


Enhance Wetzikon - A concept for the future development

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The image features a topographic map of the Wetzikon region in Switzerland. The map is rendered in a light, monochromatic style, showing the terrain's contours and elevation. A dark, semi-transparent rectangular overlay is positioned on the left side of the map, covering a portion of the urban area. Within this dark area, a detailed, high-contrast map of the city's layout is visible, showing building footprints, streets, and infrastructure. This overlay represents a future development concept for the area.

Enhance Wetzikon

A concept for the future
development

Development Goals

Vibrant

- People oriented street space
- A thriving city center
- A lively neighborhood

Green

- De-sealing
- Planting green
- Make use of the open space

Mobility for everyone

- Safe
- Accessible
- Human centered
- Environmentally friendly

Inclusive

- Housing in well-accessible areas
- Inclusively designed street space
- Community activity center

Future oriented

- Provide space for people
- Provide jobs for people
- Inward development

| Development goals plot

Vibrant – Public Spaces

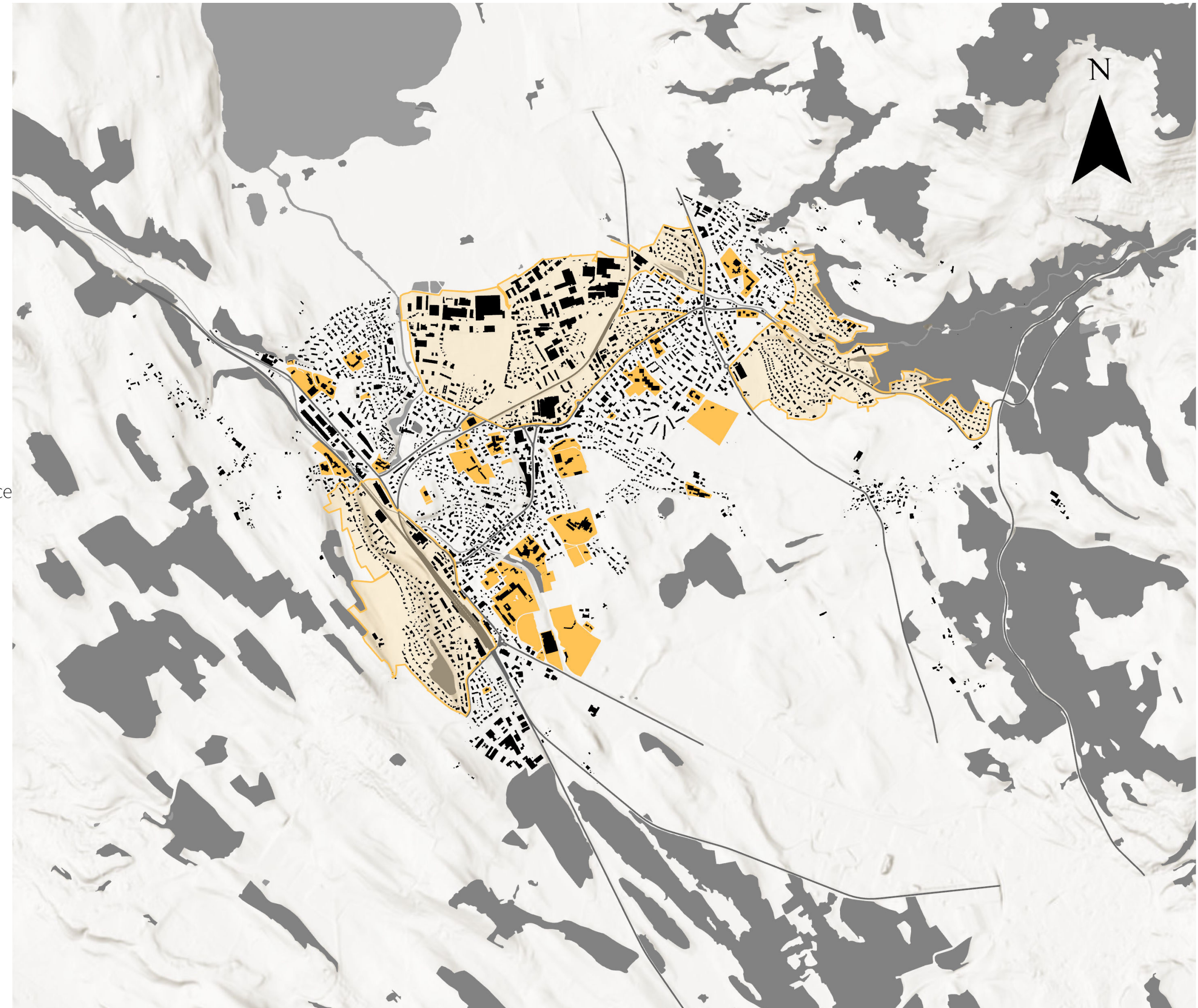
- Long travel time for leisure activities for some neighborhoods.
- Not equal distribution of public spaces.

Legend

- Public space
- Neighbourhoods lack of public space
- Building
- Water
- Forest

Source:
GIS-ZH

0 250 500 Meters

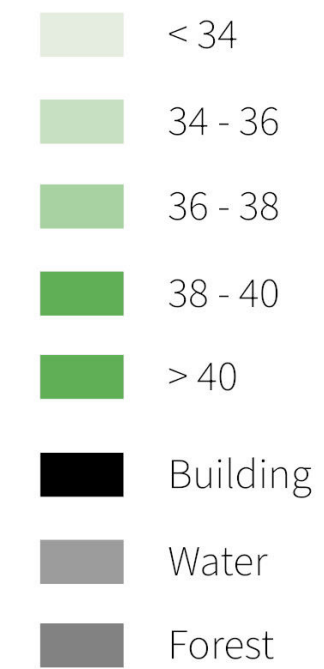


II Public space map

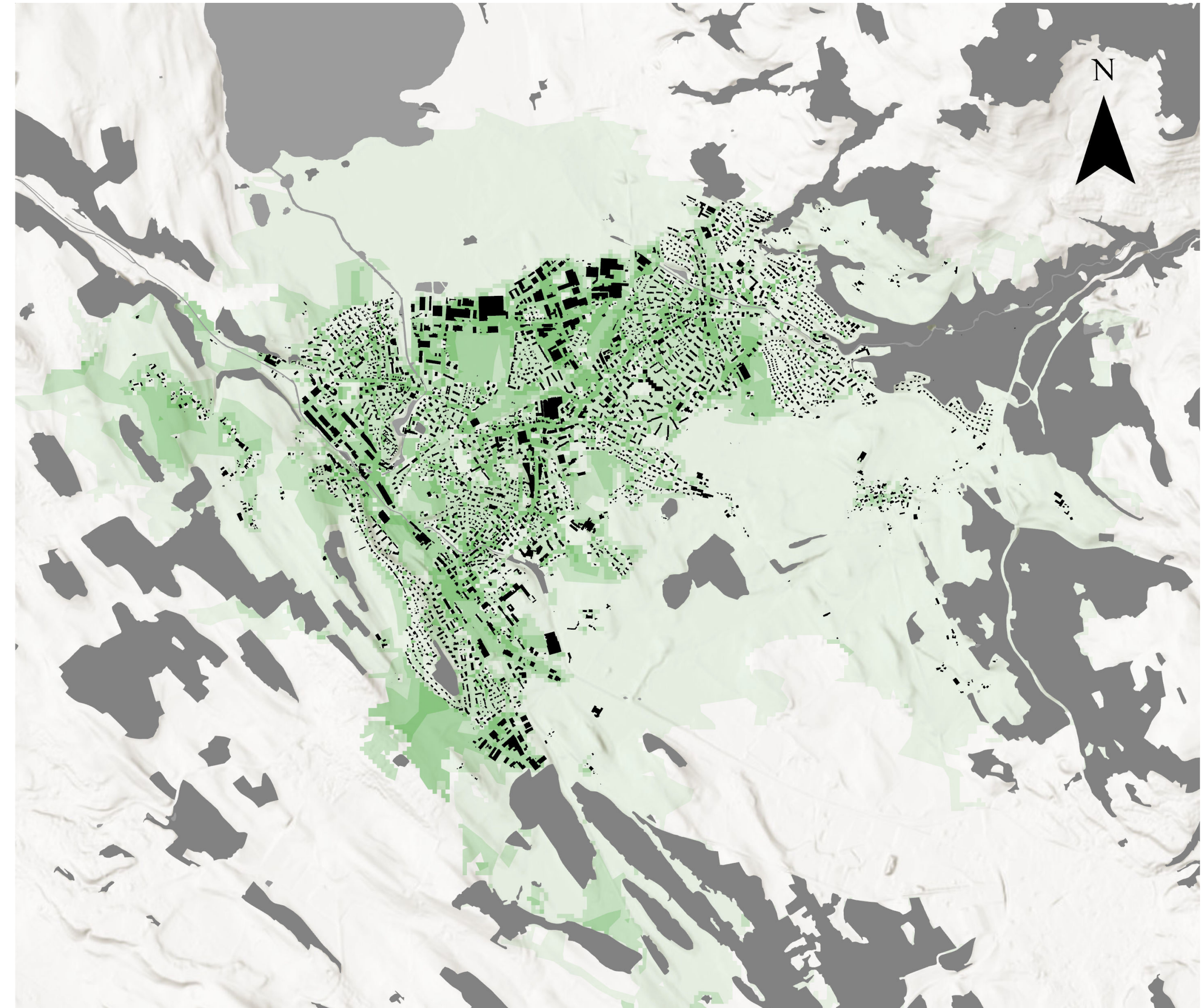
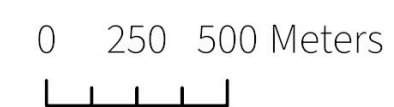
Green – Perceived Heat

- A lot of sealed surfaces in the city center.
- High perceived heat, especially on sealed surfaces and along traffic routes.

Legend
Perceived Heat
Temperature (°C)



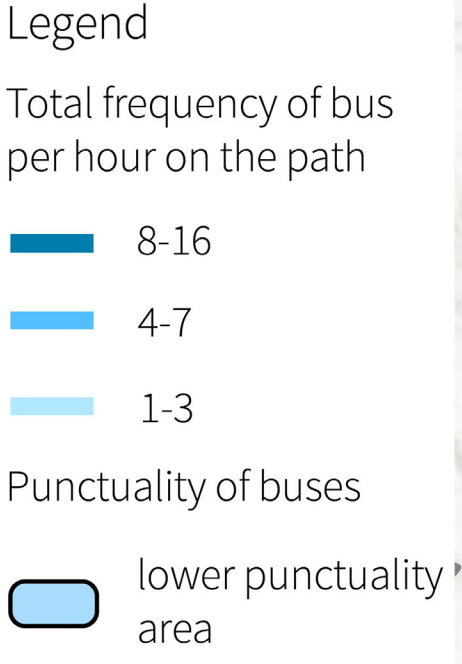
Source:
GIS-ZH



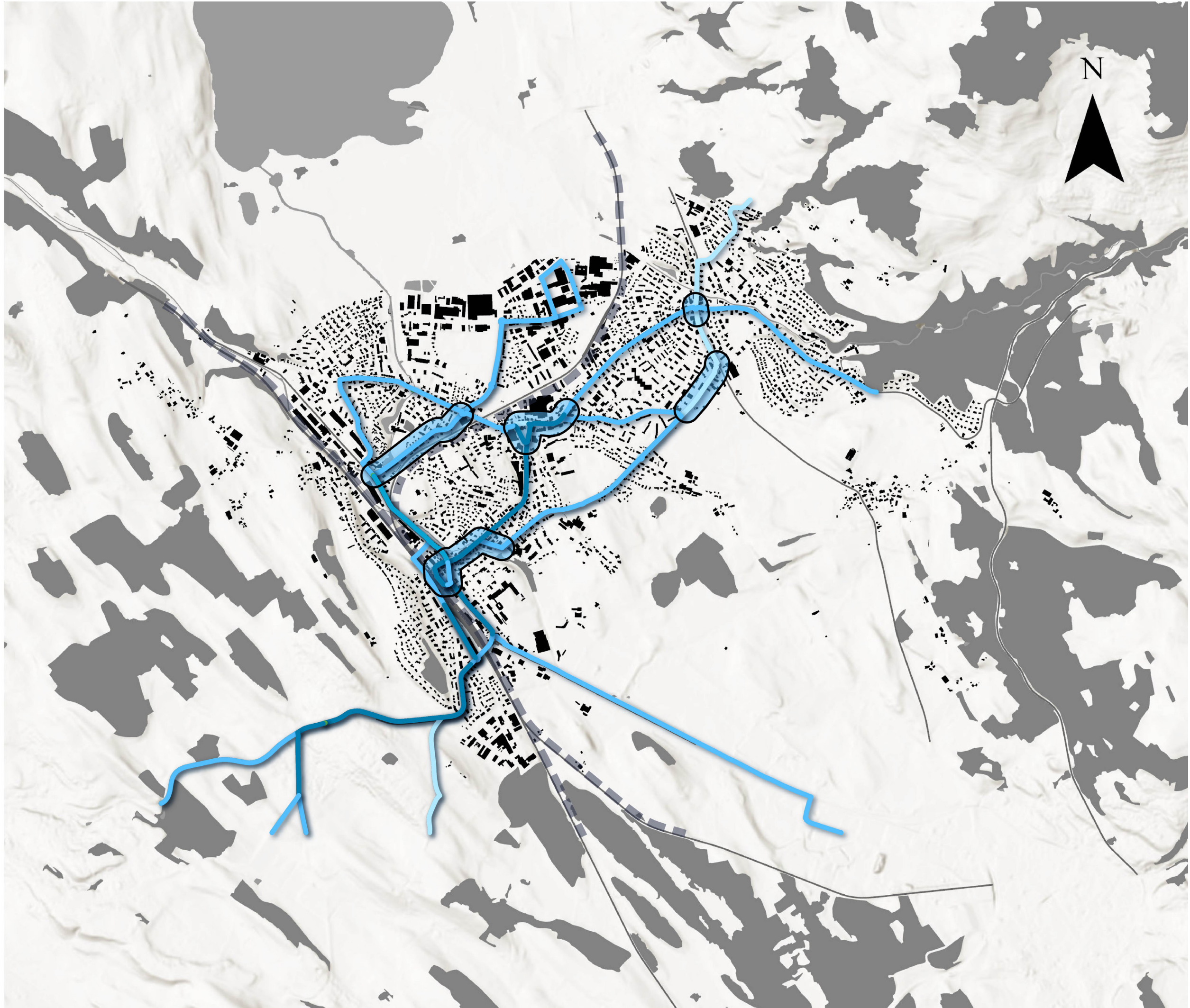
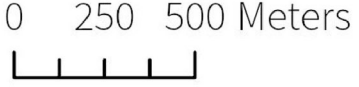
III Perceived heat temperature map

Mobility – Traffic Analysis and Bus Punctuality

- A lot of congestion along Bahnhofstrasse and around the main station.
- Congestion increases public transport travel time.



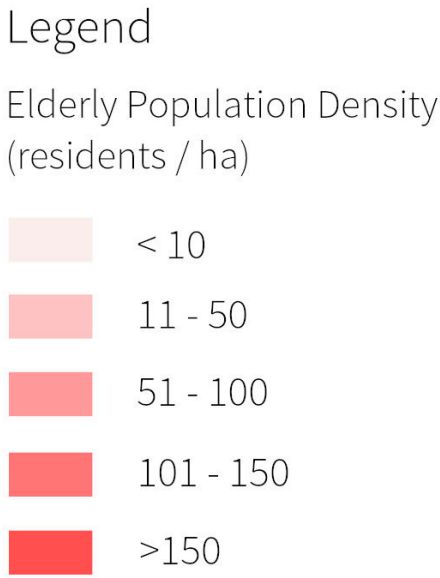
Source:
GIS-Browser - Kanton Zürich
VZO punctuality data - IPA 2023



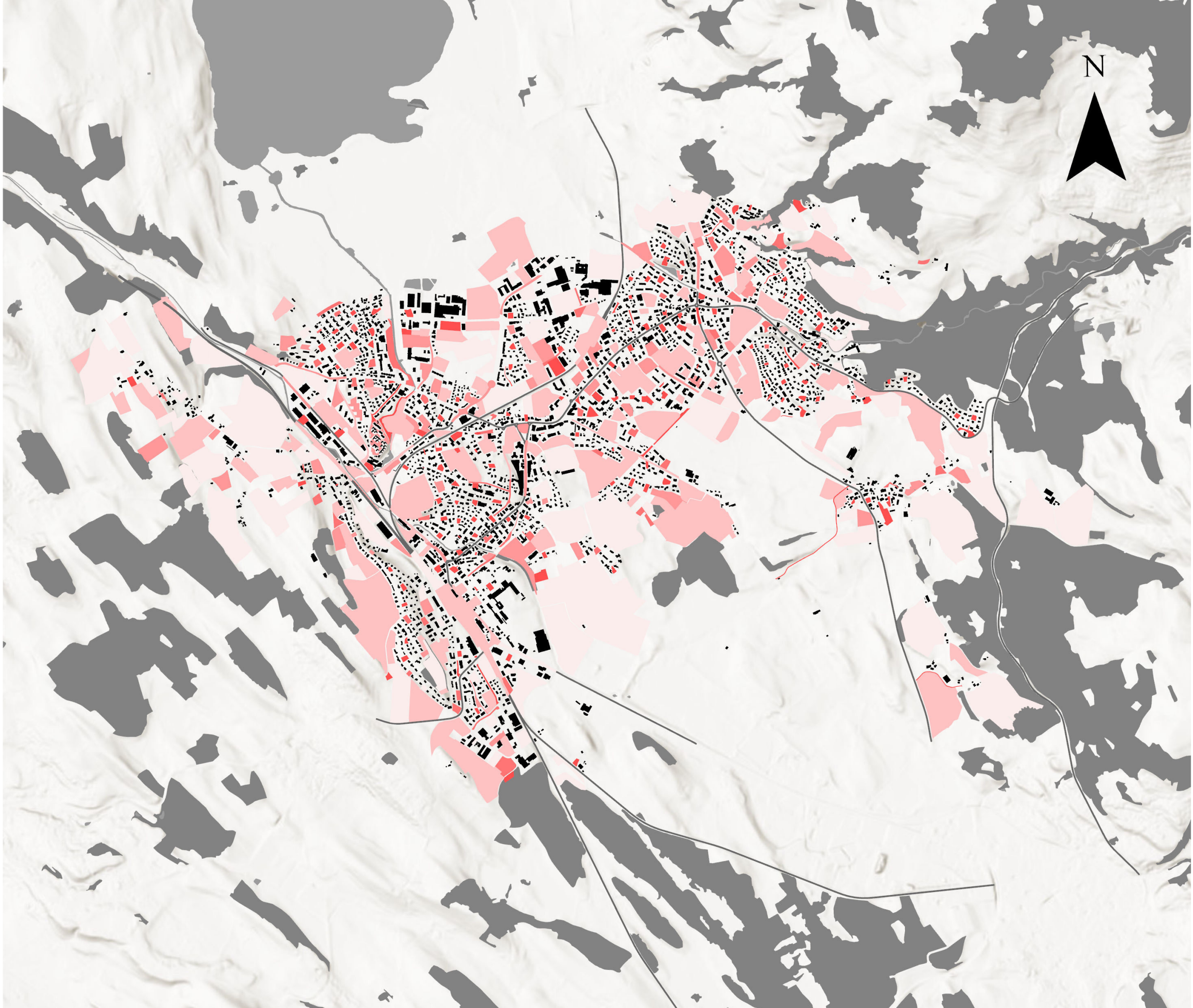
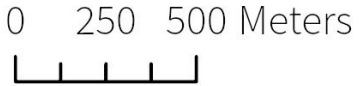
IV Traffic analysis map

Inclusive – Elderly Population Density

- Equal spread of elderly population.
- Mismatch of elderly population and associated facilities.



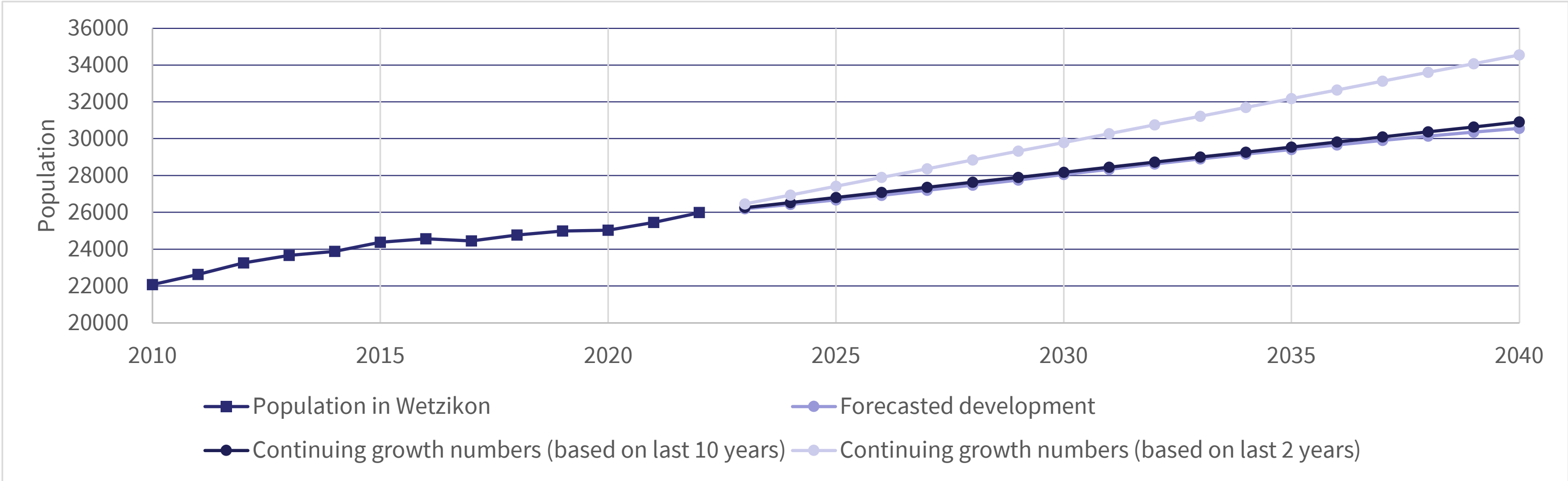
Source:
Statistik der Bevölkerung
und der Haushalte



V Elderly population density map

Future Oriented – Population Development

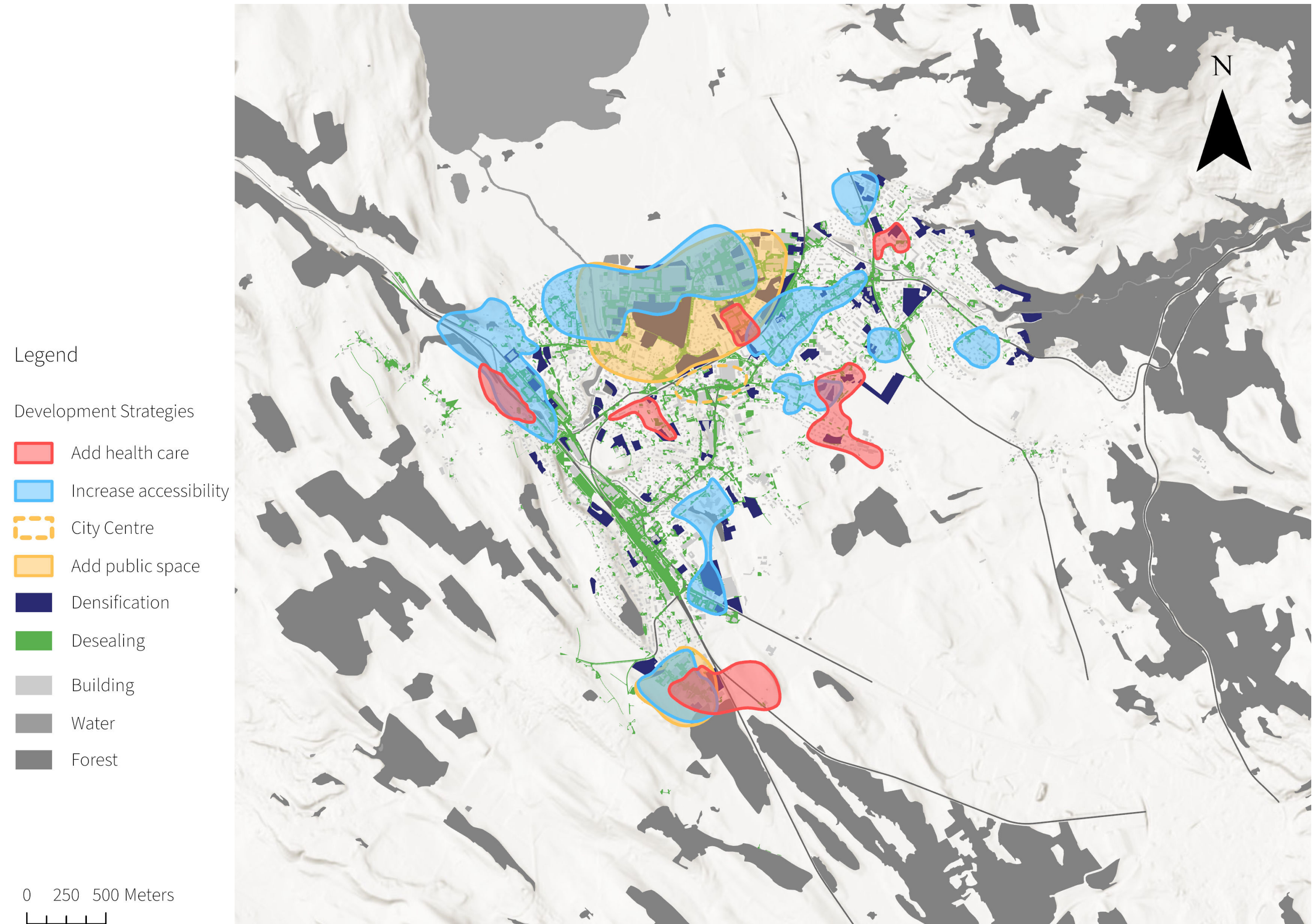
- Strong population growth.
- Population may rise between 4'000 and 8'000 people in the next 17 years.



VI Population development plot

Development Strategy

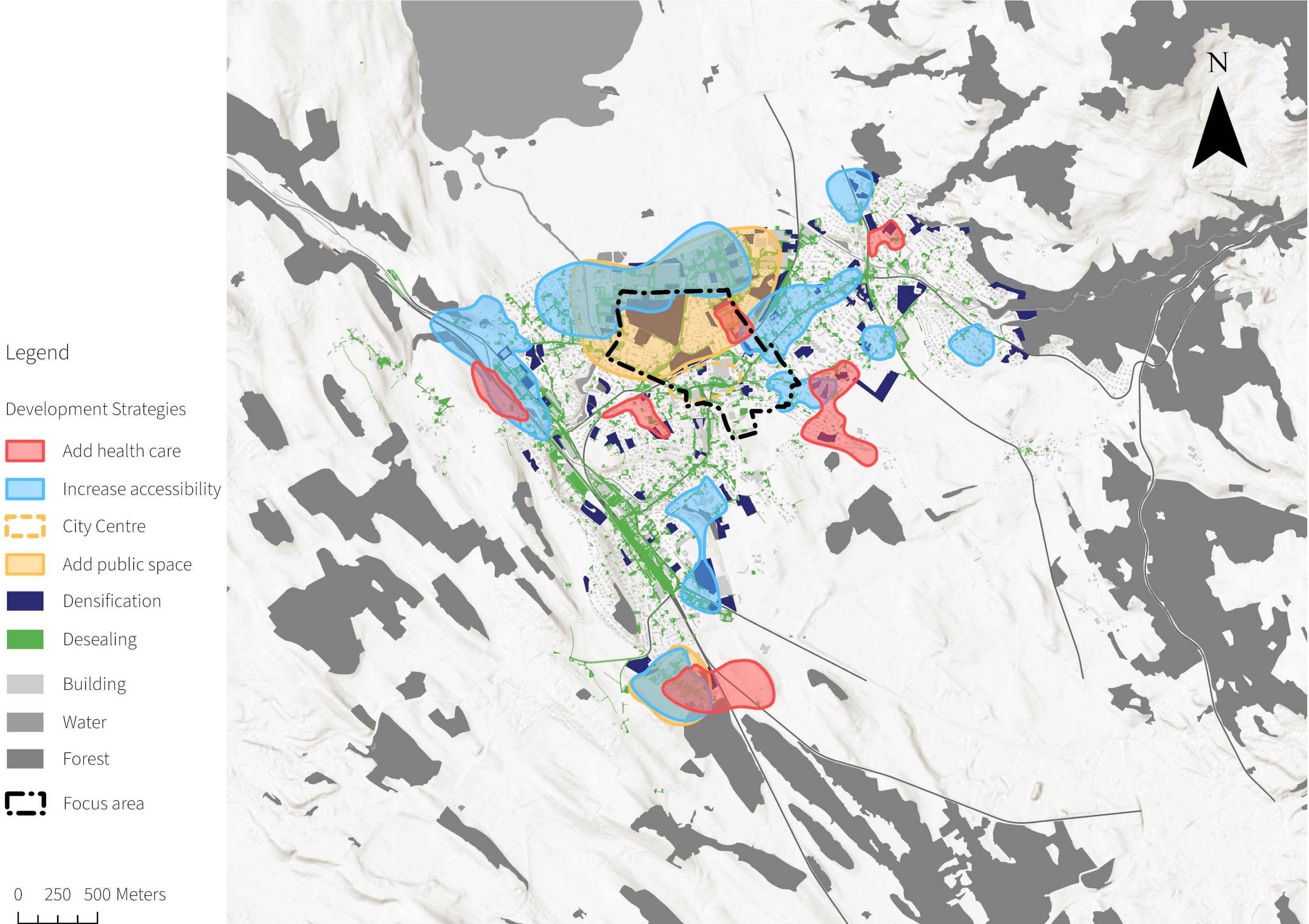
- Develop new apartments in densification potential areas owned by Wetzikon government, with specific forms and density tailored to the neighborhood context.
- Increase nearby public space and healthcare facilities, addressing accessibility issues in high-density neighborhoods.
- Plan new bus routes and a bicycle network to encourage a modal shift from private cars, improving overall accessibility.
- Strategically address heat-related challenges by proposing desealing for more permeable ground.
- Enhance the area around Migros as a future attractive city center and create a vibrant space for gatherings and communication.



VII Development strategy map

Focus Phase - Focus Area

- Apply the development strategy on our focus area around the city center in Oberwetzikon and the Widum area.
- Develop two building programs:
 - Development oriented program
 - Conservation oriented program
- Different allocation of projects to the two building programs



VIII Developmentstrategymap+focusarea

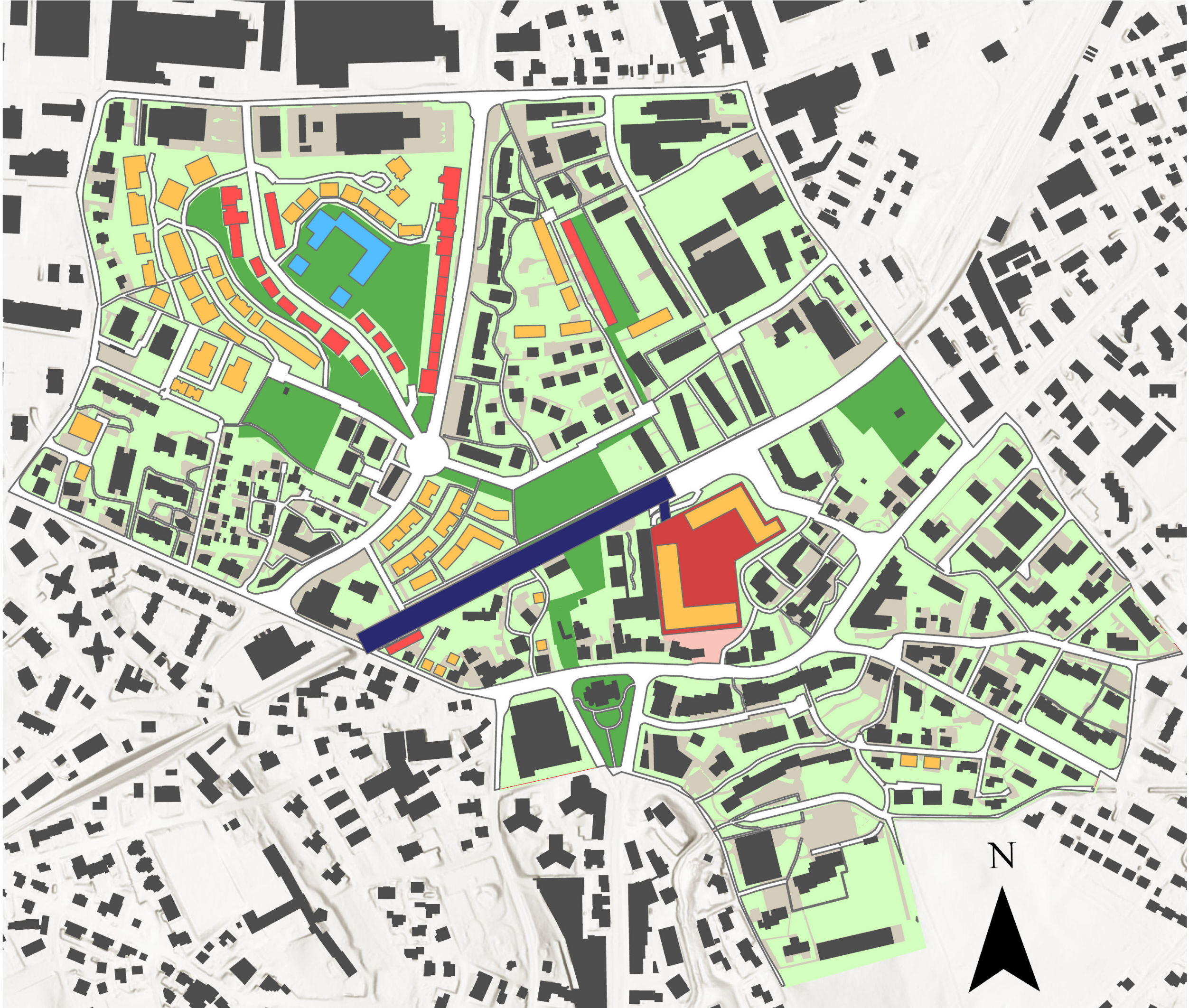
Development Oriented Program - Intervention Map

- Development oriented program includes projects with a bolder approach:
- Buchgrindel development
- New railway station
- Car free Bahnhofstrasse

Legend

- residential
- mixed use
- commercial
- new school
- train station
- public park
- private green
- recreational space
- sealed space

0 25 50 100 Meters



IX Intervention map

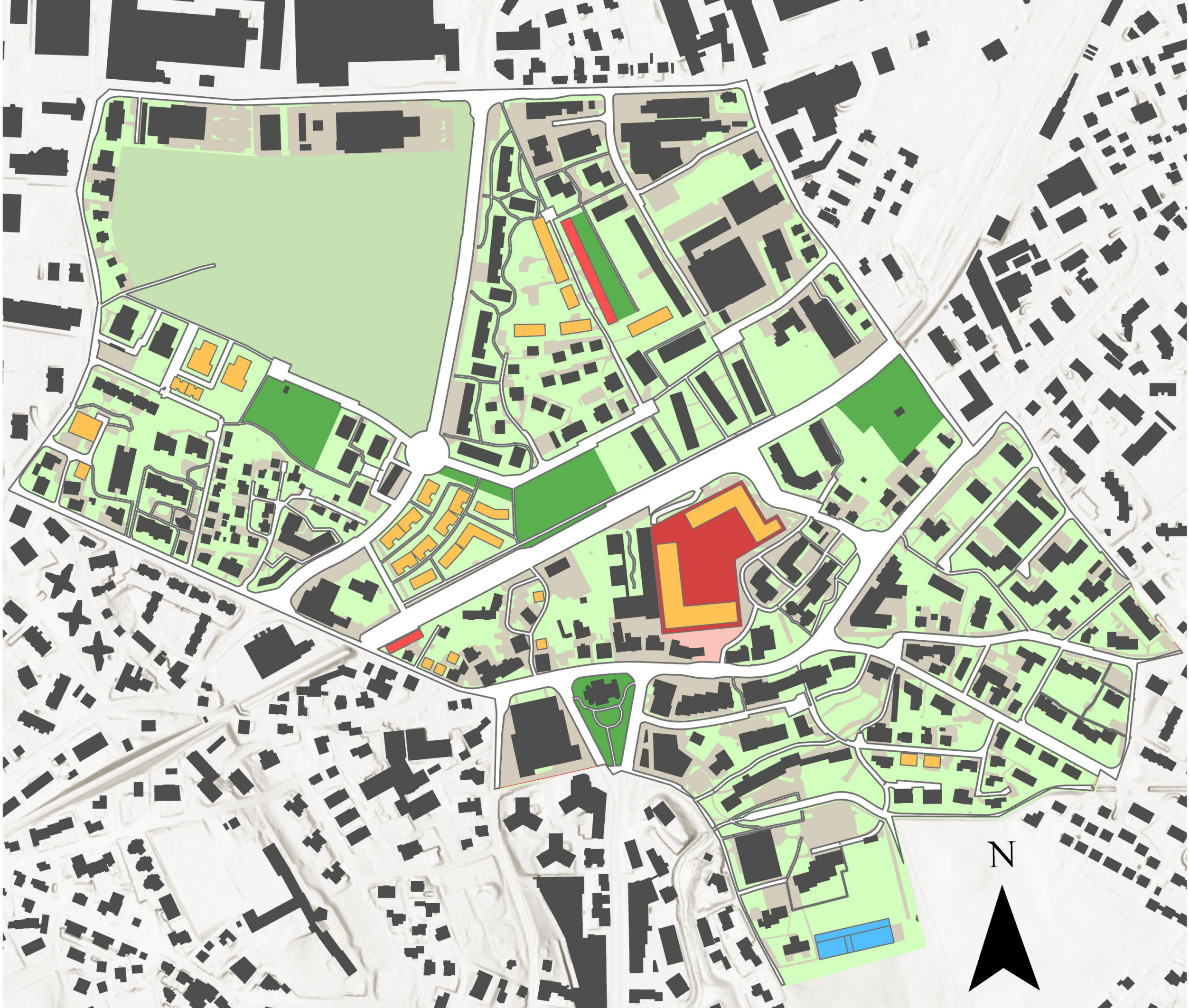
Conservation Oriented Program - Intervention Map

- Conservation oriented program includes projects with an approach focusing on feasibility:
- Inward development projects
- Single car lane Bahnhofstrasse

Legend

- residential
- mixed use
- commercial
- enlarged school
- public park
- private green
- farmland
- recreational space
- sealed space

0 25 50 100 Meters



X Intervention map

De-sealing Measures



XI De-sealing maps

Buchgrindel Development Project

- Almost car-free community
- Mixed-use buildings along the main road
- Large public park
- New school with pleasant outdoor environment
- Public design plan as planning instrument
- Private investor receives the plot from Wetzikon under building law



Legend

- public greenspace
- private greenspace
- pedestrian lane
- bus lane
- cycling lane
- bench
- table and chairs
- X outdoor cafe

XII Design plan Buchgrindel

Inward Development Projects

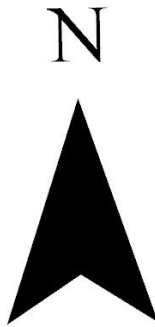
- Add quality oriented density within the city
- A more compact inner city
- Develop public greenspace
- Use different planning instruments (private design plan, site overbuilding rules, upzoning)



XIII Inward development maps

City Center Development Project

- Redesign of Migros
- integrating commercial and residential functions
- Leisure activity space at the entrance
- Rooftop garden
- Public green space
- New access to Buchgrindel area



- Legend
- public greenspace
 - private greenspace
 - pedestrian lane
 - bus lane
 - cycling lane
 - bench
 - table and chairs
 - outdoor cafe



XIV City center design plan

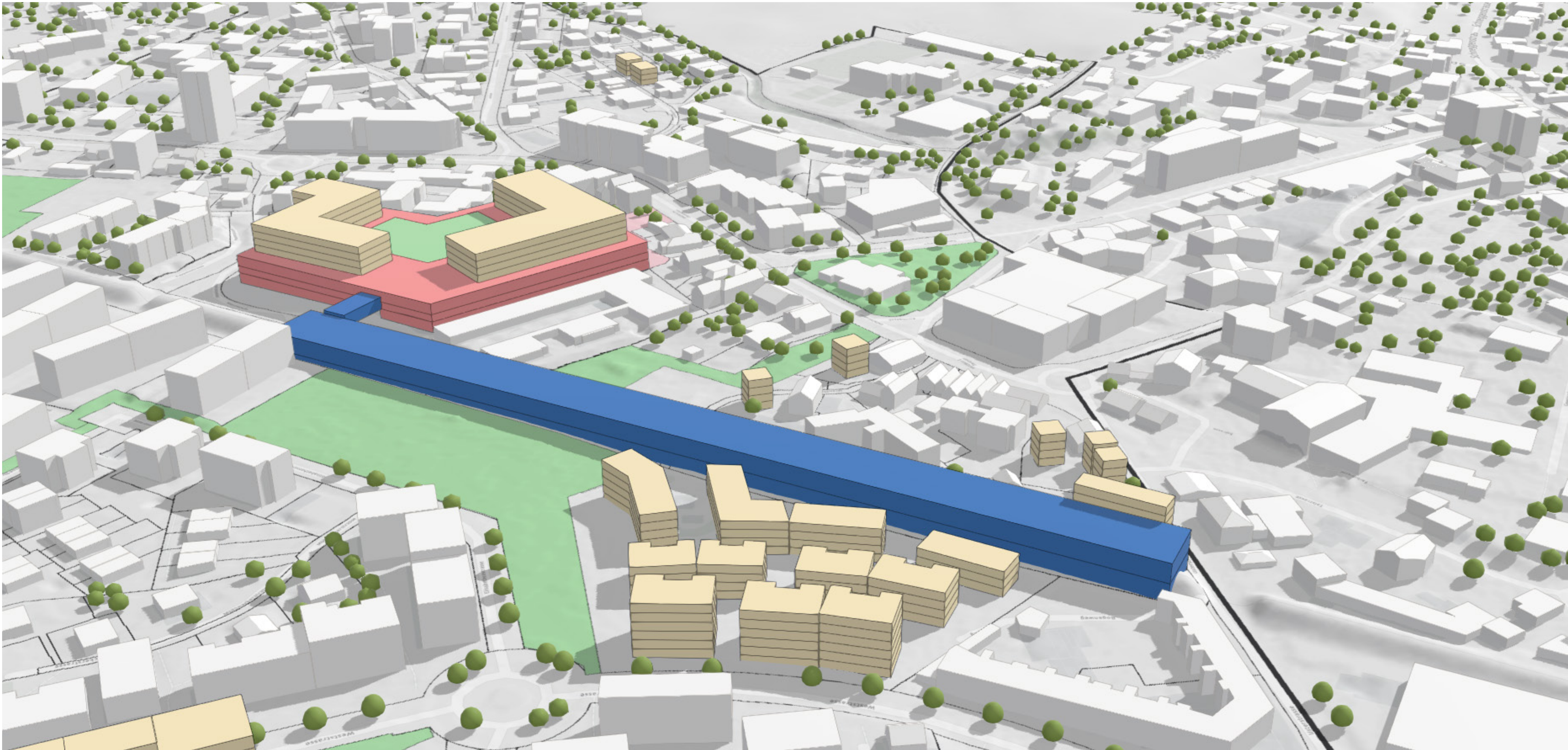


XV 3D Visualisation Migros



XVI 3D Visualisation rooftop garden

Railway Station Oberwetzikon



XVII New railway station map

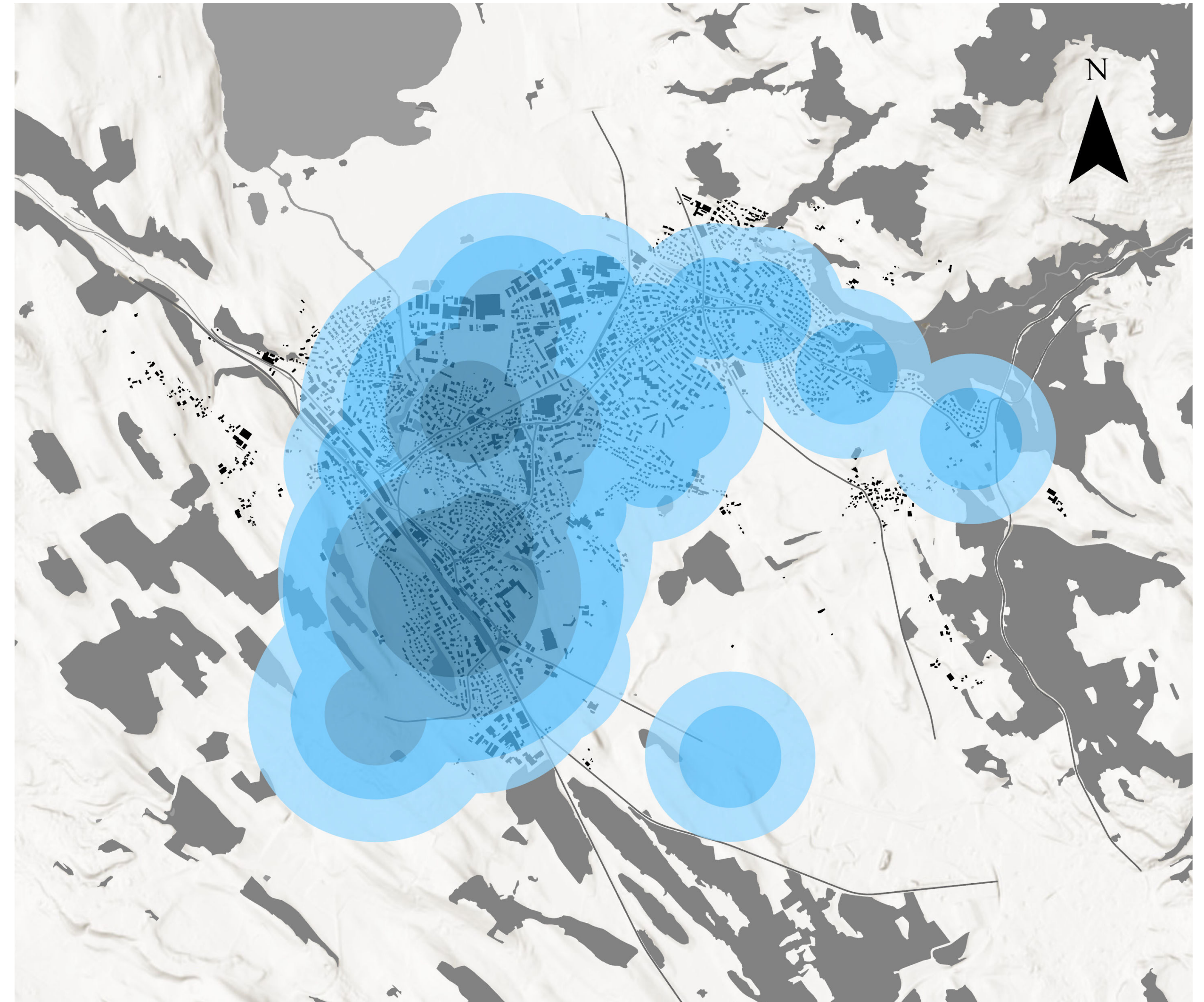
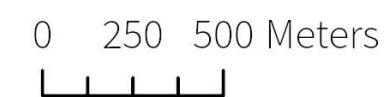
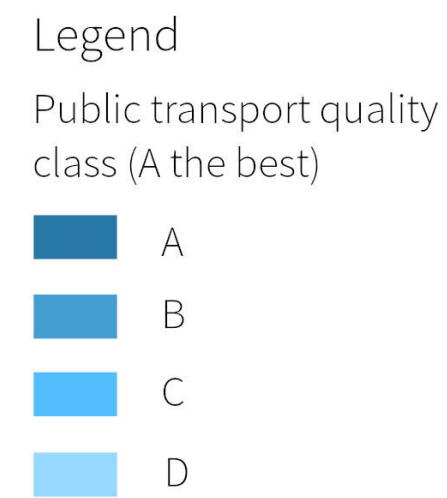
Street Design Bahnhofstrasse



XVIII Situation of Bahnhofstrasse sketch

Additional transport measures + Accessibility

- Additional railway line
- Additional bus lines
- Bus prioritization
- Complete bicycle network
- Bicycle rent sytem
- Minimize parking lots



XIX Accessibility map

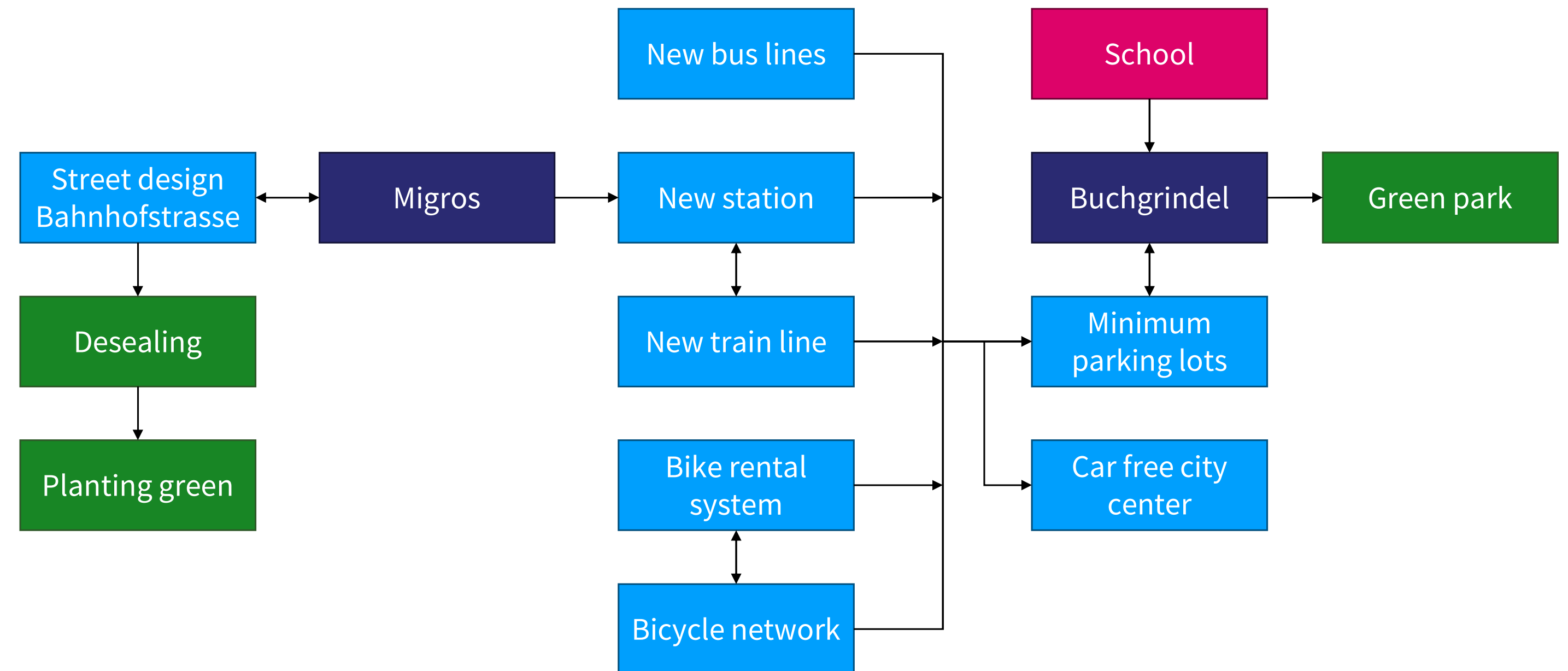
Rating

Rating table	Development oriented program	Conservation oriented program
Mobility	+	=
Vibrant	++	+
Green	++	+
Inclusive	++	=
Future oriented	++	=
Environmentally friendly	+	+
Agricultural land covered	--	=
Financial (for Wetzikon)	-	-
Feasibility	--	+

XXRating table

Recommendation

- Development oriented program achieves more targets.
- Conservation oriented program has better feasibility, costs less and uses less agricultural land.
- Projects can be implemented (almost) individually to improve feasibility.



XXI Dependencies plot

Appendix

Inhalt

I Development goals plot

II Public space map

III Perceived heat temperature map

IV Traffic analysis map

V Elderly population density map

VI Population development plot

VII Development strategy map

VIII Development strategy map + focus area

IX Intervention map

X Intervention map

XI De-sealing maps

XII Design plan Buchgrindel

XIII Inward development maps

XIV City center design plan

XV 3D Visualisation Migros

XVI 3D Visualisation rooftop garden

XVII New railway station map

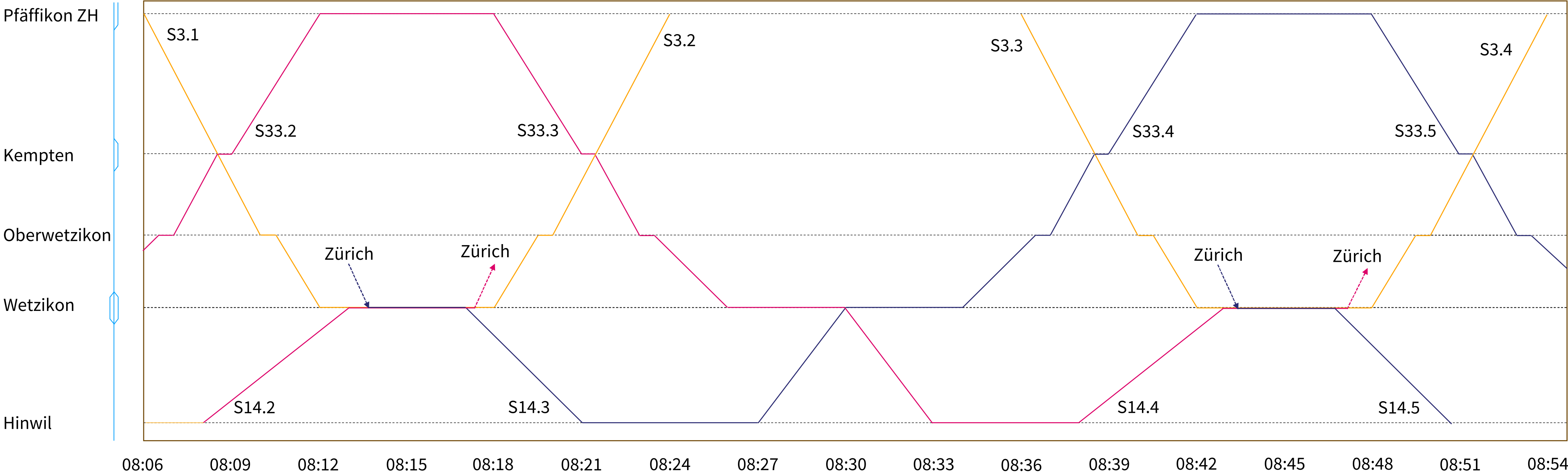
XVIII Situation of Bahnhofstrasse sketch

XIX Accessibility map

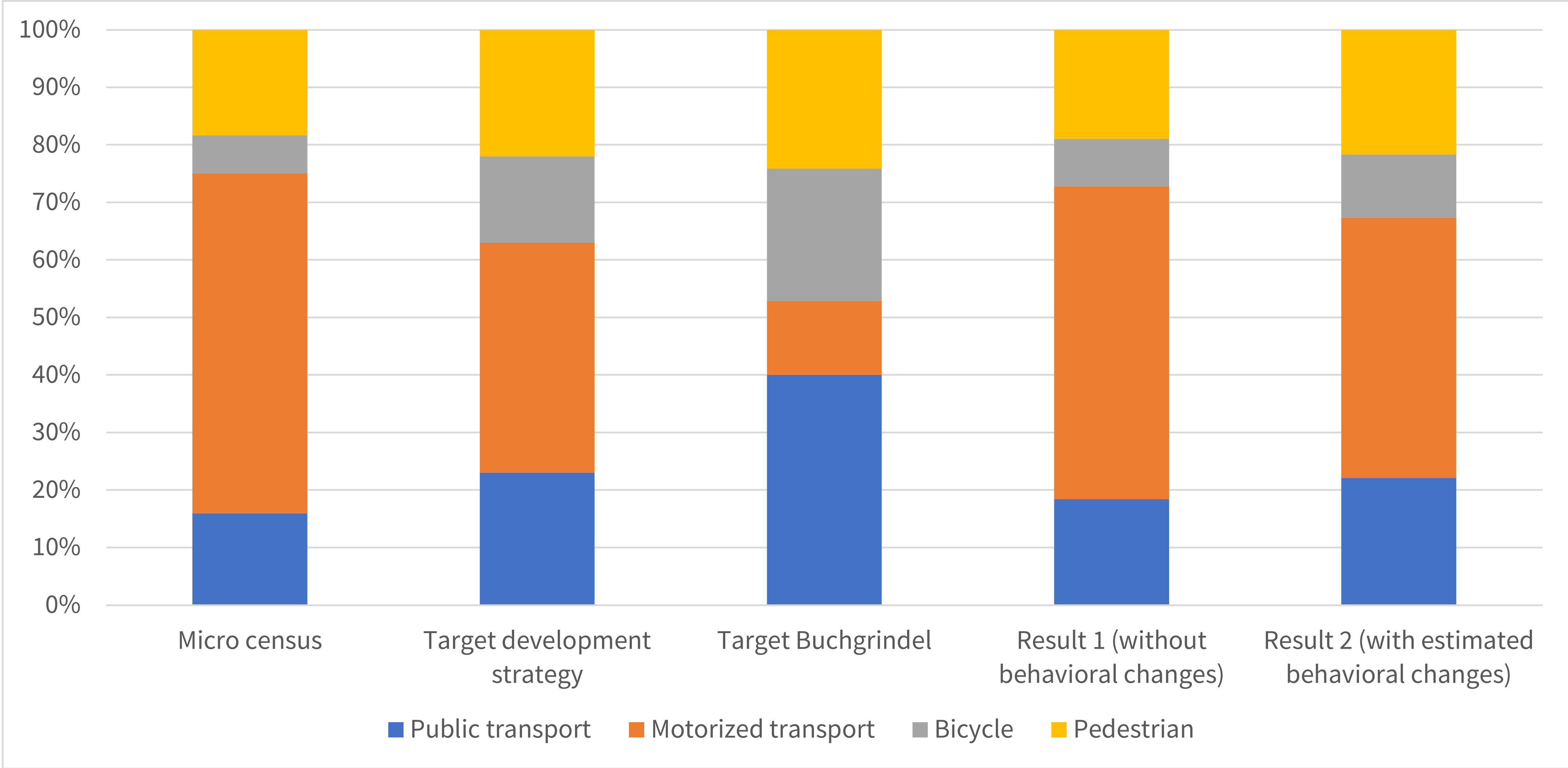
XX Rating table

XXI Dependencies plot

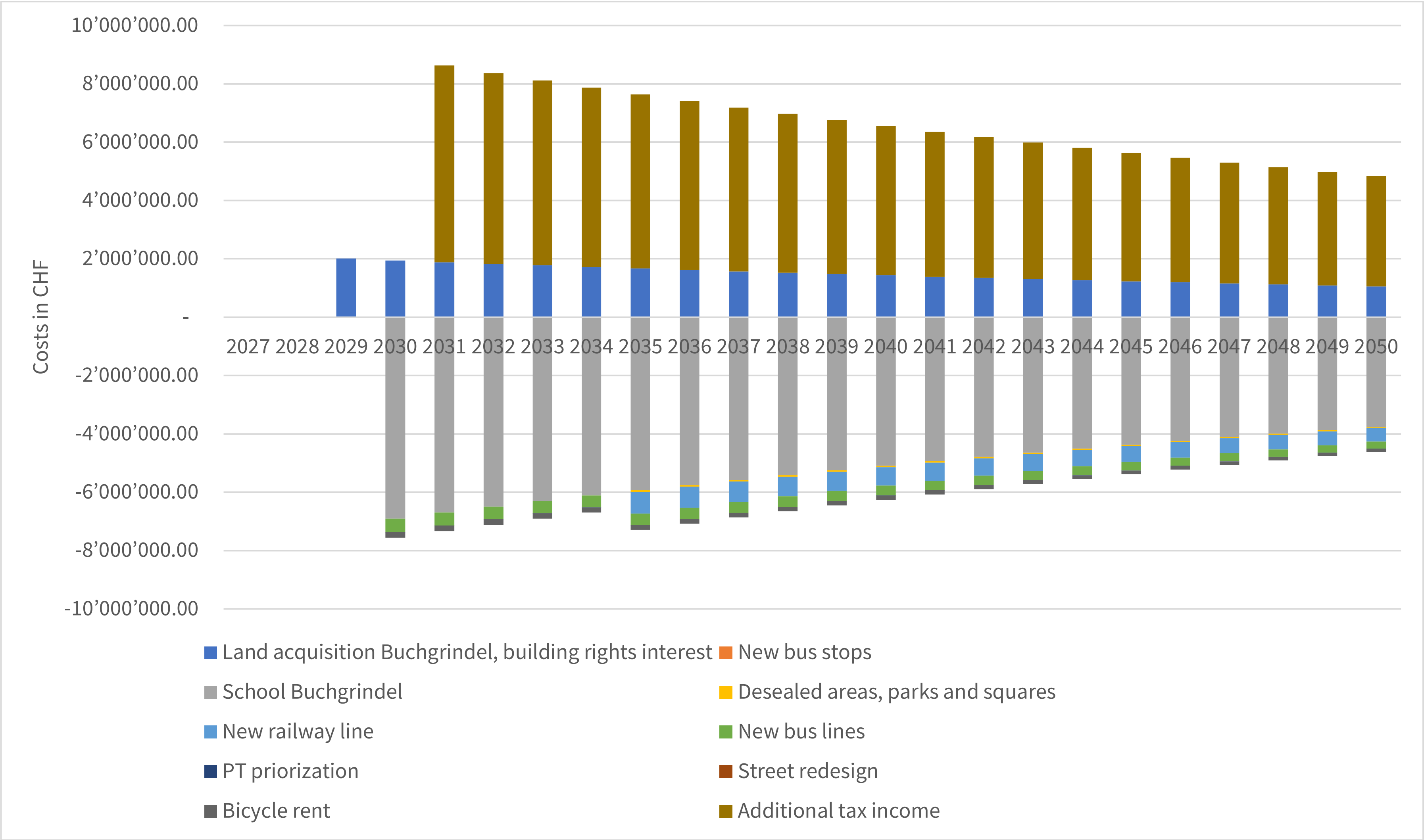
Graphical Timetable



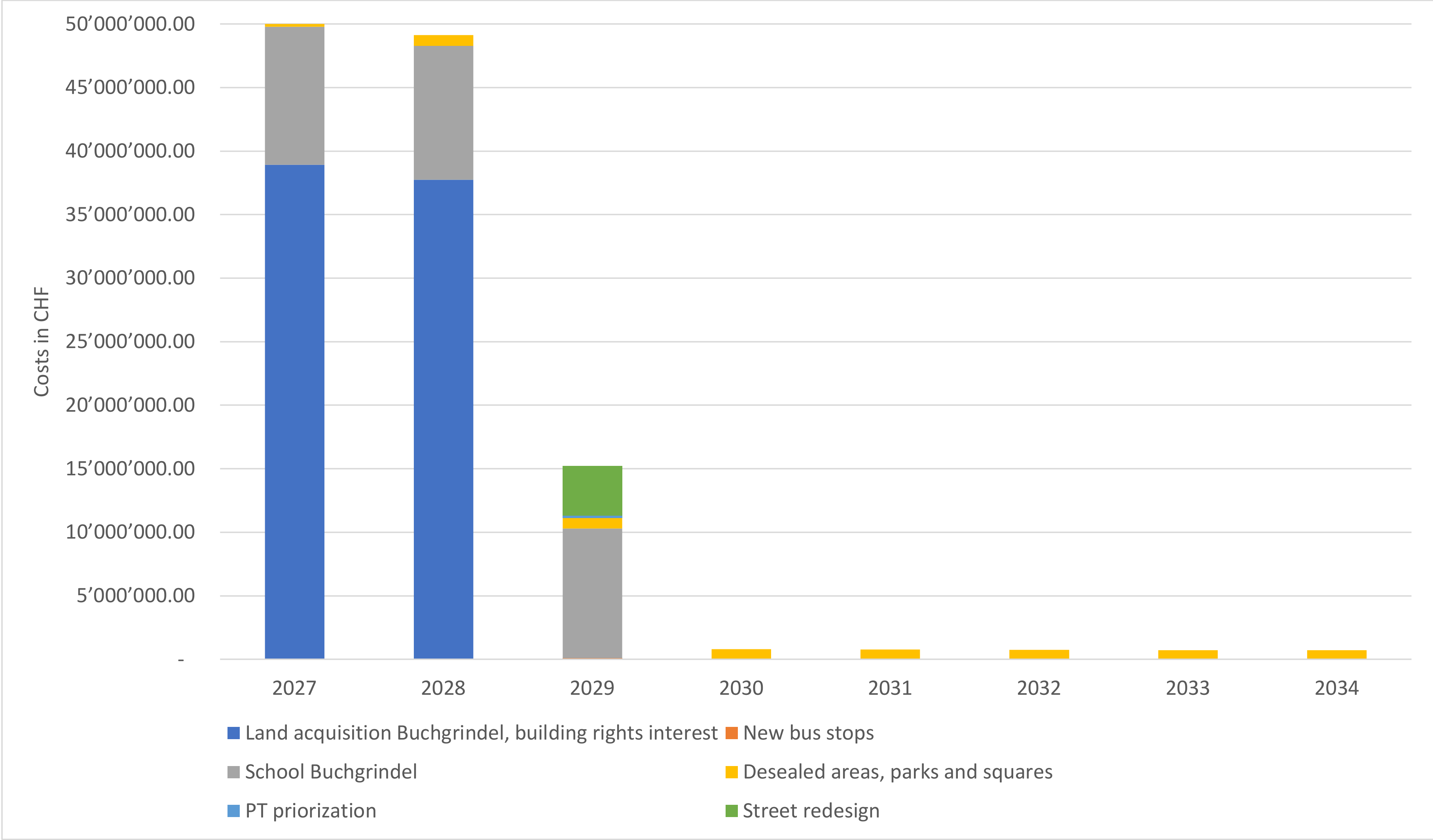
Modal Split



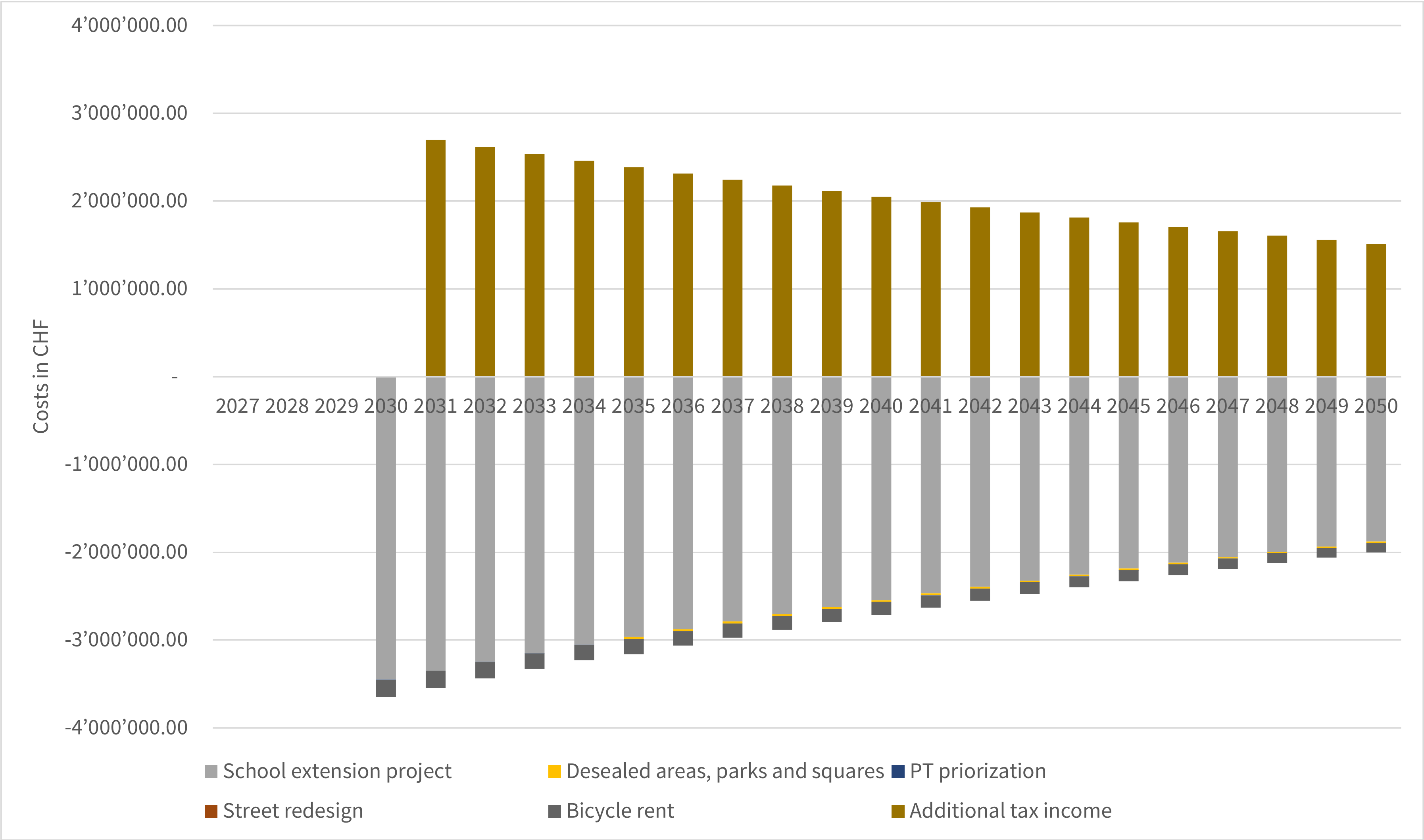
Cost Analysis - Annual Costs for Wetzikon



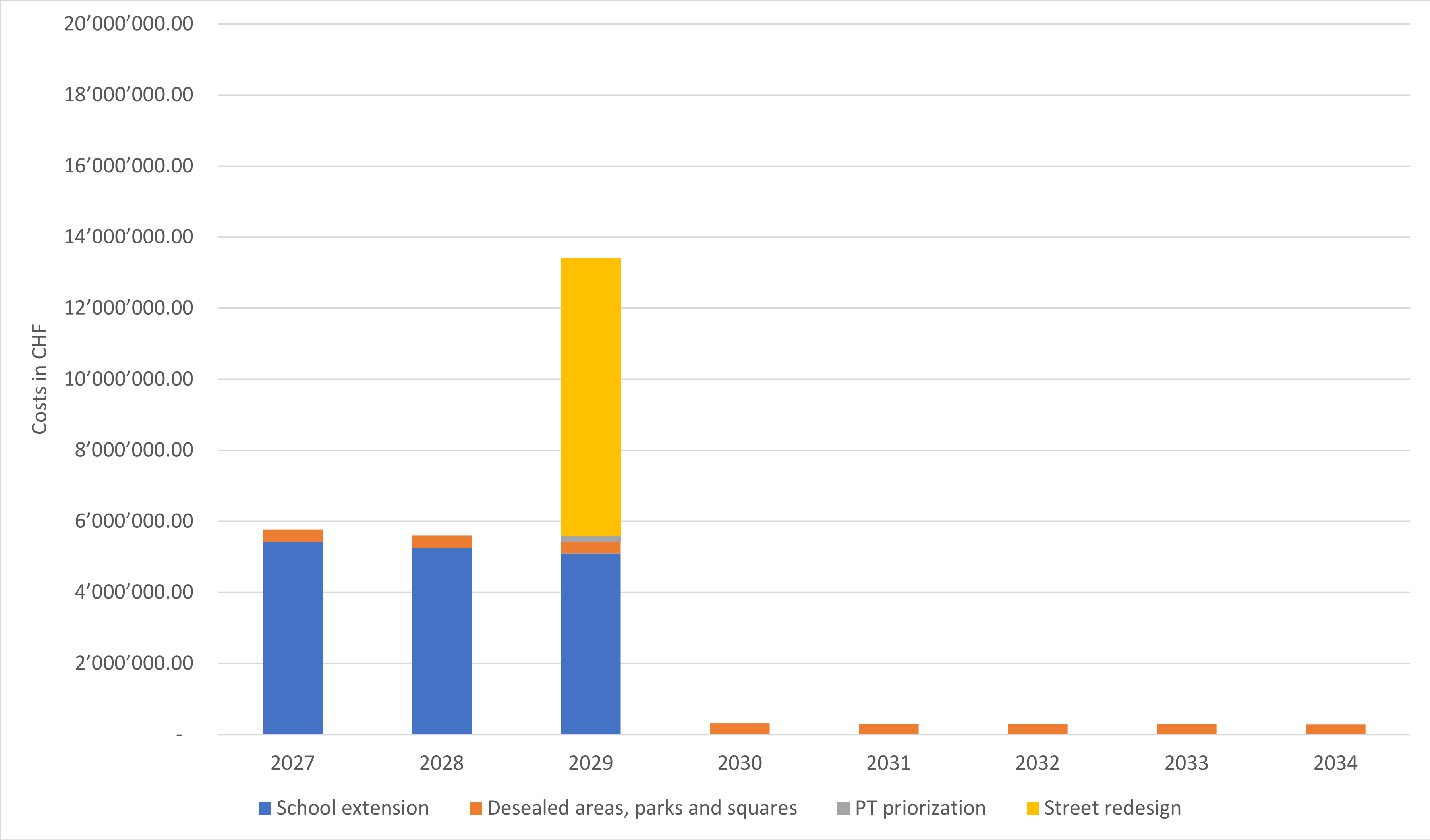
Cost Analysis - Investment Costs for Wetzikon



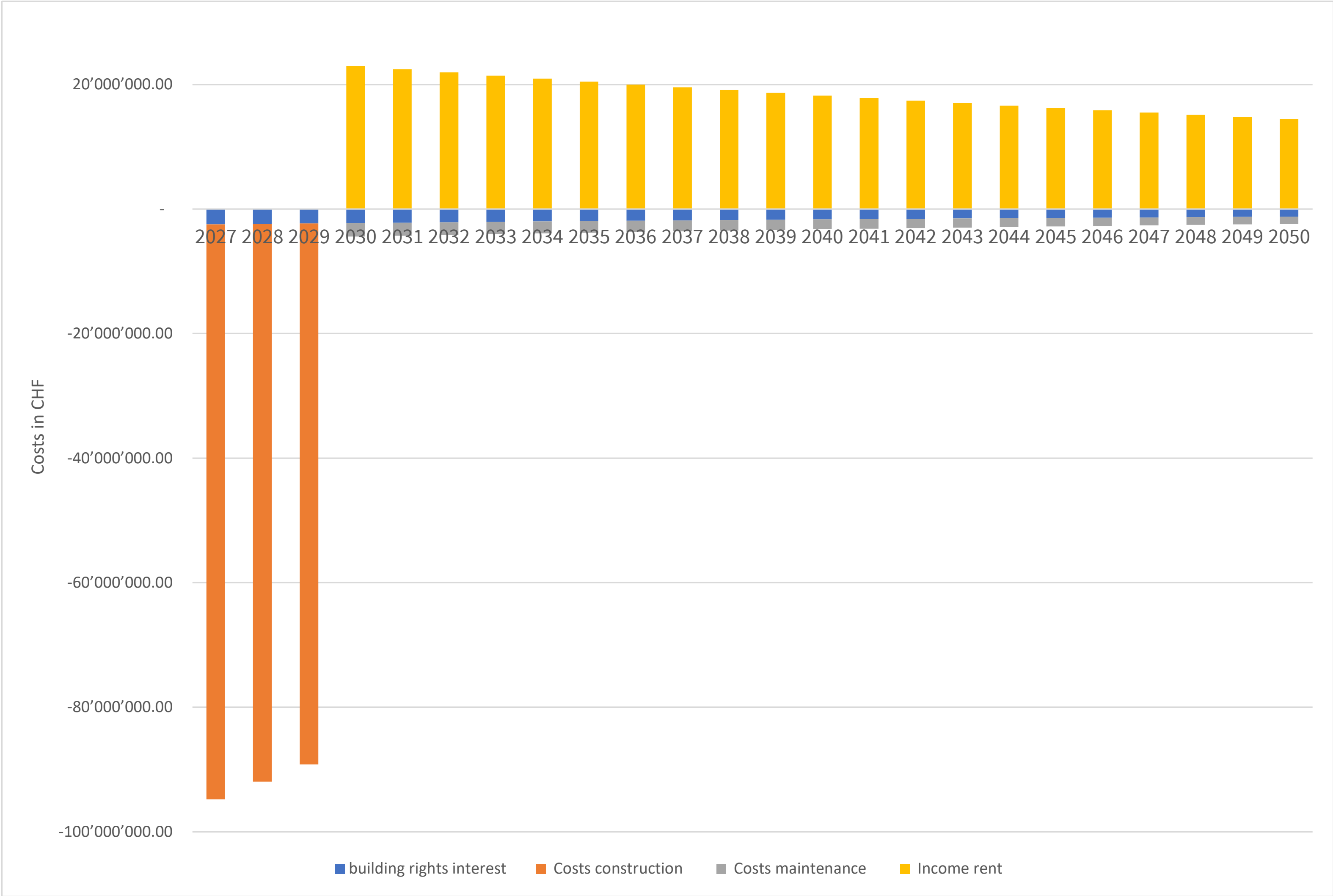
Cost Analysis - Annual Costs for Wetzikon



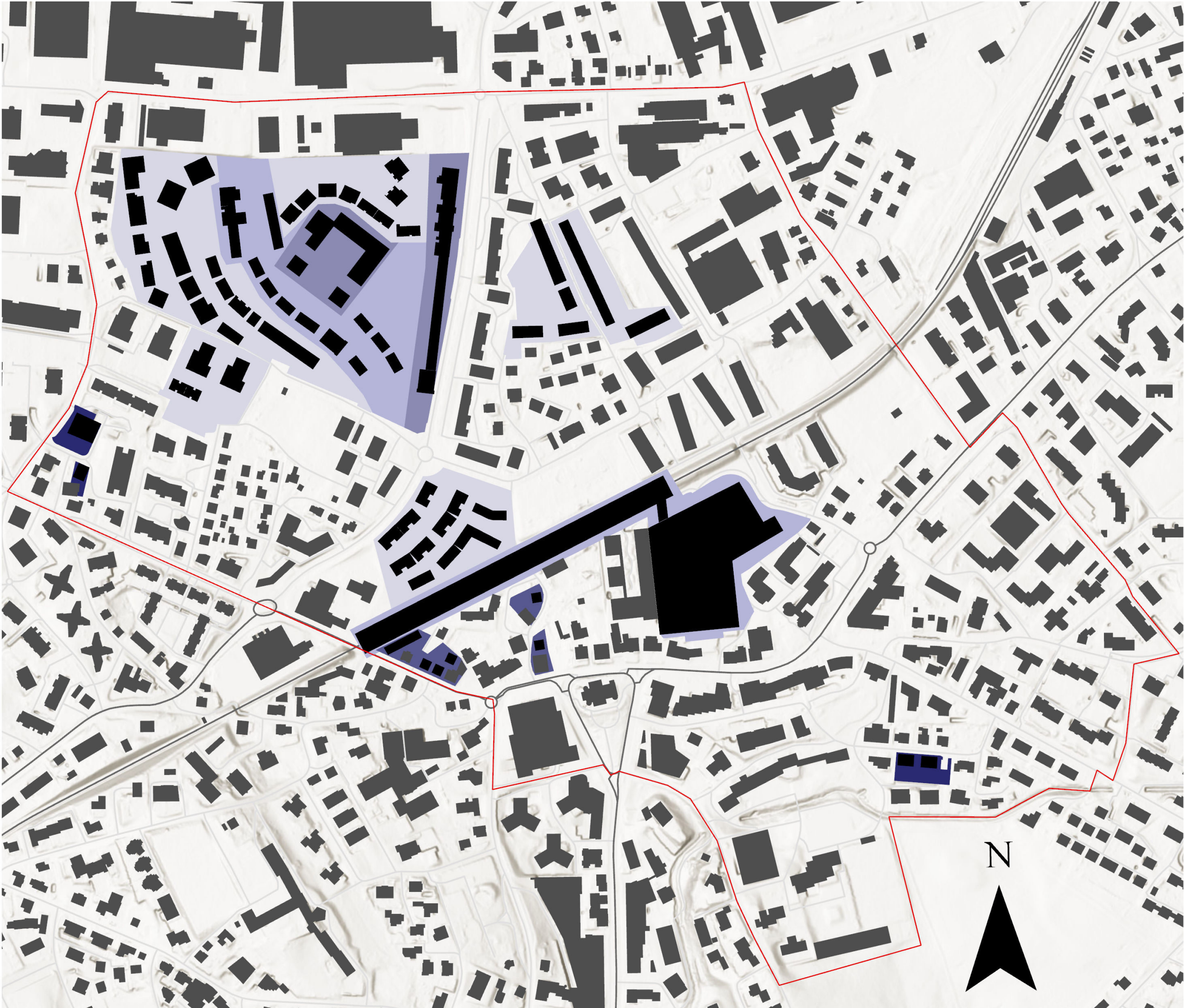
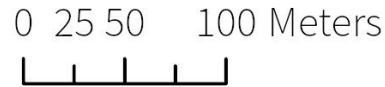
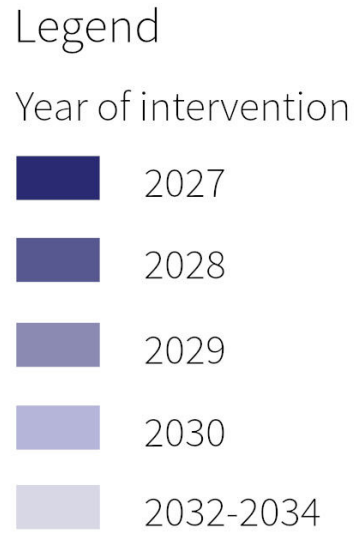
Cost Analysis - Investment Costs for Wetzikon



Cost Analysis - Annual Costs for Investor



Year of intervention



Perception Maps - Green

Legend
Difference in
Perception score -
(Natural+Recreational)/2

- decrease > 1
- decrease < 1
- increase < 1
- increase > 1

Source:
IPA Documents -
Perception Map

0 25 50 100 Meters



Perception Maps - Social

Legend
Difference in
Perception score -
Social

- decrease > 1
- decrease < 1
- increase < 1
- increase > 1

Source:
IPA Documents -
Perception Map

0 25 50 100 Meters



Perception Maps - Green

Legend
Difference in
Perception score -
(Natural+Recreational)/2

- decrease > 1
- decrease < 1
- increase < 1
- increase > 1

Source:
IPA Documents -
Perception Map

0 25 50 100 Meters



Perception Maps - Urban

Legend
Difference in
Perception score -
Social

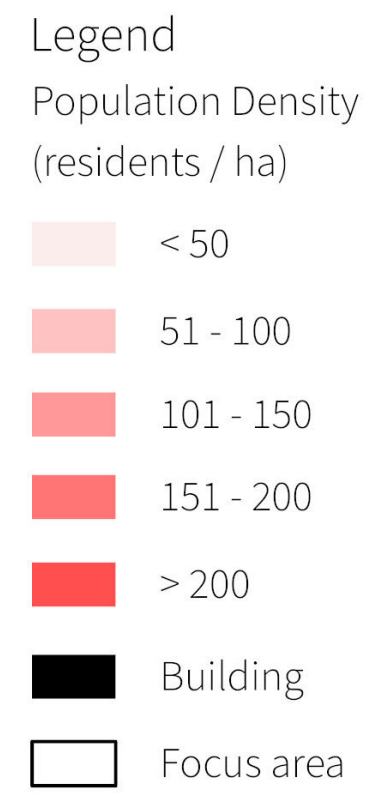
- decrease > 1
- decrease < 1
- increase < 1
- increase > 1

Source:
IPA Documents -
Perception Map

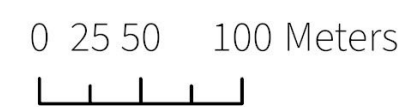
0 25 50 100 Meters



Population Density



Source:
Federal Statistical Office



Population Density

