

Wetzikon 2050

Divers - Compact - Interactive

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INTRODUCTION

The city of Wetzikon is projected to experience a growth in its population of 25-40% until 2050. This prognosis can be seen in Figure 1. Growth of that magnitude carries significant opportunities for the city, but, if left undirected, can create serious issues as well. Therefore, developing an appropriate strategy for how Wetzikon can transform with its growth is necessary.

GROWTH: PROBLEMS & POTENTIALS

The influx of new residents threatens to exacerbate existing problems like the car-dependent transportation, high level of traffic on the interior streets of the city, the loss of available housing stock, and Wetzikon's continued transformation into a commuter town. At the same time, the growth offers potentials for economic development through agglomeration processes and a chance to consolidate the city's position as a regional centre for education and the health sector.



Figure 1: Population Prognosis Wetzikon 2050 (Kanton Zürich (2023); Weingartner (2022))

DEVELOPMENT STRATEGY

The blue symbols in Figure 2 denote the existing situation in Wetzikon. Through the development strategy *Wetzikon 2050: Diverse – Compact – Interactive* (shown in pink in Figure 2), a positive transformation is to be facilitated. Interventions aim to improve the Urban Qualities in Wetzikon with the goal of establishing the city as an attractive urban centre for the Zurich Highlands.

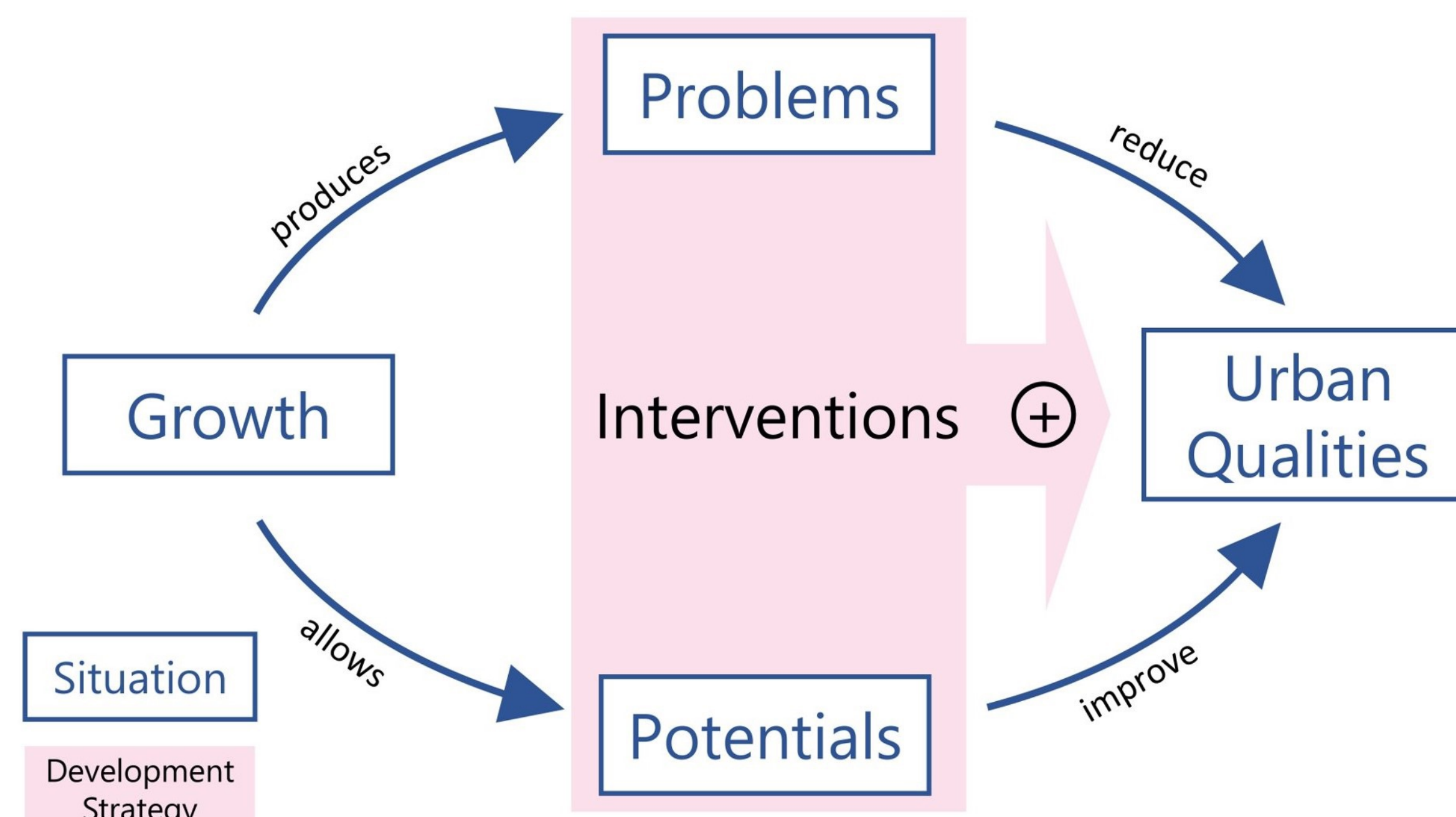


Figure 2: Schematic Representation of the Interplay Between Growth and Urban Qualities

URBAN QUALITIES

Using the work of Jane Jacobs (1961) and the ETH institute NSL (Angélli et al. (2016)), the situation analysis, and situated field work, eight Urban Qualities were identified for the city of Wetzikon. To ensure Wetzikon's positive future development, these qualities need to be realized, fostered, and enhanced through strategic interventions. The eight qualities are:

- Mixed Use
- Opportunities
- Settlement Structure
- Density
- Centrality
- Sustainability Mobility
- Public Space
- Porosity

FOCUS AREA: GULDISLOO

Based on the high prevalent potential for improving Urban Qualities, the Guldisloo residential neighbourhood and its adjacent stretch of the Bahnhofstrasse are selected as a focus area. For this area, a set of interventions are developed to realize the existing potential.



Figure 3: Proposed Interventions for Focus Area Guldisloo

INTERVENTIONS

Figure 3 shows the spatial distribution of the proposed interventions in the focus area. As can be seen in Table 1, a diverse mix of interventions are chosen to facilitate improvement in all the existing Urban Qualities. Therefore, it includes interventions of varying costs and scales to be implemented until 2050.

Interventions	Diverse		Compact			Interactive	
	Mixed Use	Opportunities	Density	Centrality	Sustainable Mobility	Public Space	Porosity
1-2 «Begegnungszone»				x	x	x	x
3 «Tempo 30»					x	x	x
4-7 Connective Elements					x	x	x
8-10 Improving Public Space		x		x		x	
12 Redesign the Reformierte Kirche				x	x	x	x
13 Revitalising the Schlossbach	x					x	x
14 Redesign Bahnhofstrasse	x	x	x	x	x	x	x
18-19 Replacement Buildings	x		x				
20-28 Developing Empty Lots			x				
Soft Densification			x				

Table 1: Proposed Interventions and their resulting improvement of Urban Qualities

INTERVENTIONS: UPZONING

To create housing opportunities for the expected increase in population, a revision of the zoning plan is developed. The upzoning of selected parcels is supposed to facilitate soft densification over the next several decades. An overview of the upzoning can be seen in Figure 4.

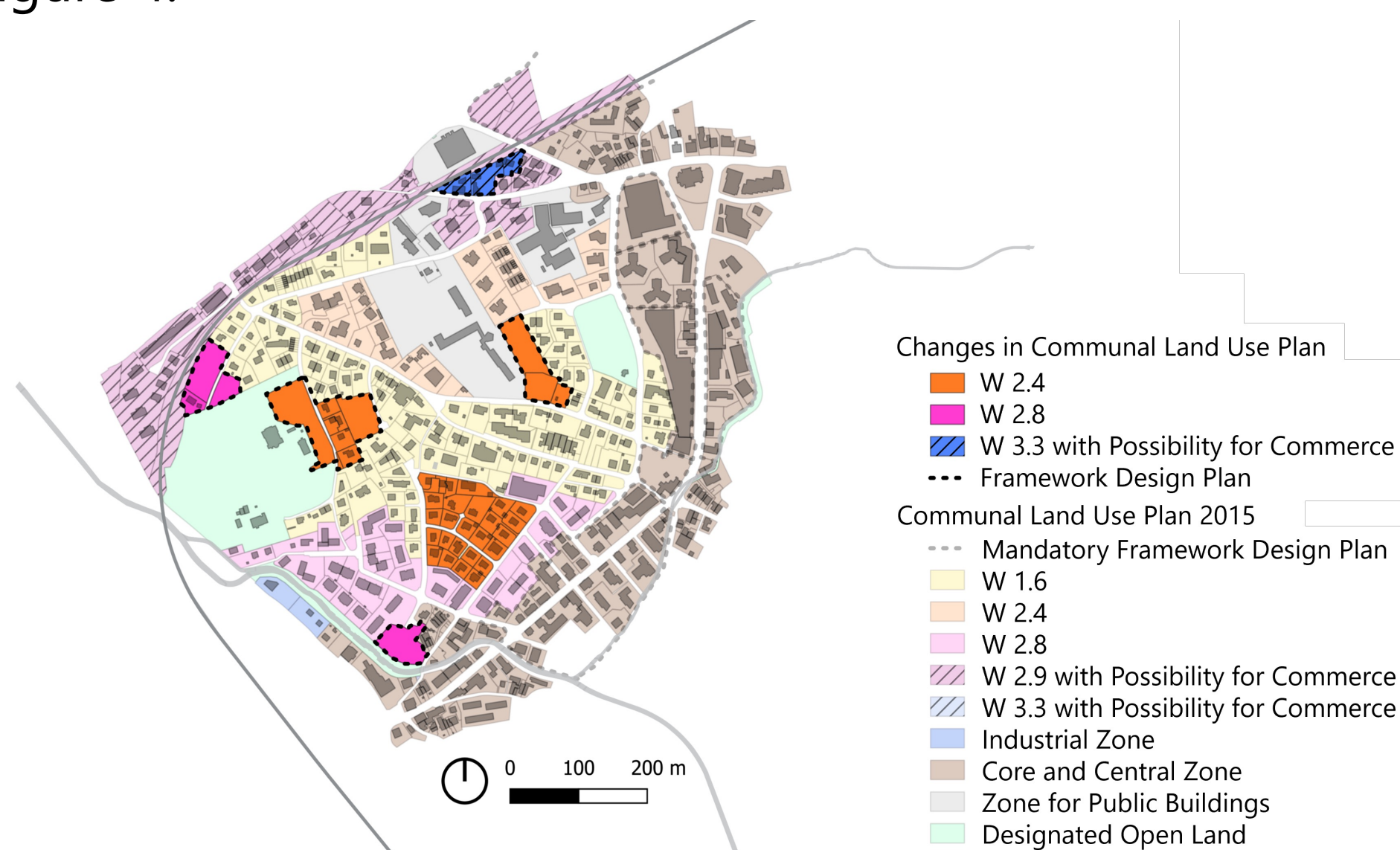


Figure 4: Proposed Upzoning in Guldisloo

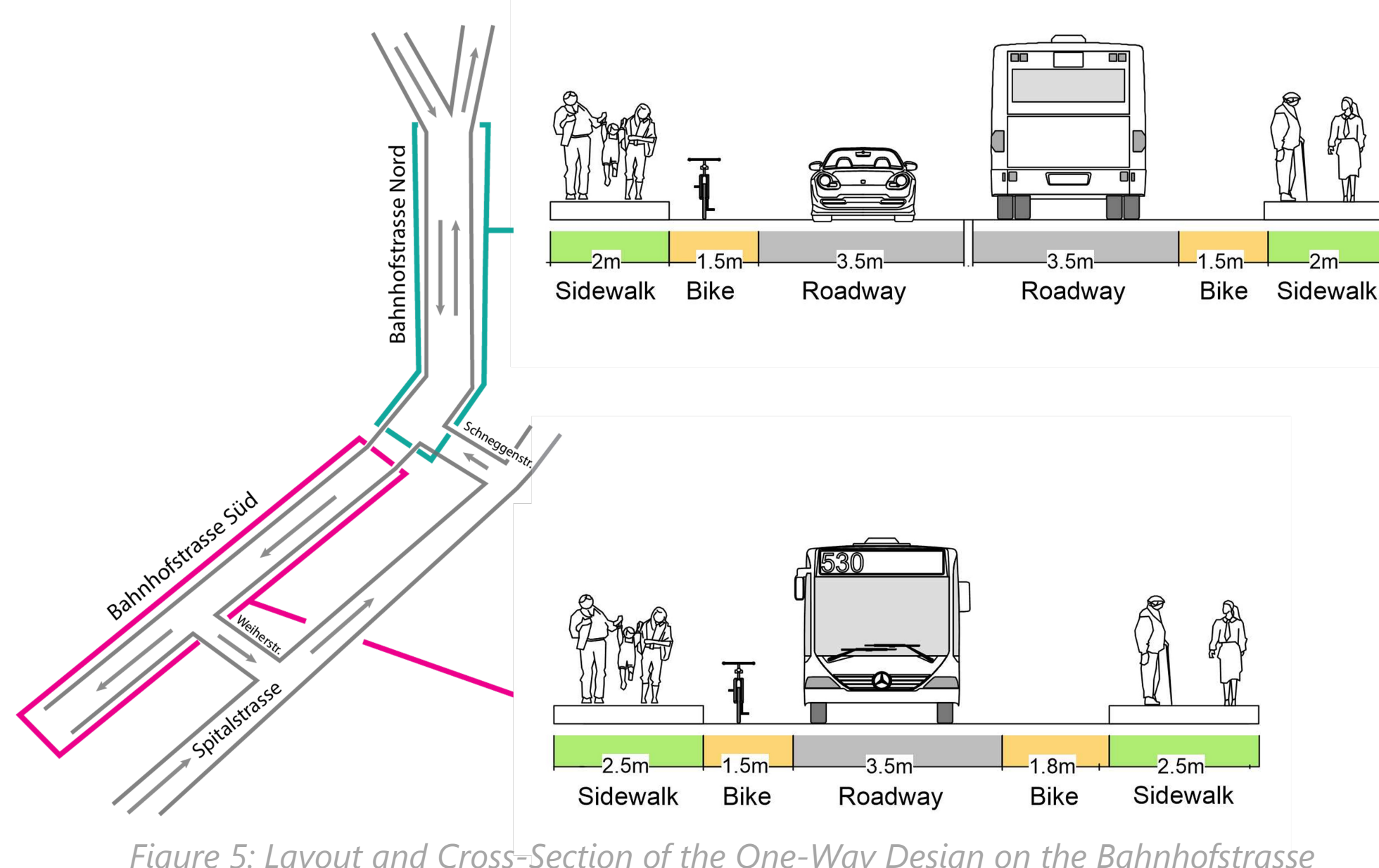


Figure 5: Layout and Cross-Section of the One-Way Design on the Bahnhofstrasse

INTERVENTIONS: ONE-WAY BAHNHOFSTRASSE

A new design for the high-traffic Bahnhofstrasse is created. This design appropriates more road space for active mobility. The southern part of the street is converted to a one-way southbound street, with the northbound traffic being routed over the Spitalstrasse. A section of the redesigned street layout can be seen in Figure 5.

CONCLUSION

Wetzikon exists in an important period of fundamental change. The strategy *Wetzikon 2050: Diverse – Compact – Interactive* presents a framework to anticipate this change and ensure that it transforms Wetzikon in a positive direction. Using the Guldisloo neighbourhood as a case study, a set of site-specific interventions are developed that serve as an implementation of the strategy in the area. However, the framework is not limited to Guldisloo and should – or rather needs to – be applied for the entirety of Wetzikon to ensure the city's positive transformation in this period of change.

SOURCES
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