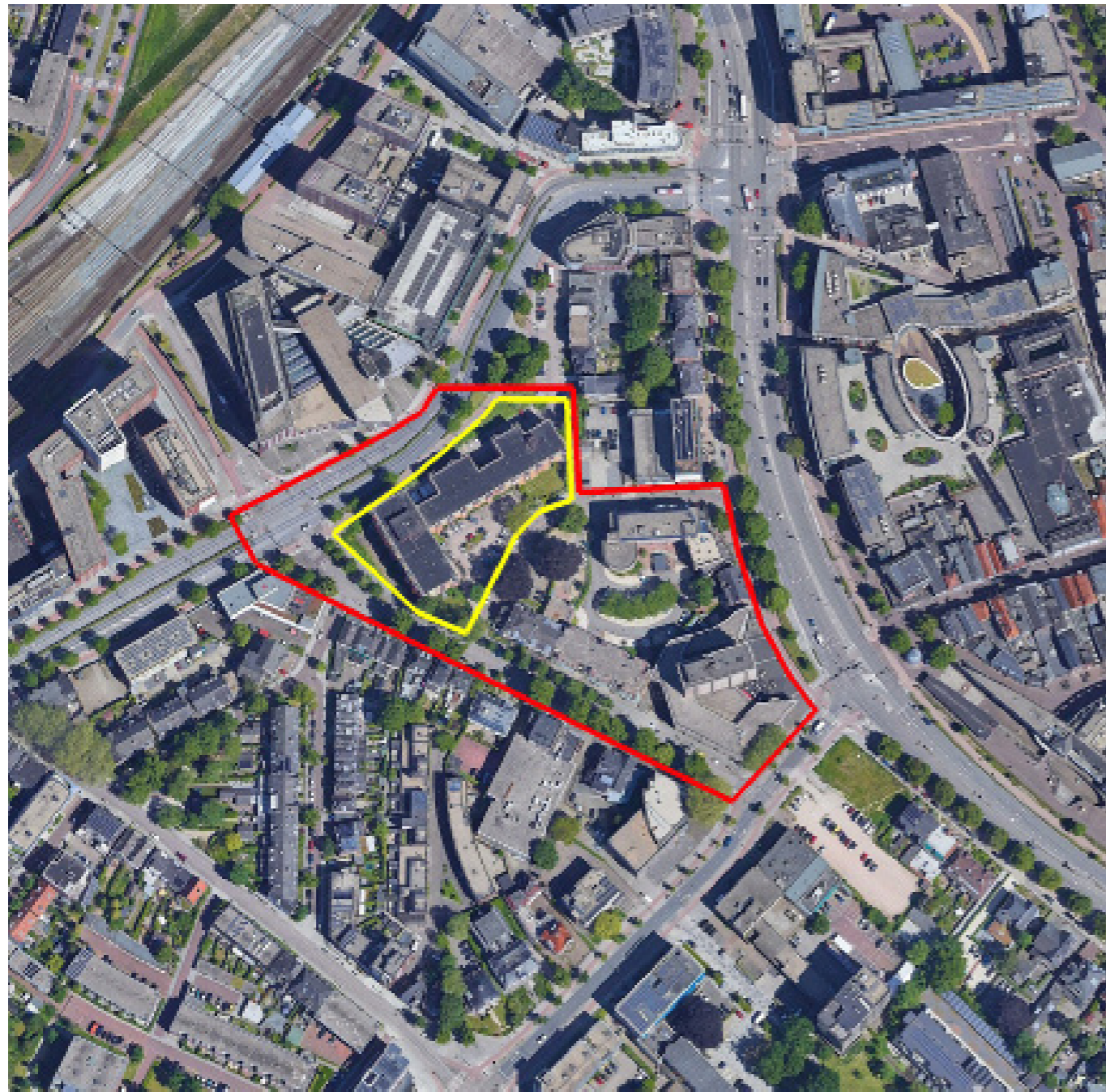


E¹⁸ Otto-Scheltus, Amersfoort (NL) Scale L/S

Reconnect the City

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.

Location:	Otto-Scheltus Flat, Amersfoort	Follow-up Process
Population:	160,000 / 285,000 Metro	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 The building is outdated and difficult upgrade to meet the functional and sustainable requirements.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.
Reflection site:	2.47 hectares	
Project site:	0.60 hectares	
Proposed by:	Municipality Amersfoort	
Actors involved:	Municipality Amersfoort, Housing cooperation Alliantie	
Team composition:	Architect non mandatory	



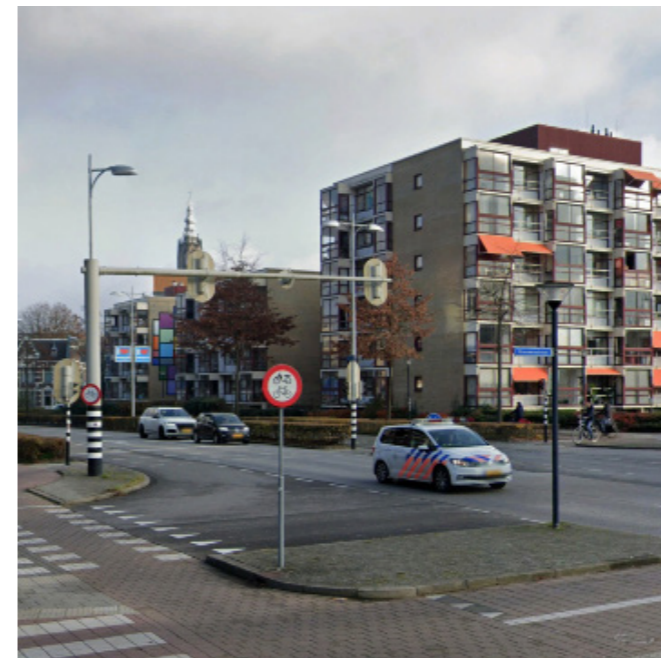
The Otto Scheltusflat presents a key opportunity to reconnect and reshape its urban fabric recreating a new landmark and meeting place for the city. Situated at a vital intersection, the location can function as a connector between the central station and historic city centre improving and ensuring effortless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

The vision to 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.

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).



Reshape the urban context

Urbanistically, 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.

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





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.



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.

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.

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. Burgemeester 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.



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.