

## Zaanstad - Brownfield Redevelopment

Only a few miles from downtown Amsterdam, and across Amsterdam's port areas, is the industrial City of Zaanstad, known for its Verkade chocolate factory and multinational supermarket, "AHOLD." At its southern waterfront, along the IJ-river sits a 110-acre brownfield site (Hembrug) formerly occupied by an ammunition facility (closed down in 2003). The site is owned by national government. There are a number of vacant historical buildings, and many of them have been designated as national and local landmarks. The Department of Justice has made reservations for a new large detention facility, also intending to replace main facility in neighboring Amsterdam. The majority of the site is still open for redevelopment.

NADC/DE LIJN was hired by the Mayor of Zaanstad, in close collaboration with the national government, to coordinate and manage the preliminary schematic comprehensive redevelopment plan. First, we established the aggressive deadlines for the completion of site-preparation, design, and construction of the detention center. Secondly, we set out to make the center a part of the overall redevelopment plan with residential and commercial real estate and a public park. The plan required rezoning of the entire site.



The Preliminary Plan required many separate analyses, such as environmental assessment (noise, smell and public health issues), economic development opportunities evaluation (adaptive reuse issues), security and accessibility analysis, water related and ecological studies, historic assessments, park planning, wildlife protection, etc. Government agencies from all levels were involved: National Park Service, Environmental Protection, Engineers, and Historic Preservation. We also conducted public outreach initiatives with a panel of involved residents and the local business community. Finally, the preliminary plan was captured in a memorandum of understanding between the national and local governments.

### Brownfield Redevelopment

#### Our Services:

- Process Management
- Development Framework
- Public Outreach

#### Client:

Mayor's Office of Zaanstad

#### Location:

City of Zaanstad, The Netherlands

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## NADC

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