



# De Boompjes

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BALTIMORE DESIGN TEAM

Speaker:

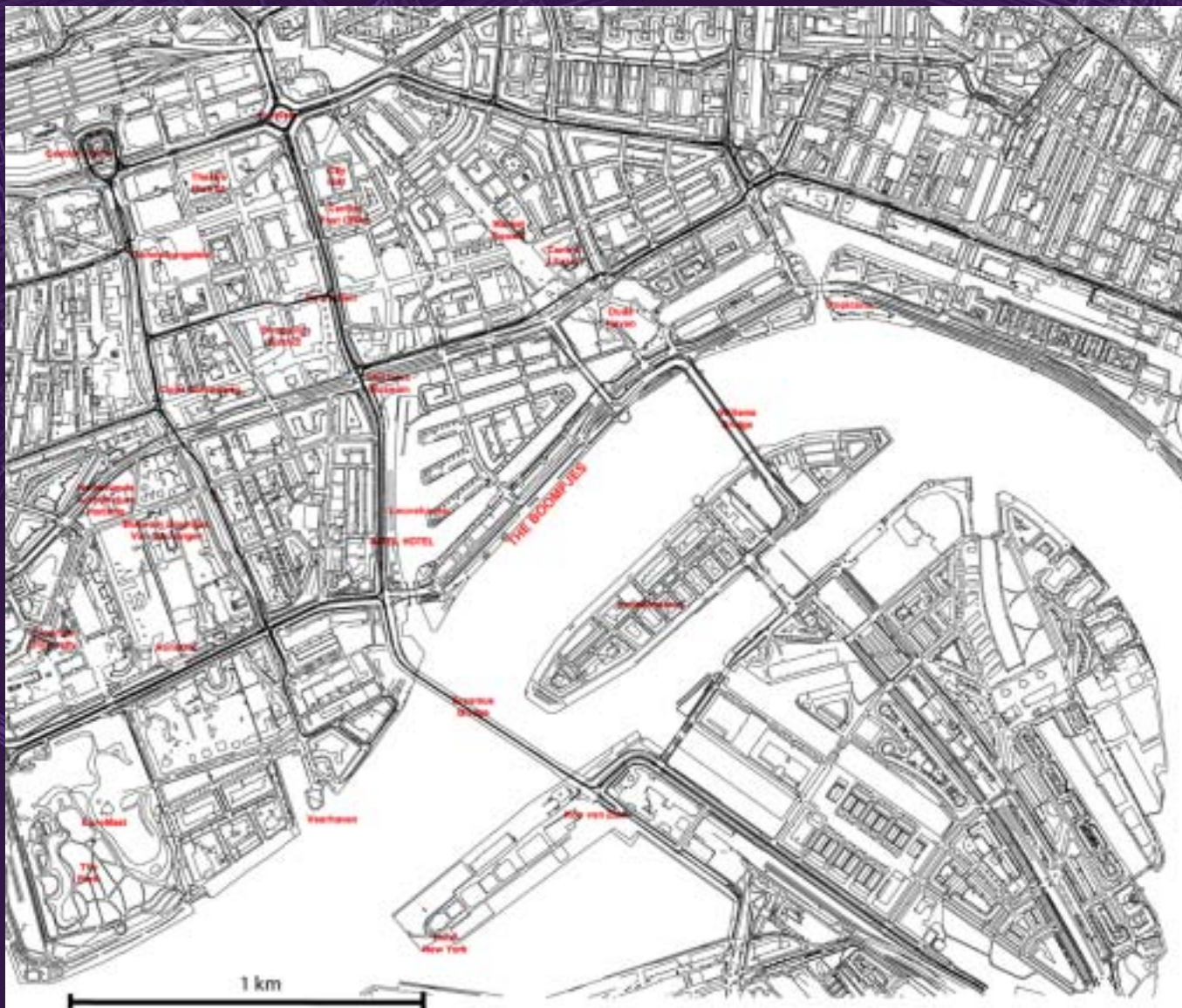
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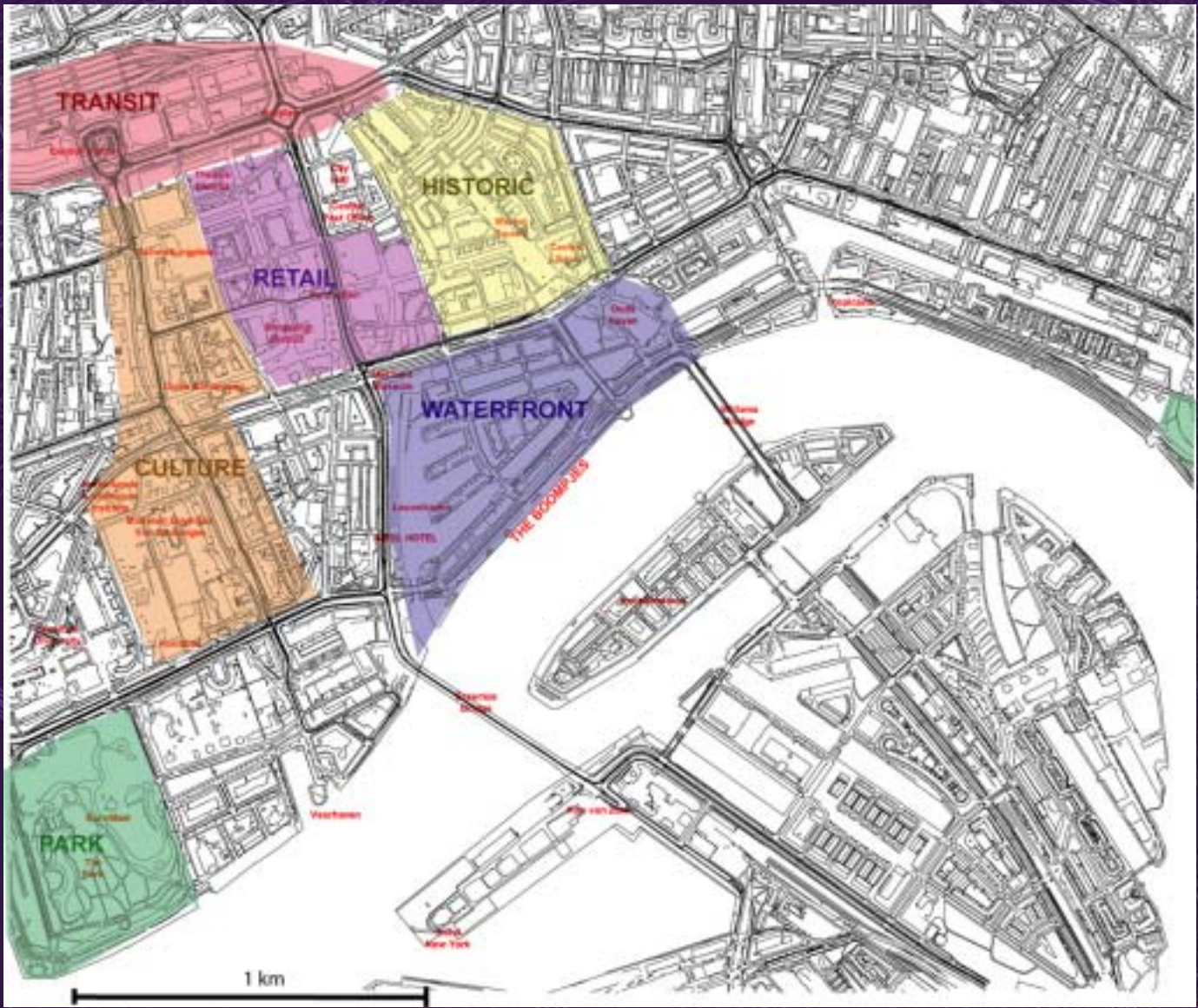


**Rotterdam**



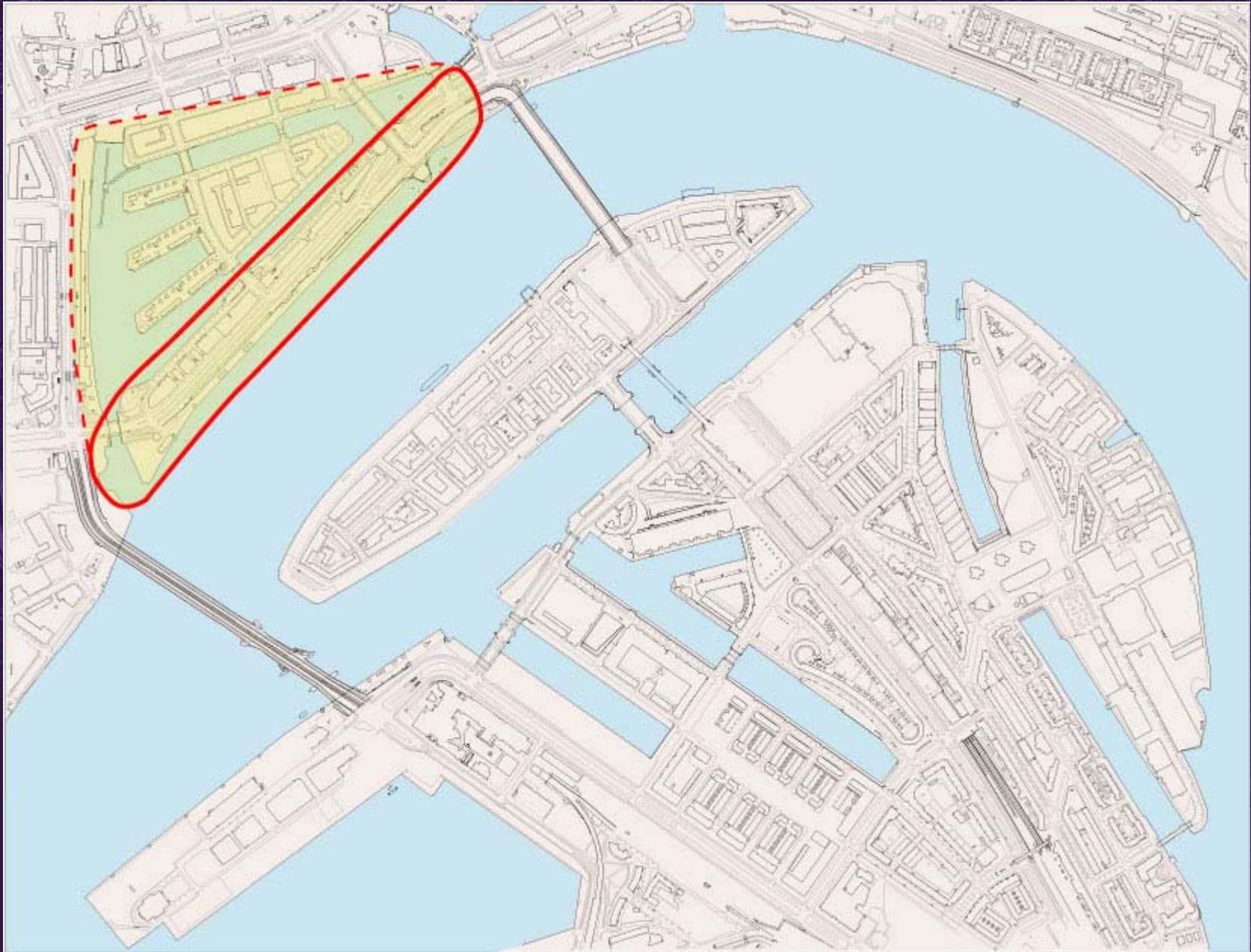
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## Rotterdam Centrum



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## Land Use Zones



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**Boompjes Site**

**Primary Site Boundary** \_\_\_\_\_

**Secondary Site Boundary** \_\_\_\_\_



Boompjes Site

### Boompjes Site Analysis

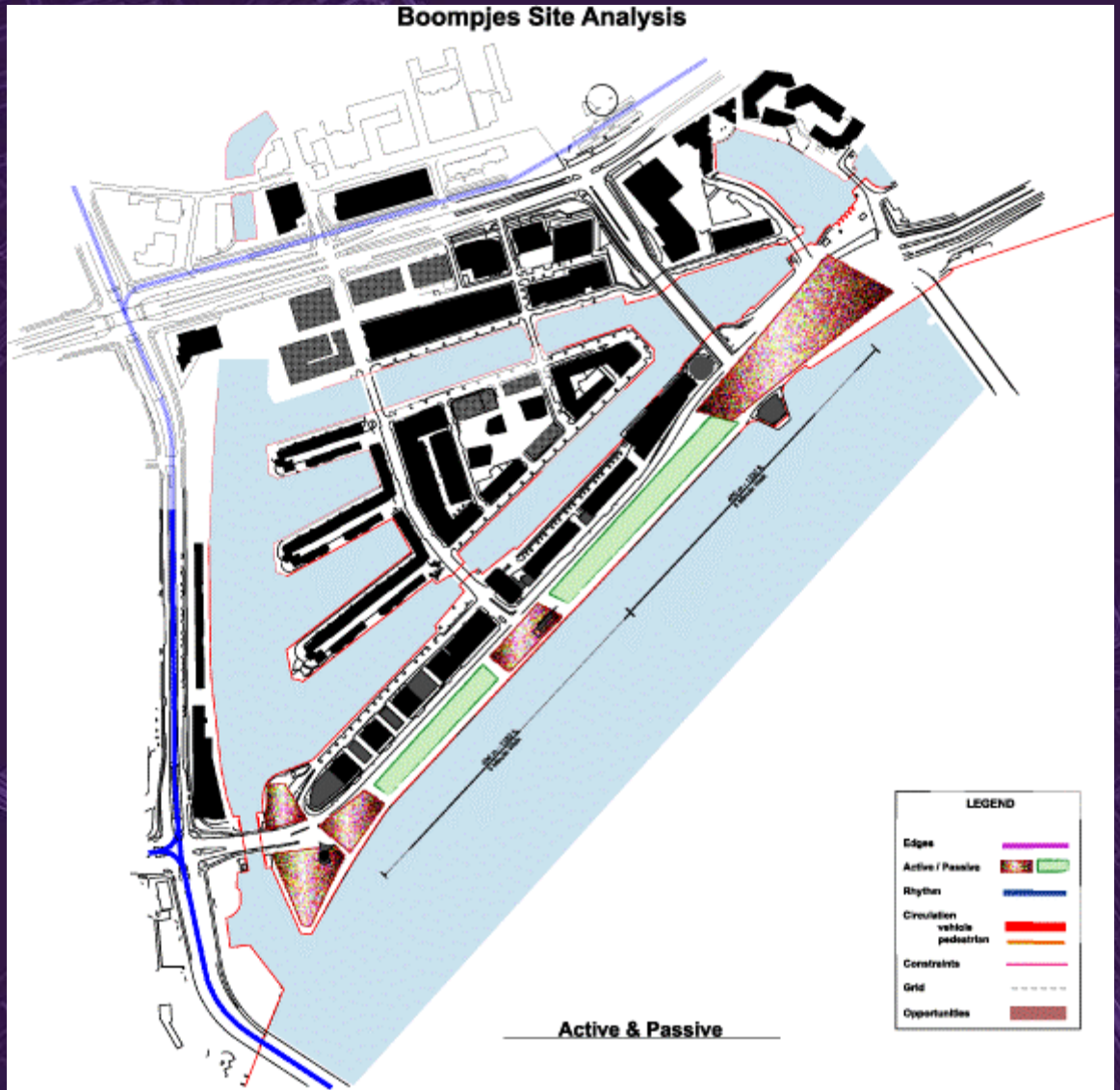


Edges & Rhythm

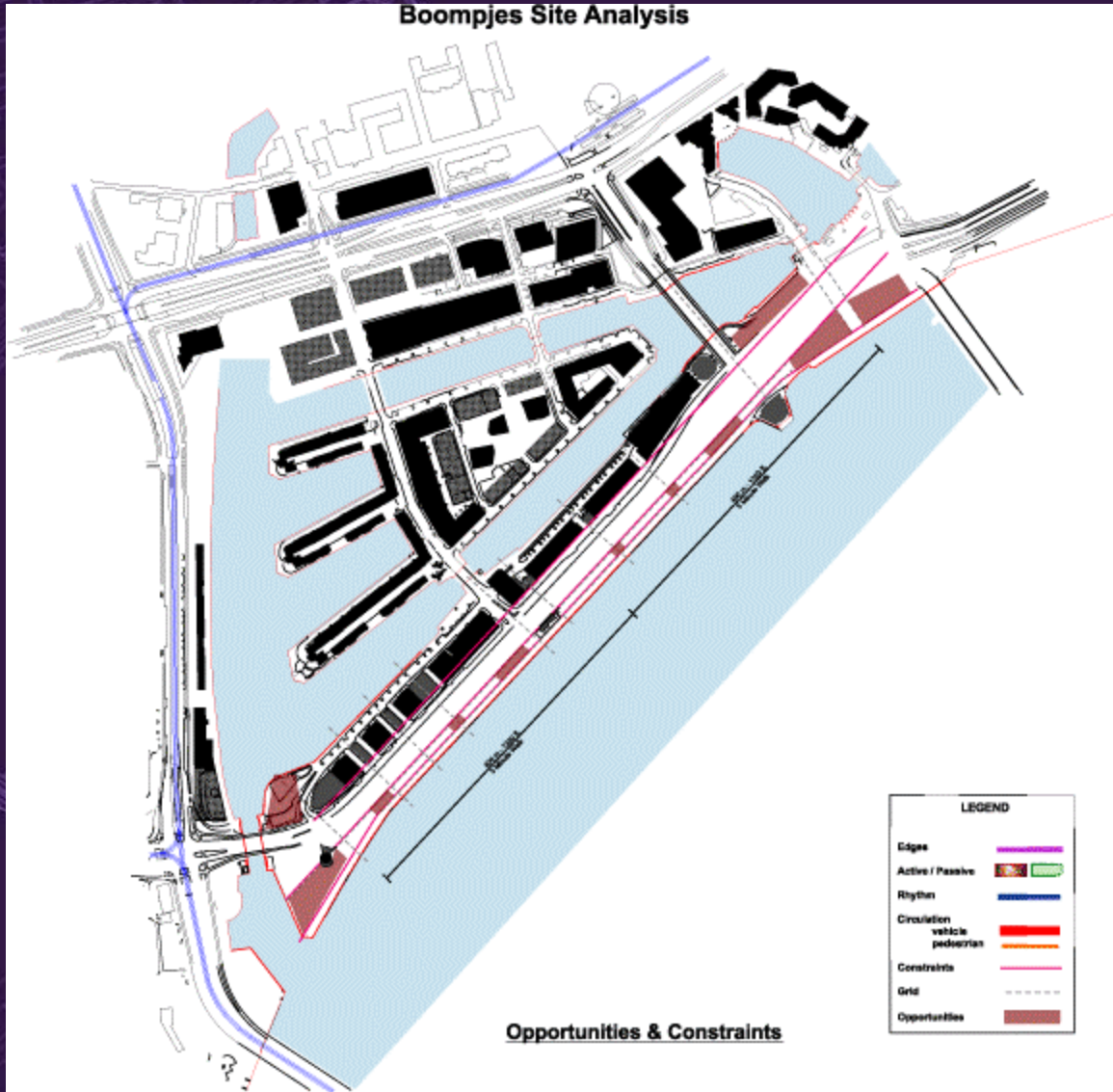
### Boompjes Site Analysis



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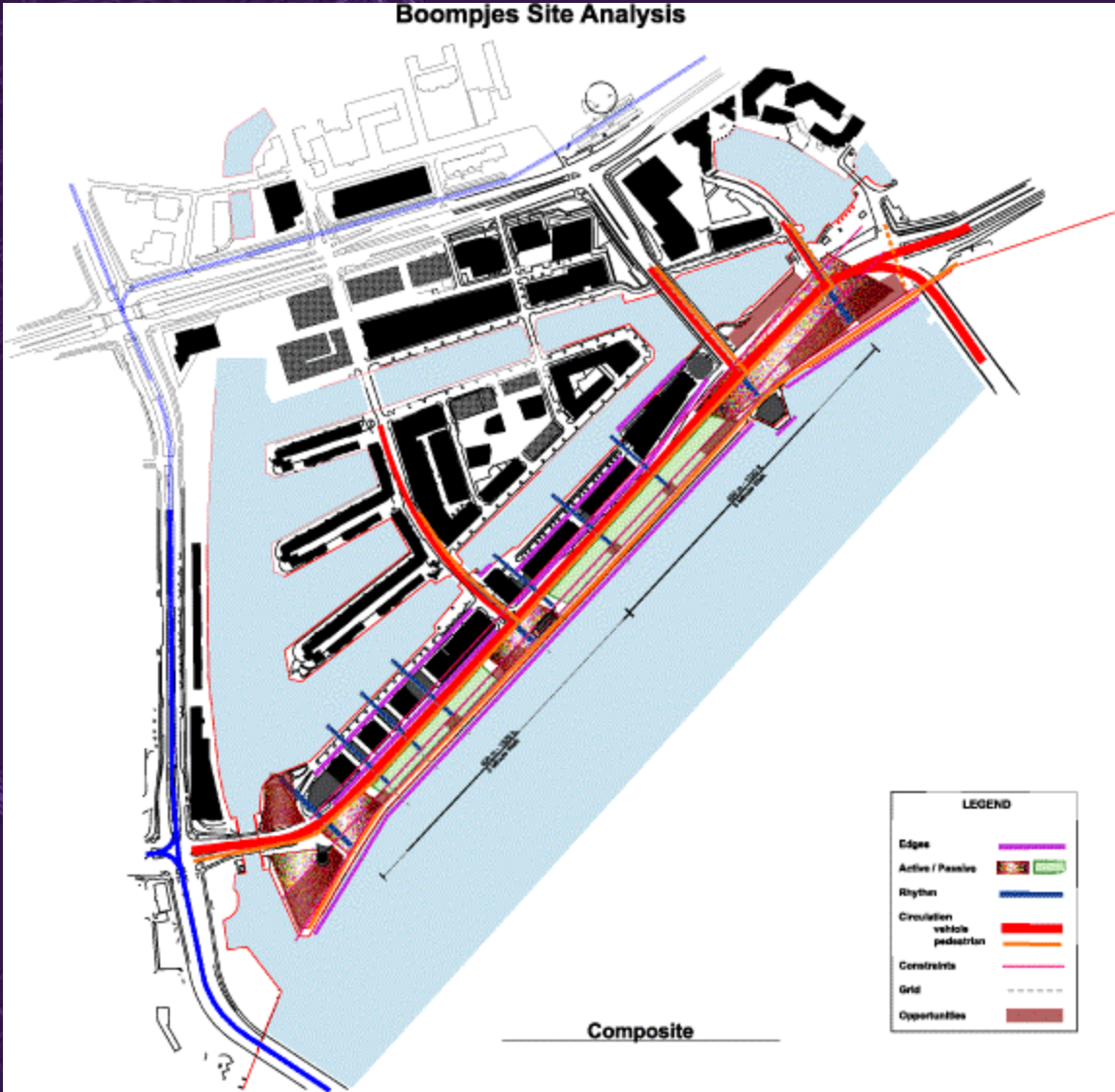


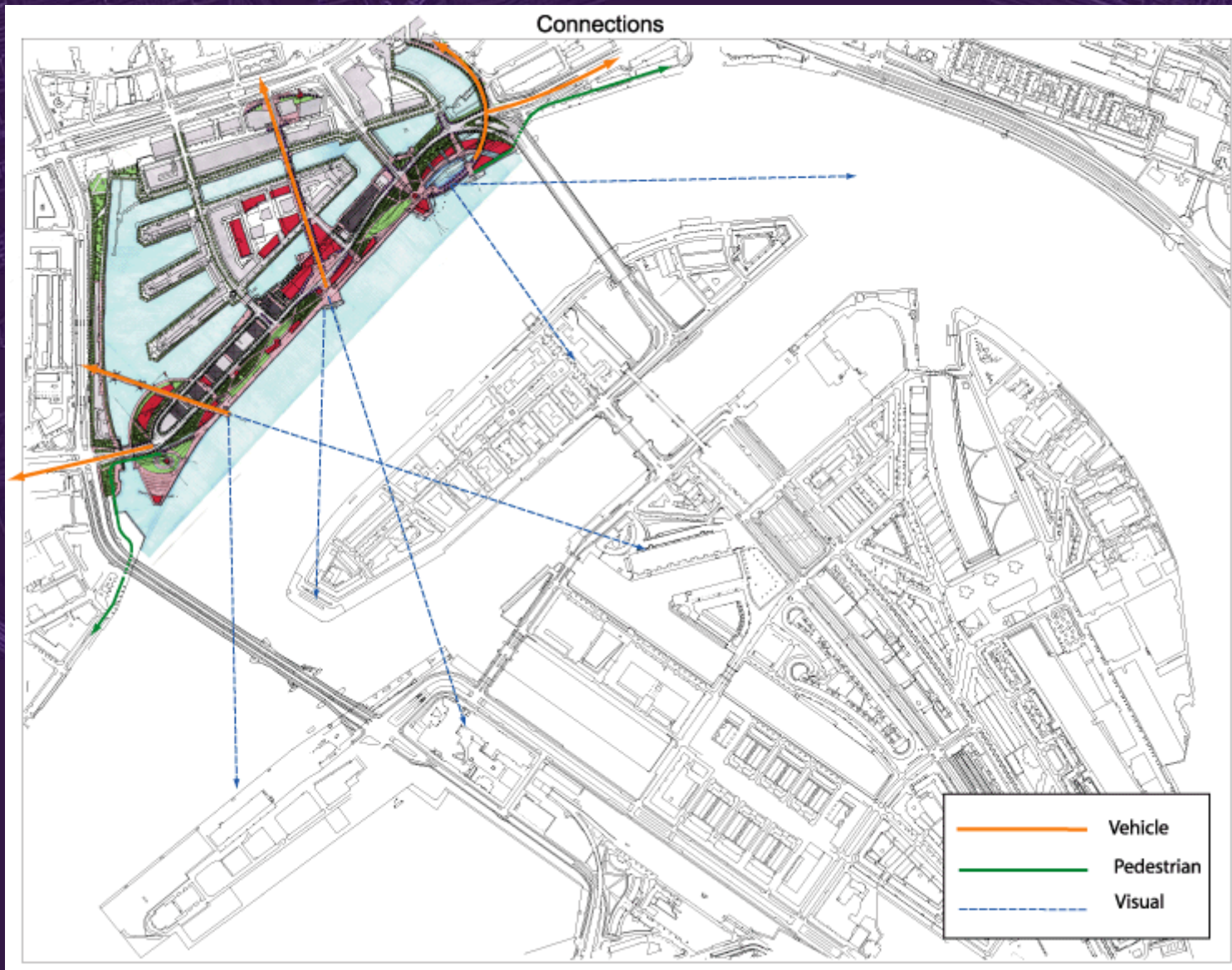
# Boompjes Site Analysis



**Opportunities & Constraints**

### Boompjes Site Analysis



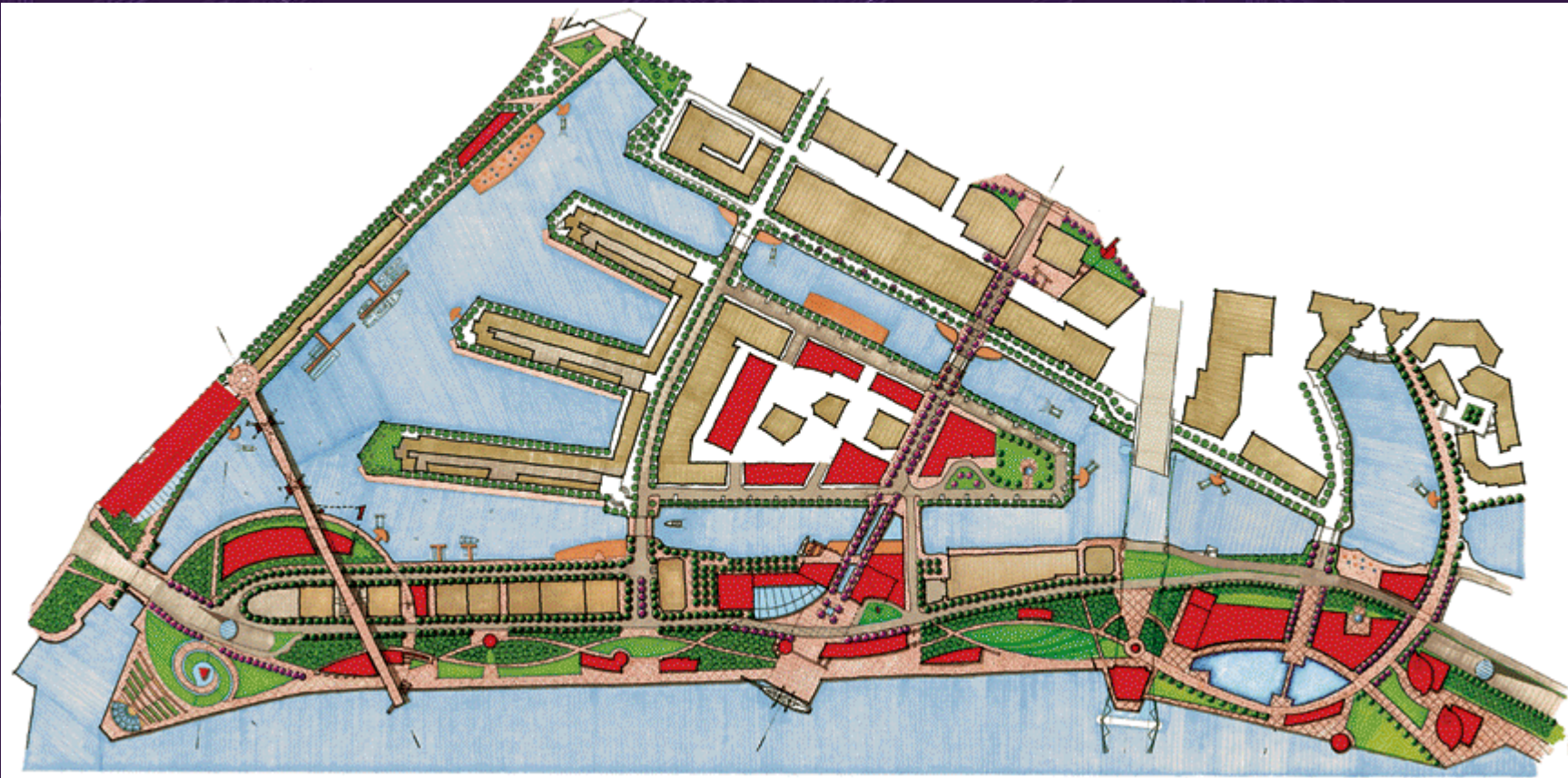


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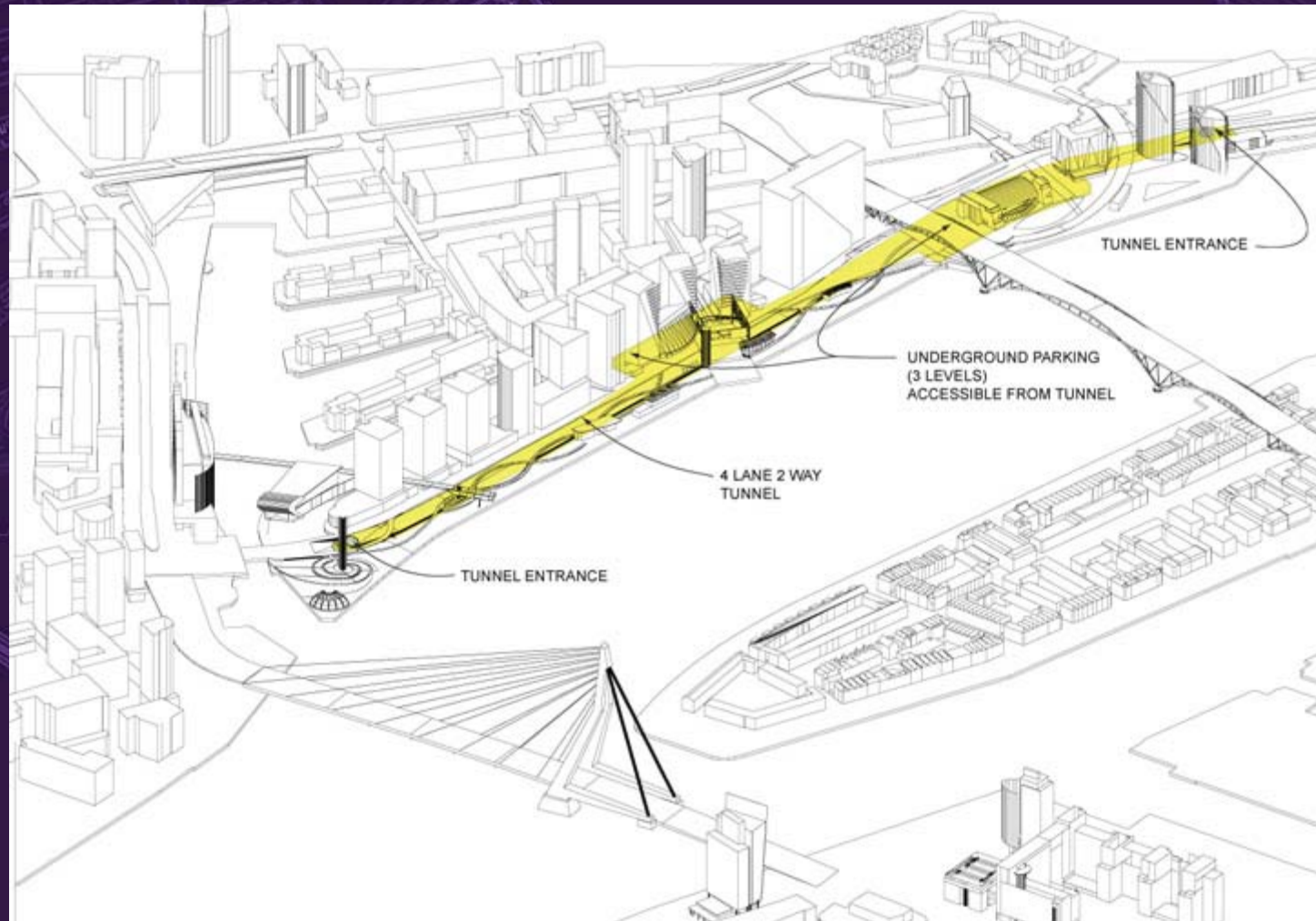
## Physical & Visual Connections

Baltimore's goal was to design a vibrant and attractive waterfront at De Boompjes by returning trees and green space to the riverside while creating an inviting venue that brings economic development by attracting tourists and residents.

To respond to the site challenges, we felt it necessary to look beyond the riverfront to include all of the "Waterstad" from Leuvenhaven to Oudehaven. Looking behind De Boompjes enabled us to make new pedestrian connections with people bridges and sight lines so the city can truly "meet the river". To eliminate high volume traffic, a tunneled road under De Boompjes was designed to allow vehicles to pass through the area.

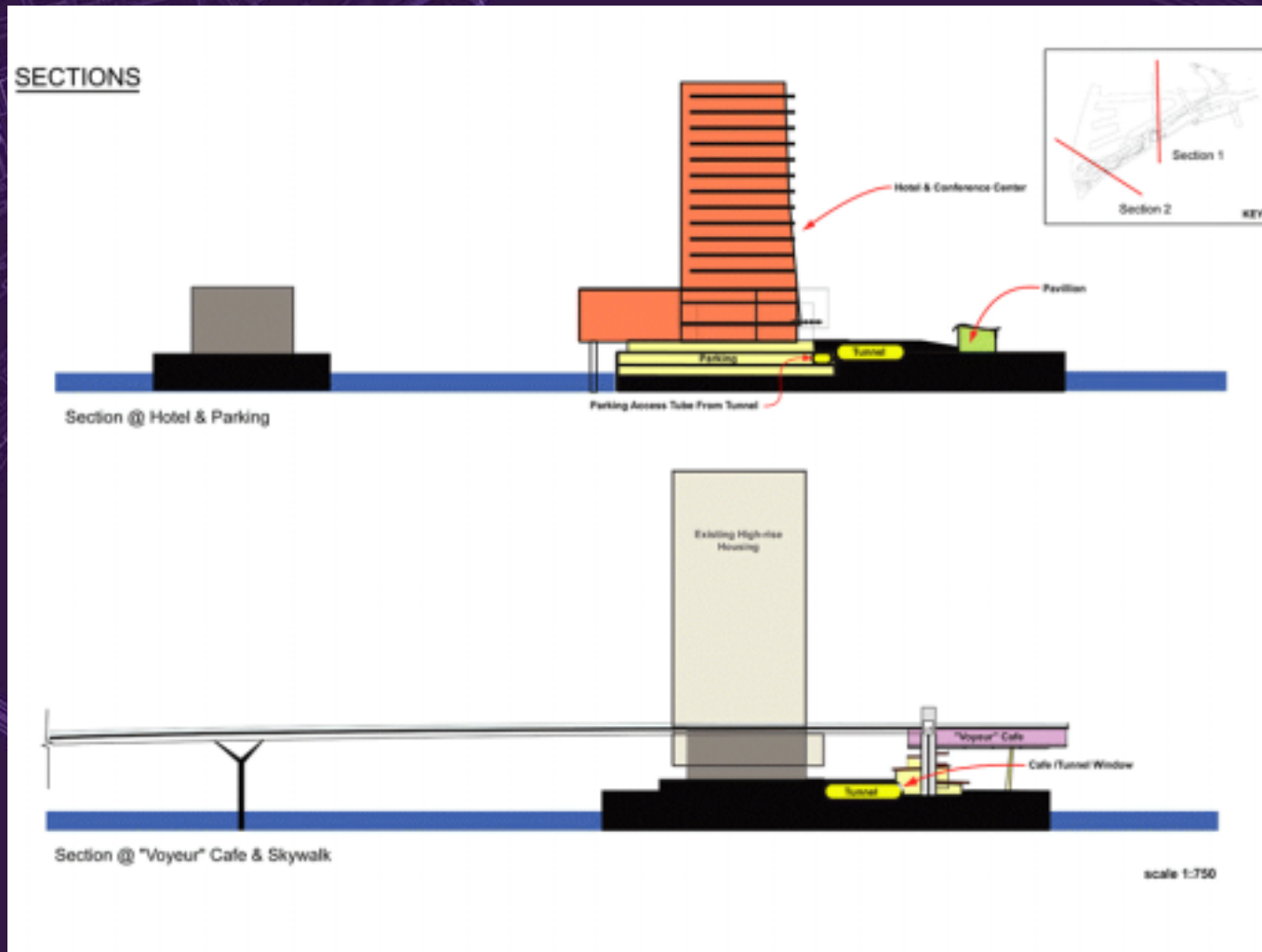


## Tunnel Diagram



A diagram of the Boompjes with the tunnel and parking areas shown in yellow. The tunnel emerges at Oudehaven and Leuvehaven. Southbound lanes feed into parking for the Central Plaza and the northbound lanes feeds into parking for the Water Park

# Sections



Site section 1 cuts through the tunnel hotel conference center and the underground parking garage with access to and from south bound traffic.

Section 2 cuts through the Voyeur Café and skywalk

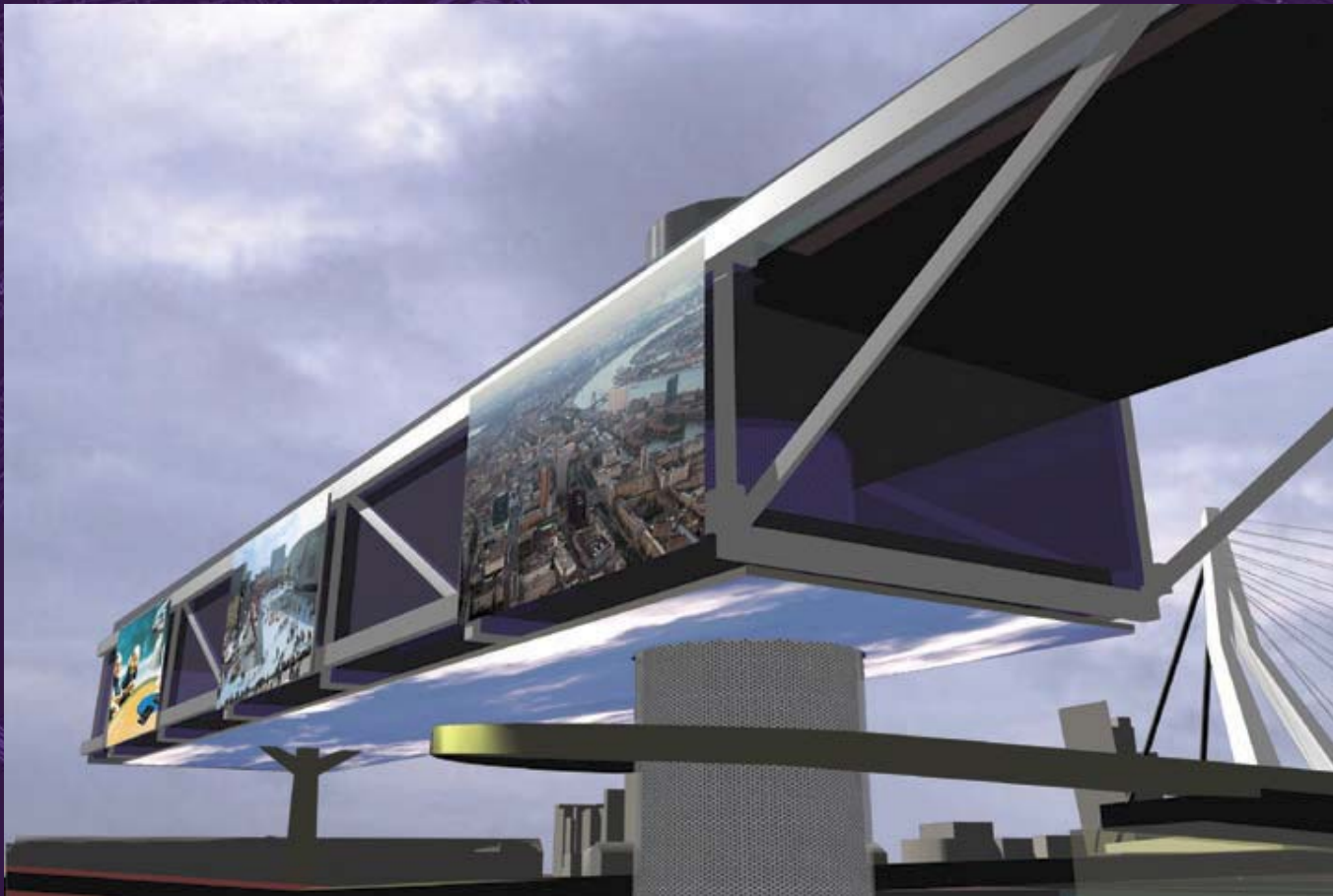
## Performance Park



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Located at the southern tip of the Boompjes at the foot of the Erasmus Bridge a are a series of tiers and architectural water elements. The stage will have a retractable steel and glass shell that will fold down out of site to allow unrestricted views of the Erasmus Bridge and river.

## Voyeur Café and Skywalk



This steel and glass box is cantilevered 12 meters above the promenade. The skywalk serves as a direct pedestrian connection from Leuvehaven to the Boompjes. During the day the Voyeur Café is a “Rotterdam observation station”, and is surrounded by live video walls on the exterior and interior of the building. The video screens are connected to cameras throughout Rotterdam, in effect opening live windows to the river, the city and the world.

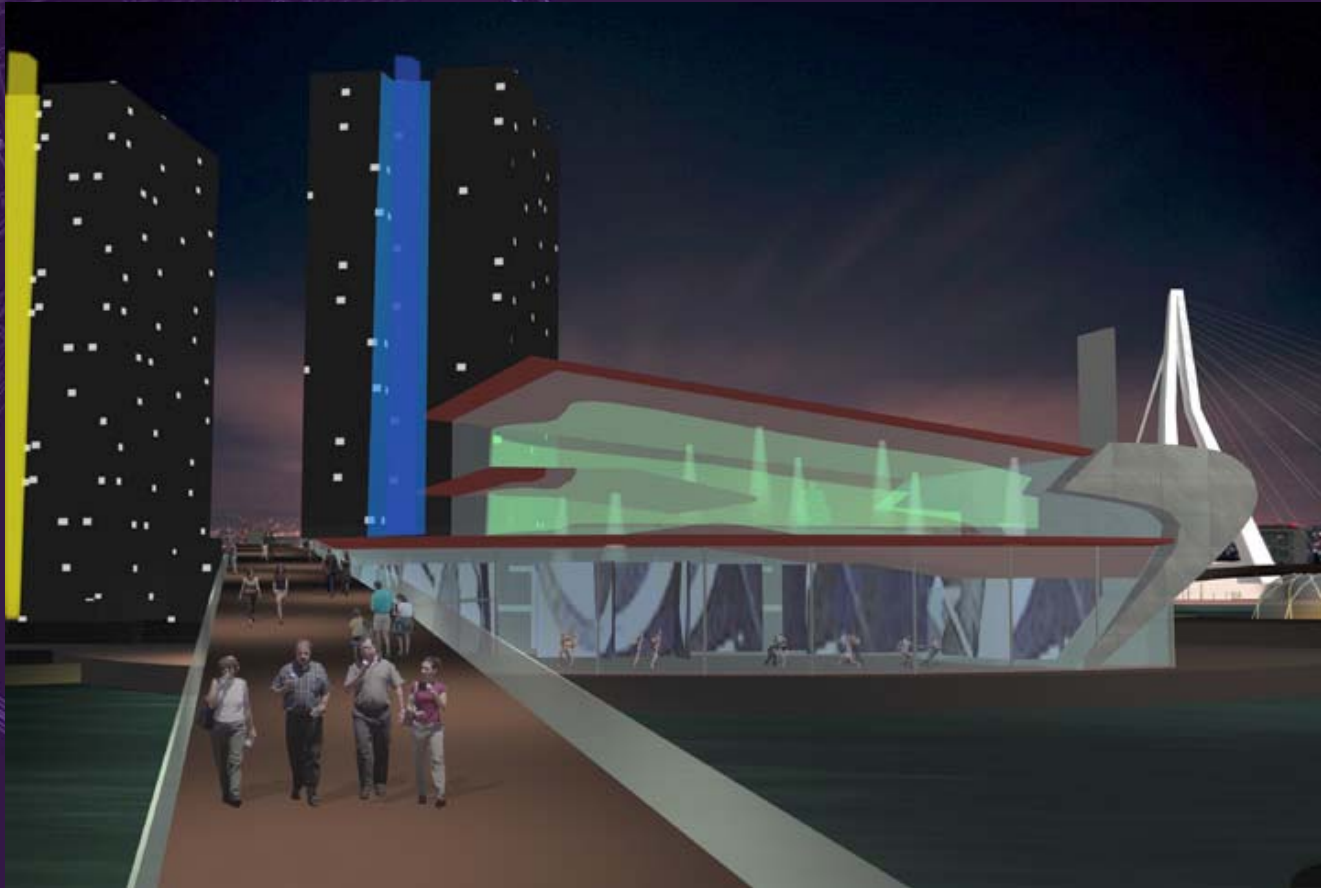
## Voyeur Café and Skywalk at Night



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The Voyeur Café at night is surrounded by walls of video panels that could broadcast independent experimental art films. The "Skyscreen" underneath the café will alternate between showing starry nights an aurora borealis or a deep space scene with planets and nebulae.

## Performance Hall and Skywalk



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An intimate glass enclosed performance space over rehearsal studios with the Sky Walk in the foreground.

## Central Plaza



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The Central Plaza features a large steel media frame overhead with several video screens which that can be seen from most points on the Boompjes. This structure is clad in multicolor panes of glass which that will bathe the plaza in colorful kaleidoscopic splashes of light.

## Water Park and Village



Indoor outdoor water themed recreation space combined with luxury residential towers, retail stores and restaurants.



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Baltimore Development Corporation

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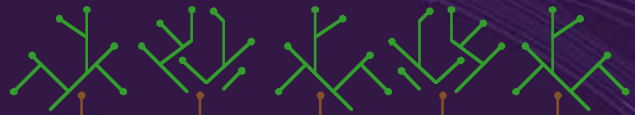
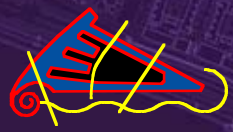
RTKL International Ltd.

James Reed Fulton

Shull Architects



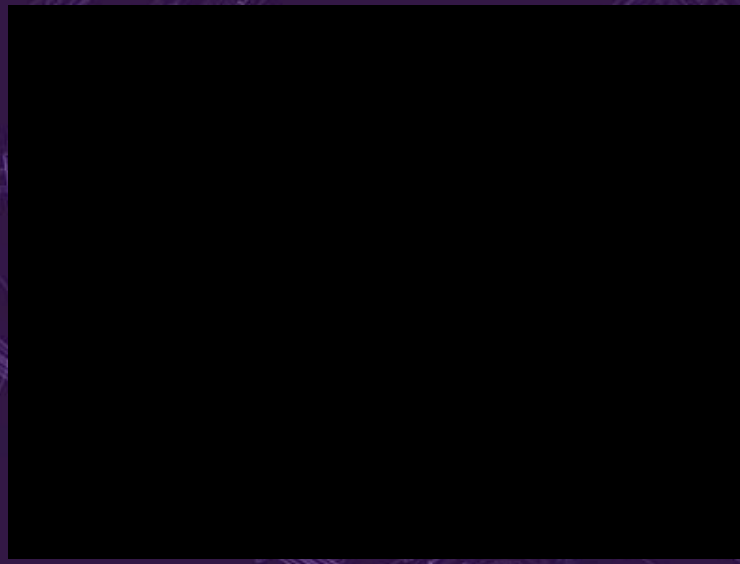
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