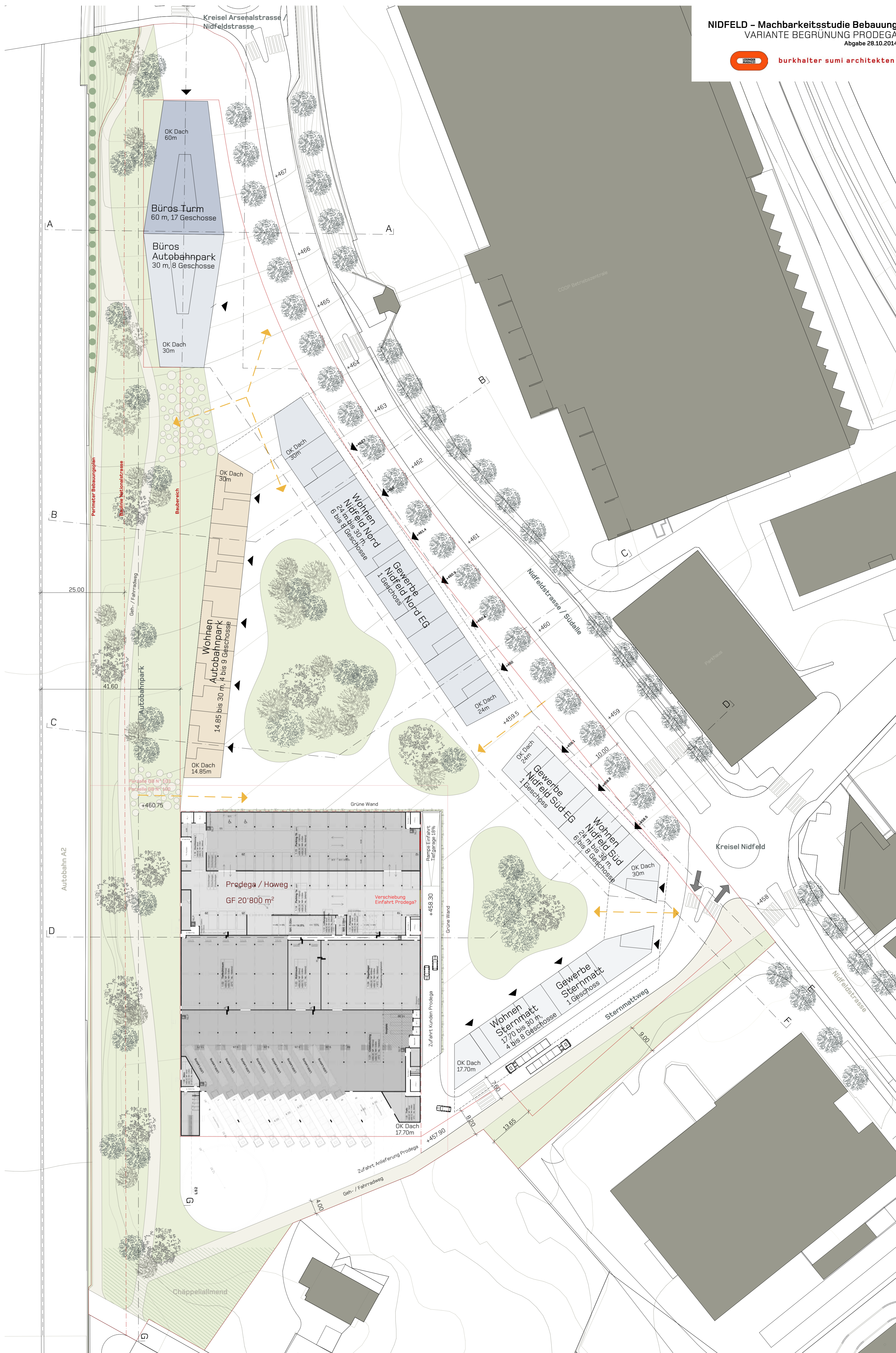
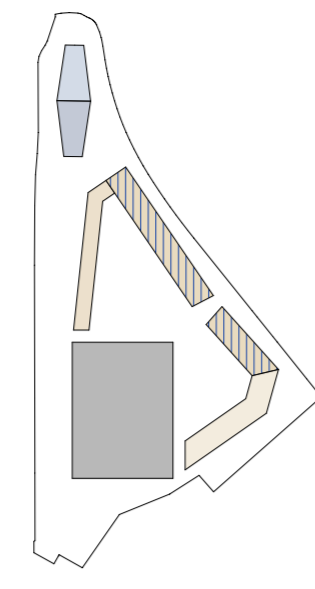


- Autobahnpark
- Südallee (Nidfeldstrasse)
- Bestand
- Arealentwicklung in Planung
- neue Gebäude zwischen 24 und 30 m
- neue Gebäude über 30 m



Parzellengrundfläche 41'302 m<sup>2</sup>  
 Richtwert aGF\* 80'000 m<sup>2</sup>  
 Richtwert GF\*\* 95'000 m<sup>2</sup>



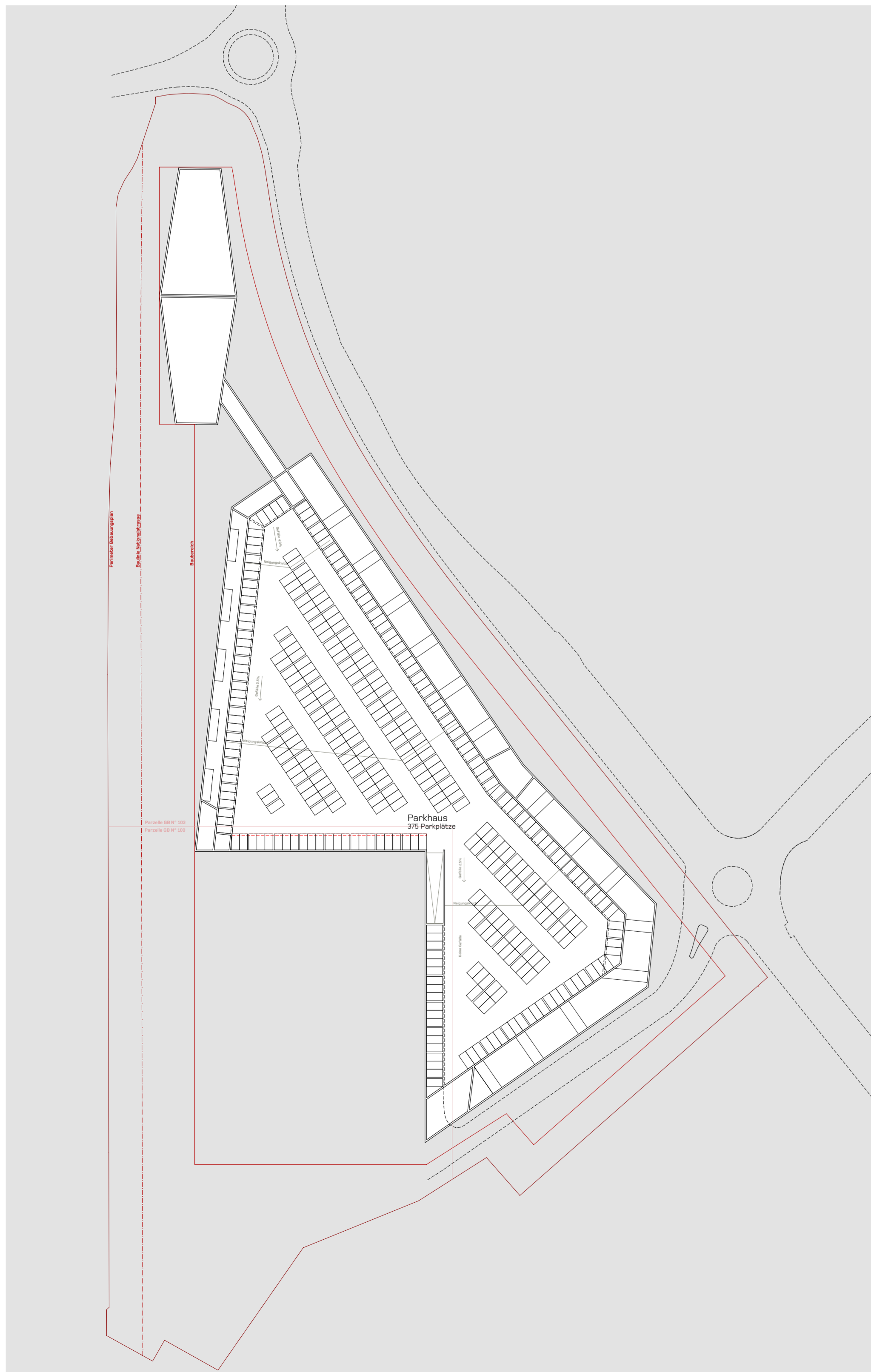
\* aGF (inkl. Energiebonus) gemäss PBV Kanton Luzern §10 Absatz 2  
 = GF (SIA 416) ohne Aussenmauern, multipliziert mit dem Faktor 0.95  
 \*\* für die Umwandlung zwischen aGF und GF wurde ein Verhältnis  
 von 0.84 / 1 angenommen (Parameter PBV + Aussenmauern + z.B. innere Loggien)

**Flächenberechnung GF**  
 (max. 30m auf Baufeld B)

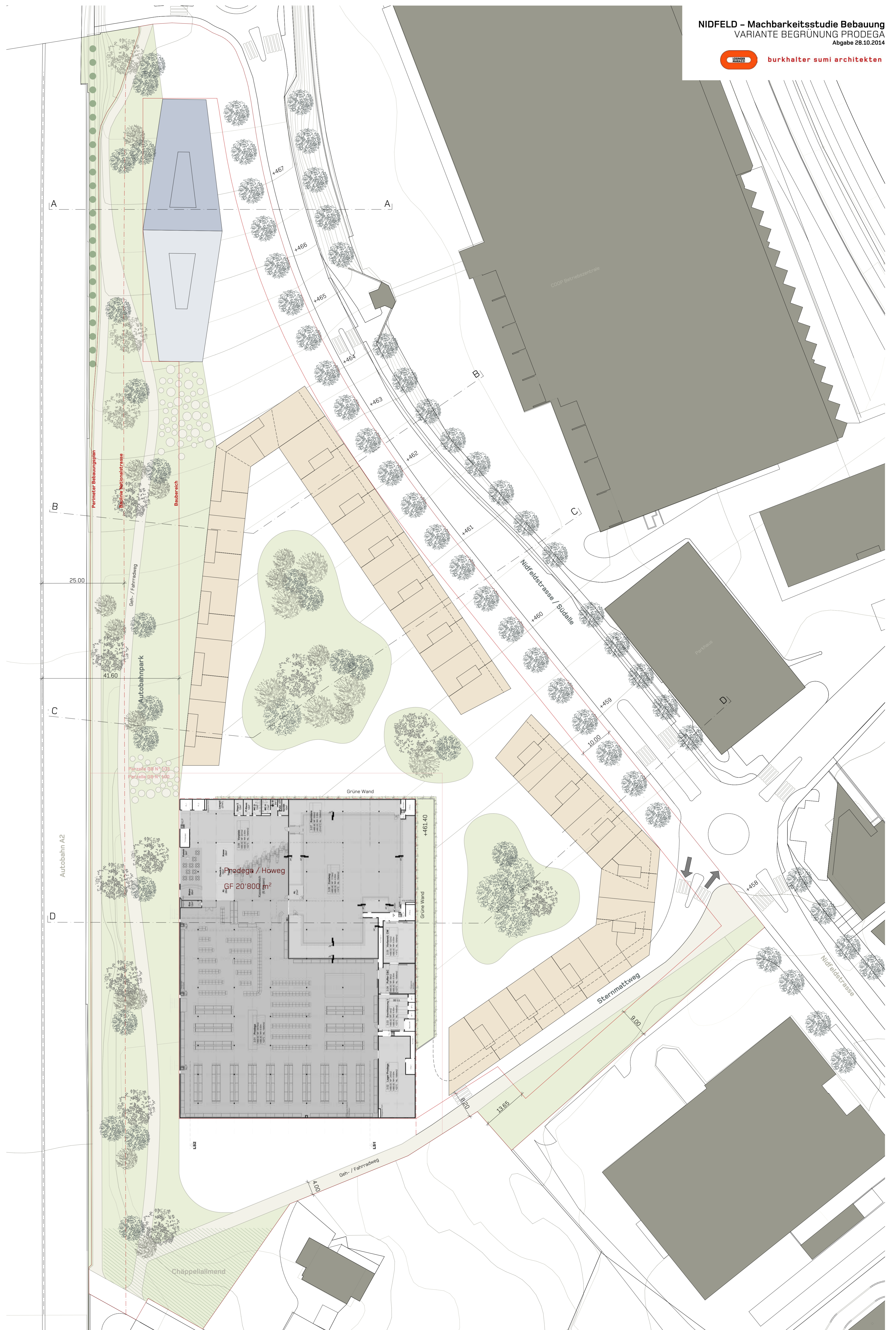
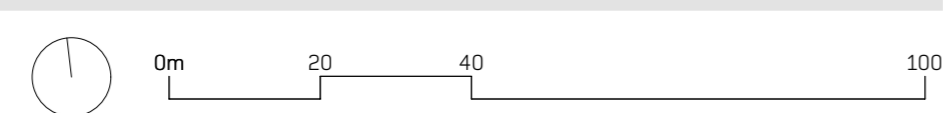
	bis 24m	24 bis 60m	Total	Total in %
Wohnen Autobahnpark (EG+5+1)	8'811 m <sup>2</sup>	1'479 m <sup>2</sup>	10'290 m <sup>2</sup>	
Wohnen Nidfeldstrasse (6+1)	14'993 m <sup>2</sup>	2'499 m <sup>2</sup>	17'492 m <sup>2</sup>	
Wohnen Sternmattweg (5+1)	8'089 m <sup>2</sup>	1'782 m <sup>2</sup>	9'871 m <sup>2</sup>	
<b>Total Wohnen</b>	<b>31'893 m<sup>2</sup></b>	<b>5'760 m<sup>2</sup></b>	<b>37'653 m<sup>2</sup></b>	<b>46.9%</b>
Büros Turm (EG+5+11)	4'459 m <sup>2</sup>	8'175 m <sup>2</sup>	12'634 m <sup>2</sup>	
Büros Autobahnpark (EG+5+2)	4'459 m <sup>2</sup>	1'486 m <sup>2</sup>	5'945 m <sup>2</sup>	
Gewerbe EG	3'281 m <sup>2</sup>		3'281 m <sup>2</sup>	
Prodega (GB 100)	20'800 m <sup>2</sup>		20'800 m <sup>2</sup>	
<b>Total Büro / Gewerbe</b>	<b>32'999 m<sup>2</sup></b>	<b>9'661 m<sup>2</sup></b>	<b>42'660 m<sup>2</sup></b>	<b>53.1%</b>
<b>Total GF (max. 30m auf Baufeld B)</b>	<b>64'892 m<sup>2</sup></b>	<b>15'421 m<sup>2</sup></b>	<b>80'313 m<sup>2</sup></b>	<b>100%</b>
<b>Total aGF (=GF x 0.84)</b>	<b>54'509 m<sup>2</sup></b>	<b>12'954 m<sup>2</sup></b>	<b>67'463 m<sup>2</sup></b>	

**Flächenberechnung GF**  
 (max. 24m auf Baufeld B)

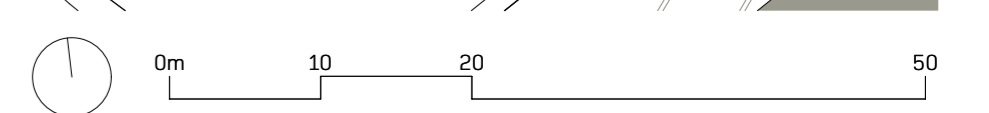
	bis 24m	24 bis 60m	Total	Total in %
Wohnen Autobahnpark (EG+5+1)	8'811 m <sup>2</sup>		8'811 m <sup>2</sup>	
Wohnen Nidfeldstrasse (6+1)	14'993 m <sup>2</sup>		14'993 m <sup>2</sup>	
Wohnen Sternmattweg (5+1)	8'089 m <sup>2</sup>		8'089 m <sup>2</sup>	
<b>Total Wohnen</b>	<b>31'893 m<sup>2</sup></b>		<b>31'893 m<sup>2</sup></b>	<b>43.6%</b>
Büros Turm (EG+5+11)	4'459 m <sup>2</sup>	8'175 m <sup>2</sup>	12'634 m <sup>2</sup>	
Büros Autobahnpark (EG+5+2)	4'459 m <sup>2</sup>		5'945 m <sup>2</sup>	
Gewerbe EG	3'281 m <sup>2</sup>		3'281 m <sup>2</sup>	
Prodega (GB 100)	20'800 m <sup>2</sup>		20'800 m <sup>2</sup>	
<b>Total Büro / Gewerbe</b>	<b>32'999 m<sup>2</sup></b>	<b>8'175 m<sup>2</sup></b>	<b>41'174 m<sup>2</sup></b>	<b>56.4%</b>
<b>Total GF (max. 24m auf Baufeld B)</b>	<b>64'892 m<sup>2</sup></b>	<b>8'175 m<sup>2</sup></b>	<b>73'067 m<sup>2</sup></b>	<b>100%</b>
<b>Total aGF (=GF x 0.84)</b>	<b>54'509 m<sup>2</sup></b>	<b>6'867 m<sup>2</sup></b>	<b>61'376 m<sup>2</sup></b>	

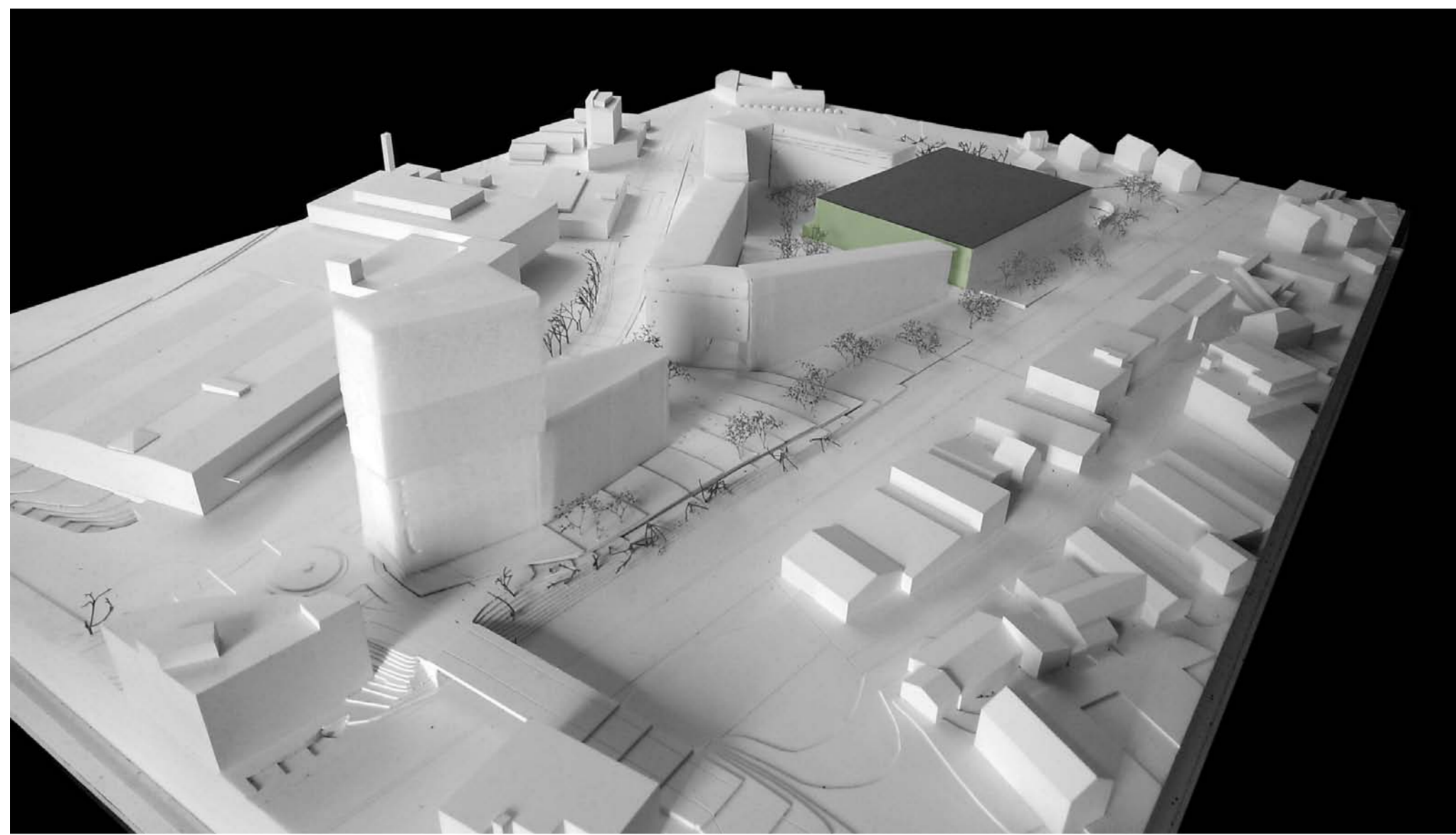


● ○ ○ ○ Untergeschoss 1:1000

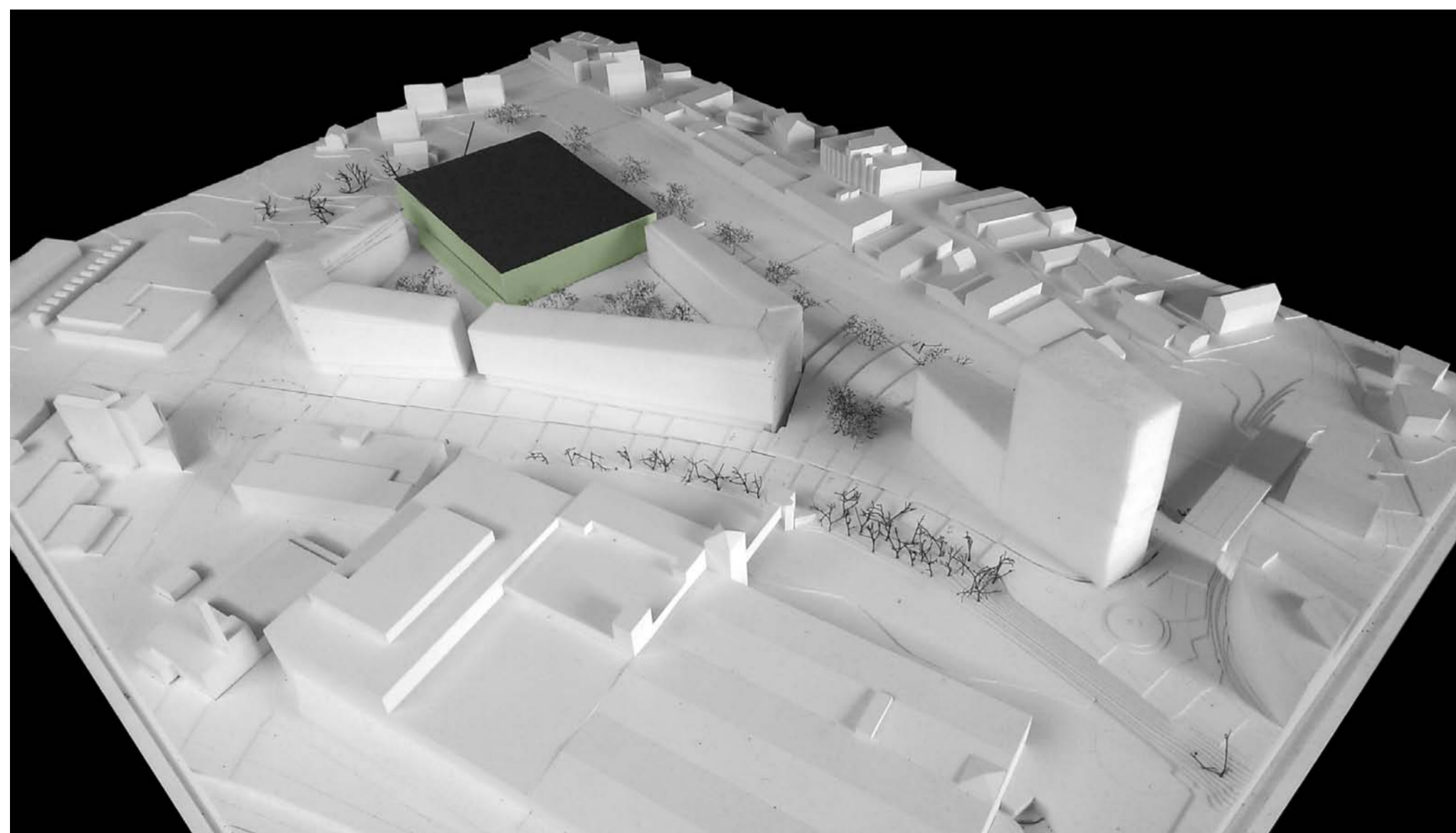


● ○ ○ ○ Regelgeschoss 1:500

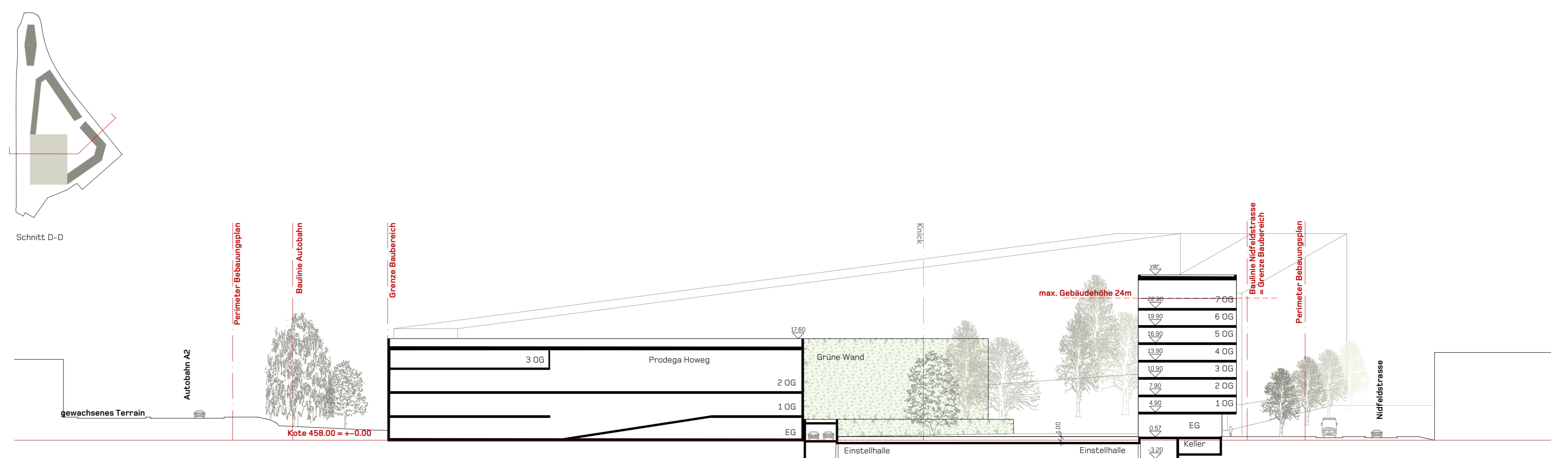
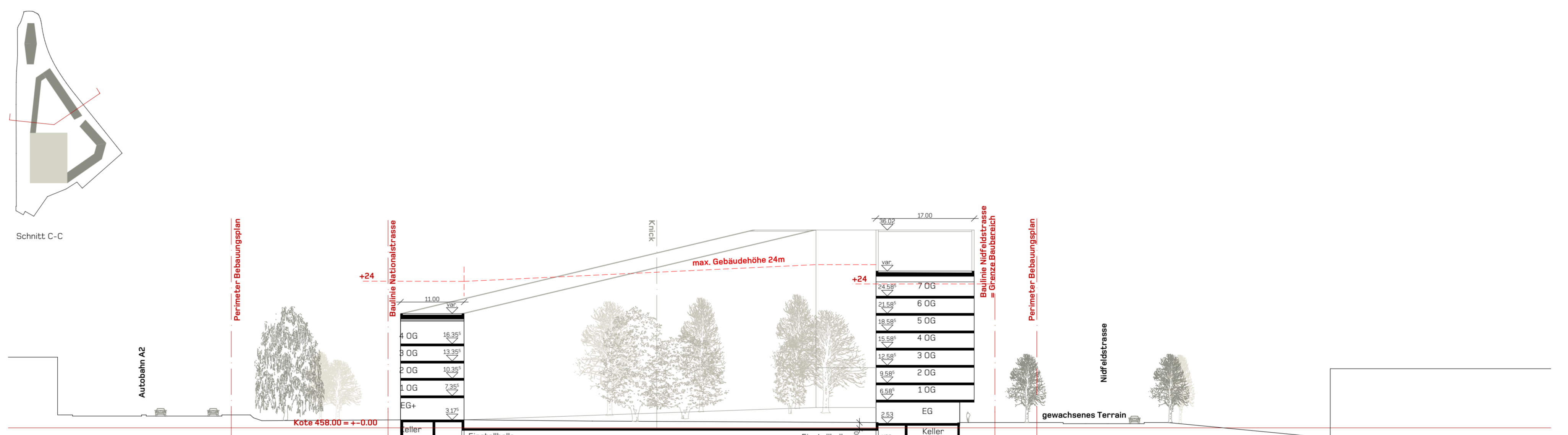
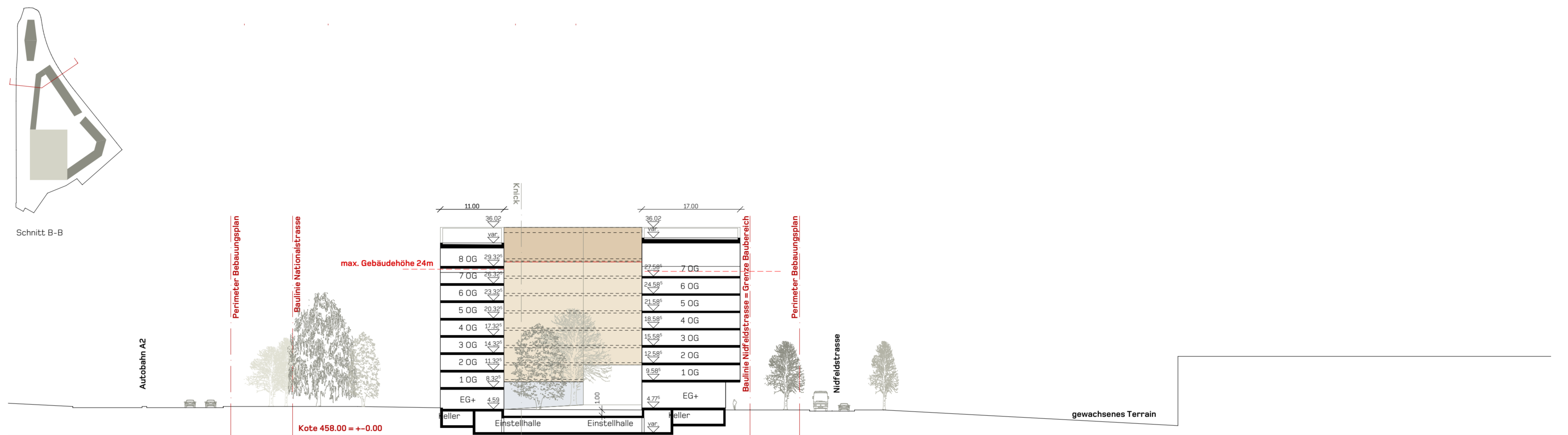
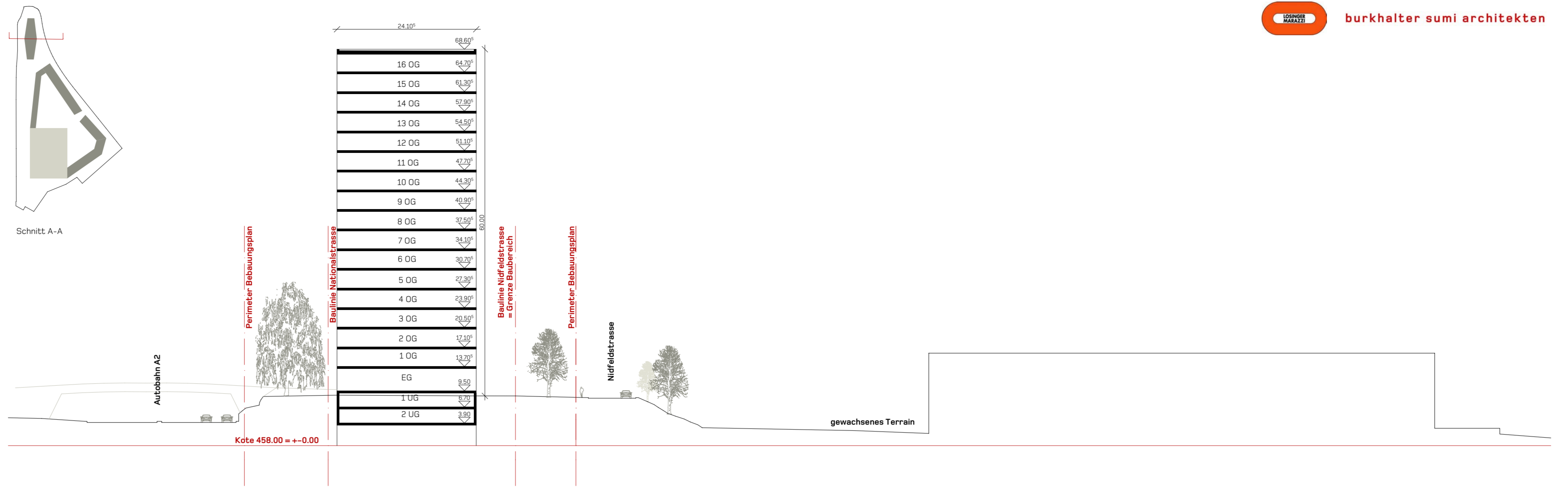


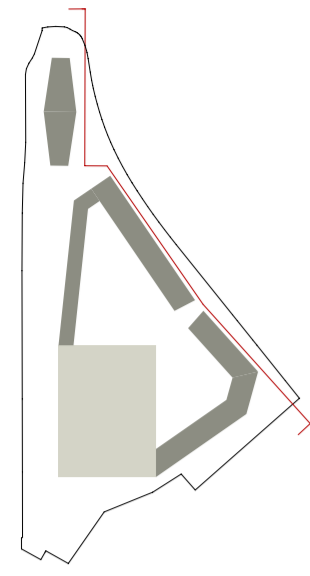


Grüne Wand,  
CaixaForum, Madrid

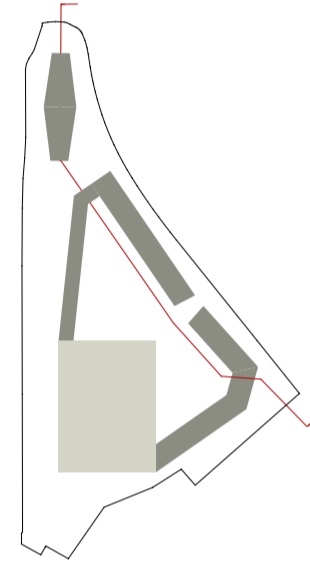
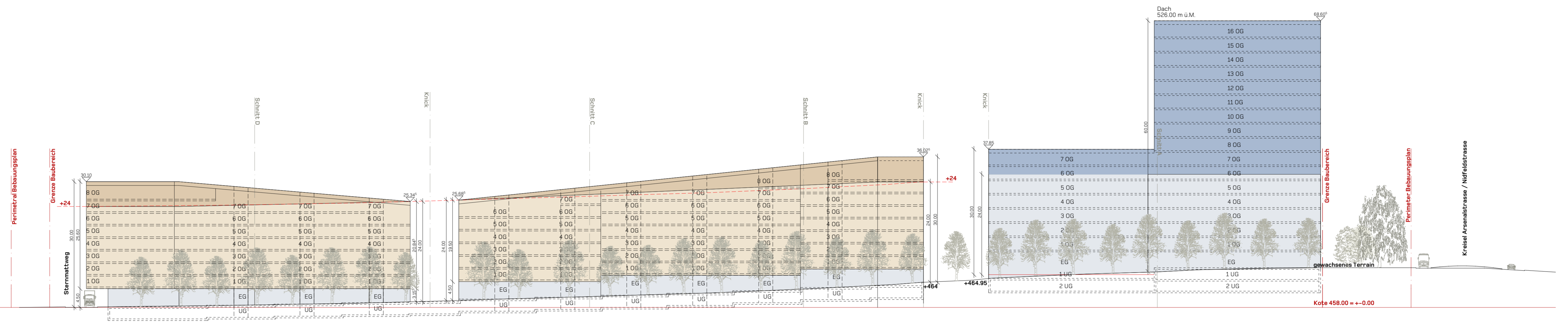


Grüne Wand,  
MFO Park, Zürich

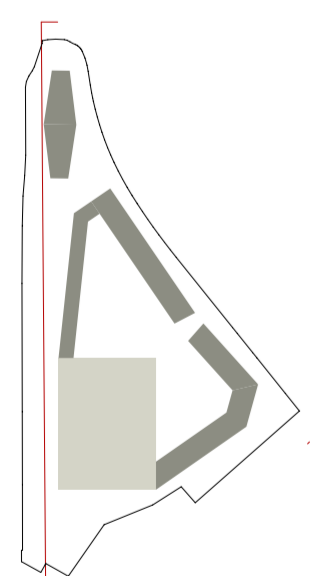
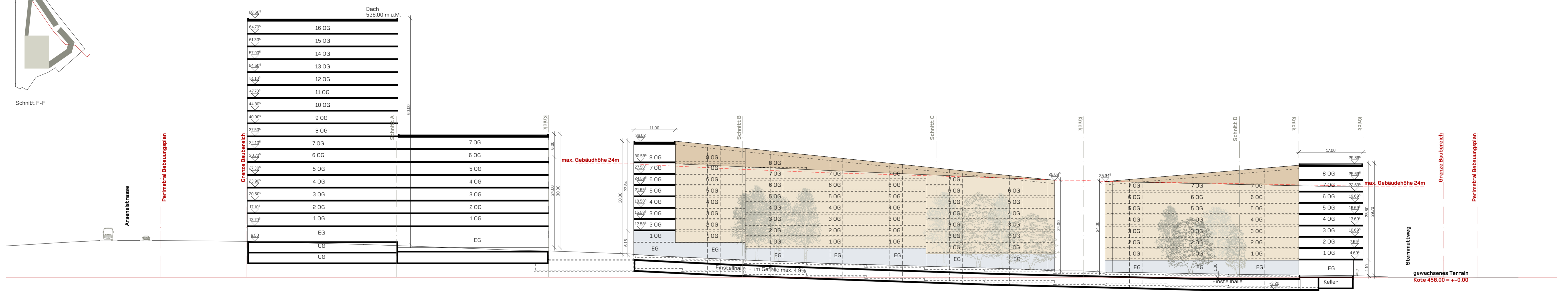




Schnitt E-E



Schnitt F-F



Schnitt G-G

