

# SITE VISIT REPORT

## European 14:

### Amsterdam - Papaverdriehoek

#### REPORT MINUTES

20.04.2017

#### PARTICIPANTS:

City of Amsterdam: Ineke Harder, Dick Bruijne, Gerard Kwakkenbos  
European NL: Jonathan Woodroffe, Madir Shah, Andre Kempe, Bas Lagendijk, Jurriënne Heijnen, Pieter Oosterheert, Luuk Goosens, Menno Meijners, Yue Chen

#### TIMETABLE

9:30 Opening Information day

9:50: Introduction by Sabine Lebesque

10:00 Introductions into the site location, the current situation on the site, the topics relevant to the site, the constraints and the city vision of the area.

10:00 Presentation Papaverdriehoek site by Dick Bruijne, Project manager

10:15 Presentation Transformatorweg by Arnoud Simonsma, Urban Designer

10:30 Presentation H-Buurt by Jeroen Heester, Senior Urban Planner

10:45 Presentation Piarccoplein by Don Murphy, Supervisor / Urban Planner

11:00 Presentation Sluisbuurt by Mirjana Milanovic, Senior Advisor dRO Amsterdam

11:20 Individual Q&A session per location

12:00 Lunch

13:00 Site visit Papaverdriehoek

presentation by: Ineke Harder, Projectmanager & Gerard Kwakkenbos

17:00 Productive City debate at Pakhuis de Zwijger

Host: Olof van de Wal

17:15 Introduction and welcome by Olof van de Wal and Sabine Lebesque

17:30 William Stokman on Amsterdam 2025.

17:45 Eva Gladek on circular economy and Metabolic, a consulting and venture building company that uses systems thinking to tackle global sustainability challenges.

18:00 Joost Beunderman on activities relating to the shaping of our built environment.

18:30 Informal meet & greet between participants stakeholders and European NL team

18:45 Final remarks by Annius Hoornstra of city of Amsterdam

20:00 Closing Lecture by Kristiaan Borret on the Productive City (European 14 theme)

#### QUESTIONS AND ANSWERS

##### **Q: what are CPO's?**

A: CPO stands for Collective Private Commission, this means that multiple small individual plots can be build as a group. This type of development started in Buiksloterham after the 2008 crises and allowed several architects to develop their own homes.

##### **Q: is a CPO a possible development option for the site?**

A: yes

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**Q: Is there a specific typology associated with CPO's?**

A: It is not connected to a specific typology, but currently is mostly related to residential buildings. If this type of development is suggested participants need to keep in mind that the site requires not only residential, but also contains work or productive spaces.

**Q: What is the broader vision of the area?**

A: It is mainly a vision on the public space, as Buiksloterham currently does not have much public space. This means that the dock sides are envisioned to become green and public, with a focus on connecting the different areas in Buiksloterham. This vision is still in development.

**Q: How relevant are the parking requirements in the brief?**

A: In the whole of Amsterdam it is a big question how to get rid of the cars and promote the use bicycles and pedestrian traffic. Similar trends are expected in Buiksloterham.

**Q: What kind relationship does the municipality have with the hotel in the study area? It is a very prominent place and I assume it is private land?**

A: The hotel wants to expand on the current location, so the public potential of this location could worsen. We asked them to move, but their price was too high. In fact it is one of Amsterdam most profitable hotels with a 100% occupancy rate as it is used by airline companies to house their staff. As a result this hotel is not on websites like booking.com

**Q: Is there a possibility to circumvent the situation and create a public space on the waterfront next to the hotel?**

A: Yes, this is possible

**Q: The autocad plans show both the current road and a new road system. Which one do we need to follow?**

A: Follow the new road plan, the road reconstruction is currently underway

**Q: There are vacant lots next to the hotel. Are there any plans for that spot?**

A: Not at the moment, it is kept free as it is the wish from the city to create new bicycle path along the quay walls in connection to other nearby bicycle paths.

**Q: is there a height limitations on the site?**

A: Yes: 30m

**Q: Are there any underground water connections to the water next to the site? How is waterflow solved in this area?**

A: In the particular sub harbor there is no water flow from other sources, the canal itself is however linked and creates enough waterflow to keep the water healthy.

**Q: Are there any plans to create another (metro) connection over the IJ River?**

A: All sorts of plans, but none of them are currently feasible. It is unlikely the any plan will be executed in the near future.

**Q: Are there any future plans of what is currently "De Keuvel"?**

A: No, the current contract runs until 2022

**Q: Can you speak about the architectural envelope that was chosen? Why is it this shape?**

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A: Because the developer (Buro Amsterdam) is the owner of this site.

**Q: What kind of program is in the current buildings?**

A: You will see this during the site visit (mostly light industrial)

**Q: The yellow line area is very small, is it possible to propose a vision that includes the large area?**

A: Yes, it is not only about what you can demolish but mostly how you can create a strategy to develop this low rise area with many different owners into a vivid area.

**Q: I assume the current companies are here because of low rent. What are other places in the city where they can go to if this site gets developed?**

A: Most of them will be pushed out, but you are welcome to come up with a strategy to keep them, another option is that new technology firms that need a lot of space, like companies that are at NDSM will take over the industrial work element on this site, These companies also require low rent locations

VIDEO AVAILABLE:

- Q&A session
- Site visit