

Anlage 6.3

Städtebauliche Konzeption der Vorhabenträgerin



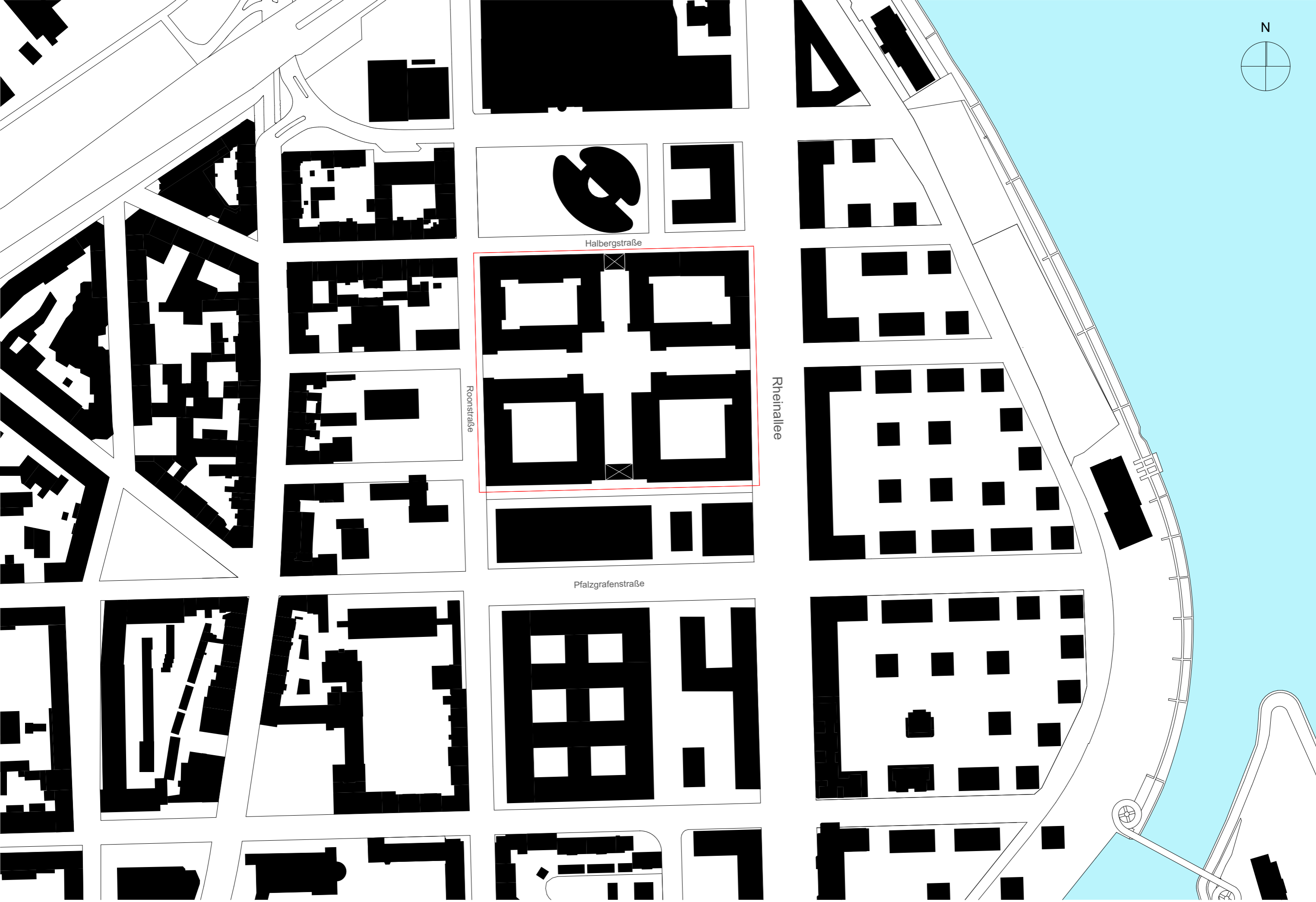
Ludwigshafen Halberg-Areal

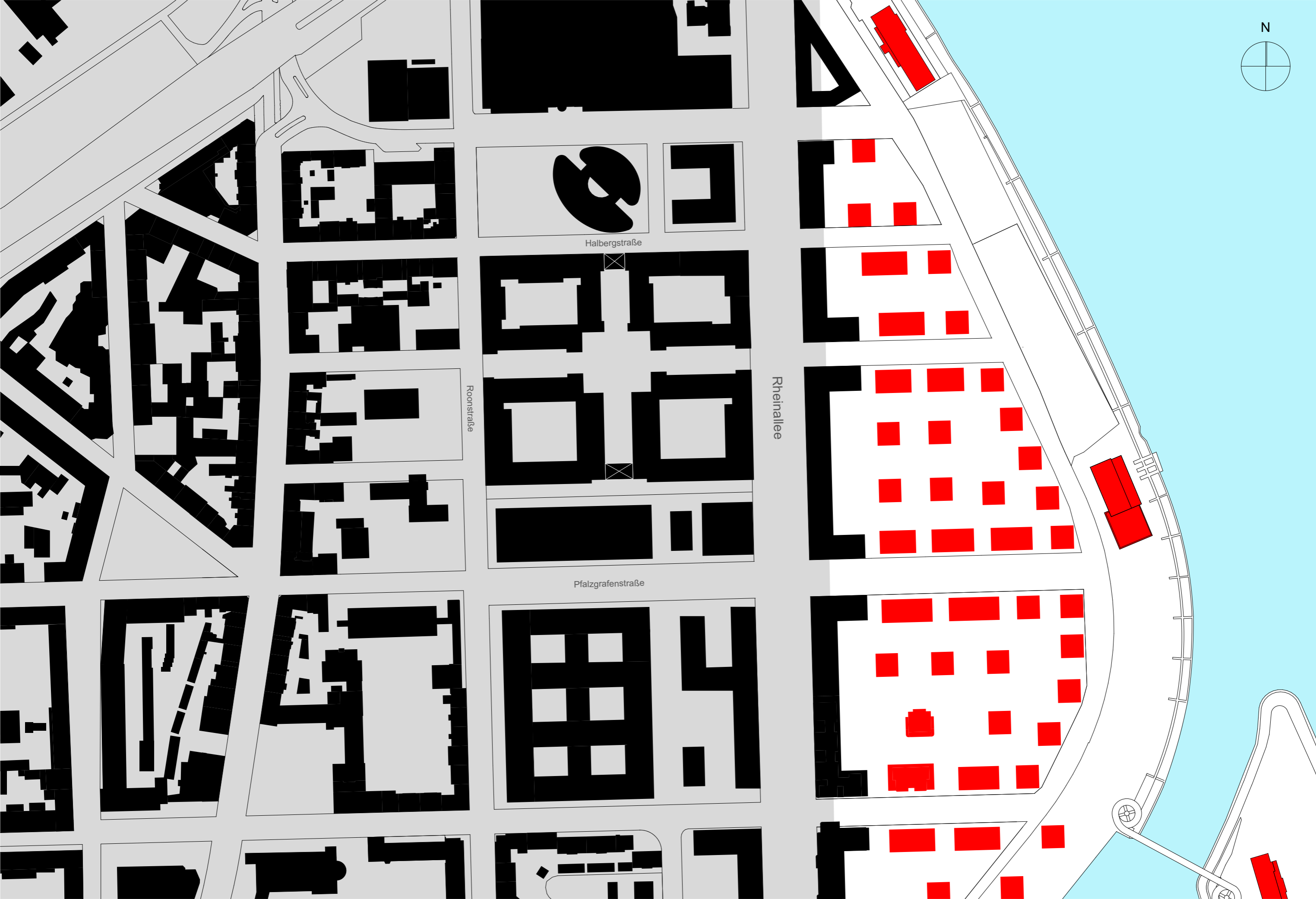
VORENTWURF

13.12.2018

STEFAN FORSTER ARCHITEKTEN

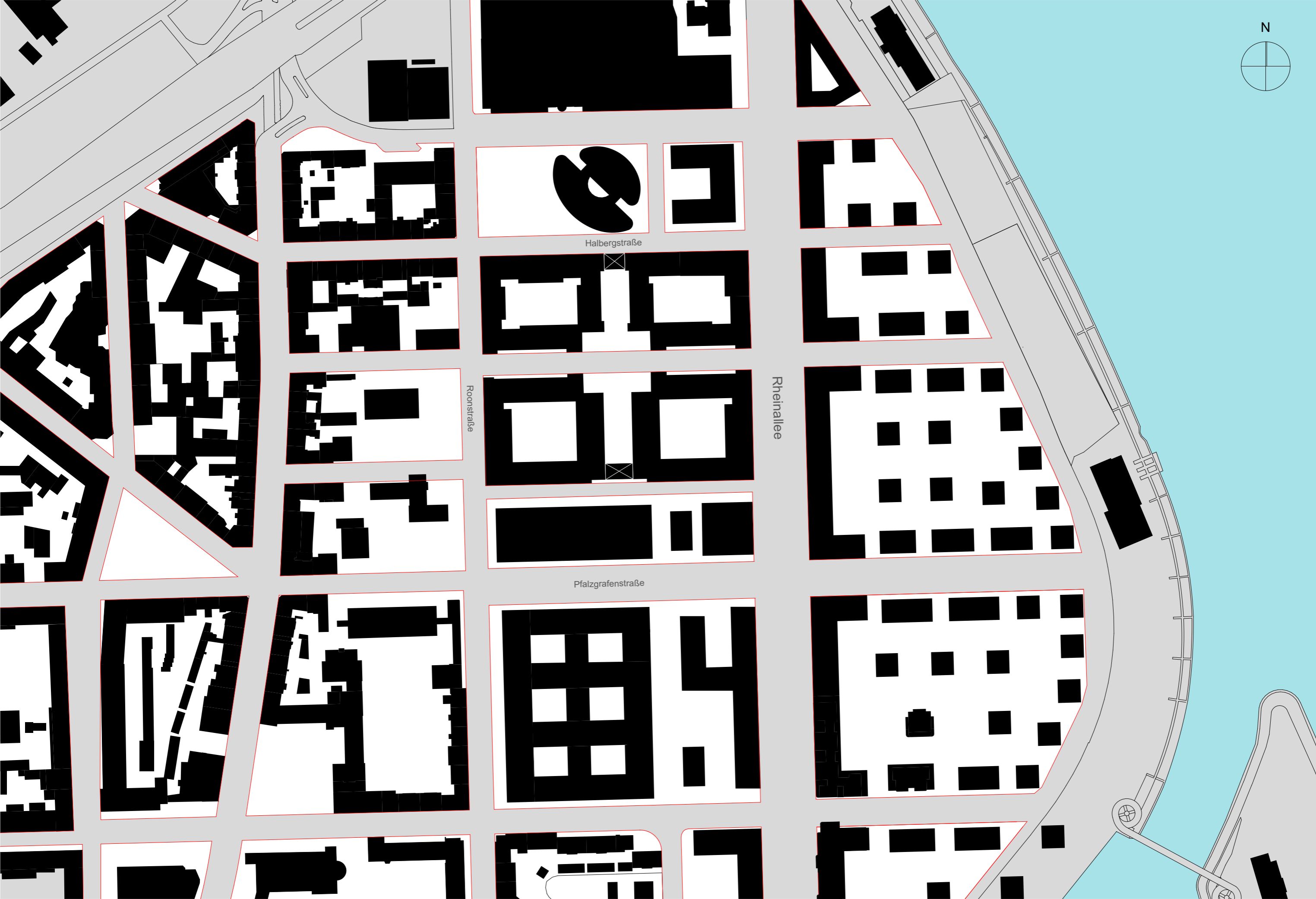
 





Ludwigshafen Halberg-Areal

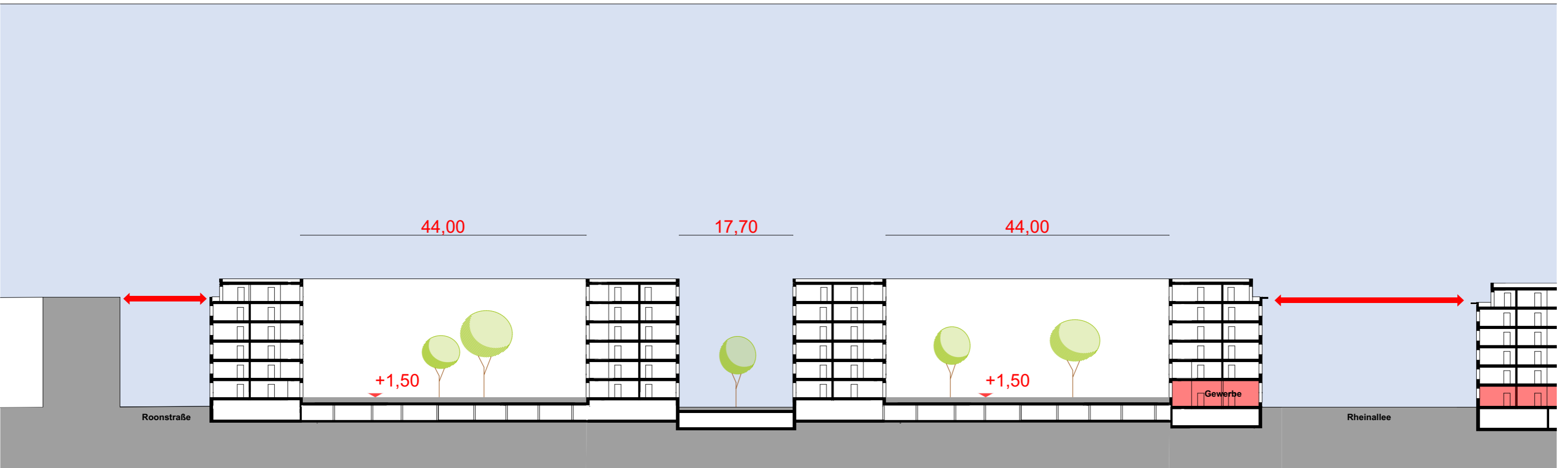
Auflösung der Baumasse hin zum Rheinufer

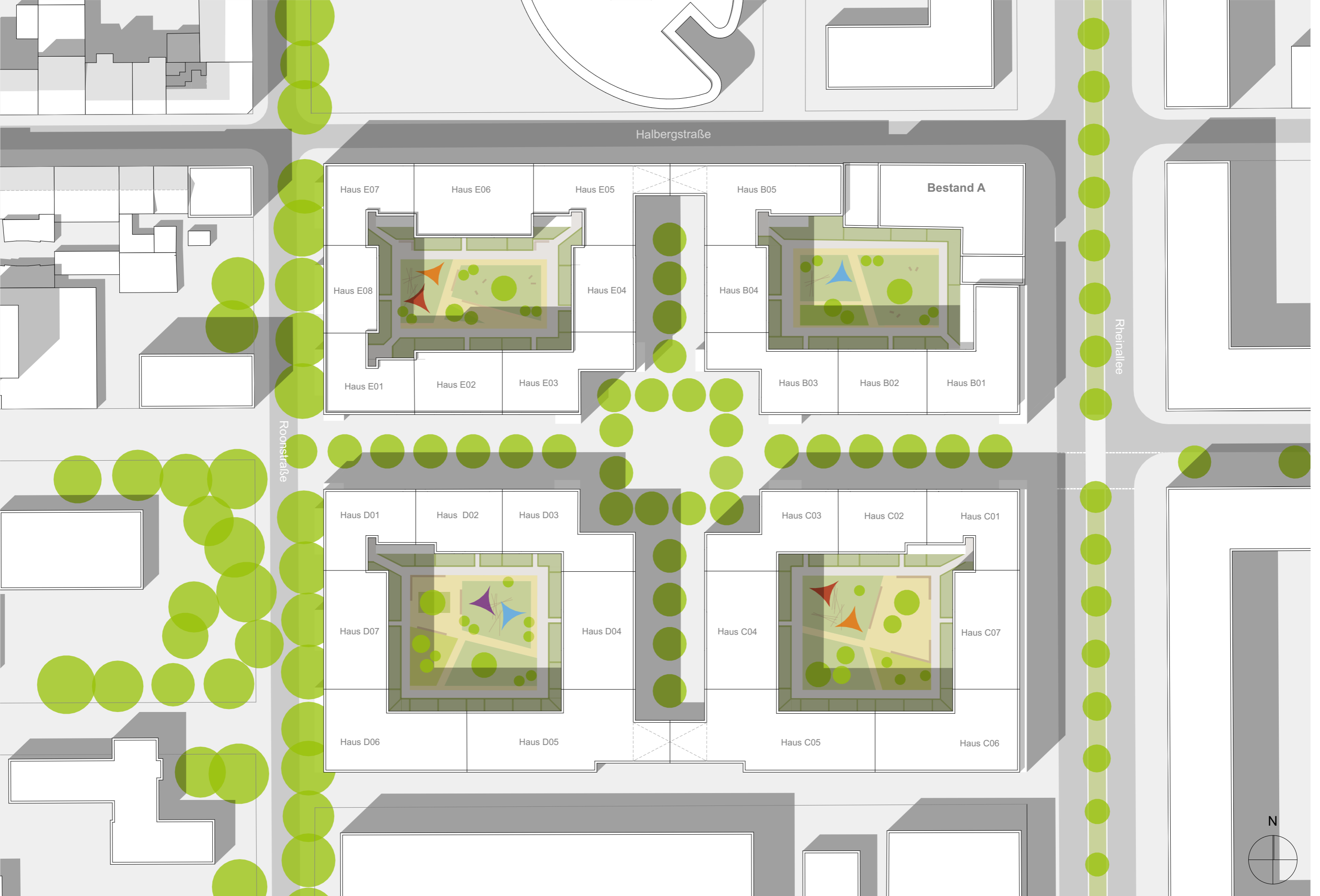


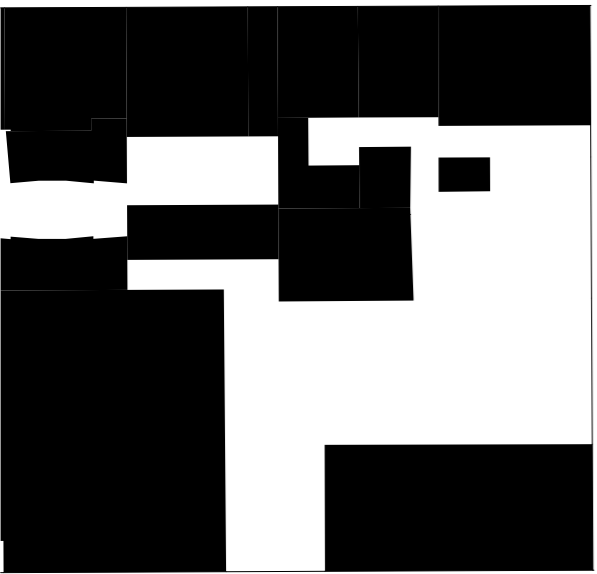
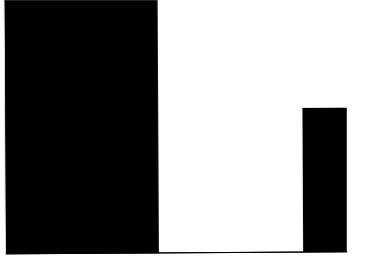
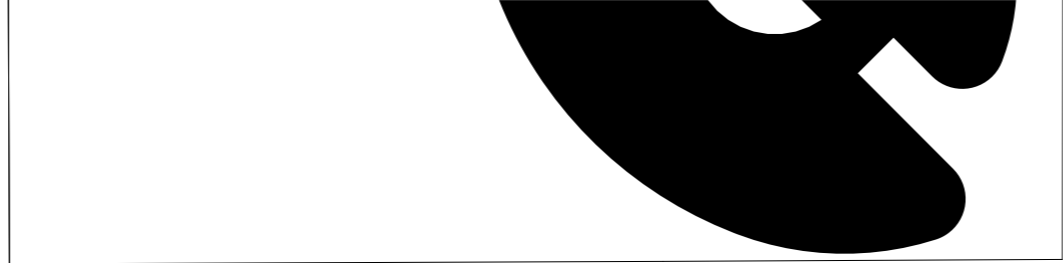
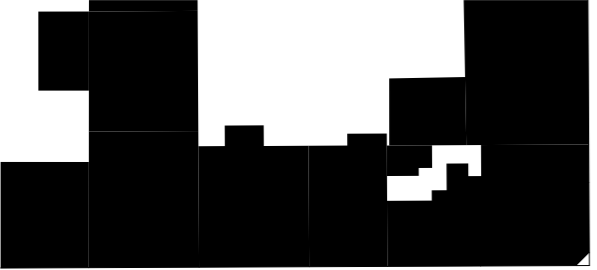


Ludwigshafen Halberg-Areal

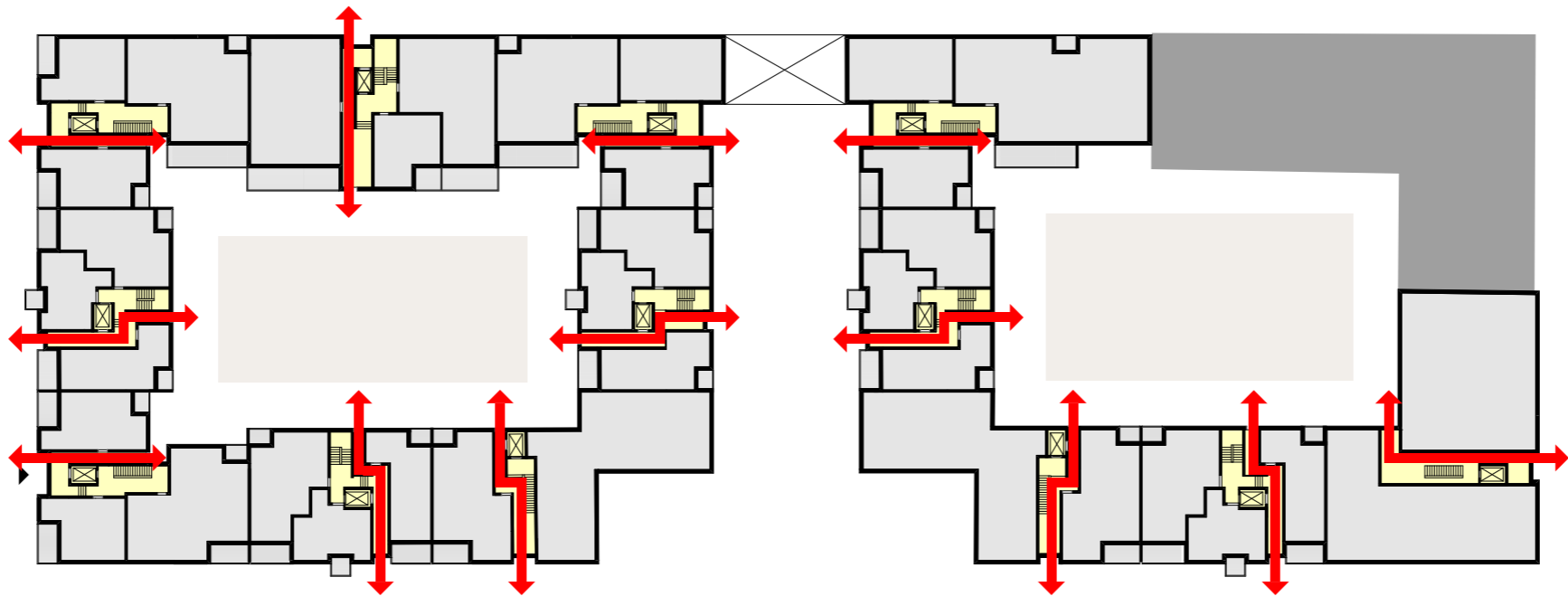
Neue Verbindung zum Rheinufer



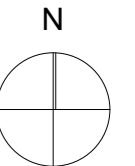
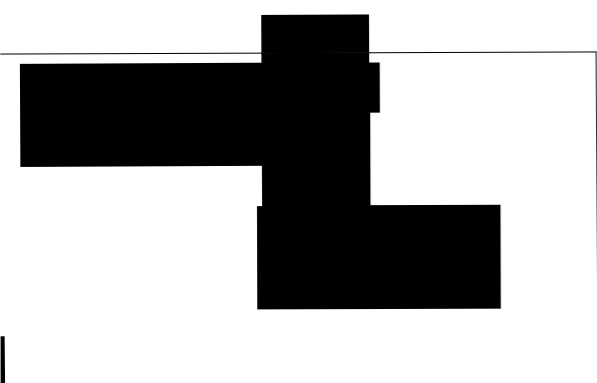
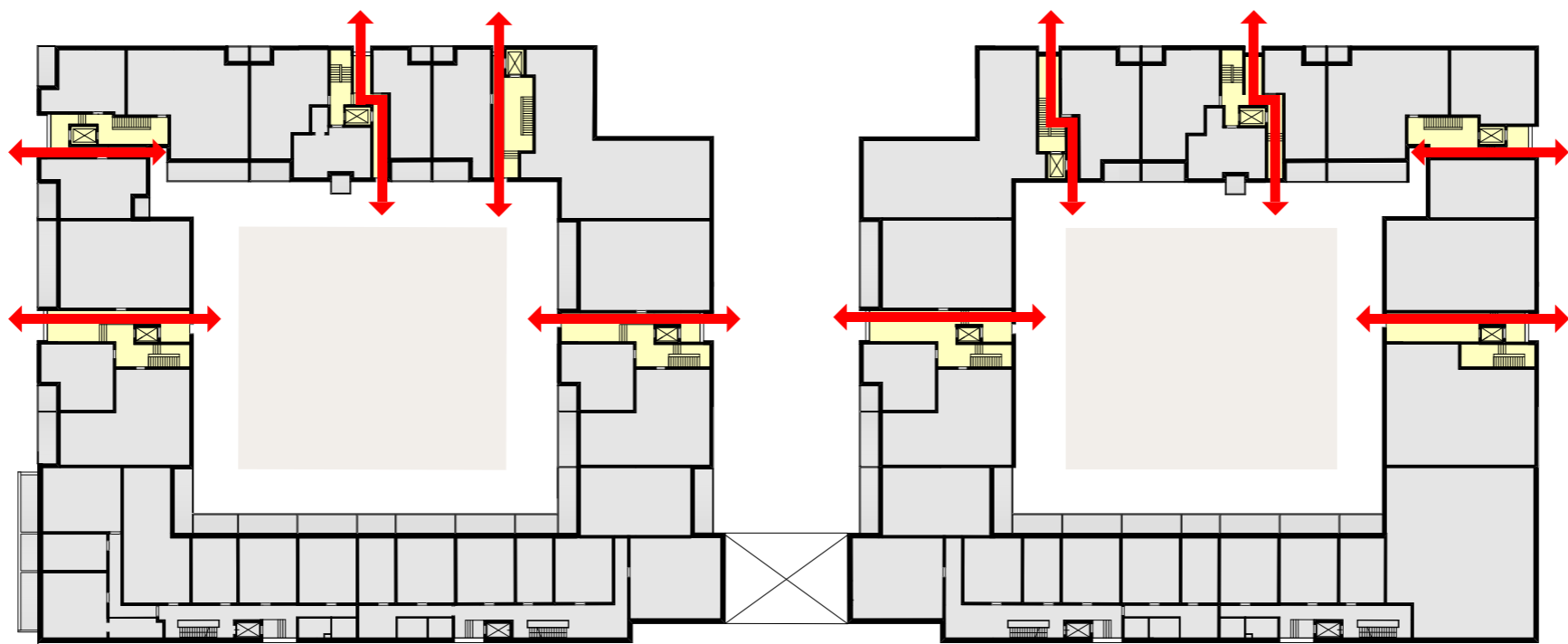
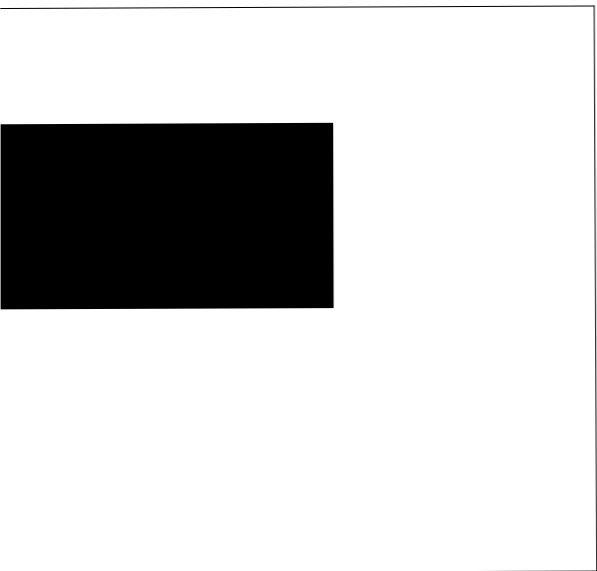


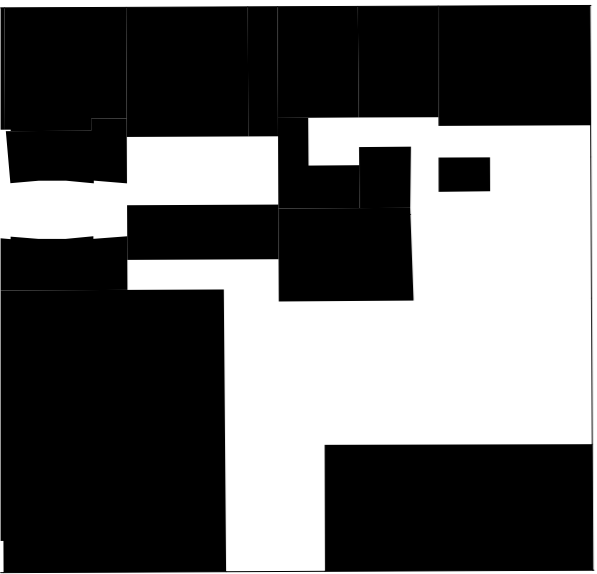
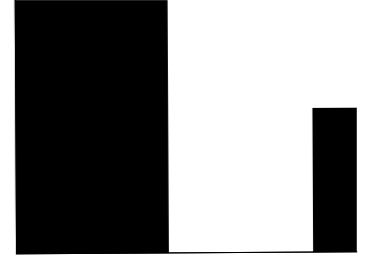
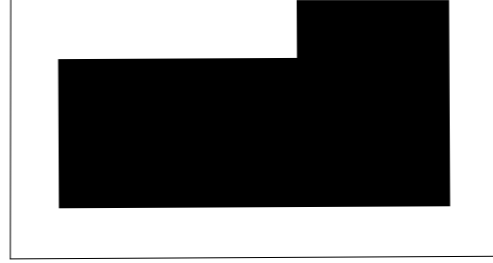
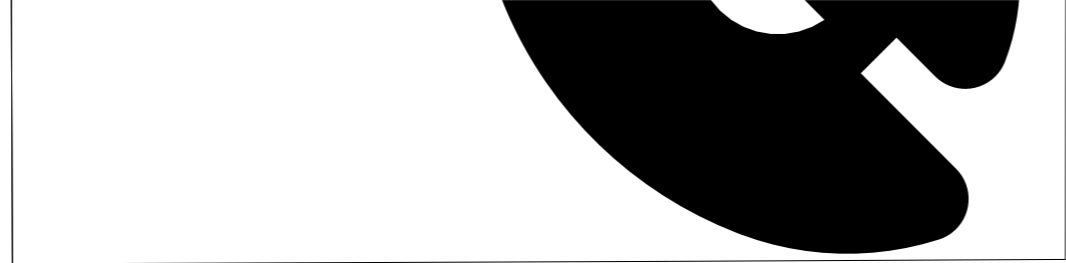
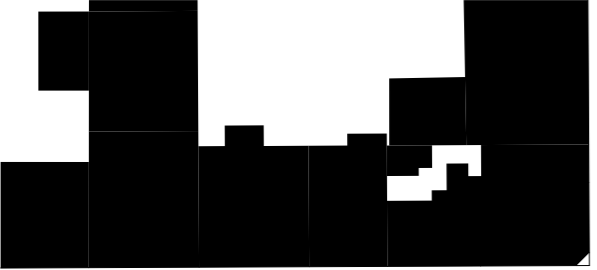


Roonstraße

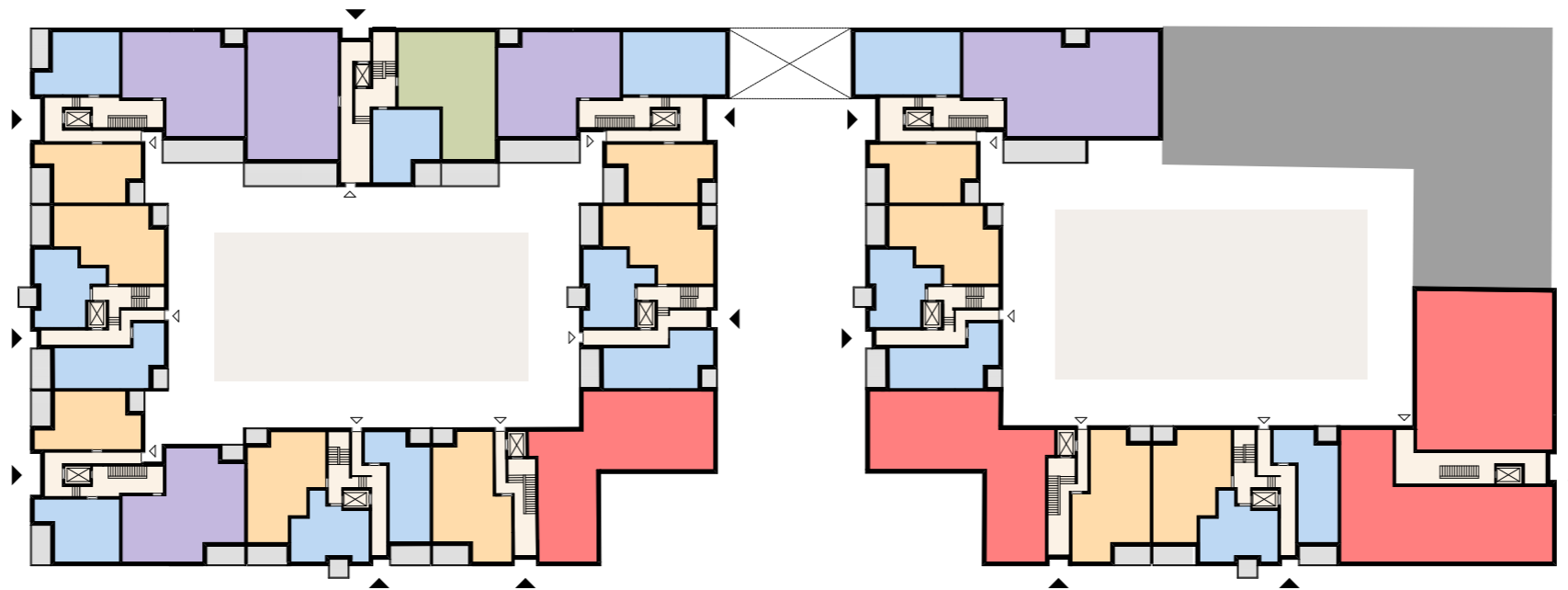


Rheinallee

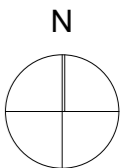
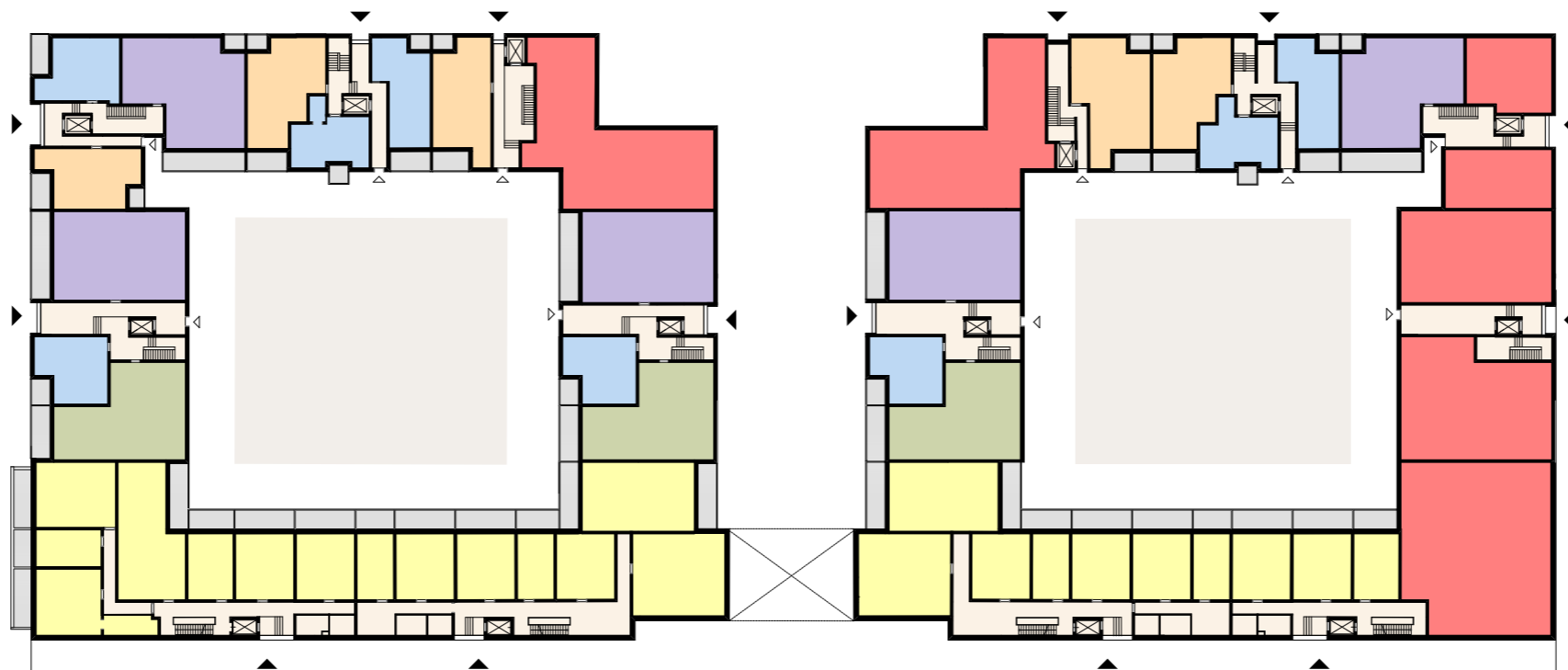
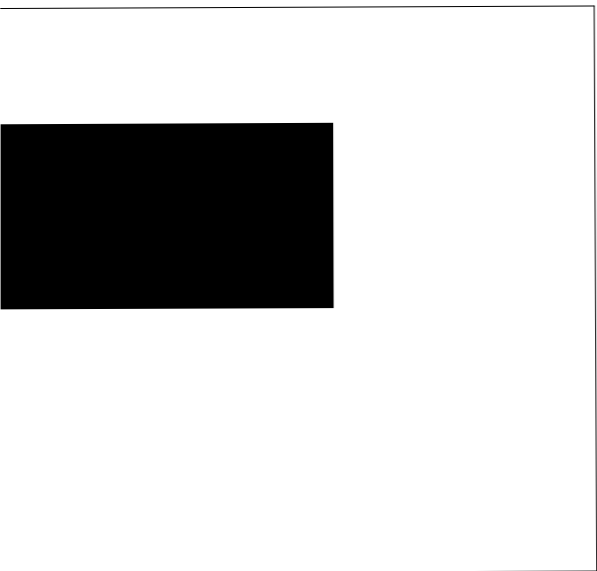
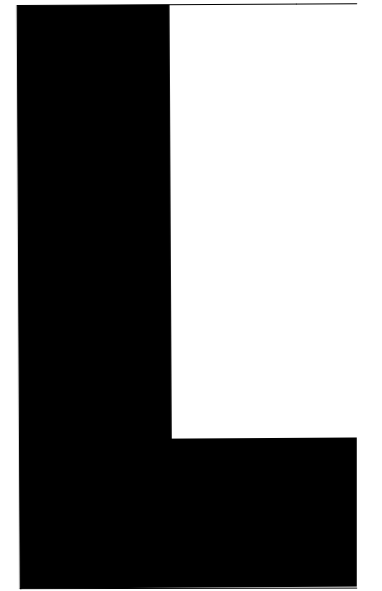


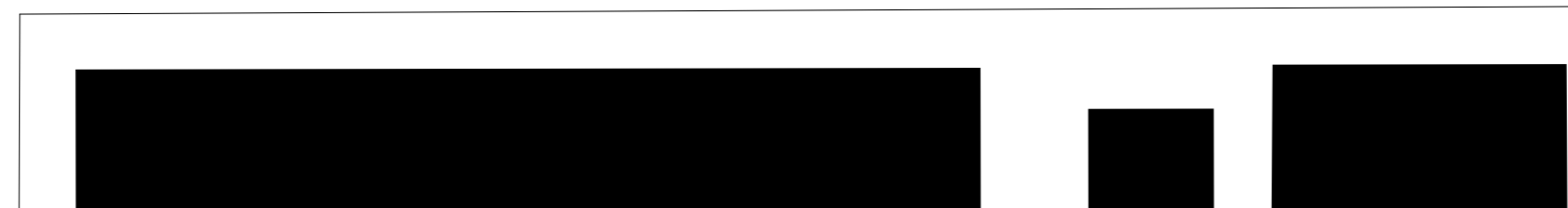
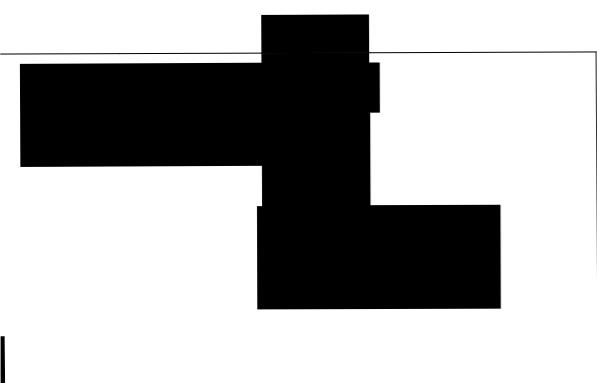
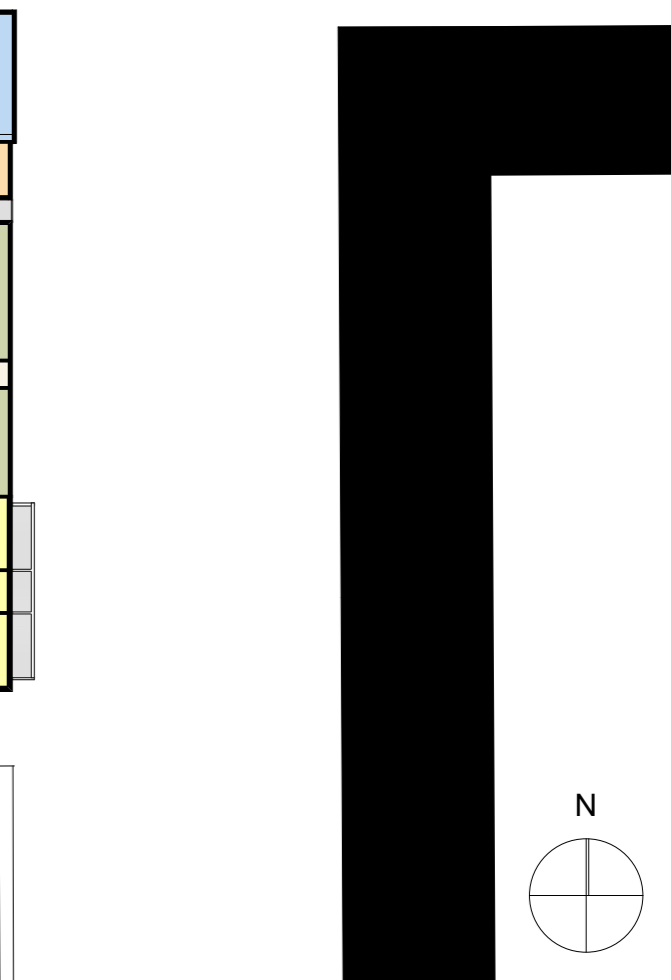
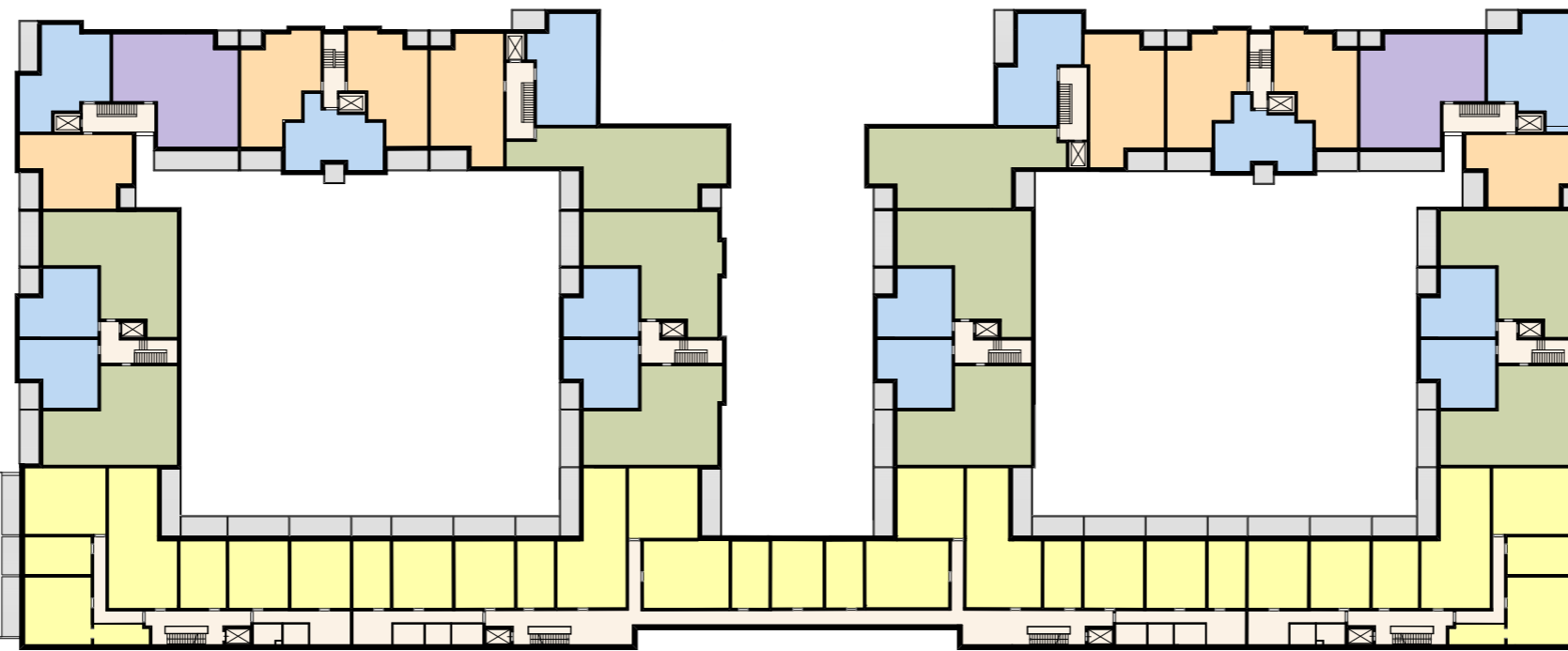
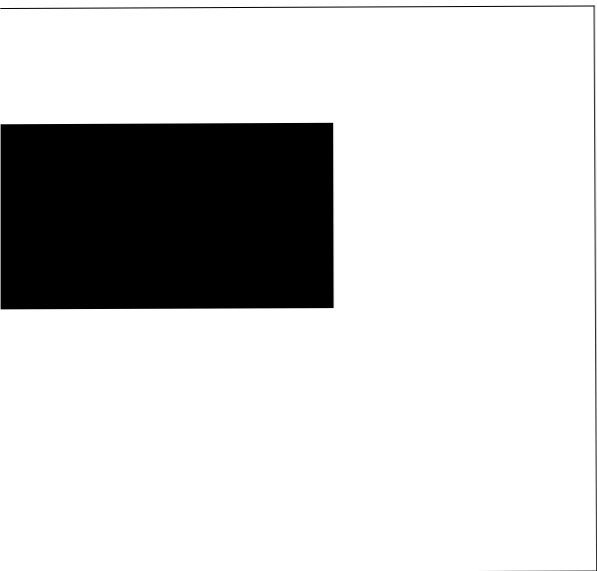
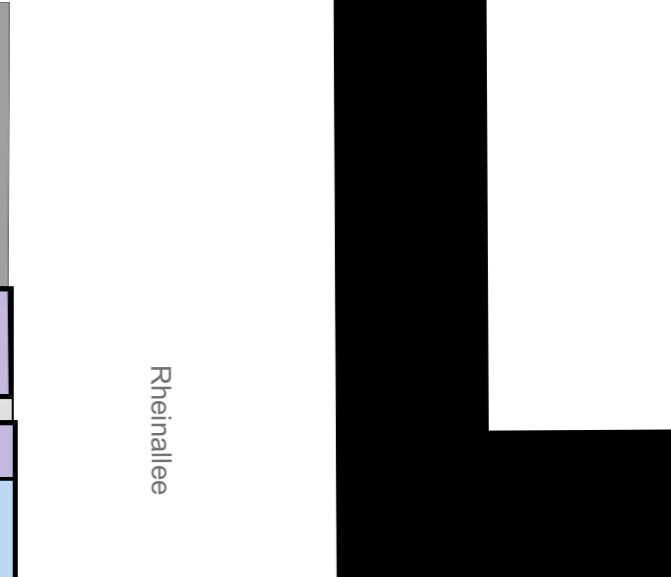
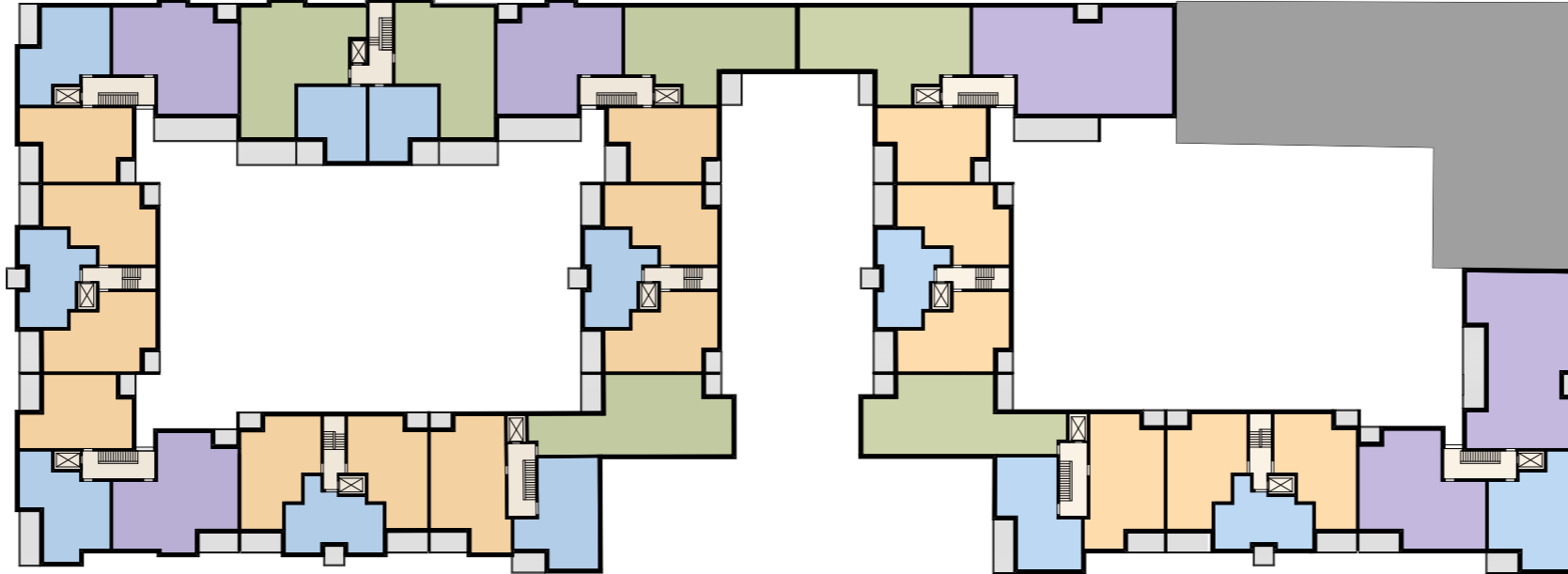
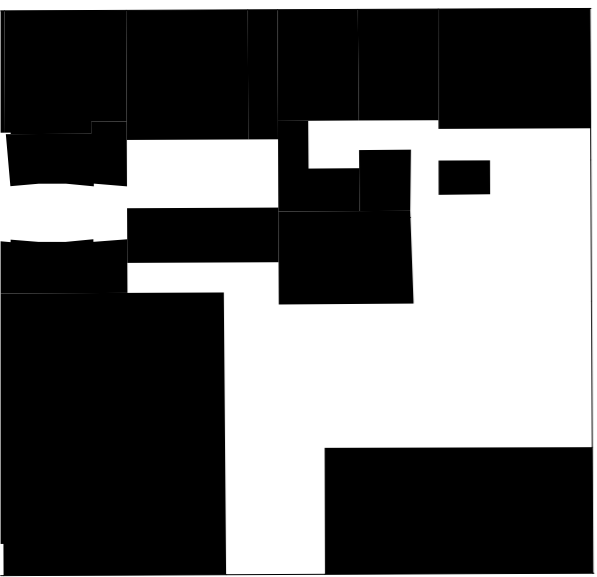
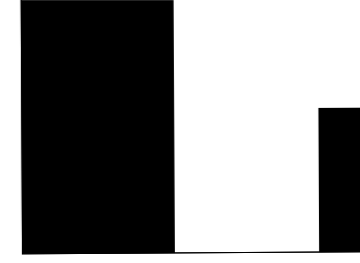
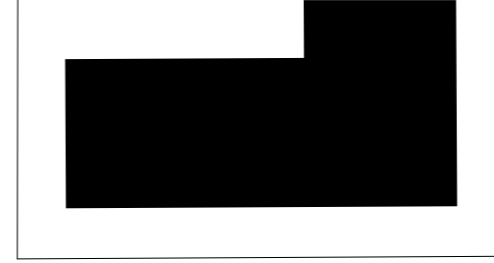
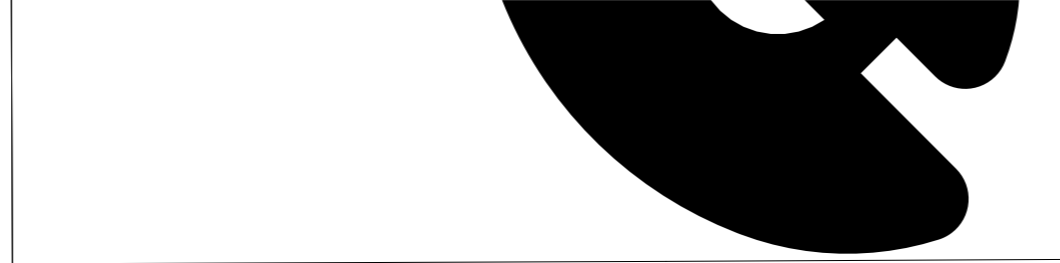
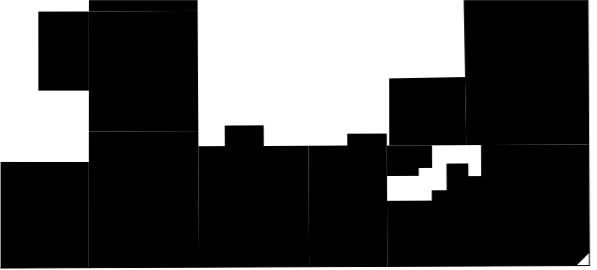


Roonstraße



Rheinallee

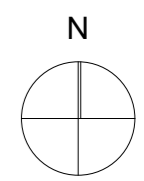




Halbergstraße

Roonstraße

Rheinallee

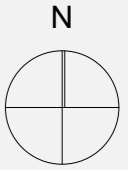




Halbergstraße

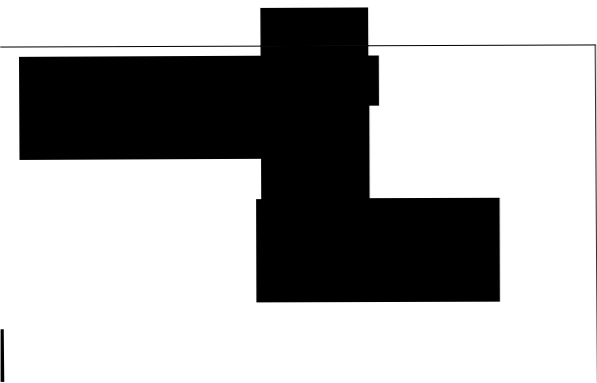
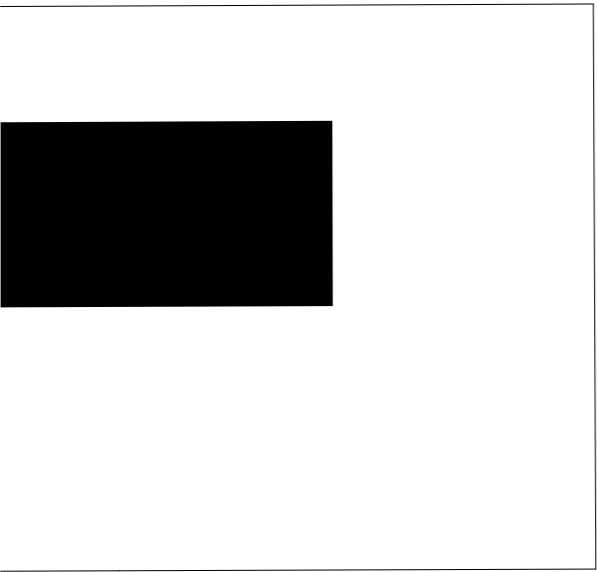
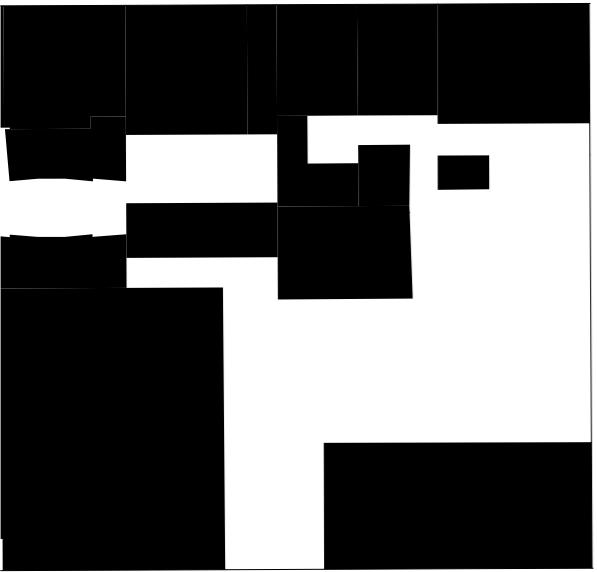
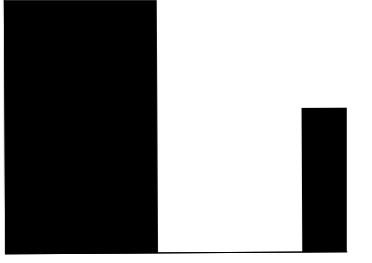
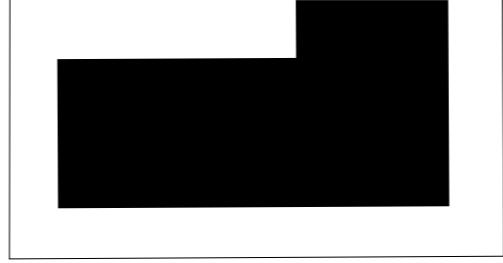
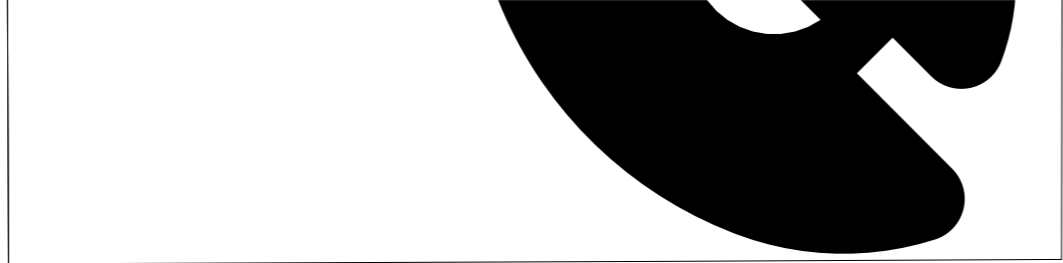
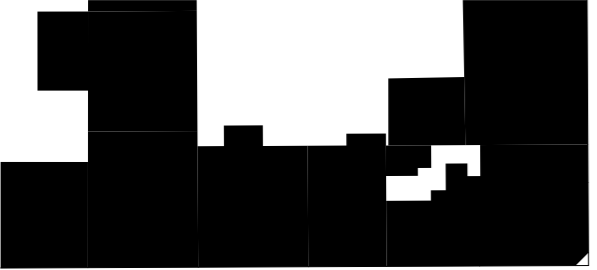
Roonstraße

Rheinallee



Ludwigshafen Halberg-Areal

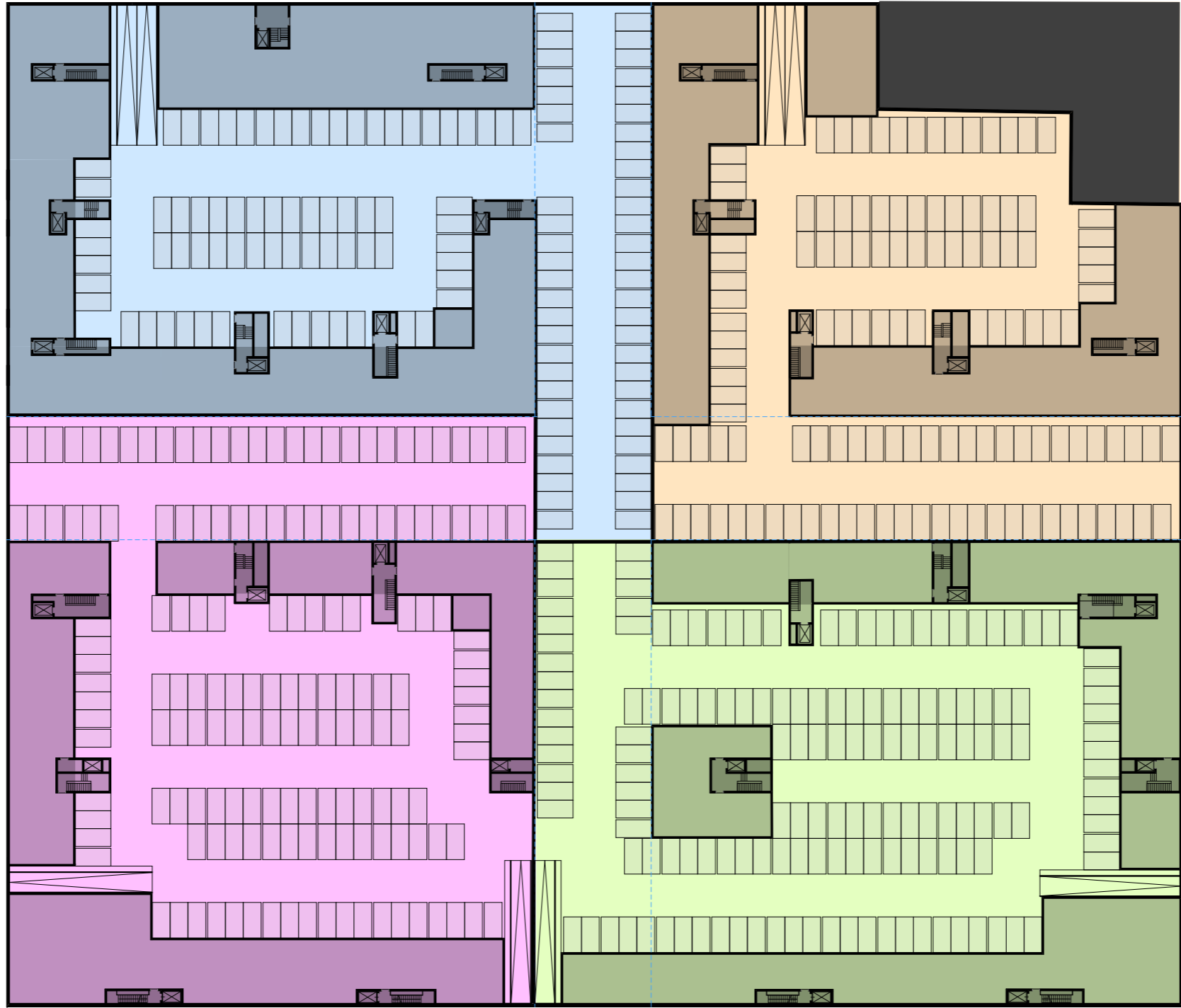
Innenhöfe und verkehrsberuhigte Zone



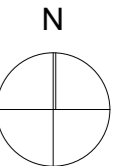
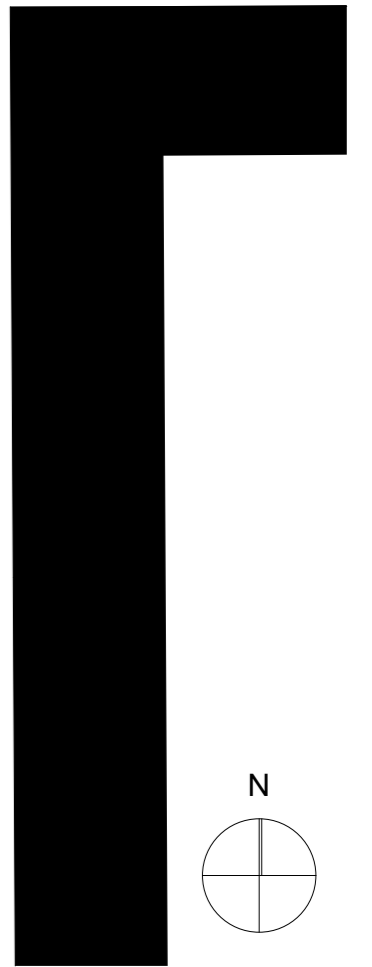
Halbergstraße

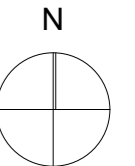
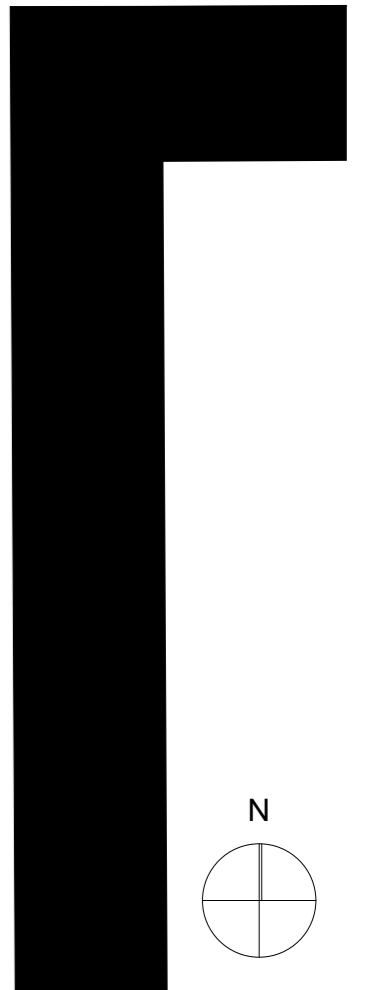
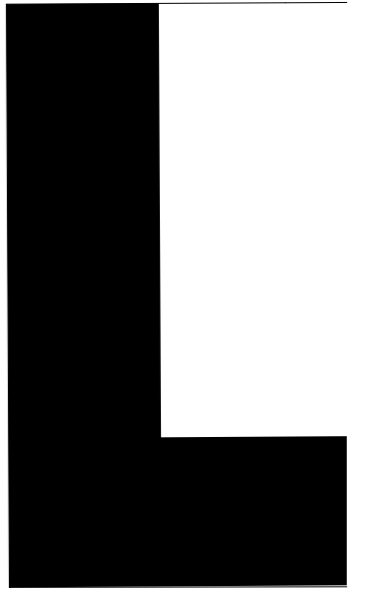
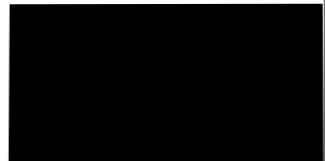
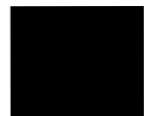
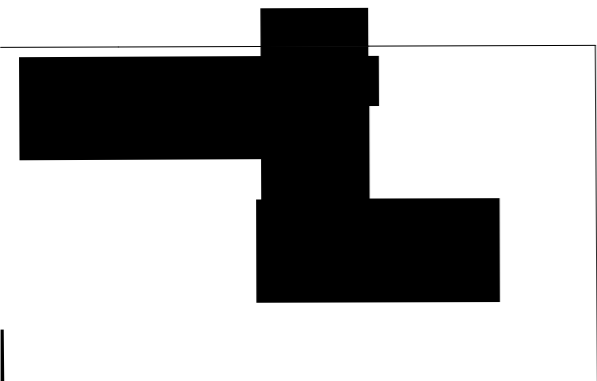
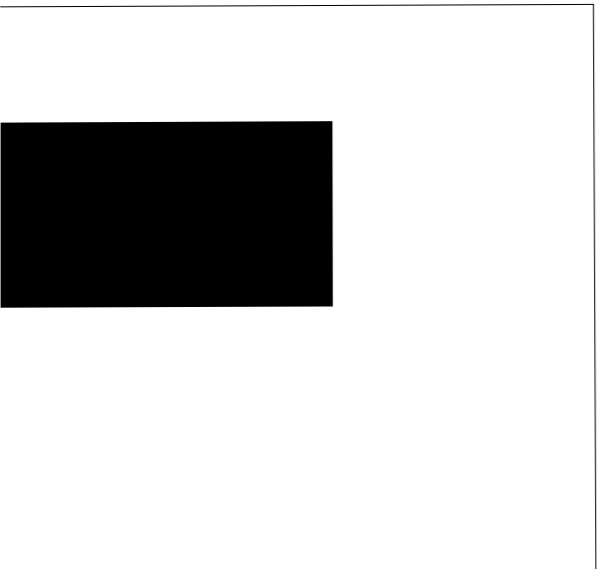
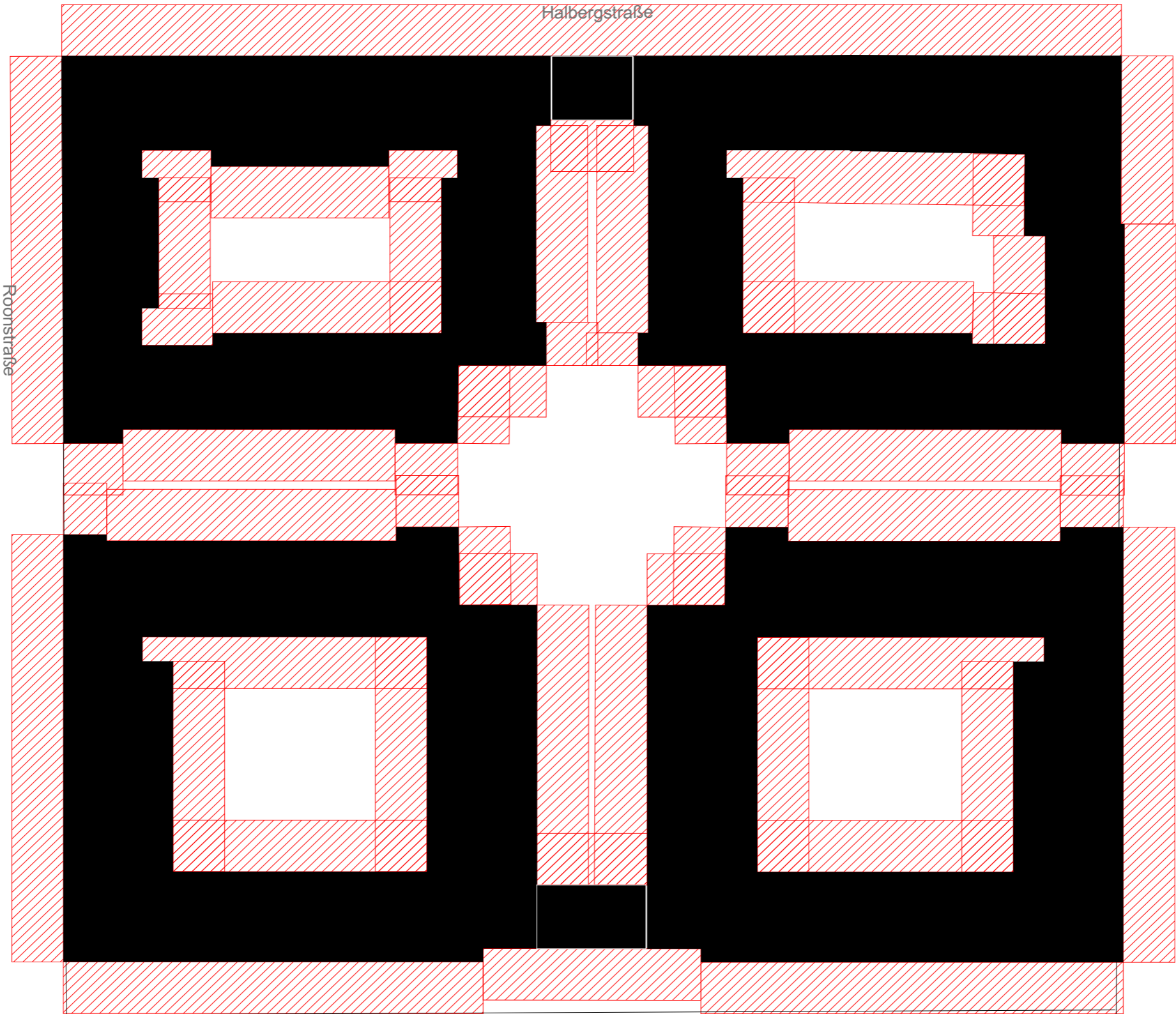
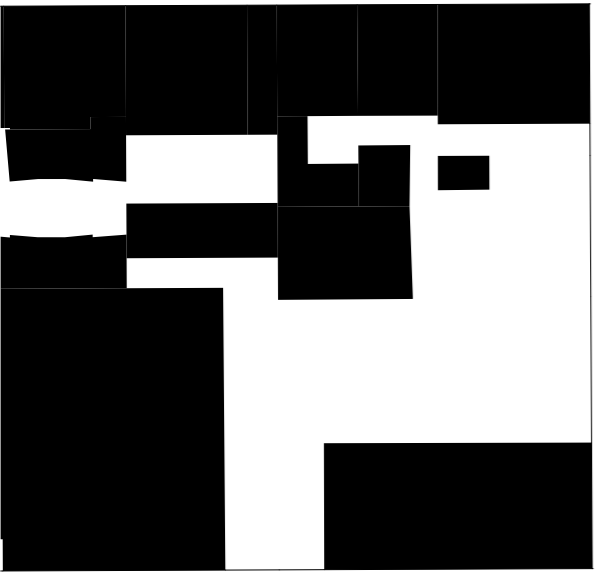
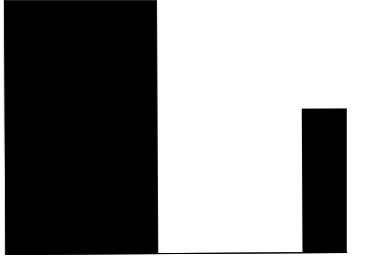
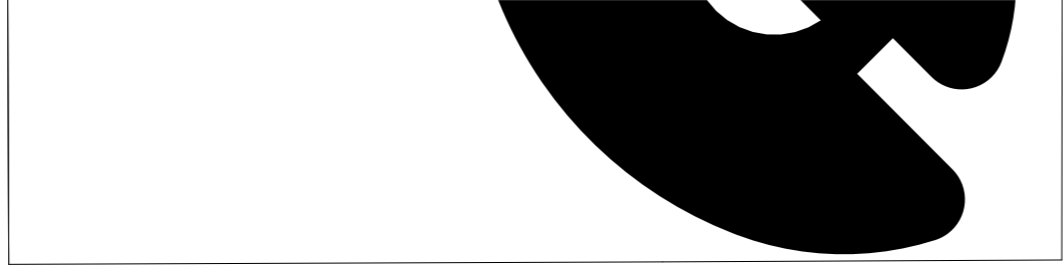
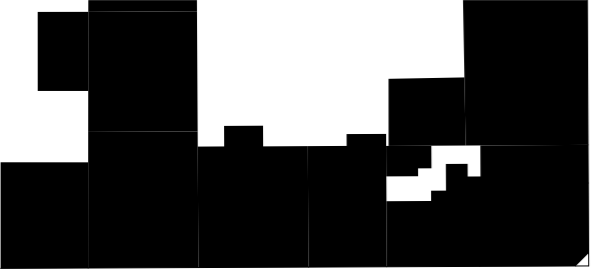


Roonstraße



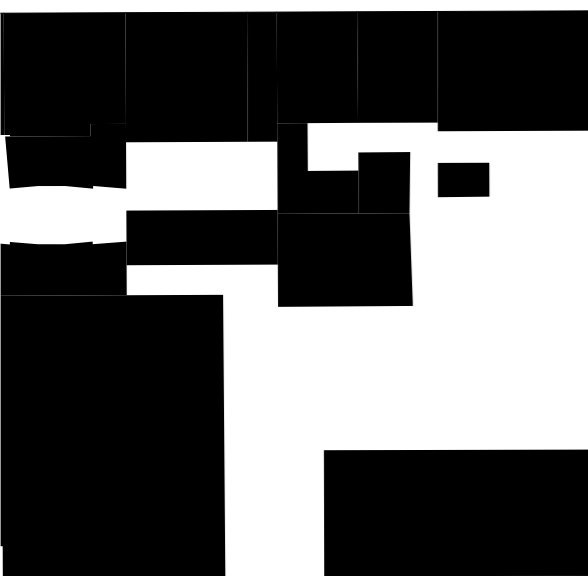
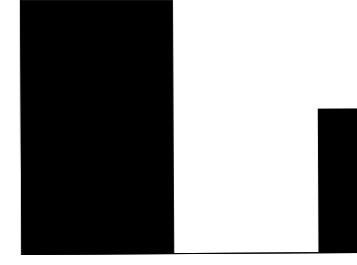
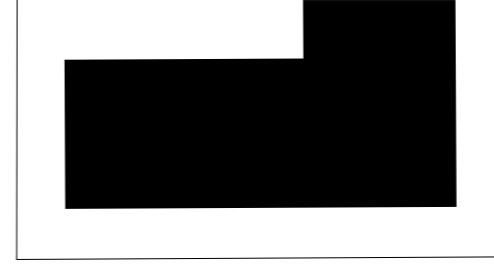
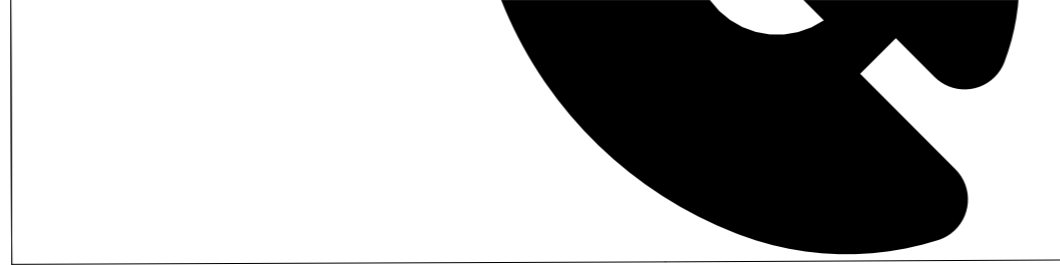
Rheinallee



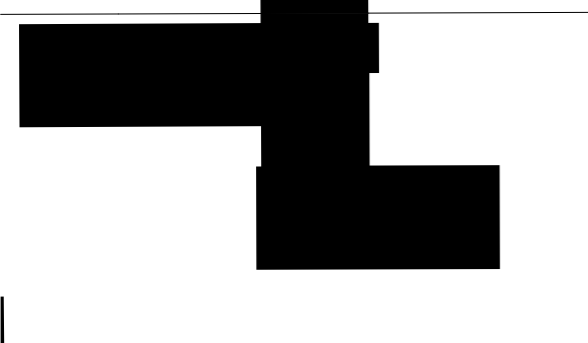
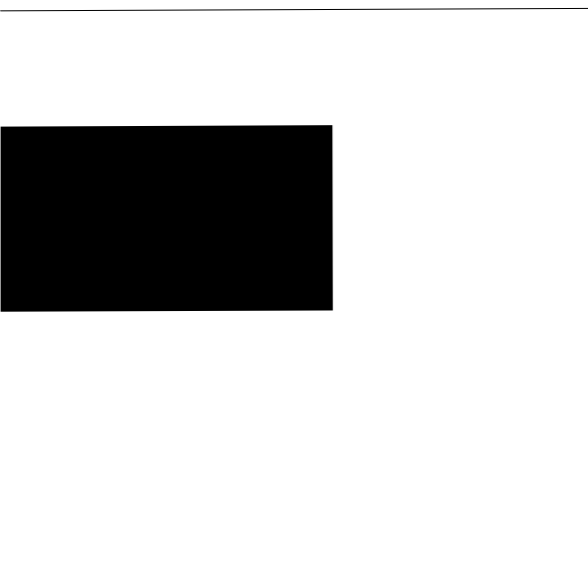
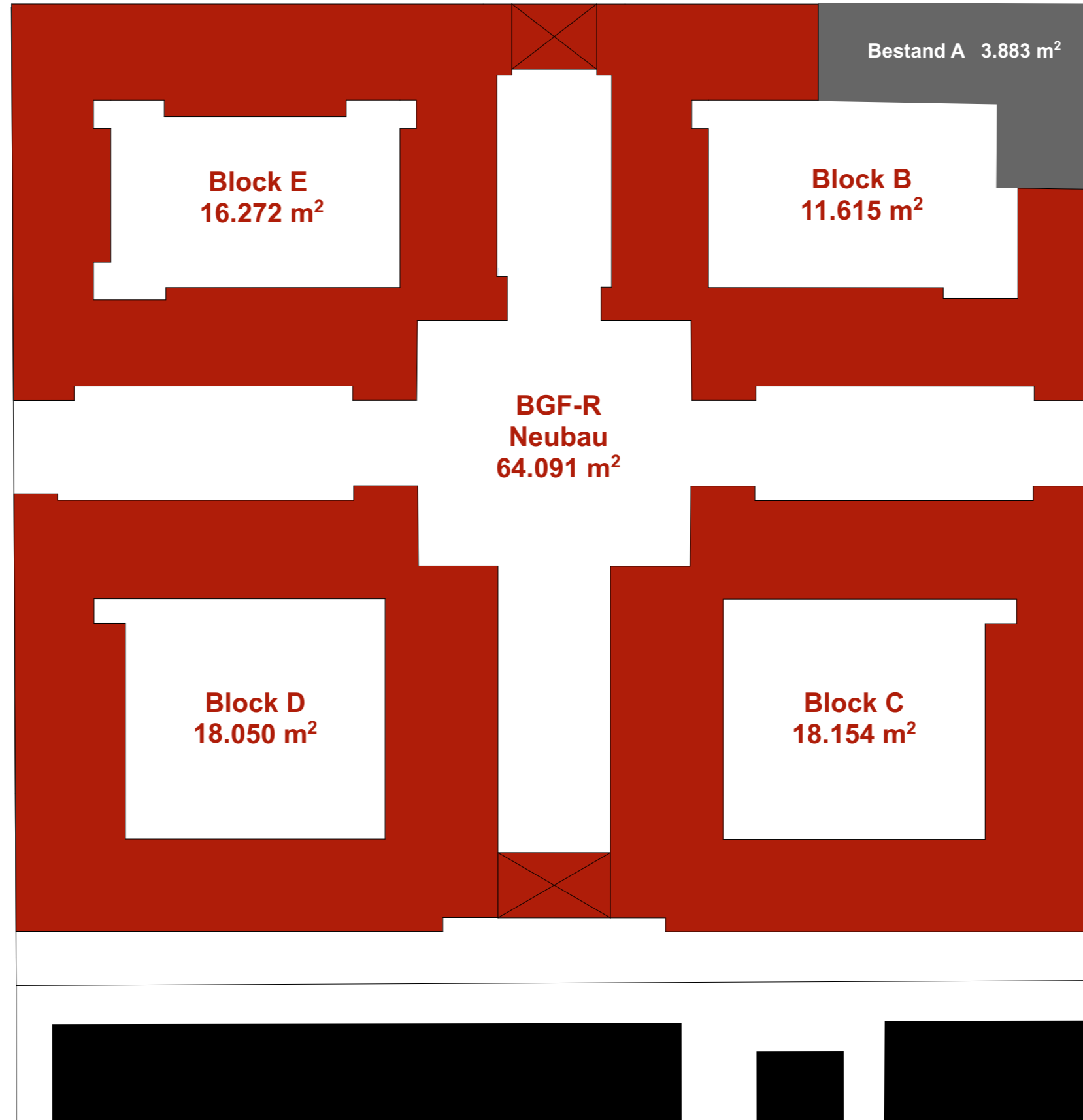


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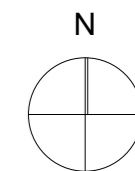
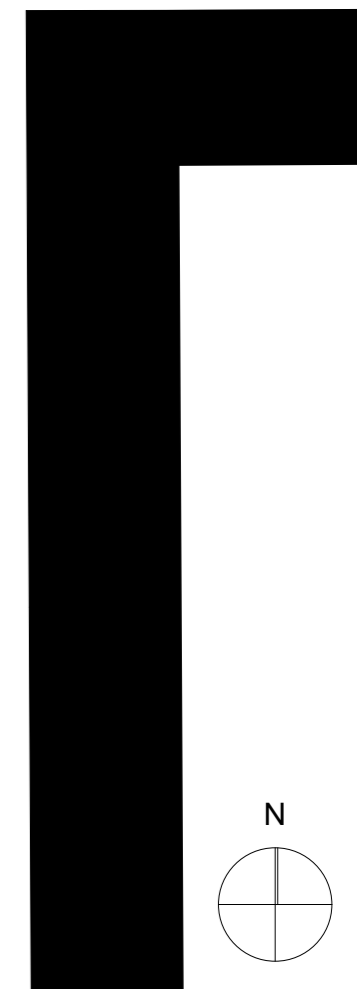
Abstandsflächen



Roonstraße



STEFAN FORSTER ARCHITECTEN



Ludwigshafen Halberg-Areal

Kennwerte



BGF-R oberirdisch nach DIN 277:

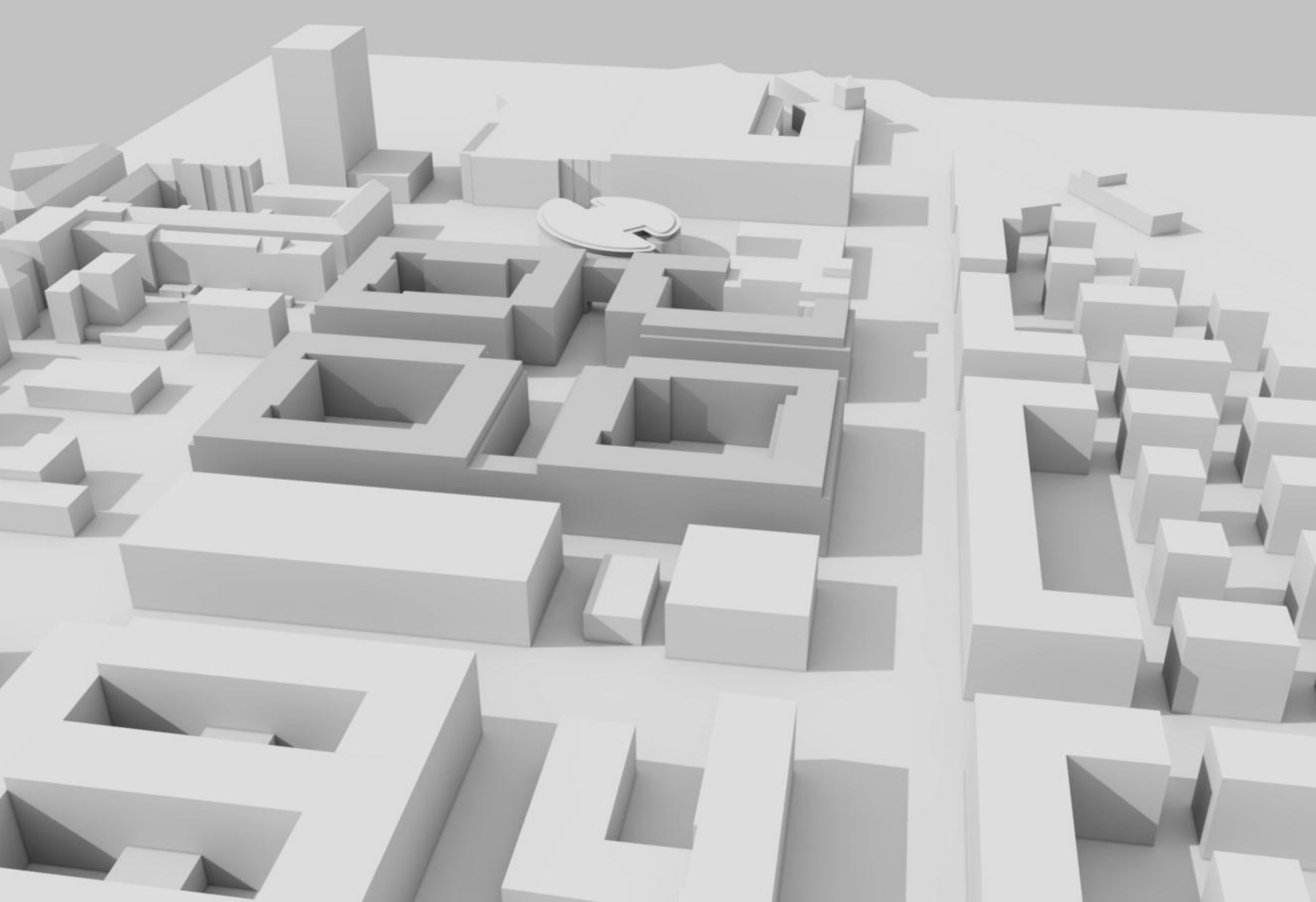
Bauteil / Geschoss	Bestand A	Block B	Block C	Block D	Block E	Neubau gesamt
Erdgeschoss BGF-R	818 m ²	1.975 m ²	3.012 m ²	2.933 m ²	2.627 m ²	10.547 m ²
1. Obergeschoss BGF-R	818 m ²	1.948 m ²	3.065 m ²	3.049 m ²	2.754 m ²	10.816 m ²
2. Obergeschoss BGF-R	818 m ²	1.948 m ²	3.065 m ²	3.049 m ²	2.754 m ²	10.816 m ²
3. Obergeschoss BGF-R	818 m ²	1.948 m ²	3.065 m ²	3.049 m ²	2.754 m ²	10.816 m ²
4. Obergeschoss BGF-R	818 m ²	1.948 m ²	3.065 m ²	3.049 m ²	2.754 m ²	10.816 m ²
Staffelgeschoss BGF-R	576 m ²	1.848 m ²	2.882 m ²	2.921 m ²	2.629 m ²	10.280 m ²
Dachaufbau BGF-R	35 m ²					
Bauteil gesamt BGF-R	3.883 m²	11.615 m²	18.154 m²	18.050 m²	16.272 m²	64.091 m²
Gesamt BGF-R oberirdisch					67.974 m²	

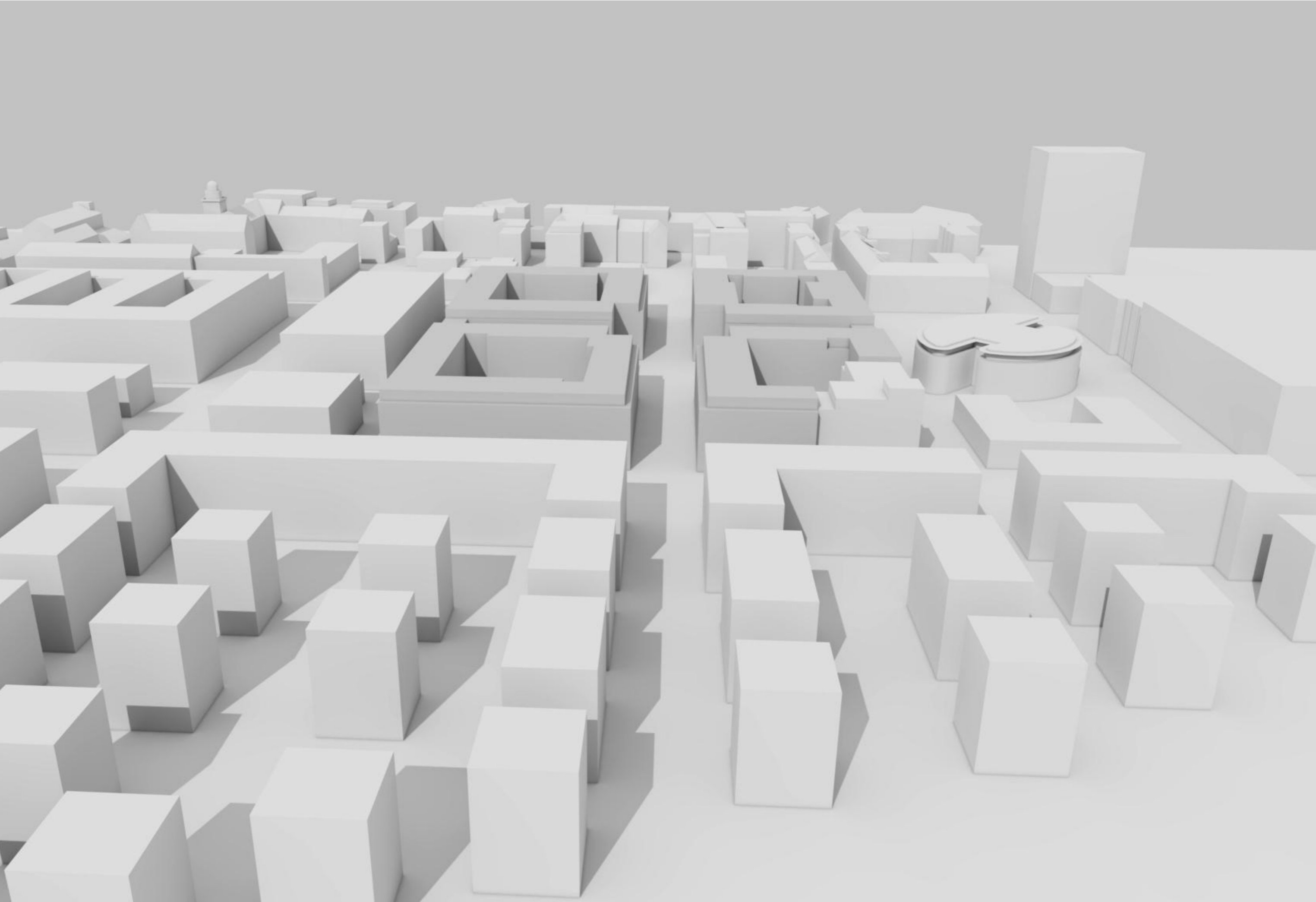
Mass der baulichen Nutzung:

Gemessene Grundstücksfläche	24.427 m ²
Überbaute Grundstücksfläche (inkl. Bestand)	11.365 m ²
GRZ (inkl. Bestand)	0,46
GFZ (inkl. Bestand)	2,78

Wohnungen und Stellplätze:

Neubau Wohnungen	403
Neubau Apartments	148
gesamt	551
Neubau Stellplätze	564



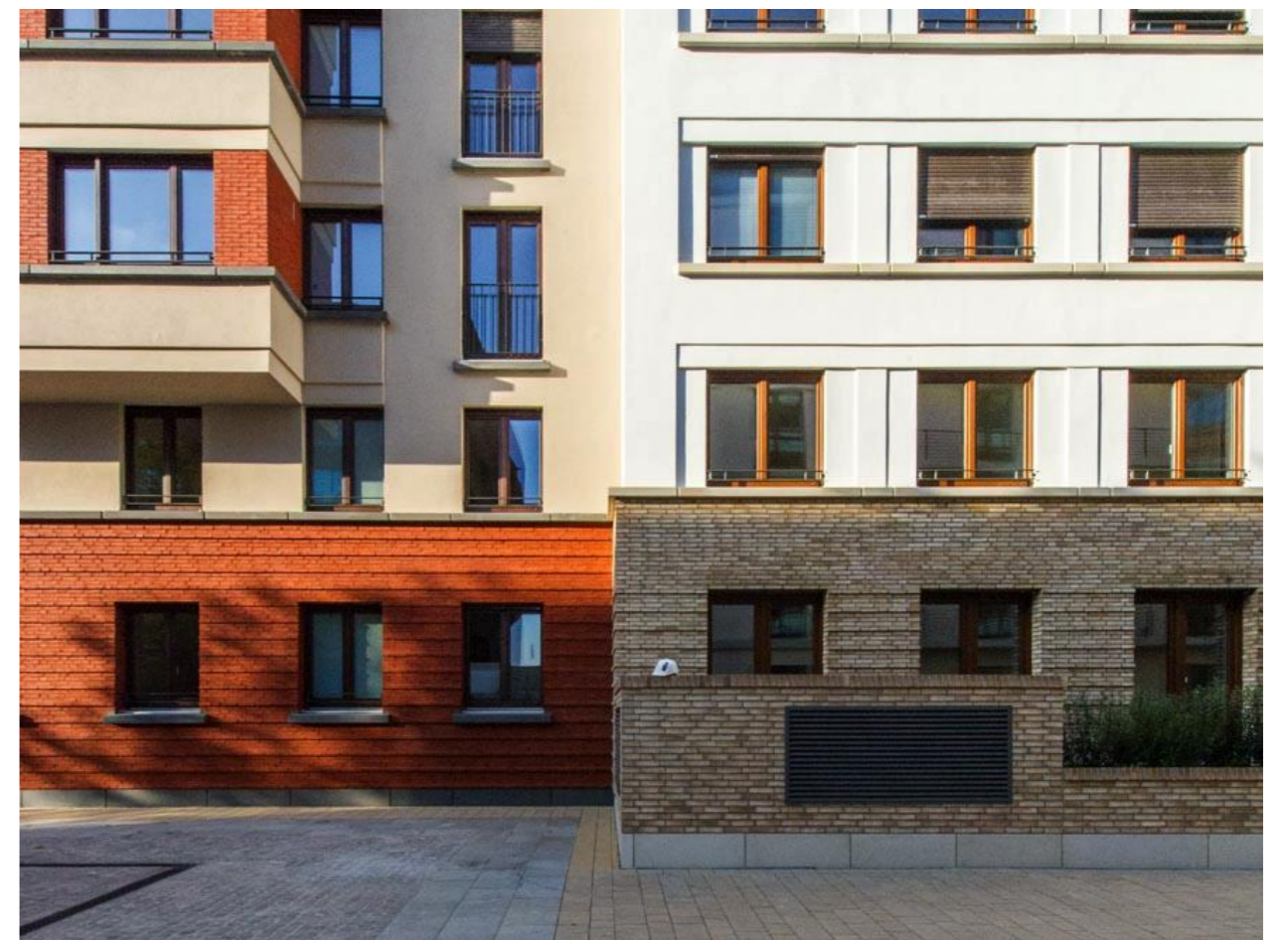




Ludwigshafen Halberg-Areal



STEFAN FORSTER ARCHITEKTEN



Beispielhafte Architektur

SFA