

Bauleitplanung

Bebauungsplan 4 – 27 Güterbahnhof Halensee

Auftraggeber Cosmos Grundstück- und Vermögensverwaltung GmbH Handelscenter Berlin Kurfürstendamm

Kurzbeschreibung Die COSMOS GmbH beabsichtigt, auf dem Gelände des ehemaligen Güterbahnhofs Halensee den Neubau eines BAUHAUS-Fachcentrums mit Stadtgarten und einer Drive-In-Arena (Baustoffhandel) zu verwirklichen.

Das durch gewerbliche Nutzungen geprägte Areal liegt in zentraler und für das Stadtbild wichtiger Lage am westlichen Ende des Kurfürstendamm im Bezirk Wilmersdorf-Charlottenburg. Der städtebaulich unbefriedigenden Situation auf den zur Disposition stehenden Flächen des ehemaligen Güterbahnhofs soll durch eine hochwertige Bebauung entlang der Kurfürstendammbrücke begegnet werden. Um den gestalterischen Ansprüchen gerecht zu werden, soll ein konkurrierendes Gutachterverfahren über die Fassadengestaltung durchgeführt werden. Gleichzeitig ist Kernpunkt der städtebaulichen Überlegungen die Sicherung der auf dem Areal ansässigen Gewerbenutzungen.

Größe und Art der Nutzung ca. 5,8 ha, Sondergebiet, Gewerbegebiet, Straßenverkehrsfläche

Leistungen Grundleistungen B-Plan Phase I bis V und besondere Leistungen, Koordination und Durchführung eines Gutachterverfahrens zur Fassadengestaltung

Bearbeitung seit 2007

Verfahrensstand Frühzeitige Bürgerbeteiligung März 2009



ENTWURF
nicht verbindlich

- Vorbemerkungen
1. Im Entwurfgebiet ist eine Grundfläche von ca. 5,8 ha (ca. 140.000 qm) vorgesehen, die sich aus den Grundstücken 158, 137, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0, -1, -2, -3, -4, -5, -6, -7, -8, -9, -10, -11, -12, -13, -14, -15, -16, -17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27, -28, -29, -30, -31, -32, -33, -34, -35, -36, -37, -38, -39, -40, -41, -42, 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