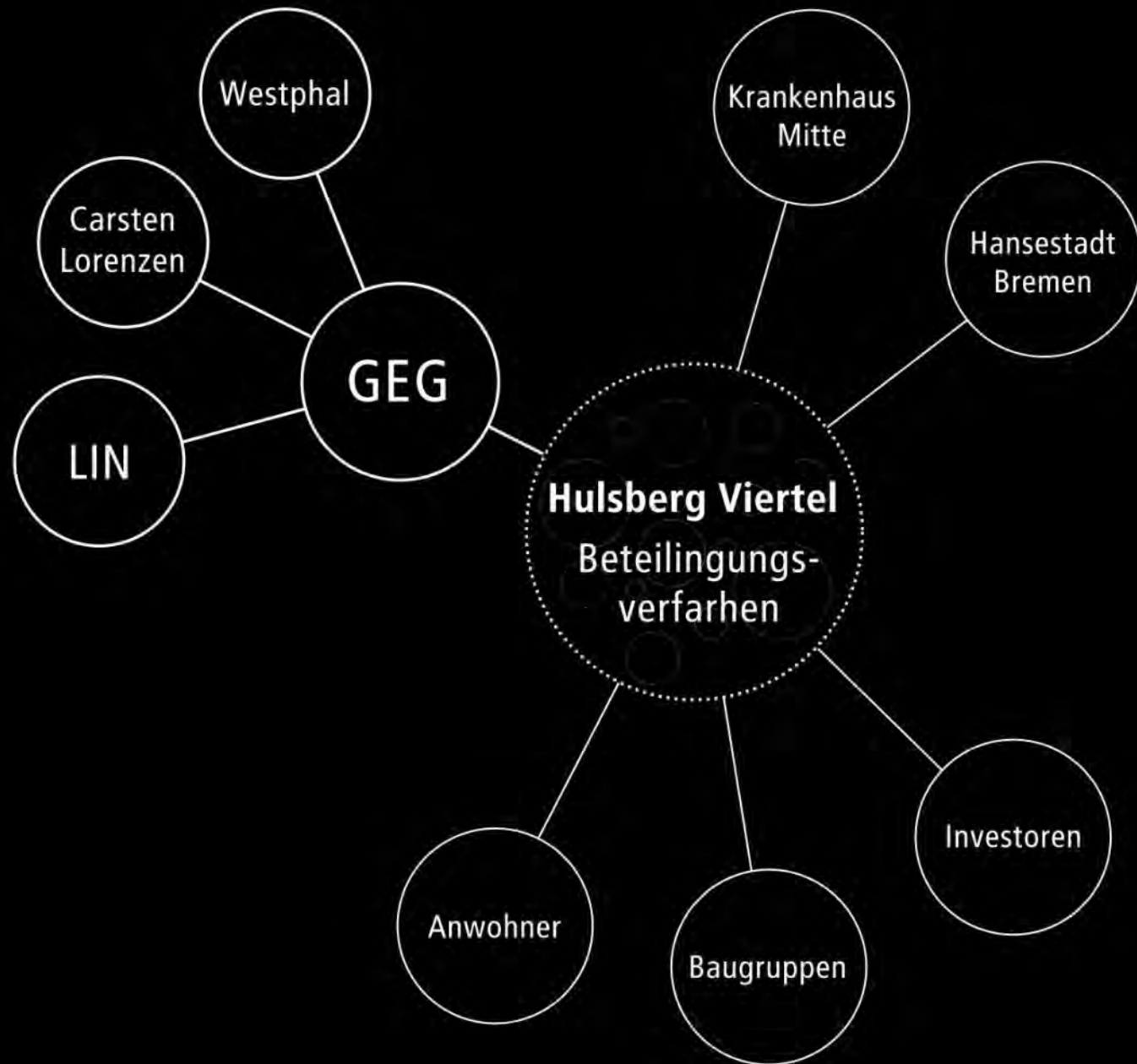


LIN

NEUES HULSBERG-VIERTEL BREMEN

STÄDTEBAULICHES GUTACHTERVERFAHREN

ZWISCHENPRÄSENTATION 13.10.12



LIN



Bremer Überseestadt
288 ha

Neues Hulsberg Viertel
14 ha

Stadtwerder
10 ha

STADTENTWICKLUNG

LIN



NEUES HULSBURG-VIERTEL 14 ha

LIN

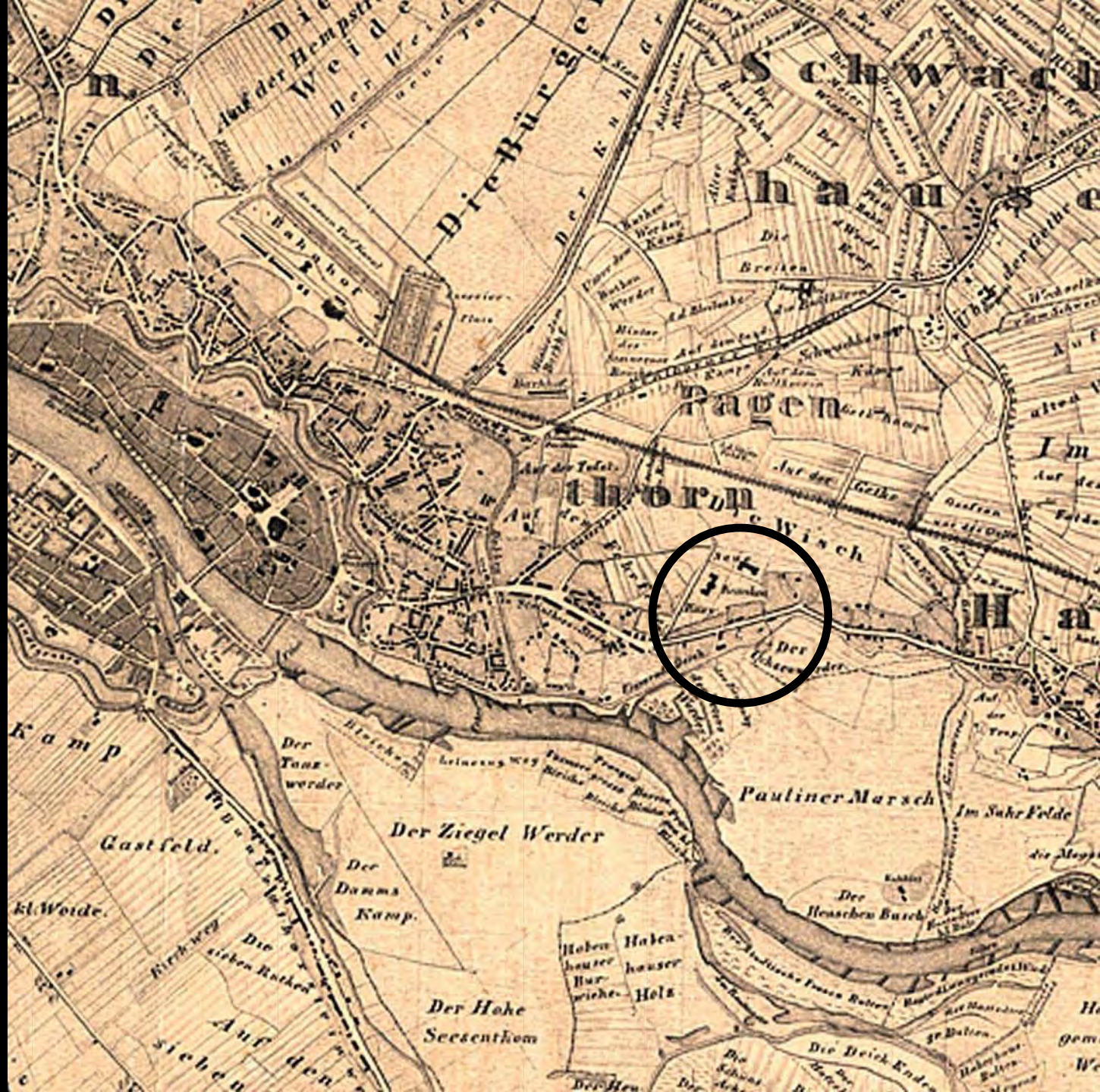
ATLAS

LIN

1740

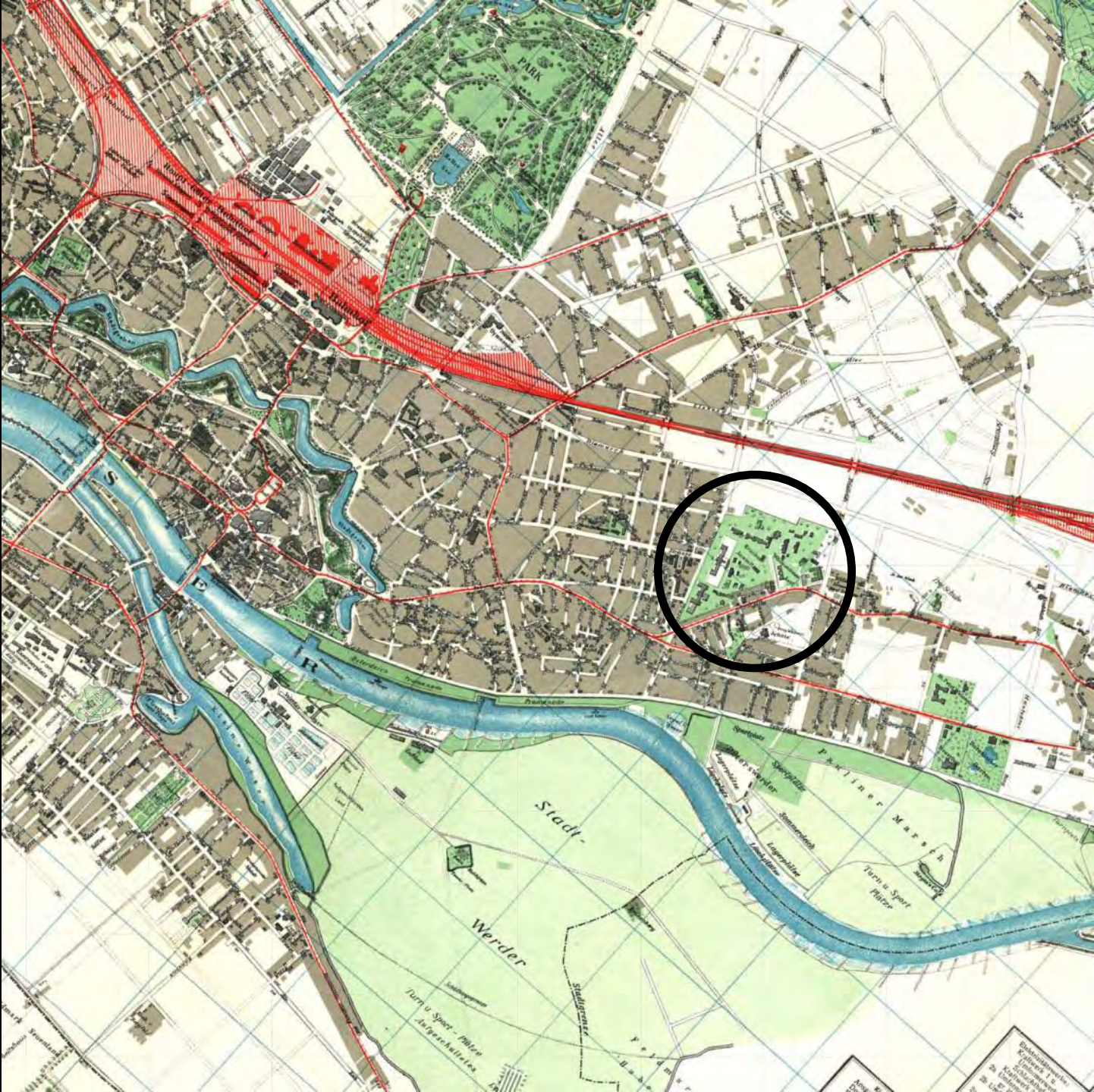


LIN



1851

LIN

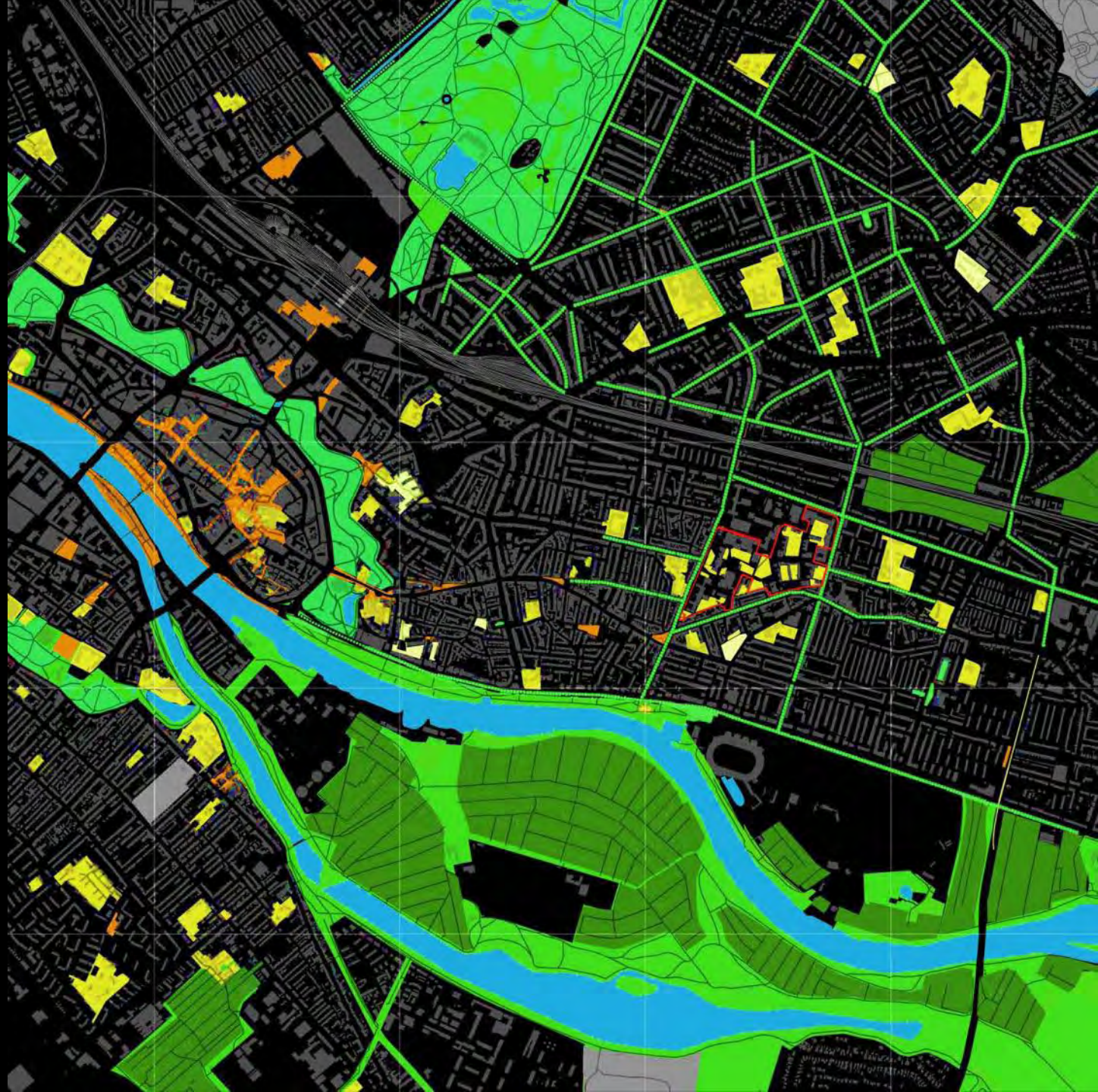


1913

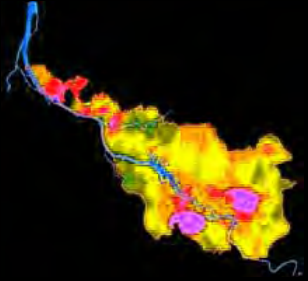
LIN

-  Parks
-  Grünanlagen
-  Lokale Grünflächen
-  Kleingartenkolonien
-  Öffentliche Einrichtungen mit Grünfläche
-  Friedhöfe
-  Fußgängerbereiche
-  Straßen mit dichtem Baumbestand

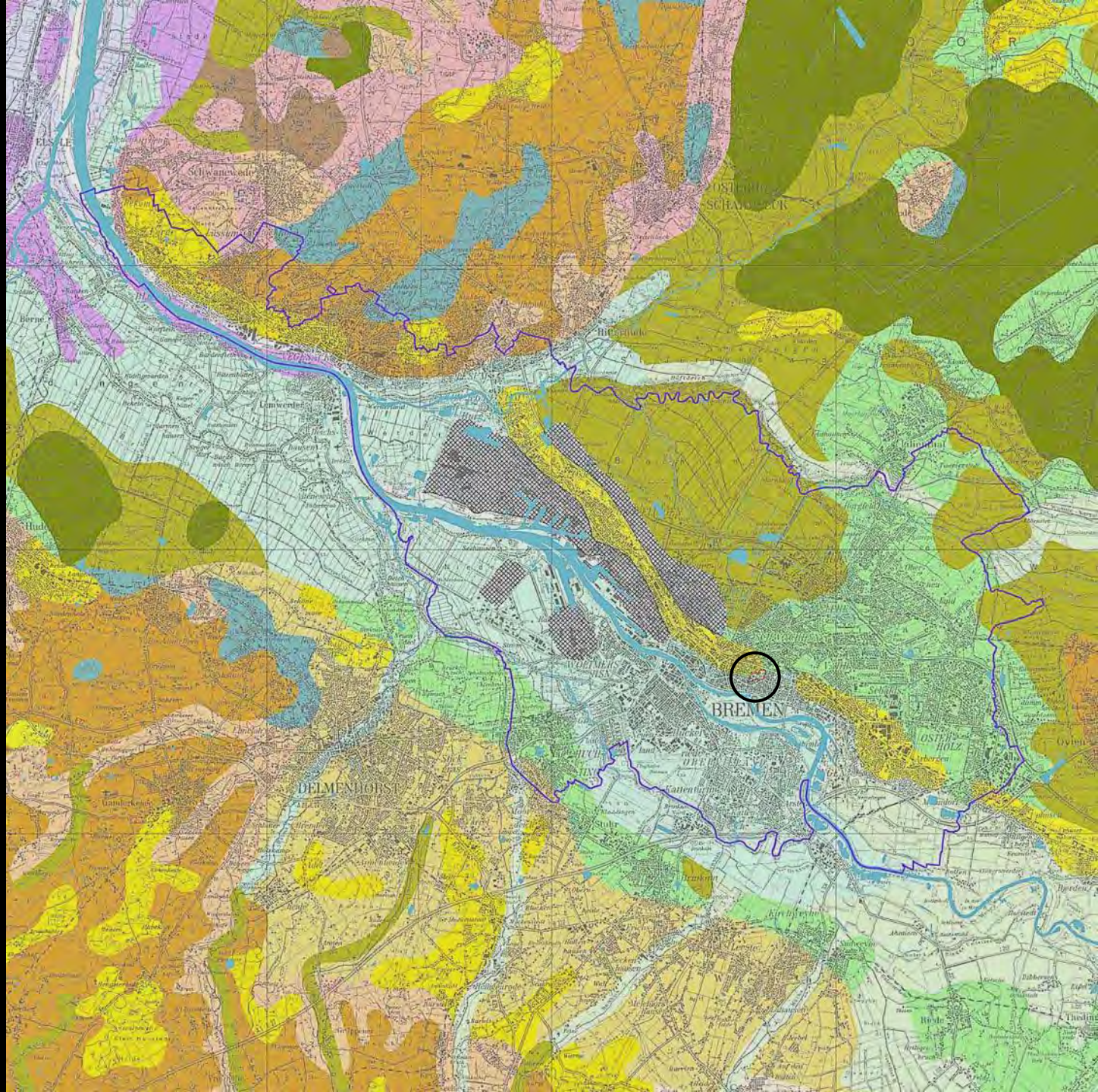
LANDSCHAFT



LIN



GEOLOGIE



LIN

-  Innenstadtbereich
-  Bremer Zeile
-  Gewerbe
-  Öffentliche Einrichtungen
-  Aufgelockerte Bebauung
-  Reihenhausbauung
-  Gartenkolonie

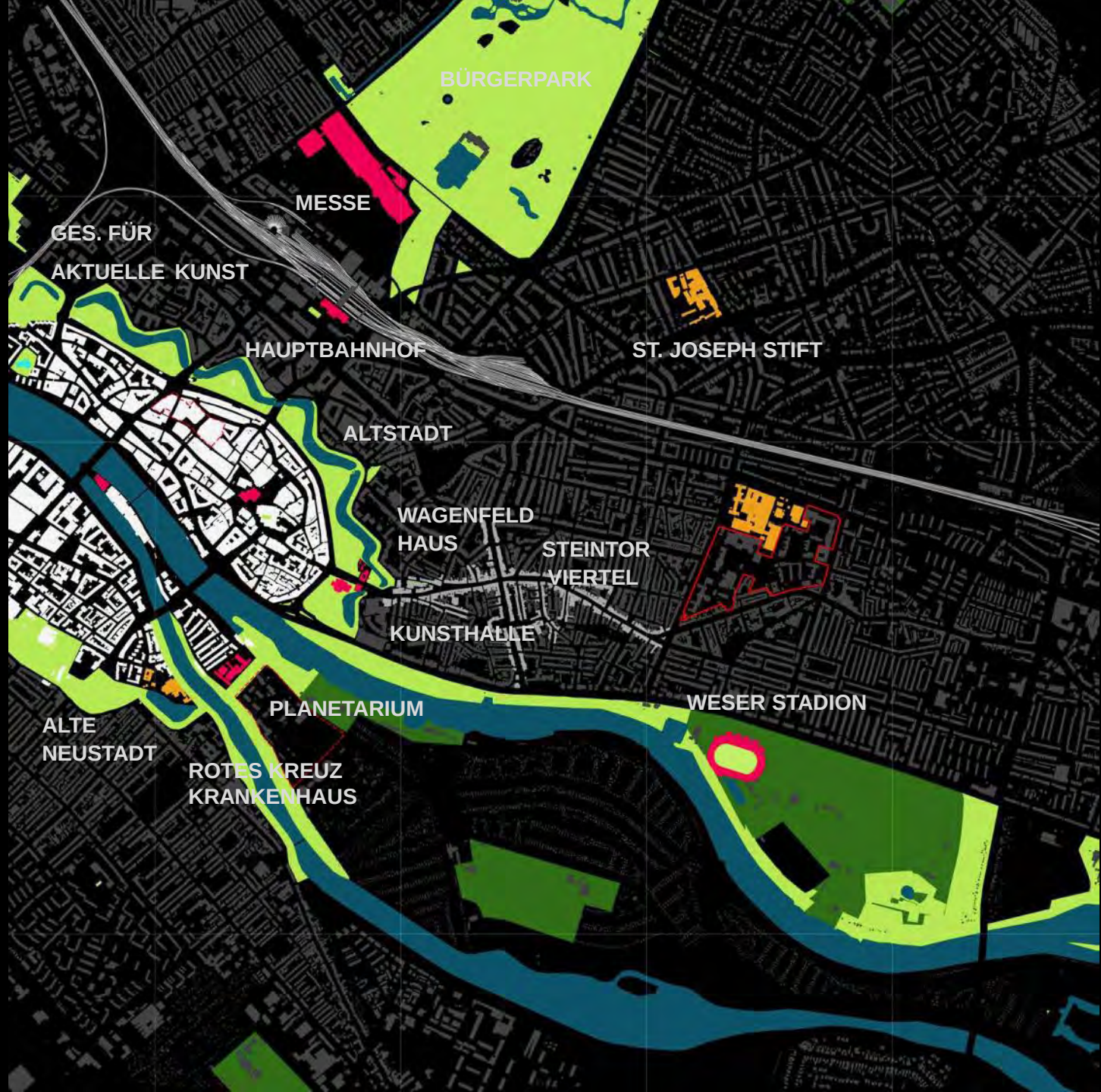
TYPLOGIE



LIN

-  Parks
-  Sportanlagen
-  Innenstadt
-  Krankenhäuser
-  Öffentliche Einrichtungen
-  Steintorviertel
-  Stadtentwicklungsprojekte

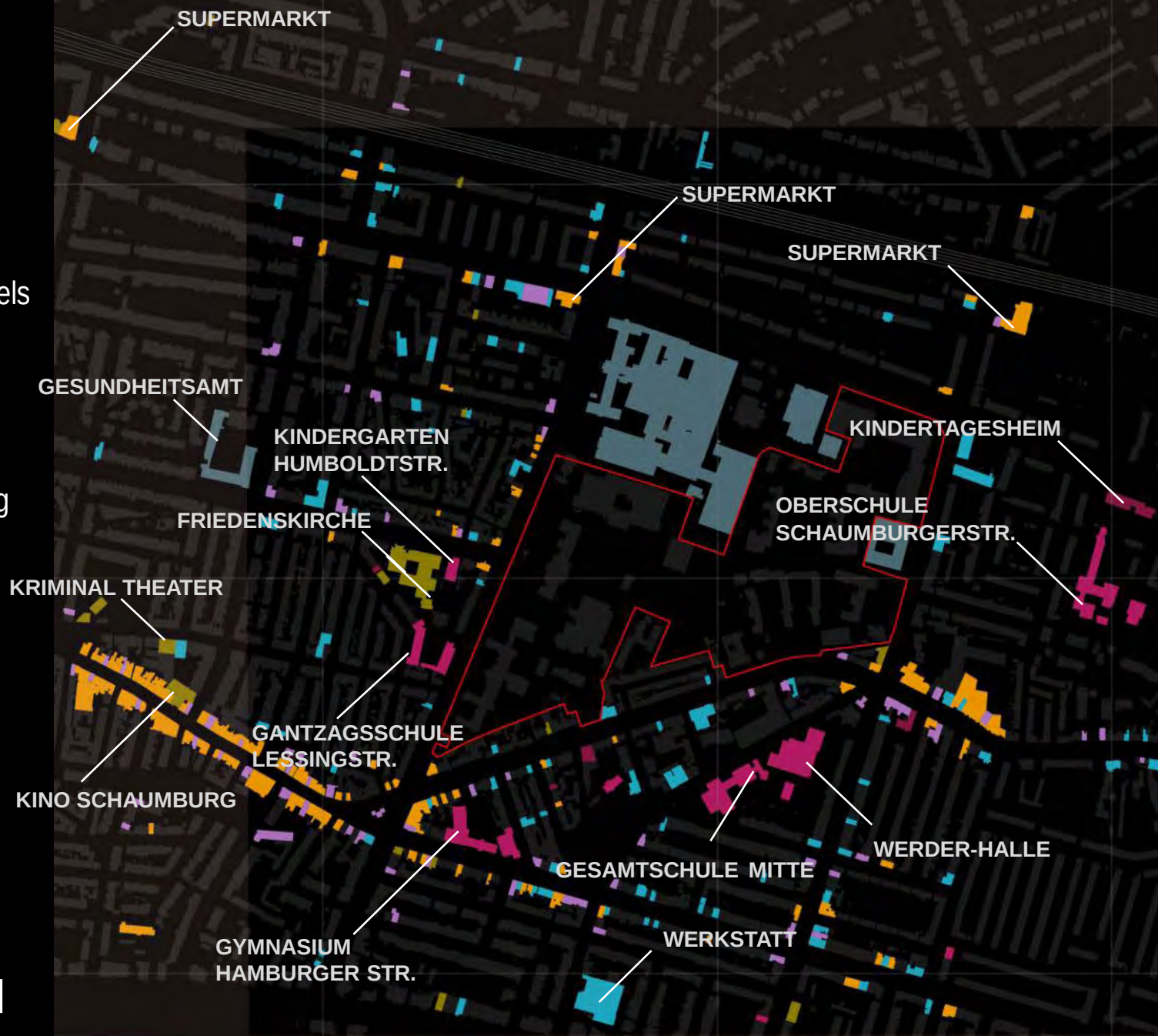
PROGRAMM



LIN

- Gesundheit
Krankenhäuser
- Gastronomie / Hotels
- Sozial- und Kultur-
einrichtungen
- Schule und Bildung
- Kindergärten
- Büro / Werkstatt
- Einzelhandel

PROGRAMM



LIN

- Öffentliche Grünanlagen
- Straßen mit dichtem Baumbestand
- Private Grünflächen
- Sportanlagen



LANDSCHAFT



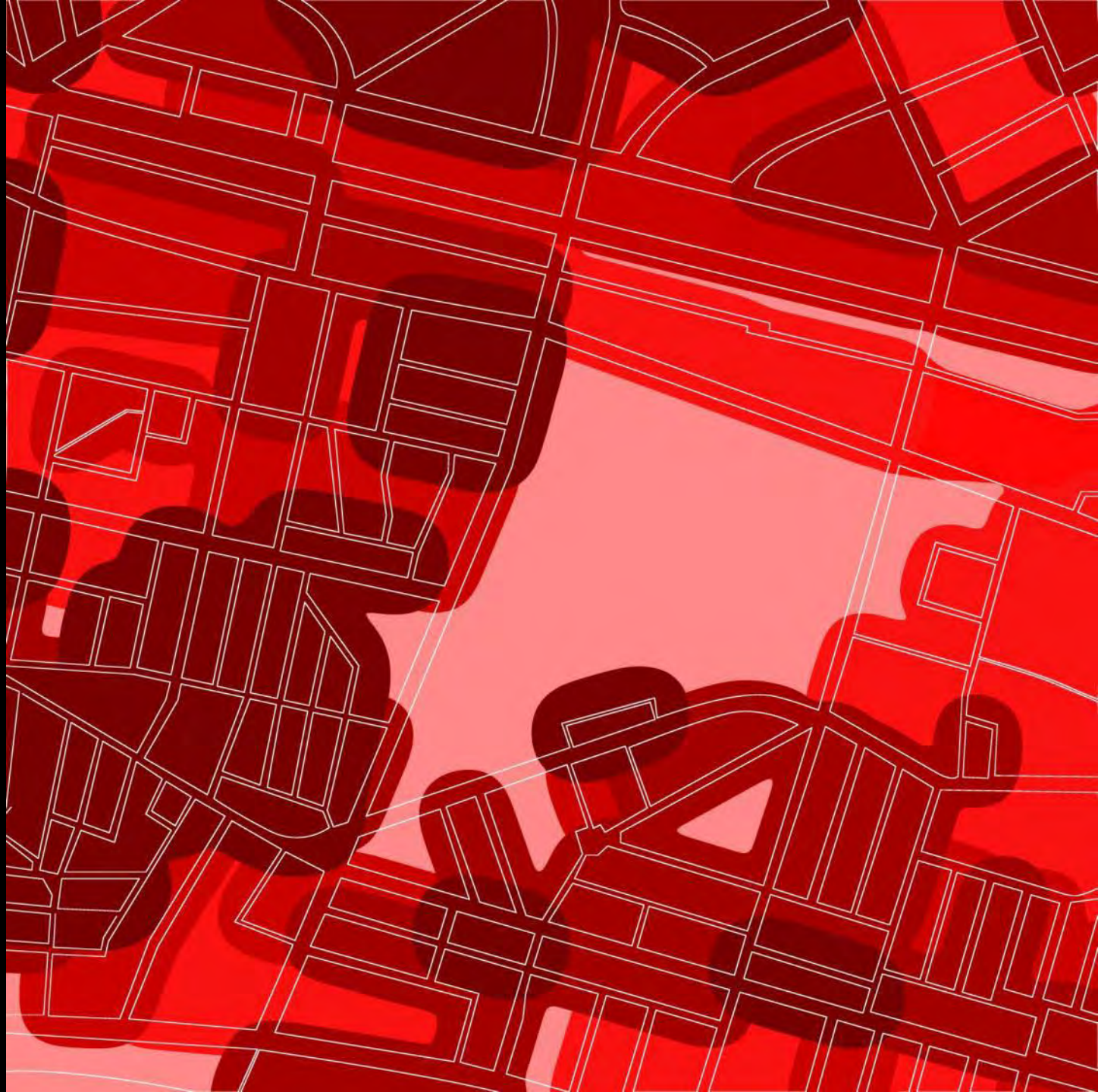
LIN

0

150

Einwohner pro Hektar

DICHTE



LIN

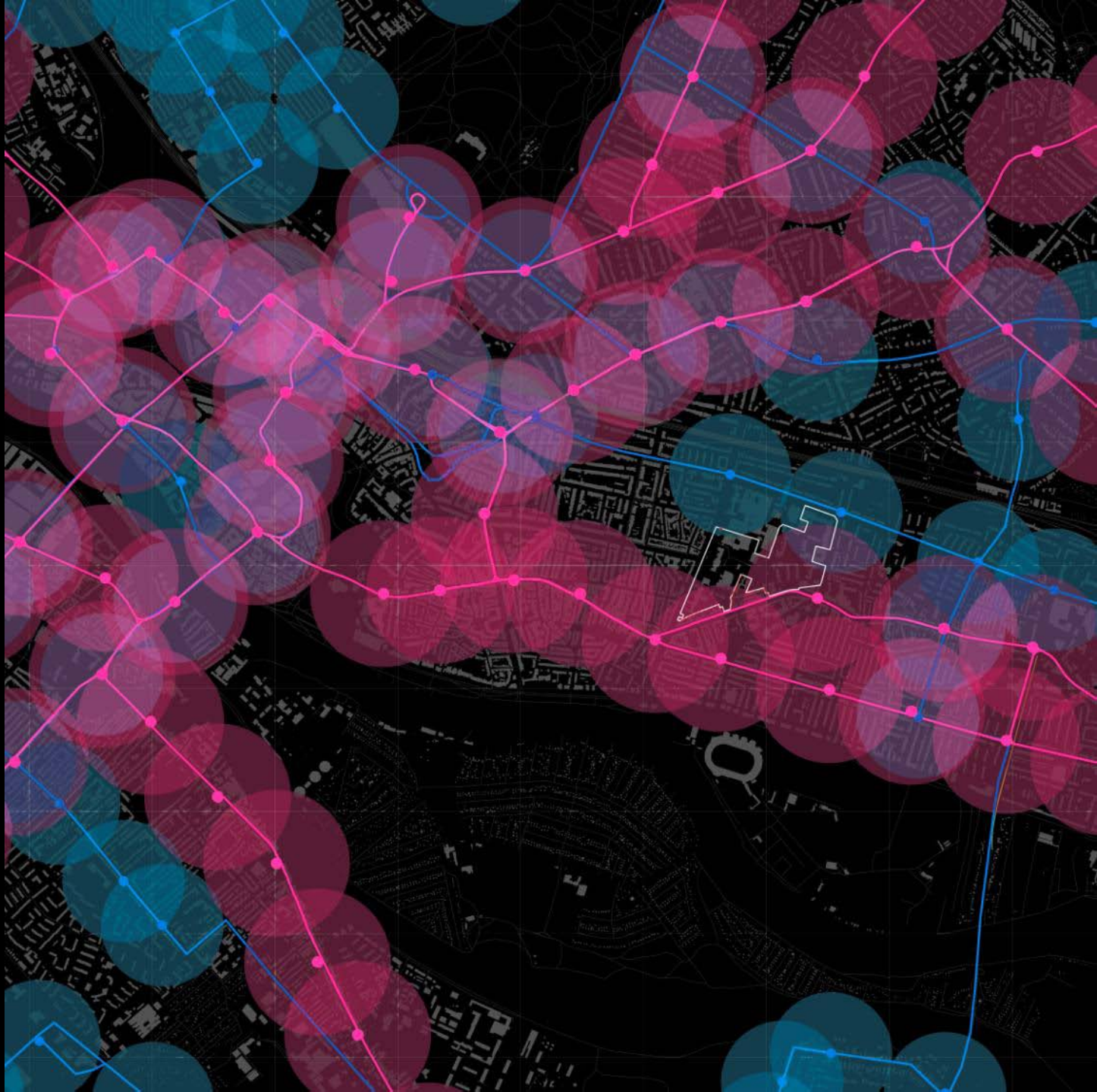
● Straßenbahn

● Buslinien

■ Straßenbahn (300 m)

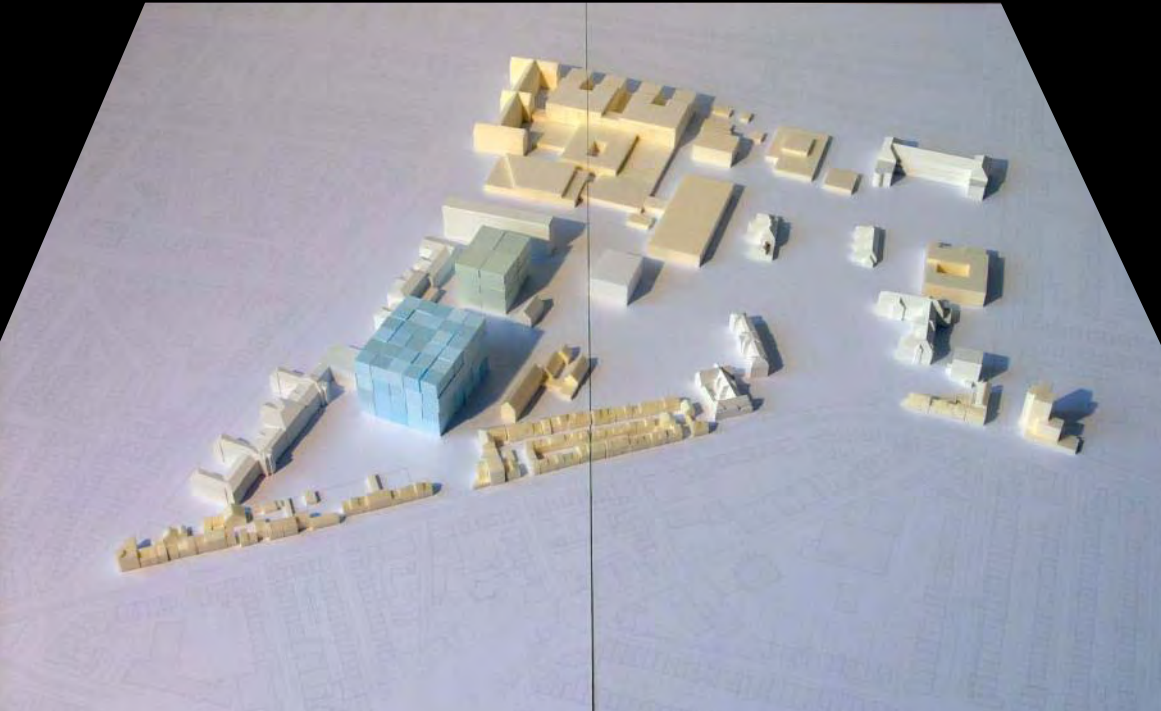
■ Bus (250 m)

MOBILITÄT



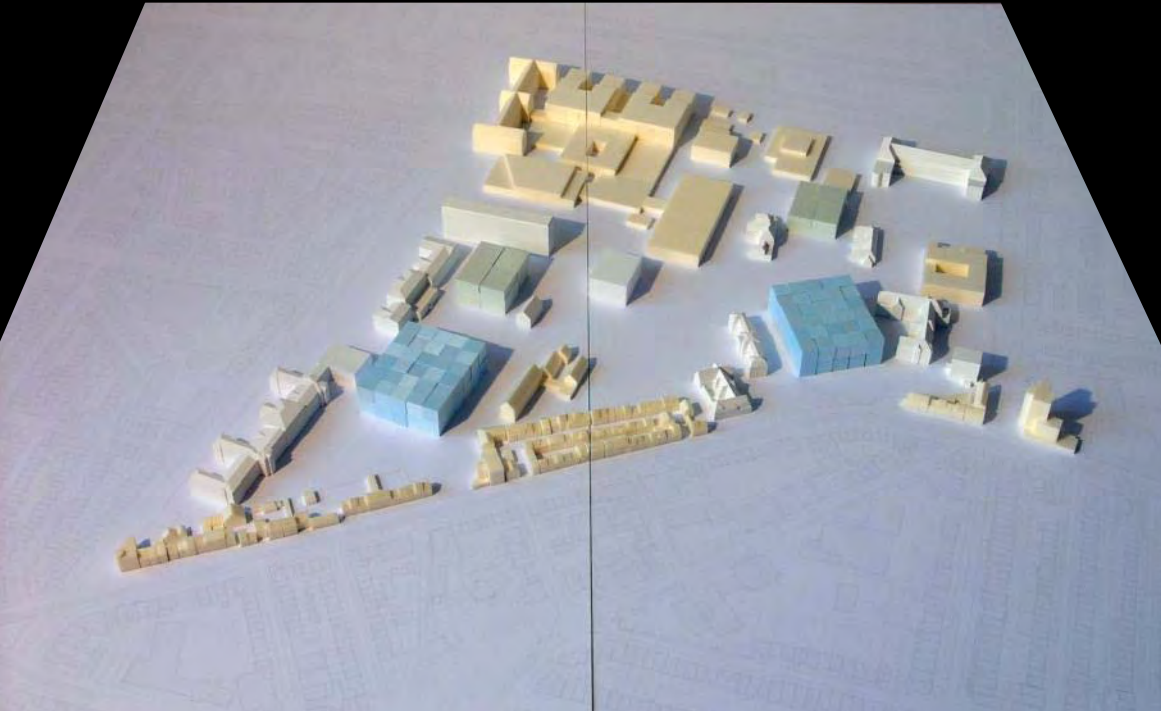
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PROZESS



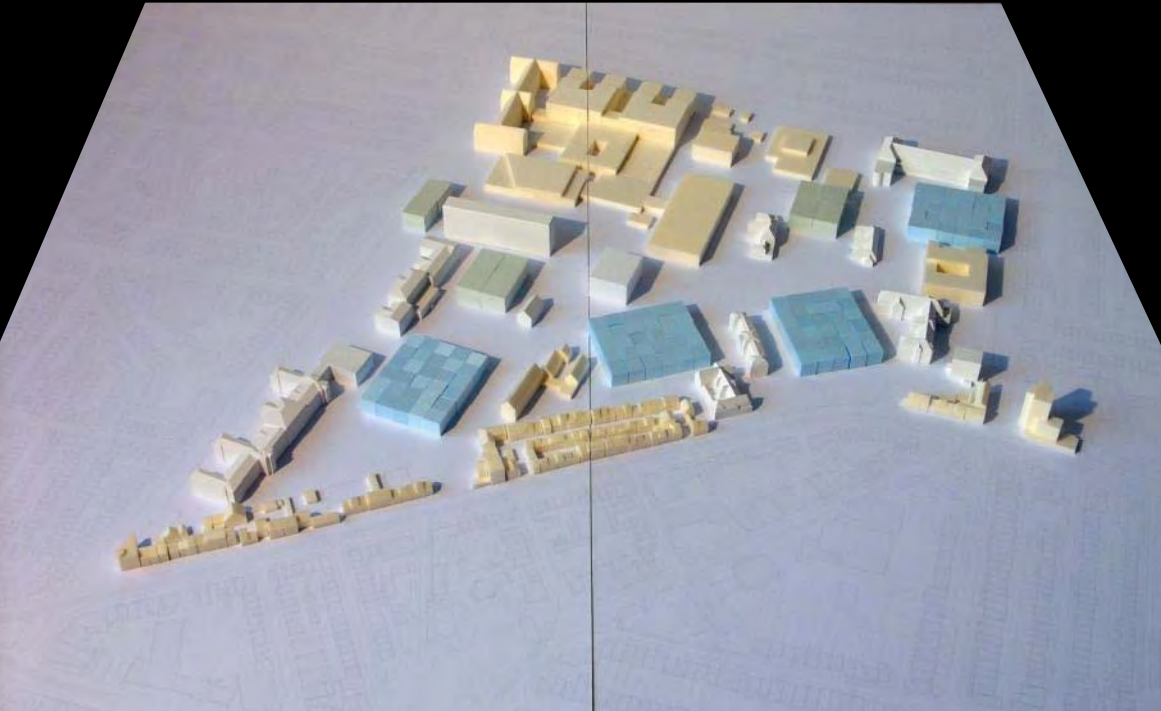
ONE VOLUME

	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	4 320	24 549	m²
GF Parken	2 000	7 300	m²
<u>GF total</u>	23 330	46 489	m²
Freifläche	115 670	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	64 800	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	166 204	162 765	m²
Max N of floors	1	4	
N of new build.	1 +1pk	19 +2pk	
<u>GRZ total</u>	0,17	0,33	
<u>GFZ total</u>	1,20	1,17	



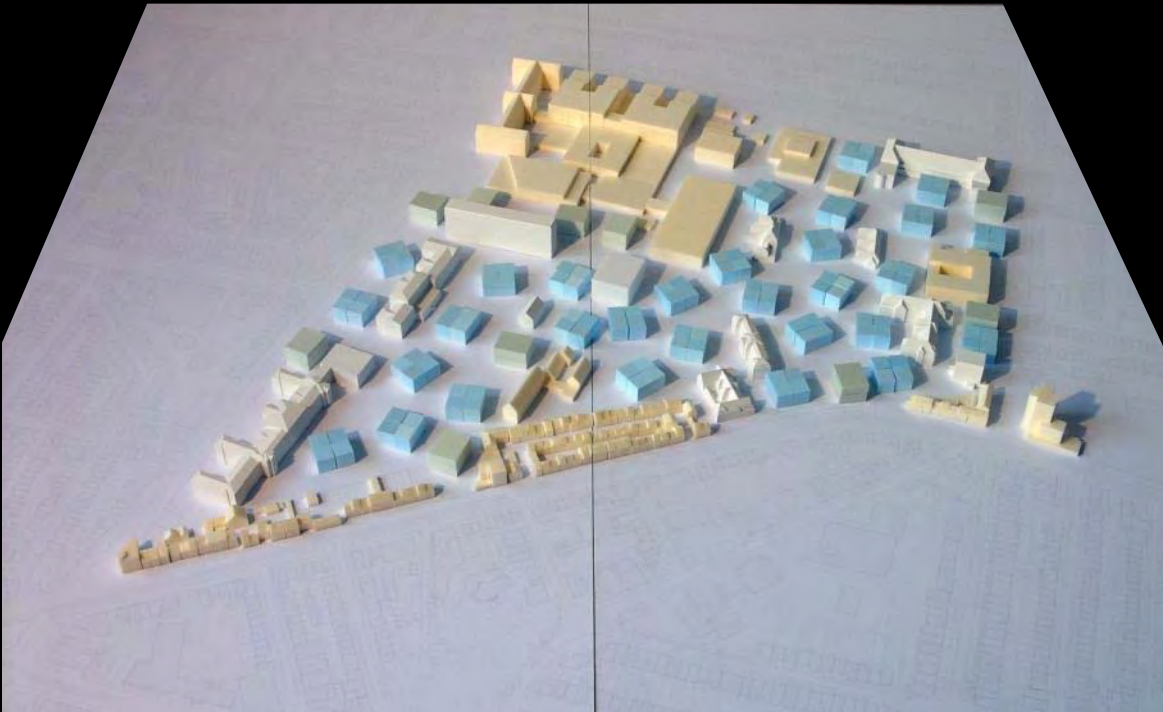
TWO VOLUMES

	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	8 640	24 549	m²
GF Parken	2 000	7 300	m²
<u>GF total</u>	27 650	46 489	m²
Freifläche	111 350	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	64 800	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	166 204	162 765	m²
Max N of floors	8	4	
N of new build.	2 +2pk	19 +2pk	
<u>GRZ total</u>	0,20	0,33	
<u>GFZ total</u>	1,20	1,17	

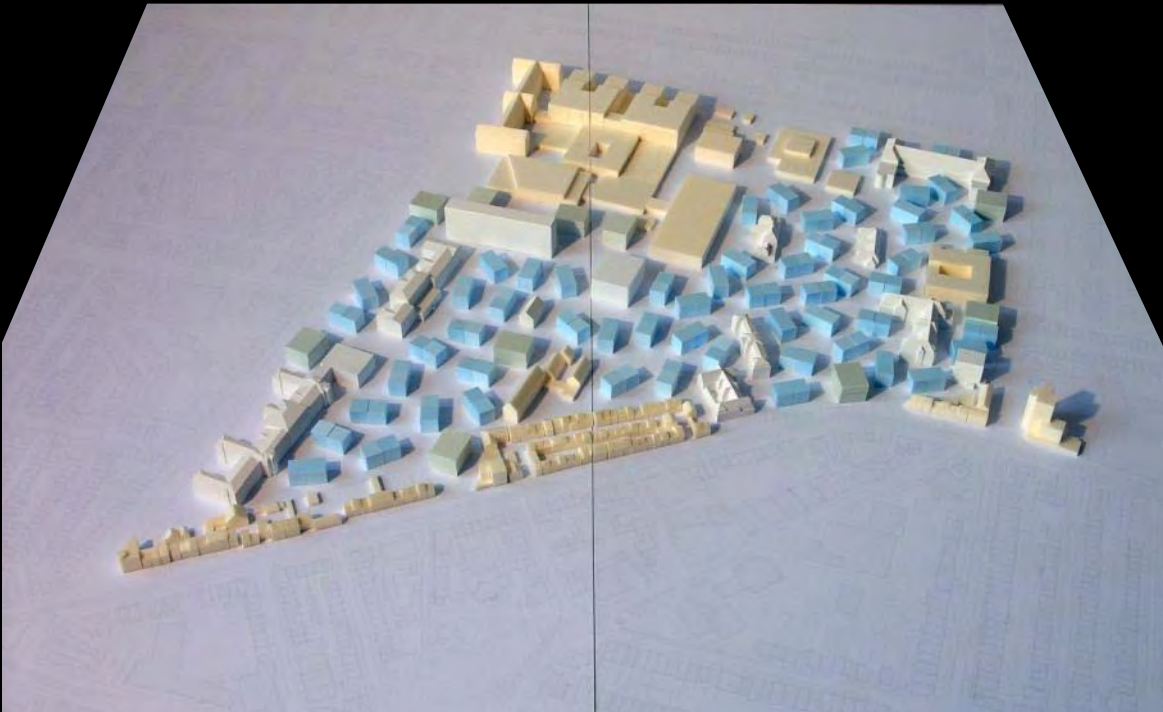


FOUR VOLUMES - FLAT

	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	17 280	24 549	m²
GF Parken	3 000	7 300	m²
<u>GF total</u>	37 290	46 489	m²
Freifläche	101 710	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	64 800	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	166 204	162 765	m²
Max N of floors	4	4	
N of new build.	4 +3pk	19 +2pk	
<u>GRZ total</u>	0,27	0,33	
<u>GFZ total</u>	1,20	1,17	

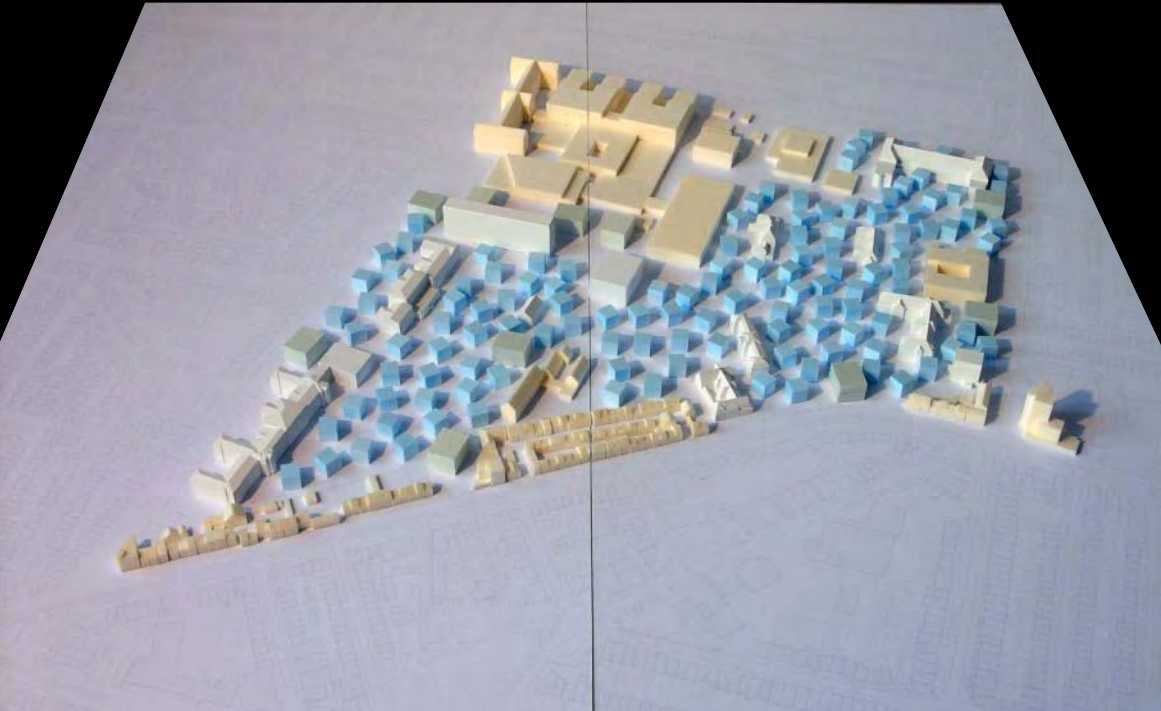


	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	17 280	24 549	m²
GF Parken	5 000	7 300	m²
<u>GF total</u>	39 290	46 489	m²
Freifläche	99 710	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	64 800	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	166 204	162 765	m²
Max N of floors	4	4	
N of new build.	30 +10pk	19 +2pk	
<u>GRZ total</u>	0,28	0,33	
<u>GFZ total</u>	1,20	1,17	



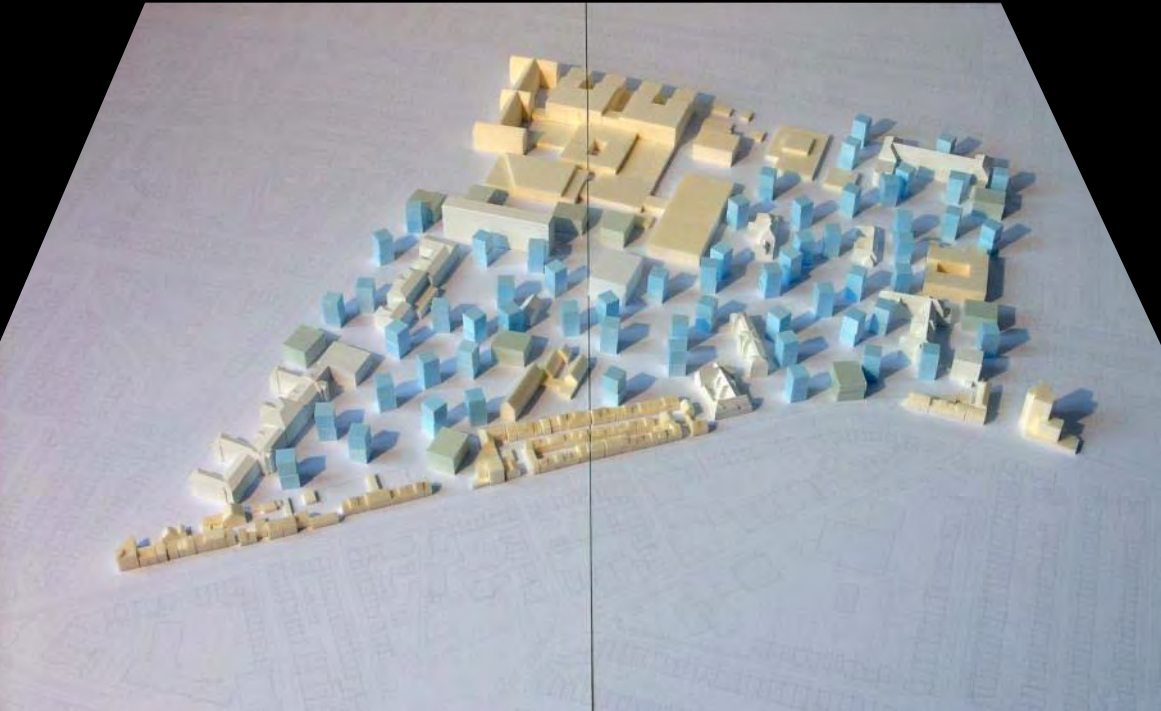
2 CUBES - FLAT

	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	17 280	24 549	m²
GF Parken	5 000	7 300	m²
<u>GF total</u>	39 290	46 489	m²
Freifläche	99 710	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	64 800	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	166 204	162 765	m²
Max N of floors	4	4	
N of new build.	60 +10pk	19 +2pk	
<u>GRZ total</u>	0,28	0,33	
<u>GFZ total</u>	1,20	1,17	



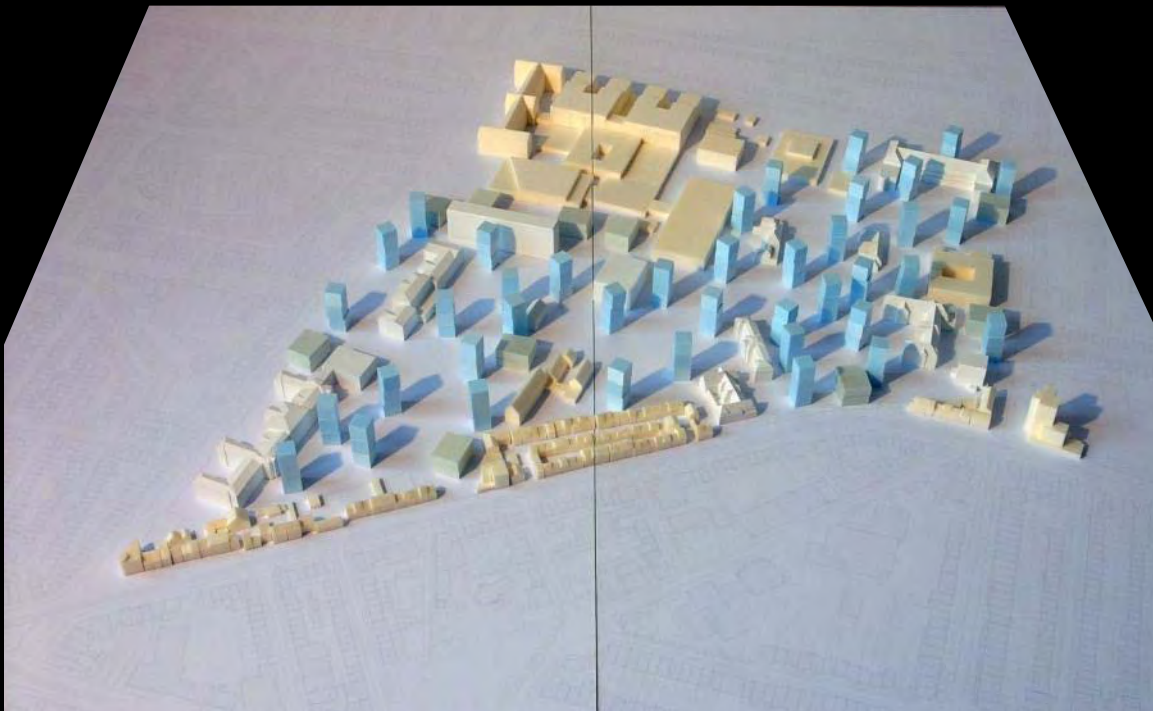
CUBES SPRAWL

	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	17 280	24 549	m²
GF Parken	5 000	7 300	m²
<u>GF total</u>	39 290	46 489	m²
Freifläche	99 710	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	64 800	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	166 204	162 765	m²
Max N of floors	4	4	
N of new build.	120 +10pk	19 +2pk	
<u>GRZ total</u>	0,28	0,33	
<u>GFZ total</u>	1,20	1,17	



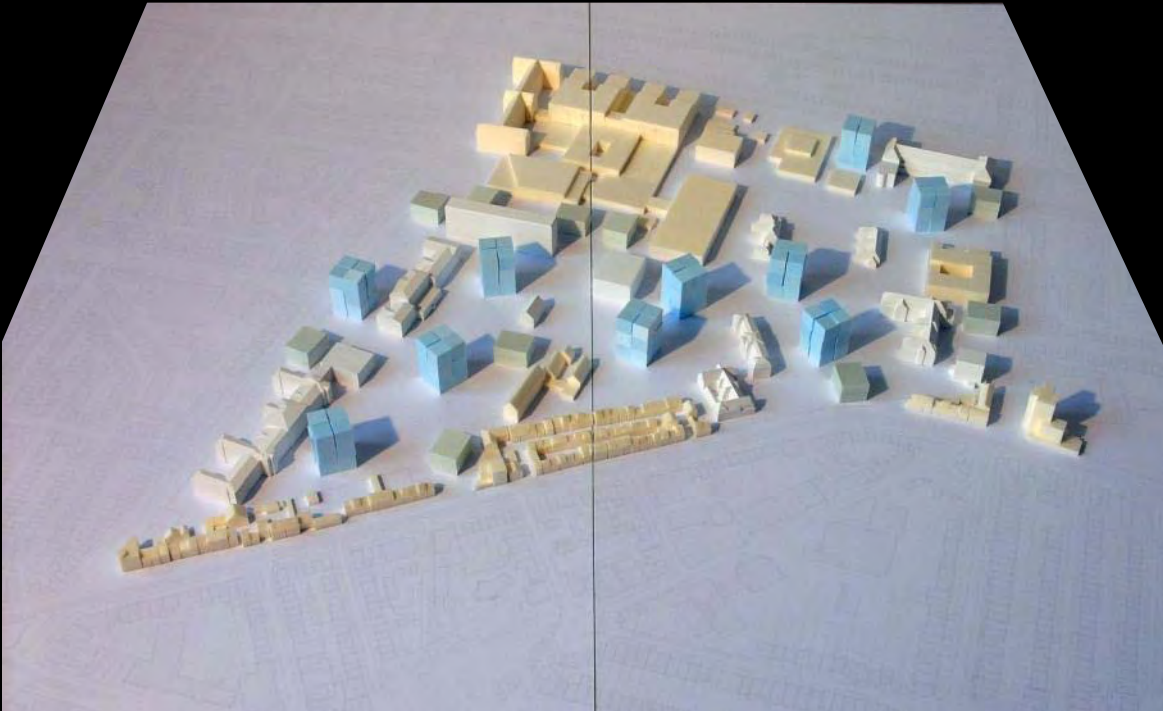
2 CUBES - VERTICAL

	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	8 640	24 549	m²
GF Parken	5 000	7 300	m²
<u>GF total</u>	30 650	46 489	m²
Freifläche	108 650	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	64 800	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	166 204	162 765	m²
Max N of floors	8	4	
N of new build.	60 +10pk	19 +2pk	
<u>GRZ total</u>	0,22	0,33	
<u>GFZ total</u>	1,20	1,17	



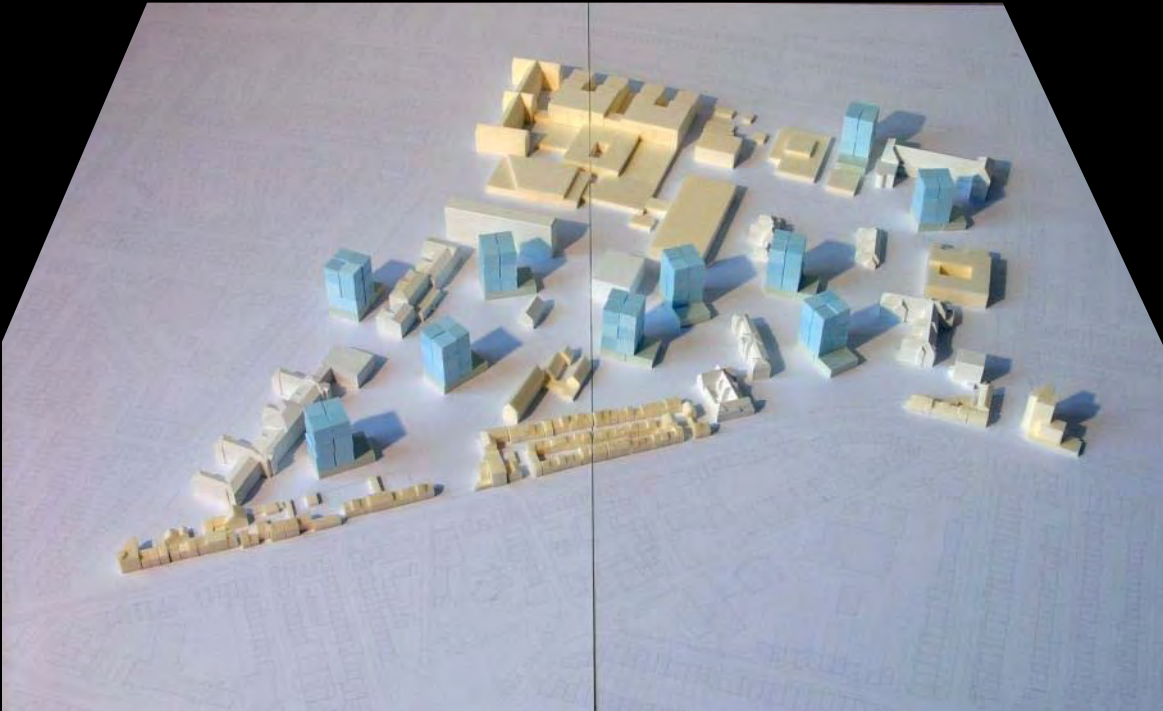
	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	5 760	24 549	m²
GF Parken	5 000	7 300	m²
<u>GF total</u>	27 770	46 489	m²
Freifläche	111 230	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	64 800	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	166 204	162 765	m²
Max N of floors	12	4	
N of new build.	40 +10pk	19 +2pk	
<u>GRZ total</u>	0,20	0,33	
<u>GFZ total</u>	1,20	1,17	

3 CUBES - VERTICAL



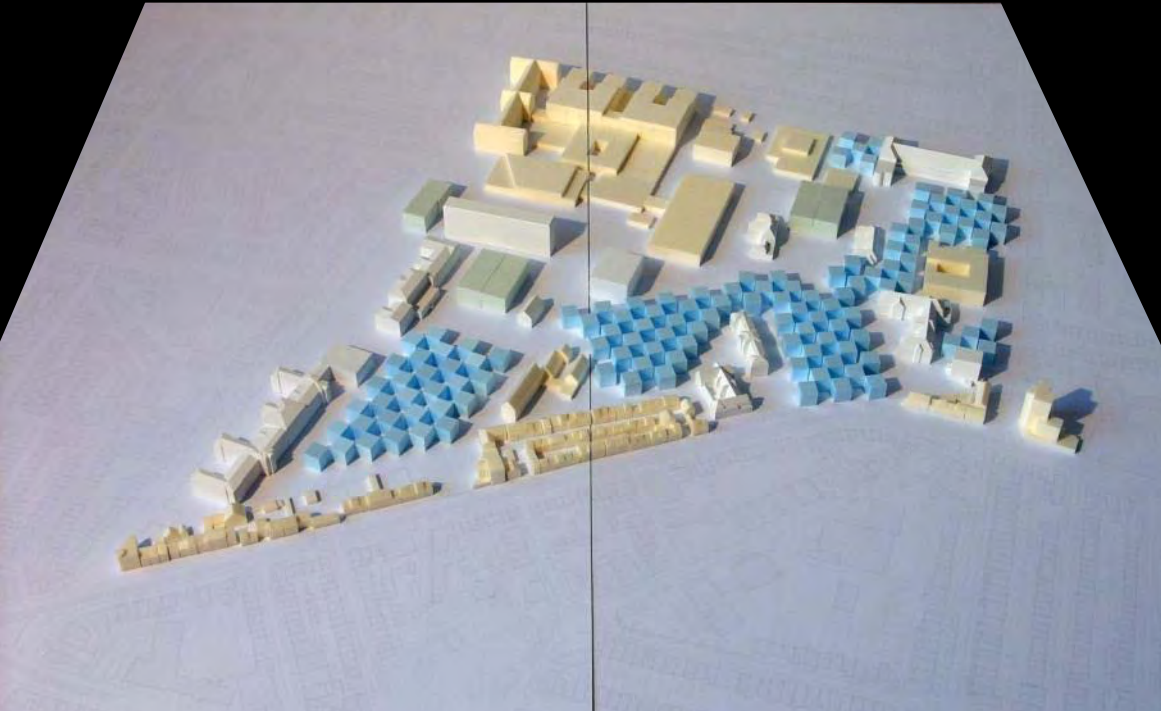
	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	5 760	24 549	m²
GF Parken	5 000	7 300	m²
<u>GF total</u>	27 770	46 489	m²
Freifläche	111 230	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	64 800	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	166 204	162 765	m²
Max N of floors	12	4	
N of new build.	10 +10pk	19 +2pk	
<u>GRZ total</u>	0 ,20	0,33	
<u>GFZ total</u>	1,20	1,17	

HIGH-RISE BLOCKS



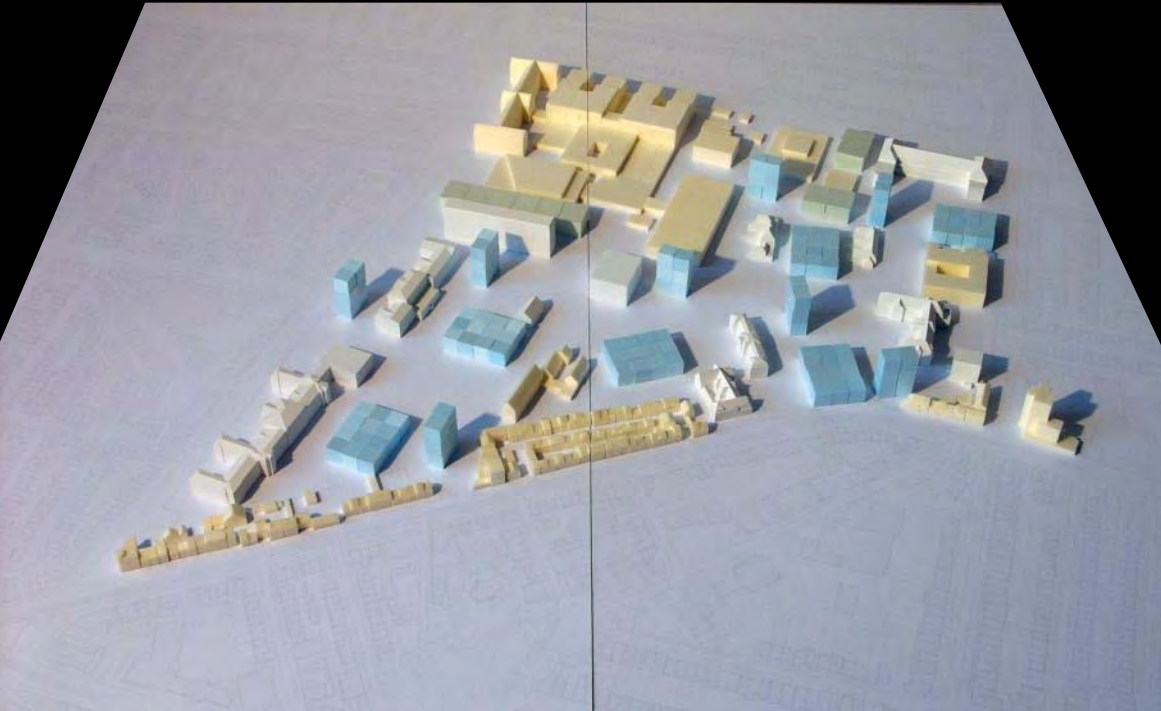
	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	0	24 549	m²
GF Parken	10 000	7 300	m²
<u>GF total</u>	27 010	46 489	m²
Freifläche	111 990	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	64 800	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	166 204	162 765	m²
Max N of floors	14	4	
N of new build.	10	19 +2pk	
<u>GRZ total</u>	0.19	0,33	
<u>GFZ total</u>	1,20	1,17	

HIGH-RISE BLOCK ON PARKING BASE

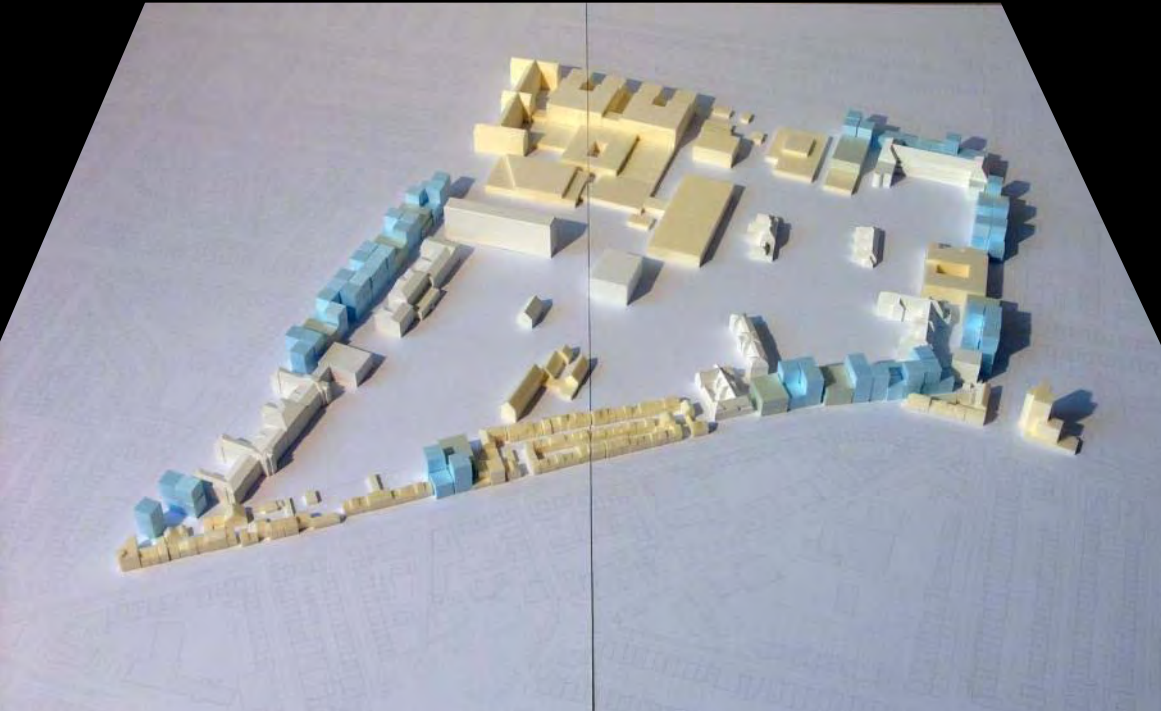


CARPET - CHESS

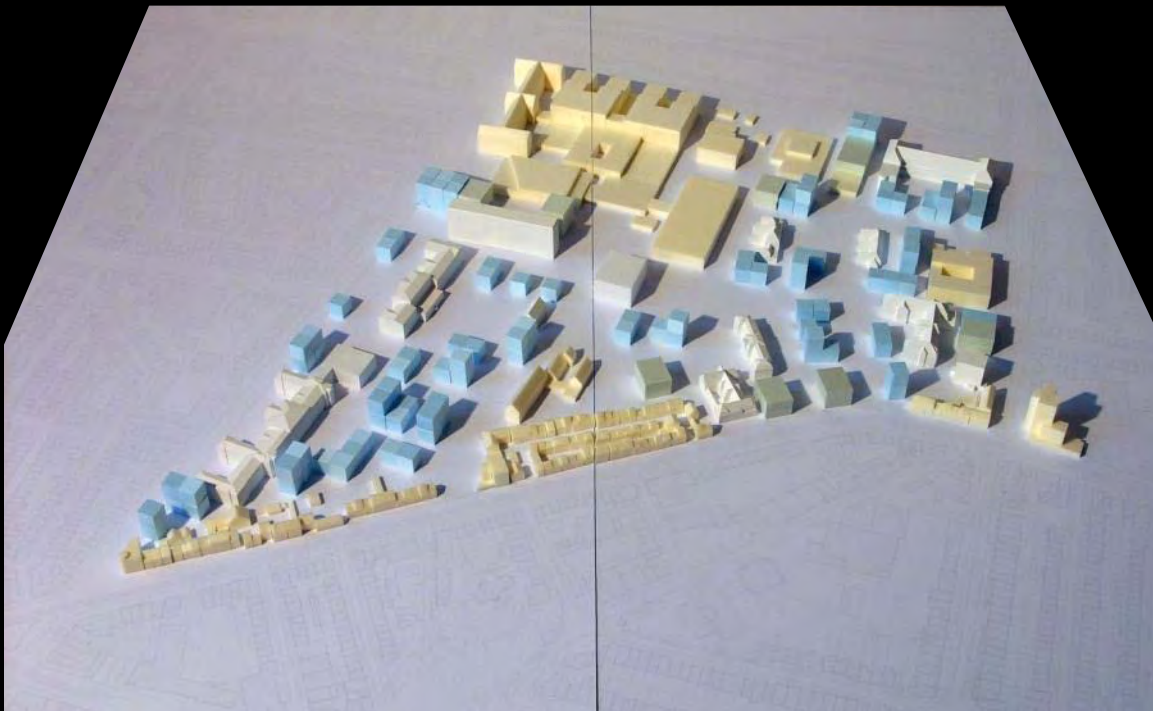
	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	17 280	24 549	m²
GF Parken	5 000	7 300	m²
<u>GF total</u>	39 290	46 489	m²
Freifläche	99 710	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	64 800	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	166 204	162 765	m²
Max N of floors	4	4	
N of new build.	120 +3pk	19 +2pk	
<u>GRZ total</u>	0,28	0,33	
<u>GFZ total</u>	1,20	1,17	



	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	12 672	24 549	m²
GF Parken	5 000	7 300	m²
<u>GF total</u>	34 682	46 489	m²
Freifläche	104 318	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	64 800	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	166 204	162 765	m²
Max N of floors	12	4	
N of new build.	14 +3pk	19 +2pk	
<u>GRZ total</u>	0,25	0,33	
<u>GFZ total</u>	1,20	1,17	



	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	10 512	24 549	m²
GF Parken	5 000	7 300	m²
<u>GF total</u>	32 522	46 489	m²
Freifläche	106 478	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	64 800	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	166 204	162 765	m²
Max N of floors	8	4	
N of new build.	8	19 +2pk	
<u>GRZ total</u>	0,23	0,33	
<u>GFZ total</u>	1,20	1,17	



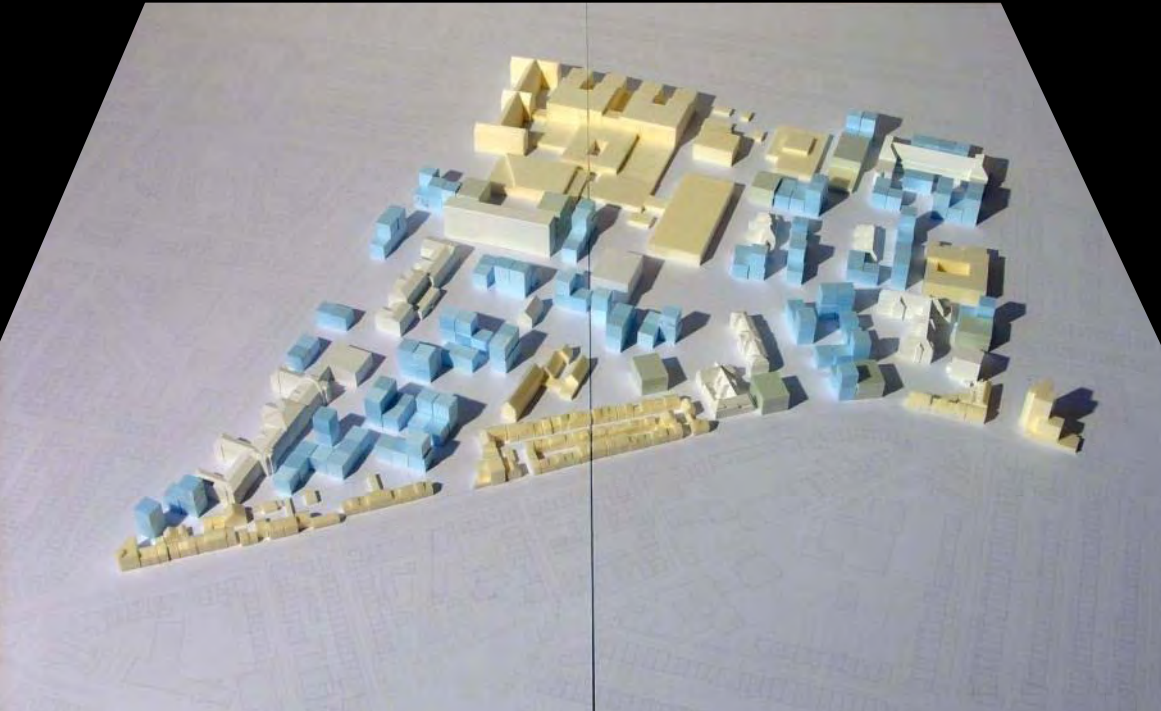
	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	13 680	24 549	m²
GF Parken	4 500	7 300	m²
<u>GF total</u>	35 190	46 489	m²
Freifläche	103 810	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	64 800	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	166 204	162 765	m²
Max N of floors	8	4	
N of new build.	35 +4pk	19 +2pk	
<u>GRZ total</u>	0,25	0,33	
<u>GFZ total</u>	1,20	1,17	



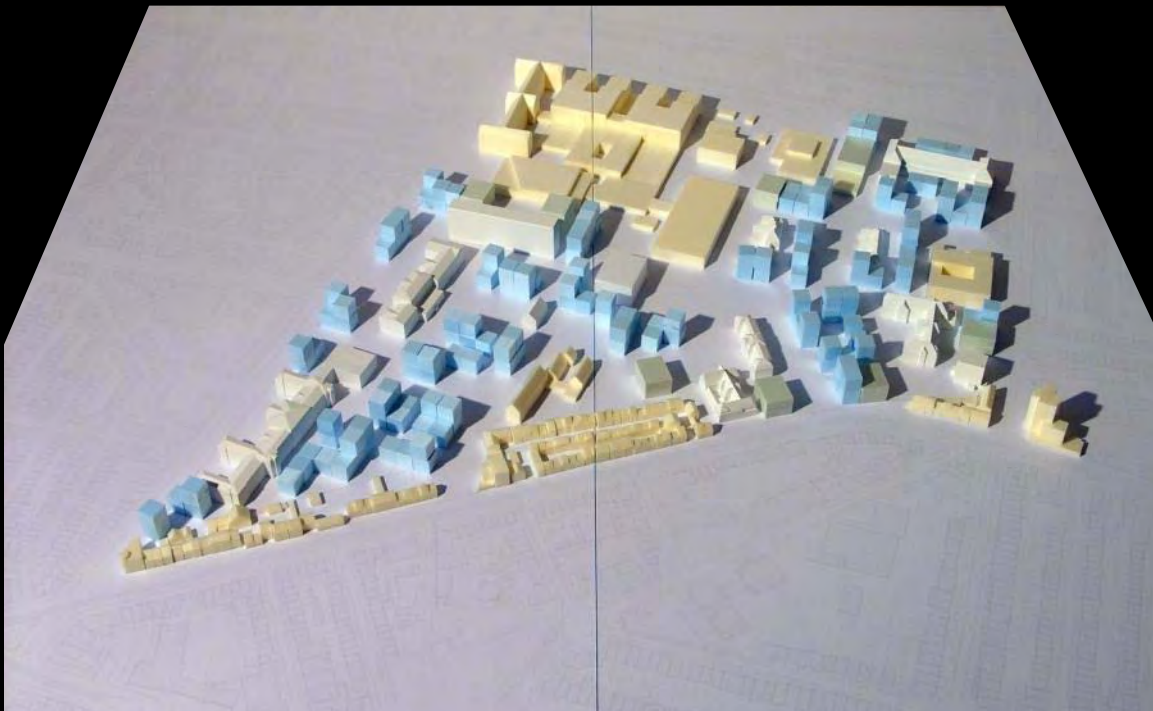
	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	17 280	24 549	m²
GF Parken	4 500	7 300	m²
<u>GF total</u>	38 790	46 489	m²
Freifläche	100 210	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	64 800	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	166 204	162 765	m²
Max N of floors	4	4	
N of new build.	41 +3pk	19 +2pk	
<u>GRZ total</u>	0,28	0,33	
<u>GFZ total</u>	1,20	1,17	



	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	17 280	24 549	m²
GF Parken	4 500	7 300	m²
<u>GF total</u>	38 790	46 489	m²
Freifläche	100 210	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	75 600	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	177 004	162 765	m²
Max N of floors	8	4	
N of new build.	41 +3pk	19 +2pk	
<u>GRZ total</u>	0,28	0,33	
<u>GFZ total</u>	1,27	1,17	

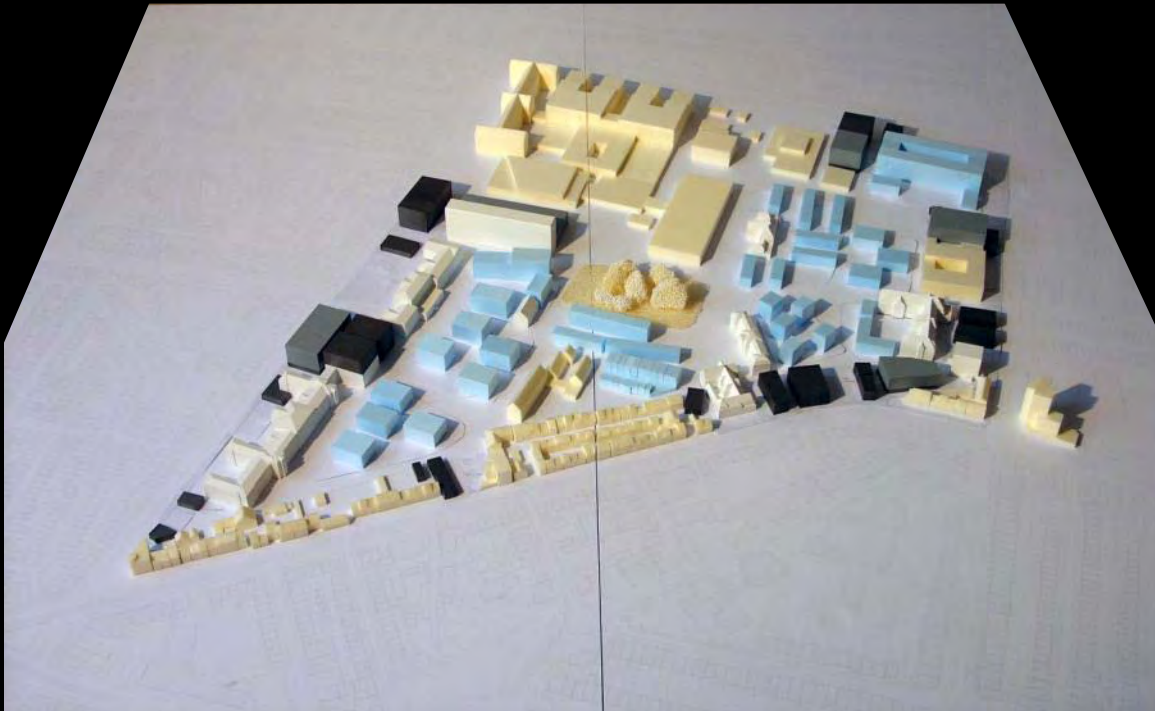


	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	17 280	24 549	m²
GF Parken	4 500	7 300	m²
<u>GF total</u>	38 790	46 489	m²
Freifläche	100 210	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	86 400	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	187 804	162 765	m²
Max N of floors	8	4	
N of new build.	41 +3pk	19 +2pk	
<u>GRZ total</u>	0,28	0,33	
<u>GFZ total</u>	1,35	1,17	

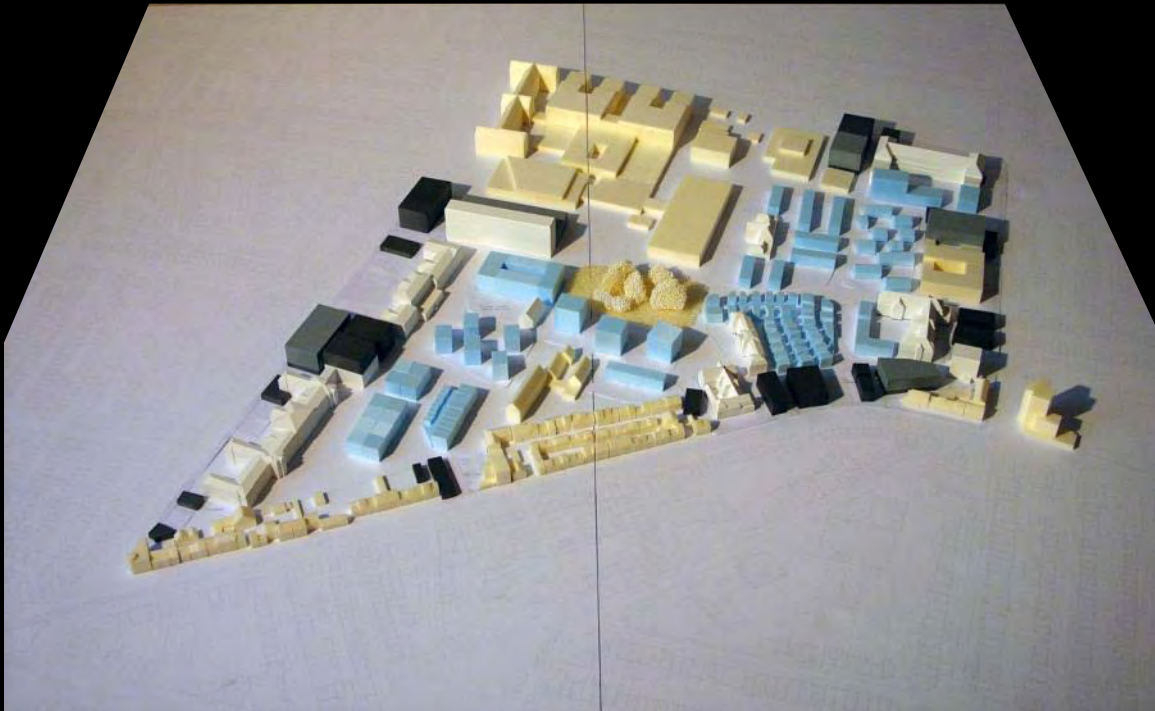


	Projekt	Vorgabe	
GF Bestand	17 010	14 640	m²
GF Neubau	17 280	24 549	m²
GF Parken	4 500	7 300	m²
<u>GF total</u>	38 790	46 489	m²
Freifläche	100 210	92 511	m²
BGF Bestand	81 404	57 575	m²
BGF Neubau	96 480	84 450	m²
BGF Parken	20 000	20 740	m²
<u>BGF total</u>	197 884	162 765	m²
Max N of floors	8	4	
N of new build.	41 +3pk	19 +2pk	
<u>GRZ total</u>	0,28	0,33	
<u>GFZ total</u>	1,42	1,17	

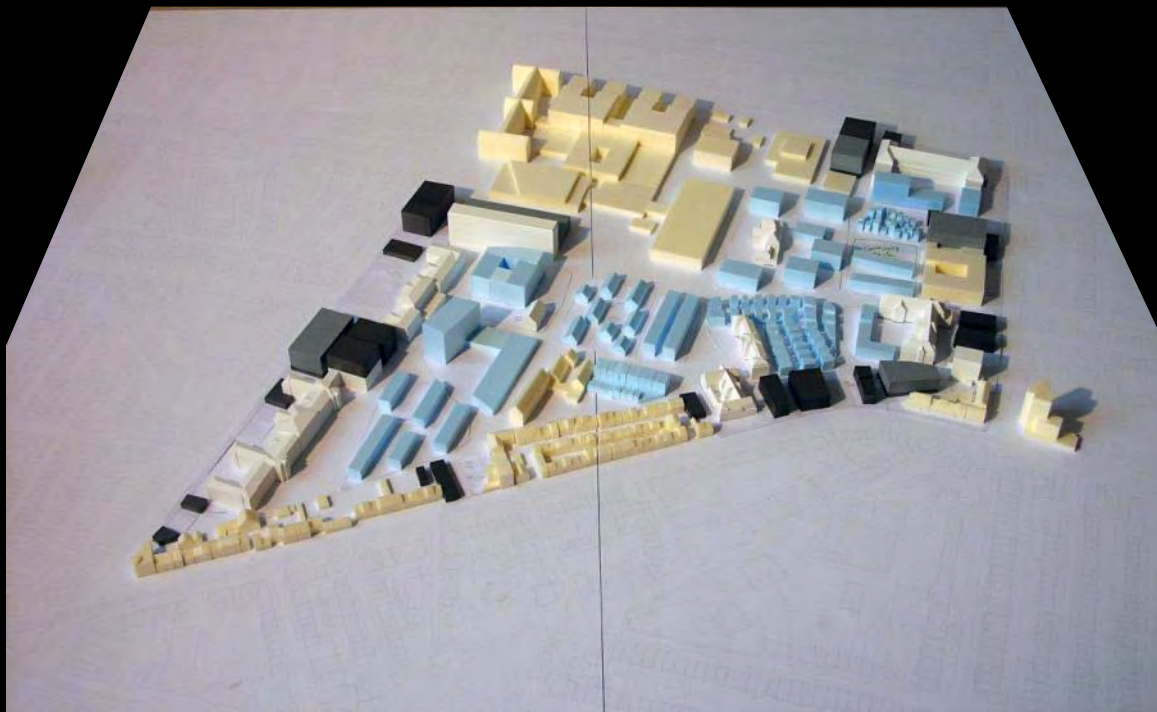
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LIN



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