

BRIDGE THE COMMUNITY

A MIXED USE BUILDING IN THE M4H AREA
IN THE CITY OF ROTTERDAM

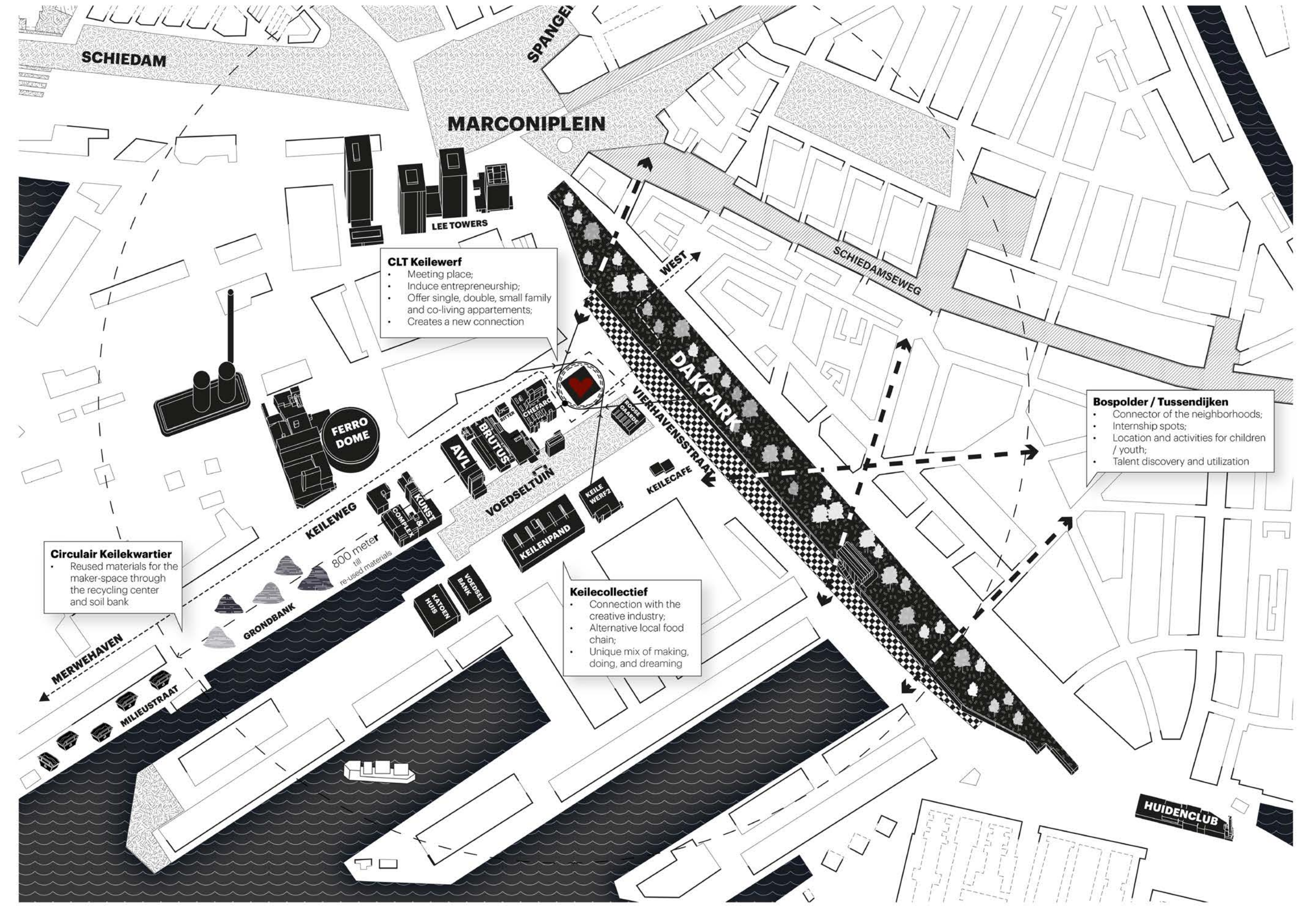
STUDIO 7: CLT X M4H | PIM VAN ADRICHEM



Everyone deserves to have a place to live, to work, to learn, and to enjoy. However, in current times, it can be hard to find this place. Bridge The Community explores the impact of the principles of the Community Land Trust development model, which are translated into a mixed-use building in the M4H area in Rotterdam. The M4H area is a large, formally industrial area which will be developed into a mixed-use area. As a counterpart, the project tries to create an affordable, inclusive, and a quality living environment. The project is created through a Community Land Trust, in which existing and future residents themselves, in collaboration with other stakeholders, such as the municipality, entrepreneurs, and neighbors, are in charge and make decisions. The design of the area is based on creating a strong community where social interactions play a vital role by shaping individuals into engaged members of the community and create a sense of belonging. The project focuses on the former Keilewerf I plot.

The plan consists of a slow-traffic bridge which is connecting the neighborhoods with the future development of the M4H area in mind. The bridge also functions as a storage and living archive for the maker spaces as well as the maker market program within the spiral construction. The maker spaces offer space for businesses in various growth stages and have a tight connection with the recycling center and soil bank which offer reused materials. On top of it, the program is focused on neighborhood functions which contribute to the well-being and health through neighborhood involvement. On top of the public program, there will be a communal housing program which consists of a modular raster which is flexible and fillable by the future residents. This grid has the potential to grow over time and makes the decision-making easier with the residents; they can decide which size and place they want to live. They decided that the common areas need to land in the center of the grid on every level in this way the residents first always meet each other in the common area before they are entering their homes by the traffic space.

The project "Bridge The Community" strives not only for a physical connection but to enhance shaping the building by the community itself. It shows the bandwidth of design solutions and not standard solutions if we build something together. It tries to cultivate a vibrant, interconnected community which makes a unique mix of making, doing, and dreaming.



Democratic and inclusive governance

The municipality of Rotterdam opens their ground to the CLT with a lease for 99 years. There are multiple parties involved within the decision making: Future residents, entrepreneurs, neighbours and CLT M4H.

Depict interests and financial flows

The interests and the financial flows must run synchronously. An integral design is necessary to ensure that financial flows are used to enhance the quality of the life while simultaneously achieving collective and individual goals.

Municipality (Spatial framework):

- Combination of work with other functions
- Space for businesses in various growth stages
- Livability of living and working
- Circularity

Neighbours (Broader public interest):

- Talent discovery and utilization
- Locations & activities for children/youth
- Create a new connection

CLT M4H (Community members who do not live on the land):

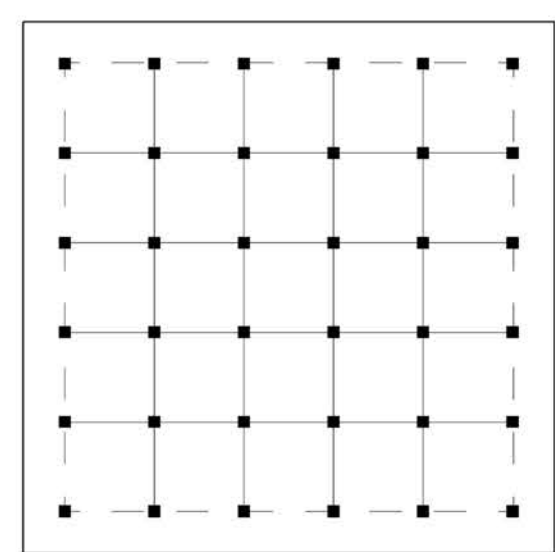
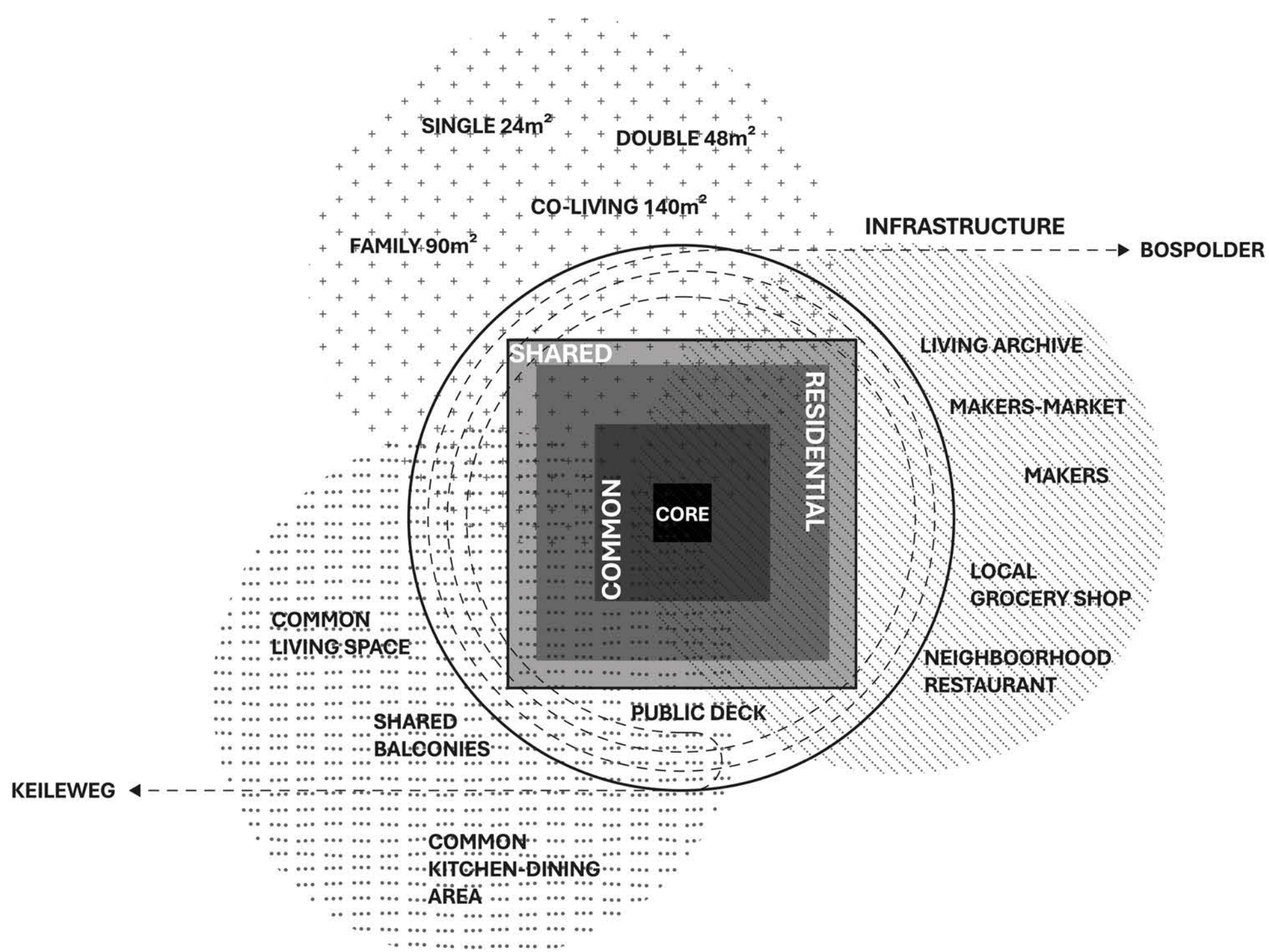
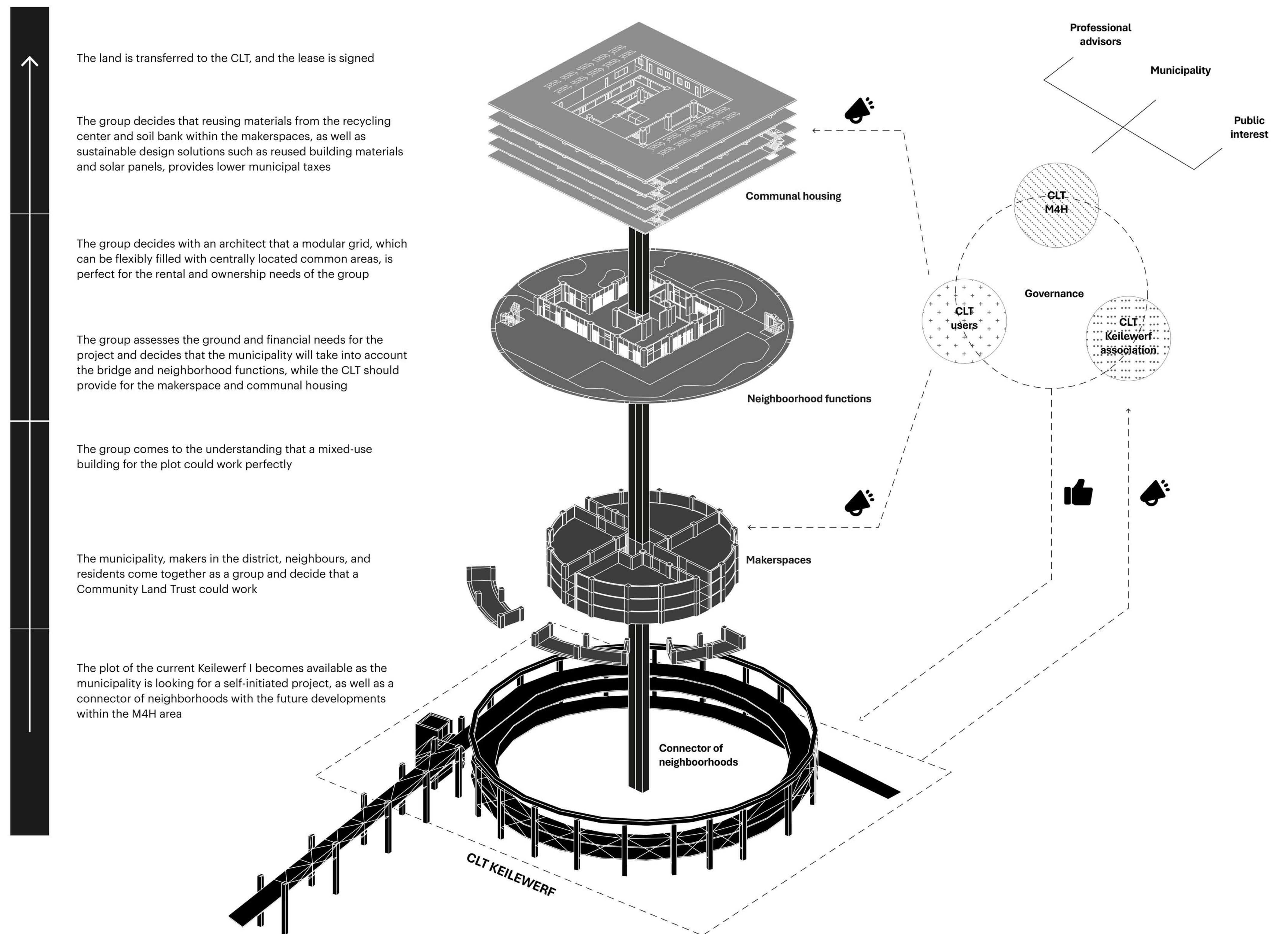
- A better living environment
- Pop-up exhibitions
- Unique mix of making, doing, and dreaming

Future residents (Residents or tenants):

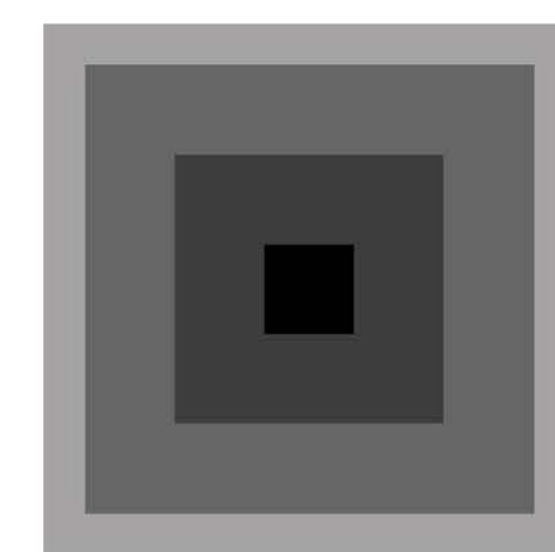
- Combined household
- Flexibility
- Centrally located common areas
- Trafficspace = meeting space

Entrepreneurs (Residents or tenants):

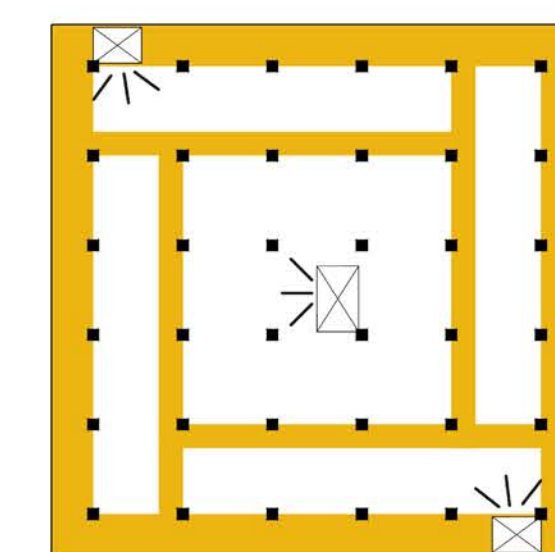
- Affordability
- Makerspaces
- Space for businesses in various growth stages (flexibility)



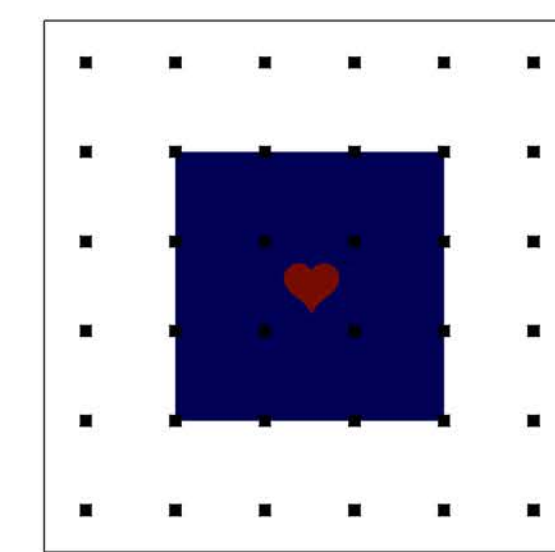
Modular grid, flexible fillable with variation in housing types of 24 m², 48 m², 90 m², and 140 m²



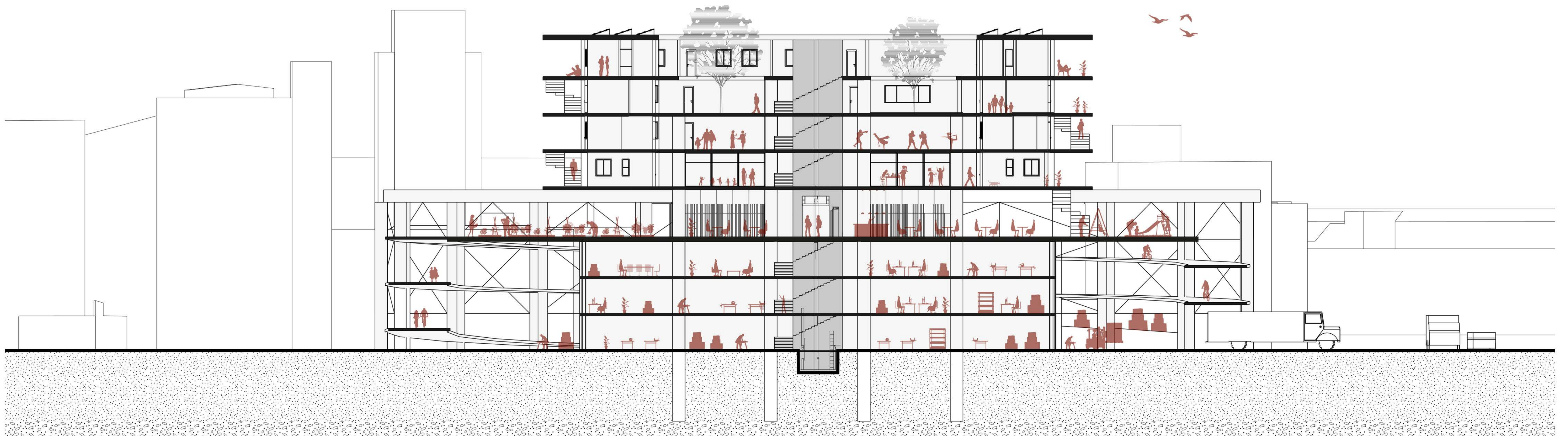
Layered approach (onion) consistently implemented throughout the entire building: Collaborative core, common areas, living program, meeting space

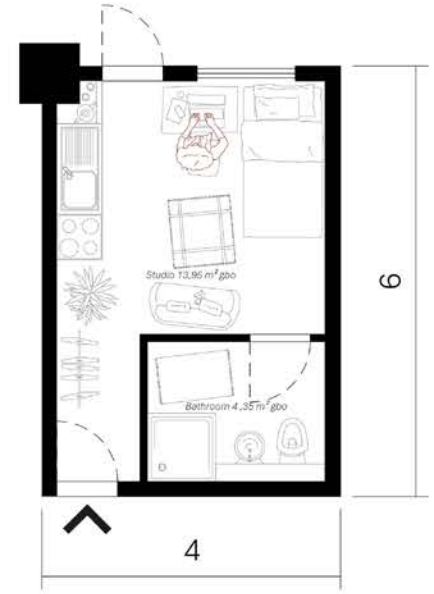
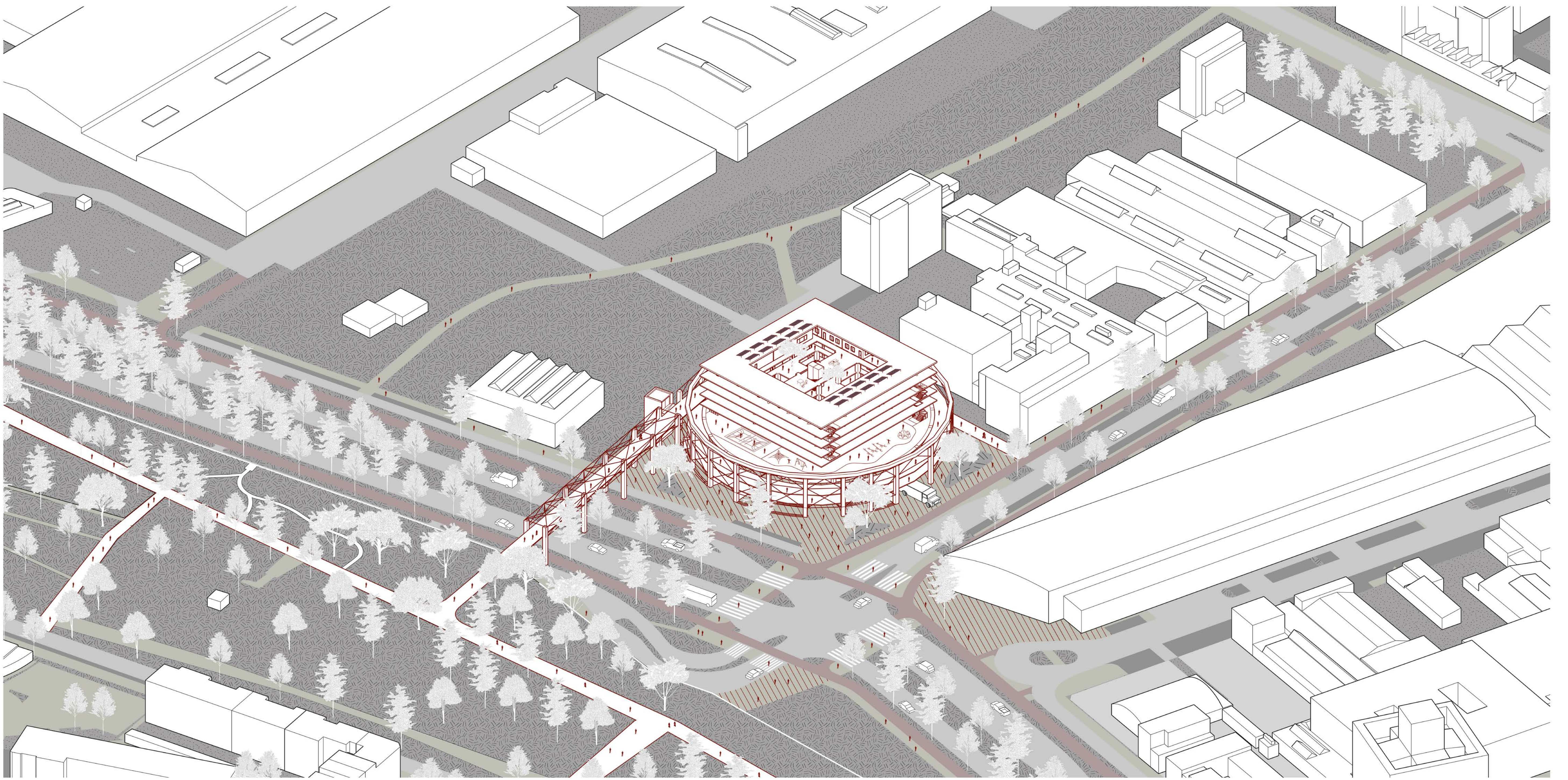


Traffic space = meeting space

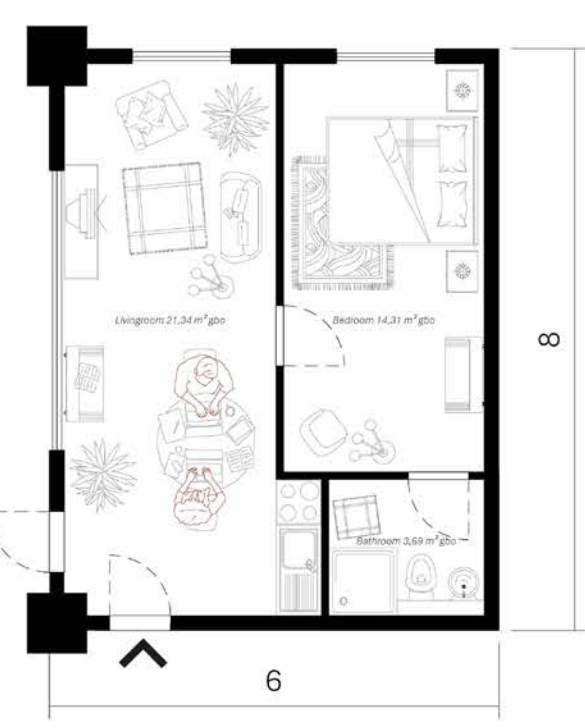
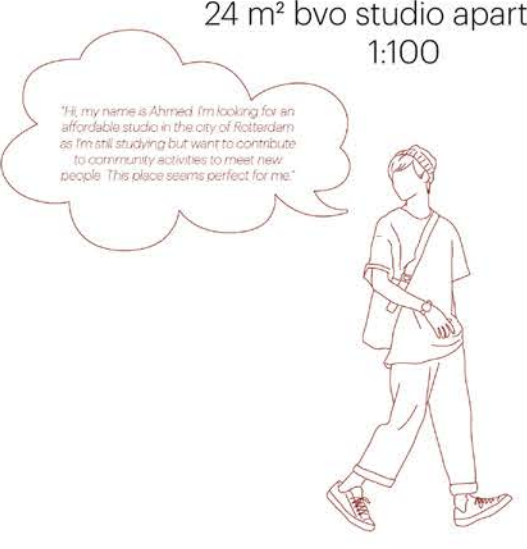


Common areas centrally located, ensuring they are always walked through before entering the home

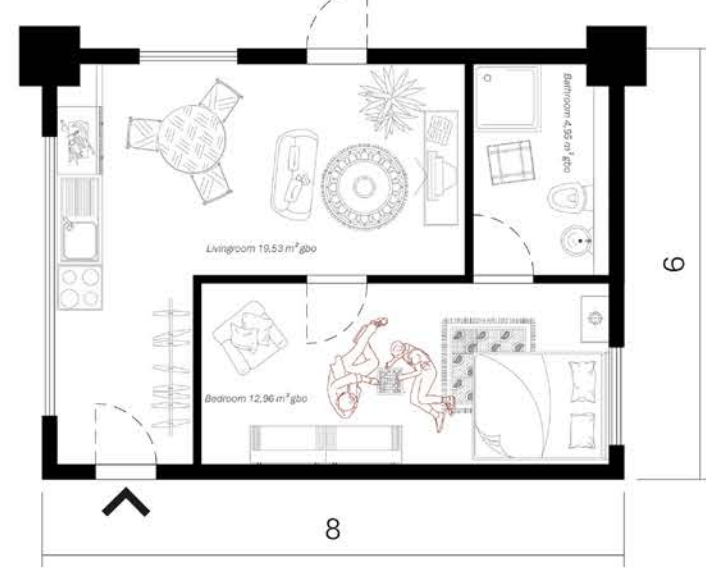
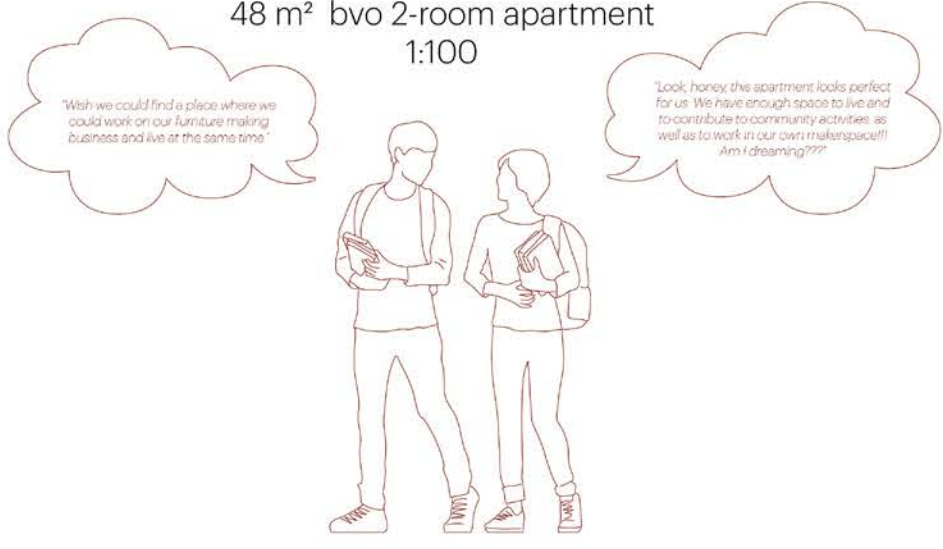




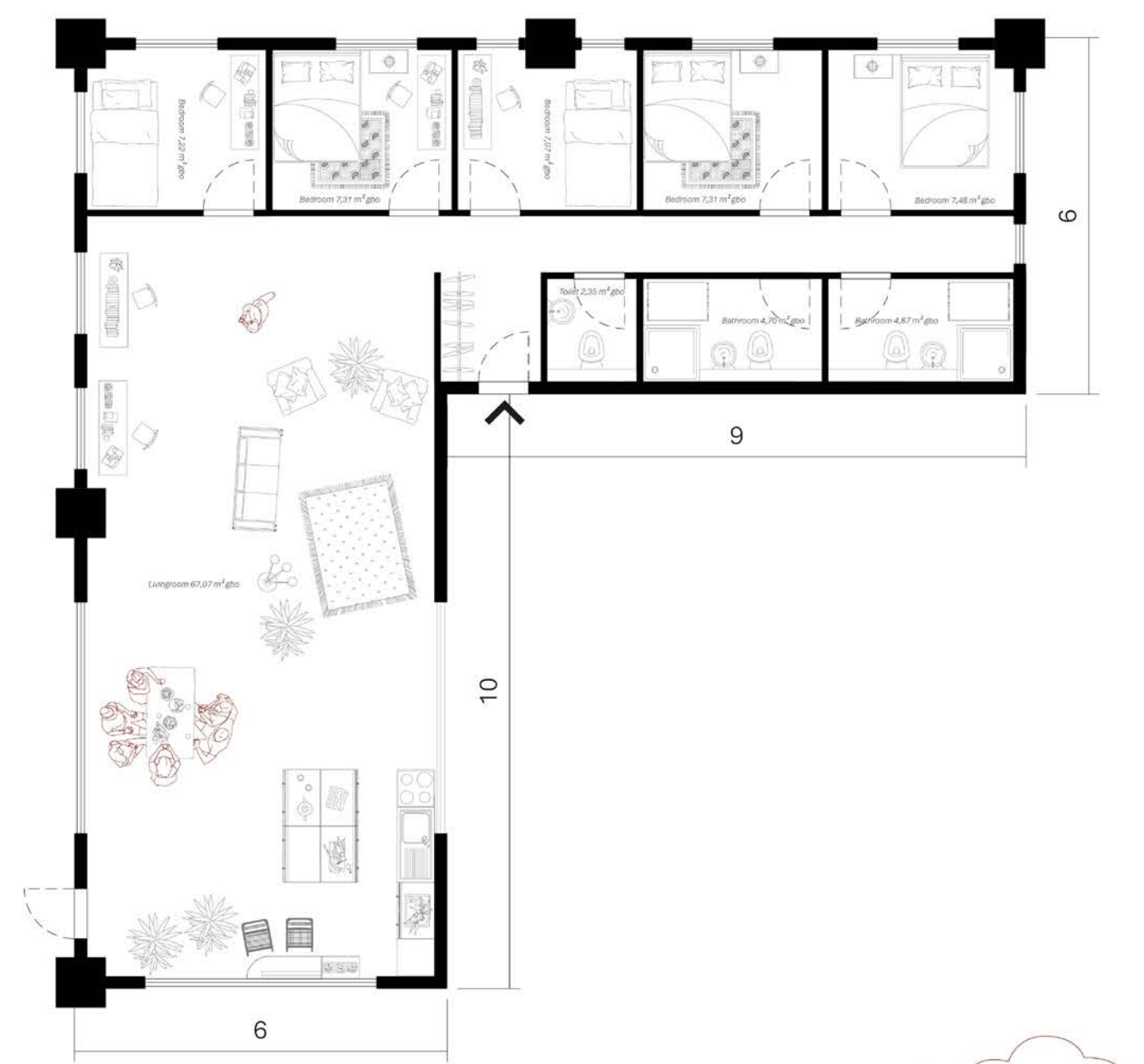
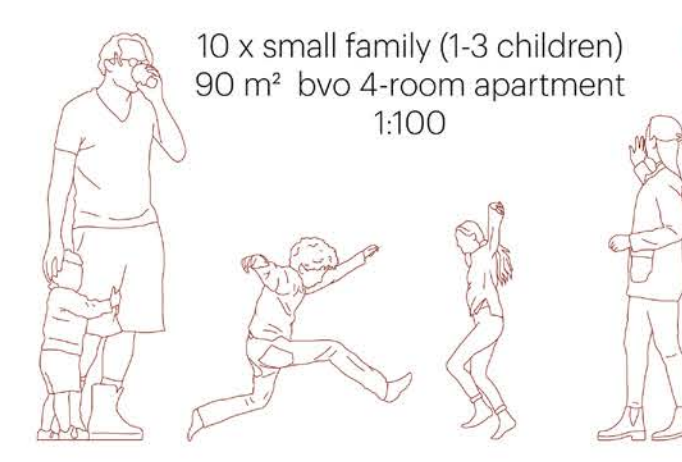
12 x single person
24 m² bvo studio apartment
1:100



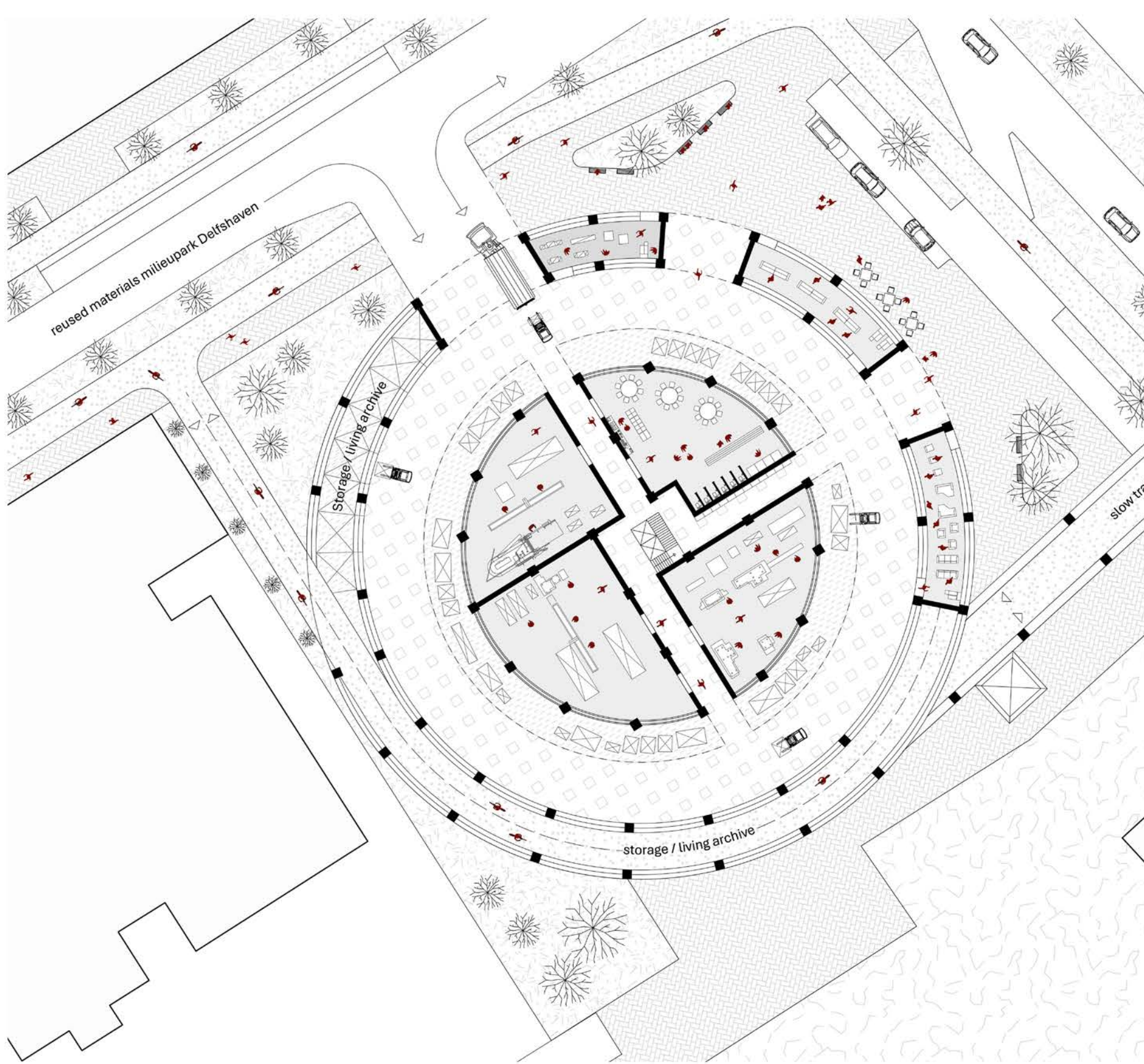
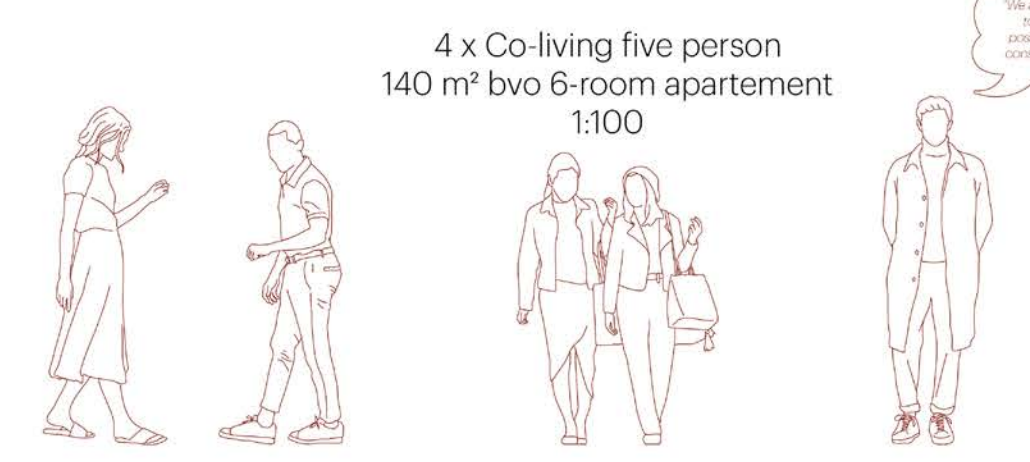
18 x two person
48 m² bvo 2-room apartment
1:100



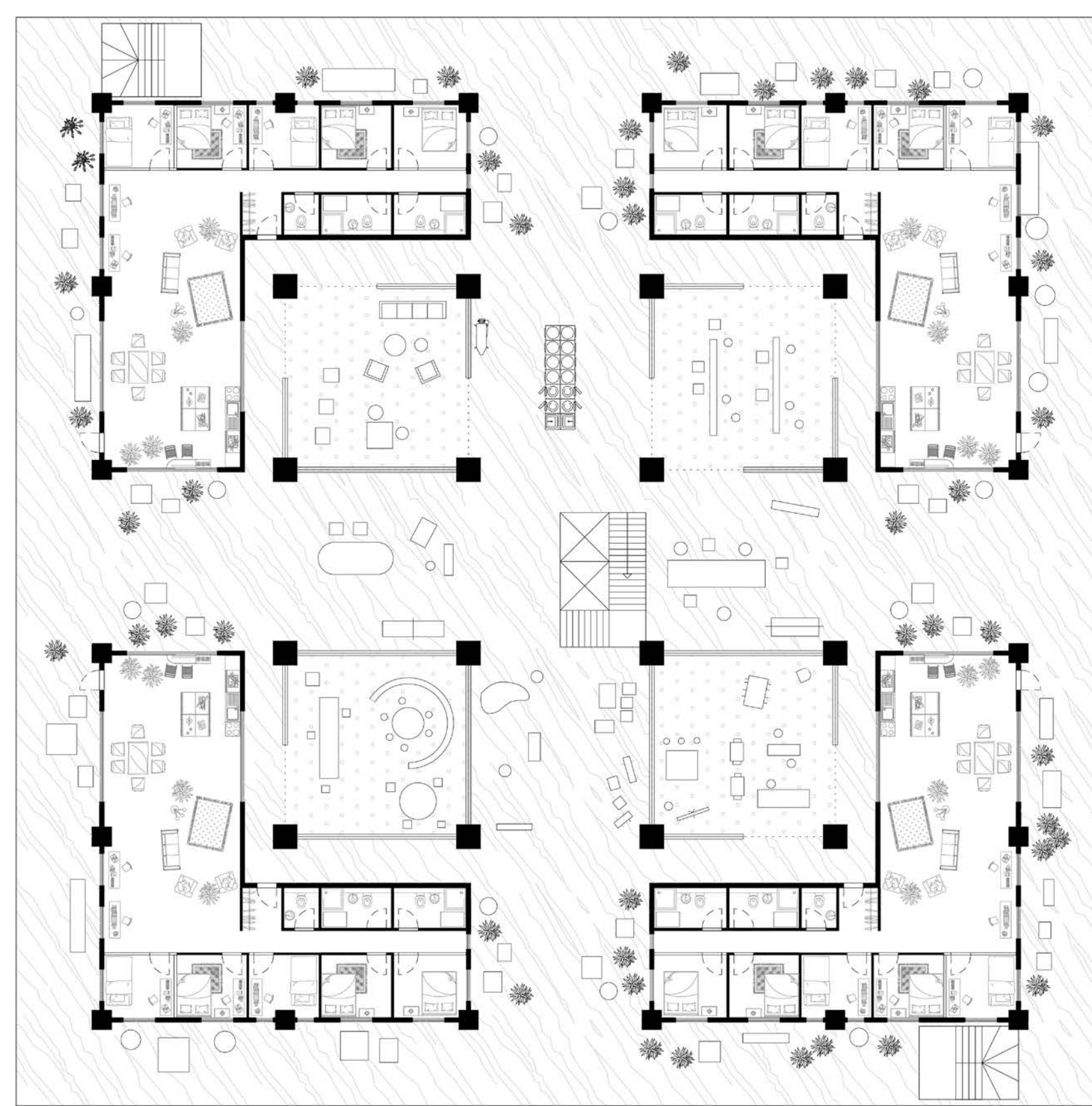
10 x small family (1-3 children)
90 m² bvo 4-room apartment
1:100



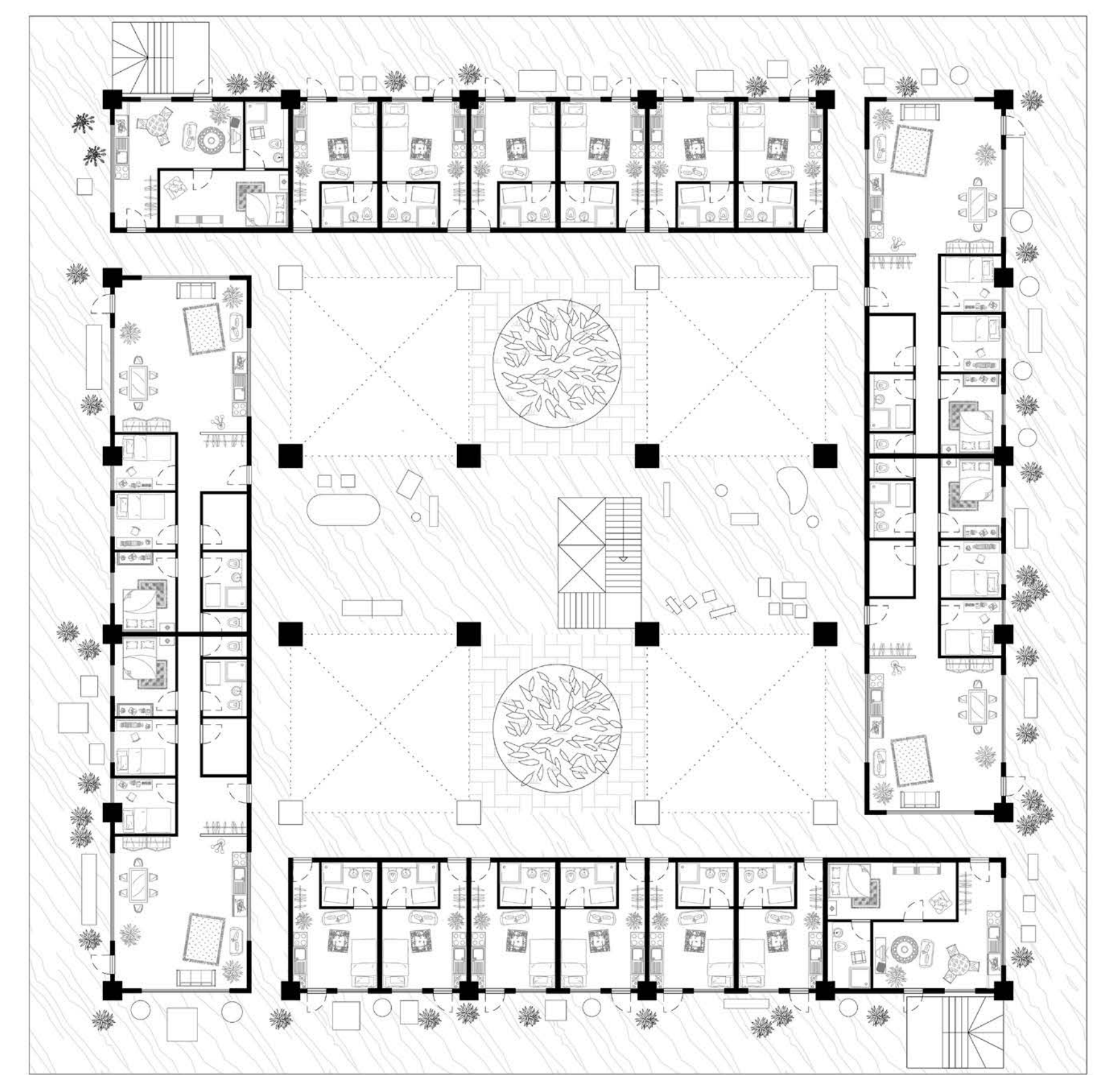
4 x Co-living five person
140 m² bvo 6-room apartment
1:100



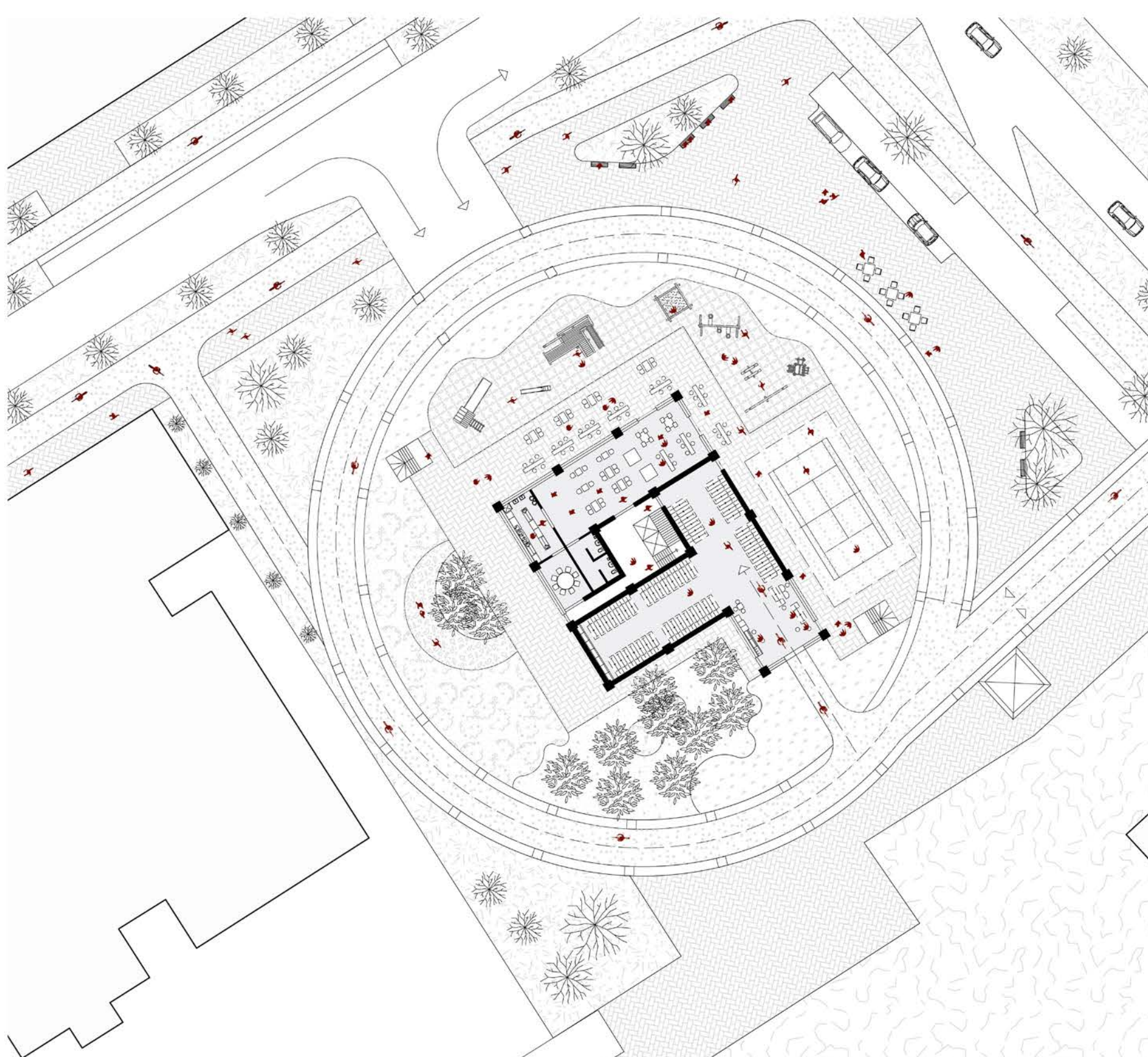
Ground floor 1:500
(makerspaces programme combined with makersmarket shops and a living archive)



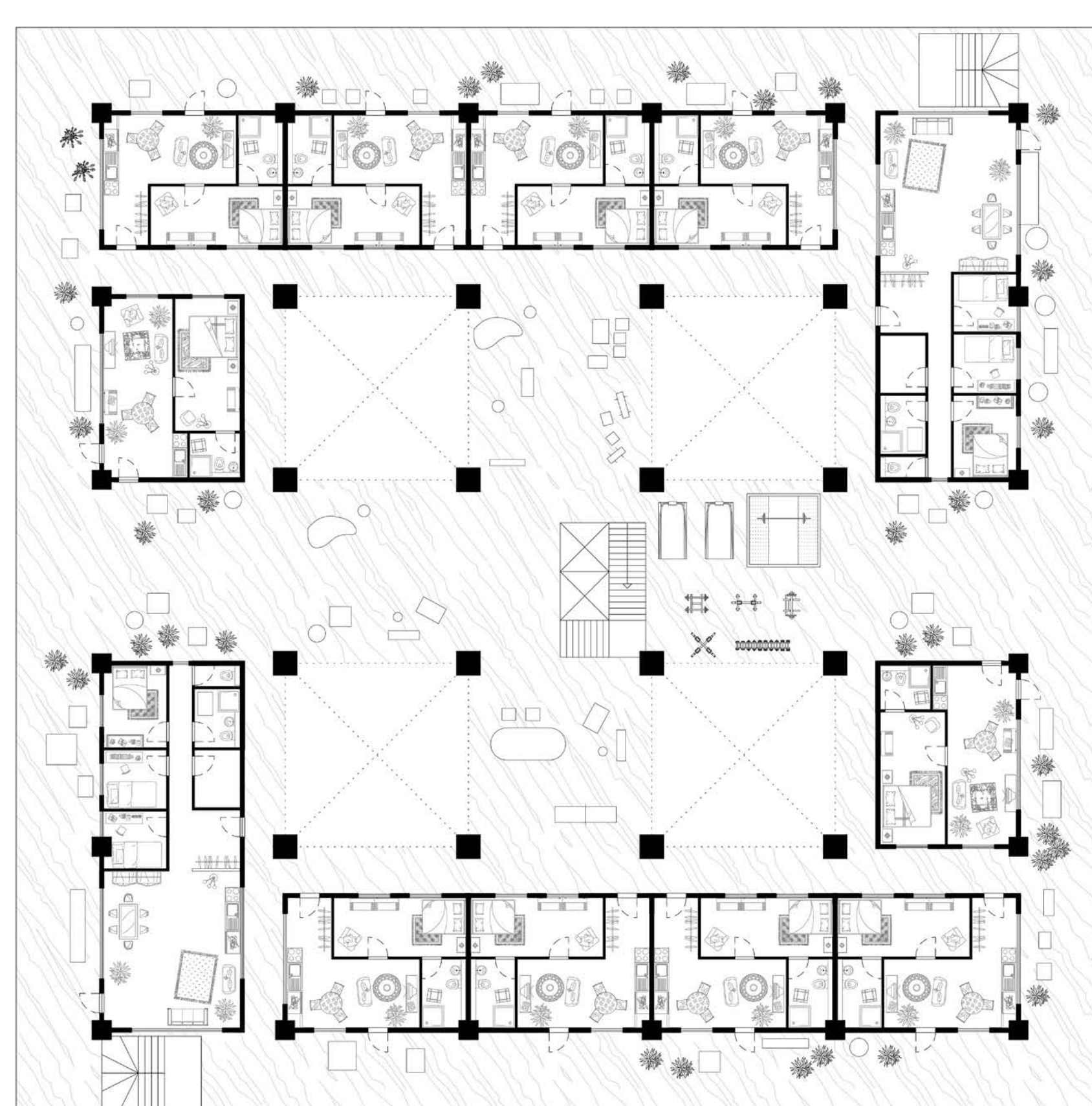
Communal housing floor 1 1:200
(co-living with centrally located common areas)



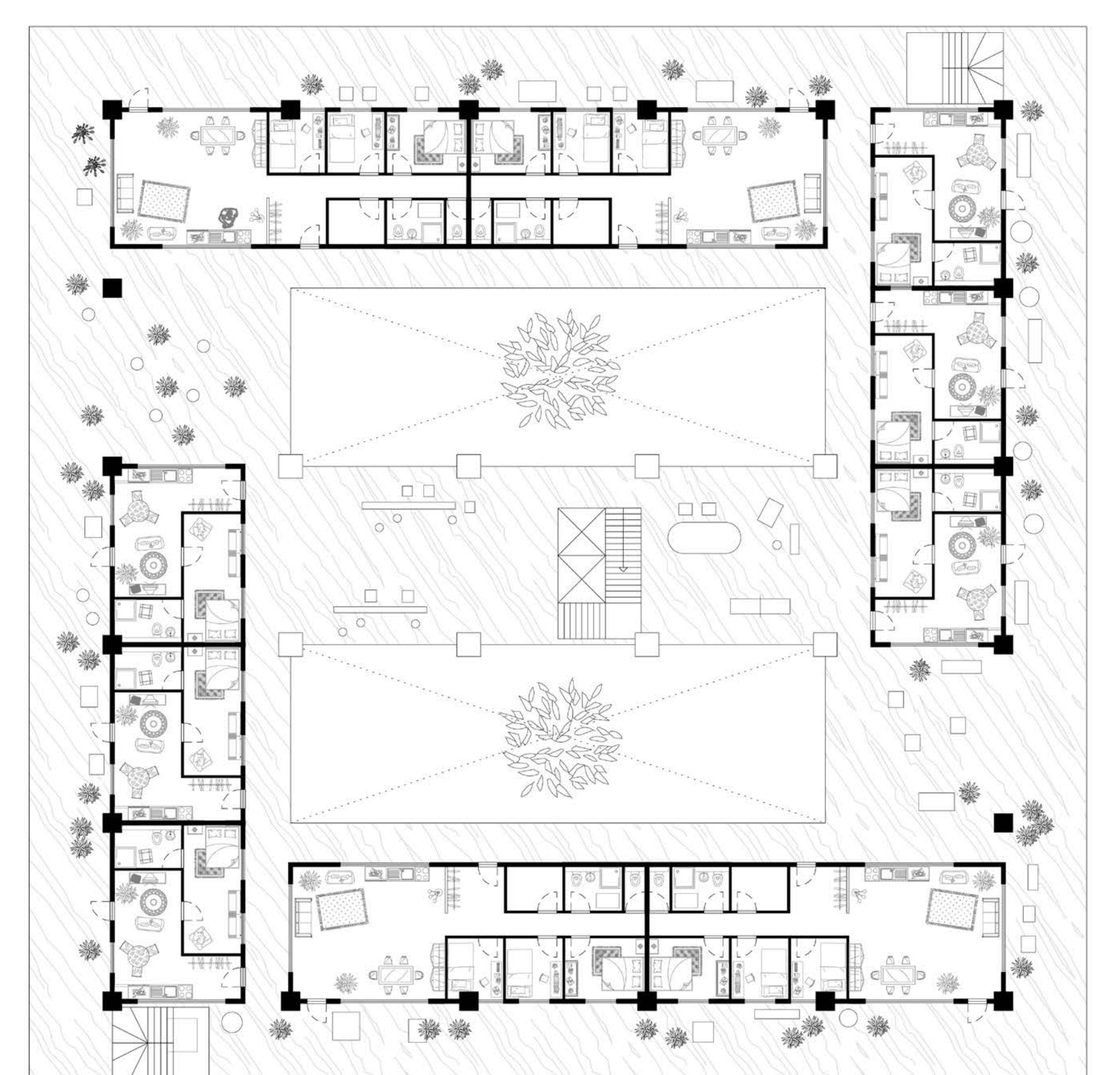
Communal housing floor 3 1:200
(small family, two persons and one person with centrally located inner green yard)



Deck floor 1:500
(neighborhood functions such as a neighborhood restaurant, playground, and sports)



Communal housing floor 2 1:200
(small family and two persons with centrally located atriums)



Communal housing floor 4 1:200
(small family and two persons connected to an atrium)