

BBI Business Park

BBI Business Park at Berlin International Airport
Expert Assessment Procedure 1st Prize 2007, Realisation from 2008



Bird's eye view

Location	Berlin-Schönefeld, Germany
Client	Berliner Flughäfen Flughafen Berlin-Schönefeld GmbH Real Estate Management Flughafen Schönefeld D-12521 Berlin
Architect	Pysall Ruge Architekten
Brief	Concept for the urban strategy of the sustainable development of the first two building zones of the 109 ha Business Park at the new Berlin International Airport
Scope of Services	Expert Assessment Procedure for the Master Plan
Size	Business Quarter 6 ha with 130.000 sqm for offices, hotels, restaurants and shopping Service Quarter 10 ha for service-oriented functions
Duration	2007-2008



BBI Business Park

BBI Business Park at Berlin International Airport

Expert Assessment Procedure 1st Prize 2007, Realisation from 2008



Street perspective

To be realized simultaneously with the construction of the new “Berlin Brandenburg International Airport” (BBI) in Berlin-Schönefeld, the 109-hectare “BBI Business Park Berlin”, on the north-eastern side of the airport, will be the largest business park in the capital.

Two significant building zones define the entrance district of the business park. For these zones are envisaged two self-sustaining, contra-punctual urban areas, whose particular qualities are generated by different patterns of density and city atmosphere. Both quarters are placed in the surrounding water-meadow landscape as self-sufficient and identity-giving structures.

The first building zone, the so-called “Business Quarter”, constitutes about 130.000 m² of offices, hotels, gastronomy, trade and services. This quarter features a flexible pattern of buildings in varying heights and sizes which, in their relation to each other, generate public exterior spaces.

The “Service Quarter”, in the second zone, offers sites for service-oriented uses on its approximately 10 hectares of surface area. This quarter shows a flexible mix of build-

ings up to three storeys high, with intensive landscaping that can respond to the needs of future users and investors.

The concentration of the highly urban use, the encouragement of public access, and a broad services network within the development area make these two quarters a prelude to the whole new business park.

The rigorous architectural composition enables a logically phased development. The concentration and minimisation of paved or built-over exterior areas, leaving considerable terrain of the existing countryside untouched, forms the basis of an ecologically sustainable and resource-friendly realization.



Site plan



Business quarter and service quarter