My Walking Tour of Ijburg
Amsterdam, NE
April 2013

• Billion dollar expansion of Amsterdam
• The first time Amsterdam has built outside of its world famous levees
• Featured in Discover Channel documentary (view on YouTube http://www.youtube.com/watch?v=S6qR4ykGcR8)
• 18,000 new homes above sea level

• Situated on some of the largest man-made islands covering 2 square miles
Tram 26 along Ijburglaan at Steigerland (on the way to Ijburg)
Walkway along Haringbuisdijk
Landbased "townhomes"
Floating Homes on far right
Walkway along Haringbuisdijk
View of Floating Homes
(featured on Discovery Channel)
Walkway along Haringbuisdjik
View of Floating Homes (1st Generation)
Walkway along Haringbuissdijk
View of 1st Generation Floating Homes
Walkway along Haringbuisdijk
View of 2nd Generation Floating Homes
(Land-based townhomes in rear on left)
Walkway along Haringbuisdijk
View of 2nd Generation Floating Homes
Walkway along Haringbuisdijk
View of 2nd Generation Floating Homes
Walkway along Haringbuisdjik
View of 2nd Generation Floating Homes
View from Brigantijnkade
2nd Generation Floating Home Neighborhood
View from "Sidewalk" (pier)
2nd Generation Floating Home Neighborhood
View from Brigantijnkade
2nd Generation Floating Home Neighborhood
View from Brigantijnkade
2nd Generation Floating Home Neighborhood (Pier 2)
Note "basement" windows in concrete hull
Note "basement" windows in concrete hull
Pilings secure floating home into slip
Note variety of design, color, and material.
A neighborhood "street" (Pier 3)
The facade is covered in exotic wood slats
Surface material for this facade is polished alloy (?) with rounded corners!
Note "personalization of each home" through variety of color, material, and design -- using relatively the same hull design.
Townhomes on landside of Brigantinjkade (across road from 2nd generation floating homes)

Note that design is aesthetically consistement with modern Dutch architectural style.
View from Steigerland out to Ij-meer
Rear side of townhomes
Pricing for new townhomes
(~ 440,000USD)
Modern bridge to Zeeburg and Amsterdam
What Insights Apply to Redwood City’s Inner Harbor?

- **Be bold**
  - We don’t have to do the expected (i.e., build more levees, townhomes)
  - Innovative design of waterfront community with public access to water (not private marina)
  - Create a leading edge industry if you have to (e.g., design and construction of floating structures)

- **Public and people-powered transit connection** between city center and water’s edge
  - Easy access to the buzz of city life 🔄 Tranquility of life on/near the water

- **Architectural design is distinctive yet cohesive**
  - 1st Generation design is very consistent with architectural style of Dutch suburbs
  - Homeowners can create distinctive abodes while working within similar “footprints” (hull size and slip width)
  - Neighborhoods with land- and water-based “streets”
  - Floating “back yards” and outdoor spaces

- **Adaptive architecture**
  - Flow-through land-based structures
  - Floating homes and commercial businesses
  - Pier systems that can adapt to sea level rise