

A m s t e r d a m N o o r d . t m p

Urban Catalyst at Amsterdam Noord

colophon:
Urban Catalyst at Amsterdam Noord

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AmsterdamNoord.tmp

Urban Catalyst at Amsterdam Noord

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Introduction

The development of the new city on the terrains of the former shipyards in Amsterdam Noord is at present a complex and turbulent process whose end result remains open.

The value of temporary use in this process is that it pioneers the city development and points to alternative possibilities for the future. The position of temporary uses is gradually shaping itself through unconventional coalitions between the so-called 'marginal' players and some governmental networks, and through a constant, steaming debate.

In this process in Amsterdam Noord, temporary users have their particular meaning and purpose – to give initiation and dynamics for development of cultural, economic and social environment of the Northern IJ-bank planning through low-rent solutions for starters from different fields.

In the Dutch context, in Amsterdam Noord, we understand Urban Catalyst as a platform that will compare temporary use experiences from 5 European cities. This knowledge can then be reinvested in the ongoing process of dynamic planning and development in Noord, which is only in its early phases.

We understand the scope of this research not just for the Noord part, since the processes that can be put in motion with temporary use, will be relevant for the culture and economy of the city of Amsterdam as a whole.

This booklet registers **'a part of a project in progress'**.

In 'Urban Catalyst terms', it contains:

- WP5 tools
- Update on the process for the period: May – November 2002
- North IJ bank scenario

A_

Background.tmp

Urban Catalyst at Amsterdam Noord

This chapter is an in-depth investigation into cultural and legal aspects of temporary uses that dominate in the Amsterdam case.

These background conditions 'prove no surprise' in the local context, they are a part of mentality, culture, of juridical and economical tradition. But sometimes, these are the very conditions that are enabling temporary use. In Amsterdam and in the Netherlands, squatting, politics of tolerating and overlooking, and a strong youth-art-culture scene belong to these very basic conditions.

Cultural Aa_

1_ Culture of Decay Aa_1
2_ Culture of Independent (D-I-Y) Aa_2
3_ Culture of Experiment Aa_3
4_ Culture of Entrepreneurship Aa_4

Legal Ab_

Aa background > **Cultural**

Introduction

1. What is the impact of temporary uses on the city culture?

Creating authentic culture and cultural diversity. Working towards heterogeneity, against leveling of the city's culture. 'Weird, extraordinary, strange, odd, peculiar, unusual, unconventional, creative, artistic, experimental, intuitive, instinctive, critical, political, rebellious, revolutionary, radical, innovative, enduring, stubborn, avant-garde, activist, entrepreneurial' are often synonyms for temporary use.

2. Do temporary user activities contribute to cultural innovation?

With already a powerful 'historical' narrative and a huge network of people, tmp. use is certainly producing and maintaining a very significant portion of the (internationally) known (sub)cultural identity of the city of Amsterdam. Since the 1960's till the present day, flaneurs, dérive-practitioners, homo-ludens, squatters and cultural entrepreneurs are all ideas and actions very much aligned with the temporary users (and all with a very strong cultural rooting in Amsterdam).

3. Is there a link between cultures of temporary uses and the city economy?

Often they carry 'small' scale economies. Together with sheer scale, notions of 'big' and 'small' are connected with degrees of flexibility or obsolescence; 'small' business initiatives are often 'in

charge' of bringing innovation into a particular urban and economic system.

4. What is the impact on public space?

5. What is the impact of temporary uses on the social life in the (surrounding) neighborhood?

A tmp. use project is very often organized around ideas of 'collective, common, public' and therefore serves as a public magnet, attractor... The Kinetic North project is in the role of pioneering the former industrial void and creating, from scratch, public space and public awareness about the north bank of IJ. Reactions of the neighborhood are everything between excitement and irritation about loud music.

6. Do they question or change the idea of city and society?

Acting as a generator of cultural critique; consciously occupying the margin, both social and spatial - urban perimeter. Perhaps not in an opposition to the mainstream, but aware of it, constantly in an energetic dialogue with it.

The research at the former Amsterdam North shipyards directed us to formulate the following topics, as key cultural aspects of temporary uses:

- 1_ Culture of Decay**
- 2_ Culture of Independent [D-I-Y]**
- 3_ Culture of Experiment**
- 4_ Culture of Entrepreneurship**

'Decay is the antithesis of lifestyle consumption. Lifestyle is perfect and integrated. Decay is imperfect and recycled. Lifestyle is purchased, decay is accrued or earned.'



Aa_1

Culture of Decay

Amsterdam Noord shipyards are one of the ever-rarer areas in Amsterdam which appear as if they are still in the cultural and aesthetical state of *decay**(1), abandonment.

As such, it provides an cultural and aesthetical antidote to *clean, newly finished, customized, commercial* urban space, in ubiquitous progress since early 90s.

At present, Amsterdam Noord shipyards are a magnet and a breeding ground for the large 'urban culture' network.

Decay is also a *promise* of a new beginning, an 'urban prairie'.

It provides a cultural shelter, but also a degree of social and political autonomy.

It is interesting to examine, if the notion of decay performs as a kind of cohesive cultural element, to bring together very different groups of artists and craftsmen into the formation of a strong alternative culture?

To what extent is decay a precondition for emergence of temporary uses*(2) and why? Which temporary uses can, and which cannot, exist without *decay**?

Is temporality also a guarantee for 'autonomy' or merely a 'verdict' on 'nomadism'?

(1) Quotation from the text
'Everything Falls Apart'
(www.biggaworld.com/...)

(2) the elderman of the city of Amsterdam, Duco Stadij, very enthusiastic about the KN development, offered them to make a proposal for the temporary use of new office space in the Zuidas (South Axis)...

'Do it Yourself, rather than relying on government or large corporations whenever possible. If you are a musician, consider recording independently. If you are a writer, consider publishing independently and not copyrighting your work.'



Aa_2

Culture of Independent (D-I-Y)

Unlike any other city in the world, perhaps, Amsterdam has traditionally developed the climate of extra-ordinary freedoms.

Situationists > Constant - Homo Ludens > Provo-movement in the 60s > Kabouters in the 70s > Squatting movement in the 80s, have all contributed to the confident (sub)culture in which 'exception' and 'diversity' are constants.

Today's generation of 'cultural entrepreneurs' is coming from 'the Provo-parents and beatnik-grandparents....'*(3) The 'entrepreneurship' stands for people who are very much interested to take responsibility and initiatives for their own environment.

The important cultural aspect of independent thinking and acting, a kind of multi-level do-it-yourself, certainly draws from this tradition.

*'D-I-Y, rather than relying on government or large corporations whenever possible. If you are a musician, consider recording independently. If you are a writer, consider publishing independently and not copyrighting your work.'** (4) Build your own environment with found, recycled materials, use your own inventiveness and solutions, but also build your social and cultural context organically.

The raw rebellion of the 60s has softened significantly into a kind of professional attitude with a lot of openness in dealing with 'external world'. Still, not taking institutions for granted, not adopting hierarchical organization, being firm at the position that collective (such as Kinetisch Noord) grows, via organic process of negotiation and interaction among people.

(3) Ibid, Ruigoord group

(4) 'An Introduction to the Anarchist Movement', by Brian Crabtree



'Precisely at the point where the borders between disciplines become vague, is the point where the various disciplines are forced to reflect upon their own history and once again receive the chance to become radical again.'



Aa_3

Culture of Experiment

Seeks for Art in a (city-scale) independent culture, a network, and an establishment of a platform of framework for continuous experiment.

Promotes an idea of ever-changing collective creative body; non-stop interaction and exchange between 'all forms of artistic media and small-scale craftsmanship'.

Emphasis is on '*the young*' and '*international*'.

Has little respect for the mainstream culture and trends, except as a subject of interpretation.

**'It's not gentrification, it's
'economic diversification' that's
important. (...) The key will be
bringing jobs into the cities that
aren't just for lawyers and
insurance executives and the
like...'**



Aa_4

Culture of 'Entrepreneurship'

'Entrepreneurial' dimension is twofold:

On one hand it stands for small-scale craftsmanship, service or startup, and is very much related with temporary use because these are ventures of limited resources and experience, which need (temporal) space and time to develop. At the same time, the category of the small enterprise is the one that introduces innovation and flexibility to its domain.

In that sense, argument of the 'scale of economy' can become a strong corrective factor to the dominant market driven planning.

On the other hand, 'cultural entrepreneurship' – relates to artists who have, provoked by the slowness of governmental institutions, taken the roles of art-producers, or better said, art-developers, as well.

Task of a cultural entrepreneur is complex, requiring constant (and competent) dialogue with the government and other parties in an urban process.

It also involves creation of most unusual (and funny) forms of organizing, for instance one in which the non-profit and flexible artists collective (Kinetisch Noord) runs the business of economic exploitation of nearby spaces.

Aa_ background > Cultural

Aa_1 Culture of Decay

Quotations from the text
'Everything Falls Apart'
www.biggaworld.com/...

q.01_ 'In a culture of slick overabundance, is decay an antidote or yet another lifestyle footnote?...'

q.02_ '*Decay* has spent most of its long but ignored history on the dismal periphery. In the past few years, however, urban decay has experienced a modest reexamination. Decay has become the aesthetic adhesive uniting a disparate group of writers, artists, photographers, musicians and their respective communities. Decline and decadence has provoked an ongoing, interpretative dialogue with the past.

The emerging problem is that decay serves no apparent function in consumer culture. Beyond invoking nostalgia for an idealized past that may or may not have existed, decay's mini-renaissance centers around a number of complicated contradictions. As the opportunities for those that wish only to experience and enjoy decay vanish, the ability to purchase **faux decay** increases.

q.03_ ...'In the often clean, clinical world of industrial design, decay is suddenly trendy. But can the production of brand new decay withstand the weight of contradiction? Is this decay -- or something else? Droog Design, a loose organization of designers and design philosophers based in Holland, create mass-produced products with intentional imperfections: lamps from milk bottles, chairs with holes drilled in them. In 1998, Hella Jongerius created Slightly-Damaged Dinner Service. By firing porcelain at too high a temperature, she uniquely deformed each plate. It created, according to her bio, "a wobbly pile of serially-produced one-

offs: plates with a soul."

This search for soul is an expression of desire for authenticity in a culture that is often anything but. Old buildings, old signage, old neighborhoods aren't created but instead evolve or are accrued creations. So what happens when this process is leapfrogged?

... Unfortunately, Droog's influence seems limited....

'...**Faux decay** acknowledges a culture that cheats death through botox injections, plastic surgery and anti-aging salves does not wish to be reminded of their own creeping physical decline. Faux decay also speaks to the fact that the opportunities to experience decay are becoming rarer. Building materials such as wood and brick and paint -- now nearly invincible thanks to pressure-treating and chemicals -- once experienced discrete phases in their lifecycles. Modern objects are either new, or necessitate replacement. Plastic doesn't decompose or disintegrate, while bricks, wood and paint often grow old gracefully and harmonize with their environments. ...'

Gentrification and Political Geography

q.04_ '...The city is inextricably linked with decay, given its mix of old and new, industrial and new economy. To understand urban geography is to understand urban decay, which means gentrification with its implied ruin and rehabilitation motif, is about how place is erased....'

The standard definition of gentrification can be found in Neil Smith's book *The New Urban Frontier*: "The process through which poor and working-class neighbourhoods in the inner city are refurbished via an influx of private capital and middle-class homebuyers and renters -- neighbourhoods that had previously experienced disinvestment and a middle-class exodus." Not surprisingly,

gentrification is most often analyzed in economic and social costs, rather than the aesthetic depletion that occurs. The beauty of a pre-gentrified decayed neighbourhood is rarely championed, nor are the loss of unexploited spaces (where residents can hear themselves think) bemoaned. Visitors can't see these near intangibles, and residents rarely bother to memorialize their difficult surroundings. Thus, over the years, it has fallen upon artists -- living half lives between poverty and privilege - - to memorialize the lost diners and warehouses about to be torn down. They evoke concern for neighborhoods at the beginning of a gentrification process the artists themselves often help precipitate.

...after seeing the effects of gentrification, it is clear that untrammelled decay, for all its problems, represents possibility. Gentrification has become so formulaic it now represents corporate rigidity -- a recent urban narrative that creates a happy ending for only a fortunate few.

'... **decay is the antithesis of lifestyle consumption. Lifestyle is perfect and integrated. Decay is imperfect and recycled. Lifestyle is purchased, decay is accrued or earned. Despite titling his book *Life Style*, designer Bruce Mau acknowledges that something is amiss in his profession. Toward the conclusion of Mau's self-aggrandizing, five-kilogram tome, he notes, "Immersed in the logic of growth, we have, for the most part, denied the liberating potential of death. (For us, there is only addition, never subtraction; accumulation, never decay). In our shortsightedness, we have banished death both from nature and from our approach to design**

practice."

..."In the eighteenth century, the ruin motif was so popular that it invaded almost all of the decorative arts... Polite society, accustomed to seeing artificial ruins in its parks and gardens, also wanted to enjoy them in the porcelain objects which enlivened the interiors of their houses as ornaments." ... "It is a triumphant manifestation of the rococo spirit, which could transform subjects like ruins -- generally associated with the macabre -- into gay bric-a-brac." A slight rearrangement of that last sentence results in: It is a triumphant manifestation of the spirit of late capitalism, which can transform industrial buildings -- generally associated with the economic livelihood of the working-class -- into luxury lofts.'

...What is the appeal of a loft for the artistically disinclined?

...Can a yearning for authenticity be assuaged by the exposed beams and concrete floors of faux decay? ...The irony of live/work spaces that are unaffordable to the artists that popularized the format to begin with is wearing thin. Lofts are now the ultimate lifestyle accessories ...

Aa_2 Culture of Independent (D-I-Y)

Quotations from the text 'autonomous zones', Rhizoming with William Gibson

...urban space outside the laws of the official city. It is the result of an anarchist cooperative city building process. It also reminds us of the early squats in Berlin. Systems, constructions and social harmony are maintained without a central bureaucracy, through a network of mutual services.

...It looks scary and dangerous from the outside, but it's secure and homey to the insiders.

...Recycling, energy saving and common sense ecology are basic attitudes in its functioning and continuous transformation.

...A kind of positive, critical ghetto, where people gather to develop alternative ways of being in the world.

...The other one is related to the development of a new political model, in which the relationship of individuals and communities, and the state is redefined. Autonomy at different levels, is connected to grassroot power and accountability and reduction of centralized functions.

Quotations from the text 'NDSM-werf Amsterdam Noord' by Eva de Klerk

'In order to further the aim of providing affordable and experimental workplaces the casco (hull) philosophy has been developed. This philosophy has been developed through experience gained starting and running projects, some of which have existed now for years.

This philosophy is in fact an alternative form of urban planning, a town planning strategy whereby space is given to allow the

development of urban areas from the bottom up.

Its purpose is to create a living city wherein people take personal responsibility for the built environment around them in order to be able to grow within this environment. Inhabitants and users are no longer seen as passive consumers but as equal partners in as much the development as control over housing, buildings, neighborhoods even whole cities. Whilst we remain aware of the value of the existing buildings we will also recognize the value of change. This philosophy is an important influence on the plans of Kinetisch Noord.'

'A number of aspects of the building, such as the main plan, fire safety and amenities will be planned down to every detail. Through this we will be able to build a structure within which users can be stimulated to enthusiastically occupy and fit out their own spaces. In order to both encourage self-building and to keep the prices of the units as low as possible they will be let out to clusters of users. Each one of these areas will be connected to the existing infrastructure. Through this the users will enjoy a great freedom to choose and build their own spaces. The building materials for this are chosen inventively, based on low costs, recycled material, material that will be easily recycled in the future, or can be taken apart and moved. Here in Amsterdam we can expect quite an anarchistic manner of building. In order to hold its own ground amidst this the main structure will have to have a powerful character of its own.

All individual projects will be cast into an architecture that spans them all and is recognizable, accessible, and yet made subtle through the many different inputs from the many users.'

Aa_3 Culture of Experiment

Quotations from the text
'NDSM-werf Amsterdam
Noord' by Eva de Klerk

'Kinetisch Noord wants to transform the former shipyard on the NSDM site in North Amsterdam into an experimental space of some 60.000 square meters, where:

1. young (inter)national theatre makers, visual and performance artists can develop themselves as they wish.
2. diverse small scale businesses can exist alongside larger and more influential artistic, cultural and creative initiatives.
3. where the synergy that comes about through exchange, contact and co-operation between the users can create a sparkling whole that is greater than the sum of its parts.

"A free space where many refreshing ideas and experiments will be born, where all forms of artistic media and small scale craftsmanship will go hand in hand together in the same place: an impressive monument to an industrial heritage that has been lost"

"A place that will be more than just an atmospheric stage set, a crossover, a link and an international meeting point, where an unexpected tension is born between the different events. Where the contrast between the individual artist/ creator/ entrepreneur and other larger scale spectacles is encouraged"

All users of the NSDM site will be able to make a totally personal choice as to their position as regards the spectacle known as reality, a position that can be vulnerable, militant, perhaps anarchistic. Kinetisch Noord wants to once again

provide Amsterdam with a place where energy will be released, a non stop stage that simultaneously can be a workplace, a laboratory and a party venue. A combination that Amsterdam is currently lacking.'

...
'Kinetisch Noord will create an interdisciplinary wharf, an enormous structure wherein reality can be played with and the objective can be manipulated and whereby the different disciplines do not allow themselves to be caught with language but preferably make themselves known at their point of disappearance. Kinetisch Noord feels at home amidst charlatans and heros, underdogs and celebrities, brilliant dilettantes and scientists. In its own way Kinetisch Noord refuses to see the different disciplines as illustrations of an idea or a filling within a shape but chooses to make its own search for relevance, confrontation and meaning in the spaces between the disciplines. Precisely at the point where the borders between them become vague, is the point where the various disciplines are forced to reflect upon their own history and once again receive the chance to become radical again.

All users begin, to a greater or lesser extent from a classical idiom, well defined areas that are familiar to them, some will reach back to them, but in a way that has been changed, unravelled, mixed up, cut up. They change, search, analyse, stimulate and inspire each other, and work together. By placing the different disciplines next to, opposite and within each other Kinetisch Noord turns them into a utopia where a new synergy can be formed from light, colour, technology, media, craftsmanship and space. A living interactive community, varied in composition, who can offer a varied and continuing cultural menu to an equally varied public as regards age and interests.'

Aa_3 Culture of 'Entrepreneurship'

Quotations from the text
'NDSM-werf Amsterdam
Noord' by Eva de Klerk

'The ever increasing shortage of affordable housing, commercial space, studios and places to experiment lies at the roots of Kinetisch Noord's plans. Up until 2000 these sort of spaces were mainly to be found in large housing and working buildings that are partly united in Het Gilde van Werkgebouwen aan het IJ (Graansilo, Ruigoord, Vrieshuis America, ADM, Lloyd Hotel, Zeezicht etc). These buildings, most have been vacated anno 2000, can be seen as breeding grounds and meeting places for connected and often co-operating and innovative small scale industries. These often form the starting blocks and testing grounds for the many artists, trades people and small entrepreneurs who form a very important basis for the cultural climate in Amsterdam.

The city council's recent policies on property prices combined with property developers and their desire for maximum profits has lead to many of these buildings have been wiped from the map without anything taking their place. In order to make up for some of these losses the city council has set up a project known as the Breeding Grounds project, within which Het Gilde van Werkgebouwen aan het IJ is allowed to play an important role.

Quotations from the text
'Cities and Suburbs', A
Harvard Magazine Roundtable

'Lee: It's not gentrification, it's "economic diversification" that's important. When we started this plan for Blue Hill Avenue, people waxed eloquent about the avenue they remembered from the 1950s. It had a kosher bakery, an Italian butcher, an African-American rib place. ...
...DeVillars: I think this issue of economic diversification is

absolutely right. The key will be bringing jobs into **the cities that aren't just for lawyers and insurance executives and the like, but are in manufacturing and other trades** that can help support a diversified economy. The onus here is more on private investment and equity capital than it is on public investment.'

Ab_ background > Legal / Administrative

Considerations on legal / administrative aspects

hypothesis A: Municipalities use legal means mostly to control and regulate developments

Building activities are highly regulated in the Netherlands (through legal means). Land-use plans, function allocation plans, laws on the hindrance permitted by certain functions, environmental laws, etc. etc. are in the end all regulating and controlling activities in such a way that they fit within the desired and consolidated development of an area.

Sometimes, the municipality uses a creative approach in the interpretation of laws or enforcement of regulations, to avoid unnecessary complications. Another interpretation of the hypotheses – is there any proof that municipalities use legal means for something else than *controlling and regulating*, for instance to *actively stimulate* developments, is hard to prove in the NSDM case.

hypothesis B: Site-owners are interested in legal means to ensure that the temporary use will be of limited time and to minimize their risks, especially in regard to liabilities

In the case of the NSDM wharf, the municipality not only possesses the land plot, but also the real estate (halls, slipways etc.) on it. From this perspective, the municipality uses legal means to enforce the temporariness of the use – also to keep other development options open during the process. For the use of the real estate, contracts are made between the municipality and

Kinetisch Noord, the temporary user. In essence, the liabilities are extensively regulated in contracts. Both parties however are aware of the fact that the level of experiment and in-determinedness of this project asks for flexibility. In such cases, the intention ('spirit') of an agreement can be regarded more important than the factual text of it.

hypothesis C: Users are interested to minimize costs and efforts and are interested in, light laws/rules. Users might consider illegality, if the illegality is less costly than legality. They will check if the cost of legalization is worthwhile compared to the risks of illegality

The reason to strive for *light* laws and regulations is not necessary embedded in a desire to minimize costs and efforts – though it might be valid for many cases of temporary use. The NSDM development is a very intensive operation, involving a large group of people, demanding extensive personal efforts and relatively large financial investments. In such a case, the desire for light laws and regulations is based on the need for flexibility during the process, or the restricted financial resources with which a large effect has to be gained – where strict regulations are demanding unnecessary investments related to the temporariness of the use. And not as the least, temporary user organizations in general lack the means (personnel, expertise, budget etc.) to deal with the enormous bureaucracy involved in projects. Light regulations help to keep the energy focused on the real purpose of a project.

Additional questions:

A: Which laws hinder temporary uses?

- Land use plans, or function allocation plans can be restrictive towards uses other than the ones exactly intended in a plan. A function allocation plan can make it for instance impossible to use an old factory as a temporary living space. The procedure to change the legal restriction (a new allocation plan, or an 'article 19' procedure) may prove too complicated for a temporary use.
- The possibility of a temporary permission within the function allocation plan exists, but is restricted to a *one-time period* of five years of use ('article 17' procedure).
- Environmental laws or hindrance regulations can demand enormous investments or involve complicated procedures to get granted, which is often not in line with the temporality of use.
- Labor safety regulations ('Arbo') or fire regulations may require ridiculous investments in relation to certain temporary functions; an open workshop like the NDSM hall could face serious problems if these regulations are strictly enforced.
- Specific regulations make temporary use difficult. Permission to run a temporary bar or restaurant might prove difficult to obtain. Of course, this is related to the type of temporary use (one time temporary event vs. a 10 years temporary investment).

B: Which illegal or non-legal practices (including toleration) exist in connection with temporary uses in your context?

At the moment, many of the activities at the NDSM wharf are – strictly seen – violating regulations concerning safety, type of use, environment, etc. The activities are tolerated due to various reasons: 1) During the long startup phase of the project, activities should be possible before the required permissions are granted or the necessary investments are made 2) In some cases, it might prove impossible to implement a regulation strictly, and exemptions have to be granted, which requires additional research. In the meantime, a legal status quo is respected. 3) Some activities may be forbidden, but are strictly seen innocent/harmless. Parties can decide to tolerate them without any final legal solution in mind, in order not to frustrate the project.

C: Which new legal or planning tools you think would be desirable and why?

Many regulations are made bearing in mind that the use is fixed over a long period – and the investments related to the implementation on these regulations are based on a long(er) term exploitation horizon. To stimulate temporary use, both governmental authorities and the users should be able to accept a *larger degree of risk* than in the case of fixed use. Temporary uses now often can exist in a condition of being granted an exemption, positioning them as 'accidents' within the total system. A more conscious approach to the possibilities of temporary use could incorporate the valuation of a certain 'lightness' of a function in relation what a regulation wants to achieve, when determining the degree of restriction of a regulation..

Of a different character is the fact that in the Netherlands laws and regulations have a high degree of protection built in towards users of space (for living or working). This can result in the fact that even when temporality of a use has been arranged by contract, the owner of a particular real estate object can face serious difficulties to get the temporary user out after the period of time agreed. Experience with this has led to a reluctance towards temporary use. More strict regulations and interpretation of the regulation towards temporary users in this aspect, however contradictory it may seem, *could* help to stimulate the enthusiasm for handing out buildings for use.

Ab **background > Legal**www.squat.net**Short Squat Guide**

Of the joint squat assistance groups (kraakspreekuren), Amsterdam

Introduction

You are reading the short squat guide of the joint Amsterdam squat assistance groups. A squat assistance group cannot solve your housing problem for you. You'll have to sort out quite a few things yourself, but we can let you share in our experience.

The people with the squat assistance groups will try to help you by giving you useful advice. Before you can squat a place, you'll have to find out more about it. This squat guide will provide you with more information how to proceed.

What kind of space are you looking for?

One of the first things to decide before squatting is what type of space you or your group is looking for. A small apartment suitable for one person or a large building to provide a group of people with living and working space? If you're looking for a larger building, the centre of the Vondelpark-Concertgebouw area are your best bet. For apartments you can also try the Schinkelbuurt, the Rivierenbuurt, West, East or De Pijp. For addresses of the various squat assistance groups, see page 8.

Cycle around the area(s) of your choice a few times and write down all the addresses of places you suspect are not in use. Patrol these addresses at different times. Check if the lights come on at night. Ring the doorbell and wait to see if someone answers it. Check the letterbox. Stick a matchstick in the door. This will fall down if the door is opened, and this is a good way to check if there are people going in and out or not. You can also picket the place, but if you want to do it

properly, this can be very time-consuming and may also arouse suspicion.

How long has a place been empty for and why? The 'new' Housing Act of July 1993 contains a penal regulation (section 429s). This states roughly that a place may not be squatted if it was still in use less than a year before. This has made it more difficult to legally squat places which have been vacant for less than a year. It provides the authorities and the owners of squatted buildings with an extra means to institute criminal proceedings and evict. Some squat assistance groups work with a shorter term, either in protest to the terms laid down in section 429s and/or because in certain areas the authorities seldom revert to this section in order to evict. In general, apartments and buildings which have not been in use for over a year may be squatted. When you are in doubt about how long a place has been empty for, or whether this is long enough to be able to squat it, consult the squat assistance group in the area.

Once you have established which of the buildings/apartments on your list only seemed empty and which of them are really not in use, the time has come to find out how long these have been empty for and why exactly.

If your chosen objects are apartments, you can call the information department of the Housing Department (Stedelijke Woning Dienst, SWD). This service can provide you with information on the vacancy terms of apartments which fall under the distribution system for low-rent houses and flats. If the place you want to squat is not in the distribution system, the Housing Department is of very little use. In that case, you could decide to talk to neighbours. You have to be careful though: you can never be sure whether their information is reliable and whether these neighbours are sympathetic to your cause. Never tell the neighbours

outright that you are panning to squat an apartment. Think up a good story to tell them should they wish to know why you are asking questions. Ask whether they know who owns the place and whether it is up for rent. If it concerns company premises, ask if they know where the company has relocated to. You can also check with the Chamber of Commerce (Kamer van Koophandel, KVK) when a company has relocated. To get a better idea of why a certain premises is vacant, it can be very useful to know who the owner is. This information can be obtained from the land registry office (Kadaster). Information on whether building or demolishing permits have been issued, can be obtained from the Building Inspection Department (Bouwen Woningtoezicht, BWT). Always try to find out as much as you possibly can about your prospective squat. You can only benefit from more information. Many squats have failed due to sloppy research. You will find more information on the institutions that were mentioned above on the following pages.

(...)

- SQUATTING CHECKLIST -

Owner

Name:.....
.....

Address:.....
.....

Place of
Residence:.....
.....

Telephone:.....

Name of
firm:.....
.....

Address:.....
.....

Partners:.....

Place:.....
.....

Telephone:.....

Bank/Giro account
no.:.....
.....

Property

Address:.....
.....

Empty
since:.....
.....

Size of the
apartment:.....
..... No. of
rooms:.....

Rent for the
apartment:.....
.....

Purpose of the
property:.....
.....

Is it a Housing Department
property? Yes/No

Claim or
optional:.....
.....

(Claim- of Keuzewoning)

Has a housing permit been
issued? Yes/No

(Huisvestingsvergunning)

Has a building permit been
issued? Yes/No

(Bouwvergunning)

Has a demolition permit been
issued? Yes/No

(Sloopvergunning)

Has a property division deed
been issued? Yes/No

(Splitsingsvergunning)

Has a withdrawal permit been
issued? Yes/No

(Woningonttrekkingsvergunning)

Electricity connected
Yes/No

Gas connected Yes/No

Water connected
Yes/No

Is the property managed by an
estate agent? Yes/No

If so, by
whom?.....
.....

Is the property up for sale/for
rent?

Squatting

Lock type: - safety lock
with a replaceable cylinder
Yes/No Number:.....

- safety lock with a built-in
cylinder Yes/No
Number:.....

- pin lock Yes/No
Number:.....

- housing corporation cylinder
Yes/No Number:.....

- different type of lock
Yes/No Number:.....

Entry via front door
Yes/No

Entry via window Yes/No

Entry via roof Yes/No

Other
options:.....
.....

Will barricading be necessary?
Yes/No

If so, what? (Number of
windows/doors,
sizes).....
.....

General

Information received from:
Name:.....
.....

Address:.....
.....

Telephone:.....
.....

Received:.....(d
ay).....(month)
.....(year)

Handled
by:.....
.....
.....

Tools.tmp

Urban Catalyst at Amsterdam Noord

WP_5_tools is a phase of the research that aims at the creation of a toolbox of existing *best-practice* tools for supporting temporary uses. These tools are working on different levels of urban planning and city development, and for that reason, within the Urban Catalyst project, we are creating an inventory of the most innovative practices from 5 European cities.

From the Amsterdam Noord process, we single out best practices within the following categories:

- _ Municipal models for action (inclusion of cultural entrepreneurs into the city development, or formation of mixed public-private partnership)
- _ the model of organization of Kinetisch Noord, as an innovative and possibly successful example
- _ The Breeding Places Fund, as a way to support starting up artists, craftsmen and their groups

Competition for Cultural Entrepreneurs Ba_

Kinetisch Noord organisation Bb_

Breedingplaces Fund Bc_

Ba_

tools >

Competition for cultural entrepreneurs

aims:

- 1 finding alternative use for an otherwise abandoned area
- 2 attracting cultural oriented entrepreneurs to create a focal point for future urban development
- 3 securing property against unintended users (squatters, grey businesses)

initiator:

City Administration Amsterdam
Noord (SDAN)

organisation:

Panorama Noord - City
Administration Amsterdam Noord
(SDAN)

number of applicants:

around 30 groups

duration:

october/november 1999

costs:

-

contact:

www.noord.amsterdam.nl
Stadsdeel Amsterdam-Noord
Postbus 37608
1030 BB Amsterdam

Competition for cultural entrepreneurs at NDSM wharf

aims

This competition for cultural entrepreneurs aims at finding concepts for cultural use of the abandoned NDSM wharf. The task is to providing vision, program and a business model for the +/- 20000 m2 large construction hall and the surrounding areas to transform this into a focal point for cultural activities. In this way, the redevelopment of this wharf can contribute to the urban restructuring process, which transforms this industrial site into a living and working area.

initiation

In the mid 1990's the City Administration of Amsterdam-Noord was facing difficulties in restructuring and developing the enormous bankrupted shipyards at the northern IJ-embankments. Grey business and criminal activities started to flourish, while impulses for more urban activities were lacking. When the city in 1996 had the possibility to gain control over the largest shipyard in the area (the former NDSM wharf) it took the opportunity to include in the development strategies the possibilities for leasing this wharf to culture-oriented companies / entrepreneurs. After consulting various authorities in the fields of economy and arts, this led to the proclamation of a competition with to find the best concept for cultural use of the wharf.

actors

Organisation by a special group of the urban planning department of Amsterdam-Noord, around 100 requests for the competition

guidelines have been made by various groups of individuals, 30 applicants have submitted a plan for cultural use of the wharf. One group has been selected to deliver a detailed plan.

internal interaction

The competition has been organised by the project office responsible for the future development of the northern IJ-embankments, a group of 20 people in an organisation called 'Panorama Noord'. This resorted under the responsibility of the Office for Housing and Work of the City Administration Amsterdam Noord.

external interaction

The Panorama Noord organisation announced the competition in various newspapers, after which applicants could request additional information and the competition guidelines. After selecting the winning concept, funding has been provided by the Central City Administration to the winners to deliver a more detailed concept.

Hier kunnen kunstenaars tot grote hoogte stijgen.



Wie houdt beide benen op de grond?

Welbekend van het 'Over het IJ'-festival en nu onderwerp van grotere plannen: de hal op het **NSM-terrein** aan de IJ-oever in Amsterdam-Noord. De bedoeling is om de 30.000m² grote hal plus omliggende terreinen te ontwikkelen tot een veelzijdige culturele verzamelplaats met ateliers, werkplaatsen, oefenruimten, podia, studio's, etc. Voor gevestigde namen en jong talent. Voor groot publiek en select gezelschap. Voor commercieel succes en experiment. Voor evenementen en manifestaties én kleine exposities en theater.

Daarom zoeken we een **creatieve ondernemer** die culturele belangstelling weet te combineren met nuchter zakelijk inzicht. In eerste instantie zijn we geïnteresseerd in uw visie en een concreet beheer- en exploitatieplan. **Ziet u 't al voor zich?** Zet uw ideeën voor 8 november op papier. Vraag een informatiepakket aan bij Gerard van Horn (tel. 020.634 94 39) van het Stadsdeel Amsterdam-Noord, postbus 37608, 1030 BB Amsterdam.



Bb_

tools >

Kinetisch Noord organisation

aims:

- 1 obtaining the former NDSM wharf for low-profit art, culture and crafts production
- 2 inciting a community that develops NDSM wharf towards an experimental, multi-disciplinary cultural environment
- 3 creating a cultural hotspot of (inter)national importance

initiators:

a network of artists and users of evicted warehouses in Amsterdam

organisation:

Stichting Kinetisch Noord / Kinetisch Noord Foundation

number of people:

a project organisation of 7 persons, 153 users (2002, April)

duration:

established spring 2000, entered NDSM wharf in February 2001, projected exploitation till 2012

costs:

- 1 renovation of the hull: ~ 3,5 mln euro (credit from Amsterdam Noord)
- 2 costs for interior wharf space: = 6.8 mln euro (Breeding Places)
- 3 organisation costs: ~ 300.000 euro/year (staff and office)
- 4 rent from tenants: 22,7 euro m2/year (ex VAT and service costs)

contact:

www.ndsm.nl
Stichting Kinetisch Noord
TT Neveritaweg 15
1033 WB Amsterdam

Kinetisch Noord organisation

aims

The Society 'Stichting Kinetisch Noord' is the legal 'vehicle' responsible for transforming the former ship construction wharf NDSM in Amsterdam to a workspace for artists, performers and starting entrepreneurs with a low or non-commercial profile. Its main aim is to obtain the former wharf (as legal property or through lease) for the realisation and affordable letting out for hire atelier-, work-, rehearsal- and presentation spaces.

Through this, the society wants to "gather a mix of young and experienced artists, of starting and established groups, of no-budget, low-budget and some-budget initiatives of diverse artistic and crafts disciplines, which inspire each other and start fruitful collaborations".

Besides providing space, Kinetisch Noord initiates or organises public activities directed to the wider audience with the aim to help focusing and developing the artistic profile of the society and its community.

On a larger scale, Kinetisch Noord wants to compensate for the loss of 'off-off-Broadway' production possibilities (and lifestyles) and the loss of non-commercial artist spaces in Amsterdam during the last decade.

initiation

During the late 1980's empty warehouses in the Amsterdam harbour, which offered space for more 'alternative' arts and lifestyles, got evicted to make space for high-commercial living spaces. Thus, the network of artists and starting entrepreneurs using these spaces gradually got pushed out and started to turn their attention on new possibilities.

In 1998 the alternative cultural venue Graan Silo got evicted to give a place to luxurious housing project. The artists from this industrial building were left without a place to work. Shortly after that, in 1999, NDSM - an enormous former ship construction wharf in Amsterdam-Noord was left without user.

The artists network formed the workgroup Kinetisch Noord to answer the (open) competition organised by City Administration Amsterdam Noord to find a cultural entrepreneur with a clear plan and a vision to take over the shipyard. Kinetisch Noord won the competition and initiated its own foundation, Stichting Kinetisch Noord. In July 2002 Kinetisch Noord presented its action plan to the City, scheduled for approval until the end of the year 2002.

actors

- a society of users of the NDSM wharf (Vereniging NDSM) with 60 tenants (20 clusters of participants, around 150 persons in total)
- a project organisation with 7 coordinators and 3 assistants, which functions as the executive organisation for the foundation
- the board of the foundation Kinetisch Noord with 6 members

activities

- The focal activities of Kinetisch Noord in the following years will be:
- renewal and maintenance of the hull of the wharf
 - development of the outside areas (2 slipways, open spaces)
 - selection of tenants and related to this the formation of a lively community able to build up and maintain the place
 - construction of interior spaces by and with the tenants
 - programming of cultural activities in or connected to the wharf
 - exploitation of the terrain and buildings
 - establishing contacts with similar

initiatives in the Netherlands and abroad to strengthen and incite such activities

internal interaction

The organisational model is set up with a large focus on self-support and bottom-up organisation; with the aim to cut unnecessary hierarchy and with the intention to have maximal engagement and creative potential for the users. Therefore the organisational model has been set up in with three bodies channelling the development of the wharf.

1. a society (vereniging) of users
All participants of are members of a society of tenants, (the Vereniging NDSM i.o) – at the moment around 60 tenants (individuals or organisations) and 30 aspirant tenants.

The society is split in 20 clusters in which tenants with complementary artistic interests work together. Each cluster occupies a physical part of the wharf, and is responsible for the construction of its own working spaces and for obtaining the required legal permissions and licences (i.e. building permissions, environmental licenses and safety licenses).

Representatives from the clusters take care about general interests of the participants, through one of the four teams concerning construction, maintenance, outdoor space and the artistic program. These teams channel the communication among the clusters and with the project organisation.

2. project organisation
The project organisation is a group of 7 persons aiming at making the wharf operational. Their main focus is on the renewal of the building, implementation of basic infrastructure and the basic division of the interior space of the wharf. The project organisation is conceptually set up as a service desk

towards the users (tenants) to channel communication with the city government and the financiers. It also functions as a bridge between the users and the board of Kinetisch Noord. The functions of the members are: artistic and concept coordinator, business coordinator, artistic project leader, external program manager, maintenance coordinator, office coordinator, construction coordination, 3 assistants.

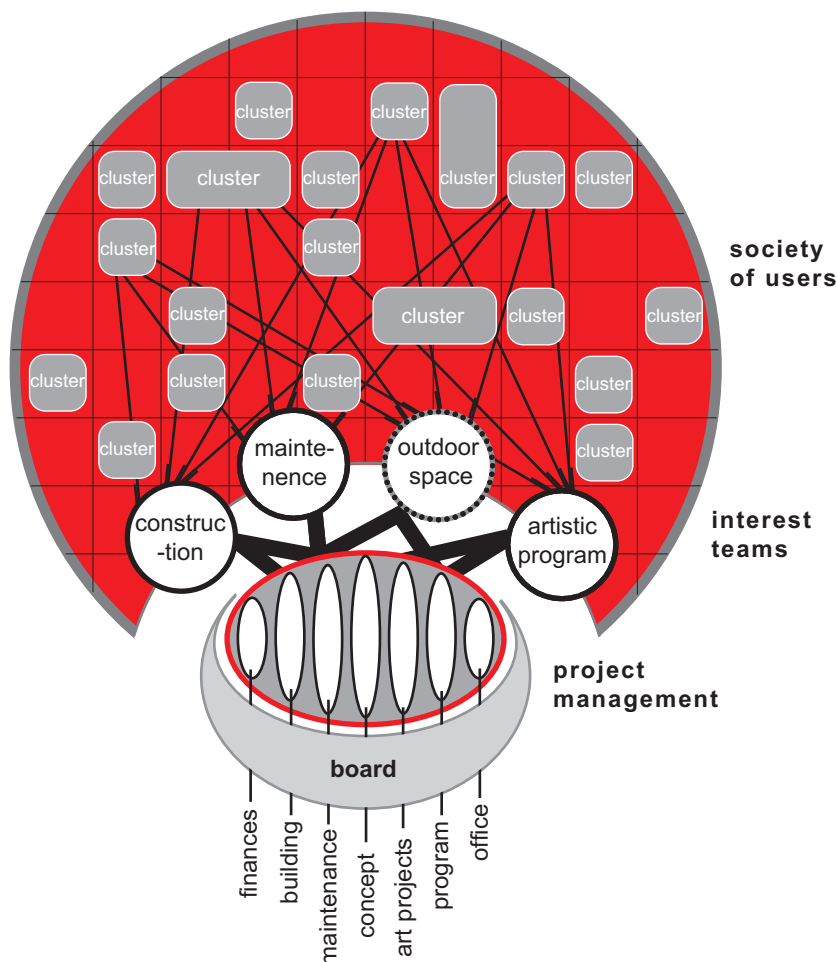
An important role in the communication between the project organisation and the users forms the website of Kinetisch Noord, with 'intrasite' for users (forums, announcements) and makes it possible to communicate with a large and (during the start-up) dispersed group.

3. board of the foundation

The board of foundation 'Stichting Kinetisch Noord' with its 6 members

in practical terms is involved as a remote controlling body. It consists of influential professionals with a background in cultural, legal or financial positions able to push an unconventional project forward.

Future: In the set-up made for the wharf, the foundation in the long run wants to delegate largely its responsibilities to the users of the wharf – united in the society Vereniging NDSM. It is therefore anticipated that at some point the society can take over the exploitation and all tasks of maintenance and development from the project organisation. In any case, the foundation will stay legally responsible.



**Kinetisch Noord -
internal interaction**

external interaction

The external interaction enacts mainly on two levels: the relations towards (possible) new tenants on the one hand, and the relations towards various financial and legal bodies on the other hand.

- Regarding the selection of new tenants, a large number has announced themselves on its own initiative (no active recruitment). They are registered by the project organisation and offered to the clusters for selection of 'candidate' tenants. After a cluster decides to opt for a candidate, it announces this to the artistic/programmatic team. The foundation then checks for the viability of the 'entrepreneurship' of the new tenants and has the final word in selecting a candidate.
- As a legal body in external relations, the foundation has been

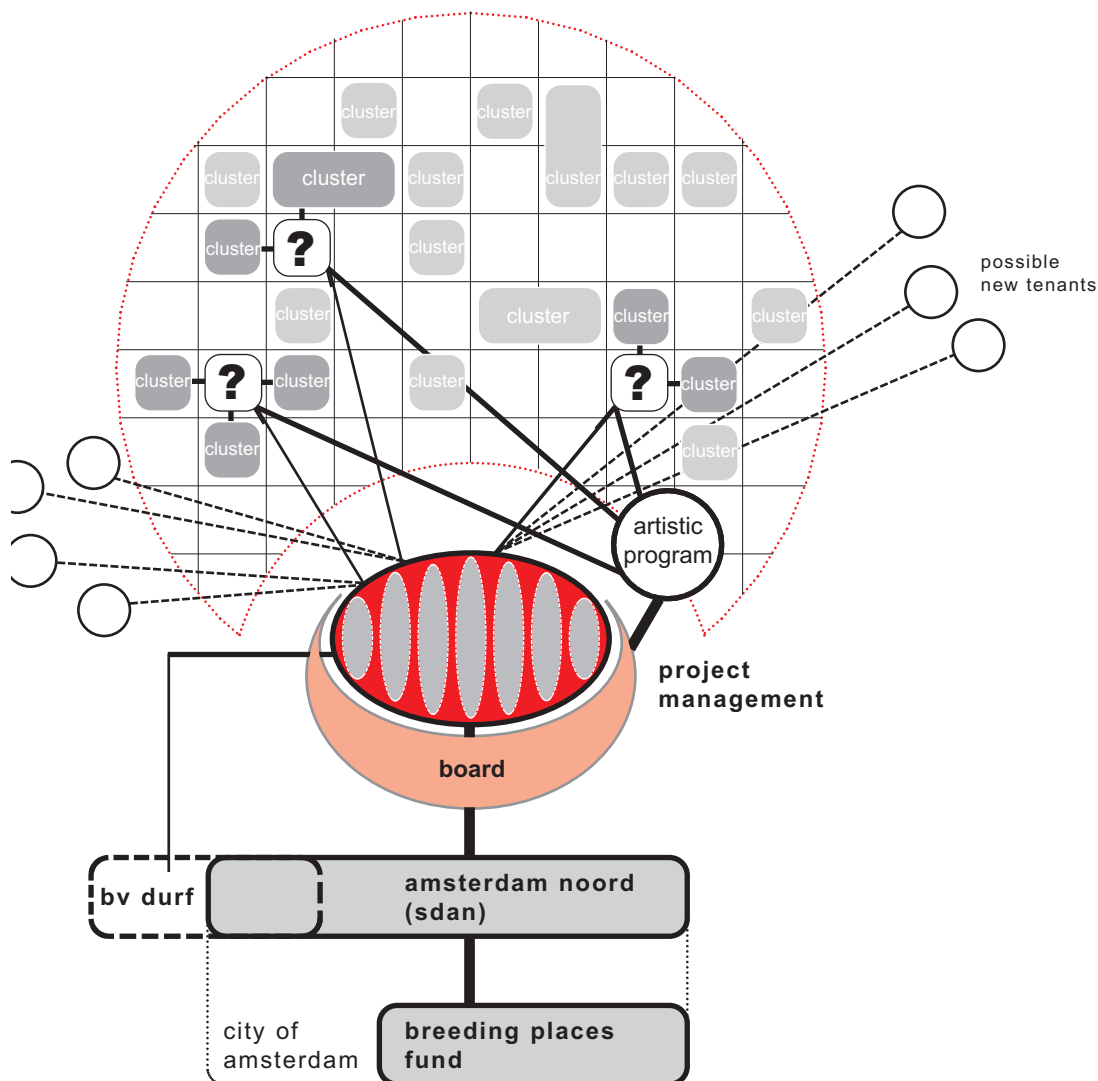
created to enact with partners like the city of Amsterdam, financial partners such as the Fund for Breeding Places and various other partners (BV Durf).

The City District Amsterdam Noord (SDAN) is the main partner of Kinetisch Noord, involved in: renewal of the hull of the wharf, public space, lease of the wharf building (SDAN owns the wharf), legal development plans (urban development), environmental licences etc. An external communications manager has been involved by SDAN to bridge 'cultural differences' between the partners.

The Fund for Breeding Places (City of Amsterdam) is the largest financier of the wharf and is set up to develop off-off-Broadway and low-rent start-up spaces for artists and craftsman. The subsidy of 6.8 mln euro is allocated to Kinetisch Noord via SDAN to cover for additional

investments in the hull ('casco'), infrastructure and interior.

BV Durf is a development consortium for the area; Kinetisch Noord is shareholder and core-member in this consortium. It has however limited influence; it can decide on policy issues but not on investment issues due to the fact that it does not invest financially into BV Durf. Currently, BV Durf is still in process of initiation.



Kinetisch Noord - external interaction

Maandelijks nieuwsbrief met het laatste nieuws van de werkteams en alle overige belangrijke informatie.

BEHEER NIEUWS

Bijeenkomst dak

Zoals iedereen ondertussen weet moeten de lichtstraten vervangen worden. Aan drie aannemers is gevraagd om een offerte te maken. Twee hiervan zijn gespecialiseerd in lichtstraten. Er is specifiek aan de aannemers gevraagd of ze kunnen nadenken over gefaseerde ontruiming van de loods en de bijbehorende kosten. Eind augustus moeten deze offertes binnen zijn en kunnen

resultaten vergeleken worden en beslissingen genomen worden. De dakbedekking moet ook vervangen worden, maar dat heeft geen consequenties voor de gebruikers van de loods en zal op een later tijdstip gebeuren. Er zijn verschillende schattingen van de periode die nodig is om de lichtstraten te renoveren: VLS: ± 6 maanden, SDAN: ± een jaar. 1 November kan er op z'n vroegst worden begonnen. Er is afgesproken dat iedereen alsnog voor het eind van de maand de vragenlijst invult die bij de brief zat over een eventuele verhuizing naar buiten.

De gebruikers hebben op de bijeenkomst duidelijk gemaakt dat zij er eigenlijk allemaal niet veel voor voelen om naar buiten te verhuizen. Zoals de vooruitzichten nu zijn, zal dat ook bijna niet nodig zijn. Wel zal er binnen verhuisd moeten worden.

Verder is het vooral wachten op de offertes van de aannemers. Meer nieuws volgt...

Volgende bijeenkomst: 11 september om 16.00 uur.

Overig beheernieuws

De dijk op het terrein aan de oostzijde van de Cultuurloods zal worden afgegraven. Deze grond wordt dan verspreid over het terrein achter de Cultuurloods. Dit terrein wordt zo met ± 15 cm. opgehoogd en geëgaliseerd. Het terrein bij de Houten Kop wordt gesaneerd.

Begin september wordt er begonnen met de aanleg van het riool. Deze zal lopen van het begin van de straat bij Aarding, over ons terrein tot achter bij de oostvleugel.

Eindelijk hebben we een zwaardere vorkheftruck. Voor de werfgebruikers is deze te huur bij de beheerders.

ARTPRO NIEUWS

Informatiedagen op de werf

Op het ogenblik moet het artpro-team 168 binnengekomen aanmeldingen doornemen. Wekelijks komen er nieuwe aanvragen voor

een werkplek bij. Omdat we in 2005 aan het stadsdeel de volle huurprijs moeten betalen over 20.000 m² is het belangrijk om langzamerhand een indruk te krijgen hoe en met wie we de loods verkrijgen. Voor het eind van dit jaar worden er in ieder geval 30 geselecteerd. Als je zin hebt om mee te denken over hoe we dit moeten aanpakken kom dan naar de artpro-selectie vergadering van 2 september om 15.00 uur.

Om een idee te krijgen van de nieuwe aanmeldingen, organiseert 'artpro selectie' een aantal informatiedagen. Op 27 juli j.l. ging de eerste van start in de Y-kantine. De volgende informatiedag is op vrijdag 11 oktober 2002, om 15.00 uur. De aanmeld(st)ers presenteren zichzelf en wij geven informatie over de werf.

Kom naar de infodag op 11 oktober!

Programmering

Zowel voor de Docklandshal als voor de rest van de werf komen er verzoeken binnen voor het organiseren van activiteiten. Zoals bijvoorbeeld van snackhouse De Brulboei die op Koninginnedag zowel de Docklands als het buitenterrein wil gebruiken voor o.a. een vlooiemarkt en ook van het Holland Festival. Je kunt meedoen met 'artpro programmering' waarin je je visie kunt geven op de aanvragen. Artpro programmering komt ongeveer een keer in de maand bij elkaar.

Informatie bij Hay (hay@ndsm.nl)

Communicatie

De website is vernieuwd! Onder het kopje 'gebruikers' krijg je een overzicht van de clusters met alle namen van de huidige werfgebruikers. Als je op je naam klikt verschijnt er een venster waarin je je gegevens kwijt kunt of je eigen website kunt linken. Als je hier gebruik van wilt maken kun je contact opnemen met Jet (tel 3305480 of jet@ndsm.nl).

\$UBSIDIES

Zoals iedereen weet krijgt het NDSM-project een subsidie van het broedplaatsenfonds voor de bouw (en de bouwcoördinatie ervan). Deze gelden gaan, na goedkeuring van ons definitieve plan van aanpak door het college van burgemeester en wethouders (eind september 2002), niet rechtstreeks naar ons maar naar het stadsdeel!

Ook voor het casco (dak en gevels) krijgt de eigenaar (Stadsdeel Noord) een extra krediet van de gemeente Amsterdam. Een apart activiteitenbudget voor Kinetisch Noord/NDSM-werf is er niet! De kosten van de gehele projectorganisatie, de administratie, de selectie en de programmering etc., worden gefinancierd door de vaste en tijdelijke huuropbrengsten op de werf. En dat is bij lange na niet genoeg. Daarom hebben we aanvullende subsidies aangevraagd bij andere fondsen en doen we een beroep op jullie om mee te doen in de teams.

IPSV

Bij de IPSV (Innovatieve Programma Stedelijke Vernieuwing van VROM) hebben we ondersteuning aangevraagd voor de ontwikkeling van de kunststad (ateliers en werkplaatsen) in de grote loods. Met de subsidie willen we een eigen bouw bureau starten, met ingehuurd bouwkundige tekenaars (plus stagiaires), een pool van architecten en externe deskundigen die ons en de clusters begeleidt met het concretiseren van de (af)bouwplannen. Ook zijn er aanvullende bouwkosten aangevraagd omdat de subsidie uit het broedplaatsenfonds niet genoeg is. Uitslag IPSV is eind september, begin oktober 2002.

ARCHIFONDS

Bij het Stimuleringsfonds voor Architectuur is geld aangevraagd voor een bouwtenoonstelling annex informatie- en workshopruimte. Er is een aantal beweegredenen voor deze aanvraag. 1) De projectorganisatie beschikt niet over voldoende financiële middelen en mankracht om zowel de interne communicatie, als de vele verzoeken om informatie en rondleidingen van buitenaf, aan te kunnen. We zijn ondertussen het paradepaardje van Amsterdam (en omgeving) en er is veel over ons project verschenen in de media. 2) Ook heeft een aantal leden van het bouwteam een workshop gevolgd om tot een definitieve (infrastructurele) indeling van de loods te komen. De resultaten, en de nieuwe maquette, willen zij aan de rest van het bouwteam en de werfgebruikers presenteren zodat we eind van het jaar een bouw aanvraag kunnen indienen. 3) Er komen in de loop van de volgende jaren steeds meer nieuwe werfgebruikers bij. Met de tentoonstelling worden zij goed voorgelicht over de gang van zaken. Als de aanvraag gehonoreerd wordt

(uitslag 23 oktober) beginnen we in november met de voorbereidingen en zal er een aantal vacatures vrijkomen.

KUNSTENPLAN

In 2000 hebben we een gooi gedaan naar het Amsterdamse Kunstenplan 2000 - 2004. We hebben namelijk wel bouwsubsidies toegezegd gekregen, maar geen activiteiten- en exploitatiesubsidies. Omdat er toen nog veel onzekerheid bestond over ons project werd de aanvraag, weliswaar na een positief advies van de Amsterdamse Kunstraad, niet gehonoreerd. Binnenkort is er een tussentijdse evaluatie van het kunstenplan. Men is bij de Kunstraad blij verast dat we al zover gekomen zijn. Ondanks het feit dat het negatieve advies van de toenmalige wethouder Cultuur niet terug te draaien is, gaan we in het kader van het kunstenplan een beroep proberen te doen op de zogenaamde 'vrijgevallen gelden'. Deze reservegelden worden eenmalig uitgegeven.

DWA

Voor de bouw van het Skatepark en aanverwante jongerenactiviteiten kunnen we geen beroep doen op het broedplaatsenfonds. Vandaar dat we de financiering elders moeten regelen. Zo zijn we terecht gekomen bij Dienst Welzijn Amsterdam (DWA), afdeling Jeugdteam. DWA beschikt over de mogelijkheid om voor stedelijke jeugdvoorzieningen een beroep te doen op de zogenaamde UNA-gelden (verkoop van energiecentrale). DWA is enthousiast over de plannen van een Skatepark in Amsterdam Noord en heeft zich bereid getoond ons een investeringssubsidie te geven voor een zogenaamd jongerencluster op de werf, met het Skatepark als vertrekpunt. Op 1 oktober moeten we het stappenplan met begroting van het jongerencluster afhebben, bestaande uit het definitieve bedrijfsplan van het Skatepark, de ontwikkeling van een klimwand, repetitieruimtes voor bandjes, een multifunctionele ruimte voor jongerentheater, etc. Binnenkort organiseren we een brainstorm over dit jongerencluster met degenen die zich veel met jeugd, muziek en jongerentheater bezighouden. Je kunt je hiervoor opgeven bij Joost (artpro@ndsm.nl). Bovendien komt er, met geld van DWA, een vacature vrij voor een programma-coördinator die zorgt dat het plan voor een jongerencluster op 15 oktober klaar is!

BOUWTEAM NIEUWS

De volgende vergadering van het bouwteam is dinsdag 3 september, 10.30 uur. Hier gaan we verder met de planning van de inbouw van de grote loods. Het masterplan dat er nu ligt wordt door VLS architecten getoetst op infrastructuur en vluchtwegen.

KUNST op werf

Berlijnse Muur

Zoals jullie opgemerkt hebben is onze Berlijnse muur beschilderd. Beeldend kunstenaar Gerrie Starreveld heeft op de infodag van 27 juli jl. op deze manier uiting gegeven aan wat zij de werf te bieden heeft.

Gevel grote loods

Florentijn Hofman heeft een voorstel gedaan om de grote loods helemaal te beschilderen zolang de gevel nog niet aangepakt en gezandstraald is. Hij is bij veel gebruikers langs gegaan om na te gaan wat iedereen ervan vindt en is nu bezig om geld bij elkaar te krijgen voor deze waanzinnige actie. Zijn voorstel is te zien in het artpro kamertje in kantoorgebouw.

STUBNITZ

Voor het eerst sinds lange tijd is de NDSM werf in Amsterdam Noord weer aanmeerpplaats voor een reusachtig schip, de MS Stubnitz uit Rostock. Op deze voormalige Russische visserstrawler van 80 m lang organiseert Kinetisch Noord drie weken lang het kunstproject Stubnitz.nl. Een groot aantal Amsterdamse, Nederlandse en internationale kunstenaars en initiatieven presenteert een zeer uiteenlopend programma met installaties, performances, club-events, theateervoorstellingen en live radio en televisieuitzendingen. De context van Stubnitz.nl richt zich vooral op het onderzoeken van de mogelijke fusie van de podiumkunstprijktijk en praktijk van de sterk opkomende nieuwe media. Met medewerking van vele kunstenaars en artiesten waaronder Non Stop 2000 (NL), Das erste Wiener Gemüse Orchester (Oostenrijk), Judith Witteman (NL), Illusion Of Safety (USA), Jaap Blonk (NL), DJ Dano (NL), Pounding Grooves (UK), Stichting Skatepark Amsterdam (NL), Artery (NL), Mr.Dead (USA), Bellissima (NL), James Becket (South Africa), Noise of Coincidence (NL), Barbara Gene (NL), DJ Mental Nomad (USA), Kaffe Matthews (UK), Monali Meher (India), Sublab (Italy), Gerindo Kamid Kartadinata (Germany), HTV De Ijsberg (NL) Stuart Lynch (Denmark), en stichting Mixer (NL). Let voor het definitieve programma op nadere aankondigingen. www.stubnitz.nl.

Stubnitz.nl is van 13 september t/m 6 oktober, geopend dinsdag t/m zondag tot 01.00 uur, vrijdag en zaterdag tot 06.00 uur.

We zijn heel hard op zoek naar vrijwilligers voor Stubnitz.nl. Dus heb je zin om mee te helpen koken, kaarten te verkopen, te chaufferen, te helpen met techniek of te helpen met publiciteit of weet je iemand die dat leuk zou vinden bel dan naar kantoor of mail naar Jet@ndsm.nl.

HUURCOMMISSIE

Een aantal NDSM-gebruikers heeft in een 'huurcommissie' gewerkt aan de formulering casco-modellen en de definitieve huurcontracten. De definitieve huurcontracten zullen worden afgesloten nadat de huurcontracten tussen Stadsdeel Amsterdam Noord en Kinetisch Noord zijn getekend. De huurcontract-ondertekening tussen Stadsdeel Noord en Kinetisch Noord staat nu in de planning voor 1 oktober 2002.

De concept-huurcontracten tussen de stichting en de onderhuurders worden binnenkort getoetst door een gespecialiseerde huurspecialist en vervolgens voorgelegd aan de huurcommissie voordat ze worden vastgelegd.

OVERIGE MEDEDELINGEN

Burgemeester Cohen

Op 26 september komt Cohen ons weer een bezoek brengen. Dit keer vergezeld van een aantal Europese ambassadeurs die eens wat anders voorgeschoteld krijgen dan het Concertgebouw of het Rijksmuseum. Tijdstip 14.00 uur. Cohen & de zijnen willen ook graag een aantal ateliers bezoeken. Wie o wie? Geef door aan artpro@ndsm.nl.

Baby

Sommigen van jullie zullen het misschien wel weten, maar Mireille is nu met zwangerschapsverlof. In de loop van december verwachten wij haar weer op de werf.

Nieuwe mensen erbij

In het kader van de ontwikkeling van de Cultuurloods is in de vergadering van het bouwteam besloten tot de opzet van een bouwteam op locatie. Hiervoor zijn twee studenten aangetrokken van de HTS-bouwkunde. Dit zijn Roeland Boonekamp (afstudeerrichting: bouwtechniek) die een half jaar stage komt lopen en Renzo Leegwater (afstudeerrichting: architectuur) die is afgestudeerd en hier een half jaar komt werken.

Kinetisch Noord zoekt twee medewerkers in het kader van de ID-regeling (secretariaat en beheer Docklands). Kijk voor meer informatie op www.ndsm.nl of bel naar kantoor.

Bc_

tools >

The Fund for Breeding Places

aims:

- 1 realisation of affordable small-scale infrastructure for artists and cultural entrepreneurs
- 2 achieving conditions for a sustainable form of this infrastructure in Amsterdam
- 3 initiating policy for distributing and maintaining these spaces

initiators:

City of Amsterdam, on initiative of various pressure groups like the IJ Industrial Buildings Guild

organisation:

Foundation, created by the City of Amsterdam

number of people:

around 30 projects in preparation, for 1350 individual ateliers and space for 700-800 cultural entrepreneurs (period 2002 - 2006); various staff members of City of Amsterdam involved.

duration:

established spring 1999

costs:

start 15.9 mln euro, additionally per year 2.7 mln euro

contact:

www.BroedplaatsAmsterdam.nl
Broedplaats Amsterdam
Postbus 1900
100 BX Amsterdam

The Fund for Breeding Places

aims

The Fund for Breeding Places aims at accomplishing 'the realisation of small scale infrastructure for (mainly) non-commercial cultural entrepreneurs - among which mainly (semi)professional artists - and to achieve conditions for a sustainable form of this infrastructure in the city'.

The Fund focuses two target groups: on individually operating artists, and, on co-operating cultural entrepreneurs in (housing/)working-premises (among which artists, small craftwork companies, services and technicians), focussed on forming a society to induce synergy and cross-fertilisation, participating in a sub-culture, with its own economy, not directly devoted to commercial success.

For these target groups, it wants to accomplish spaces with affordable rent levels (28 – 46 euro / m2 / year).

initiation

The Breeding Places Fund has been set up in 1999 by the Project Management Office of the City of Amsterdam in response to dramatic changes in the cultural landscape of Amsterdam. In recent years, many artists, activists and craftsman have been forced out of their working / living spaces as a result of the urban renewal policy and the conversion of the Amsterdam harbour districts. This – plus the stream of institutions that left Amsterdam – damaged the image of Amsterdam as a 'safe haven' for creative potential.

In reaction to these developments, the users of housing/ working-premises in Amsterdam wrote an appeal to the City Council. This resulted in 1998 in a decree in which the City Council urged the Mayor for fast realisation of alternative locations for payable housing/working-premises. As a result, the Breeding Places project

has been set up.

actors

The Fund is rooted in the Urban Housing Service of the City of Amsterdam, is participates in +/- 25 projects initiated by artists(groups), the Society for Housing and Working spaces for Artists (SWWK), housing corporations or private developers and involves several consultants and advisors. The amount of potential users is estimated as 5000 artists.

activities

Within the period of 2002-2006 the Fund wants to initiate the realisation of around 2000 ateliers or working places, of which 1350 individual ateliers and space(s) for 700-800 cultural entrepreneurs (both permanent and temporal services) with a level of rent ranging from 27 – 46 euro / m2 / year. The Fund therefore subsidises the non-profitable part of the development costs of these spaces up to 680 euro / m2 or 34 000 euro total per space (50 m2). The fund awards a unique subsidy to the owner of a building. Also temporal projects can be awarded a subsidy, but the amounts awarded are generally lower. The Fund is not involved in the physical maintenance of realised spaces.

It claims that for 23 projects in principle an agreement about realisation on the short term has been reached with the parties involved. The projects amount for more than 60 000 m2 of atelier spaces and (housing/)working-premises for groups of cultural entrepreneurs.

internal interaction

The Fund for Breeding Places is an organisation belonging to the Project Management Bureau of the Urban Housing Service of the City of Amsterdam. It consists of three parts: a project group, an policy

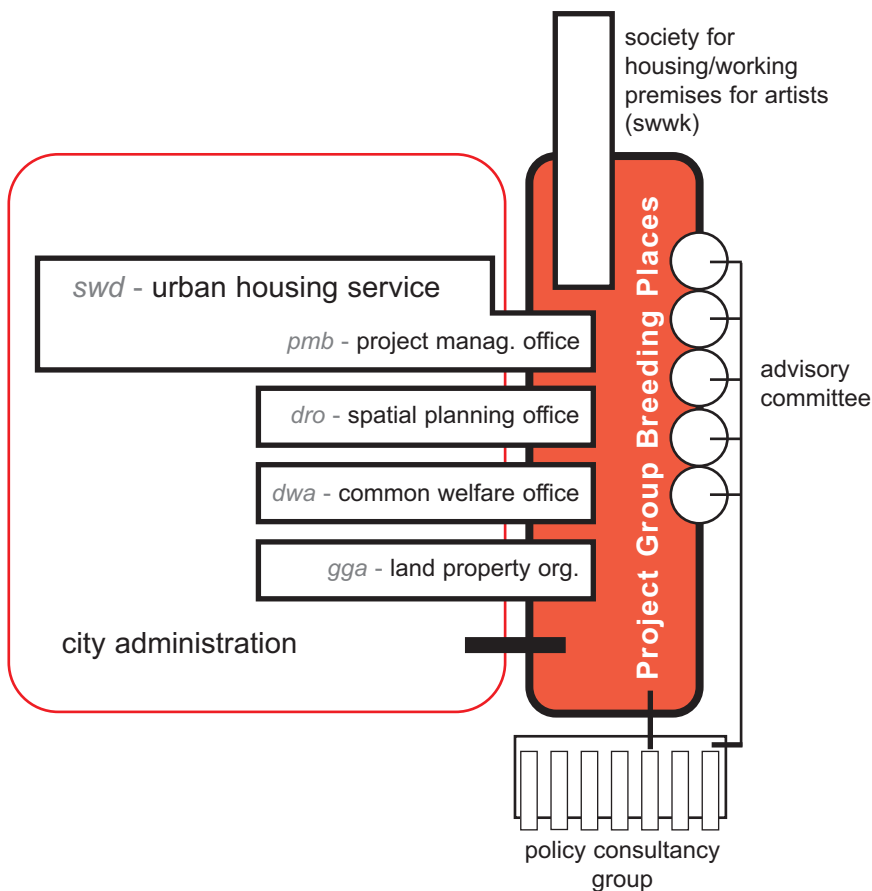
consultancy group and an advisory committee.

- In the project group, apart from the Project Management Office of the City of Amsterdam the following parties are represented: the Urban Housing Service, the Spatial Planning Office, the Common Welfare Office, the Society for Housing/working-premises for Artists and the Land Property Organisation.

- To get an information exchange between the city, civil pressure groups and external experts, a consulting committee has been formed. The focus of this consulting committee is to enhance the social feasibility of the decisions and policies that will be developed, and to use the available expertise. The consulting committee consists of a/o the Guild of IJ Industrial Buildings, housing corporations, the Amsterdam Council for the Arts,

Stork's Nest, Union of Plastic Artists, labour union FNV Kiem and consultancy company De Verandering. They advise the project group and the advisory board.

- The advisory board is an independent 5 member group with a large knowledge and experience in the field of (urban) social-economic processes, the culture of (housing)/working-premises and the art world in Amsterdam. They advise the project group on allocating spaces to (groups of) artists.



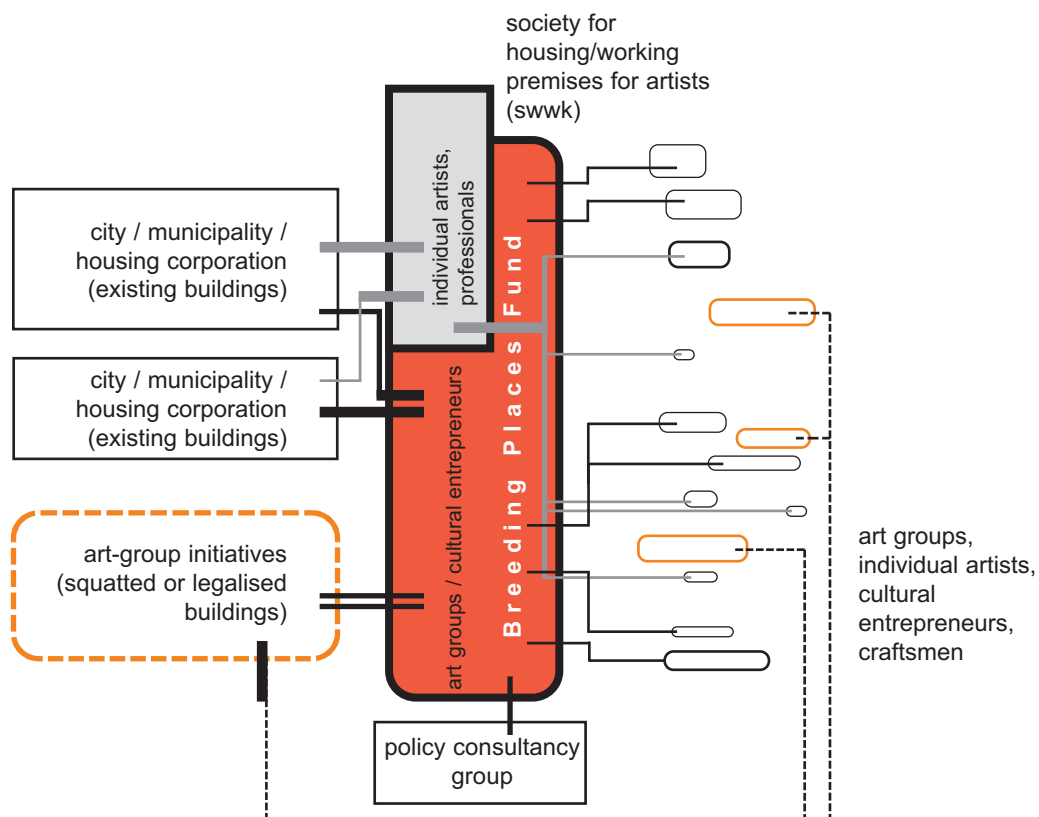
**Fund for Breeding Places -
internal interaction**

external interaction

The Fund in principle has two 'clients'; on the one hand people looking for spaces and on the other hand people requesting subsidy for the development of a 'breeding place'.

- Owners or exploiters of buildings who want to establish a breeding place hand in a project description and exploitation calculation at the project group. This can also be done by artists groups aiming at exploiting a space themselves.

- Groups of artists or cultural entrepreneurs looking for space can apply at the project group. The advisory board will be consulted on their application. The distribution of spaces for professional individual artists is delegated to the Society for Housing/working-premises for Artists.



**Fund for Breeding Places -
external interaction**

BROEDPLAATSAMSTERDAM

INSCHRIJVING EN TOEWIJZING

Bc

041

BROEDPLAATSAMSTERDAM IS EEN INITIATIEF VAN DE GEMEENTE AMSTERDAM, GERICHT OP DE REALISATIE VAN NIEUWE WERKRUIMTES EN (WOON-)WERKPANDEN VOOR KUNSTENAARS EN GROEPEN KUNSTENAARS EN ALTERNIEVE, CULTURELE ONDERNEMERS.

BroedplaatsAmsterdam staat voor een groeiend aanbod van betaalbare ateliers en woon-/werkpanden in Amsterdam. In deze folder vind je meer informatie over wat voor mogelijkheden er zijn om voor deze ruimtes in aanmerking te komen en hoe de toewijzing verloopt.

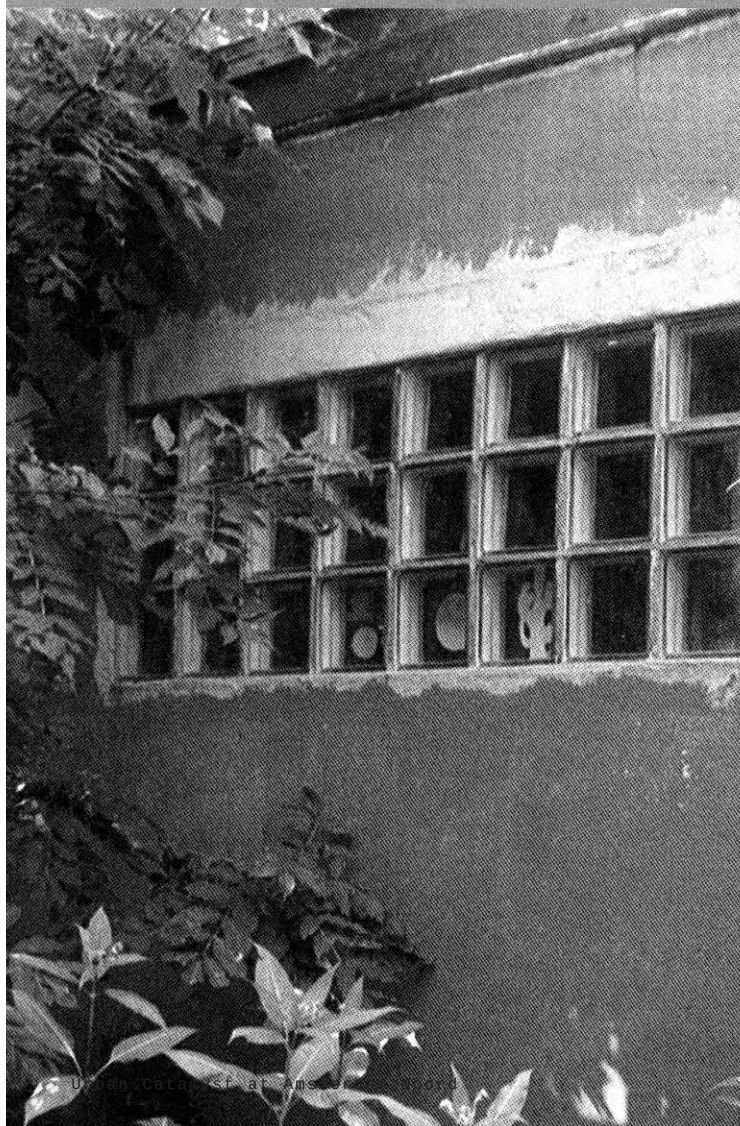
INDIVIDUELE WERKRUIMTES EN ATELIERWONINGEN Individuele kunstenaars op zoek naar een atelier in Amsterdam kunnen zich inschrijven bij de Stichting Woon Werkrumten voor Kunstenaars. De SWWK wijst sinds jaar en dag ruimtes toe. Meestal individuele werkrumtes, zo af en toe een atelierwoning. De SWWK heeft geen eigen ruimtes, maar beheert een bestand van ongeveer 1000 gesubsidieerde ruimtes in bezit van woningbouwcorporaties, stadsdelen en enkele particulieren. Vrijkomende en nieuwe ateliers worden toegewezen aan Amsterdamse kunstenaars die zich bij de SWWK hebben aangemeld. De SWWK schrijft je in als je 'aantoonbaar' kunstenaar bent. Dat wil zeggen dat je:

- of een studie hebt afgerond aan een kunstopleidingsinstituut;
- of lid bent van een Beroepsvereniging van Kunstenaars;
- of artistieke activiteiten ontwikkelt, die tot uitdrukking komen in tentoonstellingen, opdrachten, stipendia, engagements e.d.



BEGRIPPEN

Woon-/werkpanden	Panden met een gemengde woon-/werkfunctie voor kunst, alternatief ondernemerschap en publieke functies. De panden zijn in zelfbeheer ontwikkeld en hebben een over het algemeen ideële grondslag.
Werkpanden	Als woon-/werkpanden, maar dan zonder de woonfunctie.
Ateliers	Atelierpanden en ateliers voor kunstenaars, beheerd door een stichting, stadsdeel, woningcorporatie of particulier.
Atelierwoningen	Individuele woon-/werkruimtes voor kunstenaars.



INFORMATIE INSCHRIJVEN EN TOEWIJZEN

Projectgroep BroedplaatsAmsterdam

Tel.: 020-6214111/4182

E-mail: broedplaatsamsterdam@pmb.nl

Website: www.broedplaatsamsterdam.nl

Vormgeving: Schoep & Van der Toorn

Fotografie: Adjan van Gelderen

Voor meer informatie: BroedplaatsAmsterdam,
020-6214111/4182; broedplaatsamsterdam@pmb.nl;
www.broedplaatsamsterdam.nl.

Bc_ tools > The Breeding Places Fund

Eva de Klerk
at Breeding Fund exhibition
(august 2002)

(in)dependency

"If I would know what are the risks (pollution of the ground, ...) I would much more prefer to buy NDSM from the SDAN and develop it ourselves!"

"Actually we don't need the subsidies, if we could just have the building. Take it out of the market and let us buy it for a guilder or something and give us renovate it ourselves. We would be much more motivated to develop it ourselves!"

image

Filmakademie, Kinetisch Noord and Plantage Doklaan – are projects funded by Breeding Fund.

"The image thing is also problem as these people don't really want to be related to the government as they are wild and alternative but getting money from Breeding Fund (BF). "

amount of funding money

"There is no money any more for BP, even there is a tendency to lower the money. BF was made with one amount of money, 60 million guilders, and when that finishes that's about it."

BF and developers

"They (Breeding Fund) put on a list a lot of old buildings, to make the list more impressive, but they don't belong to certain groups. They are now funding project developers to make Breeding Places (BP) within their development project and not to people that actually need it. BF says: we can make an idea and asks very wealthy project developer. Can we have breeding place in your development plans?" and then

BF gives them subsidy o have art-space in their building. But they have enough money. And I think they should always give space to a group."

"What BF are trying to say is: " It is very difficult to find places where we can start BP. A lot of places belong to project developers, or to housing corporations or to private people or it is very expensive or there are just no locations any more. So what they try to do now is to persuade housing corporations and project developers to reserve a part of their developments to BP. So what happens, they promote the whole idea of BP, how it can be important in your area **and then they offer these very reach private companies, that already have a lot of money – they give them subsidy.** And that is sort of difficult thing. While groups think that they should help us to be stronger in our autonomy, and help us, give us more knowledge, give us a good board, and make possible that money comes to groups themselves. **So this is a big debate, why should you not just demand from housing corporations to build cheap places.** Why is money going to the people that already have money instead to the people that don't have money."

illegibility

Milica: What I am interested is how do the groups come in, who then becomes judge to decide which group is illegible to a certain space?

"There are many different ways. **There are few cases where spaces got squatted and became legalised and than got support.** We found our own places, wrote our plan, than we check does it fit, yes it fits. **And I think that is the strongest, if you have your own initiative go and look the place yourself and use BF as negotiators to help to get bought or whatever.**

And what they are now doing is that they are finding places, writing prize competitions, well this is still a nice idea, and they have advisory commition that looks at all plans and decides what is the best plan. Comitty are people with a lot of interest and knowledge and they decide which group win a prize."

"Then they will go to the housing corporation and say 'we want to buy it' and it depends who is going to do the maintenance of it, **does it belong to the city than they can do it themselves, housing corporation or to the group.** If it belongs to the housing corporation than they fill in the gap between high rent and the low rent and give subsidy to that."

c_

Recent Developments.tmp

Urban Catalyst at Amsterdam Noord

May-November 2002

Only in the last 5 months, the political changes in the Netherlands which were introduced earlier this year have made their imprint in the course of the North Bank development processes.

In this short period of time local government of Amsterdam North had redirected its course from once ambitiously conceived public-private partnership for a 'dynamic development' of the NDSM terrain – towards the more traditional development format – via a Masterplan.

Coming from the Masterplan, 'NDSM City' is a vision of a new metropolitan focal point of the North.

Amidst these turbulences, Kinetisch Noord oscillates on a thin line between being ghettoized as a point of irregularity in a new and 'perfect' future and, being an important partner who is able to contribute ideas, programs, and be the most important elements in the future city's public space.

AMSTERDAM

sterdam

sterdam and

Durf and Lomst

SM wharf

between

atives

etic Noord

id on the U

I initiatives

ating

1960s

gradual juridical

worsening in position

of squatters

1985

larger decrease

in number of

squatted places

beginning 1980's

forming of

'Verandering' (Change)

consultancy

company for

financially less

powerful initiatives

beginning 1990's

buying of squatted

buildings

1993

forming of the

Guild of the

working buildings

on the U river

threatened to be

taken over

1995

publishing of the

book 'Turning Tide'

about alternative

use of the buildings

on the waterfronts

of North European

harbour cities, and

mainly about Amsterdam

1996

scanning NDSM area

for possible squatting

by members of Graan

Silo, Vriehuis Amerika...

1998

plans by Silo

members to

enter NDSM area

with film/theater

decor and stay

there

end 1998 - beg 1999

starting ideas for

Breeding Places Fens

1998

12 buildings of the

Guild have been evicted

to give a place to new

pricey developments

1998-99

members of the

Graan Silo move

to the Vriehuis

building

1998

Amsterdam Noord

decided to con-

tract with

Veranda for the

1998 NDSM area

1998

performing party -

birth of NDSM 'private'

in January F. Biddendijk, A.

Wolfsch, T. Zwietering

1998

Amsterdam Noord

known

back from Aardig,

protests by sub-tenants

(artists and small

businesses)

1998

new developments

at KNSM island

and Borneo-Sporenburg

1998

favoured of 'wide

women' (desirable living)

spaces, developed by

inhabitants (state secretary

and arch. Gert Weber)

1993

collapse of AWF

initiative as ING bank

withdraws

1991/92

Amsterdam

Waterfront at

U bank, project

by OMA,

Rem

Koolhaas

1990

Aardig docks,

former NDSM

wharf and enters

terrain

1992

1985-1990

at the U wharf

collapsed

1993

street

starts to walk again

the big hall of

NDSM wharf

as a warehouse

to small building

companies

1985

definitive

closing of

NDSM wharf

end 1999

start-up of

interactive process

to come up with a

future vision for

Amsterdam Noord

may 1999

food &

community

stockmarket

March 1999

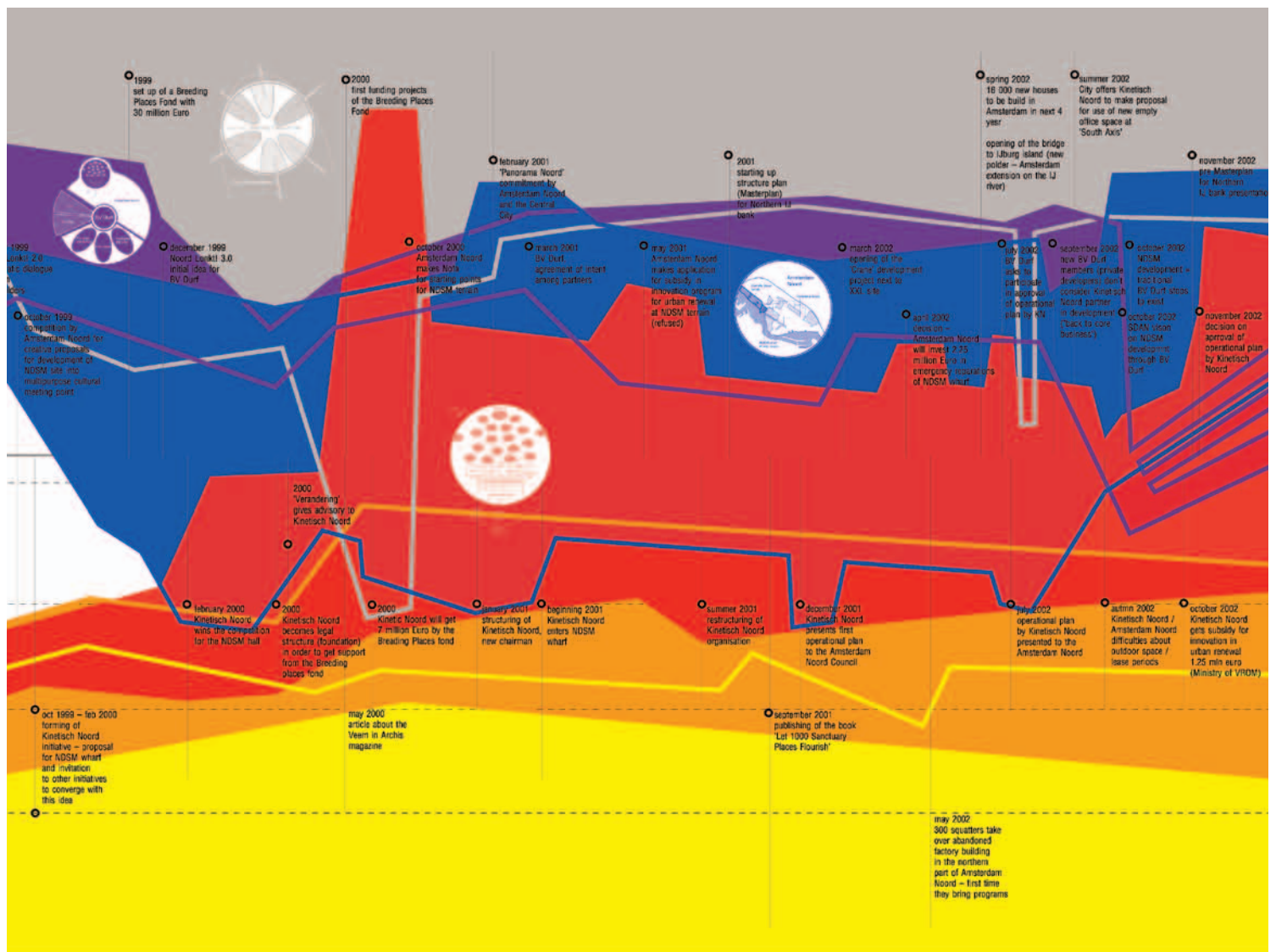
Amsterdam Noord

commissioned World Lomst

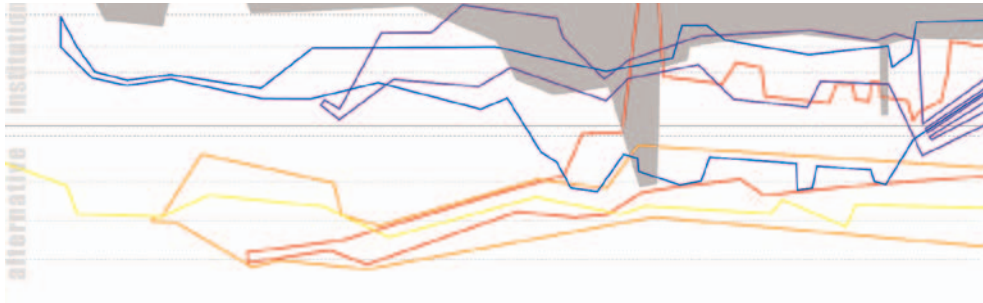
to do a study for

combined program at

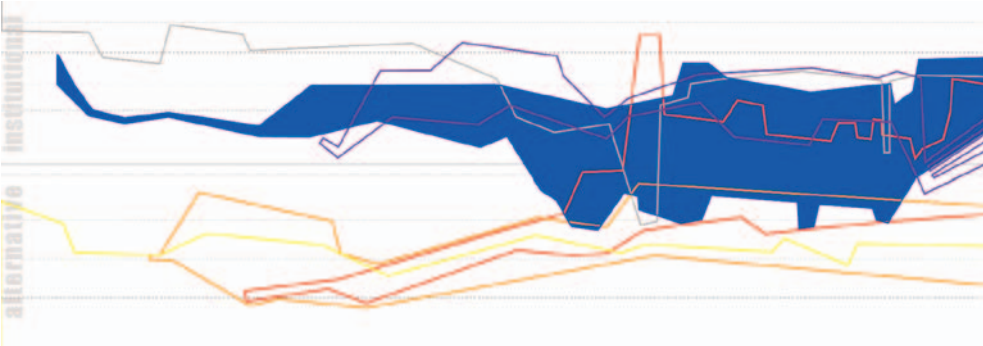
NDSM terrain



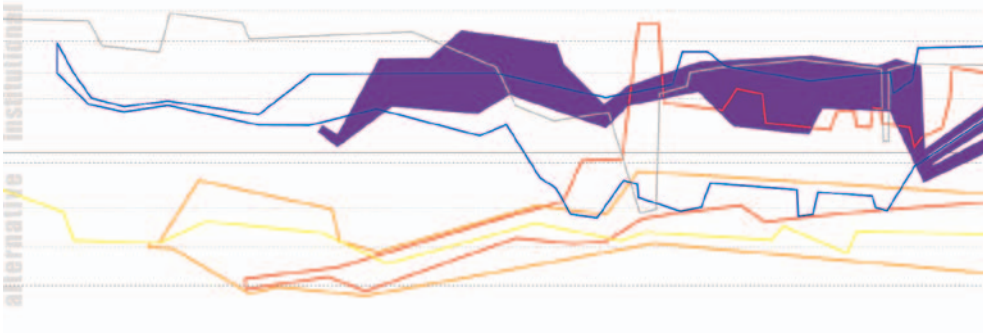
City of Amsterdam



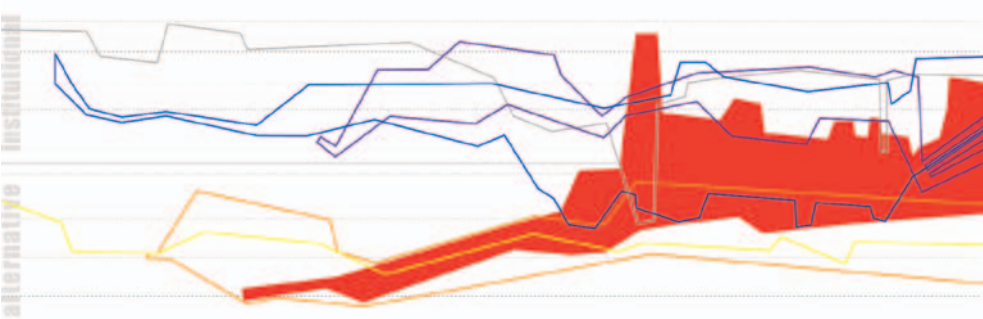
Amsterdam Noord



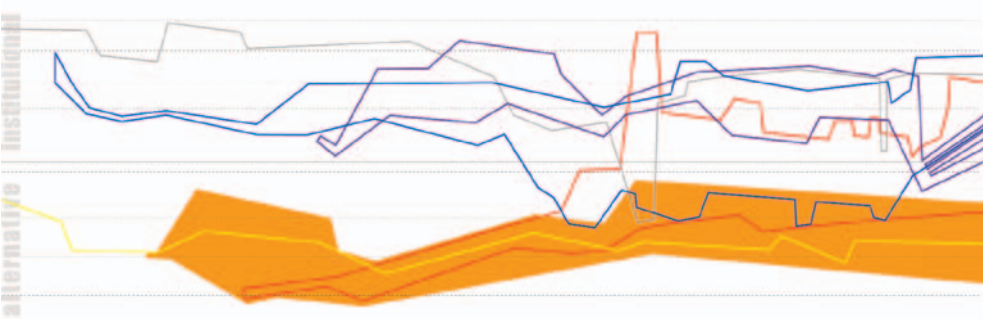
BV Durf



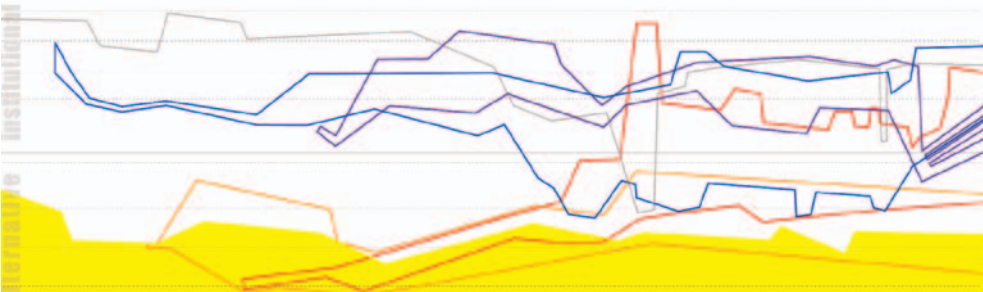
Kinetisch Noord



IJ Industrial Building Guild



Squatting movement



Ca_ recent developments > **Kinetisch Noord**

Plan of action for the NSDM wharf (plan van aanpak NDSM-werf)

Last summer (June 2002), a detailed plan of action was launched by Kinetisch Noord. In the form of a massive portfolio this book provides detailed information on the approach towards the many aspects connected to the conversion of the shipyard into an "experimental, multicultural culture wharf". Apart from timelines, operational details, exploitation expectations and lots of unavoidable and rather bureaucratic details it contains, the book is an art piece in itself – in accordance to Kinetisch Noord's mission as a cultural catalyser. In the introduction, *the complexity and scale* of the plan is stated:

"A project of an immense size, with many parties involved, like the government, licensing authorities, contractors, law enforcement services, individual renters, collectives, housing corporations and commercial partners. This asks for a different development model than the classical models, and asks for new regulations."

To get an idea about the *materia* the Kinetisch Noord organisation and their advisors had to consider providing for this detailed plan, we will offer here a sum-up of the content:

organisation and approach

the Board of KN Foundation, the project organisation, the Society of users of the wharf (clusters, teams), the relation Foundation – Society, selection of users, continuity of users flow, organisation diagram, evaluation and monitoring.

construction

organisation and approach (construction team, core team, architecture team, construction coordinator, priorities), Culture Hall (evaluation future use and inventory of problems, hull maintenance, infrastructure, safety and environment, casco infill, partial projects, finalising casco constructions), Docklands Hall

(evaluation future use and inventory of problems, research and sketch design, follow-up trajectory), outdoor spaces (pavilion 'Houten Kop', X and Y slipways), results and planning.

exploitation, management and activities

organisation and approach, Culture Hall (exploitation and letting out, fixed letting, casco models, individual participation models, temporal letting, programming activities, management and maintenance), Docklands Hall (investments, exploitation period of 10 years, overview exploitation, letting, programming activities, management and maintenance), outdoor areas (startingpoints, approach, connection to IJ river, slipways, cranes, pavilion 'Houten Kop', programming activities, exploitation plan, licensing, management and maintenance).

external relations

Amsterdam-Noord City District Administration (SDAN) (land / function allocation plan, lease contracts), Breeding Places Fund, position of Rhebergen wharf and Dogtroep, inhabitants neighbourhood, BV Durf i.o., marketing strategies.

finances; budget estimations, explanation of the budget estimations

bottle-necks and solutions

Docklands Hall, X and Y slipways, financing in advance and financial position, emergency and basic provisions, allocation plan and licensing, soil pollution, finances and plan public space.



Kintisch Noord would like to use the outdoor spaces, and remain connected to the waterfront, whereas the SDAN position is that with the future re-development of the area at stake, all options remain at the city's side.

Agreement Kinetisch Noord and SDAN on Plan of Action – conflicting view

In the negotiations taking place after the presentation of the plan of action for the NSDM wharf, on a large number of aspects an agreement has to be reached. Main conflicting views on the content of the agreement include:

1. The status of the slipways; in an earlier decision by the SDAN, the slipways have been granted for a period of 5 years (X slipway) and 10 years (Y slipway) to KN. Now, the North City Administration wants to settle the rent period to 5 years for both, to large irritation of KN (and the users of the slipway Y).

2. The status of the Docklands Hall. This hall is used by KN to let out for external, commercial events and activities, and to generate thus the necessary income for parts of the KN organisation. Both SDAN and KN agree that this is not a core activity of KN. For successful use of the hall by KN, it would need firm investments (sound isolation) for which SDAN does not want to provide. KN has proposed either to abandon the idea to generate income over letting of the hall and get compensated directly by the city for the loss of income. The hall could be demolished earlier in this case. Or, KN would use the Aarding hall, which will be kept also in the long term plans. For now, SDAN sticks to the use for 10 years of the Docklands hall. KN is therefore left with a provisional hall, not usable for commercially attractive dance events and therefore a slightly disabled 'cash cow'.

3. The theatre group *Dogtroep* is given a place by SDAN in the NSDM hall. KN opposes firmly to this intervention. Question indeed is, how much an organisation as the Dogtroep can be seen as 'breeders' or starting up cultural entrepreneurs – with an already long and successful career.

4. The outdoor space in the view of KN is essential to a good functioning of the NSDM wharf. KN would like to use the outdoor spaces, and remain connected to the waterfront, whereas the SDAN position is that with the

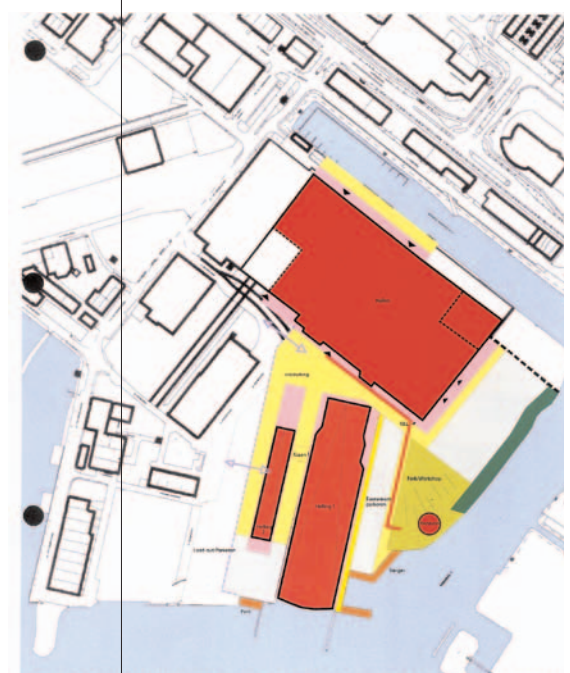
future re-development of the area at stake, all options remain at the city's side. In the view of the city district, this terrain is not given out to KN.

5. The city administration wants to start collecting rent for the NDSM wharf as soon as the roof of the hall is renovated (early 2003), whereas KN wants to start paying rent as soon as the hall has undergone all the necessary 'casco' renovations. According to KN, activities cannot fully take place in the hall before the renovation is finished, and therefore no rent needs to be paid.

(based on varios documents)



Dazzel Village - plan by Kinetisch Noord for temporary use (2 years) of outdoor space of NDSM wharf



FASE 2 TIJDELIJKE INRICHTING OPENBARE RUIMTE NSM---KINETISCH NOC concept
Stadsdeel AmsterdamNoord MAAR



conflicting plans for outdoor space - Kinetisch Noord and Spatial Planning Service

Power of a drawing is big; a drawing takes its own life. The plan by the XXL syndicate, for instance, is now influencing the drawings for the NDSM that are coming from the Municipality... A certain axes of the XXL plan extends all of a sudden over the whole NDSM terrain...



NDSM BRAINSTORMING on conflicts in the open public space of the NDSM terrain

Meetings held on: 26th Aug 02 NDSM; 10th Sept 02 NDSM; 9th Oct 02 Wilhelmina

Intro

The existing NDSM site, stretched among the housing corporations, market parties and the city government eager to develop, needs a counterpoint to ambitious plans for future density. Is it possible use smartness and potential of temporary use programming, to ease the friction existing at the NDSM terrain between the market oriented parties on one hand, and the non-commercial Kinetic North on the other?



1_Necessity

Conflict of interests at the NDSM terrain

Willem:

'The problem is that we don't know what is ours, what we can do. The Y slipway is important because it is our connection to the water. In the plans of the Municipality, urban-panning guy is putting a BIG street in just front of the NDSM wharf, which means cutting the building from it's roots – the water.

Power of a drawing is big; a drawing takes its own life. The plan by the XXL syndicate, for instance, is now influencing the drawings for the NDSM that are coming from the Municipality...

A certain axes of the XXL plan extends all of a sudden over the whole NDSM terrain...'

Diagram of overlapping interests in the public space of NDSM, as it was till October 2002:

Kinetisch Noord

Green Garden	x
Stone garden	x
Y-ramp as theatre or public open	0
KN Balcony	0

BV Durf

Building
Street
Y-ramp as building or public open
KN Balcony

2_ Starting points The Slipways

Eva (end September, via e-mail):

The Municipality Amsterdam North actually wants the Y slipway back in order to keep it free for their own development possibilities. This means that they are not sticking to their promise that NDSM/KN can use it for 10 years. I spoke to Ted Zwietering about my concern on this change of plans and the judicial consequences, so he agreed with me to try to stick to the first promise. He wants another year to finalize the plans for the slipways. Both slipways will stay in the future, and they will maintain a cultural, but public function.

For further plans:

- > NDSM/KN wants to be connected with the Y-slipway
- > NDSM/KN wants an amphitheatre on the Y slipway, and the current users must stay underneath
- > KN wants to stick to period of use of 10 years, at least
- > the Y slipway must be an open and safe public space
- > neither the KN or the Municipality have money for the Slipways
- > KN has suggested that the municipality as owner is responsible for a safe and dry Casco and that all investments made now are not wasted because you should be able to invest with the future in mind (organic investments)!
- > there should be a link with the straw bale pavilion
- > the Y slipway should also be used as an outdoor cinema and podium for boats

3_Proposal

For temporary use in the

open space at the NDSM terrain: list of benefits

- _ claiming outdoor space on temporal basis > settling the 'conflicts' > opening new possibilities
- _ 'plan for temporary use of the open space of the NDSM terrain' would be able to generate financing
- _ affordable working space with temporary use of X-slipway for a number of years; Bicycle-cinema on the Y-slipway
- _ collaboration needed among Urban Catalyst, Amsterdam North, Kinetic North and more collaborative attitude towards BV-Durf
- _ clear and open agendas demanded of all the stakeholders
- _ connection of the KN to the water over Y-slipway is also an important public space for the city

participants: Filip Bosscher architect, docent TU & HTS; Jeroen van Mechelen architect; Ana, Mark, Milica - Urban Catalyst; Maurits de Wolff artist, proposal for the Y-slipway; Eva de Klerk, project coordinator NDSM; Willem Zaad, architect; NDSM building workshop

Cb_

recent developments >

NDSM terrain / BV DURF

From an interview with Rob Vooren and Con Vlugel, Oct. 2002

The end of the public-private partnership >>

On amount of progress made -

'We made up our minds about working together with partners in the BV Durf.

After 2.5 years, there wasn't enough progress; it was a kind of a thick-water-progress.'

On political climate -

'In parallel with the work of the BV Durf, the political circumstances were changing on all levels: the level of the Municipality Amsterdam North, the City and on the national level, as well. Now, there is a situation in which there is more need for a traditional way of thinking, than for innovation and experiments.'

'In March, we had changes in the decision making processes in all the Municipalities in the Netherlands. Similarly to the national parliament, we now have Dual System on a local level as well.

The change to the previous situation is that now, the local Council can control the Daily Board and the Alderman. The Council has been using this new power to the full, simply to try out what they can achieve, because they are new. This system is in place since March. In the beginning, some animosities have developed between the Daily Board and the Council, and some of it is still valid.'

On BV Durf and social housing -

'One of the conclusions on the City level is that now in Amsterdam there is an enormous lack of social housing*. It is very difficult to reach a good standard of housing program right now.'

(*see next page - daily newspaper 'de Volkskrant' - article: 'Housing need asks for an unorthodox approach', 25th October 2002)

There was a feeling that the BV Durf couldn't provide for the required level of the social housing - fast enough. The other side of it was that in the Municipality, the whole construction of the BV Durf was no longer considered a *love baby*.'

On BV Durf, Kinetisch Noord and break-up -

'There was a crucial moment in which commercial parties in that were just new in BV Durf, expressed a surprising

standpoint. They suggested that the Kinetisch Noord should not equally participate in all of the BV Durf activities because they have no expertise in economy and finance. They thought that everyone should stick to their core businesses.

That was a breaking point. We decided that all the partners had to write down their vision about how they imagine the future of the BV Durf.

Then I, (Rob; note ed.) wrote a paper* in which I expressed all the doubts about the BV Durf we had in the Municipality. I discussed it in the cantina, so everyone was familiar with it.

That message actually changed the direction of our next BV Durf meeting completely; it had turned into a discussion about our status!'

(*see next spread - Extract of Memo 'View SDAN on BV DURF' 03 oktober 2002)

>>>

de Volkskrant

Vrijdag 25 oktober 2002

Woningnood vraagt onorthodoxe aanpak

Te weinig nieuwbouw, hoge prijzen van koopwoningen en stagnerende doorstroming van huur naar koop, leiden tot nieuwe woningnood in de grotere steden. Een Deltaplan is geboden, menen **Wouter Bos** e.a.

Er is weer woningnood. De woonsituatie van te veel mensen in de grotere steden van Nederland is ronduit zorgelijk. Het is direct merkbaar als je een huis wil kopen of huren. Wij constateren vier problemen.

Ten eerste stinkt de woningbouwproductie. Zo werd in Amsterdam in 2001 slechts 30 procent van de productie van 1998 gehaald.

Ten tweede neemt de vraag toe. In Rotterdam meldde zich in 2001 bijna vijftigduizend mensen voor een vrijkomende huurwoning. In 1997 waren dat er nog ruim 26 duizend. In 1960 woonden er nog gemiddeld 3,4 mensen in een woning in Amsterdam, nu is dat aantal onder de twee gezakt.

Ten derde is er een financieringsprobleem bij met name starters die een woning willen kopen. Berekeningen laten zien dat het voor Jan Modaal in heel Nederland bijna onmogelijk is geworden een huis te kopen. In 1997 kon de helft van de huishoudens in Nederland het zich nog veroorloven een gemiddelde eengezinswoning te kopen. In 2000 was dat nog maar 30 procent.

Ten vierde stinkt de doorstroming van huur naar koopwoning. Het aantal sociale huurwoningen dat vrijkwam voor de verhuur bedroeg in Amsterdam in 2001 minder dan 11 duizend; in 1998 waren dat er nog 17 duizend.

In Rotterdam werden in 2001 5400 huurwoningen aangeboden via het aanbod-model. Dit zijn er 4350 minder dan in 1997. Ook de mogelijkheid om de eigen huurwoning te kopen wordt niet benut. Minder dan 5 procent van de huurders blijkt in te gaan op het aanbod van corporaties om hun woning te kopen.

Het is ronduit verbazingwekkend dat deze situatie in de landelijke politiek tot nu toe zo weinig aandacht heeft gekregen. Maar als

er nu iets is waarbij mensen op de politiek rekenen omdat ze eigenmachtig niet aan hun situatie kunnen ontsnappen, dan is het wel hier. Niet voor niets staat in de grondwet dat de overheid moet zorgen voor voldoende woonelegheden.

Wij pleiten om deze reden voor een Deltaplan tegen de Woningnood met daarin de volgende elementen.

Ten eerste moet de productie versneld worden. In bureaucratie kun je niet wonen. Onorthodoxe maatregelen moeten niet geschuwd worden. Zo is vereenvoudiging van procedures bittere noodzaak. Lokale ervaringen bijvoorbeeld in Nijmegen op het Dobbelman-terrein laten zien dat het mogelijk is de kwaliteit en de snelheid van de productie te verbeteren door procedures te vereenvoudigen, terwijl bewoners op een actieve manier hun invloed kunnen uitoefenen op de plannen.

Ten tweede is het belangrijk om het bondgenootschap met de woningbouwcorporaties te herstellen. Meer vrijheden (bijvoorbeeld de mogelijkheid extra gebouwde goedkope huurwoningen na tien jaar te verkopen) kunnen hen stimuleren sneller te bouwen. Met deze aanpak is het gelukt meer sociale huurwoningen te bouwen rond het Olympisch Stadion in Amsterdam.

Tegenover die extra vrijheden staat dan wel de noodzaak van een grotere verantwoording van de geldstromen en de geleverde prestaties.

Ten derde moet de wijkvernieuwing worden versneld en geïntensiveerd. In Rotterdam is in de Milinkhuurt en Hoogvliet bewezen dat grootschalig ingrijpen effectief is. De voorgenomen bezuiniging van het kabinet-Balkenende op de stedelijke vernieuwing is in dit licht verbijsterend. Ook de voorgenomen omvorming van de huursubsidie (meer inkomensafhankelijk



Nieuwbouw in Assen.

FOTO HARRY COCK - DE VOLKSKRANT

dan huurafhankelijk) belemmert de zo noodzakelijke doorstroming.

Een vierde punt betreft het fiscaal stimuleren van private betrokkenheid bij wijkvernieuwing. In het buitenland zijn goede ervaringen met fiscale stimulering van wijkontwikkelingsmaatschappijen. Een kleine stimulans, in het kader van een langdurig samenwerkingsverband tussen private

ontwikkelaars, woningbouwcorporaties en gemeenten, kan al genoeg zijn om projecten rendabel te maken.

Ten slotte moeten starters meer financiële armsgaaf krijgen. De Wet Duivelsein die huurders in staat stelt hun woning te kopen, moet worden verbeterd. Ook een systeem als in Duitsland, waarbij starters fiscaal in staat worden gesteld voor hun woningaankoop te

sparen, lijkt hiervoor geschikt. Financiering hiervan kan plaatsvinden door nieuwe huisbezitters, die zoveel verdienen dat ze ook na aftrekposten nog onder het hoogste belastingtarief vallen, de hypotheekrente niet tegen 52 procent maar tegen 42 procent af te laten trekken. Deze vorm van solidariteit treft de 5 procent rijkste belastingbetalers. Dat lijkt ons alleszins rechtvaardig. Het valt immers niet

uit te leggen dat Jan Modaal aan hun huizen meebetaalt zonder dat hij zelf behoorlijk kan verdienen. Het wordt weer tijd voor W-woord!

Wouter Bos is kandidaat-lijsttrekker van PvdA. Paul Depla is PvdA-wethouder in Nijmegen. Dominic Schrjver is PvdA-deelraadsbestuurder in Rotterdam-Charlois. Bouwe Olij is PvdA-gemeenteraadslid in Amsterdam.

(...) Since September 2000 on the director's level and the level of the core-team attempts have been made to come to a concrete business plan. Anticipating this plan, a feasibility study has been started. Despite all exertions up till the current moment it has not been possible to bring this trajectory to a sufficient final result and to base on this (possible unanimous) decisions. During the last two years, a number of internal and external circumstances has been changing. This is influencing the view within the city district administration concerning the development of the NDSM wharf and the role of DURF in this. Below, the changed view of the city district is given.

View SDAN on BV DURF >>>

concerning the

programmatic aspects

The NDSM wharf is according to the Masterplan pre-design Northern IJ-Embankment part of a larger development core around the canal Zijkanal I. This makes the wharf area even more interesting than it has proved until now, but it also alters the urban design task and positions it in a larger perspective.

According to the Masterplan in the total core area over 5 000 dwellings and more than 6 300 job positions are concerned (350 000 m2 gross floor space work-functions) to be realised between 2006 and 2015.

Apart from the 'DURF' area, to the core area also belong the XXL area located on the west of it and the parts located on the east in the Buiksloterham (front Papaverweg and front Distelweg) where a/o Bunder and IMCA have positions.

The city district administration views the conceiving of a development plan for the total area as the follow up on the Masterplan.

In this, naturally the existing plans and spatial considerations will be taken into account.

structure of the cooperation

In the past period it has become clear that DURF i.o., despite all good intentions, demonstrates neither power of action nor quick-wittedness. That, at the point where the partnership is not even at its full size. This promises hardly anything positive. Also other projects in which a larger number of private parties (profit and non-profit) and the government in a (too) early stage are involved, are struggling with the complexity of their collaboration. Although an intensive and early collaboration in theory might be desirable, logic and possible, in practice the opposite has been visible.

An other aspect, which is of influence, roots in the contemporary political resemblances on society. From the elections in May of this year on a different (political) climate is in place. It is characterised by a large degree of uncertainty and a limited confidence. New political relations and the fact that the *dualistic* system asks for finding its way through, are at the base of this. This instable climate rather shows a need for clearness and *régie* than experiment - which apart from chances incorporates also threats and uncertainty.

The city district administration has, based on that mentioned before, considerable doubt concerning the continuation of the integrated DURF model. It is in serious consideration to go back to a traditional 'cast';

in that case the city district administration will take care about the issuing and exploitation of the plots, and

the corporations and commercial parties will take care about the real-estate development. This also implicates that no choice will be made for the models presented till now, but that at most a fully private DURF enterprise will be on stage.

conclusion

The city district administration concludes that a continuation on the direction taken for several reasons is subject to discussion. Based on the feasibility study which is due to finish soon, final conclusions will be made concerning the feasibility and desirability of DURF. The attitude of the partners certainly plays a large role in this. In the view of the city district administration, in 2003 the city district for the core area 'NDSM-stad', as referred to in the Masterplan, will make a development plan. In the case of a discontinuation of DURF, based on this development plan corporations and commercial parties will be invited for realisation of its parts. At that point, the parties involved till now will be granted the possibility to put into effect their positions and claims - as far as applies.

Concerning Kinetisch Noord the trajectory started up with the city district administration will be continued undiminished. The relation with future developers in the area will take place according to the 'good neighbour' model.

Extract of Memo 'View SDAN on BV DURF' 03 oktober 2002

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On the 'old' BV Durf partners -

'The conclusion was made that we are still partners, but in a more traditional way – not an enterprise for the ground exploitation, but Municipality and corporations, with more traditional roles and responsibilities. Then, there was a general feeling of relief.'

The role of Kinetisch Noordis, of course still very important.'

On the new future perspectives for the NDSM area -

'After settling the BV Durf question, the housing corporations said: 'We should first make a plan for the area'; but the Municipality said: 'No, we have to make a plan for an **NDSM-City**, which will be a much larger area and where mix will happen.'

The idea of the NDSM-City is coming from the Masterplan. *Henk van Veldhuizen* and the *BVR* (*see 'Northern IJ-bank Masterplan' text) had a lot of discussions with the business community, the Chamber of Commerce for instance, and they have finally reached an agreement about the destination plan for the area. That is a very big breakthrough.

Our indicative program for the NDSM terrain from the *Document on Starting Points* (*Nota van Uitgangspunten*), was very high, but perhaps with the Masterplan we can relieve it over a larger area. Still in the Masterplan, the NDSM terrain has the highest buildings and there is perhaps a higher ambition about cultural programming

of the site.

The new development plan will have to run much faster; 2005 is the construction year for the NDSM terrain.

Dynamic planning will be unaffected. I don't think that the end result obviously, physically different, but the way how to get to that result is different.'

On BV Durf and Masterplan -

'Could say that the Masterplan* process overgrew the BV Durf? Yes.'

(*see next chapter)

On 'weak' program -

One of the goals of the BV-Durf was linking the lower income programs to the higher one*. Now, we have to be aware that the higher-income uses don't get 'all the best parts'. We have to make a financial construction in which the stronger partners will help us to support the weak program elements.

Our present partners said they are willing to give such support; they also stressed that the Kinetisch Noord is very important because it gives identity to the area.

(*see the next spread)

	m ² bvo	aantal	totaal m ² bvo
Wonen	129	1.230	159.013
- sociaal	97	369	35.958
- marktconform	143	861	123.055
Werken			159.013
- niet-marktconform			35.958
- marktconform			123.055
Parkeren		3.446	96.475
- wonen sociaal	0,7 pp per won.	258	7.236
- wonen marktconform	1,7 pp per won.	1.464	41.002
- werken niet-marktconform	1 pp per 139 m ² bvo	258	7.236
- werken marktconform	1 pp per 84 m ² bvo	1.464	41.002
Totaal			414.500

from:
Financial
Feasibility
Study NDSM
Wharf East,
05th of July,
commissioned by BV Durf
- the tables
shows living,
working and
parking
spaces, and
show per
item social /
commercial
development

BV DURF's last spatial study

>>

By order of the BV Durf development combination, last June a study has been commissioned to review possible spatial development strategies for area directly neighbouring to halls of the NDSM Wharf. In the following, an excerpt of this study is given. **[Bold are some parts, clearly contrasting with the current Masterplan pre-design]**

- The following programmatic reference points have been used:

• **Organic growth; no fixed final image, a flexible relation in programm and an open planning for the realisation**

- Mixing of the functions of housing, working and culture up to the scale of the block
- Plain building structures
- A grain varying form minimally 2 000 m² up to maximally 10 000m²

- From the results of working out these points in the studies, the following conclusions have been drawn:

1. The existing halls, slipways and crane should be kept as anchor points of the area. The basic grid exists of public quays and a main

2. A high degree of densification is in strained

relation with the ambitions for organic growth and extreme mixing of function. To make these ambitions to be realised, the maximal desirable program from a spatial point of view is around 400 000 m² including parking space.

3. Mixing of functions is considered on the level of the whole NDSM wharf. The three parts of the wharf each have a specific grain and building typology. **For the NDSM wharf east is the pioneer-living at the IJ river the largest trump next to the cultural work.**

4. Differentiation in the grain provides for a diverse living environment. The minimal and maximal grain has to be decided to guarantee for this vividness (bandwidth 2 000 m² to 10 000 m²). Also in the case of mono-functional buildings in this way a vivid living-working environment can be realised.

5. The task of [environmental] sanitation on the wharf area is large. In the case of a closed soil-use-balance, partly the terrain level will be raised. This has consequences for the growth scenario and the connection to existing buildings. During this time, the terrain will face many temporal arrangement issues.

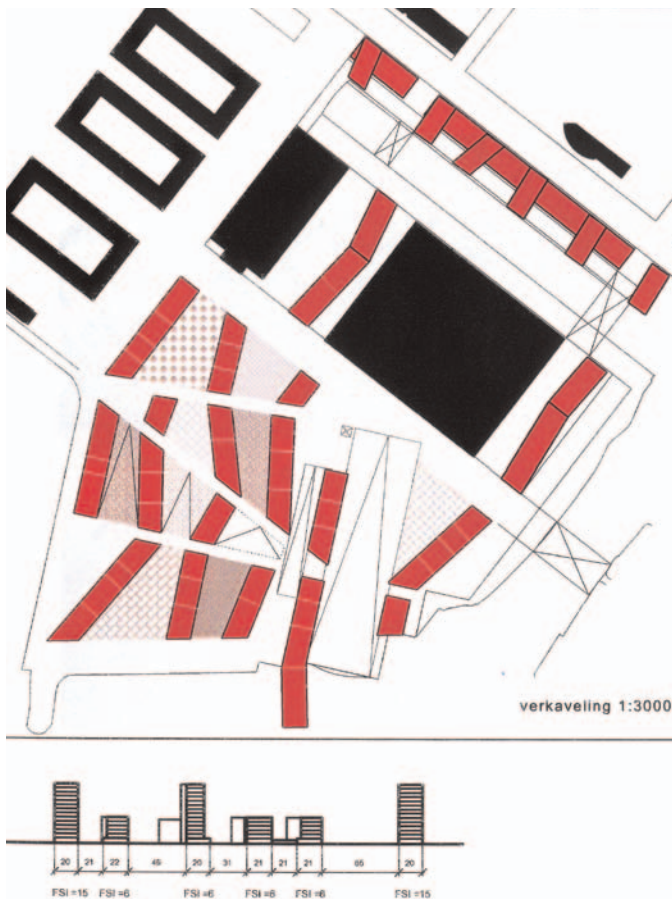
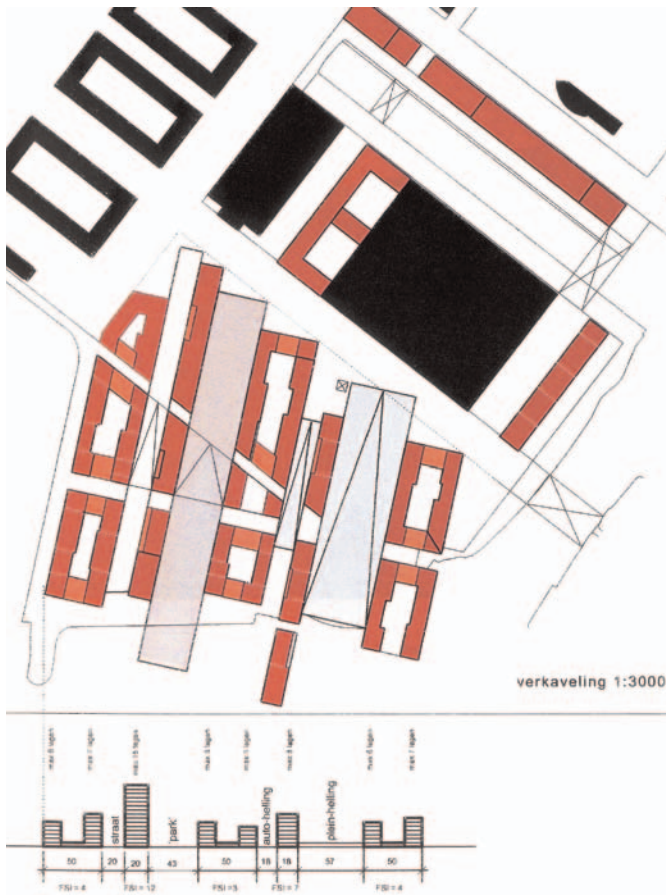
6. The goal is a temporal growth of the area as to react to new initiatives and developments in the market. **A development period of minimal 20 years strengthens the informal and non-bound**

living environment on the wharf. Growth scenarios without one final image demand for margins in the program to be realised and demand for specific rules for the issuing of ground.

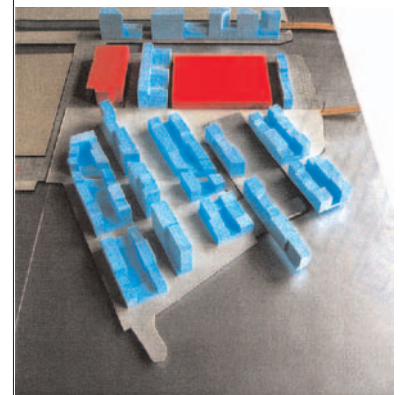
7. The way of working out the development strategy to a development plan NDSM wharf is depending highly on the decisions concerning the traffic network Northern IJ-Embankment. Relating to the Masterplan Northern IJ-Embankment in the development is a necessity.

source: Study Spatial development strategy NDSM Wharf East for BV Durf io, by DRO, OntwerpSDNoord Amsterdam, and ANA Architecten, june 2002

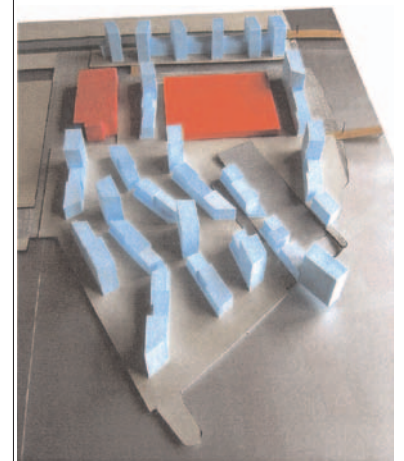
Excerpt from **Spatial development strategy NDSM Wharf East - BV DURF**



NDSM East (large black/red building - Kinetisch Noord)
 OntwerpSDNoord Amsterdam,
 and ANA Architecten, june 2002:
strips model



NDSM East: objects model



Gc_1

recent developments >

Northern IJ-bank Masterplan

actors to be introduced:



> Marijke van Schendelen:

- Marijke van Schendelen (1943) is chair of the Amsterdam Noord City District (SDAN). She has a background as a planologist and social geographer, and has written a doctoral thesis on nature and spatial planning in the Netherlands. Before becoming chair, she had been involved as a politician in several functions.

> Henk van Veldhuizen:

- Henk van Veldhuizen (xxxx) is in charge of the masterplan process for Amsterdam-Noord (SDAN). Before, he has been leading the development of IJburg, a large city extension made in the IJ river.



> Riek Bakker:

- Riek Bakker (1944) is principal of BVR, an office specialised in designing large-scale urban interventions. In the 1990's, she was responsible for the development of the 'Kop van Zuid' extension in Rotterdam as a director of the Urban Planning Office in Rotterdam. Currently, with her office BVR, she is in charge of making the masterplan for Amsterdam-Noord

BVR/ SDAN: Masterplan pre-design Northern IJ-Embankments Amsterdam

‘At one spot, a larger height is permitted (> 100m), at the NDSM area. This former wharf has a special position within the Northern IJ-Embankment. It is one of the programmatic *focal points* of the transformation, at a crossing in the framework of land and water ways.’

‘The special harbour atmosphere will be emphasised by the slipways, cranes and halls of the NDSM wharf.’

Gc_1

recent developments >

North IJ bank Masterplan

Recently, the concept for the *masterplan pre-design* for the Northern Embankments has been presented to SDAN. The role of a pre-design is to give space to reactions on the masterplan, before the final version ('definitive masterplan', mid 2003) is made. In the light of the Urban Catalysts project, a short review of the *pre-design* is offered here to sketch its content and highlight some key-aspects concerning the larger NDSM process.

Review >>>

the Masterplan pre-design Northern IJ-Embankments Amsterdam

general

The document emphasises on the flexibility of the plan; it does not want to provide a final image, but ways of dealing with a dynamic area:

"The Northern IJ-Embankment will surely not be an area that is fully planned and that, at a certain moment, is finished. The principle is a step-by-step transformation, with the current situation as a starting point. The current use is taken into the transformation. (...) The Northern IJ-Embankment will never be finished, but will continuously adapt itself to changing desires and chances."

As structuring elements for the masterplan, on the one hand public space is used, while on

the other hand a robust layer of infrastructure is proposed. The combination of these two has to guarantee for the flexibility and simultaneously strength of the plan.

"A step-by-step transformation, but in the meantime taking care for the fact that the main line can be kept – the question is how this can be achieved. The solution for this is that at this moment the spatial framework will be definitely positioned: the banks and quays, roads and connections, waterways and harbours, bridges, squares and parks, and landscape elements and units. Exactly due to this carefully designed fixed framework, space and conditions for a flexible fill-in during the years exists."

The plan, as proposed by BVR, will have a time-horizon of around 25 years. In this period of time, key urban development areas on the Northern Embankment will be realised and will effect in the development of 10 000 houses (7 000 on the short term) and an estimated 14 000 additional jobs.

planning areas

The transformation will be concentrated on three areas:

- the core-areas around the former Shell laboratories, Zijkanaal I (larger NDSM site) and the lake Noorder IJ-Plas which are characterising the new developments (starting from 2006),

- the areas appointed for gradual transformation at Buiksloterham and Papaverweg, which will be gradually densified (till 2025) as soon as a plot or function becomes vacant to re-development,

- areas which remain unchanged until 2025; mainly those areas which have been recently reconstructed or are currently in process of reconstruction.

Large attention is paid to the immediate realisation of a large number of houses in the core-areas (7 000 on the short term) which is put in the perspective of the national Documents on Spatial planning or "Nota's Ruimtelijke Ordening" – stating that Amsterdam will face 50.000 new houses in the period between 2010 and 2030. This has resulted in additional pressure on Amsterdam Noord.

core-areas as catalysts (focus on NDSM+ area – 'NDSM city')

To understand how the masterplan interprets the core-areas as what it calls *catalysers for transformation* in the plan, some samples from the masterplan pre-design document on the larger NDSM site are offered here:

- "Transformation is an exciting, but also unpredictable process. Always there is the danger at hand that in the end neither a fascinating housing environment develops, nor an attractive working

environment, and that the services expected will not be realised. Because of that, in the strategy for developing the northern IJ-Embankment a number of so called core-areas have been appointed, areas which will be developed actively first. (...) In these areas that many houses and jobs will be developed, that the Northern IJ-Embankment in a short time will get a new face and will provide for a base for extra services and high-quality public transport. The largest part of the houses foreseen will find a place in this area, but also intensive business activities and offices. *In contradiction to the gradual transformation of the rest of the area, these core-areas will be directly developed with a planned process.*"

- The plan mentions the function of larger NDSM area as a focal point of public space. A Water Square is projected on the front of Zijkanal I, where a large number of waterways join. In the plan is stated:

"It is a beautiful spot for many larger and smaller ships to moor at public quays, in harbours or for instance on landing-stages. (...) The special harbour atmosphere will be emphasised by the slipways, cranes and halls of the NDSM wharf."

The Water Square will be given a metro-stop and will be accessible by ferryboat from the Central Station. It has to develop as the heart of the Northern IJ-Embankment -

"green at the large water, and surrounded by the newly-erected dense urban areas".

- The policy document of SDAN (the political 'programmaakkoord' agreement) states for housing a relation of 70% commercial development and 30% social housing units.

The masterplan adds to this: "In Amsterdam, mainly two groups of people are facing a shortage of dwellings: starters on the housing market, and the mid-group which is looking for qualitatively better but still affordable dwelling. A large part of this demand will have to be fulfilled by up-streaming [ed: moving through to more expensive housing types]. Typically, the Northern IJ-Embankment is a special location, very suitable for the top segment of the housing market. One therefore has to take care that the majority of dwellings will not just be such expensive houses. Starting point is a division of 30%-40%-30% (top-mid-social). A continuously update analysis of the market has to prove whether this is desirable and feasible."

One has to bear in mind the special position of the NDSM wharf in this environment; an environment that according to the planners tends to be a more-or-less natural attractor for the top-segment of the housing market.

- Programmatically, the plan positions nearly 7 500 dwellings in the core-areas,

with an estimated average surface of 125 m² per housing unit. It provides housing for approximately 15 000 people. For businesses, offices and services the core-areas provide for 500.000 m², 150 000 m² for the Shell area, and 350 000 m² for NDSM/XXL.

In the total of the plan:

housing unites

core-areas > 7 500

gradual transf. > 2 500

areas unchanged > 3 000 (after 2025)

business / service (gfs*)

core-areas > 500 000 m²

gradual transf. > 330 000 m²

areas unchanged > 370 000 m²

gfs = gross floor space

note: The Panorama Noord document projected 4100 housing units in the period 200-2015. On the slightly larger plan area, now 10 000 units are proposed.

- For the core-areas, this results in a rather dense urban structure. The Shell area will have a density (translated in floor space index or fsi) of 2.2, the area Zijkanaal I will feature a density of 1.5 fsi. The plan states: "This high density is desirable here, as the location is highly attractive, and a high density because of the size of the location is possible at this place."

The combination of 'top'-location and density leads for the NDSM to a suggested height of buildings of over 100 metres:

"At one spot, a larger height is permitted, at the NDSM area. This former wharf has a special position within the Northern IJ-Embankment. It is one of the programmatic focal points of the transformation, at a crossing in the framework of land and water ways. (...) The IJ river is the widest here, and from all directions there are visual relations over the open water. At this spot, accents in height may extent to over a hundred metres."

note: The fsi figures proposed in the last BV Durf studies mention an fsi of 8.7 (net).

the process of transformation

The masterplan lists several aspects of the transformation; the division of the three types of development areas (also a time-wise division), the fact that current companies should not be hindered by the transformation, the involvement of a large number of current users of the area, and the fact that the masterplan should be a flexible plan.

"On the one hand, a wish exists to realise in a short period of time a relatively large number of houses, services and business spaces in order to establish an attractive dwelling / working environment. On the other hand, it is important that fluctuation in the market can be taken into account, and that the process of production is adaptable. Adaptability at that point is desired in function, place and speed. (...) It should also be taken into

consideration, that during the transformation the development chances change. The potential of the area increases, which makes the area in turn attractive for new functions."

Adaptability during the implementation mainly focuses on adaptability towards the (fluctuating) market. An eye is kept open for changing development chances: if the potential increases, new chances might be possible.

**core development
area - Noorder IJ Plas**

recreation program -
to be realised by 2015

no development area

area where recently has
been invested - comes
in focus after 2025

**gradual development
area - Buiksloterham
/ Papaverweg**

40% housing
60% working / services
focus redevelopment
from 2015 - 2025

**core development
area - front
Zijkanaal I**

60% housing
40% working / services
development from
2006 -2015

height >100m
special harbour
atmosphere

**core development
area - Shell Research
terrain**

60% housing
40% working / services
development from
2006 - 2015



Cc_2

Masterplan seen from the perspective of Urban Catalyst

The Masterplan document suggests certain flexibility during the process of development, mainly through structuring and organising robust infrastructural elements (public space, road connections). If we would define this in terms of a planning tool, it would be of a rather passive character. An over-dimensioned infrastructure provides for possibilities to host and service unforeseen futures.

The unforeseen futures are limited to a restricted urban area; as for the core-areas, little space for the unanticipated is left:

BVR/ SDAN: Masterplan pre-design Northern IJ-Embankments Amsterdam

‘In contradiction to the gradual transformation of the rest of the area, these core-areas will be directly developed with a planned process.’

In essence, the role of adaptability in the plan mainly focuses on ‘b’ areas, where a one-by-one densification will be used, and on adaptability to the market forces, as seen above.

The perspective of the Amsterdam-Noord research, and especially its role as a trigger for temporary uses, would suggest that a more active approach is possible:

- On a macro level; taking the perspective of the Northern IJ-Embankment in the total Amsterdam urban development, one can see that there is a large pressure of certain types of functions on Amsterdam-Noord, mainly connected to low-cost, often cultural, temporary uses. The masterplan is not 'sensitive' to that trend. Here, the role of **North as a fertile ground for pioneering users** would provide exceptional chances for a remarkable quality and strong identity. This requires a more strategic approach towards 'temporality' in planning ('incubation' of functions, distribution, attraction, etc).

- on a macro level; if we take the development horizon of over 25 years, changing development chances are likely to occur, and may be even actively implemented in the planning process: **the potential of areas can be actively shifted**, by which new chances become possible.

- On a micro level, within the individual planning areas, a larger role for the **evolvment** of an environment **by and together with uses** / users might be possible if more attention is paid to the strategic chances different user groups bring to the development process.

The Masterplan does not provide for such an approach. It is to be speculated, that the planners in charge do not have the means ('toolkit') to deal with the aspects mentioned, or do not have affinity with it. We would suggest using the Urban Catalyst research to sketch the possibilities for these aspects, and discover the space possible for them in the Masterplan. It may provide for a higher degree of interactivity – and a stronger and more pronounced development plan.

***not-to-forget-notes:**

- The **areas appointed for gradual transformation** at Buiksloterham and Papaverweg open possibilities for temporary uses in the light of the Masterplan development.

- A possibly interesting niche for temporary use is provided by the Masterplan, and might be hidden in the many **environmental 'disturbance contours'** given by environmental laws and safety regulations. In certain areas, sensitive functions as housing are not allowed because of regulations. Examples are the safety zone around the main ship routes, certain zones within areas of noise pollution by industrial activities, areas around petrol / lpg stations, pipelines etc.

D_

Scenario.tmp

Urban Catalyst at Amsterdam Noord

This chapter offers an argument and an outline for a strategy that will enable different forms of temporary use to inhabit the future large-scale development on the northern IJ-embankment in Amsterdam. This development is at present being coordinated by the Masterplan process within the Panorama Noord and the Municipality Amsterdam Noord (SDAN).

The notion of temporary use in this proposal is linked to soft programs - programs/uses in the low or no-income range. These particular forms of working, living, social and cultural activities function as an initiator of urban activities while on the other hand they require temporary spatial and financial nurturing.

Further on, we link the top-down planning and political opportunities of the present Masterplan process with a bottom-up accumulation of needs in the city, for an effective inclusion of temporary use in the future developments in Amsterdam Noord.

Da_

Large scale scenario: >

Northern IJ-embankment.tmp

Scenario for 'preparing the ground' of the Northern IJ-embankment for temporary use - developed in relation to Municipality Amsterdam Noord and as an alternative to ongoing Panorama Noord and Master plan.

Idea >>

The very reason for this scenario lies in the observation of symbiotic roles that the cities of Amsterdam and Amsterdam Noord have developed.

Since early 80's, the liberalisation of the economy has gradually changed the cultural and social profile of Amsterdam towards commercialisation and 'market average', resulting in a much discussed, controversial situation, a kind of **urban boredom**. Influx of commercial programs into the city went hand in hand with an exodus of activities in the lower income range. On the other hand, (or, on the northern bank of IJ), Amsterdam Noord was already for decades regarded as a kind of **urban dump** of Amsterdam, where traditionally second-rated and low - income programs could be placed.

Art groups and programs in particular are illustrative of the 'wave' of gentrification in the city, in which most of

the industrial buildings on the south bank of IJ they were occupying, were evicted and in favour of the commercial redevelopment. Pushed by this 'wave', some of the art groups and networks had oriented towards the Northern IJ-embankment, to form the Kinetisch Noord.

As a natural synchronization the described processes of **migration from** the central city and to the north, the proposed model turns the traditional inferior position of Amsterdam Noord into its advantage. Amsterdam Noord will become a complementary element to the central city of Amsterdam; together they will create a symbiosis in which the central city will continue to develop with an emphasis on all commercial aspects; in turn, the Northern IJ-embankment can become a 'safe shore', where ideas, projects and programs that are too 'weak' for the market competition of the central city will get grounding, time and space to develop.

The proposal operates in every urban domain – housing for a specific population, such as students, and with experimental typologies will very well compliment tendencies in the housing market in Amsterdam; the same goes for spaces for start-up businesses and affordable offices, for experimental

culture and education, for sports and recreation, even for public green...

Temporary use of buildings and sites brings urban vitality and dynamism; it is the necessary cultural constant in the city, and especially in the city like Amsterdam with reputation for experiment, innovation, exploring possibilities out of the ordinary. Today, this climate is already beginning to form in the North.

The proposal is by no means a pure speculation – for instance, the example of the Fund for Breeding Places (*Broedplaatsen Fonds*) founded in 1998, shows that the governmental coalition between the central City and the North, with allocation of sites and funding for temporary uses, can be activated. Therefore, this proposal is an extrapolation from the existing trends. The concept of breeding places and sites can be developed in a way in which temporary use becomes a regular element of planning and development process.

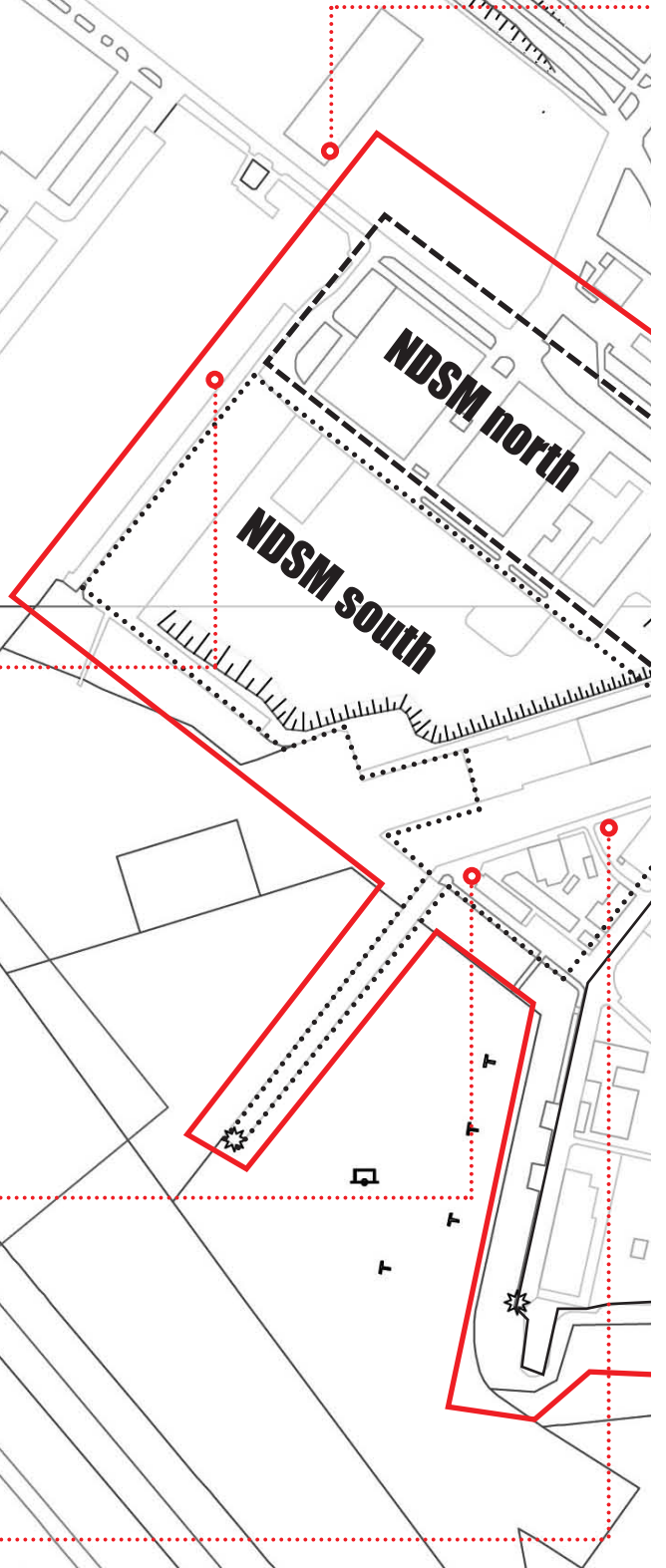
The proposal wants to bring all these circumstances together towards a strong and determined policy; the Northern IJ-embankment as the coast for urban pioneers - people with ideas and initiative spirit, with energy to invest into the city development and into their own living and working environments.

The crucial question:

How and in what way can the temporary users enter the present course of development on the Northern IJ-embankment, and the Masterplan?



NDSM City





D
0.75



NDSM east

Elements of the plan

A_1 Redefining temporary use for the Amsterdam case

Is temporary use necessarily connected with abandoned or vacated buildings? If not, what are then the other characteristics of temporary use that we need in city development? Does new development always have to be at odds with temporary uses, and if not, how?

All of these crucial questions are simply steaming from Amsterdam Noord case, making it special in comparison to other European examples.

The situation is that there is very little physical structures with any importance on the whole North Bank stretch. New development will add a huge amount of program, which renders the **situation near to tabula rasa**.

The contribution that temporary use can have in this process is the same one that Kinetisch Noord is already making at the NDSM - pioneering, creating identity of an area, acting as an attractor, and a crucial element for the public space.

Most importantly, all these functions are entirely complementary to the ones that are brought to the NDSM by the market parties (offices and high standard housing).

Temporary use is not only interesting in the time prior to the beginning of the 'real' development, but also as a part of the physical stages of realization. (For instance, as the example of Kinetisch Noord shows, temporary users can quickly enter the process if they are facilitated with low-cost Casco-buildings.)

The understanding of temporary use that is needed in Amsterdam Noord is: the temporary use that is integrated into all the stages of the new city development. This form would be possible if it is treated as a part of policies of the whole city of Amsterdam, that act on social, economic, cultural level, and that are designed to balance the commercial trends in the central city.

Among main directions are:

- on social level temporary use links with affordable housing for very diverse demand
- on economic level it links with stimulation for starter businesses
- on the cultural level, it would be a continuation of support for experimental culture which is a vital part of Amsterdam's cultural identity

A_2 Main characteristics of temporary use in Amsterdam

_ As a rule, temporary use comes from the 'margins'. **Everything outside of 'market average' is a potential temporary use.** Large-scale market driven operations are not sensitive on marginal, liminal needs. (Recent examples in the Netherlands, have pointed to this problem of large, one time developments. Vinex program for instance, was very much criticized on the grounds of total uniformity of space, 'market conformity' of program, etc).

_ Most often, temporary users in the Dutch context are **people with entrepreneurial spirit** who take initiative and participate in 'building' of their physical and social environment.

_ Emphasis is on **(informal) organizations, groups and networks rather than individuals; who already have defined common interests and who can organize more easily**; also on younger, or more flexible people.

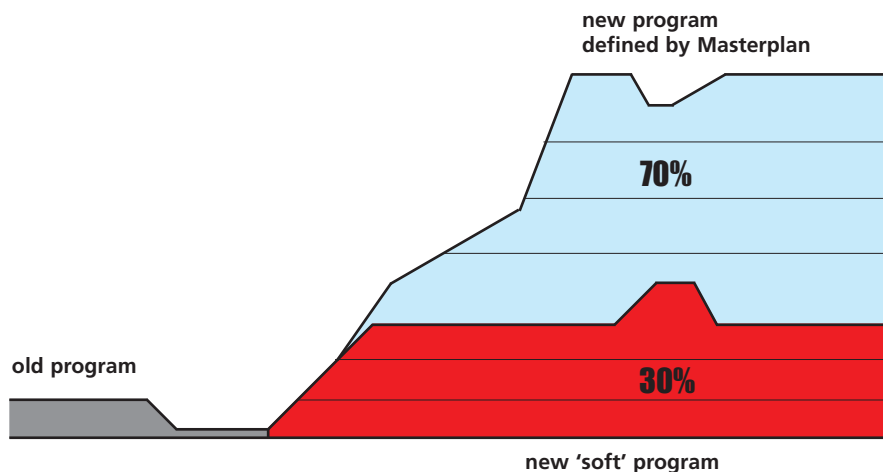
A_3 Participation of temporary use in the North IJ Bank development, in time

Time-diagram

The described process, in which *temporary use is integrated into all the stages of the new city development*, is presented here on the time-diagram. Participation of temporary use in the total program rises until it reaches 30%:70%.

Within this framework, temporary users have certain **frequencies of renewing**. These frequencies or cycles of temporary use coincide with a certain incubation period for a given program.

(For instance, time given for a start-up business to grow, etc... Another example of this practice is known as the 'VIC' subsidy for stating artists in the Nederland's, which is given for the duration of max. 5 years). Cycle of total 'renewing' of temporary use in the area would be probably between 5 and 10 years.



B

'Soft' program instead of 'weak' program

The governmental norm for social housing which is valid in the Netherlands is that 30% of all the newly built housing has to be in the social sector.

In the example of BV Durf, a wider understanding was present, that for 'financing of a wide range of **weak programs**, a help from stronger, commercial partners is needed'.

In our view, this is precisely the point in which temporary use can enter the level of government policies; ie. the North IJ bank Masterplan. Temporary use is necessarily a low - income, weak, tentative use. **The inclusion of temporary use into the (planning) category of weak programs, would help to redefine it from something which is often understood as a burden and an obstacle in the city development, into something which actually fuels the development and gives flavour and character to an environment.**

In BV Durf, the desired programmatic mix for the NDSM terrain; the 'weak program' is 30% of the total:

50% housing	>	30% 'social housing'
	+	
	>	70% market housing
+ 50% other program	>	30% 'weak program' ***
	+	
	>	70% market program

*** - here are not only cultural entrepreneurs, but starters of all kinds - little work companies, social services, neighbourhood centres, libraries, etc... All the functions that can't generate enough income themselves.

C Sensor for temporary uses, as a new tool

It is already clear, that a spectrum of need for temporary uses at a given moment is a reaction to the large scale 'movements' in a city. For instance, the Kinetisch Noord was among many art groups that were forced out of their buildings on the south side of the IJ in the wave of urban renewal in the 90s.

How is it possible to register the dispersed needs that exist in a city and to channel them into the city development?

A **Sensor** is best described as a kind of vertical network that connects levels of government, professional institutions, commercial parties, with more informal organizations and interest and professional groups. It can be envisioned also as 'updated' version of the 'Breeding Fund' tool. **Sensor is a permanent interface between needs and initiatives on one hand, and sites, finances and services on the other.** In that way, sensor becomes an instrument of **dynamic planning**, planning through feedback.

In the NDSM process, several 'temporal sensors' have occurred already:

_ the Kinetisch Noord project itself has, because of its magnitude, such a large impact in the city, that it become a kind of a sensor - a point where people just come to offer projects and seek possibility to join.

All this energy is at the moment being rejected, because Kinetisch Noord has reached it's limit, and the Municipality is not prepared for this opportunity.

_ Competition for 'cultural entrepreneurship' at the NDSM wharf, written by the Municipality North, is a good example of a construction of a sensor.

A list of the initiatives submitted for the competition, gives an interesting section through a range of 'needs in the city' at that moment. It shows a surprising diversity of programs and ideas, which only strengthens the argument for temporary uses.

The list of groups that applied to the competition for NDSM wharf in autumn 1999:

Kinetisch Noord - ontwikkeling bedrijfsverzamelgebouw voor cultuurproducenten

De bedreigde proeftuin - locatie voor mode-, film- en designindustrie, alle kunst disciplines en ambachten

Mainport - mondiale mainport voor craftdesign

Cocon Vastgoed management - geen concreet plan (bekend van Watertoren studio en cafe-restaurant)

V.S.A. Expl. & Partmij. - ontwikkelen tot toeristisch- en evenemententerrein

Amsterdam Docklands/Global Food & Concept - waterfront development voor o.a. cultuurevenementen

DasArts - 2e fase opleiding voor theatermakers

Bureau Buitengewoon - culturele mix: Muziek- en theaterproducties, circus en kermis

Dogtroep - realiseren van beeldend locatietheater: niet voor gehele terrein

Pharos Promotions - nautische plannen voor uitsluitend een hellingbaan

Europa in Amsterdam - passagiersschip omtoveren tot multifunctioneel en cultureel vlaggenschip

Hoogewerf evenementen - vlooiemarkt, beurzen en exposities

Stichting Boeng Diepie Surinaams - heel diep, intens (interculturele organisatie)

Ondernemersvereniging Toekomst NDSM-terrein - Cultureel, ambachtelijk-industrieel en charitatief ondernemerschap

De Manie Groep - geen concreet plan ingediend

Moon Vormgeving - kader voor profilering tot bijdrag aan symbiose van innoverende ideeën

Metafoor - horeca, evt in combi met cultuur en sport, ambachten, maar ook evenementen

D

Sectors (sites)

the word 'sector' is used as a small addition to Constant

The sector is a basic framework in which different temporary uses are realised.

A variety of the different temporary users are already present at the North Bank; they indicate 'magnet sites' for temporary use programs - area for houseboats, area for small commerce and mechanics, area for art programs, etc... Based on this, we define clustering of temporary affiliated temporary uses in sectors:

sector A art _ (NDSM city)

sector small B business and C commerce

sector E science and education

sector L living

sector S sport

sector I leisure

Allocation of the sectors roughly coincides with program distribution in the Masterplan.

_ Safety contours as a possibility: An interesting niche for temporary use might be hidden in the many 'disturbance contours' given by environmental laws and safety regulations. In certain areas, sensitive functions such as housing are not allowed because of

regulations. Examples are the safety zone around the main ship routes, certain zones within areas of noise pollution by industrial activities, areas around petrol / lpg stations, pipelines etc.

_ One of the next steps to be 'imagined' in the project, is an interaction of temporary uses with other planned program on the North IJ Bank.

Exciting juxtapositions, urban character and dynamic public space can be expected.

Amsterdam Starts **HERE**

