

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-Fachcenters mit Stadtgarten und einer Drive-In-Arena (Baustoffhandel) zu verwirklichen.

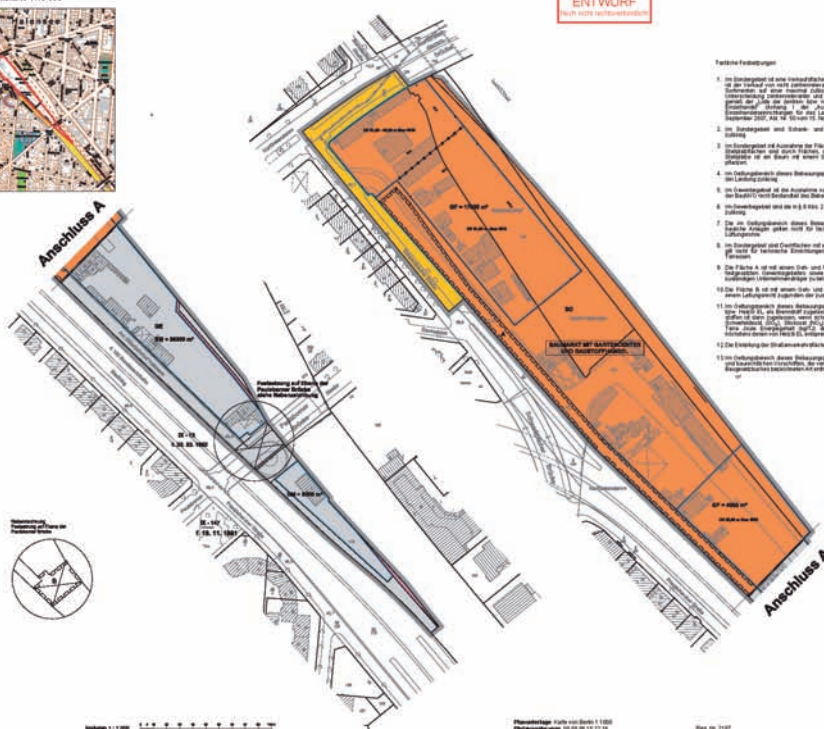
Das durch gewerbliche Nutzungen geprägte Areal liegt in zentraler und für das Stadtbild wichtiger Lage am westlichen Ende des Kurfürstendamm im Bezirk Wilmersdorf-Charlottenburg. Der städtebaulich unbefriedigenden Situation auf den zur Disposition stehenden Flächen des ehemaligen Güterbahnhofs soll durch 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



- Vorbemerkungen**
1. Im Entwurfsgebiet ist eine Inselfläche mit ca. 14.000 qm Fläche (ca. 150.000 qm Fläche mit nicht genehmigten Flächen) aus dem Gelände des ehemaligen Güterbahnhofs Halensee im Bezirk Wilmersdorf-Charlottenburg, Berlin, zu entnehmen.
 2. Im Entwurfsgebiet sind die Flächen 1 bis 14 des Bebauungsplans 4-27 zu entnehmen.
 3. Im Entwurfsgebiet sind die Flächen 1 bis 14 des Bebauungsplans 4-27 zu entnehmen.
 4. Im Entwurfsgebiet sind die Flächen 1 bis 14 des Bebauungsplans 4-27 zu entnehmen.
 5. Im Entwurfsgebiet sind die Flächen 1 bis 14 des Bebauungsplans 4-27 zu entnehmen.
 6. Im Entwurfsgebiet sind die Flächen 1 bis 14 des Bebauungsplans 4-27 zu entnehmen.
 7. Im Entwurfsgebiet sind die Flächen 1 bis 14 des Bebauungsplans 4-27 zu entnehmen.
 8. Im Entwurfsgebiet sind die Flächen 1 bis 14 des Bebauungsplans 4-27 zu entnehmen.
 9. Im Entwurfsgebiet sind die Flächen 1 bis 14 des Bebauungsplans 4-27 zu entnehmen.
 10. Im Entwurfsgebiet sind die Flächen 1 bis 14 des Bebauungsplans 4-27 zu entnehmen.
 11. Im Entwurfsgebiet sind die Flächen 1 bis 14 des Bebauungsplans 4-27 zu entnehmen.
 12. Die Erhebung der Straßensatzungen ist nicht Gegenstand der Festsetzung.
 13. Im Umfangbereich dieses Bebauungsplans finden alle bisherigen Festsetzungen der Bebauungspläne 4-27, 4-28, 4-29, 4-30, 4-31, 4-32, 4-33, 4-34, 4-35, 4-36, 4-37, 4-38, 4-39, 4-40, 4-41, 4-42, 4-43, 4-44, 4-45, 4-46, 4-47, 4-48, 4-49, 4-50, 4-51, 4-52, 4-53, 4-54, 4-55, 4-56, 4-57, 4-58, 4-59, 4-60, 4-61, 4-62, 4-63, 4-64, 4-65, 4-66, 4-67, 4-68, 4-69, 4-70, 4-71, 4-72, 4-73, 4-74, 4-75, 4-76, 4-77, 4-78, 4-79, 4-80, 4-81, 4-82, 4-83, 4-84, 4-85, 4-86, 4-87, 4-88, 4-89, 4-90, 4-91, 4-92, 4-93, 4-94, 4-95, 4-96, 4-97, 4-98, 4-99, 4-100, 4-101, 4-102, 4-103, 4-104, 4-105, 4-106, 4-107, 4-108, 4-109, 4-110, 4-111, 4-112, 4-113, 4-114, 4-115, 4-116, 4-117, 4-118, 4-119, 4-120, 4-121, 4-122, 4-123, 4-124, 4-125, 4-126, 4-127, 4-128, 4-129, 4-130, 4-131, 4-132, 4-133, 4-134, 4-135, 4-136, 4-137, 4-138, 4-139, 4-140, 4-141, 4-142, 4-143, 4-144, 4-145, 4-146, 4-147, 4-148, 4-149, 4-150, 4-151, 4-152, 4-153, 4-154, 4-155, 4-156, 4-157, 4-158, 4-159, 4-160, 4-161, 4-162, 4-163, 4-164, 4-165, 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