



Typology
Mixed use

Site
Frankfurter Allee 135
10365 Berlin, Germany

Competition/Order type
1st prize

Award
DGNB certificate in Platinum

Client
HOWOGE
Wohnungsbaugesellschaft mbH Berlin,
Germany

Landscape design
hochC Landschaftsarchitekten
PartGmbH, Berlin, Germany

Interior design
Baumschlager Eberle Architekten

Photography
Ulrich Schwarz

Site area
22,068 m²

Building surface area
4,972 m²

Gross floor area
48,037 m²

Building volume
156,607 m³

Floor area
34,075 m²

Start of planning phase
2016

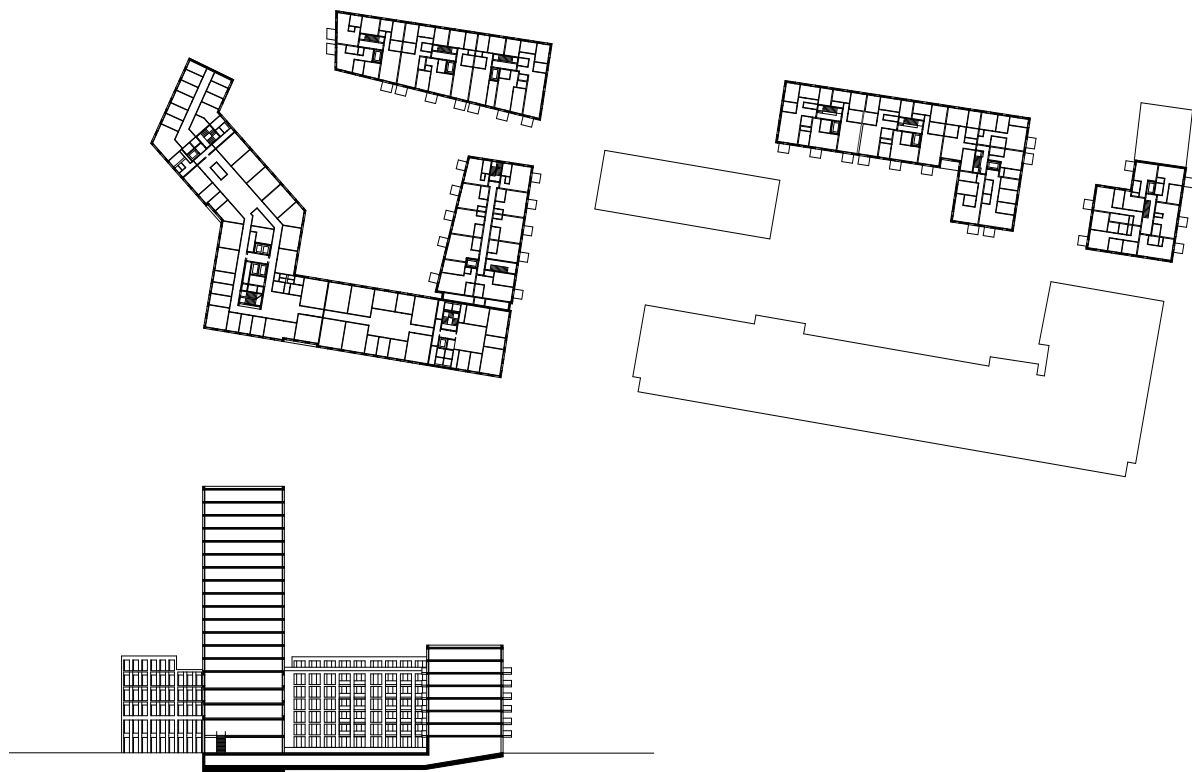
Start of construction
2018

Completion
2021

Construction cost
EUR 82 million



Quartier am Rathauspark
Berlin, Germany



An architectural landmark for Berlin. A new residential and office quarter is under construction in Berlin's vibrant, city-centre Friedrichshain district. Covering almost five acres, the site and its six buildings form a lively, **mixed-use development**. The client, a Berlin housing association, set itself a twofold objective: to make **maximum use of the land** and to **utilise the available floor space as efficiently as possible**. The overarching concepts that shape the external form and final appearance of the development are unity and diversity, coherence and individuality, while the principles of order, legibility, clarity and recognisability that govern the look of the buildings themselves are applied with a light and playful touch. Two key ideas dominate the whole: the legibility of the various buildings and their uses, and the interdependence between the individual structures and between these structures and their surroundings. The design creates architectural emphasis in the form of an **eye-catching office tower**. Rising 17 floors above the ground and visible from afar, this landmark structure puts a distinctive stamp on the new quarter.

Insights

The quality of the façades sets a benchmark for the further development of Frankfurter Allee far beyond our project.

Enno Efkes, project manager



A new place to live and work. Alongside more than 250 rental apartments comprising a mix of small, medium and larger units, the development features flexible, modular and multifunctional office and commercial space and a restaurant with its own outdoor space for summer use. **A high-quality experience both inside and out.** Sheltered from noise, this new quarter on Frankfurter Allee boasts a spacious inner area complete with courtyards, front gardens and play and sitting areas containing a good number of **retained mature trees**. The site is fully accessible and all apartment entrances are adapted to provide disabled access. As well as two underground garages, the development offers both overground car-sharing spaces and a network of bicycle parking facilities across the site to meet the mobility needs of users and residents.