

# COLLECTIVE GROWTH

## The mission

Is to establish a sustainable, community-centered housing model in the M4H district of Rotterdam through the Community Land Trust (CLT) framework. The project empowers a diverse group of makers—individuals and small businesses who creatively repurpose containers to construct their own living and working spaces.

This unique approach provides an affordable housing solution while encouraging residents to actively participate in shaping their environment. The development integrates essential community features, such as farm-to-table dining options, workshops focused on sustainability and self-sufficiency, and repair cafés where skills and resources are shared.

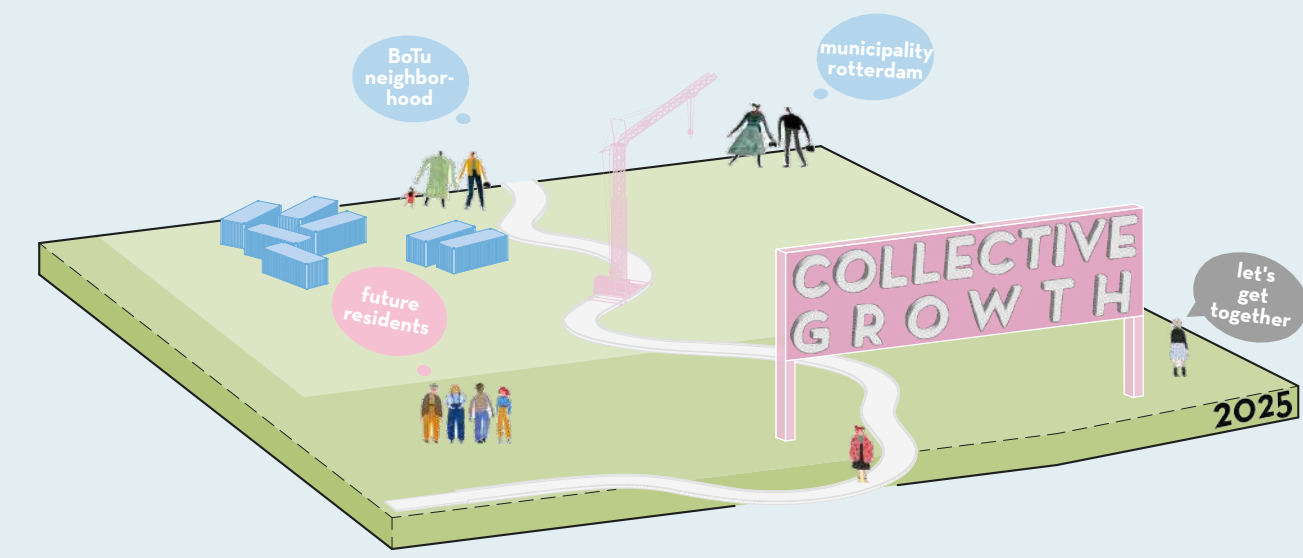
By fostering a collaborative atmosphere, the project not only promotes ecological responsibility but also builds a resilient social fabric, creating a thriving neighborhood that aligns with the values of its residents and the future of urban living.

## Architecture

The M4H district, centered around the former Keilewerf 2 site, reflects a rich architectural and urban context rooted in its industrial past. The area is defined by warehouses, industrial structures, and open spaces that now host a growing creative community. It has become a vibrant hub for music, art, and urban gardening, attracting makers, artists, and entrepreneurs.

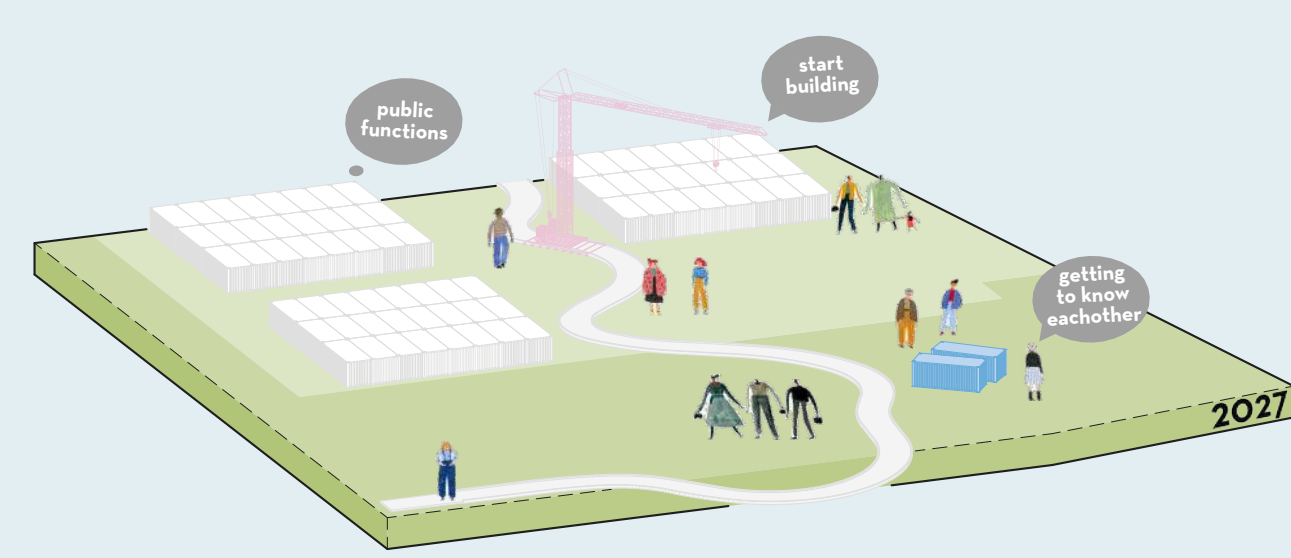
Adjacent to the site, the Dakpark offers a green urban park, creating a symbolic link to the neighboring BoTu (Bospolder-Tussendijken) district. BoTu is known for its diverse population and strong community initiatives, adding social depth to the area.

This blend of industrial functionality and community-driven creativity forms the foundation for a transformative housing vision in the district.



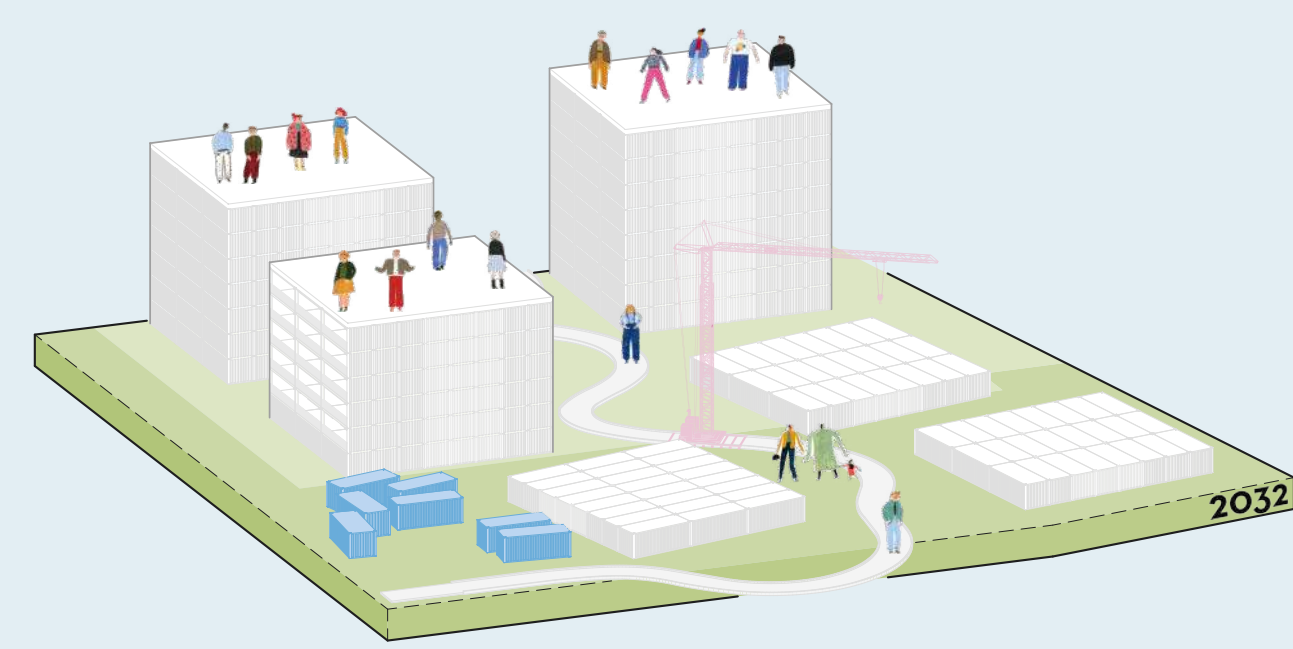
### Phase 0 | Occupying the Plot

The future residents and supporters begin occupying the plot. Initial discussions with the surrounding neighborhood and the municipality take place to introduce the concept of „Collective Growth“ and establish a collaborative foundation.



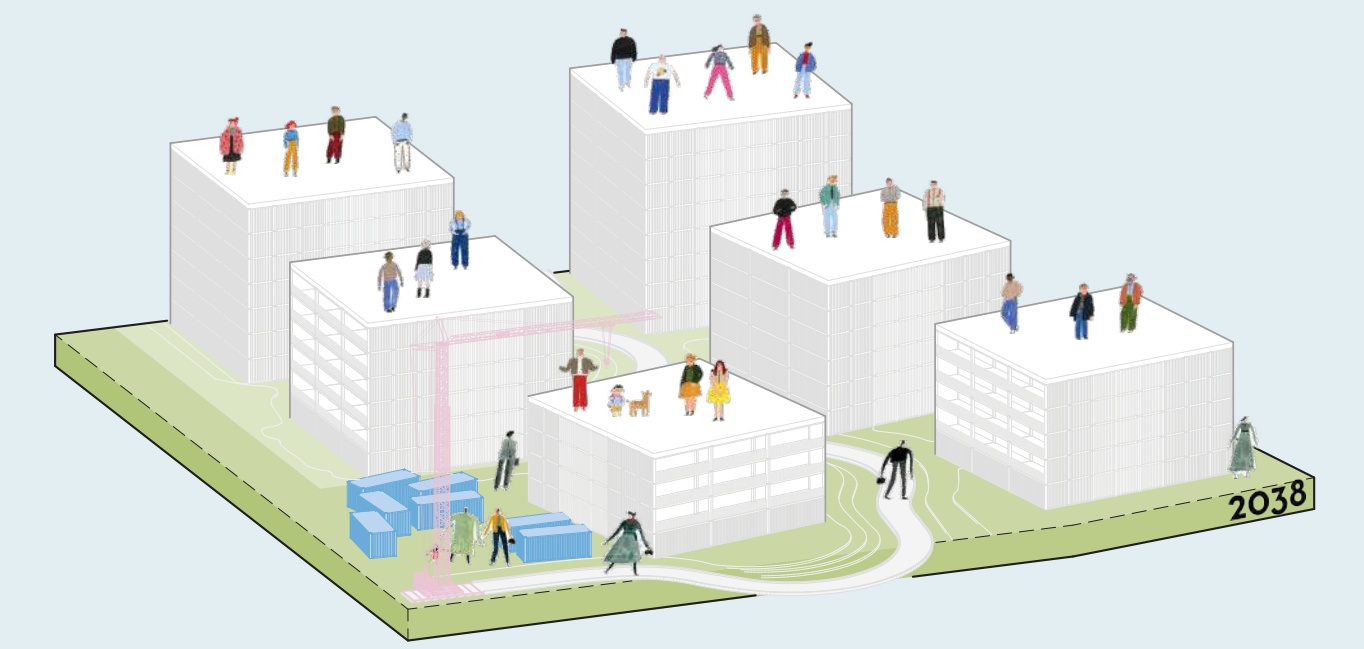
### Phase 1 | Establishing Public Functions

Through shared experiences and exchanges, the first public functions emerge on the site. These not only serve the community but also generate the first revenues for the CLT project and strengthen connections with the neighborhood. (on the foundation of Keilewerf 2)



### Phase 2 | Construction of the First Housing Units

With support from the existing infrastructure of the Keilewerf community, the construction of the first residential buildings is realized. A mix of private and shared living spaces is created, forming the foundation for a closely connected community. (& collecting money for the new foundations)



### Phase 3 | Expanding the Community

Following the successful establishment and growth of the community, the construction of the second group of residential buildings is made possible. At the same time, the landscape design is refined to provide additional gathering spaces and open areas, further enhancing communal living.



1: 200  
public and commercial functions on the ground level

A financial expert with a background in sustainable funding, is part of the committee responsible for securing project financing.

Lotte (60)

She enjoys taking matters into her own hands and building her own home from scratch.

Annara (57)

A landscape architect participating in the urban gardening project.

Niels (51)

A couple living with their son in a family-friendly module. Anne works as a teacher and organizes creative activities for children in the community, while Eva works part-time as a graphic designer and contributes to shaping the neighborhood. Max enjoys playing in the urban garden and exploring the surroundings.

Eva (59) Anne (55) Max (6)

A Dutch carpenter who actively engages in the community, organizing Repair Cafés and sharing his knowledge of craftsmanship with other residents.

Pieter (43)

A historian who researches the industrial heritage of the neighborhood and gives talks about it. In his free time, he enjoys cooking for the entire community.

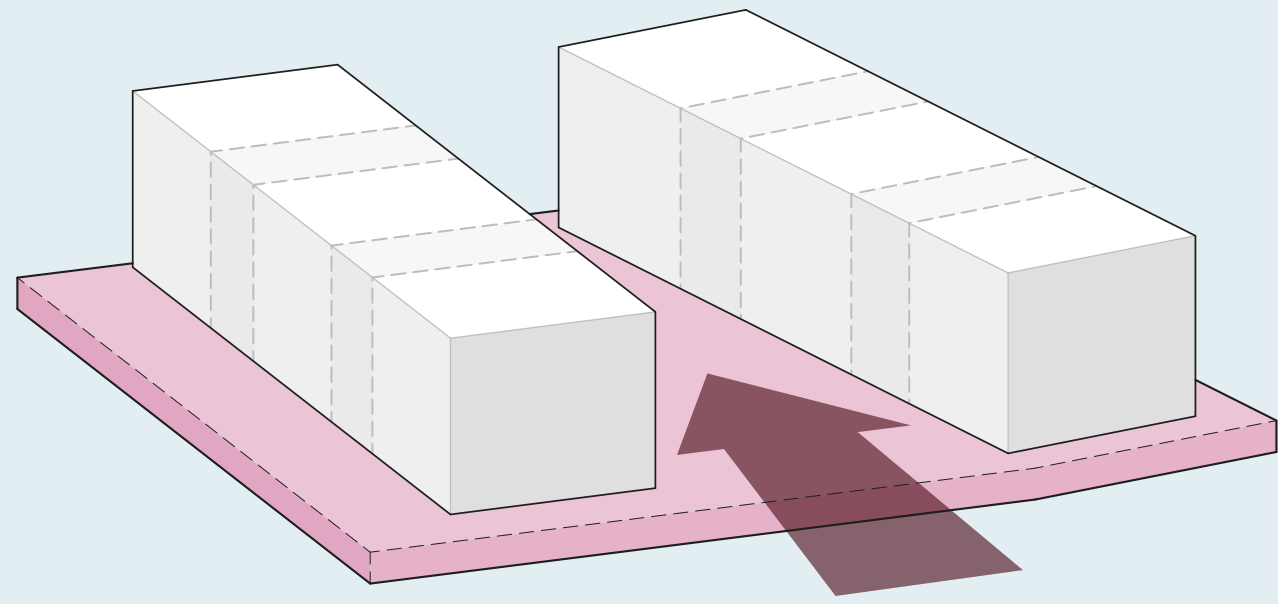
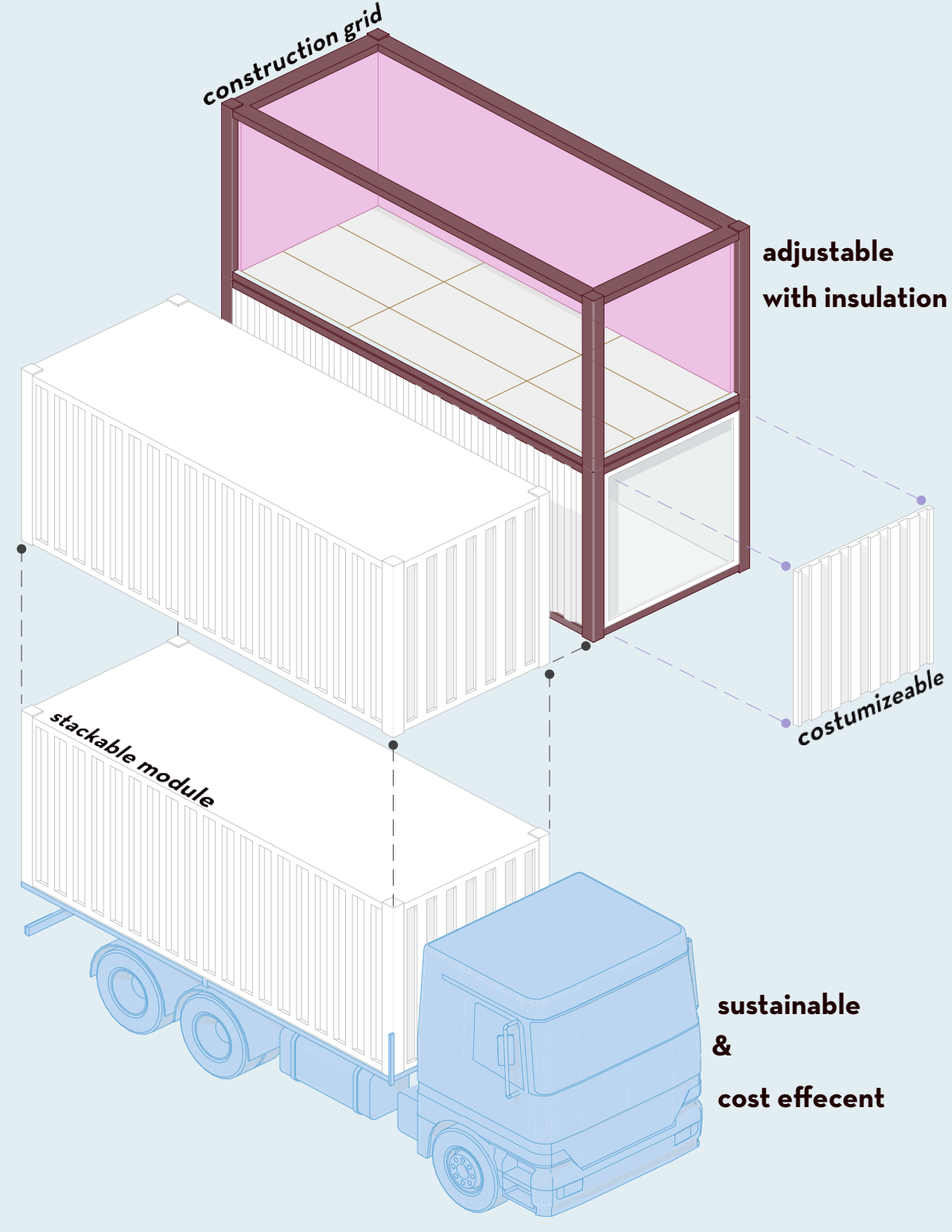
Hendrik (69)



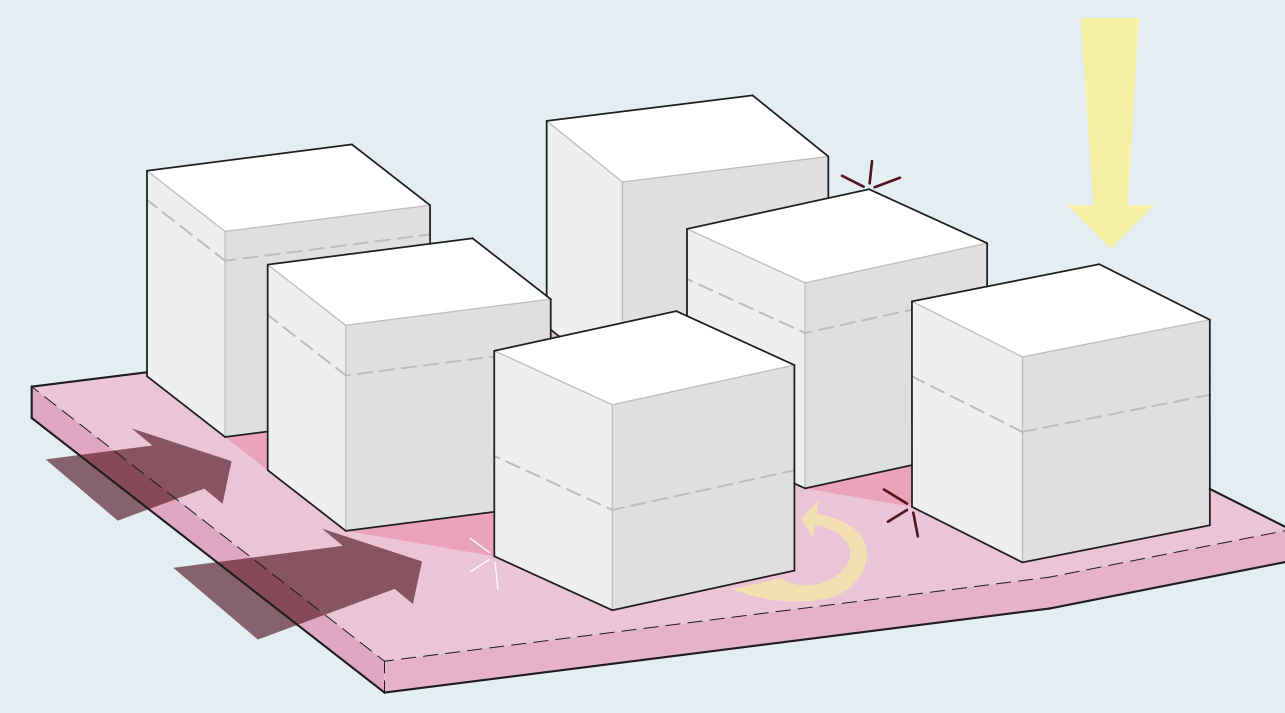
**Container**

The project involves the installation of 24 shipping containers per floor, per building, totaling 264 square meters per floor. Out of this, approximately 100 square meters are designated for communal use, creating shared spaces that encourage interaction and a sense of community among residents. Each floor features rows of two or three containers, allowing for flexible living arrangements and a variety of living sizes and configurations. This setup not only accommodates diverse lifestyles and family sizes but also supports the community's evolving needs. For the entire area, a total of 864 shipping containers will be installed across multiple phases, culminating in 9,504 square meters of usable space overall.

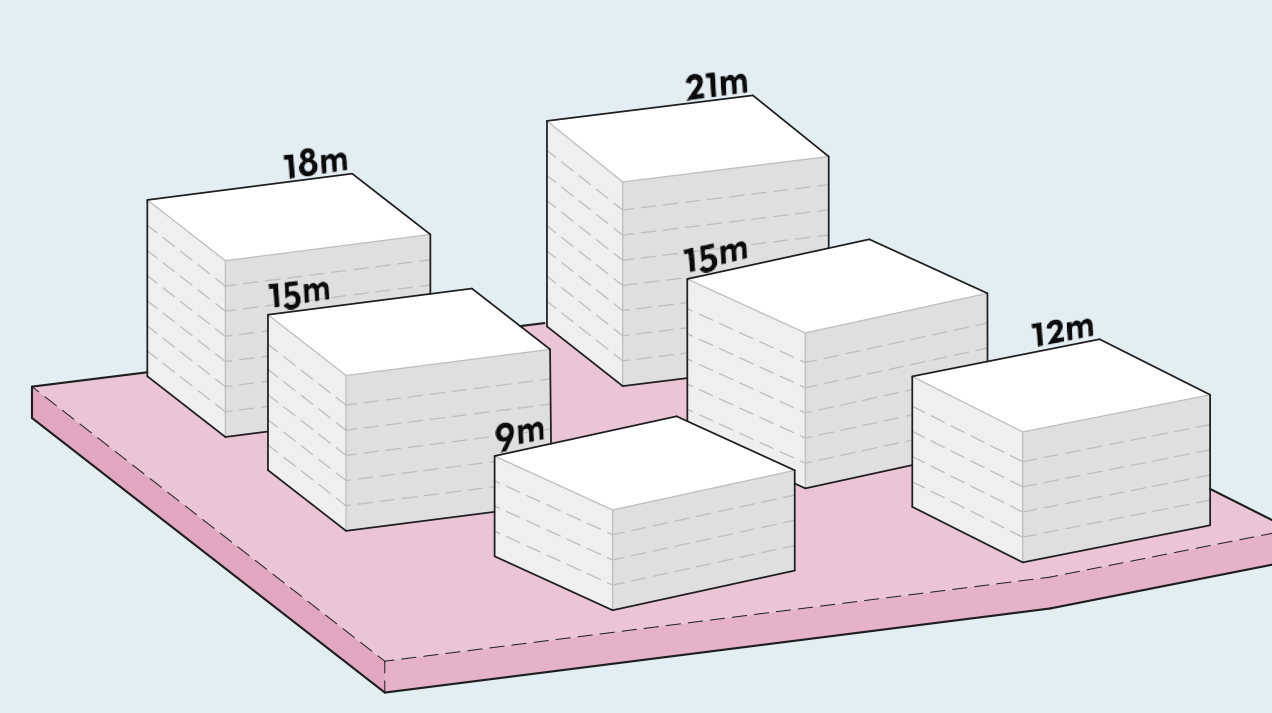
By utilizing shipping containers, which are inherently robust and designed to withstand the harsh conditions of the high seas, a local product directly sourced from the Port of Rotterdam is used. This approach reduces transportation costs and environmental impact.



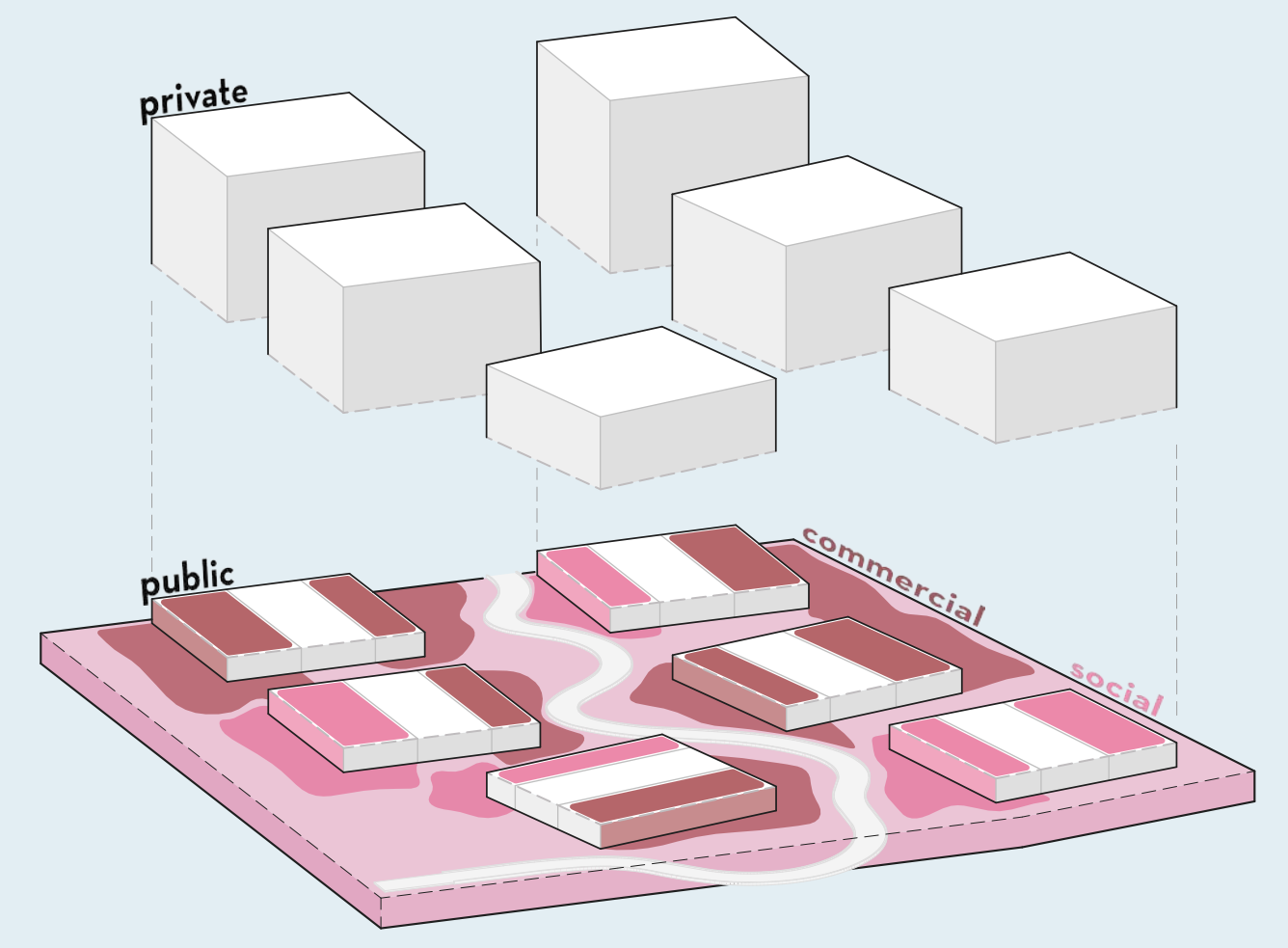
**volume**  
Two rectangular volumes are strategically positioned on the plot, with their alignment emphasizing a strong linear organization. This configuration defines a clear primary axis that guides movement and sets the spatial framework for the development.



**form**  
The initial rectangular volumes are broken down into smaller, modular units. This segmentation introduces permeability, allowing for greater connectivity between different areas and creating a more dynamic and flexible spatial composition with open spaces and pathways.



**height**  
The building volumes are varied in height, resulting in an engaging silhouette. This height differentiation draws inspiration from the maximum stacking capacity of shipping containers in their original context, enhancing the vertical dimension of the design.



**public functions**  
This design promotes interaction and opens the space for various activities. The public functions on the ground floor are divided into commercial spaces and areas dedicated to social impact, fostering both economic opportunities and community-oriented initiatives.



1: 200  
residential floors with various living styles