

HORIZN BER CITY

Facts & Figures

Status | 26.09.2023

Name	HORIZN BER CITY
Location	Absolutely prime location on the Berlin-Brandenburg Airport grounds, directly at BER Airport, between the two runways, a few steps away from Terminals 1 and 2, to the north and south of Schönefelder Allee
Size of grounds	24.0 hectares gross land for development 14.8 hectares net land for development
Floor area above the ground	555,000 m ² total district Six development modules in the southern section Three in the northern section 55,500 m ² sub-district: Part 1 (first development module)
Development horizon	approx. 20 years
Landowner	Flughafen Berlin Brandenburg GmbH
Contractual structure	Leasehold contract
Planning status	Zoning plan has been approved, means construction application can be filed immediately
Use	High-grade future urban district, to feature mixed usages and therefore planned in small sections, with sustainable construction and use concepts to emphasize people's needs. An array of versatile concepts and a mixture of offices, commerce, Edutainment, hospitality,

	<p>hotels, commercial housing, long-stay hotels / apartments, future technologies, R&D, district park, and a variety of recreational areas The following uses are not permitted:</p> <ul style="list-style-type: none"> . Housing, Multiplex cinemas or large-space entertainment venues . Large-footprint retail outlets with a sales area > 800 m² . Agglomerations of retail outlets with small footprints but together covering a range of goods associated with a shopping mall
<p>Restricted permitted use of cars / carparking / accessibility</p>	<p>Largely car-free district with the exception of fire / ambulance services, waste disposal and delivery vehicles, and parking spaces close to buildings for people with disabilities; no district underground carparking</p> <p>Parking spaces for rent in the immediate vicinity</p> <p>Bus shuttle between Airport City/Terminal 1 and HORIZN BER CITY as well as the service areas every 20 minutes</p> <p>Regional bus lines to Berlin and to the Dahme-Spreewald area</p> <p>Direct connection by foot between BER Airport Terminals 1 & 2 and HORIZN BER CITY</p> <p>Connections to suburban, regional, and long-distance rail services from the underground railway station at Terminal 1+2 / Willy-Brandt-Platz</p> <p>Link to the A113 motorway – toward the city centre or toward the Berlin motorway ring-road</p>
<p>Sustainability</p>	<p>Climate-friendly operations, heat and energy sourced from a cogeneration plant</p> <p>Responsible rainwater management in line with the concept of a sponge city</p>

	<p>Ambitious sustainability standards set for construction, operation, and materials in the mobility, design, and usage concepts</p> <p>DGNB/GSBC Platinum precertification already received for the southern sub-district</p>
<p>Connectivity Digital infrastructure Cyber-security</p>	<p>FBB relies on, manages, and operates a standardized ICT infrastructure in line with current requirements; for a fee, this can be made available to leaseholders for use, in particular the</p> <ul style="list-style-type: none"> . passive cable network and cable trays for communications technology . active data network (LAN / WLAN / WAN) . switching systems (land-line telephony incl. voice-over IP) . private mobile radio and trunked radio systems (services) . alarm / hazard detection systems . airport information systems (FIS) . Terminal Tannoy systems (in areas let out, too) . access control systems . video surveillance systems and networks . computer centres / facilities technology spaces
<p>Existing infrastructure in place at BER and the Service areas</p>	<p>Fire services, security services, power/water/heat/ICT supply services</p>
<p>Tender process</p>	<p>Pan-European tender process as per the EU Concessions Directive, sub-divided into individual development modules; the process will launch with the Part 1 Development Module covering the immediate vicinity of BER's Terminal 1.</p>

	<p>Invitation to investment and project development companies and their partners as well as other groups to participate in a two-tier process as per the German Concessions Act KonzVgV and with the task of elaborating a concept for the Part 1 Development Module HORIZN BER CITY Part 1 (concept tender process)</p> <p>Special feature: Concept-focussed methodology with an evaluation matrix</p> <p>Awarded by: FBB</p> <p>The process is being supported by: KPMG Law</p>
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