

# masterplan dreispitz

vision 2017-2110

Adopt the line grid as a base for the diversity to develop.

Use the base and the roofs to create semi-private areas which function as transitional space between the street and the building.

Open up the groundfloor level in order to enable shortcuts.

Keep the characteristic buildings and programs to preserve the identity of the site.

## guidelines

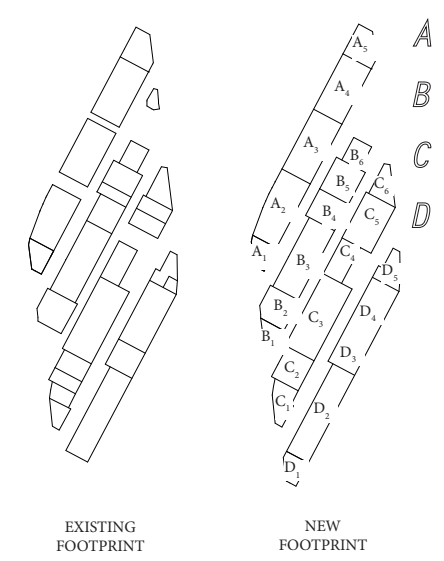
Based on the guidelines of the urban planners of the City of Basel called «Dreispitzverordnung», a specific series of rules for the chosen perimeter can serve as a base to densify the site without losing its genius loci.

art. 1

The chosen perimeter is including the 4 stripes in-between the streets Stuttgarterstrasse, Frankfurterstrasse, Wienstrasse and Rotterdamerstrasse. The new portions to build on are based on the footprint of the existing.

These 4 stripes have surface of:

A: 5968,60m<sup>2</sup>  
B: 4672,64m<sup>2</sup>  
C: 5859,75m<sup>2</sup>  
D: 4759,03m<sup>2</sup>



art. 8

usage

zone A+D

> A1, A5, D4: Housing is prohibited on groundfloor. Public intensive use such as shopping centers where a large motorized individual traffic can not be prevented are authorised but with access from Stuttgarter- or Wienstrasse. Loud businesses of the manufacturing industry such as locksmith, plumber or carpenters as well as garages are authorised on groundfloor with access from the same streets and have to close during the night. The roomheight on groundfloor can therefore not be below 4,00m.

zone B+C

> B1, B6: Housing is prohibited on groundfloor. Apart from it, all types of trading and services are also permitted, as well as moderately loud businesses. B6 has to be developed with particular regard to its situation facing an open space with public character. The plaza in front of B6 has to undergo a public competition.

art. 9

material

The materiality of the existing architecture has to be taken in consideration to avoid loosing the character of the site.

art. 10

design

> according to dreispitzverordnung

art. 2

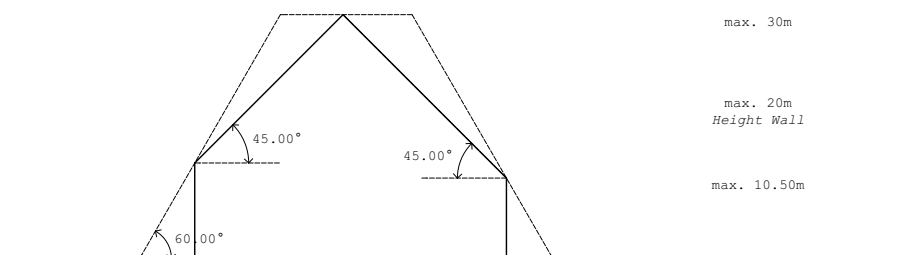
components

The masterplan consists in the following rules and the axonometrical view showing the buildings and programs worth to keep on the site.

art. 3

existing and additional use

As far as the following masterplan guidelines from the 6th of april 2017 do not tell otherwise, the prescriptions are based on dreispitzverordnung dating from 23. september 2012.

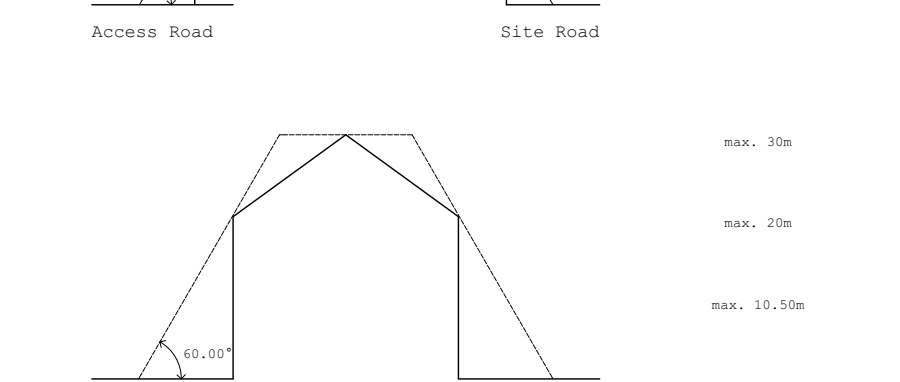


art. 4

boundary lines

The building floor plans are to be arranged within the stated building boundary lines.

Buildings may be placed on the building boundary lines without taking into account the distance determinations according to §6 of dreispitzverordnung.

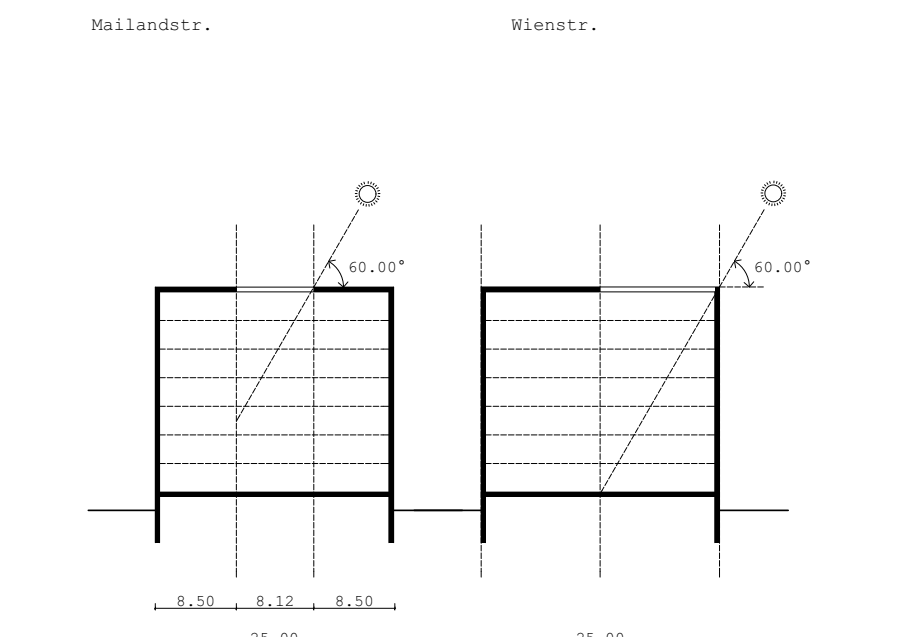


art. 5

deviating from height of the buildings

Maximal authorised height of buildings:

Zone	Maximal authorised height of buildings
zone A	A1, A5: 40m A2, A4: 15m A3: 20m
zone B	B1, B6: 30m B2, B3, B4, B5: 30m
zone C	C1, C6: 40m C2, C3, C4: 20m C5: 30m
zone D	D1, D5: 30m D2, D3, D4: 20m



art. 6

number of stories

Maximal authorised height of buildings:

Zone	Maximal authorised height of buildings
zone A	A1, A5: Groundfloor + max. 4 A2, A3, A4: Groundfloor + max. 4
zone B	B1, B5: Groundfloor + max. 8 B2, B3, B4: Groundfloor + max. 6
zone C	C1, C6: Groundfloor + max. 8 C2, C3, C4: Groundfloor + max. 4 C5: Groundfloor + max. 6
zone D	D1, D5: Groundfloor + max. 8 D2, D3, D4: Groundfloor + max. 6

art. 11  
open space

The open space at the end of Lyonstrasse has the most public character and quality. It has the potential to become an urban plaza with various possibilities to make use of the space.

art. 12  
passerian access

The land belongs to the Christoph Merian Foundation. The owners of the buildings own their building but not the land («Baurechtnehmer»). In order to enable shortcuts in-between these portions of land, passages through the buildings should be integrated to the buildings.

art. 7

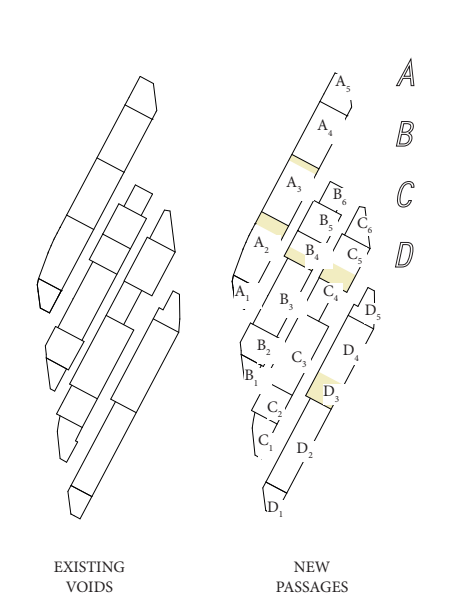
residential ratio

The residential ratio in the following stripes should be of:

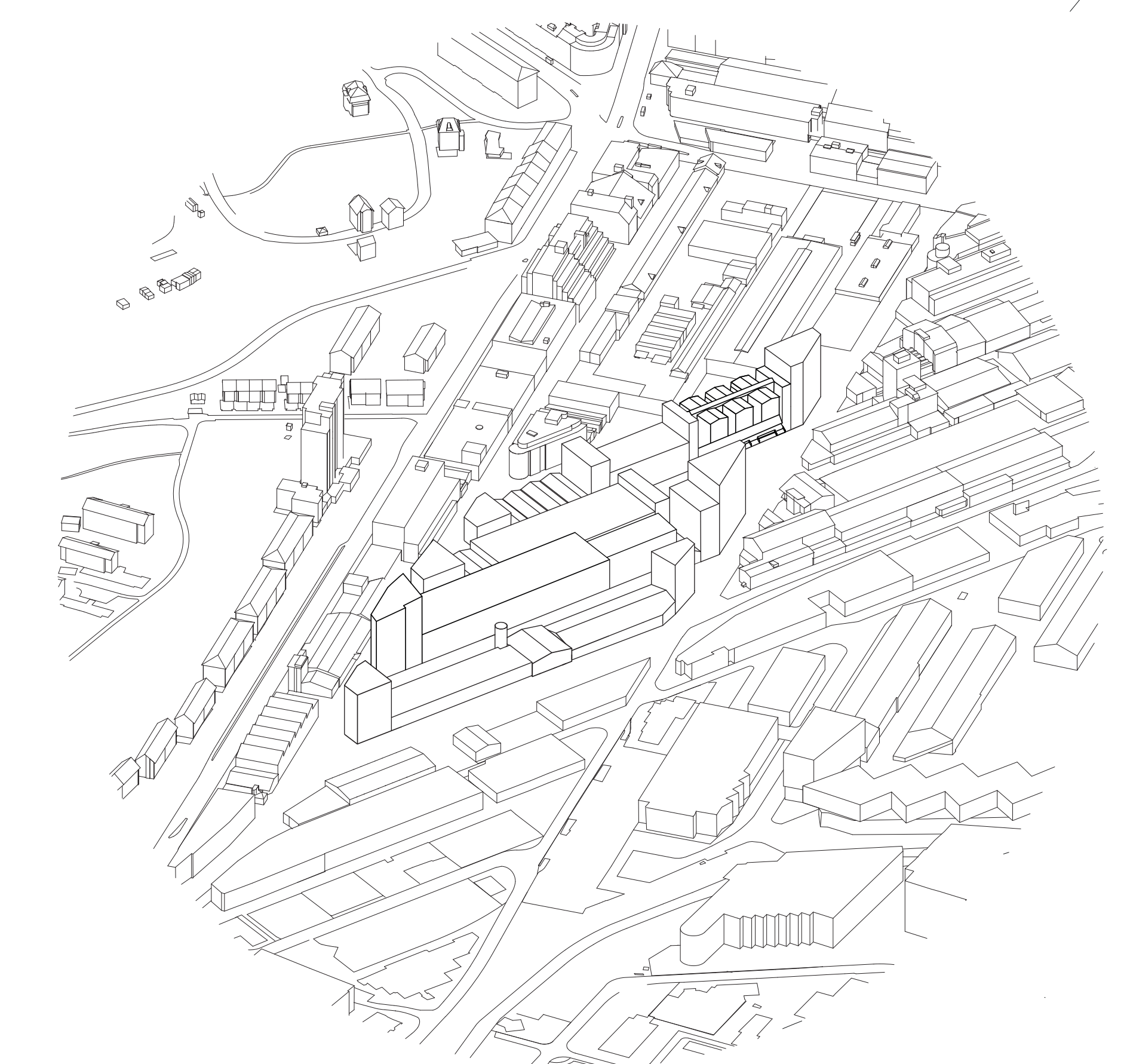
A: 2/3  
B: 1/3  
C: 1/3  
D: 2/3

The passage ratio should be at least of:

A2: 20%  
A3: 10%  
B4: 20%  
C5: 40%  
D3: 100%



Dreispitz Site and surrounding neighbourhoods



Masterplan for densification and project perimeter

## existing programs to keep

- Building materials reseller
- Garage
- Recording studio
- Arts trading
- Rehearsal Room
- Religious Community
- Jazz School
- Billiard Lobby
- Trade of Building Material
- Photostudio
- Garage
- Club
- Fashion Store
- Fitness Center
- Kitchen Trader
- Christian Church
- Building Contractor
- Car Service
- Tools and Mechanics
- Food for Pets
- Lighting Store
- Driving School
- E-shop
- Jobfactory Store
- Mosque
- Travel Agency
- Rehearsal Room
- Club
- Restaurant
- Salvation Army
- Computer Trade
- Embassy of Ecuador
- Leisure facilities
- Grocery
- Bar
- Rehearsal Room
- Kiosk
- Fitness Center
- Department Store
- Bowling
- Garage
- Boxing School
- Shoemaker
- Sport Store
- Christian Church
- Music Reseller
- Garden Center
- Optician
- Cantine

## existing buildings to keep

- Storage Hall
- Depot
- Landi Tower
- CMS
- Globus House
- Cityplanning Building
- Tram Depository
- Hindu Temple
- Fabric
- Fabric
- Sawmill
- Am Depot
- Freilager
- HGK
- Schaulager
- High-slab House
- Heisinki Tower
- Arfa Hall
- Transiflager