


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

SITUATION ANALYSIS

Over the last 100 years, Wetzikon has grown from six villages to one city. Wetzikon is the sixth-largest city in the canton of Zurich. As a regional and cantonal centre, the municipality plays an important overarching role in the region.

Wetzikon has experienced a population growth of 36% between 2002 and 2021 (Wohnkalkulator 2023) and the municipality is expected to grow further by 6'500 people until 2040 (Figure 1).

- Inhabitants: 26'000
- Size: 1'681 hectares
- Density: 50.2 people/ha
- Workplaces: 14'354
- Green Space per inhabitant: 5.6m²
- Mode Share:

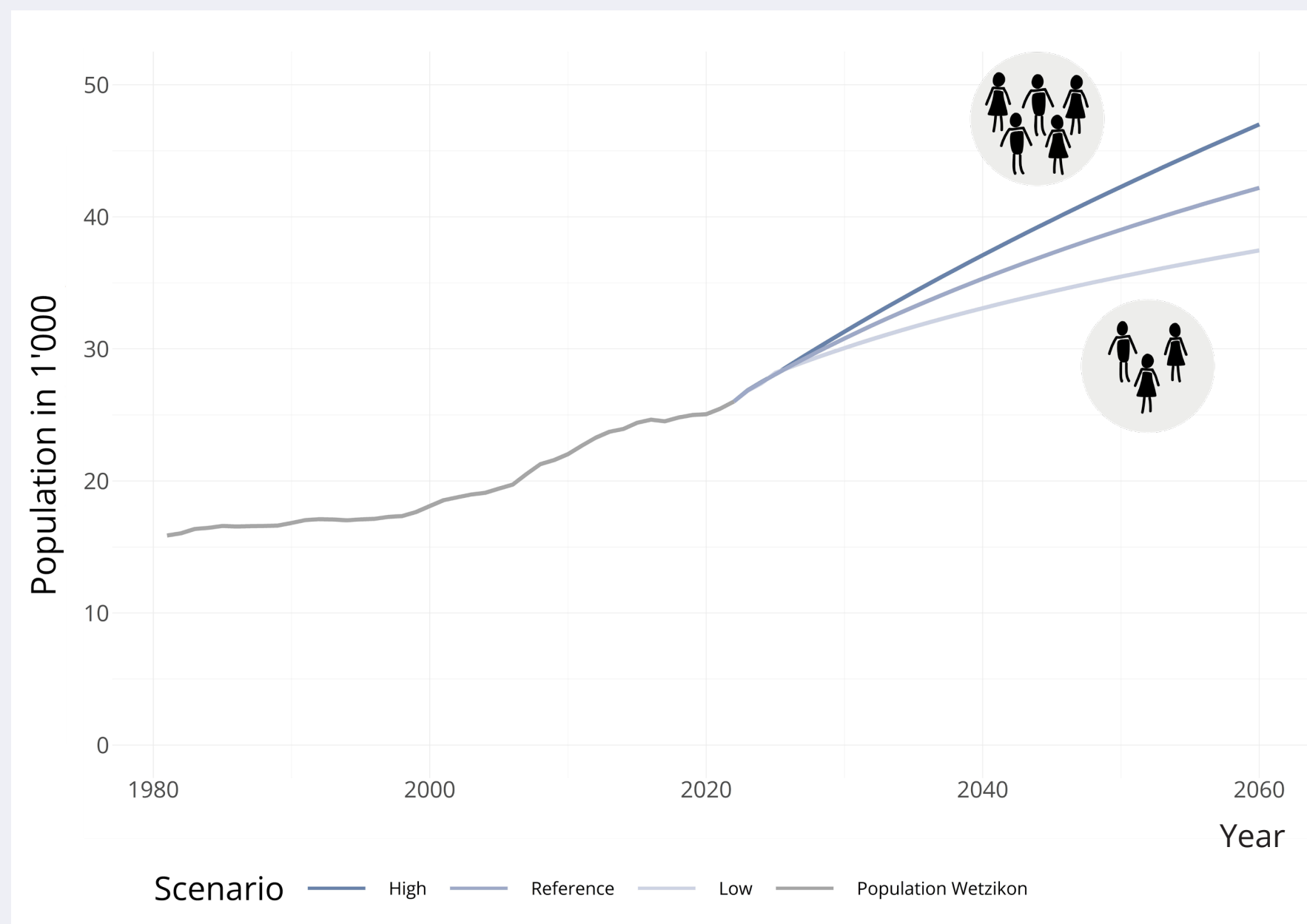
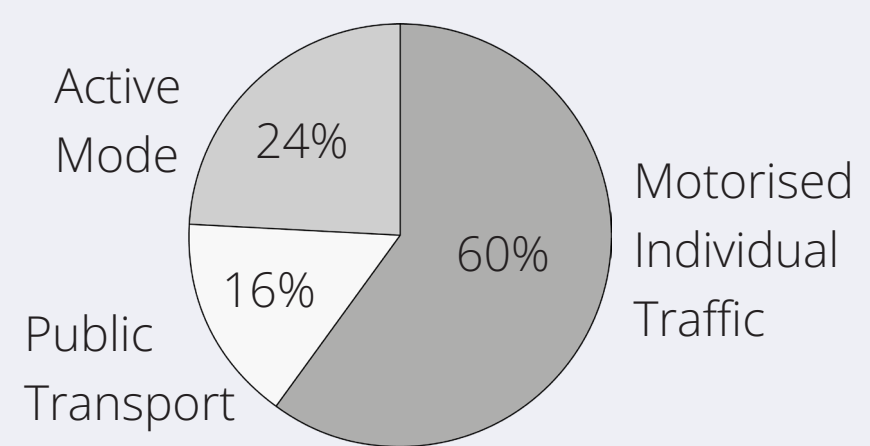


Figure 1: Population growth scenario of Wetzikon

The city is well connected by train to larger cities as Zurich, Rapperswil and Uster. Car traffic is served by the A15, H340 and H345. Today the streets are extensively used and especially during rush hours congestion may occur.

Based on the historically loose growth, Wetzikon doesn't have a coordinated urban spatial structure. This is reflected in the absence of a clear centre and parks. Wetzikon is still on the way to develop into a city and faces different future challenges.

CHALLENGES

Based on the situation analysis, following six challenges were defined:

- Mobility
- Accessibility
- Social Space
- Eviction
- Greenspace
- Building Emissions

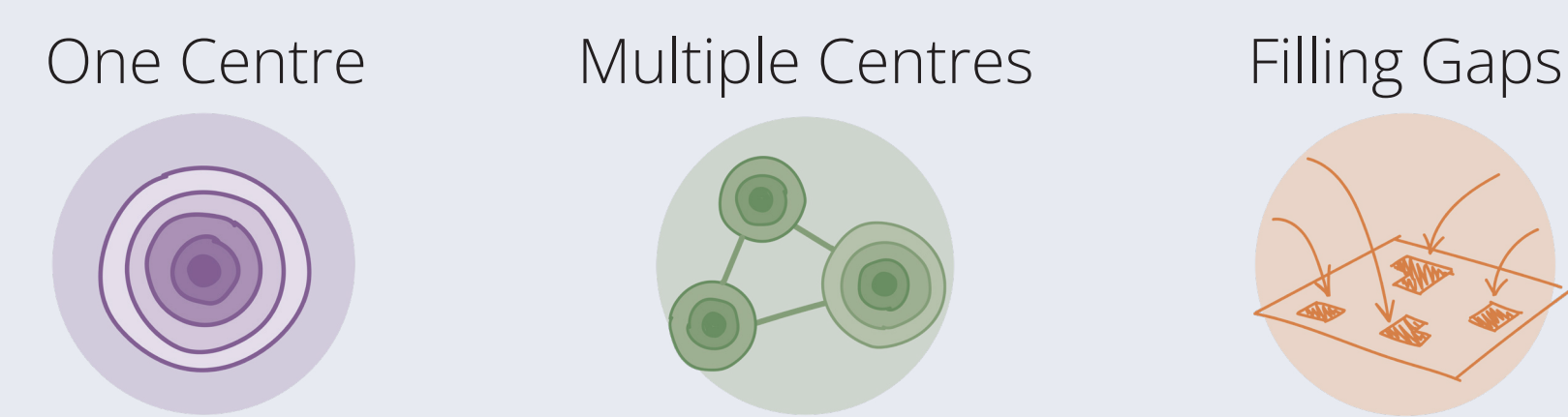
WETZIKON 2060

Goal

Different settlement strategies with different population growth scenarios are studied, to optimise the settlement growth under the defined six challenges of Wetzikon.

Strategies

Three different strategies are studied. They are either inspired by the recent, the historic or the state of art development tendencies:



Results

To determine the best suited strategy, the challenges were weighted with zero to two points per strategy. Figure 2 shows the differences between the strategies in the scoring. The multiple centre strategy manages the challenges best in the low population growth scenario and equally well as the one centre in the high scenario.

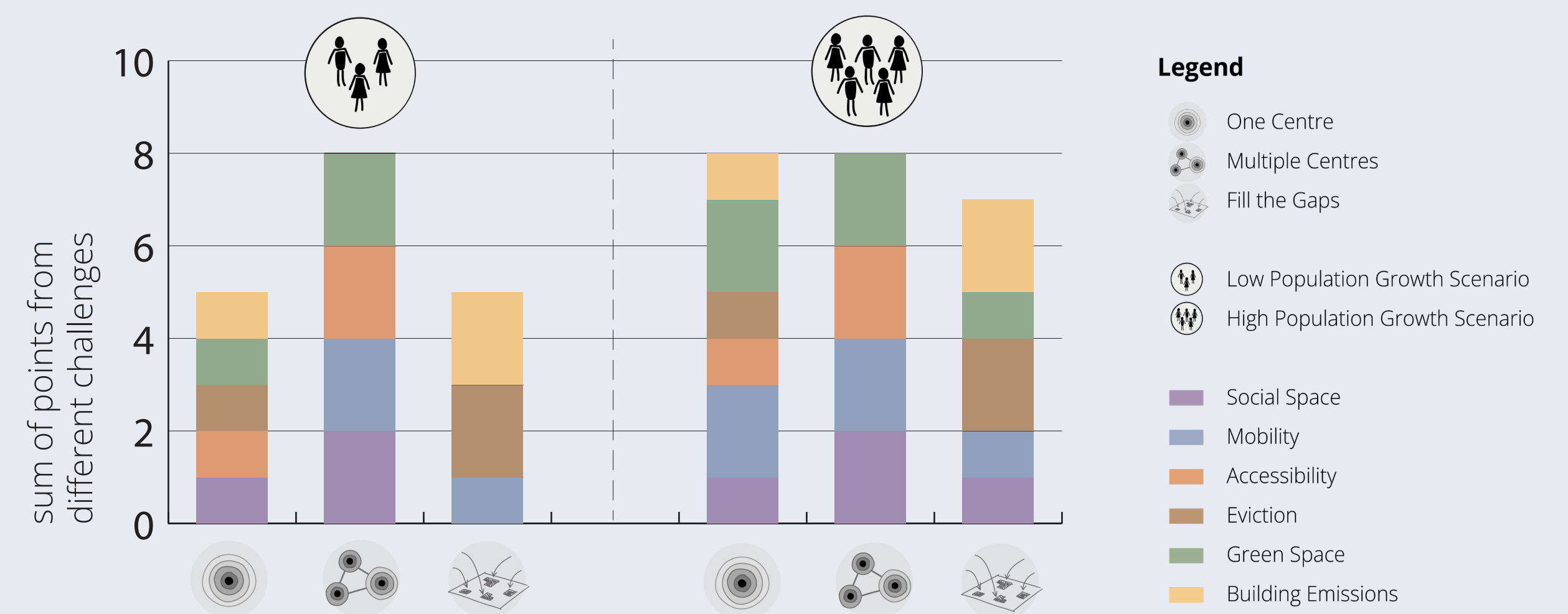


Figure 2: Total score of the strategies for low and high population growth scenario

Vision

The vision for Wetzikon 2060 is to create multiple centres to increase the quality of life for today's and future inhabitants of Wetzikon. The strategy is applied on Kempten as a new municipal centre. The other centres are Robenhausen, Unter- and Oberwetzikon.

KEMPTEN 2060

With a spatial guideline, additional living space for more than 1'400 people will be created. The urban design proposal is a combination of an adaptation of the current building stock and its transformation. The interventions for public and active transport as well as private cars should create the conditions for a change in the modal split. The green space concept assures green connections.

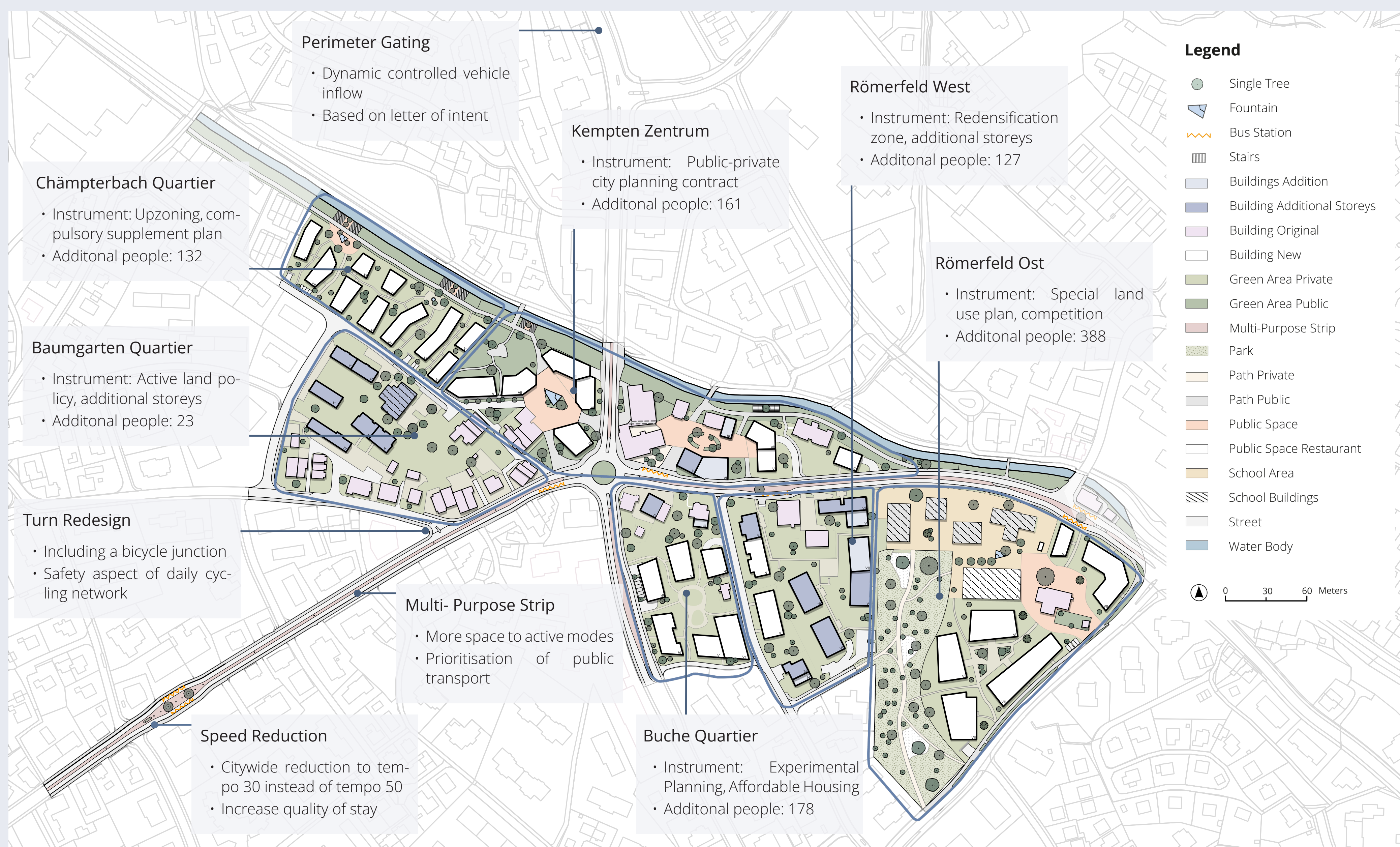


Figure 3: Design proposal for the centre of Kempten

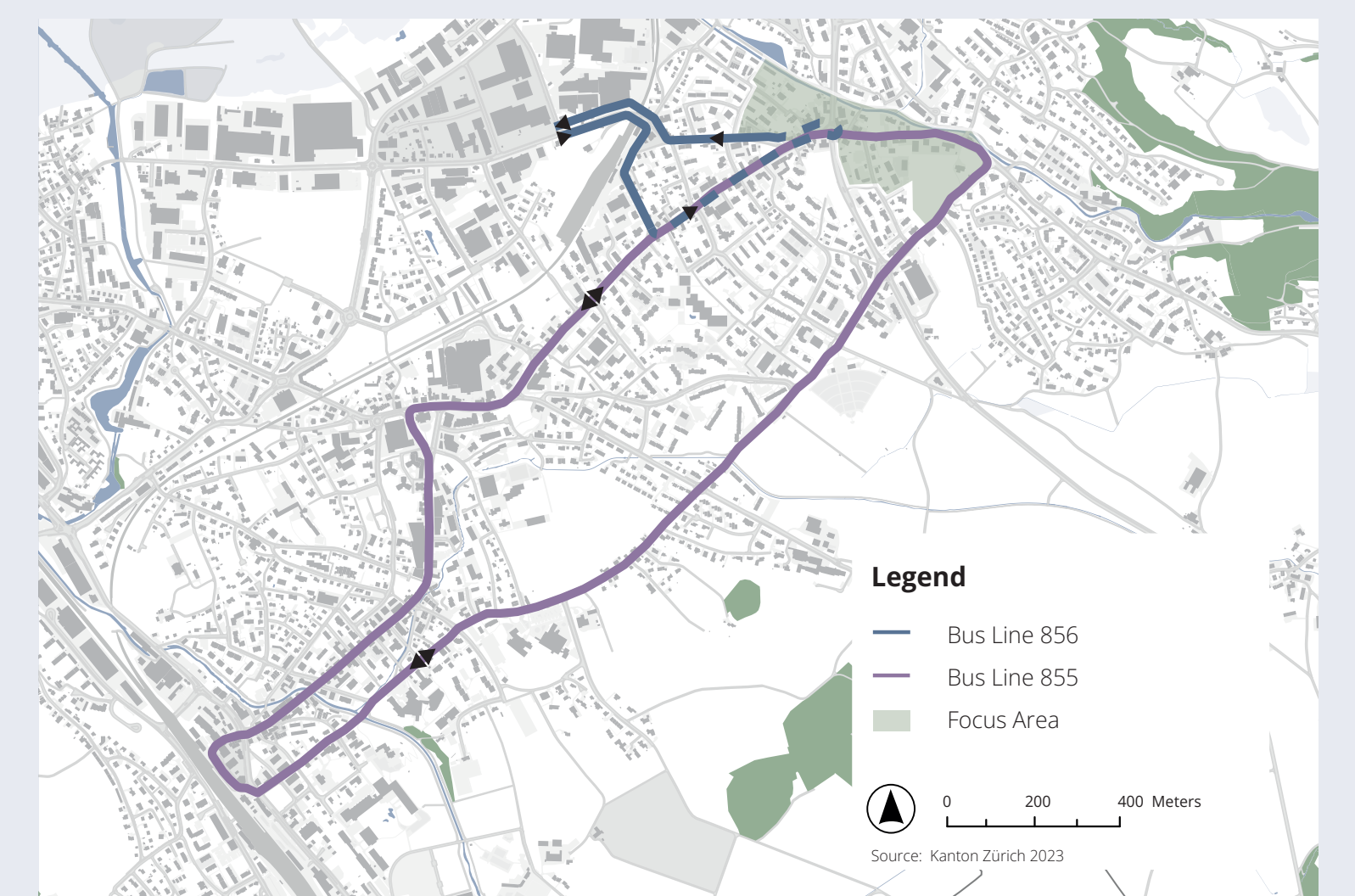


Figure 4: Illustration of the proposed extension of line 855 and 856



Figure 5: Illustration of the proposed green space measures

RECOMMENDATIONS

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