



Birsfelden

Birsfeldenhafen

T/B

Basel Stadt
Basel Landschaft

T/B

Schiffhaltestelle

Quartier mit Block-Typologie

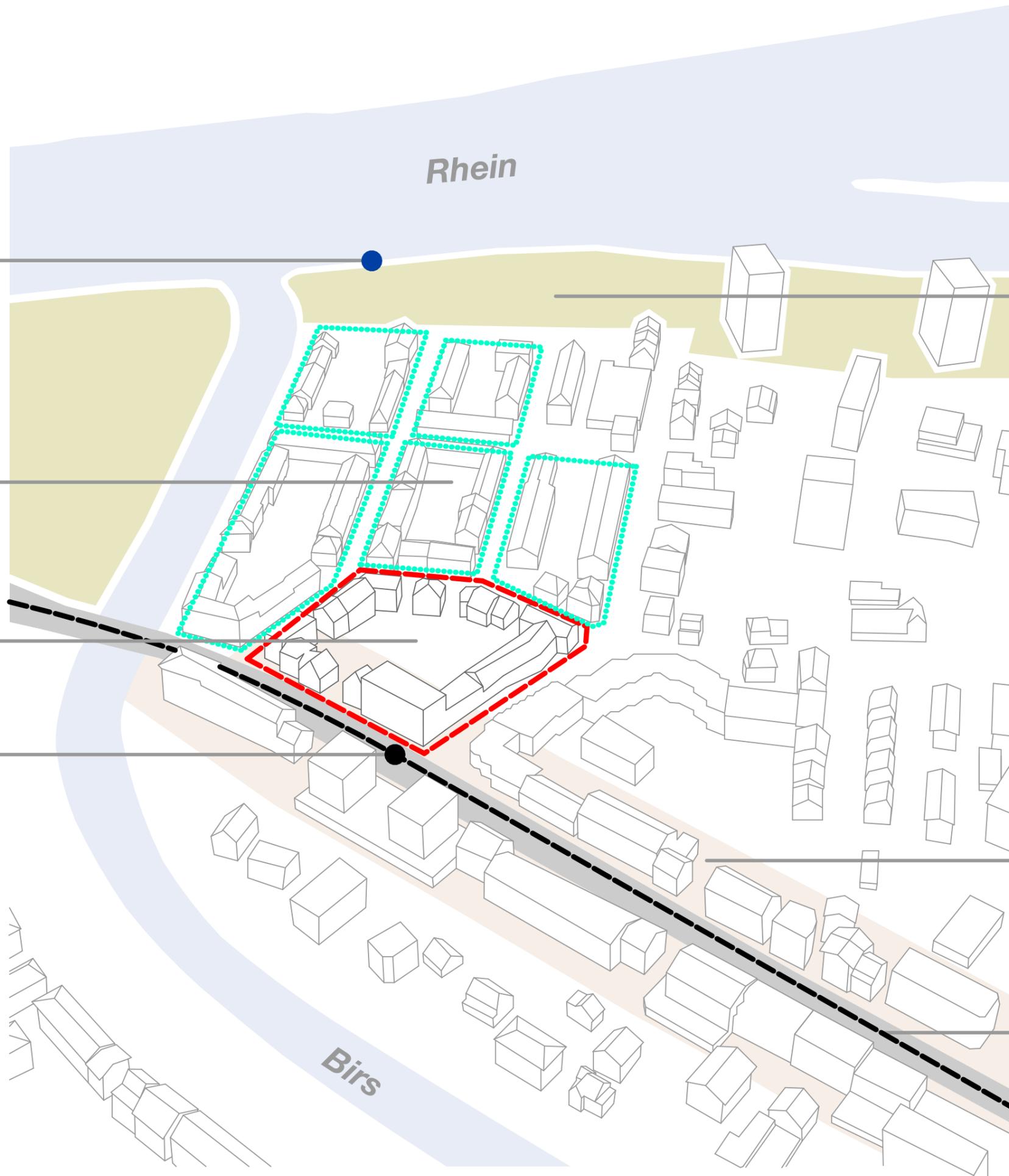
Bearbeitungsperimeter

Tramhaltestelle / Bushaltestelle

Grünzone. Rheinpark

Eignungsraum für Gewerbe und Verdichtung

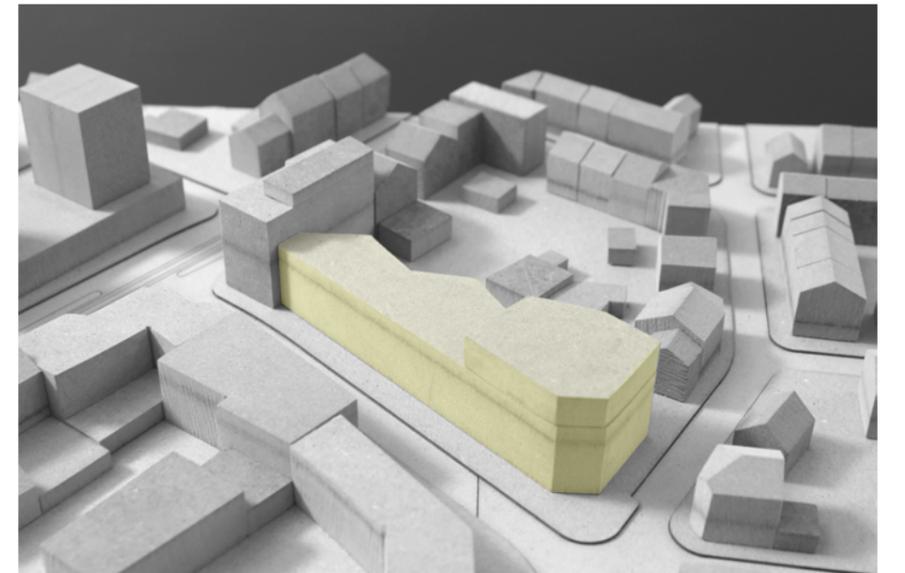
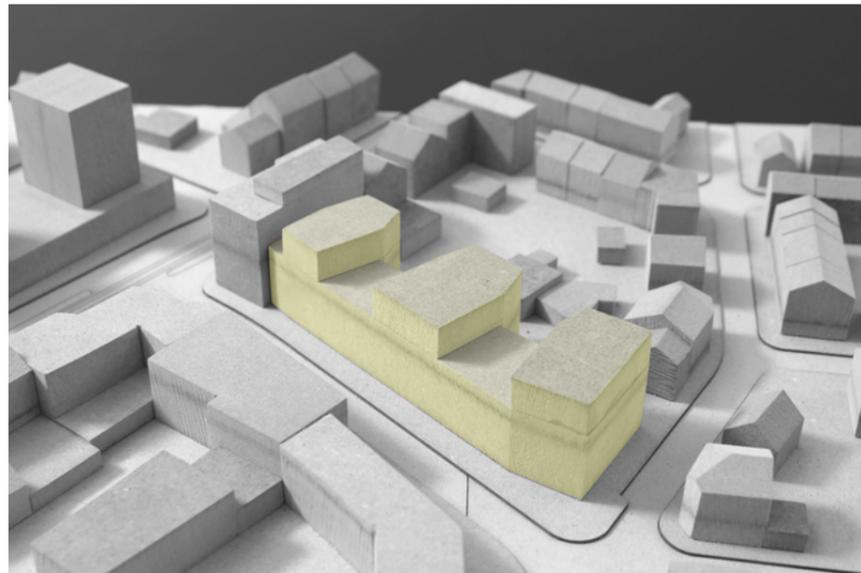
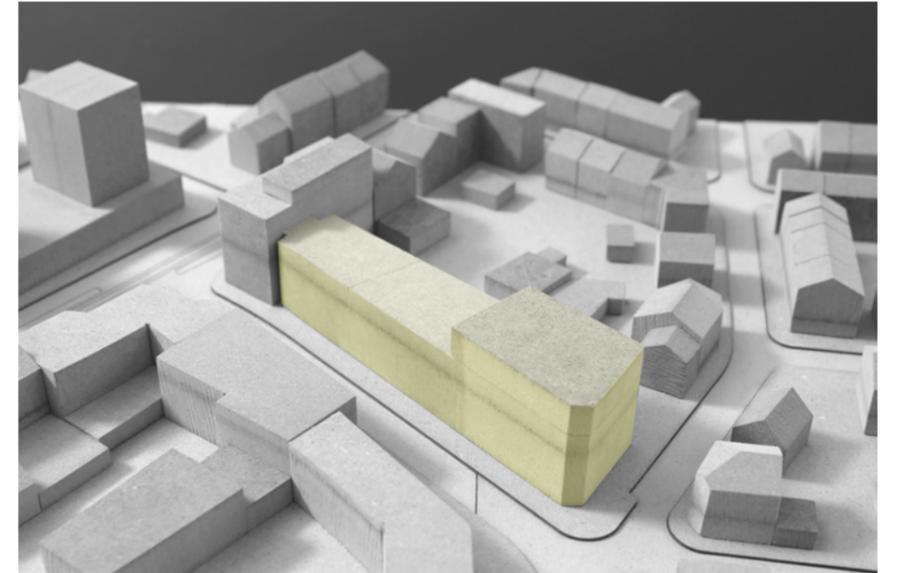
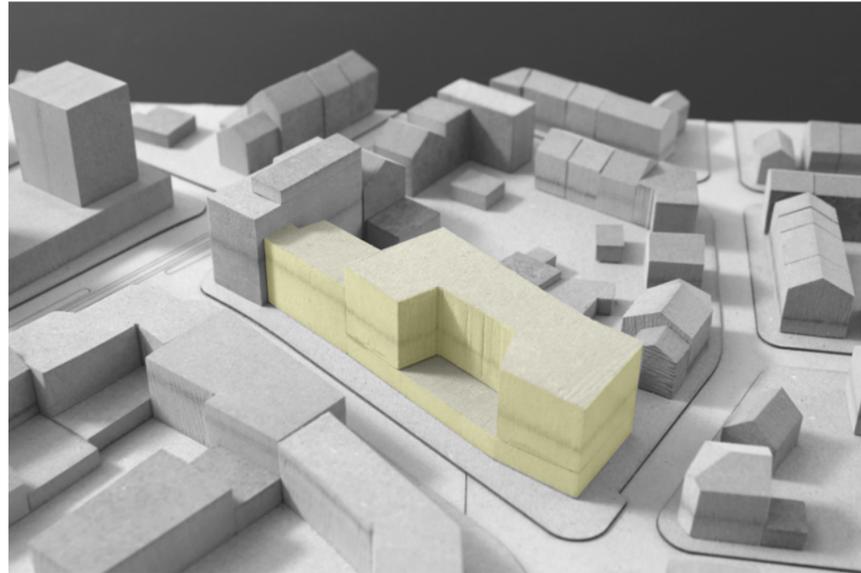
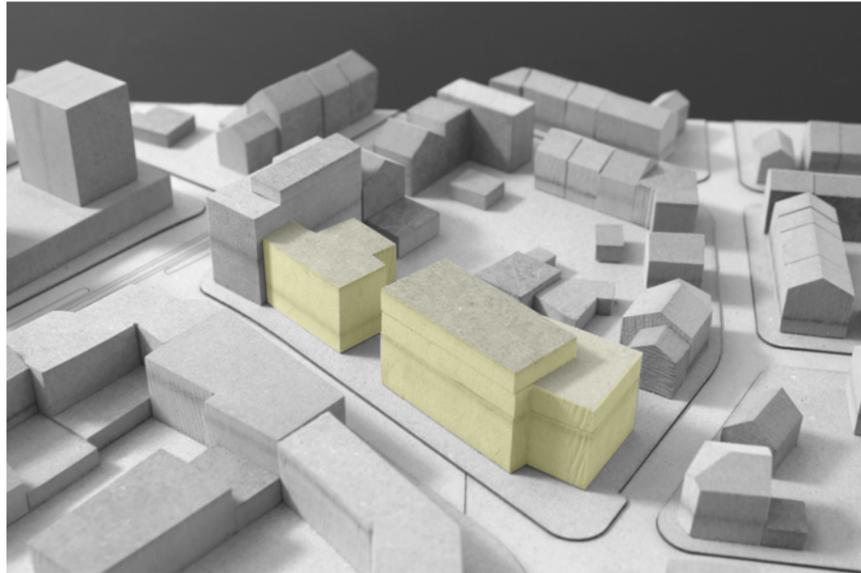
Tramlinie 3 / 6. Buslinie N 28
Hauptverkehr entlang Hauptstrasse

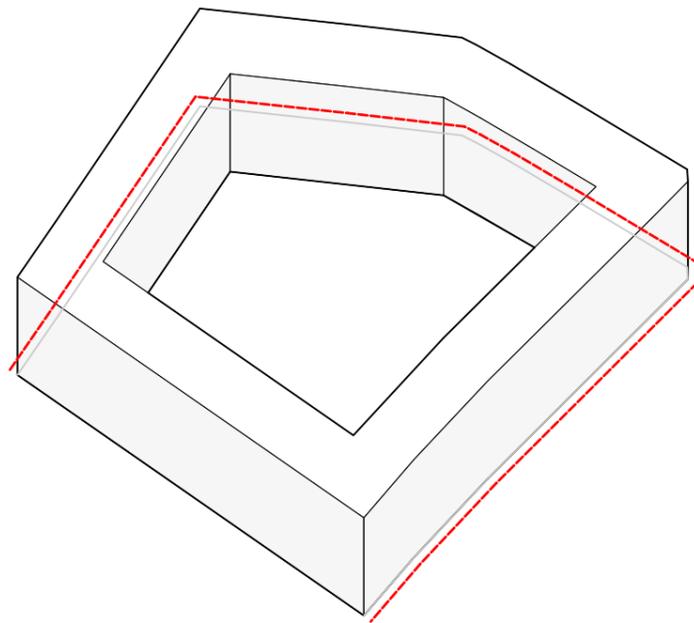


Rhein

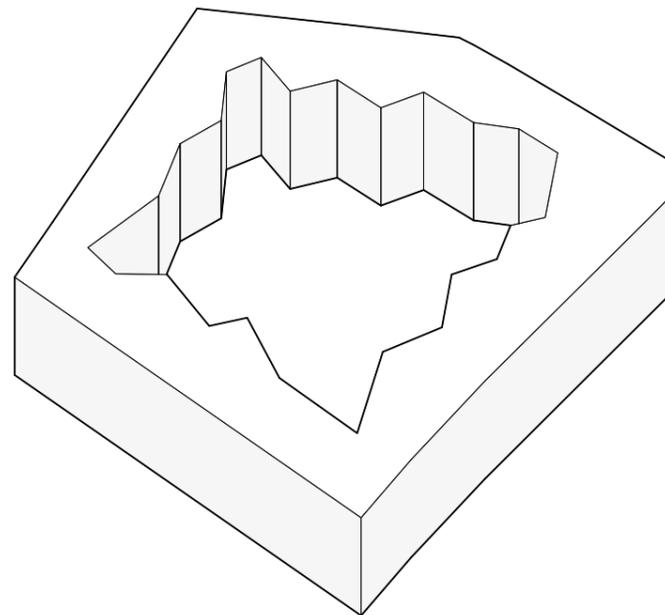
Birs

Städtebaulich Varianten

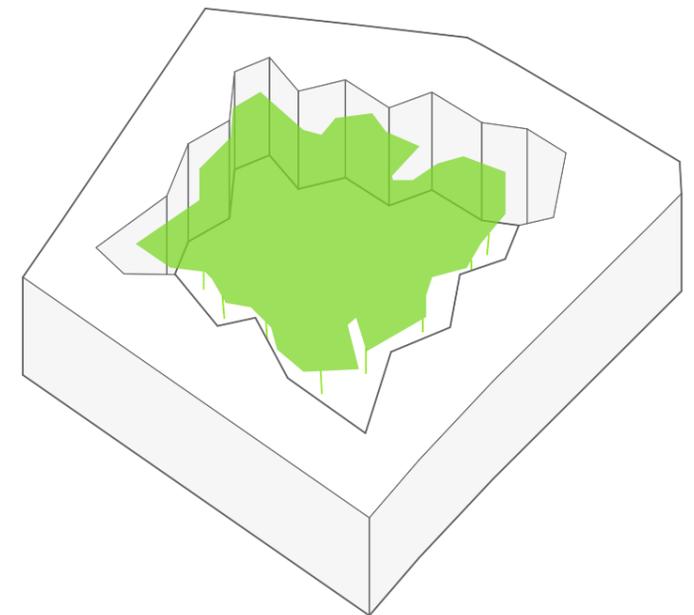




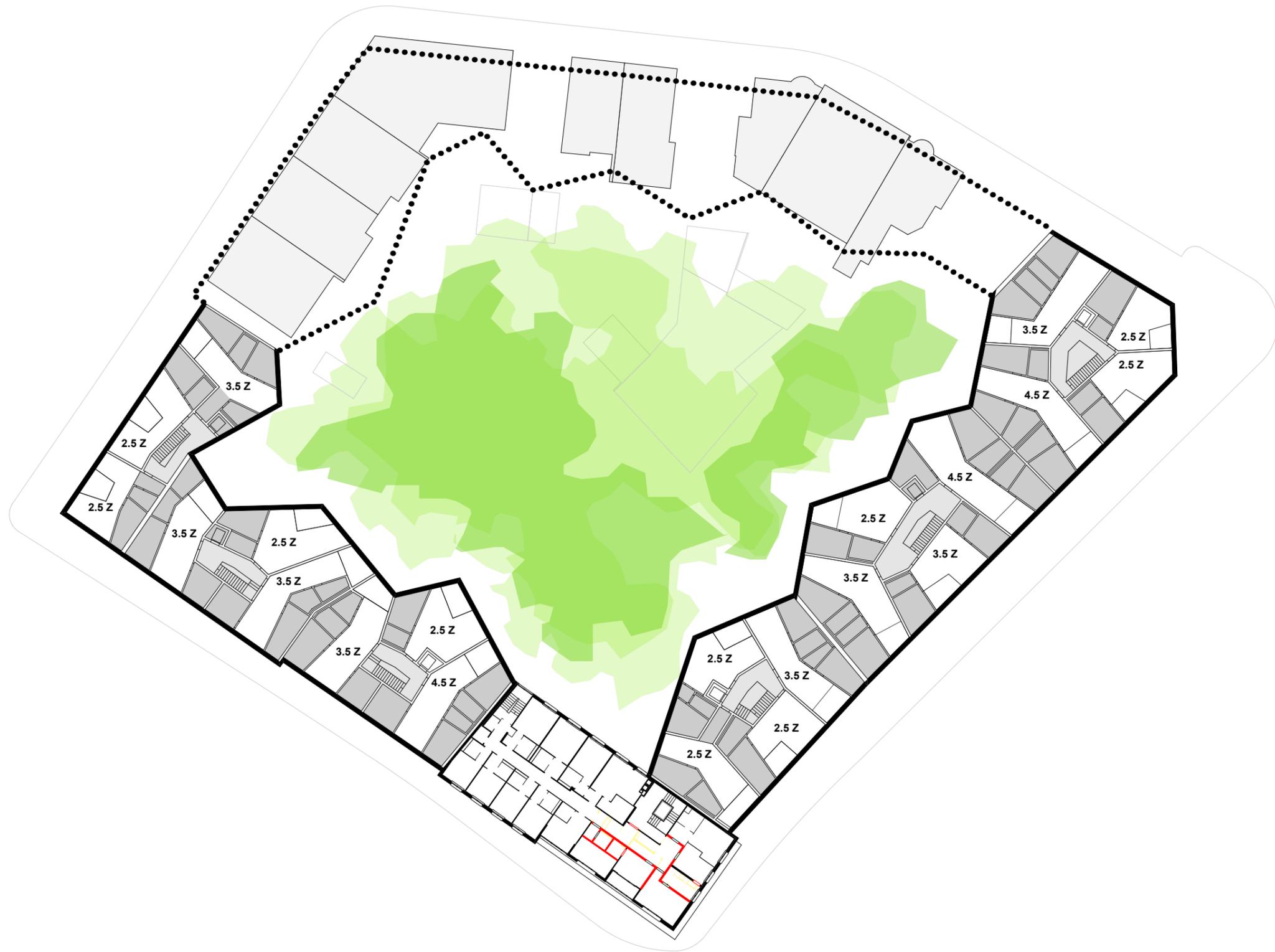
Aussen
Maximale Ausdehnung
bis zur Baulinie



Innen
Vergrößerung der
Fassadenfläche durch
Faltung



Zentrum
Grünfläche als
innere Oase

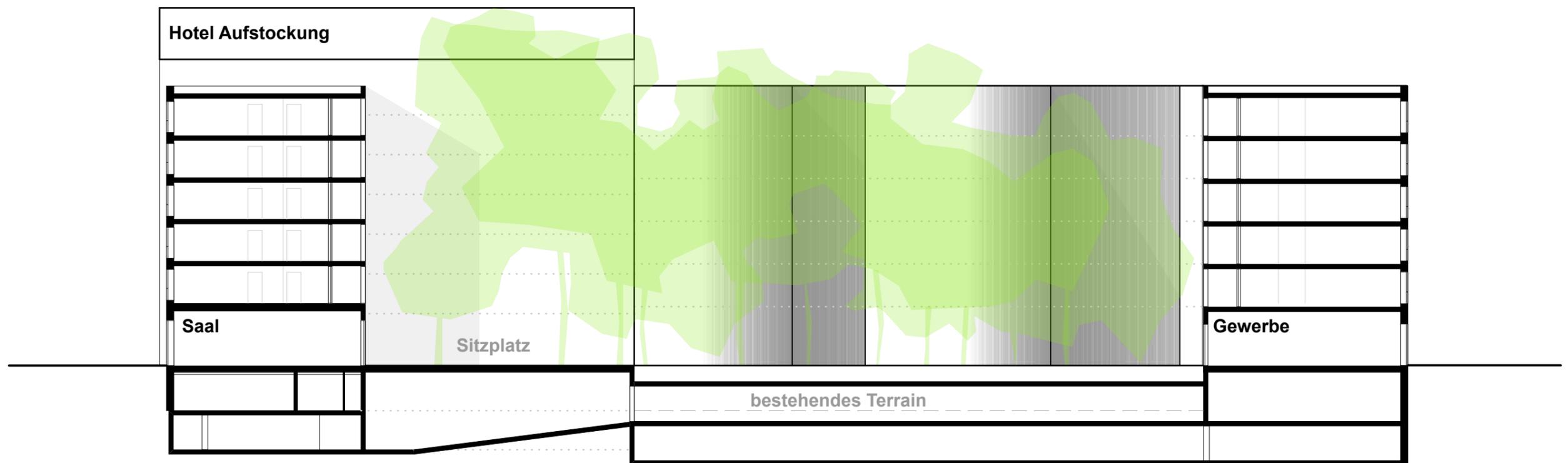


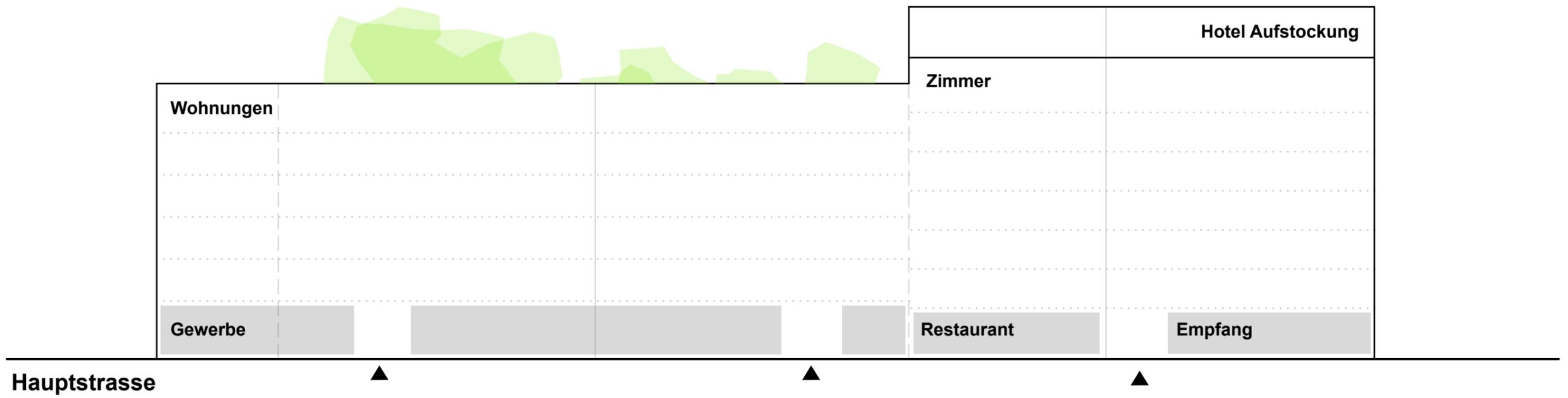
Regelgeschoss

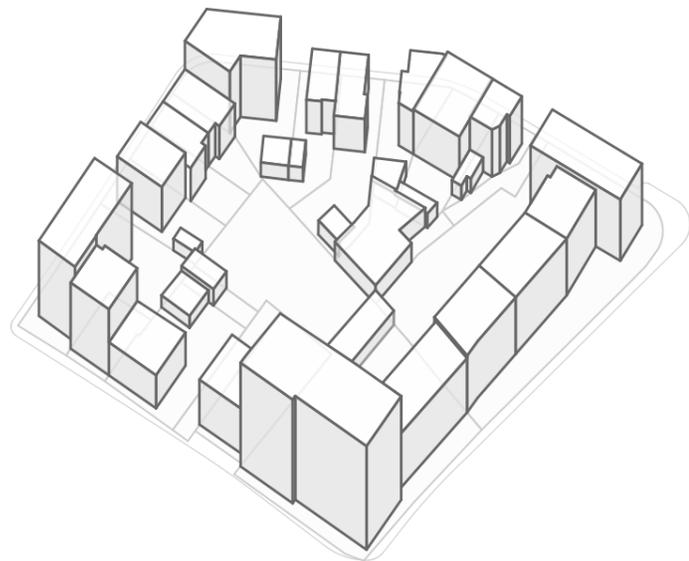


Erdgeschoss

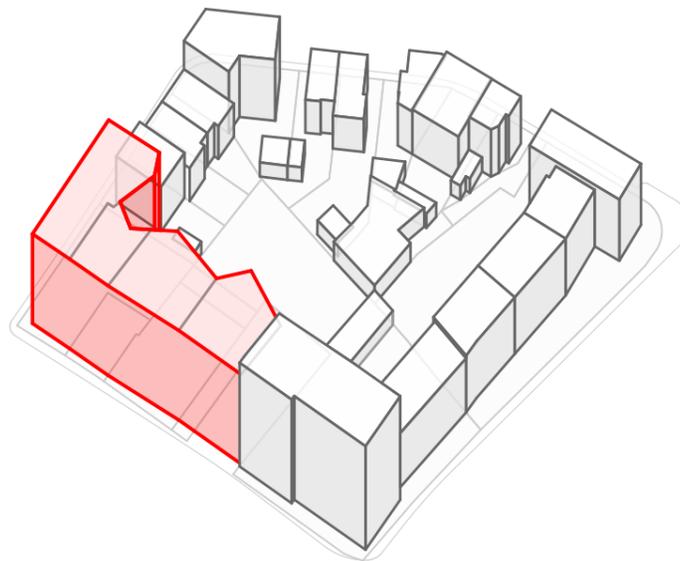




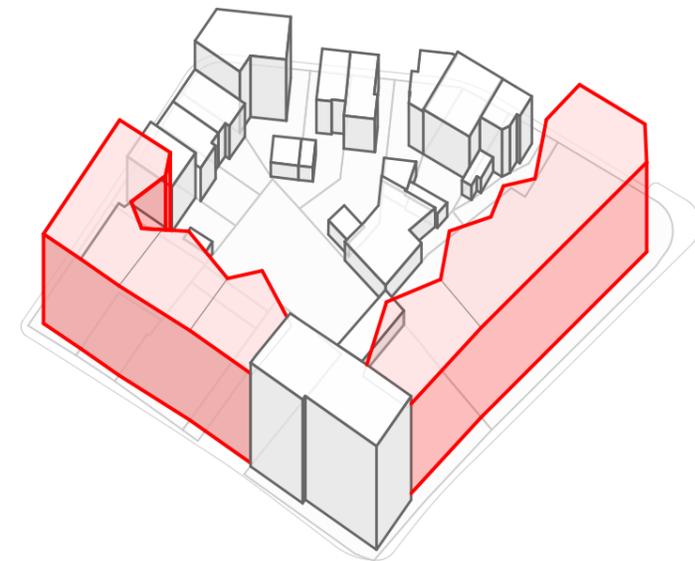




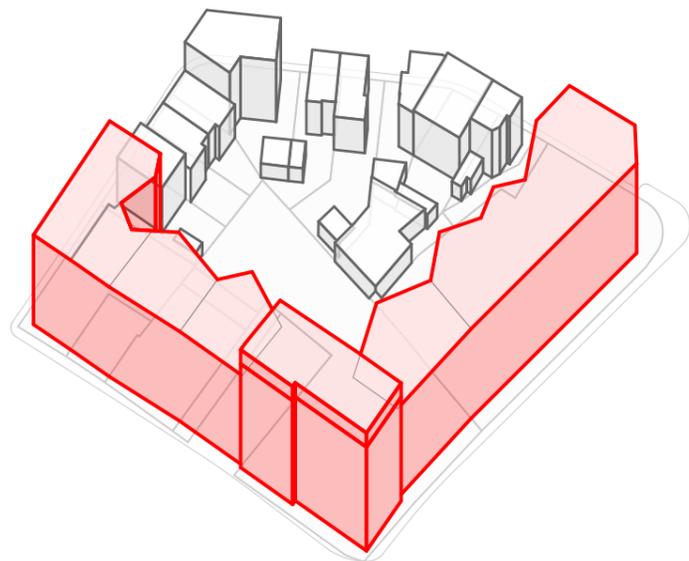
aktueller Stand



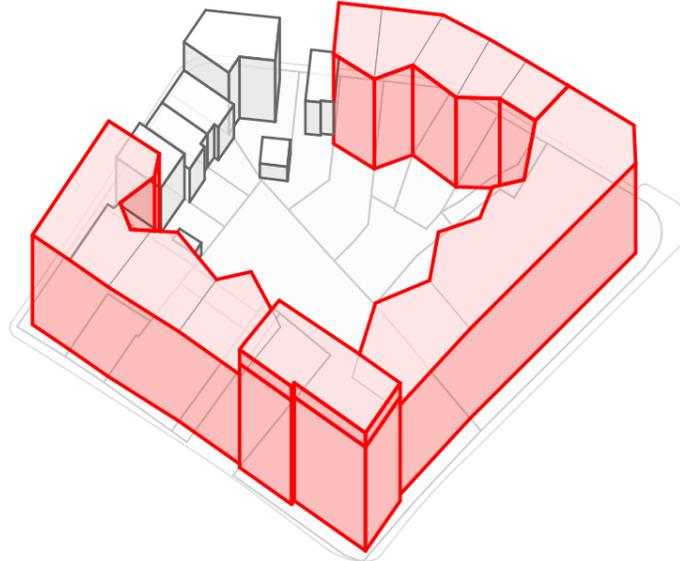
Parzellen 673, 675, 1189 und 1202



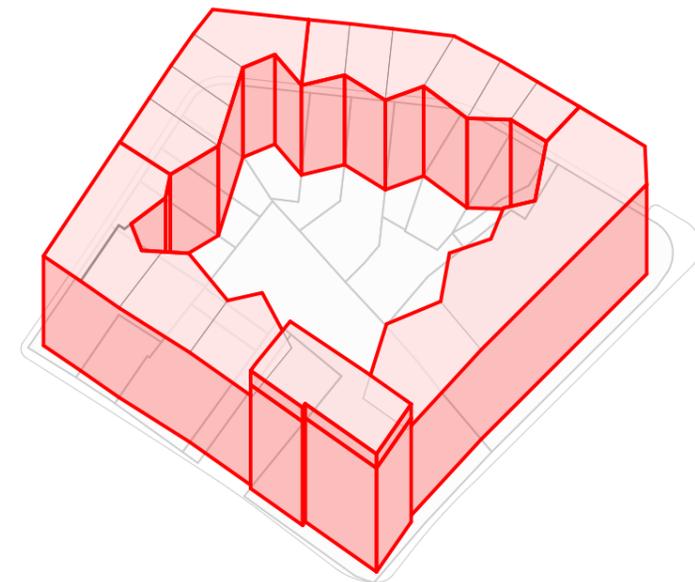
Parzellen 19 und 20



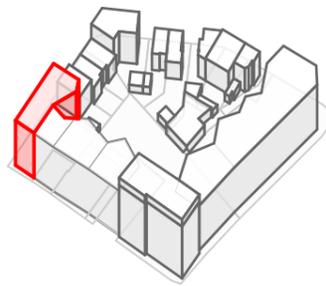
Hotelumbau und Aufstockung



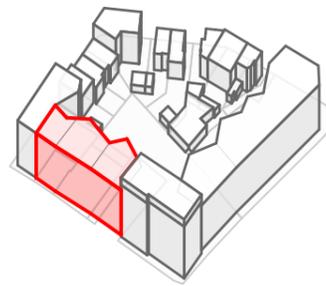
Parzellen 812, 777, 776 und 775



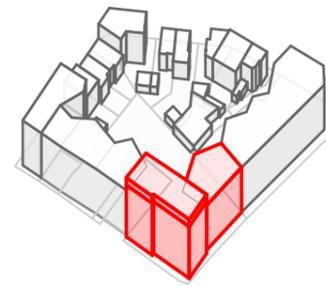
Parzellen 582, 583, 584, 814 und 813



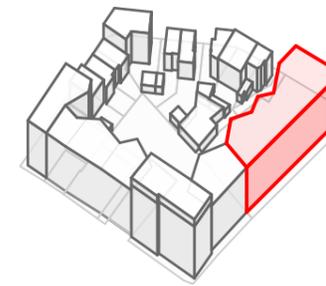
Parzelle 673



**Parzellen 675,
1189, 1202/03**



Parzelle 19



Parzelle 20

Total

| | | | | | |
|--|----------------------|----------------------|----------------------|----------------------|-----------------------------|
| Parzellenfläche | 542 m ² | 1'160 m ² | 2'086 m ² | 1'867 m ² | 5'655 m² |
| Anrechenbare Geschossfläche | 1'534 m ² | 3'582 m ² | 4'956 m ² | 5'908 m ² | 15'980 m² |
| Ausnutzungsziffer | 2.83 | 3.08 | 2.37 | 3.16 | 2.82 |
| Anzahl Wohnungen | 15 | 30 | 20 | 48 | 113 |
| Anzahl Zimmer | | | 98 | | 98 |
| Anzahl Parkplätze | 21 | | 29 | 49 | 99 |
| | (+21 2.UG) | | (39 2.UG) | | (159 2.UG) |

