Covivio and the jury of the Alexanderplatz architectural competition choose Sauerbruch Hutton to develop a 60,000 m² high-rise tower in the heart of Berlin

At the end of an architectural competition led by the City of Berlin and Covivio, the company has chosen the Sauerbruch Hutton agency as the architect for this major development in Alexanderplatz in the heart of Berlin. This iconic project, which will bring together different urban uses in a single development, will allow Covivio to provide the perfect demonstration of its expertise in managing mix-use projects in the most dynamic European cities.

As the owner of a large plot of building land in Alexanderplatz, including the Park Inn hotel, Covivio has developed a landmark project which will create an exciting destination in the heart of Berlin. The company will develop a mix-use high-rise building of 60,000 m² which will offer approximately 26,700 m² of offices, 21,900 m² of retail space and 11,400 m² of residential accommodation. The project also includes spaces for coworking, coliving, a garden club with roof terrace, restaurants, eating areas and a large range of services focused on the wellbeing of clients (childcare facilities, fitness, etc.).

In line with the Covivio CSR (Corporate Social Responsibility) objectives, the project will also provide large outdoor and green spaces with a high level of connectivity and is planned to be LEED-building and Wiredscore certified.

“This project is representative of our strategy in Europe: conceiving and developing projects which combine different urban uses, creating strong links between different spaces and mobilizing our teams and expertise in Europe on innovative projects, in order to offer a new experience to our clients. For us, it’s one of the keys to creating long-term value for all our stakeholders”, said Christophe Kullmann, CEO of Covivio.

A new destination in Berlin, a project opened to the city

Berlin, where Covivio has been active since 2010, is a very dynamic market which is increasingly attractive for companies (vacancy rate <3%)¹, but also for tourists (the third most popular tourist city destination in Europe with 29 million hotel nights per year) and residents (+ 50,000 new residents per year). Based on these strong fundamentals, Covivio has decided to initiate this project and will itself manage some of the spaces, such as the coworking and coliving areas, and will also choose the best partners to manage the different services on offer.

“Ultimately, we will create a genuine vertical complex connected to the best infrastructure in the heart of the city. This building, which will become a new destination for the people of Berlin, reflects our views about the future urban life. For us, it means working, relaxing, living,

¹ BNP Paribas Real Estate and Colliers
shopping, eating and exercising in one place”, said Marcus Bartenstein, Head of Investment & Development Germany for Covivio.

A project designed by Sauerbruch Hutton
The project presented by Sauerbruch Hutton has been chosen at the conclusion of a competition organized by Covivio with the active participation and support of the City of Berlin. “The new skyscraper at Alexanderplatz will be instantly recognizable, because it will consist of two closely connected and elegant towers of stone and glass, and be an unmistakable presence on Alexanderstrasse. The plinth that surrounds building ”completes” the space of Alexanderplatz. Its architecture is characterized by a stone framework of verticals and horizontals, which gives it a big-city appearance, working in concert with the neighbouring buildings”, underlined Matthias Sauerbruch, architect of the project. Due to the prime location, the architectural ambition and the unique mix-use approach of the project, this operation will become a new landmark for the market and the skyline of Berlin.

The project will be developed through a dedicated joint venture owned (>50%) and managed by Covivio which will manage the project. In terms of schedule, the estimated completion of the operation is planned to be in 2023.

The jury thanks all the competitors, especially Diener & Diener Architects (Basel) and Jean-Paul Viguier & Associés (Paris), ranked respectively second and third in the competition.

Regula Lüscher, Senate Building Director on the project: "Alexanderplatz is not only one of the most frequented squares in Berlin, it’s also one of the most colorful and lively. This project fits perfectly into this colorful and vibrant environment due to its contemporary program and its mix of living and working, coliving and coworking. The award winning design establishes a diverse mix of uses in the hustle and bustle of the city center, while providing a green retreat on the roof of the plinth. The result is a piece of vertical city, a well-proportioned tower in an elegant dress. The Alexanderplatz not only gets a new skyscraper, but also another prominent address.”

Ephraim Gothe, City Council for Urban Development, Social Affairs and Health: “Living right on the Alexanderplatz! Hard to imagine until now, but it’s going to be reality with the design of Sauerbruch Hutton agency. The project is very relevant due to the striking double tower and the plinth offering apartments on 6 floors. Urbanity through a variety of uses is the concept: in addition to retail and offices, coliving and coworking, a garden club and a small kindergarten are provided. The ground floor use is particularly interesting. It will host, in addition to large retail areas, a bar, a restaurant, a cafe and a bookstore. The garden club, located on the top of the plinth, as in the courtyard the formation of a link between Alexanderplatz and Alexanderstrasse, are the green statement of the project. This brings a good microclimate and a pleasant environment which invite you to stay.”
COVIVIO
PRESS RELEASE

RENDERINGS OF THE PROJECT

Credit: Sauerbruch Hutton / Luxigon

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Access to the previous Press Release on Alexanderplatz project

More information about Sauerbruch Hutton
ABOUT COVIVIO

Thanks to its partnering history, its real estate expertise and its European culture, Covivio is inventing today's user experience and designing tomorrow's city.

A preferred real estate player at the European level, Covivio is close to its end users, capturing their aspirations, combining work, travel, living, and co-inventing vibrant spaces.

A benchmark in the European real estate market with €23Bn in assets, Covivio offers support to companies, hotel brands and territories in their pursuit for attractiveness, transformation and responsible performance.

Its living, dynamic approach opens up exciting project and career prospects for its teams.

Covivio’s shares are listed in the Euronext Paris A compartment (FR0000064578 - COV), are admitted to trading on the SRD, and are included in the composition of the MSCI, SBF 120, Euronext IEIF “SIIC France” and CAC Mid100 indices, in the “EPRA” and "GPR 250" benchmark European real estate indices, EPRA BPRs Gold Awards (financial + Sustainability), CDP (A-), Green Star GRESB and in the ESG FTSE4 Good, DJSI World & Europe, Euronext Vigeo (World 120, Eurozone 120, Europe 120 and France 20), Oekom, Ethibel, Sustainalytics and Gaïa ethical indices.

Covivio is rated BBB/Positive outlook by Standard and Poor's.

ABOUT SAUERBRUCH HUTTON

Sauerbruch Hutton is an international agency for architecture, urbanism and design based in Berlin. Founded by Louisa Hutton and Matthias Sauerbruch in 1989, the practice has been recognised for its long-term engagement with sustainability. Its integrated design approach aims for an architecture that combines ecological performance with intuition and sensuality. Among Sauerbruch Hutton’s best-known projects are the GSW Headquarters in Berlin, the Brandhorst Museum in Munich and the Federal Environmental Agency in Dessau, all benchmarks for sustainable design.

Sauerbruch Hutton has been awarded numerous national and international prizes including the Erich Schelling Prize in 1998, the Fritz Schumacher Prize for Architecture in 2003, the International Honour Award for Sustainable Architecture in 2010 and the Gottfried-Semper-Award 2013. For the Immanuel Church in Cologne Sauerbruch Hutton have been awarded the German Architecture Award 2015. The practice is currently working on a number of projects in Europe, including the M9 Museum of the 20th Century in Venice.
ANNEXE – ARCHITECTURAL DESCRIPTION

The design consists of a combination of two independent, but also related components: a base structure that corresponds in its volume, materiality and a façade structure with the neighbouring buildings (Torbauten, Kaufhof etc.) and a high-rise building, related to the already existing and planned development on the Alexanderstrasse.

Both components are held in a combination of artificial stone/architectural concrete and glass. In the base structure, a "stone scaffold" (which is oriented towards the neighbours in terms of color and proportionality) combines the different functions that fit within this component: on six floors, apartments ranging in size from 20 m² to 95 m² are offered, the three lower floors are dedicated to the retail trade and gastronomy. On the 2nd floor, a coworking space is also planned. In front of the generous window spaces of the utility areas are airy, textile sun protection hangings, which give the area a summery lightness.

The facade of the tower is characterized by vertical pilaster strips - also made of architectural concrete - that taper towards the top of the tower. The total volume of the skyscraper is divided by a joint into two parts. The pilaster strips of the two halves are contrasted in black and white in order to provide visual support for this division into two elegantly proportioned vertical volumes. The parapets between the pilasters are made of glass, which is also held in contrast white and black. As the Alexanderstraße will in future be lined with six 130 m high skyscrapers, these will form a relatively closed ensemble. The individual character of this new skyscraper will be recognizable to passers-by on the square and the street as well as from a distance - by their appearance as "united towers".

The high-rise floors are mainly office space and each floor can be divided into up to three units of about 300 m². A special feature is the so-called "Garden Club" on the 8th floor, a partially public space offered to the users of the office and coworking areas. On the roof of the base construction an inviting roof garden will be created offering a range of services. There is also a spacious garden for residents in the courtyard of the residential section.

The facade of the skyscraper is equipped with photovoltaic units, so that the building will produce part of its own electricity needs. With the help of a box-window construction, it is also possible to ventilate the high-rise building naturally. The use of geothermal energy and greywater heat round off the concept in terms of energy saving and the avoidance of CO₂ emissions.

This building is reinvigorating and reinterpreting, in an innovative way, the combination of working, living and retail activities that characterise the traditional European city. Alexanderplatz is being strengthened as a metropolitan town within the city. The symbolism of the building reflects the importance of this location in recent history. The active facade points to the future of building.