



## Through the City Centre

Urban development on foot



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Dear Readers,

The city centre of Munich is in a state of constant development. The important thing is to carefully monitor the continuous change in this defining central Munich reference point, to secure and expand the qualities of the city centre.

That is why the aim of the urban development is to preserve the urbanity of the city with its customary mixed use as a place of commerce and culture, living and working. The basis for this is the "Perspektive München" [Munich's Prospects] urban development concept with its own city centre concept. It ensures that the centre is developed cautiously and retains its defining character.

My intention with this walking tour of the city is to make you aware of the multifarious sightseeing developments of the old part of the city and to guide you along these exciting projects through the heart of the Bavarian metropolis.

I hope you have a lot of fun with it!

Head of Department of Urban Planning

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## Imprint

Publisher  
City of Munich  
Department of Urban Planning  
Blumenstraße 31  
80331 Munich  
[www.muenchen.de/plan](http://www.muenchen.de/plan)

Content and editing  
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Design: Helga Zellerhoff  
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Translation: Kern AG, Sprachendienste, [www.e-kern.com](http://www.e-kern.com)

Print: Kastner & Callwey Medien GmbH, Forstinning  
Printed on 100% recycled paper

October 2014



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## Oberanger

Since it was transformed in 2007 and 2008, Oberanger has been a boulevard-style public space with a wide pavement and cycle lane. Seating facilities and so much green space have created a new amenity value. In addition to large old trees, newly planted Norway maples enhance the Anger character.

The construction of the Angerhof enabled Oberanger to be reorganised, and roads deconstructed. The Angerhof is a residential and commercial building with an underground car park, erected to replace a multi-storey car park from the 1960s.

Two works of art define Oberanger. The “Mädchen auf der Schildkröte” (Girl on a Turtle) fountain by Jean Henninger from 1971, the landmark of Oberanger, and the monument honouring Kurt Eisner, the first Minister President of the Free State of Bavaria. It was opened to the general public in 2011.





## Hofstatt

In autumn 2013 on the site of the erstwhile Headquarter of the Süddeutscher Verlag publishing house and the AZ editorial office, an inner-city square was created that combined the historic building and facades with new buildings in a contemporary way. The buildings preserved include the former editorial building in Sendlinger Straße and the listed printing house.

The central and unifying element is the shopping arcade. Spacious entrances open into the Sendlinger Straße pedestrian precinct, into Hackenstraße and Färbergraben, opening the previously inaccessible area to pedestrians. Two atria entice pedestrians with gastronomic delights to stay awhile. The new space created outside Hofstatt in Sendlinger Straße is a very busy place, giving support to ideas for an extended pedestrian precinct.

Besides the retail outlets Hofstatt also combines living and working under one roof. The 20-30 per cent residential space stipulation for high-quality urban development is complied with in the form of flats, attic apartments, maisonettes and lofts.

## Sattlerstraße

The open space along Sattlerstraße is the link between Hofstatt and the Kaufinger arcade, i.e. the junction between the pedestrian precinct Kaufingerstraße and Sendlinger Straße.

The current design of the square is an interim solution. In the next few years a planning competition will produce a concept for the urban redevelopment of the area.



## The “Am Einlaß” residential building

In the immediate vicinity of Munich’s Schrammehalle, the Münchner Gesellschaft für Stadterneuerung (MGSt) is constructing a residential building with commercial use. The project plans for 28 assisted housing units, a commercial unit and an underground car park. The residential building is being erected under the “Municipal housing programme – a programme for the disadvantaged in the housing market”.

The plan is for flats varying in size from one to four rooms. Residents will have access to play areas in the inner courtyard as well as a communal room. The new building is being constructed in accordance with the “Effizienzhaus 55” (EnEV 2009) Energy Standard, which surpasses statutory minimum requirements. The project should be completed by autumn 2015. Architecture: Kaufmann Architekten, Munich



Architecture: Kaufmann Architekten, Munich



## The Viktualienmarkt

Over the last 200 years the Viktualienmarkt has developed from what was the farmers' market into the popular shopping area for Munich's gourmets and tourists from all over the world. On a site covering roughly 20,000 square metres, regional and international specialities are on sale from some 140 traders.

Following the severe destruction of the Viktualienmarkt during the Second World War, for a brief while there was talk of a high-rise development. Fortunately this idea was rejected and the historical structure rebuilt. To protect the traditional structure, there has been debate since 2013 as to whether the Viktualienmarkt should apply for status as a UNESCO World Heritage Site.

The neighbouring Schrammehalle dates back to 1853 and was gradually dismantled after 1914. It was almost completely destroyed by a fire in 1932. In the following years the brownfield site was used for decades as a car park until the "Schramme" was rebuilt between 2003 and 2005 from parts of the original cast-iron construction.



## Tal

The Tal has been a pedestrian-friendly connection between the Isator and the Old City Hall since December 2013.

What was a four-lane carriageway is now down to two lanes, benefiting pedestrians. The wide pavements have space for additional bicycle parking. Since the reconstruction, cars have parked in parking bays, and the existing bus-stops were made wheelchair-accessible.

Newly planted trees along with the existing trees further enhance the amenity quality here.



## Tom und Hilde

"Tom und Hilde" is the name of two closely interlinked building projects in the old part of Munich – the demolition of the multi-storey car park in Hildegardstraße and the construction of a new building complex with a new underground car park under the Thomas-Wimmer-Ring. The project is named after the streets in which the buildings are located.

The multi-storey Fina car park in Hildegardstraße is to be replaced by a mixed use of hotel, housing, retail outlets and offices. The plan is to construct two new buildings with an open-space design integrated in the old part of the city. A new underground car park is being built under the Thomas-Wimmer-Ring traffic area to meet the requirement for parking space in the old part of the city.

Building work on "Tom" is scheduled to start in early 2016. The Wöhr + Bauer company invited tenders for the project in November 2013.

The aim of the "Tom und Hilde" project is to reduce traffic within the Altstadttring by concentrating car parks on the Altstadttring..



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## Platzl

The street surfaces of the Platzl were renovated in 2002. This created the present-day uniform ground surface of large granite cobble stones. The spacious design caters for the daily stream of visitors. Munich's first pedestrian precinct was created here in 1965.

The present-day form of the Platzl is still based on the erst-while mediaeval city structure. Towards the end of the 19th century a part of the housing was replaced by new buildings on the basis of the old building lines to preserve the original streetwall.







## Palais an der Oper, the former Residenz Post

Behind the historic facade with loggia in Maximilianstraße a high-end new building with offices, apartments, retail outlets and restaurants was completed in spring 2012. For the first time the new inner courtyard can now be used as a passage from Max-Joseph-Platz to the Alter Hof. Prior to the core refurbishment, until 2005 what was the Residenzpost housed several “interim users” from the restaurant, the club and fitness sector. This prevented it becoming vacant, and the temporary use was a new attraction in the city centre, especially for young people.

The building complex at the opera was erected in the mid-18th century and converted by architect Leo von Klenze into the General Post Office in 1836. Nowadays only the facade and the loggia recall the original appearance of the Residenzpost.



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## Siemens Group head office

Siemens AG is building its new corporate Headquarter on the boundary between the old part of Munich and Maxvorstadt. A modern, energy-efficient building complex is being erected on the site of the old head office. In addition to the existing Palais Ludwig Ferdinand and the Wittelsbacherplatz 2 property, the new corporate Headquarter will extend over 45,500 square metres of floor space and house 1,200 employees.

The redevelopment of the area creates a connection on foot between the city centre and the art quarter in Maxvorstadt. A public ground-floor passage will be open during the daytime. The building is to feature a high level of energy performance and use renewables in an exemplary fashion. This approach has been pursued since the beginning of the project and is being put into practice through design measures and structural measures.

Measures to minimise inconvenience for local residents during the construction phase include arrangements to reduce noise.

The new Siemens corporate Headquarter should be ready for occupancy in January 2016.



Architecture: Henning Larsen Architects, Munich

## Platz der Opfer des Nationalsozialismus

As early as in 1946 the Brienner Straße square was named "Platz der Opfer des Nationalsozialismus" (Square for the Victims of National Socialism). Since 1985 a granite column by sculptor Andreas Sobeck has served as a reminder of the victims of the National Socialist dictatorship. The flame burning day and night behind bronze bars evokes the humanity that not even suppression can extinguish.

The memorial on Brienner Straße was redesigned in 2012 and 2013. The demolition of a cul-de-sac created space for a contiguous square. The 22 parking spaces sacrificed in this redesign were compensated for in the immediate vicinity. The relocation of two large plane trees created a clear demarcation from the street space. In addition, newly planted magnolias and benches invite passers-by to pause for a while.

Architecture: Atelier Andreas Sobeck, Deggendorf;  
Kübert Landschaftsarchitektur, Munich



## Maximiliansplatz

Maximiliansplatz was built in the course of the first planned urban expansion between 1805 and 1810 under the first King of Bavaria Maximilian I, initially as a parade ground and subsequently as a fairground. It was not landscaped until 1876 to 1878, by Karl von Effner.

The combination of inner-city green spaces and a large number of monuments and memorials lends Maximiliansplatz not only cultural-historical significance. It is also very important as a place of amenities and recreation, as well as for aspects of urban ecology.

Under the inner city plan the existing green and open spaces along the boundary of the old part of the city are to be inter-linked and linked up with the primary green belt. The aim is to raise the level of amenity quality and greenery of public and private open spaces.

Numerous clubs have moved into the quarter around Maximiliansplatz in recent years. They are a night-life attraction, especially for young people.



## Alte Akademie

The "Alte Akademie" is the name that has been given since 1783 to the ensemble of churches, monasteries, college buildings and inner courtyards between Neuhauser Straße and Maxburg. The Bavarian Academy of Sciences moved in there in 1783. Originally Duke Albrecht V had the Alte Akademie built in the 16th century for the Munich Jesuits.

The Renaissance facade alongside the church rebuilt in the reconstruction period also stems from this time. The ensemble likewise includes the Hettlage department store, whose facade is striking – geometrical sgraffiti designed by Hermann Kaspar.

The Alte Akademie buildings feature among the key architectural and typological works of the late 16th century, some of them being listed as individual buildings and as an ensemble. In 2006 the Free State of Bavaria sold the building facing the Maxburg to the Catholic Church. In 2013 a 65-year lease was drawn up for the properties abutting Neuhauser Straße. The plan is for a complete refurbishment of the properties covering approx. 30,000 square metres. In future the Alte Akademie is to accommodate not only retail outlets but also offices, flats and restaurants.

## Joseph-Pschorr-Haus

The new building complex opposite the Michaelskirche in the pedestrian precinct was constructed between 2011 and 2013. The nine-storey building – five floors above and four floors below ground – combines several stores, 25 exclusive rented flats and a public underground car park with more than 200 parking spaces under one roof. Inside the building there is a multi-storey landscaped atrium.

The new building is a defining element of the evolved inner city with its varying height development and facade design. The shop side facing Neuhauser Straße has a full-height facade made of bronze and glass. At the rear the height of the building adapts to the height level of the adjoining development through recesses.

The name of the house goes back to brewery servant Joseph Pschorr, who upon marrying Maria Theresia Hacker acquired the Hacker brewery from his father-in-law. In 1820 he bought the "Zum Bauernhansl" brewery and out of the two founded the "Hacker-Pschorr-Brauerei" in Neuhauser Straße. After it was destroyed in the Second World War a Karstadt store was built on the site, and that was demolished in 2009.

Architecture:  
Kuehn  
Malvezzi  
Architekten,  
Berlin





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## Hotel Königshof and the Stachus-Passagen

The outstanding location of Hotel Königshof at the Stachus is to be the site of a new, modern luxury hotel. The decision to demolish the ageing building provides the opportunity for a new eye-catching piece of architecture and urban planning for Munich. This includes the transformation of the public forecourt.

The family that owns Hotel Königshof launched a structural design competition in close conjunction with the City of Munich. The designs shortlisted were submitted by three different firms of architects: Nieto Sobejano Arquitectos, Madrid; Sauerbruch Hutton Architekten, Berlin; Wandel Hoefer Lorch Architekten, Saarbrücken. The Munich family firm Geisel Privat-hotels opted for the Spanish architectural firm. However, the plan is not to demolish the old building until late 2017.

The newly designed, two-storey shopping arcade with retail outlets and service units beneath Hotel Königshof and Karlsplatz (Stachus) was completed in 2011. Covering 7,500 square metres the Stachus Passage is one of the largest underground shopping centres in Europe. The Stachus roundabout featured as the main motif in the designing of the basement.



