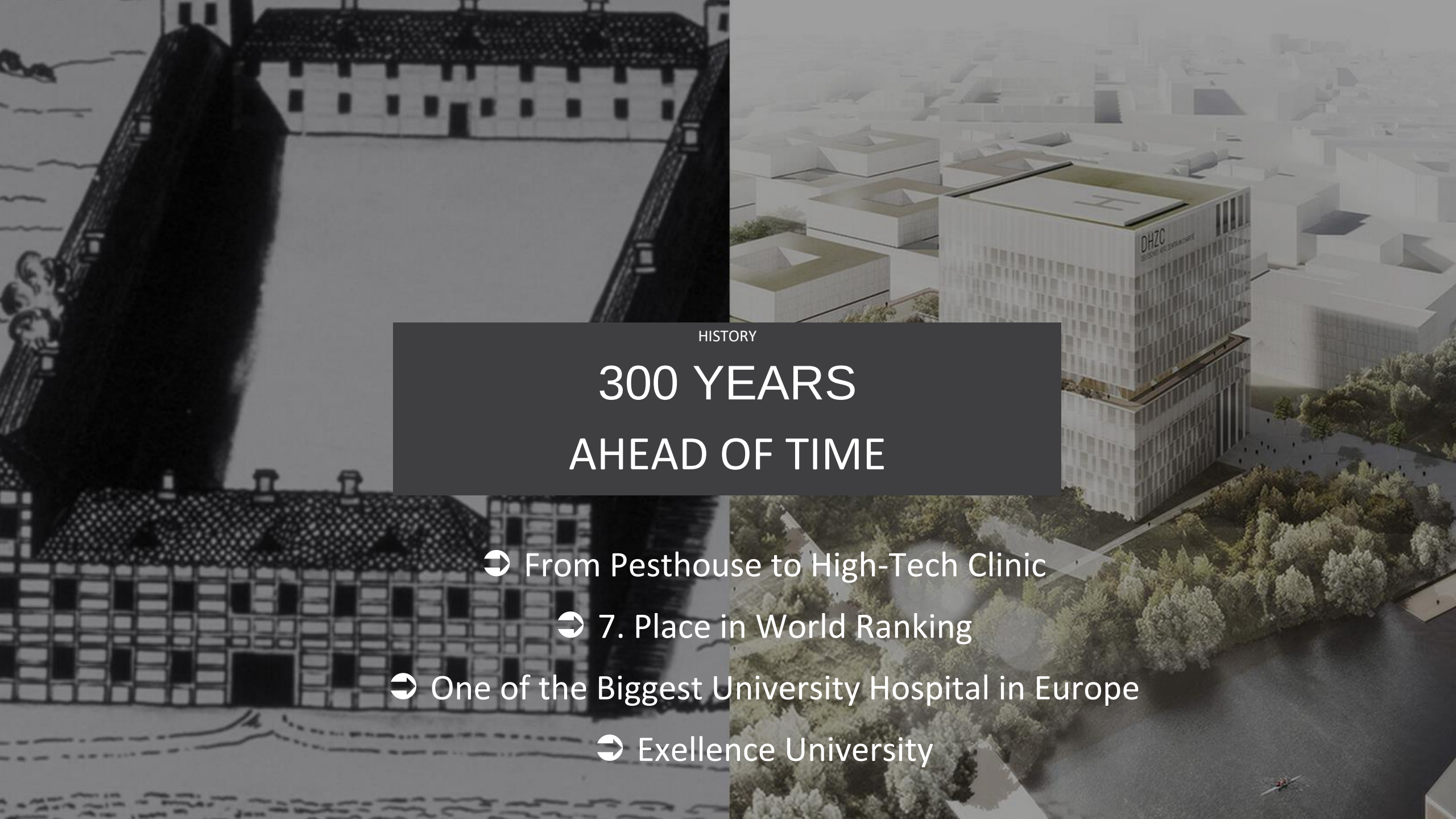




Campus Development CHARITÉ of the future

How new construction projects are integrated logistically and sustainably into existing facilities !

09/09/2025

The background of the slide is a collage of four images. The top-left image is a historical black and white illustration of a large, multi-story building with a central courtyard, likely the Pesthouse. The top-right image is a modern architectural rendering of the DHZC building, a tall, white, multi-story structure with a grid-like facade and a helipad on the roof. The bottom-left image is a historical black and white illustration of a large, multi-story building with a central courtyard, likely the Pesthouse. The bottom-right image is a modern architectural rendering of the DHZC building, a tall, white, multi-story structure with a grid-like facade and a helipad on the roof.

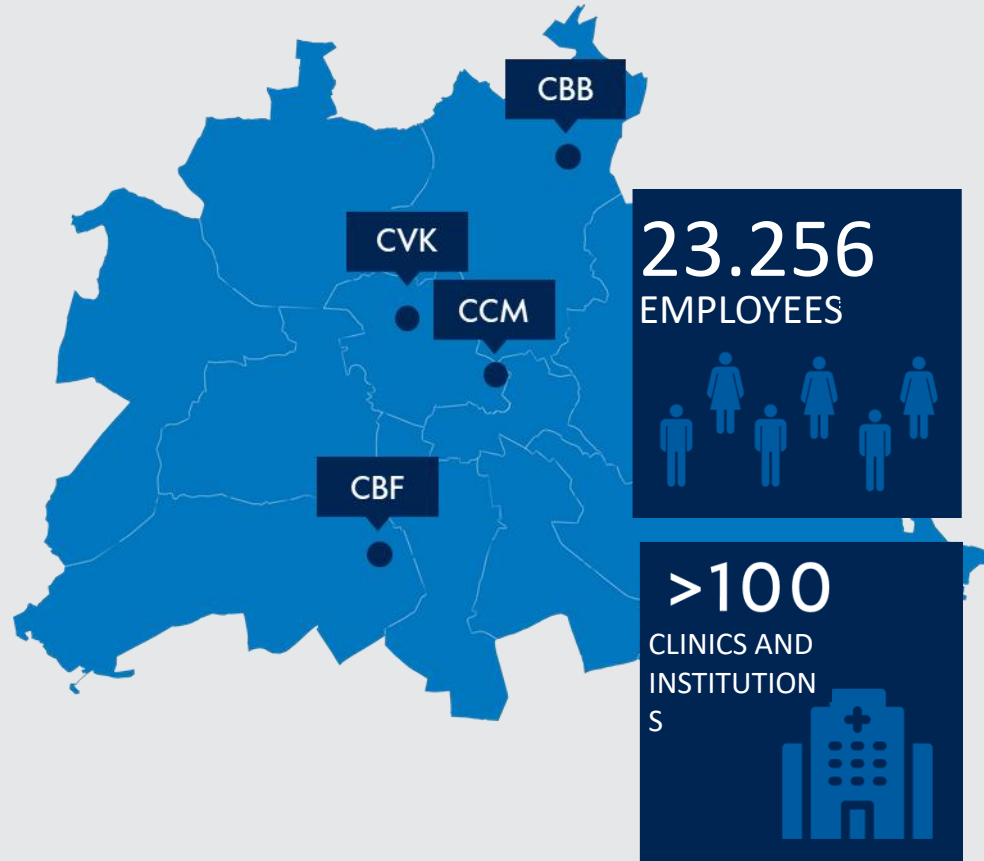
HISTORY

300 YEARS AHEAD OF TIME

- ➡ From Pesthouse to High-Tech Clinic
- ➡ 7. Place in World Ranking
- ➡ One of the Biggest University Hospital in Europe
- ➡ Excellence University

Charité Facts and Figures ...

4 Sites | rd. 3.300 Beds | 100 Clinics and Institutes | > 23.000 Staff



23.256
EMPLOYEES



EMPLOYEES
FROM 121
NATIONS



3.277
BEDS



284 M €
2022



THIRD-PARTY-FUNDING

>100
CLINICS AND
INSTITUTIONS



9.485
STUDENTS



2022

2,3 MRD €
TOTAL
REVENUE



NUMBER 7
INTERNATIONAL
CLINICAL
RANKING



Stand: November 2023

Charité History ...



1710

CCM

König Friedrich I. gründet die Charité als Quarantänehaus für Pestkranke außerhalb der Stadt.



1727

CCM

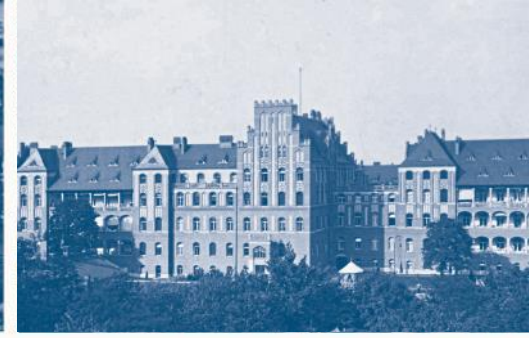
Friedrich Wilhelm I. gibt der Charité 1727 ihren Namen. Das Haus wird zum Militär-lazarett mit Ausbildungsstätte.



1906

CVK

1906 Eröffnung Rudolf Virchow Klinikum als Gartenstadt im Wedding. Es gilt als modernste Krankenhausanlage Europas.



1917

CCM

1917 Fertigstellung der großzügigen Campusanlage in rotem Backstein nach umfangreichen Abriss und Neubau.

1968

CBF

Eröffnung des Westberliner Klinikums in Steglitz. Dieser erste Großkomplex Europas vereint alle Institute, Kliniken und Hörsäle unter einem Dach.

1982

CCM

Eröffnung des „Charité Bettenhaus Mitte“. Die DDR baut die Charité als Vorzeigeeinrichtung aus.

1997

CVK

1997 Fusion medizinischen Fakultäten „Rudolf-Virchow-Klinikum“ und „Charité“. Klinikzusammenführung ein Jahr danach.

2003

CBF

2003 Fusion „Universitätsklinikum Benjamin Franklin“ zu der „Charité – Universitätsmedizin Berlin“, eine der größten Kliniken Europas.

2016

CCM

Erneuerung der Charité-Campi nimmt Fahrt auf: 2016 Abschluss Sanierung des Charité Bettenhauses und Neubau Charité Notfallzentrum



Charité Area ...

ca. 500.000m² net floor space | approx. 45 % under heritage protection | only 15 % in refurbished or new-built condition



Real estate portfolio 2020: 174.000 m²
Under heritage protection: 31.000 m²



Real estate portfolio 2020 : 111.000 m²
Under heritage protection: 93.000 m²



Real estate portfolio 2020: 167.000 m²
Under heritage protection: 89.000 m²

2021

2030

2040

2050

RETHINKING HEALTH

Wir denken Gesundheit neu.

CHARITÉ 2030

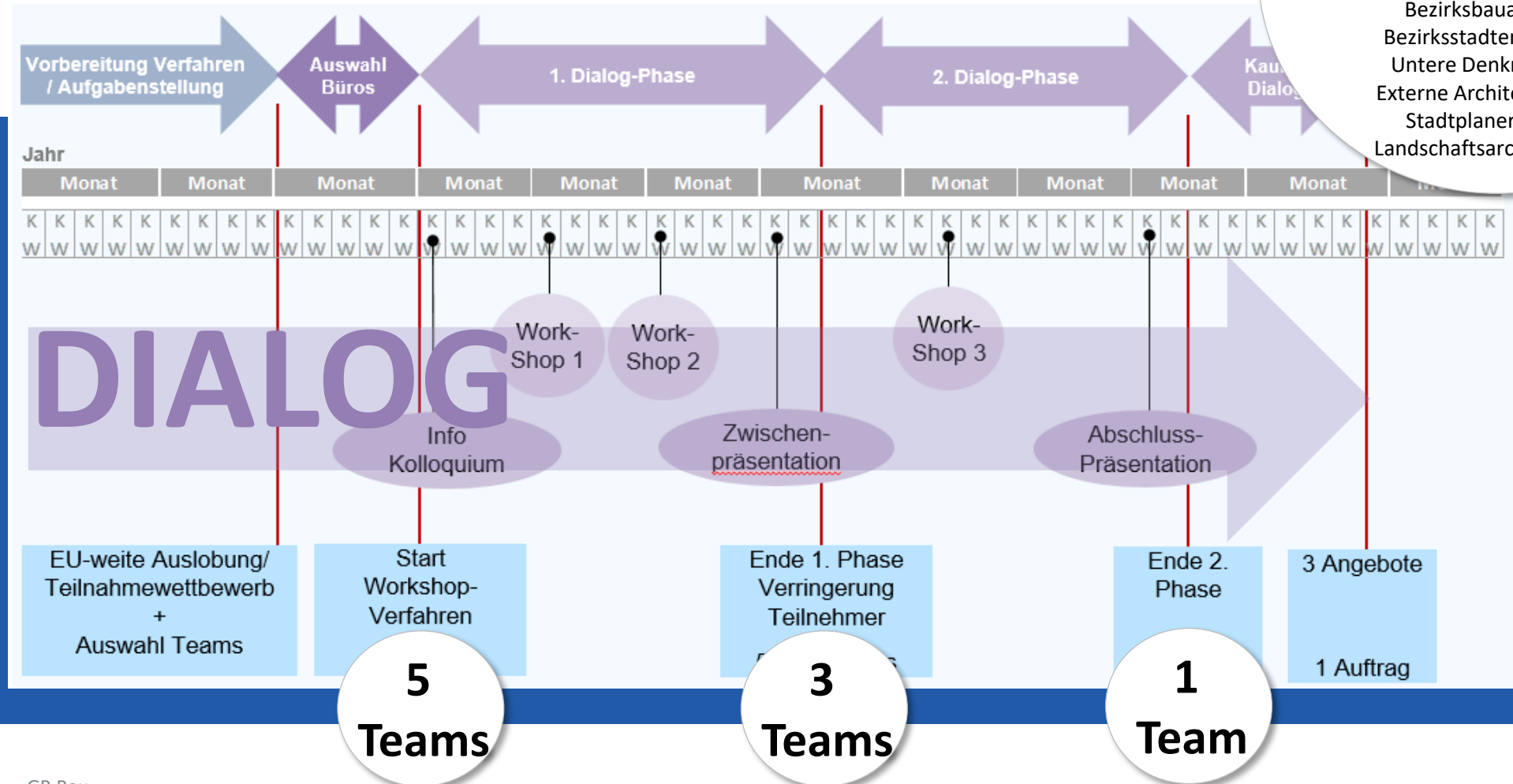
Drafting urban development concepts ...

Workshop-based, EU-wide competitions | 5 planning teams for each site



Charité Masterplan 2030 | 2040 | 2050

Participants: Architects_Urban Planner_Landscape Architects_Experts_Adivser



**20 – 30
consultants + adviser
in each competition**

Senat für Stadtentwicklung
Senat für Wissenschaft
Landesdenkmalpflege
Bezirksbauamt und
Bezirksstadtentwicklung
Untere Denkmalpflege
Externe Architekt:innen /
Stadtplaner:innen/
Landschaftsarchitekt:innen

Charité Masterplan 2030 | 2040 | 2050+

Results of workshop-based urban design competitions



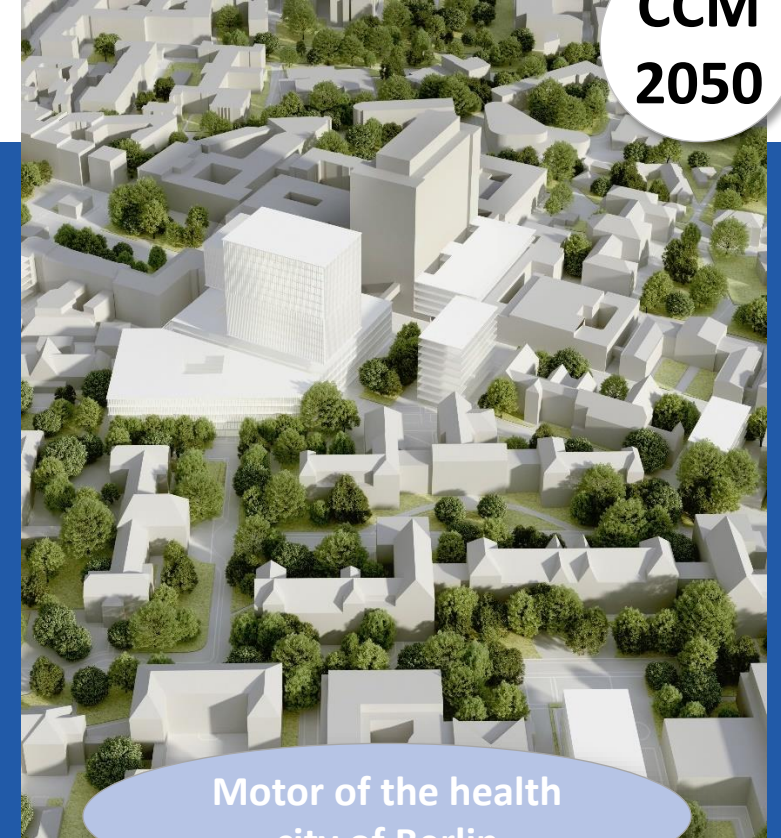
**CVK
2050**

New building
structures for a Healing
City



**CBF
2050**

Clinic icon with a
future

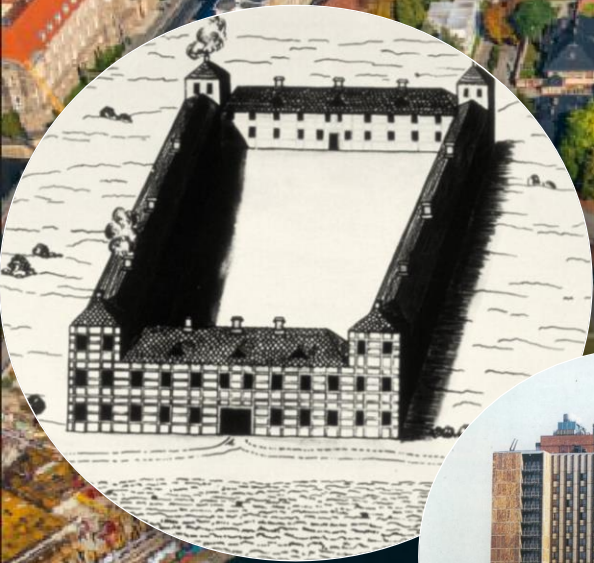


**CCM
2050**

Motor of the health
city of Berlin

CCM | TODAY...

Charité
Campus
Mitte
2020



GB Bau

CCM | Masterplan 2030 | 2040 | 2050 ...

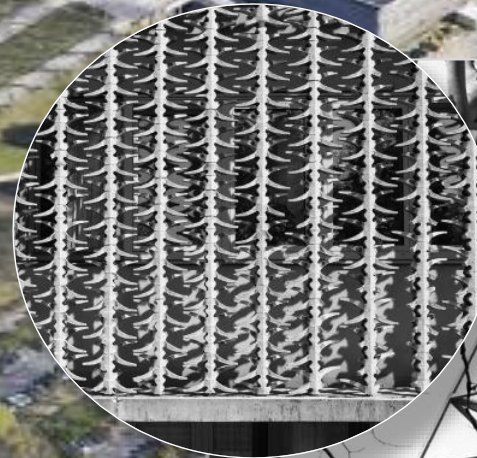
Engine of the „Health Capital Berlin“

Charité
Campus
Mitte
2050

The Masterplan responds sensitively to the **historic campus center**, placing the **new clinical center** along Luisenstrasse as an effective counterbalance to the Bettenhaus. <<<< New squares at the entrances **integrate** the campus's unique **buildings and open spaces** into the urban landscape.

CBF | TODAY...

Campus
Benjamin
Franklin
2021



CBF | Masterplan 2030 | 2040 | 2050 ...

Icon with Future



Campus
Benjamin
Franklin
2050

The Masterplan creates an **new ensemble of heritage buildings and newbuilds**. Two compact new buildings extend the existing main building towards Hindenburgdamm, where the campus opens out into the city along the historic central tree-lined promenade.

The **compact** buildings allow an **extensive green** area in the south of the campus.

CVK | TODAY...

Campus
Virchow
Klinikum
2020





CVK | Masterplan 2030 | 2040 | 2050

Building Structures for a Healing City

Campus
Virchow
Klinikum
2050

The Masterplan will transform Campus Virchow-Klinikum into the **'Healing City'** still keeping the guiding principles of the historical hospital complex.

CVK | Current Projects

Campus Virchow-Klinikum

CVK
8 Projects
795 Mio. €

DGNB Gold
Zertifizierung



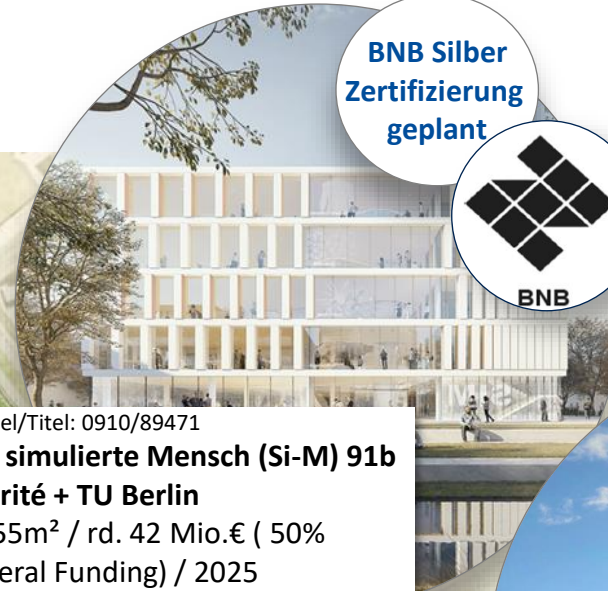
BNB Silber
Zertifizierung
geplant



Kapitel/Titel: 0910/89481
**Nationales Centrum für
Tumorerkrankung (NCT)**
50Mio.€ / 2030/31



Kapitel/Titel: 0910/89471
**Der simulierte Mensch (Si-M) 91b
Charité + TU Berlin**
3.255m² / rd. 42 Mio.€ (50%
Federal Funding) / 2025



Kapitel/Titel: 0910/89476
**Deutsches Herzzentrum der
Charité inkl. ZNA und ZSVA**
29.800m² / rd. 521 Mio.€ (davon
100 Mio. € Bundesmittel) / 2028



Kapitel/Titel: 0910/89450
**Erneuerung der
Infrastruktur Süd**
rd. 33,5 Mio.€ / 2026



Kapitel/Titel: 0910/89475
**Erneuerung zentrale
Kälte**
8,36Mio.€ / 2024

Kapitel/Titel: 0910/89462
**Ausbau Logistikinfrastruktur
1.BA Süd/West**
Rd. 16Mio.€ / 2028

Kapitel/Titel: 0910/89451
Pharmazeutisches Zentrum
92,4Mio.€ / 2030/31



Kapitel/Titel: 0910/89469
Berlin Center for Advanced Therapies (BeCAT), 91b
1.390m² / rd. 37,6 Mio.€ (50% Federal Funding) /
2025



● Zukunftsbausteine in Planung und Bau
Landesbaumaßnahmen (LBM)

How new construction projects are integrated logistically and sustainably into existing facilities.....



Objectives for the sustainable integration of logistic....

- centralised sterile supply with tunnel connection to the campus
- photovoltaic systems on every roof
- rainwater drainage retention areas
- hybrid timber concrete construction to reduce greenhouse gases
- DGNB/ LEEDS certification Standard “Gold”



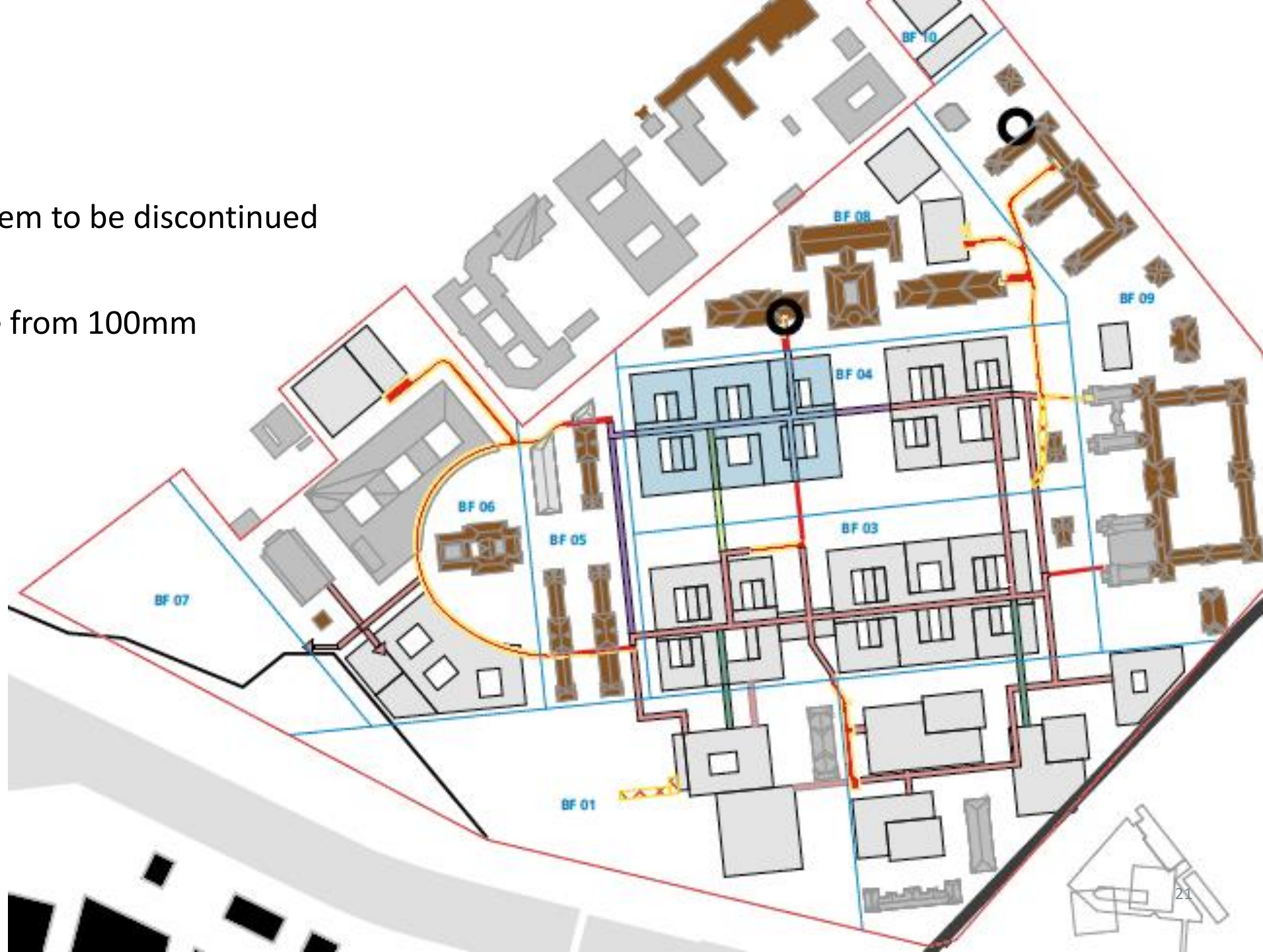
... and Technical Infrastructure

- general/ safety power supply
- data centres
- cooling supply
- tunnel system ring structures
- cooling supply network ring structure with decentralized cooling generation stations
- district heating network

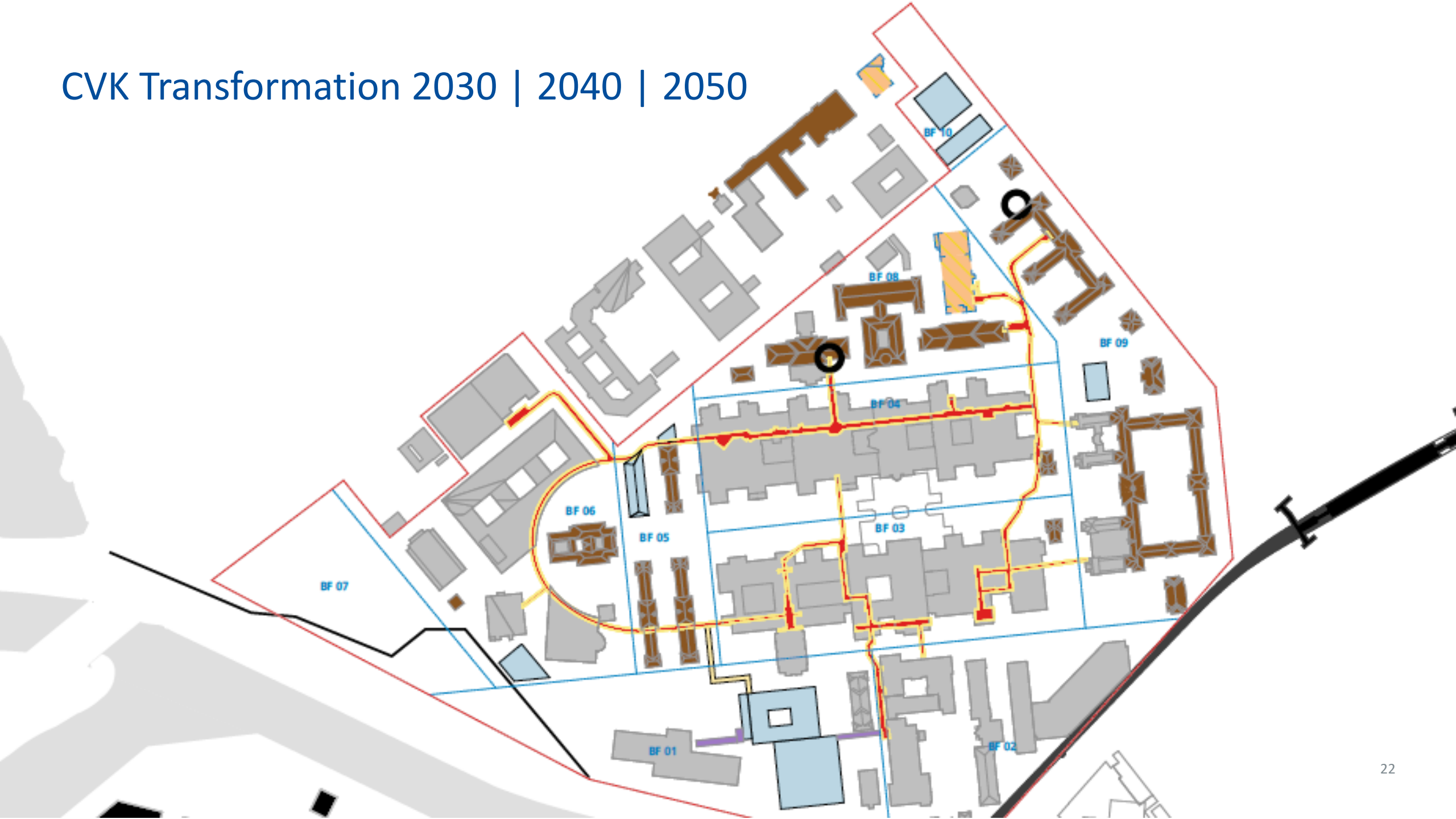


Future Logistics

- small box conveyer system to be discontinued
- pneumatic tube change from 100mm to 160mm diameter
- tunnel with automated goods transport



CVK Transformation 2030 | 2040 | 2050



2030 - 33



2030



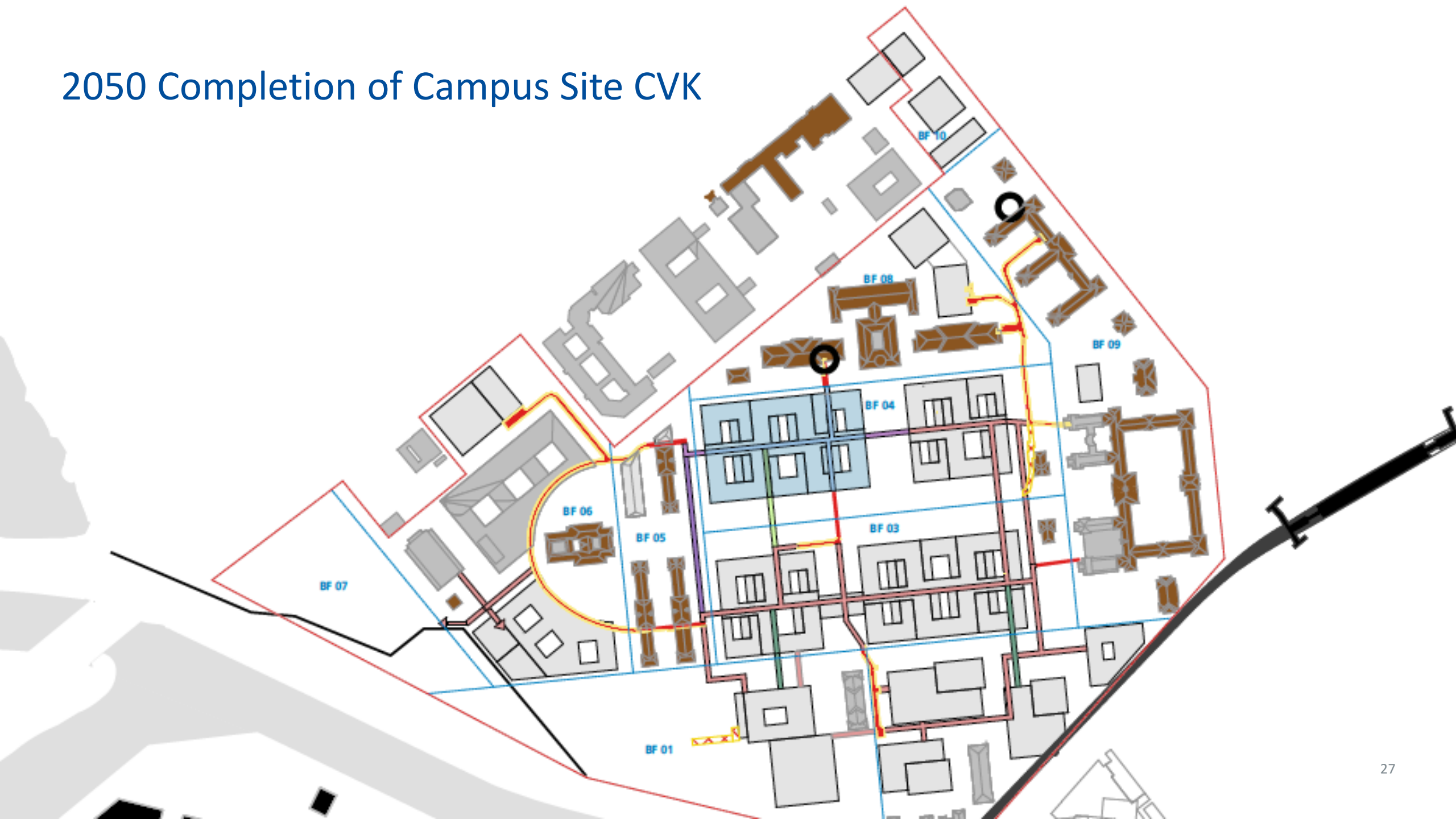
Interim Phase



2040



2050 Completion of Campus Site CVK





Heart Center Berlin

Campus
Virchow
Klinikum
2050

Heart Center Berlin



2020-28

29.800 m²

16 floors

320 beds

521 mio €



Multifunctional Project

1. **Cardiology and heart surgery**
2. Central emergency department
3. Central sterile supply in the basement
4. University teaching



© wörner traxler richter Planungsgesellschaft mbH

Multifunctional Project

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Keynotes and Figures

- **healing architecture to promote the recovery of patients and the well-being of employees**
- 29,800 m² of usable space on 16 floors
- 320 beds, mainly intensive care
- 20 operating theatres, hybrid operating theatres and cardiac catheterization labs
- costs: EUR 521 million (EUR 421 million state / EUR 100 million federal)



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Keynotes and Figures

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Keynotes and Figures

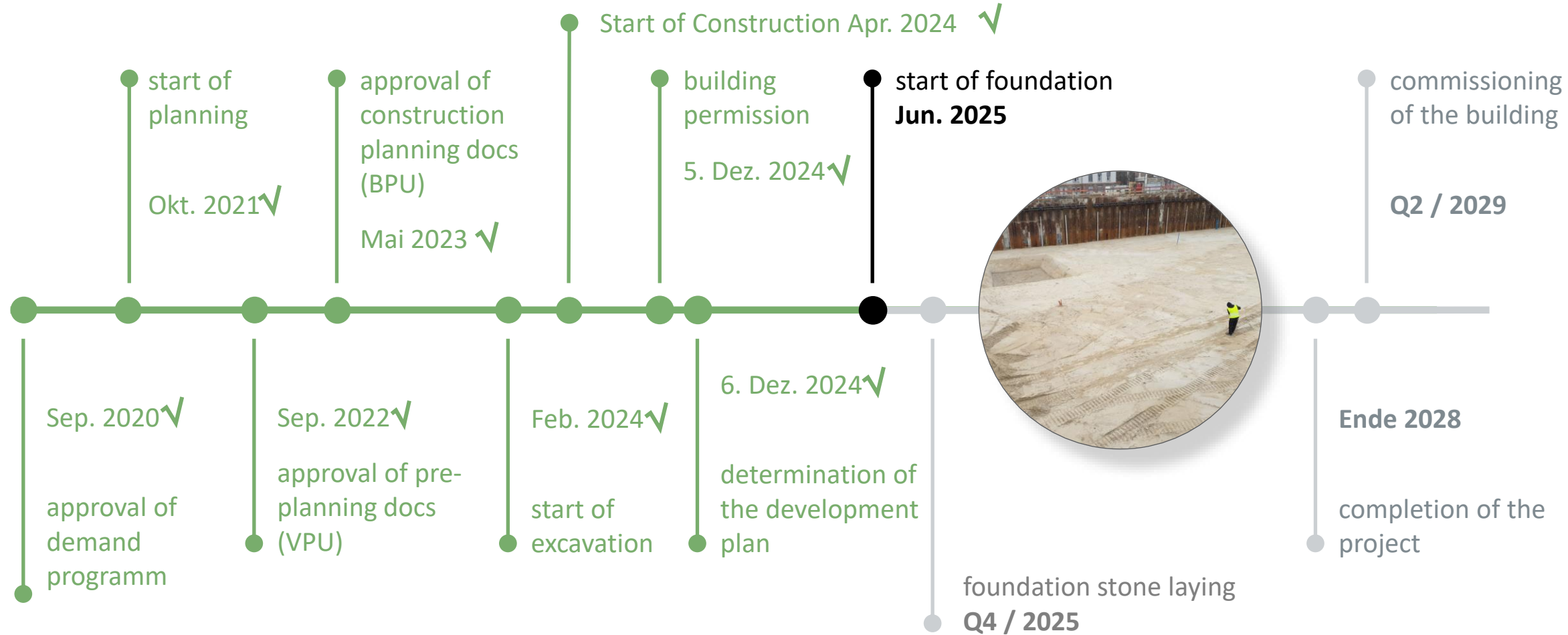
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Frame Schedule

state sept 2025



Scheme of functions



Lobby



elective patient admission



waiting area



intervention area



pacu and recovery room



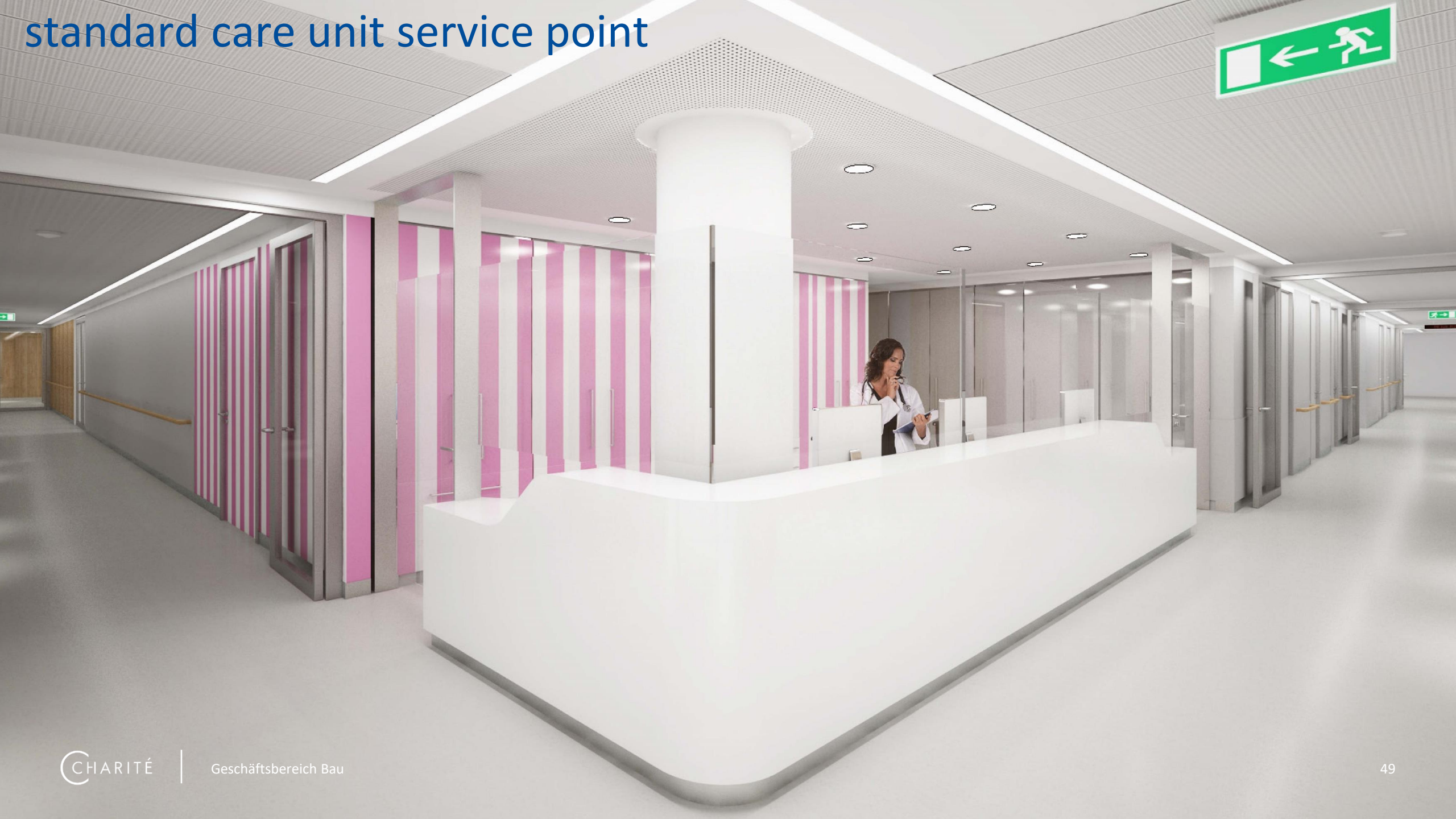
intensive care unit



intensive care unit



standard care unit service point



standard care patient room_healing architecture



physicians offices





recreation area and dressing rooms for employees





dressing areas



recreation



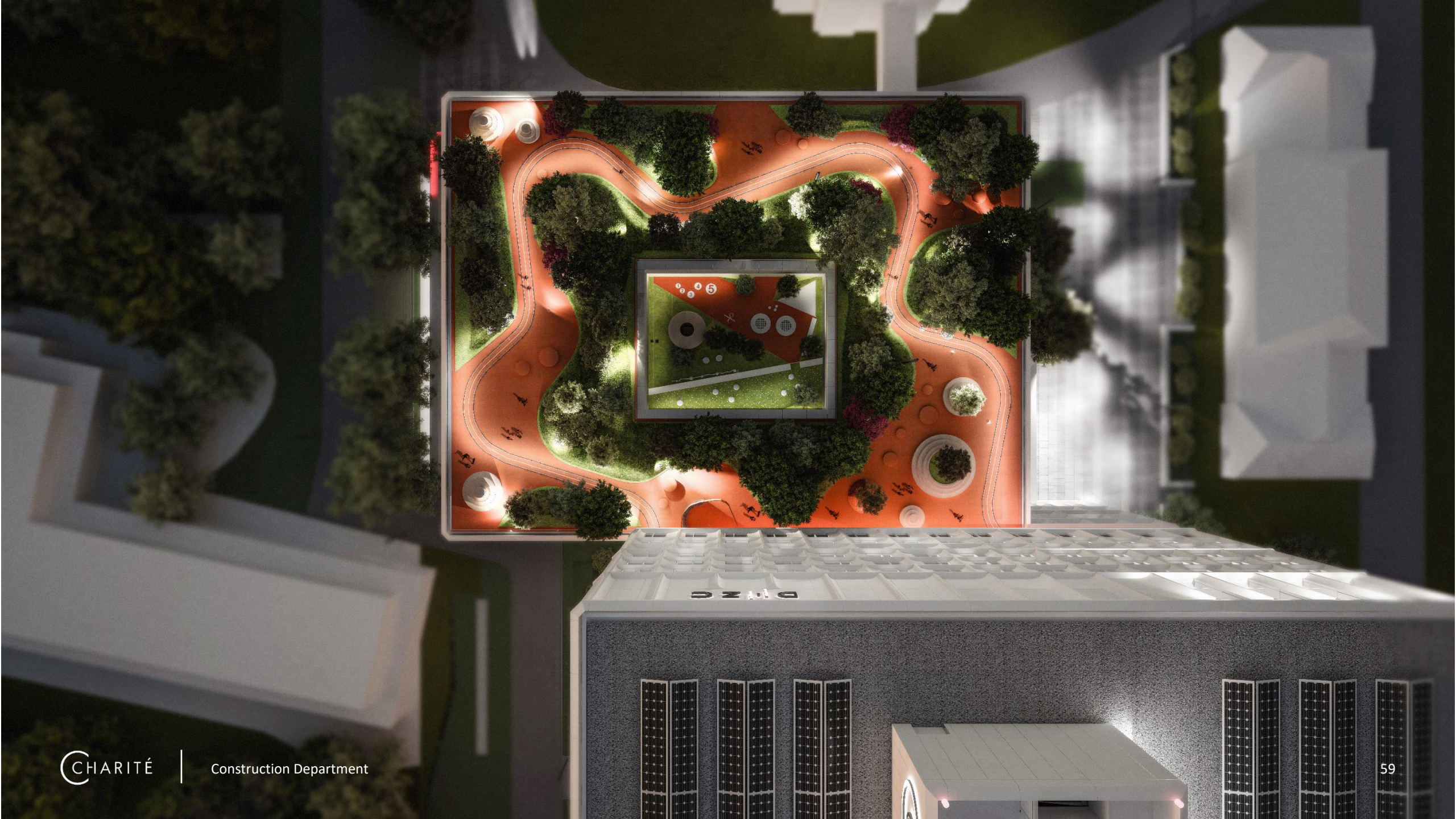
university teaching and seminar





UNID

58



construction side state july 2025



Construction Department

Robert Tholl

Thank you for your attention.

09/09/2025