



CITY 2030

Stadt Dortmund
Stadtplanungs- und
Bauordnungsamt



CITY 2030

The development concept
for Dortmund city centre

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Foreword

Ladies and Gentlemen, Citizens of Dortmund and all interested Readers!

Dortmund is a dynamic city with a high quality of life and all the positive characteristics of a major business metropolis. The city centre provides our citizens of many different origins, and our visitors from near and far, a great city experience. It boasts an attractive mix of shopping and working, living and learning, recreation and enjoyment. It offers both the new and the familiar, with places of discovery and places to meet people. It is in the middle of our city and at the heart of it as well.

The city centre's development is influenced by a large number of constantly changing factors. Any concept for such development must face the question of what should be retained and what needs changing or improving. The City of Dortmund supports and initiates developments in the city centre according to its City-Konzept. This concept was first introduced in 1983 and then updated in 1988 and 1999. It forms the framework for decision-making processes, for executing projects and for finding the best solutions.

A city centre concept is part of a dynamic process and as such is never "finished". Developing the city centre means making room for visionary ideas and for thinking up opportunities which at first seem impossible. And

developing the city centre is always a chance to strengthen the city's identity and role within the region and to counteract the uniformity of globalization. When it comes to developing the city centre, change is always a constant.

Stakeholders – ideas – cooperation

Since the last update took place, a large number of projects in the city centre have been completed or are now ready for implementation. Many different steps, cooperations and communication processes are needed to achieve the desired results. This latest update shows us what has been achieved so far. It evaluates the conditions for future changes and presents the latest plans and visions together with their expected impact.

We still need new ideas and support from stakeholders and partners from the worlds of business, politics and the arts, and from our citizens as well. We need openness for change, transparent processes and the creativity to find out what is feasible.

Core elements of this include developing local democratic, participation processes in a spirit of fairness. The City of Dortmund has a strong track record of public and private sectors working hand in hand, but it is also open to any new forms of participation. We see excellent

chances for specific projects in public-private cooperations and welcome the benefits to be gained from co-financing options.

"Work for the welfare of the city"

Just like the city centre, the Reinoldi Church – one of the city centre's most beautiful landmarks and witness to a very lively past and present – has also had to face a dynamic process of political, social, economic and cultural change. The inscription on the "second" Reinoldus Bell, hanging in the belfry since 1954, reads "...work for the welfare of the city" (Jeremiah 29.7), calling on us to drive forward the development of the city centre with stamina, determination, passion and joy. So, everyone who has Dortmund's interests at heart is called upon to take part in implementing this concept and to provide both moral and practical support

Best regards



*Ullrich Sierau
Lord Mayor of the City of Dortmund*

Future of the city centre – future of the city

Dortmund's heart beats right in the city centre. The city centre's image, its wide range of opportunities and its many strengths are constantly attracting new fans – a key factor when competing with other cities and locations!

Its special qualities have positioned Dortmund as a future-proof city centre which is well in touch with its citizens. The concentrated variety of functions and uses, while raising the profile of its urban identity, is Dortmund's answer to new challenges and lifestyles. It provides a solid basis for maintaining and enhancing its existing status.

In the public eye, this Westphalian metropolis is known to radiate a particularly positive shopping atmosphere; Dortmund's "Thier-Galerie" is Europe's most innovative shopping mall and the Westenhellweg – one of Germany's top ten shopping streets for years – was the most visited shopping street in Germany in 2013.

This strong appeal is also reflected in the contented faces we see at city centre events, when people make music together or among the enthusiasts who celebrate football in their thousands. Many of the measures instigated by the "City-Konzept 2000..." have contributed to this state of affairs, and its targets have mostly been reached today.

Challenges of the future by bundling strengths to

- strengthen the retail trade
- consolidate the city centre as a services hub
- develop living in the city centre
- cultivate public spaces
- enhance the city centre as a location for the arts and culture
- increase the quality of aesthetic design in the city centre.

The projects already successfully implemented show just how important the well-proven commitment of companies, property owners, trusts, chambers of commerce, associations, clubs and initiatives here really is. All the measures which significantly improve the status of the city centre as a place to go shopping, to experience the arts and for recreation, have fortunately always attracted additional private investments – enabling the city centre to take great strides towards continuing developments.

The implementation of the targets, tasks and projects set out in **Konzept City2030** follows on from many years of continuity and still relies on fruitful cooperations with experienced partners. In this way, the city centre concept can be used as a springboard for new investment projects.

New fields of action

The structural change process together with climate, demographic and social change but also the precarious financial situation faced by both public and private budgets, now set the benchmarks and demand new courses of action. Strengthening inner city functions, developing location appeal and using synergies are all aspects defining the targets that have to be set.

We have to maintain, sustain and enhance the qualities created in the city centre. This is the basis for facing the highly demanding chal-





Tasks, places and projects

Konzept City2030 focuses strongly on the following tasks, places and projects:

- Drive forward four main development areas with action plans and urban development competitions
 - development focus on the main railway station, the southern and northern station areas as well as along the western section of Königswall – linking it to the Union Quarter
 - development area Burgtor – Burgwall
 - development area Platz von Rostow am Don
 - development focus on Dortmunder U and Union Quarter
- Offer City-owned properties to help promote urban development
 - the healthcare centre on Hövelstraße
 - former AOK-building Königswall 23–27
 - the Dortberg building on Katharinenstraße
 - the former Museum am Ostwall building
- Implement projects where planning phases have been completed
 - the square next to the Deutsches Fußballmuseum
 - eastern section of Silberstraße
 - play area west of the U Tower
- Consolidate projects
 - Marienkirche area

- new building for the Junge Bühne Westfalen
- Promote the city centre as a place to live
- Put a focus on architecturally and historically significant buildings to maintain the character of the city and the city skyline
- Infill empty sites
- Implement guidelines for how outside cafés and restaurants should look
- Create advertising and design statutes for the areas along Kleppingstraße, Hansastraße and Boulevard Kampstraße
- Create a lighting design concept for the city centre
- Promote environment improvement measures
- Promote more art in public spaces
- Continue to develop the system for squares, spaces and axis areas
- Design public spaces suitable for all generations
- Retain and extend cleanliness and security in public spaces
- Install quality street furniture and furnishings, rearrange existing street furniture and ensure it is fit for purpose
- Extend temporary uses and offer more events on under-used urban spaces (Boulevard Kampstraße, square in front of the opera house etc.)
- Continue to develop city centre marketing
- Continue and extend participation culture
- Bundle residents' initiatives and private commitment and coordinate cooperation.





The city centre is at the heart of public life and with its wide variety of usages is key for the way people perceive the city as a whole: the city centre is a place of work and a place to live but also a favourite place to go shopping, to visit restaurants, cafés and cultural attractions as well as somewhere to go to make use of educational and service facilities.

The city centre as a market place

The city centre's role as a market place is changing: nowadays customer contacts do not just take place in physical marketplaces. "Virtual markets" on the internet, tele-shopping and the mail order business have become alternative sources of supply and consumption. Offline and online worlds are also changing city centres. Visitors' and consumers' expectations and needs are changing. Their buying behaviour is driven by emotions and impulse buying. Finding new ways to appeal to peoples' senses is becoming quite a challenge.

A city centre concept cannot provide conclusive solutions: it is part of a dynamic process and is there to support, maintain and enhance existing qualities and to prepare for new developments. It fine-tunes the city centre's profile, puts previous and existing strategies to the test and generates impulses and impetus for short and medium term changes.

1.1 All change in the city centre

There are many places where the city centre still reveals its historical roots and the consequences of past events. How can we raise people's awareness of these factors? Until the 19th century the whole of Dortmund used to fit into the area covered by the city

centre today – the 76.8 hectares within the Wallring. A fortified wall with formidable towers protected the citizens of Westphalia's only free imperial city from unwelcome invaders and from the powerful forces in the neighbouring Earldom of Mark. With the event



of industrialisation, residential areas for the industrial workers grew outside the city gates; the fortifications became redundant and in the end were razed to the ground. Along the line of the former city wall, the Wallring has developed to become the main road encircling the traditional city centre.

The avenue of trees along the Ostwall reminds us of what the Wallring looked like at the beginning of the 20th century. Around that time Dortmund incorporated many smaller neighbouring towns and communities to form a ring of new districts encircling what became the urban core of the city today.

New key functions

The character of the city and its new centralised functions developed along with the growing road network and infrastructure: for example, the construction of the Stadtbahn urban tram system in the 1960s opened up



even more opportunities by connecting up the extensive spread of this urban area. Establishing numerous department stores and creating one of Germany's first pedestrian zones along Ostenhellweg and Westenhellweg kick-started Dortmund's reputation as the "Shopping Centre of Westphalia", a factor which continues to be a magnet for the approximately two million inhabitants in the surrounding regions.

Metropolis with promenades

The following decades saw the city centre developing in line with Dortmund's increasing significance as a metropolitan area. Through-traffic was redirected round the Wallring and, since the city tram network was extended in

2008, all trams now cross the city centre underground: creating space for new opportunities in the city centre.

Kampstraße is currently being transformed into an attractive promenade for shopping and relaxing.

New public and private high-rise buildings also impact on the city-centre's skyline and image – e.g. the refurbished town hall complex, the RWE Tower, Märkisches Tor, Hansa-Carrée and the Thier-Galerie. Developing the former Union brewery as a site for culture and creative industries, the Deutsches Fußballmuseum and redevelopments at the main station – which Deutsche Bahn AG plans to begin in 2017 – are further key components in the future development of the city centre.

Existing buildings and construction work

Parallel to these major projects, there are several development areas which form a focus for planning and construction activities. But it is also very important to maintain existing buildings, spaces and structures. In future it will be important to uphold and enhance what has already been achieved with city budgets facing potentially difficult financial situations. Only by creating attractive spaces and offering something special and unique, will the city centre be able to survive in competition with other centres, electronic commerce, shopping malls and greenfield business parks.

1.2 City centre structures

The Wallring running round the city centre clearly defines the layout of the city. In spite of the damage incurred during World War II, some of the original street and building layouts still exist, above all in the Brückstraße and Ostwall Quarters. These characteristic structures must be maintained.

A radial pattern of roads from all directions within the municipal area and the region join up at the Wallring where they form key traffic intersections. Some of these intersections have already been given a new urban character such as in the Westentor area. At others, e.g. at the Platz von Rostow am Don and at Burgtor, there is still work to be done.

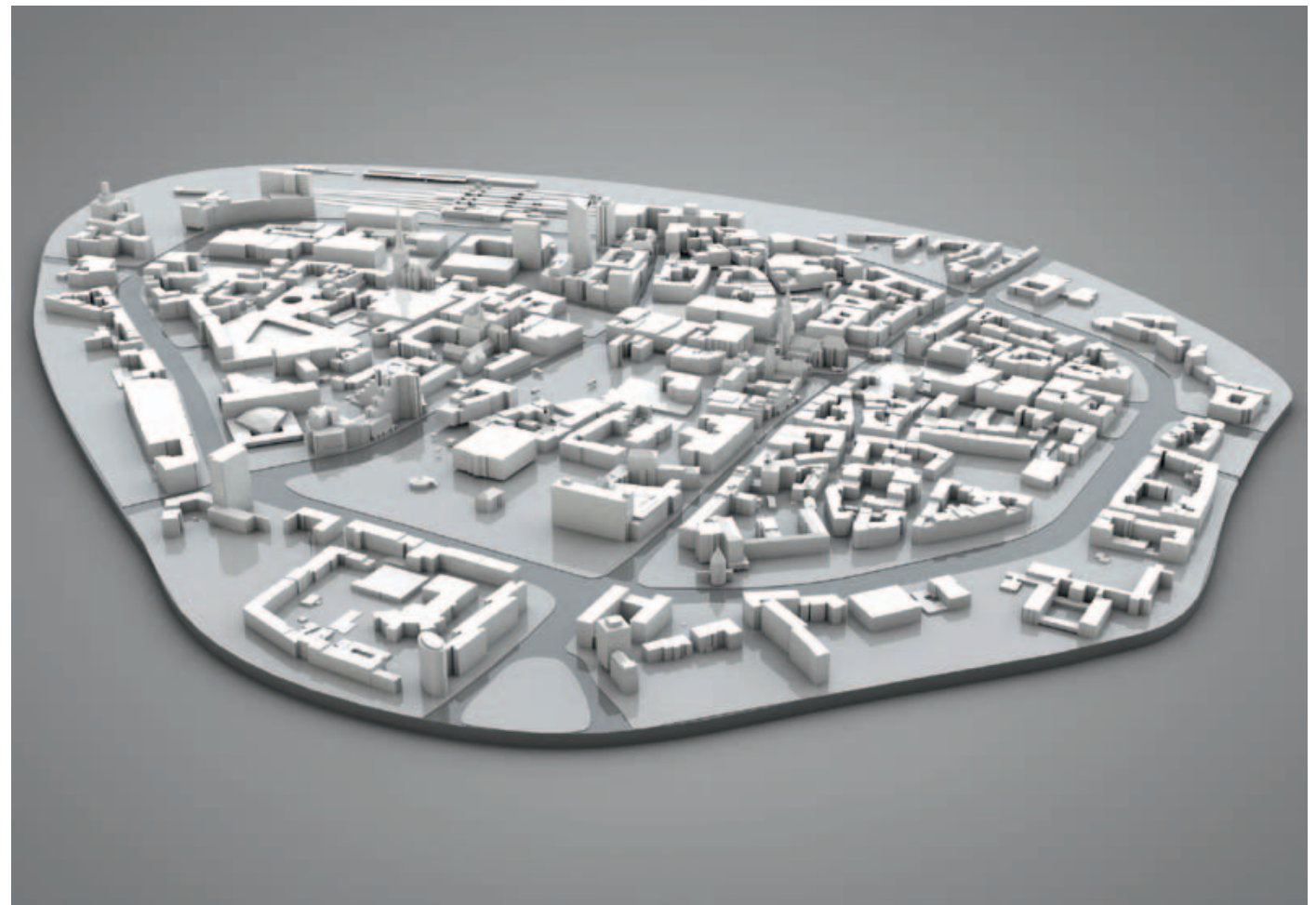
City Crown: the city gates

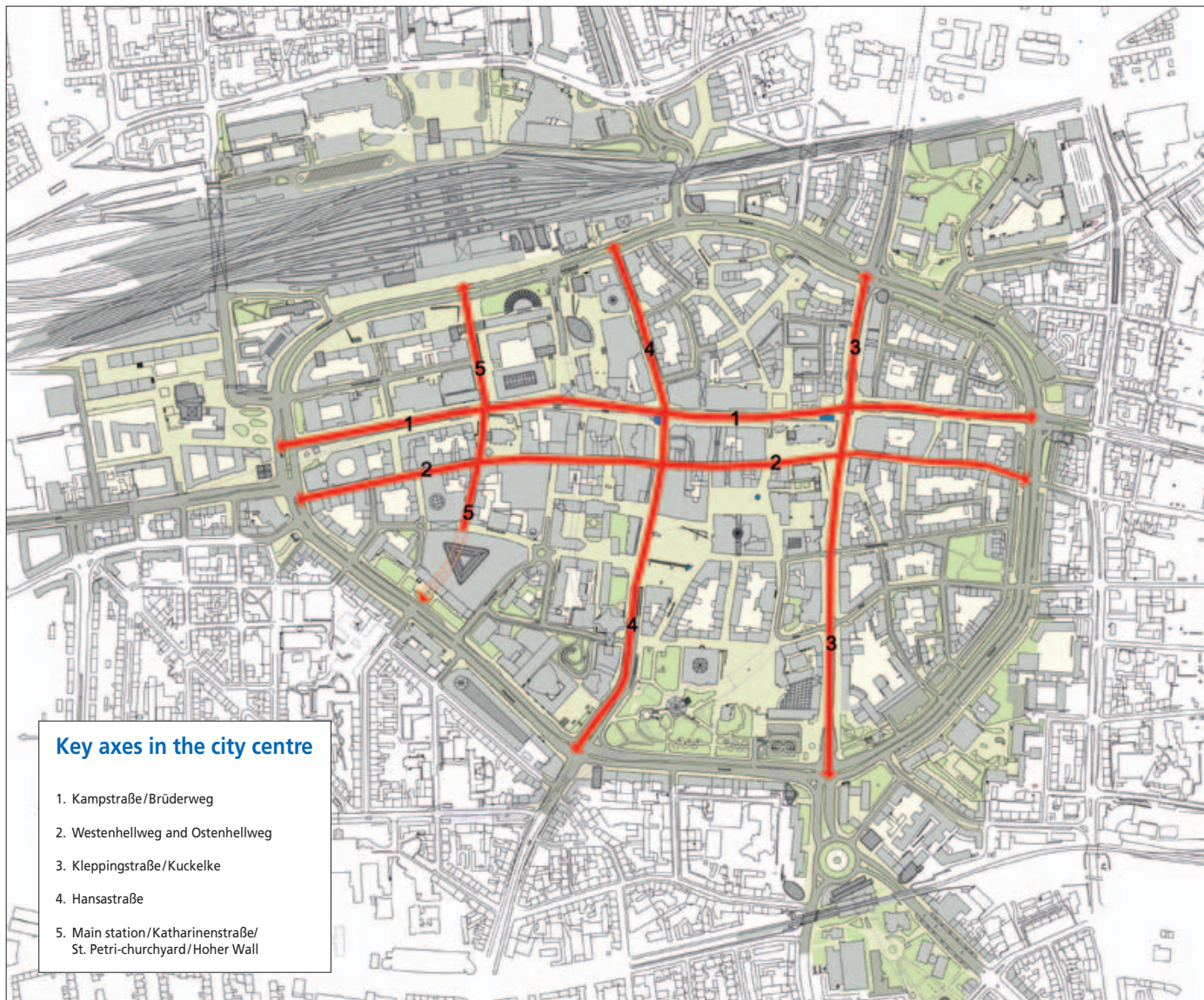
The points where these radial roads meet the Wallring must be clearly recognizable as "gates to the city centre" with prominent buildings or green areas to highlight the city centre skyline as a stylised "City Crown".

Greening

The Wallring is a key element in the structure of the city centre. Future construction projects must retain the city's special characteristics; sub-spaces and transitional areas must be upheld and defined even more clearly. The greening process along the Wallring will be

continued and completed so as to complement the distinctive cityscape. In the long term this will include reorganising parking spaces alongside the Wallring, in particular on Ostwall and Schwanenwall, in favour of more large-scale green spaces.





Main arteries

Another distinguishing feature of the city centre is the main axes running east to west and north to south right through the city centre. Whereas the Hellweg axis has a mainly retail role, the development of “Boulevard Kampstraße”, which runs parallel to it, will create a very generous space for relaxing and recreation – in a similar way to the north-south axis formed by Kleppingstraße-Kuckelke. In their new role Kampstraße and Brüderweg will become an axis for enjoying a stroll and relaxing and will form a strong link between the southern and northern halves of the city centre.

The Kleppingstraße-Kuckelke axis running from north to south has evolved from being a main traffic artery just after the war to become a mostly pedestrian shopping street. In the north, near the Conti-multi-storey car park, the area still needs to undergo some pedestrian-related redevelopments and provide for suitable uses (e.g. mixed residential/commercial buildings). The underground tram system has already linked up and vitalized the city centre area along the north-south Hansastraße axis. The other key north-south axis, from the main railway station to the Thier-Galerie, is undergoing significant upgrading: the station entrance hall has already been refurbished and full reconstruction will be continued in 2017. In 2015 completion of the Deutsches Fußballmuseum will mean a major step forward for this area as well. The squares around St. Petri-Church are also being upgraded at the moment.

All such measures increase the significance of these spaces and lead to even higher footfall. The City also intends to reactivate the Dortberghaus on Katherinenstraße with new uses.

Churchyards and squares

The St. Reinoldi, St. Marien and St. Petri churches – key nodes within the historical core of the city centre – are lined up along the main pedestrian arteries. In the course of developing the Kampstraße-Brüderweg Boulevard these spaces will be refurbished in keeping with their historical status.

Dortmund's city centre is characterized by its numerous squares of varying sizes, layouts, designs and facilities and with differing peripheral and spatial uses. They create a distinctive character providing exciting spaces for open air events and are attractive elements within the city centre. The plans for upgrading

the churchyard areas around the St. Petri, St. Marien and St. Reinoldi churches will add three more important spaces to the checkerboard of squares in the city centre and add even more appeal.

Network of pedestrian routes

Dortmund city centre has a meshwork of pedestrian routes which combine with the many squares to provide a diverse city experience. That is why the development of the city centre has been aimed at linking the main arteries, squares, streets and alleyways ever since the City Council decided on the City-Konzept in 1983.



The face of the city centre

It is essential to treat the layout and architectural structure of the city centre with care when it comes to planning buildings here. New buildings and alterations, changes of use and in-fill developments have a big impact on the face of the city. Local statutes regulate aspects such as company signs, porches and canopies, particularly on Brückstraße, Westen- and Ostenhellweg.

The sandstone walls of the historic churches indicate a clear direction for the choice of materials for facades. Quite a lot of buildings in the city centre are faced with sandstone or other natural stone. The exterior design of a building should always be developed in the context of its status and its neighbouring buildings. The height of new buildings must be oriented to the five to seven floors prevalent in the city centre as this is appropriate for the

relatively intricate layout of the city.

But this does not exclude high rise buildings on principle. At distinctive locations, such jewels in the “City Crown” beckon visitors to enter the city centre through its “gates”.

In addition to new and in-fill buildings, maintaining and conserving existing buildings will play an increasingly significant role. The declared aim is to make sure buildings of historical and architectural significance are usable and to preserve them as part of the character of the city centre.

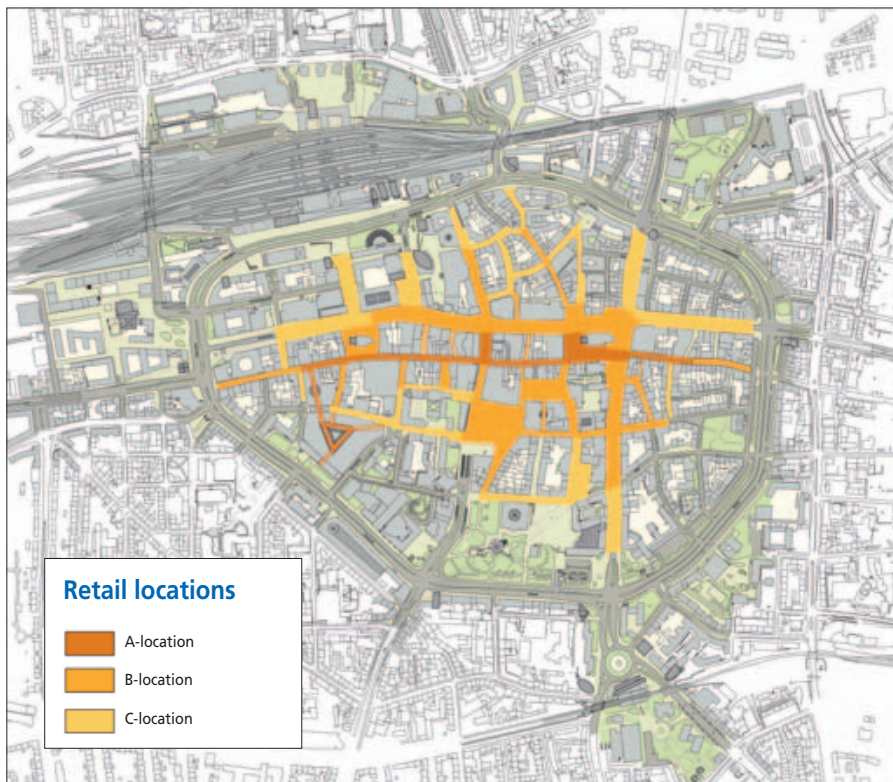
1.3 Retail

One of the most highly frequented shopping streets in Germany and Europe and Europe’s most innovative “Thier-Galerie” shopping mall are clear indicators of Dortmund’s position. The city centre continues to consolidate its position as the top retail location in the Ruhr metropolis. The aims set out in the “City-Konzept 2000...” declaring that the retail trade should establish and strengthen the range of products it offers have already been implemented and contribute to the city centre fulfilling its role within the region.

Shopping as an experience

For decades now, Dortmund has had a reputation as an attractive shopping location for the approximately two million people in the region and has sustained its position in face of regional competition. More than 580 retail companies offer a high quality, wide range of products.

Public opinion about Dortmund’s city centre says it has a positive atmosphere and a wide



range of retailers of suitably high quality, as revealed in a survey by the Cologne Institute for Retail Research 2008 on behalf of the Dortmund City Planning and Building Regulation Office. The appeal of this Westphalian metropolis is also proven by the high footfall levels at the main shopping locations: In 2013 Westenhellweg was the most highly frequented shopping street in Germany with 12,950 pedestrians per hour.

Whereas the main locations of Westenhellweg and Ostenhellweg in the city centre are characterized by a high density of chain stores, the Brückstraße Quarter and the adjoining business areas are mainly served by owner-managed retail with specialized ranges of products for young and quality-minded target groups.

Opening the Thier-Galerie in September 2011 – honoured with the “Across Award 2012” – which also has entrances onto the Westenhellweg, gave a real boost to the range of products available in the city centre. Providing an additional 30,000 square metres of sales floor – around 14% of the total sales floor area in the city centre – 168 specialized stores have expanded the retail spectrum and stimulated business in the city centre. Contrary to earlier forecasts, it has not had any noticeable impact on rent prices, but it has acted as a magnet for follow-on investments in the immediate neighbourhood such as at the Lensing Carée. Thanks to the wide range of products and outlets here, retail properties in the city centre suffer little from long term vacancies. With its combination of emerging specializations and many chain stores, the city centre is well-positioned in the face of fast changing markets and will continue to be able to live up to its high reputation in the region.

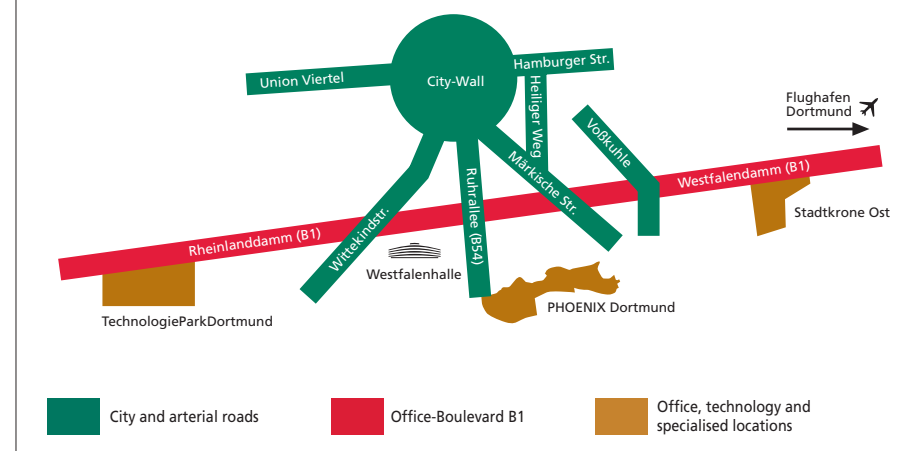


1.4 Services and offices

Dortmund is home to many reputable financial and insurance services providers. As a regional centre within the Metropole Ruhr region, the city centre benefits from its proximity to large numbers of potential customers, high quality and the diversity of services, its outstanding infrastructure with regard to office space and transport links and the supply of well-trained staff on the employment market. The insurance industry here comprises more than 50 companies, consultancies and financial services providers and stands for customer focus and quality within the services sector.

At the heart of this high performance industrial region and with the demand for company-related services this entails, the city of Dortmund has been able to enhance its role as a modern location for the services sector. In addition to the city's dedicated locations – e.g. Office Boulevard B1 along the A40 and the office, technology and specialized sites and parks – the city centre and its main arterial roads provide prime locations as well: prestigious, close to the customers and easy to get to. Such locations are on the increase too e.g. at the Union Quarter and along Hamburger Straße, Heiliger Weg and Voßkuhle.

Main areas for office premises





City centre values on the up

The large number of investments here have increased the value of city centre locations and changed the skyline as well: the RWE Tower at Platz von Amiens, the new building for “Volkswohl Bund” insurance at Südwall 37–41, the BIG insurance building at Rheinische Straße 1–9, the new Volksbank at Betenstraße 10, the U Tower administration building at Park der Partnerstädte 2 or the “Stadtfenster” at Bissenkamp.

The aims of further developments must be seen in the light of flexibilizing offices and services and the innovations which accompany that:

- development of high quality office locations, also mixed office/residential use, along the Wallring
- modernisation and revitalisation of existing buildings
- demolition/new construction of outdated buildings which lack up-to-date facilities and layouts
- implementation to meet demand for spaces of up to 500 m² in mixed use buildings. This segment has been a clear focus for rentals in recent years.

Segmentation will also increase in future: three quarters of all rental contracts in Dortmund are for lease units under 500 m². As costs of fossil fuels increase, the value of office space rentals is increasingly measured according to the consumption of resources. Lower running costs for sustainably refurbished buildings are making them more and more attractive. The complete refurbishment of the “Stadtfenster” office and retail building on Bissenkamp is an excellent example.



1.5 Living in the city centre

Our changing ways of life and the increasing number of people living in the city centre have been part of the city's discussions on usage concepts since the 1980s. Retaining and developing inner city living and attracting newcomers are still part of today's plan as well. Areas of residential use are focussed in the Schwanenwall-Klosterstraße area, the Ostwall/Rosencarrée Quarters and the Brückstraße Quarter. Areas at the former Thier brewery, Schmiedingstraße and at various individual sites are also particularly strong areas for residential uses.

Central services for senior citizens

In addition to modernising existing buildings, two prominent new building projects have increased the quantity and quality of residential properties in the city centre. They fulfil the need for accessible and service-oriented lifestyles in a central location: at Klepping-

straße 20–22 and on the corner of Olpe and Rosental a new residential and retail building has been erected, partly by adding storeys to existing buildings, creating 36 service-flats of between 40 and 80 m² for senior citizens. In 2009 around 30 exclusive service flats were built for rent opposite the Adlerturm tower on Ostwall.

In spite of these changes and the stable residential character of individual quarters, the main proportion of residential properties has stayed relatively constant for about 15 years. On 31.12.2012 there were approximately 3,700 people living inside the Wallring in about 2,540 households. The largest group of about 27% comprised young people of 18 to 29 years.

One-person-households are the most common at almost 70% and two-person-households without children make up 17%. 348 people had a second flat in the city-centre as of 31.12.2011.

1.6 Cultural institutions

There is always a diverse range of cultural activities going on in the city centre. Historically the centre within the Wallring has always formed the focal point for cultural and social activities. Today the city centre is more multi-faceted than ever before and provides a wide variety of cultural highlights.

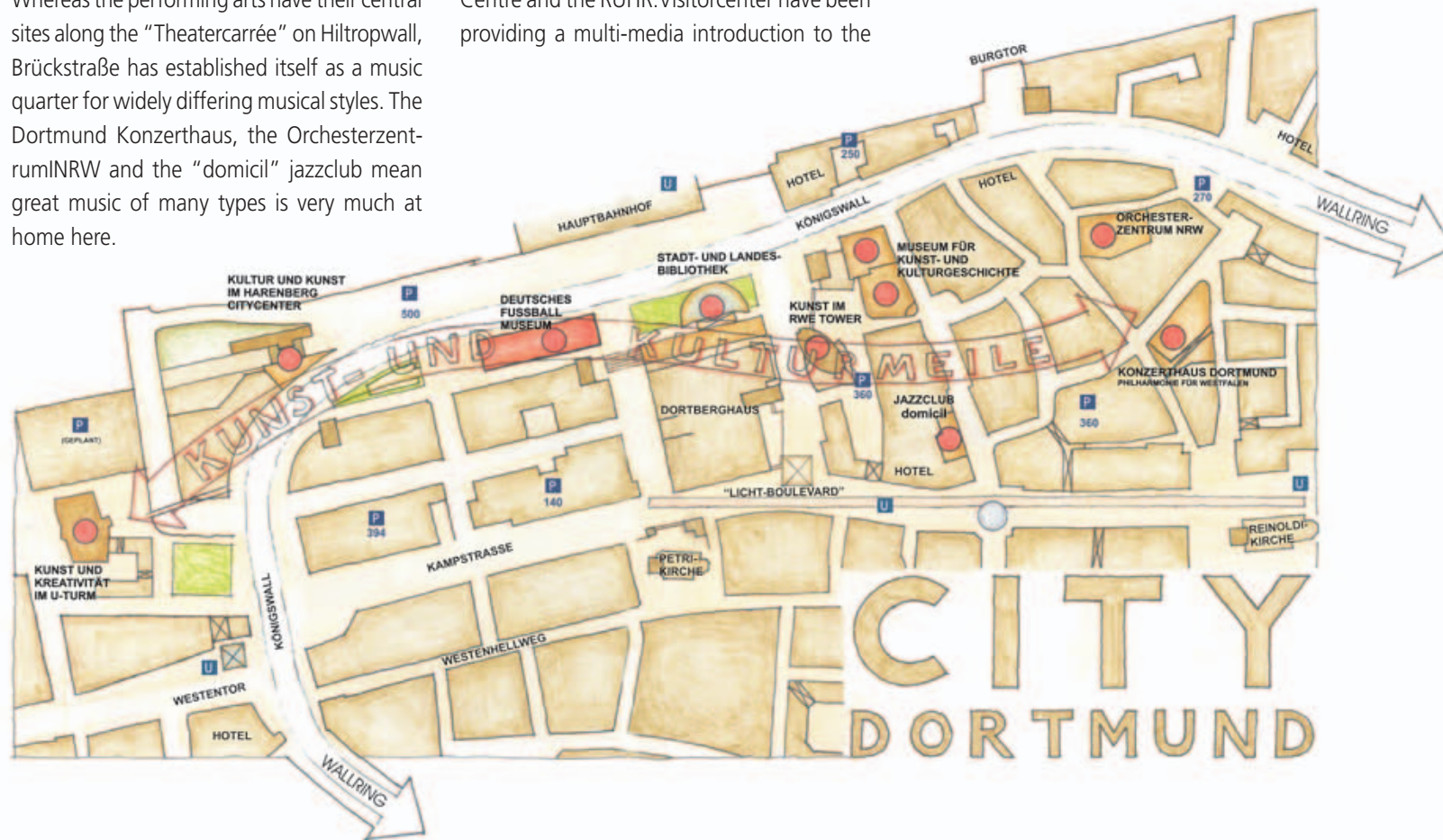
Historical monuments and cultural establishments, museums, theatres, the opera and concert halls as well as numerous sculptures and objet d'art in public spaces show how important the arts are here, attracting visitors from outside the region since well before the European Capital of Culture Year RUHR2010. Whereas the performing arts have their central sites along the "Theatercarrée" on Hiltropwall, Brückstraße has established itself as a music quarter for widely differing musical styles. The Dortmund Konzerthaus, the Orchesterzentrum NRW and the "domicil" jazzclub mean great music of many types is very much at home here.

Visual arts are everywhere in the city centre. In public spaces a whole array of sculptures and objet d'art complement what is to be found in the "Museum of Art and Cultural History" and in the "Museum Ostwall" in the Dortmunder U. The Dortmunder Kunstverein and the galleries in the heart of the city reach a wide audience from Dortmund and much further afield as well.

Multi-media intro to the arts

The city centre complements the wide range of cultural offerings with important municipal and regional institutions for independent arts and with open-air events on the streets and squares of the city. The Dortmund Visitor Centre and the RUHR.Visitorcenter have been providing a multi-media introduction to the

arts scene in the city and region since 2014. By safeguarding and extending cultural diversity and quality the city centre will continue to develop as a centre for culture and the arts. Located between the City & State Library and the new Kreativzentrum am Dortmunder U, the Deutsches Fußballmuseum is currently being constructed and will upgrade Dortmund's arts and cultural scene even more. The sculptures planned for the west side of the U Tower and extensions to the "Art Promenade" in the Ostwall Quarter will clearly define the character of these areas. And by relocating the Children's and Teenager Theatre to Hiltropwall in the medium term, all the different divisions of the theatre will be centralised at one place.



1.7 Eating, drinking, sleeping

The restaurant, café and pub scene fulfils one of the city centre's core functions. People often combine eating and drinking out with their (window) shopping trip or the other things they need to do in town, such as going to business meetings or cultural events.

Lively street cafés

Cafés and restaurants with tables outside make the city centre an exciting place (Point 6.1.4) and with their glass conservatories and floor to ceiling windows they seem to be oriented to the outside whatever the weather. There is something for everyone here with a broad range of establishments and prices to choose from as well as an excellent combination of quality entertainment and catering events. In addition to the usual chains, traditional and owner-managed cafés, bistros, cocktail bars, pubs and restaurants underline the diversity and regional character of what you can find here – above all on Alter Markt, Kleppingstraße, Kuckelke and in the Brückstraße Quarter.



Hotel Esplanade

Tourism – lots of potential

The city centre is a good location for hotels, offering a relatively moderate range of prices and excellent transport links. The railway station is nearby; the Westfalenhallen and the airport are easy to get to. Tourism has lots more potential as an economic factor here too. There are ten hotels right in the city centre, of all categories and company types, with new and fully refurbished hotels represented in all the various segments. There has been an increase in quality with regard to service and friendliness, cleanliness, food, opening times and prices. Opportunities for developing the hotel and restaurant scene in the city centre include:

- increasing and diversifying the number and types of hotels in central city locations such as near the main railway station and along Hansastraße
- more convenience-eateries in the highly frequented shopping areas like Kampstraße-Brüderweg and the Brückstraße Quarter.



Hotel Unique

- more cafés and restaurants with high levels of service and quality close to class A prime retail locations.
- complement the scene with regional and international concepts.

1.8 Getting even greener

A large number of public and private green spaces enrich the character of Dortmund's city centre. They define the layout and atmosphere of this urban metropolis, making it a great place to spend time and improve the climate too. The City is aligning new green spaces and greening according to the layout of the city along the main city centre pedestrian arteries and on the Wallring, main routes and squares. The avenue along Boulevard Kampstraße and the new "Partner Towns Park" east of the U Tower are the latest examples of location-specific greening. These new urban spaces are very welcoming and enhance the urban character of their city centre locations.



More green lungs

The City of Dortmund wants to retain and extend the green character of the city – with green spaces acting as lungs to improve the micro-climate and clean the air in this extremely compact city centre. In addition to looking after and maintaining public green spaces, the next few years will see these spaces being extended. Wherever the road layout and requirements of the fire-services allow, trees will be planted along the streets to improve the quality of these areas and make it even more appealing to spend time there.

Desealing the Wallring

There is a need to deseal some areas (so they are pervious to rainwater) such as the “old” Platz von Amiens, Freistuhl and the residential north eastern areas. The long term aim is to redesign the parking spaces on Schwanenwall. As part of the overall greening of the Wallring, like on Ostwall, the plan is to complete the green ring around the city centre by desealing the areas between Brüderweg and Kuckelke.

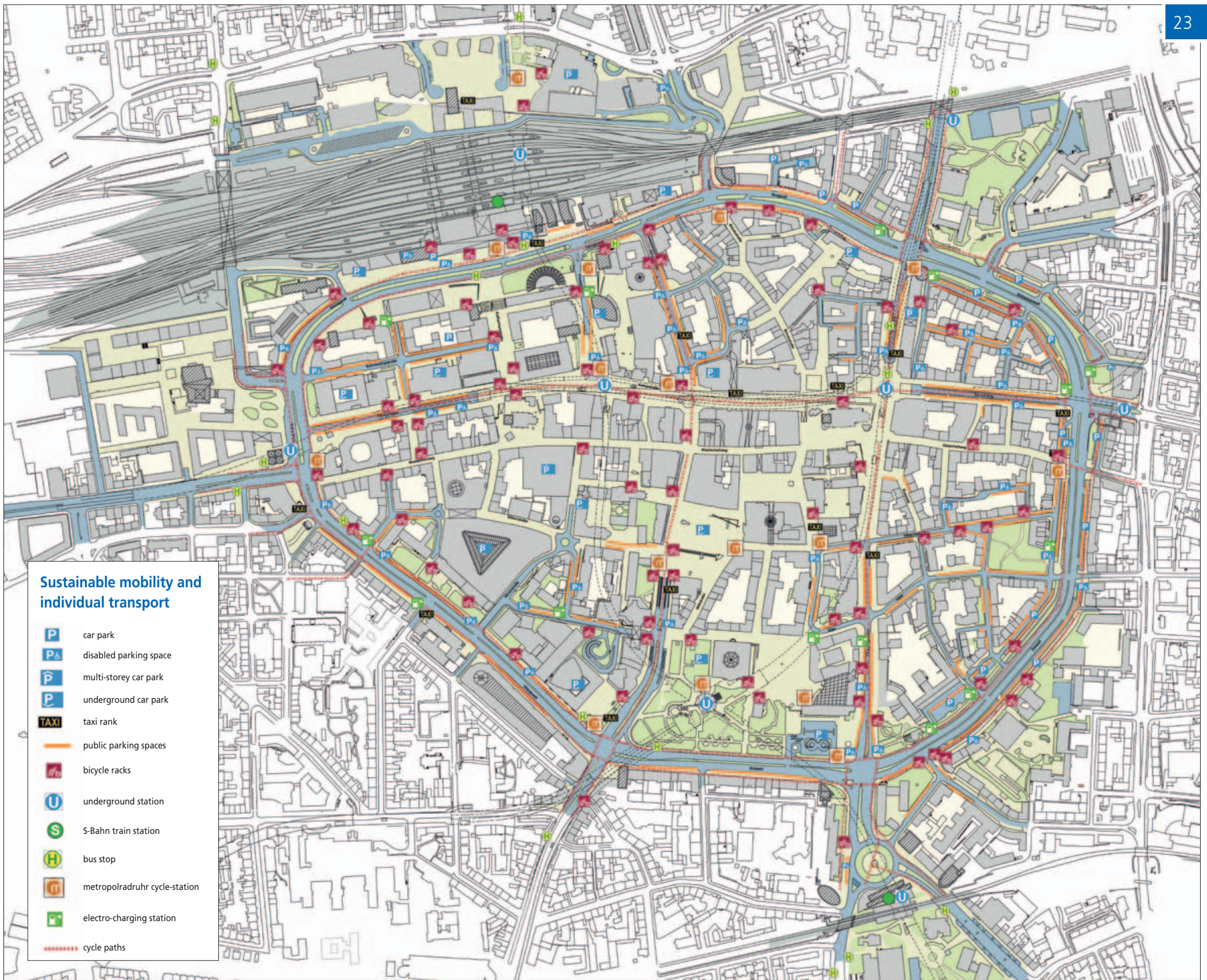


1.9 Getting around the city centre

The city centre is the lively, attractive core of this city and all the different groups of users and types of traffic need to be able to get into and out of the city easily. As a regional centre for retail, living, recreation and culture it provides all citizens and visitors excellent accessibility on foot and for all types of transportation.

The high performance road network for private vehicles complements the needs-oriented public transport facilities. Cycling has also become an important and environmentally friendly form of transport here.

A radial network of main roads ensures it is possible to get to the city centre using motorised transport and links the city centre with the regional road network, the suburbs and autobahns. The Wallring links all these up and directs traffic around the city centre. Within the Wallring a series of small road loops enables access to the different areas, including multi-storey and underground car parks, without encroaching on the network of pedestrian routes and squares throughout the town.



Parking

There are about 12,800 parking spaces in and around the city centre, 6,000 of them along the Wallring in multi-storey and underground car parks and 2,000 actually on the streets themselves. There are also 46 free motorbike spaces and 61 publicly accessible disabled spaces. At the “gates” to the city there are another 4,800 spaces as well as bus stops to the “park and ride” facilities so it is easy to swap between different forms of transport from within the city centre as well.

The parking guidance system indicates where and how full the car parks are, reducing congestion caused by cars searching for spaces. Parking on the streets is limited during the day to short term parking to ensure accessibility to retailers in the secondary areas. Outside normal



business hours long term parking is permitted to keep the city centre lively in the evenings. There is also a system for residents' parking. The transport logistics of the city centre, primarily deliveries to retailers, is all directed via the Wallring. In addition to delivery times in the pedestrian zones there are also 14 designated loading zones close to the shops.

Electric vehicle charging stations

With its 180 charging stations for electric vehicles in the city, 90 % of them accessible to the public, Dortmund is one of the most electro-mobile cities in Germany. The city centre currently provides 44 charging stations – with more to come. Parking is free while you charge your car.

By bicycle

Public cycle racks for 900 bikes, 14 stations for the “metropolradruhr” rent-a-bike scheme and the huge bicycle rack facility at the main railway station foster environmentally friendly traffic. Redeveloping the main routes into the city centre – Märkische Straße, Hohe Straße, Rheinische Straße etc – has improved bicycle access to the city even more. The cycle paths run right round the Wallring and provide access to selected parts of the pedestrian zones. The future “Boulevard Kampstraße” forms an unbroken route from east to west parallel to the Hellweg linking the city “gateways” at Westentor and Ostentor.

On foot

The city centre provides a barrier-free, accessible network of paths with squares to relax in, benches to rest on and play equipment for children. The trendsetting design of the main thoroughfares such as Ostenhellweg and Westenhellweg or Boulevard Kampstraße and a clear signposting system ensure it is easy to find your way around this network and easy for pedestrians to get across it as well.

Local public transport

The Dortmunder Stadtwerke (DSW21) has been running the highly efficient and reliable public transport system here since the 1960s. Very frequent buses and trains make sure it is easy to get into the city centre – from within the region and from further afield. Right on the Wallring, within walking distance of Dortmund's arts and cultural centres and the important shopping streets we find one of the most important railway stations for international connections in Germany handling around 41 million passengers per year.

Eight (underground) tram routes as well as regional S-Bahn trains and bus routes also play their part in transporting 125 million people in Dortmund every year. Since 2008 all trams have crossed the city centre underground, creating even more attractive spaces for pedestrians above ground.

The local train and tram routes link up all the city districts and suburbs radiating out from Dortmund city centre. Thanks to the three hub stations – Stadgarten, Kampstraße and Reinoldi Church – you can get to every single stop in the whole city with a maximum of one change.

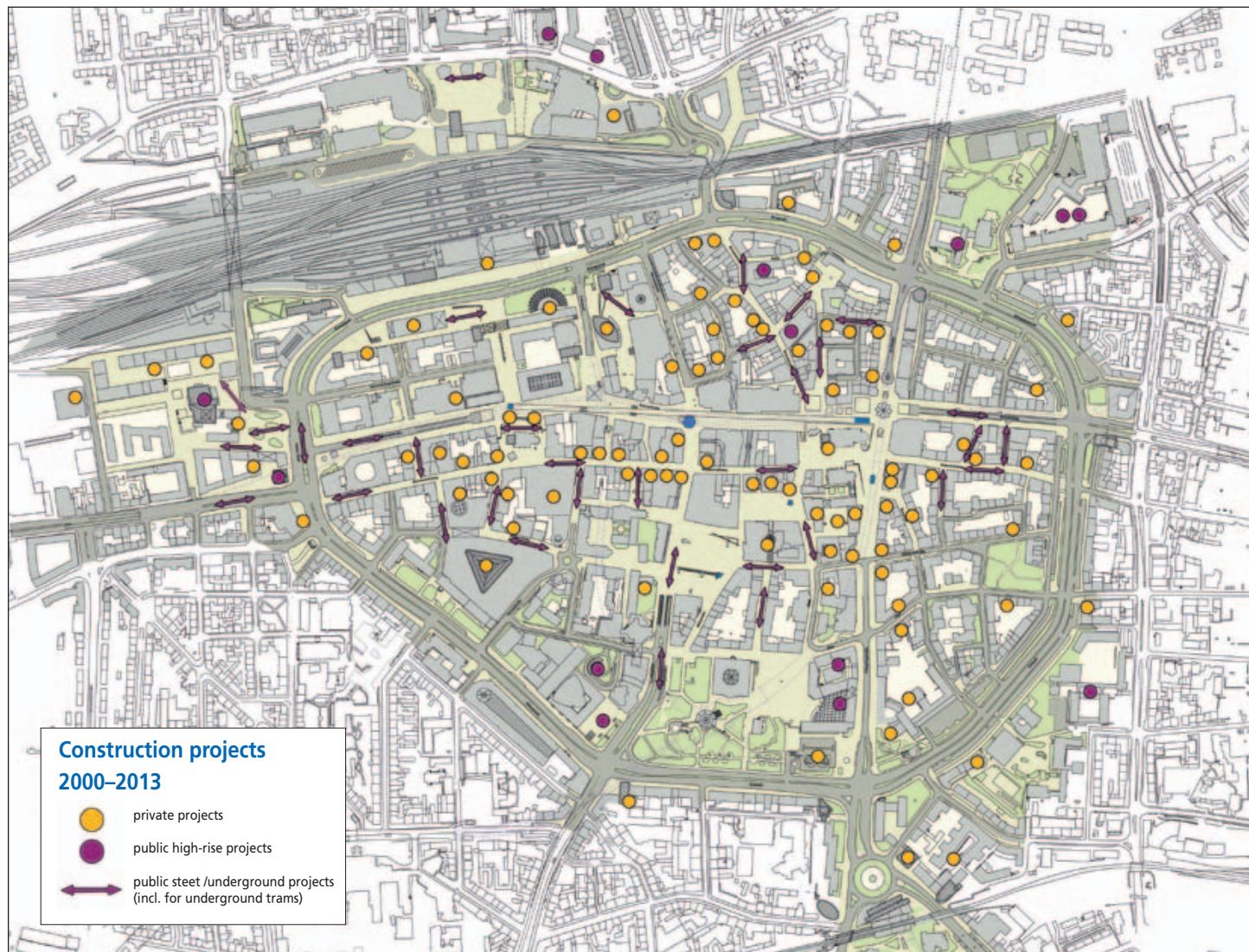
The bus network mostly covers outlying suburbs and feeds the tram and railway system. Bus routes 444 and 460 drive right into the city centre. Express bus routes connect the city districts, suburbs and nearby towns and villages which do not have railway connections. The "AirportExpress" bus stop on Königswall and the Central Bus and Coach Station (ZOB) for long distance and tour buses on the northern side of the main station are just on the edge of the city centre.





The city centre never stops – it is a place of constant change. Based on the aims of the “City-Konzept 2000...” the heart of the city has undergone significant long term changes in recent years, not least due to the commitment of both private and public stakeholders. Major high quality design projects have been

completed and initiated, giving the city centre a new positive feel. Reactivating former brown-field sites has added yet another lively dimension to the city centre. New urban spaces have kick-started dynamic innovations and triggered impetus for even more developments.



2.1 The Thier-Area

Grand opening

The Thier-Galerie opened in 2011.

“Most Innovative Shopping Centre in Europe”

Presented with the Across Award 2012 as an exemplar of how to integrate a shopping centre in a city centre, successfully linking historical and contemporary architecture.

City-Galerie

168 retail units on around 30,700 m² plus entertainment, restaurant and café areas, retail services and offices in a building complex of high quality design and progressive functionality.

Location

Former brewery site within the historical Wallring on the largest and most valuable development site within Dortmund's city centre to date.

Signposting

Six striking portals open the shopping centre up to the pedestrian zones and road network in the city centre and integrate it between the key routes along Hoher Wall and Westenhellweg.

Special features

The two main parts of the complex are connected by a transparent “link” along the historical line of Silberstraße. The southern block is topped by a two storey metal lattice-work “crown” facing the northern block on Westenhellweg.

The design of the facade is based on the historically significant Thier Administration building on Hoher Wall, testimony to the architecture of the 1950s. The uniform facade design connects the different structural elements. Bronzed aluminium latticework conceals the three floors of parking spaces.

Impacts

- Has upgraded and revitalized the area south of Westenhellweg
- Attracts customers, both local and visitors from near and far
- Created impetus for follow-up investments to develop the south-western quarter of the city centre with Lensing Carrée, Martinstraße – Potgasse – Silberstraße.

Targets

To construct a 4 to 5 floor commercial/residential building on the plot at the corner of Silberstraße-Martinstraße to complete this attractive urban development.





2.2 Lensing-Carrée

Completed

September 2012: conversion, extension, new construction.

Modern press and media centre

14,000 m² of space is home to print-shops, call centres and the editorial offices for the “Ruhr Nachrichten” and “Münstersche Zeitung” newspapers and the local radio station “Radio 91.2”.

Area

On a 4,000 m² site at the headquarters of the family business founded in 1875, the buildings along Westenhellweg were extended with a four storey building on Potgasse and a new building with a car park in Silberstraße.

Location

South of the St. Petri church directly next door to the Thier-Galerie and right on Westenhellweg in the Potgasse-Silberstraße area.

Structure

About 1,800 m² of retail space on the ground floor in a prime location on Westenhellweg and Potgasse with an integrated multi-storey car park in Silberstraße.

Special features

Integrated car park, architectural design oriented to the facade along Potgasse; in contrast to classic car parking facilities this has attractive uses including cafés/restaurants and the front desk of Dortmund’s largest daily newspaper, the “Ruhr Nachrichten”, on the ground floor along Silberstraße.

Impacts: Upgraded and revitalized the south-western city centre quarter.

Future prospects

The basic structure of the 4 to 5 floor building and its facades make it possible to continue this block structure up to the corner building at Potgasse-Silberstraße, which is currently a residential building.

2.3 Martinstraße – Potgasse – Silberstraße

Completed

2012: quality street refurbishment along Martinstraße, Potgasse and the western section of Silberstraße to link up the new urban spaces and city centre segments.

Pedestrian zone

Integrates the Thier-Galerie area within the pedestrian network in Dortmund’s city centre with a high level of financial involvement by the project investor.

Impacts

More pleasant and attractive atmosphere now at the same level as the rest of this new environment, e.g. by using high quality paving and street furniture.

Targets

To increase liveliness and appeal and to complete the street refurbishments in the south-western quarter of the city centre – this should be completed in 2015 using urban development funding:

Redesign and refurbishment of the section of street from Eisenmarkt to Hansaplatz based on the street design along the western part of Silberstraße to strengthen upgrading of this main axis as an attractive link to Alter Markt – Hansaplatz – Thier-Galerie.



design concept:
Prof. Fritschi/Stahl/Baum

	existing paving
	wavy concrete block paving 20/30/14 Tuscany red
	"Boulevard-Grande" concrete paving 20/40/12
	greywacke cobbles 80/80
	"Light Promenade" concrete paving 60/60/14 black
	waterbound surface
	asphalt
	existing trees
	new trees

2.4 Boulevard Kampstraße – Brüderweg

Across the city centre

Kampstraße/Brüderweg and Westenhellweg/Ostenhellweg run parallel to each other forming a 1,200 metre double-axis which crosses the city centre from east to west. The Hellweg was the main shopping and pedestrian zone from very early on; after World War II, Kampstraße and Brüderweg became the main road for vehicles crossing the city and increasingly created a barrier between the southern and northern halves of the city centre.

Target

To join the city together and to advance sustainable development of the city centre – this meant freeing this axis from vehicles wanting to cross the city centre and by making radical changes.

Process

- Europe-wide urban planning competition to close the gap between the two halves of the city centre
- Winning design concept for a new inter-connecting element between the southern and northern city centre

- Implementation: development work in sections to create Boulevard by end of 2019.
- Intensive citizen information and participation
- Funding from the state of NRW.

Concept

The Boulevard Kampstraße will become a quality promenade, a place to relax and for events linked to the north-south axis of the city centre. It is focused on a pedestrian zone which, among other things, provides attractive play areas (Point 2.5) for young people and older children.



Completed and planned projects

A water channel and an avenue of trees illuminated by light columns and ground spotlights which line the route with inviting benches next to every second tree. Bicycle stands are provided along the strip of flower beds.

Measures already implemented

- Trams now run underground
- Cars can only get to Katharinenstraße and Kleppingstraße existing car and taxi spaces to strengthen retail stores on the Boulevard and on Osten- and Westenhellweg.
- Completed Construction Phases (BA):
 - BA Ia "Westentor-Allee" Westentor to Katharinenstraße
 - BA Ib "play area" Westentor-Allee
 - BA IIIa avenue Brüderweg from C&A to Schwanenwall
 - BA IIIb "play area" Brüderweg
 - BA II redesign of square at St. Petri-Kirchhof – completion 2015

Future measures

- BA IVa, b, V Light Promenade – 2016 to 2018
- BA IVa Kampstraße, Platz von Netanya to Platz von Leeds – from 2016
- BA IVb Friedhof/Willi-Brandt-Platz – from 2016
- BA V Kampstraße, Platz von Netanya to Katharinenstraße – from 2016
- BA VI Reinoldi-area – 2019

Impacts

Successes include the refurbishment/development by private investors of the former WestLB building, currently in progress (Point 2.7), and the new building north of the St. Petri church (Point 5.4). Initial plans in progress for the for-



mer Karstadt Technikhaus (Point 5.5) near the middle of the Boulevard. Along the Brüderweg avenue, cafés and restaurants with outside seating areas are already doing a lively trade.

Expectations

This redesign and refurbishment triggers more positive developments for retail, cafés, restaurants and services. Shops can now also have entrances on Kampstraße or Brüderweg and generate additional interest. The different functions within the city centre become increasingly interlinked providing more and more mutual support. Boulevard Kampstraße and the Hellweg complement each other to create attractive places for a stroll in the city centre.



2.5 Play areas

Mission

The city centre should be a child and family-friendly place – as defined in the “City-Konzept 2000 ...”. Together with all those involved in the city centre, the City wants to promote the city centre by strengthening its family-friendly image. People like shopping in places where they can meet and feel good which in turn increases customer loyalty and benefits everyone: children, young people, parents and the business community.

Squares and pedestrian zones

The focal points of urban life are particularly appealing to children and teenagers. When

city centres fulfil the specific needs of children and families, they become more attractive as European metropolises.

Strategy

The “Playing in the City Centre” committee, which involved many people in intense discussions, developed a strategic sub-concept:

- individual play equipment improves the look and image of the city.
- one-off, specially designed pieces of play equipment with high play-value should be placed at the play locations.
- design and quality should be suitable for all age groups and increase the attractiveness of the city centre for existing and new target groups.

- designs should be in keeping with each location and add to the architectural qualities of the city centre to form an integrated urban structure.

Results

13 play areas have already been completed thanks to the great commitment of all those involved – e.g. the Hansekogge on upper Kleppingstraße, the Mönchenwordt play area and the Stadtgarten skater park. More will follow, e.g. a play area west of the Dortmunder U.

Who is involved

The general consensus of everyone involved in the city centre and financial involvement of Dortmund business people and companies, the Verein zur Förderung von Spiel- und Freizeitanlagen für Kinder und Jugendliche e.V., the inner city borough council and numerous private sponsors make it possible to shape the city centre in a child and family-friendly way.



2.6 Private and public action plans

Mission

Individual initiatives and activities in partnerships involving public and private stakeholders are the fundamental requirements for developing the city centre. The City supports such initiatives with development planning frameworks and subspace development concepts, by managing funded development schemes and with advice, e.g. on energy-efficient renovations.

Community

A large number of individual schemes represents the aims of retailers and local communities, for example. The "CityRunde" discussions started by the Lord Mayor in the 80s regularly bring representatives from the retail and restaurant businesses such as "City Ring" and „City Marketing Dortmund" together with representatives from organisations like the chambers of commerce (IHK) and retail associations (EHV) as well as the City administration (Point 7.5).

Initiatives

Current examples for schemes being run in cooperation with public institutions and with the support of public and private investors include:

- the Brückstraße Marketing and Stakeholders Association in the Brückstraße Quarter, the City of Dortmund's Street Manager and Marketing Association and Quarter Management in the "Kreativ.Quartier Brückstraßenviertel" project.

- the Upper Westenhellweg Action Committee – made up of 14 independent owner-managed specialist retailers
- the Dortmund Quality Route – comprising 42 owner-managed small and medium-sized specialist shops
- the Rose Quarter Property and Business Association – a group of around 60 people from retail, service, freelance, gastronomy and real estate fields
- the action Boulevard Kampstraße association with 44 member companies.





2.7 Private construction projects

Westenhellweg and Ostenhellweg

Along Westenhellweg, Ostenhellweg and the areas adjacent to them, new retail buildings have been erected and many others have undergone small and large scale conversion and refurbishment, including for example since 2000, the new building for Anson's menswear store on Westenhellweg next to the St. Petri church square or the new facade for H&M, converting the former Karstadt building for Strauss Innovation and what used to be Wehmeyer, refurbishing Voßschulte clothes store etc. (see list in appendix).

Brückstraße Quarter

In the Brückstraße Quarter many large and small scale conversions and refurbishments have been completed, above all for commercial uses and for cafés and restaurants, but also for service and residential uses, e.g. the office building on the corner of Königswall-Brückstraße has been converted into a hostel or new office conversions on upper floors further along the street

Both sides of Brückstraße have undergone conversions or changes of use for many of the retail and food outlets on the ground floor. More examples include reconstruction of the Brück Center building between Brückstraße and Bissenkamp or additions to the Königshof Hotel complex at Gnadenort (see list in appendix).

Höltje-Haus, corner of Brückstraße and Gerberstraße

The Höltjehaus Komponistenhaus, Brückstraße – Gerberstraße

At the heart of the up-and-coming Brückstraße Quarter, opposite the Konzerthaus Dortmund, the "Höltjehaus" has undergone complex renovations impressively reflecting the elegance of the original architectural style from the year 1954. Walter Höltje, one of the greatest post war architects in Dortmund, also designed the Westfalenhalle at that time.

The design uses the latest technical and energy efficient features to show off the characteristic transparent facades in an up-to-date way. This certainly convinced the architectural advisory committee. With its key central location and its utilization concept extended in 2013, the former Komponistenhaus provides important new impetus for further developments in the Brückstraße Quarter.

Throughout the city centre

Since the year 2000 several important projects have been completed away from the Hellweg axis and the Brückstraße Quarter, e.g. in 2002 the new building for the Dortmunder Volksbank and redesign of the Betenhof square or in 2003, the new construction of a multi-storey underground car park under Friedensplatz (see list in appendix).

DoC, Kampstraße – Dortmunder Centrum für Medizin und Gesundheit

At a very prominent position along the highly frequented pedestrian axis between the main station and Westenhellweg, we find the office and administration building designed by Prof. Harald Deilmann in 1978 and listed as a protected building in 2011. Its characteristic architectural large-scale style is a highlight along the western section of Boulevard Kampstraße. After comprehensive refurbishment and restoration the “DoC” Dortmund Centre for Medicine and Health has been enlivening the northern area of the Westentor-Allee since 2013, making people much more aware of this part of the city centre once again.

Investment volumes

Including investments in the “Thier-Galerie” shopping centre and the administration building on the corner of Westentor-Rheinische Straße, an estimated 700 million Euros of private investments have been initiated since the year 2000. Such sums provide impressive evidence of the significance and dynamic character of developments in the city centre so far.

2.8 Public construction projects

Municipal buildings

Between 2000 and 2012 the City of Dortmund invested around 165 million Euros in the public construction projects above ground completed in that time (excluding U Tower and Fire Station 1). This includes constructing the Konzerthaus and its adjacent offices, retail outlets and restaurant in 2002, constructing the Berswordt-Halle and refurbishing the city council administration complex started in 2008. The new building for the Orchesterzentrum|NRW on Brückstraße in 2009 was the result of an investment by the state of NRW (see list in appendix).

Municipal developments at street level

Investments in municipal developments completed at street level in this period amount to approximately 85 million Euros. These include redesigning the Platz von Leeds in 2002, the play areas in Stadtgarten in 2003 and Westentorallee in 2010 and pavement widening and greening on Bissenkamp (see list in appendix).

Investment volumes

In total, the construction projects carried out with public funds between 2000 and 2012 – including buildings, street level projects and city train/ tram projects – amount to around 250 million Euros of investments in the city centre.



Apartment and office building on Kuckelke



Plans to revitalize the city centre envisaged in the “City-Konzept 2000...” have been put into practice with a range of privately and publicly funded new developments and redevelopments. The new Thier-Galerie shopping mall was the final large-scale development inside the city ring for the time being, with future development focusing on unused or underused areas adjoining the Wall.

The structure

The urban structure and land uses that have evolved to the present day are to be enhanced: this applies for the city centre’s central core, the city centre’s outer core, the Wallring and its outer edges and what has come to be known as the City Crown. Boundaries within the urban structure are largely fluid, and this is intentional: not only the city’s zones but also its different functional segments are to be more closely integrated with one another.

The central core

So that the city landscape and the pattern of its squares and pedestrian routes can continue to evolve, a series of small projects in the central core form the guiding elements in combination with designated usage and layout conceived specifically for individual zones. A cohesive transition between the city’s restored squares and its newer squares and walkways will help to create interest – narrow and expansive, near and distant.

The outer core

The city centre’s outer core that encircles the city centre is characterized by mixed usage. The strategy here is to promote the spread of high-quality and specialist retailers, at the same time expanding residential use. A more cohesive network of pedestrian-friendly zones will bring additional qualities to the location.

The Wallring

The Wallring road follows the lines of the historical ramparts that protected medieval Dortmund and encircles the inner area of the city; its historical route is visible to this very day. Its green, avenue-like character is a major element of the city landscape and this is to be made more complete; distinctive features such as function zones and transitional areas will be retained and more clearly defined. A reorganization of the present car parking areas will offer further scope.

Within the Wallring, Dortmund’s historical churches are the most prominent buildings. The majority of the surrounding buildings are five to seven storeys tall, well in proportion with the city skyline, and this should be retained as the standard height for new developments.



The City Crown

The “City-Konzept 2000 ...” envisaged and realized a high-rise concept to complement the layout of the city with the complete Wallring and its radial transport and pedestrian axes. Now further distinctive locations are to be accentuated as “city gates”, a reference to the gatehouses punctuating the city wall in medieval times: they will become a distinguishing feature of the silhouette of the city – forming the City Crown. New high-rise ensembles will complete the city landscape.





Tasks for the future

Further tasks for the future include initiatives to improve the function of individual areas: adding floors on underexploited plots, modernising buildings and attracting new users and driving forces. Any temporarily underused properties at prime central locations are to be revitalized according to quality redevelopment concepts in combination with architectural and aesthetic improvements.

The two parallel east-west axes with their different functions and characteristics, and the three north-south axes, are also to be completed.

The City of Dortmund also plans to further improve its organisational units through

centralisation. At present there are 26 local council offices scattered across the city and its boroughs, and these are to be consolidated into 21 branches. By concentrating its authorities in fewer buildings the council hopes to reduce its energy consumption, at the same time enabling it to offer an improved service to the public and a more supportive workplace for its employees. Those institutions at ground level that are most intensively used and receive the highest visitor numbers will be the focus of future development, accompanied by a high standard of architectural design.





The completion of the Thier-Galerie shopping mall marks the final phase of large-scale development inside the Wallring for the time being. From now on the unused and underused areas adjoining the ring road are to be the focus of future developments.

Four areas in particular show a high development potential for the city centre thanks to their prominent position: the northwest area around the main railway station, the area surrounding Burgtor at that section of the Wallring, the former Union brewery at the U Tower, and the south-southeast area around Neutor at Platz von Rostow am Don.

These areas offer opportunities for redevelopment and larger construction projects of significance to the urban landscape: with the focus on strengthening the connection between the city centre and its periphery, these areas benefit from their high priority for local commerce and investment projects.

4.1 Developing the main railway station and surrounding areas

The main railway station and the area around it have always been of high architectural, functional and structural significance. With Dortmund serving as the centre of the region, the station area performs a key role as a transport node and major entry point to the city centre. It forms a direct link between the city centre and the neighbouring Nordstadt. Current projects

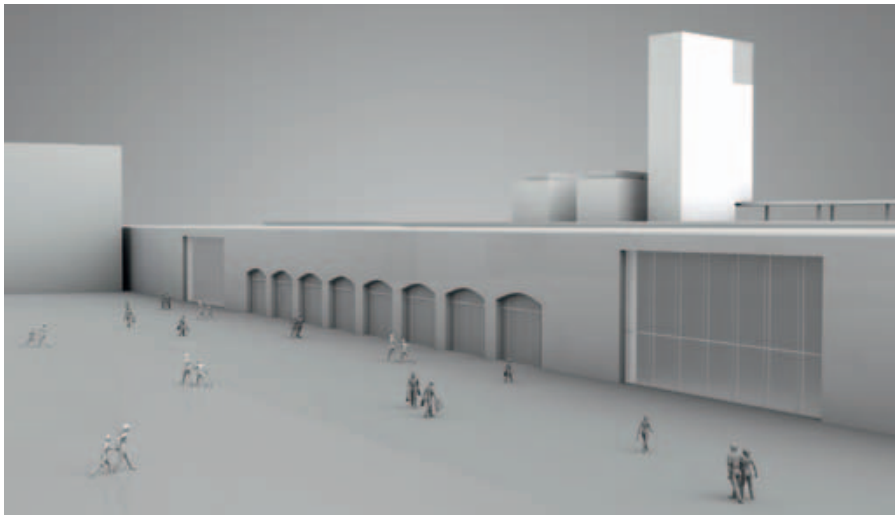
such as the Deutsches Fußballmuseum (Point 5.1) underpin new growth-boosting ventures that are achievable in the near future.

Here, urban planning schemes to repurpose and redevelop, enhance and modernise have priority for the city centre. The overall concept is reassessed, phase by phase, at regular intervals. Major building projects such as the Harenberg City Center, the Alte Post complex, the library and the RWE Tower have

been successfully completed and, together with the Deutsches Fußballmuseum, form distinguishing landmarks on the skyline. The main station itself was given a new lease of life when its entrance area and the adjoining retail premises were refurbished in 2011.

Potential spaces for development





Plan for northern exit from the main railway station, DB-Station & Service AG

Plans for the overall area

Deutsche Bahn (DB AG) is planning to remodel the station to make it an attractive transport interchange, with work beginning in 2017. A further major project, beginning this year, will be the modernisation of the platform for the Stadtbahn city trams at the main station. The brand new construction to house the Deutsches Fußballmuseum on Königswall to the south of the station represents the guiding concept that will give this area a clear identity. The city council has resolved that the central bus station (ZOB) – now at the northern entrance to the railway station – should eventually be located to the northwest of the station. This will lead to further chances to strengthen the connection between the north of the city and the city centre.

Regenerating the main station area includes three further project areas besides the station itself:

4.1.1 Main railway station

Deutsche Bahn modernised the main entrance hall in 2011; a second phase of modernisation beginning in 2017 will see a complete restoration of the station platforms and walkways:

Platforms are to be made accessible for wheelchair-users and the DB pedestrian tunnel will be widened. The platforms and the roofs above them will be renewed, whilst the northern part of the Stadtbahn city tram hub will be linked to the DB tunnel. This will lead to huge improvements to the north, facilitating the flow of passengers. Whilst these alterations are underway, Dortmund City Council will be undertaking the modernisation of the eastern tunnel that provides access to the S-Bahn railway.

At the same time, a planned link to the Rhein-Ruhr Express (RRX) is expected to prove extremely popular. Serving the needs of the Rhine/Ruhr conurbation, the RRX will connect the cities of Dortmund and Cologne via Düsseldorf and Essen. With brand new vehicles running six routes every 15 minutes, it will be reliable, fast and safe. So trains from Lünen and Hamm can continue to run at the same time, the eastern approach to the station will have a further track added on its north side (Point 4.2).

Accessible underground station for the Stadtbahn trams

Dortmund city council is planning extensive modernisation work to the underground tram platforms at the main station between 2014 and 2020. Following a three-stage refurbishment, the station will be more modern and efficient: the platforms will be extended,

elevator or ramp access will be provided from the passenger tunnel to all platforms, whilst the entire station will be made accessible to wheelchair-users and fire precautions brought up to date throughout the building. Lines and openings will be kept clear to allow for the option of adding further platforms in the future. The result will be an altogether brighter, more modern station: with audible announcements and a clear layout, no visual obstructions, energy-efficient and easy to navigate and maintain.

4.1.2 North of the station

The forecourt at the north entrance to the station has until now lacked a visually appealing design. However, the adjacent land which once accommodated a freight yard and sidings which have fallen into disuse offers huge potential for redevelopment which could improve the link between the city centre and the neighbouring Nordstadt.



Design competition

A competition will invite planners to submit their ideas for an overall concept for the station and its vicinity that will work out solutions for

the design of the forecourt and the disused railway land on the northern side of the station. The winning concept will offer medium and long term perspectives to develop a suitable link between the station and the Nordstadt area. It will take into account Deutsche Bahn's current plans for the platform and passenger tunnel refurbishments, as well as the eastern approach to the planned bus station on the site of the former freight yard stretching to the Burgtor area. A public participation process will be initiated prior to the competition. Proposals for a high-rise feature at the northern exit have already been submitted by Dortmund City Council: an office and amenity block may be built to provide a balance to the construction underway at the main entrance on the south side of the station. This high-rise building project would accommodate the unexploited spaces at platform level whilst creating an attractive setting for the urban plaza.

4.1.3 South of the station



A new urban planning concept has been put forward in the form of a development study for the area to the south of the station between Alte Post and the Harenberg City Center. The area stretching from the main station to Königswall will become as clearly distinguishable along its northern boundary as it is along its southern boundary to the city centre.

View corridors

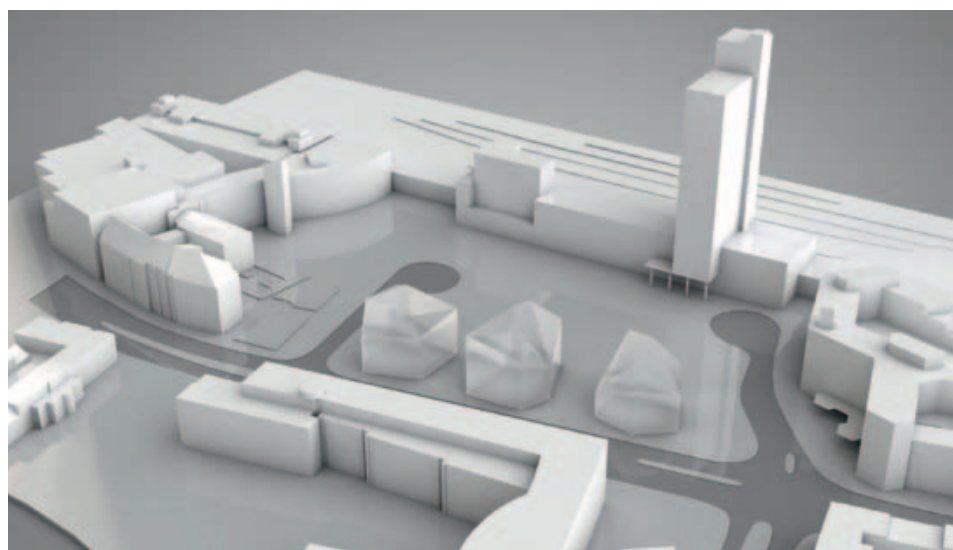
New construction projects will include high-rise features to complement and take forward the existing ensemble comprising the IWO building, the RWE Tower, the Sparkasse build-

ing, the Conti Tower and the Harenberg City Center. The new northern boundary will have broad visual openings in the form of "urban windows". The result will be view corridors for rail passengers – accommodating and applauding the unique sightline from Königswall toward the city centre that awaits visitors as they arrive and leave on the train services. The changing series of views here is one of the most interesting aspects of this area of the city centre and should be retained as far as possible.

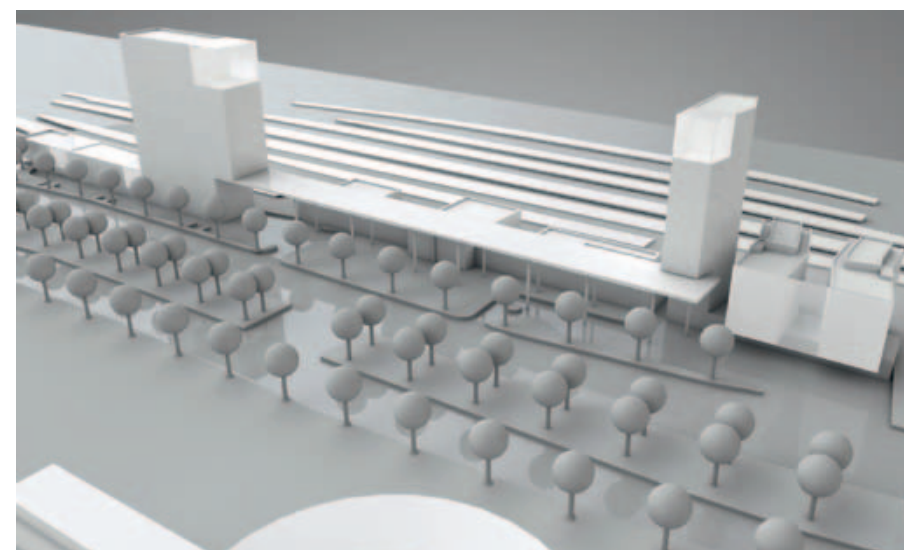
A new distinguishing outline

The concept consists of a continuous roof linking the eastern and western buildings and incorporating the station concourse, lending it the metropolitan appearance it deserves. A detailed plan has already been submitted for this complex that deals with the urban planning, architectural, structural engineering, lighting and economic aspects.

Development concept for the main station – north, City Planning and Building Regulation Office, 2013



Development concept for the main station – south, City Planning and Building Regulation Office, 2013



The construction ensemble is made up of three basic components:

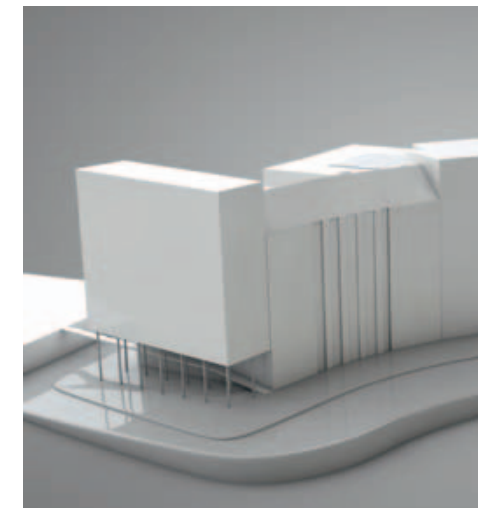
- To the west, a structure located between Harenberg City Center and the main station will consist of a perforated tract and a high-rise complex that will particularly accentuate the space.
- To the east, the ensemble between the station and the Alte Post complex will consist of a slim high-rise positioned transversely to Königswall which is connected to a visually differentiated block.
- These western and eastern building cubages will be joined structurally, architecturally and in height by an approximately 17 m high continuous roof to make a complete unit.

Concrete investment proposals for office and hotel space have been submitted for the eastern section between the station and the Alte Post complex on the site of the present Deutsche Bahn tower block. Reflecting the importance of this location for the overall cityscape, the development will be subject to an architectural competition. The concept proposes an office block flanking the station building and two buildings connected by glazed courtyards. The winning design will serve as the basis for further development projects.

4.1.4 From the western end of Königswall to the Union Quarter

Today Königswall no longer follows the original course of the historical city wall. When the Wallring road was shifted northwards in the 1930s there was a conscious move away from the small-scale, fragmented city structure that had dominated so far. The result was a striking cityscape with numerous grand buildings. With the target of retaining the distinctive structure at this attractive location, the property at Königswall 23–27 moves into focus: when the health insurance company, AOK Nordwest, moves to its new offices this address could accommodate, for example, municipal institutions. The City Concept sees potential for development at this location in the future. If the adjoining property to the south at no. 29, which is of architectural note, is included, the entire north-western area of Königswall can be redeveloped and the urban landscape enhanced at this prominent city centre location.

Development concept to link up the Dortmunder U with a pedestrian bridge, City Planning and Building Regulation Office, 2013





Prime urban development

Given the age, state of repair and antiquated interior layout, various repurposing alternatives come into consideration: besides the modernisation of the building complex – the inner courtyard facing onto Königswall could be converted into an imposing glass-covered hall – partial new construction, particularly at the eastern section toward Brinkhoffstraße, is also conceivable. However, a total demolition and new construction at Königswall 23–27 might be taken into consideration in order to make way for a development of high architectural quality.

At the western end of Königswall the urban development and boundary consolidation stands in context to the adjoining southern station area and the development work taking place around the Dortmunder U as a centre for art, culture and creativity that is renowned throughout the region and beyond.

The triangular segment of land between Bahnhofstraße, Brinkhoffstraße and Königswall is spatially dominated by offices and cultural establishments at the Harenberg City Center

and the U Tower. Work is also underway at the redevelopment site, Do U Nord (Point 4.4), on the western side of Brinkhoffstraße.

Buildings from the 1920s, alongside post-war architecture and the Harenberg City Center, completed in 1994, form a distinct boundary along the Wallring. The Harenberg building physically absorbs the curve of the Wallring with its own curved structure and, with 19 floors and a height of around 70 metres, forms an imposing feature. The distinguishing attribute of its curved facade must be retained and adopted in the architecture of any new constructions.

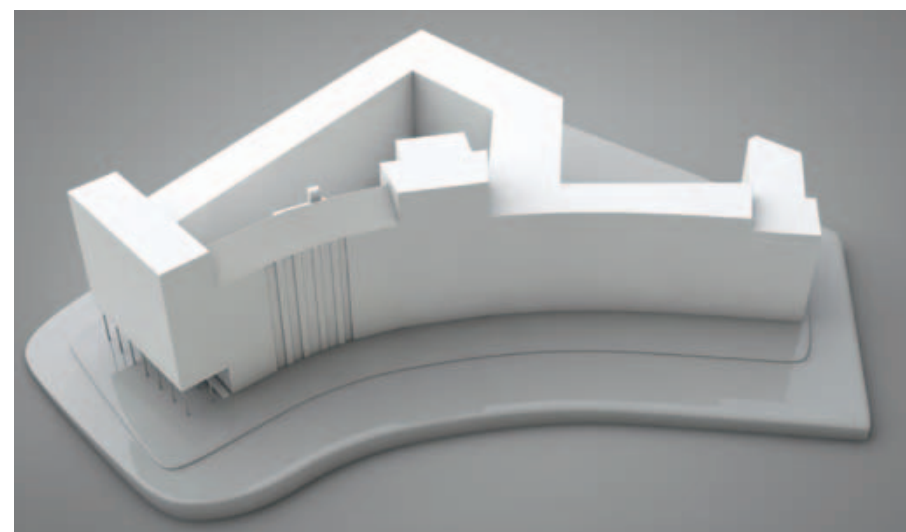
Design of the rear side

Whilst the buildings facing onto the Wallring produce an altogether coherent framework, the back of this block along Brinkhoffstraße is characterised by a very heterogeneous mix of structures. This area of the city is to be transformed into an attractive and engaging district, in fitting with the creative and innovative development to the north of the U Tower. Increased appeal and a new address will reflect the location’s potential.

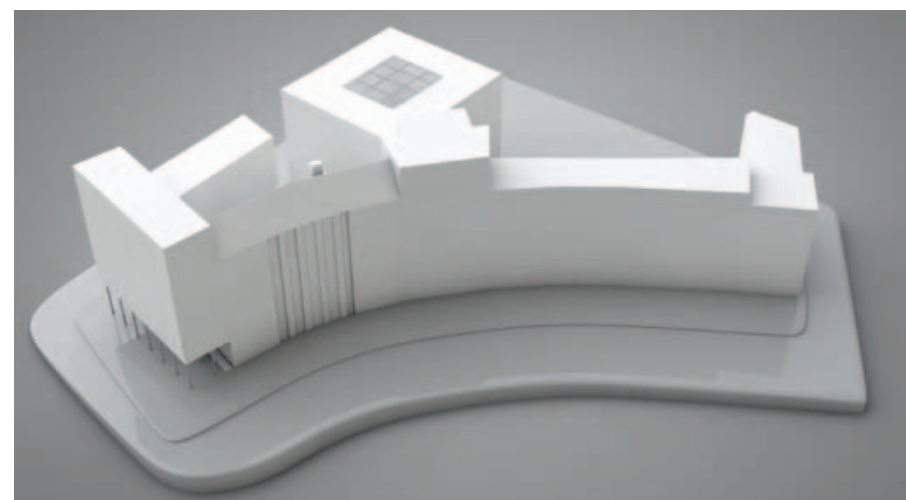
A working group is developing design and lighting ideas for the railway bridge above Schützenstraße and Brinkhoffstraße as part of a funded project titled “Access Points to the Nordstadt – Creative Bridges in the District”. The final design is to be put in place in 2014/2015.

Thanks to the new road layout around the U Tower, Brinkhoffstraße has gained a more prominent role. The sections of land on Königswall are transversed by road traffic from

the east, south and west; topographically, the terrain falls quite steeply from the junction of Brinkhoffstraße into Königswall to the north and west. Replanning will improve pedestrian access between the U Tower area and the main station and tie up with the south-facing firewall of the architecturally significant building at Königswall 29. By consolidating the properties, the street boundaries will be clearly defined, thus creating an architectural link to the U Tower.



Urban development concept Variant A, City Planning and Building Regulation Office, 2013



Urban development concept Variant B, City Planning and Building Regulation Office, 2013

Features and sightlines

The objective will be to highlight the visual axis towards the major landmark of the U Tower and to further improve pedestrian access to it via Leonie-Reygers-Terrasse – particularly for visitors to the U Tower arriving from the station or from the new Deutsches Fußballmuseum on Königswall. Furthermore, a bridge integrated into the curbside building is planned that will incorporate the public space to the south and a partial coverage of the pavement is being considered.

The eastern side of Brinkhoffstraße between the junctions to Königswall and Bahnhofstraße with its current “backyard” look will be transformed to fit in with the spatial significance of the area surrounding the U Tower. Possibilities include a perimeter development or an ensemble of individual structures.

Recreation or seating areas at street level are not planned, due to the traffic emissions. Of greater importance is pedestrian access: the planned stairways on the western side of Brinkhoffstraße will make crossing easier and road markings will improve accessibility to the new development on the northern side the U Tower. At its northern end is a 500-space underground car park off Brinkhoffstraße with street level access.

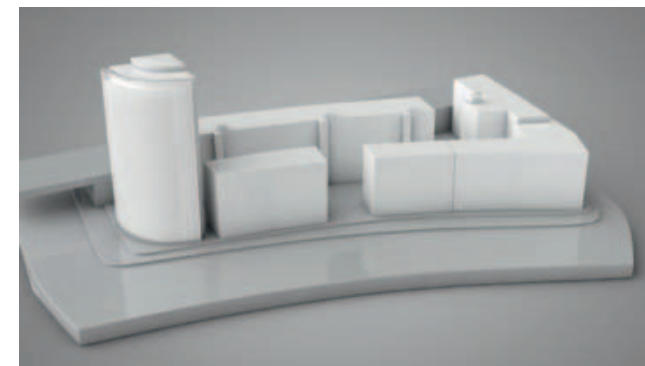
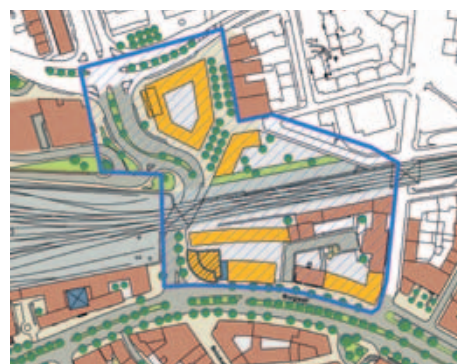
Located within the city core, between the eastern side of Königswall and Schmiedingstraße, Königswall 44 is under consideration from a spatial viewpoint. The building currently houses the Studieninstitut Ruhr school for civil servants. A new construction here could accentuate the urban landscape spatially and architecturally, in fitting with the new Deutsches Fußballmuseum and not least the striking shape of the city centre outline along

the Wallring. Here too, the curve of the ring road should be adopted in the new structure as envisaged in the City Crown concept. The notable Deutsches Fußballmuseum sets the scene for a new architectural character.

4.2 Burgtor and Burgwall area

The area to the south of the rail tracks between Burgtor and Bornstraße has always been dominated by small-scale building structures. Whilst on other sections of the city wall the medieval ramparts were replaced by broad promenades, Burgwall and Schwanenwall were characterised by restricted space. The historical railway line to the north has always placed constraints on the building structure at this point on the present ring road around the junction of Auf dem Berge, resulting in a haphazard collection of apartment blocks and town houses.

Due to the mix of buildings from a range of eras, the area to the north of the railway line stretching to Leopoldstraße, Steinstraße and Münsterstraße has evolved with an extremely heterogeneous architectural appearance.



Urban development concept Burgtor-Burgwall, City Planning and Building Regulation Office, 2013

Flanking the entire outer side of the ring road these two areas have high development potential if their uses and functions are intensively revised. Despite the constraints placed by the railway line, this important northern boundary to the city centre should retain the spatial prominence that its location demands. The road junction between Burgtor and Burgwall and its connection to the Nordstadt district calls for a more befitting appearance to highlight its role as the “entrance” from the north into the city centre.

The site at Burgtor and Burgwall will be developed to continue the concept of a City Crown (Point 1.2) that envisages high-rise constructions at prominent positions along the Wallring. This location should therefore have a general spatial structure that follows the line of the Wallring and is punctuated at intervals by high-rise buildings.

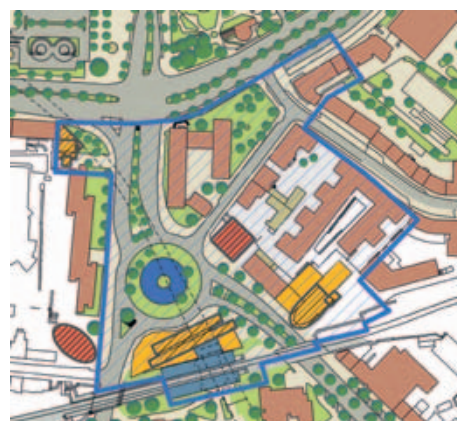
Prime location

This prime location is predestined for the types of land use around the outer side of the Wallring that are typical of a city centre, i.e. offices and amenities, public administration and hotels. Repurposing the premises at ground floor level, for example bringing in upmarket restaurants and bars, could invigorate and enhance the boundary to the Nordstadt area. The upper floors lend themselves to office space. For the new city entrance a “block structure” will provide an attractive transition from and to the city centre.

This all stands in direct relation to the redevelopment taking place to the north of the station with the accompanying traffic layout changes at the southern end of Leopoldstraße which will incorporate the portion of vacant railway land earmarked for regeneration. As the overall space and its land use evolves, the main station and its railway approach serving national rail traffic, along with a section of land (so-called V99 space) reserved to accommodate the planned northward extension of the platforms, must be taken into account in all planning procedures (Point 4.1.1).

4.3 Redevelopment at Platz von Rostow am Don

Platz von Rostow am Don is a triangular area enclosed on three sides by the arterial thoroughfares Märkische Straße and Ruhrallee (B54) and the urban railway with its main station at Stadthaus. The western side is clearly delineated by the regional authority's Landesbehördenhaus and the Ellipson; however, there is no clear boundary along the urban railway line running southward, whilst the southeast-ern section (around Märkische Straße 16–20) is unsatisfactory from a spatial and functional viewpoint.

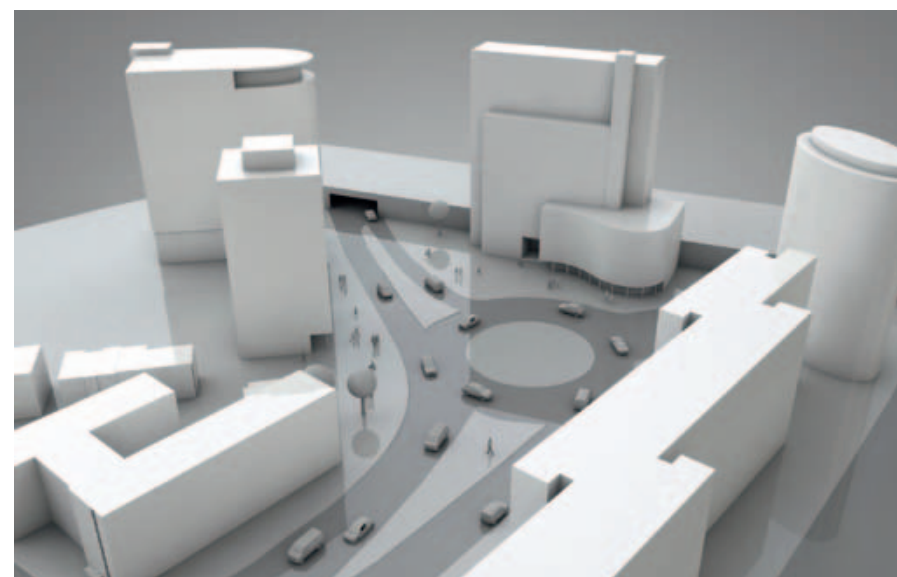


As a result, the square currently remains uninviting and offers little in the way of recreational quality despite the proximity of major office blocks and institutions of regional importance, many of which are 4 to 17 storeys high. At the same time, with the entrance to the Stadthaus station and the Stadewäldchen gardens to the south, it represents a busy pedestrian route. The square also features four plane trees which are some 120 to 130 years old and are protected by a preservation order.

High-rise ensemble and identity-forming open spaces

There is a range of potential development possibilities to transform Platz von Rostow am Don into a distinctive and welcoming space in the long term. Preliminary designs have been drafted by the city planning department. In particular, the development of a high-rise ensemble and an identity-forming design linking the various transport axes will transform the location into an imposing gateway to the city. This would include a high-rise slab parallel to the urban railway line that would lend the square a prominent tone. Staggered building modules could reinforce the new, individual character. The directly adjacent public transport connection and the entrance to the Stadewäldchen gardens, as well as the mature tree population, must be taken into account throughout the planning process. The issue of air and climate demands closer consideration i.e. the interaction of incoming air flows from the Stadewäldchen gardens and their distribution around any tall buildings.

Urban development concept – development area at Platz von Rostow am Don, view to the south, City Planning and Building Regulation Office, 2013



Connecting and consolidating

With regard to the 3-storey building at Märkische Straße 16–20 on the eastern edge of the square, the property owners are considering moving their business premises to another part of Dortmund. This would provide an opportunity to bring together the entire area as an architectural whole.

Around the major junction at Neutor, the City of Dortmund is also seeking to concentrate its municipal services to the benefit of the public. One component, located near the city centre on the ring road, is the building at Ostwall 64 that houses the City of Dortmund's youth welfare office. Due to the exceptional cultural value of its exterior architecture, its interior framework and the ground floor hall in the connecting wing, the complex was declared a listed building in 1998.

Demolition of the property at Märkische Straße 16–20 would make way for a spatial and pedestrian link between the neighbouring office and amenity space at Märkisches Tor and the area surrounding Platz von Rostow am Don. A further high-rise development at this site would take forward the concept of the City Crown (Point 1.2). Together with the existing Ellipson and Märkischer Tower and other new developments, it would form a composition that would bring lasting benefits to Platz von Rostow am Don: the resulting space will become an attractive new address for amenities and offices.

4.4 Dortmunder U in the Union Quarter

The site of the former Union brewery covers an area of 5.2 hectares on the western edge of the city centre: plenty of space for new things! At this location the City of Dortmund is making a major contribution to the regeneration of the inner city and providing impetus in the Union Quarter which itself is expanding westward. This urban integration is based on the results of a competition held in 1993, in which the piazza design by London architect Richard Rogers was awarded the contract. Adapted to the current structural changes, a new commercial and cultural attraction is in the process of evolving here with a positive impact in Dortmund and beyond.

U Turm – the U Tower

The centrepiece of this district is Dortmund's tallest building – the U Tower. It was built in the 1920s by the Union brewery to house its fermentation tanks and warehouse. To coincide with the city's shared role as European Capital of Culture RUHR.2010, the flagship project „Dortmunder U – Centre for the Arts and Creativity“ was launched and has since become an emblem of the city's successful reinvention of itself following major postwar structural change. With a unique combination of art, research, cultural education and creative industries, it holds events, exhibitions and a diverse range of cultural activities catering for a wide audience.

The splendour of the listed U Tower with its imposing cathedral-like structure below a giant shining U has already awakened the interest of private investors in the location close to the



city centre. In the medium term its owner, the City of Dortmund, plans to offer this highly attractive urban space for a cosmopolitan mix of education and industry, services and authorities, health and sport, but also art and culture and, not least, restaurants and bars. With a view to future land use in the area, the public spaces bordering it to the west will be converted – based on the design of the Park der Partnerstädte and Leonie-Reyggers-Terrasse – step by step to a central meeting place and recreation area for visitors, residents and local workers, not to mention a new play area. The installation of a sculpture to the west of the U Tower is still at the idea stage.

The vacant and underused plots around Ritterstraße and Rheinische Straße are temporarily being used for construction site logistics and car parks. Upon completion of the construction work at the site north of the U Tower these plots will be available for further redevelopment and spatial consolidation around the U Tower. Due to the individuality of this location with its very own spatial profile, special emphasis is being placed on the quality and site-sensitive design of its buildings and open spaces.

Location for education – culture – creative industries

In 2010 Germany's first direct health insurance company, BIG direkt gesund, opened its new headquarters at the U Tower, and was the first office block in Dortmund to be awarded a gold certificate for sustainability by the German Sustainable Building Council (DGNB). Together with the offices of DAK Insurance opposite, it lends the area facing east to the city centre a metropolitan profile.

The area around the U Tower – a defining landmark for art and creativity – is becoming increasingly vibrant with creative industries, innovation and education. Following an international investor selection process, the approximately 18,000 m² site, Baufeld Do U Nord, between Brinkhoffstraße to the east and Ritterstraße to the west, is currently undergoing redevelopment: the project includes the Robert Bosch and Robert Schuman vocational college, a competence centre for the creative industries and an underground car park with 500 spaces.

The largest inner city construction project at present, with an investment volume of some EUR 85 million, will be completed in the fourth quarter of 2015 and is expected to enliven the neighbourhood thanks to an influx of new users.

Kreativ.Quartier in the Union Quarter

To the north of Rheinische Straße an attractive new area is unfolding with an eclectic mix of culture, office blocks and amenities, educational institutions, restaurants and bars, not to mention a number of gardens and squares: it is establishing itself as an engine of future developments in the Union Quarter and beyond. The Union Quarter is Germany's first energy-efficient urban district. It represents one of the twelve Kreativ.Quartiere Ruhr zones – defined

as a modern habitat and workplace for creative people from all over Europe and a key project of the European Centre for Creative Economy (ecce) based at the U Tower.





A large number of construction and conversion projects are currently in progress in the city centre: after their completion, they will add sustainably to its attractiveness and boost the significance of Dortmund as a regional centre. By consolidating organisational units to achieve a citizen- and employment-friendly municipal administration, the decisions taken by Dortmund City Council also have a direct impact on the city centre's development. Several sites offer promising development prospects for repurposing and restructuring.

5.1 A new urban landmark: das Deutsche Fußballmuseum

In a prominent location opposite the main railway station, a new urban landmark is currently under construction: the Deutsches Fußballmuseum. The renowned Düsseldorf-based architects' office, HPP Hentrich-Petschnigg & Partner, won the Europe-wide architects' competition. The building's transparent design and impressive, light-flooded foyer open up a wide range of views by day and by night to interact with citizens and visitors to the city.

Suspended structure

The dynamics of the structure are based on its three fundamental elements – podium, open public space and suspended structure – a "suspended box" featuring wedge-shaped incisions on the eastern and western sides, reflects the urban space surrounding it.

A most desirable location, e.g. for restaurants



and bars, will be created on the eastern side, expanding the concept of Dortmund's arts and cultural boulevard to provide an urban "stage" to stroll through which can be used all year round for a variety of cultural events. This area will have great marketing potential and attract large numbers of visitors – a new urban space marked by highly appealing design solutions to enhance visitor enjoyment.

The gateway to the city centre

The Deutsches Fußballmuseum will be completed in 2015 after investments of around 36 million Euros and, together with the city and state library, will form a "gateway to the heart of Dortmund" welcoming citizens and visitors on their way from the main station to the city centre.





5.2 Former Museum am Ostwall

Ostwall 7, a prime city centre location on the projected arts and sculpture promenade, is a place with a very special atmosphere. Until 2009 home to the Museum am Ostwall, it is located in the Ostwallpark, one of a number of distinctive green spaces within the Wallring system, such as the Stadtgarten, the railway station forecourt and the squares surrounding the U Tower. And now a worthy new use must be found for this distinctive city-owned property.



5.3 Junge Bühne Westfalen at the Theater-Carrée

A new urban development is emerging at the intersection of Hövelstraße and Hiltropwall as part of the Dortmunder Schauspielhaus theatre and Opera House complex: the Kinder- und Jugendtheater (Theatre for Children and Teenagers), currently located in Sckellstraße, will relocate to the central theatre complex on the Wall.

The opening of the Kinderoper (Children's Opera House) in Kuhstraße in 2008 marked the launch of the first music theatre for children and teenagers in North Rhine-Westphalia. The Children's Opera House and Theatre for Children and Teenagers will in future be consolida-



Results of a feasibility study 2008

ted in one location under the name of Junge Bühne Westfalen (Young Stage Westphalia). Based on a concept by the Düsseldorf architects Sievert und Leister, the City of Dortmund is set to launch an architectural competition. An initial step to harmonise the heterogeneous Kuhstraße building structure will be the conversion of the theatre workshop: interacting with the former Thier brewery's redeveloped

administration building, a new "entry zone" to the city centre will be developed, highlighting its metropolitan qualities. The duration of the conversion and construction project will depend on financial commitment from the region, the city and private investors.

5.4 Redesign of the St. Petri churchyard area

St. Petri church is located in one of the city centre's most-frequented pedestrian areas, acting as a central link on the axis between the main railway station, the Deutsches Fußballmuseum, Westenhellweg and the Thier-Galerie. The development projects for Boulevard Kampstraße (Point 2.4) were the starting signal for the churchyard's redesign.

Wide, open stairs leading from the Kampstraße level up to the church entrances on Westenhellweg are under construction. These stairs are a sweeping invitation to the St. Petri church and are bordered on both sides by two high buildings completed in 2013 with around 4.5 million Euros of private investment capital: to the east a five-storey property which is home to the National-Bank and service providers on the level of the peripheral Kampstraße developments, to the west a transparent three-storey cube houses the DSW21 customer centre.

By the end of 2014, the St. Petri churchyard will be wheelchair-accessible and feature pedestrian facilities for people with visual impairments. An appealing street surface stretching as far as Westenhellweg – Construction Phase II of Boulevard Kampstraße/Brüderweg (Point 2.4) – will emphasise the individual character of the area surrounding the church.



Design concept Architects & Urban Planners Prof. Fritschi, Stahl, Baum



5.5 Boulevard Kampstraße – central section

From 2016, the central section of the approximately 550 metre-long Boulevard Kampstraße – Brüderweg (Point 2.4) – bordering on Katharinenstraße in the west and Willy-Brandt-Platz in the east – will be redesigned in three stages as an inviting urban boulevard where people can take a stroll or sit down and relax.

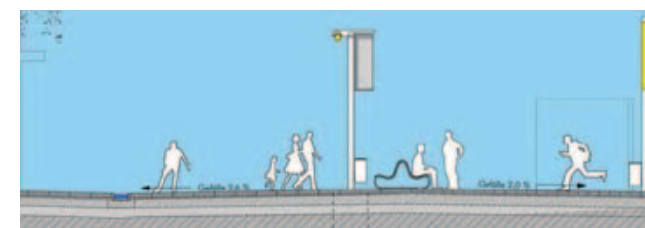
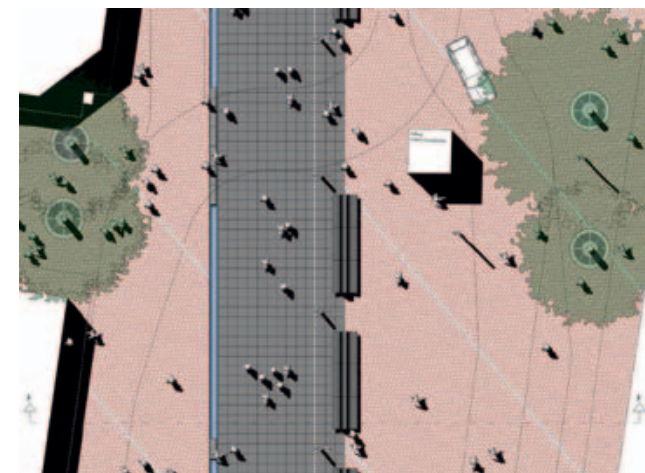
Open to pedestrians only, it has been designed as a central urban space featuring benches and play areas for children. Cyclists will also be welcome to use this spacious boulevard as their east to west route across the city centre. With a lighting track marking the northern side of the new boulevard and regular light columns as highlights, this “Light Promenade” will interact with the linear arrangement of the trees.



A narrow channel of water will run along the promenade from Willy-Brandt-Platz north of the St. Reinoldi church and into a large pond surrounded by restaurants and cafés at the Platz von Netanya – it will then run on to fill a basin on Katharinenstraße in the west. There will be crossing points for pedestrians and vehicles at regular intervals along its route.

As central hubs connecting the southern and northern sections of the city centre, the areas north of St. Reinoldi church, Platz von Netanya and the Freistuhl intersection will be enhanced and accentuated.

By 2016, construction stages IVb – Willy-Brandt-Platz and Friedhof – and IVa – between Platz von Netanya and Platz von Leeds – will be completed. Construction stage V comprising Platz von Netanya and Katharinenstraße in the west is scheduled for completion by 2017.



Detail of Light Promenade

5.6 St. Reinoldi area

The long-term target of the sixth and final construction stage of the Boulevard Kampstraße project (Point 2.4) is to clearly define the area surrounding St. Reinoldi church. The pavilions to the east and west of the church are scheduled to be removed by 2019 and the existing tree population extended towards the department store to the west.

Plants and new buildings will integrate Westenhellweg, defining the areas surrounding the church more distinctly and turning them into multifunctional spaces. The church will remain dominant within the urban structure, as a distinguishing feature in the city centre.



Design concept
Architects & Urban Planners Prof. Fritschi, Stahl, Baum

5.7 Redesigning the Marien-churchyard

The Marien-churchyard area is a private plot and is currently used as a car park. Underneath the asphalt there is a former cemetery which must be retained and which therefore impacts on any detailed plans for this area. This space is to be redesigned and used in the context of its historical functions so as to integrate it into the central pedestrian zone which surrounds it. This yard or square adjoins other large pedestrian areas on three sides. It already forms an important link for pedestrians between the Alter Markt (old market place) and Kleppingstraße via the "Schuhhof" alleyway. The plan is to develop this urban space as a well-designed, high quality area where people can withdraw and relax.



5.8 Individual locations

As far as public and private investments in improvements are concerned, several individual locations in the city centre provide lots of potential for new developments and restructuring in order to optimise unsatisfactory urban situations by upgrading them with new uses. Such locations are important elements within the fabric of the city centre. They all benefit from the advantages of being directly in the city centre. Depending on each specific location, there are opportunities for brand new builds as well as for conversions and extensions to meet the demands of new utilisation concepts.

Former Karstadt Technology building, Kampstraße

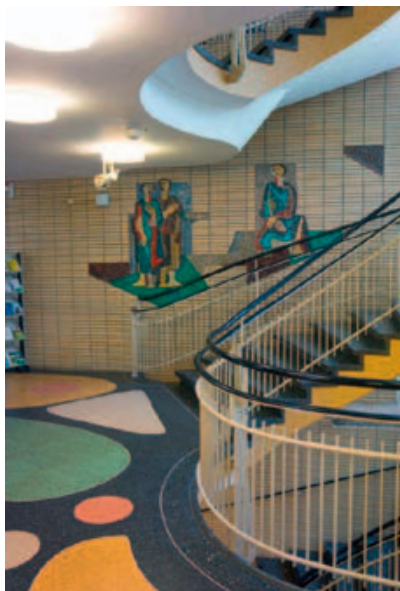
The former Karstadt Technology building is located on central urban view corridors in a prominent city centre location – within walking distance of the central railway station and directly in the pedestrian zones of Brückstraße and Westen- and Ostenhellweg. To revive this temporarily underused building, the owner has discussed a number of options with the Dort-

mund City Council's architectural committee. The concept includes a vivid redesign of the building's façade featuring open and closed surfaces to open it up and integrate it within this urban space while accentuating its role in the Kampstraße – Platz von Leeds connection and increasing the architectural impact towards the east.

An urban mix of sectors would provide additional impulses in the medium term for the revitalisation of the Brückstraße area. From 2015, when the central construction phase of the Boulevard Kampstraße is scheduled, the south-facing forecourt of the building between Platz von Netanya and Platz von Leeds will be redesigned to suit the location.

The projected use of the ground floor area for restaurants and cafés and the large number of new entrances will give it a cosmopolitan feel and attract new customer groups.





Healthcare building, Hövelstraße

Opposite the Thier-Galerie and the Theaterkarree, which is currently undergoing expansion works, the listed “Gesundheitshaus” building, former home of the local health authority, is awaiting a new use because the local health authority and social administration will both relocate to a new city centre building as part of the strategic development concept for urban office sites (Point 5.9). This provides space for a new development in a prominent city centre location.

Listed building with potential

As far as urban development, architecture and function are concerned, the Gesundheitshaus between Eisenmarkt, Hövelstraße and Kuhstraße is one of the most innovative buildings of the 1950s. The architect Will Schwarz created a true building of the time. The preservation of buildings of historic interest here offers great opportunities for this attractive location, with a lot of potential for the services sector or indeed special forms of housing such as temporary furnished apartments and student accommodation.



Dortberghaus, Katharinenstraße

The Dortberghaus, situated in Katharinenstraße near the Deutsches Fußballmuseum and opposite the central railway station, was in municipal use until 2004 and put on the market as part of an Expression of Interest procedure. A group of private investors have not been able to implement their plans so far, but the property offers enormous potential and demands high standards in terms of design and architectural quality – such as those expected when implementing municipally owned projects. Architectural competitions provide an important instrument for conceiving ideas and solutions.

Westfalenforum, Kampstraße-Hansastraße

The continuing development of Boulevard Kampstraße has given impetus to the development prospects for the Westfalenforum. It opens up onto two of the city centre’s main thoroughfares: the main entrance is on Kampstraße and there is a further entrance on Hansastraße with direct links to the Brückstraße Quarter. An internal passageway also provides a direct link to the Museum of Art and Cultural History and to the “Platz von Amiens”. There is also a direct link to the main station.



New uses for the Handwerkskammer building at Reinoldistraße 7–9

The Chamber of Trades and Small Businesses' (Handwerkskammer) upcoming move to a new building means this address is available for a new use. This building is listed in the City of Dortmund's directory of protected buildings. Anyone considering new uses must follow the development targets set out for the Brückstraße Quarter. Reinoldistraße is integrated in the overall plans covering Platz von Leeds, Boulevard Kampstraße, the surrounding squares and network of paths through the city centre. A new use to revitalise the ground floor level would be most desirable.



New uses for the group of buildings at Hansastraße 101–103

This building was erected in 1981 and is within easy walking distance of all the important administration and shopping areas. It is easily accessible with connections to the Stadtgarten underground car park on the Wallring and its own car park under the building. You can get to the main station on foot or via the Stadtgarten underground station across the road. This micro-location provides an attractive location directly next door to Dortmund's theatre, opera house and the soon to open "Junge Bühne Westfalen" (Young Stage Westphalia) and all within sight of the town hall. In addition to uses as office or business premises there is potential for developing it for residential purposes as well.



the land use structure, acting itself as a market participant and developing urban potentials to encourage the new or complementary participation of private investors.

Dortmund City Council is currently reducing the number of its administrative units from 26 to 21 branches, aiming to create a more streamlined administration. The office locations, which are currently still scattered across the city centre, will soon be concentrated along the Königswall-Burgwall axis and the southern section of the Wallring surrounding the town hall complex as a central point of contact for citizens. In the course of providing a more citizen- and employee-friendly administration, energy consumption and space will also be reduced, the latter by approximately 24,000 m². To support the immediate environment around the remaining administrative locations, Dortmund will give preference to use- and visitor-intensive facilities on the ground-floor level. The municipal offices in Hövelstraße 8 and Luisenstraße 11–13 will move to alternative locations in the medium term, allowing the sites to be offered on the market as locations with great potential. The Dortberghaus is to be sold (see point 5.8).

5.9 Municipal office locations

Along its arterial roads and at its core, Dortmund's city centre offers a wide range of highly desirable office locations, attractive addresses providing synergies with metropolitan utilisation options and facilities. With its own office space development concept, Dortmund Council supports the city centre's functions, emphasising the features of

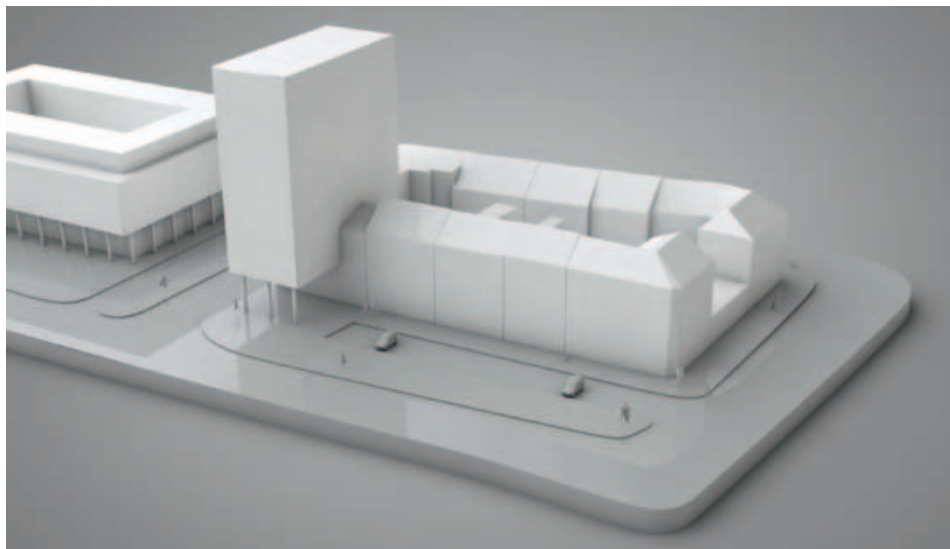




5.10 City Crown – high-rise locations in an urban context

The Wallring surrounding the city centre still bears witness to Dortmund's historic fortifications. The city's historic core was largely destroyed during World War II, with only the historic city churches, prominent buildings at the heart of the city, escaping destruction. Today, they are surrounded by five- to seven-storey buildings, which fit well into the overall layout of the city. The previous city centre concept also included a high-rise concept to complement this layout and structure.

The intersections where streets meet the Wallring will be highlighted as the "city gates" by using elements such as prominent buildings or green areas to create an organisational orientation system. These gateways to the city are reminiscent of the former historic city gates and walls and give the city centre the distinctive skyline which forms the City Crown. Ensembles of high-rise buildings will complement this concept in the Neutor – Platz von Rostow am Don area and in the vicinity of the main railway station. Erecting new high-rise buildings on the south side of Hamburger Straße where it intersects with Schwanenwall and in the area at Burgtor (Point 4.2) could provide additional highlights.



Urban concept, Schwanenwall corner of Hamburger Straße, City Planning and Building Regulation Office, 2013





The range of things you can do and experience in city centres plays an important role when cities are competing for inhabitants and companies. Dortmund has already initiated many sustainable developments and has positioned itself as an attractive, citizen-oriented city centre with special qualities and characteristics. Structural, demographic, social and climatic changes as well as the state of both public and private finances mean new targets, fields of action and control instruments must be found: everyone involved in developing the city centre should follow the principles of design quality, identity, urbanity and openness in addition to the key spatial focuses themselves. It is important to pool strengths in future-proof projects which make sustainable contributions towards positioning, stabilising and enhancing the city centre.

6.1 Attractive urban living

A city's identity is clearly influenced by the nature of its special places. This includes public spaces which play a decisive role in city life and society; these are spaces for moving through and lingering in, for communication and confrontation, for representation and self-expression.

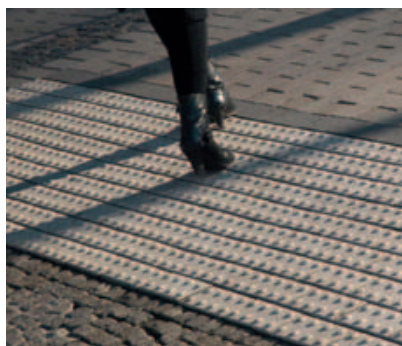
Public space is a mirror of society; it forms a framework for the quality of life. This means it is a key field of action and how we develop it has an important impact on how urban space in the city centre is perceived from the outside. In recent years many high quality aspects have been achieved in line with the "City-Konzept 2000..." and these now need to be protected and developed even further. Some sub-spaces within the city centre need more work doing on them to emphasise their special features and functions.



6.1.1 Public paths and squares

The large number of public squares in Dortmund's city centre forms a series of interesting open spaces of varying sizes, shapes, designs, facilities and peripheral uses. They create an exciting platform for experiencing the city and are an attractive backdrop for activities and events in the open air.

These squares are key to how people experience the city centre and form its identity. They are the focal points of public perception and pay a significant contribution towards making the city an attractive and popular place. Social and structural change processes need to be reflected in public spaces – particularly in the context of depaving or when creating temporary uses for public areas.



The redevelopment of Kampstraße and Brüderweg, the construction of the Thier-Galerie and the spaces in front of the U Tower have already led to great changes in the structure of the city. In future this arrangement will be extended to include the redesigned Marien churchyard, the Reinoldi area, the Petri churchyard, the space in front of the Deutsches Fußballmuseum and the final phase of "Boulevard Kampstraße". One of the key fields of action for the future is to bring these individual areas together and to view them as an integrated whole, creating spaces for social and cultural activities in an urban metropolis environment.

The overall design concept influences how we perceive, understand and use the city centre; it should take account of urban planning, social, functional and ecological aspects. The atmosphere of well-designed squares ranges from lively to peaceful – they can be very inviting and address our emotions.

The design and uses of squares must be oriented to the specific needs of the changing and aging population. The question of how different user groups experience life in public areas is relevant too. Having a concept gives us the chance to work out current and future characteristics and to link them throughout the main paths and thoroughfares.

This organisational concept can combine the different design elements within the squares in a harmonious overall picture. New invigorating uses should be encouraged on the periphery of these squares in order to create a knock-on effect and to draw even more attention to these prominent places.

6.1.2 Design guide for the right look

Westenhellweg and Ostenhellweg as the main shopping streets, followed by the Brückstraße Quarter, Kleppingstraße, Hansastraße and the almost completed "Boulevard Kampstraße" with their variety of shops and other establishments, represent Dortmund's most important public areas. The flair of these streets effectively determines how citizens and visitors perceive the city centre.

Activities by shops and other outlets – from window-dressing to street cafés – make the city centre a more lively place, but can miss the mark if public space is simply used as an entrance area for shops.

Design statutes, as resolved for Westenhellweg and Ostenhellweg by the City Council, have proven their worth on numerous occasions and will also strengthen the character and feel along Kleppingstraße, Hansastraße, Brückstraße and Boulevard Kampstraße. In dialogue with all those involved in the city centre, the City of Dortmund intends to work out design guidelines to harmonise and regulate this heterogeneous urban structure.

Any new designs to give these streets a distinctive character will also follow the agreed aims of urban development to upgrade the quality of design in the city centre.

6.1.3 City centre street furniture and equipment

City centre benches, play equipment for children of different ages and the "Dortmund Light Family" are all answers to the question of "How do I furnish a city centre?"

The two most recently completed construction phases on "Boulevard Kampstraße" show us how the consistent use of uniform design elements can give a public space its own independent character.

As part of the long-term process of giving the city centre a harmonious overall image, it is key to continue what has been begun, yet still to question some of the results: a detailed review will reflect on the original aims of previous measures and possibly lead to adapting existing furniture to make it more user-friendly in its specific urban context.





The City of Dortmund wants to increase its efforts to push its inimitable qualities: the positive enhancement of the cityscape, being driven forward at great expense, must be stabilised while preventing any possible future loss in quality: a design catalogue will develop guidelines for street cafés etc. to ensure everything fits in with the city centre.

In order to ensure this is a great place to spend time, the design framework will not aim for uniformity, but provide a lot of scope for achieving quality design. The way areas for eating and drinking in the open air are structured and designed will be oriented to the characteristics of each particular area.

When working out these design guidelines, special attention will be paid to getting all stakeholders involved in discussions so as to achieve as much consensus as possible.

The result of this process should be a design catalogue resolved by the City Council which can be implemented as part of the procedure for approving special uses for public spaces. This will provide transparency, safeguard investments and ensure equal opportunities for all competitors as all approval applications will be subject to clearly defined criteria.

6.1.4 Street café and restaurant design

The flair of the city centre has changed considerably: more and more activities take place outside. Thanks to ambitious architecture and high quality refurbishment of public spaces, the city centre is now the lively focal point of the city, always attracting people to spend more time here.

The large number of outside eateries and cafés plays a considerable contribution to vitalizing these urban spaces and to increasing the attraction of the city centre. However it is still important to ensure that important areas are not overloaded e.g. with chairs and tables, sunshades, plant pots and ever more advertising stoppers, which can ultimately have a negative impact on the face of the city centre.



6.1.5 Clean and safe

The impression the city centre makes and the quality feel it emits are closely linked to cleanliness and security. Public squares make clear statements about the quality and identity of the location – significantly determining how the public see the city centre. To ensure and uphold continuous renewal within the city centre, a scheme to “beautify” the city centre – “City Verschönerung” – was initiated in 2011 by the Cityrunde (Point 7.5).

Located at the Civil Construction Office and supported online at www.cityverschoenerung.dortmund.de a municipal team headed by the “City Centre Officer” provides a “facelift” service. Since the beginning of this scheme, a large number of measures have sustainably upgraded the cityscape. The positive results show how effective even small maintenance activities can be.

The design quality and the increased attractiveness of the city centre this leads to is relevant for the whole of society and will be kept moving by involving private property owners as well.

Since 2003 an important component of Dortmund's security concept has been implemented and the partnership between the City and the police has been consolidated: the “City Centre Police Station” located in the Brückstraße Quarter provides direct contact to the municipal public order agency and the police.



6.1.6 City centre for all generations

Public areas should enjoy a multi-generation environment enabling all people to participate in the social and cultural life of the city – whether they are women, men, children, teenagers, older people or people with disabilities or temporary limitations.

The predicted population pyramid shows that in the near future older people will make up the largest proportion of the population and will therefore be important users of urban space. The City of Dortmund is already facing up to these structural changes in the way we live together by planning designs and structures suitable for all ages.

Adapting the whole of the city centre to be suitable and accessible for all generations is a complex task as the city centre has already been built and must therefore undergo adaptations gradually. Basic requirements are already set out in many statutes such as in the laws governing equality for people with disabilities and the NRW state building code.

But many measures to ensure the environment is (wheelchair-) accessible and suitable for all generations have already been put in place. Barrier-free access to municipal facilities and public transport has been implemented for the complete area within the Wallring. Many barriers and obstacles have been removed in cooperation with the political bodies representing people with disabilities as part of the “Beautify the City Centre” initiative.

All public areas being planned or those now being completed will be equipped according to the Dortmund Standard, with embossed paving to help people who are visually impaired find their way. Tactile and visible contrasts



within the surface mark out pedestrian crossings and the accessible tram and bus stops. This multi-generation standard will be applied even more in future.





6.1.7 Light attracts

The city centre is alive – and not just during the day. New shop opening times, the steadily growing street café scene and commercial events make the city centre a lively place in the evening too. Changes in lifestyles mean the city must continuously adapt its public spaces. Lighting up the city centre at night is an integral component of the city space and an important field of action for the City2030 concept.

The positive impact of well-designed lighting became apparent e.g. during the impressive temporary illumination of the 1125th anniversary of the city in 2007. The latest lighting concepts put many of the city's spaces and objects in an atmospheric light, for example on Boulevard Kampstraße or at the Volkswohl Bund building on Südwall.

But here too it is important to find the right level: uncoordinated increases in lighting – whether for commercial or municipal use – can lead to over-exposure. There must be a coordinated approach which structures the lighting for streets, squares, green areas and buildings in public spaces.

The shared aim for all city centre stakeholders is to develop a comprehensive design for lighting which takes into account criteria regarding image promotion as well as safety and orientation in the city centre area. This interdisciplinary and integrated planning approach should include stakeholders such as DEW21, real estate owners, retailers, churches and the city centre marketing associations from the outset.



Example of lighting concept for Friedensplatz 3



Well-designed illumination of spaces, building ensembles and objects of interest create a distinctive image at night, highlighting the landmarks and characteristics of this interlocking structure and integrating it to form a whole. A "Masterplan Light" oriented towards urban development could provide a framework for

dealing with light in the city centre and form guidelines for those involved.

In the end a lighting concept can improve the quality of life in Dortmund and, by using new, energy-saving technologies, be better for the environment and relieve pressure on public budgets too.



Example of lighting concept for Am Bissenkamp

6.1.8 Art – wherever you look

In addition to all its treasures in museums and churches, in galleries, semi-public and private buildings, Dortmund has a wealth of art and objet d'art in public spaces and buildings. Visitors to the city centre encounter sculptures, fountains and monuments wherever they may wander.

Artistic objects in urban spaces enter into an exciting dialogue with their surroundings. They work as attractive, lively design elements in squares, green areas and pedestrian zones, and both on and in buildings, enabling people to appreciate and confront art in their immediate environments. Art does not always have to be pleasing, but it should always be inspiring. Its symbolic function pays a special contribution towards individualisation and to forming the identity of the city. The objets d'art, water features and monuments already positioned in the city were recently complemented by a monument at the "Platz der Alten Synagoge" and a sculpture on the "Platz von Amiens" adding to the "new" perception of this built-up environment.

To ensure that the many existing works of art maintain their inspirational impact, the City wants to make people more aware of the art in public spaces and to emphasise the positive effect it has on living in and experiencing the city centre. Citizens and visitors can go on a tour, with a skilled guide or on their own with a special brochure, to discover the art in Dortmund's public spaces. Setting the scene, for example with lighting, seating, signs or



information plaques will motivate observers to think about this art. These measures will benefit all stakeholders in the city centre. But they do need private support: for example, sponsoring or adopting a particular object can cover maintenance and cleaning costs or Art on Buildings projects can also open up exciting opportunities.

Milestones for future developments which will have significant impacts on the character of specific locations include the idea for a sculpture installation west of the U Tower and the construction of an Art and Sculpture Promenade along the Ostwall. Within the context of improving the atmosphere in the city centre, art could also be connected with the theme of water.



6.2 Urban climate

The impacts of climate change can be felt not only globally but also on a regional level, and in Dortmund's city centre these effects interact with an urban climate which is already affected. The City Council has found new ways to tackle this problem, developing recommendations and measures to alleviate effects such as extreme heat, air pollution, heavy rainfall and dry periods in the summer.

Local climate strategy

Guidelines for the relatively small city core area aim at optimising the overall quality of the residential, working and shopping areas and the sustainable energy-efficient development of the city centre.

As a local strategy for adapting to climate change, green areas with their ability to balance the climate will be extended further, the desealing and depaving of public and private spaces and roof greening will help to support the cooling effect. The partial redevelopment of the parking facilities on Schwanenwall and the greening of additional road sections will help to recover some green areas.



Plants breathing on green roofs

Since additional green landscapes created on previously unused roofs in the city centre can significantly improve the urban climate, Dortmund is planning to introduce a green roof registry. Another option will be the development of green roof regulations for horizontal and slightly tilted roofs within the Wallring. Green roofs stand for the careful treatment of natural resources and have a positive social, aesthetical and psychological effect. Living plants filter out particles and pollutants from the air and improve the sound of the city centre by absorbing noise. Their roots store rainwater, which relieves the city's sewerage system during heavy rainfall. In this way sustainable urban development optimises the residential and working environment in the city centre from a functional, ecological and design perspective.

Water features cool down the environment

With the departure from traditional rain water drainage systems, the drainage department is planning to use an important instrument to compensate for climate changes: by 2030, essential investments in the waste water infrastructure will open up new action and design options to the City Council. For example rain water, if transported at the surface through slim channels, ditches or green areas, can help to reduce high temperatures in the summer and handle extreme rainfalls. The same applies to water which is stored in cisterns, pools, green areas or similar overflow facilities.

Although the city centre with its large number of buildings and dense transport infrastructure puts tight constraints on the central idea of future urban drainage systems, there are still a number of options, as can be seen on Boulevard Kampstraße, where a water feature runs alongside the “Light Promenade” (Point 5.5).

Driving on electricity

The city centre offers an attractive range of environmentally friendly means of transport: close links to the local and long-distance public transport networks, excellent accessibility by bicycle, 44 charging stations for electric cars and 14 bike hire stations.

The number of e-car charging stations in central locations is increasing steadily, complemented by special charging stations for e-bikes. Today, electric cars, electric scooters and pedelecs are included in the City Council’s vehicle fleet – a source of inspiration for private users. It is now vital to continue down this route to help reduce CO2 emissions.

Climate protection is not usually considered to be a municipal assignment but it is a cross-sectional task for all stakeholders in the city centre. The target for the next few years is to involve property owners, cooperative associations and architects in urban energy regeneration measures and climate-friendly urban design, and to actively support initiatives.

Using solar and wind energy

To support regenerative energies, Dortmund City Council, in cooperation with the IT Department at TU Dortmund University, has drawn up a solar roof registry which provides information on the solar energy potential of individual properties. According to this, the city centre can provide a wide range of good to excellent locations for photovoltaic and solar heat installations.

A pilot project for the use of wind energy plants in the city centre has been installed on the town hall roof: a micro wind plant provides decentralised energy for the municipal e-vehicle pool.

Reducing energy consumption and increasing energy efficiency have become focal points in new developments and in refurbished buildings, the Stadtfenster Dortmund development in Hansastraße and the BIG direkt gesund health insurance headquarters near the U Tower are excellent examples of this.

Even though their impact may not be immediately recognisable, the sum of the individual measures implemented has a considerable effect on the urban climate. The measures, some of which have an indirect and long-term impact, can significantly counteract the effects associated with urban heat islands.





6.3 Housing

It is a declared target for development in the city centre to increase the housing supply and strengthen the city centre as a residential area. Its wide range of possible utilisations makes it an attractive residential area, which in turn boosts its central function. The city centre core, the outer core and the peripheral areas of the city centre, are good places for safeguarding infrastructural and residential facilities – an important argument in favour of these locations from the point of view of public sector services. The trend towards urban living among a mix of user groups and with excellent local amenities is also apparent in Dortmund: in a 2010 survey among citizens on the subject of “Housing – now and in the future”, 11% of the individuals interviewed who were planning to relocate, “definitely” and around 27% “preferably” wanted to live at the heart of the city – a considerable potential demand, specifically among single households and couples.



The type of household and life situation influences the demand for housing in the city centre and surrounding areas. The increase of residential developments in districts such as Stadtquartier Ost, the former eastern freight terminal, and Kronprinzenviertel, the former southern freight terminal, reinforce these districts’ functional interrelation with the city centre.

Individual city districts offer a wide range of options for new developments and the redevelopment of existing buildings. Property owners are advised extensively on the activation, safeguarding and adaptation of existing properties and new developments and receive information about funding measures.

The following apply to the central city core:

- support for communal housing schemes as model projects
- foundation of a property owners’ and co-operation network, information and advice
- utilisation of upper floors as artists’ studios, lofts and penthouse apartments
- development of vacant infill sites
- conversion of non-residential properties

- support for developments which provide privately owned housing for specific target groups (assisted living facilities, student flats, properties for singles, starters, regional commuters)
- development of – utilisable – roof landscapes
- living and working in one location, also for models such as owner-builders and investor incentives
- redesign of courtyard areas
- adapted parking regulations
- improving the environment as a task for everyone.

6.4 Residents’ initiatives

A large number of residents’ initiatives safeguards and supports an environment that invites people to spend time in the city core.

Interest groups such as Aktion Boulevard Kampstraße e.V., ISG Rosenviertel e.V., Dortmunder Qualitätsroute e.V. and the advertising association Werbegemeinschaft Brückstraße GbR focus on small areas; the Initiative City-Ring, an initiative in support of an attractive city centre, covers the whole area within the Wallring, while City-Marketing Dortmund mbH (CMG) concentrates on promoting Dortmund’s image outside the city.

CMG and City-Ring meet at regular intervals for lively discussions with municipal representatives and stakeholders in the city centre. The City-Runde, which was initiated by the Lord Mayor, discusses subjects such as the attractiveness, safety and accessibility of the city centre, new developments and locational marketing.

Dortmund also owes its thanks to the commitment of private stakeholders who boost its image and attractiveness.

In future, private stakeholder involvement will be pooled, strengthening the appeal and diversity of Dortmund's urban development in cooperation with municipal authorities: property owners and retailers will be encouraged to invest in their own locations to safeguard the value and competitive position of their properties. The City Council has set up a special fund to support this kind of private-public initiative in the city centre, initially for the years 2013 to 2015.

Future strategies and measures developed and implemented by business people and property owners with the help of the City Council will be based on cooperation, consultation and support, for example through:

- vacant property management: the high-quality presentation and utilisation of vacant properties, specifically of ground floor retail store windows as presentation spaces for the creative industries
- the temporary utilisation of public spaces to boost their perception by the public
- the district-related design of public spaces to highlight their identity and optimise their utilisation
- an individual lighting concept as part of the "Light in the City" master plan
- integration in public signage
- sponsorships for facilities in public spaces
- redesigning properties to be wheelchair-accessible.

6.5 City marketing

City marketing is a valuable instrument for encouraging the economic and cultural appeal of the city core, safeguarding its central significance as an attractive regional centre for the long term.

The Gesellschaft für City-Marketing Dortmund mbH (CMG) is an association with long-standing experience: as a joint project initiated by City-Ring Dortmund e.V. and Dortmund City Council, its target is to promote the appeal of the city centre as a business, residential and retail location as well as a tourist destination by pooling marketing activities. Since the launch of the Gesellschaft für City-Marketing, Dortmund's city centre has gained considerable ground – not least through more than three dozen major events and a comprehensive regional image campaign.

Competitive advantage among regional hubs

This successful work will be expanded for the long term to represent Dortmund as one of the most visited cities in Germany. Customer loyalty, visitor numbers, Dortmund's multi-faceted appeal and quality of life are important advantages when competing with other regional hubs.

Future city marketing activities will include devoting special attention to developments in social and public life caused by demographic changes and to the city centre's characteristic features as an economically vibrant urban centre in the region.

Additional topics will include:

- targeted light installations as a new strategic marketing instrument (Point 6.1.7)
- promoting churches as "historic islands" to make the city's history an everyday experience
- relocating events to urban spaces such as Boulevard Kampstraße or the square in front of the opera house to strengthen public awareness (Point 6.6)
- consolidating the results of the communication concept "Dortmund überrascht. Dich." for topics such as culture and urban centres.

6.6 Temporary utilisation – temporary projects

Temporary utilisation is an attractive option until a property can be reused or redesigned: the public remains aware of the space, and realise something is happening there.

There are a number of areas which are used for temporary projects in Dortmund's city centre, such as the "tram café" or the swings in Kampstraße. Until this construction stage of Boulevard Kampstraße is completed, they provide appealing places and great visitor enjoyment.

Along with this kind of temporary utilisation, major events are gaining increasing significance in the city centre. These markets and festivals, which take place every year, or the public screening of football matches also make this shopping location an attractive leisure-time venue.





Urban development culture is specific, it develops locally. If it consistently pursues long-term design targets, it will optimise the look, feel and quality of life in the city. Dortmund's City Council's target is to boost the interest in and awareness of urban development culture among its citizens, developing a participatory culture with cooperation as the overriding principle among the stakeholders who act locally and make decisions.

Due to the municipal budget situation, the participation of private investors is gaining increasing importance in urban development.

Their projects and the urban development culture involved are of great social relevance and must be seen as a joint task: only through transparent public discussions can municipal administration, property owners and users achieve outstanding results which will be accepted by the public.

Together with its architectural advisory committee (Gestaltungsbeirat), and urban development culture forum (Forum Stadtbaukultur), Dortmund City Council informs the public early on and involves stakeholders and interested parties in decision-making processes.

In 2007, the City of Dortmund was presented with the European Public Sector Award (EPSA) on a European level. It emphasises the integrated approach of Dortmund's planning administration which consistently takes citizens and institutions seriously, involving them and implementing the appropriate instruments for the realisation and maintenance of this participation culture.

Potential investors need certainty that their investments will fit into an appropriate urban context. This context is developed and supported by the parties involved.



7.1 Architectural advisory committee

The “Gestaltungsbeirat”, the City of Dortmund’s architectural advisory committee, was founded in 2001 and advises the City Council on building projects and structural measures which are relevant to Dortmund’s cityscape and the architectural quality of the city centre. Along with superordinate planning concepts, the committee’s advisory activity focusses on urban development, the integration of individual buildings or ensembles of buildings and the design quality of individual projects.

The committee supports the development process in an advisory capacity by making constructive recommendations. Its task is to campaign among architects and investors for a superior quality of the cityscape and city environment.

The positive results produced by the Gestaltungsbeirat confirm the effectiveness of this committee, and it will continue to be a valuable authority in Dortmund’s urban development culture. Exemplary projects in the city centre include:

- the conversion of the Komponistenhaus at the corner of Brückstraße/Gerberstraße
- the development of retail space at Westenhellweg 91–93
- the development of a commercial and residential building at Kuckelke 10
- the development of a commercial and residential building at Betenstraße 14–19
- the redesign of Betenhof
- the redevelopment of the listed Hansakontor building in Silberstraße.

7.2 Urban development culture forum

The urban development culture forum, Forum Stadtbaukultur Dortmund, was founded in 2003 and hosts a series of events which focus on topical projects, concepts and interdisciplinary issues relevant to the city centre, addressing professionals and interested citizens. Through information and discussions, it has created a wide awareness of urban development and high-quality development culture. At the same time, its target is to create in all parties involved in development and planning processes the commitment to participate in shaping the profile of a diverse city centre.

The Forum serves as a platform for public discussion and supports developments within the city core. Lectures and professional discussions illustrate the diversity of the tasks and planning processes and their results. The Forum, which is held at monthly intervals, has become a significant part of the urban development discussion and is accepted as a constant medium in Dortmund’s planning culture, as the active participation of relevant stakeholder groups confirms.



7.3 Qualification procedure

Different instruments have been used in a number of significant building projects in the city centre: implementation competitions, multiple commissions, investor selection procedures, specific façade design competitions, competitions for general planners, and artists' competitions.

The diversity of concepts and potential solutions has helped to boost the urban and architectural quality in almost every procedure. The following projects were prepared in this way in recent years:

- development of the Volkswahl Bund Versicherungen building
- U Tower redevelopment and conversion
- design of "Park der Partnerstädte" and "Leonie-Reygers-Terrasse"
- façade design of the Thier-Galerie
- Märkisches Tor development
- construction of the Berswordt-Halle
- Stadthaus redevelopment
- Boulevard Kampstraße
- Deutsches Fußballmuseum
- development Baufeld Nord, former Dortmunder Union-Brauerei
- Orchesterzentrum|NRW
- redevelopment of the Evangelische Kirchengemeinde St. Marien parish hall
- the "Chip" sculpture, art in public spaces, Platz von Amiens
- development of a hotel and office complex at Königswall 13

7.4 Design principles dialogue

To harmonise and enhance the heterogeneous urban structure of public spaces and adjoining buildings, the design principles and maxims of urban development will continue to be pursued as a shared responsibility.

For this reason, Dortmund's planning culture is directed at involving relevant stakeholders such as the City-Runde, property owners, retailers and potential investors in the planning process, inviting them to participate in the design and development process at an early stage.

The support which the City of Dortmund has experienced in its aim to sustainably change the cityscape – for example in the development of the advertising and design statutes for the Westen- and Ostenhellweg areas – will be continued in the future (Point 6.1.2).

7.5 Working in partnership

The implementation of the city centre concept and the sustainable development of the city core are marked by a working partnership between the public sector and private stakeholders.

The City-Runde under the chairmanship of Dortmund's Lord Mayor is a quarterly meeting of established representatives from the sectors of retail, politics, business, administration and institutions – today almost a traditional event which supports the city's overall development. It is where current and future projects in the city centre are presented transparently and discussed to achieve a broad consensus.

These discussions always focus on Dortmund's quality as a commercial and cultural location: the target is to enhance and sustainably consolidate the attractiveness of this regional centre, and specifically its city core.

The Handelsplatz Nr. 1 working group – founded on the initiative of the City-Runde – consists of representatives from a number of sectors: companies owned fully or in part by Dortmund City Council, the City-Ring, the City-Marketing association, the Einzelhandelsverband Westfalen-Münsterland retail association, the Dortmund Chamber of Trade and Industry, the Stadtbezirksmarketing Innenstadt-West a city district marketing initiative, and DORTMUNDtourismus, who all discuss key questions relating to Dortmund as a shopping hub.

The first important success achieved by this committee is a service which aims to make the city more attractive (Point 6.1.5) and has already succeeded in optimising the cityscape.

The Architectural Advisory Committee





The “City Concept 2000...” has largely achieved its objectives. Major, high-profile projects as well as many smaller-scale, but nevertheless significant, schemes have helped to strengthen Dortmund’s role as a key location for shopping and to further develop the city centre’s reputation as a destination for culture and leisure. These have raised its status for locals and visitors alike, so that it fulfils its primary role and attracts people from the city and the region.

Appeal and charisma

Since the City Concept was renewed in 1999, much has changed and many projects are well under way (Points 2–4). For example, the western end of Kampstraße and Brüderweg has been pedestrianised, and what once formed a barrier between traffic-free zones is now evolving to become a connecting boulevard inviting passers-by to linger and providing new recreational qualities.

Thanks to urban redevelopment, the sites of the former Thier and Union breweries have been converted into amenities that are not only compatible with their surroundings but also enhance visitor enjoyment. The Thier-Galerie shopping mall draws visitors from far and wide, and the reinvention of the iconic U Tower as a centre for art and creativity has proven to be a flagship project of major significance. It stands as a source of inspiration for further dynamic building developments, including the new project sites in the Union Quarter.

Even before its completion, the Deutsches Fußballmuseum is having a positive effect on Dortmund’s profile as a footballing city, and in its role as a museum will add another rich layer to the city’s arts and culture scene. Such unique selling points, in addition to the many urban renewal projects, keep the landscape of the city centre attractive and vibrant. Public schemes such as the refurbishment of Westenhellweg and Ostenhellweg, Brückstraße and many side streets have encouraged private investors to get involved. As a result, the city centre is successfully evolving through a combination of public and private funding.

Continuing development and success

With the City2030 concept, the City of Dortmund is building on tradition: for future challenges it will continue to count on the tried-and-tested guidance and productive co-operation of experienced partners around the city. The City Concept is a collective effort and its success will benefit the whole community. It will be everyone’s success.



Dortmund city centre: a destination today and for the future

More and more people are choosing Dortmund as a destination: in 2013 Dortmund's hotels registered over a million overnight stays – an increase of over a third since 2003. And this figure does not take into account those who stay with friends or family instead of booking into a hotel. Some come for a day trip: for shopping, cultural events or functions – either for leisure or business. Altogether, there are around 116,000 tourists in Dortmund on any particular day!

In general, it is the city centre that forms the focal point of a trip. The range of activities available for tourists will inevitably influence the image of the city as a whole. The nature of its places of interest and its events programme also play a pivotal role in attracting visitors.

Short distances and an enjoyable stay

The relevance of short distances – between museums, markets, cafés, restaurants, music events and theatres – should not be underestimated. After all, city breaks tend to be short; usually only two or three days. No one wants to spend their valuable time in buses and trains, they want to be sightseeing, taking in the local culture or enjoying culinary delights. Business travellers also prefer destinations where everything is close at hand. Conference rooms and accommodation, and – once the work is done – leisure activities, should ideally all be within a convenient distance.



In recent years the Dortmund city region has evolved as a travel destination that meets these expectations. With a varied mix of tourist attractions ranging from local history to world-class concerts and opera, or outstanding theatre productions to innovative art, its "cultural areas" offer everything the traveller could wish for to round off a city break. The city centre's four churches with their historical treasures can easily be explored from here on foot too.

Always nearby is a restaurant or a bar where visitors can try local and international specialities or relax with a glass of Dortmund's traditional refreshment. And those who would like to sample the city's nightlife will find a wealth of clubs and bars to choose from. A number of play areas dotted around the city centre also ensure that the kids get their money's worth – indispensable for a successful family holiday.

Where shopping becomes an attraction

There was a time when a stroll through the pedestrian zone was a popular time-filler between attractions. However, shopping has become an attraction in itself and a major factor influencing people's decision to visit a place. This is where Dortmund joins the ranks of the biggest cities with a diverse range of shopping opportunities. Shoppers can browse the major chains and large department stores, but also independent and specialty shops – in traditional shopping streets like Westenhellweg, Ostenhellweg and adjacent streets, or indoors at the Thier-Galerie shopping mall.



The same applies for hotels in the city centre: from budget to four stars plus, holidaymakers and business travellers alike will find an extensive range that caters for every taste. And as Dortmund's popularity continues to grow, the choice is likely to increase as ever more hotels open to cater for the demand.

With regard to business meetings, Dortmund has plenty to offer. On the one hand, a large number of suitable conference rooms with the latest technology make organisation easy. And for the larger events, trade fairs or congresses, the proximity of the city's hotels to the Westfalenhallen is a huge advantage. The effect is not to be underestimated: the business trip segment continues to account for more than 60% of total overnight stays.

Uniqueness and flair

As always, the most important reason for visiting a city is the desire to experience something completely new, a place with its own individual atmosphere. To be exceptional, a city needs a unique selling point. In this regard, the Deutsches Fußballmuseum is an invaluable addition to Dortmund's assortment of museums and galleries. Nowhere else does the history of German football become so tangible. The interactive, hands-on exhibition in combination with awareness-raising events builds on and strengthens Dortmund's appeal.

What further enhances Dortmund's image as a popular destination is its special flair – its down-to-earth and authentic character.

Districts such as the Brück Quarter, the neighbourhood of choice for young people, or the Union Quarter with its inspiring arts scene, help to give Dortmund its sense of place. The richness and diversity of the Nordstadt area also contribute to the truly exciting, urban atmosphere that characterises the Dortmund city region.

Welcoming visitors

It goes without saying that an attractive destination needs a representative place to receive its guests. The newly extended Tourist Information, now a part of the RUHR.VISITOR-CENTER, is a modern visitor centre that offers visitors and locals comprehensive information about attractions and what's on. Tourists can explore Dortmund on the interactive table – while standing on an aerial view of the city! This is where the Ruhr presents itself with all its attractions, whilst a "telescope" zooms in on the skyline and places of interest.

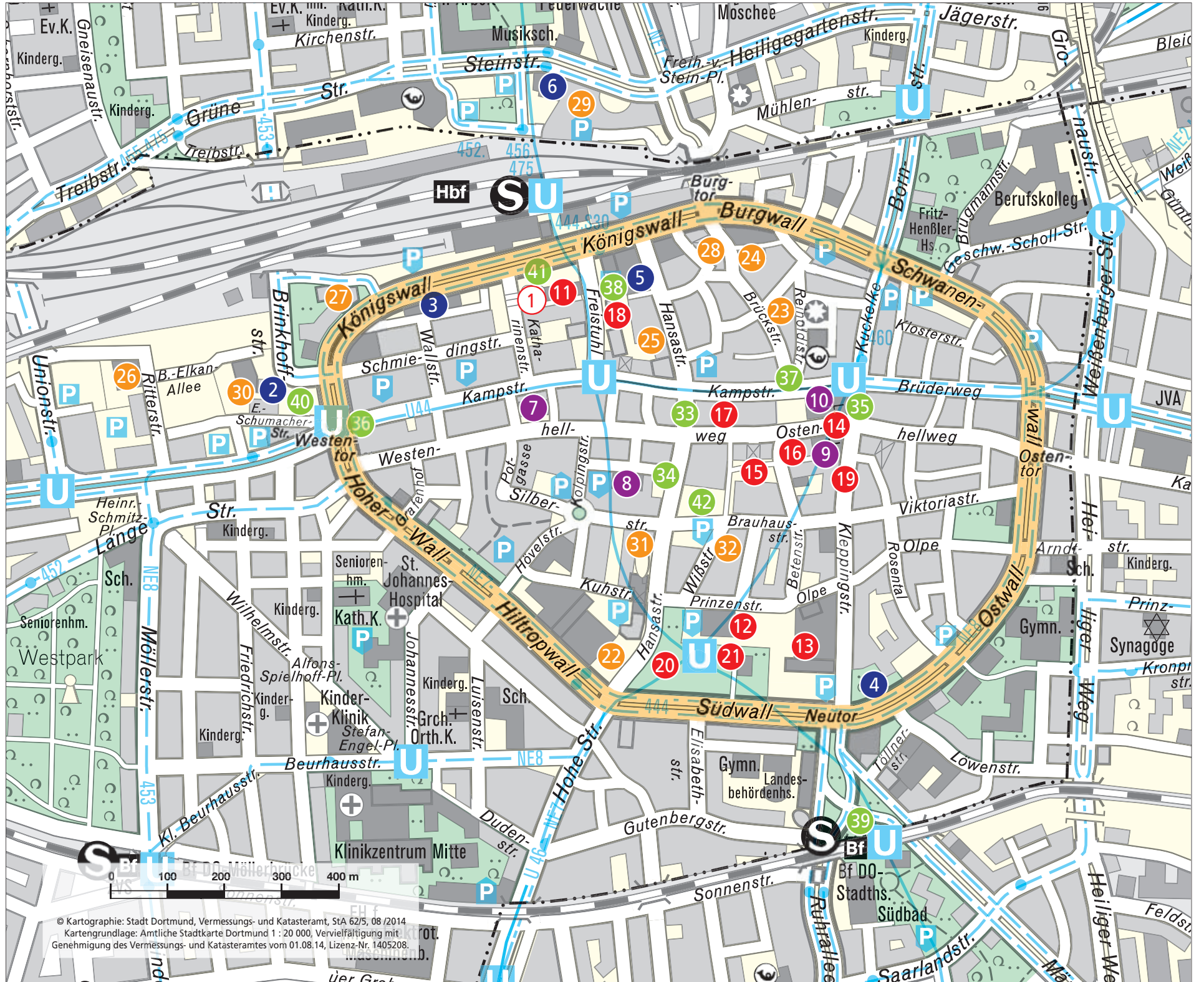
Those who then set off on foot to discover the city for real won't need a map, thanks to the 508 signposts at 36 prominent locations that point the way to attractions and important service points around the city centre. A red cube with the Dortmund coat of arms and a tourist "i" at the top make them easy to identify. Of course, a city guide is also available – in the form of DOguide, a unique mobile app that does an excellent job as a personal guide. This app, available for all operating systems, helps tourists to find their way around the



city using their smartphones, provided they have internet access. A series of audio files explains places of interest in more detail, and its service features such as parking guides, a detailed public transport timetable and up-to-date information about things to do all make discovering Dortmund easy.



www.dortmund-tourismus.de
www.doguide.mobi



Sights in the city centre

- ① **Visitor centre, Dortmund**
RUHR.Visitorcenter Dortmund

Museums

- ② **Dortmunder U – Centre for Art and Creativity**
With the Museum Ostwall and Hartware MedienKunstVerein
- ③ **Deutsches Fußballmuseum (opening 2015)**
- ④ **Adlerturm/Children's museum**
History of the city, former watchtower on the city walls from the 14th century. Reconstructed in 1992
- ⑤ **Museum of Art and Cultural History**
Cultural history from ancient times to modern design. The oldest museum of its kind in the Ruhr Region
- ⑥ **Memorial Steinwache**
Former police and Gestapo prison

Churches

- ⑦ **St. Petri**
Carved altarpiece from the Antwerp Guild of St. Luke around 1521, The golden wonder of Dortmund
- ⑧ **Propsteikirche**
Altarpiece by Derick Baegert in 1470 with the oldest depiction of the city of Dortmund
- ⑨ **St. Marien**
Marien-altar by the Dortmund master Conrad von Soest 1420
- ⑩ **St. Reinoldi**
Statue of Saint Reinoldus, patron saint of the city, viewing platform on the bell-tower

Places of interest

- ⑪ **Municipal and State Library, Institute for Newspaper Research and special collections**
Architect Mario Botta
- ⑫ **Town Hall/Friedensplatz/Friedenssäule**
City of Dortmund Town Hall built in 1989 with Citizens' Hall, exhibition about the history of Dortmund, Friedensplatz "Peace Square" exactly mirrors the footprint of the Town Hall, Friedenssäule "Peace Column" with the word "peace" in the languages of all the twin towns
- ⑬ **Stadthaus (City Hall)/Altes Stadthaus (Old City Hall)/Berswordt-Halle**
A protected listed building from 1959, a neo-renaissance style building from 1899, and a glass connecting hall
- ⑭ **Vehoff Haus**
Reconstruction of a house originally built in 1607



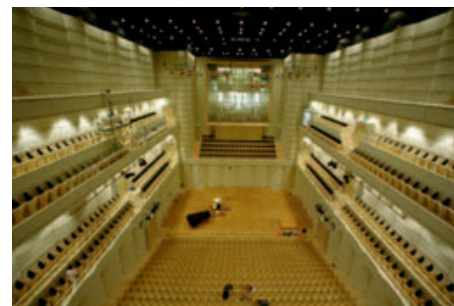
- ⑮ **Alter Markt/Bläserbrunnen Old Market/Windplayers' Fountain**
Popular meeting place, market place since 12th century, "Windplayers' Fountain" by Prof. Gerhard Janensch
- ⑯ **Adler Pharmacy**
Oldest pharmacy in NRW from 1502, private pharmacy museum
- ⑰ **Krüger-Passage**
Oldest remaining shopping arcade with Jugendstil elements
- ⑱ **RWE Tower/Platz von Amiens**
Highest building in the city centre with 22 floors, designed by Dortmund's Gerber Architects, art exhibitions in foyer, "Chip" objet d'art made of steel by Stefan Sous
- ⑲ **Kleppingstraße/Europabrunnen**
A fountain based on the topic of "culinary delights" by Joachim Schmettau
- ⑳ **Gauklerbrunnen "Jugglers Fountain" in the Stadtgarten park**
A stream of water finds its way through the circle of jugglers, fire-eaters, water-spitters and magicians, fountain by Prof. Eberhard Linke
- ㉑ **Bierkutscher – "Drayman"**
2,40 metre tall bronze sculpture reminiscent of Dortmund's brewery traditions

Music/the arts/leisure

- ㉒ **Theater Dortmund**
(5 venues in one building)
- ㉓ **Platz der alten Synagoge**
Site of the old synagogue built in 1900 and destroyed by the Nazis in 1938
- ㉔ **Konzerthaus Dortmund**
Philharmonic orchestra for Westphalia with classic, pop, cabaret and chanson concerts
- ㉕ **Orchesterzentrum|NRW**
Shared institution for 4 state music universities, concerts and events
- ㉖ **Jazzclub Domicil**
Contemporary jazz, world music and avant-garde with a mixture of stars, newcomers and up-and-coming regional musicians
- ㉗ **Freizeitzentrum West (FZW)**
Innovative youth and pop culture events
- ㉘ **Harenberg City Center (HCC)**
Architecture as a symbol for structural change, many architecture awards, variety of cultural events
- ㉙ **Lichtspiel + Kunsttheater Schauburg**
Traditional cinema with an attitude, mainstream/blockbusters and art-house, cabaret, comedy and readings
- ㉚ **Cinestar**
Multiplex cinema and venue with 14 screens
- ㉛ **Kino im U**
Cinema
- ㉜ **Galerie Utermann**
4th generation family gallery, mostly German Expressionism and Classical Modernism
- ㉝ **Kunsthau Zimmermann & Heitmann**
Modern drawings, lithographs, objets d'art and rare originals, changing and permanent exhibitions

Squares

- ㉞ **Platz von Netanya**
Twinned with Netanya, Israel since 1981
- ㉟ **Platz von Hiroshima**
In memory of 6 August 1945
- ㊱ **Willy-Brandt-Platz**
In memory of Willy Brandt, 1964–1987 Chairman of the SPD
- ㊲ **Platz von Buffalo**
Twinned with Buffalo, USA since 1977
- ㊳ **Platz von Leeds**
Twinned with Leeds, United Kingdom since 1970
- ㊴ **Platz von Amiens**
Twinned with Amiens, France since 1960
- ㊵ **Platz von Rostow am Don**
Twinned with Rostow am Don, Russia since 1977
- ㊶ **Park der Partnerstädte/Leonie-Reyggers-Terrasse**
Park of the Partner Towns/German art historian and museum director in Dortmund
- ㊷ **Max-von-der-Grün-Platz**
German author, lived in Dortmund from 1963 until his death
- ㊸ **Hansaplatz**
Dortmund was a member of the Hanseatic League, market every Wednesday, Friday and Saturday, with an avenue of plane trees
- ㊹ **Friedensplatz "Peace Square"**
- ㊺ **Platz der alten Synagoge/Site of the old synagogue**
- ㊻ **Alter Markt/Old market square**
- ㊼ **Probsteihof/churchyard**





Welcome to City 2030 – a vision with heart and soul

It's the last weekend in May in the year 2030 and the world of music has all eyes set on Dortmund: the city's award winning Philharmonic Orchestra is performing a gala concert in the Konzerthaus on Brückstraße, a concert hall renowned for its excellent acoustics. The star guest is composer Wolfgang Rihm – born in 1952 – with his modern music, conducted by Yannick Nézet-Séguin.

This event is a huge attraction so we are on our way to the Westphalian city with another family and our two 16 year old daughters are wondering whether they really want to be forced to listen to this sort of music. But as the airport express train slows down they are drawn to the views through the window. The route into the main station is lined by impressive high-rise buildings, interspersed with panoramic views of the city centre which fit together like a puzzle in a series of fascinating vistas. It is 25 May 2030 and Dortmund is welcoming us with glorious sunshine.

In the centre of the main railway station our gaze is irresistibly drawn upwards: under the station dome a 360 degree information board greets all travellers. Outside the station our route to the gala concert in the Konzerthaus is projected onto the giant screen on the station facade. But we still have some time and Caytlin and Amelia first want to investigate the city centre, so they whip their interactive glasses out of their Bio-fair bags and let the

DOguide in the mini-computers in their glasses show them the way. They want to head for the city's hotspots, the really cool shops and cafés – so their glasses guide them directly to the Brück Quarter.

The streets are a hive of activity on this special day – everywhere you look young musicians are showing off their skills, pianos are dotted along the street for anyone to have a go and Amelia grabs a microphone and sings along with a sextet. Live acts pose in front of the shops displaying all the things you can buy inside: the air is vibrant with scents and colours, touching and feeling the latest fashion is definitely allowed and the abundance of colourful fruit, exotic snacks and fruit smoothies are all very tempting as well. For years now, Brückstraße has been a real trendsetter when it comes to small marts and multifunctional shop concepts: shops, for example, sell fresh fruit and veg during the day and turn into bistros in the evening, conjuring up delicious dishes from their own wares.

Our Smartphones recommend we pay a brief visit to the Union Quarter where, at 18:00 on the dot, art galleries become workshops for sculptors and painters. And we still have plenty of time for Ostenhellweg and Westenhellweg where all the famous flagship stores indulge their customers and deliver our purchases direct to the hotel. In digital shop windows we can see the products on our wish lists and



order them instantly on the touch screens. Many shops use beacon technology to stream product information straight onto our Smartphones. On Boulevard Kampstraße we take a break in a street café with a view of the Dortmunder U and relax under the trees to the sound of running water, a street jester makes us laugh out loud and a friendly Dortmund woman at the next table recommends we head for the Thier-Galerie – a highlight of our trip.

The route takes us past one work of art after another – and the QR codes tell us everything we need to know about them. Meanwhile, the girls run ahead. They have told their e-guides their wishes, so they make their own way through the city and its sights. At strategic places their e-glasses superimpose historical views of the city at the touch of a fingertip, and even the paving stones display information as they walk along. In the Thier-Galerie we are greeted by a virtual shopping assistant who navigates us through the mall, making us personalised offers and providing a payment function as we go. In Dortmund the customer is king.

All in all there are five different city centre walks, each with its own code. The first is dedicated to the historic side of this former Hanseatic town and shows us the important old churches and squares in the city centre. The second takes us past the sculptures depicting the structural change the city has been through – from a city of steel, coal and beer to the art and creativity at the Dortmunder U. The third topic is integration – showing us the waves of immigration that have come to this open-minded city and the great religious com-

munities we find here today. The discussions here show how down to earth and friendly these openhearted Dortmund people really are. The fourth walk presents Dortmund as a top location for business with its financial, insurance, logistics, technology and service sectors. And route five finally takes us to the green oases which punctuate the city centre inviting us to relax and enjoy. We see a lot of attention to detail, enjoy the flower tubs on the streets and the hanging baskets on the houses and at the windows. Water, the source of life, is everywhere as well.



A view of Dortmund 1570



Dortmunder Gulden
front: John the Baptist
back: the Imperial Orb





Wherever we go, information can be linked to the other routes, so we literally surf through the different layers and aspects of the city centre, a fascinating journey through the centuries and back. After a glorious concert we finally sink into our beds – our hotel is right next door to the Deutsches Fußballmuseum, where we are heading tomorrow. After that we will still have time to get an impression of the huge „Nordtribune“ centre, a former disused railway site with so many things to do, see and buy. By the end of the trip we will have made the most out of our „Dortmund Card“: a flat rate ticket to jump the queues and get straight into all the museums and events put

on by the City, with unlimited travel on public transport and use of the City-Elektro-Bikes too. This City is so inviting. So we'll come again and again and again.



Appendix

Public participation

The City 2030 concept was resolved by Dortmund City Council on 15 May 2014 as a set of guidelines for continuing consolidation and implementation. There was public participation in 2012 and 2013 in the form of information events. In January 2014 an exhibition was put on in the Berswordt-Halle. A draft version was available on the City of Dortmund website to provide information and invite participation. The exhibition was received very positively. Comments, suggestions and questions raised as a result of this public participation were taken into account during the implementation process. There are various forms of public participation with regard to individual development projects and specific project developments.

With reference to 2.7 Overview of construction works since 2000

Private construction projects

... on Westenhellweg and Ostenhellweg

On Westenhellweg and Ostenhellweg and adjacent areas several new buildings have been constructed and many large and small commercial buildings have been converted and refurbished. Here are some of the projects carried out since the year 2000:

- New building for Anson's men's fashion store in the St. Petri churchyard area
- Conversion (including extension) for Mayer'sche bookstore and fashion store ESPRIT
- Conversion (including extension) for ZARA textiles and clothing store
- Kaufhof store converted, now Galeria Kaufhof
- Conversion of the former Karstadt building on Ostenhellweg for Strauss Innovation and (formerly) Wehmeyer
- Conversion for Appelrath & Cüpper fashion store
- Conversion for Goertz shoe store and MEXX clothing store
- Conversion for Salamander shoe store
- Conversion of former Woolworth store for Benetton and Colloseum
- Conversion of Pohland men's fashion store
- Conversion of former dance school building on Ostenhellweg
- Conversion for Marc'o Polo clothing store
- Conversion for Conrad electronics store
- Conversion for Citibank
- Conversion for MANGO clothing store
- Conversion for Tom Tailor clothing store
- Conversion for Roland shoe store
- Conversion for New Yorker clothing store
- Conversion for Madonna women's fashion store
- Conversion for Sparkasse service with Café corner of Ostenhellweg-Stefanstraße
- Conversion of Voßschulte clothing store
- Conversion and restructuring to create the Lensing-Carrée
- New building, retail/office building at Westenhellweg 91–93, formerly Quelle
- New buildings north of the St. Petri-church for Dortmunder Stadtwerke (DSW21) and National Bank
- Facade refurbishments e.g. at H&M on Westenhellweg

... in the Brückstraße Quarter

In the process of redeveloping the Brückstraße Quarter a great number of large and small building conversions and refurbishments have been carried out, above all for business uses and restaurants and cafés but also for service providers and residential uses. Since the year 2000 these include:

- Conversion of building in Hansastraße for the “Domicil” music club (2005)
- Conversion and modernisation of an apartment and office building as well as a retail/office building on the west side of Bissenkamp
- Extensions to the Hotel Königshof building complex in the Gnadenort section
- Conversion and refurbishment of apartment and retail buildings on Lütge Brückstraße
- Conversion and refurbishment of the retail building on the corner of Hansastraße and Bissenkamp for a variety of business uses with offices in the upper floors
- Conversion and refurbishment of the office/retail building on the corner of Brückstraße and Gerberstraße
- Conversion and restructuring of the Brück Center building between Brückstraße and Bissenkamp
- Conversions and changes of use for many street level outlets on both sides of Brückstraße
- Conversion, modernisation and extensions for buildings on upper Ludwigstraße for café, office and residential uses
- Conversion and modernisation as well as comprehensive restructuring of the shop zones in both buildings south of Stubengasse
- Conversion and modernisation of an office/retail building on the corner of Platz von Leeds and Friedhof
- Modernisation and change of use of a building on the south side of Thomasstraße – now an office/retail building
- Modernisation of a shop and apartment building south of the Konzerthaus
- Modernisation of the “Komponistenhaus” building on the corner of Brückstraße and Gerberstraße
- Redevelopment of Kuckelke
- Conversion of the business premises on the corner of Königswall 2 and Brückstraße – now a hostel
- New building for the Volksbank with redesigned adjacent square (2002)
- New underground car park at Friedensplatz (2003)
- New building for Debeka administration (2003)
- Conversion of apartment building Viktoriastraße-Ostwallpark
- New building RWE-Tower (2005)
- New administration building at the U Tower (2005)
- Refurbishment and foyer extension to building complex for Dortmunder Energie- und Wasserversorgung (DEW21) (2005)
- New building for KD-Bank (2006)
- Reinoldiforum (annex Reinoldikirche) (2006)
- Conversion and refurbishment of Hansa-Kontor (2007)
- New buildings on the Siemens site (2007)
- New apartment buildings on Ostwall (2009)
- New apartment buildings on Olpe (2009)
- New building for Volkswohl Bund insurance (2010)
- Modernisation of an office building at Königswall 38–40 (2013)
- Change of use and conversion of building at Kampstraße 45 – now a medical centre with retail and cafés (former WestLB) (2013)

... in other areas of the city centre

Significant new developments have also been completed away from the Hellweg axis and the Brückstraße Quarter:

- New office and retail building on Olpe (2000)
- New construction of the Hansa-Carré (2002)

Including investments in the Thier-Galerie shopping mall and the administration building on the corner of Westentor and Rheinische Straße, private investments of approximately 640 million Euros have been initiated so far.

With reference to 2.8 Public construction projects

Municipal high-rise buildings 2000–2012

- Construction of the Konzerthaus with administration areas, shop, cafés and restaurant (2002)
- Construction of the Berswordt-Halle and conversion of the city administration complex (2002 and 2008–2009)
- Refurbishment of underground car park at theatre (2003)
- Refurbishment of Museum am Ostwall (2005)
- Refurbishment of Stadtgymnasium school (2008)
- Refurbishment of Konrad-Klepping vocational college (2008)
- Refurbishment of Fritz-Henßler-Haus (2008)
- Refurbishment and new storey added to the Musikschule (2008)
- Refurbishment and conversion of U Tower (ab 2008)
- New building for fire station Feuerwache 1 (2009–2011)

Non-municipal high-rise buildings

- New Orchesterzentrum|NRW building (2009)

Investments in the high-rise projects mentioned here (not including U Tower and fire station) during this period amount to approximately 165 million Euro.

Municipal developments completed at street level 2000–2012

- Refurbishment/design for Brückstraße (2000)
- Refurbishment/design for Osten- and Westenhellweg (2000 and 2003)
- Refurbishment/design for Stubengasse from Kuckelke to Reinoldistraße (2002)
- Refurbishment/design for Gerberstraße and Ludwigstraße up to Platz am Apfelbrunnen (2002)
- Play area at Apfelbrunnen (2002)
- Refurbishment/design for Reinoldistraße with play area from Ludwigstraße to Platz von Leeds (2002)
- Refurbishment/design for Platz von Leeds (2002)
- Refurbishment/design including play area Mönchenwordt (2003)
- Play area in Stadtgarten (2003)
- Additions to Hansaplatz and periphery from Schwarze-Brüderstraße to Kuhstraße (2003/2008)
- Pavements and cycle paths Hoher Wall from Hövelstraße to Grafenhof (2004)
- Refurbishment/design for Kolpingstraße from Westenhellweg to Schwarze-Brüderstraße (2006)
- Adventure-pathway Ostenhellweg (2006)
- Refurbishment of Hansastraße from Hoher Wall to Kuhstraße (2006)
- Adaptations and new pavement “Rosen Quarter” (Rosental, Viktoriastraße, Junggesellenstraße) (2007)

- Refurbishment/design for northern Betenstraße, Brauhausstraße and the intersection (2007)
- Additions (trees) to Thomasstraße from Reinoldistraße to Stubengasse (2008)
- Westentor (refurbishment of Brinkhoffstraße and adaptations to Königswall, Kampstraße, Rheinische Straße, Hiltropwall) (2008–2010)
- Neutor (signalling, traffic lanes, cycle paths) (2008)
- Redesign for Auf dem Brand from Ostenhellweg to Neben dem Brand (2008)
- Pavement widening Bissenkamp from Hansastraße to Lütge Brückstraße (2008)
- Westentorallee including play area (2010)
- Relocation of main bus station to vacate land for redevelopment (2011–2012)
- Brüderwegallee including play area (2013)
- St. Petri-churchyard area
- The area around St. Reinoldi-Church
- Refurbishment/design for southern Betenstraße-Olpe, Viktoriastraße-Balkenstraße
- Refurbishment/design for parts of Silberstraße and Kolpingstraße

The total investments for such street level development amounted to around 85 million Euros. Municipal construction projects over the last twelve years have involved investments amounting to around 250 million Euros (street level/underground/buildings and (underground) tram development projects).

Illustrations

Photo credits

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Stadt Dortmund

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Diagrams and plans

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Stadt Dortmund, Vermessungs- und Katasteramt

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Stadt Dortmund, Stadtarchiv

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3-D-visuals and photo-realistic images

Goldfuchs & Flieger

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