

INFORMATION ON THE NEW PREMISES OF THE EUROPEAN CENTRAL BANK IN FRANKFURT

NEWSLETTER

MARCH 2008 | ISSUE I



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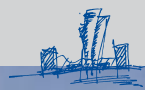
From vegetable market to home
of the European Central Bank

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EUROPEAN CENTRAL BANK

EUROSYSTEM



Finalisation of the
New ECB Premises

before the
end of 2011

Laying of the foundation stone

beginning 2009

Start main construction works

Autumn 2008

Luminale and start of the
preliminary construction works

Spring 2008

Submission of Building Application

Autumn 2007

Planning Phase

2006–2008

Revision Phases

2004–2005

International urban planning and
architectural design competition

2002–2004

Purchase of the *Grossmarkthalle*
site in Frankfurt

2002

EDITORIAL

Dear reader,

I am delighted to introduce the first issue of our New ECB Premises newsletter.

We plan to publish this newsletter on a regular basis (approximately three times a year) to inform you about the progress in



LORENZO BINI SMAGHI

MEMBER OF THE EXECUTIVE BOARD
OF THE EUROPEAN CENTRAL BANK

the construction work and other news relating to the project.

Needless to say, we are excited about the project and happy that the construction work will start by the end of March 2008. As stimulating as the previous phases were – the competition phase and the planning phase – they cannot compare with the moment which is now approaching, in which we will see the new ECB premises rise from the ground.

We are also looking forward to the renovation and revitalisation of the former market hall. We are proud that our efforts will enable this remarkable building to be preserved and that it will become an integral part of our new premises, housing the most public functions of the ECB. The combination of old and new, the former *Grossmarkthalle* and the new office towers, will create a unique building, recognisable not only in Frankfurt but also all over the world. The *Grossmarkthalle*, which was formerly known only to citizens

of Frankfurt and a few architecture experts, will thus become a landmark building for the entire world.

Functionality and sustainability are two key objectives for our new premises. The building will be designed to serve our needs but will also be energy-efficient. Right from the start, we set out with the aim of ensuring that our new premises would be 30% more energy-efficient than stipulated by the German energy guidelines. We are proud that the architect and the planners have managed to achieve this goal.

The landscaping around the building ensemble aims to create a large park, changing the current appearance into green scenery. In addition to the changes on the site, the City of Frankfurt will extend the river park along the *Ruhrorter Werft* up to the railway bridge (the *Deuschherrnbrücke*) and will close the last gap in the *GrünGürtel* (Frankfurt's "green belt"). The extension will start in the area along the railway tracks, which will be widened and redesigned. We are certain that our new premises will enhance the overall appearance of the area when the construction is finalised in 2011.

We are looking forward to moving into our new premises by the end of 2011 and uniting all ECB staff under one roof, where we will also welcome the colleagues from the National Central banks of the European Union and all those who will visit us.

I hope that, despite the usual inconveniences implied by such a big construction project, you will join us in welcoming this new building, which will become a major European landmark.

Lorenzo Bini Smaghi
Member of the Executive Board of the
European Central Bank responsible for the
New ECB Premises project

NEWS

Luminale 2008 – the illumination of the *Grossmarkthalle*

The fourth Luminale, an international festival of lighting, will take place between 6 and 11 April 2008. Every two years the Luminale is held in Frankfurt and the Rhine-Main region and this time the European Central Bank (ECB) will also be participating as from 6 April. In the evening hours until midnight the lighting

artists CASA MAGICA: Friedrich Foerster and Sabine Weissinger from Tübingen will illuminate the southern façade of the *Grossmarkthalle* (Equipment-Sponsor: PANI Projection and Lighting Vertriebs GmbH). These night-time panoramas will consist of motifs that recall the past (the wholesale

market), as well as allusions to the near and distant future (construction works and the new premises of the ECB, respectively).

The ECB invites all staff, neighbours and planners, as well as anyone interested, to the opening event at 8.30 p.m. on Sunday, 6 April 2008. The banks of the Main will

offer the best view of the illuminated *Grossmarkthalle*. The site of the event can be best accessed via the Weseler Werft or the Rosa-Marx-Weg.

www.luminale.de

www.casamagica.de

MILESTONES

The new premises of the European Central Bank

The European Central Bank (ECB) began its search for a suitable site in Frankfurt for the construction of a headquarters building of its own in 1998. In all, 35 sites were studied, including the grounds of the former wholesale market in Frankfurt's "east end", which the city authorities had offered to sell to the ECB.

A feasibility study carried out by Jourdan & Müller, a firm of architects in Frankfurt, in 1999 came to the conclusion that the grounds of the former wholesale market were well-suited for the new premises of the ECB and that the *Grossmarkthalle* building itself could be integrated and used in a functionally sensible manner. The contract of sale was signed in spring 2002. In November 2002, the ECB launched an international urban development and architectural design competition for its new premises, including the requirement that the basic design of the *Grossmarkthalle* had to be retained. In February 2004, an international jury awarded the first prize to the design submitted by COOP HIMMELB(L)AU, a firm of architects in Vienna. Following a revision phase involving all three of the prize-winning designs submitted in the competition, the Governing Council came to the same decision: the overall concept presented by the Viennese architects was most suitable not only to fulfil the functional and technical requirements, but also to express the ECB's values in an appropriate architectural language. The subsequent optimisation phase was used to modify the design of COOP HIMMELB(L)AU still further in order both to ensure an optimal utilisation of the former *Grossmarkthalle* and to reduce the costs (construction costs of €500 million, based on prices in 2005).

The design of COOP HIMMELB(L)AU is composed of three elements, namely the former *Grossmarkthalle*, a high-rise building consisting of two office towers linked by an atrium and a so-called entrance building. This entrance building links the high-rise building

with the *Grossmarkthalle*, and, at the same time, creates a distinctive entrance to the north. The *Grossmarkthalle* will house the conference and visitors' centre, the staff restaurant, the library and the foyer, as well as the press centre. The ECB's security requirements will be integrated into the landscaping concept.

In the course of the planning phase that commenced at the beginning of 2006, key elements of the design of the former *Grossmarkthalle* and elaborated detailed plans were decided considering all preservation aspects.

The concrete grid structure of both the northern and southern façades of the *Grossmarkthalle*, as well as the red brick northern projection, will be retained as key design elements and will thus be refurbished. The annex buildings will need to be demolished on functional grounds, while the western end wing will be returned to its original state. The eastern end wing, by contrast, will be fitted with new windows so as to allow the former refrigeration rooms to be used as offices in the future.

The eastern two-thirds of the barrel-vault roof of the *Grossmarkthalle* are still the original and will be refurbished. The western part, which was completely destroyed during the war and later reconstructed with traditional methods, will be dissected by the entrance building that will house the press centre and link the *Grossmarkthalle* with the new high-rise building.

The zoning plan developed by the city authorities was published in the *Amtsblatt der Stadt Frankfurt* (Official Gazette of the City of Frankfurt) on 13 November 2007 and has been legally binding since that date. The application for building permission for the new ECB premises was submitted to the Construction Supervision Office of the City of Frankfurt in October 2007 with a view to starting construction in spring 2008. Completion of the new ECB premises is scheduled for the end of 2011.



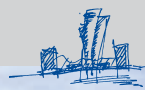
Within the framework of the Luminale the *Grossmarkthalle* will be illuminated as from 6 April 2008 at 8:30 pm by the lighting artists Casa Magica from Tübingen.

© CASA MAGICA, 2008



Draft of the New ECB Premises by COOP HIMMELB(L)AU.

© RTT



The four-storey annex buildings, which previously housed flats and restaurants, will be demolished in spring 2008. The eight-storey end wings, which stand at the eastern and western ends of the *Grossmarkthalle* (and used to contain offices and refrigerated storage areas), will be retained and, like the rest of the *Grossmarkthalle*, carefully renovated. The bricks from the annex buildings will be used in the renovation of the *Grossmarkthalle*.

© Robert Metzsch



The entrance to the new ECB premises building site will be on the eastern side of the property at the end of Eyssenstraße, which will be used for deliveries and all construction site traffic. The ECB is aiming to keep to a minimum the disruption caused to local residents by construction site traffic.

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Hedi Tschierschke
Chair of the Bornheim/Ostend Local Advisory Committee

■ IMPRINT

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Kaiserstraße 29
D-60311 Frankfurt am Main, Germany
Postal address:
Postfach 16 03 19
D-60066 Frankfurt am Main, Germany
Phone: + 49 69 1344 7455
Fax: + 49 69 1344 7404
Email: newpremises-info@ecb.europa.eu
<http://www.ecb.europa.eu>
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■ CONSTRUCTION

The first steps on the road to the new ECB premises

As of spring 2008 preparatory work will begin in advance of the real building work. Portakabins will be set up and the first construction machinery will be brought onto the site.

Demolition work will then begin on the remaining ramp in the old railway delivery area and the two four-storey annex buildings at the ends of the *Grossmarkthalle*. The annex buildings will be carefully demolished by hand, as part of their clinkers will be needed for the renovation of the façade of the *Grossmarkthalle*. This will prove useful in the renovation of the *Grossmarkthalle*, as there is, on account of manufacturing methods and ma-

terials, a significant difference in terms of colour between the old bricks and those manufactured today.

At the same time, as of late spring the initial excavation work will begin for the two basement floors of the office towers and the underground staff car park in the south of the site. The excavation work is timetabled for completion in late summer 2008.

In autumn 2008 the ECB plans to select the general contractor for the new ECB premises so that the real building work can then begin. This will be followed by the construction of the basement slab, which will be anchored firmly in the ground using foundation piles.

■ FORUM

From vegetable market to home of the European Central Bank

The issue of the future use of the *Grossmarkthalle*, with its status as a listed building, was the subject of lengthy discussions in the Bornheim/Ostend Local Advisory Committee. No decisions were taken, as the renovation costs were too high and the departure of the wholesale market was not looked kindly upon in Ostend.

Things did not start moving until the ECB, looking for a site for its new premises, showed interest in the land occupied by the former wholesale market, which the City of Frankfurt had offered to sell. Extensive discussions took place in the Local Advisory Committee as regards our demands in relation to the renovation of the site and the construction of any new building. The first point was the memorial to the Jews deported from the *Grossmarkthalle* and the retention of the plaque already in place at the site. The next important point was the accessibility and width of the strip of grass between the ECB and the Main. In this respect, there was a demand for the green belt to be extended from the Ostbahnhof down to the Main. The retention of the *Grossmarkthalle*, with its listed status, was also very important. There were lengthy discussions on the question of the ECB's integration into the local area and the extent to which the ECB would, from a building perspective, shut itself off from the rest of Ostend.

These questions were all given due consideration by the ECB. The Local Advisory Committee was kept informed and was included in the discussions, as well as in the planning and implementation.

However, the planned cantilever structure through the listed *Grossmarkthalle* did not enjoy the unqualified support of all members of the Bornheim/Ostend Local Advisory Committee.

General issues such as traffic levels and increases in residential property prices were also raised and discussed with local residents, as well as with city authorities. The city authorities have, in the meantime, drawn up a traffic plan, which the Committee supports.

Positive changes in the area – such as the development of the Weseler Werft, the Bildungszentrum, the Frankfurt School of Finance and Management and the development of the area around the Hanauer Landstrasse – began even before the ECB drew up its plans. The ECB is thus further improving the quality of life in Ostend.

The ECB will be most welcome in Ostend.

Hedi Tschierschke
Chair of the Bornheim/Ostend District Advisory Committee