Experience Amsterdam:
A positive coexistence between the quality of life and the quality of tourism in Buiksloterham
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AMSTERDAM IS POPULAR

Residents
10,000 new inhabitants a year

Tourists
5% more tourists until 2025
475% more booked nights with Airbnb than in 2015

Source: CBS
Source: CBS
Source: CBS & Gemeente Amsterdam
UNHAPPINESS WITH THE CROWDEDNESS
TOURISTS ARE BEING SPREAD IN THE REGION

Travel area and highlights of the Amsterdam & Region Travel Ticket
TOURISTS ARE BEING SPREAD IN THE CITY

Image: I Amsterdam
LAST OPEN SPOT AROUND THE CENTRE

Image: I Amsterdam
BUIKSLOTERHAM
IMPRESSION OF BUIKSLOTERHAM

BROWNFIELDS

CARGO SHIPS

SELF-BUILT HOMES

POP-UP RESTAURANT
RESEARCH QUESTION

How can the spatial transformation of Buiksloterham attract residents and tourists, and create a positive coexistence between them through the quality of life and the quality of tourism?
DESCRIPTION BUIKSLOTERHAM
VICINITY TO AMSTERDAM CITY CENTRE
A TRADITION OF HARBOUR TRANSFORMATIONS

Locations of urban harbour transformation areas in Amsterdam

1. Westerdok
2. IJplein
3. Buiksloterham
4. Java eiland
5. KNSM eiland
6. Borneo-Sporenburg

Locations of urban harbour transformation areas in Amsterdam
HARBOUR ELEMENTS

BOATS IN THE WATER

CANALS

INDUSTRIAL BUILDINGS

WATER INLETS
THEORETICAL INPUT
COEXISTENCE BETWEEN TOURISTS AND RESIDENTS

A positive coexistence between residents and tourists is possible when:

- residents experience a strong place identity & feel attached to their living environment and community - liveability & social cohesion
- ordinary benefits from the extraordinary - authenticity

RESIDENTS

TOURISTS
RESIDENTS OF AMSTERDAM

Expat, Educational tourist

Tranquil ease seeker

Ethnic villager

Urban villager

Cosmopolite

Vibrant ease seeker

degree of connection to the city, the ‘here’
RESIDENTS TO BUIKSLOTERHAM

Tranquil ease seeker
- children as ‘spontaneous gathering catalysts’

Ethnic villager
- local entrepreneurship
- public space as a meeting place

Vibrant ease seeker
- initiator of local events
- public space as meeting place
TOURISTS OF AMSTERDAM

Business tourist
Party/drug tourist
Mass tourist
Cultural tourist
Backpack tourist
Expat, Educational tourist

degree of alienation from everyday life and experiencing the ‘out-there’
TOURISTS TO BUIKSLoterHAM AMSTERDAM

- Cultural Buiksloterham
  Variety of galleries, antique shops, theatres and music venues. This builds upon the existing identity of Amsterdam Noord.
- Active Buiksloterham
  Activities are unfolded on water and land. Un urban playground.
URBAN PLAN - NOORDERBOCHT
ACCESSIBILITY AMSTERDAM NORTH

Ferry connections and metro connections to Amsterdam North
ACCESSIBILITY BUIKSLOTERHAM - NOORDERBOCHT

Travel time from Amsterdam Central Station to Buiksloterham - NoorderBocht

- 23 min
- 18 min
- 27 min
- 28 min
- 16 min
- 7 min
- 11 min
COURTYARDS - ACCESSIBLE TO THE PUBLIC
COURTYARDS - ENTRANCES
ENTRANCE TO COURTYARD

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PUBLIC SPACES - STREETSCAPES
PUBLIC SPACES - PARK AND QUAY
CULTURAL AND RECREATIVE PROGRAM
VARIETY OF HOUSING POSSIBILITIES
HARBOUR BATH & FERRY STOP
SIGHTLINE ON HARBOUR BATH
BRANDING BUIKSLOTERHAM WITH HARBOUR BATH
TO CONCLUDE
THE ORDINARY AND THE EXTRAORDINARY

A NEW WAY OF URBAN DEVELOPMENT
• collective residential development
• great variety of housing types
• house with autonomous unit offers opportunities to have a studio, atelier, office space
• presence of tourists makes a bigger amount of cultural and recreative functions possible

A NEW WAY OF TOURISM
• tourism based on experiences and not on sights
• lively public spaces to experience the authenticity and vibe of Amsterdam
Thank you!