

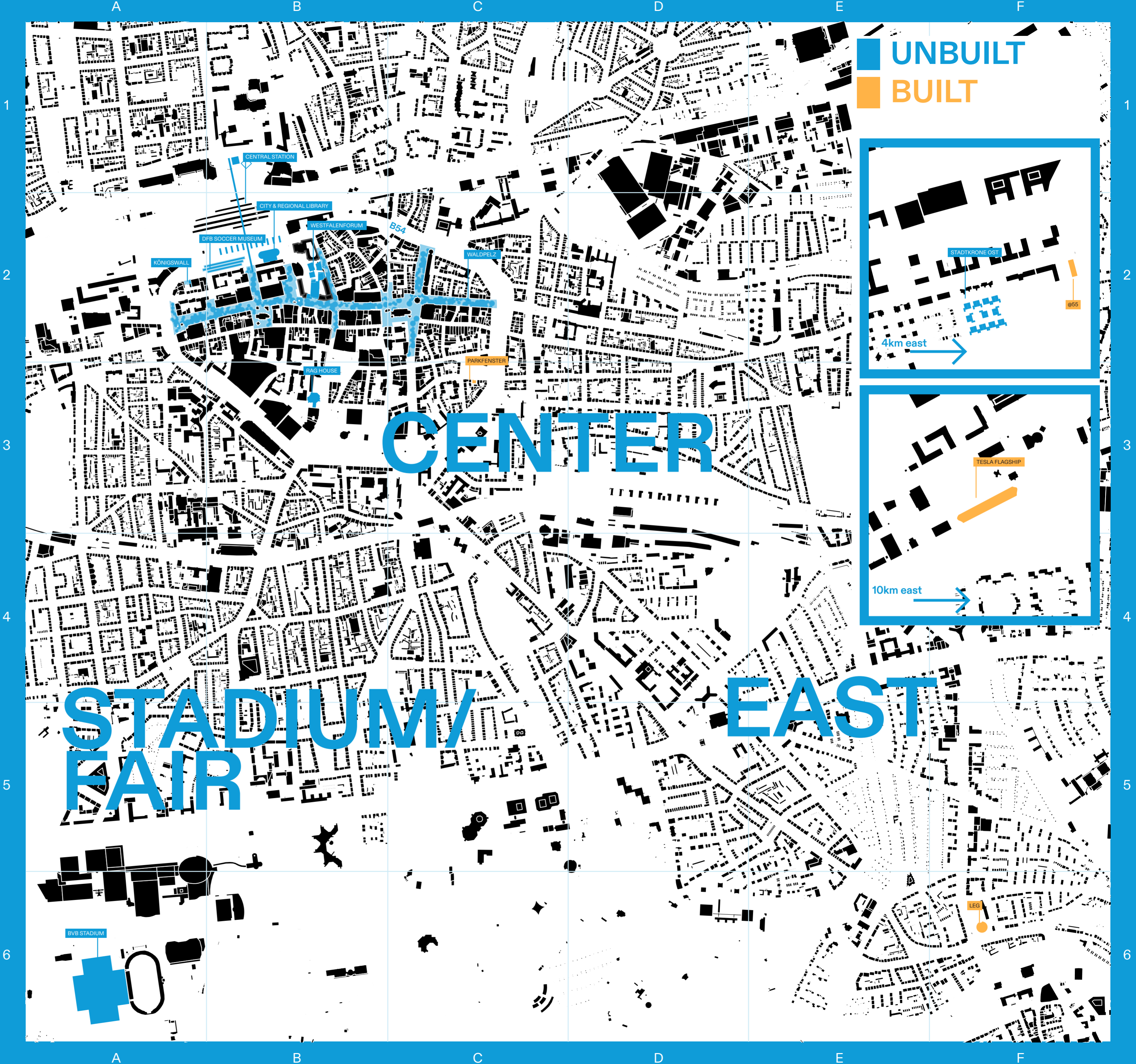
PA

PETERSEN  
ARCHITEKTEN

UNBUILT  
MAP

GESELLSCHAFT  
FÜR ARCHITEKTUR +  
URBANE STRATEGIEN MBH

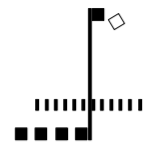
DORTMUND



# WHAT IF ...

## 01 CENTRAL STATION

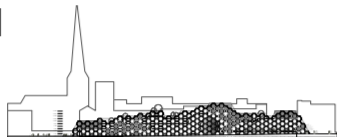
Königswall 15,  
44137 Dortmund



... a pedestrian bridge called “Linearsteg” leads from Katharinenstrasse to the main hall of the station at a higher access level? Station users can use the bridge to directly access the important functional element of the station hall. Vertically positioned steel columns mark the entrance at ground level; they clearly show visitors and users the way into the station and represent the station's entrance to the city. A new zone is being created in front of the main entrance to the station. This provides space for additional options. The hall is covered and encased in glass, making it a media carrier. The station is a linear link with accessible urban spaces of appropriate dimensions.

## 02 DFB SOCCER MUSEUM

Platz der Deutschen Einheit 1,  
44137 Dortmund



... the DFB Football Museum is an interactive museum? The roof of the museum is designed as a walkable terrace landscape – creating an urban playground and adventure landscape for football players, spectators, city strollers, café terraces, sunbathing areas, etc.: an arena on top of the museum in the city. The building combines two urban development potentials: Symbolic value – a striking symbol with strong identification power for both the DFB and the city of Dortmund  
Functional value – the user interface of the building activates the building – in addition to its use as a museum – as a unique, lively place to stay in the urban space: the museum plays an active role in city life. The usable surface of the museum building creates added value for both the operator and the city. The stepped height development of the building, which rises and falls rhythmically along the cultural mile, creates a “landscape” that plays with the existing cityscape.

## LIVING ARCHITECTURE IS ALSO A MODERN COMMUNICATION TOOL

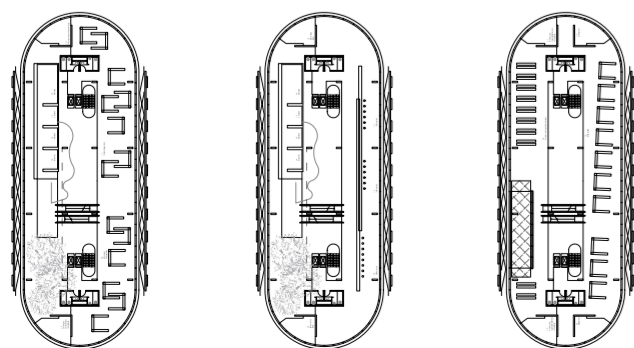
## 03 CITY & REGIONAL LIBRARY

Max-Von-Der-Grün-Platz 1-3,  
44137 Dortmund



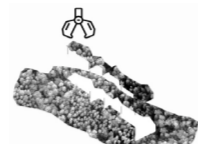
... a library becomes an open house for the city? With the construction of the new state library opposite Dortmund's main railway station, an identity-forming place for knowledge, exchange, and encounters is being created. The compact, monolithic structure with soft contours and striking bull's-eye windows reinforces the spatial edge of Königswall while opening up to the city center. An elevated city loggia connects the entrance and the forecourt – a public place for lingering, informal encounters, and events. Inside, the building is organized in a spiral around central reading areas, connected to the collections arranged on each floor. The result is a clear, inviting spatial figure with changing perspectives and a high quality of stay. Short distances, flexible floor plans, and good orientation characterize the usage concept. An active façade, rainwater utilization, natural lighting, and passive climate strategies make the building a resource-saving, sustainable urban building block. The library thus becomes more than a place for books – it becomes a lively space for the urban community.

## A HOUSE FOR KNOWLEDGE BECOMES A PLACE FOR ENCOUNTERS, EXCHANGE, AND CULTURAL INTERACTION



## 04 WALDPELZ

Kampstraße - Brüderweg,  
44137 Dortmund



... if a forest were to grow in the middle of the city? The Ruhr region, once characterized by coal mining and steel production, has been experiencing a decline in population since the 1960s. Dortmund, formerly a trading center of the Hanseatic League, lost its medieval structure after the destruction of the war. The reconstruction focused on the city center as a commercial and service center with little living space and almost exclusively sealed surfaces. However, the concept of the city center as a “shopping mall” is outdated and is being further undermined by online retail. This crisis now offers the opportunity to create small-scale residential structures. Westenhellweg, once a historic trade route, is now the central pedestrian zone. Running parallel to it is Kampstraße, a transport hub for the logistics of large department stores. Since the 1970s, the tram has been underground and car traffic has been removed. What remains is a 50-100 meter wide corridor with no urban planning qualities. The planned development as “Boulevard Kampstraße” failed because Kampstraße had no economic prospects. We see this urban development crisis as an opportunity for better living spaces in the city center. Our concept proposes extracting a forest area from the Sauerland region along Kampstraße and integrating it there—including the forest floor and its topography. The forest provides shade, binds dust, stores moisture, and creates a high level of biodiversity. Surface water is collected at selected locations and made accessible as small ponds. In the darkest corners, visitors are greeted by Ariane Koch's “mythical creatures” – sculptures measuring 5 to 6 meters in height. We call this concept “Waldpelz” (forest fur).

## 05 WESTFALENFORUM

Kampstraße 37-39  
44137 Dortmund



... if city centers no longer served consumption, but life? The era of inner-city settlement by department stores and pure shopping streets is coming to an end. New forms of commerce and digital payment methods are making traditional shopping malls obsolete. This opens up the possibility of redesigning the city as a living space. However, commerce should not simply be replaced by housing. Urbanity is created through diversity—this includes mixed uses and different types of housing that promote real neighborhoods. Sustainability, low energy consumption, resource conservation, and mobility are a given. It is important that new places are created where people enjoy living. A combination of buildings of varying heights forms a new neighborhood, connected by public paths, alleys, and squares. These areas offer space for small shops, restaurants, and leisure activities and are integrated into the city center's overall network of paths. Mixing: Small shops, cafés, and restaurants are being created on the ground floors, which can be extended to the first floor if necessary. The first floor is dominated by commercial uses such as offices and practices. The basement houses parking spaces, technical rooms, and ancillary areas. Material selection, an efficient energy concept, short distances, sustainable mobility, and social acceptance are being developed by an interdisciplinary team. A special feature is a walk-in green backdrop that serves as a structural break between commercial and residential areas. It runs through the buildings and courtyards, becomes denser at edges and recesses, and ends in a roof garden that connects all the buildings—a multi-story park for residents.

## 06 RAG HOUSE

Hansastraße 67,  
44137 Dortmund



... an office building could be transformed into a new place to live? The building rises like a pyramid and retains deeply structured areas on the ground floor and first floor that are still suitable for commercial use. Our concept retains this use on the first two floors—ideally, the current co-working spaces could be continued—and begins with the conversion of the second floor into residential space. The new residential units are based on the existing corridors, with the flexibility of the office layout being carried over into the apartment layout, creating different sizes and types of apartments. Each apartment has loggias or balconies for private access to the outdoor area. The roof areas created by the staggered design of the building are being converted into communal gardens, which also offer space for urban gardening. The building offers views in all directions, making it not only a place to work but also a place to live. The reuse of the existing building fabric, the reduction of the ecological footprint by bringing residents back to the city center, and the sustainable lifestyle offered by generous green spaces blend harmoniously into the current context. A new identity is being created for the new use. The RAG building is characterized by formal features—the regular grid of metal panels with horizontal bands contrasts with the massive volume development of the complex. The façade will be retained, but the windows will be replaced to allow natural ventilation of the apartments. New, floor-to-ceiling openings create “French balconies” that offer residents a perceived outdoor space for cleaning.

## 07 KÖNIGSWALL

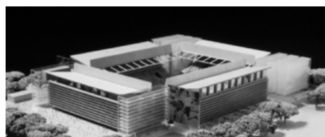
Königswall 42,  
44137 Dortmund



... working and living in the city center would once again naturally come together? The planned renovation and expansion of the building will add six floors with an additional penthouse on the roof. The single-story side wing in the courtyard will be demolished. There are various options for the courtyard: from keeping it open as a parking lot to a single-story superstructure as a ground-floor office extension of the front building with green inner courtyards. The front building will house office space on the ground floor and first floor, with apartments above, some of which will be two-story maisonettes. A spacious two-story penthouse apartment with a roof terrace and garden is planned for the top floor. Access to the building will be via a new staircase and elevator on the street side. All units will be accessible from here. Up to six apartments are planned on each floor. While the wet areas are largely predetermined, the apartments can be designed as open spaces or with room divisions. The building is planned to be barrier-free. Thanks to the connection to Königswall, no additional escape staircase is necessary. The facade of the building is characterized by expressive, curtain-type prefabricated elements. Their dynamic arrangement creates an exciting façade appearance. On the front, protruding bay windows enliven the view. On the western front, the façade structure is continued around the corner and, thanks to the approval of the neighbors, has windows even though it is located on the property line. The south side will offer an attractive outdoor space with cantilevered, green terraces, thus improving the quality of the courtyard. In combination with the planned residential construction on the opposite property on Schmiedingstraße, the neighborhood will meet the demands of a high-quality, inner-city living and working environment in the future.

## 08 BVB STADIUM

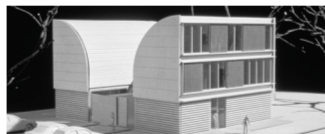
Strobelallee 50,  
44137 Dortmund



... a soccer stadium could become a versatile stage for the city? As part of the ongoing modernization and flexibilization of the BVB stadium, which is increasingly intended to host non-sporting events, BVB is considering combining the concept of a stadium with that of a multifunctional hall. The present project is the result of a feasibility study. While matches continue to be played, the spectator capacity is to be expanded and the stadium is to be fitted with a roof, enabling it to be used as a hall. Implemented in several construction phases, parts of the existing structure are connected to the new components, realized with the maximum degree of prefabrication of the modular joints permitted on site, while at the same time significantly reducing the construction time. To protect the turf when the hall is in use and at the same time ensure the regenerative growth of the grass surface, the playing field itself becomes the roof. To this end, shipbuilding technology is used: hydraulic heavy-lift systems, located at four points in the corners of the stadium, lift the playing field 40 meters within half an hour, where it then serves as a roof. A seven-meter-high, walkable steel grate forms its supporting structure and contains all the lighting and acoustic installations of a hall. In the future, the stadium will offer up to 80,000 seats for open-air sporting events. For music events under a closed roof, the capacity could be increased even further thanks to the available interior space.

## 09 STADTKRONE OST

Stockholmerallee  
44269 Dortmund



... individual living arrangements and communal living could come together? New houses are being built in beautiful surroundings on Stockholm Avenue. Instead of semi-detached houses, we are proposing a new type: four residential units per house, each with its own entrance. Ground floor apartments have private patios, while upper floor apartments are accessed via front gardens. All units have differentiated outdoor spaces, complemented by a communal green space to the south. The “butterfly houses” open to the east, west, or south, never to the north. Their striking cubature: a U-shaped ground floor as the base, with elongated upper floors in an east-west orientation. The rows are offset from each other – for views and privacy. The construction is simple: aerated concrete, glulam beams, KalZip roof – sustainable and quick to implement.

## MODERN LIVING WITH QUALITY, OPENNESS, AND A LIVELY CONNECTION TO NATURE

PETERSEN ARCHITECTEN

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