

Multiple Centres for Wetzikon

Redevelopment of Kempten as a Local City Centre

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Multiple Centres for Wetzikon

Redevelopment of Kempten
as a Local City Centre

IPA23, Group F
Andreas, Christian, Philip, Sarah

Agenda

- Situation Analysis
- Wetzikon 2060
- Kempten 2060
- Recommendations

Situation Analysis

History



1860



1900



1970



2000

History



1860



1900



1970



2000

History



1860



1900



1970



2000

History



1860



1900

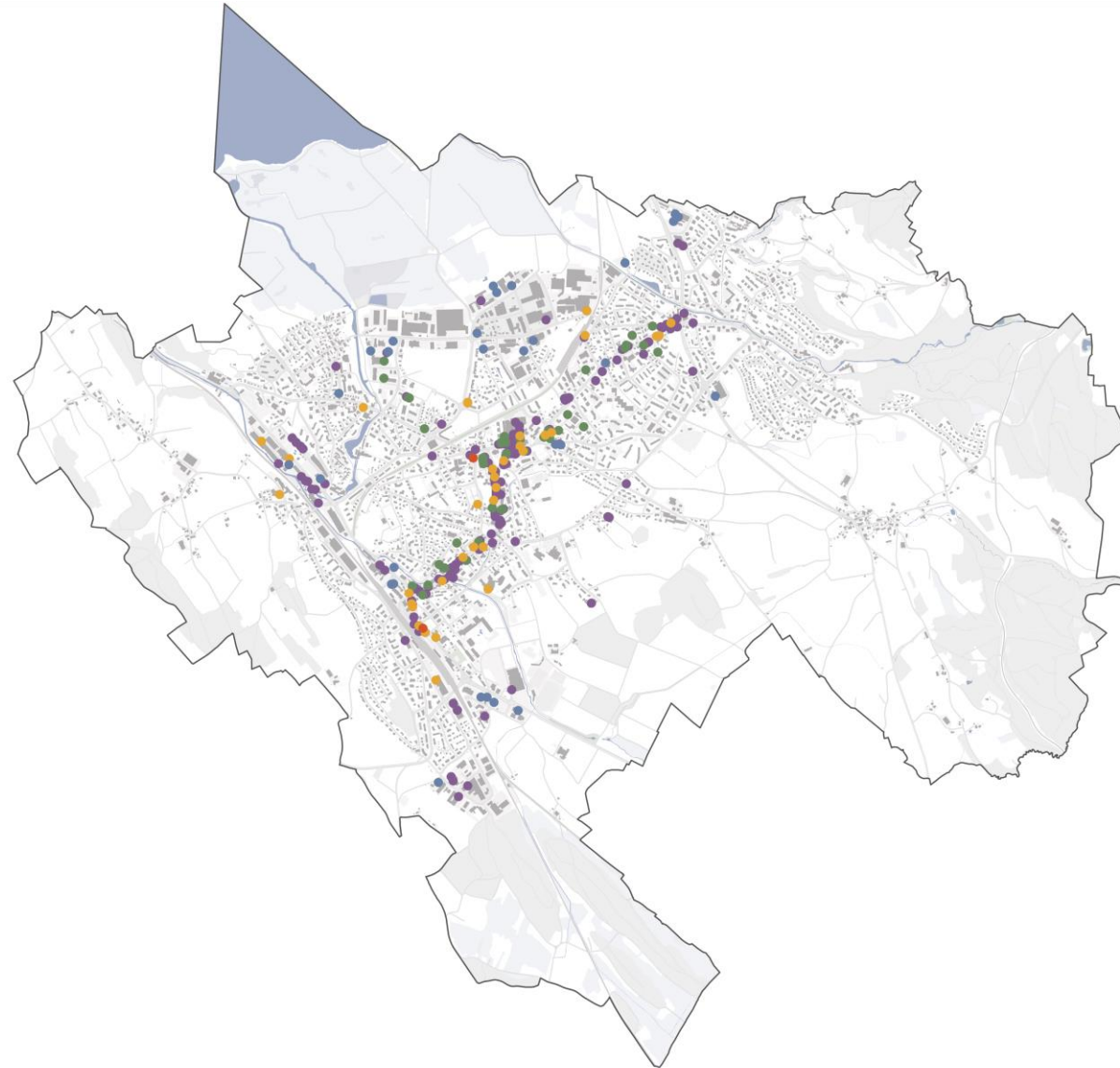


1970



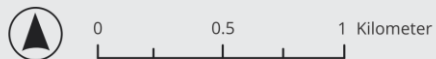
2000

Commerce and Industry



Legend

-  Gastronomy
-  Healthcare
-  Industry
-  Shop
-  Toursim



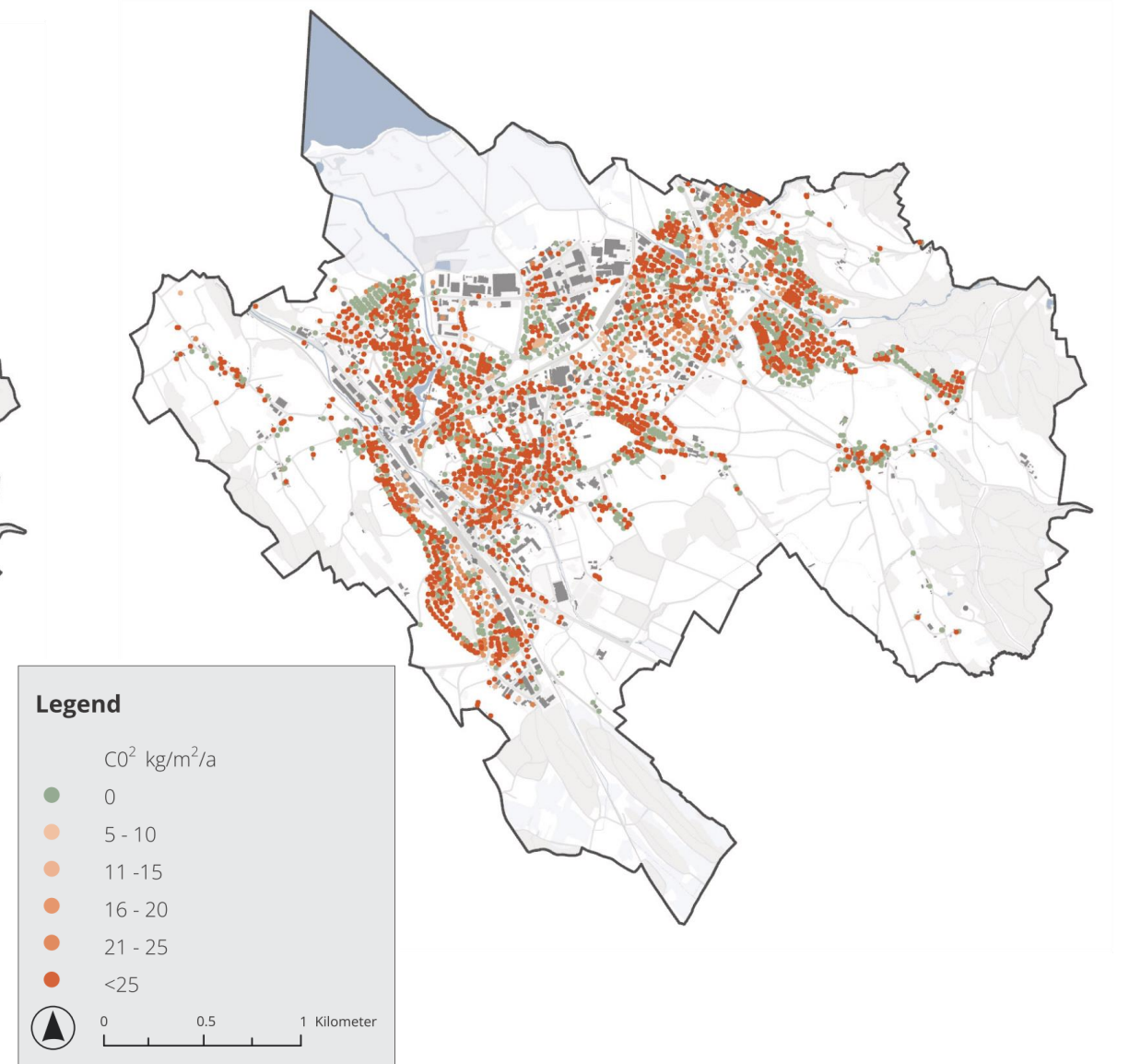
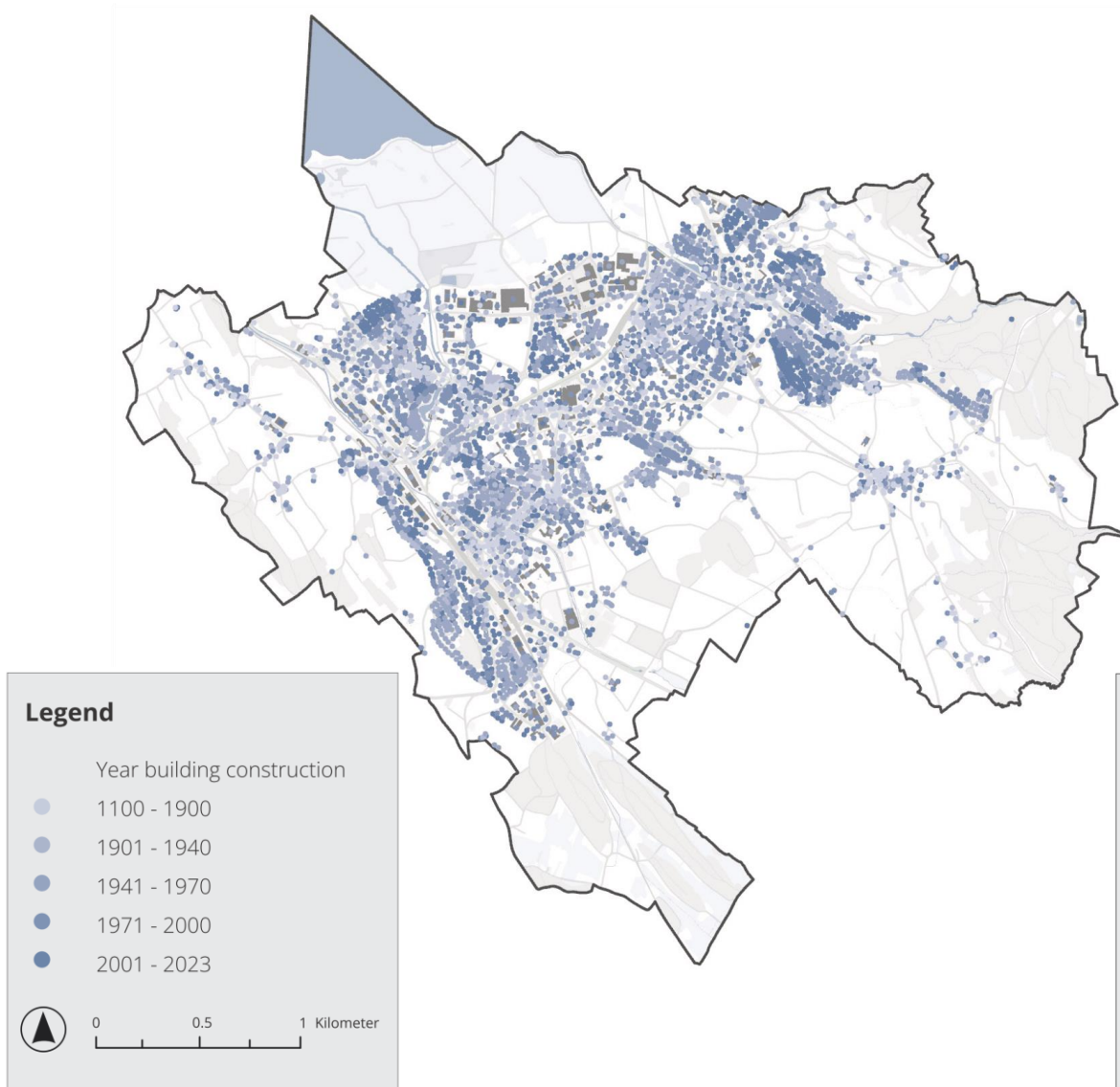
Source: OpenStreetMap

Nature and Landscape

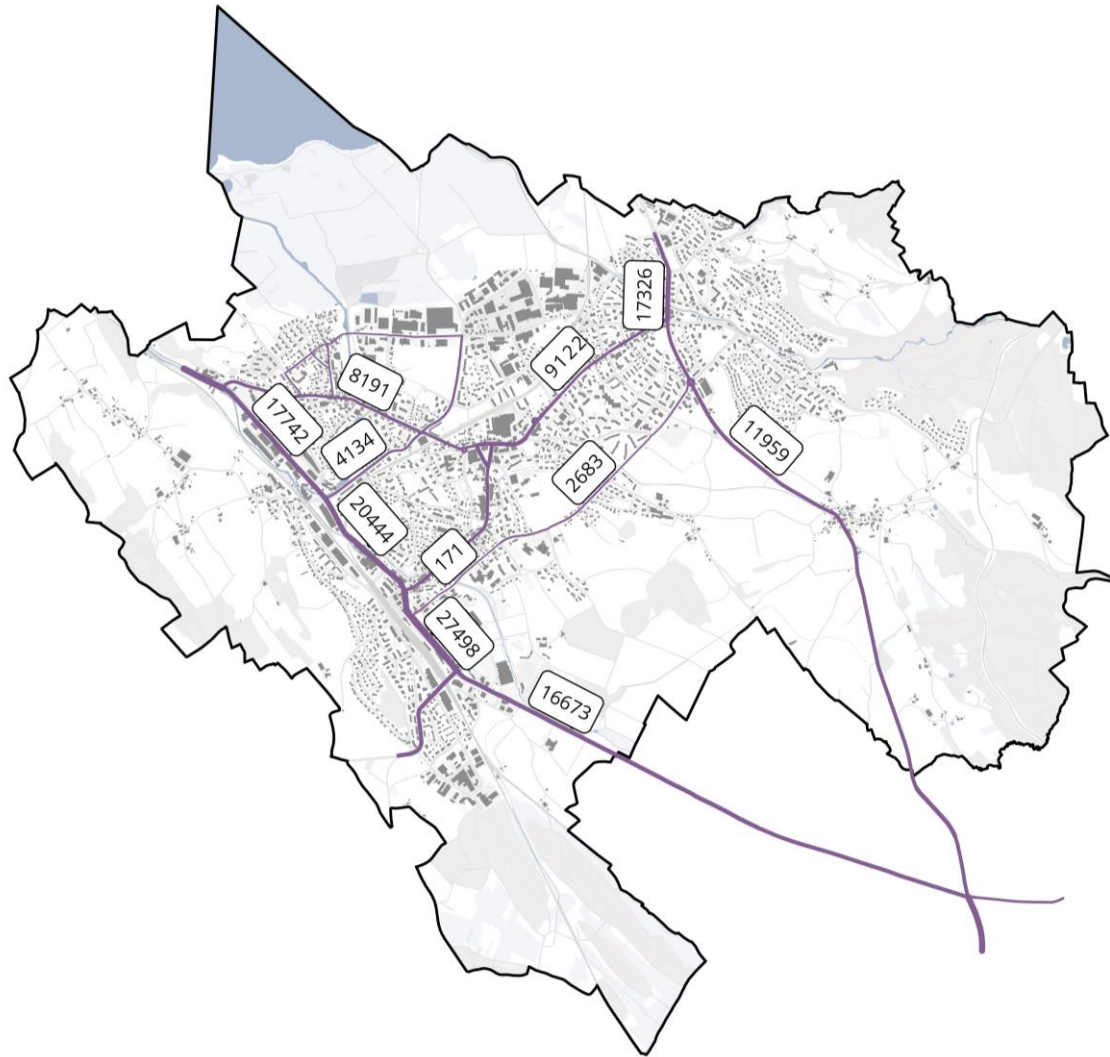


Fjord Concept

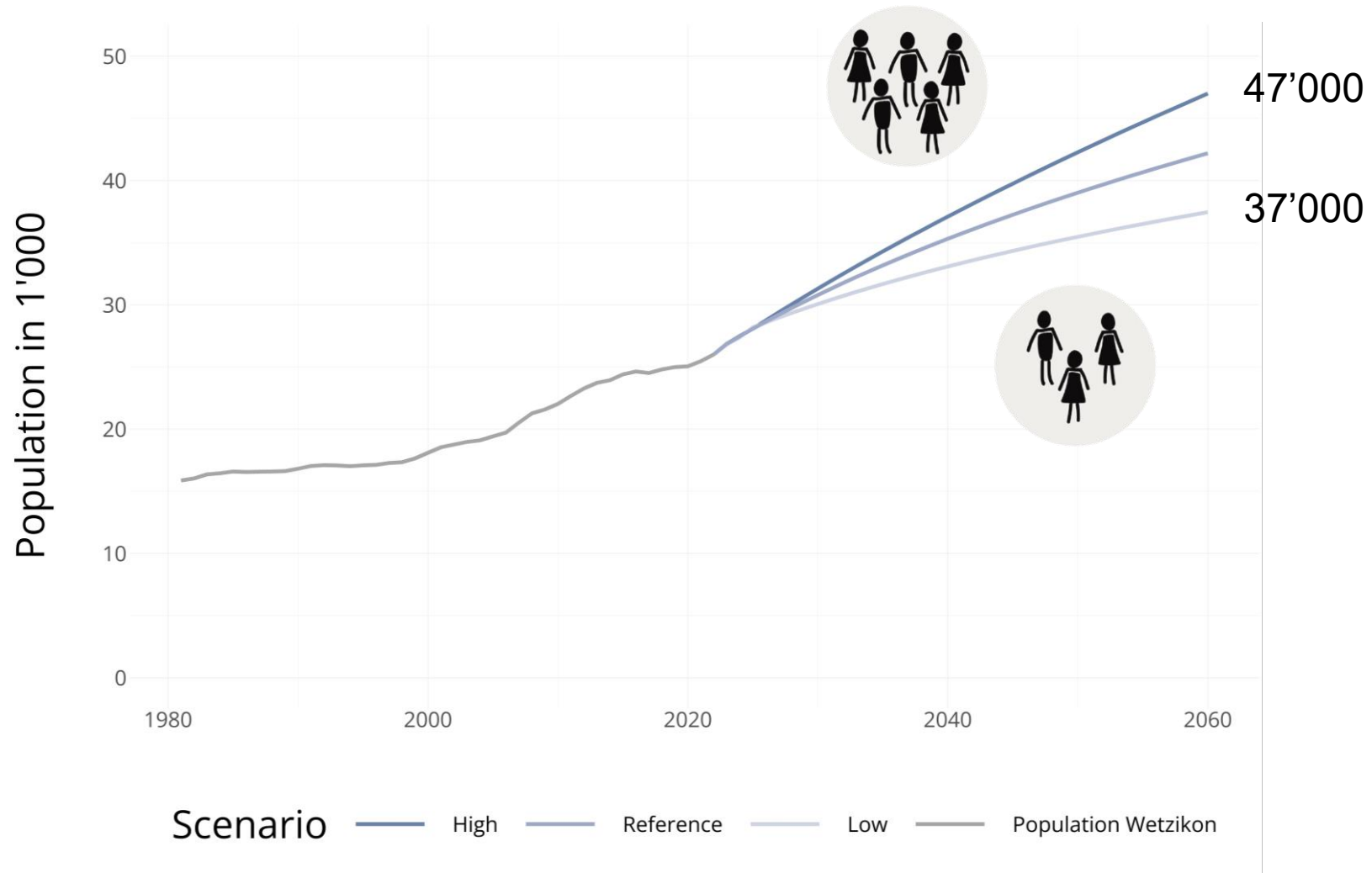
Building Age and Emission



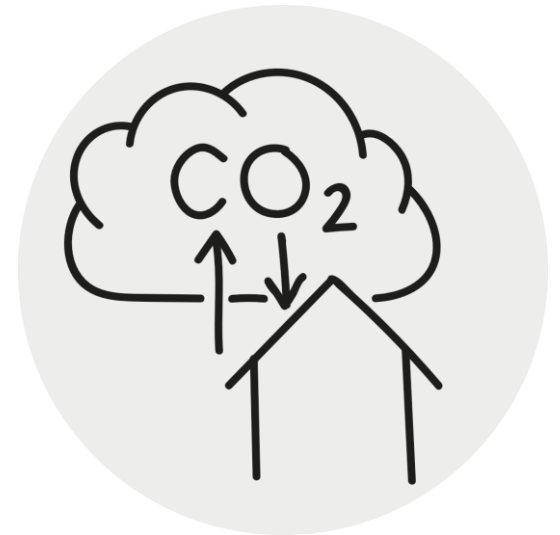
Mobility Patterns



Population Growth Scenarios



Identified Challenges



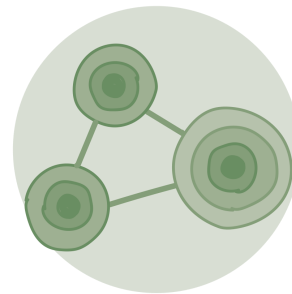
Wetzikon 2060

Goal

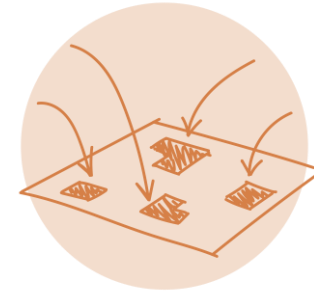
- Optimising the settlement growth under the existing challenges of Wetzikon.



One Centre



Multiple Centres

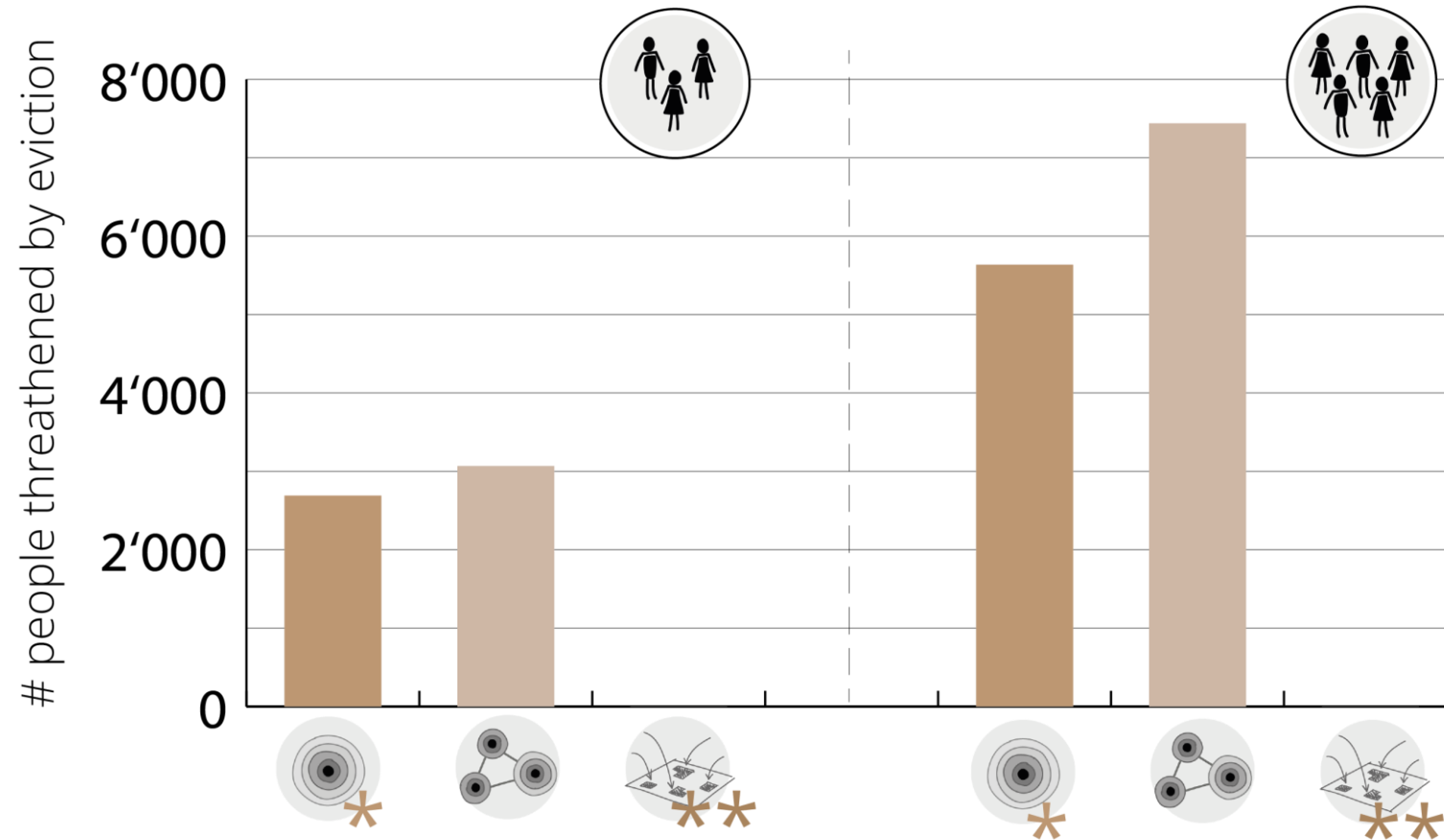


Fill the Gaps



Assessment of each Challenge

Example of Eviction:



Legend



One Centre



Multiple Centres



Fill the Gaps

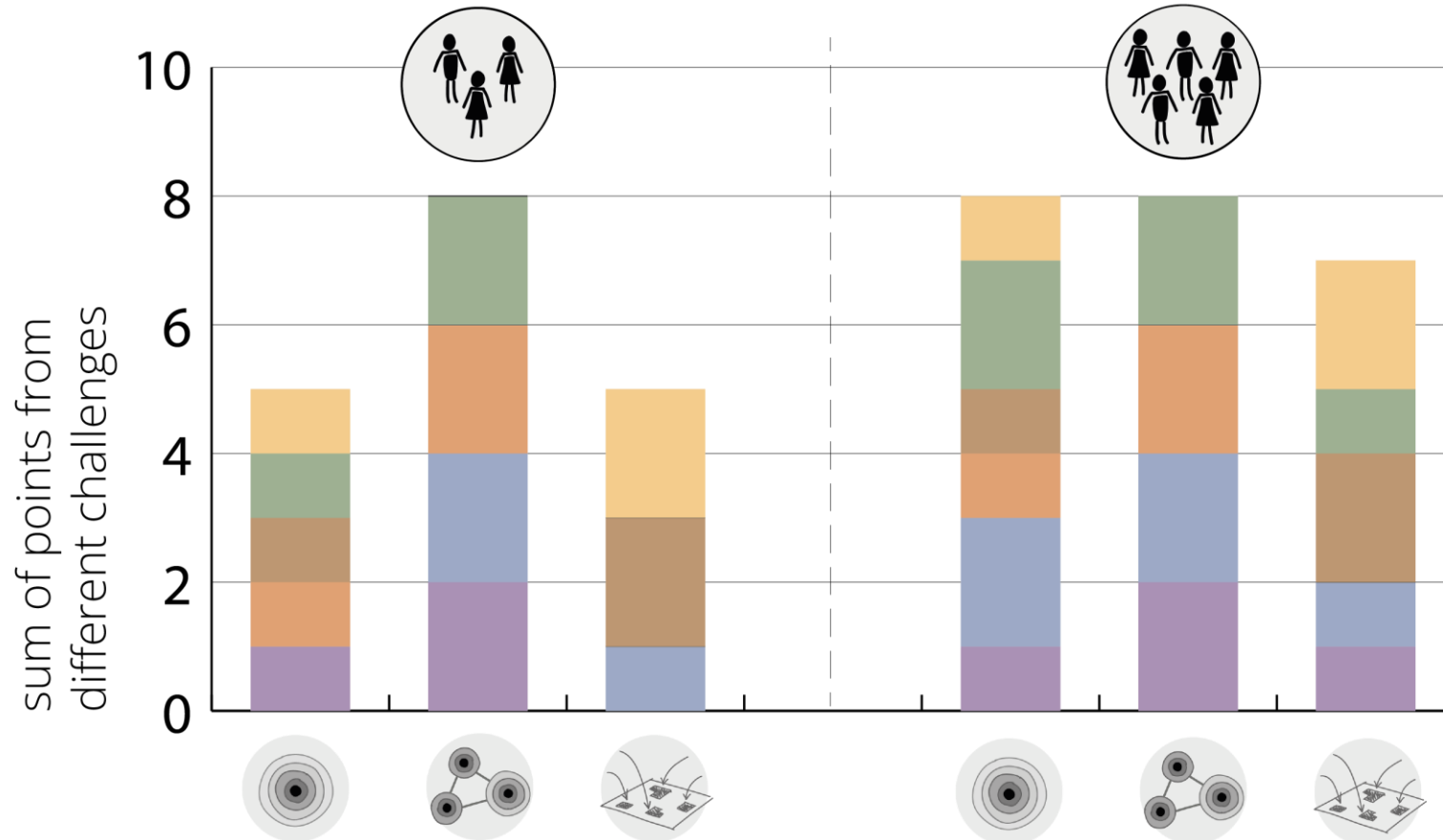


Low Population Growth



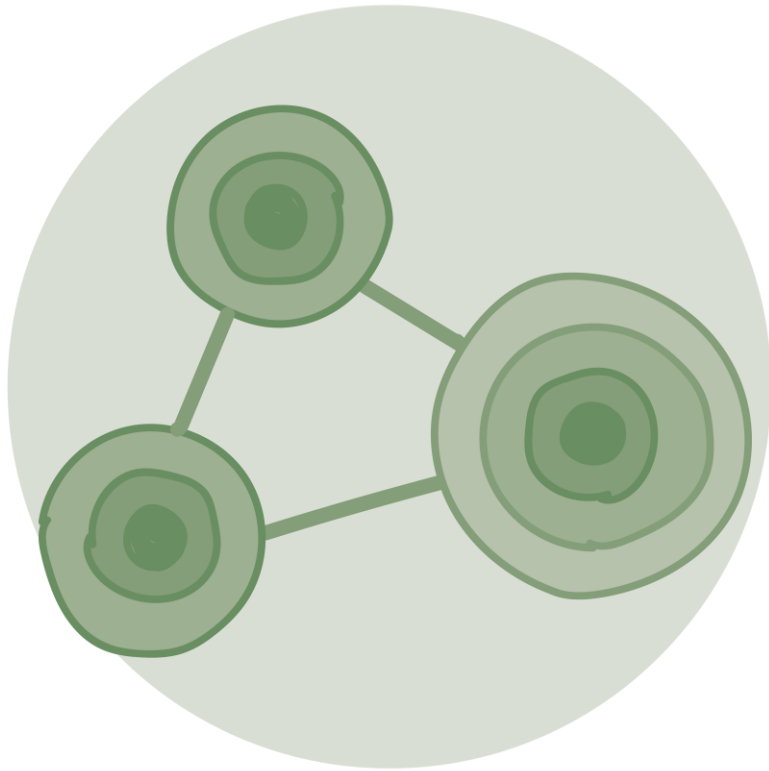
High Population Growth

Strategy Scoring



Legend

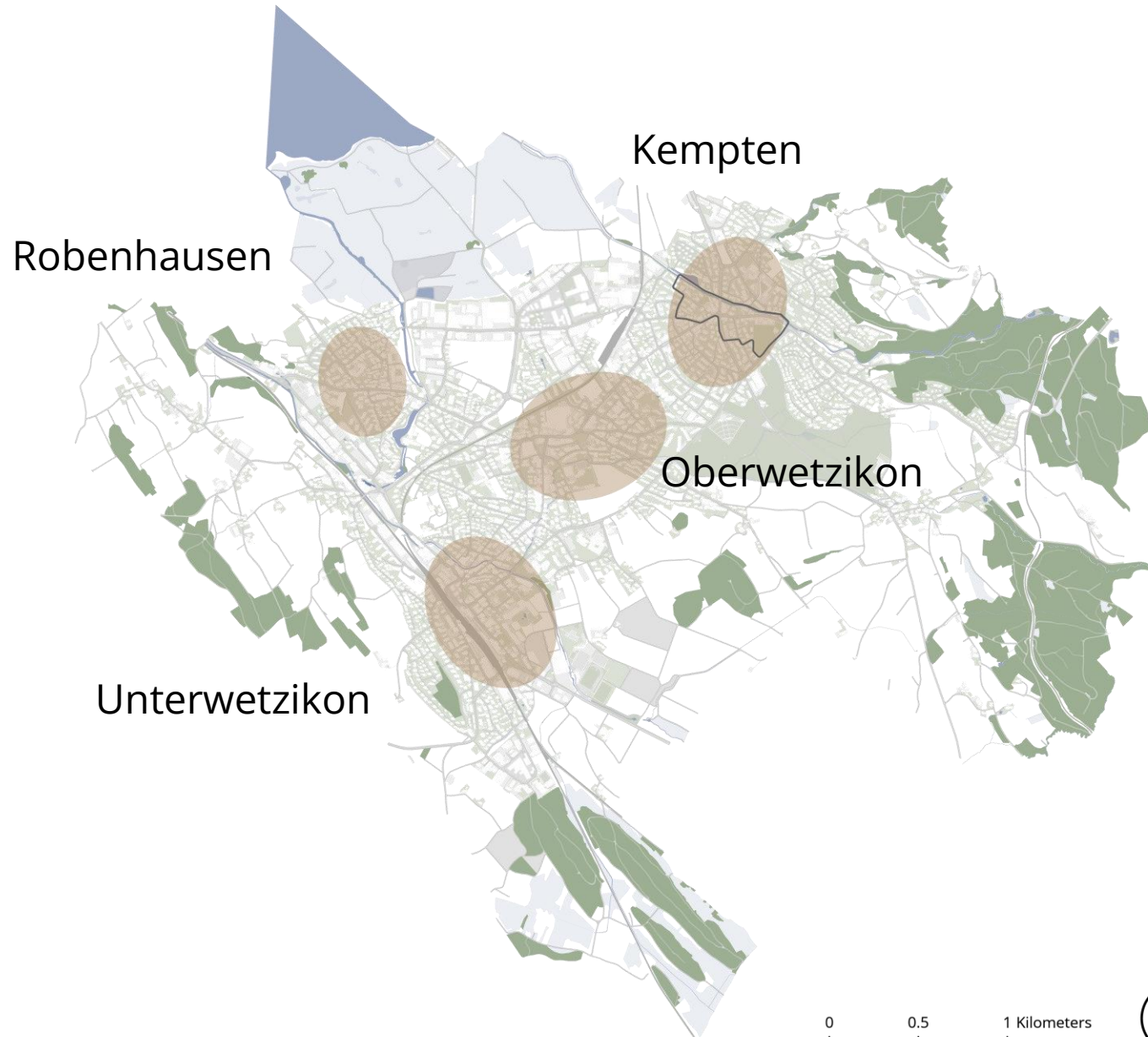
-  One Centre
-  Multiple Centres
-  Fill the Gaps
-  Low Population Growth
-  High Population Growth
-  Social Space
-  Mobility
-  Accessibility
-  Eviction
-  Green Space
-  Building Emissions



Our Vision:

Create **multiple centres** to
increase the **quality of life** for
today's and future inhabitants of
Wetzikon.

Multiple Centre Strategy



Perimeter Kempten:
+1420 inhabitants

Kempten 2060

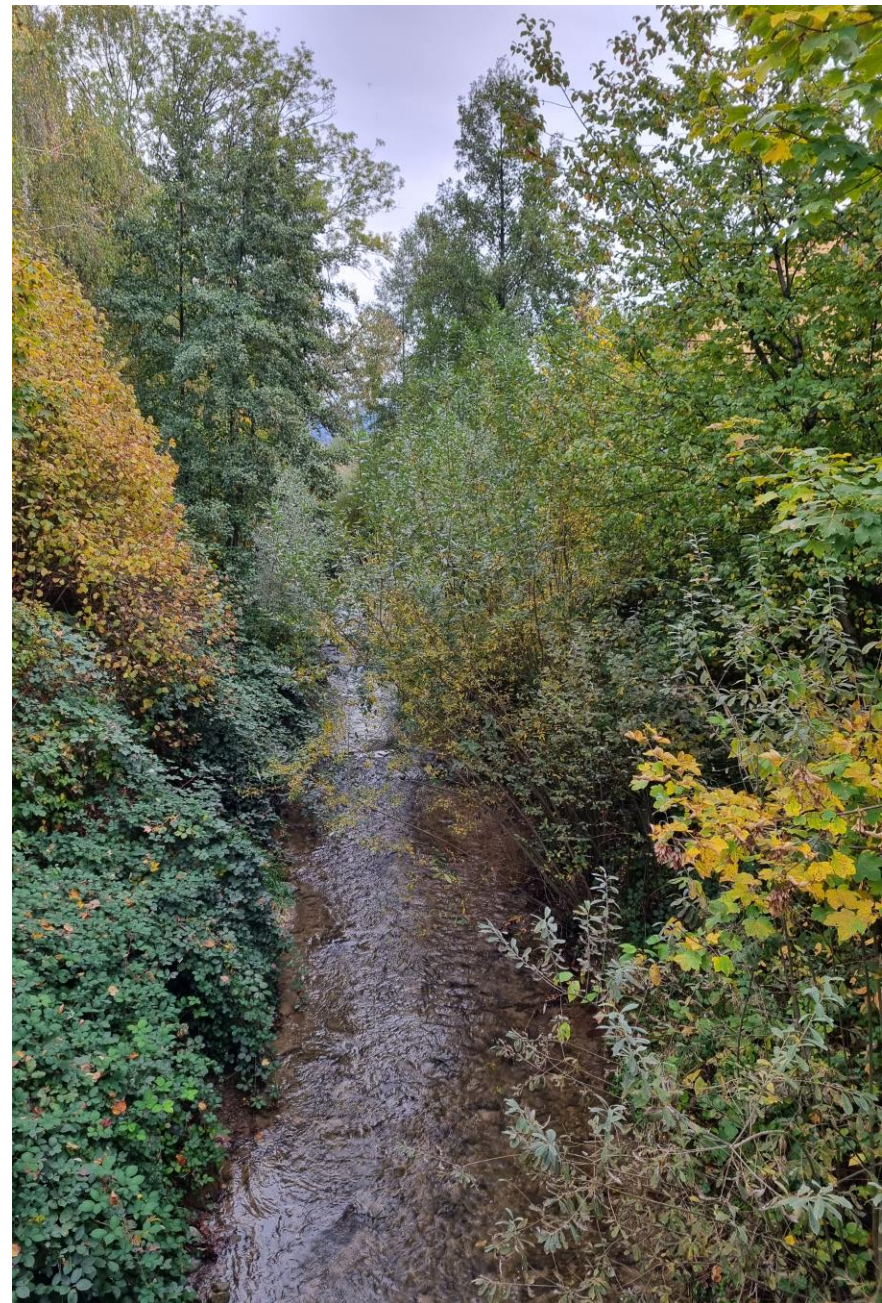




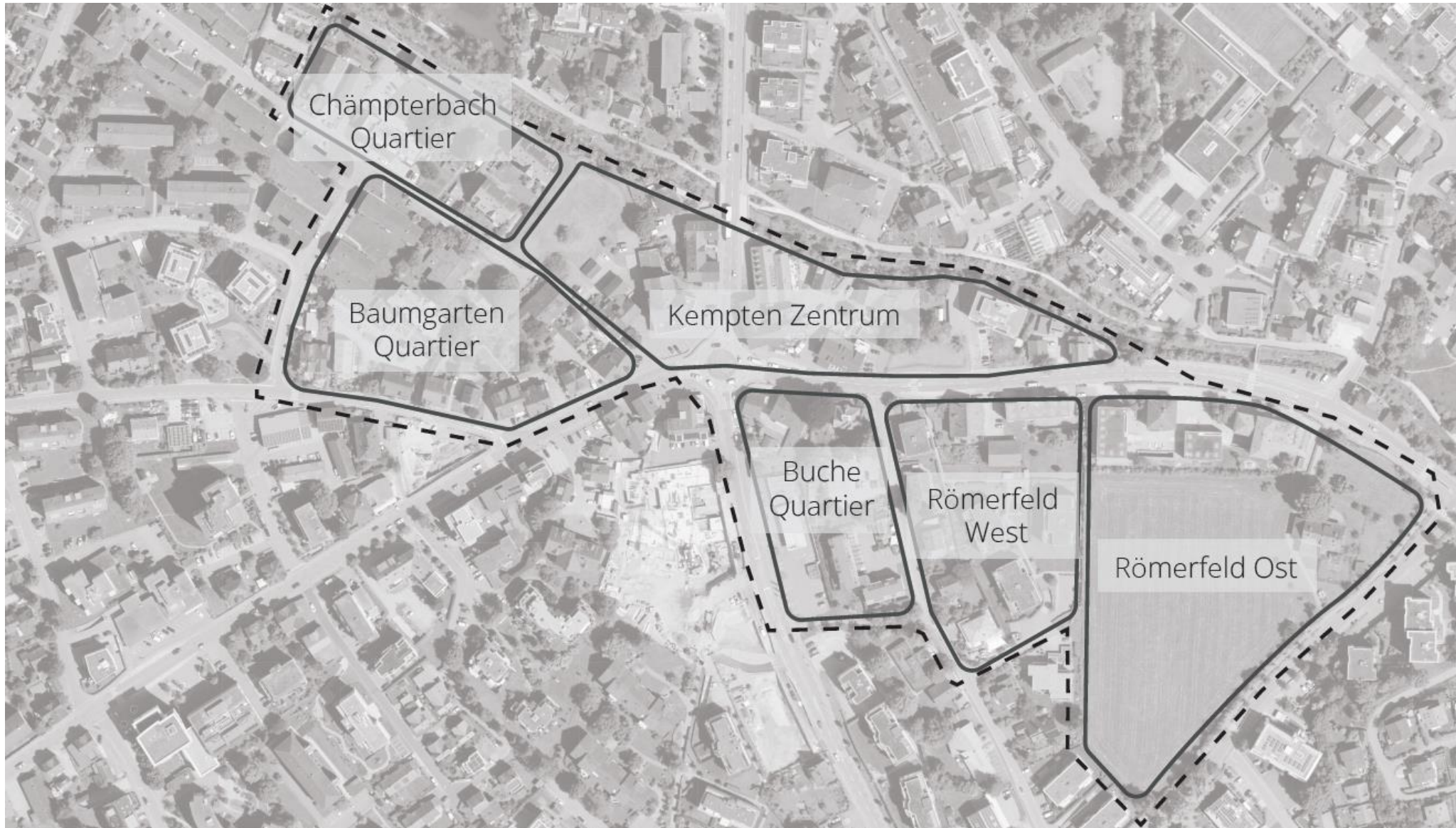








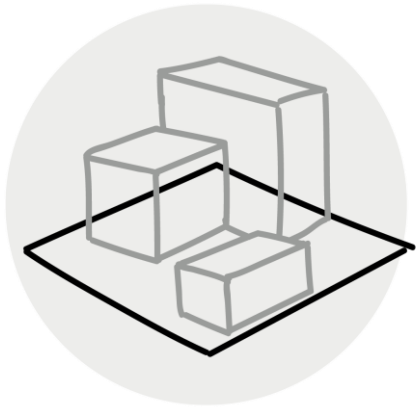
Neighbourhoods



Spatial Guideline

Densification Strategies

Transformation



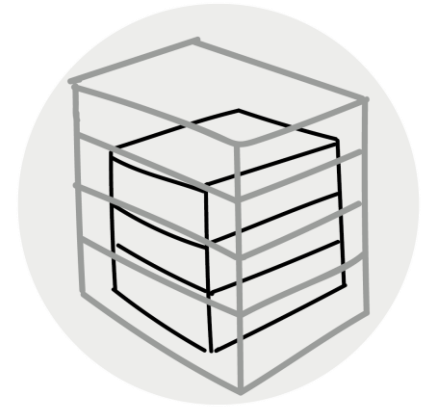
Addition of Storeys



Additon



Replacement /
Partial Replacement



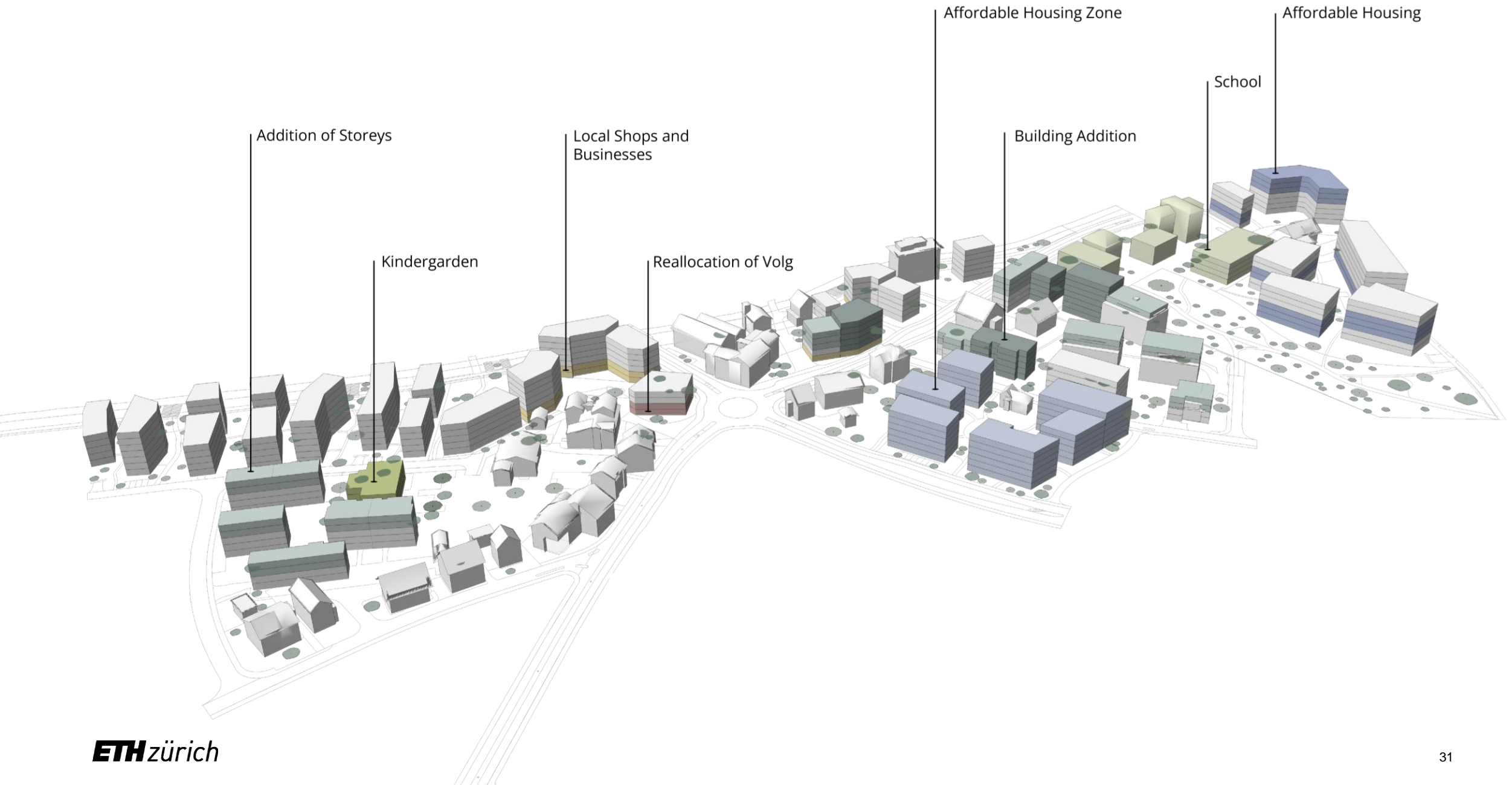
Design Proposal



Legend

- Single Tree
- Fountain
- Bus Station
- Stairs
- Buildings Addition
- Building Additional Storeys
- Building Original
- Building New
- Green Area Private
- Green Area Public
- Multi-Purpose Strip
- Park
- Path Private
- Path Public
- Public Space
- Public Space Restaurant
- School Area
- School Buildings
- Street
- Water Body

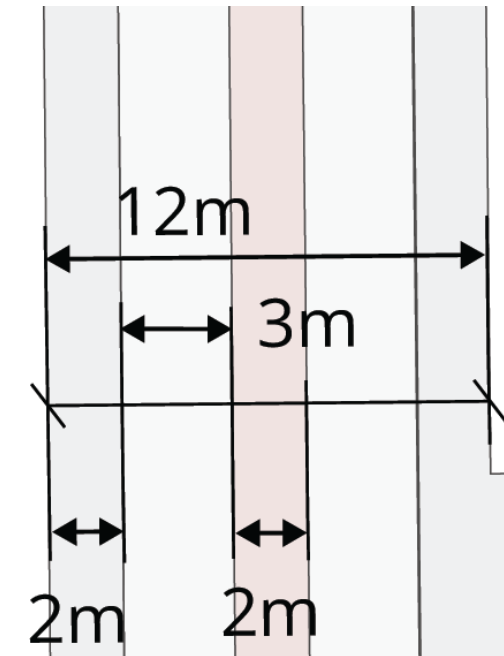
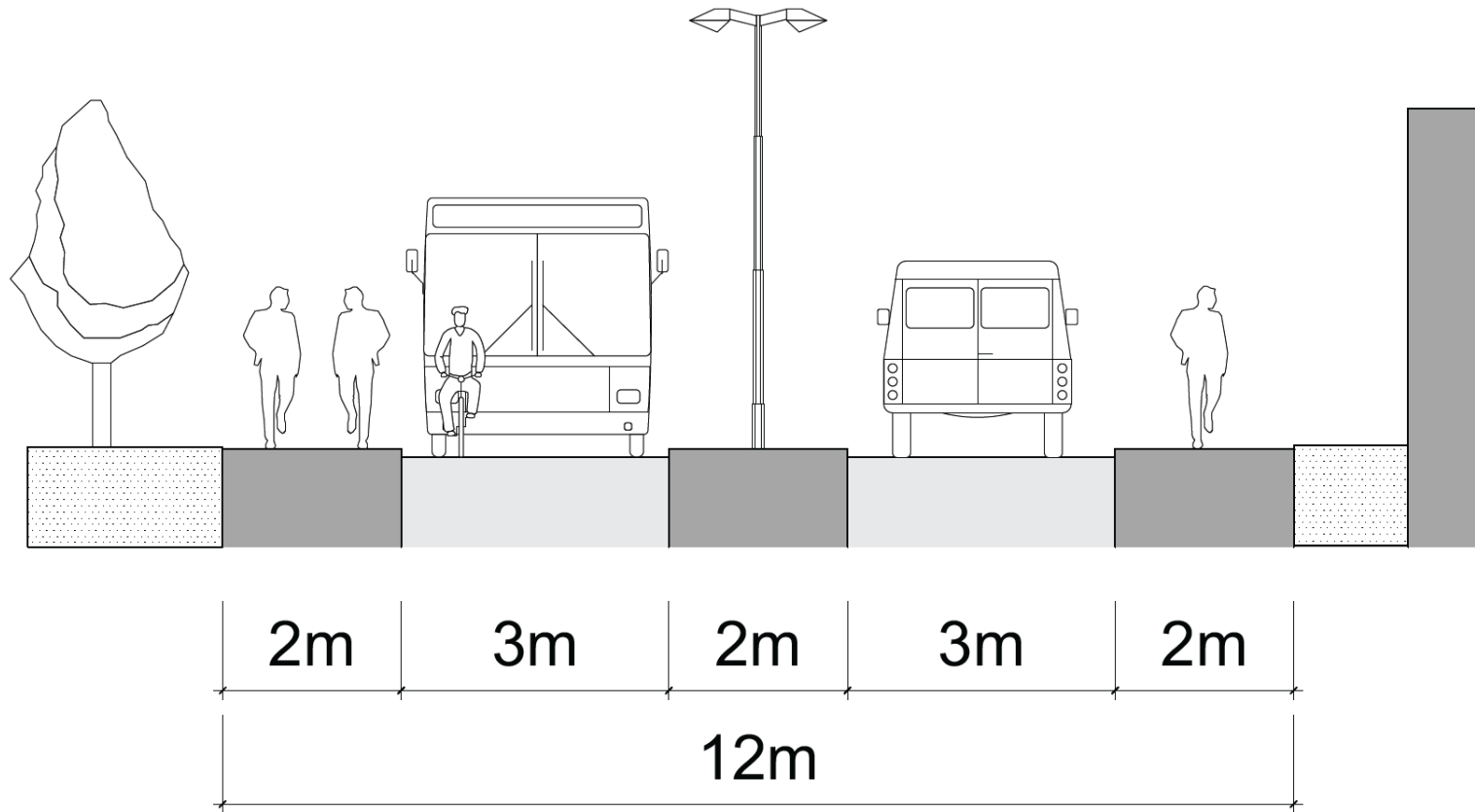




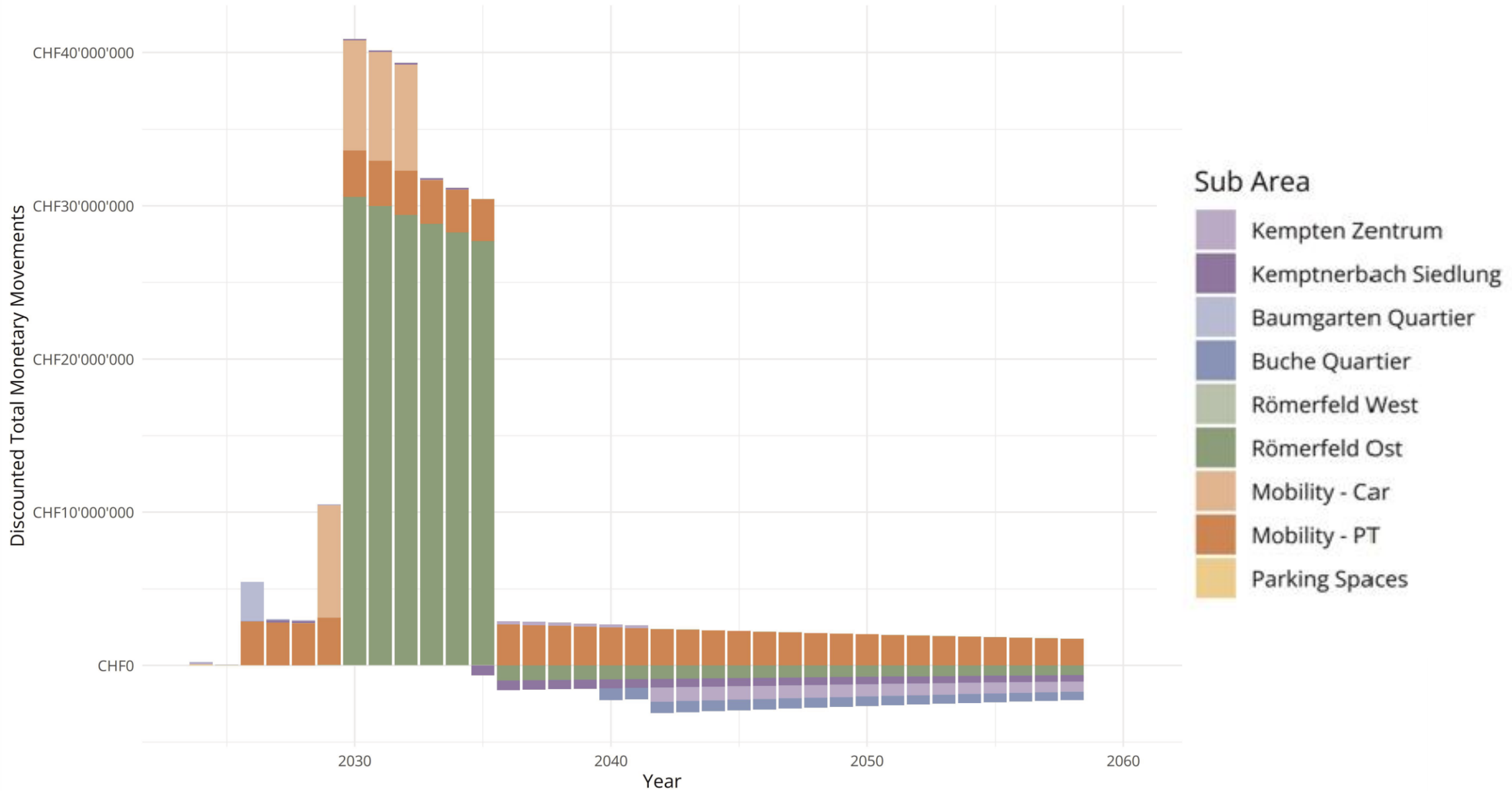
Kempten Zentrum



Multi-Purpose Strip

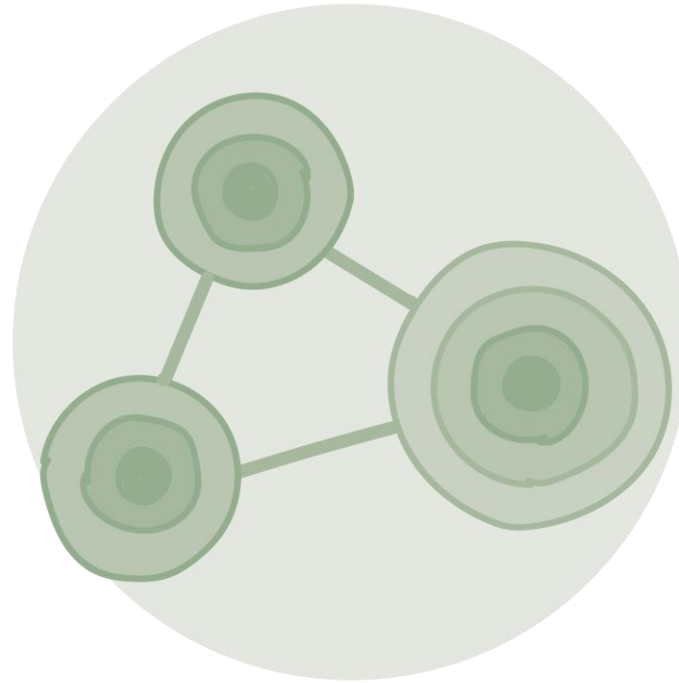


Total Discounted Monetary Movements



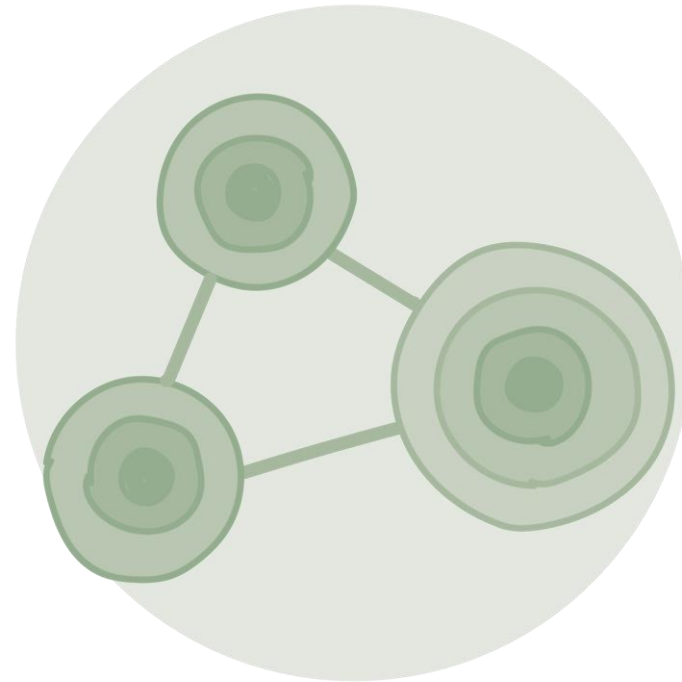
Recommendations

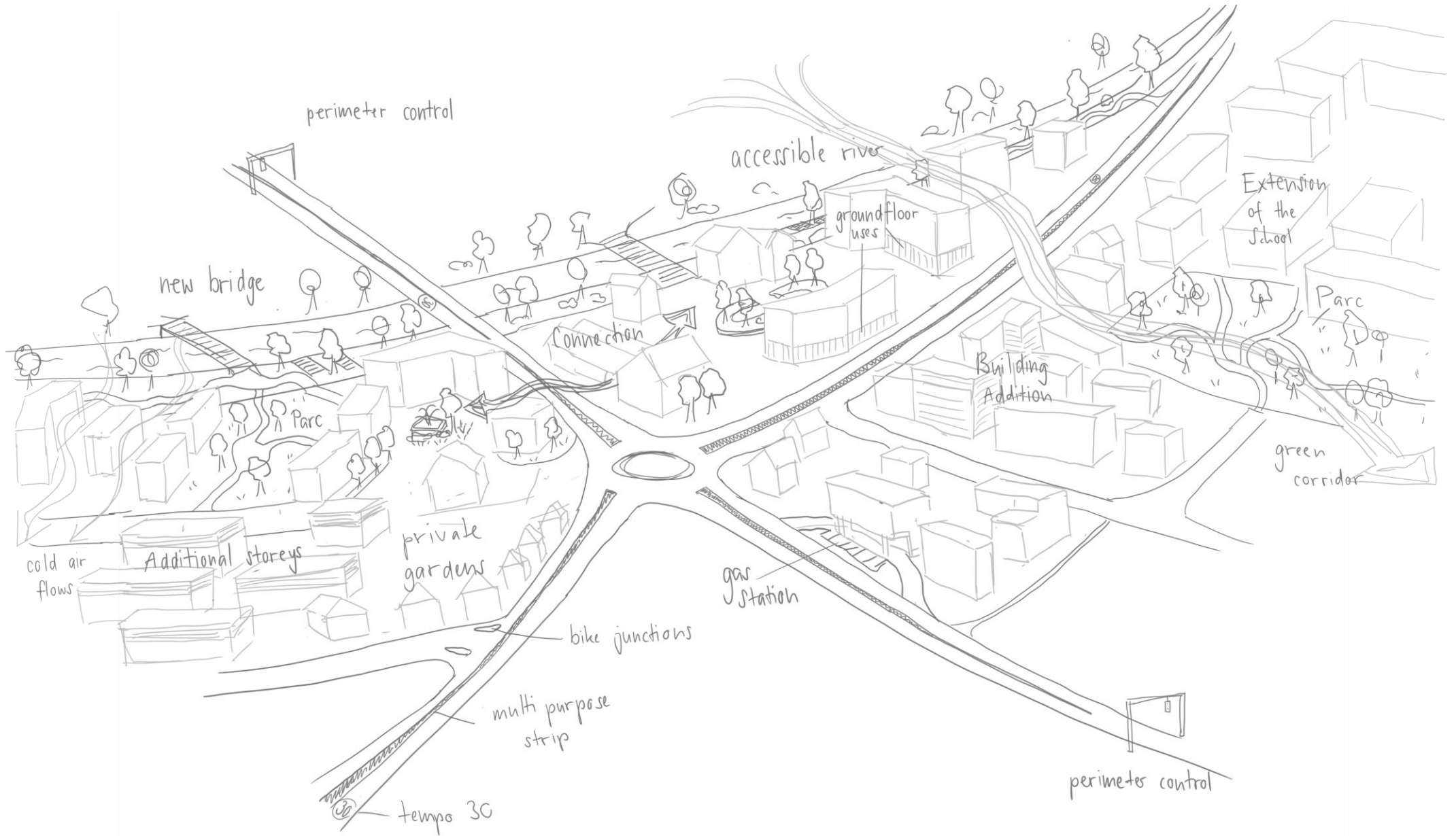
Summary



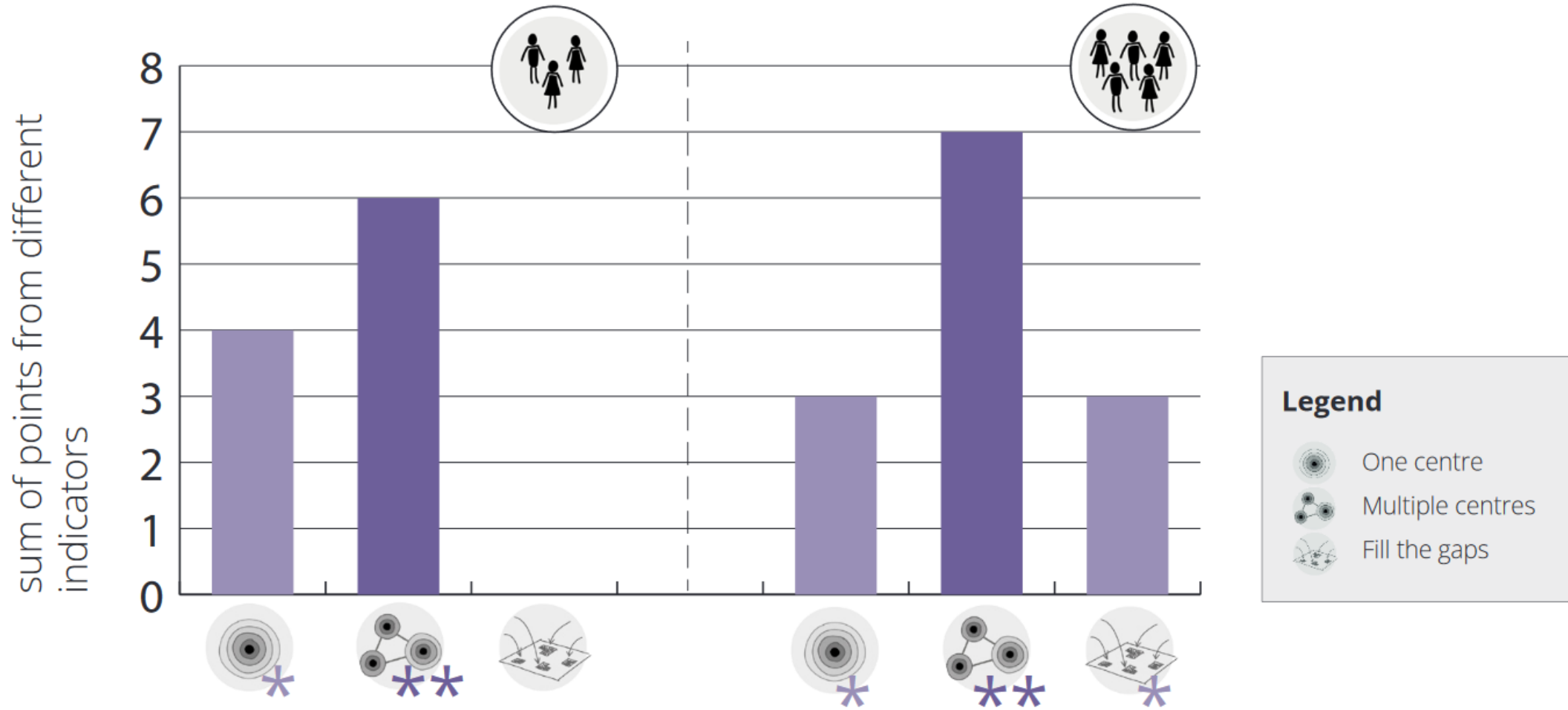
Recommendations

- Asses the **validity** of the multiple centre strategy in the **other centres**.
- **Revise the spatial development concept** to implement the multiple centre strategy and spatial guidelines.

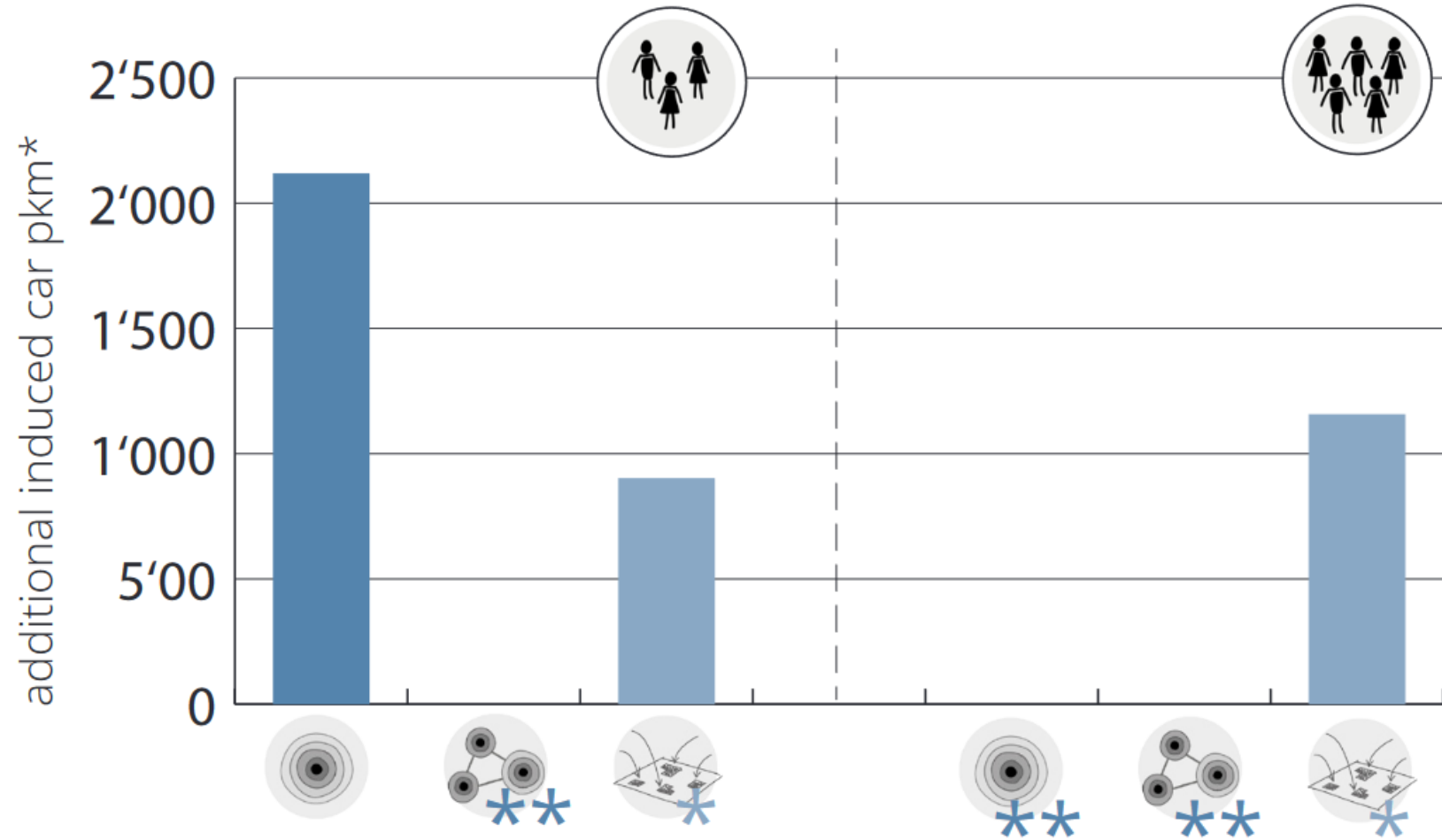




Social Space






Mobility

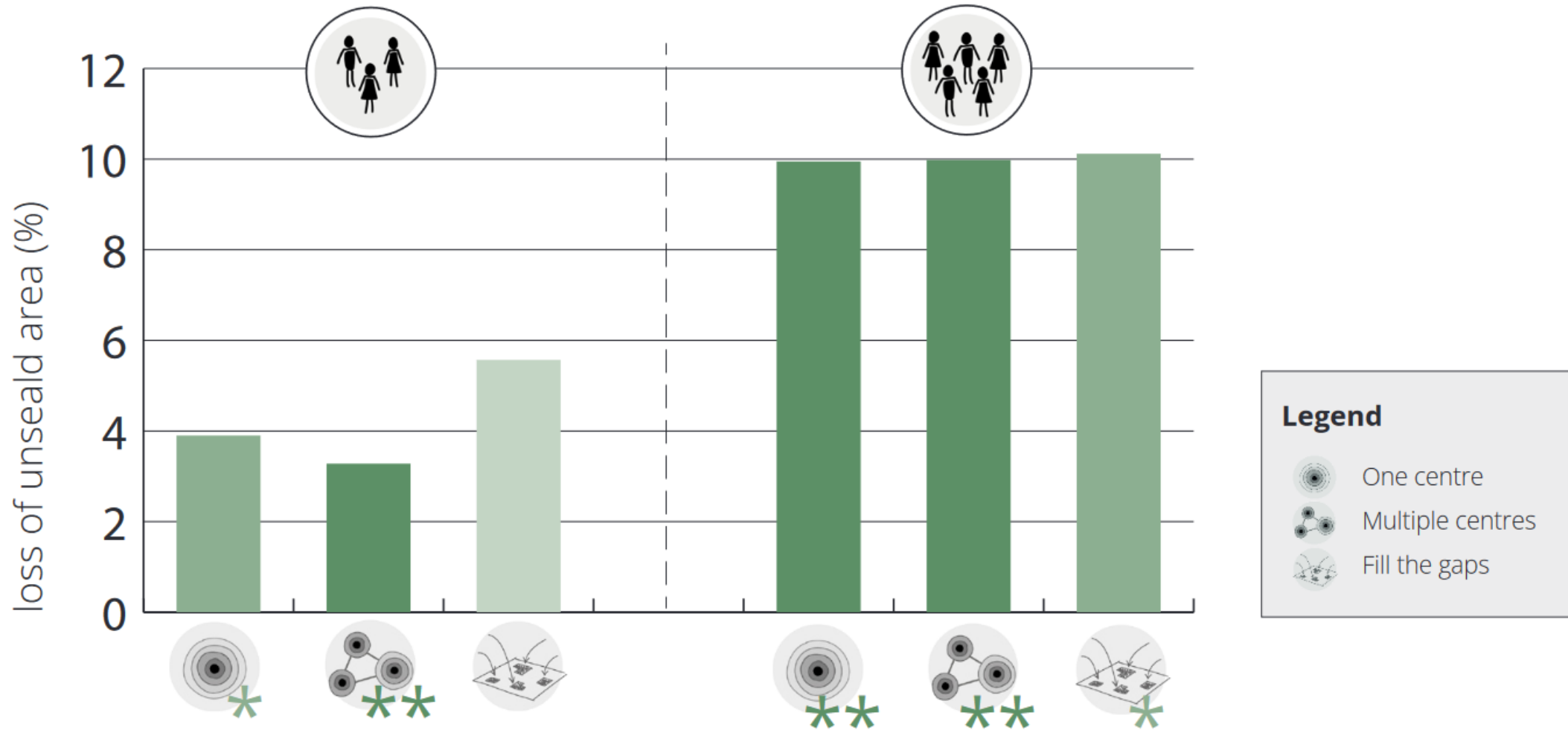


*compared to best strategy per scenario

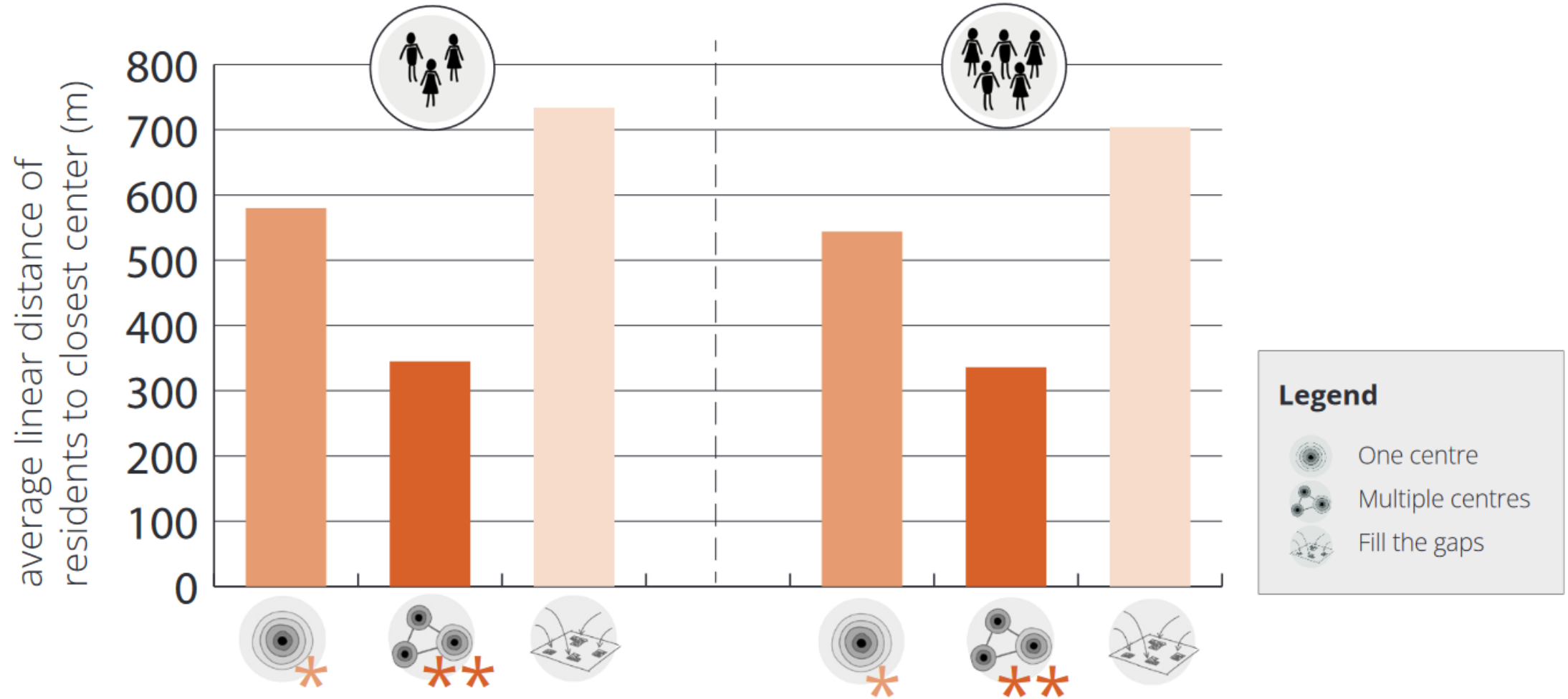
Legend

-  One centre
-  Multiple centres
-  Fill the gaps

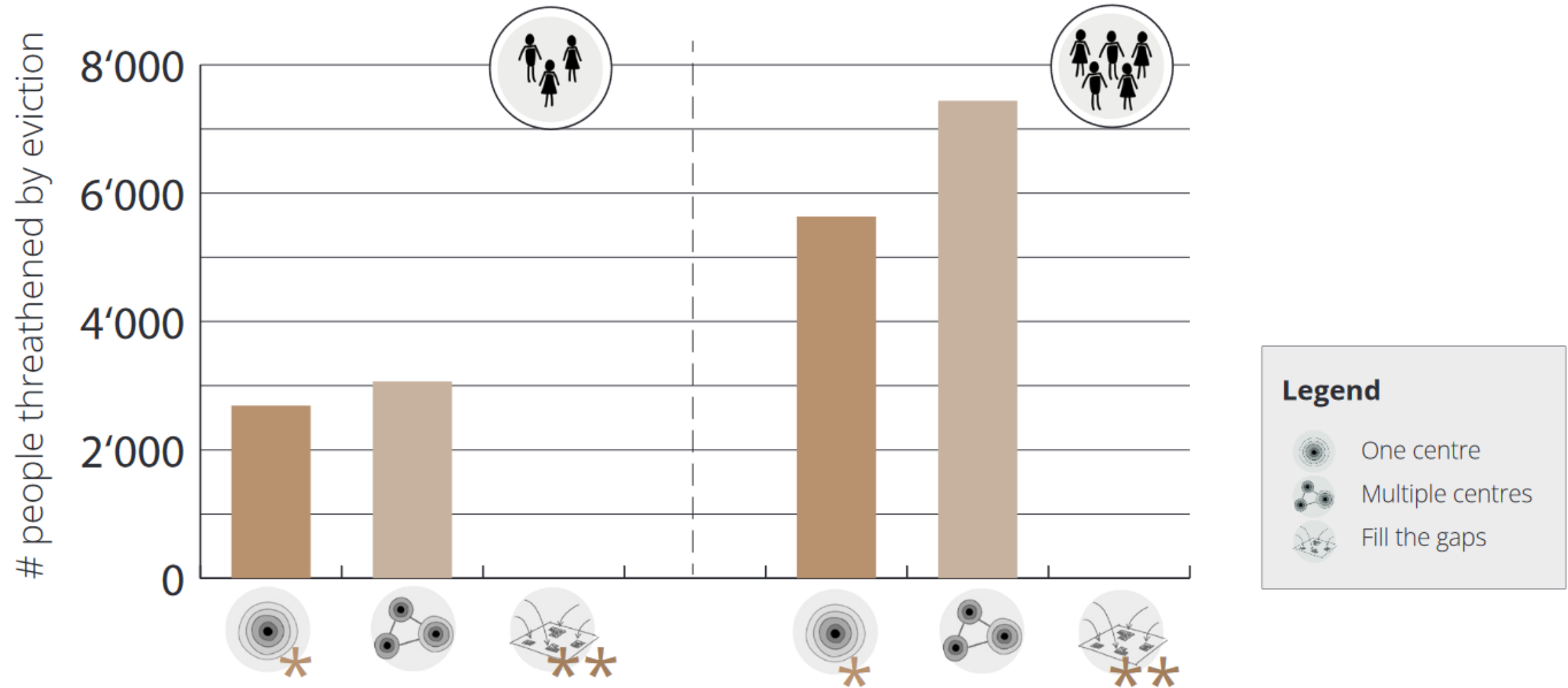
Green Space



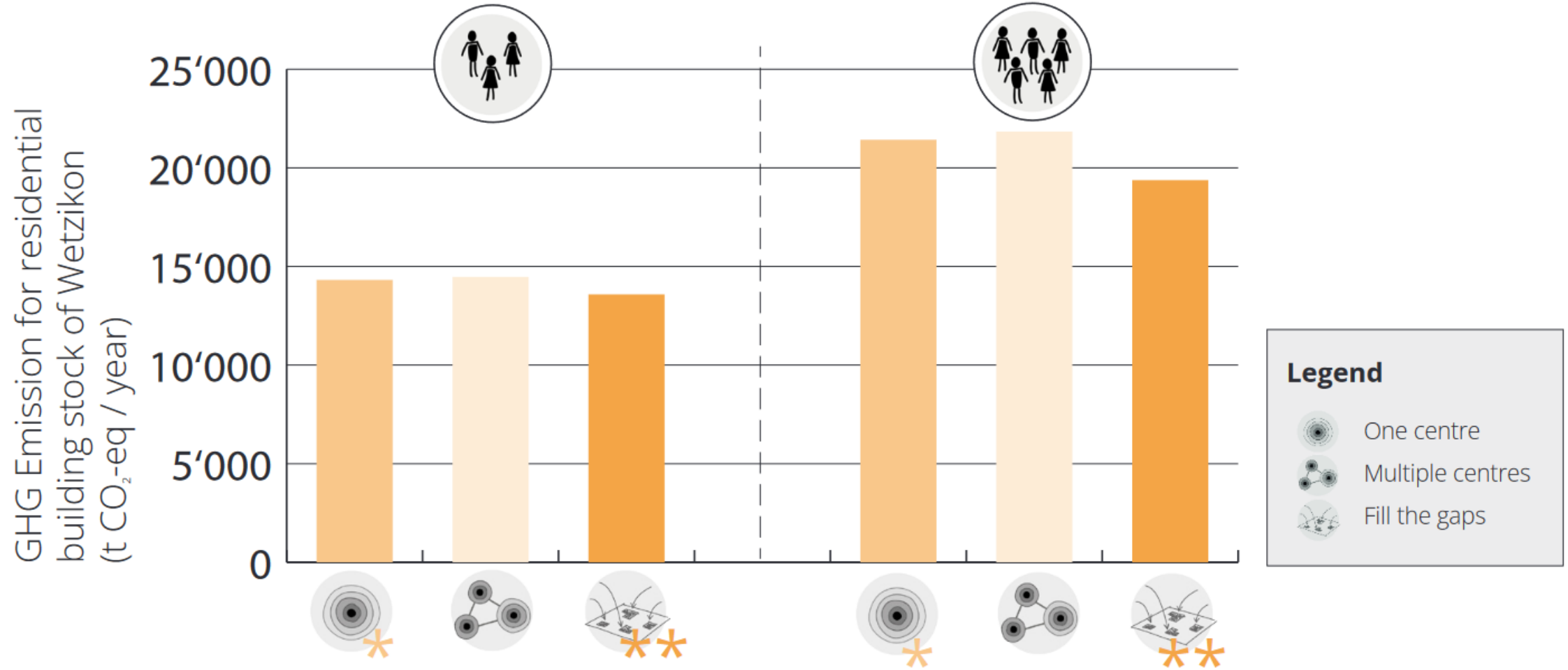
Accessibility



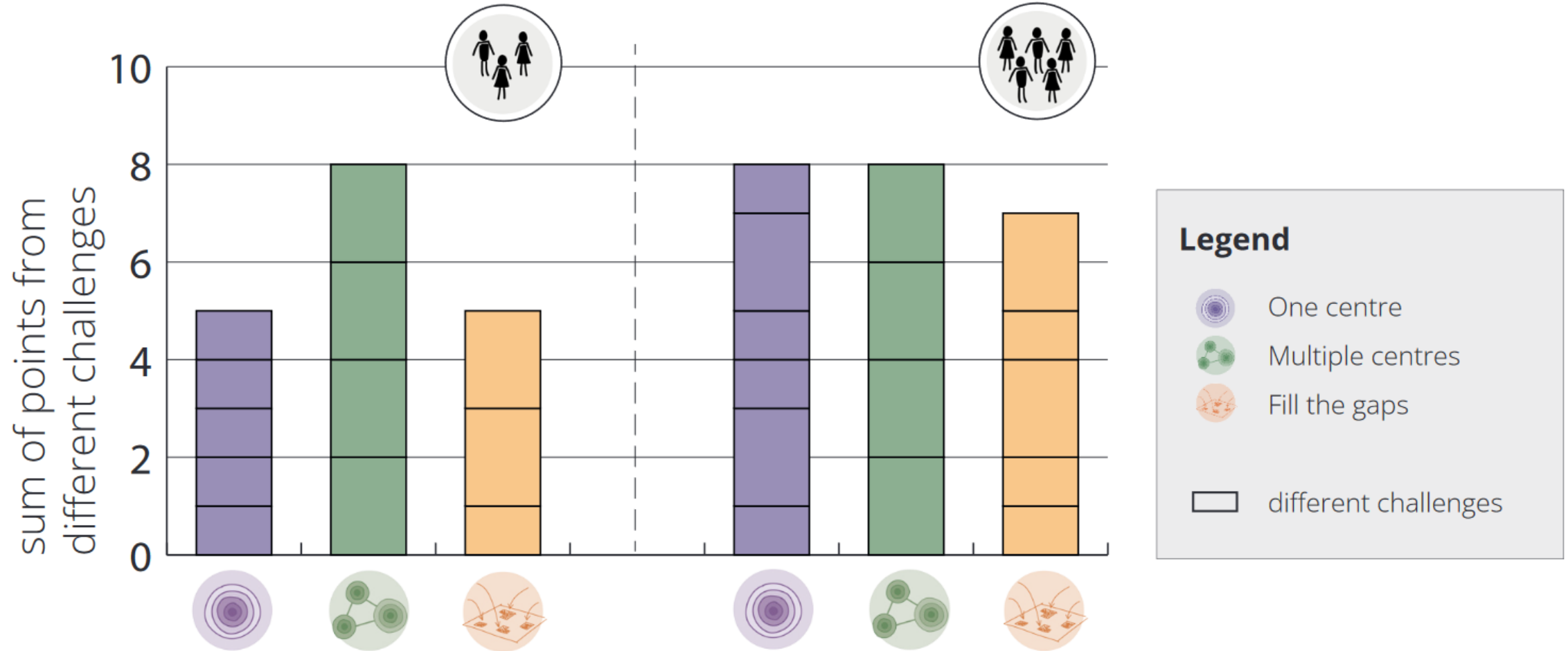
Eviction



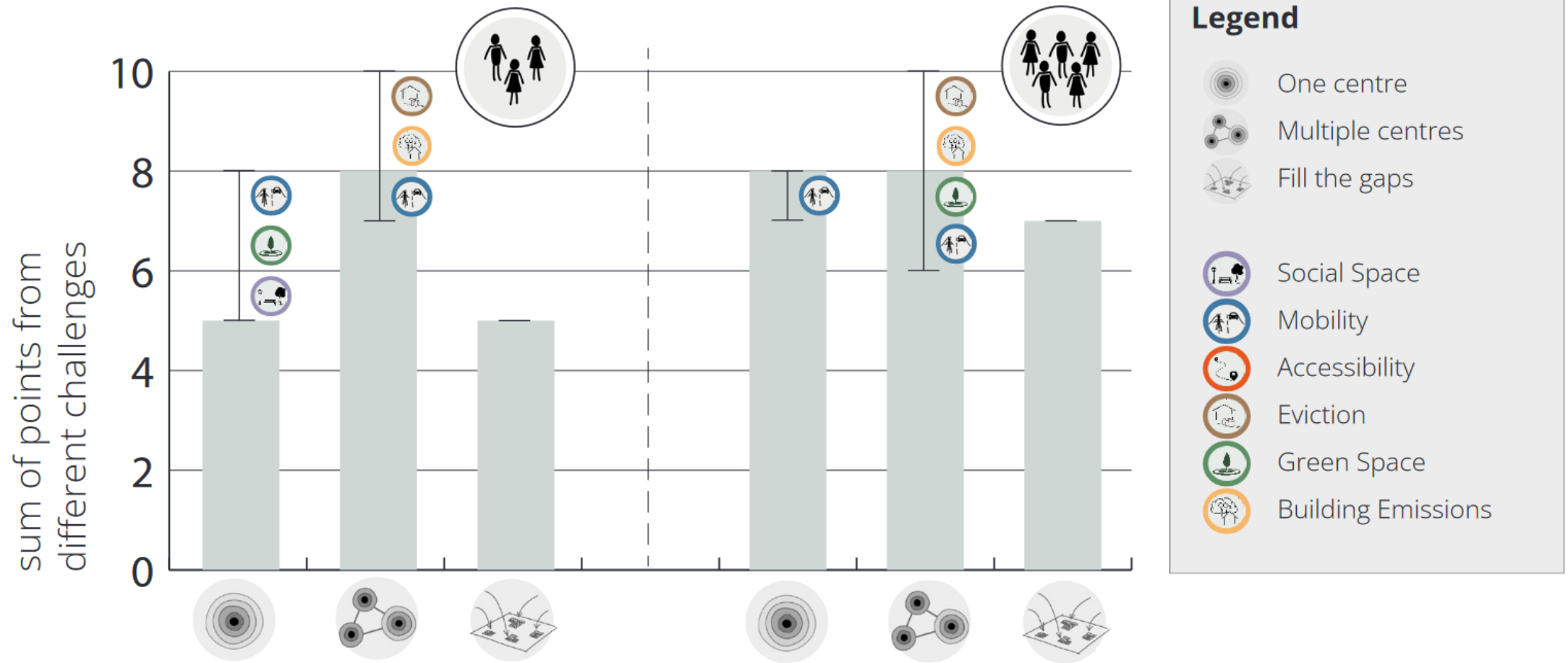
Building Emissions



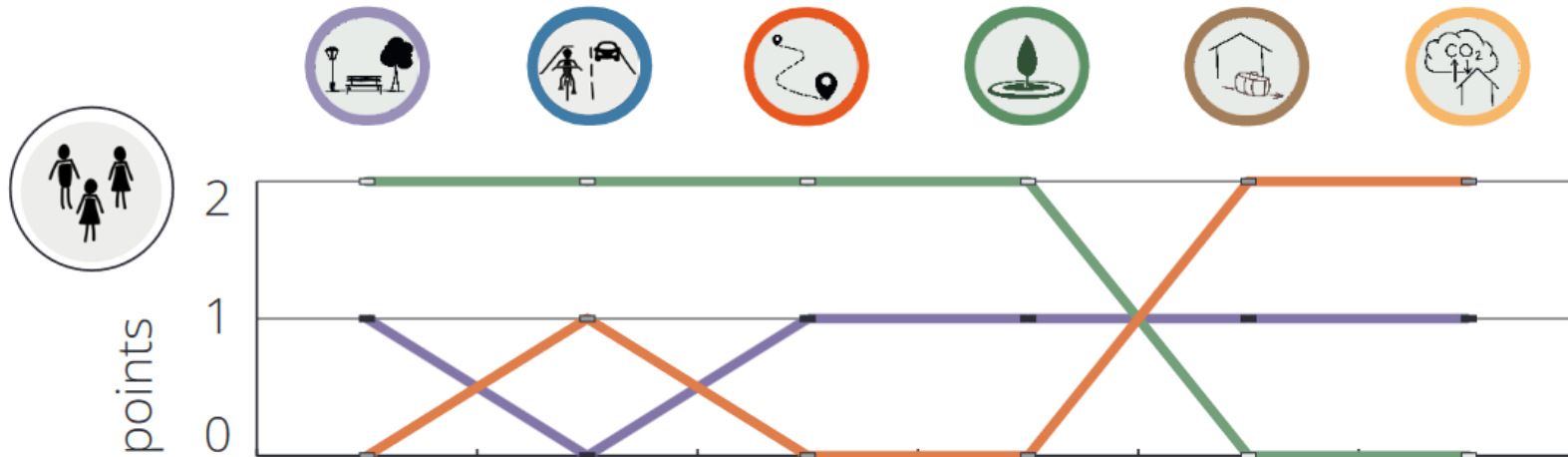
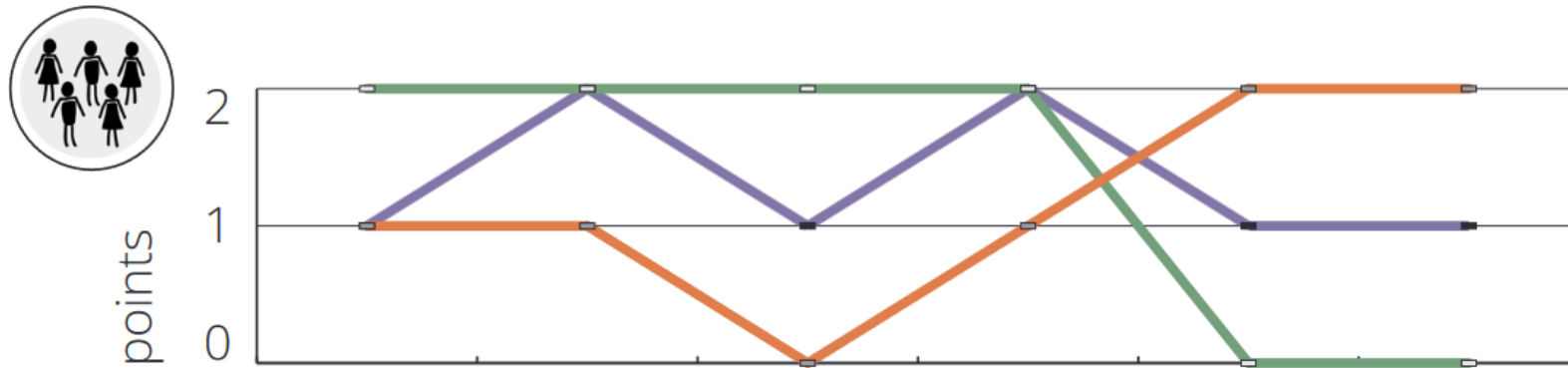
Strategy Scoring












Scoring Sensitivity



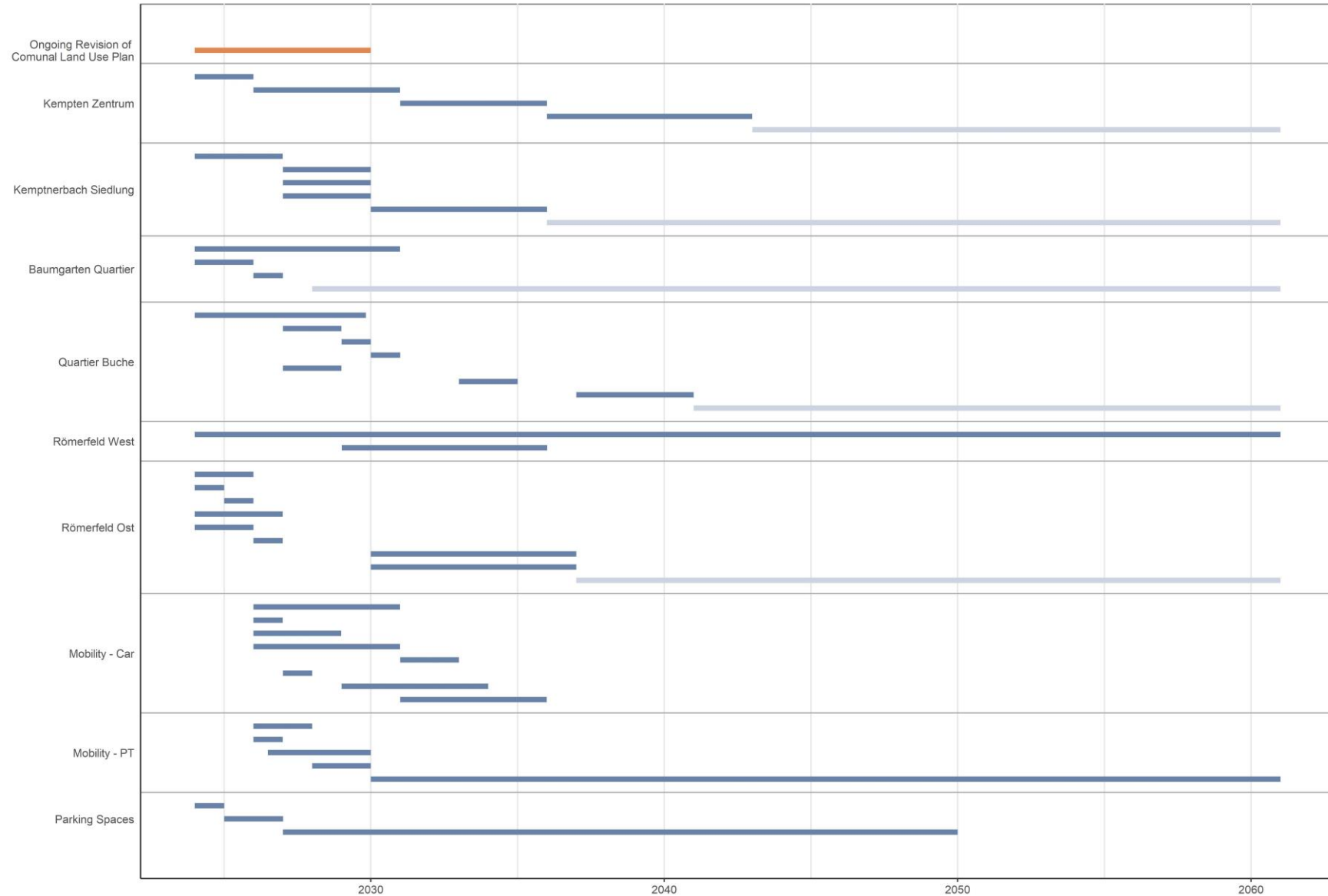
Challenge Dependency



Legend

-  One centre
-  Multiple centres
-  Fill the gaps
-  Social Space
-  Mobility
-  Accessibility
-  Eviction
-  Green Space
-  Building Emissions

Interventionplan



Total Discounted Monetary Movements

Discounted Cost

Kempton Zentrum	CHF 1'478'934		
Kemptnerbach Siedlung	CHF 734'648		
Baumgarten Siedlung	CHF 2'787'521		
Quartier Buche	CHF 83'280		
Römerfeld West	CHF 336'613		
Römerfeld Ost	CHF 174'544'275		
Traffic - MIV	CHF 28'559'412		
Traffic - PT	CHF 8'389'983		
Parking Spaces	CHF 61'041		
Total	<u>CHF 216'975'706</u>	CHF 130'185'423 LB	
		CHF 303'765'988 UB	

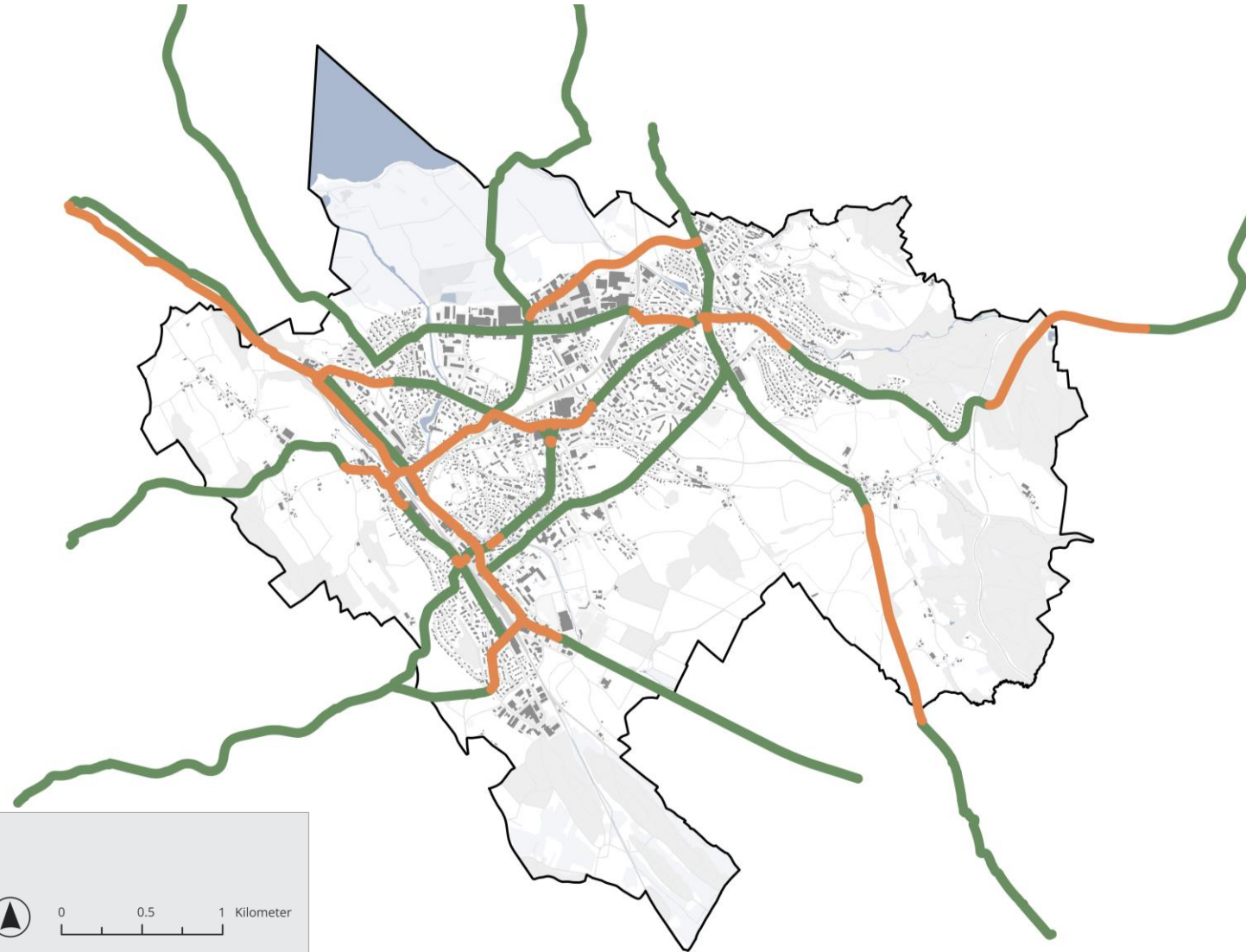
Discounted Revenue

Kempton Zentrum	-CHF 13'998'628		
Kemptnerbach Siedlung	-CHF 12'675'525		
Baumgarten Siedlung	CHF 0		
Quartier Buche	-CHF 12'346'004		
Römerfeld West	CHF 0		
Römerfeld Ost	-CHF 20'269'033		
Traffic - MIV	CHF 0		
Traffic - PT	CHF 0		
Parking Spaces	CHF 0		
Total	<u>-CHF 59'289'190</u>	-CHF 35'573'514 LB	
		-CHF 83'004'866 UB	



Discounted Operation & Maintenance Cost

Kempton Zentrum	CHF 346'148		
Kemptnerbach Siedlung	CHF 131'551		
Baumgarten Siedlung	CHF 0		
Quartier Buche	CHF 0		
Römerfeld West	CHF 0		
Römerfeld Ost	CHF 1'898'103		
Traffic - MIV	CHF 42'900		
Traffic - PT	CHF 70'170'425		
Parking Spaces	CHF 18'347		
Total	<u>CHF 72'589'128</u>	CHF 43'553'477 LB	
		CHF 101'624'779 UB	

Cycling Infrastructure



Legend

-  Cycling network weak point
-  Everyday cycling network



0 0.5 1 Kilometer

Source: Kanton Zürich 2023

Interventions

Tab. 4.1.2A: Interventions for the challenge social space

Interv. ID	Problem	Approach (for every new center)	Conflicting Challenges	Intervention (Kempten)	SPUR	PLUS	IBI	IVT
Settlement Structure								
Public Spaces								
1.2.1	No heterogeneous public spaces // meeting spaces // spontaneous urbanity	Provide shopping and leisure activities at central points		Creation of central mixed-use zone with a high frequentation and exchange	x			
1.2.2				Ensure the future existence of Schneider hardware store and gas station	x			
1.2.4	Provide identification points	Protect building landmarks for identification	Densification, Building emissions	Restaurant Oxen, Pfäffikerstrasse 4, Wallenbachstrasse 8, Tösstalstrasse 18	x			
Nature								
NCP								
2.2.1		Unseal public spaces	Densification	Plan with surface areas that allow for rain water infiltration		x		
2.2.2	Heat islands effect increases due to climate change	Create shade for public places	Densification	Make use of vegetational shade, place buildings accordingly	x	x		
2.2.3		Plan for cold air circulation	Densification	Align buildings with cold air streams in NE-SW direction		x		
Infrastructure								
Existing Environment								
3.1.3	High vehicle speeds create separation between the neighborhoods	Reduce speed	Traffic	Introduce a T30 zone in Wetzikon			x	x

Tab. 4.1.3A: Interventions for the challenge mobility

Interv. ID	Problem	Approach (for every new center)	Conflicting Challenges	Intervention (Kempten)	SPUR	PLUS	IBI	IVT
Infrastructure								
Existing Environment								
3.1.1	Existing bike infrastructure is geared towards car traffic	Existing bike infrastructure is geared towards car traffic	Densification	Change the layout on the axis leading up to the Ochsenkreisel to a multipurpose strip			x	x
3.1.2				Make turn Bahnhofstrasse/ Stationsstrasse slower for car traffic to protect bicycles			x	x
3.1.3	High vehicle speeds create separation between the neighborhoods	Reduce speed	Traffic	Introduce a T30 zone in Wetzikon			x	x
Mobility								
PT								
4.1.1	Busses have a low punctuality because they get stuck in traffic during peak hours	Prioritise public transport in queues	Densification	Implement bus stops instead of bus bays				x
4.1.2	Not all future centers are connected to the train stations	Ensure bus connections between train stations and centers	Densification	Extend Line 856 to connect through Kempten Station to the Ochsenkreisel				x
4.1.3		Ensure bus connections between train stations and centers		Create a local ring line				x
Individual Mobility								
4.3.1	High traffic volumes separate social spaces and hinder people in making them their own	Reduce the amount of vehicles inside Wetzikon	Densification	Implement traffic signals at entry point to gate vehicle flows				x

Interventions

Tab. 4.1.4A: Interventions for the challenge building emission

Interv. ID	Problem	Approach (for every new center)	Conflicting Challenges	Intervention (Kempten)	SPUR	PLUS	IBI	IVT
Infrastructure								
New Construction								
3.2.1	Replacement buildings are resource intensive	First prioritise fill-in and extension over tear down, then prioritise replacing buildings at the end of their life cycle	Densification	see general approach	x		x	
3.2.2		Only build flat footprints that do not increase surface use per person		see general approach	x		x	
3.2.3	Badly isolated buildings lead to avoidable GHG	First prioritise renewing isolation, then prioritise replacing buildings with a bad isolation	Densification	see general approach	x		x	
3.2.4	Non-renewable energy sources for heat generation lead to avoidable GHG	Realisation and connection of households to the Wetzikon heating network		see general approach	x		x	

Tab. 4.1.5A: Interventions for the challenge greenspace

Interv. ID	Problem	Approach (for every new center)	Conflicting Challenges	Intervention (Kempten)	SPUR	PLUS	IBI	IVT
Nature								
Biodiversity								
2.1.1	Threat of losing current green network	Protect and connect existing Fjord structure	Densification, Traffic	Ensure future existence of corridor from Pfadacher to Leisihalden by ensuring green corridor over Spitalstrassacker			x	
NCP								
2.2.4				Open southern embankment of Chämterbach with stairs // benches // chairs				x
2.2.5	Natural areas are not accessible by foot	Provide access to natural areas where reasonable	Green Spaces (Nature Protection)	Create a continuous path south of Chämterbach	x			
2.2.6				Create public park NW of Ochsenkreisel and below the school	x		x	
2.2.7	Settlement structure blocks access to natural areas	Facilitate access to natural areas in built environment	Densification	Align buildings perpendicular to Kämpfnerbach - Baumgartenstrasse N - Tösstalstrasse N				x

Interventions

Tab. 4.1.6A: Interventions for the challenge eviction

Interv. ID	Problem	Approach (for every new center)	Conflicting Challenges	Intervention (Kempton)	SPUR	PLUS	IBI	IVT
Settlement Structure								
<i>Social Justice</i>								
1.3.1	Risk of rent increase due to replacement buildings	Prioritise status quo	Densification, Building emissions	see general approach	x		x	
1.3.2		Demand quota for affordable housing in new residential buildings		see general approach	x			

Tab. 4.1.7A: Interventions for the challenge accessibility

Interv. ID	Problem	Approach (for every new center)	Conflicting Challenges	Intervention (Kempton)	SPUR	PLUS	IBI	IVT
Settlement structure								
<i>Public Spaces</i>								
1.2.3	Public spaces are divided by roads	Create public space that spans across separating elements	Traffic	Two communicating public hotspots on both sides of the road, attractive for entire Kempton	x		x	x
Nature								
<i>NCP</i>								
2.2.7	Settlement structure blocks access to natural areas	Facilitate access to natural areas in built environment	Densification	Align buildings perpendicular to Kämtnerbach - Baumgartenstrasse N - Tösstalstrasse N		x		
Infrastructure								
<i>Existing Environment</i>								
3.1.3	High vehicle speeds create separation between the neighborhoods	Reduce speed	Traffic	Introduce a T30 zone in Wetzikon			x	x
Mobility								
<i>Active Modes</i>								
4.2.1	Walking is not embedded as an everyday MOT	Guarantee a dense walking network	Densification	Ensure short connections through indicated paths in direction of the center in all new neighborhood developments	x			x
4.2.2	Biking is not embedded as an everyday MOT	Connect the centres with bike paths	Densification	Upgrade the corridor along Kreuzackerstrasse			x	x

Perimeter Gating

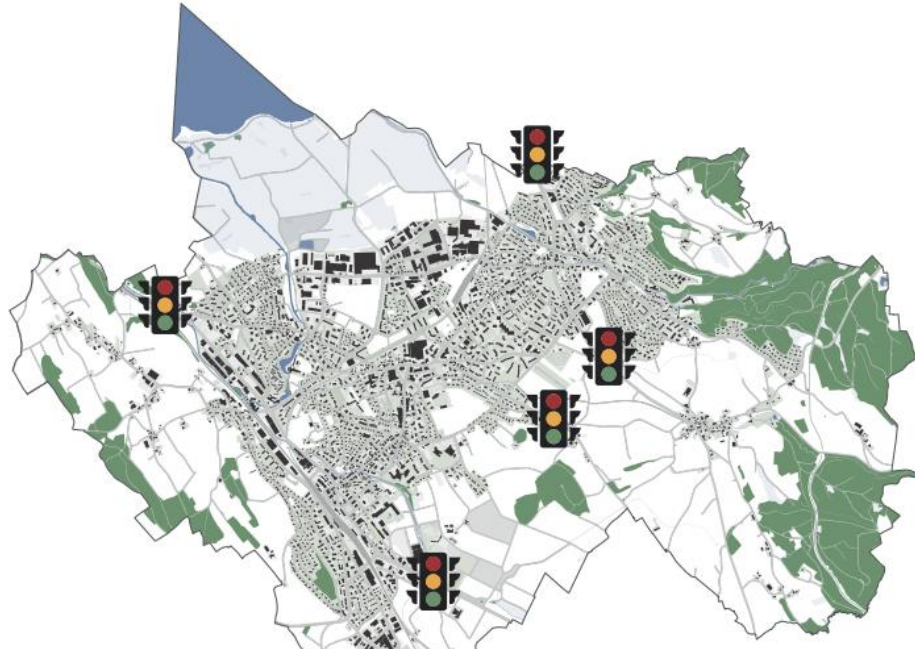


Fig. 4.3.1A: Illustration of the proposed perimeter gating

Priorisation of Challenges



Accessibility



Mobility



Social Space

Intervention ID

1.2.3, 4.3.1

Stakeholder

- Cantonal Civil Engineering Department (CED) - Construction
- Municipal CED - Construction
- Cantonal CED - Maintenance

Legal Base

Based on Art. 3 Para. 2 SVG, the municipality can introduce traffic regulation orders, subject to appeal to a cantonal authority. Based on the letter of intent between the canton and the municipality, Wetzikon can introduce the traffic lights as long as they pay for it.

Adjustment Proposal

- Traffic lights at entry points on Pfäffikerstrasse, Hinwilerstrasse, Bachtelstrasse, Rapperswilerstrasse, and Usterstrasse control vehicle inflow into the city limits of Wetzikon dynamically. This intervention regulates the inflow and reduces fluctuations in demand.
- During peak hours, the traffic lights ensure smooth movement of cyclists, pedestrians, and public transport, while minimizing discomfort due to car traffic. During periods of low demand, the traffic lights are deactivated.

Speed Reduction



Fig. 4.3.2A: Illustration of the proposed tempo 30 zone

Priorisation of Challenges



Mobility



Social Space

Intervention ID

1.2.3, , 3.1.2, 3.1.3

Stakeholder

- Cantonal CED, Municipal CED
- Government Council Ct. ZH
- Population
- VZO - Tactical Planning

Legal Base

SVG Art. 3 para. 4 allows the canton and the municipality to protect the inhabitants from noise and air pollution and to better control the flow of traffic. SSV Art. 108 para. 2 lit. b further supports the reduction of speed for the protection of weaker road users, in this case pedestrians.

Adjustment Proposal

Clear entry points indicate speed limit changes to drivers. Vertical elements highlight these changes. To increase awareness of other road users, street space is opened up in combination with the intervention 4.3.3 multi-purpose strip. Road markings are introduced at entry points and throughout the city to reinforce the speed limit.

Multi-Purpose Strip

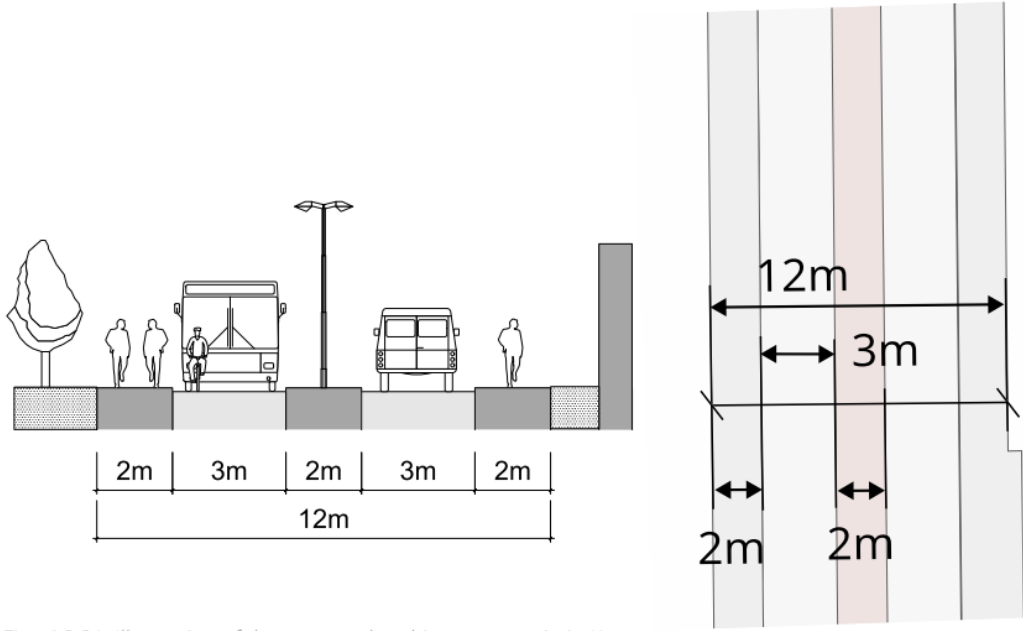


Fig. 4.3.3A: Illustration of the proposed multi-purpose strip in Kempten

Prioritisation of Challenges



Accessibility



Mobility



Social Space

Intervention ID

1.2.3, 4.1.1

Stakeholder

- Cantonal CED
- Municipal CED
- Population
- Government Council Ct. ZH

Legal Base

StrG §53 para. 1 // Letter of intent:

If Wetzikon requests it, the canton may transfer the construction of roads to the municipality. The letter of intent states that Wetzikon can change their roads if they pay for it.

Adjustment Proposal

- The street layout is redesigned on the cantonal roads leading up to Ochsenkreisel. The total length of the roads to be changed is 1'635 metre. The bike lanes are removed in favour of a multi-purpose strip in the middle of the road surface.
- Bicycles drive on the road in mixed traffic. Due to the narrow lanes, they can not be overtaken.
- Bus bays are changed for bus stops on the road. This allows the bus to keep its position in the queue. At the same time, pedestrians have a wider area in the middle to cross along their lines of desire.

Redesign Turn Bahnhofs- / Stationsstrasse



Fig. 4.3.4A: Illustration of the redesign at the turn at Bahnhofstrasse / Stationsstrasse

Priorisation of Challenges



Mobility

Intervention ID

4.1.1

Stakeholder

- Communal CED

Planning Base

- Safety Aspect of Daily Cycling Network

Adjustment Proposal

- *The bicycle junction is placed at the right side of the entrance to Stationsstrasse. Due to the configuration, turning vehicles can no longer turn at the same speed and are forced to slow down. The junction is built similarly to the inner circle of a roundabout. It is designed to redirect cars but still leave enough margin for tighter turning radii of longer vehicles like buses or lorries.*

Extension Line 856

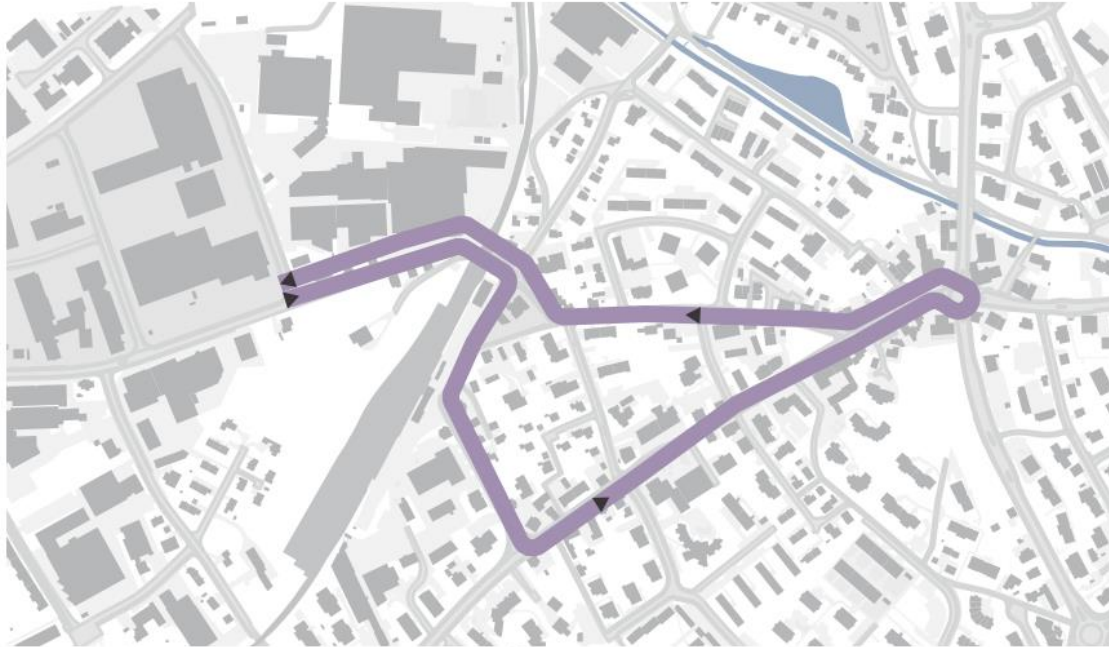


Fig. 4.3.5A: Illustration of the proposed extension of line 856

Priorisation of Challenges



Accessibility



Mobility

Intervention ID

4.1.1, 4.1.2

Stakeholder

- VZO

Planning Base

Achieving an increase in active modes and public transport ridership.

Adjustment Proposal

- To connect the future centres of Kempten, Robenhausen, and Unterwetzikon to the trainstations Kempten and Wetzikon and to each other, line 856 is extended via Kempten Station to Ochsen. The headway is reduced from 30 minutes to 7.5 minutes on weekdays. On Saturdays the headway is 10 minutes, on Sundays 15 minutes.
- To ensure connections and wait for transferring passengers, buses wait for 2 minutes at Kempten Station. To be able to handle disturbances along the route, the turnaround time at Wetzikon Station is 6 minutes. The cycle time is 30 minutes. With this configuration 4 vehicles are required.
- An estimation for the increase in ridership due to increased services and longer travel times by car due to the speed reduction is listed in appendix A8.

Extension Line 855

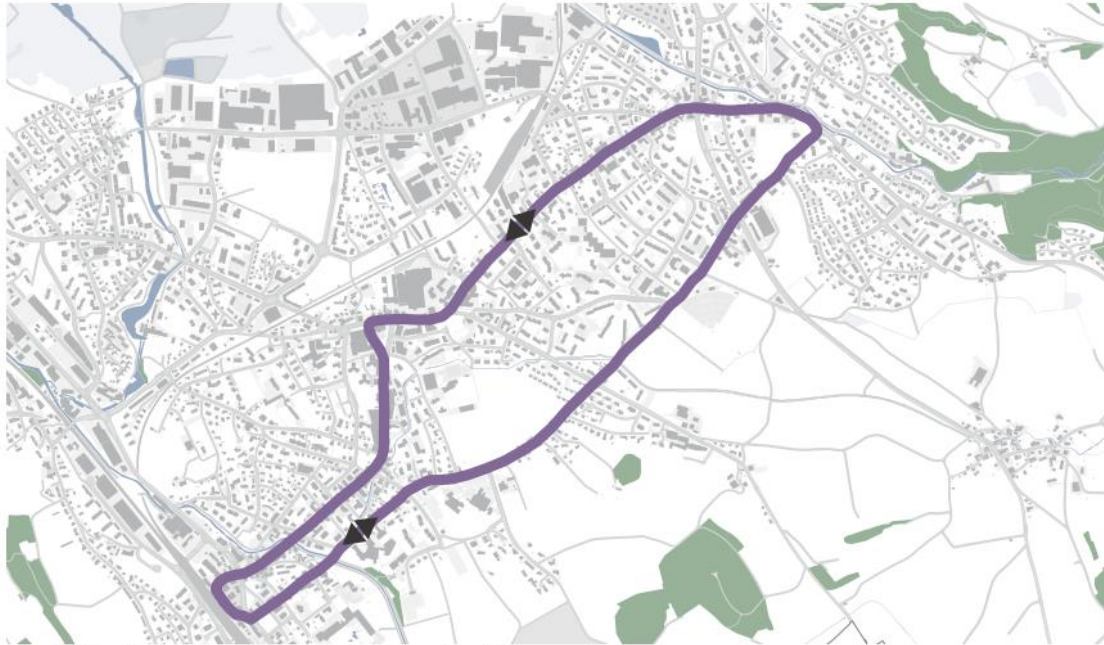


Fig. 4.3.6A: Illustration of the proposed ring line 855

Priorisation of Challenges



Mobility

Intervention ID

4.1.1, 4.1.3

Stakeholder

- VZO

Planning Base

Achieving an increase in active modes and public transport ridership.

Adjustment Proposal

- To offer a fast and attractive between the future centres of Kempten, Ober- and Unterwetzikon, a new ring line is implemented. The headway is 7.5 minutes on weekdays, 10 minutes on Saturdays and 15 minutes on Sundays. At Wetzikon Station, only connections to Hinwil are considered. This is due to the increase of services to Zurich and the high frequency of buses. To ensure a constant headway between services, buses wait at Wetzikon Station for 5.5 minutes. The total cycle time is 45 minutes, requiring 6 vehicles in total. A proposed timetable is listed in appendix A8.

Parking

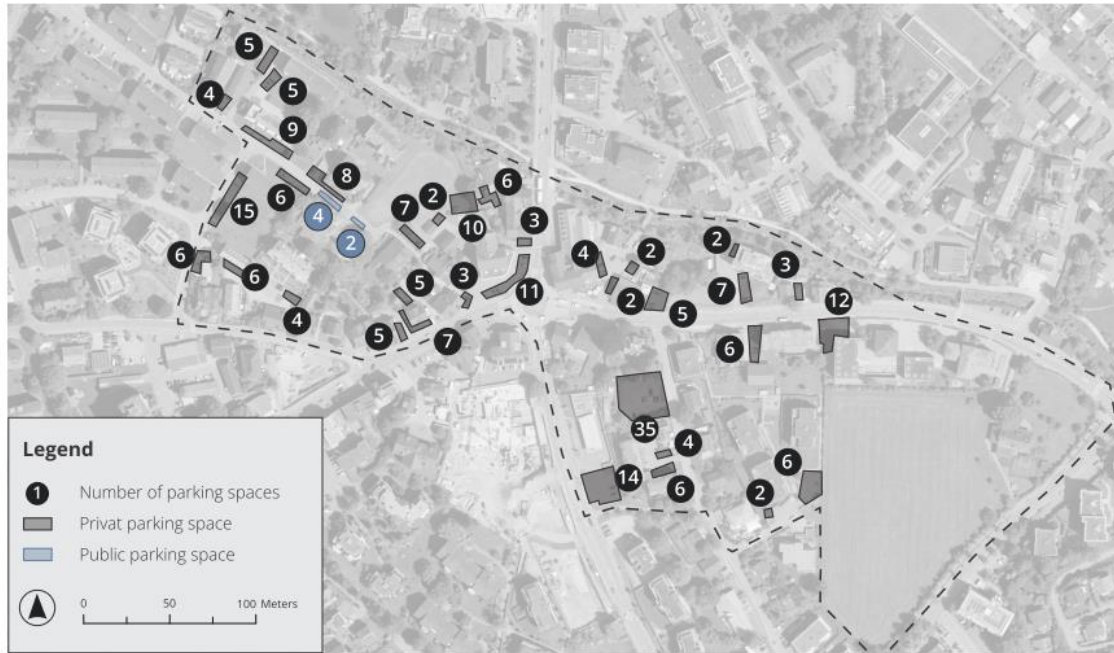


Fig. 4.3.7A: Current number of surface car parking spaces in the Kempten perimeter

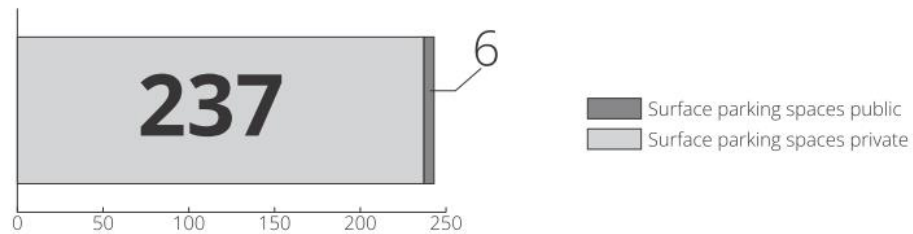


Fig. 4.3.7B: Sum of current number of surface car parking spaces in the Kempten perimeter

Spatial Planning Instrument

- Parking regulations: Reduce the number of parking spaces per m², increase the number of bicycle parking spaces
- Financial incentives for employees, employer can finance the PT pass Expansion of the pedestrian and cycling infrastructure. In addition to employees, employers also benefit in the form of lower demand for parking spaces and the associated cost savings
- Financial incentives for mobility concept: Strengthening in well-connected locations

Adjustment Proposal

Adjustment of the parking regulations Wetzikon with the threshold values shown in the following table 4.3.7A:

Tab. 4.3.7A : Number of parking spaces with the proposed parking regulations compared with the current limits

	Current Parking Regulation		Future Parking Regulation (Zurich City)	
Living	80m ²		120m ²	
Customers	80m ²		100m ²	
Current Population				
Min (55%) / (45%)	210	18	126	14
Max (80%) / (60%)	306	24	184	19
Future Population				
Min (55%) / (45%)	591	25	355	20
Max (80%) / (60%)	860	33	516	27

Green Space

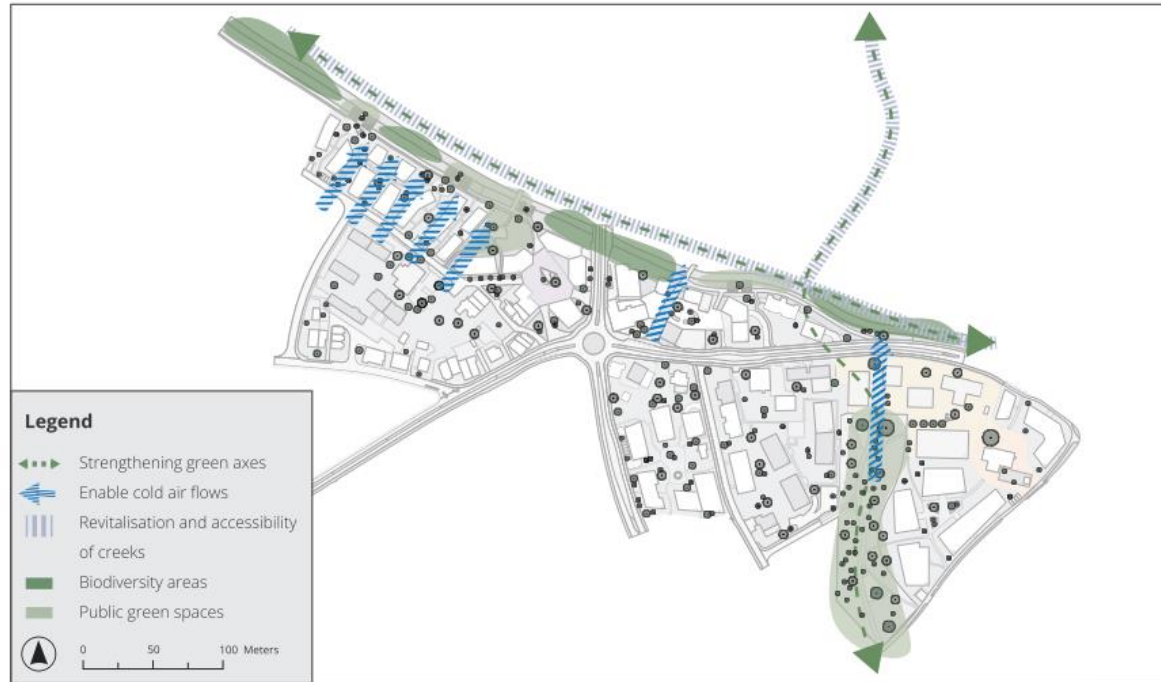


Fig. 4.3.8C: Current number of surface car parking spaces in the Kempten perimeter (ghiggi paesaggi 2010; Stadt Zürich 2023; Daniel Kurz 2021)

Spatial Planning Instrument

- Spatial development concept for a spatially specific strategy for green spaces across the whole municipality area
- Special Land Use Plan to demand biodiversity qualities or green spaces
- Promoting the sponge city concept: Using the wastewater management fee to create financial incentives to channel more rainwater from roofs into the ground instead of into the sewer system

Adjustment Proposal

Adjustments of zoning plan and building and zoning ordinance (BZO): Für das Gebiet Römerfeld ist ein Gestaltungsplan aufzustellen, welcher die Erstellung eines Quartierparks mit folgenden Eigenschaften ermöglicht:

- a. eine mindest Fläche von 7 ha hat und bis mindestens 10 m Tiefe un überbaut bleibt,
- b. das die Durchgängigkeit der bestehenden Fjordstruktur stärkt und
- c. die Bepflanzung und der Unterhalt einer hohen Biodiversitätsqualität entspricht.

Kempten Zentrum



Fig. 4.3.9A: Illustration of the urban design proposal at Kempten Zentrum

Priorisation of Challenges



Social Space



Green Space



Transformation

Intervention ID

1.2.1, 1.2.2, 1.2.3, 1.2.4, 2.2.1,
2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6,
2.2.7, 3.2.2, 3.2.4

Stakeholder

- Private property owner
- Municipality

Spatial Planning Instrument

Public-private city planning contract: It guarantees the owners higher building density and planning security and assures the municipality the implementation of it's demands concerning public, commercial and green spaces.

Adjustment Proposal

City planning contract (Fig. 4.3.9B):

- to convince all parcell owners (red parcels have no financial benefit under current parcelling):
- redefine all parcels to „Zentrumszone A“ in zoning plan (7 storeys allowed)
- 9319/9284: redefine parcell border so that both receive added value
- 2914/2916: guarantee selling of their parcels to the bigger neighbour parcels including a share of 25% of the added land value capturing of the neighbouring parcels
- 9321/7109: the buildings are protected und thus they can't redevelop, but would get more customers for the restaurant and cultural centre



Fig. 4.3.9B: Assumed added value capturing and proposed parcelling

To protect additional landmark buildings:

- 2574-2577, 9290: exclusion of contract
- 9284: condition with upzoning

To guarantee centre properties:

- all parcels release 20% of their parcell towards the two defined centres for public use. The centres are co-developed and planned by a common third party. The municipality pays the costs and the further maintenance

Chämpterbach Quartier



Fig. 4.3.10A: Illustration of the urban design proposal for the Chämpterbach Quartier

Priorisation of Challenges



Green Space



Transformation

Number of Intervention

1.1.1, 1.1.2, 2.2.3, 2.2.7, 3.2.3, 3.2.4, 4.2.1

Stakeholder

- Private property owner
- Municipality

Spatial Planning Instrument

- Upzoning to create incentives for redevelopment and generate land value capturing
- Guarantee of re-use of the land value capturing for the public area maintenance
- Compulsory supplement plan to ensure cold air streams and public space along the river that still allows the parcel owners to fully use the redevelopment potential

Adjustment Proposal

- Addition to „Verordnung zum kommunalen Mehrwertausgleichsfonds“ of the city of Wetzikon: „Die Kosten der Umgestaltung sowie die Bewirtschaftung der im Gewässerraumliegenden Flächen werden ab Einreichung der Baugesuche mit voll ausgenützter baulicher Dichte für die Parzellen 9280, 9281, 9282, 9283 gewährleistet.“
- Change parcels riverside parcels to „W Chämpterbach a“ and others to „W Chämpterbach b“ in zoning plan
- Define zones in BZO: Chämpterbach a: Baumassenziffer: keine, Gebäudehöhe max: 21 m (7 storeys), Gebäudelänge max: 40 m + Chämpterbach b: Baumassenziffer: keine, Gebäudehöhe max: 21 m (6 storeys), Gebäudelänge max: 40 m



Fig. 4.3.10B: Supplement plan with defined open spaces

Baumgarten Quartier



Fig. 4.3.11A: Illustration of the urban design proposal for the Baumgarten Quartier

Priorisation of Challenges



Building Emission



Eviction



Additional Storeys

Number of Intervention

1.1.1, 1.1.2, 1.3.1, 2.2.1, 2.2.2, 3.2.2, 3.2.3, 3.2.4, 4.2.1

Stakeholder

- Private property owner
- Municipality
- Kindergarten Baumgarten

Spatial Planning Instrument

- Active land policy
- Protection from profit restructuring
- Promoting of additional storeys (see instruments of Baumgarten West)

Adjustment Proposal

- With an active land policy send a positive signal to the property owners to increase the number of storeys
- Addition to building and zoning ordinance (BZO): «Der Schutz von bestehendem Wohnraum umfasst namentlich folgende Bereiche:
 - a. Bewilligungspflicht bei Abbruch und Ersatzneubau sowie Zweckentfremdung von Wohnraum;
 - b. Prüfungs- oder Bewilligungspflicht für sämtliche Sanierungen, Renovationen und Umbauten, die über den einfachen ordentlichen Unterhalt hinausgehen;
 - c. Mietzinskontrolle bei Abbruch und Ersatzneubau sowie Sanierung, Renovation und Umbau;»
- Limited flat floor plan or minimum number of flats for a new building or an extension

Chämptnerbach Quartier



Fig. 4.3.10A: Illustration of the urban design proposal for the Chämptnerbach Quartier

Priorisation of Challenges



Green Space



Transformation

Number of Intervention

1.1.1, 1.1.2, 2.2.3, 2.2.7, 3.2.3, 3.2.4, 4.2.1

Stakeholder

- Private property owner
- Municipality

Spatial Planning Instrument

- Upzoning to create incentives for redevelopment and generate land value capturing
- Guarantee of re-use of the land value capturing for the public area maintenance
- Compulsory supplement plan to ensure cold air streams and public space along the river that still allows the parcel owners to fully use the redevelopment potential

Adjustment Proposal

- Addition to „Verordnung zum kommunalen Mehrwertausgleichsfonds“ of the city of Wetzikon: „Die Kosten der Umgestaltung sowie die Bewirtschaftung der im Gewässerraumliegenden Flächen werden ab Einreichung der Baugesuche mit voll ausgenützter baulicher Dichte für die Parzellen 9280, 9281, 9282, 9283 gewährleistet.“
- Change parcels riverside parcels to „W Chämptnerbach a“ and others to „W Chämptnerbach b“ in zoning plan
- Define zones in BZO: Chämptnerbach a: Baumassenziffer: keine, Gebäudehöhe max: 21 m (7 storeys), Gebäudelänge max: 40 m + Chämptnerbach b: Baumassenziffer: keine, Gebäudehöhe max: 21 m (6 storeys), Gebäudelänge max: 40 m



Fig. 4.3.10B: Supplement plan with defined open spaces

Buche Quartier



Fig. 4.3.12A: Illustration of the urban design proposal at Buche Quartier

Priorisation of Challenges



Eviction



Transformation

Number of Intervention

1.1.1, 1.1.2, 1.3.2, 2.2.1, 2.2.2, 3.2.2, 3.2.3, 3.2.4, 4.2.1

Stakeholder

- Private property owner
- Municipality

Spatial Planning Instrument

- Special land use plan to regulate experimental planning
- Affordable housing zone

Adjustment Proposal

Implementation of experimental planning:

- Preparation and sensibilisation: Defining public interest and need for the development, contact with the land owner, awareness raising for experimental planning, defining the concept
- Partial revision of the communal land use plan to introduce a special land use plan containing:
 - a. Number and size of the apartments
 - b. Densities
- Open competition for the implementation of the experimental planning and placing of the contract.
- Development of the area

Implementation of affordable housing zone

- Defining public interest and need for the development, contact with the land owner
- Partial revision of the communal land use plan to introduce an affordable housing zone where private landowners are obligated to:
 - a. Number and size of apartments
 - b. Densities
 - c. Definition of a minimum share of affordable housing (e.g. 80%)
- Development of the area

Important: Replacement offers should be provided or the opportunity to come back after realisation of the building project to prevent eviction. This could be done in coordination with the development of other neighbourhoods (especially Römerfeld Ost)

Römerfeld West



Fig. 4.3.13A: Illustration of the urban design proposal at Römerfeld West

Priorisation of Challenges



Building Emission Additional Storeys Addition

Number of Intervention

1.1.1, 1.1.2, 1.3.1, 2.2.1, 2.2.2, 2.2.3, 3.2.2, 3.2.3, 3.2.4

Stakeholder

- Private property owner
- Municipality

Spatial Planning Instrument

- Redensification zone
- Incentive for storey extensions
- Feasibility study of added storeys potential for the whole municipality area

Adjustment Proposal

- Create incentives for adding storeys through information events to clarify costs and potential or a feasibility study for adding storeys paid for by the municipality

- Adjustments of zoning plan and building and zoning ordinance (BZO): "Die im Bauzonenplan speziell bezeichneten Gebiete bezwecken eine Nachverdichtung.

Der Stadtrat kann in diesen Gebieten maximal fünf Vollgeschosse bewilligen. Voraussetzungen dafür sind, dass

- angemessen mehr Wohneinheiten im Vergleich zur bestehenden Bebauung entstehen und
- ein unabhängiges Gutachten: 1) eine gute Wohnqualität und Freiraumqualität, 2) eine gute architektonische Gestaltung der Bauten und Anlagen 3) sowie eine gute Einordnung in das Orts-, Quartier- und Landschaftsbild nachweist sowie
- der Anschluss an verfügbare Nahwärmeverbände geprüft wird.»

- Adjustments of zoning plan and building and zoning ordinance (BZO): "Mit dem Ziel der nachhaltigen Siedlungserneuerung können bei bestehende Bauten folgende Erleichterungen beansprucht werden:

- Zusätzliches Vollgeschoss anstelle eines Dachgeschosses oder eines Attikageschosses bei Bestandesbauten.
- Erhöhung zulässige Fassadenhöhe um max. 3 m bei Bestandesbauten.
- Erhöhung Ausnutzungsziffer um max. 20 % resp. max. bei Aufstockung von 3 auf 4 Vollgeschosse

Römerfeld Ost



Fig. 4.3.14A: Illustration of the urban design proposal at Römerfeld Ost

Priorisation of Challenges



Green Space



Transformation

Number of Intervention

1.1.1, 1.1.2, 1.3.2, 2.1.1, 2.1.2, 2.2.1, 2.2.2, 2.2.3, 3.2.3

Stakeholder

- Private property owner
- Municipality
- Zurich Highlands school of career choice and further education (BWSZO)

Spatial Planning Instrument

- Municipality buys parcel of private landowner with money from a credit. Later the municipality can clear their debts with the money from the added land value capturing. Special land use plan with a project competition

Adjustment Proposal

Adjustments of zoning plan and building and zoning ordinance (BZO):

- W2.4 to W2.8 which allows 7 storeys
- Extension of OeB for the buildings of communal interest,
- Formulation of the public special land use plan with an integrated project competition:
 - a. Number of apartments
 - b. Size of apartments, densities
 - c. Quota for affordable housing (e.g. 50%)
 - d. Connection of the green landscape in the North and South (integration of the Fjord concept) with a parc like landscape
 - e. Inclusion of landscape typical elements like single trees.