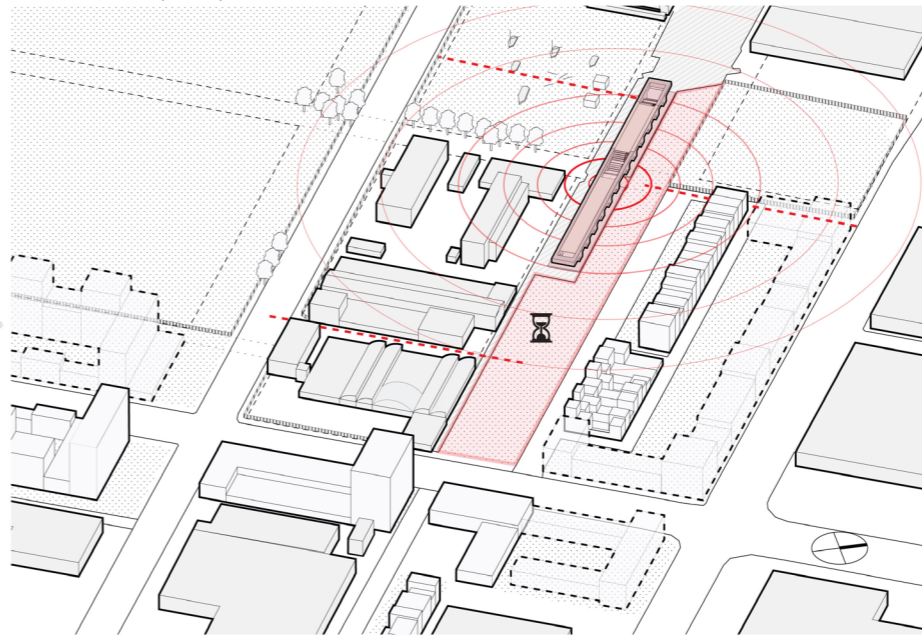Experiments with urban program, such as sports fields, playgrounds, urban farming, greenery production field, etc.

PHASE 2 - TRANSITION PLATFORM

In the second phase, the structure expands to facilitate a platform for small-scale locale initiatives, built in cooperation with local actors who are willing to invest. The size, organization and materialization of the second phase of the building completely depends on the local needs and available funds.

[ACTORS]
- Local entrepreneurs
- Local inhabitants
- City Council Amsterdam
- Project developers
- Self-builders
- Building groups

[NODES]
The information pavilion expands to facilitate a platform that functions as incubator of small-scale local initiatives, such as small stores, cafes, ateliers, offices, flexible work spots, etc.

[LINES]

[FIELDS]
The park is used for events related to the transition platform such as a market for local products, and entrepreneurs conferences.
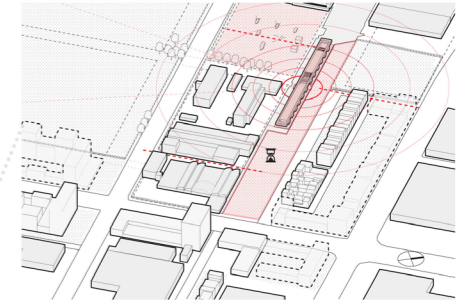
PHASE 3 - LIFE CYCLE ASSESSMENT

In the final phase, an assessment of the future life cycle of the building is made in which multiple options are considered. The Papaverpark gets a more permanent use, based on the prior experiments with urban program.
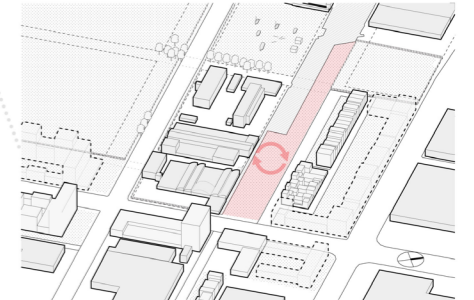
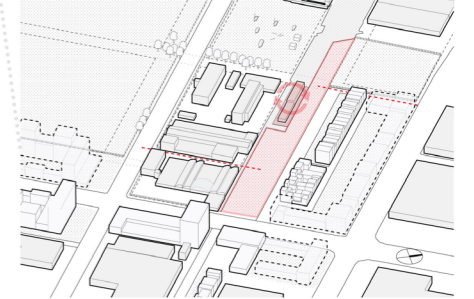**Phase 3A: Transport over water to new location (2026)**
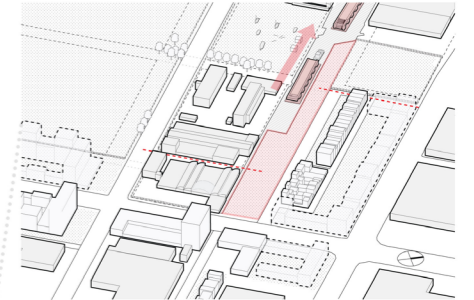
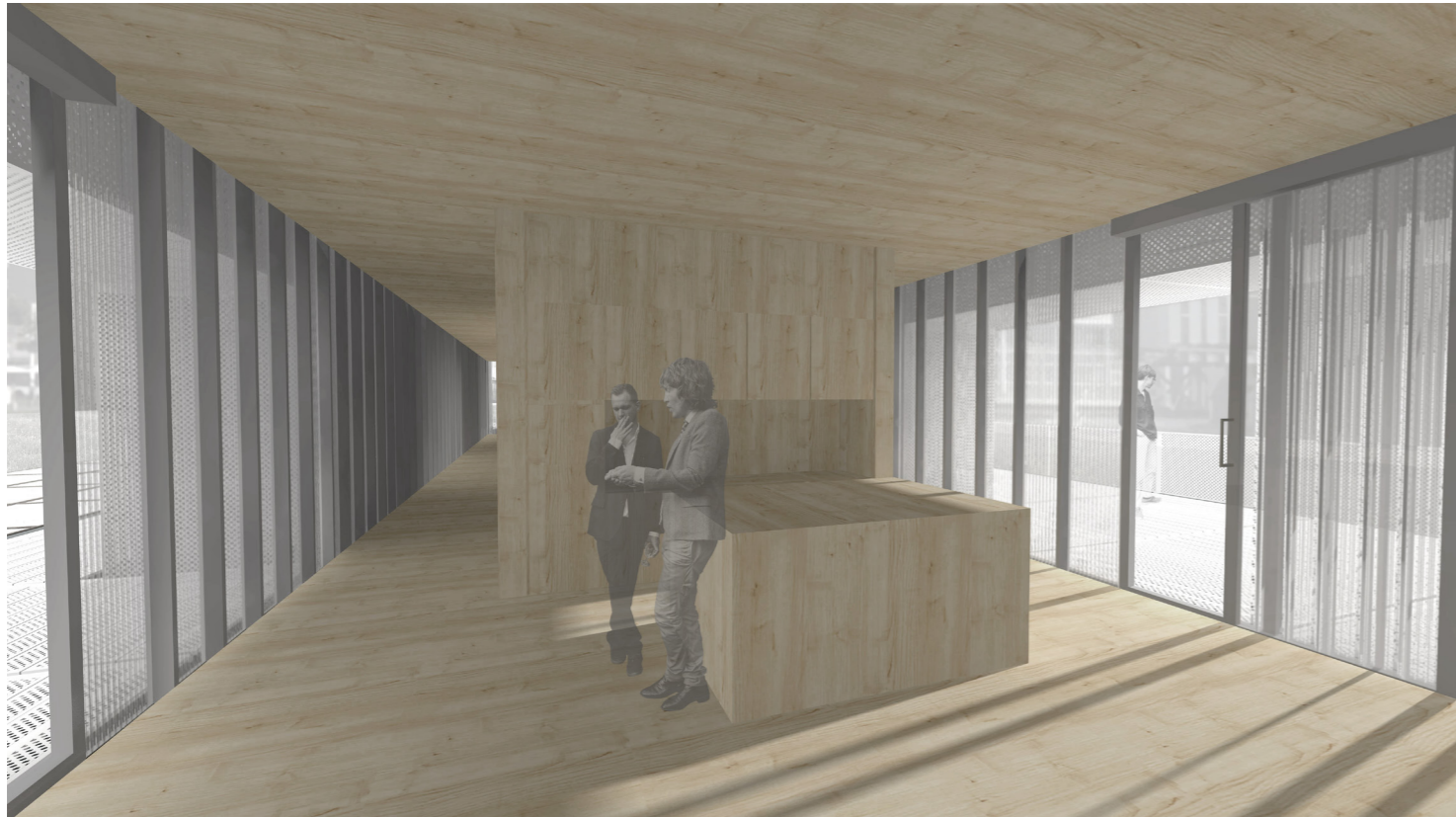**Phase 3B: Center of temporary public space network (2026 - ....)**

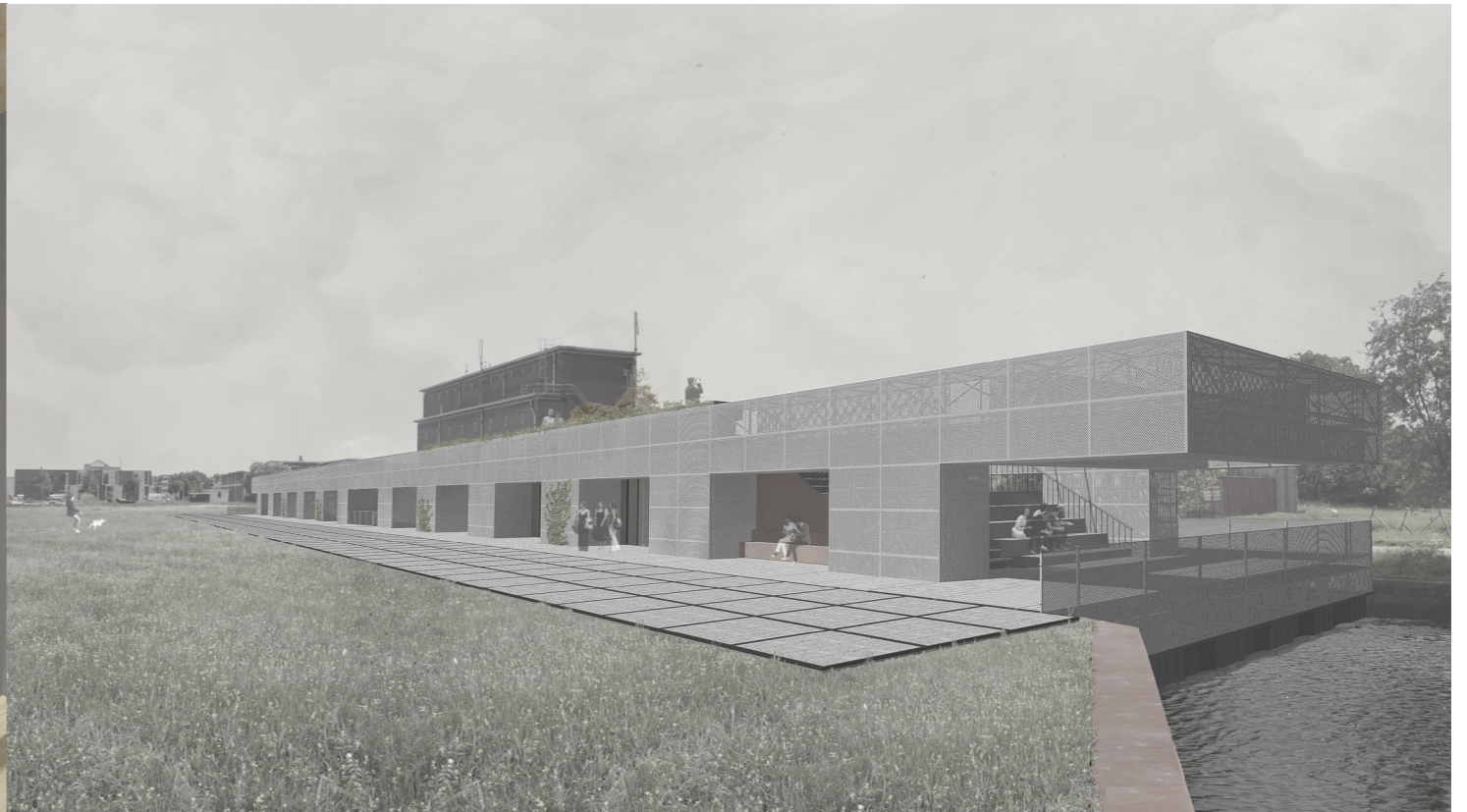**Phase 3C: Demount structure - re-use and sell building parts (2026)**

Phase 3D: Transformation into permanent public building (2026)

Phase 0: Prototype

Phase1: Activation (2016-2018)

Phase 2: Transition Platform (2018-2026)

DESIGN: DIAGRAMS PHASING PILOT PROJECT PAPAVERPARK

Eric de Ridder - 1303376 - Explore Lab 16 - Architecture Faculty TU Delft
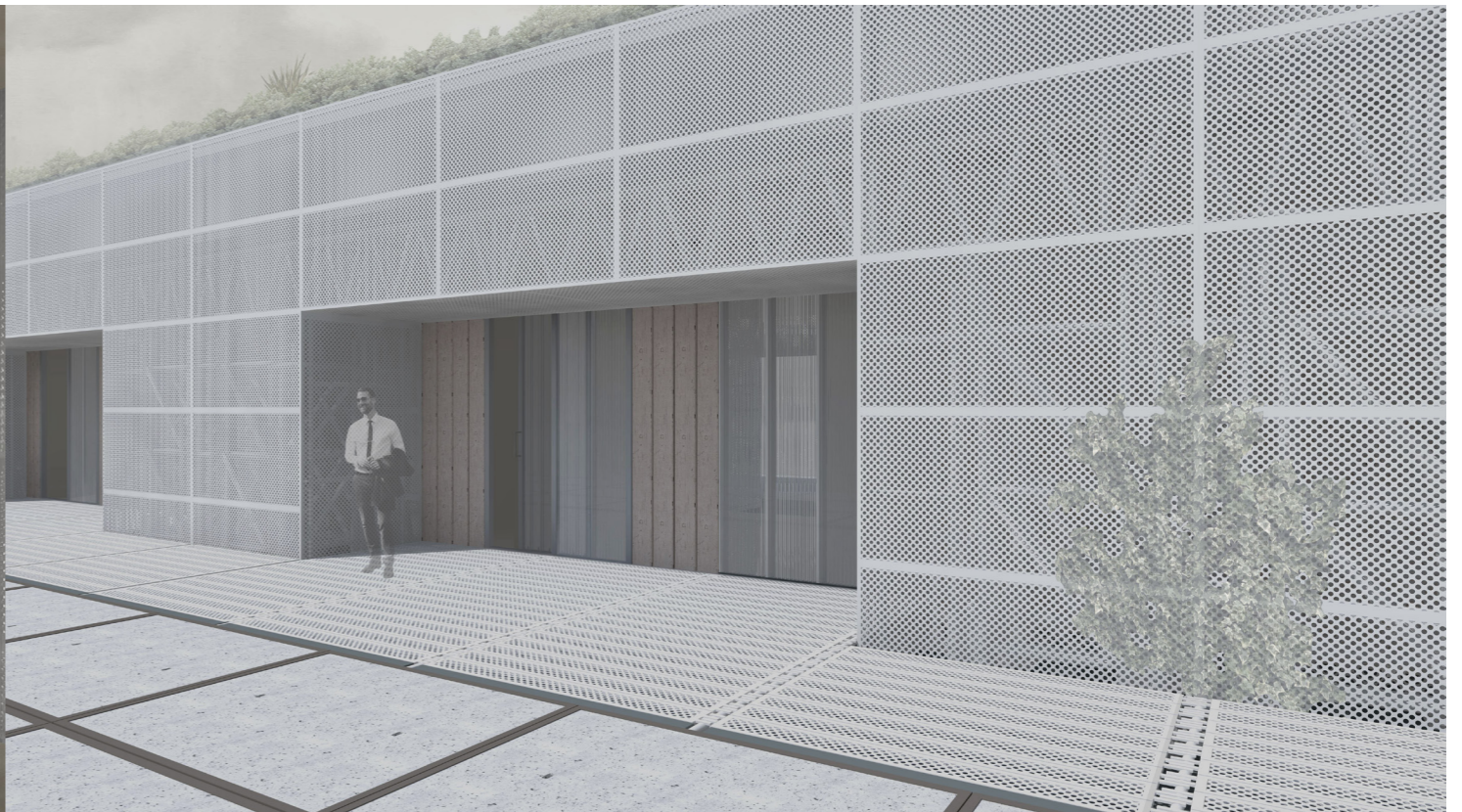

Phase 1: Information center; multi-use kitchen

Phase 2: Papaverpark Transition Platform

Phase 1: Information center; multi-use event space

Phase 2: Impression materialisation

DESIGN: IMPRESSIONS

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