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Reconnect City

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Competition brief European 18

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Dear European competitors,

Amersfoort is thriving and embracing significant growth. Several major societal challenges require solutions, including issues related to housing, mobility, energy, sustainability, and climate change. How we shape these solutions will define the city now and for many generations to come. We prioritize the development with care for the living environment of people, animals, and plants. Strengthening greenery and nature is essential for biodiversity and liveability. To achieve this we focus on connections between neighbourhoods and between people.

In line with these ambitions, European Netherlands and the Municipality of Amersfoort are proud to present six locations for European 18. These locations are strategically significant for the municipality and aligns closely with this session's theme of resourcing, highlighting Amersfoort's search for innovative approaches to urban transformation.

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Reconnect City

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Reconnect City



Amersfoort in the region

Amersfoort is a historic and strategically located city in the central part of the Netherlands. Situated in the province of Utrecht, it lies at the heart of the country, making it a key connection point between the Randstad - the economic and urban hub of the west, including cities like Amsterdam and Utrecht.

The city is surrounded by diverse landscapes, including the Utrechtse Heuvelrug National Park to the south, the Eemland polder area to the north, and the Gelderse Vallei to the east. Additionally, the important rural regions in the north and the east are the Gelderland and Overijssel.

Amersfoort is a major railway junction, with its central station providing direct connections to key cities like Amsterdam, Utrecht, Zwolle, and Deventer. These factors contribute to its accessibility and its role as a regional and national transit node. The city's accessibility supports its function as a residential and economic center, attracting commuters, businesses, and visitors from across the Netherlands and beyond.

Amersfoort's central location has made it a significant transportation hub. It is well-connected by major highways such as the A1 (east-west) and A28 (north-south), facilitating efficient road travel.

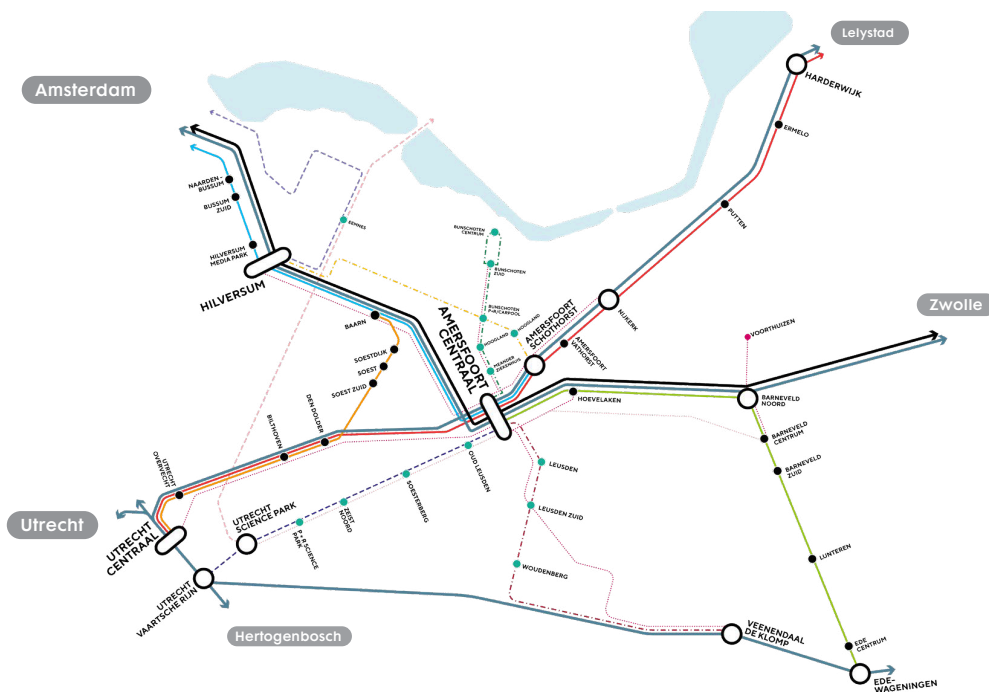
The Regional Vision for Amersfoort, emphasizes its integration with the broader Utrecht Metropolitan Region. The city leverages its proximity to Utrecht, one of the



most competitive regions in Europe, by aligning its goals with Utrecht's strategies for healthy urbanization, mobility, and sustainability.

The vision incorporates shared objectives for balanced growth in housing, employment, and green spaces, ensuring connectivity and alignment with the national and provincial frameworks. The geographical location formed the starting point for the development of Amersfoort. The city's spatial principles and choices were largely based on the existing cultural-historical and landscape values.

The quality, diversity, and proximity of the surrounding landscape remain key reasons for people and businesses to settle in Amersfoort. Original routes, waterways, sight-lines, and other landscape elements serve as meaningful foundations.





The city's position on the edge of the Utrechtse Heuvelrug and the lower-lying Eem Valley and Gelderse Valley is palpable even in the heart of the city.

Principles from Regional Spatial Vision

Growth Within Urban Areas

Prioritize development within existing built environments to preserve open spaces.

Support Vital Villages:

Enable limited growth in villages and focus additional expansion in the regional heart

Naturally Attractive

Use water systems for climate adaptation. Preserve and enhance landscapes.

Heart of the Netherlands

Improve accessibility and prioritize cycling in urban planning.

Locally Vital

Strengthen urban centers and regional recreational structures.

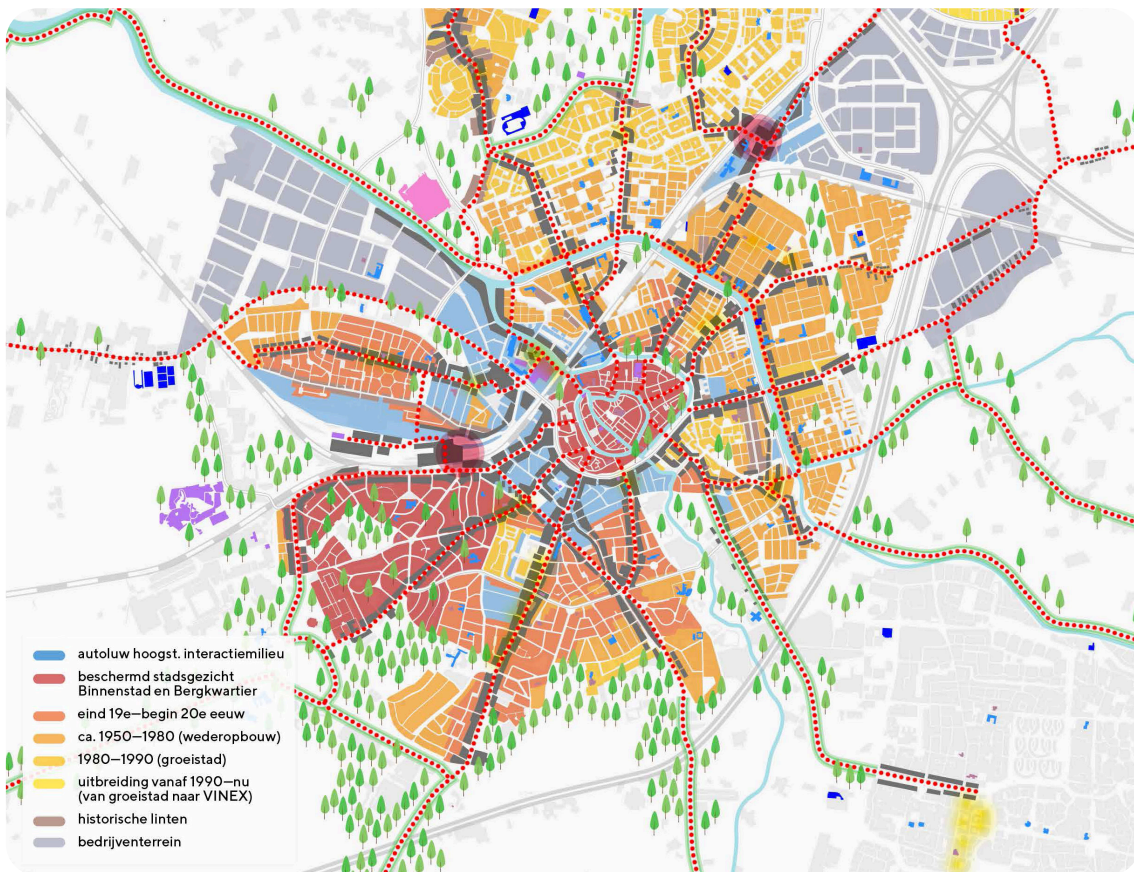
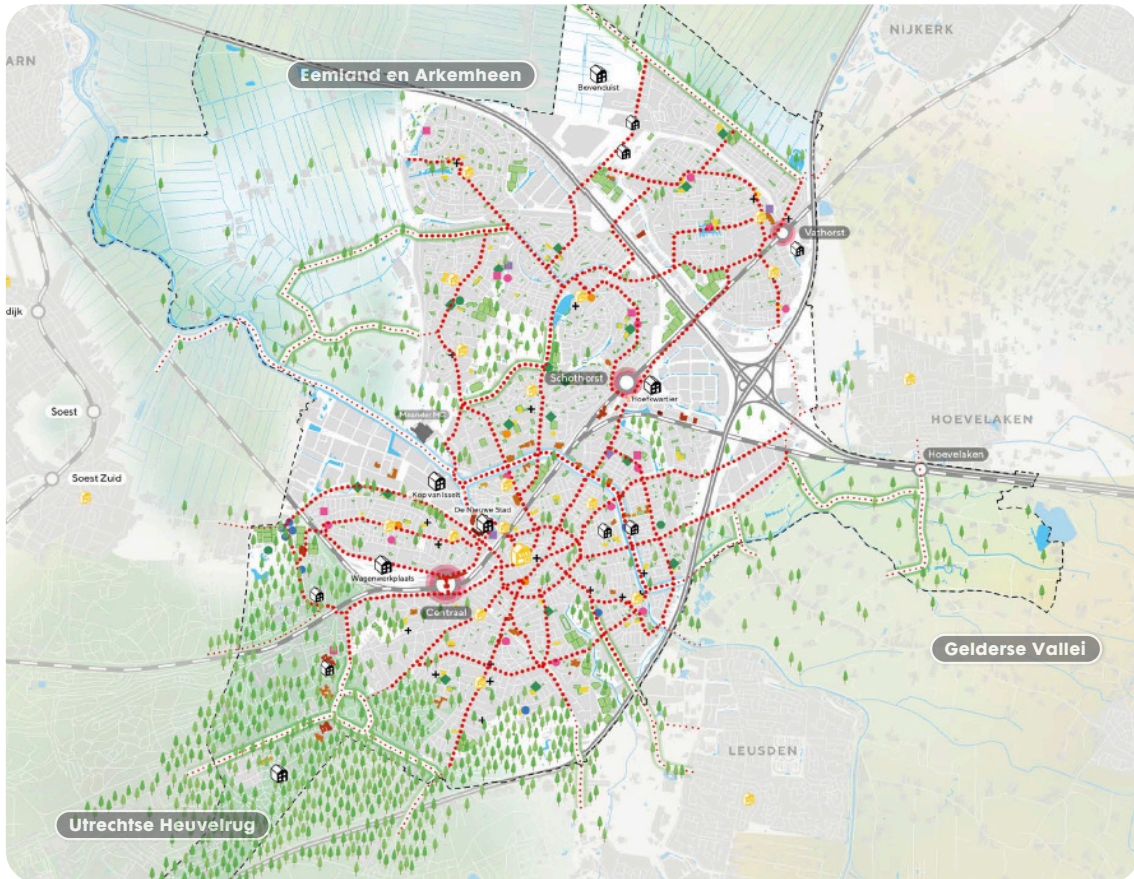
Thinkers and Doers

Develop distinctive living/working environments, focus on sustainability and foster interaction.

Implementation Plan

Monitor housing and workspace needs; start new development planning before shortages arise.





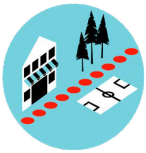
Urban Arteries and meeting places

Amersfoort envisions its urban arteries as vibrant lifelines that connect diverse neighbourhoods through shared spaces, dynamic programs, and cultural identity. The diversity of these arteries is key, as they vary in design while adhering to five fundamental principles: inclusivity, vibrancy, orientation, continuity, and identity. These principles guide the development of spaces that are both harmonious and distinctive, ensuring they remain meaningful for all residents and visitors.



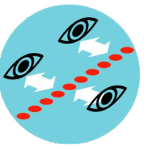
Inclusive spaces

Create a network of vibrant and accessible meeting places that inspire community engagement, encourage inclusivity, and improve connections through thoughtfully designed public spaces



Vibrant program

Establish dynamic urban corridors that integrate vibrant urban functions, creating spaces where activity and liveliness thrive. Prioritizing accessibility and safety ensuring that every individual feels a sense of belonging and connection, creating human-centred neighbourhoods.



Orientation

Ensure that the orientation of spaces along the urban corridors enhances the identity and diversity of the environment, creating a harmonious blend of functionality and aesthetic appeal while avoiding fostering feelings of insecurity. Buildings and spaces should be designed to feel open, welcoming and safe.



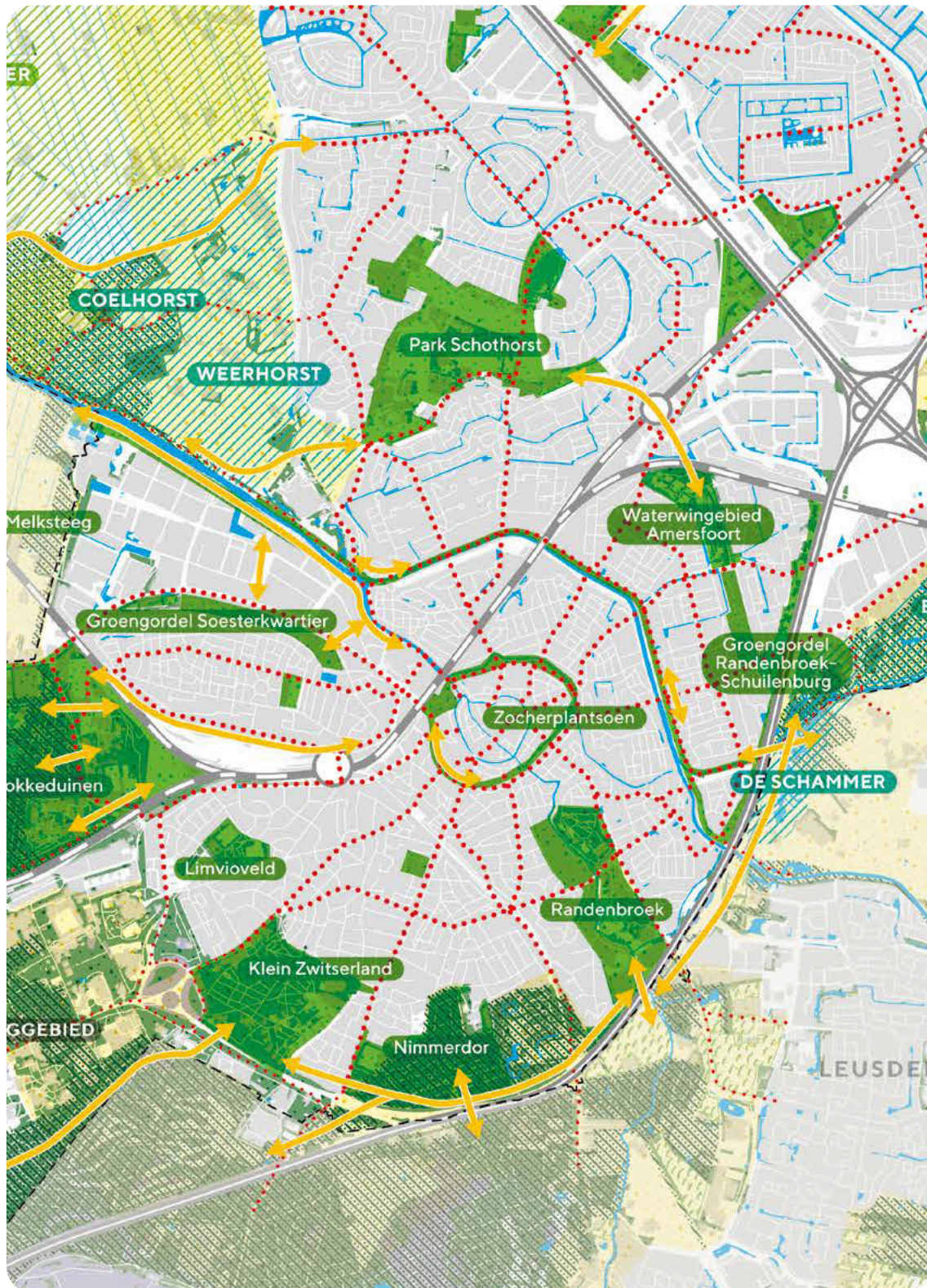
Continuity

Create welcoming and safe corridors for slow traffic ensuring seamless connectivity between neighbourhoods and the city. Prioritizing cyclists and pedestrians, we aim to foster environments that encourage mobility, strengthen communities and enhance the overall quality of urban life.



Identity

Enhance the recognizability and unique character by celebrating diversity, integrating cultural and historical elements, and fostering a sense of pride and belonging, making the urban arteries memorable and meaningful to all who traverse them.



It is also about the inclusivity of public spaces;
are they accessible and reachable for everyone, young and old, and for
people with disabilities.

— from summary of participation in the environmental vision, 2021

City Environmental Vision

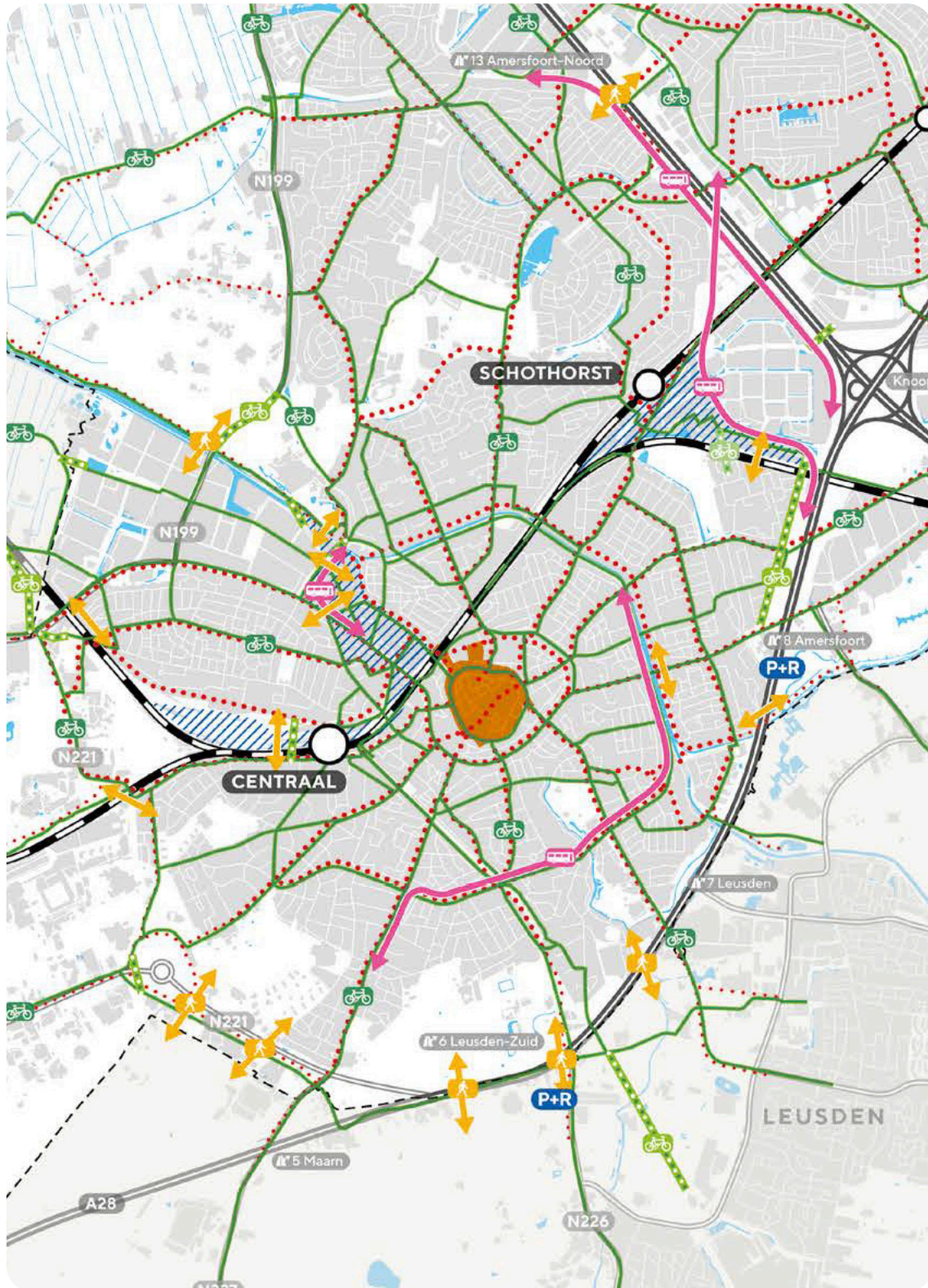
A green city in a green environment that embraces water

WE CHOOSE TO LET THE NATURAL SYSTEM GUIDE THE DESIGN OF PUBLIC-SPACES

Healthy living together means a city with ample space for water and greenery and a robust, well-functioning natural system. A green city in a green environment provides opportunities for relaxation, recreation, social interaction, and healthy physical activity. A healthy living environment contributes positively to a healthy lifestyle, social cohesion in neighbourhoods, and spaces with room for peace, quiet, and clean air. We aim for a nature-inclusive city and countryside where people, plants, and animals feel at home. We want to live with nature, not at the expense of it.

Therefore, it is essential for us that the living space for trees, plants, and animals grows alongside the city. To achieve this, we will work according to the Basic Nature Quality principles. We enhance biodiversity with sufficient and well-connected water and greenery for people and animals. To create a sustainable, healthy, and attractive living environment, water and soil will guide the design of (public) spaces wherever possible.





The Stadsring keeps the city center trapped and closed. This barrier should be removed so that the city center can grow further as a lively and welcoming hub.

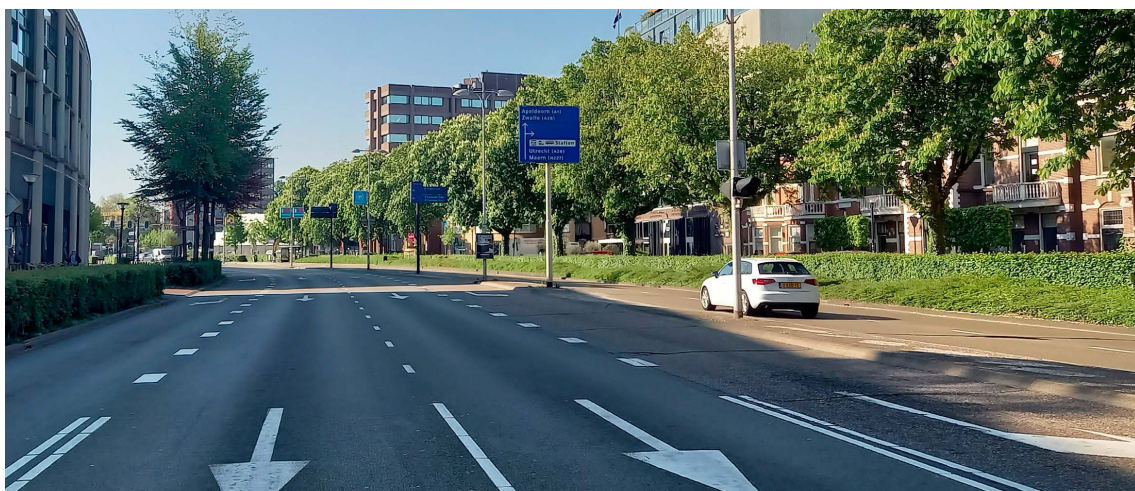
— from summary of participation in the environmental vision, 2021

A City with Sustainable Mobility

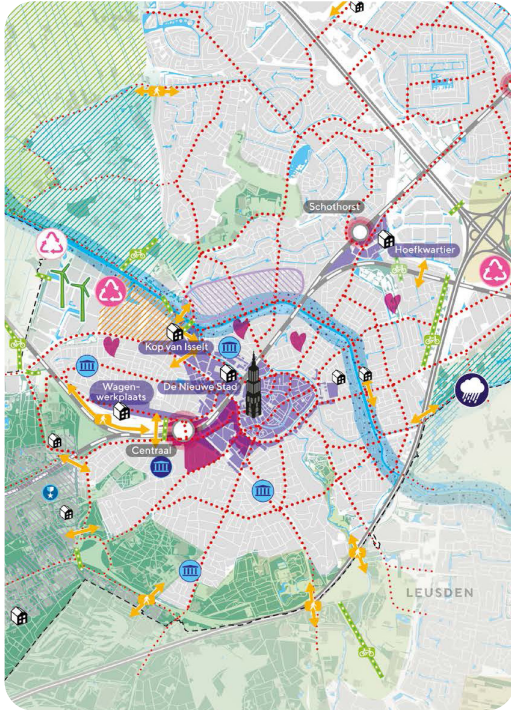
WE CHOOSE SUSTAINABLE AND ACTIVE MOBILITY WITH MORE SPACE FOR CYCLISTS AND PEDESTRIANS

In the future, Amersfoort will be an accessible and liveable city that embraces active mobility (walking and cycling) and public transportation. Proximity is the key. By building compact and mixed-use areas along urban arteries and at centrally located, easily accessible meeting points, near amenities and public transport hubs, we encourage active mobility and the use of public transport. This reduces the need for car travel.

To keep the city accessible and liveable, cars will no longer take priority in spatial planning. Instead, we prioritize pedestrians first, followed by cyclists, public transport. Private car use is the last priority, to achieve this shift we implement parking regulations. Together these measures lead to a better living environment, lower parking demand, and more space for greenery, climate adaptation, and areas for recreation.



An inclusive and attractive city to live in

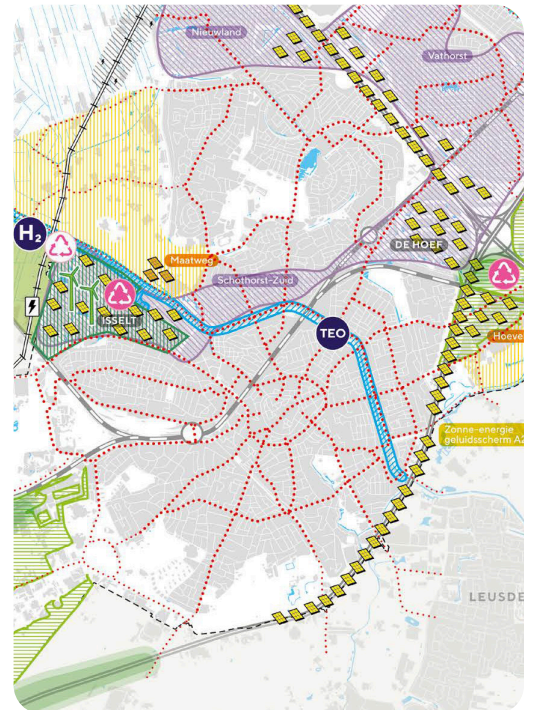


AMERSFOORT PROVIDES A HOME FOR EVERYONE AND CHOOSES HEALTHY GROWTH WITH SUFFICIENT DIVERSITY

Healthy living together means that all people have a home and feel at home. This applies to existing residents as well as the large number of people seeking housing. The city grows so that everyone can have a home. Pleasant living—feeling at home—not only involves having accessible, affordable, and suitable housing but also a healthy and inclusive living environment and how people coexist. Many different people can live alongside and with each other here, where everyone can be themselves and feel connected.



A city becoming Sustainable & CO2-Neutral

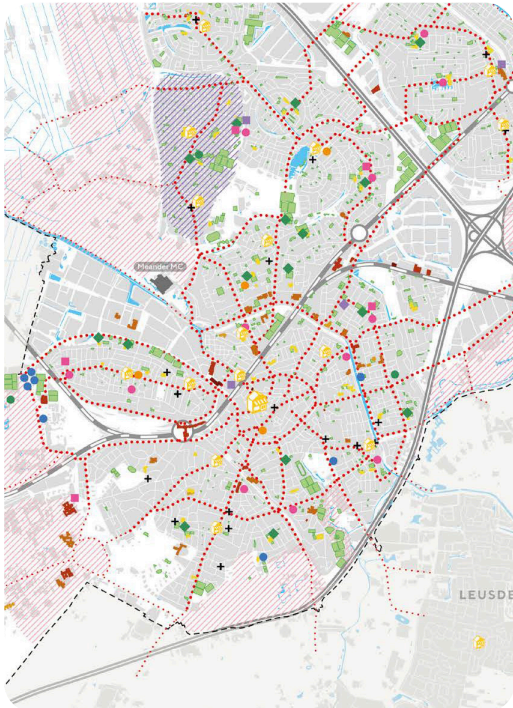


WE CHOOSE RENEWABLE ENERGY AND MATERIALS

Healthy living together means transitioning to sustainable energy. We focus on an inclusive approach where no one feels excluded, and everyone can participate in the energy transition. Together with residents, organizations, and entrepreneurs, we inform about changes, engage in dialogue, and provide support where needed to make progress in the energy transition. By 2050, we will emit no harmful greenhouse gases because we will have replaced fossil fuels with renewable sources such as solar, wind, or water. Our goal is to become energy neutral as quickly as possible.



A city where facilities grow next to development

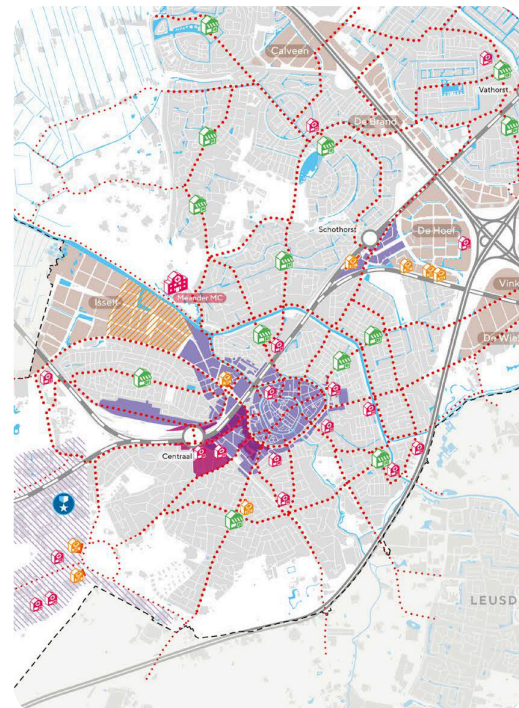


WE WANT FACILITIES TO GROW WITH THE INCREASE IN POPULATION

Social facilities contribute significantly to a healthy and attractive society. They play an important role as meeting places within the city. In a city with a growing population, the demand for facilities also increases. We distinguish between urban facilities and those at the neighborhood or district level. An increasing number of seniors and residents with disabilities require different forms of culture, recreation, services, and care. With the growing number of children and young people, there is a rising need for education, childcare, and spaces for sports and play. The changing demand for facilities will not be uniform across the city.

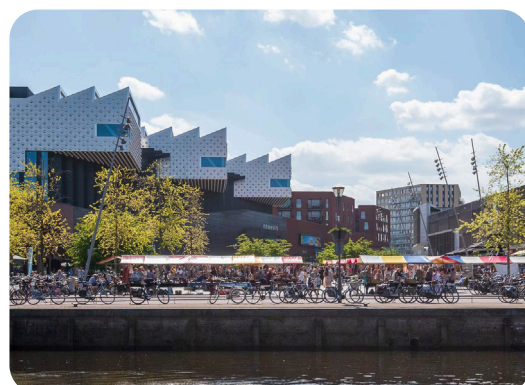


A city with a diverse and resilient economy



WE WANT THE JOBS TO GROW WITH THE INCREASE IN POPULATION AND WE AIM FOR AN ECONOMY THAT IS SUSTAINABLE, CIRCULAR, IN AN INCLUSIVE, HEALTHY AND LIVEABLE CITY

Amersfoort aims to be a versatile economy that aligns with the needs and skills of its residents. Economic activities will contribute to the city's vibrancy and appeal, offering a high level of amenities and innovative solutions to ensure fairness, sustainability, and resilience. We stimulate the transition to a green and circular economy. We aim to meet space needs within the existing city limits, requiring careful land use and a clear framework for economic prospects. Business and office locations play a key role in housing Amersfoort's enterprises, alongside workplaces in neighborhoods, the city center, and various shopping and recreational areas.



Given the Earth's ecosystem fragility and the myriad social crises we face, there's an urgent need for innovative approaches to counteract harmful resource extraction, overconsumption and environmental degradation.

This imperative has birthed a call for regenerative projects that seamlessly weave together elements of nature and culture. Central to this mission is the cultivation of synergistic connections between biogeophysical data, socio-spatial justice and health.

In pursuit of resilience, we propose three interlinked avenues that invite exploration and action.

Resourcing in terms of **Natural Elements and Risks**

It's imperative to re-evaluate the fundamental relationship between humanity and the elements of nature—water, air, earth, and fire. While these elements provide essential sources of energy and fertility they also carry inherent risks and vulnerabilities. Understanding and mitigating these risks is paramount as we strive to coexist harmoniously with our environment.

Resourcing in terms of **Ways of Life and Inclusivity**

The rapid evolution of lifestyles in our digitally interconnected world demands a re-evaluation of how we inhabit and interact with our surroundings. Fostering inclusive communities that prioritize intimacy, commonality, and solidarity is key. This entails adopting bioclimatic and permaculture strategies that not only accommodate human needs but also nurture symbiotic relationships between humans and non-humans, ensuring sustainability for all.

Resourcing in terms of **Materiality and Reuse**

Our built environment presents an untapped reservoir of resources waiting to be harnessed. By adhering to the principles of Reduce, Reuse, Recycle, we can unlock the potential of existing structures and materials to minimize waste and resource depletion. Embracing bio-geo sourced materials and localized construction techniques not only promotes environmental stewardship but also fosters a deeper connection to place and community.

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Koppelbrug
Rethink Health

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Kop van Isselt
ReIntegrate Old

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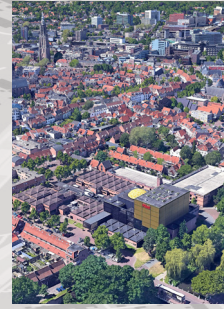
AMERSFOORT is thriving and embracing significant growth. Over the next decade, the city is dedicated to improving the quality, energy efficiency, and sustainability of its existing built environment, with a strong focus on prioritizing the needs and well-being of its residents.

In line with these ambitions, European Netherlands and the Municipality of Amersfoort are proud to present **SIX LOCATIONS** for European 18. These locations are strategically significant for the municipality and aligns closely with this session's theme of **RESOURCING**, highlighting Amersfoort's search for innovative approaches to urban transformation.



A m e r s f o o r t

Stadhuisplein
Rebuild Culture



A m e r s f o o r t

Flint
Reinvent the Theater



A m e r s f o o r t

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A m e r s f o o r t

Amicitia
Restore Urban fabric

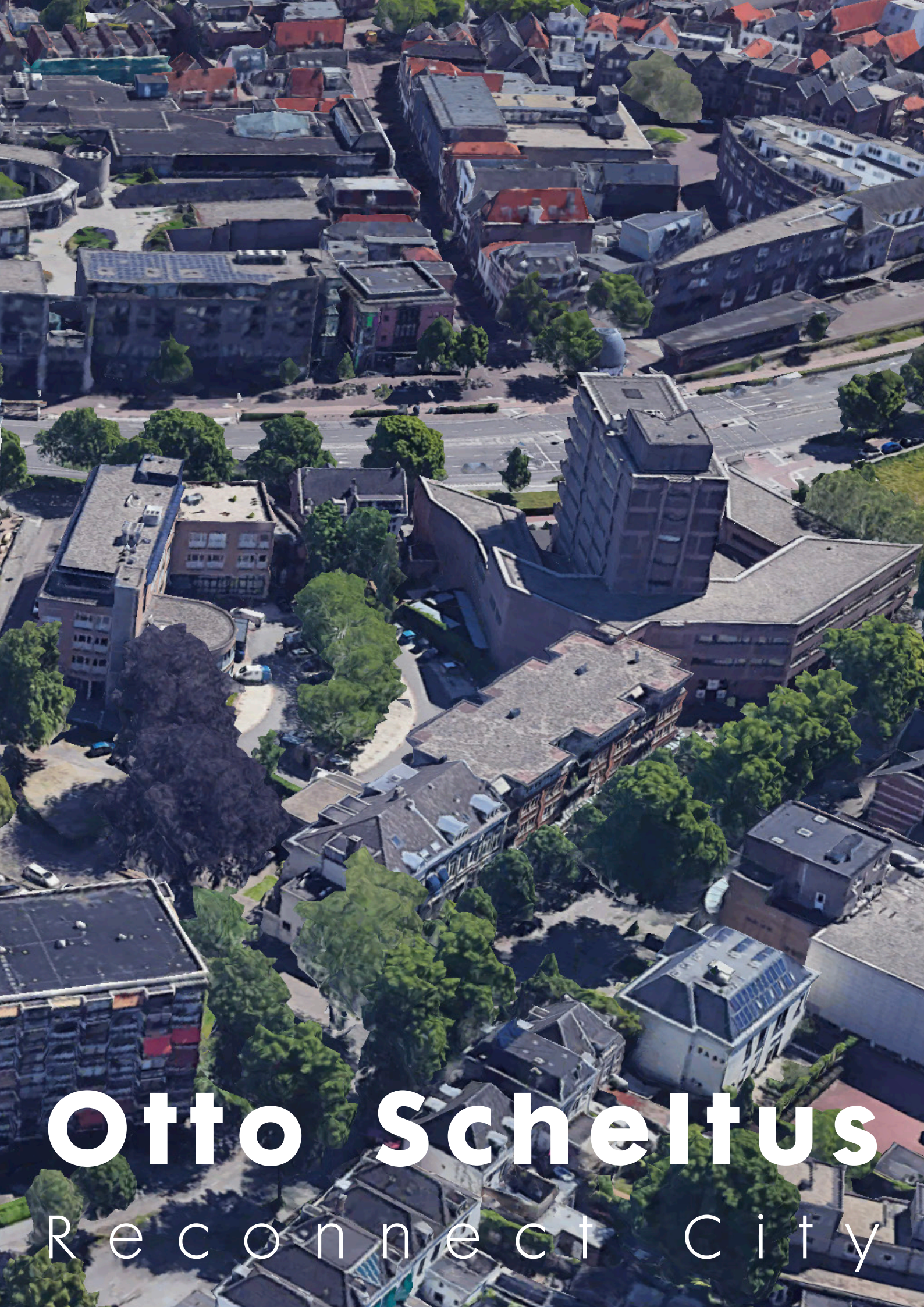


A m e r s f o o r t

R e s o u r c i n g



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URBAN CONTEXT

Brief Historical Overview
Stationsgebied (Station Area)
Snouckaertlaan
15-minute City
Projects along Stadsring

The Otto Scheltusflat, occupies a pivotal intersection between the central station and city centre yet not effective as an urban connector. Visitors struggle to navigate from the station into the heart of the city, and the building's surroundings remain disconnected from the broader urban fabric. Its primary focus on senior housing lack vibrant public functions, underscoring a misalignment between the building's role and its strategic location.

The design task is to transform the Otto Scheltusflat into an integrated urban cluster that serves as a clear connector between the station and city centre, incorporating innovative housing-mix, dynamic public functions, and cohesive public space design to create a vibrant and welcoming environment. A new landmark and meeting place for the city.

Otto Scheltus

R e c o n n e c t C i t y



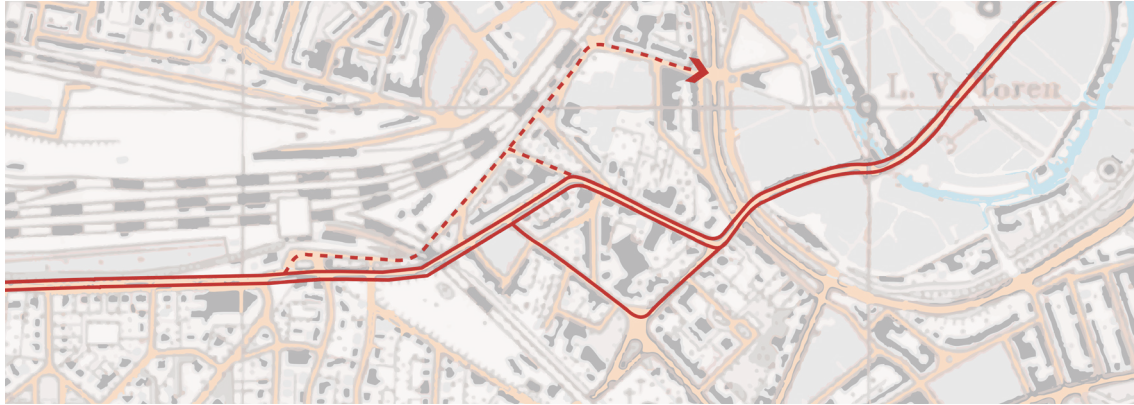
Brief Historical Overview

The relocation of Amersfoort's station away from the historic center has redefined urban dynamics, elevating the Stationsgebied (station area) as a transit hub but creating fragmented connections to the city center. Streets like Van Asch van Wijkstraat and Snouckaertlaan have gained importance but lack a continuous, intuitive flow, making navigation less seamless for visitors. Despite Amersfoort's pride to be a walk-able city, disjointed street-scapes and too much hard surfaces in urban spaces diminish the urban experience. Current redevelopment plans aim to address these gaps by enhancing green corridors, creating clearer pedestrian routes, and improving the vibrancy of key streets to restore intuitive connections to the city's heart.

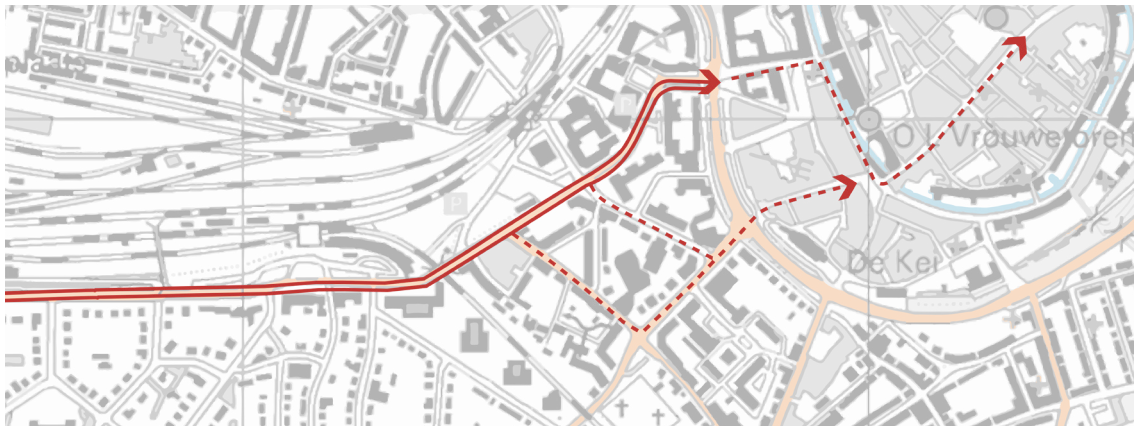
The Otto Scheltusflat is located in the heart of Amersfoort, approximately a 10-minute walk from the Onze Lieve Vrouwe Tower and an 8-minute walk from Central Station. Historically, the area has undergone significant transformations. Currently, the building stands at the intersection of two key routes leading to the city center: the Snouckaertlaan and the Van Asch van Wijkstraat. Its entrance is situated on the tranquil Burgemeester De Widtstraat, providing a vital connection between the Snouckaertlaan and the Stadsring.

Before the Otto Scheltusflat was built in 1978, the site featured a stately villa and its garden house, which were integral to the urban character of Snouckaertlaan during the early to mid-20th century. These structures were demolished to make way for the Otto Scheltusflat, a residential building originally designed to house residents aged 65 and older. This development marked a significant transformation, reflecting the evolving urban priorities in Amersfoort by replacing historical architecture with modern housing solutions tailored to contemporary needs.

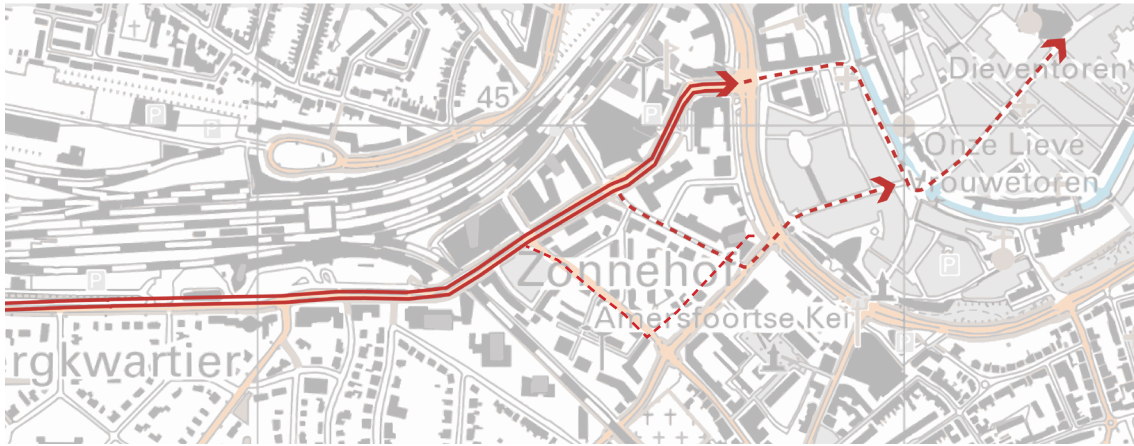




1965



1999



2023

Historically, the Snouckaertlaan was part of the Oude Soesterweg. In the early 20th century, it featured tram rails for a horse-drawn tram service that operated between the Stationsplein and the Kamp from 1901 to 1917. However, declining demand led to the discontinuation of the tram service shortly after 1917, with the rails subsequently sold as scrap iron.

By the 1930s, the Snouckaertlaan had transformed into a major arterial road, accommodating increasing traffic between the city center and surrounding regions, such as Soest and Amsterdam. To facilitate this, the road was widened, necessitating the removal of elm trees lining its path.

Stationsgebied (Station Area)

The Stationsgebied is a dynamic urban node at the crossroads of the city's historical core and modern extensions, serving as Amersfoort's gateway and blending historic, cultural, and contemporary influences. Key nearby areas, including the Binnenstad, Wagenwerkplaats, and the Trapezium district, are earmarked for extensive urban renewal. Insights from the urban development plans emphasize improving pedestrian connectivity and integrating green infrastructure to ensure seamless transitions between these areas, enhancing the station's role as a vibrant and accessible hub for all users.

The Stationsgebied faces several urban integration challenges. The area suffers from monofunctional land use and low density near the transit hub, which limits its vibrancy and effectiveness. There is also an aesthetic and functional disconnect between the station and the city center, reducing cohesion and accessibility. Additionally, vehicular traffic dominates major routes in the area, creating obstacles to pedestrian-friendly development and orientation.



Improved Pedestrian and Cycling Infrastructure

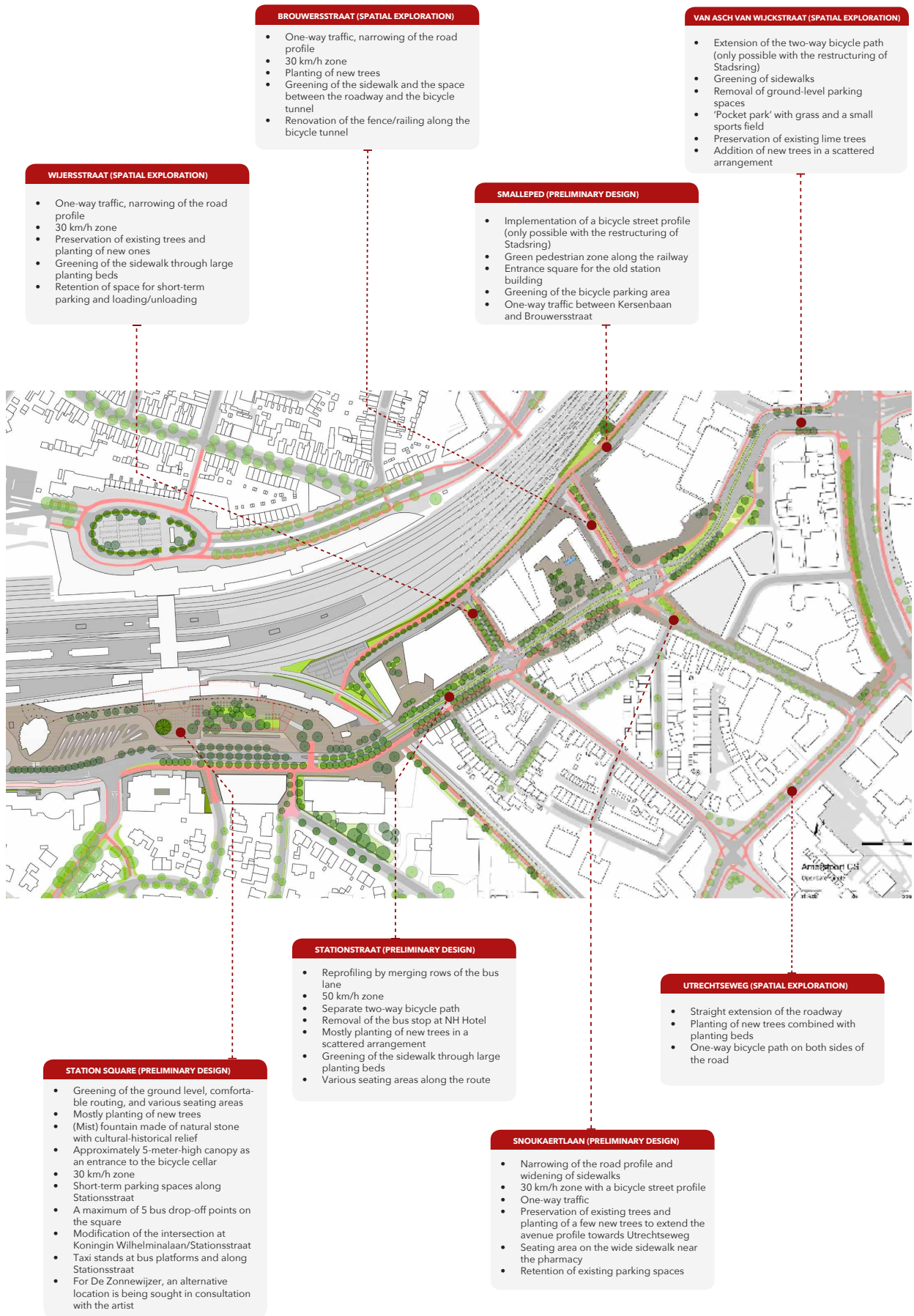
The planned improvements for the Stationsgebied in Amersfoort aim to establish a logical, green, and sustainable route from the station to the Binnenstad. These include reducing vehicle dominance to create more space for pedestrians and cyclists, as well as introducing a two-way cycle path along Stationsplein and Stationsstraat that connects with a snelfietsroute to Utrecht.



Redesign of the Public Space

The redesign of public space within the Stationsgebied focuses on transforming hard and functional areas into vibrant, green, and attractive environments. Central to this effort is the creation of a lively, safe, and visually appealing Stationsplein, designed as a key public gathering space. Additionally, greenery will be introduced to buffer traffic flows and enhance the pedestrian experience, fostering a more welcoming and sustainable urban setting.





Integration of Modal Transport Facilities

The organization of chain facilities for buses, taxis, bicycles, and cars is being optimized to transform the station into a highly functional multimodal transport hub. This includes relocating taxi lanes and adjusting kiss-and-ride zones to enhance both accessibility and the aesthetic appeal of the area.

Green and Sustainable Development

The planned improvements include the integration of climate adaptation measures such as water buffering and heat stress reduction through green roofs and permeable materials, combined with the implementation of smart lighting systems and the use of energy-neutral or CO₂-negative materials to enhance sustainability and environmental resilience.

Active Ground Floors (Plinten)

The revitalization of ground floors in the Stationsgebied emphasizes mixed-use functions, including shops, cafes, cultural venues, and public facilities. Active programming will be integral to ensuring vibrant street-level activity, enhancing the experience for residents, commuters, and visitors alike.

Improved Connectivity

Enhanced physical and visual links between the station and key areas like the Binnenstad, Eemplein, and the Wagenwerkplaats will be established through the addition of new walking and cycling routes, strengthening connectivity and promoting a cohesive urban network.

Staged Development Approach

The staged development approach for the Stationsgebied includes short-term measures such as the construction of underground bicycle parking and an initial redesign of Stationsplein and Stationsstraat. Medium-term efforts will focus on improvements to Snouckaertlaan and crossings at Utrechtseweg/Stadsring. In the long term, a comprehensive redesign of the western part of Stationsplein and enhanced connectivity to the Wagenwerkplaats are planned, ensuring a cohesive and sustainable transformation over time.

Snouckaertlaan

Snouckaertlaan, originally part of the Oude Soesterweg, has a rich history and a vital role in Amersfoort's urban fabric. In the early 20th century, it hosted a horse-drawn tram route connecting the Stationsplein and the Kamp, a feature that highlighted its importance as a transportation corridor.

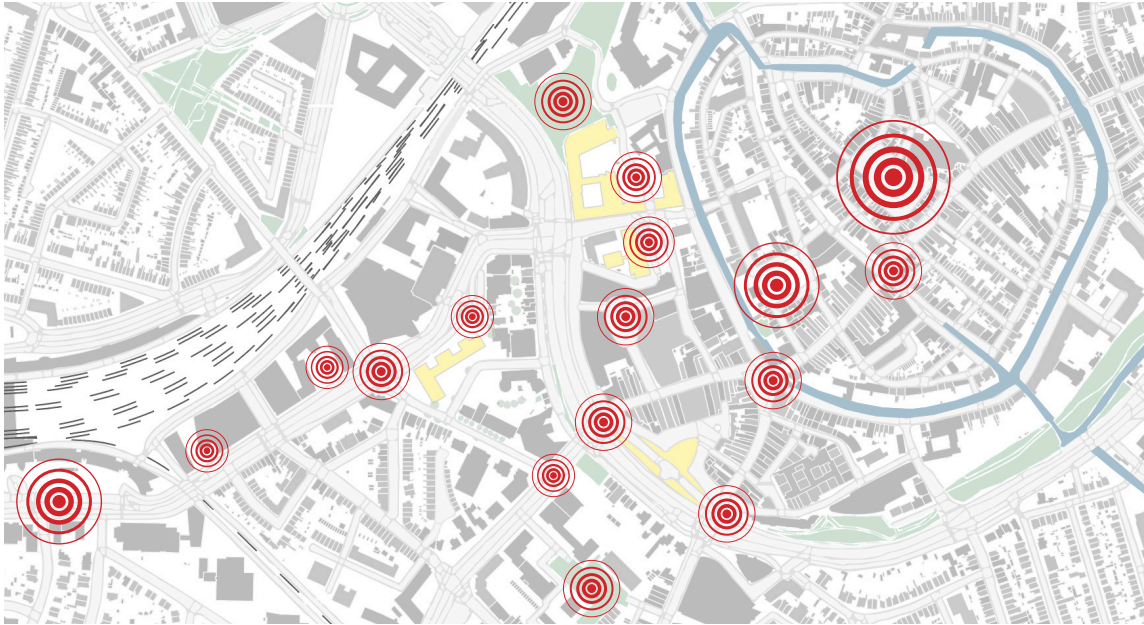
By the 1930s, increasing traffic demands transformed it into a major arterial road, leading to the removal of its iconic elm trees. Today, while retaining its historical significance, Snouckaertlaan grapples with challenges like fragmented urban form, inactive street edges, and pedestrian safety. It remains a critical link between the station area and the historical center, poised for thoughtful redevelopment to meet modern needs while respecting its storied past.



In the redevelopment plans for Snouckaertlaan, several transformative changes are proposed to create a more accessible, sustainable, and visually appealing urban corridor. Traffic management will be improved by narrowing vehicle lanes to calm traffic, while parking spaces will be reorganized to minimize disruptions and enhance functionality. Pedestrian and cycling infrastructure will see significant upgrades, including wider, high-quality sidewalks and the addition of a bicycle street with red-brown asphalt to ensure safety and inclusivity.

Greenery and landscaping will be revitalized with new trees, shrubs, and ornamental plantings, alongside green buffers to separate pedestrian zones from traffic. Sustainable features such as permeable materials for stormwater management and smart lighting systems for energy efficiency and safety will also be integrated. Accessibility will be prioritized with tactile paving and guiding lines for visually impaired individuals, as well as well-placed crossings and connections for seamless pedestrian and cyclist movement.

To enhance its cultural and aesthetic appeal, the street will feature public art and thoughtful design elements while preserving and highlighting existing architectural landmarks. These plans aim to celebrate Snouckaertlaan's rich history and transform it into a vibrant, people-centered space that meets modern urban needs. These improvements aim to transform Snouckaertlaan into a vibrant, sustainable, and pedestrian-friendly urban corridor.



15-minute city

Amersfoort is renowned for its character as a compact and walk-able city, with cosy neighbourhoods and intimate public spaces that foster community interaction and accessibility. The city thrives on the principle of the "15-minute city," ensuring that residents can access essential amenities, green spaces, and services within a short walk or bike ride.

Building on this ambition, Amersfoort is committed to strengthening its identity as a visitor-friendly and inclusive city by improving its public spaces, prioritizing sustainable mobility, and enhancing the vibrancy of its neighbourhoods. The city's vision aims to create a balance between preserving its human scale and meeting future growth needs, ensuring a high quality of life for current and future generations while celebrating its unique blend of history and innovation.

Projects along Stadsring

SAM & SOPHIE, Utrechtseweg 1 & 2-4

The Utrechtseweg 1 and 2-4 projects in Amersfoort aim to revitalize a key urban area between the station and the historic city center. Utrechtseweg 1, a former SNS office building, and Utrechtseweg 12-4, a long-vacant lot, will feature 203 residential units, including 35% social housing, along with commercial spaces to activate street life. Both developments focus on restoring historical street profiles, enhancing public spaces with greenery, and incorporating sustainable elements like green rooftops, solar panels, and rainwater management. Designed to prioritize pedestrians, cyclists, and public transport, the projects include underground parking to minimize surface disruptions.



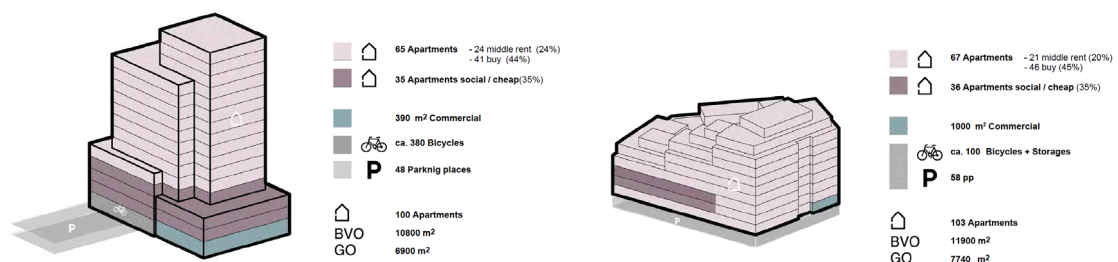
Utrechtseweg 1 (Sam)

Utrechtseweg 1 holds a pivotal role in Amersfoort's urban narrative, blending historical significance with modern urban challenges. It includes a development featuring 100 apartments, with a balanced mix of 65 middle-rent and purchase units, and 35 social or affordable units. Additionally, it offers approximately 390m² of commercial space, parking for 48 cars, and facilities for 380 bicycles, making it a highly integrated and sustainable urban solution.

Utrechtseweg 2-4 (Sophie)

Utrechtseweg 2-4 complements these developments with a plan for 103 apartments, including 67 middle-rent and purchase units, and 36 social or affordable units. The site also features approximately 1,000m² of commercial space, parking for 58 cars, and facilities for 100 bicycles and storage, emphasizing its multifunctional and sustainable urban potential.

This project is situated at the southern end of Snouckaertlaan, contributing significantly to the improvement of the route from the central station to the



historical city center. From an inner spatial perspective, the project occupies the southeast corner, offering enhanced views from the Otto Scheltusflat. Moreover, the space between Building Sophie and the historic two-story villa will be revitalized, creating a more harmonious and attractive urban environment.

Stadsring 69

The proposed development at Stadsring 69, a former bank property, transforms an underutilized parking area into a model of urban densification. The design includes a residential block with apartments positioned above an underground parking facility, adhering to a 12-meter height limit as per zoning regulations. The building aligns parallel to the Stadsring and incorporates pedestrian-friendly pathways between adjacent properties. With its prominent frontage facing Burgemeester de Widtstraat, the project emphasizes accessibility with dual entrances and introduces a green inner courtyard to enhance the site's ecological and aesthetic appeal. While still a proposal, this design highlights the potential to significantly enhance the inner urban space.



Redevelopment Suncourt (Zonnehof)

The Suncourt project transforms the Suncourt (Zonnehof) area a bit further from Otto Scheltusflat into a mix-use, car-free urban space. This redevelopment enhances public access while supporting Amersfoort's goals of densification and sustainable urban design, aligning with the city's broader ambition to intensify development within its boundaries. The Zonnehof, located close to the city centre and within walking distance of the station and other amenities, serves as a green oasis in an otherwise heavily urbanized area dominated by cars and paved spaces.

PROJECT SITE & ASSIGNMENT

Otto Scheltusflat
Immediate Surroundings
Previous Studies

Transform Otto Scheltus location into a thriving urban hotspot, guiding residents and visitors intuitively from the station to the heart of the city. Reshape the urban context by optimizing building scale and alignment, exploring possible visual connection toward the iconic Onze Lieve Vrouwetoren. A space that enhances connectivity and revitalize the street-scape.

The project aims to expand or reshape the existing building into a cluster of buildings accommodating housing program with a mix of elderly housing and other social groups combined. The ground floor will play a key role offering public spaces such as a city café, co-working areas, or fitness facilities, carefully balanced to enhance the living experience for residents while creating a vibrant urban street life.

Otto Scheltus

R e c o n n e c t C i t y



Otto Scheltusflat

The Otto Scheltusflat, completed in 1976, was designed by architect G. Pothoven as a pioneering post-war residential structure in Amersfoort. Intended initially as a retirement home for seniors aged 65 and older, the building exemplified modernist design principles that emphasized functionality and simplicity. Its most defining feature is its geometric facade, punctuated by balconies supported by striking concrete elements. This architectural approach aimed to create a dynamic interplay of light and shadow, while expansive glass walls provided a sense of openness, blurring the lines between interior and exterior spaces and evoking the concept of a garden room.

Despite its original vision, the building's relationship with its surroundings has been a point of critique. The structure appears detached from the public realm due to its inward-facing design and the lack of active ground-floor spaces. Over the years, proposals for revitalization have highlighted opportunities to modernize the Otto Scheltusflat, focusing on enhancing its role as a visual landmark and improving its integration with the urban fabric.

The architectural style of the Otto Scheltusflat is a hallmark of post-war modernism, characterized by its efficient and affordable concrete construction. The building's simplified forms and modular facades underscore a focus on practicality, yet they also contribute a distinct architectural beauty. However, the design faces significant challenges in adapting to modern standards, particularly in terms of sustainability and functionality. The outdated floor plans do not align

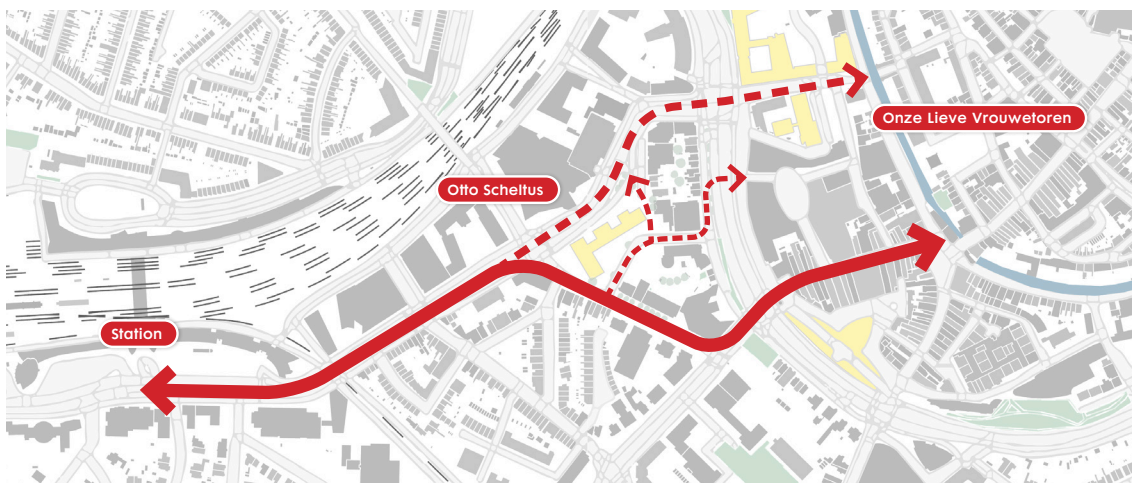


with contemporary housing needs, underscoring the necessity for innovative approaches to revitalize and future-proof the structure. However, studies have shown that achieving these goals comes with significant technical and financial challenges, making the envisioned changes difficult to implement without substantial investment and innovative solutions.

Immediate surroundings

The Otto Schellusflat is strategically located between Amersfoort Station and the historic city center, making it a key landmark along two prominent urban routes. However, the inner area also contains several smaller streets that lack clear direction or purpose, creating fragmented connectivity. Positioned at this important crossroads, any new project should aim to clarify the urban context, preserving what functions effectively while improving elements that do not.

The urban fabric around the Otto Schellusflat showcases a variety of architectural styles built over different periods, ranging from 9 to 3 floors, resulting in a

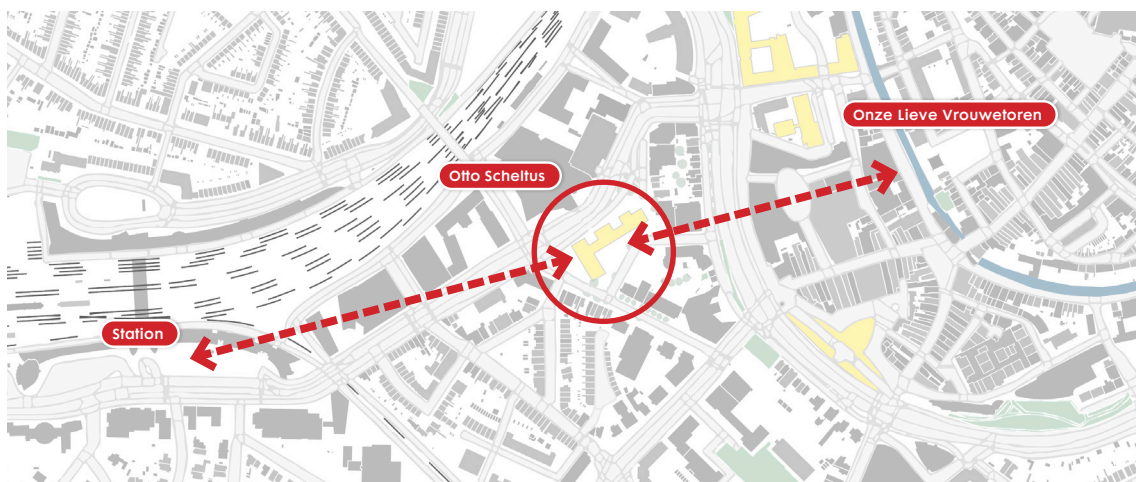


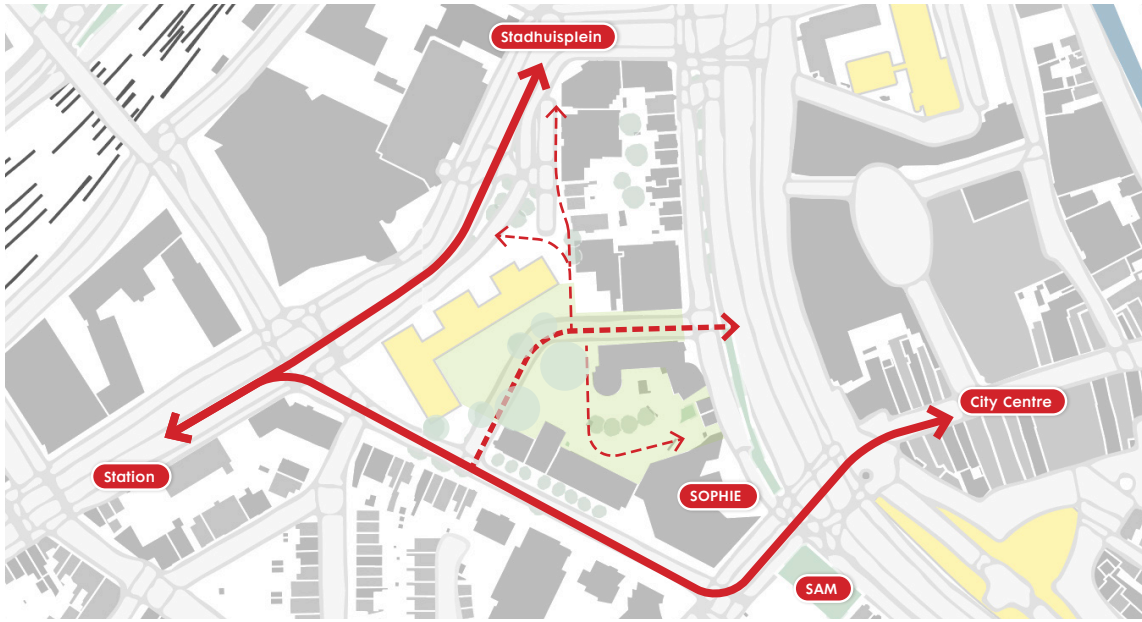


fragmented appearance. The inner area does not function as a cohesive urban block, nor does it have the openness of a public square. Instead, it is dominated by both private and public car parking, which detracts from its potential as a vibrant space.

The inner area surrounding the Otto Scheltusflat is characterized by its low elevation of approximately one floor (± 2.5 meters) and a fragmented spatial layout.

Burgemeester de Widtstraat serves as an important thoroughfare, hosting the main entrance to the Otto Scheltusflat alongside various private and public parking facilities, including indoor and outdoor options for buildings around the inner space. Public parking lines the street, further emphasizing its utilitarian nature. The area accommodates around 100 cars excluding 47 spaces for the Otto Scheltusflat.





This abundance of parking both private and public creates a cluttered and disjointed urban environment, giving the area an uninviting, neglected appearance. The lack of cohesive integration between the inner streets, parking spaces, and the surrounding structures amplifies the inconsistency.

The area holds significant potential for improvement, centred around the preservation of its majestic trees, which act as natural anchors for the space. Outdoor parking spaces can be reorganized or removed entirely to improve the flow and access to adjacent buildings from the courtyard. Burgemeester de Widtstraat could be reimagined as a 'car as guest' street, prioritizing pedestrian and cyclist movement while reducing vehicle dominance. Existing private parking facilities might be relocated to nearby parking structures or integrated into a new development's basement to de-clutter the area.



Furthermore, the site's clear and stunning views of the Onze Lieve Vrouwe Toren present an excellent opportunity to enhance its identity and strengthen its connection to Amersfoort's rich heritage. Thoughtful redevelopment, with a focus on green spaces and cohesive design, can transform this fragmented area into a vibrant and welcoming urban environment that bridges the city's historical and modern narratives.

Previous Studies

From an urban perspective, the Otto Scheltusflat and its immediate surroundings feel disconnected and underutilized. The area is characterized by varying building heights, ranging from 9 floors to just 2 floors, reflecting different architectural styles and time periods. The objective is to develop an urban volumetric strategy that creates a more harmonious built environment. Additionally, reconfiguring the volumes offers a significant opportunity to restore and emphasize the visual axis towards the Onze Lieve Vrouwetoren. Strengthening this historic sight-line not only enhances the tower's presence as a key urban landmark but also reinforces its symbolic role within the city.

The flat is highlighted in plans like the Stationsgebied Visie (2017) and revitalization concepts. These plans emphasize the flat's role in enhancing Amersfoort's entrance routes and urban identity. Volumetric studies have proposed innovative strategies to improve the Otto Scheltusflat, focusing on optoppen (adding additional floors) and reconfiguring the surrounding area to create a more cohesive and impact urban composition.

These efforts aim to redefine the building's presence, integrating functionality with modern architectural expression to transform it into a centrepiece of contemporary urban design while respecting its historical and spatial context.





Stadhuisplein

Stadsring 69

Ariens Advocaten

Stadsring 69

ZOBHIE

Otto Scheltus

Reconnect City



Location: Otto Scheltusflat, Amersfoort
Population: 160,000 / 285,000 inhabitants
Strategic Site: 2.47 hectares
Project Site: 0.60 hectares
Owner(s) of the Site: Municipality Amersfoort,
Housing cooperation Alliantie



Otto Scheltus

Reconnect City



View from Noordwierweg



View from Noordwierweg



Aerial View



View from Snouckaertlaan



View from Burgemeester de Widtstr



View from Snouckaertlaan - Entering Otto Scheltusflat



View from Snouckaertlaan



straat



View from Burgemeester de Widtstraat

Competition Assignment

The Otto Scheltusflat presents a key opportunity to reconnect and reshape its urban fabric recreating a new landmark and meeting place for the city. Situated at a vital intersection the location can function as a connector between the central station and historic city center improving and ensuring effortless flow of people to the city center.

The vision aims transform the location into an integrated urban cluster seamlessly connecting with the surrounding urban context. Focusing on innovative residential typologies and introducing dynamic public functions contributing to a vibrant street life.

A cohesive inner public space with well-designed transitions between public and private areas has the potential of creating comfortable and welcoming urban environment.

Follow-up process

The Municipality of Amersfoort, in partnership with the Housing corporation Alliantie, is committed to maximize the potential of the site. The building is outdated and difficult upgrade to meet the functional and sustainable requirements. The owner is keen to advance the concepts and typologies developed through the competition into a viable and profitable project, with the aim of realizing it. The owner also envisions the possibility of commissioning design studies for the Otto Scheltus site to explore opportunities for integral implementation.

1 **Reconnect the city**

The Otto Scheltusflat occupies a strategic position in the Stadshart of Amersfoort, at the intersection of Stationstraat and Snouckaertlaan. Currently, visitors arriving from the station find it difficult to intuitively navigate to the city centre, highlighting the need for more inviting and clear pathways. Leverage the building's prime location, Design an anchor point that functions as a recognizable orientation point for residents and visitors along the route from the station to the city centre. Activate the ground floor along the main route to the city centre (Snouckaertlaan).

2 **Reshape the urban context**

From an urban perspective, the building and its surroundings feel disconnected and underutilized. Optimize the scale, massing, and alignment of building lines to strengthen the spatial relationship between the streets and the inner courtyard. Building heights may vary 6-8 floors increasing the density. Reconfiguring the volumes may provides a significant opportunity to restore and emphasize the visual axis towards the Onze Lieve Vrouwetoren, enhancing its role as a key urban landmark. Subtly integrate inspiration from original rhythmic facade to preserve its architectural legacy while addressing modern needs.

3 **Innovative residential concepts**

The target group of the housing program is with an emphasis on social housing and affordability. Design a mix of apartment typologies, accommodating current market demand, develop a mix of elderly housing and other social groups combined. The project aims to increase density by transforming into a diverse cluster of buildings. It will accommodate a minimum of 120-140 units, with the upper limit carefully determined to respect the sensitivity of the design and maintain harmony with the surrounding environment. Additionally, the development will integrate social spaces such as a community room, meeting place, and cultural or multifunctional areas within the complex.

4 **Vibrant Street Life**

Design the ground floor as a public and multi-functional space that benefits both the city and residents. Include up to 1000m² of additional programs such as a city café, co-working spaces, or care facilities like physiotherapy and general practitioner services. Additional functions such as community rooms, health and fitness could be organized to increase a healthy environment and social interactions with co-residents. Strive for a balance between enhancing residents' comfort and fostering a vibrant urban environment.

5 **Design a cohesive Inner Courtyard**

The inner courtyard should seamlessly integrate with the city. Preserve existing trees, ensure accessibility by addressing height differences. Courtyard can take on a quiet and private character, in contrast to lively sides along the routes to the centre. Additionally, reorganize access to various buildings from the courtyard. Burgermester straat can be re designed to become as 'car as guest' street. Existing private parking, currently spread across different plots and totalling approximately 100 spaces, could be reorganized. Options include integrating parking into the basement of the new project or relocating it to nearby parking facilities in the neighbourhood.

Otto Scheltus

R e c o n n e c t C i t y

INFORMATION

Relevant documents

Facts and Rules

The jury

Organization

Relevant documents

Most of the documents provided here under are in Dutch language, please do use on-line translation services to help you understand the content. We excuse any inconvenience caused. *** We strongly recommend reviewing the listed documents for a thorough understanding of the competition site, its historical development, conceptual evolution, and ambitions. Please note that some ideas and decisions across various documents may conflict or have been superseded.

CONCEPT DO SNOUCKAERTLAAN ZAMBELI 20240108 A3 BOEKJE.pdf (2024)

Concept design for the Snouckaertlaan, detailing plans for street greening, pedestrian zones, and integration with adjacent developments.

220510_18920_LO.pdf (2022)

A detailed high-rise impact report for the "Suncourt" redevelopment in Amersfoort. It assesses the spatial, architectural, and environmental implications of the project, focusing on aligning with the city's high-rise vision.

11554_UW1en2_stedenbouw_20220406_DEF.pdf (2022)

Urban development plan for Utrechtseweg 1 and 2-4, emphasizing responsible densification, architectural integration, and public space enhancements.

20220117_Scenario Studie Otto Scheltusflat - reactie stedenbouw + landschap_DEF.docx (2022)

Feedback from urban and landscape planners on redevelopment scenarios for the Otto Scheltusflat, focusing on aesthetics, functionality, and community interaction.

Otto Scheltusflat - uitgangspunten voor de revitalisering - 20201103.pdf (2020)

Document defining the framework for revitalizing or redeveloping the Otto Scheltusflat, emphasizing green initiatives, improved public spaces, and integration into the urban fabric.

200508 scenario studie Otto Scheltusflat Amersfoort.pdf (2020)

Scenario study exploring redevelopment options for the Otto Scheltusflat, including functional updates, densification, and integration with surrounding areas.

Visie Stationsgebied Amersfoort-DEF.pdf (2019)

Vision document outlining the development of the Amersfoort station area. It focuses on creating a cohesive connection between the station and the city center while incorporating green, healthy, and vibrant public spaces.

Pothoven 100 jaar architectuur van de Pothovens - SteenhuisMeurs 2011.pdf (2011)

An exploration of 100 years of architectural works by the Pothoven family, showcasing significant contributions to Dutch architecture.

Facts and Rules

Facts

Site representative / Actor(s) involved

Municipality of Amersfoort
Owner Amicitia

Team representative / Lead member

Architect and/or urban designer

Expected skills

With regards to the site's issues and characteristics we are looking for design proposals which mainly requires good Architectural and Urban Design skills. In addition it might be useful to also have Public space / Landscape Design skill with in the team.

Rules

Participate / Register

For registration and other information please visit
<https://www.euopan-europe.eu>

Competition Rules

For more complete competition rules and other information regarding Europan18 session please visit: <https://www.euopan-europe.eu>

Evaluation

Jury

All jury sessions are conducted by our professional jury, comprising 7 to 9 members. Site representatives may attend these sessions but only as observers.

Award

The ranked selection includes a Winner, awarded €12,000; a Runner-up, awarded €6,000; and a Special Mention, which does not carry a financial reward.

Post-competition

Intermediate procedure

A meeting will be held to introduce the rewarded teams to the site representatives. This may be followed by an on-site workshop involving the winning team(s), runner(s)-up, and special mention(s).

Commission given to the selected team(s) for the implementation

The selected team(s) may be commissioned by the municipality and/or private partners for a follow-up design or research-by-design assignment aimed at implementation. This assignment will take place at the project site or a location with similar characteristics.

Communication

Anonymous publication online after the 2st jury round
Publication in book and potential exhibition after the competition

The jury

The Jury

The E18 Session will feature a professional jury comprising 9 main members, supported by 2 substitutes, making a total of 9 to 11 participants. The jury process is divided into three parts: Technical Committee Analysis (Pre-Jury review), First Jury Session (20% of received projects, Shortlisting entries) and the last Second Jury Session (Final Selecting of winners).

Kristiaan Borret (BE)

Bouwmeester Maitre Architecte (BMA) at Brussels Capital Region (<https://bma.brussels>)

Jeroen de Willigen (NL)

Urbanist and partner / De Zwarte Hond, Chairman BNA, Supervisor Amsterdam Amstel, Healthy Ageing Campus. (<https://dezwartehond.nl>)

Eric van der Kooij (NL)

Chairman BNSP, Concept development at BPD Amsterdam (<https://www.linkedin.com/in/eric-van-der-kooij-a18469ab/>)

Oana Rades (NL)

Architect / Partner at Shift architecture urbanism (<https://www.shift-au.com>)

Wouter Veldhuis (NL)

Urban planner / State advisor for the physical living environment, Director MUST Ambassador, Platform Space for Walking (<https://www.must.nl>)

Cécilia Gross (NL)

Architect Partner / Director at VenhoevenCS architecture+urbanism (<http://www.venhoevencs.nl>)

Nathalie van Hoeven (NL)

Concept development at Eigen Haard (<https://www.eigenhaard.nl>)

Rob Meurders (NL)

Architect / Partner at Diederendirrix architects, Chairman Advisory Committee on Environmental Quality Eindhoven (<https://www.diederendirrix.nl>)

Tom Avermaete (CH)

Professor for the History and Theory of Urban Design at ETH Zurich (<https://www.nsl.ethz.ch/en/professur/prof-dr-tom-avermaete>)

Oliver Thill (NL) *Substitute Jury

Owner of Atelier Kempe Thill architects and planners (<https://www.atelierkempethill.com>)

Cristina Gamboa (ESP) *Substitute Jury

Cristina is co-founder at Lacol (<https://www.lacol.coop>)

Technical committee

The technical committee is tasked to advise the jury on the contextual sensitivity and the feasibility of the competition proposals. The technical committee checks the completeness of the entries while categorizing the entries to reflect the ambition of competition location. The goal is to help the Jury members dive deep into the content as quickly as possible.

The technical committee is composed of: two European NL board members; two launching partner representatives; a private partner representative for each committed party; one site specific stakeholder representative per site; both jury substitutes (unless tasked to act as an active jury member).

Organization

Project coordination

Madir Shah

Director, Secretariat European NL / E18 Project leader

Arno Goossens

Senior Strategic Advisor Spatial Development at the Municipality of Amersfoort

Maricke Hiddink

Architect - Advisor Spatial Development at the Municipality of Amersfoort

Agnes Galama

Spatial Development Strategist at the Municipality of Amersfoort

Pre-competition working group

Flint, Amersfoort (NL)

Agnes Galama, Esther van Son-Kock

Amicitia, Amersfoort (NL)

Agnes Galama, Esther van Son-Kock

Scheltus Flat, Amersfoort (NL)

Agnes Galama, Esther van Son-Kock

Stadhuisplein, Amersfoort (NL)

Maricke Hiddink, Esther van Son-Kock

Kop van Isselt, Amersfoort (NL)

Maricke Hiddink, Dirk Hölzer

Koppelbrug, Amersfoort (NL)

Maricke Hiddink, Dirk Hölzer

European NL

André Kempe (Board member)

Architect / Urban Designer / Co-founder / Director at Atelier Kempe Thill

Jonathan Woodroffe (Board member)

Architect / Urban Designer / Co-founder / Director at Studio Woodroffepapa

Sabine Lebesque (Board member)

Architectural Historian Land and Development, Municipality of Amsterdam

Anouk de Wit (Board member)

Program manager Spatial Quality, Municipality Amsterdam

Arnoud Gelauff (Board member)

Architect / Co-founder / Arons en Gelauff architecten

Madir Shah (Director)

Architect / Urban Designer / Co-founder / Director at URBANOFFICE Architects

Isha Joshi

Architect / Urban Designer / Team European NL

Dear European competitors,

In line with the **RESOURCING** theme, European Netherlands and the Municipality of Amersfoort are pleased to present **SIX STRATEGIC LOCATIONS** for European 18. We warmly invite you to explore these sites in detail, as each location offers unique opportunities and challenges to help shape Amersfoort's future in sustainable, innovative, and community-driven ways.



Flint Reinvent The Theater

How can we, reinvent the program for inward-facing theater building Flint into a inclusive multi-functional hub that fosters creativity, connection to the neighbourhood and urban vitality for all, a new urban destination for Amersfoort?

Register @ www.euopan.nl



Amicitia Restore The Fabric

How can we, restore the underutilized Amicitia location into an iconic gateway to Amersfoort's historic centre seamlessly blending housing, commercial, semi-cultural and green spaces to revitalize the urban fabric?

Register @ www.euopan.nl



Otto Scheltus Reconnect City

How can we, reconnect Otto Scheltusflat as an urban hotspot bridging the central station and historic centre, creating innovative residential typologies and dynamic public spaces to create an inclusive new city landmark?

Register @ www.euopan.nl



Stadhuisplein Rebuild Culture

How can we, rebuild Stadhuisplein into a dynamic Cultural Quarter which integrate performance venues, honours heritage and create a pedestrian-friendly design, bridging the historic core and river-front redevelopments into one harmonious urban experience?

Register @ www.euopan.nl



Kop van Isselt Reintegrate Old

How can we, re-purpose Kop van Isselt's industrial heritage buildings into a vibrant mixed-use identity establishing new homes, creative industries, and lively green public spaces to foster a dynamic, sustainable urban ecosystem for Kop van Isselt?

Register @ www.euopan.nl



Koppelbrug Rethink Health

How can we, rethink Koppelbrug as a mix-use building complex combining indoor/outdoor sports, housing, and parking so it becomes a landmark for health, community well-being, and inclusive urban living along the River Eem?

Register @ www.euopan.nl



Amersfoort

R e s o u r c i n g



How can we, reconnect
Otto Scheltusflat as an
urban hotspot bridging
the central station and
historic centre, creating
innovative residential
typologies and dynamic
public spaces to create
an inclusive new city
landmark ?

AMERSFOORT
re u s s e
r e d u c e
r e c y c l e
r e i n v e n t
r e c o n n e c t
r e s o u r c i n g
EUROPAN18

AMERSFOORT is thriving and embracing significant growth. Over the next decade, the city is dedicated to improving the quality, energy efficiency, and sustainability of its existing built environment, with a strong focus on prioritizing the needs and well-being of its residents.

In line with these ambitions, European Netherlands and the Municipality of Amersfoort are proud to present **SIX LOCATIONS** for European 18. These locations are strategically significant for the municipality and aligns closely with this session's theme of **RESOURCING**, highlighting Amersfoort's search for innovative approaches to urban transformation.