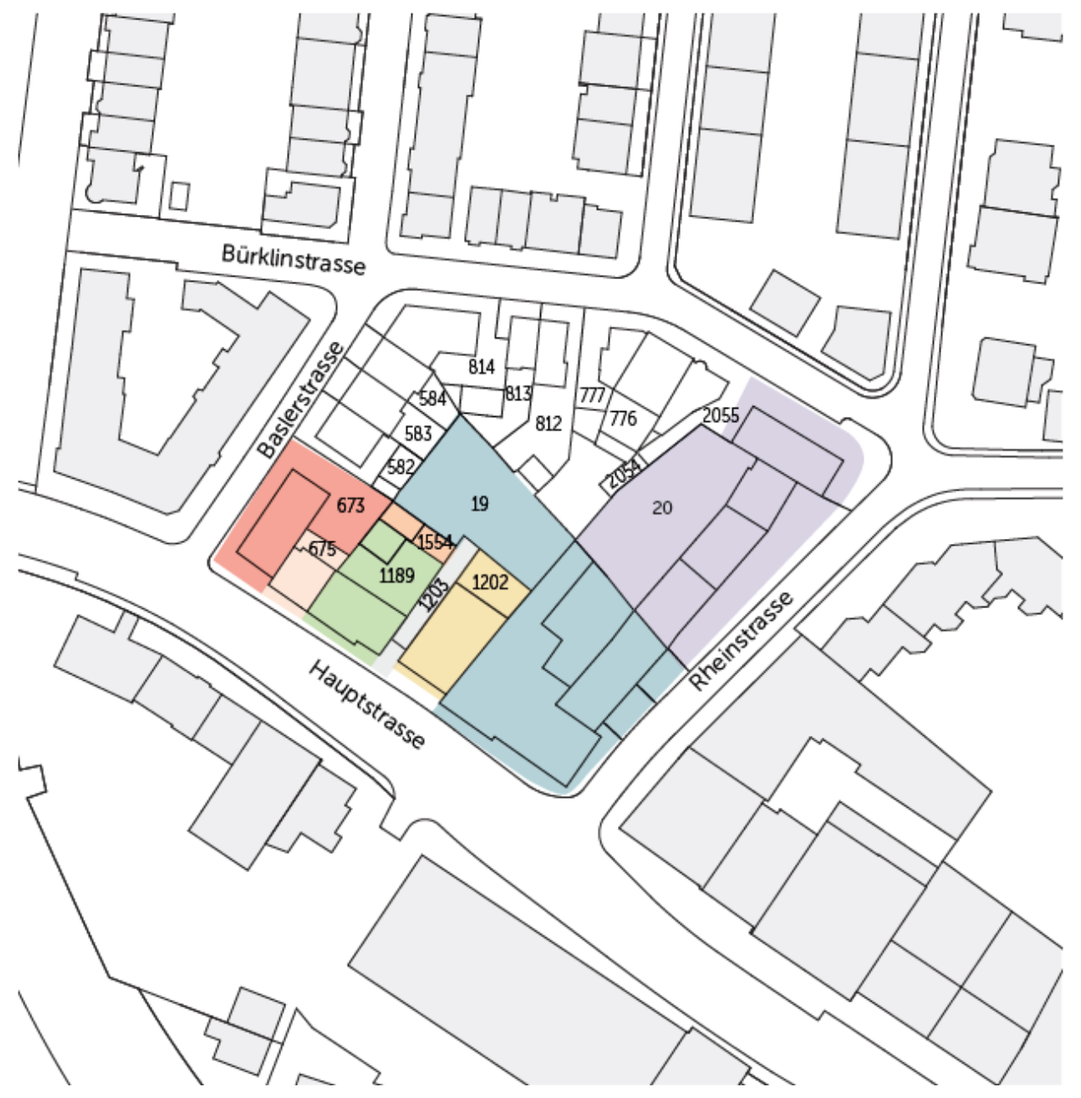
AUSGANGSLAGE

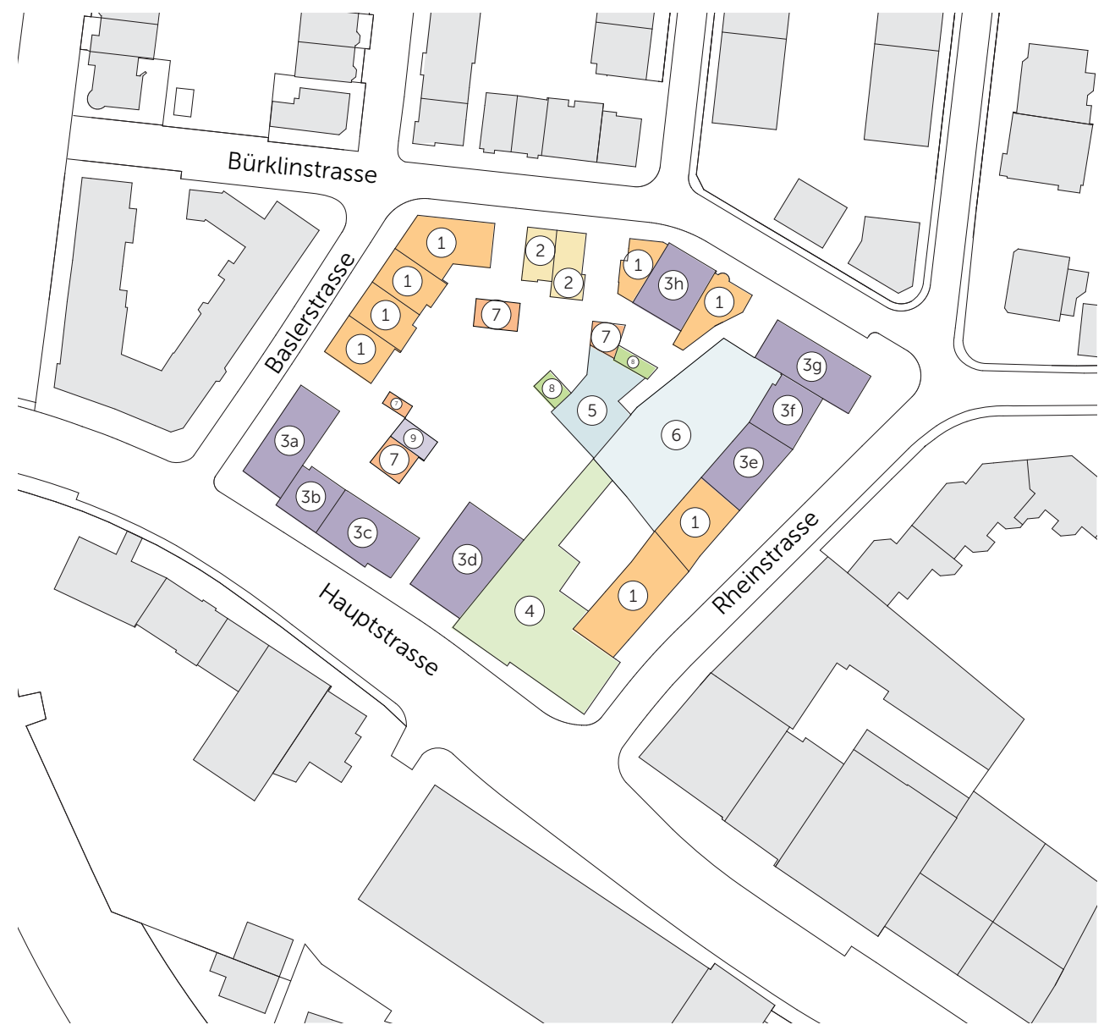
Grundeigentümer



🟪	Nr. 20: Pensionskasse Basel-Stadt Grösse: 1'867 m2
🟦	Nr. 19: IMBA Liegenschaften AG Grösse: 2'086 m2
🟨	Nr. 1202: IMBA Liegenschaften AG Grösse: 398 m2
⬜	Nr. 1203: 109/134 Miteigentum IMBA Liegenschaften AG 25/134 Miteigentum Primeo Netz AG
🟩	Nr. 1189: IMBA Liegenschaften AG Grösse: 464 m2
🟧	Nr. 1554: Primeo Netz AG Grösse: 75 m2
🟧	Nr. 675: Einf. Gesellschaft OR530 Karaca Grösse: 163 m2
🟥	Nr. 673: Pensionskasse BASF Grösse:542 m2

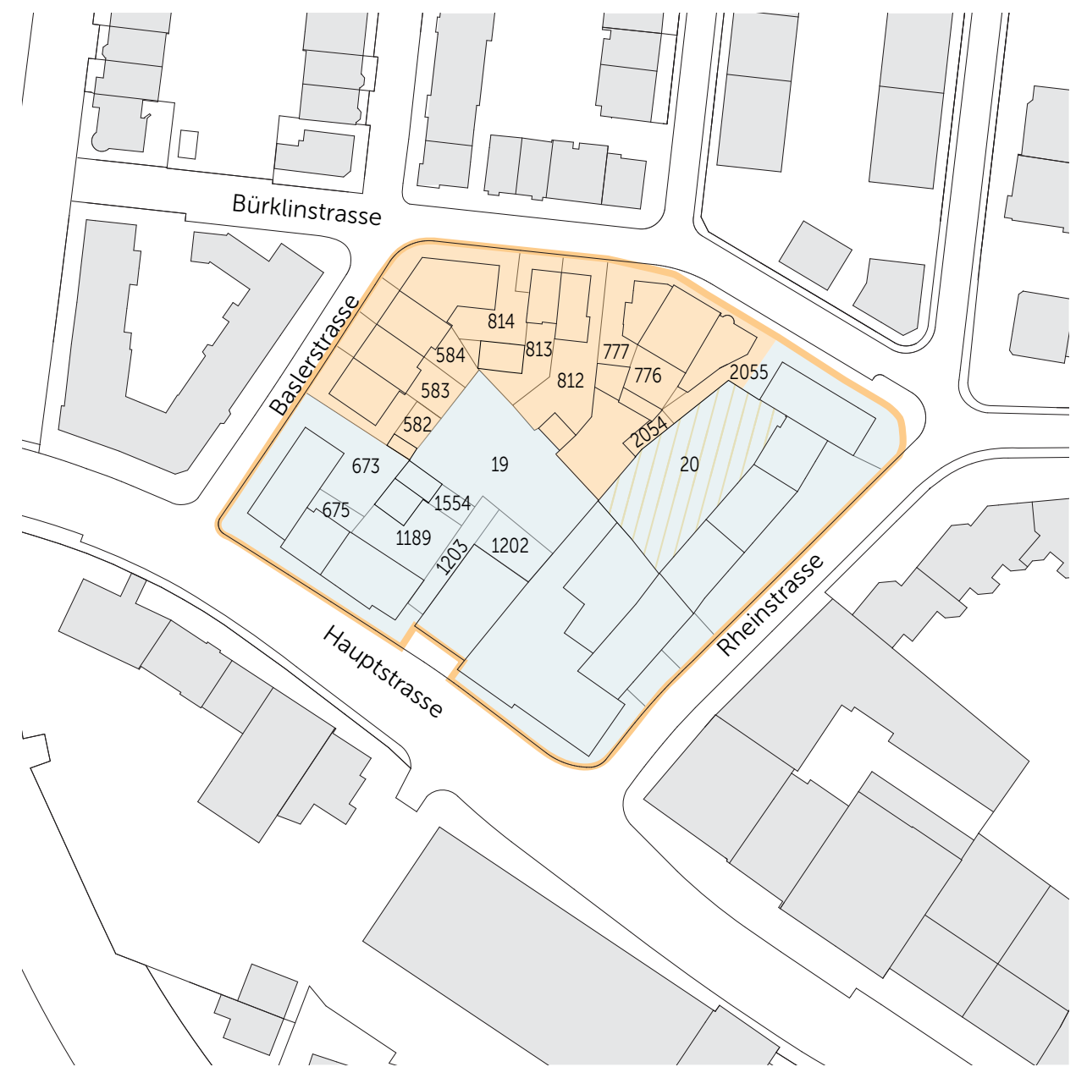
Total Fläche: 5.729 m2

Bestehende Gebäudetypologien



Nr.	Beschreibung
1	Mehrfamilienhaus
2	Einfamilienhaus
3a	Mehrfamilienhaus mit Gewerbe (Wirz Tapeten, Physiotherapie, Psychiatrie/Psychotherapie)
3b	Mehrfamilienhaus mit Gewerbe (Kinderspielgruppe)
3c	Mehrfamilienhaus mit Gewerbe (Leerstand EG)
3d	Mehrfamilienhaus mit Gewerbe (Heilsarmee)
3e	Mehrfamilienhaus mit Gewerbe (Auto Kosmetik)
3f	Mehrfamilienhaus mit Gewerbe (Tai-Chi Qigong Schule)
3g	Mehrfamilienhaus mit Gewerbe (Wäscheservice Sevogel)
3h	Mehrfamilienhaus mit Gewerbe (Kindertagesstätte)
4	Hotelbetrieb (Hotel Alfa mit Restaurant) und Gewerbe (Leerstand Ladenfläche EG, Kiosk)
5	Gewerbegebäude (Protronic AG)
6	Autoeinstellhalle / Parkhaus
7	Garage
8	Nebengebäude
9	Trafostation

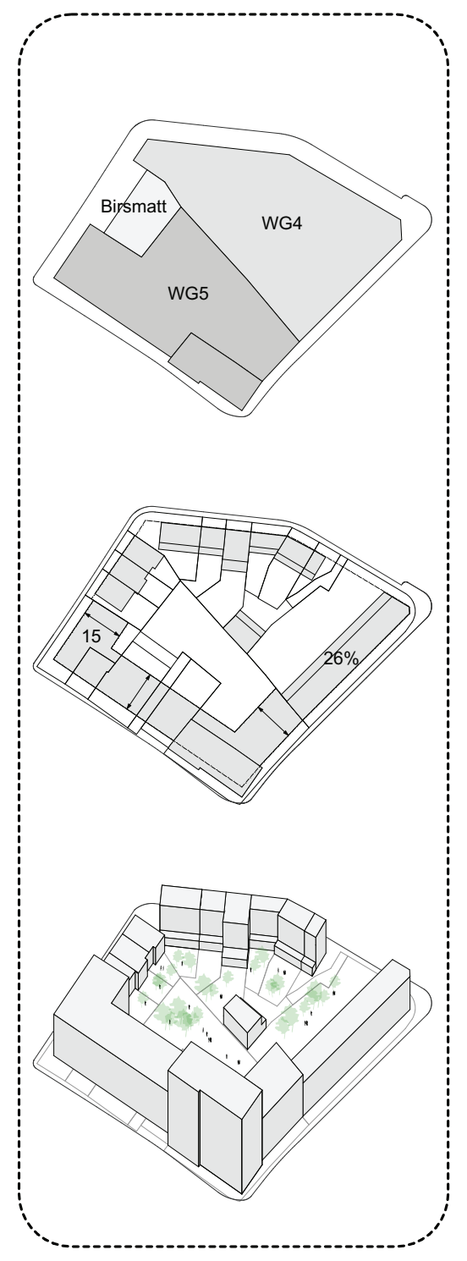
Perimeter

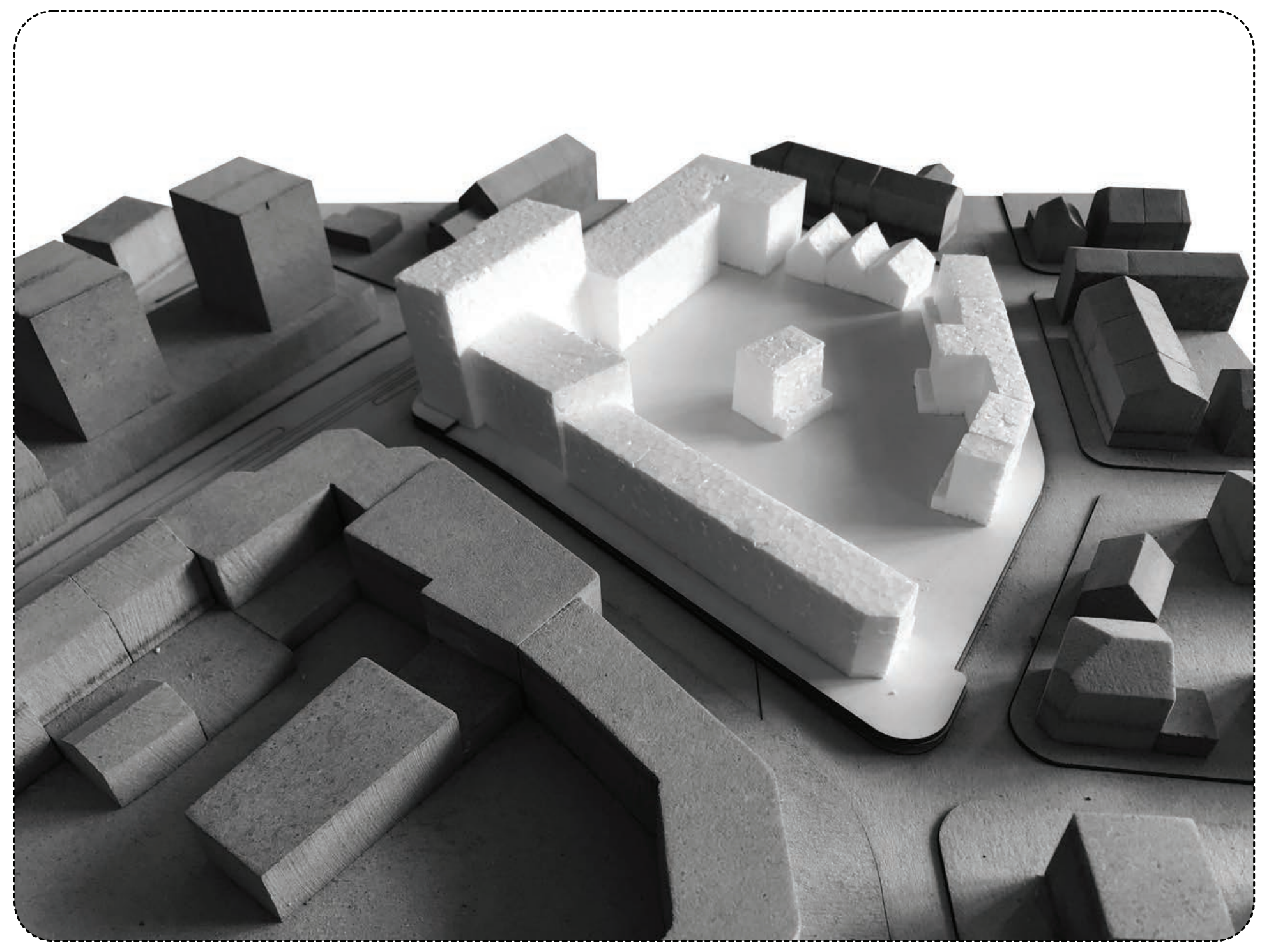


🟦	Perimeter für Quartierplanverfahren über Parzellen der partizipierenden Grundeigentümer
🟧	Perimeter zur Entwicklung von städtebaulichen Leitlinien über Parzellen der restlichen, noch nicht involvierten Grundeigentümer

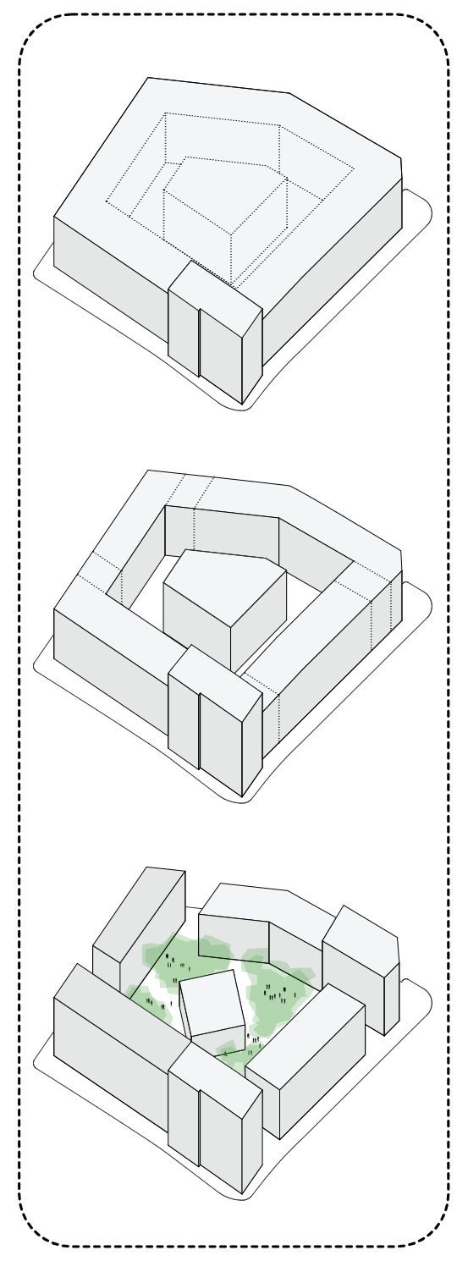
STÄDTEBAULICHES VARIANTENSTUDIUM

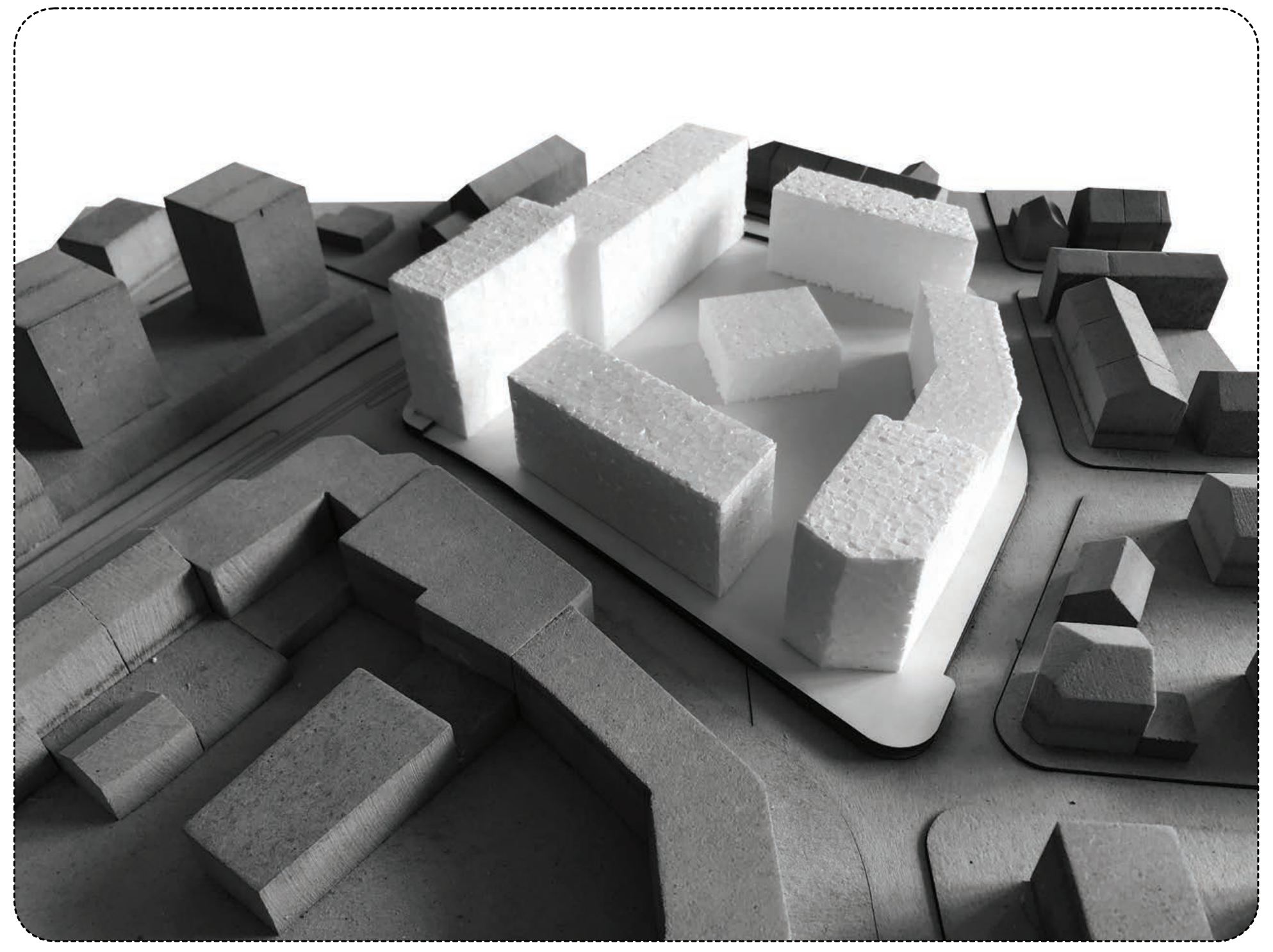
Regelbauweise



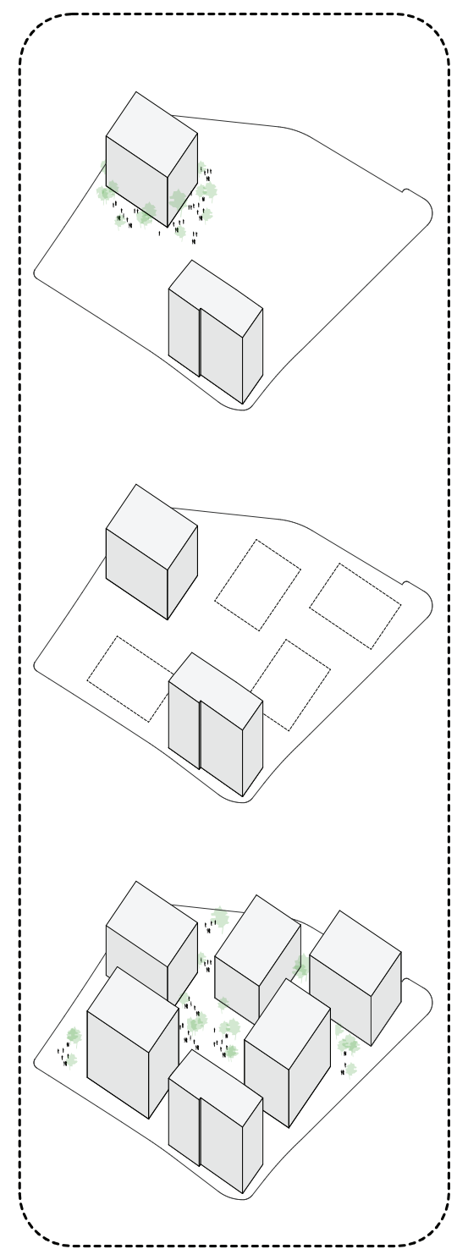


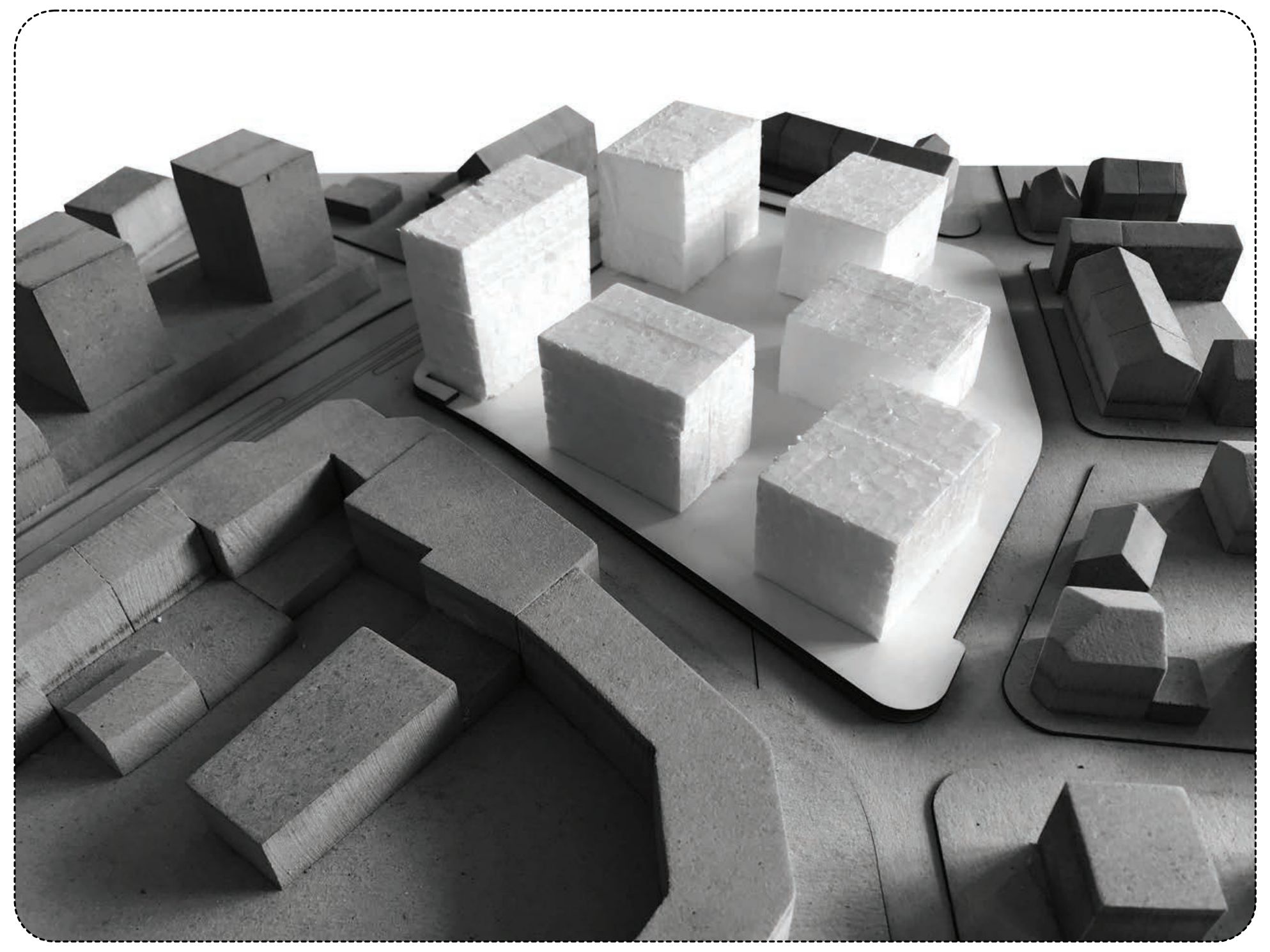
Aufgelöster Blockrand *



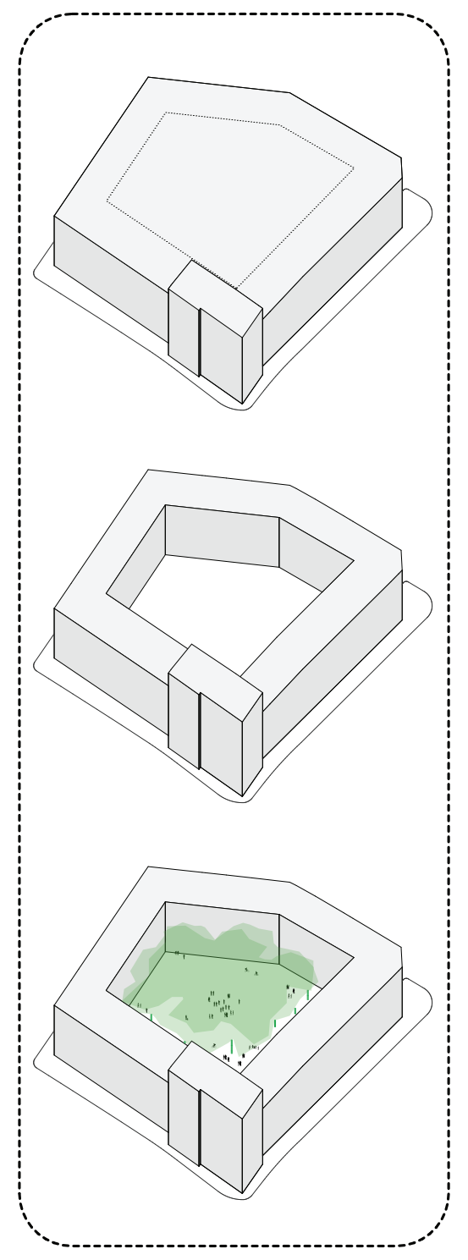


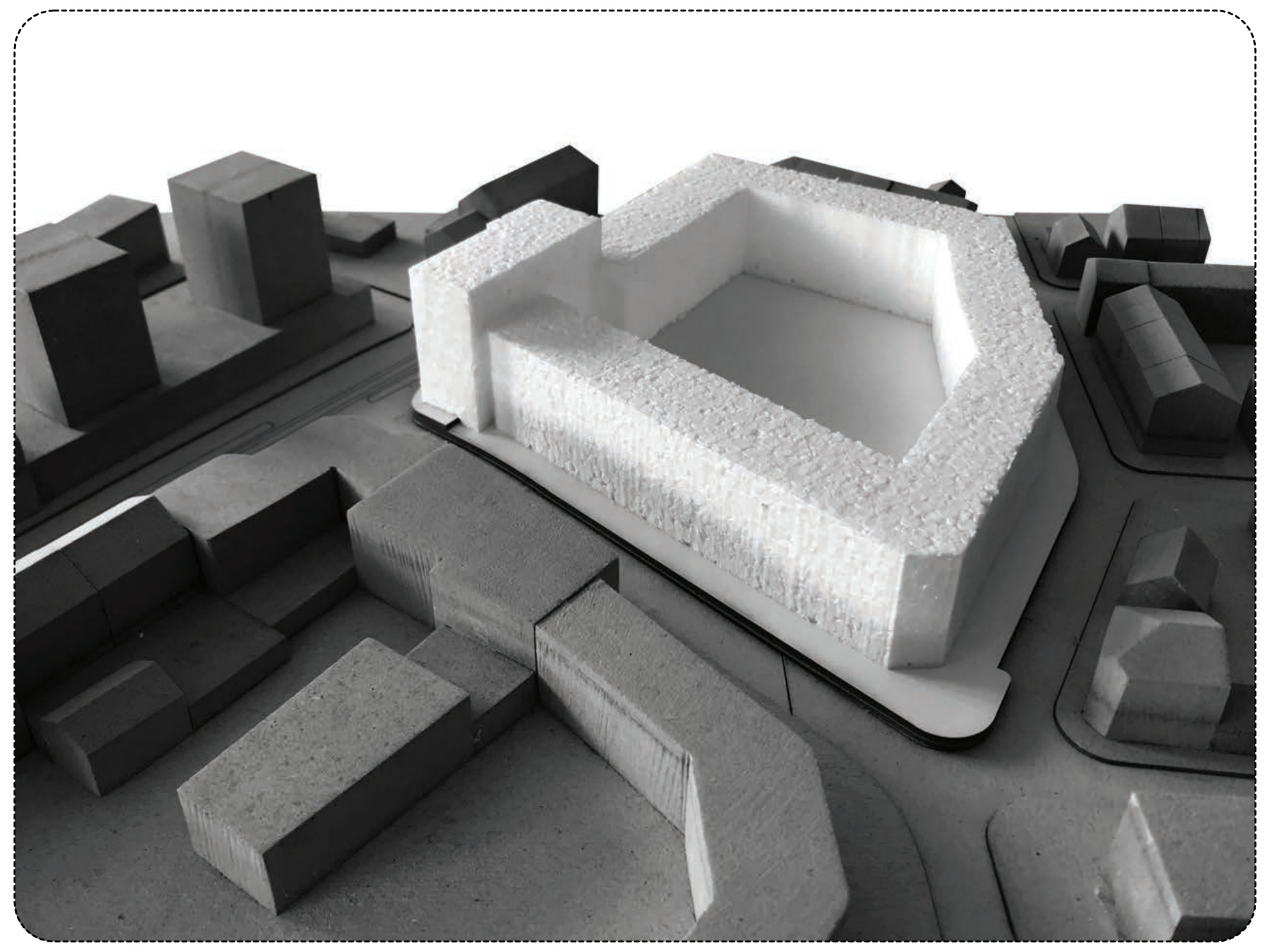
Punktbau



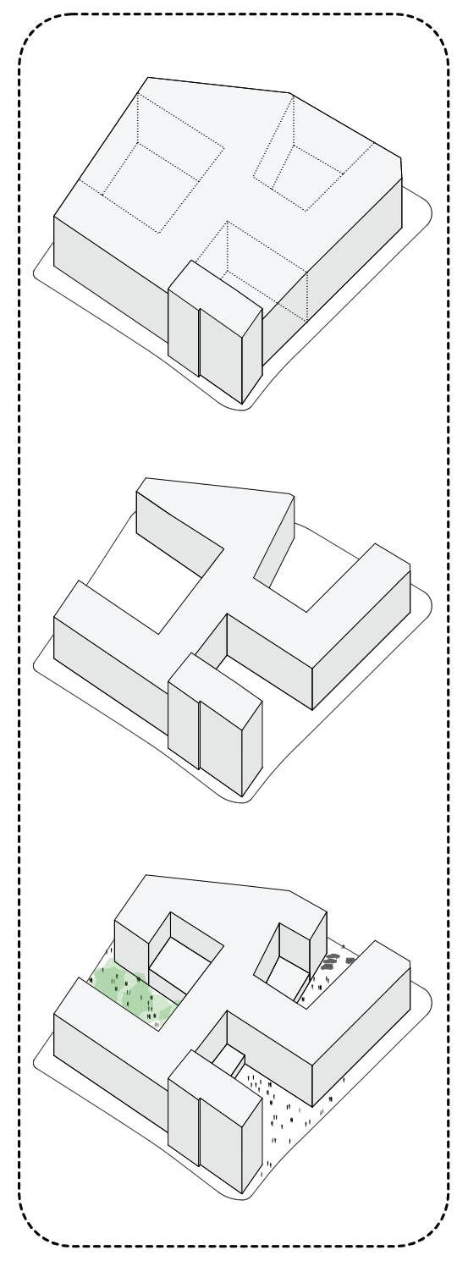


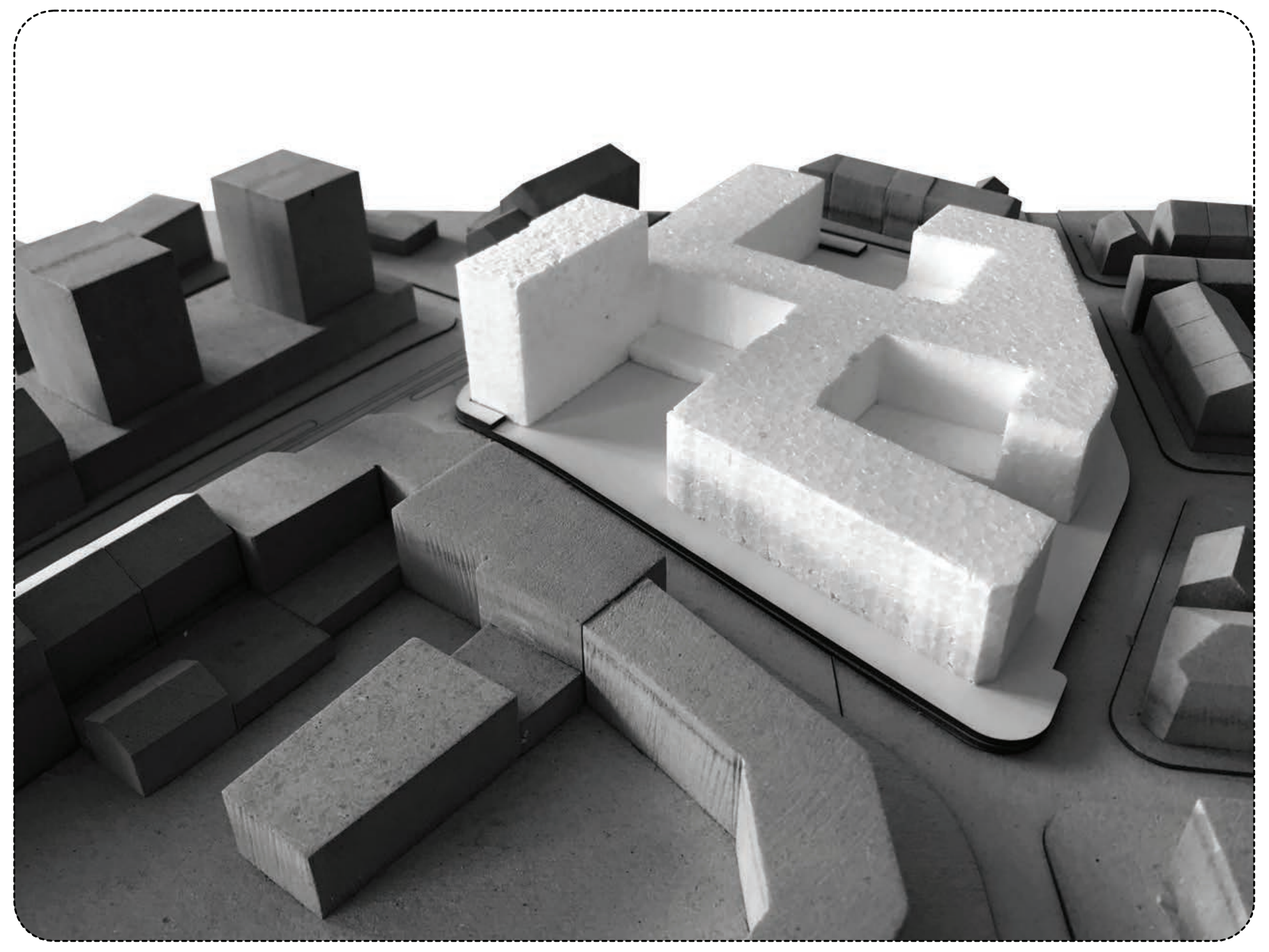
Blockrand



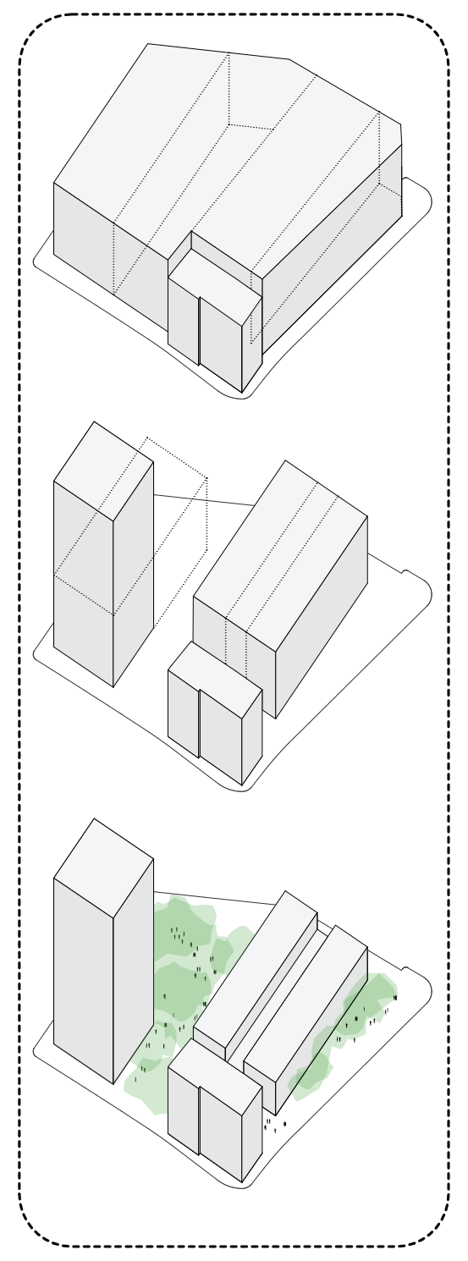


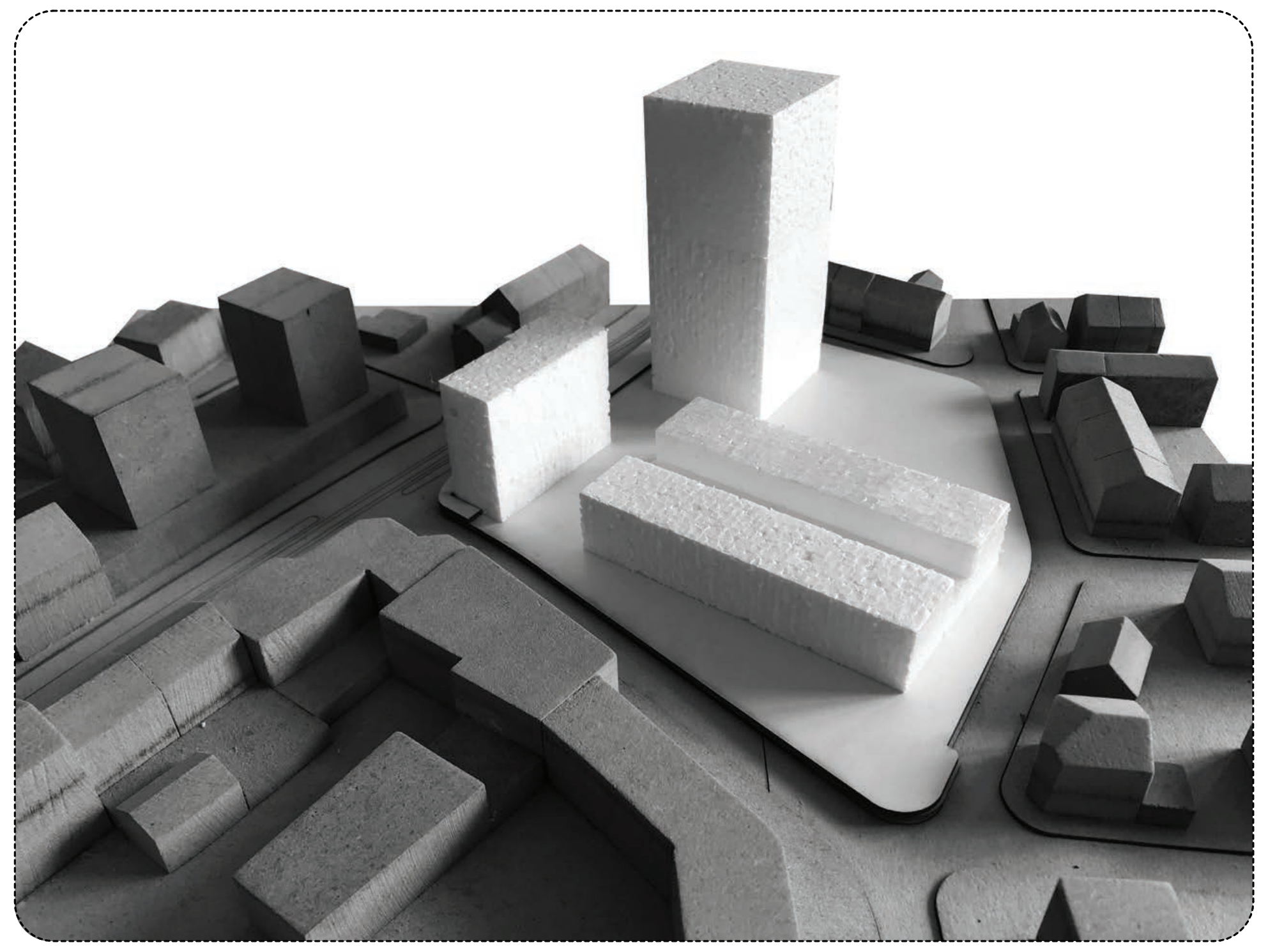
Strassenhof *



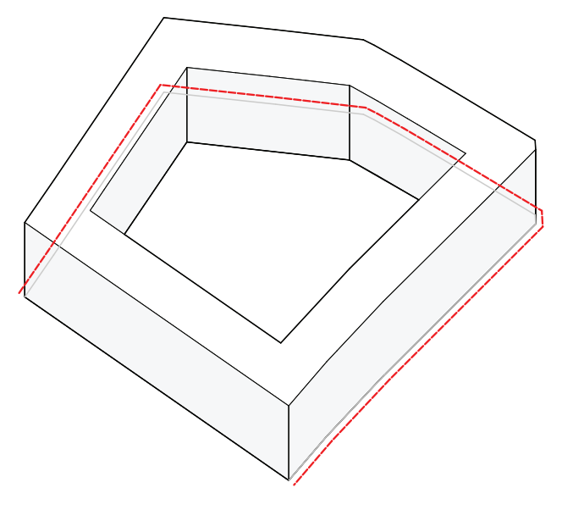


Hochhaus

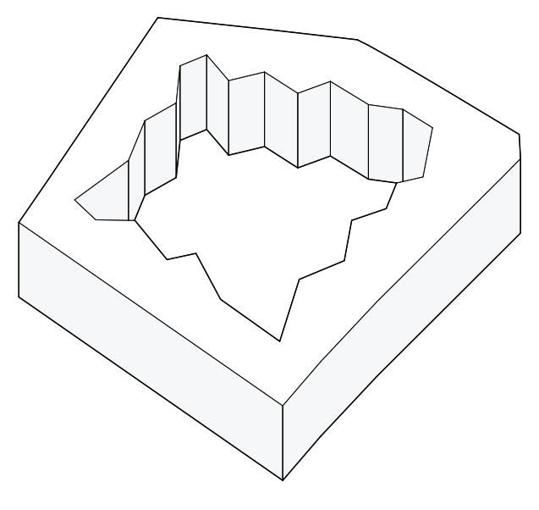




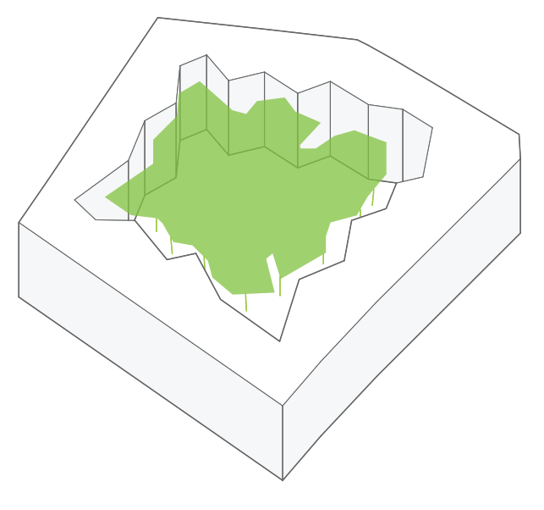
GROBKONZEPT



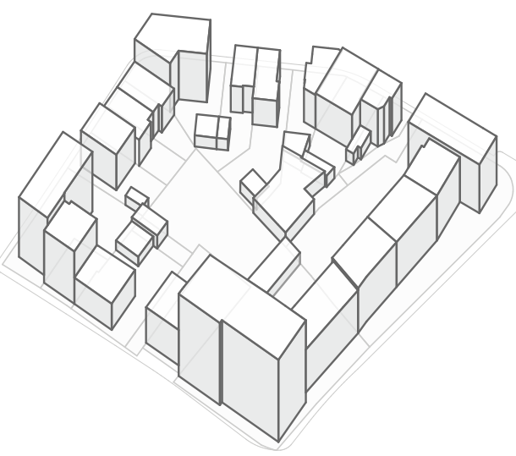
Aussen
Maximale Ausdehnung bis zur Baulinie



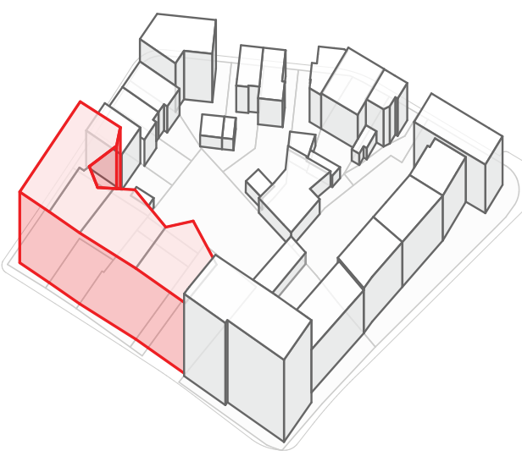
Innen
Vergrösserung der Fassadenfläche durch Faltung



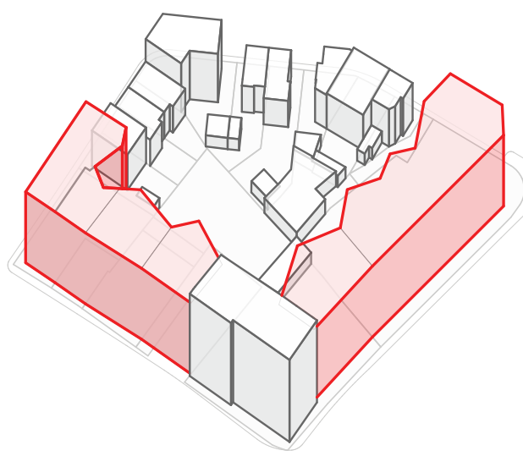
Zentrum
Grünfläche als innere Oase



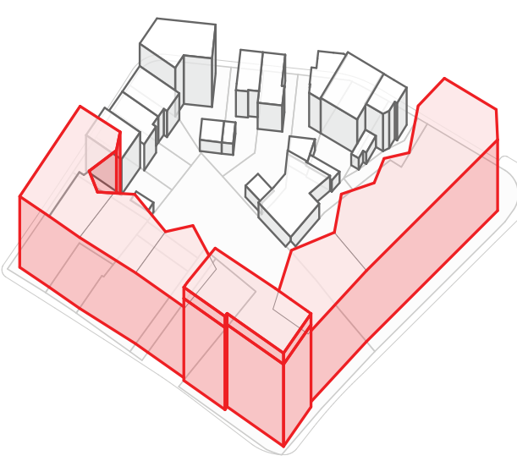
aktueller Stand



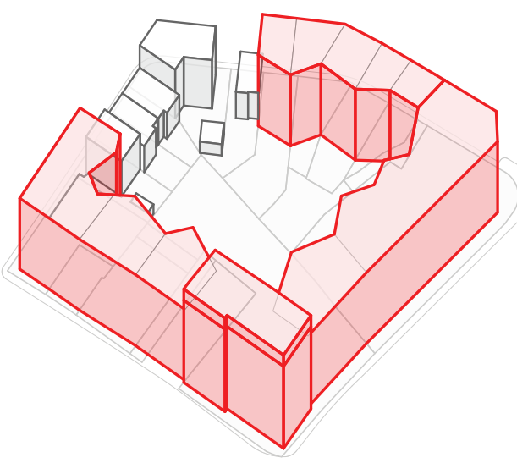
Parzellen 673, 675, 1189 und 1202



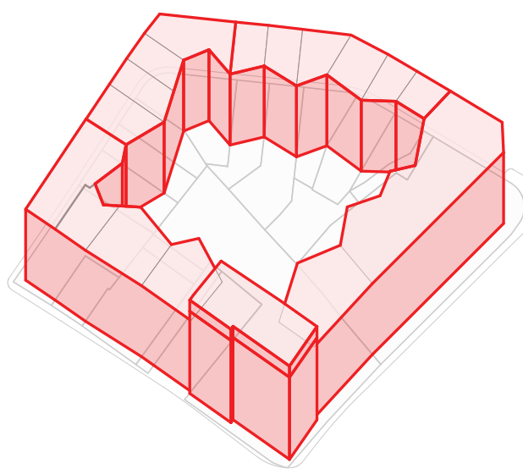
Parzellen 19 und 20



Hotelumbau und Aufstockung



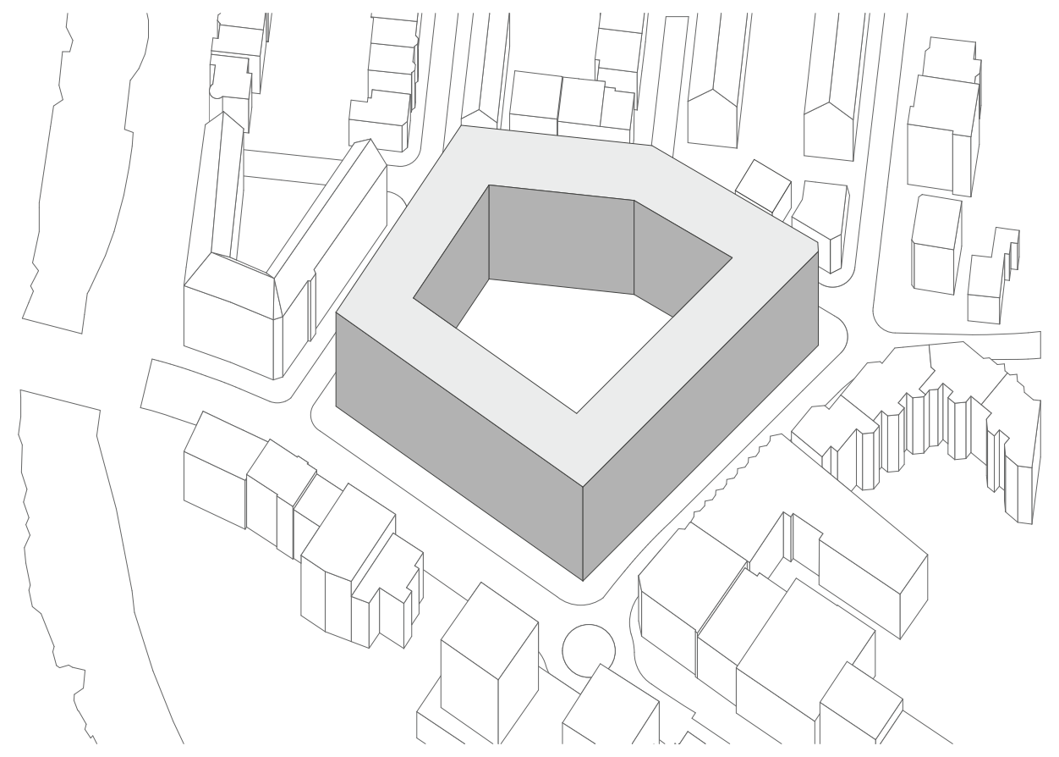
Parzellen 812, 777, 776 und 775



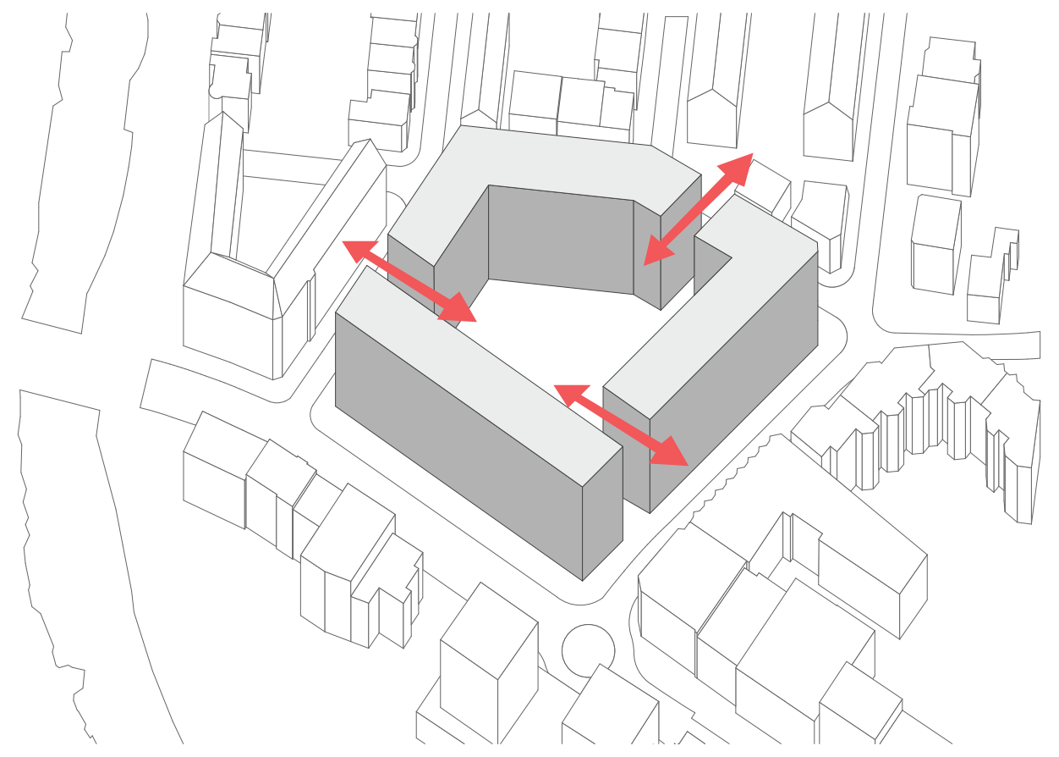
Parzellen 582, 583, 584, 814 und 813

VERTIEFUNG BESTVARIANTEN

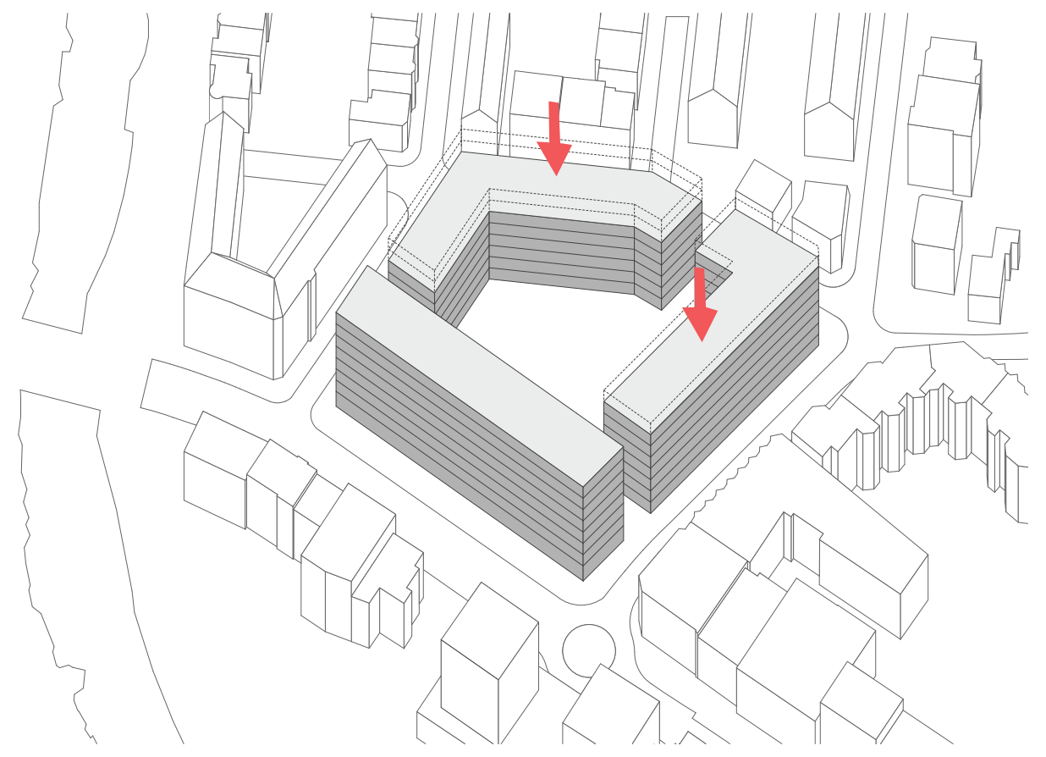
Aufgelöster Blockrand *



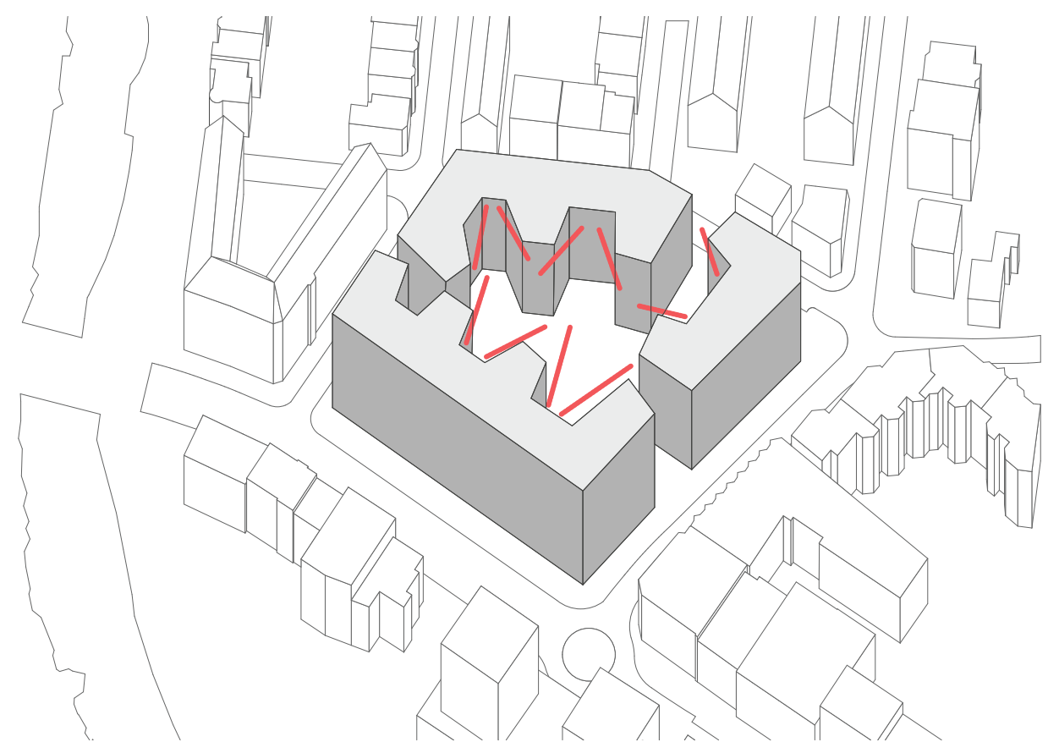
Der Blockrand



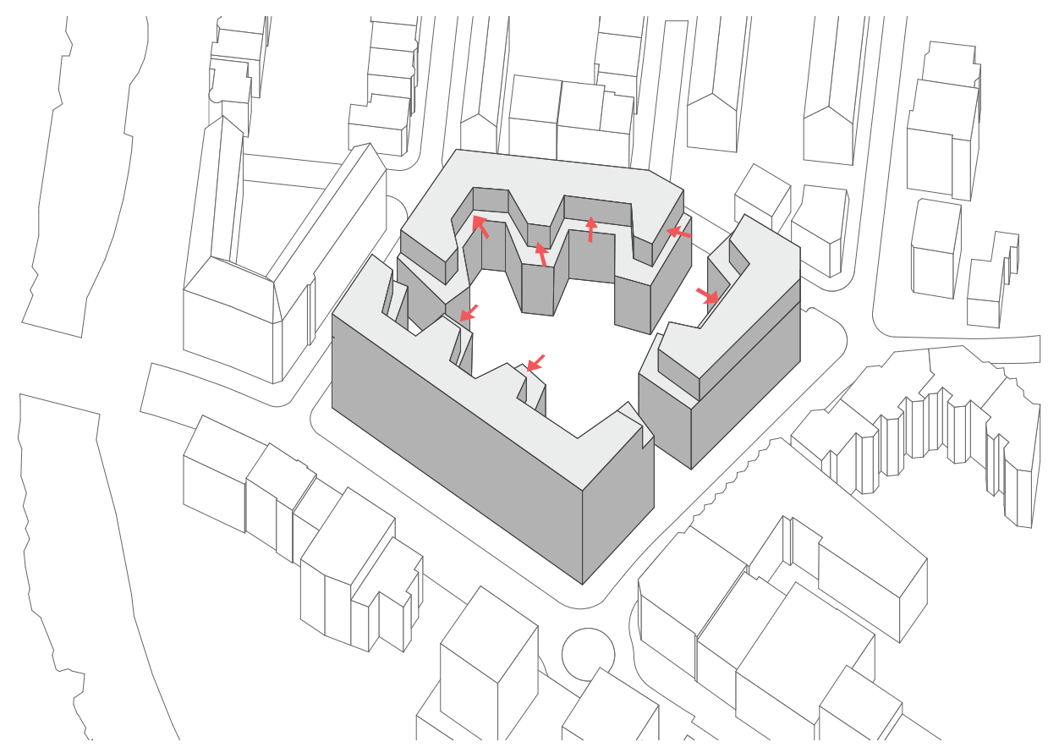
Einschnitte für Durchlässigkeit



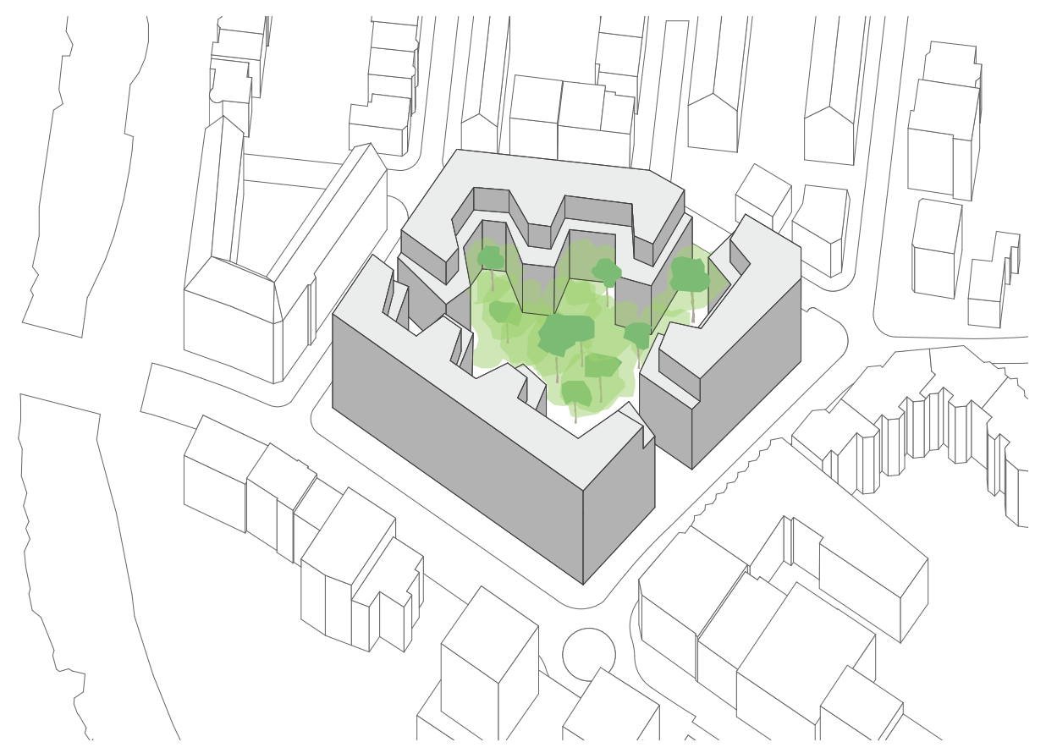
Höhenanpassung an den Kontext



Mehr Fassadenabwicklung - Unterschiedliche Ausblicke

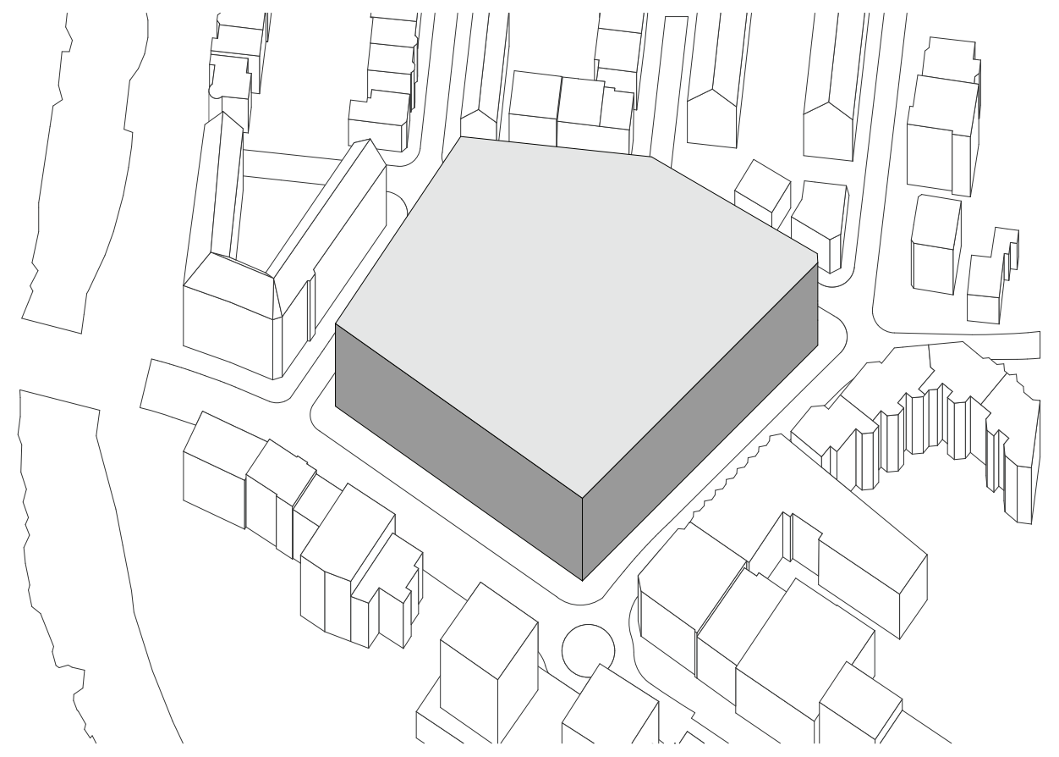


Vermittlung zwischen Bestand und Neubau. Mehr Licht im Hof

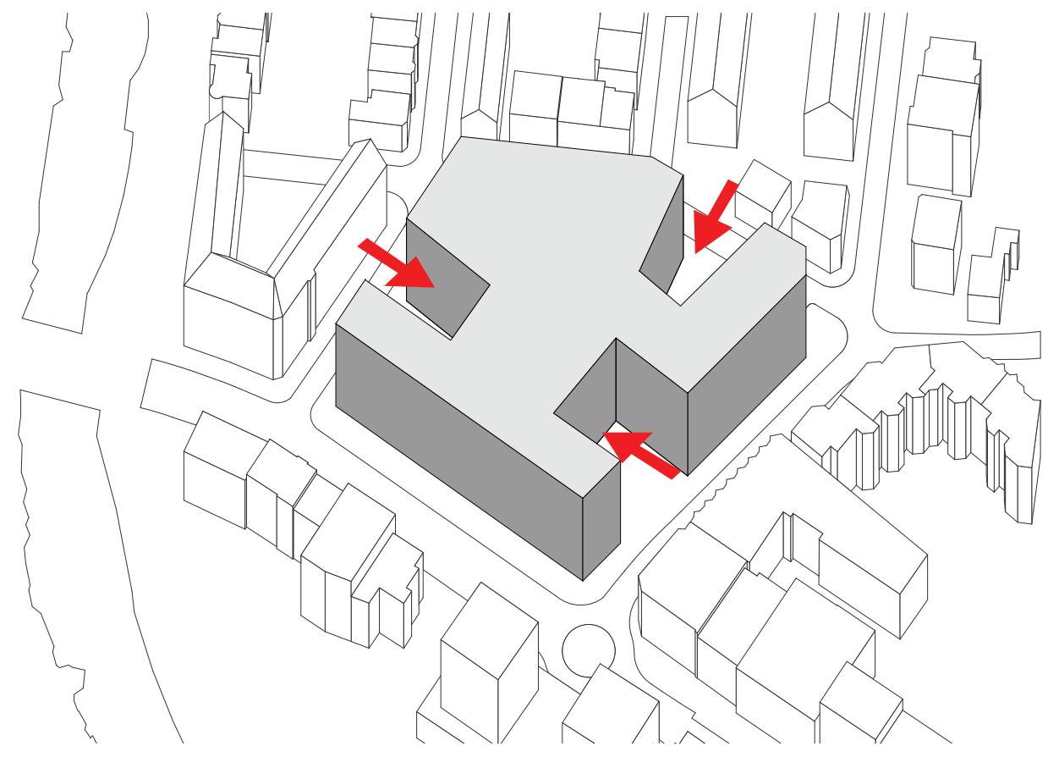


Zentraler Freiraum

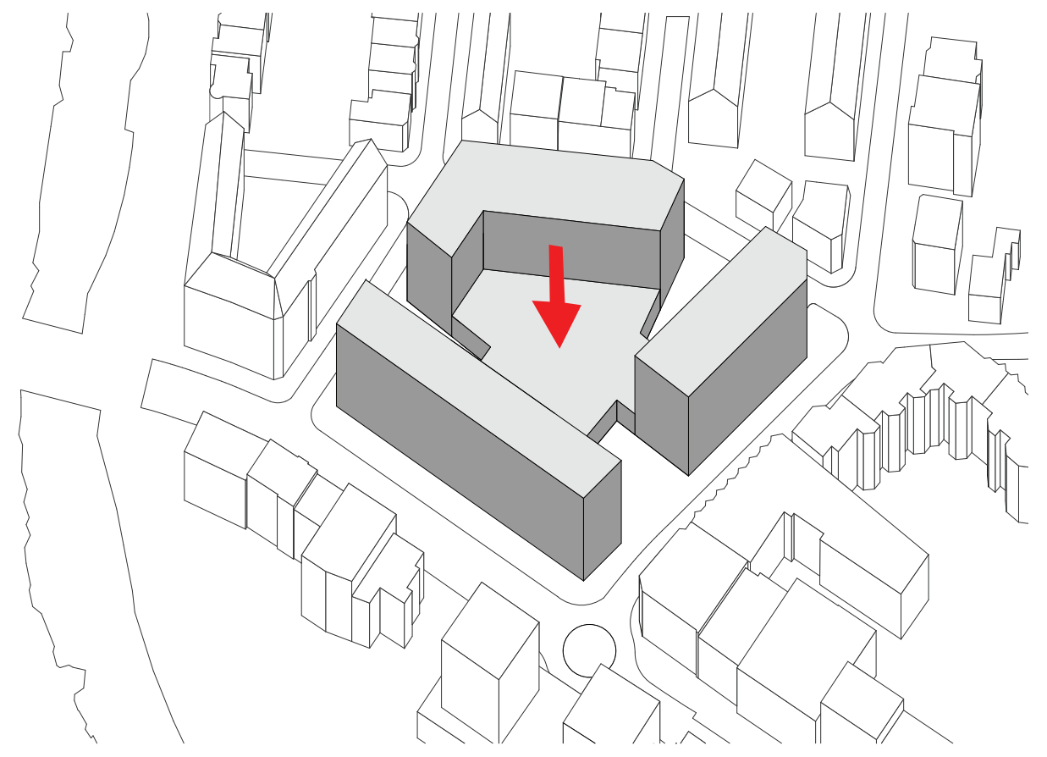
Strassenhof *



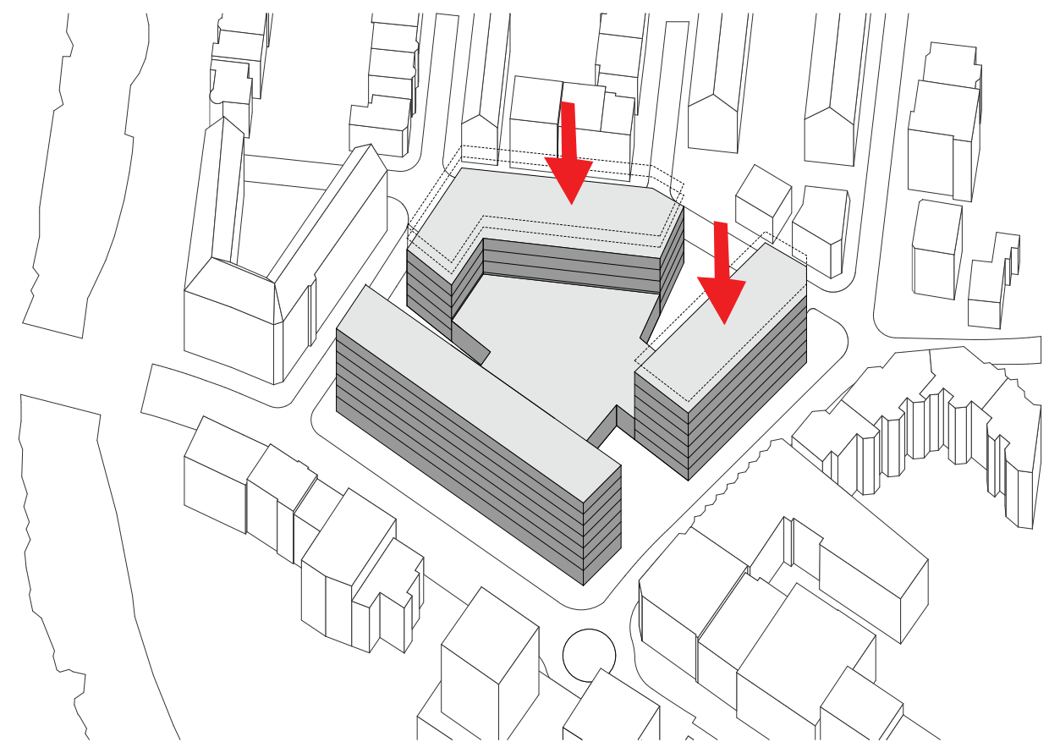
Ausgangssituation



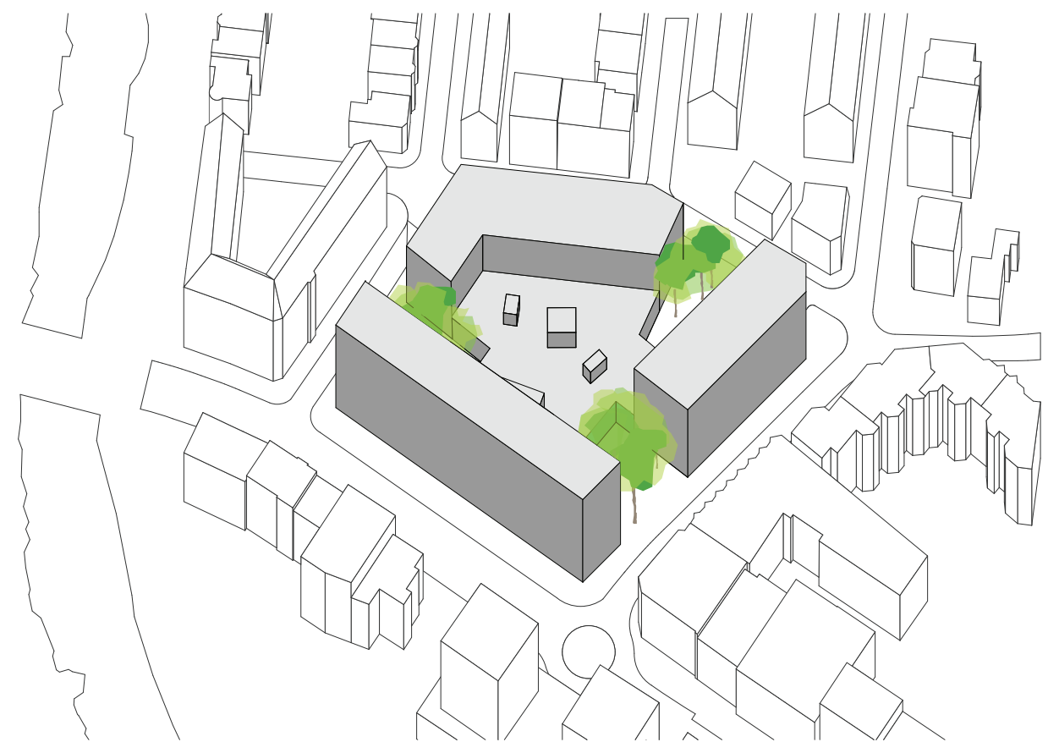
Einschneiden der Strassenhöfe



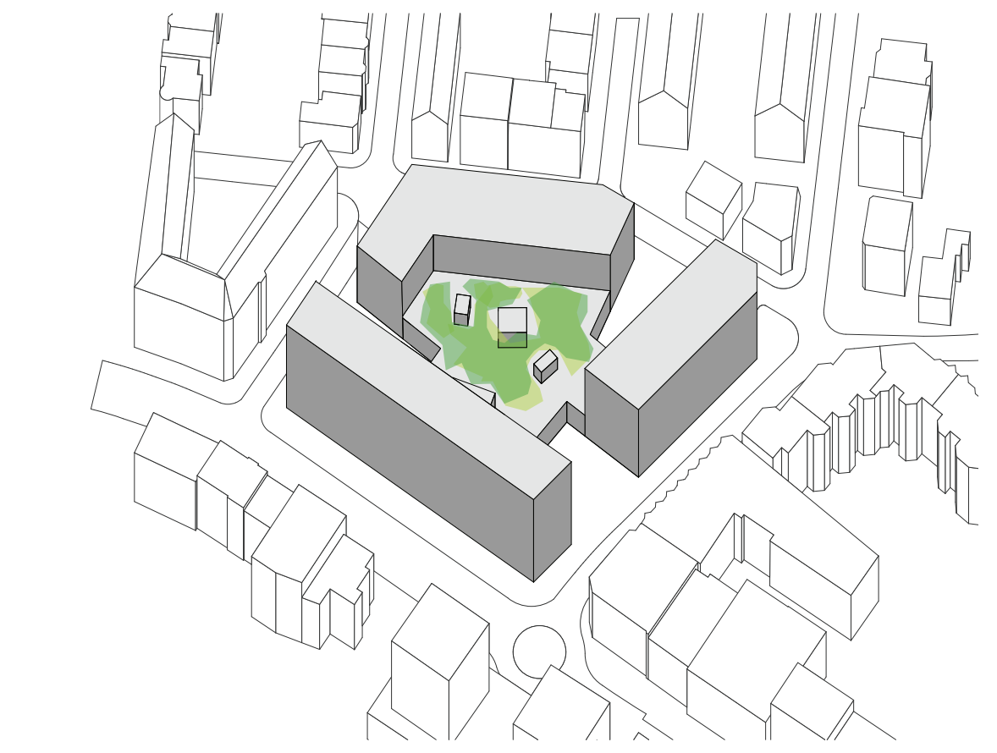
Freiraum und Gebäudetiefe



Höhenanpassung an den Kontext



Drei öffentliche Strassenhöfe



Freiraum für Bewohner

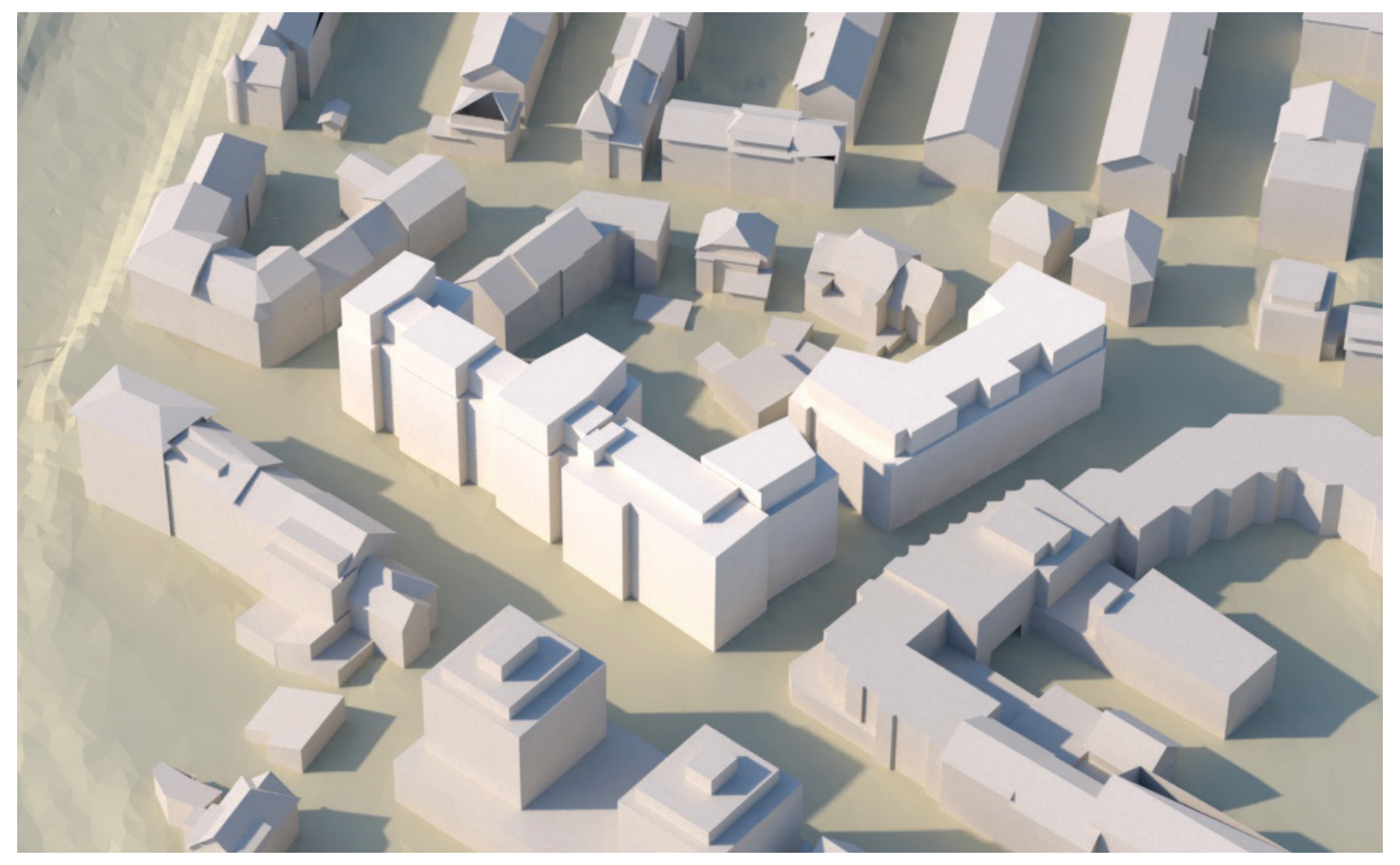
AREAL HAUPTSTRASSE BIRSFELDEN ¦ 10.Mai 2021

Berrel Berrel Kräutler
Architekten ETH BSA SIA
Binzstrasse 23
8045 Zürich

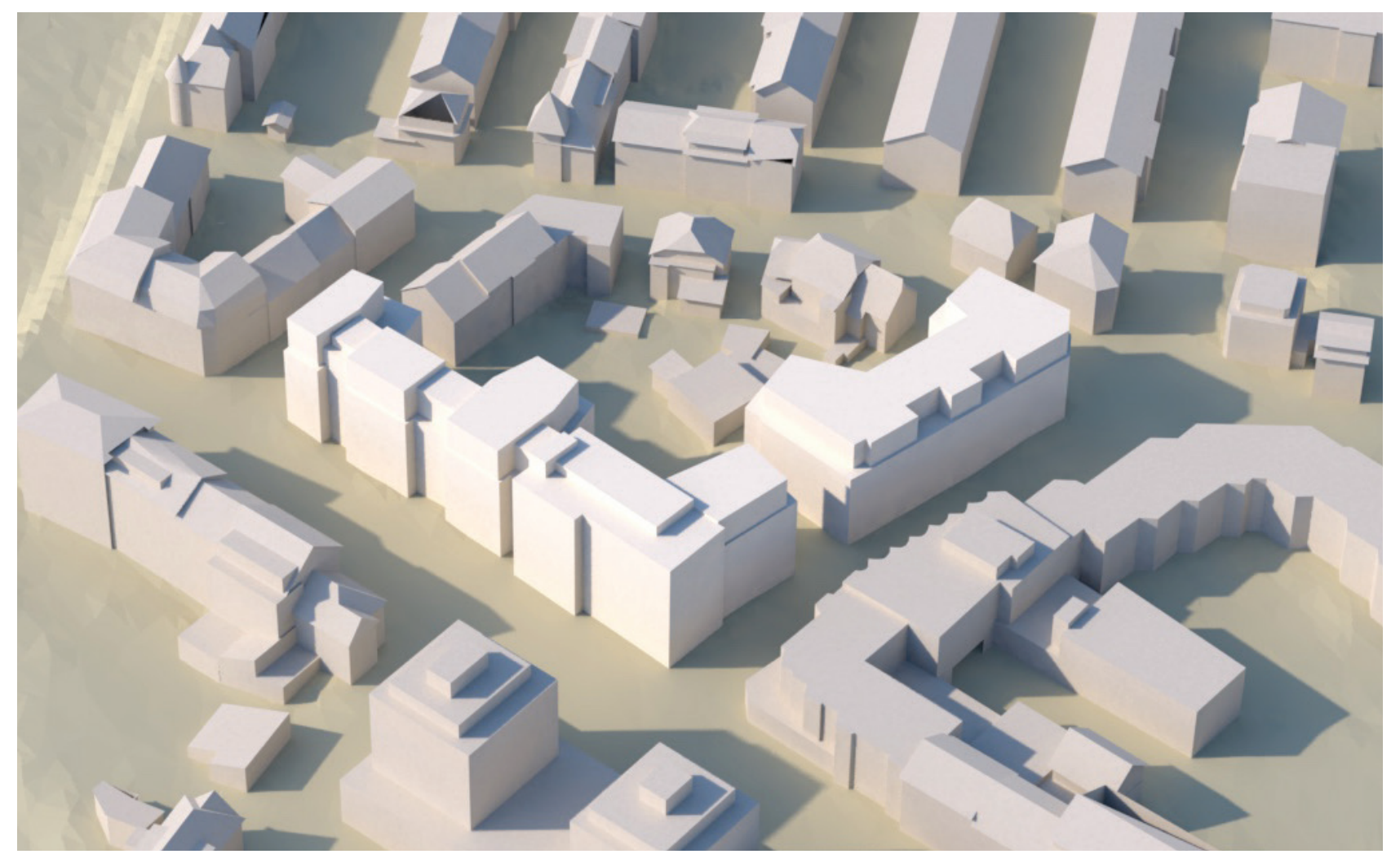
Breisacherstrasse 89
4057 Basel

VERTIEFUNGSSTUDIE AUFGELÖSTER BLOCKAND *

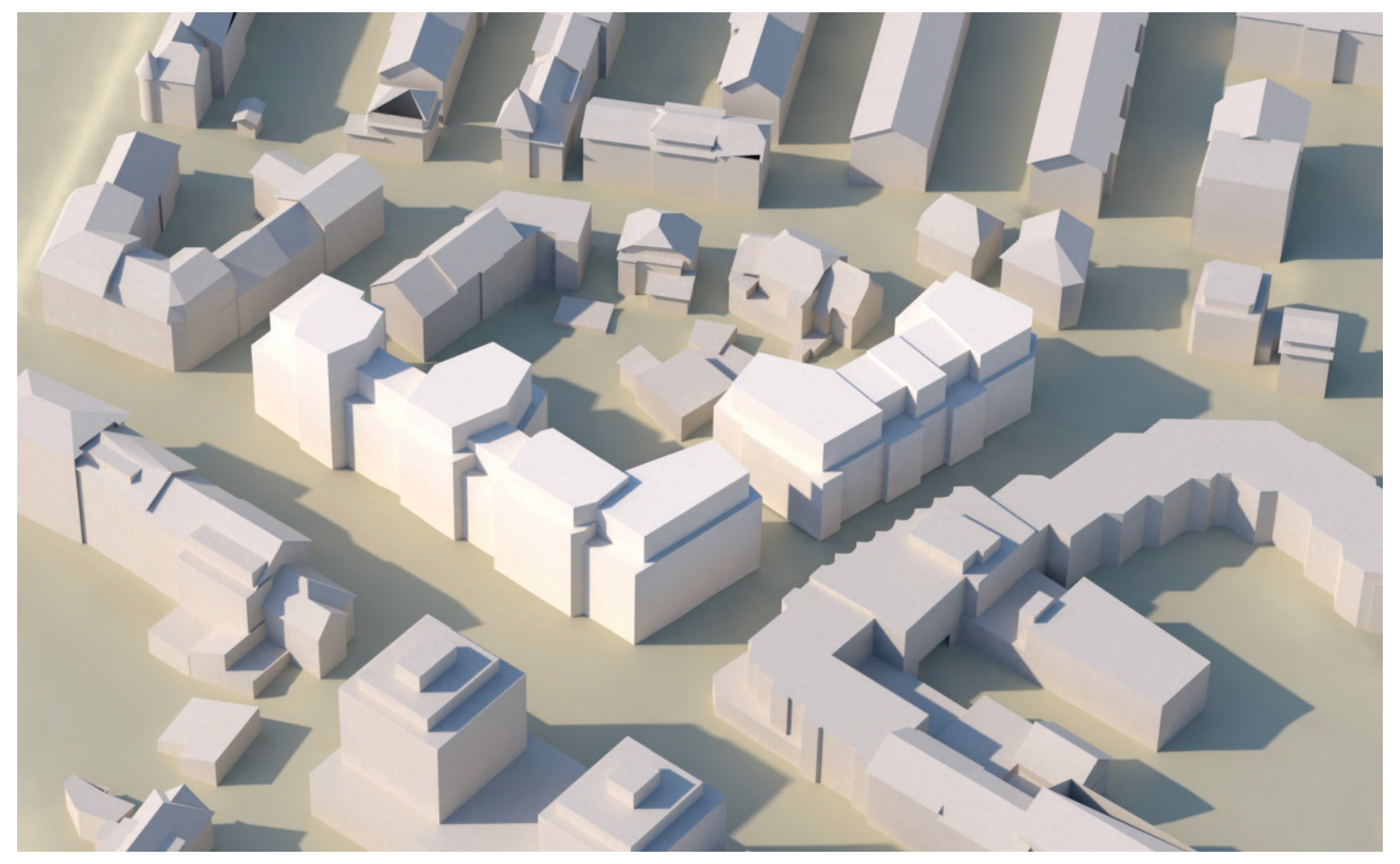
6Vollgeschoss +2Attika



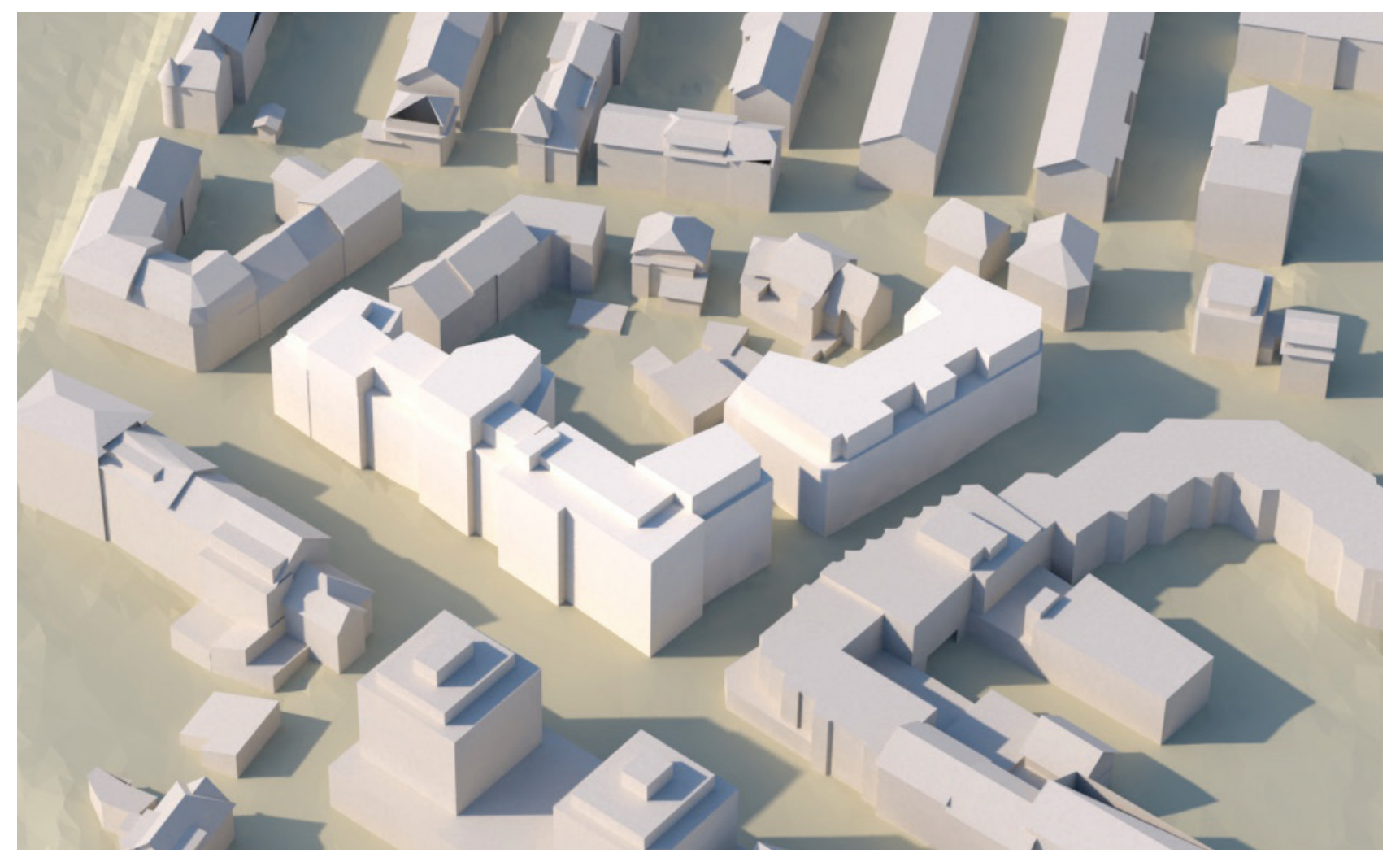
5Vollgeschoss +2Attika



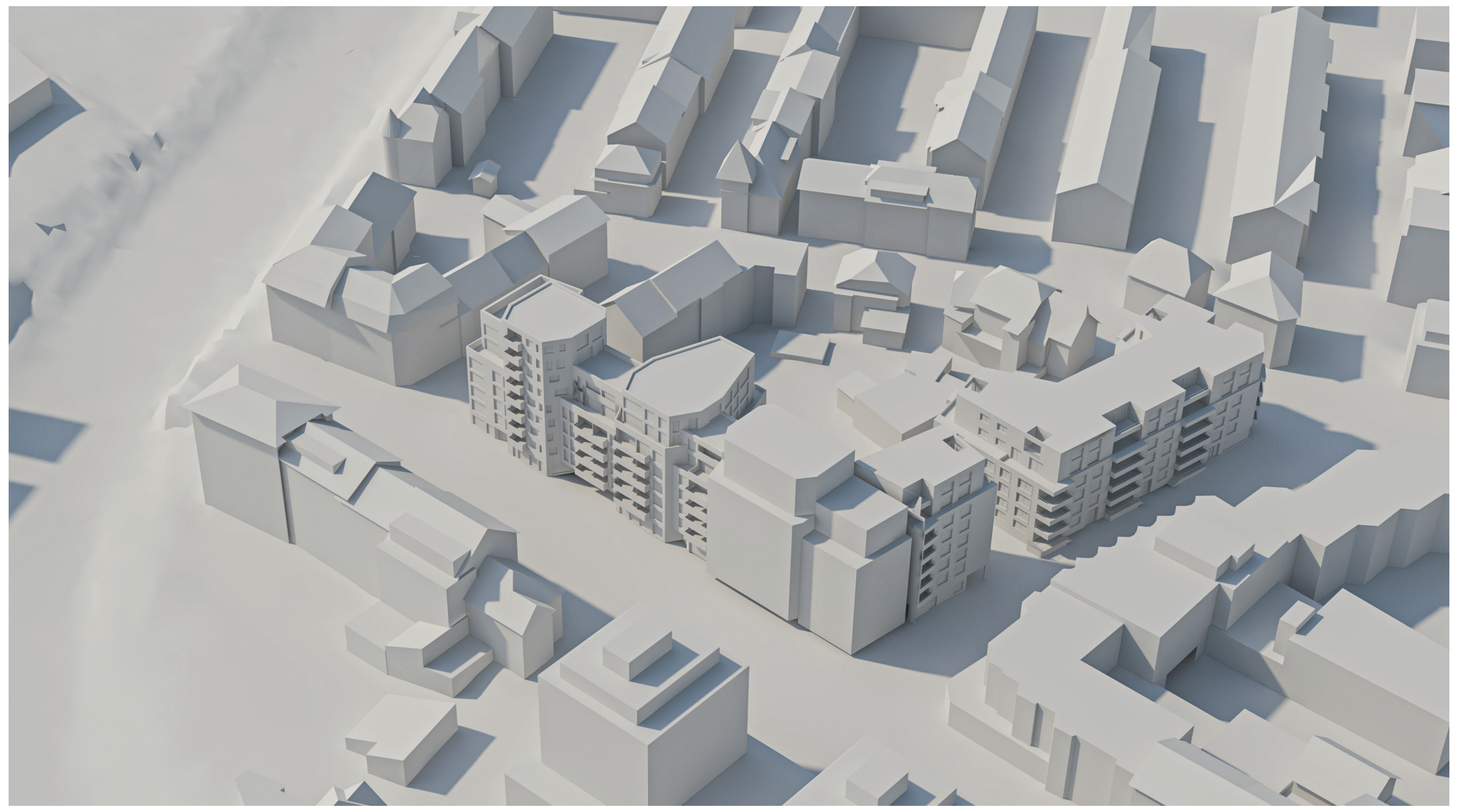
Shillouette *



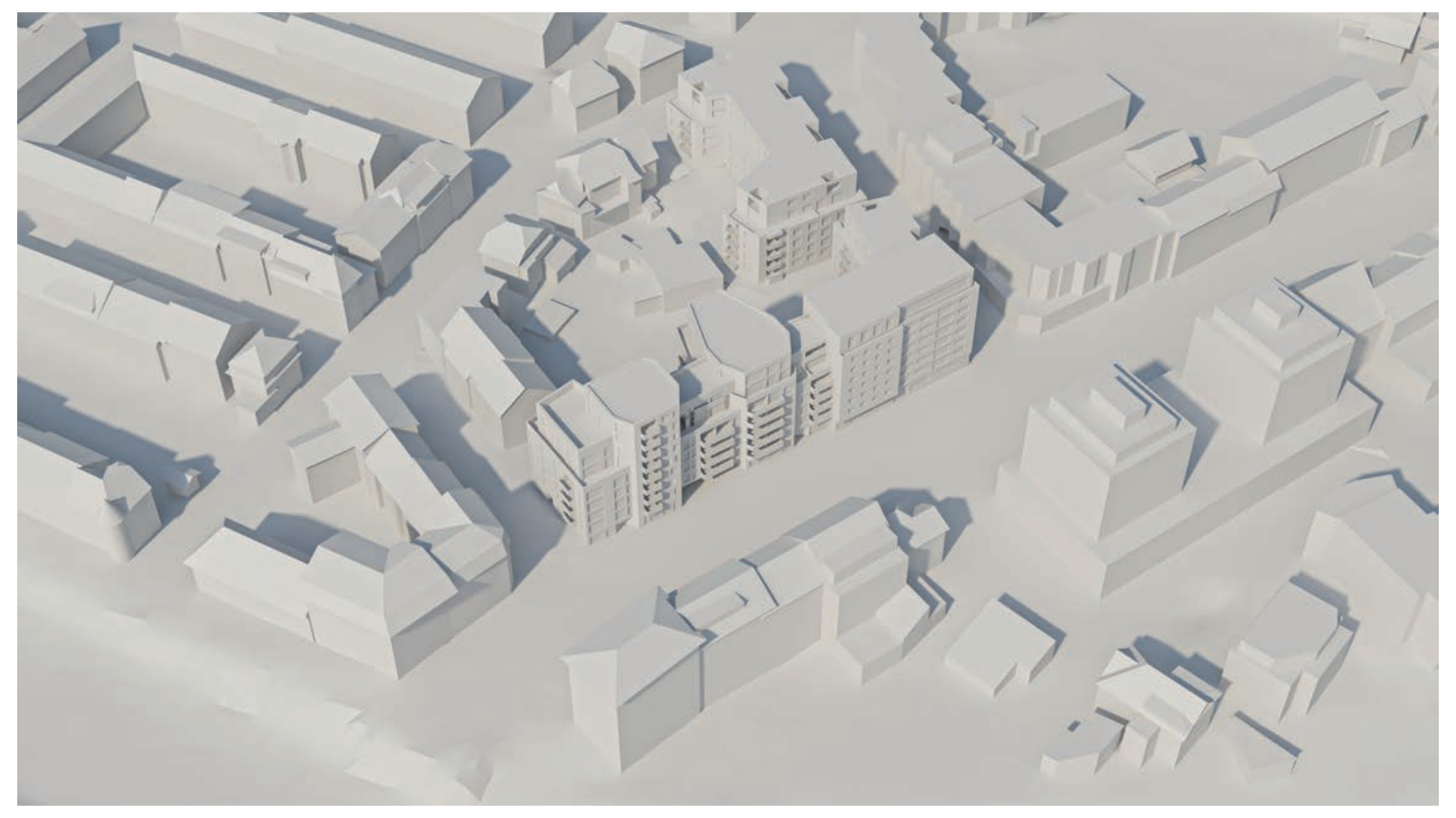
Staffelung



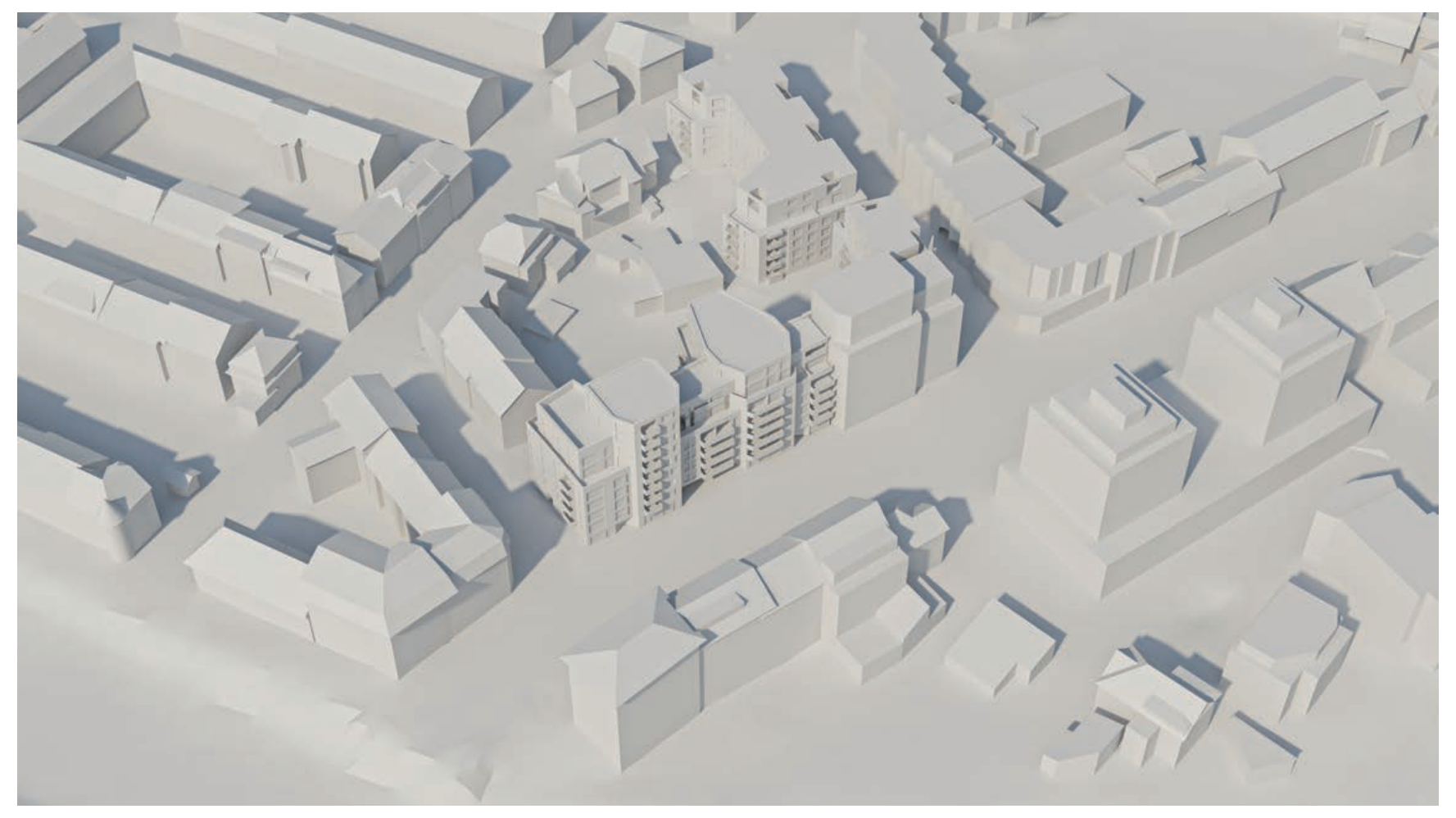
BESTVARIANTE SHILLOUETTE *



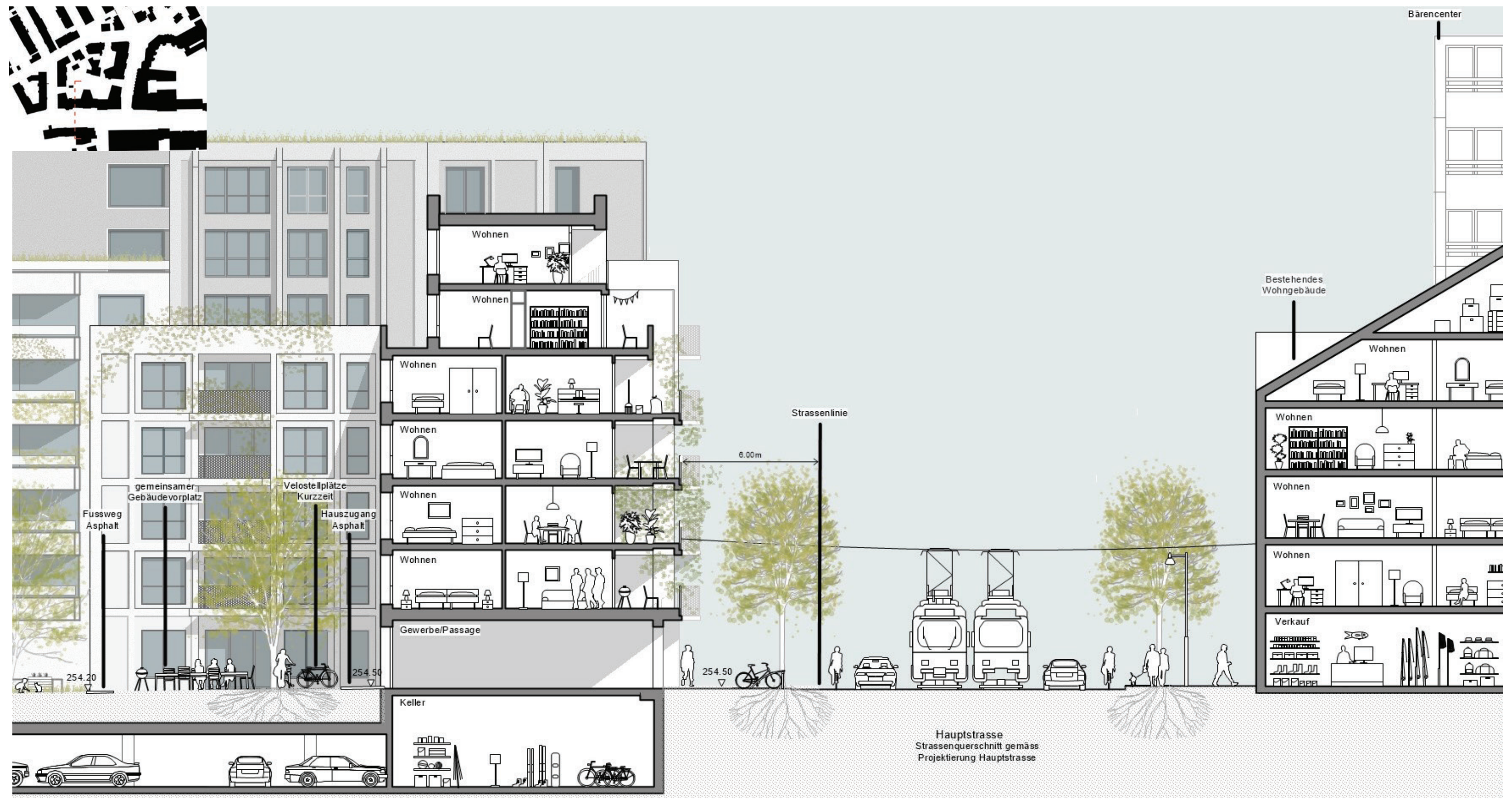
Bestehendem Hotel und Bestand Parz. 673



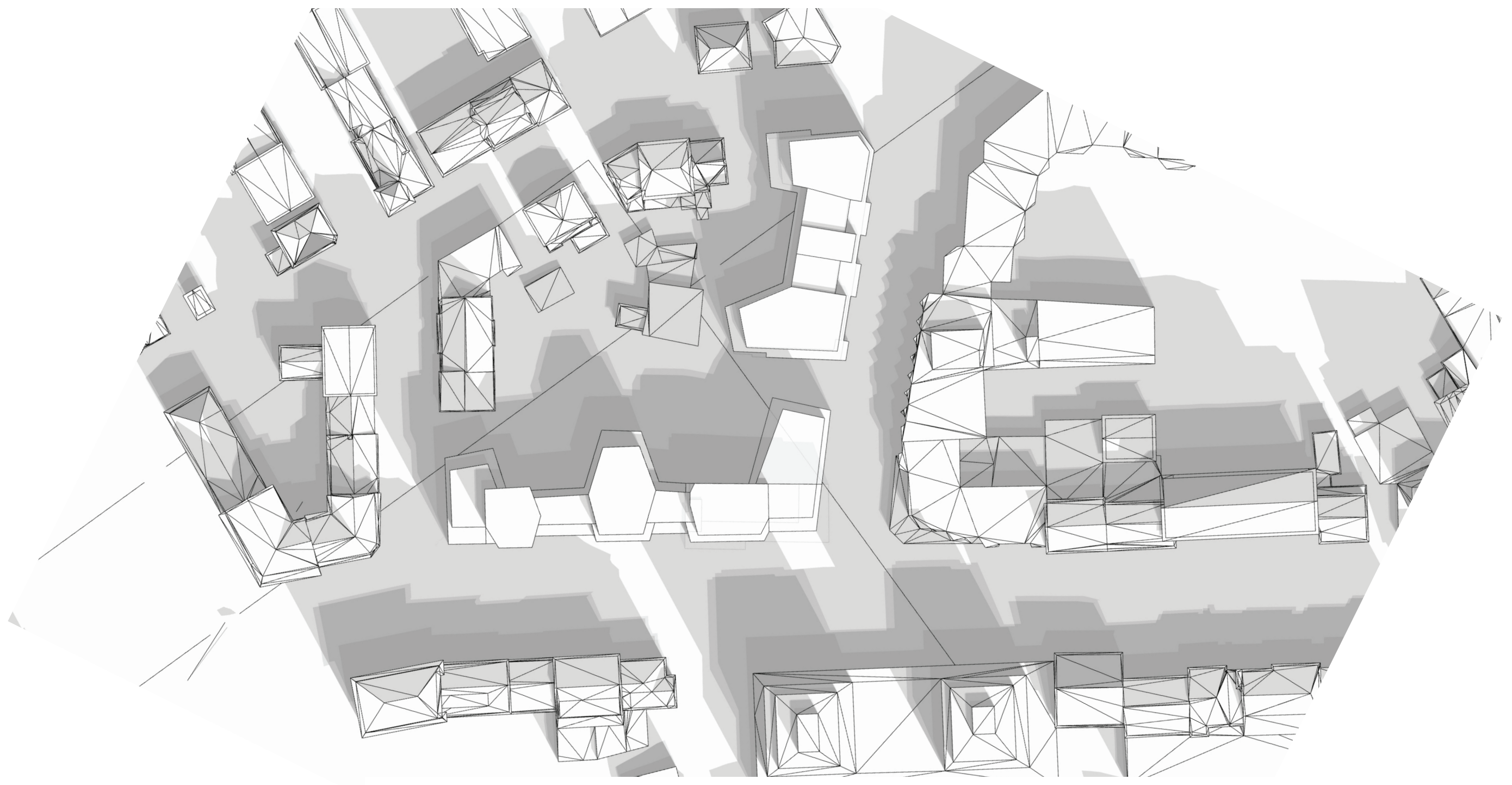
Mit Hotelneubau



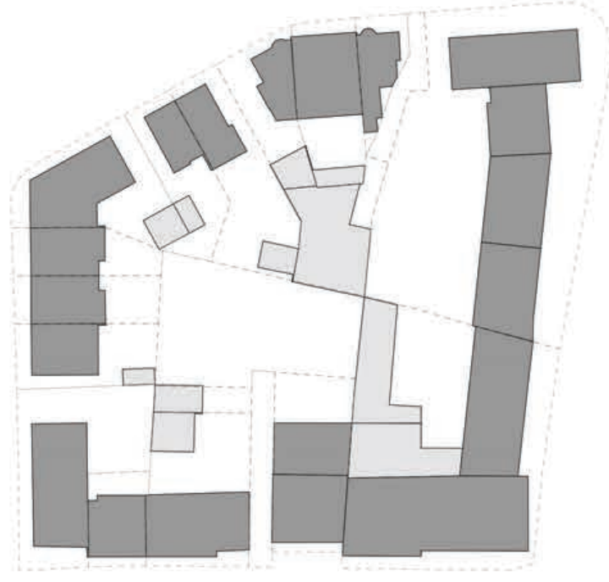
SCHNITTANSICHT HAUPTSTRASSE


Wohnen
Wohnen
Wohnen
Wohnen
Wohnen
Wohnen
Gewerbe/Passage
Keller
Fussweg Asphalt
gemeinsamer Gebäudevorplatz
Velostellplätze Kurzzeit
Hauszugang Asphalt
254.20
254.50
254.50
Strassenlinie
6.00m
Hauptstrasse
Strassenquerschnitt gemäss Projektierung Hauptstrasse
Bestehendes Wohngebäude
Bärencenter
Verkauf

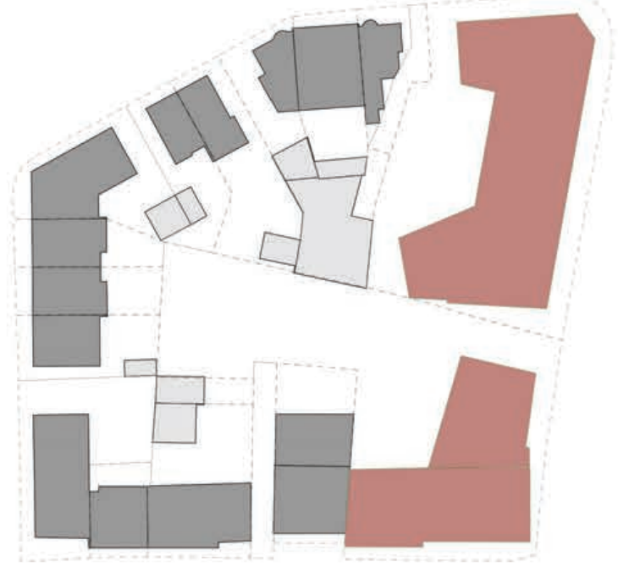
SCHATTENANALYSE



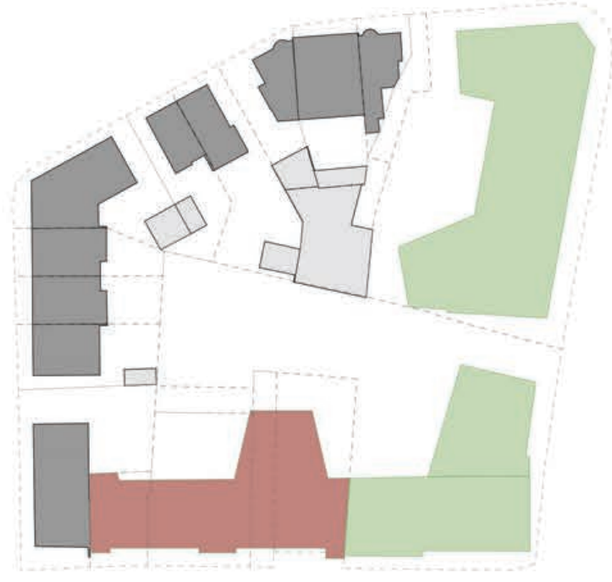
ETAPPIERUNG



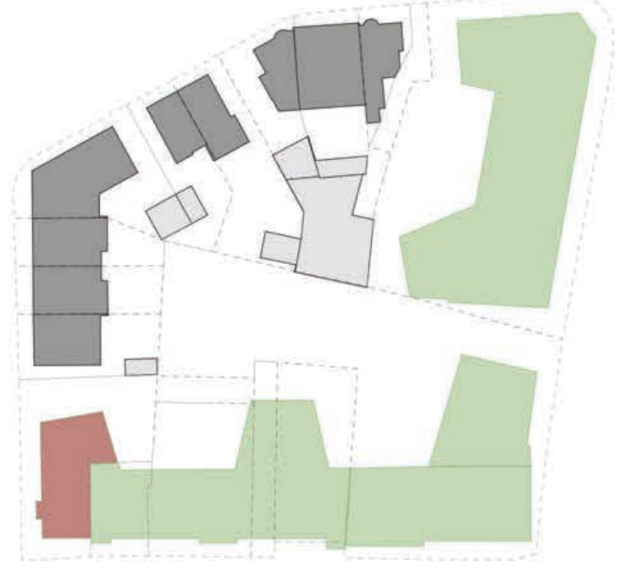
Zustand heute



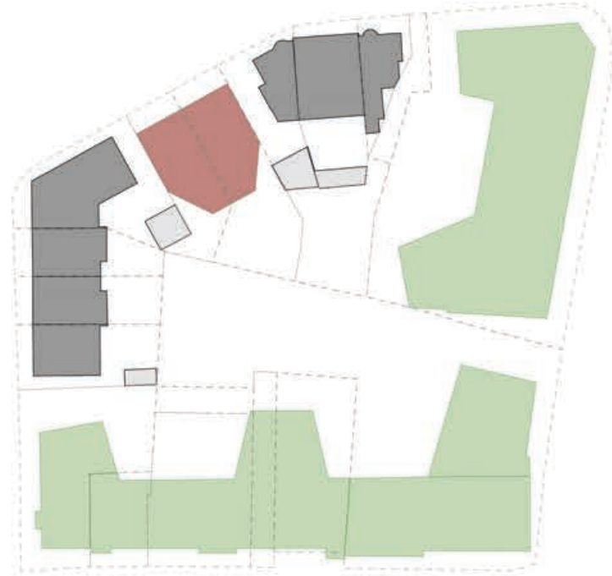
Erneuerung Parzelle 19 und 20

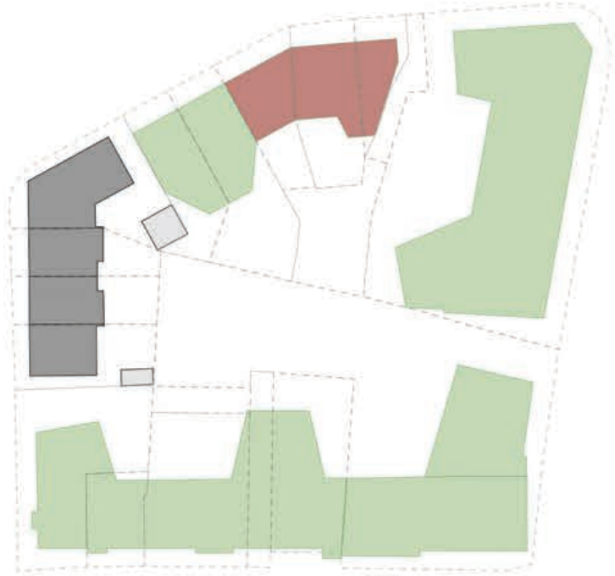


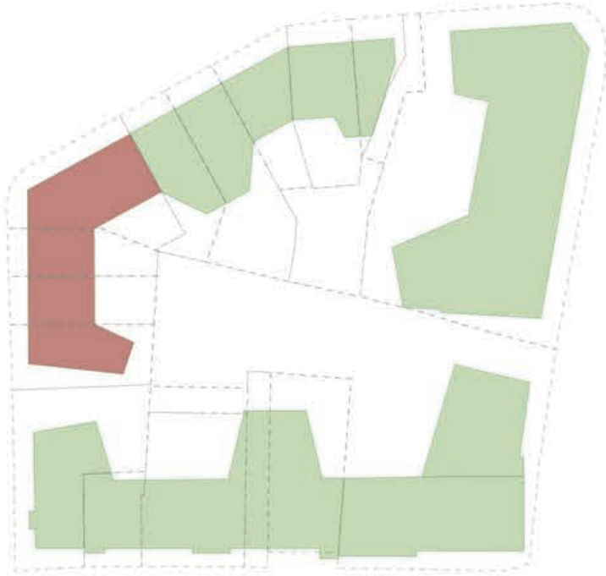
Erneuerung Parzelle 675, 1189, 1554, 1203 und 1202

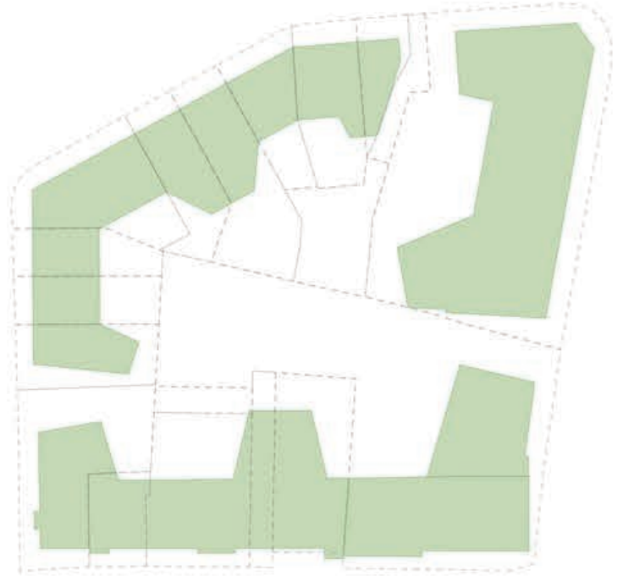


Quartierplan gebaut









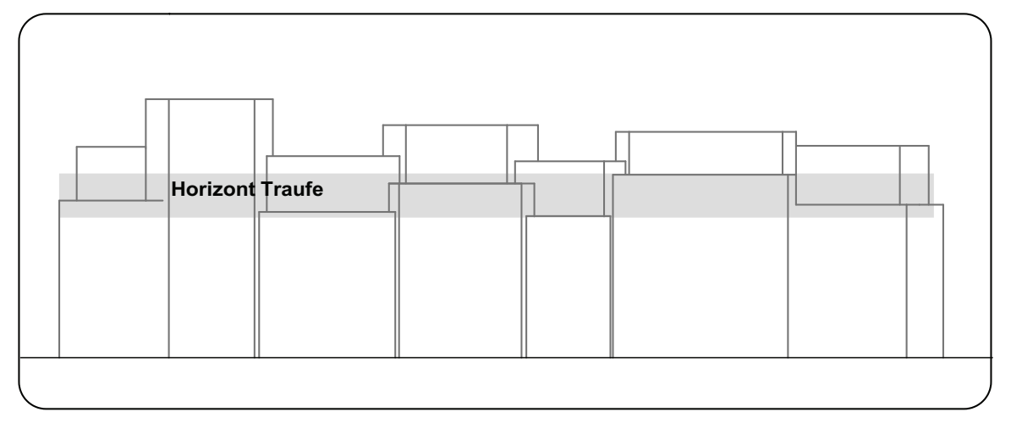
Komplettierter Blockrand

GESTALTUNGSPRINZIPEN

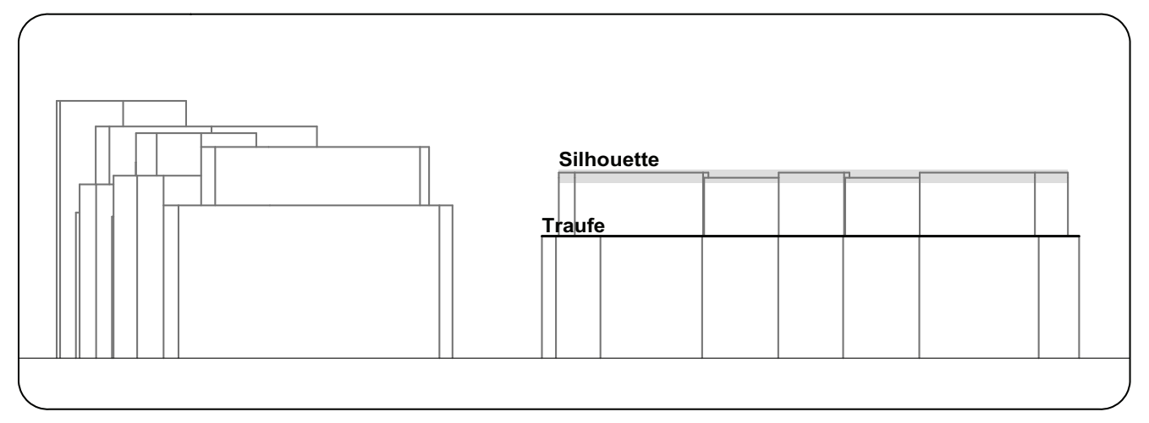
Städtebau

Hauptstrasse

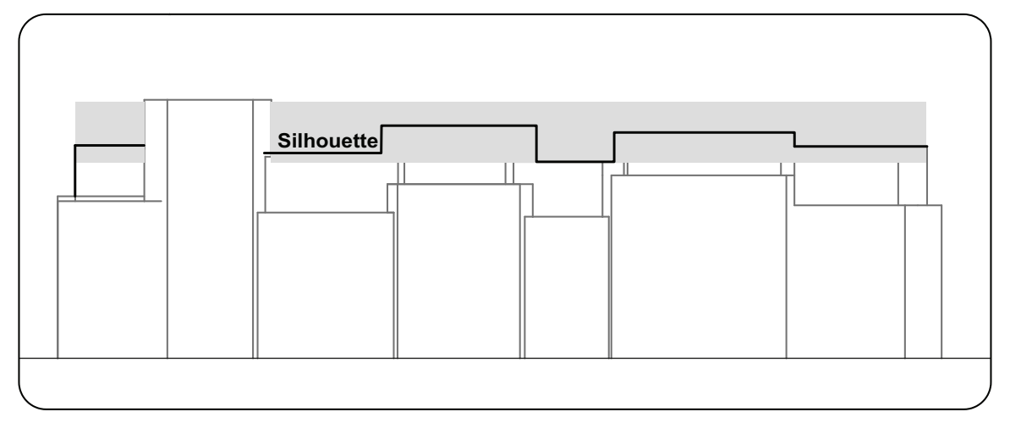
Horizont Traufe


Horizont Traufe

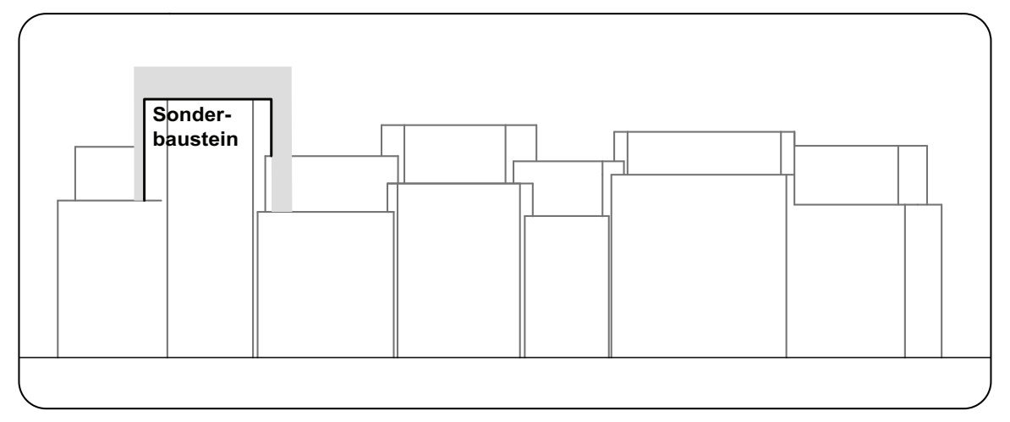
Rheinstrasse


Silhouette
Traufe

Silhouette

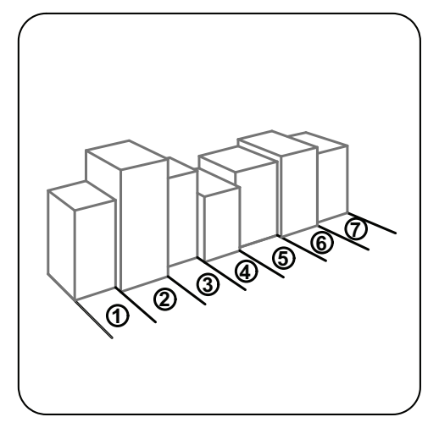

Silhouette

Sonderbaustein

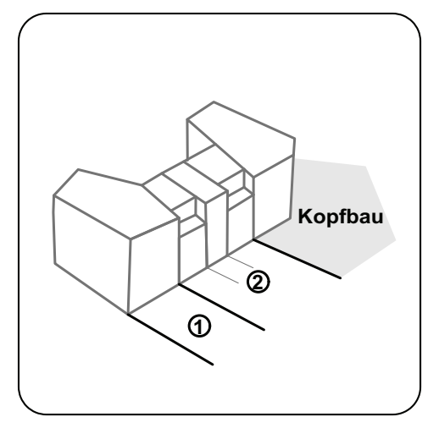

Sonder-
baustein

Hochbau

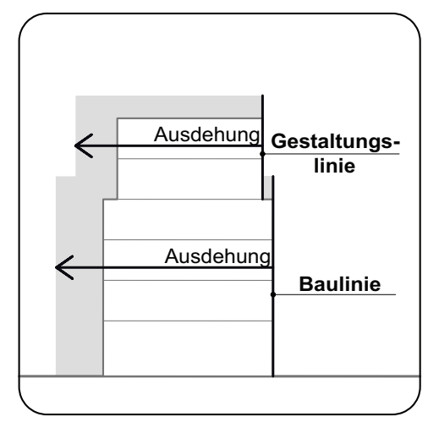
Haupstrasse
Ablesbare Baukörper



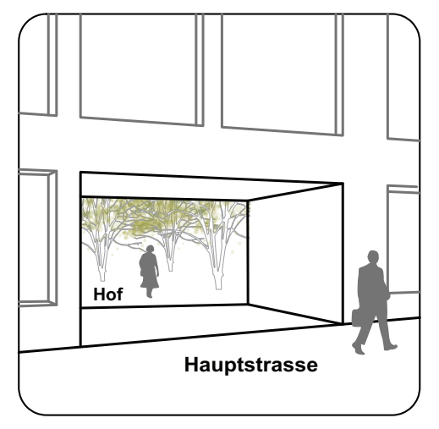
Rheinstrasse
Ablesbare Baukörper
mit Kopfbau



Baulinie
Gestaltungslinie
Ausdehnung

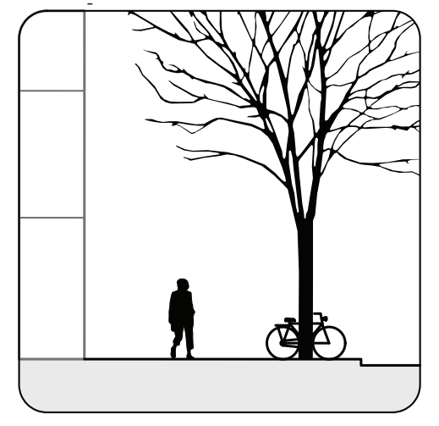

Ausdehung
Gestaltungs-
linie
Ausdehung
Baulinie

Sichtbarkeit
Hauptstrasse - Hof

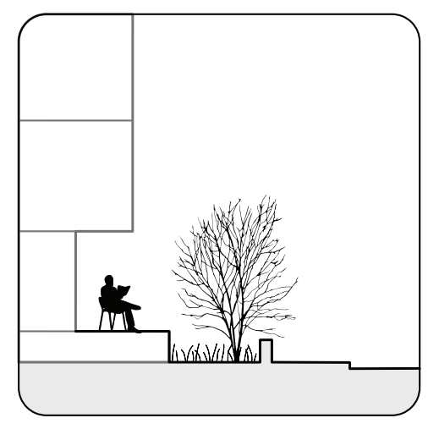

Hof
Hauptstrasse

Aussenraum

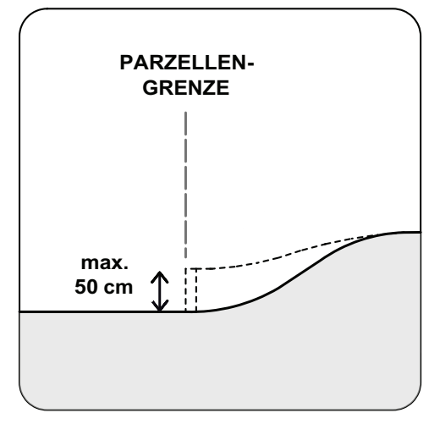
Hauptstrasse



Rheinstrasse

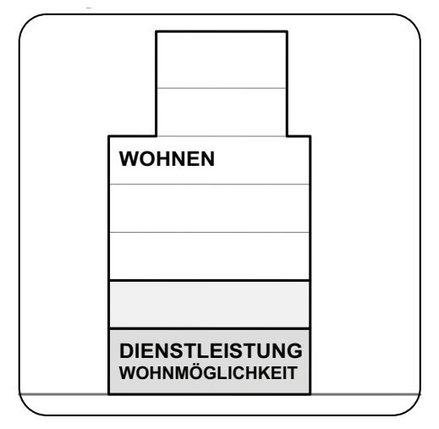


Übergänge im Hof

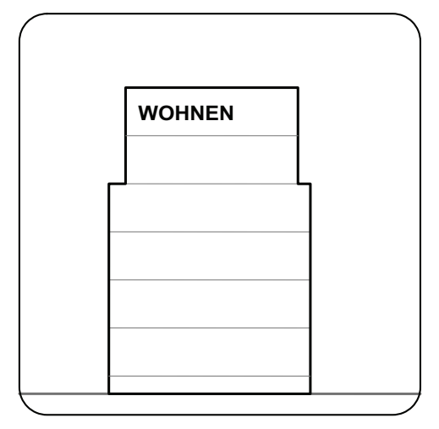

PARZELLEN-
GRENZE
max.
50 cm

Nutzung

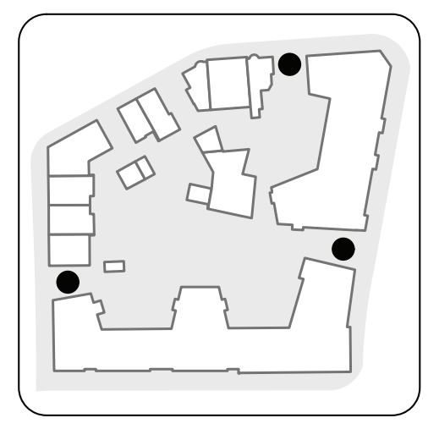
Hauptstrasse


WOHNEN
DIENSTLEISTUNG
WOHNMÖGLICHKEIT

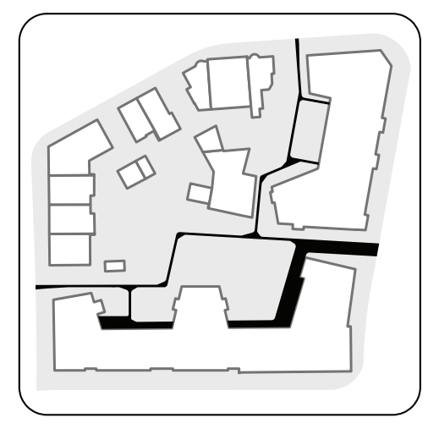
Rheinstrasse



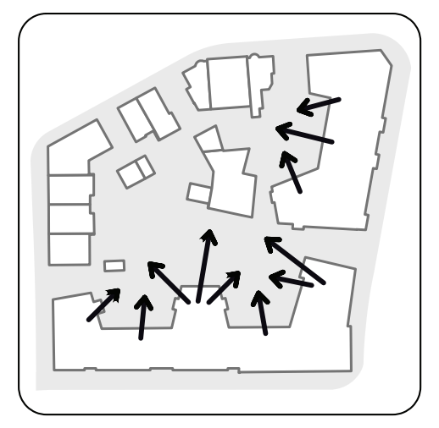
Infrastruktur



Erschliessung &
Öffentlichkeit

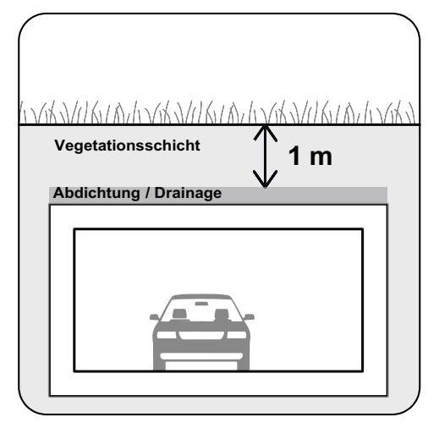


Wohnhof

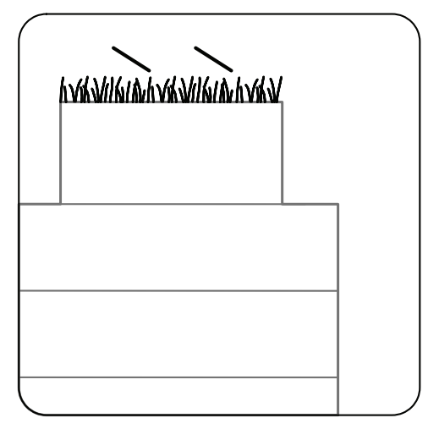


Biodiversität & Nachhaltigkeit

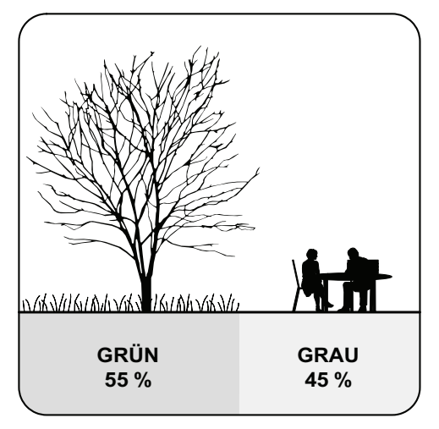
Vegetationsschicht


Vegetationsschicht
1 m
Abdichtung / Drainage

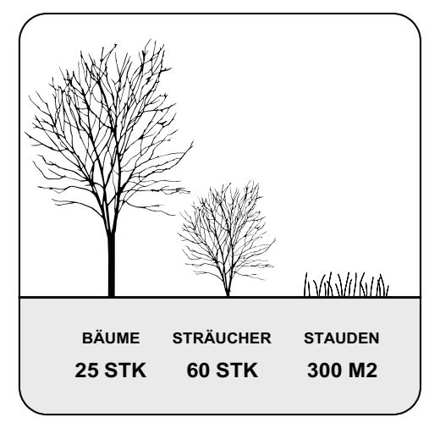
Dachbegrünung & PV



Grün / Grau


GRÜN
55 %
GRAU
45 %

Vegetationsstruktur


BÄUME
25 STK
STRÄUCHER
60 STK
STAUDEN
300 M2

AREAL HAUPTSTRASSE BIRSFELDEN ¦ 10.Mai 2021

Gemeinde Birsfelden
PKBS
LOSINGER MARAZZI
Berrel Berrel Kräutler
Architekten ETH BSA SIA
Binzstrasse 23
8045 Zürich
BRYUM
Breisacherstrasse 89
4057 Basel
metron
jermann
Geoinformation
Vermessung
Landmanagement

BÜRKLINSTRASSE
BASLERSTRASSE
RHEINSTRASSE
HAUPTSTRASSE
Quartierplatz
Aufhebung blaue Zone
Unterflur Container
Einfahrt AEH
30 Velos Langzeitparkplätze
Atelier 45
Gewerbe 124 (Blumenladen)
18%
12%
+0.00
0.70
53
15
16
10
3.5 Z 94
24 Velos Kurzzeitparkplätze
Magerwiese
Schotterrasen
Stauden-bepflanzung
2.5 Z 75
2.5 Z 54
3.5 Z 90
2.5 Z 56
58
37
29
14
12
11
OK Mauer 252.41
Böschung 2:3
Gemeinschafts-container
Aussenkante Tiefgarage
Chaussierung
naturnaher Spielplatz
OK UG 253.00
OK Mauer neu 253.50
Brunnen
Fussweg Asphalt
Aneignungsfläche z.B. Hochbeete
Zufahrt Anlieferung Asphalt
Umschlag-zone Trafo
Trafostation
Kabelzug-schacht
Einfahrt AEH
+0.80
+0.00= 254.00
254.50
OK Mauer neu 254.10
41 Velos Langzeitparkplätze
Grenzpunkt 254.10
Aufhebung blaue Zone Haltefläche Car und LKW
2.5 Z 55
31
14
Pingpongtisch
30 Velos Kurzzeitparkplätze
Gebäudevorplatz chaussiert
5 Velos Kurzzeitparkplätze
+0.00= 254.50
Gewerbe 64
Gewerbe 117 (Grafikdesigner)
3.5 Z 79
3.5 Z 75
38
36
13
12
10
Gewerbe 65
Gewerbe 101
öffentliche Parkplätze
öffentliche Velostellplätze
12 Velos Kurzzeitparkplätze
Anlieferung Hotel
2.5 Z 103
83
Büro 16
Büro 16
Lager 26
Frückstück / Bar Hotel
Gewerbe 64
Grenzpunkt 254.41
Grenzpunkt 254.12
254.59
254.27

1:200

AREAL HAUPTSTRASSE BIRSFELDEN ¦ 10.Mai 2021

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