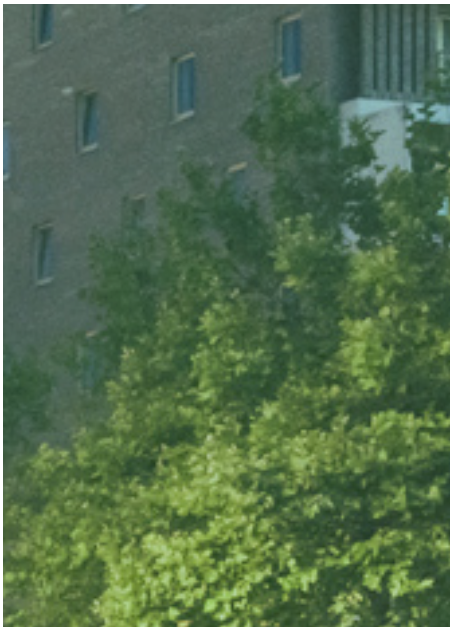
Gemeente Amsterdam







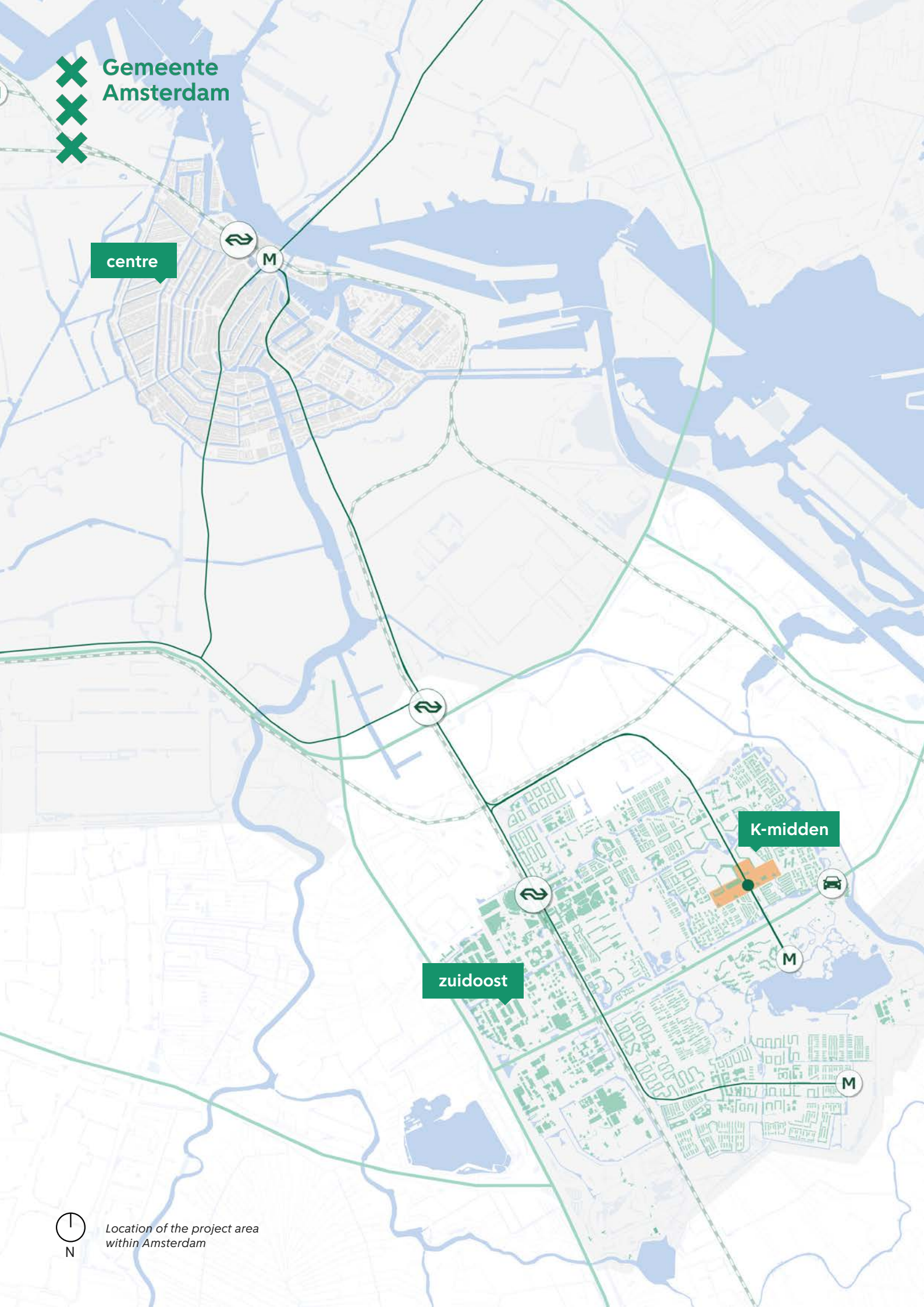


Bijlmer bios, Photo: Bas Bekkens (2019)



The New Heart of Kraaiennest with OBA Next

Brief for the integrated design commission



Location of the project area within Amsterdam



The New Heart of Kraaiennest with OBA Next

Brief for the integrated design of the project

Author:	Spatial Planning and Sustainability, City of Amsterdam
Title:	Brief for the integrated design commission: The New Heart of Kraaiennest with OBA Next
Date:	5 November 2026
Text:	Carolin Wrana – urban design and architecture Frans Boots – landscape and public realm Vincent Kompier – socioeconomic aspects
Drawings:	Michiel Lokhorst, Susanna Bos
Project management:	Giso Lommers, Thomas van Swaaij
Graphic design:	Susanna Bos
Editor:	JaapJan Berg

Voorwoord

Amsterdam Zuidoost is changing fast. Many new homes and amenities have been built in recent years, and work will continue in the years ahead to build a strong and resilient district.

The K-buurt neighbourhood[1] in Bijlmermeer has a distinctive starting point for its development: the K-Midden Urban Design Plan (Stedenbouwkundig Plan K-Midden), which was devised with and by residents, businesses and others involved in the neighbourhood. This intensive process of co-creation is unique and provides an important foundation for the next step.

The next, ambitious step is to create a new heart for Kraaiennest that matters to the neighbourhood and to Amsterdam as a whole. Alongside new homes, there will be space for a variety of facilities that bring people together. These include community facilities and, thanks to the neighbourhood's efforts, the OBA Next library. This new branch of Amsterdam Public Library (Openbare Bibliotheek Amsterdam, OBA) is a metropolitan institution that will serve the whole of Amsterdam. The new heart of Kraaiennest will therefore not only bring value locally, but also take on a distinctly city-wide significance.

This development reflects the City Executive's ambition to invest unequally to create equal opportunities. Targeted additional investment in housing, amenities, public realm and socioeconomic development will enable the K-buurt to continue to grow into an attractive, vibrant and inclusive district centre.

1. The K-buurt, or 'K neighbourhood', is named as such because most of the names of its streets and apartment blocks begin with the letter K. Its central area is known as K-midden.

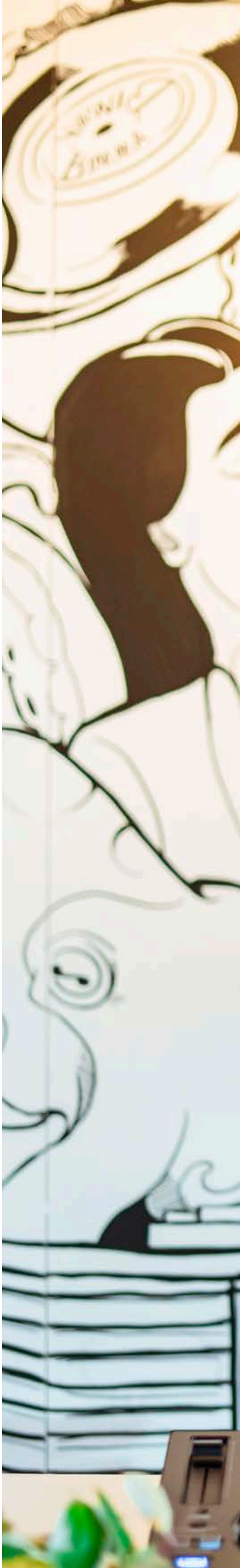



Photo: OBA Next (2025)



Kraaiennest



Contents

1 Introduction 8

1.1 Aim
1.2 OBA Next
1.3 Ambition

2 Commission 16

2.1 An integrated commission and design approach
2.2 Scope: the study area
2.3 Programme to be delivered

3 Principles 24

3.1 Socioeconomic aspects
3.2 Spatial aspects

4 Context 36

4.1 Socioeconomic aspects
4.2 Spatial aspects

5 Requirements and constraints 48

5.1 Programme
5.2 Landscape and public realm
5.3 Urban design
5.4 Architecture
5.5 Socioeconomic aspects

6 Process 64

Appendices

Phase 1
K-Midden Urban Design Plan
Selection guidelines
Phase 2 (to follow)
Test week findings
Statement of requirements for the buildings
Statement of requirements for the landscape
Award guidelines



photo: OBA Next (2025)

1 Introduction

Introduction

1.1 Aim

The aim of this project is an attractive and resilient new heart for the K-buurt that carries significance both for the neighbourhood and to Amsterdam as a whole. Homes, facilities, buildings, landscape and public realm must form a cohesive whole that not only delivers spatial quality but also strengthens social connections, economic vitality and equal opportunities.

The ambition is to bring all this together: to create a beautiful part of the city that serves the local community, appeals to visitors and will adapt to future needs. We are therefore seeking an integrated design team that can translate this ambition into a coordinated design for buildings, landscape, public realm and for the K-buurt's social and socioeconomic development.

To support this development, the City is inviting proposals through an international procurement procedure. Design teams are challenged to develop an ambitious, resilient vision in which architecture, urban design, landscape and social value reinforce one another. The commission calls for an integrated design that not only delivers high-quality buildings and public spaces but also contributes to Amsterdam as an inclusive, attractive and sustainable city.

1.2 OBA Next

In 2018, Amsterdam's City Council commissioned a study into the feasibility of building OBA Next, a library of the future, in the Zuidas business district. The aim was to give Zuidas a central public space dedicated to culture and community life. The concept envisioned a forward-looking library that would also function as a meeting place and a catalyst for innovation across the Amsterdam Public Library network. The proposed programme focused on themes including lifelong learning, digital literacy and media literacy. OBA Next was also intended to make Zuidas more accessible and inclusive for all Amsterdam residents. The new library would bring together knowledge, culture and social interaction, helping to create a more diverse and vibrant urban neighbourhood.

In 2022, however, the City Executive decided to build OBA Next in the district of Zuidoost rather than Zuidas, in line with its commitment to 'invest unequally to create equal opportunities'. Zuidoost faces greater social challenges than Zuidas. The City Executive saw the new library as an opportunity to help reduce inequality of opportunity, improve young people's prospects and make Zuidoost a better, safer place to live. This shifted the emphasis within OBA Next's original ambitions towards playing a role for both neighbourhood and city: driving neighbourhood development while serving as an innovative, metropolitan destination for Amsterdam as a whole. As a result, the original concept of a digital library was adjusted somewhat.



DIY skatepark

A subsequent study of potential sites in Zuidoost led to the selection of Kraaiennest as the location for OBA Next. The decisive factors were its central location, good public

transport connections due to its immediate proximity to Kraaiennest metro station and the active involvement of the local community. The combination of a strong community and a location at the heart of the neighbourhood offers an ideal opportunity to shape OBA Next together with residents, particularly young people. The new library will become a destination for the entire city but, above all, a catalyst for learning, talent development, culture and social interaction in Kraaiennest and across Zuidoost.

OBA Next will be an urban laboratory for advancing equal opportunities (including in the digital world), encouraging active citizenship and developing ideas. Its work will be based on co-creation and collaboration with a wide and diverse range of partners. OBA Next will offer open, inclusive spaces where Amsterdam residents can meet and learn together.

OBA Next will be both a building and a programme of services and activities. The building will be a welcoming, accessible meeting place, giving everyone, particularly children and young people from Zuidoost and the rest of the city, the space and opportunities to develop skills for the future. The programme will drive the innovation needed to renew programming across all OBA branches in Amsterdam.

1.3 Ambition

City

Amsterdam is a city with multiple urban centres, and within it, Zuidoost will be a strong, well-connected hub with a full range of facilities. This aligns with the ambitions for the district set out in the City's spatial development strategy. New housing, more jobs and new facilities are intended to improve liveability, equality of opportunity, a sense of safety, livelihood security and future prospects for existing and new residents. Alongside the spatial development strategy, the Zuidoost Masterplan 2020–2040 provides an important basis for developing integrated plans tailored to the area.

In the K-buurt, this ambition will be realised through the development of a new urban centre around Kraaiennest metro station, which should become an attractive destination for locals and for Amsterdammers from further afield. Alongside OBA Next, the plans include housing, civic and community facilities, commercial facilities and a high-quality public realm. The new heart of Kraaiennest will provide space for social interaction, talent development and entrepreneurship. It will also build on the neighbourhood's strengths and reinforce Zuidoost's identity and diversity.

Neighbourhood

The residents want to make the K-buurt the best neighbourhood in the Netherlands. They are working with the City to transform what is still a predominantly residential neighbourhood into a vibrant centre with a mix of homes and workplaces. The new heart of Kraaiennest can become livelier and densely developed, improving its liveability at the same time. Residents envisage a dynamic square around the metro station, surrounded by quieter areas. Kraaiennest will develop into an area where young people have room to develop their talents. Proposals include housing for young people, accompanied by appropriate facilities, and World of Work, a hub for start-up entrepreneurs.

Gentrification, noise, safety and parking are issues that will need particular attention. The community wants the transformation of the neighbourhood to benefit existing residents rather than displace them.

Civic and community facilities

Several spaces and institutions will serve either the neighbourhood or the wider city. Together, they will form a destination

where residents, entrepreneurs, visitors and community organisations come together. OBA Next will serve the wider city, while the Huis van de Wijk community centre, a rehearsal space for brass bands and the youth centre will primarily serve the neighbourhood. Together, they will help create a place that strengthens the identity and diversity of Zuidoost and Kraaiennest and provides room for new initiatives, talent development and a vibrant urban life. It will serve both the neighbourhood and the city, with institutions and their users committed to harnessing and strengthening the synergies between them.



Reference: Bryant Park
Photo: BRAND The Urban Agency (2026).

‘We’re not building a building. We’re creating a space where the future is invented.’

OBA

Amsterdam Zuidoost will gain a world-class library that reflects the district’s multifaceted character. OBA Next will be the Amsterdam Public Library’s new flagship, a major metropolitan institution bringing together knowledge, culture, technology and social interaction. Firmly rooted in Kraaiennest, but at the same time a destination for residents, visitors and partners from across Amsterdam and far beyond.

OBA Next will be a constantly evolving environment that invites people to explore.

It will combine a library, a lab, a performance venue, a makerspace, a learning environment and a living room for the city – a place where people can learn with their heads, hearts and hands. New digital technology and innovation will be integral to the programme, enabling people to explore ideas and work together on solutions for tomorrow’s world.

For more than a century, the Amsterdam Public Library has stood for free access to knowledge and culture for everyone. That mission remains the foundation of OBA Next, which will also take a contemporary approach to learning. Knowledge can develop in many ways: through books and stories, music and film, conversation, coding, design, entrepreneurship, research and making. OBA Next will therefore offer a varied environment in which focused study and social interaction, reflection and experimentation, tranquillity and activity complement one another.

The OBA Next programme will reflect this variety. Creativity, technology and community engagement will come together in an inspiring environment. Initiatives include TUMO’s creative technology programme for young people, digital literacy education from De Codeerschool, an entrepreneurship hub and Roots Library, exploring the relationship between humans and nature. Programmes will be co-created with young people, residents, partners and makers from across Amsterdam. OBA Next will grow into a place where local talent develops, new partnerships take shape and visitors from across the city feel welcome.

Kraaiennest is a natural choice of location for this. The neighbourhood is home to a wealth of young talent, entrepreneurship and cultural diversity. OBA Next will build on these existing strengths while contributing to the neighbourhood’s ongoing development.

The library will become a well-known, recognisable destination that draws people to Zuidoost.

OBA Next is already taking shape. Since September 2025, the OBA Next Lab in Kraaiennest has been working daily with young people, partners and future users, experimenting and exploring new programmes. Successful

Photo: OBA Next (2025)



programmes are then introduced at other OBA branches. OBA Next is gradually becoming a source of innovation for the OBA and the wider library sector through initiatives such as the TUMO Boxes – local learning spaces where young people develop creative and digital skills with support from coaches – in the districts of Noord and Nieuw-West.

The OBA Next building, too, will be designed with the future in mind, as a place that can evolve in response to new insights, technologies and needs rather than a finished product. The building will support this evolution, showcase what happens inside and invite people to keep discovering what a library can be.

The ideas and ambitions for OBA Next will be developed in more detail at a later stage in the process. This will clarify why OBA Next is being created, what will happen there, how these activities will inform the spatial design and what requirements they will place on the building.

OBA Next will be more than a library. It will be a place that sparks curiosity, nurtures talent and brings people together to shape Amsterdam's future.

‘We want to do more than build homes. We want to contribute to a strong, inclusive and dynamic neighbourhood.’

LIEVEN DE KEY

Housing association Lieven de Key
Lieven de Key is the intended developer of the homes for first-time renters in K-Midden, contributing to the regeneration and development of the K-buurt as a neighbourhood where young people from Zuidoost can develop their talents.

Our mission is to give first-time renters a chance in Amsterdam’s housing market and provide our residents with a home. K-Midden will be developed as a neighbourhood where young people can explore and develop their talents. Young residents will have opportunities to develop, learn and start businesses, enabling them to become part of the Amsterdam Zuidoost community. The intention is for the design to help create a neighbourhood where people feel at home, meet and play an active part in society. At Lieven de Key, we want to do more than build homes. We want to help create a strong, inclusive and dynamic neighbourhood.

For many young people and first-time renters, it is barely possible to live independently in Amsterdam. High costs and a shortage of available housing make it difficult to find a self-contained home. Lieven de Key wants to build affordable homes in K-Midden for young people and first-time renters, giving them the chance to have a place of their own, build an independent life and develop their potential. The development of K-Midden is therefore also part of a wider urban challenge; it contributes to making Amsterdam a less divided and more dynamic city.

Lieven de Key builds homes for young people who need somewhere to live, so they can become part of a community. This requires more than just the efficient provision of housing: buildings also need to encourage social interaction and enable residents to learn from one another. We therefore aim to provide spaces within the buildings for shared use, study, work, creativity and leisure.

An affordable home gives young people and first-time renters a secure basis to live independently and build a future. The ambition for K-Midden therefore extends beyond housing alone.

The aim is to create an environment where young people can learn, work, start businesses, be physically active, meet other people and develop their talents.

Affordability is Lieven de Key’s overriding priority in all its activities. We build affordable homes that will remain accessible and affordable to young people in the long term. For us, future-proof design means designing buildings that are flexible, sustainable and easy to maintain. They need to last, adapt to changing needs and keep residents’ housing costs down.

A building designed for the future also supports health, comfort, climate adaptation and biodiversity. Planting, water, shade and the comfort and appeal of public space are therefore integral to the design brief.

The K-buurt has a strong identity, a rich cultural network and a wealth of local talent.

The development of K-Midden aims to strengthen these qualities. Wherever possible, new developments should build on what already exists and support the neighbourhood’s social and economic resilience.

Reference image: Lieven de Key (2026).



Reference image: Lieven de Key (2012).



For Lieven de Key, the K-buurt is not just the setting, but also a starting point. The ground floors of the buildings in particular will provide space for local businesses, makers and new initiatives, building on the neighbourhood's existing strengths. Residents, communities, young talent, entrepreneurship and cultural diversity are the factors that shape the neighbourhood. New residents and businesses will become part of this and form new connections.

The buildings' ground floors, communal spaces and outdoor areas will encourage social interaction, creativity and collaboration. The new development will also create opportunities for people from Zuidoost to work, start businesses and develop their potential. Lieven de Key envisages a social ecosystem encompassing local, national and international initiatives, with facilities and opportunities close at hand and accessible.

Lieven de Key wants to create as many opportunities as possible in K-Midden for young people from the neighbourhood and future first-time renters. This aligns with the ambition to create a neighbourhood where young people can develop their talents.

The architecture of the residential buildings will encourage social interaction. Residents will have opportunities to progress in their personal development, housing, education and participation in society. This is how Lieven de Key will create housing models that first provide a welcoming home and then help residents move on to other housing as their needs change.

We believe that strong neighbourhoods grow when residents meet, interact and take an active interest in their building and surroundings.

Communal spaces, shared facilities and activity at the ground-floor level encourage social interaction, community building and resident-led initiatives.

Particular attention should be paid to the transitions between individual homes, the building as a whole, communal spaces and the public realm. These are the places where everyday contact can lay the foundations for strong communities.

The ground-floor level will provide physical space for local initiatives, making it an active part of K-Midden's social and economic life and a natural meeting place for residents, businesses, makers and visitors.



2 Commission

Commission

2.1 An integrated commission and design approach

The commission is for the integrated design of the new heart of the K-buurt in Amsterdam Zuidoost. It encompasses the development of a cohesive urban area incorporating civic and community uses, public facilities, public realm and housing. It calls for a multidisciplinary approach that brings together urban design, landscape, architecture, interiors, public space, participation and integration within the local community. The team needs not just design skills and capability, but must also be able to work with the City, stakeholders and, in particular, the local community throughout the subsequent process.

The City of Amsterdam is seeking a team that:

- Can combine spatial quality, feasibility and social and economic development in its design.
- Can give due consideration to community interests and involve the neighbourhood in developing the plans.
- Has a collaborative and multidisciplinary approach.
- Has strong design capabilities.
- Has expertise in complex housing projects.
- Has experience with complex projects in inner-city settings.
- Prioritises the social and economic development of the neighbourhood and its residents.
- Is willing to frequently spend time in the neighbourhood throughout the design process.

'First life, then spaces, then buildings.'

This statement by Danish architect and urban designer Jan Gehl is an important source of inspiration for the new heart of the K-buurt. The focus is on everyday life rather than an individual building: how people move around, spend time and interact, and how they experience their surroundings as they do so. This leads to the central design challenge:

Develop an integrated development concept for a new urban centre, rooted in the K-buurt and serving Amsterdam as a whole. Create an urban environment of city-wide significance where **urban design, architecture, landscape, public realm and socioeconomic activity** combine to deliver lasting benefits for the K-buurt community and the city as a whole.

The development of this part of the K-Midden neighbourhood goes beyond spatial design. It is an area development project with a social purpose. Physical interventions are a means of achieving lasting socioeconomic development, rather than an end in themselves. Participating teams are expected to take an integrated approach to spatial quality, economic development and social innovation.

Buildings generally outlast their users. Yet they are also products of their time, reflecting the culture and society in which they originate and function. Sustainable development in the K-buurt therefore depends on an ongoing interplay between physical, socioeconomic and social factors.

We are seeking a design team that looks beyond urban design, architecture, landscape, housing, public realm and socioeconomic development as separate areas of expertise and treats them as inseparable parts of a single spatial and social system. The design should be informed by a vision for the area's future in which spatial quality, ecological resilience, economic vitality and social value reinforce one another. In short, the plan should convincingly demonstrate how these aspects connect and translate this into a spatial concept that delivers social value and is feasible to implement.

2.2 Scope: study area and development site

Background and spatial scope of the brief
Background and spatial scope of the brief
Kraaiennest has been formally designated as the location for the new OBA Next building. This decision followed an extensive site selection study (February 2024), which considered Anton de Komplein among other potential locations. Work on the K-Midden Urban Design Plan subsequently explored how OBA Next and the neighbourhood facilities could be accommodated within the surrounding urban context.

This brief distinguishes between two scales: the study area and the development site. The two areas are closely connected but require different levels of design detail.

A. Study area – spatial vision and integration
The study area requires an integrated vision that addresses landscape design, public realm, use and how the proposed built form fits into its surroundings. The vision should build on the area's existing qualities and current uses, seeking to preserve, strengthen and connect them.

A key element of the design commission is to ensure that the proposed uses and the public realm are closely integrated. The building and landscape should reinforce each other in both spatial and functional terms.
At this scale, the design should show how the arrangement of buildings and the public realm design within the development site relate to the wider urban and landscape fabric. It should also explore how the proposed built form relates to existing buildings and the future development set out in the K-Midden Urban Design Plan.

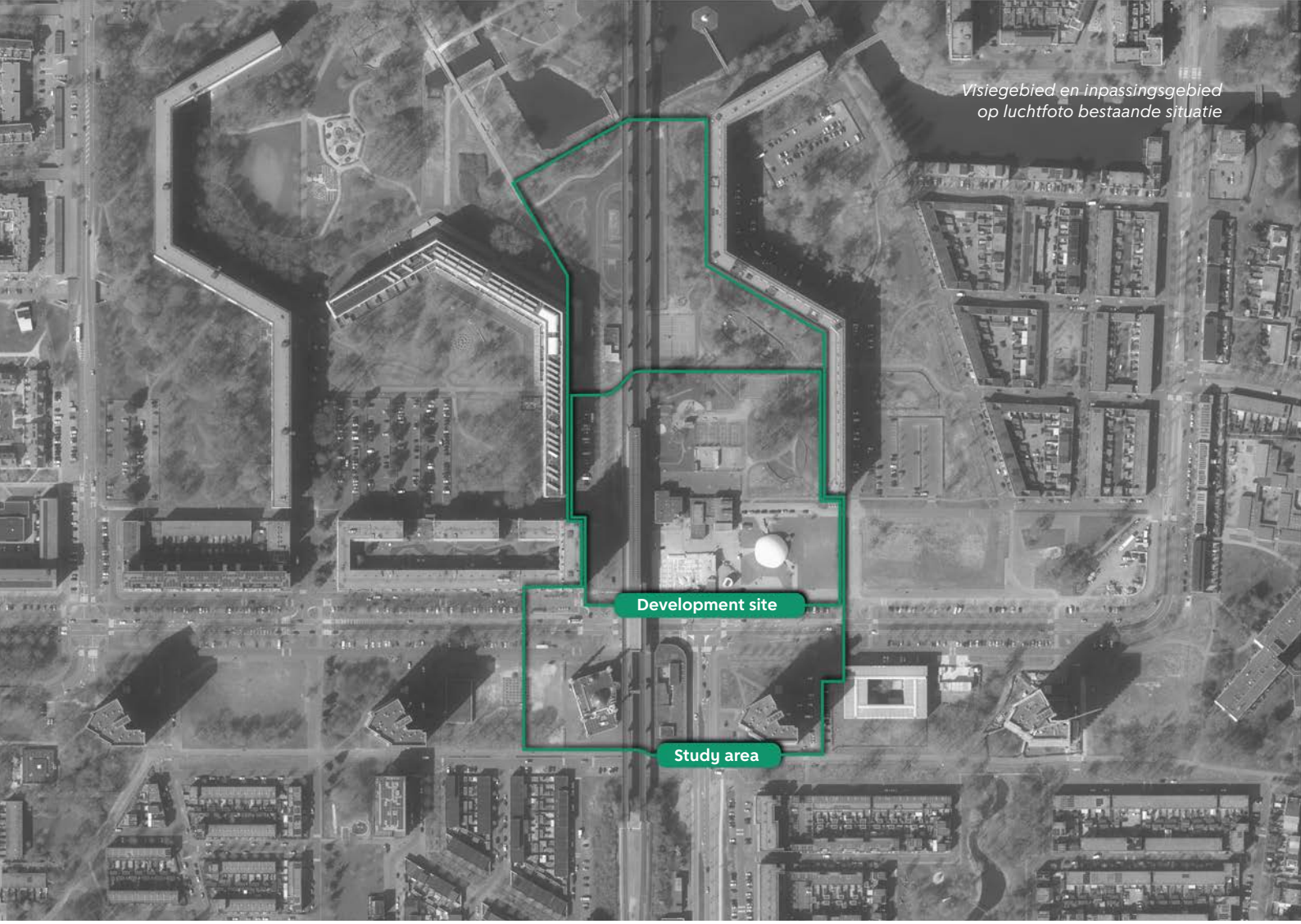
B. Development site – buildings and outdoor spaces
The development site is where the new buildings and outdoor spaces will be located and integrated into their surroundings. Within the specified requirements and constraints, teams have the freedom to develop a distinctive arrangement of buildings in relation to the landscape and surrounding context.

At this scale, the relationships between buildings, their ground-floor spaces, the surrounding ground level and the public realm should be carefully resolved. The spatial quality and use of the outdoor spaces are integral to the design.

The development site is bounded by the Kraaiennest footpath and cycle path to the north, Karspeldreef to the south and the façades of the existing Kleiburg and Kruitberg apartment blocks to the east and west.

2.3 Programme to be delivered

OBA Next
OBA Next will be a world-class library in Kraaiennest, an innovative, adaptable workshop for learning, making, culture and social interaction that serves the wider city. Its programme and role will be firmly rooted



Visiegebied en inpassingsgebied op luchtfoto bestaande situatie

in the neighbourhood, while making it an attractive destination for people from across Amsterdam and beyond. It will be the OBA's testing ground and new flagship, bringing together talent development, technology and social innovation. An initial assessment of space requirements has been prepared based on the uses to be accommodated, allowing for a gross floor area of 7,500 m². The OBA aims for the building to be in use 24 hours a day. Based on the various programmes, an average of 1,500–2,000 visitors a day is anticipated. A building footprint of approximately 1,800 m² is needed to accommodate its intended uses effectively.

Other civic and community uses

Alongside OBA Next, the commission includes introducing new uses to the area: housing, commercial and non-commercial facilities, and offices. These uses are described below. Further details of their scale, precise mix and relationships are set out in Chapter 5, 'Requirements and constraints', under 'Programme'.

Huis van de Wijk community centre / Bonte Kraai

The existing Bonte Kraai community centre is a welcoming, accessible meeting place where residents of different ages come together for activities including exercise, classes, meals, creative activities, music and social interaction. A new, larger community centre can strengthen this important social role by providing more space for activities, social interaction and local initiatives. This will allow Bonte Kraai to develop further as a place where people connect, participate and feel a sense of ownership.

Youth centre

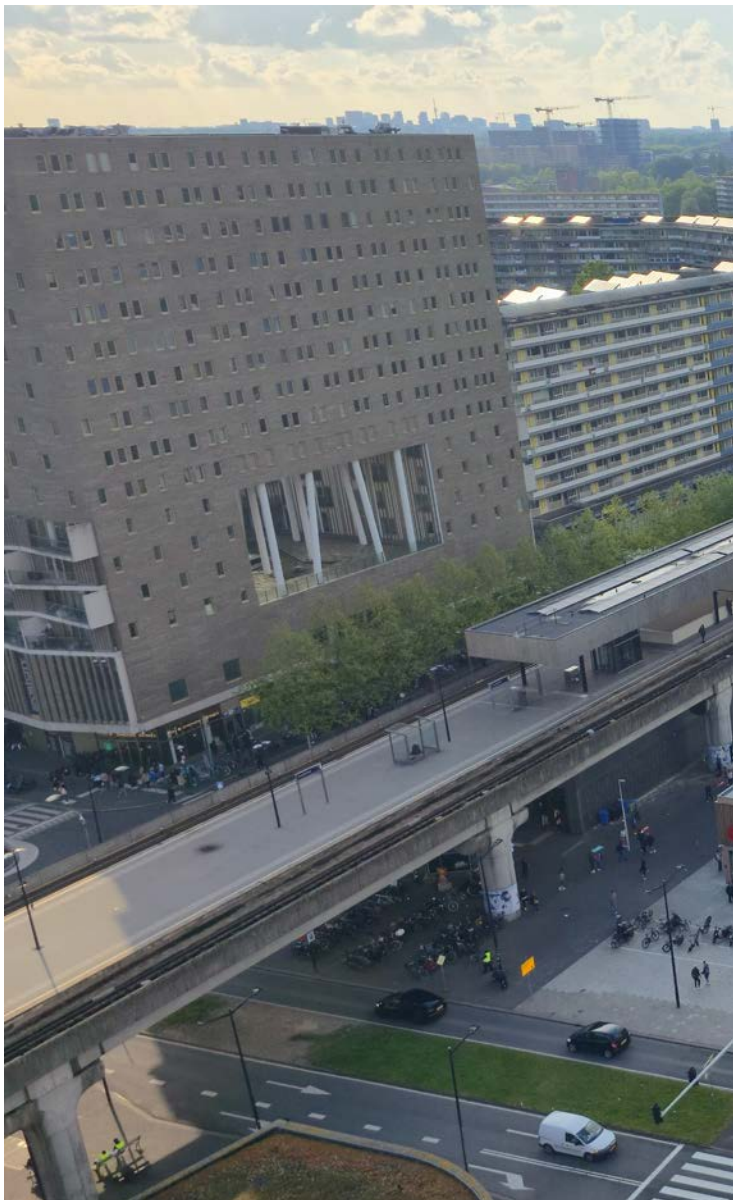
For young people in the K-buurt, culture is closely linked to identity, a sense of ownership and feeling 'seen'. Through music, street slang and entrepreneurship, young people give the neighbourhood a character of its own. Nicknames for the neighbourhood such as '1104', taken from the area's postcode, and 'quatro', referring to its final digit, have emerged organically from local youth culture. This cultural development has not been planned or imposed. It grows from the grassroots, giving young people a way to identify with their neighbourhood and express a local identity of their own.

There is an opportunity to give this existing youth culture space and a platform in various forms, both in the public realm and in new facilities such as a youth centre that will replace the existing temporary centre beneath the elevated metro line. This will give the culture greater visibility and provide room for music, social interaction, entrepreneurship and experimentation. Kraaiennest will become a place that reflects young people's identities, where they can express themselves and have a real influence on the identity of their neighbourhood.

The new youth centre will be a welcoming, accessible and safe place for young people aged eight to 18. Young people will help to shape the centre's programme.

Rehearsal space for brass bands

Rooted in Surinamese and Dutch Caribbean traditions of percussion, brass instruments and dance, brass bands in Zuidoost are about more than making music: they are part of the local identity, give young people opportunities to develop and help build communities. A dedicated brass-band rehearsal space will therefore be an investment in Zuidoost's cultural infrastructure and youth culture, rather than simply a facility for a particular group. It will support an existing culture, enable talent development, strengthen connections between generations and give Kraaiennest's local identity a space where it can literally be heard. The rehearsal space should not be treated as an afterthought or merely a noise issue that needs to be solved. It should be designed as an integral part of Kraaiennest's cultural identity. It could also form part of a wider cultural infrastructure around OBA Next, bringing together maker culture, music, young people, talent development and social interaction.



Additional neighbourhood uses
Alongside the civic and community facilities described above, there is also an ambition to develop additional uses proposed by the local community to strengthen the neighbourhood's economic and social fabric. As yet, no municipal funding has been allocated for this. The proposals will be developed in more detail over the coming months, ahead of phase 2 of the competition. By phase 2, it will be clear whether and how this element will form part of the outline design.

Housing programme and associated facilities
The housing programme comprises social housing for first-time renters and other people seeking a home, with space for various facilities within the buildings, such as communal spaces for residents.

The new homes in Kraaiennest will accommodate a mix of first-time renters and other tenants, all within the social housing sector. The homes for first-time renters are primarily intended for young people aged 18–35, many of whom will be entering the housing market for the first time at this stage in their lives. Their housing preferences, socioeconomic circumstances and financial means vary considerably. Future residents are expected to come from a range of housing backgrounds, although many will have roots in Amsterdam Zuidoost. The building and housing model should embrace and reflect this diversity through a varied range of shared



Kraaiennest,
Photo: Hart van de K-buurt (2025).

facilities. This will also help residents build the sense of community envisaged for the development. Different housing preferences can be accommodated through a variety of home layouts.

An effective, hands-on housing management approach will help residents adjust to independent living, which will be new to many of them. The number of homes for first-time renters and the relative vulnerability of some prospective residents call for an appropriate balance between residents who can support others and those who need support. Guidance from the housing management team and support from civic and community services will help maintain that balance.

As the commission develops, the urban design should create the best possible conditions for effective housing management. At building level, the design should take account of the need to prevent a perceived lack of safety. It should enable communities to form at different scales, allow residents to get to know one another and encourage a sense of ownership of the building and its surroundings. The overarching themes of the housing model are therefore community building, ownership and self-reliance. Residents will also be selected with a view to creating a compatible mix that supports these aims.

Grouping homes by resident group
Grouping different resident groups, wherever possible, in separate parts of a building, on separate floors or in distinct residential settings can help recognisable communities form. It can also reduce potential housing management risks. The housing mix may include studios, one-bedroom and two-bedroom homes, wheelchair-accessible homes and, potentially, supported housing.

The homes
Studios (social rent housing)
The studios will primarily be let to young people aged 18–28, most of whom will be living independently for the first time. Turnover among these residents is relatively high as their circumstances change and because they are offered fixed-term youth tenancies lasting up to five years, with a possible one-off extension of up to two years. This type of home is generally also reserved for young people in vulnerable circumstances who receive support from care services. Their homes will be dispersed throughout the building. Around 140 studios will also be built on the neighbouring plots 2.1 and 2.2.

One-bedroom homes (social rent housing)
The one-bedroom homes will also primarily be let to young people aged 18–35. These residents are generally somewhat older when they move in than those entering the studios. They are more likely to live with a partner, have a job and be at a more settled stage in their lives. They also tend to stay in their homes longer. A further 30 one-bedroom homes will be built on the neighbouring plots 2.1 and 2.2.

Two-bedroom homes (social rent housing)
The two-bedroom homes will be allocated through the ‘Mijndak’ housing allocation system under standard tenancy agreements. They are intended for a broad range of residents of all ages, including one- or two-person households and small one- or two-parent families.

Wheelchair-accessible homes
In line with the current performance agreements, some of the homes will be designed to accommodate wheelchair users.
Facilities associated with the housing programme

The facilities included in the commission are considered crucial to creating a new district centre that appeals to people across Zuidoost. A carefully balanced mix and scale of uses can reduce management and operational risks, including liveability problems and vacant premises. Lieven de Key has identified these risks to improve the development's prospects of success. To this end, NV Zeedijk and Prospect Eleven jointly carried out a study to establish a set of parameters that have been incorporated into the competition brief.

Hospitality businesses
The K-buurt has no cafés, restaurants or bars open in the evening, and only a limited daytime offering. The neighbourhood is therefore less well served than other parts of Amsterdam. The aim is to concentrate cafés, restaurants and bars around the square, with outdoor seating areas facing south and west. The venues will be diverse but have a coherent overall character. Accommodating these uses calls for specific design principles, with a south-facing orientation and a well-enclosed square being crucial. Buildings will need to frame at least two sides of the square to create an attractive setting for these venues.

Retail
De Kameleon shopping centre already provides approximately 10,000 m² of retail space, with very few vacant premises. Any additional retail should complement De Kameleon's existing offer and focus primarily on encouraging people to spend time in the area in the afternoons and evenings.

Workspace
Zuidoost already has a substantial amount of workspace. Any additional provision will focus on supporting talent development in the K-buurt. A clear vision and firm commitments to take up the space will help achieve this aim.

Talent development centre
The aim is to make the K-buurt a stepping stone to a better future, giving residents opportunities to develop their potential and move forward in life. A talent development centre is being developed in partnership with housing association Lieven de Key. It will help young people starting out in life to discover and develop their talents, creativity and strengths.

2.4 Community participation

The City is seeking an integrated design team with experience of engaging residents, users, stakeholders and the client. It values the ability to listen, take different interests into account and translate different perspectives into design proposals with broad support.

The development will be based on the K-Midden Urban Design Plan, adopted by Amsterdam City Council in February 2026. This plan was co-created with the local community.

The designers' role in community participation will be an essential part of the subsequent commission. They will be expected to work with residents, users and other stakeholders as the outline design is developed in more detail. Young people will also be involved during the competition through internships with each of the three selected design teams.

3 Principles

Women Empowerment Zuidoost

Principles

3.1 Socioeconomic development

The K-buurt performs relatively poorly on several socioeconomic indicators, including employment, income and living conditions. To help address this, each participating team is asked to develop a vision for the K-buurt's socioeconomic development as part of the outline design in phase 2.

This vision should build on the social section of the K-Midden Urban Design Plan and the social briefs prepared for each plot. It should show how the spatial development, including the buildings and public realm, can support social connections, community life and economic development in the K-buurt.

It is explicitly not the intention to add a separate social programme to a spatial design. Teams are asked to present an integrated approach in which spatial development, community programmes, social and economic infrastructure, management and organisation reinforce one another. Teams should address the following social objectives through an integrated design approach:

- Build communities
- Sustain and enrich local identity
- Connect buildings with community life
- Build community wealth
- Create a healthy vertical community
- Strengthen social cohesion and safety
- Catalyse social development
- Support talent development

Build communities

The development of the K-buurt involves more than delivering homes and facilities; it is also about strengthening existing communities and helping new ones form. Teams should show how their designs support new social networks and strengthen existing ones, considering the relationships between buildings, homes, facilities and public realm.

Key considerations are:

- social interaction;
- community building;
- informal care and mutual support;
- a shared sense of ownership;
- preserving and strengthening social networks;
- intergenerational living;
- new forms of housing and living arrangements;
- housing mobility and affordability;
- connections between housing and facilities.

Sustain and enrich local identity

The development of the K-buurt will build on the neighbourhood's existing qualities. New developments should strengthen existing communities and qualities rather than displace them, enabling new connections to form. Teams should demonstrate how their plans build on the neighbourhood's existing identity.

Key considerations are:

- cultural identity;
- existing social and cultural networks;
- religious networks;
- the informal economy;
- local businesses;
- community organisations;
- outdoor life;
- existing meeting places;
- existing patterns of use and ownership.

Connect buildings with community life

A square, building or street doesn't automatically become a place for social interaction. Its social role is shaped in part by programming, management, ownership and collaboration. Teams are asked to go beyond designing the physical space, providing insights into the workings of the social systems that support it.

Key questions to address include:

- Who plans how the space is used?
- Who manages the space?
- Who organises activities?
- Who feels responsible for it?
- Who owns it?
- Who works together?
- How might the programme change over time?

Build community wealth

The development should create value not only within the K-buurt but also, as far as possible, for the neighbourhood itself. Teams should show how investment in the development can support local ownership, entrepreneurship, employment and economic opportunities for residents.

Possible strategies include:

- using local contractors and suppliers;
- buying locally;
- supporting social enterprises;
- supporting resident cooperatives;
- promoting local ownership;
- providing affordable business premises;
- providing space for start-up businesses;
- supporting the creative economy;
- supporting organisations with a social purpose;
- creating jobs;
- providing training and work-based learning opportunities;
- supporting the circular economy;
- supporting local services and hospitality businesses.

Create a healthy vertical community

The residential building should be designed as a vertical neighbourhood where social interaction, health and a sense of belonging are integral to everyday life. Identifiable clusters of homes, communal spaces, green terraces and roof gardens will give the building a human scale and provide space for social interaction, leisure, exercise and community events. Greenery is part of a healthy living environment rather than mere decoration. It will be close at hand, visible and accessible to residents.

Connecting these communal spaces to a lively ground-floor area and the public realm will create a strong relationship between individual homes, the building and the K-buurt. In this way, high-rise development will not only increase density and provide housing but also support social cohesion, health, inclusion and community building.

Strengthen social cohesion and safety

The safety of a neighbourhood doesn't solely depend on surveillance and enforcement. It comes from people being present, using spaces, interacting, being visible and having a sense of ownership. Teams should show how their designs support social cohesion and safety through the combined effect of buildings, ground-floor spaces, public realm, uses and programming. Particular attention to women's perspectives will be welcomed.

Key considerations are:

- liveliness;
- active ground-floor uses;
- social interaction;
- programming;
- natural surveillance;
- visibility;
- variety of users throughout the day;
- a sense of ownership;
- comfort, appeal and quality of stay.

Catalyse social development

OBA Next could be an important catalyst for social development and related activities in Kraaiennest. Teams are asked to explore how it could function within a wider network of facilities, uses and activities. Particular care should be taken to strengthen neighbouring community facilities rather than taking over their roles.

Potential roles include:

- learning environment;
- business incubator;
- makerspace;
- cultural centre;
- entrepreneurship hub;
- meeting place;
- knowledge centre;
- workshop space for young people.

Support talent development

The K-buurt is being developed as a place where young people can grow their potential, live, learn, meet others, start businesses and work. Support for young people and talent development need not be concentrated in a single building. Teams are asked to create a continuous pathway for talent development in which different places, uses and organisations reinforce one another.

This pathway can be understood as a sequence: living – social interaction – learning – personal development – entrepreneurship – work – further growth.

3.2 Spatial principles

In Zuidoost, particularly in the K-buurt, the public realm is essential to everyday life and the neighbourhood's identity. It is more than the space between buildings. Life on the streets, in squares and in green spaces is an important part of social life. Buildings and the public realm are therefore inseparable; the design does not stop at the façade.

Kraaiennest's public realm already accommodates a wide variety of uses. Sport, play and recreation at the athletics track, playground, DIY skatepark and allotment gardens sit alongside everyday activities such as the weekly market around Kraaiennest metro station. These spaces are used intensively and in different ways throughout the day. Some uses are formal and organised, others informal and spontaneous. These daily rhythms and changing patterns of activity characterise the K-buurt and are fundamental to Kraaiennest's identity.

The commission calls for these uses and activities to be carefully rearranged, connected and, where possible, intensified, rather than replaced. The design should accommodate existing and new uses, strengthening the public realm's role in supporting social interaction, activity and community building.
The K-Midden Urban Design Plan and the subsequent test week established a set of spatial design principles. In combination with the previously discussed socioeconomic aspects, these principles will guide the next stages of the commission.

These principles call for a design that will:

- Ensure adaptability and future-proofing
- Unite buildings and public realm
- Respond to landscape and context
- Make public space a meeting place
- Create clear identity at human scale
- Promote ownership and social meaning

Ensure adaptability and future-proofing

The area and its buildings should be able to adapt to changing uses, evolving needs and new social developments.

Adaptability

- Buildings and public spaces are flexible enough to accommodate different uses and activities.
- The design allows for future uses whose requirements are not yet known.
- The design accommodates change without compromising spatial quality.
- Buildings and landscape continually influence one another. The landscape can shape how buildings are used, while buildings can enhance how the landscape is used and experienced.

Future-proofing

- Buildings and landscape structures are sustainable and resilient to change over time.
- The buildings sit naturally within the landscape and respond to the scale and structure of the Bijlmermuseum area, an ensemble of original honeycomb-shaped apartment blocks and parkland, which is a designated conservation area due to its architectural and historic interest.
- Acoustics are integral to the design. Buffers, changes in level, the arrangement of buildings and landscape elements are used to manage sound and accommodate different uses.

Unite buildings and public realm

The area and its buildings should be able to adapt to changing uses, evolving needs and new social developments.

Bring the outside in and the inside out

- The design extends beyond the façade. Buildings, ground-floor spaces, the surrounding ground level and the public realm form a coherent whole.
- Ground-floor spaces have a strong connection with the surrounding outdoor space.
- The positioning and design of the buildings enhance the quality of public space, including its comfort and appeal.
- The spaces around buildings and their interaction with interior spaces are integral to the design.
- Transitions between public, communal and more private spaces are carefully designed.

Proximity and connection

- Bringing different uses close together creates opportunities for social interaction, collaboration and integration, while preserving each use's distinct identity.
- Uses are positioned in relation to one another to stimulate beneficial connections and interaction.
- Shared use of spaces is encouraged so that facilities can be used efficiently and at different times of day.

High-rise housing as a healthy, green living environment

- The qualities of the public realm extend vertically through the high-rise buildings.
- Individual homes also contribute to a healthy living environment, with sufficient daylight, views, fresh air and a strong connection to the outdoors.
- Roof gardens, green terraces and communal outdoor spaces at different heights form a coherent living environment, bringing light, air and greenery close to residents' homes.
- Carefully designed transitions between private, communal and public spaces connect them with the ground-floor spaces, the surrounding ground level and the landscape of the K-buurt.
- Planting is integral to both the architecture and the climate strategy.
- Attention to daylight, wind, noise, air quality and thermal comfort ensures that outdoor spaces at greater heights are attractive and practical to use.

Respond to landscape and context

Landscape-led design
The landscape provides the basis for the spatial layout and helps determine the positioning of buildings. The design fits into the existing landscape and enhances its quality.

- Buildings and landscape complement one another, forming a welcoming and coherent whole.

Rooted in the Bijlmer
The design builds on the Bijlmer district's spatial layout, landscape and history, with particular attention to the Bijlmermuseum conservation area and Bijlmerpark.

- The design provides a physical and spatial link between the different parts of the area.
- The scale and positioning of buildings respond to the Bijlmermuseum conservation area.
- The design carefully considers the spatial boundaries and structures of the original Bijlmer development.
- Bijlmerpark provides an important frontage for the area. The entrance to its leafy landscape and existing sightlines are respected and, where possible, enhanced.
- The proposed uses are accommodated within a landscaped, park-like setting.

Restoring the balance
The development seeks a new balance between urbanisation and the original qualities of the Bijlmer.

- The design responds to the neighbourhood's culture of outdoor life and existing uses of the public realm.
- The public realm is conceived both as a place to spend time and as an integral part of the programme.
- Where appropriate, uses can be relocated or partly accommodated outdoors in the public realm, strengthening the relationship between the landscape, the activities it accommodates and the experience of spending time there.

Make public space a meeting place

The public realm is an inclusive, lively and welcoming place where different people can meet at different times of day.

Attractive and lively

- The design accommodates a wide range of groups and activities throughout the morning, afternoon and evening.
- Buildings and public spaces have a recognisable and welcoming appearance by day and in the evening.
- The mix of uses and users creates a lively environment and provides informal social oversight, functioning as natural surveillance.

Open and welcoming

- The area encourages people to spend time, meet others and use its spaces, while feeling safe and familiar.
- It accommodates different uses, from lingering, unplanned stays and meeting friends to taking part in organised activities.
- Buildings and public spaces are accessible and welcoming to people of different ages and cultural backgrounds from the neighbourhood and across the city.

Equal parts of a shared meeting place

OBA Next and the community facilities each have a recognisable and equally important place within this shared setting for social interaction, despite their differences in scale and role.

- Each building contributes to the area's vitality and appeal through its particular use.
- Entrances and public facilities connect directly to the surrounding spaces for social interaction.

Activities in the public realm

- Public spaces accommodate a range of activities and ways of spending time.
- Where appropriate, uses can be relocated while retaining their social value.
- The detailed design of the public realm and the activities it accommodates will be developed in collaboration with the neighbourhood.

Create clear identity at human scale

The buildings have a clear identity, are easy to find and relate to human scale and experience.

Distinctive character and identity

- The buildings form a recognisable ensemble, while each has its own identity reflecting the nature, scale and significance of its uses.
- OBA Next has a recognisable and welcoming appearance that reflects its status as a metropolitan institution.
- The community centre and the youth centre have clear visual identities as neighbourhood facilities.
- The brass band rehearsal space has a recognisable presence reflecting its significance for the wider district.
- The architecture expresses these distinct identities, while maintaining coherence between the buildings.

Visible, easy to find and recognisable

- Public facilities stand out from the surrounding buildings and contribute to creating a recognisable identity for the area.
- The main entrances to OBA Next and the community centre have a clear relationship with the surrounding spaces for social interaction.
- The buildings help establish Kraaiennest as a new destination with a strong visual identity and as a gateway to Zuidoost.

Human scale

- The buildings have a warm and welcoming appearance and contribute to a sense of safety and comfort.
- At eye level, the design is attractive and welcoming, with careful attention to materials, detailing and human scale.
- The uses and appearance of ground-floor spaces reflect the design philosophy of the city at eye level.

Promote ownership and social meaning

Buildings and landscape respond to the neighbourhood's needs and preferences, providing space for social interaction, everyday use and local initiatives. Kraaiennest also has an important role to play in the city as a whole.

Community ownership

The design provides recognisable places and opportunities for residents and users to make the area their own.

- There are places with a clear visual identity for different users and groups.
- Public spaces accommodate activities and informal use throughout the morning, afternoon and evening, with attention to people's safety and sense of security.
- Indoor and outdoor spaces offer opportunities for shared use, including studios, seating areas, a community garden and sports and play facilities.
- Residents and relevant organisations are actively involved in the planning of the public realm and its activities through an accessible public participation process.

Significance for the city

Kraaiennest serves the local neighbourhood while forming a new urban centre with wider significance for Amsterdam and its visitors.

- The area is directly connected to the city and region through Kraaiennest metro station and other transport links.
- OBA Next is a recognisable metropolitan institution that helps establish Kraaiennest's identity for metro passengers, cyclists and motorists.
- The metro station's role as a point of arrival and departure is strengthened, with a clear connection to the new heart of Kraaiennest.
- The development combines the K-buurt's local relevance with a wider role in the city and region.



Kraaiennest,
Photo: Hart van de K-buurt (2025).

4
Context

Context

4.1 Socioeconomic context

Despite its strong social and cultural identity, Zuidoost struggles with persistent socioeconomic disadvantages. Many residents have relatively low incomes compared with people elsewhere in Amsterdam. Limited financial self-reliance and accumulated debt are also common, leaving some residents facing multiple, overlapping difficulties. Many young people experience unemployment, low incomes and other circumstances that limit their opportunities to develop. These problems are particularly evident in Bijlmer-Oost, the district of Zuidoost in which the K-buurt lies.

At the same time, Zuidoost has a young, diverse and enterprising population and strong local communities. Building on these strengths, the Zuidoost Masterplan seeks to improve housing and liveability. Its principal aim is to tackle inequality of opportunity and improve residents' housing and employment prospects, particularly those of young people. The K-buurt is a key focus of this approach. In this developing neighbourhood, physical improvements and the expansion of facilities need to go hand in hand with stronger social cohesion, safety, talent development and residents' sense of ownership.

4.2 Spatial context

The use of space in and around Kraaiennest is currently shaped by the neighbourhood's daily rhythms and routines. These are varied, change throughout the day and sometimes overlap. They include the weekly market and the use of formal and informal sports and play facilities, including the playground. They also include residents' and visitors' journeys between homes, workplaces and shops in the neighbourhood.

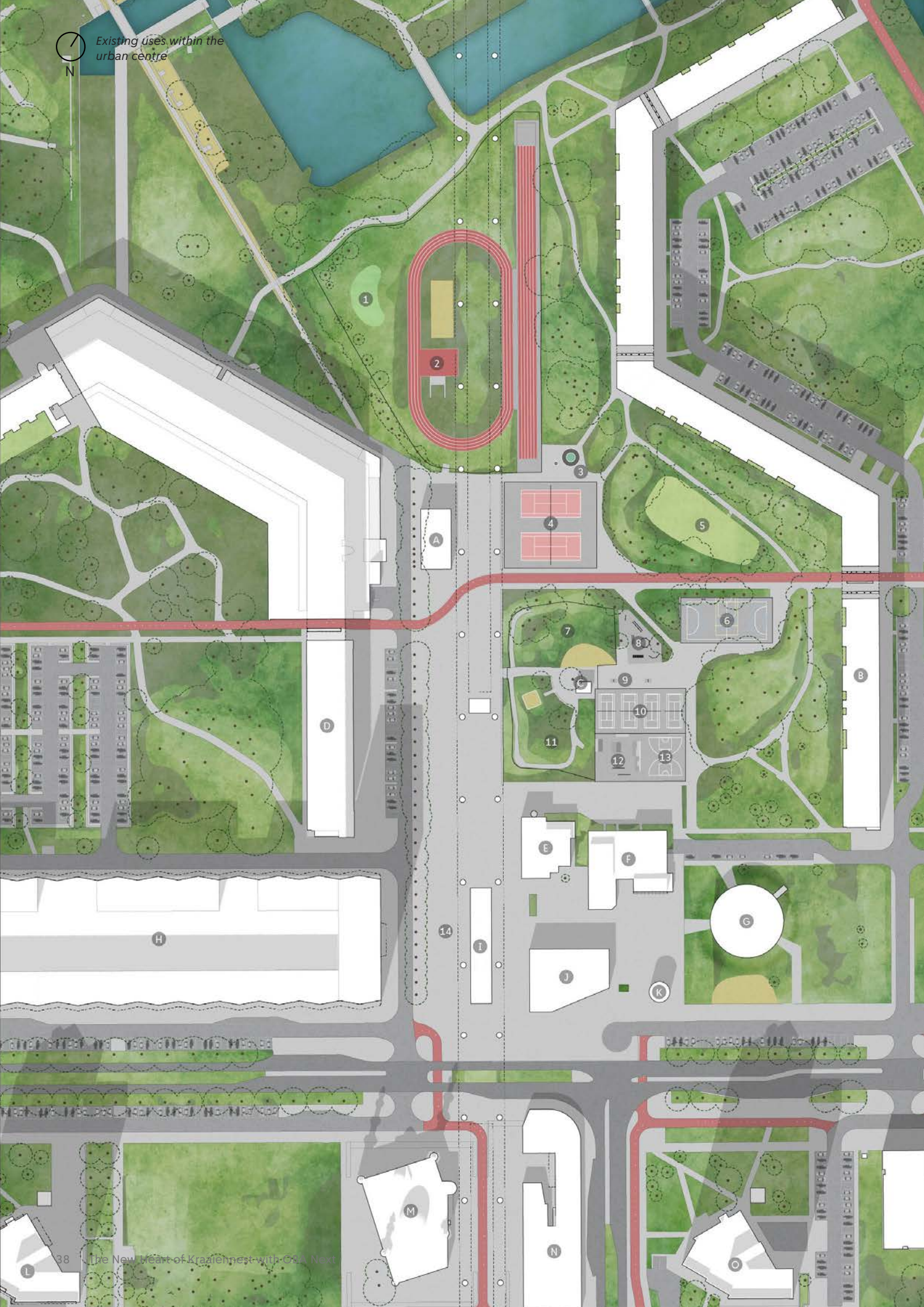
In combination, this results in shifting patterns of movement and ways of spending time in the public realm, from peaks in shopping activity to residents spending time outdoors until late on summer evenings.

These formal and informal activities give structure to the week and shape how spaces are used. Daily routines around work, school, study, family, religion, care, shopping and leisure reflect the K-buurt's rich cultural diversity.

The arrival of new homes, facilities and visitors will change these patterns of use. Existing and new residents will share the area with visitors and users of the new facilities. A greater proportion of people using its spaces will come from other parts of Amsterdam and beyond.

This development offers opportunities to give new meaning to Kraaiennest and broaden its appeal. At the same time, it is important that the changes do not displace too much of the neighbourhood's existing life and activities. Its defining qualities, including social interaction, a sense of ownership, familiarity, diversity, informal care and social connection, should be integral to the regeneration. This means recognising and strengthening the K-buurt's existing rhythms and qualities and integrating them with the neighbourhood's changing dynamics.

The first physical signs of change in use and function of the K-buurt are already visible. Temporary initiatives including the experimental library space OBA Next Lab and the sports and community venue Paper Dome have brought new users and activities to Kraaiennest, gradually broadening the neighbourhood's role and significance. As development progresses, it is


N
Existing uses within the urban centre
1
2
3
4
5
6
7
8
9
10
11
12
13
14
A
C
D
E
F
G
H
I
J
K
L
M
N
O

important that both the design of spaces and the activities they accommodate carefully integrate these new patterns with the neighbourhood's existing routines and uses. This will allow old and new rhythms and routines to reinforce one another, ensuring that Kraaiennest retains its familiar character while developing as a dynamic place within Zuidoost and Amsterdam.

Overview of existing uses

Outdoor spaces

The public realm accommodates a range of sports, play and recreational uses, as shown on the plan on page 38.

1. Golf course
2. Athletics track
3. Fitness and calisthenics
4. Tennis
5. Allotment gardens
6. Football pitch
7. Play area for ages 4–8
8. Fitness and calisthenics
9. Table tennis
10. Tennis
11. Play area for ages 0–4
12. DIY skatepark
13. Basketball
14. Weekly market
15. Storytelling hut

Buildings

The area contains a variety of buildings accommodating different uses. The deck-access apartment blocks and the four tower blocks along Karspeldreef are predominantly residential. There are also several religious institutions and a number of temporary pavilions and buildings. The Bonte Kraai community centre is among the buildings scheduled for demolition. The buildings, their uses and their status are shown on the plan on page 38.

A. 4EVER youth centre (temporary)
B. Kleiburg: deck-access apartment block
C. Storytelling hut and playground
D. Kruitberg: deck-access residential block, studio space and above-ground car park
E. Kraaiennest medical centre (to be demolished)
F. Bonte Kraai community centre (to be demolished)
G. Paper Dome (temporary)
H. De Kameleon: shopping centre and housing
I. Kraaiennest metro station
J. OBA Next Lab (temporary)
K. WijkTransitieHub Kraaiennest (temporary)
L. Kempering: residential tower block
M. Tabah Mosque
N. Lighthouse Chapel
O. Klieverink: residential tower block

Temporary buildings

The site of the former Kraaiennest shopping centre and car park is occupied by temporary initiatives including OBA Next Lab and the Paper Dome.

OBA Next Lab Kraaiennest

OBA Next Lab Kraaiennest (J) is a temporary building designed by A-W-R, Matter Makers and BA-Z Studio. It is a space for experimentation with the library of the future, where a new generation of visitors can feel at home. The pavilion houses a library, a live music venue, the TUMO centre for creative technology learning and a makerspace, where a range of activities for young people are trialled. The focus is on developing skills for the present and future.

Paper Dome, Kraaiennest
The basketball court in the Paper Dome (G) is a dynamic and inspiring place where young people can develop their skills and meet others. The dome was designed by the renowned Japanese architect Shigeru Ban. The court is part of a wider initiative by 3X3 Unites,



Athletics track

an organisation that uses 3x3 basketball to bring young people together, encourage active participation and offer opportunities for personal development and involvement in society. The Paper Dome also accommodates groups taking part in activities other than basketball.

4EVER youth centre
In 2022, Swazoom Welzijn opened the first temporary Kraaiennest youth centre (A). It occupies a temporary building beneath the elevated metro line, opposite the Kruitberg apartment block. The existing building will be demolished, and the youth centre will move into a new, permanent building as part of the development of the new heart of Kraaiennest.

WijkTransitieHub Kraaiennest
WijkTransitieHub Kraaiennest (K), a neighbourhood sustainability hub, grew out of a residents' initiative through the neighbourhood platform Hart voor de K-buurt. What began as a small space in the display window of the Bonte Kraai community centre grew into a dedicated pavilion on the square beside Kraaiennest metro station. The circular pavilion was previously used at the Floriade horticultural exhibition in Almere. ServiceNow donated the building for its current use. It provides a welcoming place for social interaction, knowledge sharing, sustainability activities and residents' initiatives.

Buildings to be demolished
Two buildings in the area will be demolished: Kraaiennest Medical Centre (E) and Bonte Kraai community centre (F).

Kraaiennest Medical Centre
The medical centre will relocate to a new building on one of the plots in K-Midden.

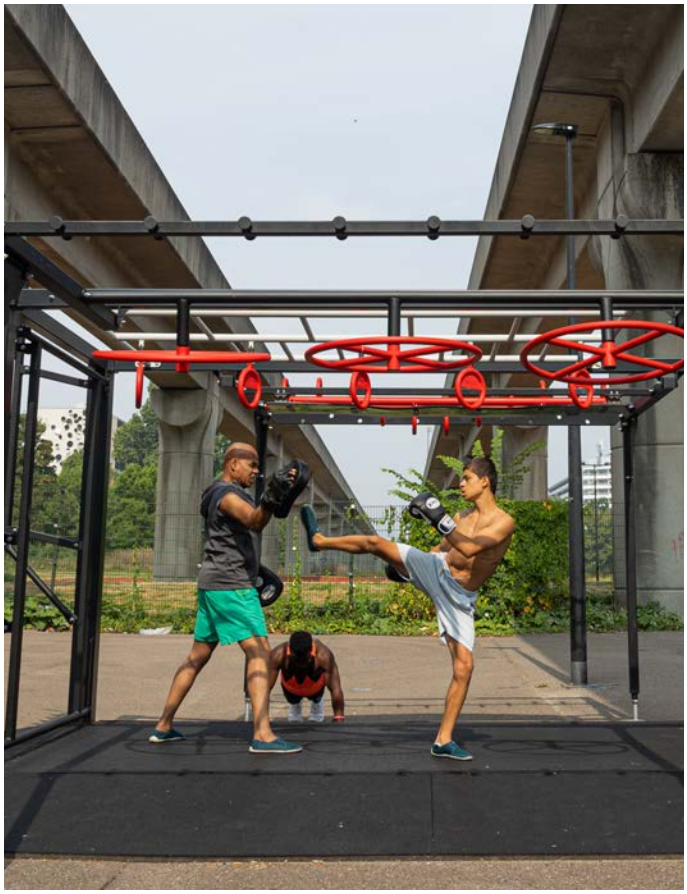
Bonte Kraai community centre
Bonte Kraai community centre was designed in 1984 by the architectural practice Jonkman Zeist. It currently serves as a communal living room for local residents, offering a wide range of activities. The community centre will be re-established under the name Huis van de Wijk as part of the development of the new heart of Kraaiennest.



Pride Zuidoost



3x3 Unites basketball

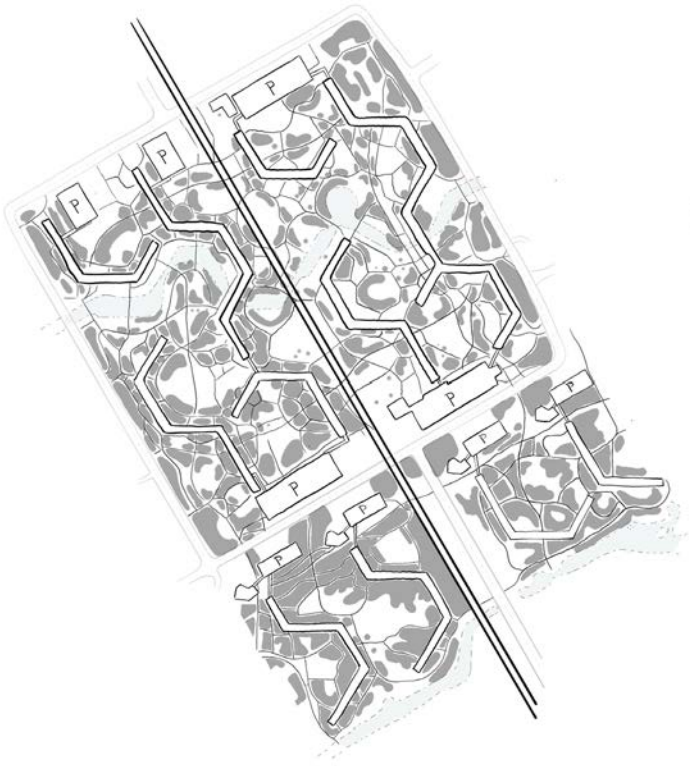


Outdoor gym

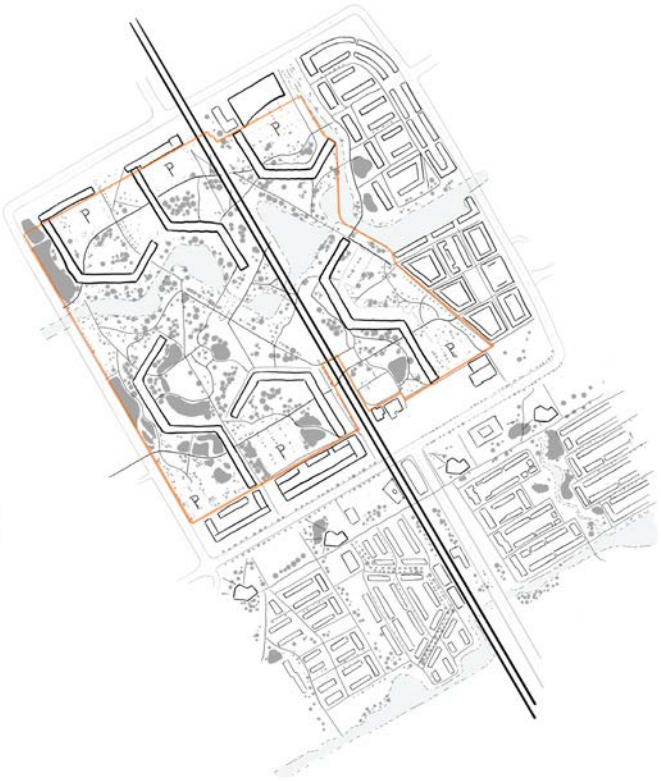
The ideal city

The Bijlmermeer was designed according to the idealistic principles of the Congrès Internationaux d'Architecture Moderne (CIAM, International Congresses of Modern Architecture) as a modernist residential district of deck-access apartment blocks. These were arranged in a honeycomb pattern, surrounded by parkland in the English landscape tradition and linked by winding cycle routes and footpaths. Roads on raised embankments and elevated metro lines separated motorised transport from pedestrians and cyclists at ground level. The winding paths connected the buildings through green spaces. The aim was to keep housing, workplaces, transport and recreation strictly separate. Groups of trees and shrubs formed a continuous green carpet, creating sheltered outdoor spaces and a sense of intimacy.

Plan circa 1980



Current plan showing the boundary of the Bijlmermuseum conservation area



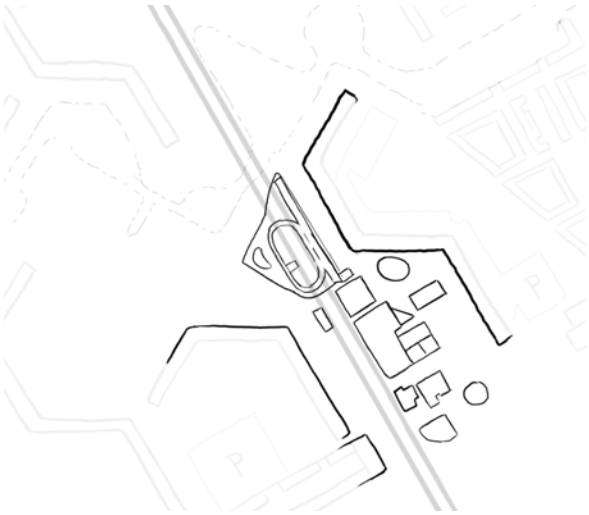
Landscape design principles

The original Bijlmer housing development was conceived as a continuous parkland landscape, with groups of trees and shrubs, winding paths, changes in level and a clear separation of uses. The landscape extended right up to the buildings, providing tranquillity, shelter and a car-free residential environment. Much of this original coherence has been lost through redevelopment. The landscape has become more fragmented, with more space devoted to other uses, including sports, play and community activities. Nevertheless, parts of the original network of green spaces, changes in level and the elevated metro line remain recognisable, particularly within the Bijlmermuseum conservation area.

Original design principles



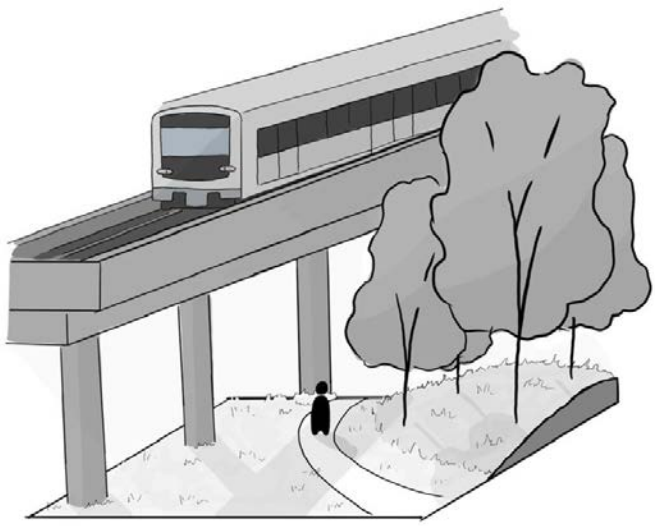
Current design principles



Regeneration

Since regeneration began in the 1990s, the Bijlmer's original appearance and spatial layout have changed substantially. Many apartment blocks have been replaced by low-rise houses and mid-rise apartment buildings. Much of the dense planting that made people feel unsafe has been removed and replaced by surface car parks and formal strips of planting. These car parks partly replaced the above-ground parking structures that were demolished.

The clear separation of uses that originally characterised the Bijlmer district has also been abandoned or become less distinct in many places. However, it remains largely intact within the diamond-shaped area bounded by Karspeldreef, 's Gravendijkdreef, Groesbeekdreef and Bijlmerdreef. Most of this area has been designated a conservation area under the name Bijlmermuseum. It encompasses six renovated honeycomb-shaped apartment blocks, the elevated metro line and the original network of green spaces and waterways. The designation protects the area's spatial coherence and park-like character.



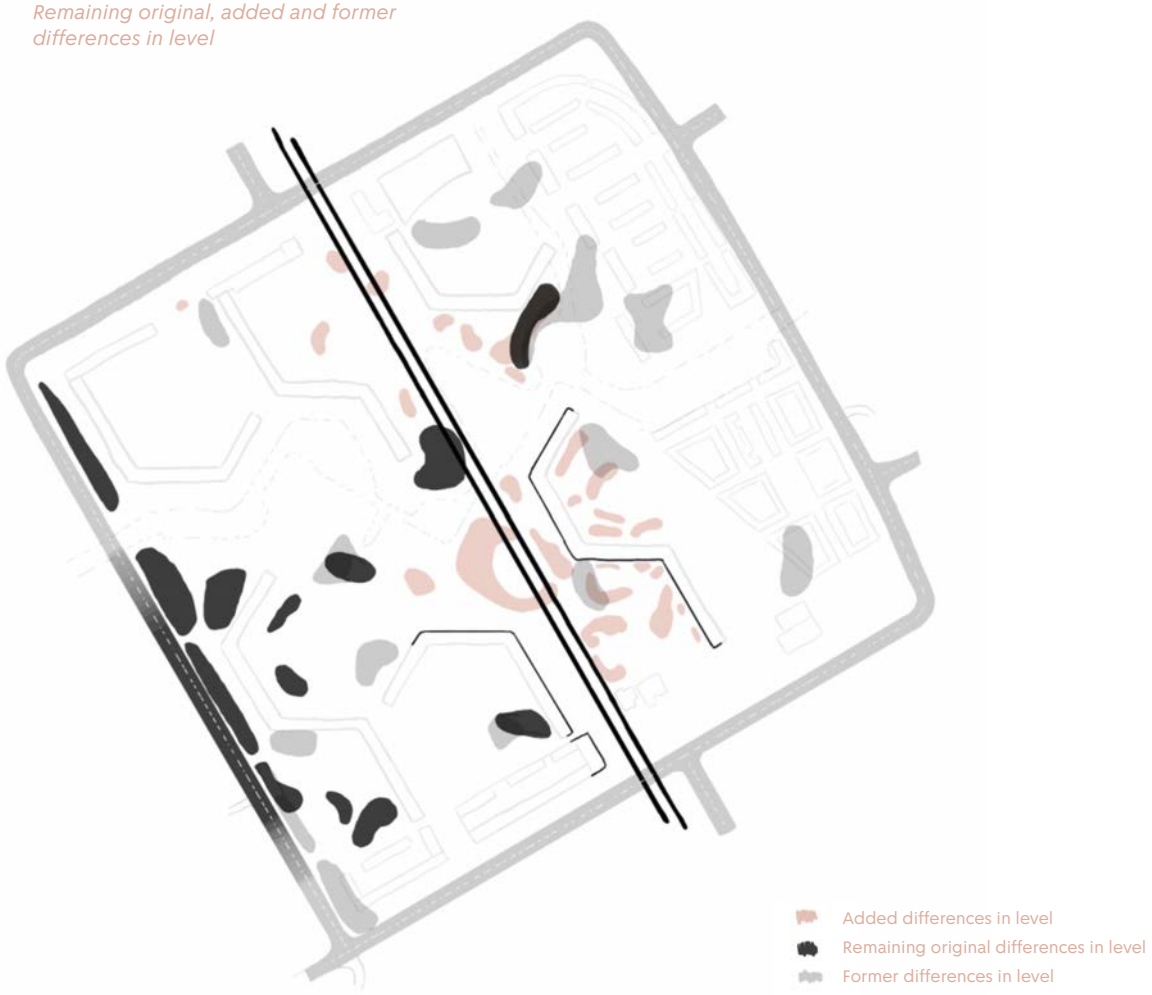
Changes in level across the landscape

A layered landscape

Differences in level played an important role in the original design of the Bijlmer. Raised roads and grassy mounds separated traffic flows while creating an attractive landscape. These changes in level served a practical purpose and also had aesthetic value. Many have since disappeared. Only a few mounds and the elevated metro line remain. An original wheelchair-accessible entrance also survives at the Kikkenstein apartment block.

These features nevertheless continue to play a prominent role in shaping the landscape. The differences in level are a lasting reminder of the CIAM principle of separating uses and the ambition to create a unique residential landscape.

Remaining original, added and former differences in level



Conservation area

Part of the study area for the commission lies within the Bijlmermuseum conservation area. Its boundaries are formally defined in planning law, and within it the original design principles of the Bijlmermeer are preserved as far as possible. Any redesign of the area will seek to reinstate these spatial principles as far as present-day conditions allow.



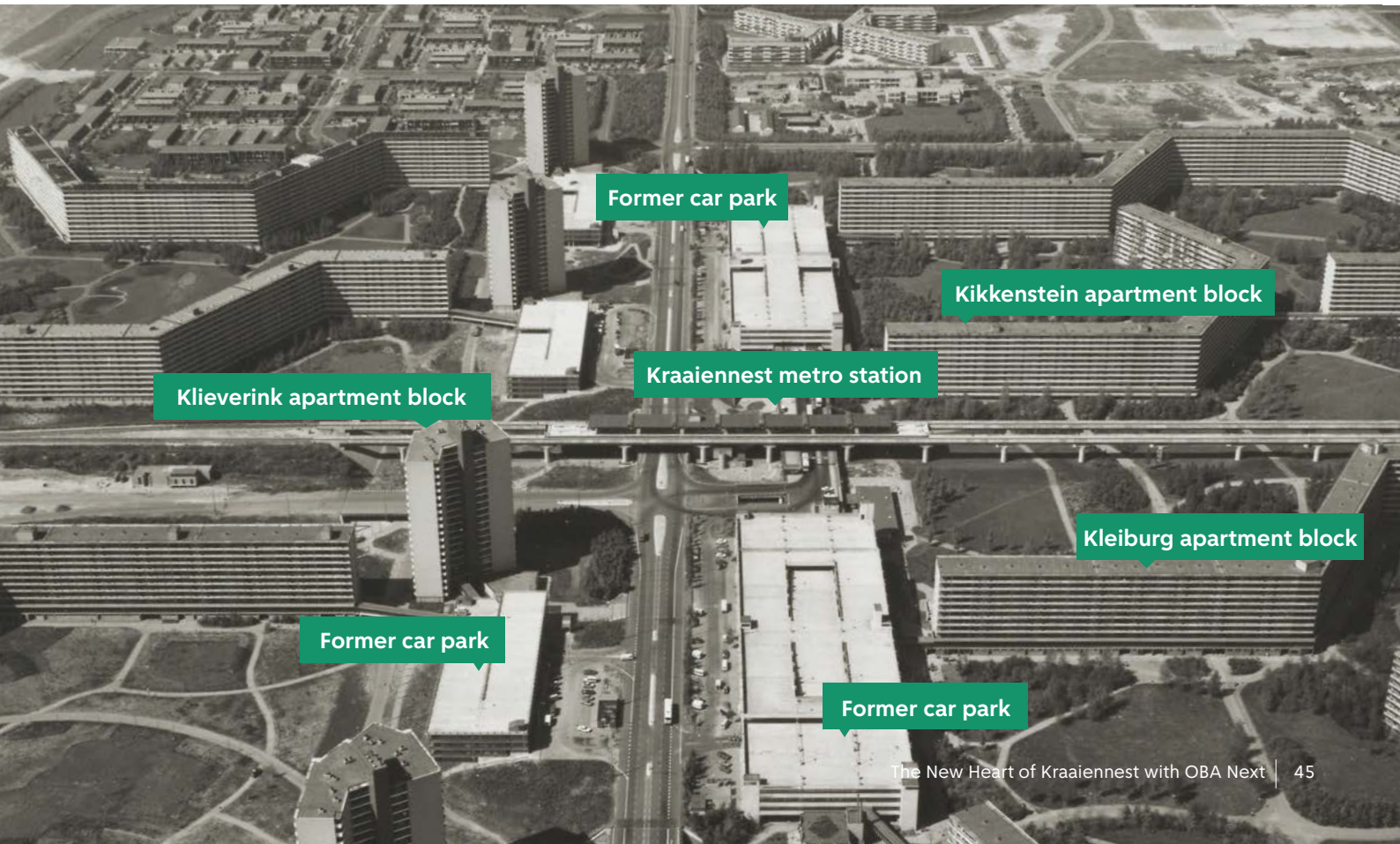
View circa 1980 | View circa 1990 | Current view

Changes in planting strategy

Changes in planting

The original planting in the Bijlmer district formed a continuous green carpet of trees and shrubs. Footpaths wound through the greenery, seemingly without any clear direction. Inadequate maintenance subsequently allowed the planting to become overgrown. Much of the dense shrub planting was removed to improve safety and sense of security.

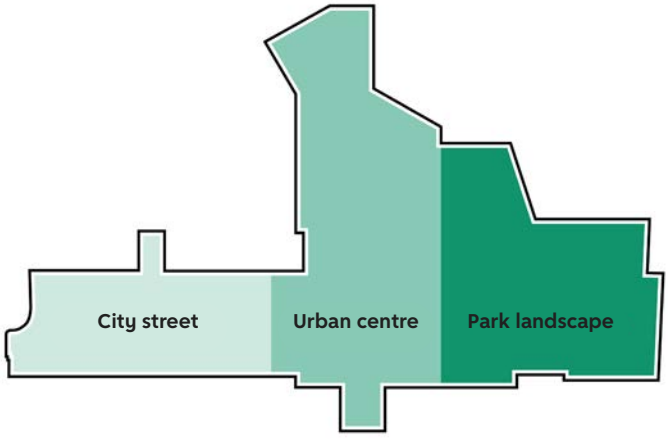
Today, the green spaces are more fragmented. The parkland has given way to urban strips of planting and smaller, clearly defined green spaces. Although the original design is less apparent, greenery remains an important quality of the neighbourhood.



The Urban Design Plan and its process of development

Planning for the K-buurt has a long history. As early as 2001, plans were drawn up to turn Kraaiennest into a lively neighbourhood centre with a strong local economy. The lowering of Karspeldreef and construction of De Kameleon shopping centre marked the first steps. Many of the ambitions at the time never materialised, partly because of difficult economic conditions. Planning resumed in 2016. After residents withdrew from the participation process in protest in 2018, the municipality changed course. From 2020, it worked with residents on an urban design plan that focused not only on physical renewal, but also on creating a liveable neighbourhood.

The Urban Design Plan is therefore the outcome of a sustained process of 'shaping the city together', in which residents have played an active role in determining their neighbourhood's future. An open exchange of ideas, careful listening and a transparent process have helped shape a plan with broad support, while strengthening residents' organisations in the process. The ambition shifted from a predominantly residential neighbourhood to an urban centre combining homes, workplaces, culture and social interaction. Kraaiennest's identity, youth and talent development have remained central throughout. The new homes and facilities, combined with a lively, green and safe square, are intended to strengthen Kraaiennest's identity as a recognisable part of Amsterdam, while preserving the neighbourhood's existing character and social networks.



The K-Midden Urban Design Plan, which applies to the entire K-Midden area, was adopted in February 2026. It provides for 1,250 homes and new facilities. For 750 of these homes, the tenure mix will be 40 per cent social rent, 40 per cent mid-market rent and 20 per cent private sector. The remaining 500 homes are specifically intended for first-time renters, preferably from the neighbourhood. The K-buurt will also gain more facilities for young people.

Results:

- The neighbourhood's image will improve, good transport links (including metro line 53) will be retained and new economic opportunities will be created.
- Additional homes for first-time renters will be provided, with a focus on improving young people's social circumstances, developing their talents and supporting their self-reliance.
- The neighbourhood will become an international example of inclusive neighbourhood development, with OBA Next acting as a catalyst.
- A new neighbourhood development partnership (Wijk Ontwikkel Combinatie, WOC) will strengthen residents' participation and serve as a learning lab for the whole city.


KALENJI
STUDIO
1104



5 Requirements

Requirements

5.1 Programme

Buildings

The table sets out the space requirements for each use.

Civic and community uses	m² GFA
City-wide facility	
OBA Next	7.500
Neighbourhood facilities	
Community centre	1.300
Youth centre	335
Brass band rehearsal space	440
Additional neighbourhood facilities	2.500
Total	**12.075**

Housing and facilities programme	m² GFA	m² usable floor area per home
Facilities	2.400 - 3.500	
Talent development centre	circa 700	
Hospitality	circa 1000	
Retail	circa 850	
Workspaces	circa 450	
Housing	21.000 - 27.600	
0–60 studios		24
235–270 one-bedroom homes		approx. 45
55 two-bedroom homes		approx. 60
5 wheelchair-accessible homes		105
1 communal space		250 – 500
Total	**24.500 - 30.000**	

Participants are encouraged to explore innovative spatial solutions that make the best use of the available space within the parameters of the competition. Particular attention needs to be paid to the way the proposed housing fits into the surrounding urban fabric. The final extent of housing will depend on achieving a successful fit, so a range has been specified for the housing programme.

Housing association Lieven de Key will develop and deliver the social housing programme. It aims to provide homes for young people from the neighbourhood through a mix of housing types. Hospitality businesses must be located on the ground floor. Workspaces may be located on the ground and first floors.

Public realm

Sports, play and recreational facilities

Sports, play and recreational facilities within the Bijlmermuseum conservation area will be grouped together in a way that respects the core qualities of the original Bijlmer development. As a minimum, the following existing facilities should be reinstated and, where possible, used more intensively and expanded. Any comparable alternatives should be agreed with the neighbourhood and comply with the standards for play and sports provision, as set out in the K-Midden Urban Design Plan.

- Basketball court
- DIY skatepark
- Play area for ages 0–4
- Play area for ages 4–8
- Four tennis courts
- Fitness and calisthenics facilities
- Football pitch
- Golf course

Other facilities

- Provide a location for the storytelling hut with storage
- Retain the allotment gardens
- Retain the athletics track
- Provide a square accommodating different groups and uses, with space for small-scale features
- Provide space for the market
- Provide space for spontaneous activities, such as the existing Chill & Ride
- Public toilet
- Drinking water point

Parking

Civic and community uses

The Urban Design Plan requires car, bicycle and scooter parking for civic and community uses to be accommodated within buildings. This presents spatial and financial challenges. Underground parking is virtually impossible because of the high groundwater level. Basement construction in the Bijlmer is subject to the Groundwater-neutral Basements zoning plan (Grondwaterneutrale kelders), which sets strict conditions to ensure that basements do not adversely affect local groundwater conditions.

Space for parking on the ground floors of buildings is limited. Funding is also constrained, as no additional funds are available to provide indoor bicycle parking for civic and community facilities. Accommodating bicycles without putting too much strain on the public realm is therefore an important design challenge. Car parking for visitors to these facilities should be provided nearby, preferably in the adjacent public parking facilities. The implications for public bicycle and scooter parking in the area need to be investigated. Bicycle and scooter parking for the facilities' regular users must always be provided within the buildings.

Number of car, bicycle and scooter parking spaces

The number of parking spaces required for civic and community uses must be determined and provided in accordance with the Car Parking Standards Policy (Nota Parkeernormen Auto) and the Bicycle and Scooter Parking Standards Policy (Nota Parkeernormen Fiets en Scooter).

Calculation based on the car, bicycle and scooter parking standards:

	m2	0,4/100m²	2,5/100m²	0,26/100m²
Use	7500	Car	Bicycle	Scooter
OBA NExt	350	30	187,5	19,5
Youth centre	1300	2	9	1
community centre	440	5	33	3
Brass band rehearsal sapce	2500	2	11	1
Additional neighbourhood facilities		10	62,5	6,5
Accessible parking space		4		
Totaal		**53 cars**	**303 bicycles**	**31 scooters**

Requirements for the future design

N

KEY

Areas
Study area & development site

Routes
Cycle path
Cycle path – location to be proposed
Carriageway
Servicing

Trees
To be retained
To be retained, replaced or relocated

Uses in the public realm
To be retained:
Athletics track
Allotment gardens
To be relocated:
Area for relocation

Buildings and structures
To be retained:
1 Metro station and elevated metro line
2 Taibah Mosque
3 Lighthouse Chapel
4 Klieverink
5 Church of Pentecost (in development)

To be demolished:
6 Medical centre
7 Bonte Kraai

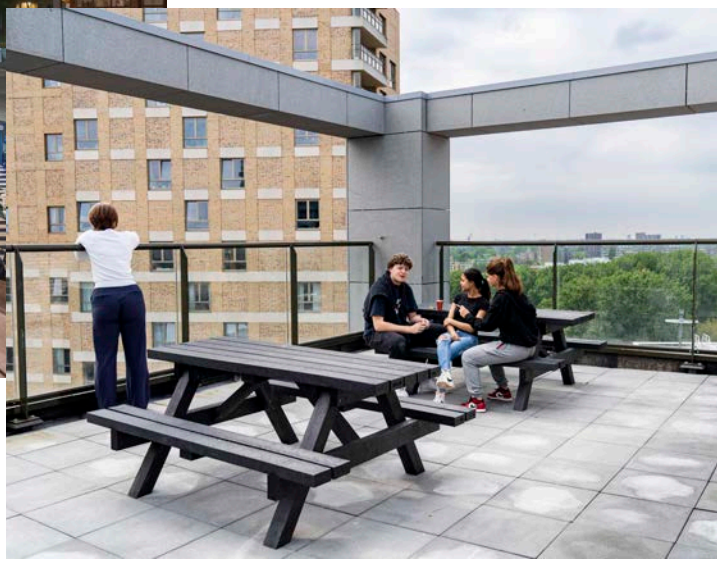
Temporary:
8 OBA Next Lab
9 Paper Dome
10 Energy transition hub
11 Youth centre

Future:
★ Residential height accent
Required building line
Maximum building line

Zones
Bijlmermuseum boundary
Preferred alignment



Reference: Lieven de Key (2021).



Reference: Joke Schut (2022).

Housing and facilities programme
Bicycle and scooter parking for future residents of the proposed housing must be provided within the buildings. An alternative arrangement for car parking for visitors to the homes and facilities is currently being investigated and will be explained in more detail in phase 2.

Number of car parking spaces
Car parking provision must comply with the Car Parking Standards Policy (Nota Parkeernormen Auto). For residents, the minimum is zero and the maximum is one space per home. The housing association has chosen not to provide car parking spaces for residents.

Number of bicycle and scooter parking spaces
Bicycle and scooter parking provision must comply with the Bicycle and Scooter Parking Standards Policy (Nota Parkeernormen Fiets en Scooter).

Additional bicycle and scooter parking near the metro station
A total of 100 bicycle parking spaces and 10 scooter parking spaces must be provided.

5.2 Landscape and public realm

Identity and use
The original design of the Bijlmermeer featured a green landscape with trees, shrubs and winding paths. Landscape once again provides the basis for the spatial layout in the current design commission. Although the green spaces are now fragmented, they remain valuable for social interaction, recreation and the neighbourhood's identity.

Between Kleiburg and Kraaiennest metro station, sports and play facilities, including a basketball court, DIY skatepark and athletics track, have been laid out as separate islands. These facilities are heavily used, but currently have too much hard surfacing and feel enclosed. The new design offers opportunities to create a more open, greener setting and integrate the facilities more closely into the parkland. The residents' existing allotment gardens will be retained.

The existing greenery is valuable and should be retained wherever possible. Where feasible, planting will be enhanced to increase biodiversity and improve the quality of the local environment. Trees will be retained or replaced as indicated on the requirements plan. New planting will increase diversity, preferably using native species that support local ecology. Plants will be selected carefully for their appearance, ecological value and maintenance requirements. Greenery provides more than decoration: it offers shade and cooling and can also help retain rainwater.

Water

The Bijlmermeer has a relatively high groundwater level, partly because of the large distances between existing watercourses. The design needs to take these conditions into account; designs should not include basements.

Rainwater will be managed through sustainable drainage to reduce pressure on the sewer system. This approach will also support climate adaptation and enhance ecological value, making the area more resilient to heavy rainfall and drought.

Ecology

The project area lies outside Amsterdam's Main Green Structure (Hoofdgroenstructuur) and Ecological Structure (Ecologische Structuur). It forms part of the network of green spaces and waterways that gives the Bijlmer district its parkland character. Karspeldreef is part of the Main Tree Structure (Hoofdbomenstructuur). This local network of green spaces and waterways could be better connected to the nearby main networks. The Zuidoost Green Programme 2030 (Programma Groen Zuidoost 2030) includes a green corridor running parallel to the metro line.

Lighting

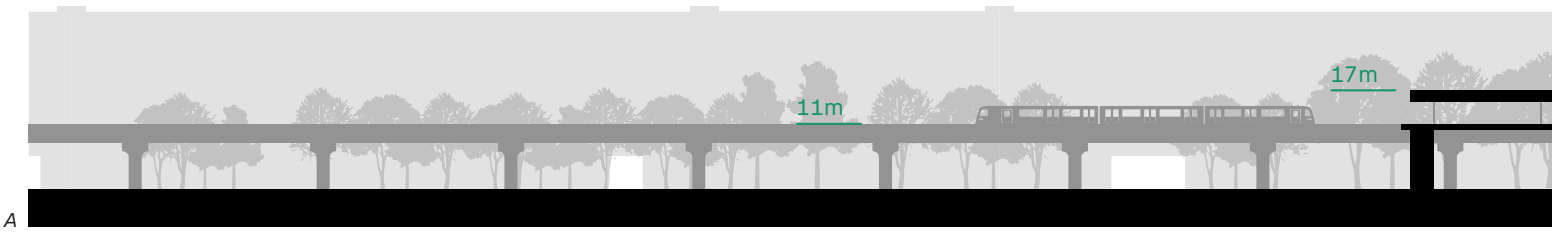
Integrating lighting design from the outset will help create recognisable places with clear sightlines and fewer dark corners. This will also improve safety and people's sense of security and encourage use of public spaces in the evening.

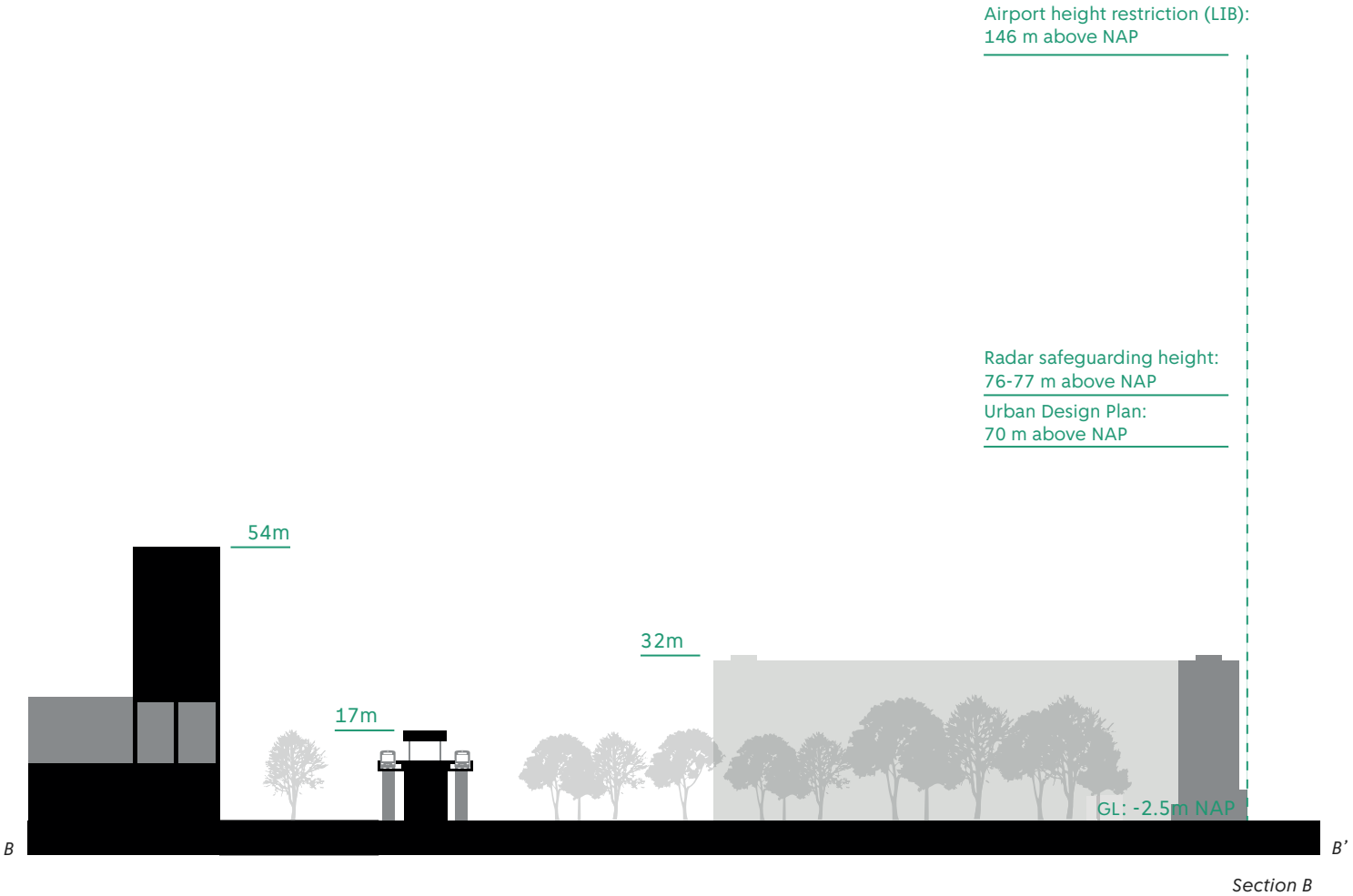
A well-designed lighting scheme highlights routes and outdoor spaces, creates atmosphere and connects buildings with the public realm. Coordinating façade, entrance and street lighting contributes to a welcoming, coherent and safe environment.



Reference: Exchange Square, UK ([d]arc awards, n.d.).

Sections through the project area

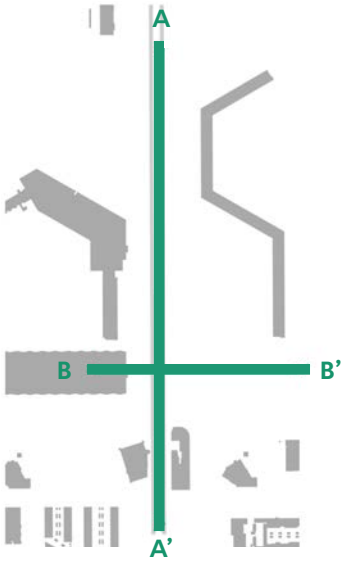




Section B



Section A



** NAP (Normaal Amsterdams Peil) is the Dutch national reference level for measuring elevation, approximately equivalent to mean sea level.*

Safety and security

A sense of shelter, clear sightlines, well-positioned facilities and clearly visible routes through the public realm can make a substantial contribution to people feeling safer, both during the day and at night. Particular attention should be paid to ensuring that the design does not create unsafe or dark spaces or large, empty areas, considering women's perspectives in particular.

5.3 Urban design

The Urban Design Plan identifies three zones: the city street, the urban heart and the parkland. The urban heart forms a link between the city street and the parkland. The design should reflect this position, with buildings and spaces responding to the city street on one side and the parkland on the other.

Building composition

The precise positions and configuration of the buildings have not been fixed. Their locations can be determined within the development site to allow the landscape and buildings to reinforce one another. The site will accommodate OBA Next, the community facilities and the housing and associated facilities. OBA Next and the community facilities may occupy a single building or several adjoining or separate buildings forming an ensemble. The housing and associated facilities may also be accommodated in one or more buildings.

Building heights

The varied building heights around Kraaiennest metro station and the elevated metro line create a distinctive spatial context, offering an opportunity for the new buildings to respond to their surroundings. Existing heights range from 32 metres for the honeycomb apartment blocks to 54 metres at De Kameleon shopping centre and 64 metres for the K-tower. The heights of new buildings within the development site should relate carefully to the surrounding buildings and the architectural ensemble of the Bijlmermuseum conservation area.

Civic and community facilities

Building heights

Buildings accommodating civic and community facilities may be up to 40 metres high and should be clearly distinguishable in their built form from the honeycomb apartment blocks. All building services installations must remain within this maximum height and be integrated into the architecture. The building heights are to be determined through the design process, but the proposed development exceeds the limits of the existing zoning plans, which form part of the transitional arrangements for the municipal environment plan. A statutory procedure is required to amend these planning provisions.

Housing and associated facilities

The baseline building height for the housing is 25 metres. The taller landmark element may reach a maximum height of 75 metres, including any roof edges and plant rooms. To prevent interference with radar, a height restriction of 76–77 metres above the Dutch national elevation datum, Normaal Amsterdams Peil (NAP), applies at this location. Building heights are to be determined as part of the overall building composition. The taller landmark element must be positioned at the corner of Karspeldreef and Kleiburg.

Footprint

Civic and community facilities

The maximum footprint for the civic and community facilities is 3,300 m², of which OBA Next may occupy no more than 1,800 m².

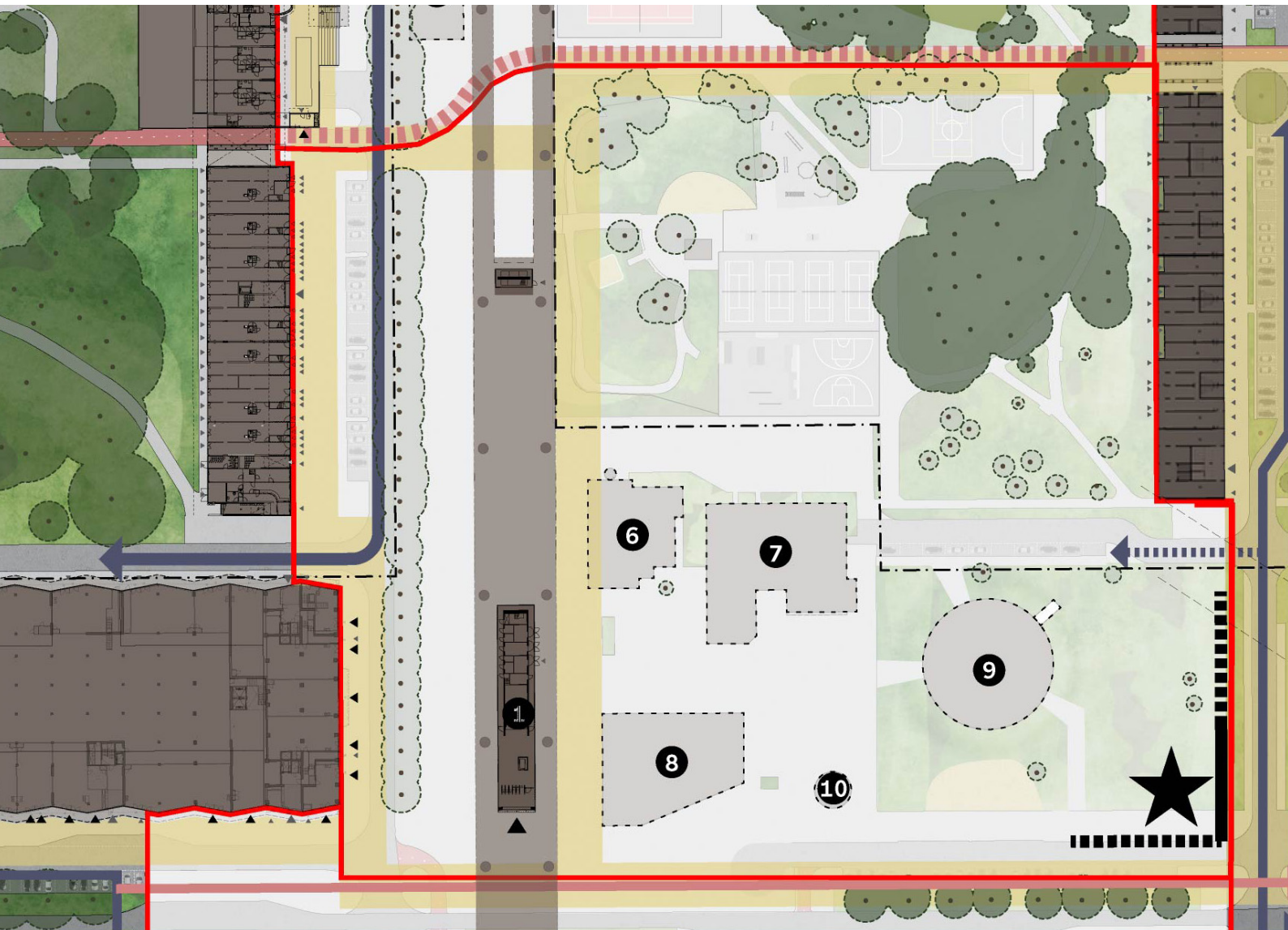
Housing and associated facilities
The maximum footprint for the housing and associated facilities is 3,000 m².

Building lines
All buildings must lie within the development site. Within this boundary, designers are free to explore different ways of connecting the buildings to the public realm. The buildings should be clearly oriented towards the public space intended for social interaction. A mandatory building line is indicated at the corner of Karspeldreef and Kleiburg. Along Karspeldreef, a maximum building line defines the limit beyond which buildings may not extend, as shown on the requirements plan on page 51.

Ground-floor spaces
The ground-floor spaces facing the public spaces for social interaction and the streets Karspeldreef and Kleiburg should create a lively and attractive environment at eye level. They also play an important role in establishing a human scale and providing a well-designed transition between buildings and the public realm. Their architectural design therefore requires particular attention. The housing programme includes a wide range of facilities, which should preferably be located on the ground floor. These facilities should have large street frontages to make them more visible from the street. This approach reflects the principle that a strong neighbourhood starts with well-designed,

Development site
for the key, see page 51

N



active ground-floor spaces. The talent development centre and workspaces may, however, be accommodated on the first floor.

It is important that the ground-floor spaces have a welcoming character. Blank façades are to be avoided. Plant rooms and equipment for energy and utility services must be integrated naturally into the building. They must neither compromise the use of the ground-floor spaces nor obstruct views along the street.

Entrances

The design team may determine where the entrances are located, provided they respond carefully to the surroundings and connect to the public space designed for social interaction. The car park entrance and loading and unloading area must be located on Kleiburgstraat.

Environmental factors

Sunlight and daylight

Sunlight and daylight within the buildings are important considerations in the design. Recesses and openings in the building mass can help bring daylight deeper into the buildings. The building form should also allow sufficient sunlight to reach the surrounding public realm and neighbouring buildings. Sunlight in the public space designed for social interaction must also be considered, with a well-situated sunlit area for outdoor cafe or restaurant seating.

Noise

Noise management and acoustic measures are important elements of the Development Strategy for the K-buurt. A balance is needed between the lively character of the neighbourhood and the need to limit noise disturbance. The design should support both lively activity and a peaceful living environment, reconciling inclusivity with the need for quiet. A lively square with cafes, restaurants, a market and events will serve as a central gathering place. The surrounding buildings will create an 'acoustic bubble'. This combination of urban activity and acoustic comfort forms part of a broader vision centred on social cohesion and sustainability. The emphasis on lively activity reflects the needs of the local community, including space for social activities that often continue late into the evening. Concentrating activity and social interaction in the square will protect the rest of the neighbourhood from noise and other disturbances.

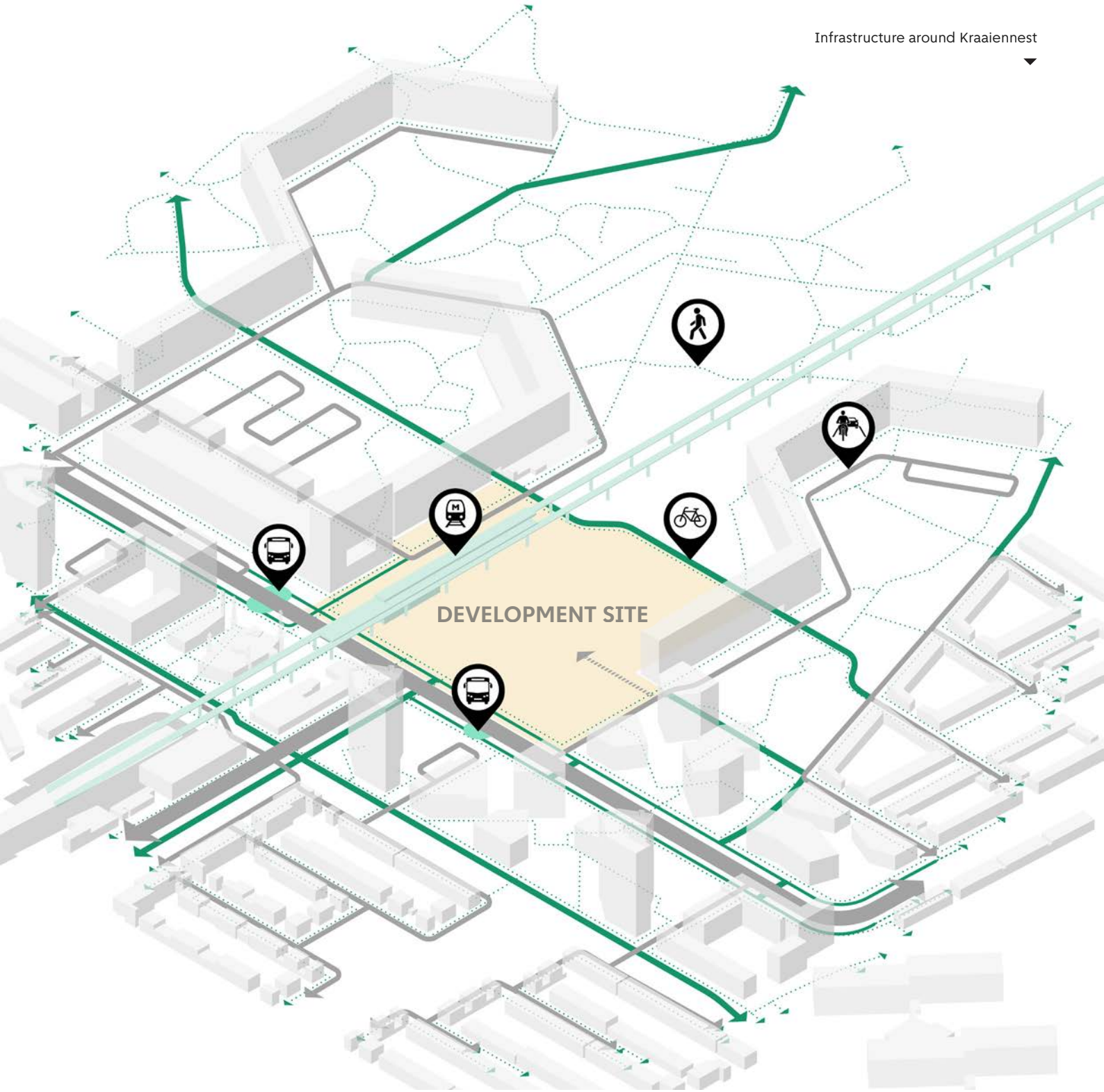
Wind

A wind assessment must be carried out for the proposed buildings to establish their effects on pedestrian comfort. This must take account of the future development set out in the K-Midden Urban Design Plan.

Logistics and access

Metro

Kraaiennest metro station provides an important connection to the rest of the city. Arriving and departing by metro is therefore a significant part of how people experience Kraaiennest. The spatial vision should give particular attention to enhancing the existing station's distinctive character or improving how it functions. Further information about possible changes to the station will be provided in phase 2 of the competition. The station is also included in a separate project, the Metro and Train Stations Improvement Programme (Aanpak Metro- en Treinstations, AMTS). This aims to improve routes and safety around Amsterdam's metro and train stations, with particular attention to women's perspectives. Further information will also be provided in phase 2 of the competition.



Cycle and pedestrian routes

The K-Midden Urban Design Plan provides for the cycle path along Karspeldreef to be extended past Kraaiennest metro station. The cycle path beneath the Kikkenstein honeycomb apartment block towards Kruitberg is an important connection and must be retained, although its route between the two buildings may be adjusted. High priority is given to good cycle and pedestrian routes to and around the future buildings and sports and play facilities. Access to the residential building's indoor cycle parking must connect to these routes.

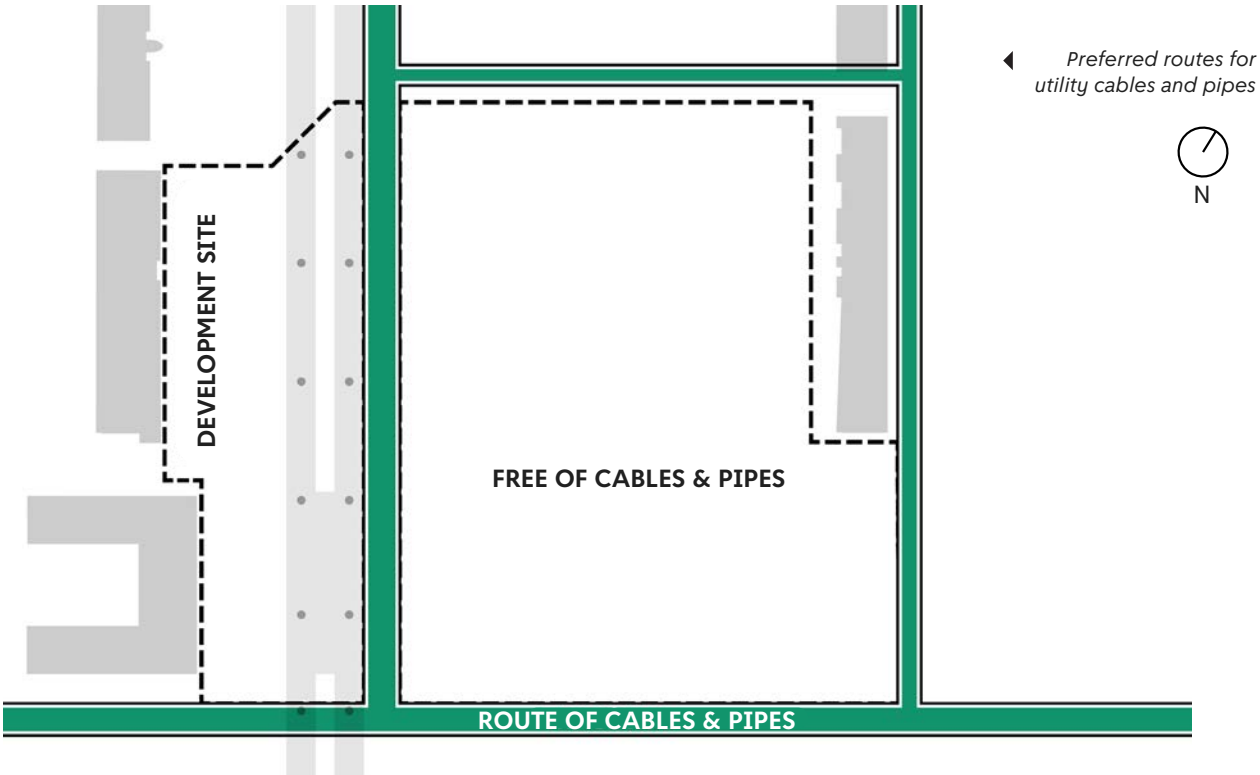
Cycle parking
The design must provide cycle parking for the civic and community facilities, additional bicycle and scooter parking near the metro station, and cycle parking for visitors to the residential building. Entrances must be positioned to encourage people to use the parking facilities and prevent bicycles and scooters from being parked or left in the surrounding public realm. Cycling among Zuidoost residents is currently at low levels compared with other parts of the city.
The heart of Kraaiennest is well served by public transport. Design proposals must demonstrate how all the required cycle parking can be accommodated, including options for phased provision in response to actual demand.

Vehicle access
Vehicle access to the residential building will be via an extension of the existing pathway, Koningshoef. The number of vehicle entrances and exits through the façades must be limited, and these openings must be integrated into the façade design.

Car parking
The City of Amsterdam aims to create high-quality public spaces that are less dominated by parked cars than is currently the norm. This objective will guide the future design of the public realm.

Loading and unloading
Loading and unloading for the future buildings (the residential building and civic and community facilities) must be accommodated along the extension of Koningshoef. This may take place in the public realm. The design must allow sufficient space for vehicles to turn and/or reverse.

Parcel deliveries and taxis
Space for parcel delivery vehicles and taxi ranks must be provided along Karspeldreef. These may also be combined with the loading and unloading areas.



Utilities

The development site contains numerous utility cables and pipes, which are to be removed wherever possible. Preferred routes for cables and pipes have been identified along the edges of the site to accommodate existing and future services.

Environment plan

The study area is subject to the provisions of two zoning plans: 'Bijlmermuseum' and 'The New Bijlmer – Kraaiennest Shopping Centre Area' (see the plan on page 62). To allow the proposed development to proceed, one or more statutory planning procedures will be required, either to amend the environment plan or to grant planning permission for development that does not comply with it.

Cultural heritage

The core landscape, urban design and architectural qualities described in Chapter 4, 'Context', will inform the assessment of the proposals. The new development must respect the cultural and historic qualities of the Bijlmermuseum conservation area.

5.4 Architecture

Design brief: scale, use, innovation and sustainability

Given the proximity of the Bijlmermuseum conservation area, it is important to create a coherent ensemble in which scale, use, innovation and sustainability reinforce one another. The design should establish new relationships between the city, the community, residents and visitors, and contribute to a future-proof living environment.

The following themes require particular attention:

- Scale: combine the ensemble's metropolitan significance and recognisability with a human scale in its streets, squares, entrances and outdoor spaces.
- Use: design an adaptable, robust framework that accommodates social interaction, culture, work and learning, and can respond to changing uses.
- Innovation: explore new approaches to spatial quality, flexibility of use, social inclusion and the contribution of architecture to everyday life.
- Sustainability: bring together circularity, climate adaptation, biodiversity and a healthy living environment in ways that create social and economic value and ensure long-term durability.

The ground-floor spaces are an important point of interaction between the city, the building, residents and users. They connect indoor and outdoor spaces, the building and the public realm, and bring people together through the activities they accommodate. These spaces should therefore be clearly visible, accessible and welcoming, contributing to a lively city at eye level. Public art can give a place character, capture people's imagination and bring them together.

The human experience is central to the design. How does a place feel? How does architecture benefit social interaction, orientation, connection, and a sense of security, and accommodate both calmness and lively activity? The ensemble should do more than fulfil functional requirements. Its architecture should also move and inspire people, creating value and meaning for its users, the neighbourhood and the city.

5.5 Socioeconomic development

Build homes and facilities, build communities

The plan should support inclusive development through housing and facilities, showing how existing and new residents can become part of a connected social network. It should also demonstrate how facilities can complement and support one another across the following areas:

- Education
- Health
- Sport
- Culture
- Youth work
- Community centre activities
- Religious organisations
- Social interaction

The facilities should not be considered solely as individual buildings, but as parts of a shared social infrastructure.

Sustain and enrich the K-buurt's identity

The plan should show which existing strengths and networks will be retained or strengthened, and where opportunities will be created for new residents, uses and communities. The development should support inclusive growth in the K-buurt, with tangible benefits for existing residents and organisations.

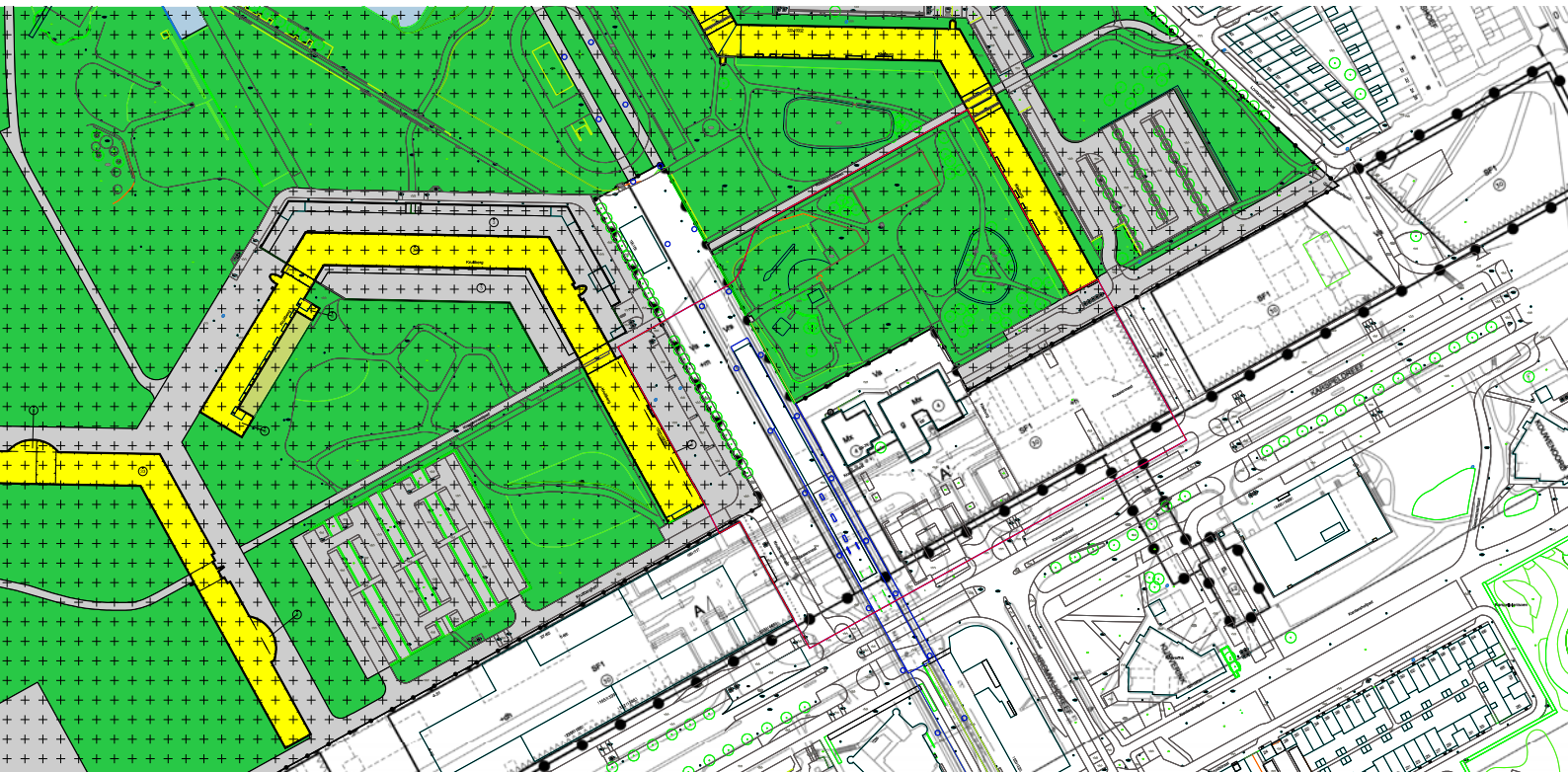
Connect buildings with community life

The proposed social ambitions must be achievable and sustainable over the long term. Proposals should address:

- Partners
- Governance
- Management
- Activities and programming
- Ownership
- Phasing
- Funding
- Public-private collaboration
- Involvement of residents and local organisations

The delivery strategy should set out the extent of participation and co-creation. Residents' involvement should continue beyond the selection or approval of the plan, extending into subsequent design and development, programming and management.

local planning regulations





Reference image: Lieven de Key (2022).

Build community wealth
Community wealth building is an economic strategy that keeps money and wealth within a neighbourhood or region. The plan should support a strong local economy and show how existing residents will benefit. This means looking beyond the provision of space for economic activities to consider who benefits from the economic value generated by the development.

Support talent development
The plan should create opportunities for children, teenagers and young adults to develop their talents and skills. Priorities include education, sport, culture, entrepreneurship, employment, places to meet, guidance and support, work-based learning, space for open initiatives and links between housing and personal development. The design could accommodate these through a network of spaces and facilities rather than a single youth facility.

Strengthen social cohesion and safety
The public realm should be designed to play a central role in the neighbourhood's social life. The design should show how it will:

- Encourage social interaction
- Accommodate different cultures and user groups
- Be safe and accessible
- Provide space for activities and events
- Support entrepreneurship
- Support a range of uses throughout the day and week



Reference: Centro Felicidad Chapinero, Bogotá

6 Process

Process

To realise The New Heart of Kraaiennest with OBA Next, the City of Amsterdam is holding an international design competition to select an integrated design team. The assignment calls for a cohesive design addressing the public realm, civic and community facilities, socioeconomic growth, and the spatial integration of the housing programme. Essential to the assignment is the integration of urban design, landscape, architecture and socioeconomic value.

A two-phase competition

The integrated design team will be selected through a two-phase procedure:

Phase 1 – Application phase

Interested teams may apply to participate in the procedure during the application phase. There is no application fee, and all communication will take place through TenderNed, the Dutch government's online tendering platform. Teams should be aware that their applications will be made public.

An advisory committee will check applications for completeness and compliance with the minimum requirements. A jury will select the 10 highest-ranked teams and invite them for interview. Each interview will consist of a presentation followed by a discussion with the jury. No new documents may be submitted for the interviews.

Phase 2 – Design phase

Three design teams will prepare an integrated outline design for public spaces and buildings. The teams will organise workshops as they develop their designs. At the end of this phase, the designs will be presented and exhibited, and the public will be consulted. The three teams participating in phase 2 will receive a contribution towards the costs of preparing their submissions.

The accompanying selection guidelines explain the application phase. Separate guidelines will be issued for phase 2, the award phase.
Before phase 2 of the competition begins, the City will review the requirements for the buildings and public realm. These may be amended following the review.

Community involvement

The local community will be consulted during the selection procedure, with opportunities for dialogue with the design teams. Residents will be represented on the jury. At the final presentation and exhibition, the design teams will present their outline designs to the jury and the public.

Integrated design team

The City of Amsterdam is seeking an integrated design team to develop a spatial vision for the area. Teams are expected to propose ideas that strengthen the neighbourhood's socioeconomic foundations and support its continued growth. Alongside expertise in spatial design, the team must include expertise in community development.

Commission

The winning team will be commissioned to design the public realm within the project area and the buildings accommodating civic and community facilities.

The commission will include:

- Development of the outline design for the civic and community facilities through to construction-ready design, including aesthetic supervision through to handover.
- Development of the outline design for the public realm through to final design, including aesthetic supervision through to handover. After the final design stage, the City of Amsterdam will take over the remaining design work.
- Aesthetic supervision during development of the outline design for the housing programme. This design work will be commissioned by housing association Lieven de Key.

Jury

The jury will comprise experts in landscape, public realm, urban design and architecture, sustainability, cultural history, youth culture, economics and transformation management. One or more intermediaries with knowledge of and ties to the local community will also sit on the jury.

Guiding principles for the design competition:

1. **Socioeconomic expertise is as important as design expertise.**
2. **The local community is involved in the assessment.**
3. **Young talent is given a chance.**
4. **The selected architects are of international standing.**
5. **The selection procedure is transparent.**
6. **Urban design, landscape and buildings are integrated into a coherent design.**
7. **It's an attractive prospect for teams to take part.**
8. **The creativity of the market is used to its full potential.**



Reference: workshop