

**New ECB Premises
Urban planning and architectural design competition**

Issuing authority

European Central Bank
Kaiserstrasse 29
D-60311 Frankfurt am Main
Germany

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**MINUTES OF THE JURY MEETING
ON 28/29 AUGUST 2003**

Frankfurt am Main, 29 August 2003

New ECB Premises

Urban planning and architectural design competition

First phase of the Competition – Jury meeting held on 28 - 29 August 2003

**Venue: Johann Wolfgang Goethe University of Frankfurt, Campus Westend,
Grüneburgplatz 1, 60323 Frankfurt am Main**

28 August 2003, 9:15 a.m. – 9:00 p.m. and

29 August 2003, 9:15 a.m. – 7:00 p.m.

Attendees

Members of the Jury

Lucas Papademos ,Chairperson

Françoise-Hélène Jourda, Vice-Chairperson

Liam Barron

Kees Christiaanse

Craig Dykers

Sirkka Hämäläinen

Yves Mersch

Hanspeter K. Scheller

Martha Schwartz

Edwin Schwarz

Ernst Welteke

Michael Wilford

Alternates

Klaus Gressenbauer

Brian Halpin

Thomas Rinderspacher

Fernand Yasse

Dirk Zimmermann

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Experts

Willi Bogner
Norbert Fisch
Günter Flohr
Francis Gross, Secretary
Georg Gruber
Dierk Hausmann
Martin Hupka
Robert Klimowski
Markus Knörr
Dieter von Lübke
Alexander Pfältzer
Georg Radloff
Volker Rödel
Frank Zimmermann

Assistance / Interpreter

Rebecca Andresen
Ralf Friese, Interpreter
Reiner von Karchowski, Interpreter
Manuela Kuhlee
Sandra Waibel

Consultant responsible for the management of the Competition

Heike Babucke
Hans Baumann
Oliver Dering
Barbara Ettinger-Brinckmann
Christiane Hinske
Tanja Schkwirko
Ulrich Walberg

1 Welcome (9:15 a.m.)

The Chairperson opened the first Jury meeting by welcoming the participants (Members of the Jury, Alternates, Experts and Consultant) and explained the purpose of the meeting namely to select 12 outline concepts to be admitted to the second phase of the Competition. He stressed the importance of the project to the ECB and the City of Frankfurt and expressed the wish that everyone co-operates and constructively contributes to the discussion in order to achieve a successful conclusion by the end of the meeting. Further, he recalled that the new ECB premises should reflect the values of the ECB and certain principles underlying the ECB's notion of public service such as efficiency and transparency. The Chairperson also thanked all those who contributed to the pre-selection and pre-examination phase and developed the pre-examination report.

The Consultant, Mrs. Ettinger-Brinckmann, introduced the main topics of the day, namely the procedure of the Jury meeting.

2 Completeness of the Jury

The Consultant ascertained which members of the Jury were present. As Mr. Bohigas and Mr. Fuksas were not present at the meeting, the Chairperson named Mr. Dykers and Mrs. Schwartz to take their places.

The Consultant confirmed that the Jury was complete.

3 Secretary

Mr. Gross was named as the secretary to prepare the minutes (in co-operation with the Project Manager and the Consultant).

4 Procedure of the meeting

The Consultant outlined the procedure for the selection process and highlighted the following points:

- The Competition is a two-phase process. The purpose of the Jury meeting is to select 12 outline concepts to be admitted to the second phase for further development;
- After the description of the pre-examination method and procedure, all outline concepts and the corresponding models would be explained in neutral terms in an information round;
 - The selection should be exclusively based upon the selection criteria laid down in the Competition Rules and in the Competition Brief and the Jury is obliged to evaluate each outline concept carefully against these selection criteria. The Jury shall – according to the Competition Rules – endeavour to adopt decisions by consensus; this should be considered especially in the first round of deliberations. If a consensus cannot be achieved, decisions shall be made by a majority vote;
 - Prior to the final selection of the short list, motions to reconsider any excluded outline concepts could be made at any time;
- The Jury meeting for the first phase should conclude with recommendations for the modification and further development of the 12 selected outline concepts;
- The authorship of the outline concepts must remain anonymous during both phases;
- All attendees at the Jury meeting were requested to participate in the deliberations of the Jury and to support and explain their point of view. The right to vote was limited to the 12 members of the Jury – in the case of a tie, the Vice-President of the ECB would have the casting vote.

5 Reconfirmation of anonymity and confidentiality

The Chairperson of the Jury reminded the members of the Jury of their personal responsibility towards the awarding authority, the candidates and the general public. He further reminded the attendees that they:

- are appointed in a personal capacity;
- shall base their decisions exclusively on the selection criteria laid down in Section 8.6 of the Competition Rules;
- shall not have had any contact with any candidate except during the presentation meeting with regard to the task / purpose of the competition;
- shall not have had any information on the outline concepts before the Jury meeting unless he / she was involved in the pre-examination;
- shall preserve the confidentiality of the Jury's decisions and deliberations and shall return the pre-examination report to the Consultant once the Jury meeting is concluded;
- shall avoid speculating about the identity of the authors of the outline concepts.

6 Presentation of the pre-examination report

The Consultant briefly described the pre-examination procedure and presented its results as described in the pre-examination report.

The pre-examination procedure was based on the following points:

- Control of due date of submission / receipt;
- Opening of deliveries, marking with code numbers and creating a receiving list;
- Revision of prepared pre-examination checklists;
- Checking of formal requirements;
- Quantitative pre-examination;
- Qualitative pre-examination:

Checking the compliance with the mandatory requirements set by the ECB, in particular the spatial and functional requirements and town planning requirements, etc. as well as a preliminary assessment in accordance with the following selection criteria laid down in the Competition Rules / Competition Brief:

- Urban planning / architecture;
- Access;
- Historical preservation;
- Open space / landscape;
- Security;
- Energy / ecology;
- Space efficiency;
- Construction;
- Building law;
- Functionality.

The outcome of the pre-examination was summarised in a pre-examination report that was handed out to all attendees at the beginning of the Jury meeting.

The pre-examination report noted the following facts:

- The 'Urban Planning and Architectural Design Competition' for the New ECB Premises in Frankfurt am Main, Germany, is organised as a restricted project competition in two phases with a pre-selection of 80 qualified applicants for the first phase. The 80 candidates (including 10 "not yet established" architects) and 15 reserve candidates were selected by the Pre-Selection Committee from some 300 applications returned in response to the world-wide call for candidature. Two of the candidates declined to participate further in the Competition. Therefore, the two highest ranked reserve candidates were invited to take their place. Both candidates accepted the invitation. Two more candidates declined to participate just before the deadline for submission of the outline concepts. The next highest ranked reserve candidate declined to take part as the remaining time was deemed

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insufficient to develop a high quality outline concept as requested in the Competition Brief. The next reserve candidate accepted the invitation despite the short remaining time. In each case the competition documents were provided immediately after each candidate submitted a declaration of participation. Ultimately, 79 candidates were approved to participate in the Competition.

- The deadline for submission of the outline concepts was 7 July 2003; the models were to be submitted by 21 July 2003.

All outline concepts met the deadlines for the submission of the plans and models. A total of 71 candidates out of the approved 79 submitted outline concepts.

- The outline concepts had to be submitted to the Consultant in an anonymous format. The candidates had to mark all documents with a distinctive code number consisting of six digits of their choice. The Consultant provided new three-digit identification numbers (**101 - 171**) to cover the original codes. No breaches of anonymity occurred during the pre-examination. All marks on the packages containing the plans, documents or models which could have indicated the origin of the candidates were thoroughly deleted by employees of the Consultant not involved in the pre-examination process period. Hence, anonymity has been maintained.
- No significant damage to the plans was detected during unpacking. However, 18 models required some degree of repair by a model-maker using plans as a basis.
- Each candidate was allowed to submit one outline concept only. Variants were not accepted. Items not requested would be excluded from the selection process. Annotations on plans and all other written documents were required to be in English. There were no significant breaches of the formal requirements.
- In regard to the requirements set out in the Competition Brief the pre-examination focused on two points:
 - that 9 outline concepts exceeded the 150 m height limit;
 - one outline concept extended beyond the site boundaries and cantilevered its new building into the air space over the riverside green belt and part of the Main river.

The Jury unanimously decided to admit all outline concepts to the selection procedure.

7 Information round (10:30 a.m. – 1:45 p.m. and 2:45 p.m. – 3:45 p.m.)

During the information round the Consultant presented each of the 71 submitted outline concepts to the members of the Jury describing the initial design idea and the major findings. This round was conducted without any judging by the Jury.

8 First examination round (4:00 p.m. – 6:45 p.m.)

Before starting the first examination round the members of the Jury discussed their first impressions from the information round.

After intensive discussions based on the pre-defined selection criteria laid down in the Competition Brief, including a review of author's explanations and the results of the pre-examination, the Jury decided unanimously to exclude the outline concepts hereafter from the selection process due to shortcomings in meeting the criteria relating to architectural quality, town planning, functional and spatial programme, energy / environmental concept and / or buildings and environmental law. In this first round the Jury placed particular emphasis on the overall architectural design of each outline concept, the extent to which it reflected the values of the ECB and conveyed an appropriate image for the ECB and the way in which it respected the Grossmarkthalle. Major shortcomings in other areas of the formal criteria, such as functionality were also considered as reasons for exclusion.

Design 104
Design 106
Design 108

Design 109
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9 Second examination round (7:00 p.m. – 9:00 p.m.)

During the second examination round, the remaining outline concepts were discussed again in greater depth for a refined evaluation against the pre-defined selection criteria. In that round, the Jury decided to maintain for consideration on the final day of the Jury Meeting all those outline concepts that in the opinion of at least 3 members of the Jury should be kept.

After intensive discussions, the Jury decided, by majority vote, to exclude the following outline concepts (voting result in brackets)

Design 105 (consensus)
Design 110 (majority)
Design 111 (majority)
Design 113 (consensus)
Design 117 (majority)
Design 118 (majority)
Design 121 (consensus)

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Design 131 (majority)
Design 139 (majority)
Design 143 (consensus)
Design 144 (majority)
Design 147 (majority)

At that stage the following 18 outline concepts remained in the discussion:

Design 101
Design 102
Design 103
Design 107
Design 116
Design 120
Design 122
Design 123
Design 124
Design 133
Design 138
Design 140
Design 145
Design 152
Design 157
Design 159
Design 163
Design 168

End of the first day of the Jury meeting: 9:00 p.m.

Continuation of the first Jury Meeting: 29 August 2003, 9:10 a.m. – 7:00 p.m.

10 Welcome and introduction (9:15 a.m.)

The Chairperson opened the second day of the first jury meeting by welcoming the participants.

A short discussion on the further procedure followed. The Chairman proposed, and the Jury agreed, that the members of the Jury dedicated half an hour to review progress achieved and possibly to reassess the Jury's decisions to exclude individual outline concepts in selected cases. Motions to reconsider individual outline concepts, which had been previously excluded, would be accepted if they could muster support from more than one member. There were no motions to reintroduce any of the previously excluded outline concepts.

11 Discussion and assessment (10:30 a.m. – 1:30 p.m.)

The 18 remaining outline concepts were again intensively discussed and assessed by the Jury with the support of the experts in front of the plans and models, continuing and building upon the discussions held and assessments developed in the previous examination rounds.

12 Third examination round (1:30 p.m. – 2:15 p.m.)

The Jury then proceeded to a vote by majority, which resulted in the exclusion of the following outline concepts (by consensus or majority):

- Design 102 (consensus)
- Design 116 (consensus)
- Design 122 (consensus)
- Design 103 (majority)
- Design 123 (majority)
- Design 138 (majority)

Thus the following 12 outline concepts were admitted to the second phase of the Competition:

- Design 101
- Design 107
- Design 120
- Design 124
- Design 133
- Design 140
- Design 145
- Design 152
- Design 157
- Design 159
- Design 163
- Design 168

13 Recommendations

The Jury decided to formulate a set of recommendations, which would be addressed to all candidates admitted to the second phase. These recommendations were derived from the Jury's deliberations and represented the points which, in the opinion of the Jury, needed to be re-emphasised. The recommendations were of a general nature and did not refer to any specific outline concept. Accordingly, each candidate would have to interpret the recommendations hereafter with regard to their relevance to the outline concept submitted.

The recommendations included information about recent developments in the City of Frankfurt's traffic plan in the vicinity of the site.

Candidates were to be reminded that the requirements of the ECB were laid down in detail in the competition brief and that the detailed design concepts had to comply with them.

The candidates shall focus their attention on the principles, which the ECB's new premises should reflect. This particularly concerns cost efficiency and the ECB's values to be expressed in the final design (see in particular page 6 to 8 of the Competition Brief).

With regard to the different selection criteria the Jury highlighted the following points:

Overall town-planning, architecture and landscape

- As set out in the Competition Brief the Grossmarkthalle has to retain its fundamental appearance. Any modification to the existing building should be justified. Unobstructed views from Sonnemannstrasse are considered very important. The annex-buildings should not be removed unless absolutely necessary for the design;
- The green-belt along the eastern border (Holzmannstrasse) and the southern border (40 m wide riverside park) of the competition site should be kept accessible for the public and should not include ECB security features / facilities;
- The City of Frankfurt has subsequently further developed its overall traffic concept. Extending Honsellstrasse with a new road bridge crossing the Main river is now the preferred solution. Honsellstrasse north of Honsell bridge (Honsellbrücke) would be lowered to surface level so that a ground level connection is possible to a planned street in the Mayfahrtstrasse / Eyssenstrasse corridor on the west and Lindleystrasse in the east. Due to the traffic situation around the rail-road overpass over Hanauer Landstrasse and the expected increases in ECB-related traffic to and from the A-661 motorway, the candidates are encouraged to orient the internal layout of the ECB site so that large amounts of traffic (e.g. employees, delivery traffic) can directly reach not only the major traffic arteries of Hanauer Landstrasse (north of the Main river) and Deutschherrnufer (south of the Main river) but also the parallel arteries of Ferdinand-Happstrasse, Lindley-Strasse and Franziusstrasse (see attachment: revised plan "Road and public transportation access", see Competition Brief, page 41 and revised "Site plan", see Competition Brief, page 42);
- The main entrance for VIPs and visitors should be along Sonnemannstrasse. Taking the housing area at extended Rückertstrasse and the planned new road bridge at extended Honsellstrasse into account, vehicle accesses – ECP 1 and/or ECP 2 – should be from the north and / or east corridors (see Competition Brief, page 43);
- From an urban planning point of view, the detailed design concept should respect and foster / enhance the quality of life of the surrounding neighbourhood. It should also demonstrate a relationship with the city;
- With regard to the landscaping, candidates should offer a comprehensive approach and an overall concept;
- Free-standing security features around the perimeter are undesirable. In this content large out-

door water surfaces are also undesirable. The detailed design concept and the schemes included therein should encourage integrated security measures;

- Candidates are requested to provide a clear meaningful concept for the use of materials for the building(s) both internally and externally.

Compliance with the main features of the functional and spatial programme, including growth modules

- In the second phase of the competition, the ECB expects the candidates to more accurately fulfil the spatial programme as well as the functional requirements laid down in the Competition Brief;
- Candidates are requested to consider the entire detailed design concept a unity before and after the addition of growth modules with an improved circulation in order to foster communication and social interaction. Candidates should recognise that high quality social space for intensive communication is of utmost importance for the ECB;
- Links between the buildings on the site are considered important both in terms of their functional role and of their contribution to interaction and social life on the site;
- The quality of workplaces varies in several designs in terms of outside views orientation (natural lighting), etc. The ECB highly recommends reviewing the outline concepts with regard to equal / comparable workplaces. All workplaces should be of high quality and the largest possible majority of them should be provided with an exterior view. Special attention should be given to minimising differences in quality between workplaces located in the same area/floor/department. Where differences cannot be avoided (e.g. in terms of natural lighting and views), quality should be enhanced by other means. Dark narrow passages are to be avoided;
- Offices of members of the decision-making bodies shall be located close to their related meeting facilities separate from the other conference facilities;
- The planning of the growth modules should be integrated into the overall-planning concept. The feasibility of construction and potential costs needs to be demonstrated. Implementation of the growth modules should cause only minimum disturbance and no disruption of the ECB's operations;
- The planning of the growth modules should be consistent with the main detailed design concept and ensure communication and social interaction;
- The ECB expects the candidates to exploit the benefits of the existing space in the Grossmarkthalle;
- Candidates are requested to pay close attention to the security requirements as described in the Competition Brief, e.g. barrier concept, stand-off distances and / or adequate engineering solutions, when further developing their design concepts.

Feasible approach to an energy / environmental concept and compliance with the main features of the ECB's technical requirements

- With regard to the energy and environmental concept, candidates have to offer a comprehensive integrative approach; relevant detailed information will be required.
- "Water" is sometimes used excessively as a landscaping element, candidates are invited to carefully consider the costs and benefits and justify the use of water.

Compliance with the relevant rules, in particular building law and environmental law

- In the second phase candidates should look more closely at building law requirements in particular health and safety at working places, regarding fire prevention, emergency exits and emergency vehicle access;

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- Building(s) should not exceed the boundaries of the site at either ground level or overhead;

14 Presentation of draft minutes

The draft minutes were presented to the Jury and will be approved by written procedure by mid September 2003 with the exception of the parts of the minutes (providing the reasons for which the outline proposals were excluded and the reasons for which the 12 outline proposals were selected). Approval of the parts will take place at the next meeting of the Jury.

The Jury was informed that, in accordance with the Competition Rules, the minutes will be accessible to the candidates only upon completion of the second phase (award of prizes). The 12 candidates admitted to the second phase will however receive the Jury's recommendations listed in section 13 above.

15 Approval of the pre-examination report

All outline concepts submitted were pre-examined by the Consultant supported by the appointed experts according to the selection criteria laid down in the Competition Rules / Competition Brief. The Jury approved the pre-examination report as submitted.

16 Next steps

The next steps will be as follows:

- Each candidate will be informed as to whether he/she has been admitted to the second phase.
- In order to keep anonymity, the code numbers of the selected candidates will be forwarded to a notary.
- The notary will send the names to the Consultant without disclosing which number refers to which candidate.
- The Consultant shall not disclose the names of the remaining candidates to the ECB, the Jury members or anybody else.

Time Schedule

- Start of second phase 15 September 2003;
- Design concepts must be postmarked or handed-over no later than 12 December 2003;
- Pre-examination will be from 12 December 2003 to 08 February 2004;
- The Jury meeting for the second phase will be held on 12 and 13 February 2004 (to be continued, if necessary on 14 February 2004);
- A public exhibition of all design proposals in the first phase and the second phase is planned to be held at the "Deutsches Architekturmuseum" from 21 February 2004 until 14 March.2004; the members of the Jury will be invited to a vernissage on 20 February 2004.

The Chairperson closed the meeting by thanking all participants for their excellent work.

Annex I

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Eliminated Outline Concepts

At the jury meeting held on 28 and 29 August 2003 on the first phase of the Competition for the New ECB Premises the following outline concepts were excluded during the process of the jury's deliberations. The eliminated outline concepts along with the main reasons for exclusion are listed below for each of the three rounds of deliberations. These reasons were based on the predetermined selection criteria as stated in both the Competition Brief and the Formal Report.

First Round of Deliberations

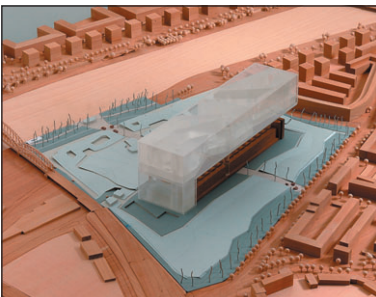
The reasons for exclusion from the first round of deliberations were as follows:

Design 104



This outline concept was excluded due to non-compliance with the requirements of historical preservation. The fundamental appearance of the Grossmarkthalle is not respected. Furthermore, the Jury considered that the outline concept would not adequately reflect the ECB's values and would not convey the appropriate image. In addition, doubts were raised concerning the quality of the workplaces and the feasibility of the growth modules.

Design 106



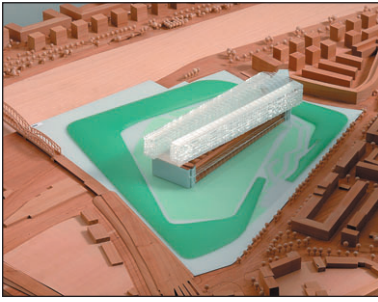
This outline concept was excluded due to non-compliance with the requirements of historical preservation. The fundamental appearance of the Grossmarkthalle is not respected because the new premises sits on top of the building and clads the west wing, shielding it from view. Furthermore, the Jury determined that the architectural idea underlying the concept would not be suitable for the ECB. Additionally, doubts were raised concerning the quality of the workplaces since most offices face into the atria with short distances between single buildings or are wrapped by a glass cube; few offices have direct contact to the outside. In the view of the Jury the later addition of the growth modules would not correspond with the original architectural concept.

Design 108



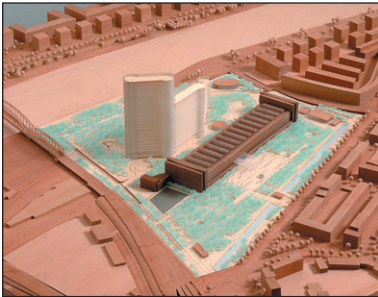
The Jury found this outline concept to be lacking in creativity. Furthermore, the Jury criticised the proximity of the slabs which limits views to the outside for some of the offices. The Jury also noted that the outline concept did not respect the height requirements and had deficiencies with respect to security requirements (stand-off distances of growth modules) and building law.

Design 109



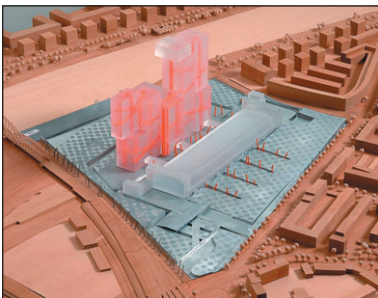
This outline concept was excluded due to non-compliance with the requirements of historical preservation in that the new premises overwhelms the Grossmarkthalle, taking away the autonomy and key characteristics of this monumental building. Furthermore, the Jury found that the concept would not reflect the ECB's values and would not convey the appropriate image. The feasibility of the extensions was called into question since they would create great construction challenges. The quality of workplaces was considered to be unsatisfactory as natural lighting and ventilation are reduced for the half of the offices that face the inner circulation corridor.

Design 112



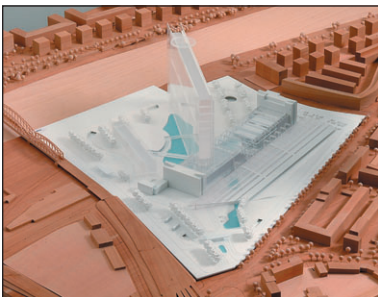
The Jury found this outline concept to be a conventional solution to an interesting and challenging programme, lacking in originality. The Jury could not see the interrelation between the new buildings and the surrounding area in particular the Grossmarkthalle. Furthermore, the singular connection between the new buildings and the Grossmarkthalle could result in circulation difficulties. Also, the Jury noted some deficiencies in the security requirements (western access not controlled, stand-off distances not respected).

Design 114



The Jury found the basic idea of the concept to be interesting, however the implementation of this idea was considered unconvincing and not able to reflect the ECB's values and would not convey the appropriate image. Furthermore, the office concept was found to be questionable due to the wasted space of open floor levels and a high amount of networking connections. These volumes appeared to be arbitrary with relation to their urban effect.

Design 115



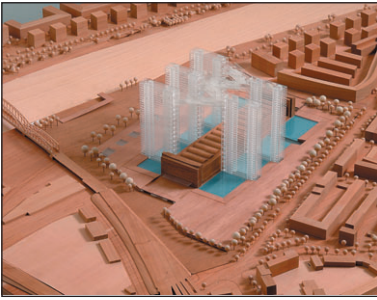
The Jury found that the outline concept would not reflect the image desired for the ECB and would not convey the appropriate image. Doubts were raised concerning the directionality of the building, which is further emphasised by its form. From a functional point of view the long corridor was criticised; "people movers" were considered as an unsatisfactory solution to circulation.

Design 119



The Jury found that the outline concept in its bureaucratic appearance would not reflect the values for which the ECB stands and would not convey the appropriate image. Furthermore, the Jury did not get a sense of a clear identity or a centre with an inviting social atmosphere. It was also criticised that the Grossmarkthalle would no longer be visible upon the later construction of the growth modules. Additionally, doubts were raised concerning the flexibility/quality of workplaces as well as internal circulation.

Design 125



This outline concept was excluded by the Jury due to non-compliance with the urban planning goals for this area; the raised platform (height 3m) sitting on the site would create an edge/boundary to the city/surrounding neighbourhood. From a historical preservation perspective it was seen that the appearance of the Grossmarkthalle would be completely changed due to this overwhelming presence of this superstructure. Furthermore, the extensive use of water was noted as critical by the Jury.

Design 126



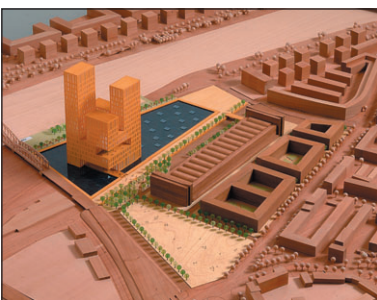
This outline concept was excluded because it would not reflect the ECB's values and would not convey the appropriate image. The Jury found that the idea had not been developed with regard to construction and structure. Furthermore, this form creates difficulties with regard to internal circulation. The integration and connections of growth modules was not resolved. The concept for access and landscaping was also not clear to the Jury.

Design 127



The outline concept was excluded by the Jury since it does not reflect the values for which the ECB stands and would not convey the appropriate image. The Jury noted the outline concept did not follow the height restrictions imposed by the urban planning regulations, exceeding the limits by 65m. This design creates a strong juxtaposition of the two buildings without any real connection/relationship between them. Furthermore, the growth modules could not be successfully integrated into this ensemble.

Design 128



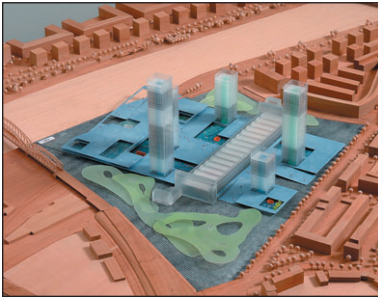
This outline concept was excluded because it did not comply with the programme as laid down in the Competition Brief. The Jury recognised the attempt to integrate the premises with the surrounding neighbourhood by adding buildings along Sonnemannstrasse dedicated to a public use, but the Jury was not convinced of the reasons for adding these facilities. Furthermore, there was seen to be an insufficient functional integration of the Grossmarkthalle. Also, doubts were raised concerning the quality of the workplaces.

Design 129



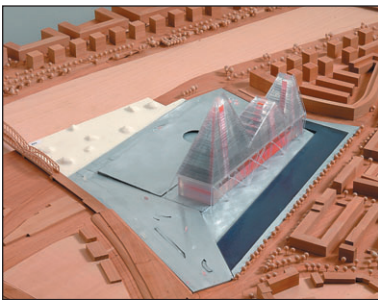
This outline concept was excluded due to non-compliance with the requirements of historical preservation in that the new premises overwhelms the Grossmarkthalle, taking away the autonomy and key characteristics of this monumental building. Furthermore, doubts were raised concerning the feasibility of structure. The Jury also found that the underground workplaces were not a suitable solution for the programme requirements.

Design 130



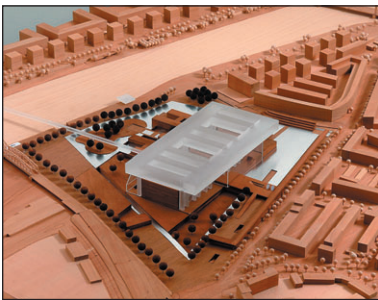
The positioning/location of the towers and their integration into the surrounding neighbourhood was considered an unsatisfactory solution from an urban planning perspective. The remoteness of the towers from one another causing long walking distances was also criticised. Furthermore, the floor plan was too small to allow a flexible and efficient office concept. In addition, the non-compliance with the statutory setback requirements was taken into consideration by the Jury.

Design 132



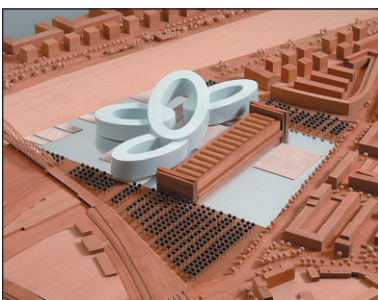
This outline concept was excluded due to non-compliance with the historical preservation requirements in that the new premises completely overwhelm and crush the Grossmarkthalle. The Jury found the proposed image for the ECB to be inappropriate. Furthermore, doubts were raised concerning the flexibility and quality of the workplaces; floor widths limit the possibility for natural lighting. Lastly, there was criticism regarding the insufficiencies of the landscape concept.

Design 134



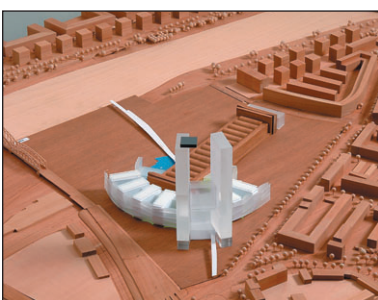
This outline concept was excluded due to non-compliance with the historical preservation requirements in that it undermines the Grossmarkthalle, hiding its fundamental appearance. The wall along the length of Sonnemannstrasse, the trenches and extensive use of water were not seen as appropriate tools for integration with the surrounding neighbourhood. Furthermore, the office concept was considered unsatisfactory in particular because half of the workplaces face towards the inner atria. Additionally, doubts were raised concerning the feasibility of the structure.

Design 135



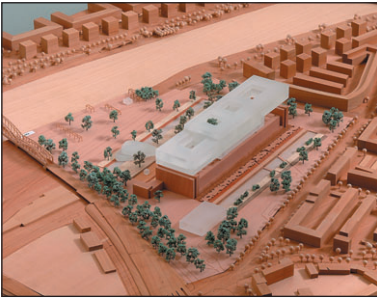
The connection between the new buildings and the Grossmarkthalle and the integration of the whole ensemble into the surroundings was considered to be unsatisfactory from an urban planning and architectural perspective. The connection between the rings of the buildings would create many workplaces that look into one another as opposed to the outside. Furthermore, the extensive use of water was criticised by the Jury.

Design 136



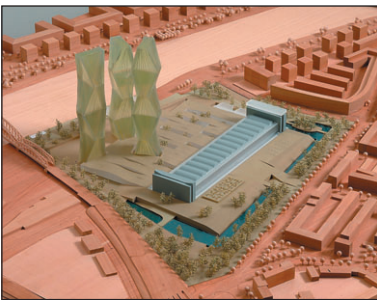
The Jury found the lack of interaction between the buildings and the integration of the whole ensemble into the surroundings to be unsatisfactory from an urban planning and architectural perspective. The non-compliance with the statutory setback requirements was also seen negatively by the Jury. Furthermore, the division between low-and high-rise buildings would create an undesired inequality in workplaces.

Design 137



This outline concept was excluded by the Jury since it does not reflect the ECB's values and would not convey the appropriate image. The Jury found the office concept to be unsatisfactory in particular because half of the workplaces face towards the inner atria. Furthermore, the proposed growth modules would add to the heaviness to the design, which overwhelms the Grossmarkthalle. In addition, the landscape/open space concept is unclear. Furthermore, doubts were raised concerning the feasibility of the structure.

Design 141



The Jury found the lack of interaction between the buildings and the integration of the whole ensemble into the surrounding neighbourhood to be unsatisfactory from an urban planning perspective. The Jury noted the outline concept did not follow the height restrictions imposed by the urban planning regulations, exceeding the limits by 30m. The Jury recognised the attempt to innovate a new office concept through the towers' unique design, but found that the long circulation routes, limited office flexibility and lack of unfiltered natural light outweighed any advantages gained.

Design 142



The Jury found this outline concept to be lacking in creativity. This outline concept was excluded by the Jury since it would not reflect the values of the ECB and would not convey the appropriate image. Furthermore, the Jury noted that no energy/environmental concept was provided; in the view of the Jury the concept did not use integrative approaches to design.

Design 146



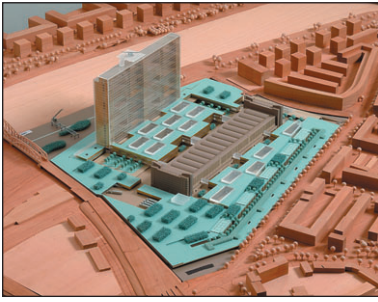
The Jury excluded this outline concept since it does not reflect the values for which the ECB stands and would not convey the appropriate image. Furthermore, the layout does not seem to grow from the functional programme as the footprint matches that of the Grossmarkthalle exactly. The Jury also noted that the many offices are facing an adjacent tower with only 15m distance between thereby reducing the quality of workplaces.

Design 148



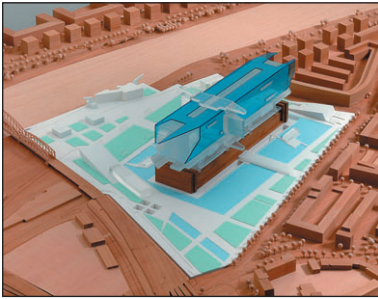
This outline concept was excluded due to non-compliance with the historical preservation requirements in that it would hide the fundamental appearance of the Grossmarkthalle. The Jury found the office concept to be unsatisfactory in particular because half of the workplaces face towards the inner courtyards. Additionally, there are long walking distances. Furthermore, the requested functionality and communicative approach for the office space were not considered.

Design 149



This outline concept was excluded by the Jury due to non-compliance with the urban planning goals for this area; the multi-storey base would create an edge/boundary to the city/surrounding neighbourhood. The Jury also found the access on the west side of the site to be problematic. Finally, the landscape and future insertion of the growth modules was seen critically as the entire site is built upon.

Design 150



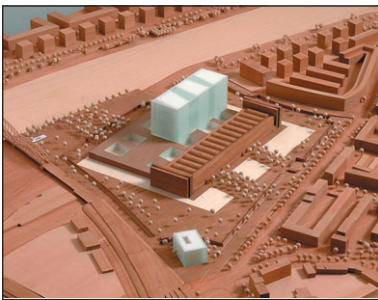
This outline concept was excluded by the Jury since it does not reflect the values of the ECB and would not convey the appropriate image. Also, this outline concept does not comply with the historical preservation requirements in that it undermines the Grossmarkthalle, distorting its fundamental appearance. Furthermore, doubts were raised concerning the feasibility of structure.

Design 151



This outline concept was excluded due to non-compliance with the historical preservation requirements in that it would hide the fundamental appearance of the Grossmarkthalle. The Jury found the office concept to be unsatisfactory in particular because most of the offices have a relationship to inner courtyards rather than the outside. Additionally, the length of the corridors creates long walking distances.

Design 153



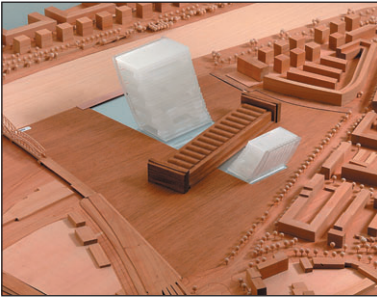
This outline concept was excluded by the Jury because it could not be successfully integrated into the surrounding neighbourhood; the security wall would create a boundary to the city/surrounding neighbourhood. Furthermore, the Jury found the quality of workplaces to be questionable due to the restricted views outside. Also, the refined structure would further limit office flexibility.

Design 154



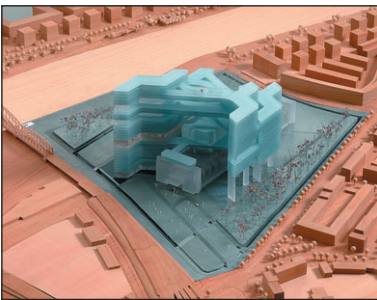
The connection between the new buildings and the Grossmarkthalle and the integration of the whole ensemble into the surroundings was considered to be unsatisfactory from an urban planning and architectural perspective. The Jury recognised the attention paid to a highly detailed security concept, however it would clearly separate the site from the urban surroundings. Additionally, the division between high- and low-rise building types creates an undesired inequality in workplaces.

Design 155



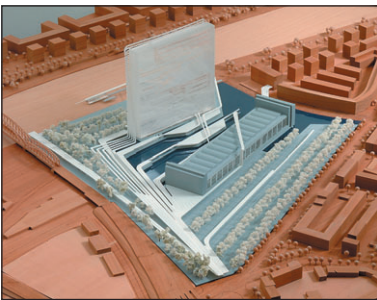
The Jury found that the outline concept would not reflect the values for which the ECB stands and would not convey the appropriate image. Furthermore, the design idea of disparate objects would not foster social interaction. The Jury found the internal circulation problematic due to the long distances and complex pathways between the separate towers. Lastly, there was criticism regarding an integrated approach to energy efficiency and design in particular with regard to the orientation to the facade.

Design 156



This outline concept was excluded by the Jury since it does not reflect the values of the ECB and would not convey the appropriate image. Also, the concept does not comply with the historical preservation requirements in that it undermines the Grossmarkthalle, distorting its fundamental appearance. The integration of the whole ensemble into the surroundings was considered to be unsatisfactory from an urban planning and architectural perspective. Furthermore, the Jury found that there are long and complicated walking distances such that orientation inside the building would be difficult.

Design 158



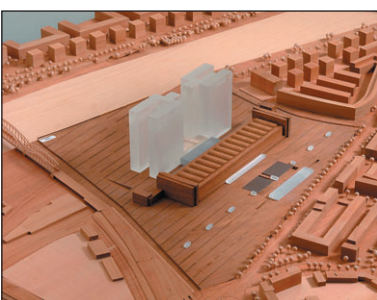
The size and proportions of the slab relative to the immediate surroundings was considered to be unsatisfactory from an urban planning perspective; the Jury could not see the interrelation between the new buildings and the surrounding area in particular the Grossmarkthalle. Furthermore, doubts were raised concerning the feasibility of the growth modules that would be placed between the new buildings and the Grossmarkthalle. Lastly, the landscaping was criticised by the Jury since it was not considered to be convincing.

Design 160



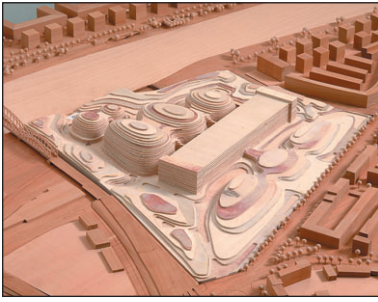
This outline concept was excluded by the Jury since it does not reflect the ECB's values and would not convey the appropriate image. Also, the outline concept did not comply with the requirements of historical preservation in that the new premises leans onto the Grossmarkthalle; the new slanted building overwhelms the Grossmarkthalle. Furthermore, the Jury raised doubts concerning the feasibility of the structure and of the growth modules, which would fill in the voids, used for "sky gardens". Lastly, the extensive use of water and landscaping was criticised by the Jury.

Design 161



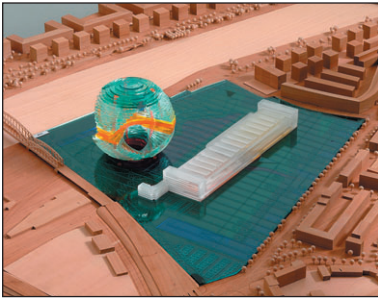
The Jury found this outline concept to be lacking in creativity; its mass and proportions were seen as an insensitive response to the design challenge. The Jury found the office concept to be unsatisfactory in particular because half of the workplaces face towards the inner courtyards with a questionable amount of natural lighting in these office areas. In addition, the landscaping concept is unclear.

Design 162



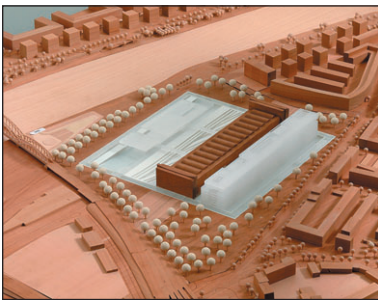
The connection between the new buildings and the Grossmarkthalle and the integration of the whole ensemble into the surroundings was considered to be unsatisfactory from an urban planning and architectural perspective. The Jury noted that the connection to the Grossmarkthalle through tunnels would create an unusable outside space. Furthermore, the quality of workplaces was seen to be questionable, as the middle zones have no contact to the outside and other areas only to inner courtyards. Lastly, the Jury did not consider the landscaping to be convincing.

Design 164



This outline concept was excluded by the Jury because it could not be successfully integrated into the surrounding neighbourhood. The Jury noted the lack of integration of the new premises with the growth modules and the Grossmarkthalle. Furthermore, it was noted that the inflexible form of the structure would not allow modifications. In addition, the Jury found the internal circulation to be questionable due to its disorienting nature.

Design 165



The Jury found that the outline concept would not reflect the ECB's values and would not convey the appropriate image. Furthermore, the Jury noted that the form does not follow the functional program as it is purely based on the geometry of the Grossmarkthalle. Additionally, the Jury noted the quality of workplaces to be questionable, as the short floor depth would limit flexibility. Lastly, the landscaping was criticised by the Jury since a water frame or moat surrounds the building.

Design 166



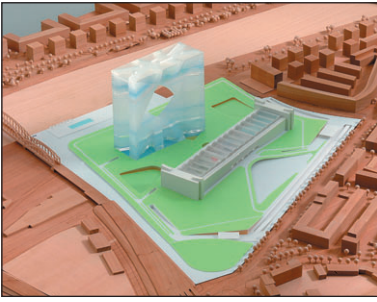
This outline concept was excluded by the Jury since it does not reflect the values of the ECB and would not convey the appropriate image. Also, the connection between the new buildings and the Grossmarkthalle and the integration of the whole ensemble into the surroundings was considered to be unsatisfactory from an urban planning and architectural perspective. Finally, the Jury noted that the quality of workplaces was highly questionable; most workplaces are placed underground and lack natural lighting.

Design 167



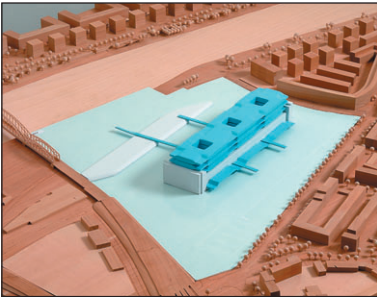
The connection between the new buildings and the Grossmarkthalle and the integration of the whole ensemble into the surroundings was considered to be unsatisfactory from an urban planning and architectural perspective; the separate elements of the Grossmarkthalle, new premises and growth modules are not integrated into a cohesive entity. The Jury called the growth modules into question, as they would hinder the views of the southern facing offices for the pre-existing building. Also, the quality of workplaces was criticised since the meeting areas could not be directly used on every floor.

Design 169



This outline concept was excluded by the Jury since it does not reflect the values for which the ECB stands and would not convey the appropriate image. Symbolically the institution would have no centre. Furthermore, the Jury criticised the concept for the extensions, which would call for a reduction in the grid and subsequent addition of more workplaces to each office floor. Finally, the internal circulation was criticised for the difficulties created by the central hole and the long walking distances from the main entrance to each workplace. Additionally, the Jury considered the floor plans to be less than optimal lacking the requested flexibility for the office concepts.

Design 170



This outline concept was excluded due to non-compliance with the requirements of historical preservation; the appearance of the Grossmarkthalle would be overwhelmed by the structure. Furthermore, the Jury considered that the outline concept would not reflect the values of the ECB and would not convey the appropriate image. Lastly, doubts were raised concerning the quality of the workplaces, feasibility of the growth modules, and the landscape concept.

Design 171

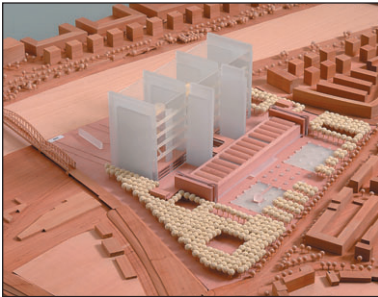


This outline concept was excluded by the Jury since it does not reflect the ECB's values and would not convey the appropriate image. The Jury criticised the landscaping, as it would create a separation from the surrounding neighbourhood. In addition, the quality of workplaces was called into question, as the proximity of the buildings would create many workplaces that look into one another as opposed to the outside.

Second Round of Deliberations

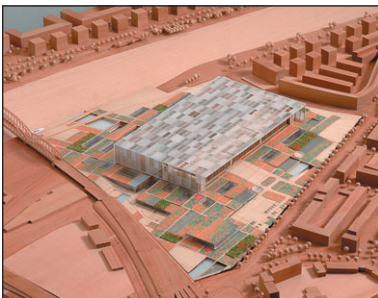
The reasons for exclusion from the second round of deliberations were as follows:

Design 105



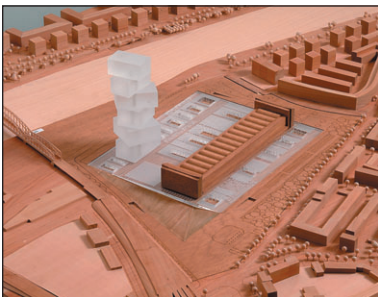
This outline concept was excluded by the Jury since it does not reflect the ECB's values and would not convey the appropriate image. Furthermore, the Jury noted that the successful integration into the surrounding neighbourhood would be difficult. In addition, the space efficiency with regard the large glazed volumes was seen to be questionable. Also, the structural engineering was criticised by the Jury. Finally, the concept did not provide the requested flexibility for the office space.

Design 110



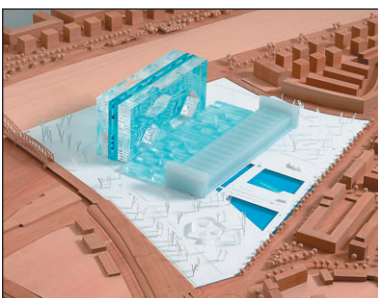
This outline concept was excluded because it did not comply with the requirements of historical preservation in that the new premises completely envelopes the Grossmarkthalle with a glass shell; the fundamental appearance of the Grossmarkthalle is therefore not respected. Also, the quality of workplaces was called into question, due to their lack of natural lighting, the redundancy of the offices and the feasibility of the growth modules. Finally, the Jury noted that the security concept had not been taken into account.

Design 111



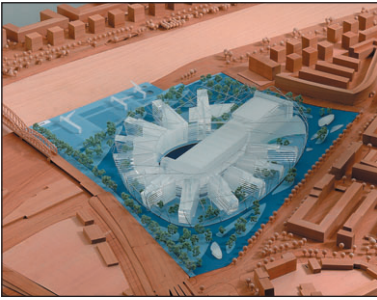
The Jury excluded this outline concept, since it does not reflect the values of the ECB and would not convey the appropriate image. Additionally, the rotating floor plan would limit the functionality of the office concept in terms of flexibility and reversibility. Furthermore, the growth modules were seen to be difficult to incorporate on top of the "energy lake".

Design 113



This outline concept was excluded by the Jury because it could not be successfully integrated into the surrounding neighbourhood; the new premises behind the Grossmarkthalle does not sensitively respond to the immediate area through its scale and form. The large voids would pose certain problems in the structure and internal circulation. Finally, the Jury noted that the growth modules were not integrated into the whole building ensemble.

Design 117



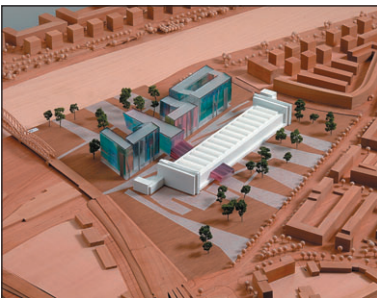
This outline concept was excluded due to non-compliance with the requirements of historical preservation; the Grossmarkthalle would be completely encased in the building shell. Furthermore, it was noted that the large glazed volumes would not be efficient in terms of space and would pose some construction difficulties in particular with regard to the growth modules. The high investment costs would not result in lower maintenance costs. Lastly, the extensive use of water and landscaping was criticised by the Jury.

Design 118



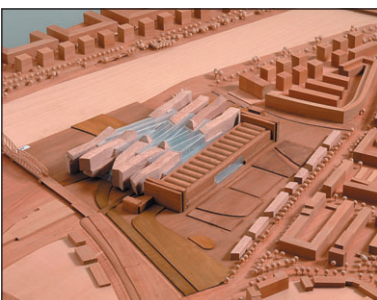
This outline concept was excluded because it did not comply with the programme as laid down in the Competition Brief. The Jury recognised the attempt to integrate the premises with the surrounding neighbourhood, using buildings along Sonnemannstrasse for the ECB's social facilities, but the Jury was not convinced of the reasons for deviating from the programme. With these buildings along Sonnemannstrasse the Grossmarkthalle would be completely shielded from view. Lastly, the large amount of paving and the lack of green space were criticised by the Jury.

Design 121



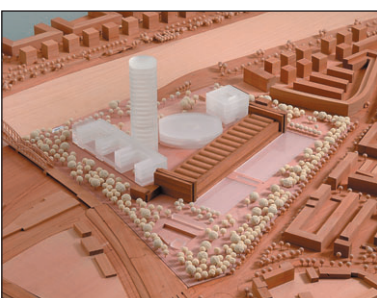
This outline concept was eliminated by the Jury due to the lack of information on the plans which was required at this stage. Information regarding the overall energy, landscape, security and access concepts was not available. In addition, doubts were raised concerning the quality of the workplaces; an unsatisfactory office layout would result in a lack of natural lighting for office floors facing interior courtyards. The growth modules would close in the buildings, limiting views to the outside.

Design 131



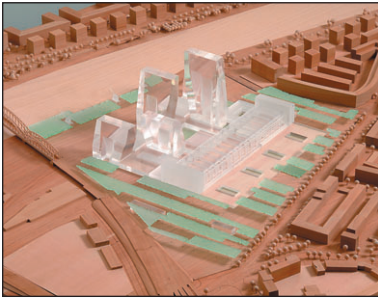
The Jury excluded this outline concept since it does not reflect the values for which the ECB stands and would not convey the appropriate image. Furthermore, the outline concept would not be successfully integrated into the surrounding neighbourhood, as it does not sensitively respond to the immediate area through its scale and form. In addition, the space efficiency with regard to the large glazed volume was seen to be questionable. Also, the quality of workplaces was called into question, due to their lack of natural lighting.

Design 139



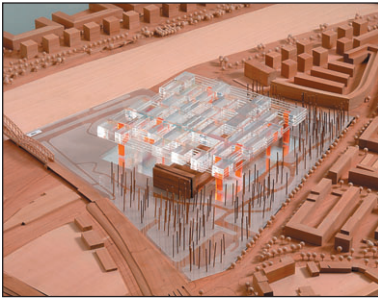
The Jury found this outline concept to be lacking in creativity; the forms and their interrelation with one another and the Grossmarkthalle appear to be arbitrary in response to the design challenge. Furthermore, the landscape concept was criticised, as the open space was merely residual space that would be difficult to use. Also, the Jury found the individual volumes to be questionable in terms of their space efficiency and internal circulation. The use of the existing space within the Grossmarkthalle was considered insufficient.

Design 143



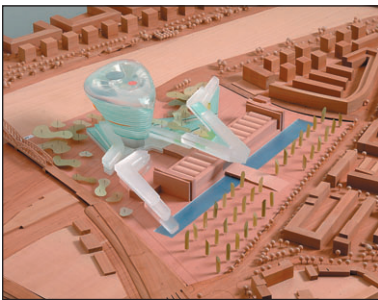
This outline concept was excluded by the Jury because it could not be successfully integrated into the surrounding neighbourhood, river and Grossmarkthalle. Furthermore, both the circulation on the site and internal circulation were criticised; the internal circulation suffers from lack of natural lighting and the separation of functions into different high-rises.

Design 144



The connection between the new buildings and the Grossmarkthalle and the integration of the whole ensemble into the surroundings was considered to be unsatisfactory from an urban planning and architectural perspective. Furthermore, the feasibility of growth modules was called into question in terms of their construction. Lastly, the quality of workplaces was criticised, as there are limited views to the outside and long internal circulation distances between the office area and the Grossmarkthalle.

Design 147



This outline concept was excluded because it did not comply with the energy/environment issues as laid down in the Competition Brief. The Jury found that the necessary high investment costs would be followed by high life cycle costs through both maintenance and energy consumption. Furthermore, the Jury criticised the difficulty of implementing the structure and the limits of flexibility and reversibility of the design once constructed. The design of a large calyx and horizontal green bands creates an undesired inequality in workplaces.

Third Round of Deliberations

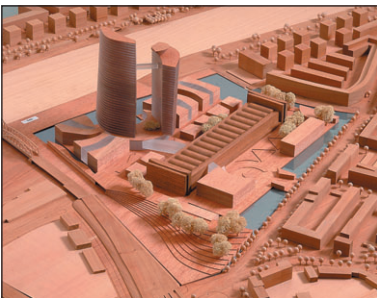
The reasons for exclusion from the third round of deliberations were as follows:

Design 102



This outline concept was excluded because it did not comply with the requirements of historical preservation in that the new premises completely envelops the Grossmarkthalle with a steel honeycomb structure filled with glass; the fundamental appearance of the Grossmarkthalle is not respected. Furthermore, the Jury found the outline concept would be difficult to integrate into the surrounding neighbourhood. The Jury also acknowledged the difficulties associated with the construction and structural engineering of this outline concept. In addition, the workplaces were criticised since many of the offices in lower stories have no view outside.

Design 103



The Jury found this outline concept to be a conventional solution to an interesting and challenging programme. Furthermore, the division of the new premises into high- and low-rise building types would create an inequality in workplaces; the growth modules were seen to be questionable. Lastly, the extensive use of water was criticised by the Jury.

Design 116



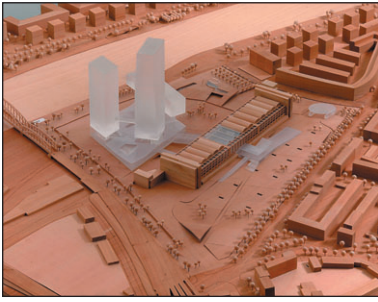
This outline concept was excluded by the Jury since it does not reflect the values of the ECB and would not convey the appropriate image. Furthermore, the Jury found the outline concept would be difficult to integrate into the surrounding neighbourhood. In addition, the allocation of the functions of the spatial programme was seen to be questionable. Also, the workplaces were criticised since many of the offices in lower stories would not have views outside.

Design 122



This outline concept was excluded due to non-compliance with the requirements of historical preservation; the appearance of the Grossmarkthalle would be dominated by the structure. Furthermore, the parking structure would hide the Grossmarkthalle from view. In addition, the growth modules were criticised, as they would be located on four levels below ground facing courtyards. Because many offices are located below ground or have large floor depth for offices above ground, many workplaces receive only minimal natural lighting. Thus, the quality of workplaces was seen to be questionable.

Design 123



The connection between the new buildings and the Grossmarkthalle and the integration of the whole ensemble into the surroundings was considered to be unsatisfactory from an urban planning and architectural perspective. The division between the various building types would create an inequality in workplaces. Furthermore, the growth modules as a skyscraper between the Grossmarkthalle and the new base seemed questionable. In addition, the Jury criticised the internal circulation with respect to long walking distances between the towers.

Design 138



This outline concept was excluded by the Jury due to non-compliance with the urban planning goals for this area; the raised platform (height 8m) sitting on the site would create an edge/boundary to the city/surrounding neighbourhood. The Jury noted the outline concept did not follow the height restrictions imposed by the urban planning regulations, exceeding the limits by 27.5m. From a historical preservation perspective it was seen that the appearance of the Grossmarkthalle would be completely altered due to this overwhelming presence of the new glass roof structure. In addition, the division between high- and low-rise building types would create an undesired inequality in workplaces.

Annex II

DRAFT

Selected Outline Concepts

At the jury meeting held on 28 and 29 August 2003 on the first phase of the Competition for the New ECB Premises the following outline concepts were selected during the process of the jury's deliberations. The main reasons for the selection are indicated below. These reasons were based on the predetermined selection criteria as stated in both the Competition Brief and the Formal Report.

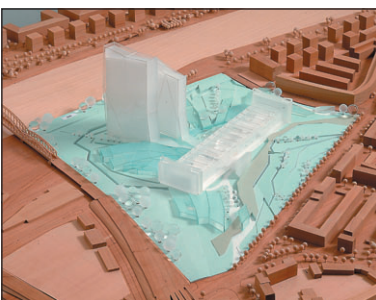
The reasons for selection were as follows:

Design 101



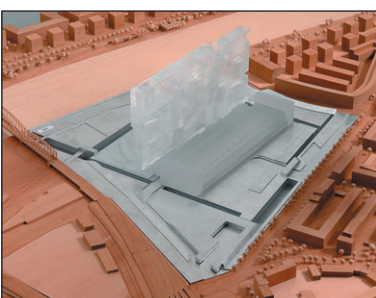
The Jury selected this design to continue to the second phase because of its gesture of uniting the Grossmarkthalle and the river; the concept hovers above the Grossmarkthalle without destroying the autonomy of the historical building. The proposed solution of two slabs of office space covered by a central hall was considered to be a unique approach to the given programme and appropriate in scale to the surroundings. The concept does not fully comply with the security requirements and exceeds the southern property line; in revising these aspects in the next phase the outline concept would become a fully integrated entity.

Design 107



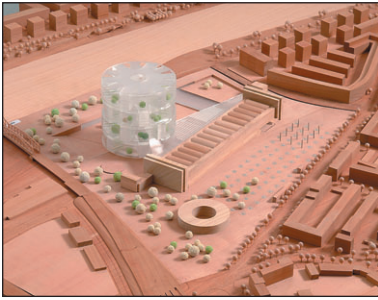
This concept was chosen by the Jury to continue into the second phase due to its sensitive solution, which considers construction related measures as well as innovative energy design solutions to ensure an appropriate and comfortable working environment. In addition, the growth modules seem to be well integrated into this concept. Furthermore, each workplace would have good views and proximity to communicative zones. Finally, the Jury noted that the outline concept allows for flexibility in the office floors of the towers.

Design 120



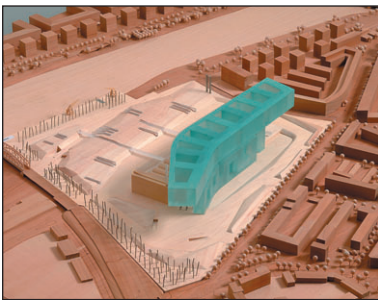
The Jury noted that the outline concept brings the Main river and the Grossmarkthalle into dialogue; it does not block the view of the Main river from the city. The concept was chosen because it has a strong image without overwhelming the Grossmarkthalle. It uses the unique concept of voids, which through their scale and proportion allow the large volume to interact with the surrounding neighbourhood. The Jury found the concept to be promising and that issues having to do with circulation (split-levels) and the feasibility of the growth modules (clip-ons limiting natural lighting) were to be worked through in the next phase.

Design 124



The Jury chose the outline concept to continue into the second phase as it integrates fully with the surrounding area. The new building is an object in dialogue with the Grossmarkthalle, which is to be preserved to its original status as far as possible. The interesting garden spaces throughout would create a high quality of working spaces as well as social spaces. The Jury also noted that the outline concept is extremely space efficient.

Design 133



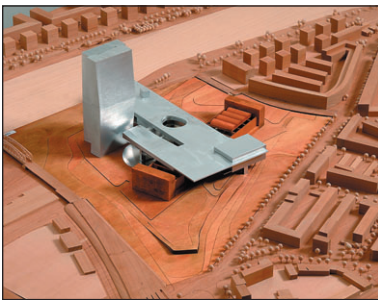
The Jury chose the outline concept to proceed to the second phase because the design mediates between the Grossmarkthalle and Sonnemannstrasse; serving as a link between the immediate neighbourhood and the ECB premises. Within this dialogue with the city the Grossmarkthalle is respected. Though the Grossmarkthalle would be slightly shielded from view from the north, it is not significantly altered or disrupted. Additionally, the Jury noted that the spatial and functional programme had been adequately fulfilled with a logical processional sequence between the functions.

Design 140



The Jury found that this outline concept should be admitted to the second phase because the hovering plane contrasts with the Grossmarkthalle without overwhelming this historical building. Also, the Grossmarkthalle would be well preserved. The concept would create an exhilarating effect with the shear buildings supporting the large mass above. The Jury noted that the office layout allows flexibility and reversibility and all required office types would be possible.

Design 145



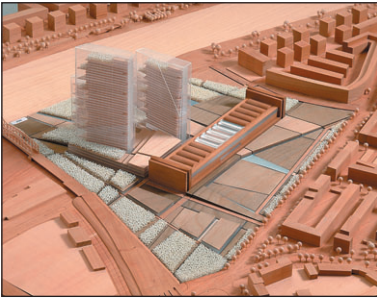
The Jury chose this outline concept due to its intelligent combination of old and new in a sculptural form. It uses a strong representative entrance, leaving the Grossmarkthalle visible from the north. The Jury noted that the quality of working spaces was high with multizones as “hanging gardens” between the bridges and internal circulation developed in relation to office spaces.

Design 152



The Jury found that the original “village” concept for small-scale cluster buildings along the Main river was an original response to the given programme. The area between the buildings would be a nice social space. Furthermore, the outline concept allows the Grossmarkthalle to serve as the public facade of the ECB. Also, the green space on the site would carry into the building responding appropriately to the given requirements.

Design 157



The Jury chose the outline concept because it would relate positively to the neighbourhood. Furthermore, the clear structure of the buildings continues in the landscape concept, which seemed highly developed with a large amount of green space, including inclined planes, varied water basins and roof gardens. Furthermore, the overall energy concept considers local environmental conditions such as wind, movement of the sun, noise and local energy potential. In addition, the Jury noted the high quality of workplaces that comes as a result of the energy/environmental considerations.

Design 159



The Jury found the vibrant connection between the towers and the Grossmarkthalle to be a successful means of integrating the whole ensemble into the surroundings; the outline concept interacts positively with the landscape and city fabric. The Jury noted that the location of the cores would allow a flexible floor organisation and unique communicative areas.

Design 163



The Jury chose this outline concept to continue into the second phase because of the way the spaces relate to the human scale. The attention paid to the landscape was also seen as a successful approach to integrate the new premises with the Grossmarkthalle and the surrounding neighbourhood; the site is almost completely modelled with sloping planes and low hills. Furthermore, the Jury noted the positive quality of the office plan as most workplaces would receive natural lighting.

Design 168



The Jury chose this outline concept for the second phase because the design is considered to be modest and sophisticated as a flat-roofed form, which brings together the new premises and the Grossmarkthalle. The building respects the presence of the Grossmarkthalle and there are many links both physical and functional between the historical buildings and the new buildings. Furthermore, the landscape concept allows many connections between the outside and inside spaces and successfully addresses the river.

