



DOROTHEEN QUARTIER

STUTTGART, GERMANY, 2012-2017

Client

EKZ Grundstücksverwaltung
GmbH & Co KG

Architect

Behnisch Architekten,
Stuttgart

Competition

2010, 1st prize

Planning and construction

2012-2017

Gross

38.250 m² / 411,723 sq.ft.
(floor area)

Address

Dorotheenstraße
70173 Stuttgart
Germany

The re-planning of the Dorotheen Quartier not only creates new areas for public use, it also offers a unique opportunity to reassess the relationship with the Karlsplatz arcade. This thoroughfare has, until now, always been perceived as the less important “back” of the site, situated behind the Breuninger Department Store, and leading towards Sporerstraße and Karlstraße. With this project, which includes three mixed-use buildings with offices, small-scale retail and urban living, the highly valuable central city core is now infused with a new identity and vitality – complete with a broad range of user activities. Thus, the new area augments Stuttgart’s existing, thriving network of lively pedestrian areas.

The design broadens and divides the existing Sporerstraße into two squares – the Dorotheen

Platz and the Sporer Platz – and connects both to the lively town square in front of the Market Hall. A generous gateway and properly framed views assist in creating the opportunity for constant circulation between the existing sites and the new development. A new visual link between Markthalle and Karlspassage aids in connecting the disparate elements of the square, thereby increasing the attractiveness of the Dorotheen Quartier.

The objective of the entire reorganization was to create an urban space in the city center with no ‘rear sides’ and in this manner to create a public realm that is instead flanked by a variety of equally attractive, high-quality frontages. New elements supplement the existing urban structure. The scale, form and configuration of the three new buildings aim to integrate



themselves seamlessly into the city's existing and historic urban fabric and character. In this regard, the rooflines of such historic structures as the Markthalle, and the geometries and axes of the public plazas such as Karlsplatz have played an important role in informing the design of the Dorotheen Quartier ensemble.

In the city of Stuttgart, the unique topography of the 'city basin' has, in essence, established a 'fifth facade' for each building: the roof. The 'roofscape' here has particular significance in a place where, from any vantage point, the roofs across the landscape always serve as icons identifying landmarks and destinations in the city.



Site plan





Level 1



