



Press Information

Living by the Main River – Urban Quarter Offenbach Harbor

In the former industrial harbor on the Main River, the new urban quarter Offenbach Harbor is emerging on a total area of approximately 256,000 sqm. The largest development area located at the water in the Rhine-Main area offers space for an attractive mixture of living and working, for nightspots and shopping possibilities as well as close-to-nature recreation areas. With all this, the urban quarter Offenbach Harbor has everything essential for today's modern urban lifestyle.

Offenbacher Projektentwicklungsgesellschaft mbH (OPG) is responsible for developing and marketing. OPG are developing the quarter in line with a sustainable concept that considers enduring economical and ecological perspectives. The Deutsche Gesellschaft für Nachhaltiges Bauen (German Sustainable Building Council) awarded Offenbach Harbor – as one of the very first quarters – Gold in the category *Urban Quarter New Buildings*. The award ceremony took place during the EXPO REAL in October 2011 in Munich.

Target-oriented Realization

The quarter is being implemented in three construction phases; development is spreading from the East to the West. To create sustainable structures, a variety of uses are foreseen: a quarter center at the central harbor plaza, the harbor island with accommodation, office space and service areas as well as the Main River Quay with an education campus, offices and more service units. OPG is marketing by approaching investors, project developers and businesses wanting to benefit from the locational advantage of being based at one of the most dynamic economic regions in Europe.

Construction of the first domiciles began in August 2011. The investor ABG Frankfurt Holding is building more than 170 domiciles on the harbor island. They are being built as energy-saving passive housing and will be ready for occupancy in 2013. In a second phase, ABG Frankfurt Holding is planning additional condominiums.

At the same time, The City of Offenbach will build an elementary school, a child daycare center and a sports hall. The urban competition closed in August 2011; realization is planned for 2014/2015. Winner of the competition were the architects waechter & waechter from Darmstadt. The school will mark the beginning of the education campus where the Offenbach-based internationally renowned Academy of Art & Design (HfG) will moor.

OPG is developing the entire area with the perspective 2020+. Site development for the first section is underway; this section should be finalized by 2014. In addition, the areas surrounding the harbor plaza are being marketed; realization is foreseen for

2014. One third of the gross floor area of approximately 310,000 sqm has already been placed.

Lots of Open Space by the Water

The open space planning is an integral part of the overall planning of the urban quarter Offenbach Harbor. The open space planning opens the new quarter to the existing city area, helps strengthen Offenbach in rediscovering its location at the Main River and gives the residents the feeling of an urban, yet rural life.

The plan combines open spaces and paths running alongside the river to a network, which will be complemented by spacious green areas. A spacious public park is being laid out at the tip of the peninsular, in the West of the harbor area. From there, a splendid view unfolds along the river and towards Frankfurt's famous skyline. On the shore side, the harbor promenade and the Main River garden offer additional attractive perspectives.

In the Eastern area, the harbor plaza will serve as a prominent meeting place. With its spacious flight of stairs, sloping to the water, green areas and seating steps it will invite one to linger and relax. The water can be experienced here more than at any other urban location in the region.

Around the harbor plaza, which is skirted by arcades, there are numerous pastimes: from calm zones and retreats to restaurants, cafés and bars right through to shopping facilities.

Good connections to public transport, car sharing, bike- and footpaths as well as pedelec parking, ensure optimal accessibility and mobility.

Sustainable Solutions

Offenbach Harbor sets standards, also in climate-protecting and resource-saving interaction with energy. An energy concept was mutually developed between OPG and the local energy supplier Energieversorgung Offenbach AG. This concept views the urban quarter in its entirety. The plan is to supply the quarter with regenerative, CO₂-neutral biomass district heating and with green electricity. In addition, solar energy can be utilized to further reduce CO₂ emissions. The annual balance for the entire area assumes a total of under 5,200 tons of CO₂ emissions. The primary energy demand has been calculated at less than 22.000 megawatt hours.

In favor of low energy consumption, the residential buildings are being constructed corresponding to higher energy standards or to the passive house standard. Higher energetic standards are foreseen for public and commercial buildings. The office building standard has been specified at 20% below EnEV 2009 (German Energy

Conservation Regulations); the residential buildings will comply with KfW-Efficiency house-55.

The innovative drainage system in the new urban quarter will help to minimize the burden on the sewage system. Rainwater and polluted water are handled separately. Additional purification biotopes, which are planted with grasses and perennials, will naturally filter the rainwater and will subsequently provide the harbor basin with fresh water.

Lively Temporary Use

Apart from numerous possibilities of informing the public, Offenbach Harbor offers attractive intermediate uses for the transition period between an industrial history and an urban future. One of these is the Beach Club on the harbor island, which is well known, even beyond the region. The lively cultural center "Hafen 2" has settled on the harbor island at the future Main River Quay. In the wake of future development, "Hafen 2" will move to a new location on the outskirts of the new urban quarter at the beginning of 2012. An elementary school will be built on the current premises. Many matches ignite, in the true sense of the word, at the Boxing Club Nordend e.V. who have also taken up their quarters in Offenbach Harbor. Besides accomplishing sporting success, the club has achieved national recognition with their multiple prize-winning concept in the field of preventive youth work.

Subject-related discussions associated with the implementation of the Offenbach Harbor Project are held at regular and interdisciplinary symposiums. In this context, international experts such as city planners, architects, entrepreneurs, brand experts and lighting designers come together and bring in their experience from planning and implementing successful projects in Europe.

The old industrial harbor also offers creative minds a popular versatile setting to implement installations and artistic projects and to help shape the transformation. Art projects and exhibitions find a stage at the Academy of Art and Design, which is temporarily using the former oil hall. Furthermore, the harbor hosts events such as the world's largest Light-Art-Festival „Luminale“.

Art depicts an important integral role for waterfront living, working and leisure. OPG will tap into the creative potential of numerous agencies, designers and founders as well as the Academy of Art and Design, in order to establish a settlement of companies from cultural and creative industries at Offenbach Harbor with its surroundings. They will find an appropriate infrastructure; the attractive location in the Rhine-Main economic region creates closeness to a large number of potential clients.

Embarking on a Bright and Exciting Future

Offenbach Harbor is the most important urban development project in the city. The growing quarter is bringing the river back into the city. It is harmonizing modern people's requirements to living and leisure. At the same time, it is considering future generations through social responsibility. It is a place, where people will love to be. Everyone is invited to "hop on board" and to creatively help shape the change and progress.

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