



SITE
HOTEL INTERCONTINENTAL VIENNA
VIENNA ICE SKATING CLUB
AND VIENNA CONCERT HALL

DAS BESONDERE PROJEKT

REDEVELOPMENT OF THE INTERCONTINENTAL VIENNA/ VIENNA ICE SKATING CLUB /VIENNA CONCERT HALL SITE

Like no other part of the former Glacis the area surrounded by the Vienna Concert Hall (built in 1913), the Vienna Ice Skating Club (WEV) (established in 1899) and the InterContinental Vienna (built in 1964) documents the (architectural) history of Vienna in the 20th century. The modernisation of the area used by the WEV and the refurbishment of the hotel building offer the unique possibility of redesigning the presently unattractive and closed-off area as a public and multifunctional place making use of the Vienna Concert Hall to unite the ensemble structure. In the centre of the area: The outdoor ice-skating rink measuring approx. 6,000 m², which in summer offers multiple uses for sporting and cultural activities.

FACTS

Property size: 15,400 m²

Planned construction start: 2018,
end of ice skating season at the
Vienna Ice Skating Club (WEV)

Architect: Isay Weinfield

Developer: WertInvest

Contact: Daniela Enzi, CEO



WHAT IS BEING CREATED HERE:

- An architectural ensemble where history can be experienced.
- A generous public place and a city terrace.
- A hotel.
- A congress and event centre with Viennese flair.
- A place for sport, music and gastronomy.
- An open space for relaxation and enjoyment.
- Offices and apartments.
- A meeting place.

WHAT IS LOCATED WHERE

1 / SPORTING FACILITIES

In addition to ice skating, the new sports centre also offers numerous possibilities – some of them even outdoors: The WEV will be provided with an indoor training hall measuring 1,800 m² and situated in the basement, which can be used for ice hockey, figure skating and ice dancing. An indoor swimming pool will also be created in the basement. As well as a gym – which is missing in the neighbouring schools – that can be used by local sports clubs. There will also be a spa area and a fitness club which can be frequented by hotel guests as well as other visitors.

2 / VIBRANT PEDESTRIAN ZONE

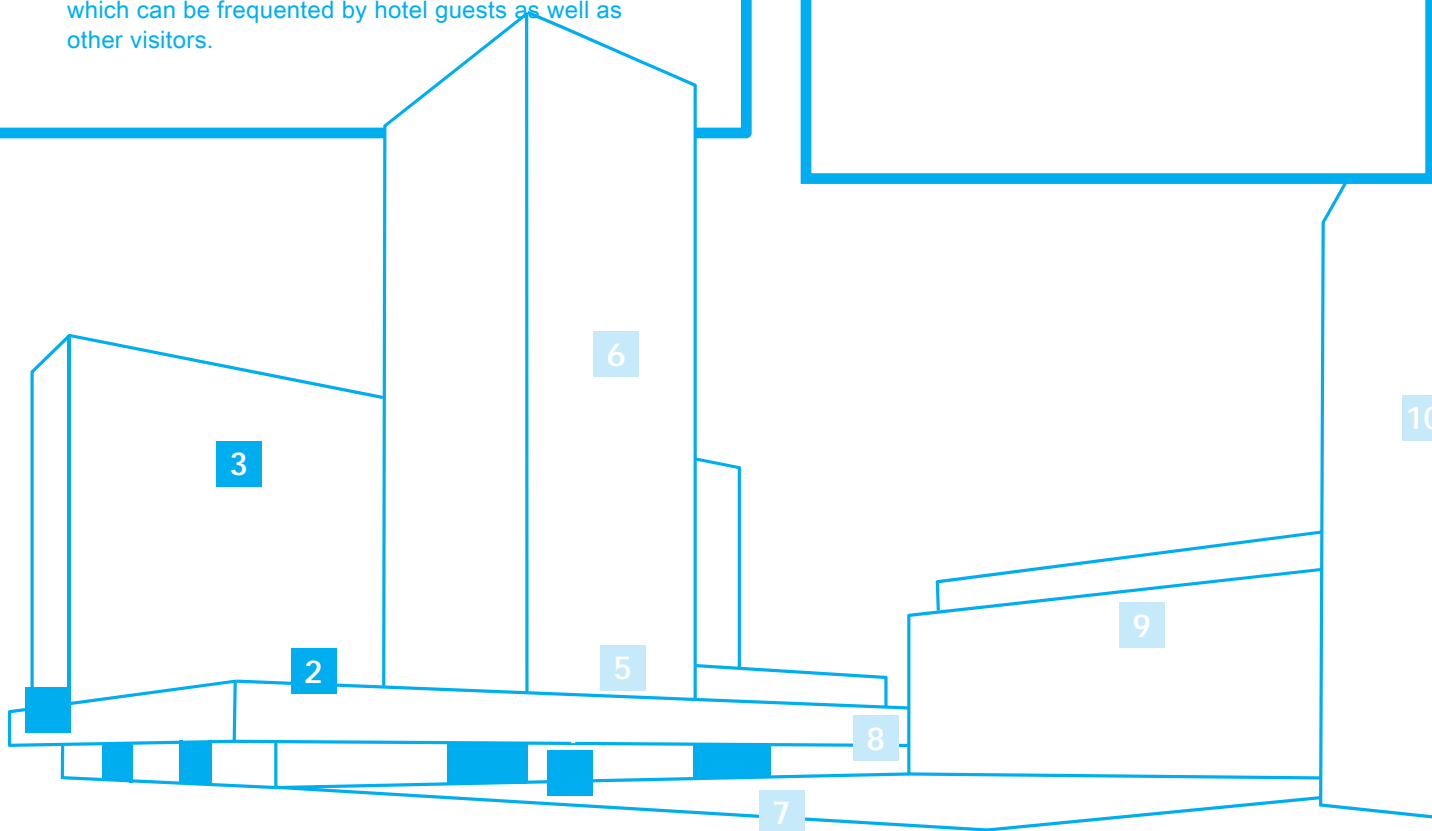
The design increases the public space substantially: it opens up the 6,000 m² of (ice skating) site and adds a publicly accessible terrace that acts as a stage, offering a view over what is happening below. Thus, the design reaches its goal simultaneously on two levels: On ground floor level, the many uses of the site can be connected. This “entry zone” connects the hotel entrances, congress and event centre, the buildings of the WEV, spa and swimming pool, apartment tower and restaurants and creates an elegant zone with shops and cafés. The publicly accessible terrace offering a perfect view over the square is situated above at mezzanine level.

3 / THE HOTEL BUILDING

The restoration of the InterContinental seeks to display and underline the beauty of the building designed by C. Appel and W. Jaksch: the clear and spacious design of the building, the elegance of the great entrance hall, the carefully thought-out room design, the simple and relaxed luxury that symbolizes a certain lifestyle. The number of rooms will remain constant at approx. 450 rooms. The connecting design of all buildings will create an ensemble which places the resulting space in the middle: in the winter it functions as an ice skating rink, in summer as an open space for culture, sports and other leisure activities. “Serviced apartments” will complete the offer: small apartments with hotel service for a stay of a couple of weeks, e.g. for the use of business people or visiting artists performing at the Vienna Concert Hall. Sustainability, energy efficiency and ecology in construction and operation are a strict guideline of the development.

4 / OPENNESS AND NEW PATHS

“Openness” is one of the key ideas of the architectural and landscape design. Architect Isay Weinfeld emphasises again and again how important openness – which includes the opening up of the site – is for him. Passages and paths connect the Lothringerstraße with the Heumarkt, creating new passages between the first and third district. A lot of outdoor space will be created – including on the city terrace.



5 / THE CONGRESS- AND EVENT CENTER

The new and generous congress and event centre creates a valuable addition to Vienna's facilities as a congress city. Situating the event rooms in the "mezzanine" area means that they offer a wonderful view over the ice rink. An event room about 1000 m² in size as well as several small to medium-sized event rooms offer such possibilities which already in 1964 made the InterContinental Vienna one of the leading Viennese congress hotels – now equipped with up-to-date technical standard according to today's requirements.

6 / THE APARTMENT TOWER

The building next to the InterContinental measures about 73 metres. Starting from the 3rd floor it offers 7,700 m² for apartment use.

7 / BOULEVARD LOTHINGERSTRASSE

The improvement of the currently unsatisfactory traffic control system on the Lothringerstraße was part of the architecture and landscape competition. It is planned to move the lanes on Lothringerstraße in the direction of the first district. However, that does not mean that a lane will be lost for traffic. On the contrary, an attractive and wide area – also for the Vienna Concert Hall – will be created. The area situated in front of the site will in future offer more space and will be tree-lined. The reconstruction will be financed from the project without putting a strain on the city's budget. The existing underground parking of the InterContinental Vienna will be reasonably enlarged.

8 / THE NEW PLACE

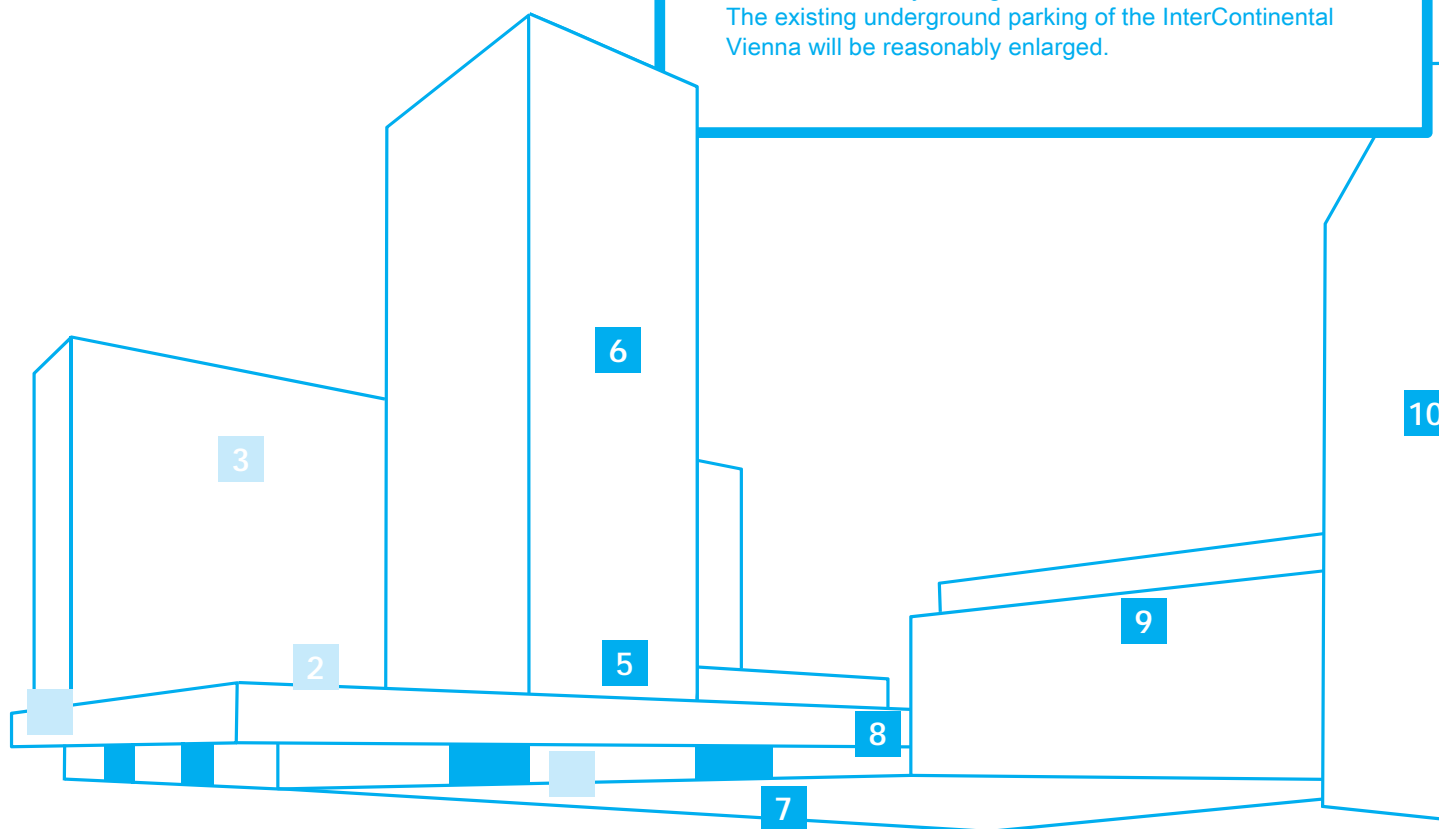
The area – measuring about 6,000 m² – surrounded by the buildings which in winter is used as an outdoor ice-skating rink, is designed in such a way that it can be used as an publicly accessible open space in the season when the ice skating does not take place. The site can be used for various sports, culture and other leisure activities. An attractive open space offering a high quality of stay. The partitions necessary for ice skating and ice hockey will be promptly removed at the end of the season, creating a generous outdoor space from spring to autumn. A balance between gastronomy and consumption-free areas goes without saying. The place will provide a beautiful entrance for the visitors of the Concert Hall or Akademietheater as well as an outdoor relaxation area and meeting place. It will be attractive for people to stroll along and relax and will also develop unique facilities in accordance with its surroundings.

9 / THE CULTURE- AND SPORTS BUILDING

The new building on the Heumarkt will house the offices of the WEV as well as offices for organisations and institutions cooperating with the Vienna Concert Hall. The top floors will house "service apartments".

10 / THE CONCERT HALL

The Viennese Concert Hall can be enjoyed in its full glory and will also be given new possibilities to grow, i.e. by means of outdoor concerts taking place on the public place.



THE FACILITIES OFFERED BY THE PUBLIC AREA

A place with many opportunities

The design of the architect Isay Weinfeld emphasises elegance and understatement. One of the maxims of the Brazilian architect is that people are at the centre of all architectural concerns. Weinfeld's design solves the opening up of the area and the many requirements of its uses perfectly and with attention to detail. To give but one example, his idea of a public city terrace: On the ground floor, an elegant zone connects the entrances to the hotel, restaurants, congress centre, ice skating club and the other sporting facilities. This creates a generous, additional space for the public on the mezzanine level, offering a beautiful view over the ice rink in winter and a place to relax in summer. This terrace also creates a beautiful patio for a large multi-functional event room that enables visitors to congresses and events to experience Vienna up close and personal.



A MEETING PLACE

- A closed area will be integrated into city life, inviting people to relax
- The ice rink can be seen better and will be part of city life
- In the summer months the ice rink will be used for various sports and musical events
- Passages and paths connect the Lothringerstraße and the Heumarkt creating new links between the first and third district
- A relocation of the lanes on the Lothringerstraße improves the traffic management and creates better access to the Concert Hall and Akademietheater. The new office space can be used by organisations and institutions cooperating with the Vienna Concert Hall in the sense of a “music cluster”
- New sporting facilities – a new ice rink, a gym for neighbouring schools – and a “Sport & Spa” area including a swimming pool can be used all year round

A PLACE WITH VIENNESE TRADITION

- The WEV offers ice sports and fun on ice with up-to-date equipment
- The sports facilities offered are enhanced and can be used all year round
- The Vienna Concert Hall benefits from new possibilities
- The InterContinental Vienna – the first hotel of an international chain in Vienna – meets the highest expectations regarding hospitality and lifestyle
- The congress city Vienna benefits from the generous inner-city conference area
- A manifold gastronomic offering that meets every requirement
- Strolling, relaxation and enjoyment.

The design has convinced an international jury and was chosen as the winner of the architecture and landscape competition in February 2014. Prior to the competition, a cooperative procedure consisting of developers and the members of the City of Vienna took place. In this procedure the urban planning and architectural guidelines that served as the basis for the redevelopment and construction of the area were stipulated. Part of these guidelines is the possibility to create a slim building with higher measurements that takes the special situation in the former Glacis and the architectural history of the area into account. The tower designed by Isay Weinfeld creates not only a lot of space for the public areas. It can also be viewed as a confident but still understated sign that the history of this place continues on in the 21st century. The next months will be marked, as previous months have been, by a continuous dialogue with the city of Vienna and district, institutional representatives and the public, regarding the detailed planning for the building, the sports facilities and the open spaces.



OVERVIEW OF THE PROCEDURES

2012

- Expert hearing
- Cooperative planning
- First public exhibition

2013

- Second public exhibition
- The urban development committee agrees to the findings of the cooperative procedure
- Start of the international architecture competition
- First jury meeting: 6 concepts remain from 24 concepts for further development

2014

- Second jury meeting: Isay Weinfeld's design is selected
- Third public exhibition

NEXT STEPS

- Zoning:
Magistrate assessment for re-zoning draft

2015

- Application for re-zoning
- Preliminary design phase
- Town council vote on application for re-zoning

2018

- Start of construction after ice-skating season

2020

- Building completion