



Amicitia

Restore Urban Fabric

t
e
u
n
y
d
s
r
i
c
i
t
i
a

Colofon

Partners

Municipality of Amersfoort
European Netherlands

Editor / Graphic design
Team European NL

Site photography
Frank Hanswijk

Financial support
Municipality of Amersfoort
Creative Industries Fund NL

Stichting European NL
Van Nelleweg 8065 3044BC Rotterdam
The Netherlands

Contact European 18 NL
e18@europan.nl
www.euopan18.nl

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

Competition brief European 18

Published on, March 2025 The Netherlands

This document draws upon insights from multiple reports, and we extend our heartfelt thanks to all contributors. The project team has made every effort to secure permissions for all listed materials where required, and apologizes for any unintentional omissions. If you believe you hold specific legal rights to any content included, please contact European NL directly.



creative
industries
fund NL



Dear European competitors,

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

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

A m i c i t i a

Restore Urban Fabric

INTRODUCTION

Amersfoort in the region
Urban Arteries and meeting places
City Environmental Vision
European 18- Resourcing

6

INTRODUCTION

Amersfoort in the region
Urban Arteries and meeting places
City Environmental Vision
European 18- Resourcing

24

URBAN CONTEXT

History Amersfoort and Amicitia
Landuse and Green space
Stadsring
Projects along Stadsring

36

PROJECT SITE & ASSIGNMENT

Amicitia at the Building Level
Amicitia's urban fabric
Strategic Vision
Competition Assignment

58

INFORMATION

Relevant documents
Facts and Rules
The jury
Organization

A m i c i t i a

Restore Urban Fabric



Amersfoort in the region

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

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

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

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

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





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

Principles from Regional Spatial Vision

Growth Within Urban Areas

Prioritize development within existing built environments to preserve open spaces.

Support Vital Villages:

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

Naturally Attractive

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

Heart of the Netherlands

Improve accessibility and prioritize cycling in urban planning.

Locally Vital

Strengthen urban centers and regional recreational structures.

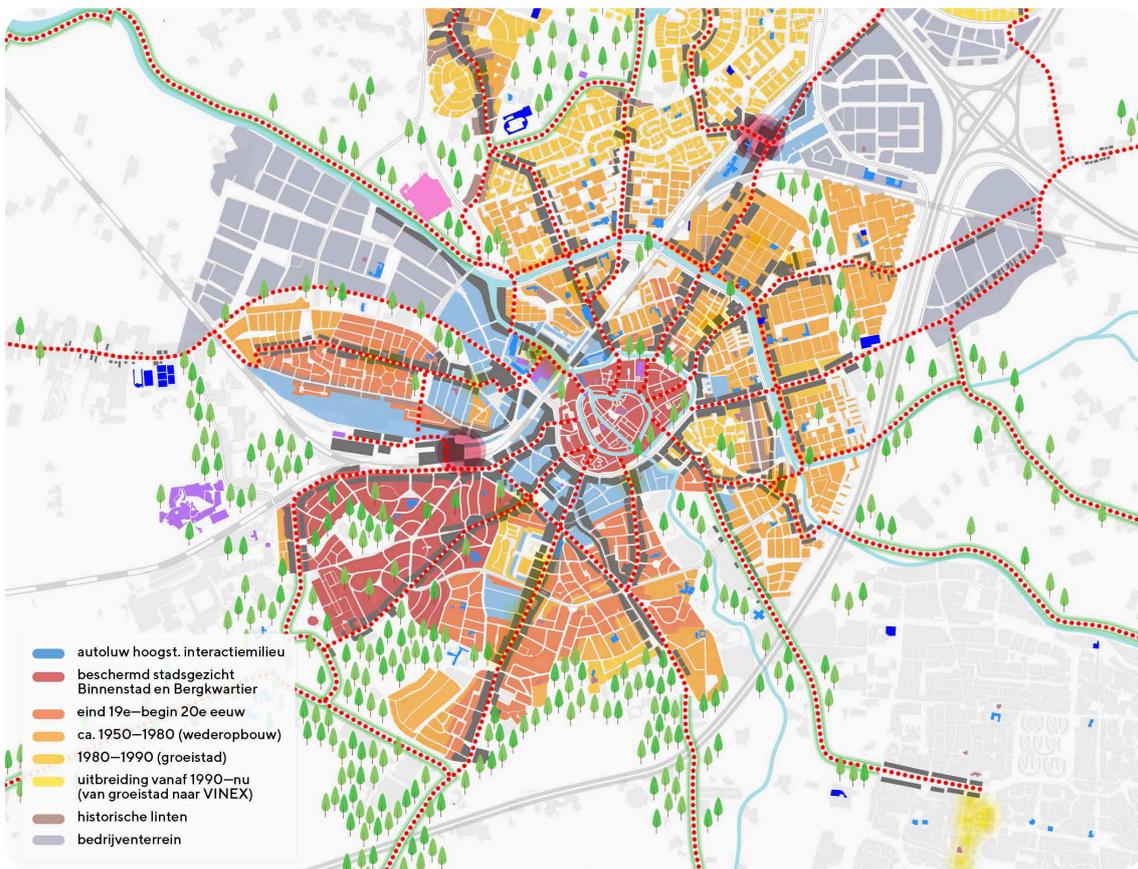
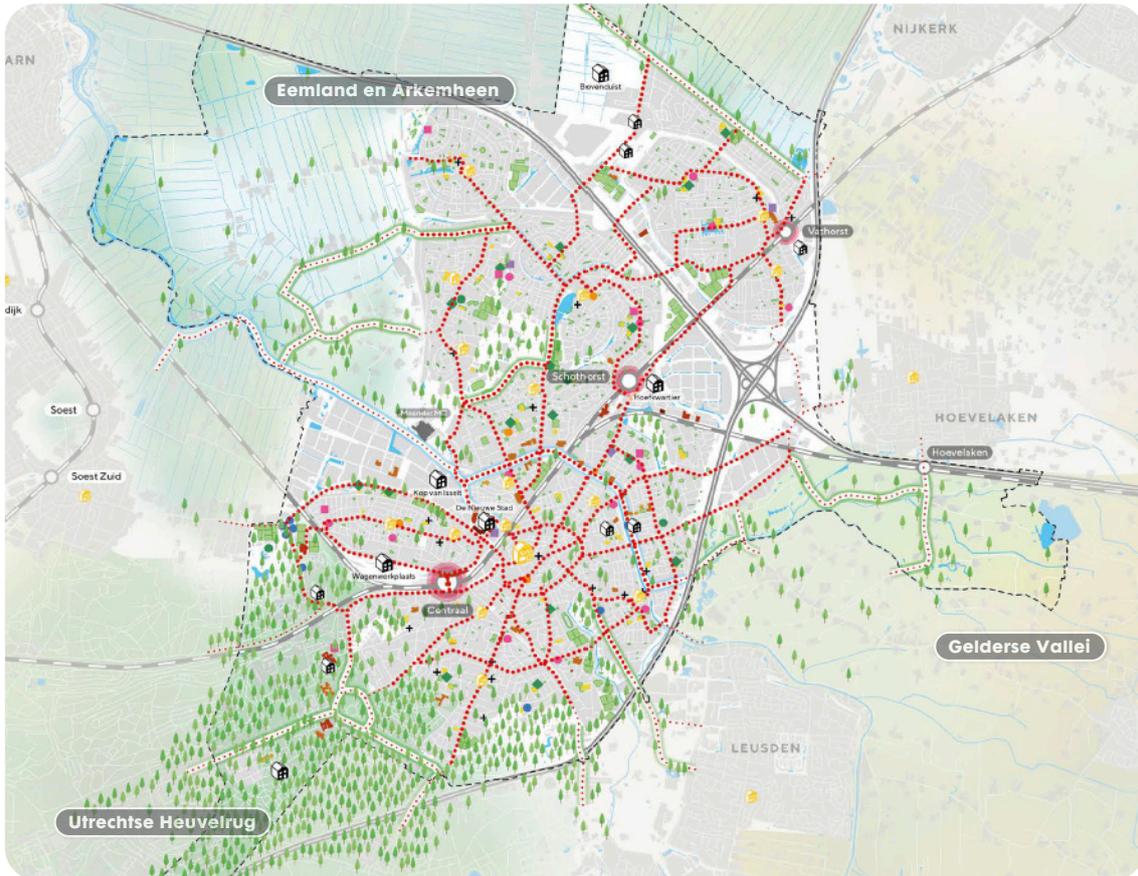
Thinkers and Doers

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

Implementation Plan

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





Urban Arteries and meeting places

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



Inclusive spaces

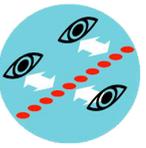
Create a network of vibrant and accessible meeting places that inspire community engagement, encourage inclusivity, and improve connections through thoughtfully designed public spaces



Vibrant program

Establish dynamic urban corridors that integrate vibrant urban functions, creating spaces where activity and liveliness thrive.

Prioritizing accessibility and safety ensuring that every individual feels a sense of belonging and connection, creating human-centred neighbourhoods.



Orientation

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



Continuity

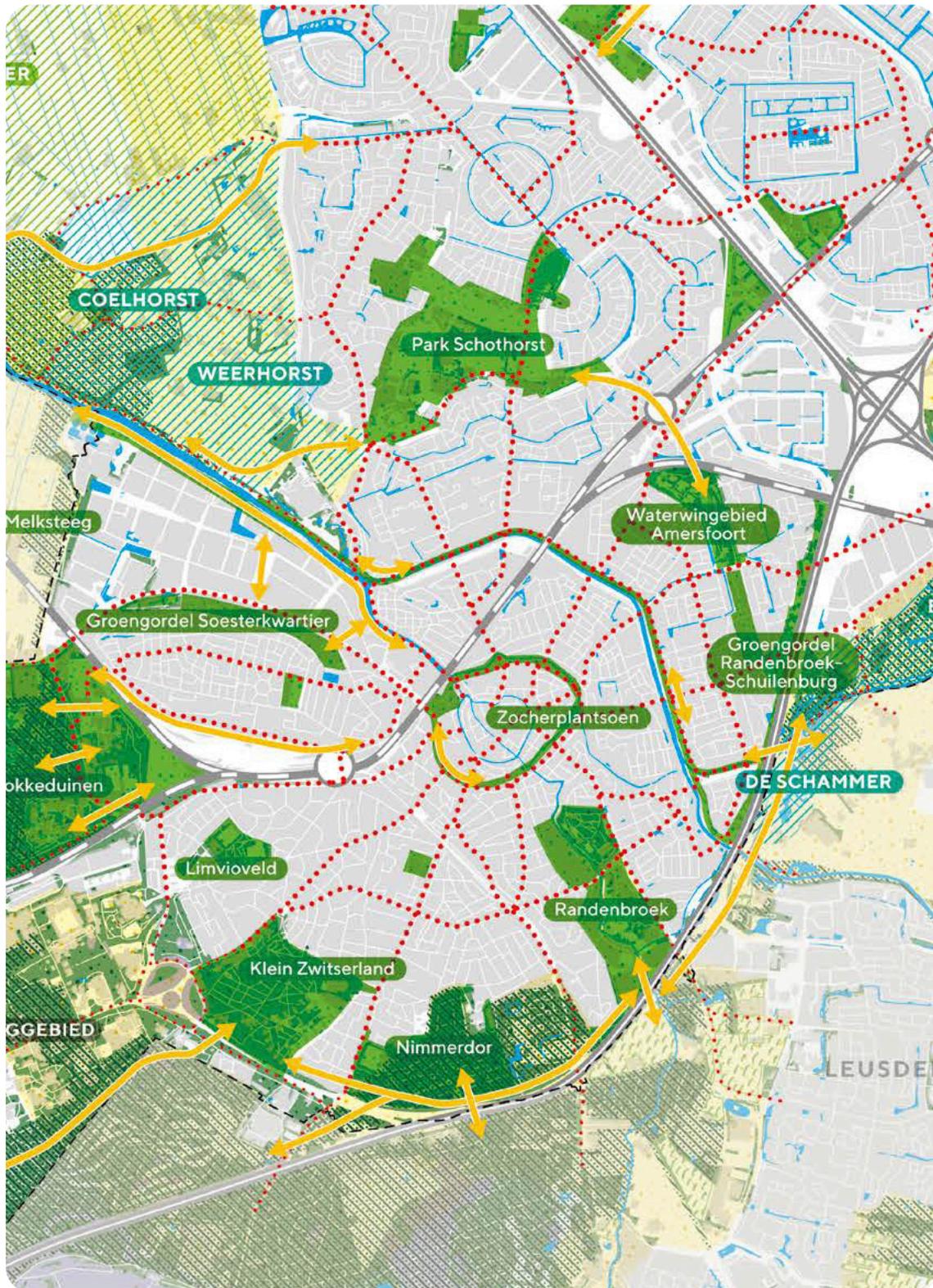
Create welcoming and safe corridors for slow traffic ensuring seamless connectivity between neighbourhoods and the city.

Prioritizing cyclists and pedestrians, we aim to foster environments that encourage mobility, strengthen communities and enhance the overall quality of urban life.



Identity

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



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

— from summary of participation in the environmental vision, 2021

City Environmental Vision

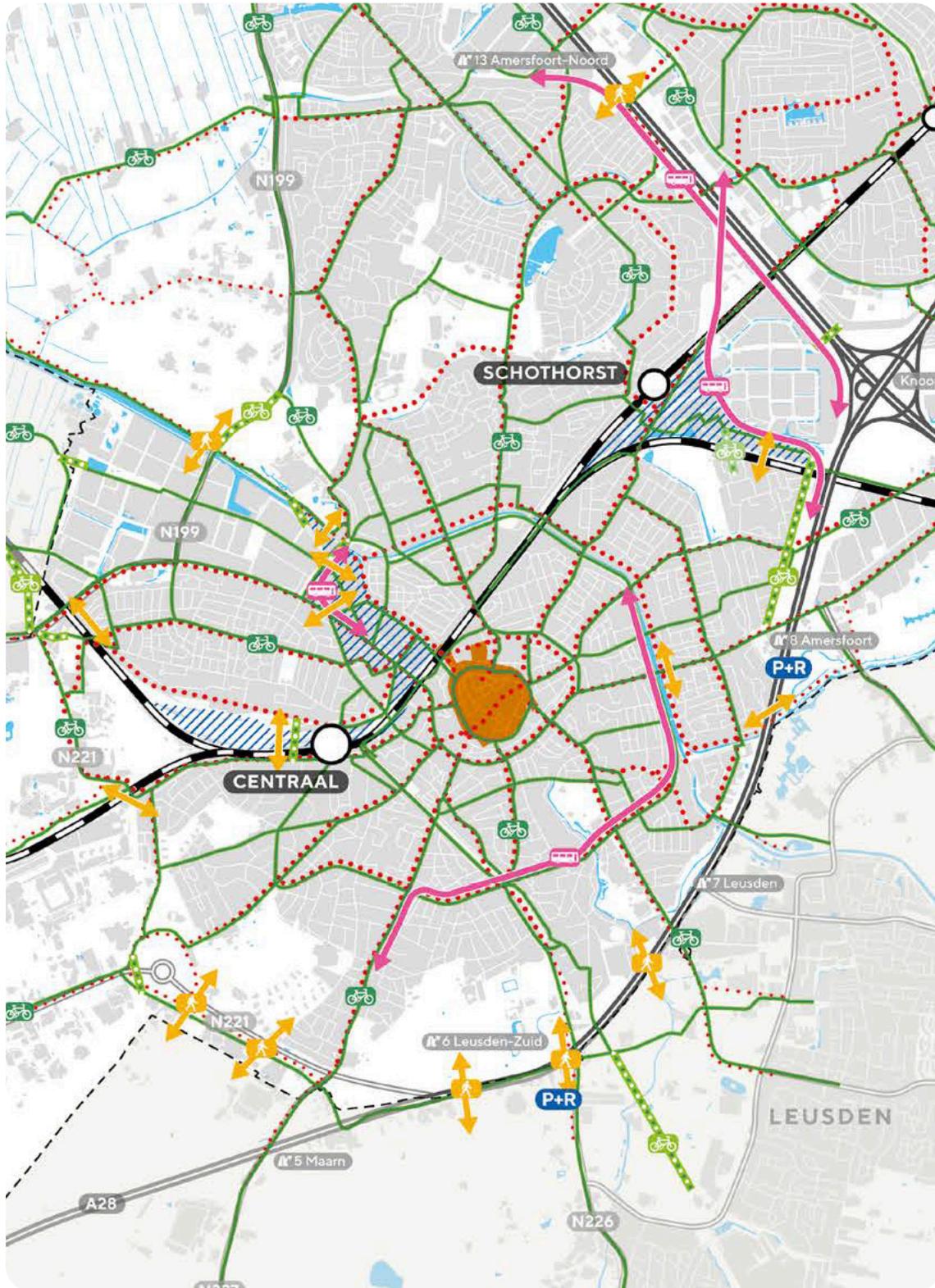
A green city in a green environment that embraces water

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

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

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





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

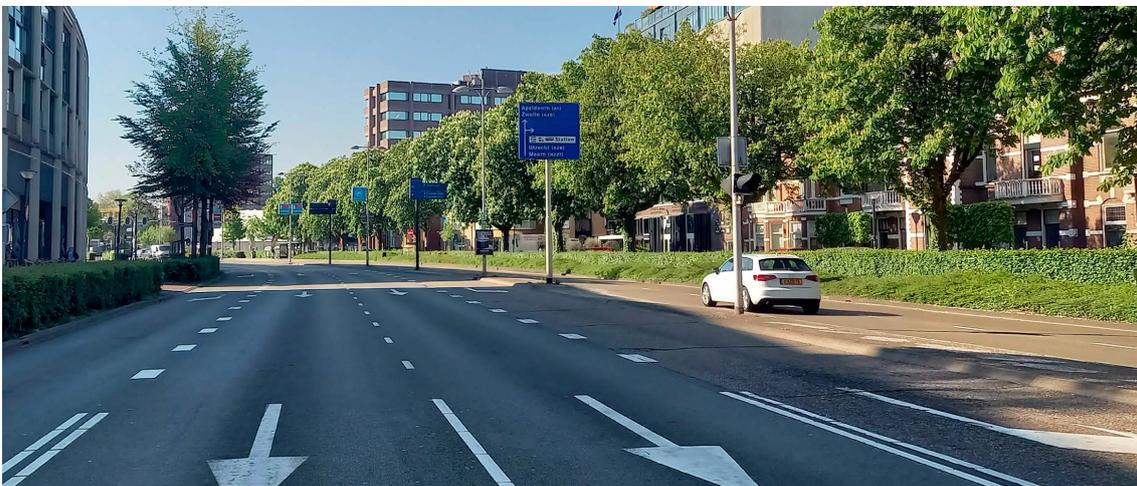
— from summary of participation in the environmental vision, 2021

A City with Sustainable Mobility

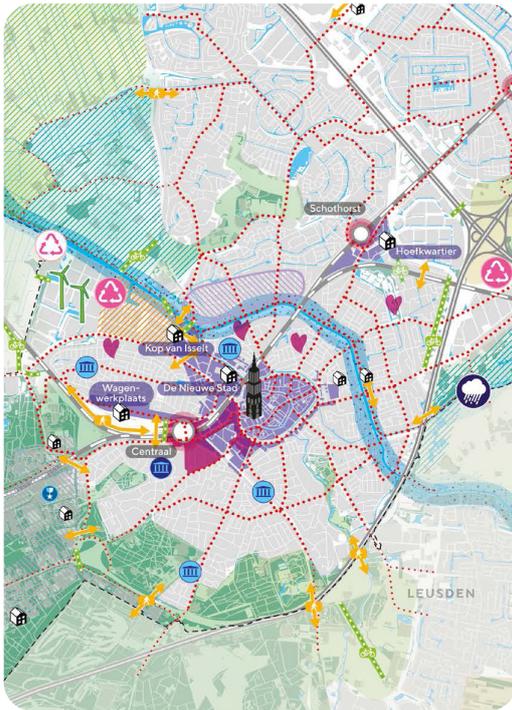
WE CHOOSE SUSTAINABLE AND ACTIVE MOBILITY WITH MORE SPACE FOR CYCLISTS AND PEDESTRIANS

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

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



An inclusive and attractive city to live in

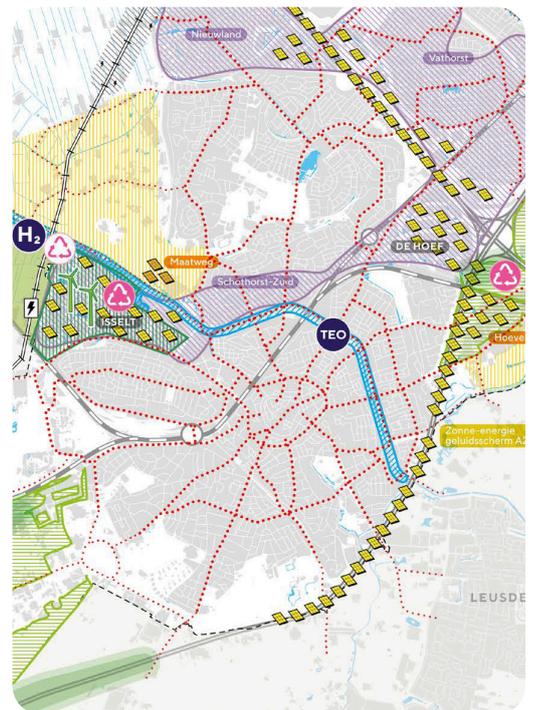


AMERSFOORT PROVIDES A HOME FOR EVERYONE AND CHOOSES HEALTHY GROWTH WITH SUFFICIENT DIVERSITY

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



A city becoming Sustainable & CO2-Neutral

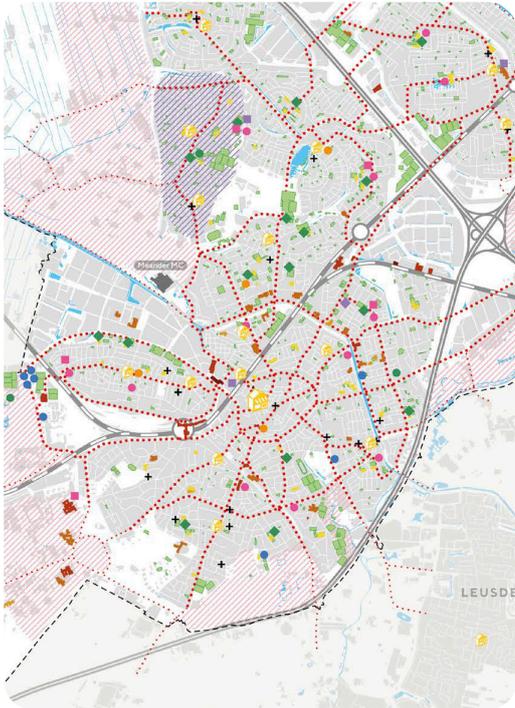


WE CHOOSE RENEWABLE ENERGY AND MATERIALS

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



A city where facilities grow next to development

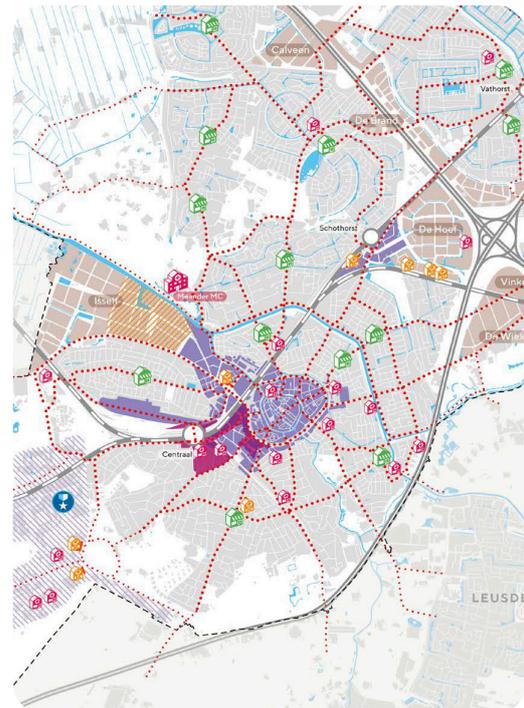


WE WANT FACILITIES TO GROW WITH THE INCREASE IN POPULATION

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



A city with a diverse and resilient economy



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

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



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

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

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

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

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

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

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

Resourcing in terms of **Materiality and Reuse**

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

R e s o u r c i n g
E u r o p a n 1 8



Koppelbrug
Rethink Health

A
m
e
r
s
f
o
o
r
t



Kop van Isselt
Reintegrate Old

A
m
e
r
s
f
o
o
r
t



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

EUROPAN18

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

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



A m e r s f o o r t

Stadhuisplein
Rebuild Culture



A m e r s f o o r t

F l i n t
Reinvent the Theater



A m e r s f o o r t

Otto Scheltus
Reconnect City



A m e r s f o o r t

A m i c i t i a
Restore Urban fabric

A m e r s f o o r t

R e s o u r c i n g



AMERSFOORT
re-use
re-define
re-connect
re-resource
EUROPAN18



A m i c i t i a

Restore Urban Fabric

URBAN CONTEXT

History Amersfoort and Amicitia

Landuse and Green space

Stadsring

Projects along Stadsring

Amicitia remains underutilized and falls short of its potential as a key gateway to Amersfoort's historic center. The building's lack of connection to nearby green spaces and its surrounding urban context prevents the creation of a cohesive inner-city experience, limiting opportunities for community engagement and liveliness. This situation highlights the ongoing tension between preserving historical value and unlocking economic potential. The underused courtyard holds untapped potential to become a vibrant meeting place, enhancing urban liveliness while aligning with Amersfoort's recognition as the European City of the Year 2023 for its outstanding quality of life and progressive urban planning.

A m i c i t i a

Restore Urban Fabric

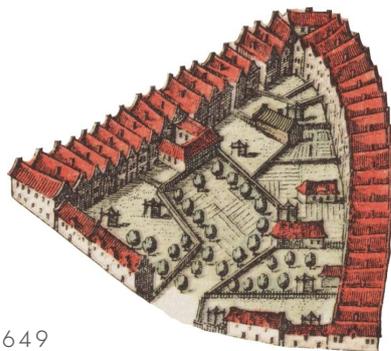


History Amersfoort and Amicitia

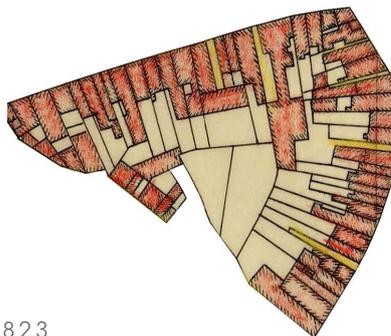
Amicitia building, located at the heart of Amersfoort, is a site of historical and urban significance, reflecting the city's evolution from a medieval fortified town to a dynamic modern centre. Originally established in 1835 as a social and cultural hub within the Plantsoen—a green promenade created after the dismantling of the city's defensive walls—Amicitia has transformed over the years, yet remains a vital part of Amersfoort's heritage.



1588



1649



1823

Medieval Beginnings

Amersfoort's urban structure began with its designation as a city in 1259, spurring the construction of the first city wall, later expanded with a second wall between 1380 and 1451. This included bastions and gates that defined the city's defensive boundaries (2,850 meters) with gates and a double canal system. The area surrounding Amicitia was marked by a double canal system forming a defensive barrier, featuring a defined structure with private interiors and a partially undeveloped south western boundary. The street Achter de Arnhemse Poortwal aligned with the second city wall.

The double canal system was modified, repurposing the central strip as farmland. Fortification work began in 1594, adding three large and seven small bastions. Public space emerged on the block's south western edge, while the street curved near the block's opening.

The outer canals were removed, leaving a single waterway. Gate systems retained main gates but lost outer defences. Agricultural



1888

land outside the canals was subdivided into plots, signalling urban expansion. The south western boundary of the block became more open, and private expansions altered its structure.

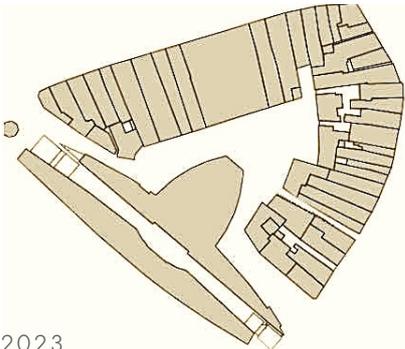
19th-Century Transition

City walls lost their military purpose and were demolished starting in 1829. Green promenades replaced them, with the Plantsoen completed by 1843. Sociëteit Amicitia, founded in 1836, added a music pavilion in 1859, becoming a cultural landmark.



1954

Urban development increased near Sociëteit Amicitia, with row housing appearing behind it. The building expanded to include a right wing, which housed a cinema.

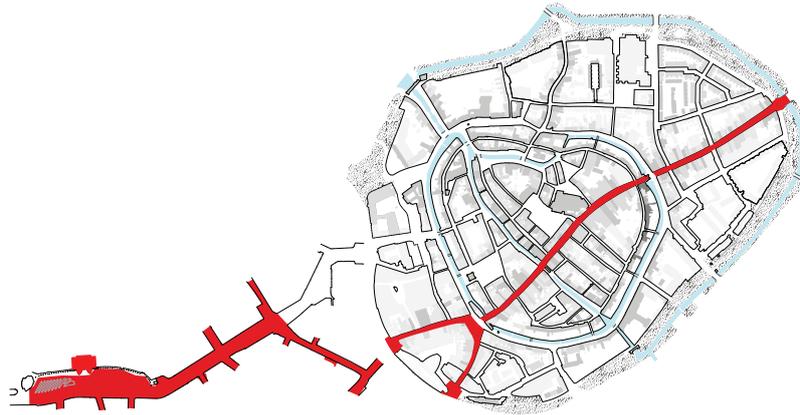


2023

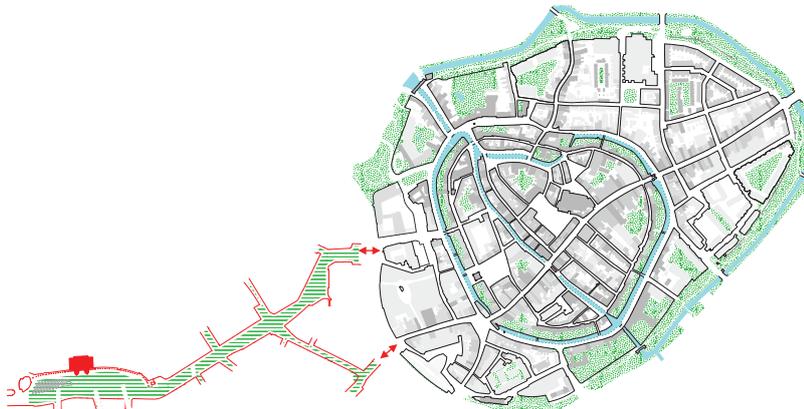
The construction of the Rondweg (1956–1958) filled in canals and reduced the Plantsoen's size. Amicitia expanded again with a left-wing addition. The surrounding urban context featured city villas, gardens, and tree-lined streets, many of which remain preserved.

Land Use

Amicitia is situated in the Grote Haag neighbourhood, a medium-density area characterized by a blend of residential and commercial uses. Buildings often feature ground-floor commercial establishments, such as restaurants, cafés, and retail shops, with apartments located above. This blend of uses fosters a lively environment, contributing to the vibrancy of the area while supporting Amersfoort's urban planning strategies to enhance mixed-use development a shopping promenade developed in the early 2000s to invigorate the local economy. This promenade includes diverse businesses and amenities, complementing the area's historic charm.



Despite many efforts in last years, the shopping centre in Amicitia has experienced challenges such as low foot traffic through the lowered promenade, vacant units, and competition from other shopping streets. The proposed lowered promenade appears overly ambitious and forced. As highlighted in the diagram, the dominant presence of the main shopping streets overshadows the concept, which can also be attributed to an outdated design approach.



Green Spaces

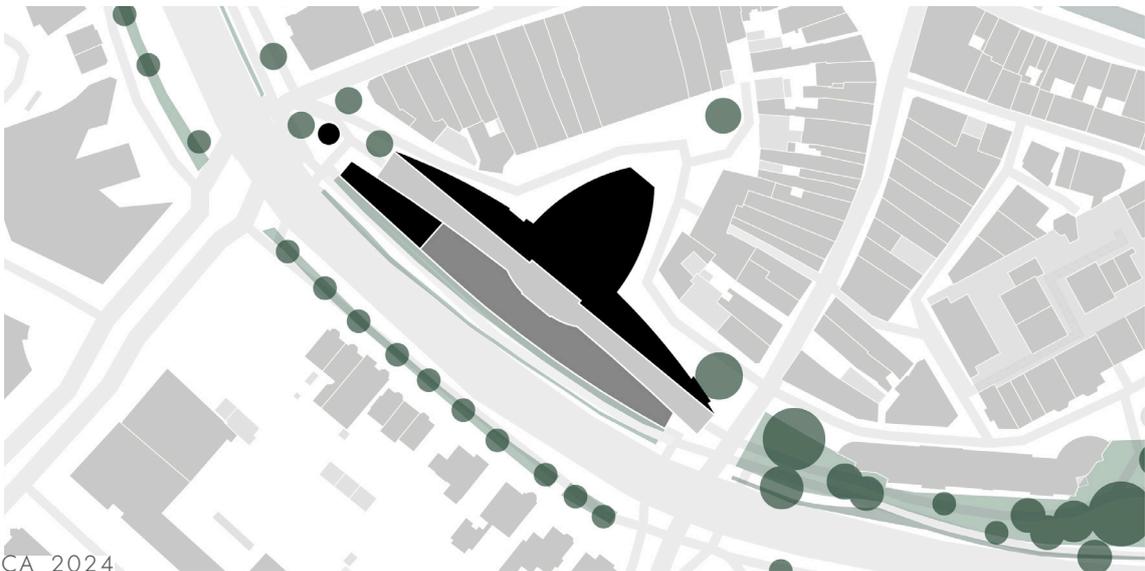
Green spaces play an essential role in defining the neighbourhood's character. To the south of Amicitia lies Zocherpark, a historic park created as part of the former defensive wall's transformation into a green belt. The Eem canal surrounds the creating a natural boundary and enhancing the area's picturesque quality. Additionally, Plantsoen Oost, situated southwest of Amicitia, contributes to the green infrastructure. However, the area's green spaces suffer from reduced continuity due to urban development and the construction of the Stadsring, which has physically separated Amicitia from these assets.



CA 1700



CA 1900



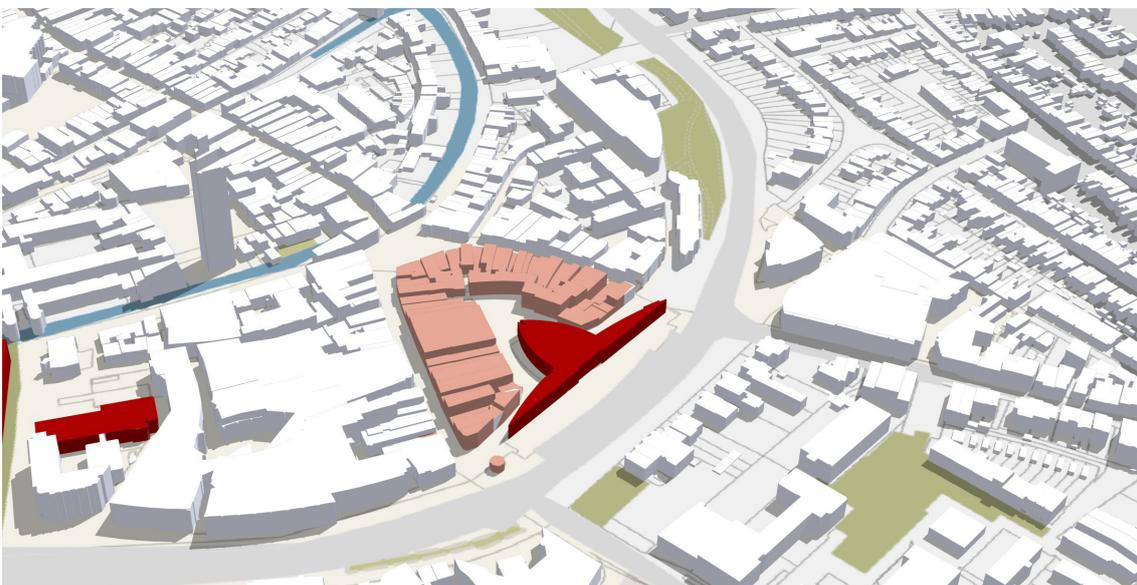
CA 2024

Transport Accessibility

The Grote Haag neighbourhood benefits from excellent transport connections. The Stationsstraat and Kersenbaan are key routes linking the stationsgebied with the historic city centre, facilitating the movement of pedestrians and vehicles. The area is well-served by bus routes that connect to Amersfoort Central Station and other parts of the city, facilitating convenient access for residents and visitors. The Stadsring, a major thoroughfare encircling the city centre, provides direct car access to Amicitia. However, this has led to a car-dominated environment, impacting pedestrian mobility and the overall urban experience. The historic city-centre is a car-free zone.

Zocherpark

The nearby Zocherpark is underutilized because of weak connectivity, and inconsistent building heights along with dominant retail architecture further diminish the area's visual and functional appeal. Amicitia occupies a central yet challenging position in Amersfoort's urban landscape. Planned improvements enhancing pedestrian accessibility and creating better integration with green spaces, ensuring that the area supports sustainable urban mobility while offering inviting public areas Utrechtsestraat and Arnhemse Poortwal serve as important connection near Amicitia, guiding visitors across the canal into the Lieve Vrouwekerkhof neighbourhood. These routes ensure that Amicitia remains accessible and well-connected to the broader urban fabric.



Stadsring

The Stadsring is a vital urban feature in Amersfoort, serving as a prominent boundary and connector within the city's spatial framework. Historically, it evolved from the demolition of the city's fortifications in the 19th century, transforming into a defining element of the urban landscape.



Historical Overview

The Stadsring in Amersfoort has a rich history that reflects the city's evolution over centuries. The name "Amersfoort" itself originates from a ford (voorde) in the Eem River, historically known as the "Emer" or "Amer," indicating the city's early significance as a crossing point.

In the 12th century, recognizing its strategic location, the Bishopric of Utrecht fortified Amersfoort. The city received its official charter in 1259, marking its establishment as a recognized urban centre. The first city wall of stone was constructed in the late 13th century, followed by a second wall around 1380, remnants of which, including gates like the Koppelpoort and Monnickendam, still stand today.

The Stadsring itself traces its origins to the 19th century when the city's fortifications were dismantled. This transformation allowed the area to develop into a significant urban feature, serving as a boundary and connector within Amersfoort's spatial framework. Over time, the Stadsring has evolved to accommodate various functions, including acting as a key traffic artery and delineating the transition between the historical inner city and surrounding neighbourhoods.

Traffic and Mobility

The Stadsring serves as a primary vehicular route, accommodating significant traffic volumes daily. Efforts are continually made to balance its role in accessibility with the need to ensure pedestrian safety and foster urban cohesion, making it a critical focus for Amersfoort's ongoing development.

Urban Identity

The Stadsring underscores the historical boundary of Amersfoort's inner city, serving as a visual and functional link between historical and modern urban developments. It possesses a unique architectural and landscape character that reflects its layered history, making it a significant element in the city's identity.

Challenges and Opportunities

While the Stadsring supports vehicular connectivity, it also presents barriers to pedestrian and cyclist movement, thereby impacting urban liveability. However, there is significant potential to enhance its role as a unifying urban space through measures such as improved landscaping, pedestrian crossings, and better integration with adjacent public spaces.

Projects along Stadsring

SAM & SOPHIE, Utrechtseweg 1 & 2-4

Utrechtseweg 1 and 2-4 are integral parts of Amersfoort's urban fabric, situated along a significant corridor that connects the historical city centre with newer developments. These sites embody a strategic blend of residential, commercial, and sustainable design elements, showcasing Amersfoort's vision for multifunctional and future-oriented urban spaces. Their redevelopment presents opportunities to enhance connectivity, optimize land use, and contribute to a cohesive urban fabric, with an emphasis on sustainable and integrated design. These locations are set to play a vital role in Amersfoort's future urban landscape.



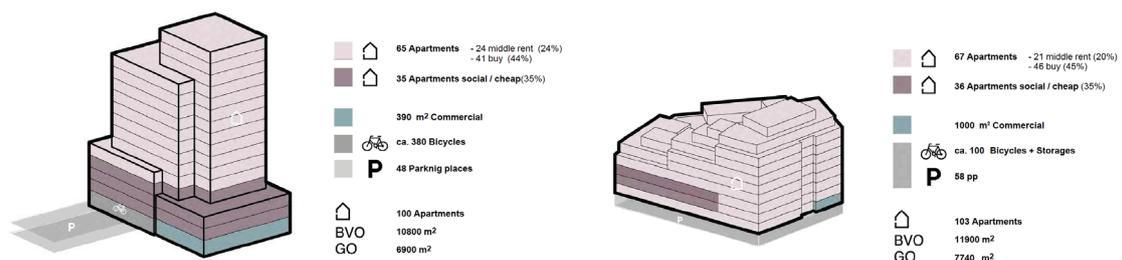
Featuring apartments, with a balanced mix of middle-rent, purchase units and social or affordable units. Additionally, it offers commercial space, parking and facilities for bicycles, making it a highly integrated and sustainable urban solution.

Utrechtseweg 1 (SAM)

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

Utrechtseweg 2-4 (SOPHIE)

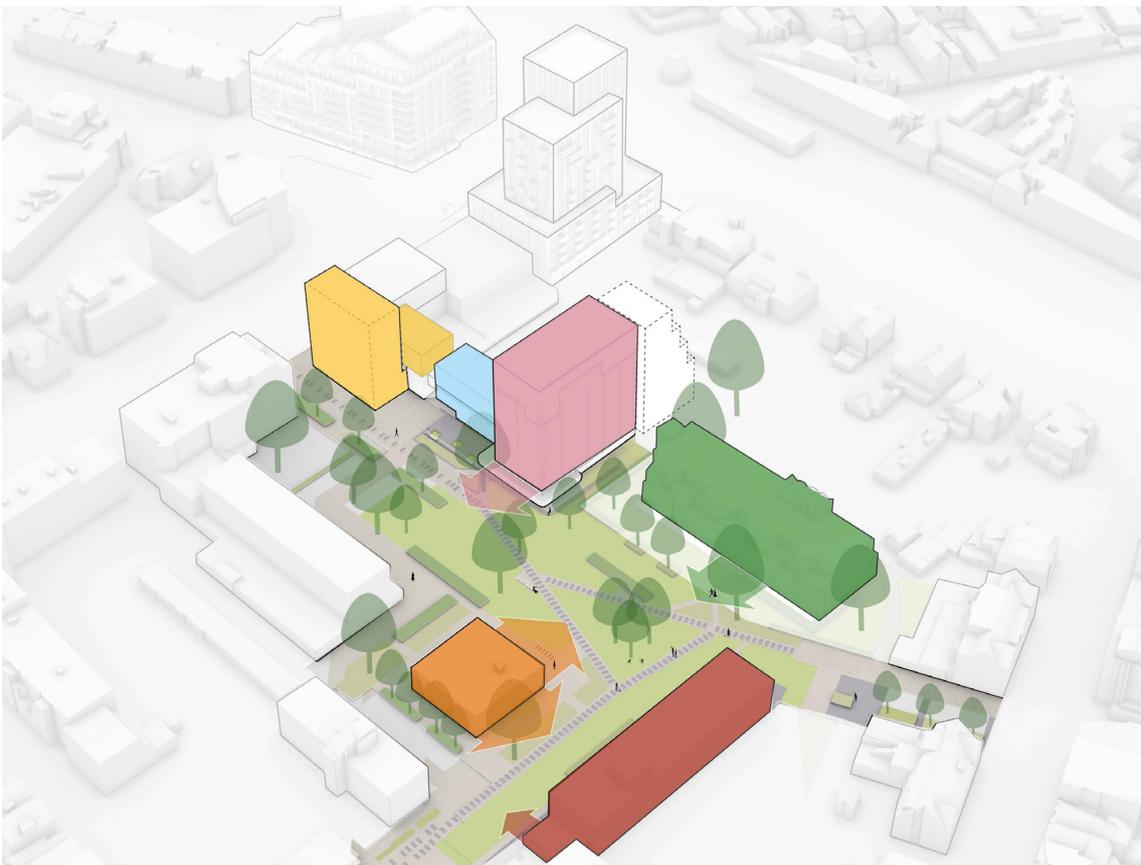
Utrechtseweg 2-4 complements these developments with a plan for 103 apartments, including 67 middle-rent and purchase units, and 36 social or affordable units. The site also features approximately 1,000 m² of commercial space, parking for 58 cars, and facilities for 100 bicycles and storage, emphasizing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



Redevelopment Suncourt (Zonnehof)

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

The existing buildings will be transformed and heightened, with some structures reaching up to 11 stories while the lowest remains at five. Although the site lies within the visual range of the Onze Lieve Vrouwe Toren, it remains outside direct sight lines, ensuring minimal impact on historic vistas. The ensemble is tied together by a cohesive plinth that seamlessly connects the private and public realms of the Zonnehof, enhancing accessibility and integrating with the surrounding urban fabric.



PROJECT SITE & ASSIGNMENT

Amicitia at the Building Level

Amicitia's urban fabric

Strategic Vision

Competition Assignment

Envision a design that restores the urban fabric, fosters lively street-scapes, and strengthens connections to the city's green spaces, including Plantsoen Oost and the Stadsring By prioritizing accessibility, functionality and sustainability, the project aims to create a landmark that enhances urban liveability and contributes to Amersfoort's unique identity.

Amersfoort is calling for visionary designs that reimagine Amicitia as a welcoming landmark at the entrance to the historic city centre, a design that integrates seamlessly with the urban context and provides economically viable solutions implementing thoughtfully designed housing units. The design should embrace mixed-use functions such as hospitality, culture, and social amenities.

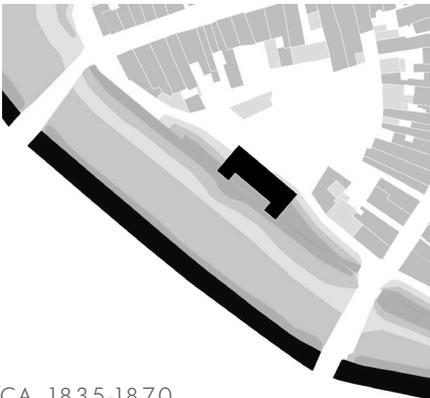
A m i c i t i a

Restore Urban Fabric



Amicitia at the Building Level

The Amicitia building in Amersfoort has experienced numerous significant transformations since its establishment in 1835, reflecting evolving socio-cultural dynamics within the community. Originally constructed as a social club, the building served as a gathering place for the local elite, facilitating social interaction and community cohesion. Over the decades, Amicitia adapted to shifting urban development trends and cultural expectations, evolving in tandem with the needs of city residents.



CA 1835-1870

Establishment and Initial Use (1835)

The Amicitia building in Amersfoort has a storied history, marked by its establishment in 1835 as a social club by the Maatschappij tot Nut van het Algemeen, aiming to foster societal improvement through knowledge and culture. Architecturally, it was designed by W.H. Kam and featured a classical symmetrical layout with corner projections, a central veranda, and a neoclassical facade. Socially, it initially functioned as a gentlemen's club, providing a venue for hosting social gatherings, concerts, and lectures, thereby becoming a focal point for community engagement.



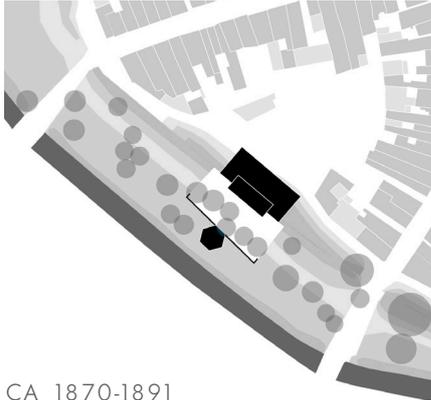
Addition of the Music Pavilion (1859)

In 1859, a music pavilion was added to the grounds, enhancing Amicitia's cultural role. This elegant structure complemented the main building's classical design and facilitated outdoor concerts and social events, expanding the venue's appeal as a cultural centerpiece in Amersfoort.

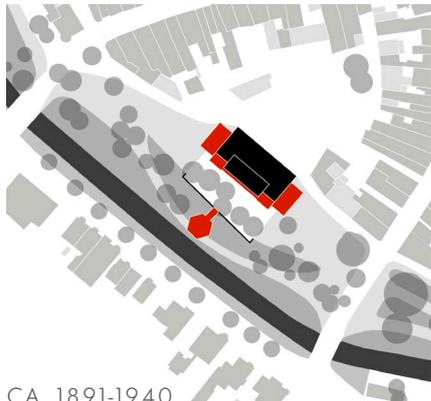


Major Expansion by W.H. Kam (1891)

Responding to the growing demands of its



CA 1870-1891



CA 1891-1940



CA 1940-1970



membership, Amicitia underwent a major expansion in 1891, again under the direction of W.H. Kam. This included a large concert hall at the rear and additional decorative elements such as decorative columns and projecting sections of the facade. These enhancements reinforced its architectural grandeur and solidified its status as a landmark.

Cultural Zenith and Conversion to Cinema (1930s-1956)

Amicitia reached its peak in the 1930s and 1940s, serving as a venue for political meetings, operettas, and local cultural events. Minimal architectural changes during this time preserved its historical integrity. However, the mid-20th century brought a shift towards mass entertainment and in 1956 the building was converted into "Cinema Amicitia." Interior modifications included a sloped floor for better viewing and the removal of balconies, while the construction of the Stadsring ring road disrupted and replaced parts of the adjacent Zocherpark, which reduced its prominence in the immediate urban context.

Decline and Mixed-Use Redevelopment (1970s-1995)

Amicitia's cultural relevance declined in the late 20th century due to competition from modern venues. By 1995, the sociëteit relocated, marking the end of its original role.

Conversion to Shopping Arcade (2001)

In 2001, the site was repurposed as a mixed-use development with retail and residential units. The historic facade was retained but poorly integrated into a modern structure nicknamed the "space shuttle" for its



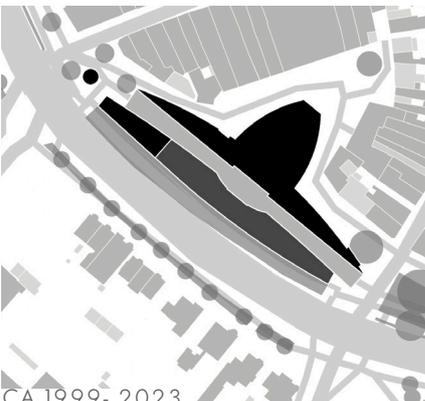
inefficiency. This redevelopment struggled with high vacancy rates and limited foot traffic.

Impact of the Stadsring Construction

The construction of the Stadsring had profound implications for Amicitia's connectivity to its surroundings. The Stadsring, a major ring road designed to accommodate increased vehicular traffic, disrupted the historical urban fabric and physically severed Amicitia from its original context. This infrastructural intervention significantly diminished Amicitia's prominence as a cultural centre, isolating it from central urban activities. The visual and functional disconnection from the surrounding urban landscape compromised its role as a vibrant community hub, effectively reducing its accessibility and relevance.

Recent Redevelopment Efforts

Despite these challenges, Amicitia remains an important historical site within Amersfoort. Recent redevelopment initiatives have aimed to preserve its architectural heritage while adapting the building to meet contemporary urban needs. Current redevelopment proposals prioritize enhancing the historical facade, improving integration with adjacent public spaces, and reestablishing Amicitia as a cultural and social landmark. These plans involve transforming surrounding areas into green spaces, creating new connections within the urban environment, and incorporating mixed-use functions to revitalize the site. The overarching objective is to strike a balance between heritage preservation and modern urban development, ensuring that Amicitia continues to contribute meaningfully to the cultural and social vitality of Amersfoort.



Amicitia's urban fabric

Amicitia's strategic position within the historic core, is flanked by the bustling Stadsring to the south and the quieter Achter de Arnhemse Poortwal to the north, provides a unique blend of accessibility, urban energy, and tranquil seclusion. This duality positions Amicitia as an area with the potential to integrate vibrant public functions with the serenity of a secluded courtyard.

The area surrounding Amicitia is characterized by a mix of commercial and residential spaces. The residential areas in the surrounding are restricted to 2/3 floors with many of them in a typical Dutch facades and the historic street pattern, characterized by narrow, winding streets and inner courtyards. Shops like HEMA, VanHaren, and others have their front entrances facing the Utrechtsestraat, a lively pedestrian shopping street, while their back entrances open onto Achter de Arnhemse Poortwal.

This inner area is lined with residential units and some shops, has an inner-courtyard-like quality due to its calm atmosphere and the enclosure provided by the surrounding buildings. Amicitia building has very negative impact on this inner space making this the area feels underutilized. The mix of parked cars, cycles, and service areas along Achter de Arnhemse Poortwal further contributes





to an unorganized street-scape, detracting from its potential as an inviting public space.

Adding to the site's potential, the presence of mature trees enhances its character and provides a natural starting point for introducing more greenery. The raised ground floor of Amicitia creates a distinct buffer between private and public realms, while the shops benefit from generous ceiling heights and multiple window openings.





Amicitia a misfit

However, the current layout presents challenges. Visitors approaching from Achter de Arnhemse Poortwal are greeted by a blocked view at the street's end, limiting visual connectivity and creating a sense of disconnection. As one progresses further into the area, the "back" of Amicitia dominates the street-scape, with its dated architectural form creating an underwhelming transition from the vibrant city centre to this quieter area.

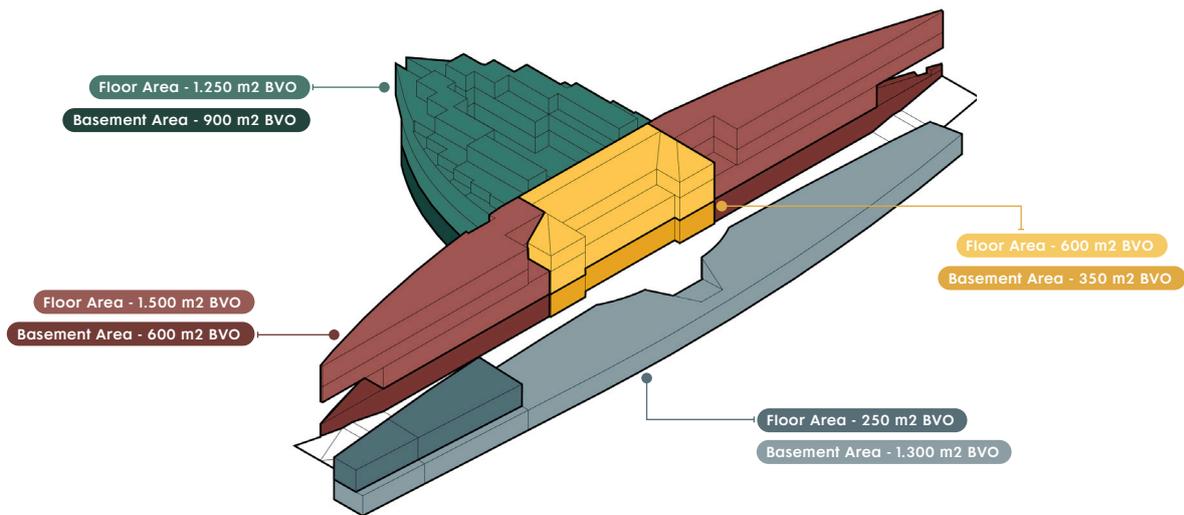
In the backspace, the contrast between the active shops across Amicitia and the blank walls lined with parked cars and bicycles is striking. While these shops inject some liveliness, the overall experience for pedestrians along Achter de Arnhemse Poortwal remains very functional and uninteresting.

Public infrastructure, such as bicycle parking, is generously provided in front of shops and along interior streets. Though functional, these areas often appear messy and uncoordinated, amplifying the impression of a fragmented and neglected courtyard space.

On the southern side, the adjacent Stadsring contrasts sharply with the quieter interior streets. This car-dominated thoroughfare brings significant urban energy but simultaneously isolates Amicitia. Sunken passageways leading from the front of Amicitia to the -1 level were developed as part of a retail and commercial

strategy during its transition to a mix-use development. Despite their architectural potential, these spaces suffer from limited visibility and accessibility due to their depth and separation from key activity zones.

Rows of few bushes along the cycle tracks further obscure these passageways, reducing their integration with the surrounding urban fabric. The -1 level, with its shops and restaurants, remains underutilized, with vacant spaces highlighting inefficiencies in its current use and reducing the vibrancy of the area.



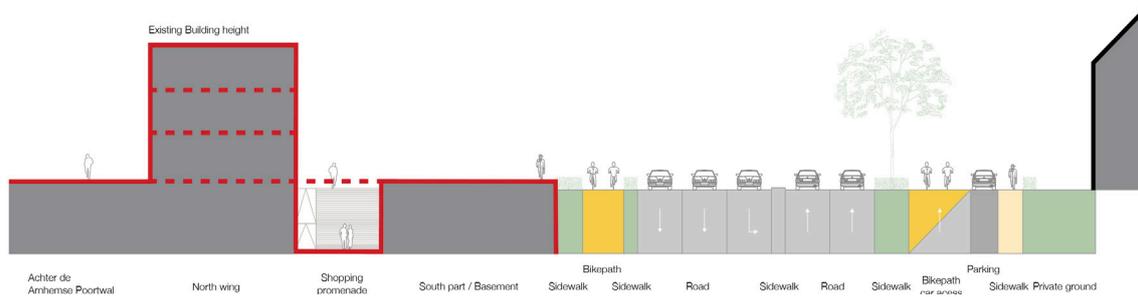
Strategic Vision

Despite these challenges, Amicitia holds immense potential for reactivation. Its unique position, adaptable structural features, and inner courtyard-like qualities present opportunities to transform it into a vibrant, community-oriented public space that integrates seamlessly with the dynamic fabric of Amersfoort's historic core. By addressing issues of connectivity, visibility, and functionality, Amicitia can become a model of sustainable and inclusive urban regeneration.

The vision for the Stadsring emphasizes its transformation into a more inclusive and sustainable urban environment. Proposed strategies include reducing vehicular dominance, increasing green infrastructure, and fostering better connections between the inner city and outer areas. By addressing these aspects, the Stadsring can evolve into a vibrant urban corridor that supports both mobility and community engagement.

There are active ideas to transform the Stadsring in Amersfoort into a greener and more pedestrian-friendly area by reducing car traffic and narrowing lanes. These ideas align with the broader strategic vision of creating a sustainable urban corridor. However, their implementation time-line will depend on the outcomes of ongoing studies, public consultations, and municipal decisions.





Existing street profile

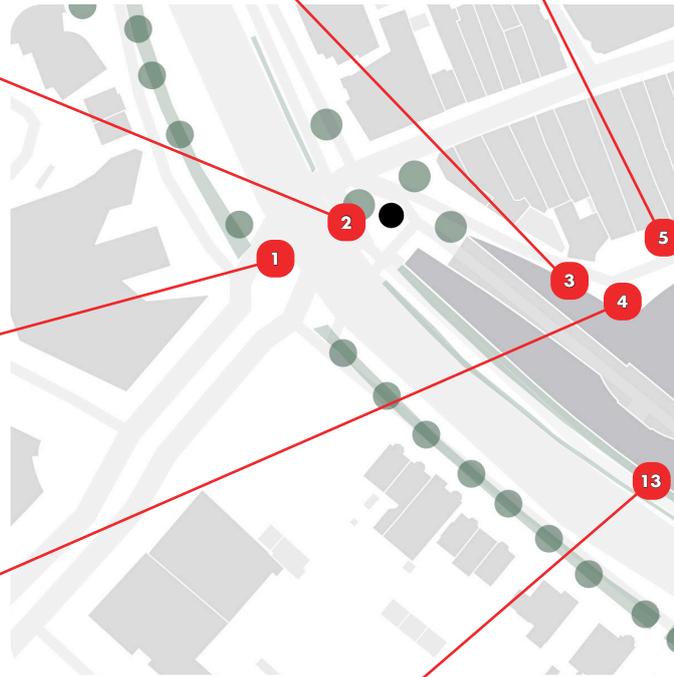
The principle cross-section

The building line along Stadsring is not predetermined, allowing for multiple design possibilities. These options should be informed by historical precedents, including the original alignment of the city's fortifications and urban planning principles that have shaped the evolution of the Stadsring.

A key consideration in defining the building line is achieving a balance between the amount of green space in front of the development and the overall building volume required. The new structures should have a height variation between four and six floors, ensuring an appropriate scale in relation to the surrounding urban fabric.

The volumetric proposal should be a careful negotiation between green space, building heights, and the total square meters allocated for development. Rather than focusing on maximizing floor space, the urban composition should prioritize spatial quality, ensuring a well-integrated and harmonious addition to the cityscape.

Additionally, the design should strengthen the relationship between new buildings and the public realm, improving liveability and aesthetics. A holistic approach should consider sight-lines, accessibility, and the interaction between built and open spaces. While discussions on potential downgrading of Stadsring persist, its timing and feasibility remain uncertain. While it is a widely shared aspiration, designs should evaluate this situation while drawing up the proposals, which may find the right balance between ambition and feasibility.







Stadhuisplein

Sint Jorisplein

VanHar

Towards the Station

Stadsring

AMERSFOORT
ree u s e e
reed u c t e
reinv e n t
re c o n n e c t
re s o u r c i n g
EUROPA N18



Lieve Vrouwetoren

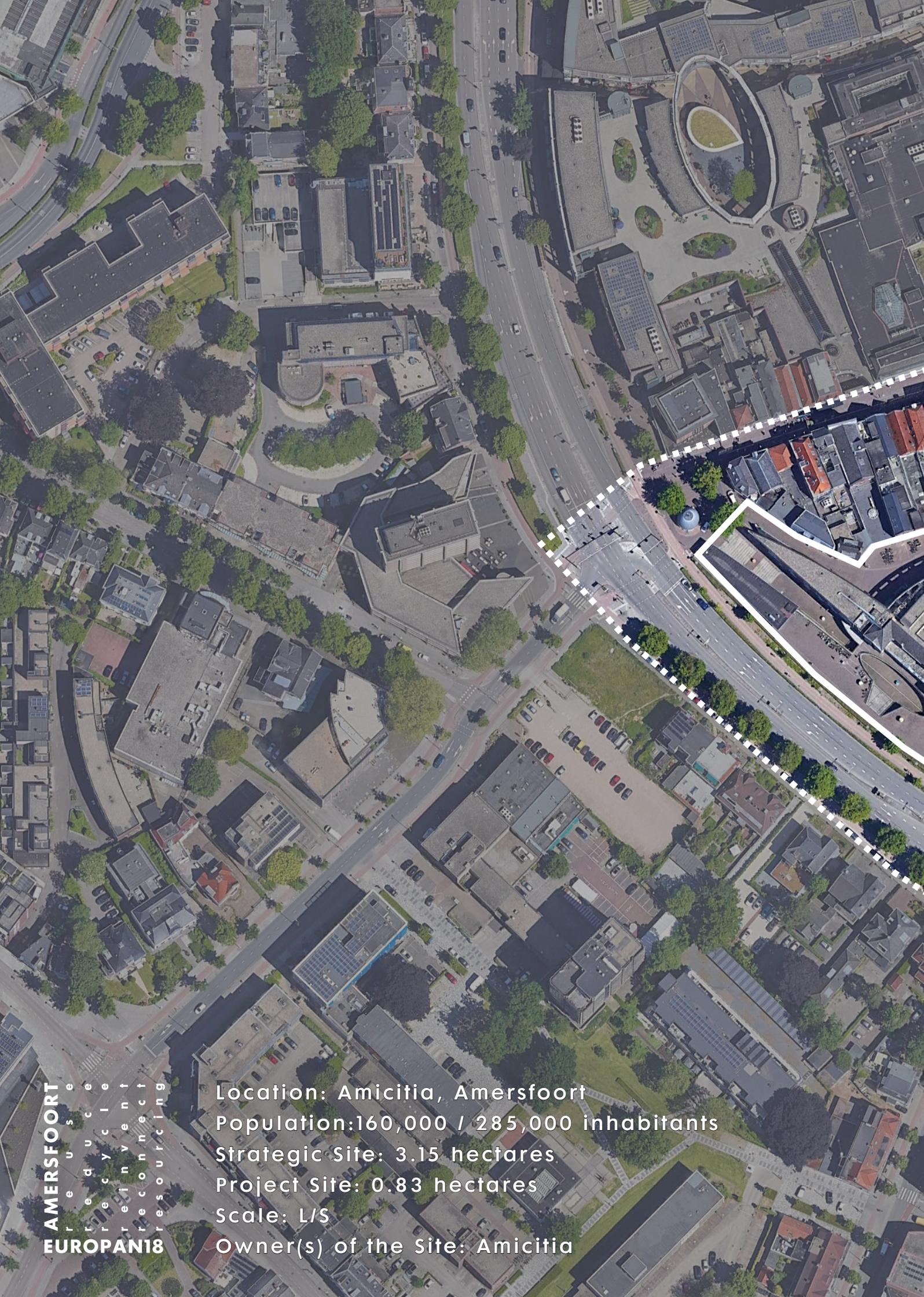
Sint-Joriskerk

Varkensmarkt

Hema

AMICITIA

Amicitia
Restore Urban Fabric



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

Location: Amicitia, Amersfoort
Population: 160,000 / 285,000 inhabitants
Strategic Site: 3.15 hectares
Project Site: 0.83 hectares
Scale: L/S
Owner(s) of the Site: Amicitia



A m i c i t i a

Restore Urban Fabric



View of the Amicitia from across the Stadsring



Amicitia from -1 level



View from the Achter de Arnhemse



Ramp leading to cycle parking



Maneke Bunt



View of surrounding houses from the Achter de Arnhemse Poortwal



Poortwal



Empty spaces at -1 level



View from the Achter de Arnhemse Poortwal

Competition Assignment

Amersfoort, in collaboration with the owner of Amicitia, is committed to revitalize and restore the urban fabric. This initiative aligns with the city's vision of a cohesive inner-city experience through context-sensitive architectural design and integrated and connected green spaces.

Amicitia offers a unique chance to redefine urban living through an iconic housing project that serves as a gateway to Amersfoort's historic city center. Project should create a well-thought building by combining housing with commercial and/or semi-cultural spaces at the ground floor, fostering social interaction and community cohesion. The proposal should integrate sustainable urban renewal with economic feasibility, historical preservation, fostering and contributing to the overall livability of Amersfoort's city center.

Follow-up process

The Municipality of Amersfoort, in partnership with the owner of Amicitia, is committed to re-imagining the potential of the site. Currently, the building is underutilized, and the owner is keen to advance the concepts and typologies developed through the competition into a viable and profitable project, with the aim of realizing it. The owner also envisions the possibility of commissioning further design studies, either for the Amicitia site or for other locations facing similar urban challenges, to explore opportunities for thoughtful urban development.

1

Restore the urban fabric

The City of Amersfoort seeks to restore the urban fabric of the Amicitia building, transforming it from an underutilized space into a vibrant urban location. Create a design that aligns with the urban fabric and the small-scale nature of the city centre.

Develop a vibrant street-scape where all sides of the building integrate seamlessly with their surroundings also in height (hoogbouwvisie), avoiding closed facades and fostering inviting, lively, and active functions. The new proposal should allow for physical accessibility and may be organized into distinct buildings volumes while offering diversity of functions.

2

Connection to the park and the green urban ring

Aligned with Amersfoort's goal to enhance urban livability, the city plans to reduce car traffic and prioritize green spaces.

Develop a design that emphasizes and strengthens the connection to the surrounding greenery as part of the Plantsoen Oost. Create a recognizable landmark along the Stadsring that enhances the entrance to the city centre while maintaining its own identity, fostering a greener, more connected city centre. The design should contribute to the city's appearance and attractiveness. The location must become an integral part of the of the historical urban fabric, not only visually but also functionally.

3

Architectural Integration and expression

The architectural design should integrate seamlessly with the surrounding urban context while serving as a prominent, welcoming landmark at the gateway to the historic city center. Develop a program that complements the city center's offerings. The design should accommodate economically viable functions, addressing housing demand. Also consider integrating hospitality, culture, social facilities, or other value-adding uses, with retail as a secondary option.

The housing program, currently comprising 26 to 28 rental units. The new program envisions a volume consisting of $\pm 12,000-15,000\text{m}^2$, pushing the spatial limits of what is permissible within the urban context. This ambitious scale requires a thoughtful programmatic interpretation, ensuring a balance between innovative spatial design and a feasible business case to sustain its development.

4

Reactivating the Inner Courtyard

The inner courtyard has desolate atmosphere. Design teams should propose strategies to reintegrate the courtyard with surrounding spaces, transforming it into a vibrant communal area that promotes social interaction and a sense of belonging.

5

Historical context and appearance

The design may feature an iconic design for a strong connection between the city center and the green ring. Retaining the historical facade or the building is desirable but not mandatory; however, any proposed demolition must be substantiated with clear justification and reasoning.

A m i c i t i a

Restore Urban Fabric

INFORMATION

Relevant documents

Facts and Rules

The jury

Organization

Relevant documents

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

22-2270_Herontwikkeling Amicitia Amersfoort_presentatie presentatie gemeente 2.pdf (2022)

A concept presentation outlining redevelopment plans for Amicitia. Focuses on improving architectural quality, enhancing public spaces, and ensuring a contextual fit within Amersfoort's historic core.

AmicitiaStudie.pdf (2021)

Provides a detailed analysis of Amicitia's historical context and urban evolution in Amersfoort. The document traces architectural and societal transformations from 1588 to 2021, focusing on morphological changes and supported by historical maps.

AMICITIA Amersfoort presentatie Herman Hanselaar 30-07-2021 Boekje met geschiedenis Amicitia.pdf (2021)

A historical presentation documenting Amicitia's architectural and cultural evolution in Amersfoort. It highlights key milestones in the site's urban and social significance.

190906_rapport Amicitia_[small]_Van Hoogevest architecten.pdf (2019)

Discusses the historical and current urban conditions of Amicitia and its surroundings. The report emphasizes Amicitia's significance in Amersfoort and proposes redevelopment strategies, including integrating the site with Singelpark and improving its residential and public functions.

Visie Varkensmarkt 2019_1.pdf (2019)

Describes a participatory vision for the Varkensmarkt area. Highlights include greenery enhancement, pedestrian accessibility, and creating social spaces. It provides a broader urban strategy indirectly connected to Amicitia.

VerganeGlorie.pdf (2008-2009)

A master's thesis examining the development of Sociëteit Amicitia. Discusses its cultural impact, architectural transitions, and urban history in detail, supported by societal analysis.

Studie.pdf (n.d.)

Explores various redevelopment scenarios for Amicitia, ranging from minimal interventions to extensive reconstructions. The document considers potential new uses, such as residential spaces and green areas, aimed at revitalizing underutilized sections. 2D/3D dataset information

Facts and Rules

Facts

Site representative / Actor(s) involved

Municipality of Amersfoort
Owner Amicitia

Team representative / Lead member

Architect and/or urban designer

Expected skills

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

Rules

Participate / Register

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

Competition Rules

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

Evaluation

Jury

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

Award

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

Post-competition

Intermediate procedure

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

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

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

Communication

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

The jury

The Jury

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

Kristiaan Borret (BE)

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

Jeroen de Willigen (NL)

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

Eric van der Kooij (NL)

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

Oana Rades (NL)

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

Wouter Veldhuis (NL)

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

Cécilia Gross (NL)

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

Nathalie van Hoeven (NL)

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

Rob Meurders (NL)

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

Tom Avermaete (CH)

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

Oliver Thill (NL) *Substitute Jury

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

Cristina Gamboa (ESP) *Substitute Jury

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

Technical committee

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

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

Organization

Project coordination

Madir Shah

Director, Secretariat European NL / E18 Project leader

Arno Goossens

Senior Strategic Advisor Spatial Development at the Municipality of Amersfoort

Maricke Hiddink

Architect - Advisor Spatial Development at the Municipality of Amersfoort

Agnes Galama

Spatial Development Strategist at the Municipality of Amersfoort

Pre-competition working group

Flint, Amersfoort (NL)

Agnes Galama, Esther van Son-Kock

Amicitia, Amersfoort (NL)

Agnes Galama, Esther van Son-Kock

Scheltus Flat, Amersfoort (NL)

Agnes Galama, Esther van Son-Kock

Stadhuisplein, Amersfoort (NL)

Maricke Hiddink, Esther van Son-Kock

Kop van Isselt, Amersfoort (NL)

Maricke Hiddink, Dirk Hölzer

Koppelbrug, Amersfoort (NL)

Maricke Hiddink, Dirk Hölzer

European NL

André Kempe (Board member)

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

Jonathan Woodroffe (Board member)

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

Sabine Lebesque (Board member)

Architectural Historian Land and Development, Municipality of Amsterdam

Anouk de Wit (Board member)

Program manager Spatial Quality, Municipality Amsterdam

Arnoud Gelauff (Board member)

Architect / Co-founder / Arons en Gelauff architecten

Madir Shah (Director)

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

Isha Joshi

Architect / Urban Designer / Team European NL

Dear European competitors,

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



Flint Reinvent The Theater

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

Register @ www.europaan.nl



Amicitia Restore The Fabric

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

Register @ www.europaan.nl



Otto Scheltus Reconnect City

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

Register @ www.europaan.nl



Stadhuisplein Rebuild Culture

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

Register @ www.europaan.nl



Kop van Isselt Reintegrate Old

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

Register @ www.europaan.nl



Koppelbrug Rethink Health

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

Register @ www.europaan.nl



Amersfoort

R e s o u r c i n g



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

AMERSFOORT
re-use
reduce
recycle
reinvent
reconnect
resourcing
EUROPAN18

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

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