

# Wetzikon 2050: A city for young and old

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# WETZIKON 2050: A City for Young and Old

**IPA Group B**

Simon Buring, Iva Caluori, Tobias Rieder, Yannick Schwizer, Alina Suter  
20.12.2023, Wetzikon





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SITUATION ANALYSIS

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graph TD; A[SITUATION ANALYSIS] --> B[VISION]; B --> C[MASTERPLAN]; C --> D[CONCLUSION];
```

VISION

MASTERPLAN

CONCLUSION

The background of the slide is a grayscale aerial photograph of a city street grid. A solid green rectangular box is positioned horizontally across the middle of the image, serving as a background for the title text.

# SITUATION ANALYSIS

# Challenges

Financial situation of residents

Little affordable housing

Poor PT connections

Weak points for active modes

High traffic load

Low quality of stay

# Potentials

Large building land reserves

Existing infrastructure

Proximity to Zurich

Center function for Zurich  
Highlands

Many young people and families

Variety of local recreation areas



The image features a light gray background with a faint, high-angle aerial photograph of a city street grid. A solid green rectangular box is positioned horizontally across the middle of the image. The word "VISION" is written in white, bold, uppercase letters within this green box.

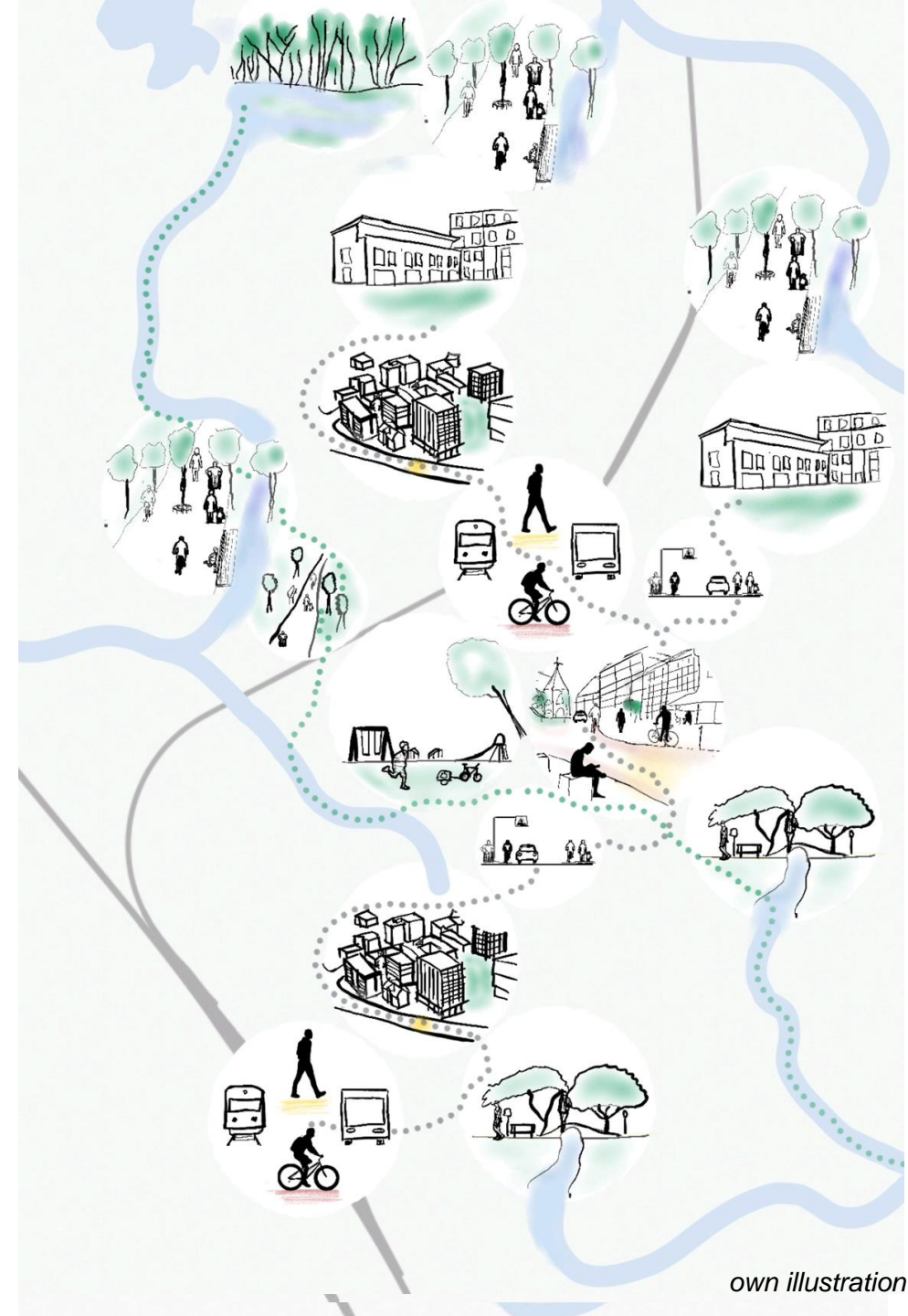
**VISION**

# Wetzikon 2050 – A City for Young and Old

**I find affordable housing near the center - in every life situation**

**A five-minute stroll - and I'm in a green space**

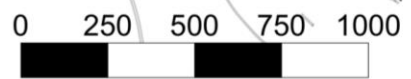
**I can get around quickly and safely by public transport, bicycle or on foot**



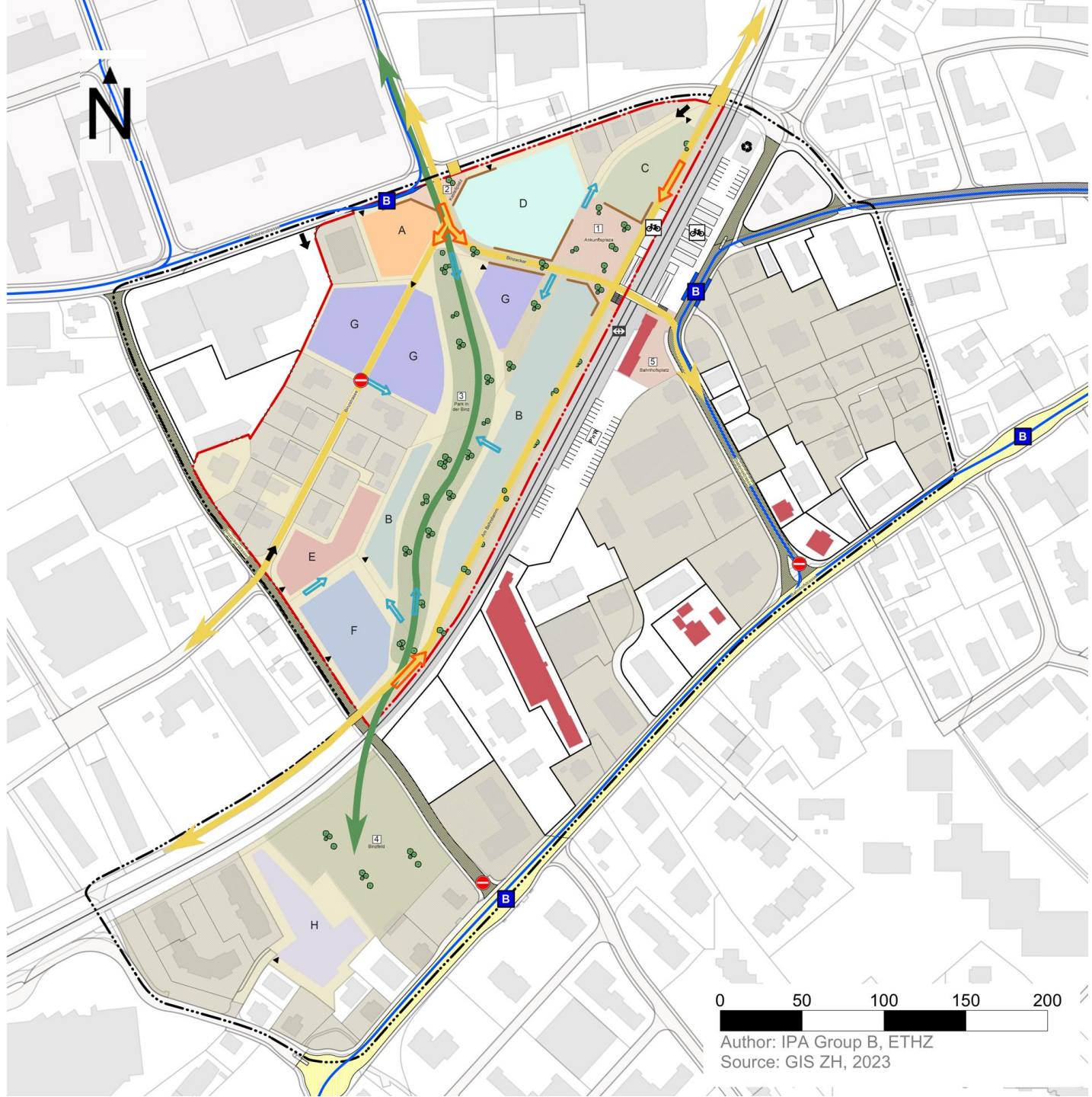
The background of the slide is a light gray aerial map of an urban area, showing a dense grid of streets and building footprints. A solid green rectangular box is overlaid on the left and center of the map, containing the title text.

# **MASTERPLAN**

## **Kempten Station**



Author: IPA Group B, ETHZ  
Source: GIS ZH, 2023






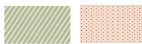



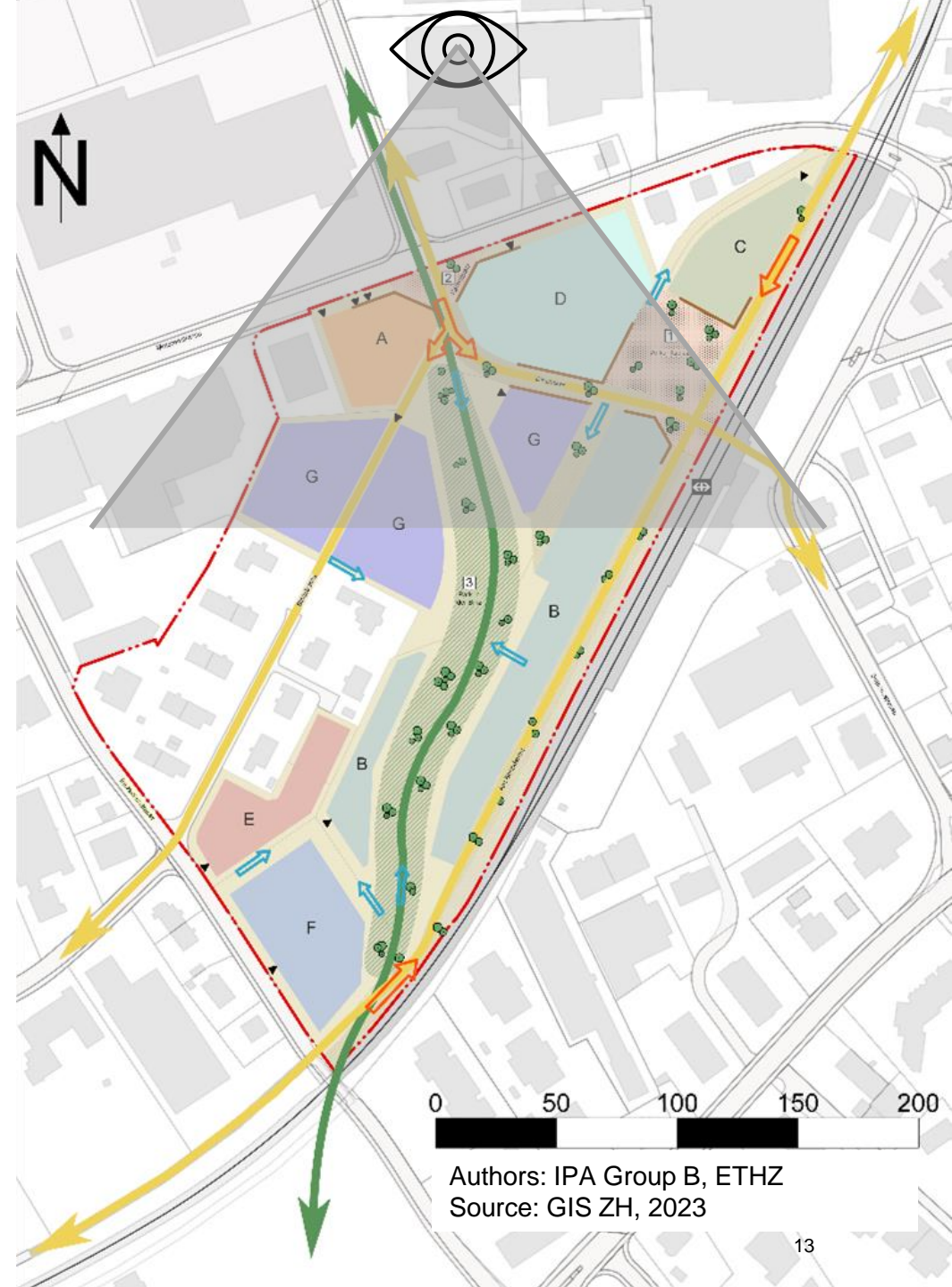
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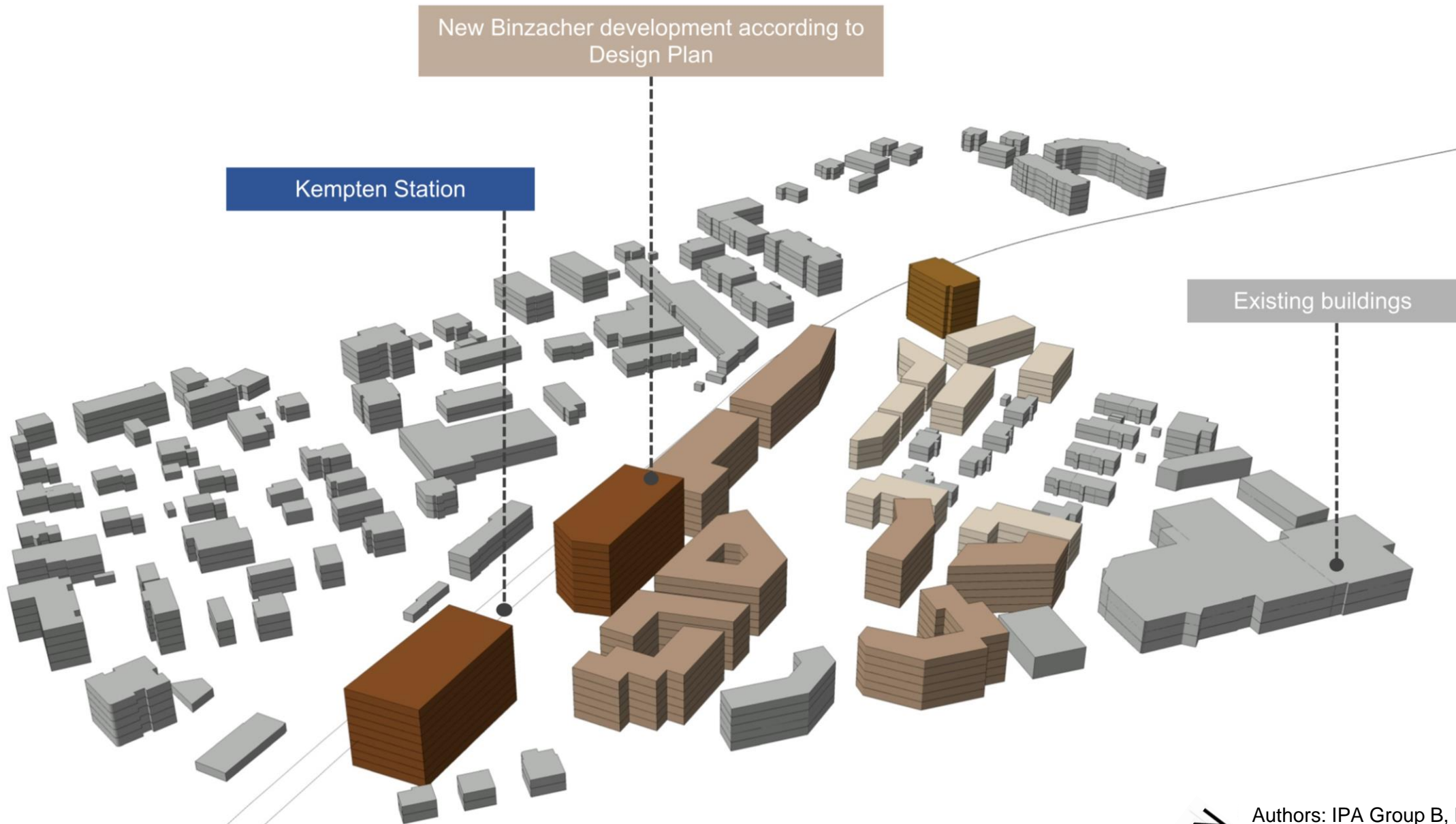
Author: IPA Group B, ETHZ  
Source: GIS ZH, 2023

# Binzacher

**Fundamental Design Guidelines** in the Masterplan:

-  Sites A-G
-  Compulsory Building Line
-  Line of Sight
-  Slow Mode Axes
-  Green Corridor
-  Publicly accessible (green) spaces
-  Access points





New Binzacher development according to Design Plan

Kempten Station

Existing buildings

*Development Binzacher according to a Design Plan (own illustration)*



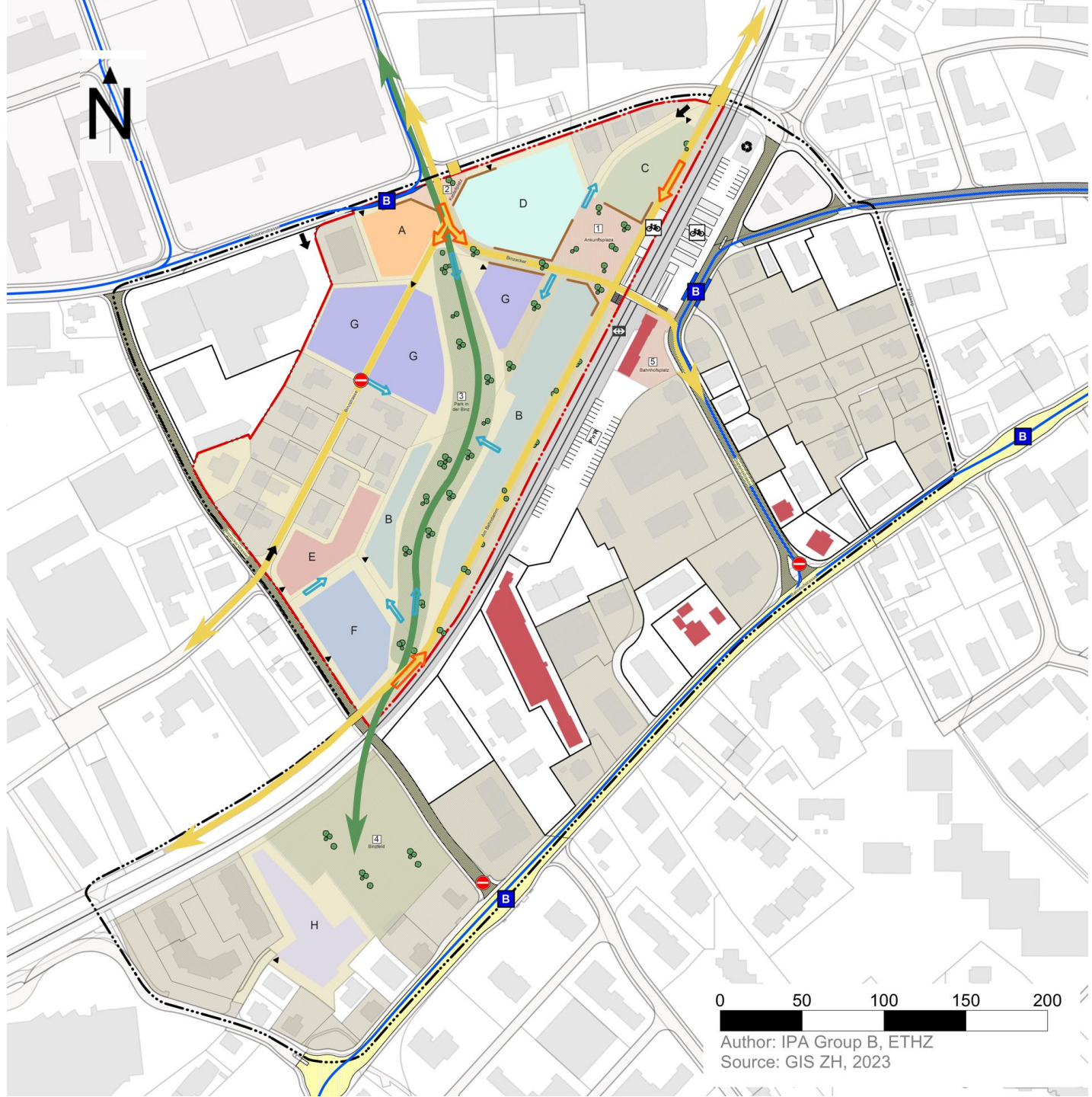
Authors: IPA Group B, ETHZ  
Source: GIS ZH, 2023

Potential Inhabitants [45 m <sup>2</sup> /pp]	Potential Employees [20 m <sup>2</sup> /pp]
980	270



Bern, Wylerhof. Utilisation density of 241 inhabitants and employees per ha (Fluri, Miriam, W2H Architekten)





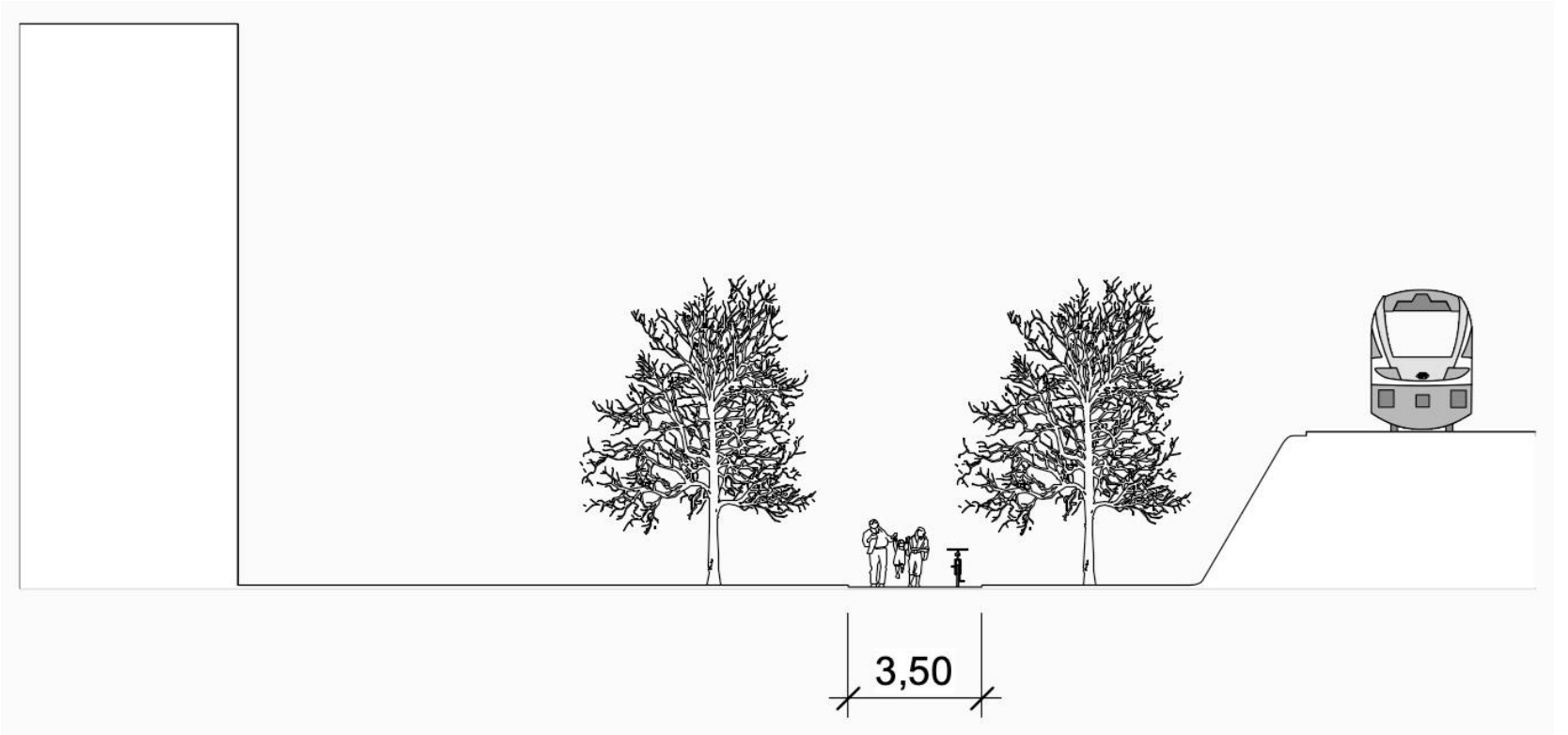
0 50 100 150 200

Author: IPA Group B, ETHZ  
Source: GIS ZH, 2023

# Active Mode Axis *Am Bahndamm*















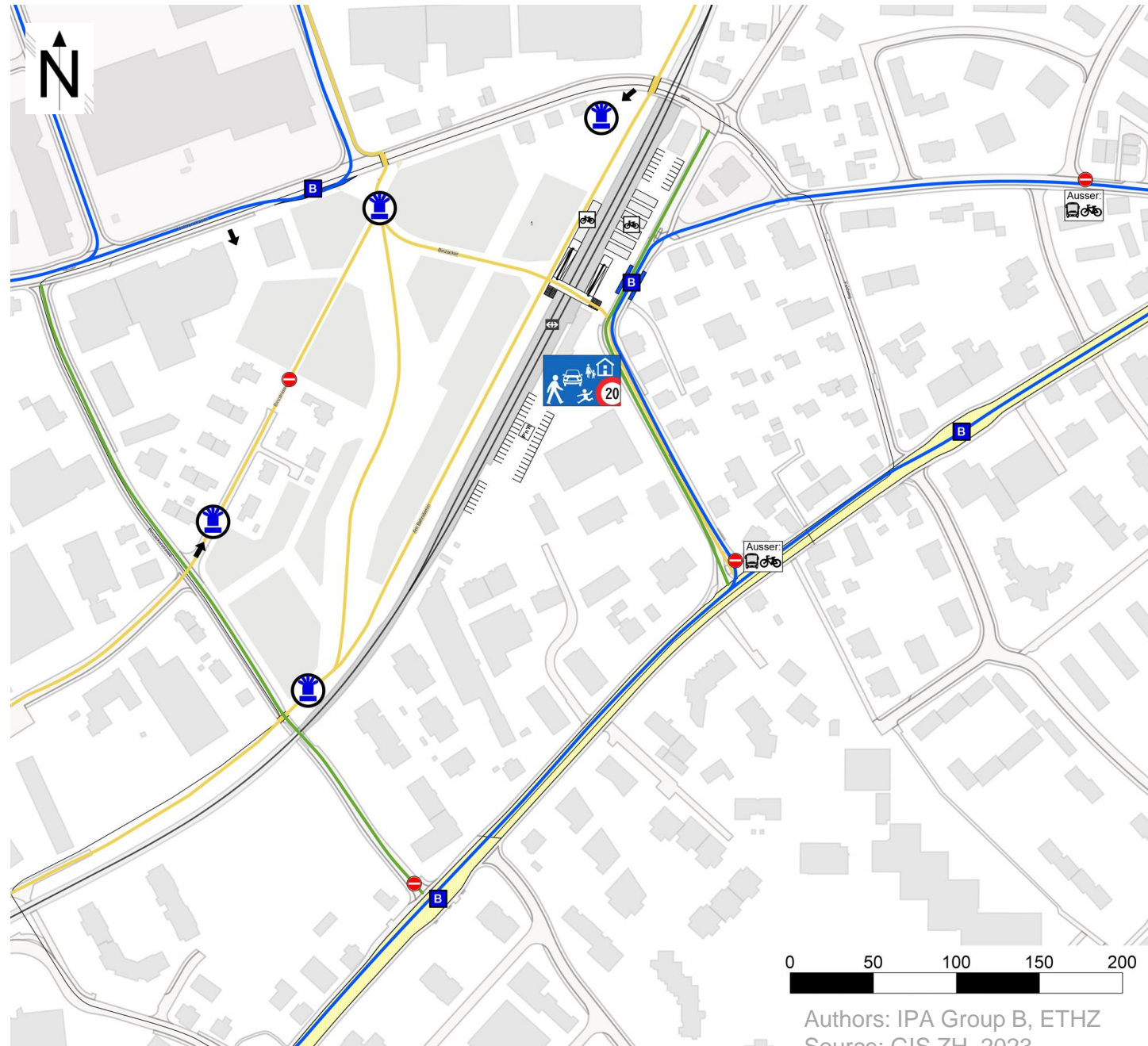
*Slow Mode Axis along the train dam at Färberwiese (own picture)*

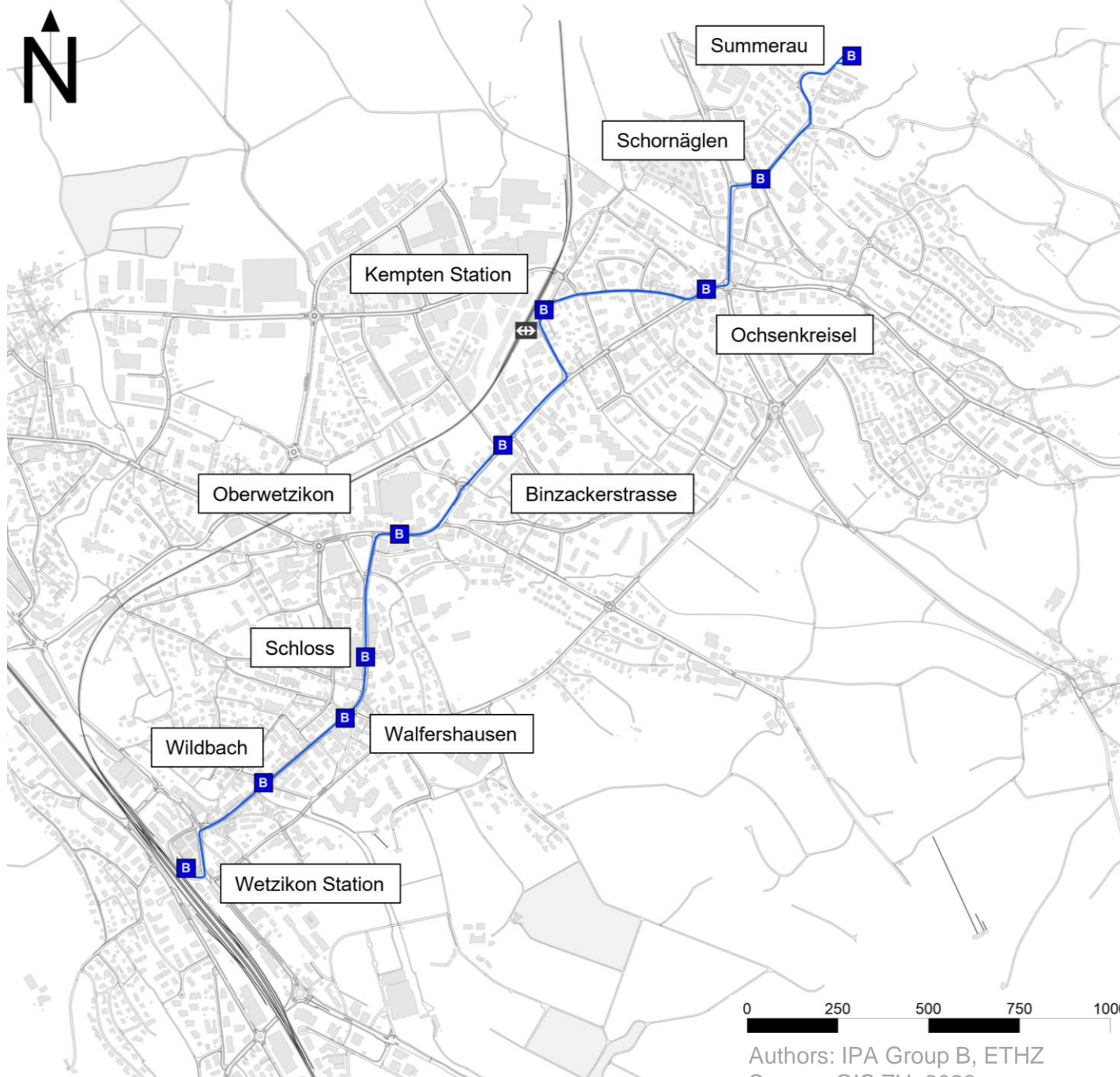


*Axis Am Bahndamm (own illustration)*

# Mobility Plan

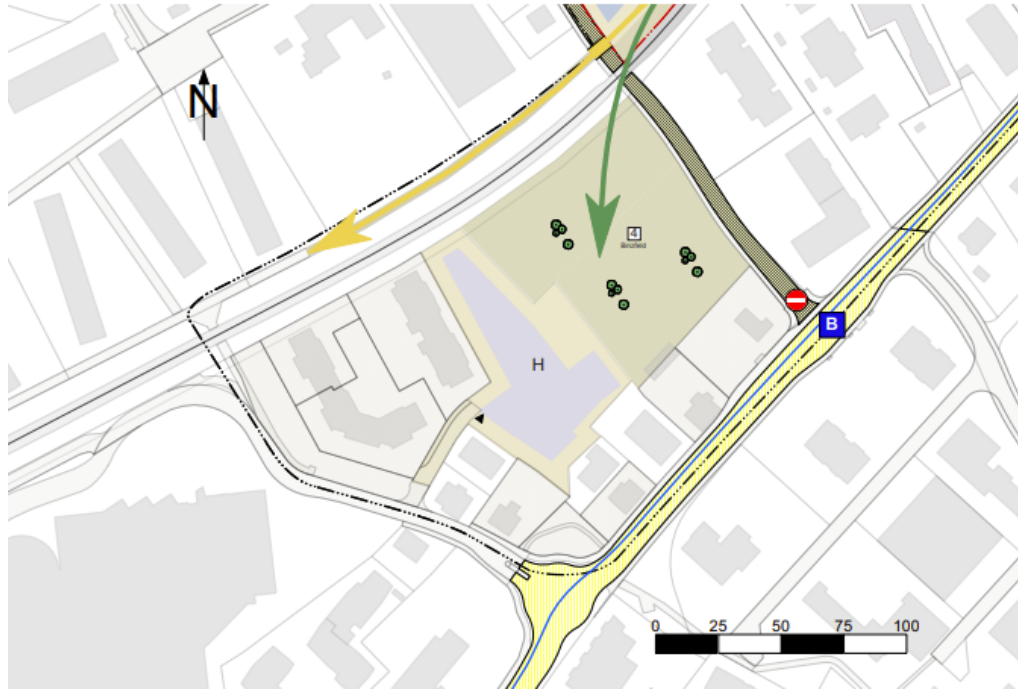
-  Kempten Station
-  Bus stop
-  Bus line
-  Active modes
-  Shared Space
-  Improved cycling infrastructure
-  Covered bicycle parking spaces
-  One way traffic
-  No entry
-  Access point for motorised private transport
-  Access for emergency service
-  Park and Ride





Authors: IPA Group B, ETHZ  
Source: GIS ZH, 2023

# Binzfeld



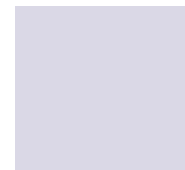
Excerpt Binzfeld from Masterplan



Green space connection for non-motorised traffic, ecological corridor



Publicly accessible green space



Site H: Retirement and cooperative flats

Potential  
Inhabitants  
[45 m<sup>2</sup>/pp]

70

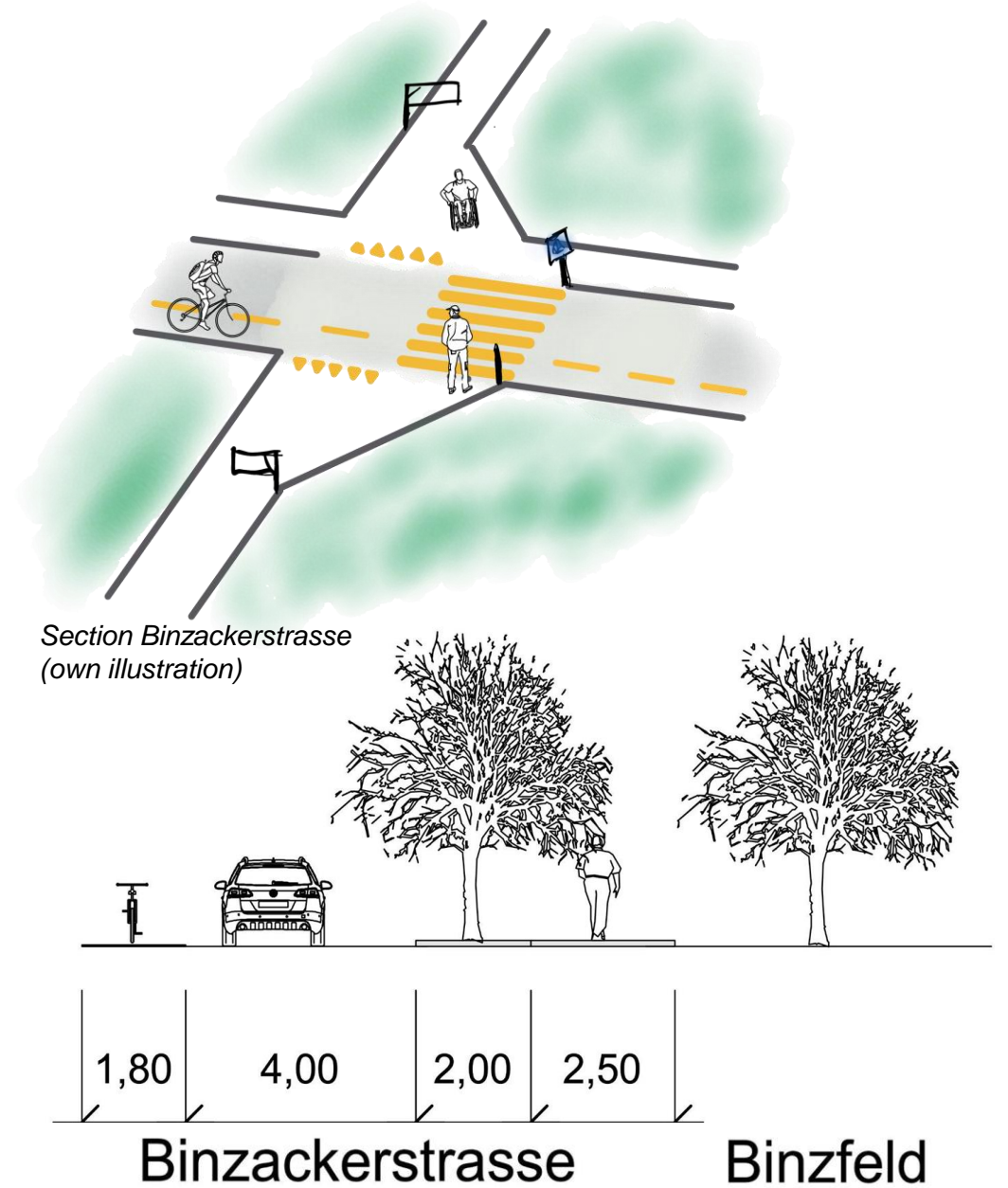


Binzfeld today (own picture)

# Binzackerstrasse am Binzfeld



Underpass Binzackerstrasse today (own picture)



Section Binzackerstrasse (own illustration)



*Playground (SpielRaum, 2022)*



*Small structures on railway embankment (own picture)*



*Places of encounter with seating (SpielRaum, 2022)*



*Open, shaded field for multifunctional use (SpielRaum, 2022)*



*Extensive area with high biodiversity and ecological value (Obrist et al., 2012)*

# Densification Area Stationsstrasse



Example for building structure (own picture)



Example for resign of single-family-house (Beyeler 2023)



Potential through high-quality densification

Potential  
Inhabitants  
[45 m<sup>2</sup>/pp]

40-80

## Legend

### Potential Inhabitants [45m<sup>2</sup>/pp]

- no potential
- 0 - 5 people
- 5 - 10 people
- 10 - 15 people
- 15 - 23 people

### Buildings

- protected by the municipality

- Focus Area Kempten Station

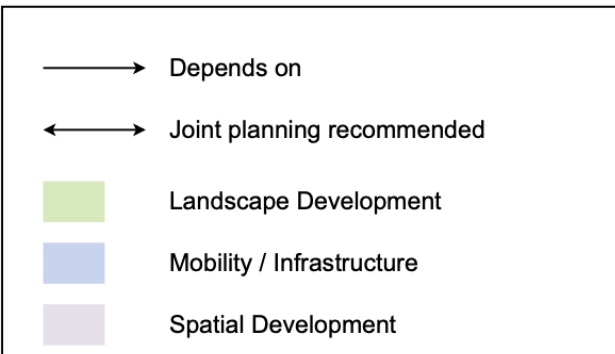
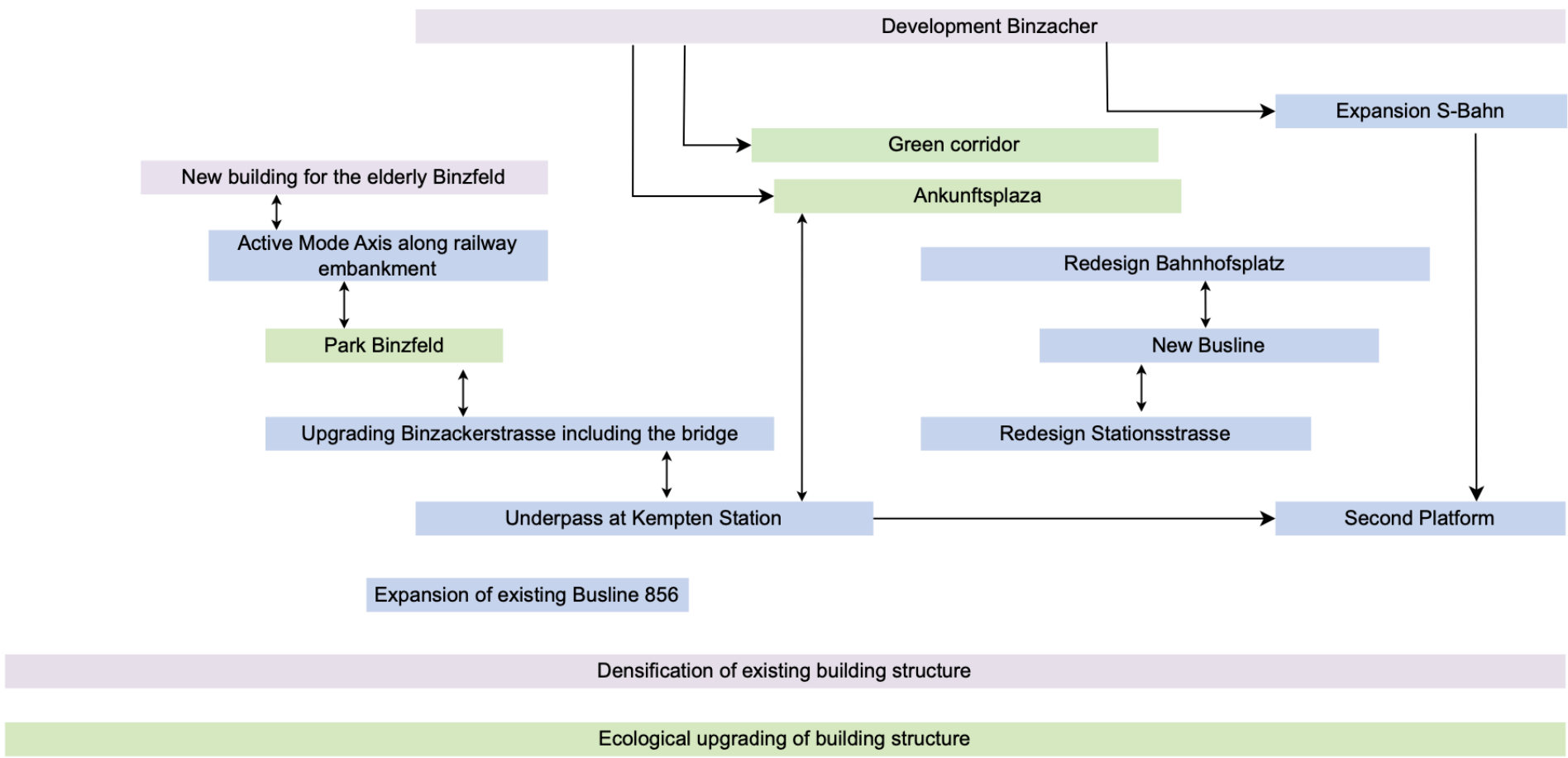


Authors: IPA Group B, ETHZ  
Source: Building and housing statistics  
BFS, GIS ZH



The background of the slide features a light gray, semi-transparent map of a city grid, showing various street layouts and building footprints. A solid green rectangular box is positioned horizontally across the middle of the image, serving as a backdrop for the main text.

# CONCLUSION

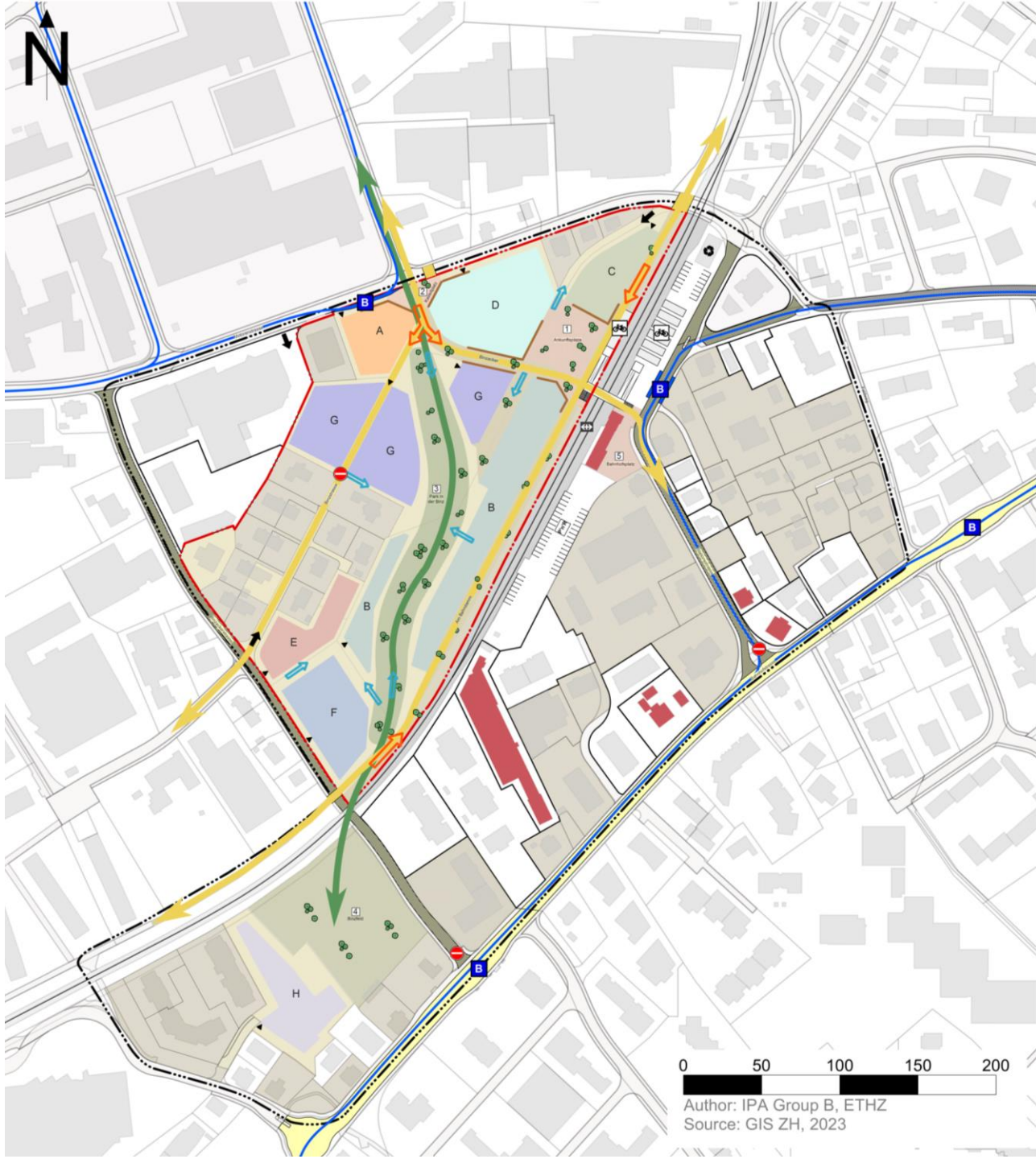






**THANK YOU!**

IPA Group B



The background of the slide is a light gray aerial photograph of a city street grid. A solid green rectangular box is positioned horizontally across the middle of the image, serving as a background for the title text.

# SOURCES

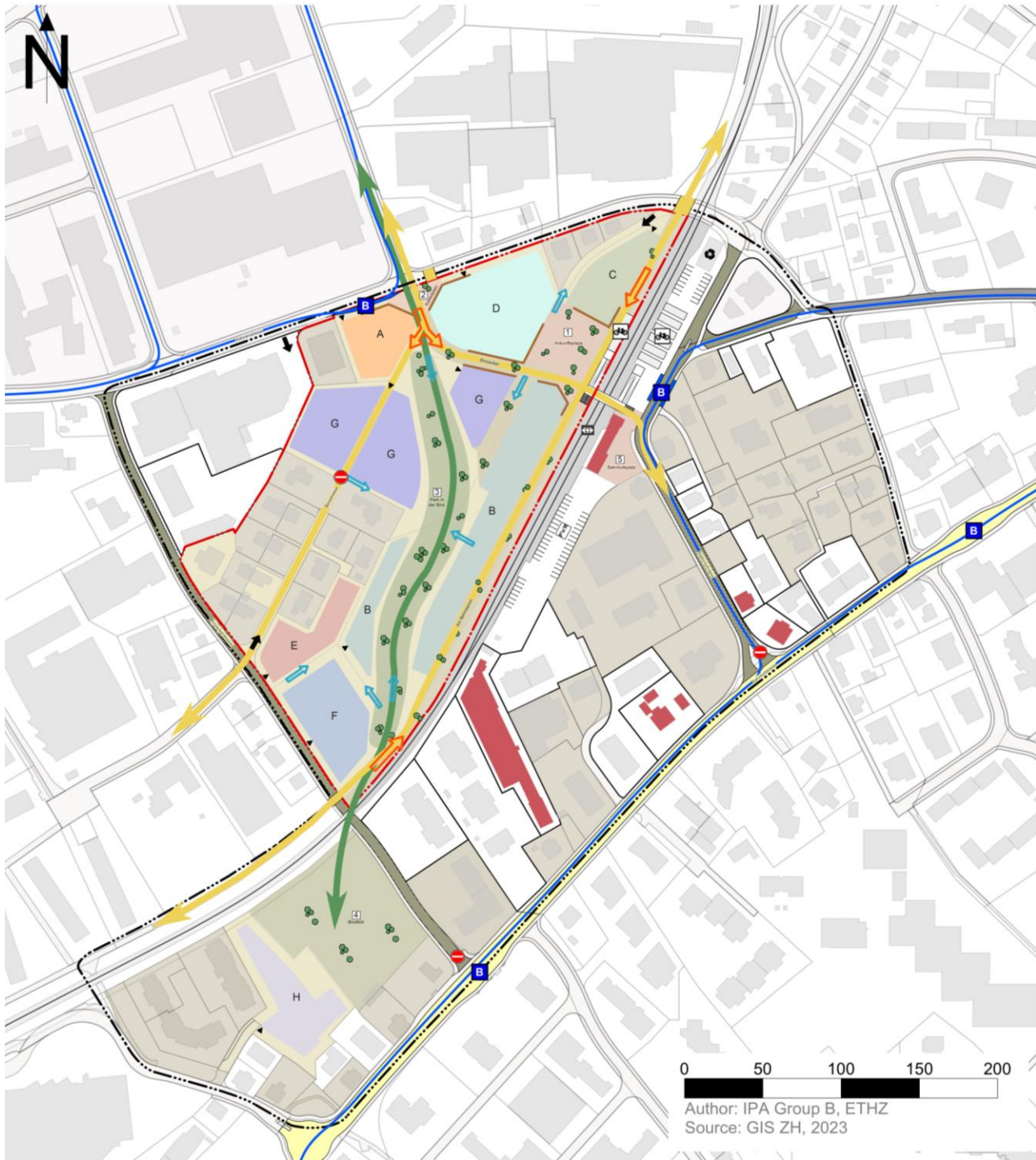
# Sources

- EspaceSuisse (2019) Was ist der rechtliche Stellenwert eines Masterplans?, <https://www.espacesuisse.ch/de/was-ist-der-rechtliche-stellenwert-eines-masterplans>. Abgerufen am 03.12.2023.
- JOM Architekten GmbH (2016) Städtebauliches Leitbild Binzacher, *im Auftrag der Stadt Wetzikon*, 7 2016.
- SBB (2021) Masterplan Neugasse Zürich, 12 2021.
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- Stadt Wetzikon (2012) Kommunalen Richtplan Wetzikon, *Suter - von Känel - Wild AG*, 11 2012.
- Stadt Wetzikon (2022) Grünraumkonzept Wetzikon, *Quadra GmbH*, 8 2022.
- urbanista AG & JOM Architekten GmbH (2023) Gebietsanalyse Binzacher, *im Auftrag der Stadt Wetzikon*, 2 2023.
- Willimann, I. (2023b) Wohnkalkulator Wetzikon, *Hochschule Luzern*, 9 2023.

The image features a light gray background with a faint, repeating pattern of a city map, showing various building footprints and street layouts. A solid green horizontal bar is positioned across the middle of the image. The word "BACKLOG" is written in white, bold, uppercase letters on this green bar.

# BACKLOG





Author: IPA Group B, ETHZ  
Source: GIS ZH, 2023

## Legend

●●● Focus area

### Sites

- Perimeter area Binzacher with design plan obligation [6 ha]
- Site A: Medium building heights with orientation towards an intensively used semi-public square
- Site B: Urban living and working with tall buildings towards the Ankunftsplaza, decreasing heights towards the south
- Site C: Urban working and living with high building heights near the railway station
- Site D: Development structure of medium height with orientation towards Motorenstrasse, Kastellplatz and Binzacher
- Site E: Fine-grained building structure for living and working in harmony with the neighbouring single family homes
- Site F: Green residential and working area with medium to high buildings
- Site G: Residential and working with orientation towards the Binzacher axis with medium building height, with lower building heights towards the single family homes
- Site H: Retirement and cooperative flats in the immediate vicinity of the Binzfeld recreational area (development in accordance with BZO)
- Densification area

➡ Line of sight

— Mandatory building lines

### Open spaces

- Publicly accessible green space
- Publicly accessible square
- Public space
- Protected Building

- 1 Ankunftsplaza: Inviting, public-intensive urban square at the railway station with adjoining commercial use
  - 2 Kastellplatz: Multifunctional square at the entrance to the site
  - 3 Park in der Binz: Green retreat with play facilities. High-quality green space connection towards the lake
  - 4 Binzfeld: City park with generation-appropriate design and versatile utilisation options including ecologically high-quality areas
  - 5 Bahnhofplatz: Multifunctional square with meeting zone by the railway station building
- Tree

### Access and transport


- Active mode axis
- Green space connection for non-motorised traffic, ecological corridor
- Delivery/disposal/access for emergency service
- Site access
- Park and Ride (P'n'R)
- Kempten Station
- Bus stop (B)
- No entry for motorised private transport
- Traffic calming measures
- Covered bicycle parking spaces
- Pedestrian crossing
- Access point for motorised private transport
- Disposal centre
- Bus line
- Improved cycling infrastructure


All areas and demarcations are schematic. A slight shift in the building plots is possible. The designations are working titles.


# Legend


 Focus area

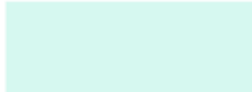
## Sites


 Perimeter area Binzacher with design plan obligation [6 ha]


 Site A: Medium building heights with orientation towards an intensively used semi-public square


 Site B: Urban living and working with tall buildings towards the Ankunftsplaza, decreasing heights towards the south


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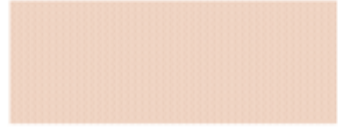
 Densification area



# Open spaces



Publicly accessible green space



Publicly accessible square



Public space



Protected Building

1

Ankunftsplaza: Inviting, public-intensive urban square at the railway station with adjoining commercial use

2

Kastellplatz: Multifunctional square at the entrance to the site

3

Park in der Binz: Green retreat with play facilities. High-quality green space connection towards the lake

4

Binzfeld: City park with generation-appropriate design and versatile utilisation options including ecologically high-quality areas

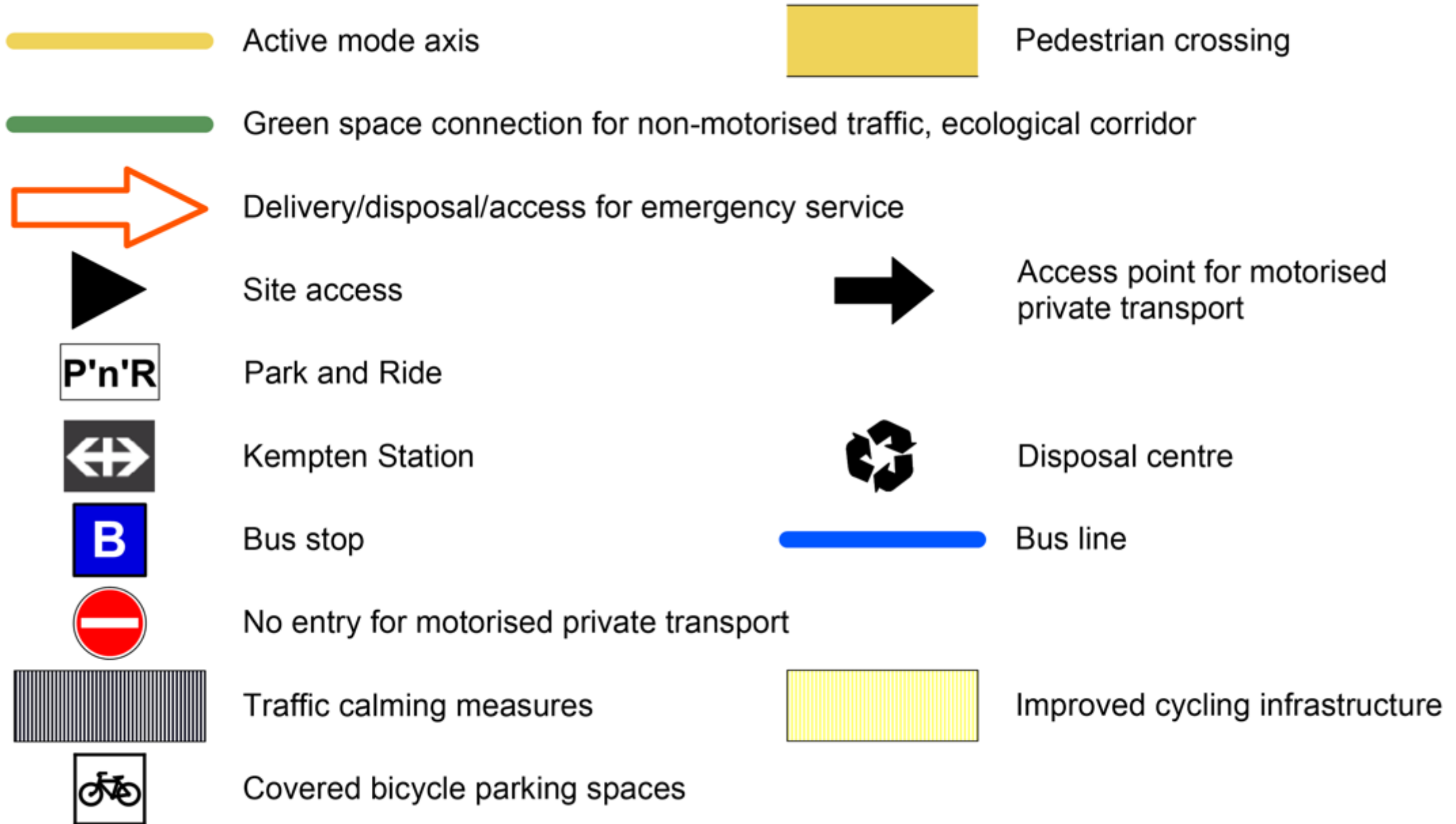
5

Bahnhofsplatz: Multifunctional square with meeting zone by the railway station building



Tree

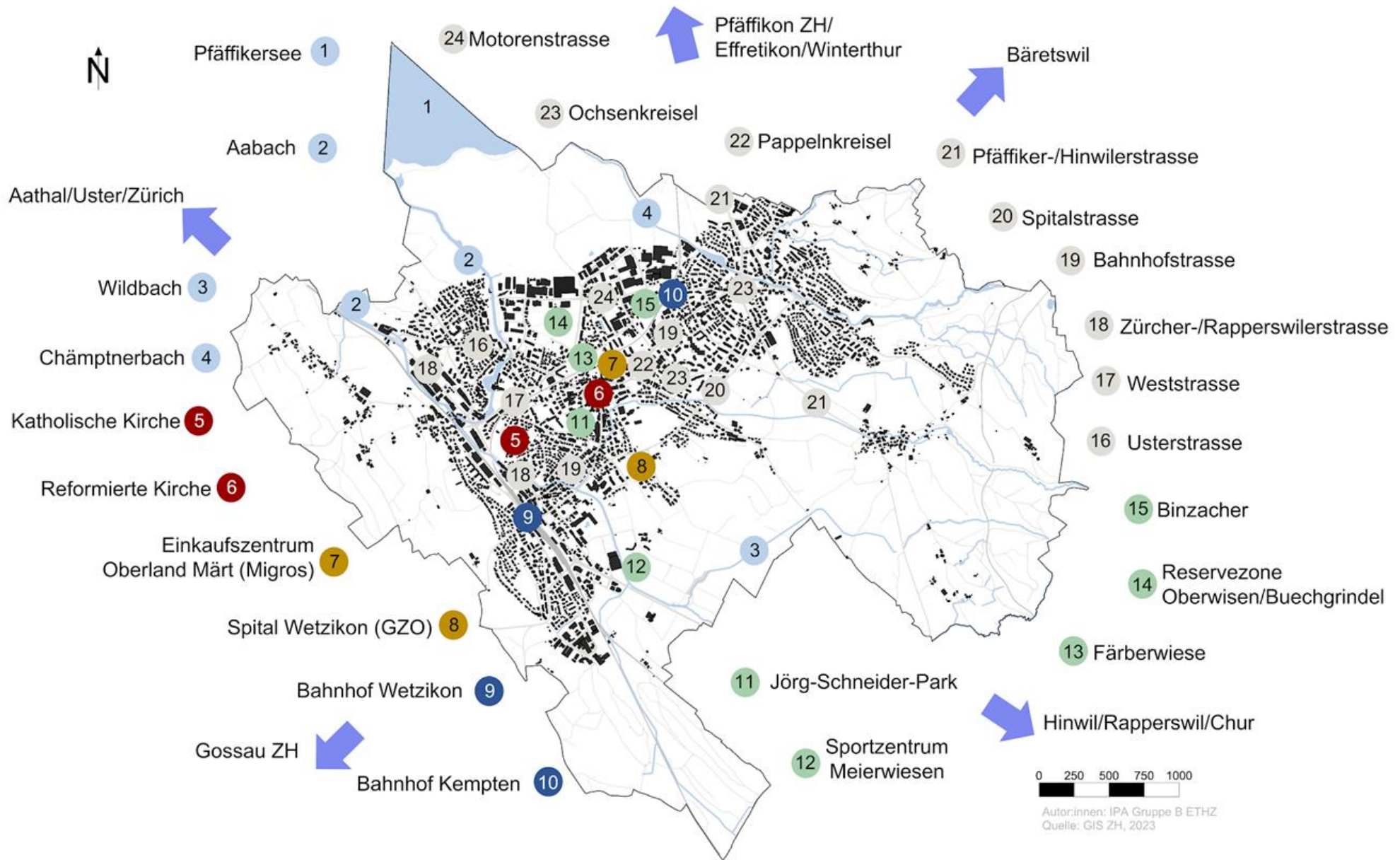
# Access and transport



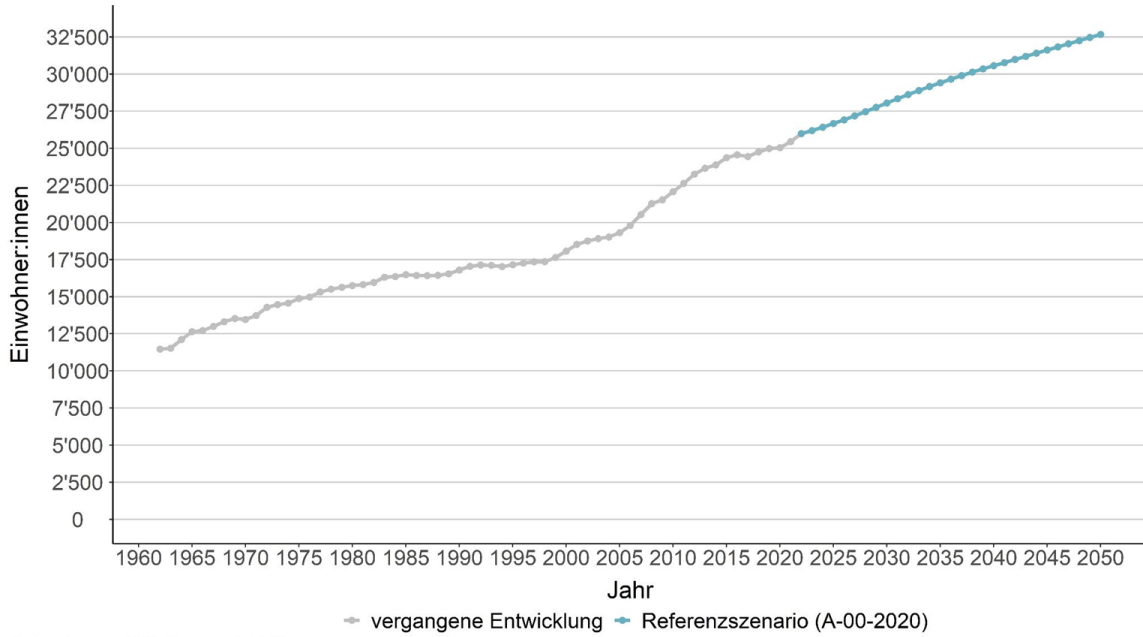
**E** All areas and demarcations are schematic. A slight shift in the building plots is possible.  
The designations are working titles.

The image features a background of a grayscale aerial map showing a dense urban grid with various building footprints and street patterns. A solid green horizontal bar is positioned across the middle of the image, containing the title text in white.

# A1 SITUATION ANALYSIS

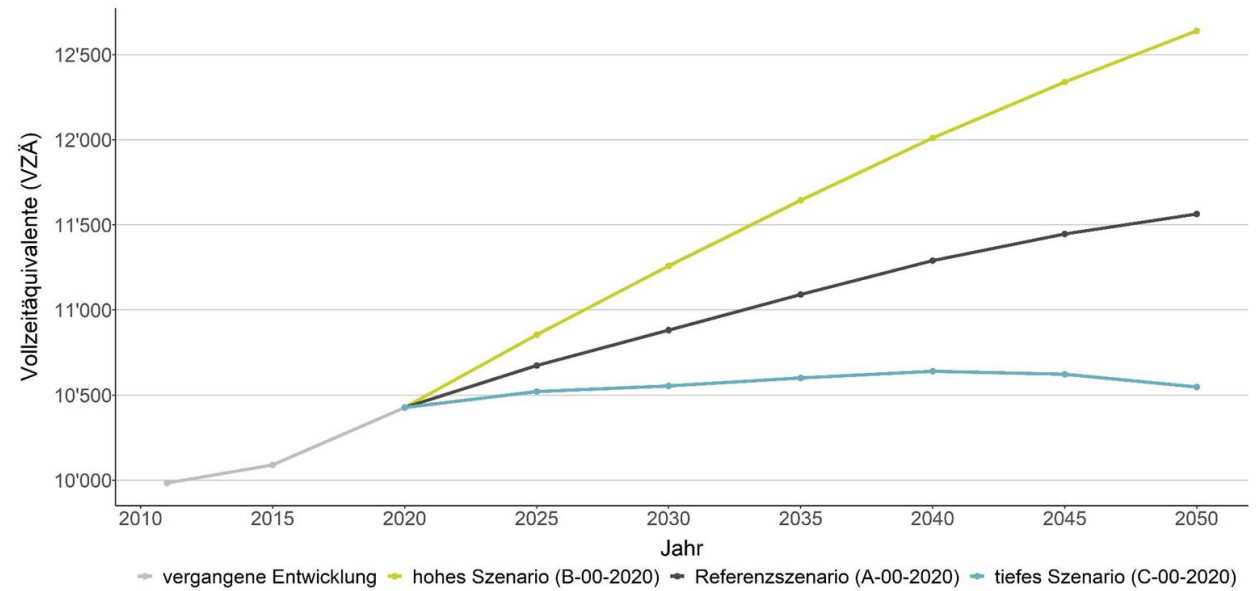


## Bevölkerungsentwicklung in Wetzikon 1962 bis 2050



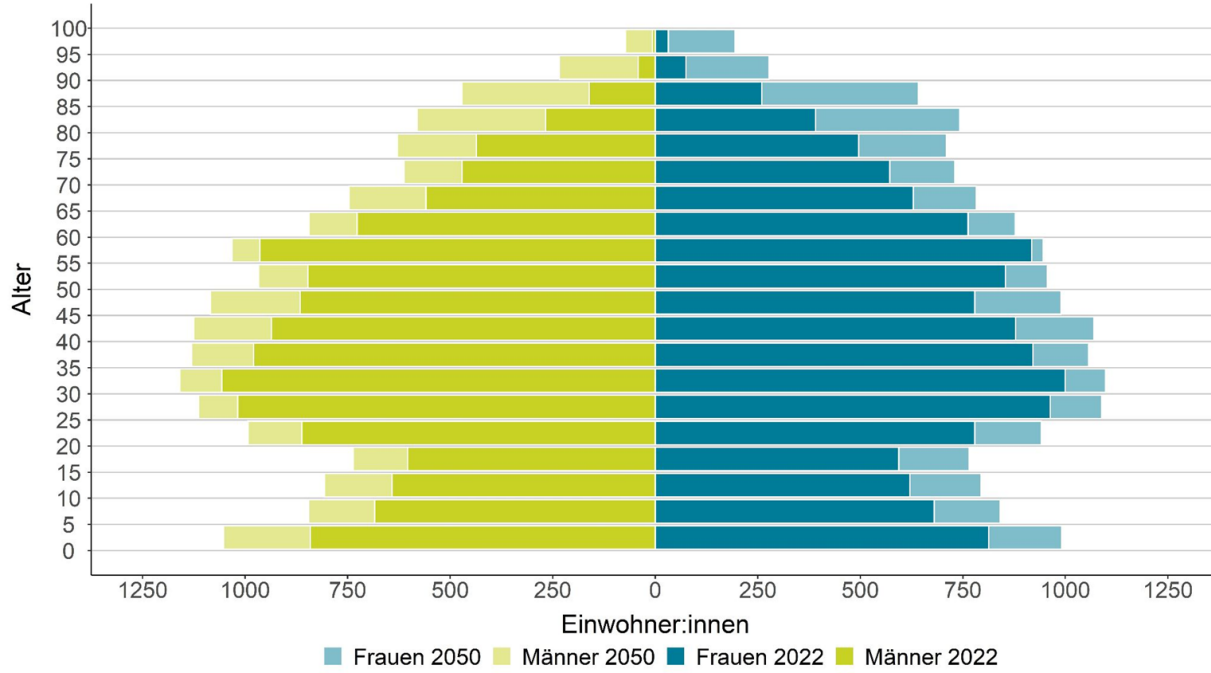
Autor:innen: IPA Gruppe B ETHZ  
Quelle: Statistisches Amt Kanton Zürich

## Vollzeitäquivalente (VZÄ) in Wetzikon 2011 bis 2050



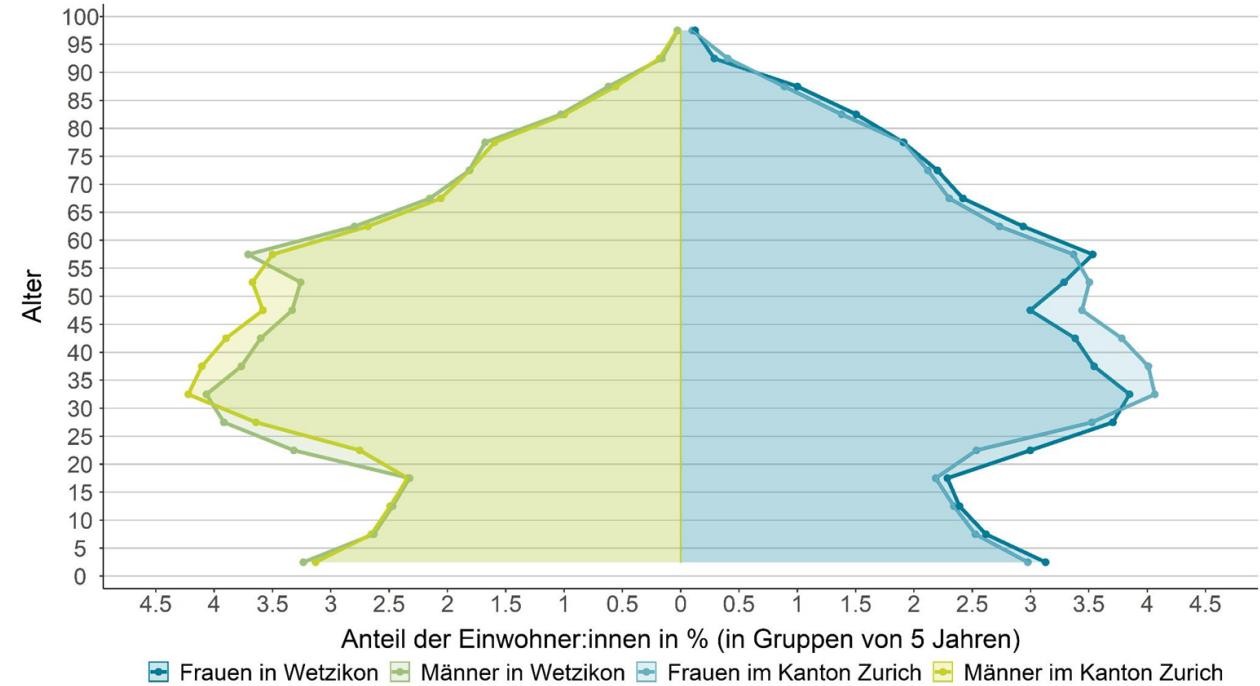
Autor:innen: IPA Gruppe B ETHZ  
Quelle: STATENT (BFS)

## Altersverteilung in Wetzikon 2022 und 2050



Autor:innen: IPA Gruppe B ETHZ  
 Quelle: Statistisches Amt Kanton Zürich

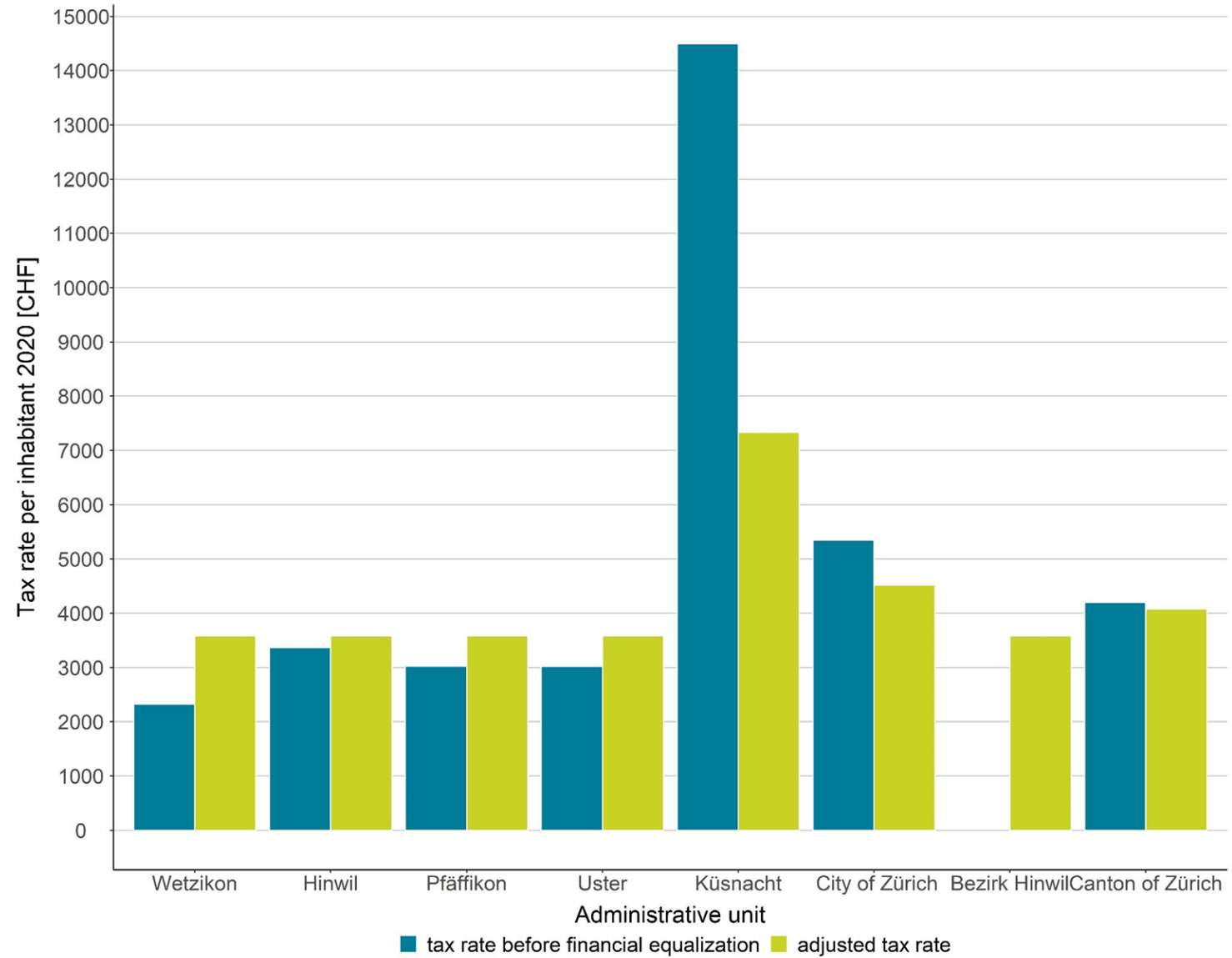
## Altersverteilung von Wetzikon und dem Kanton Zürich im Jahr 2022



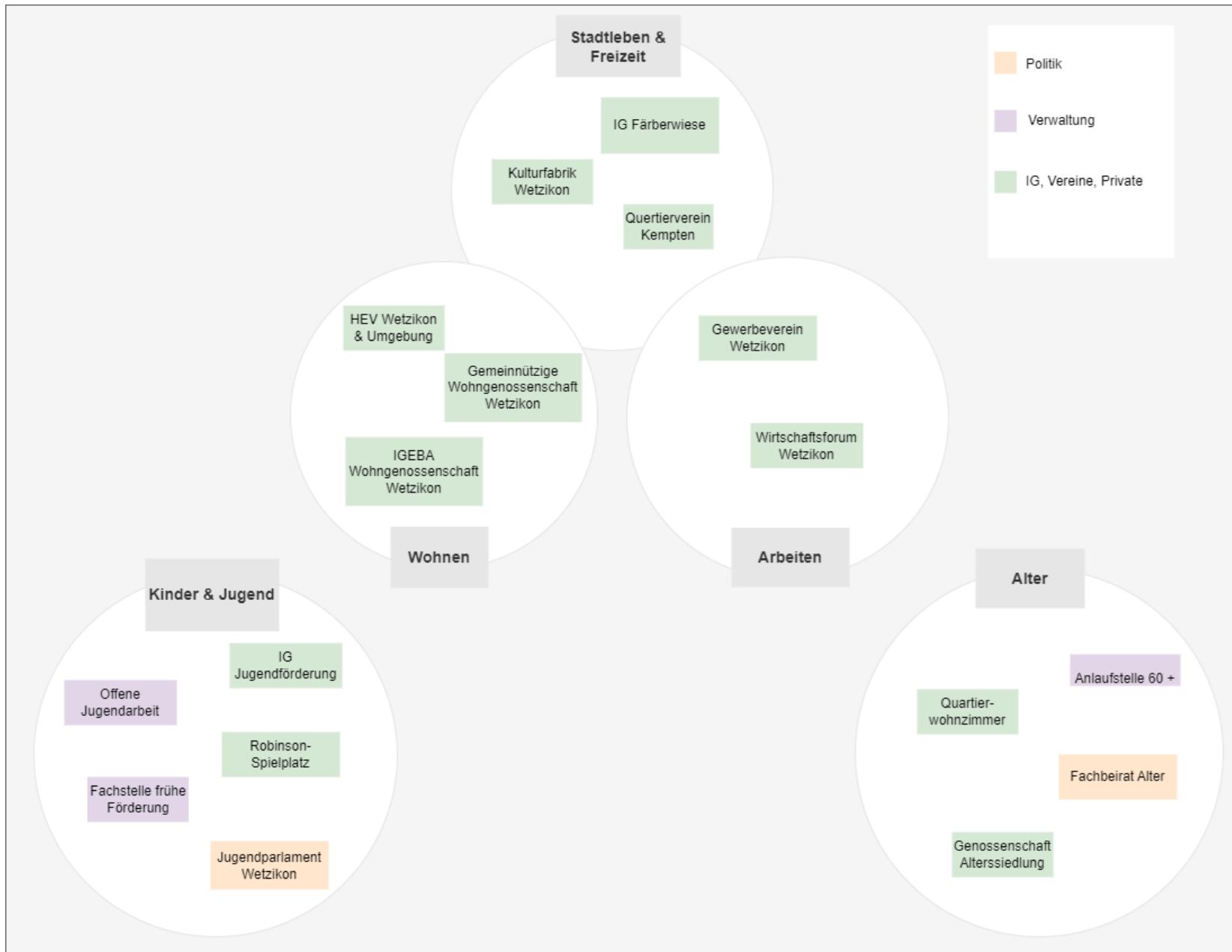
Autor:innen: IPA Gruppe B ETHZ  
 Quelle: Statistisches Amt Kanton Zürich



## Tax Rate and Adjusted Tax Rate per Inhabitant 2020



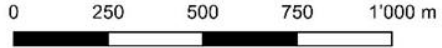
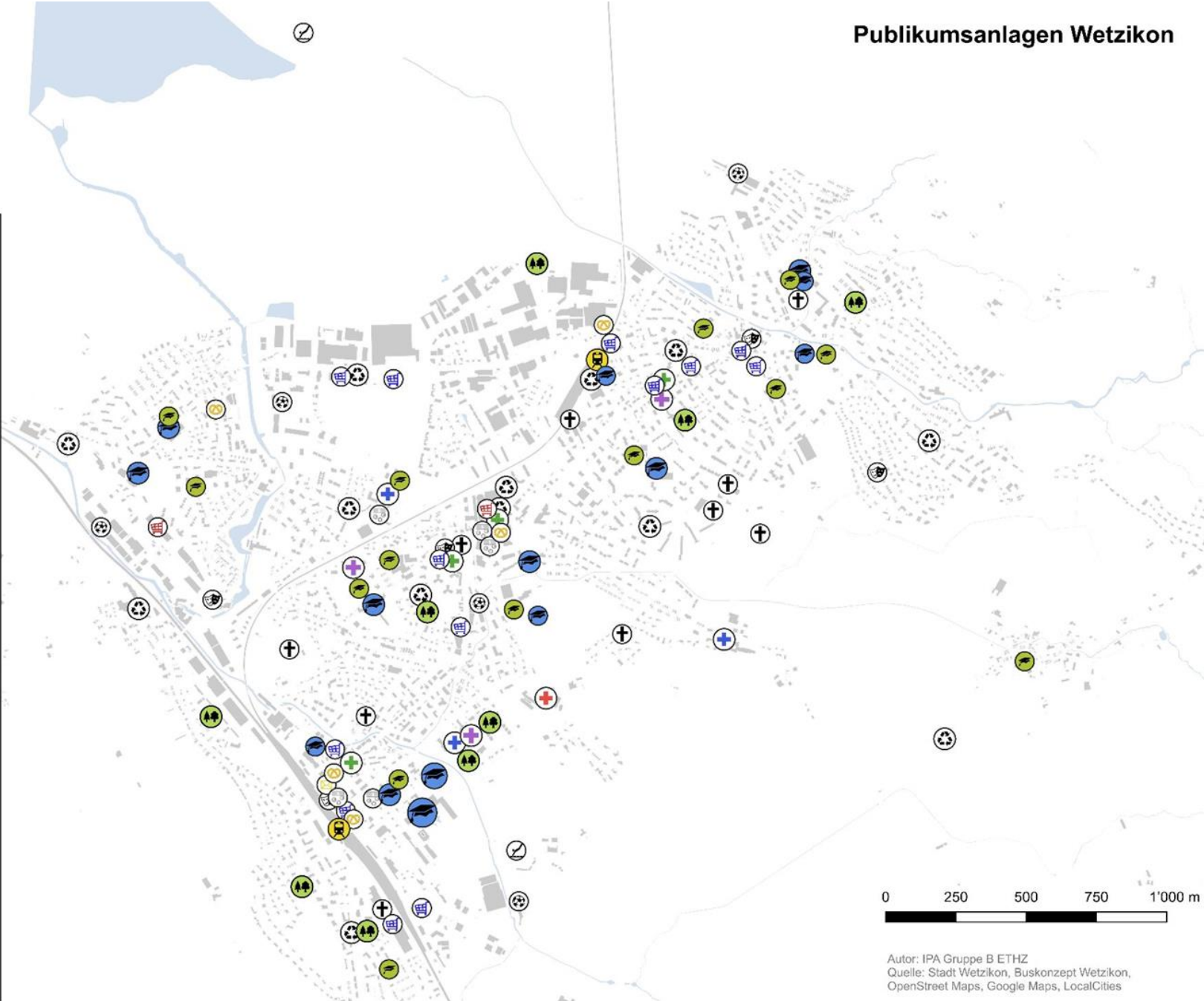
Author: IPA Group B ETHZ  
 Source: Kanton Zürich, Steuern und Finanzen



# Publikumsanlagen Wetzikon

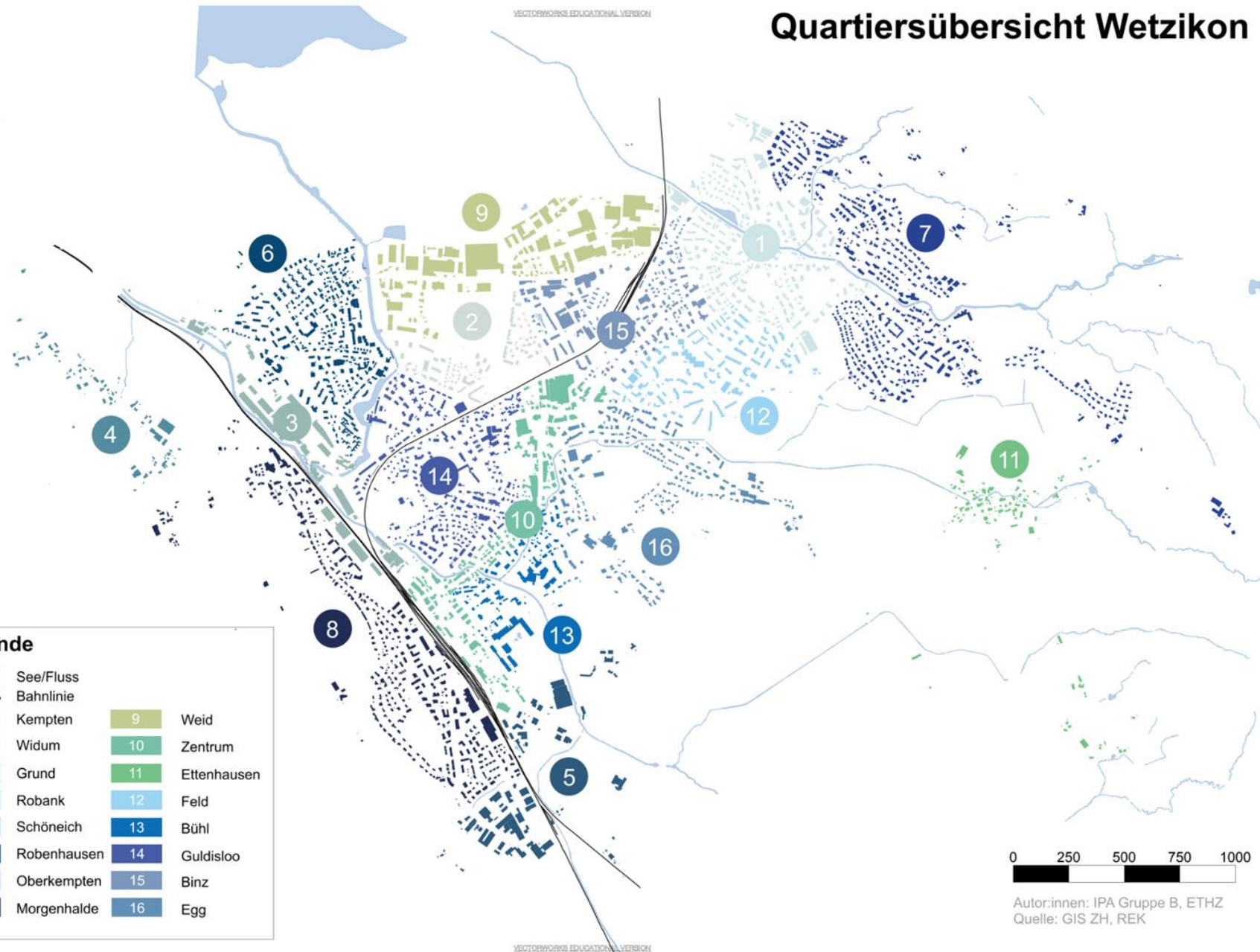


- Bildung**
  - Kindergarten
  - Schulen
    - 100-250 Schüler:innen
    - 250-500 Schüler:innen
    - 500-1'000 Schüler:innen
    - 1'000-1'300 Schüler:innen
- Mobilität**
  - Mobility Hub
- Gesundheit**
  - Alterssiedlung
  - Apotheke
  - Pflegezentrum
  - Spital
- Einkauf**
  - Bäckerei
  - Bank
  - Einkaufszentrum
  - Lebensmittel
  - Post
- Freizeiteinrichtungen**
  - Kultur
  - Sport
  - Schwimmen
  - Kirche
  - Spielplätze
- Entsorgung**
  - Sammelstellen



Autor: IPA Gruppe B ETHZ  
Quelle: Stadt Wetzikon, Buskonzept Wetzikon,  
OpenStreet Maps, Google Maps, LocalCities

# Quartiersübersicht Wetzikon

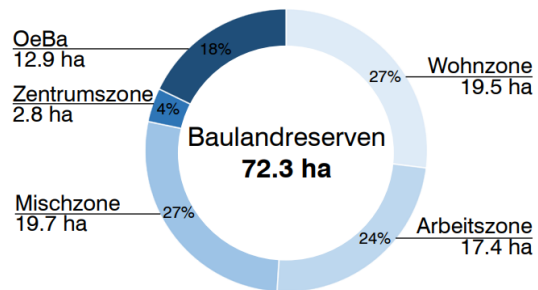


## Legende

	See/Fluss		
	Bahnlinie		
	1 Kempten		9 Weid
	2 Widum		10 Zentrum
	3 Grund		11 Ettenhausen
	4 Robank		12 Feld
	5 Schöneich		13 Bühl
	6 Robenhausen		14 Guldisloo
	7 Oberkempten		15 Binz
	8 Morgenhalde		16 Egg

# Baulandreserven in der Bauzone

## Eigentümerverhältnisse im Vergleich

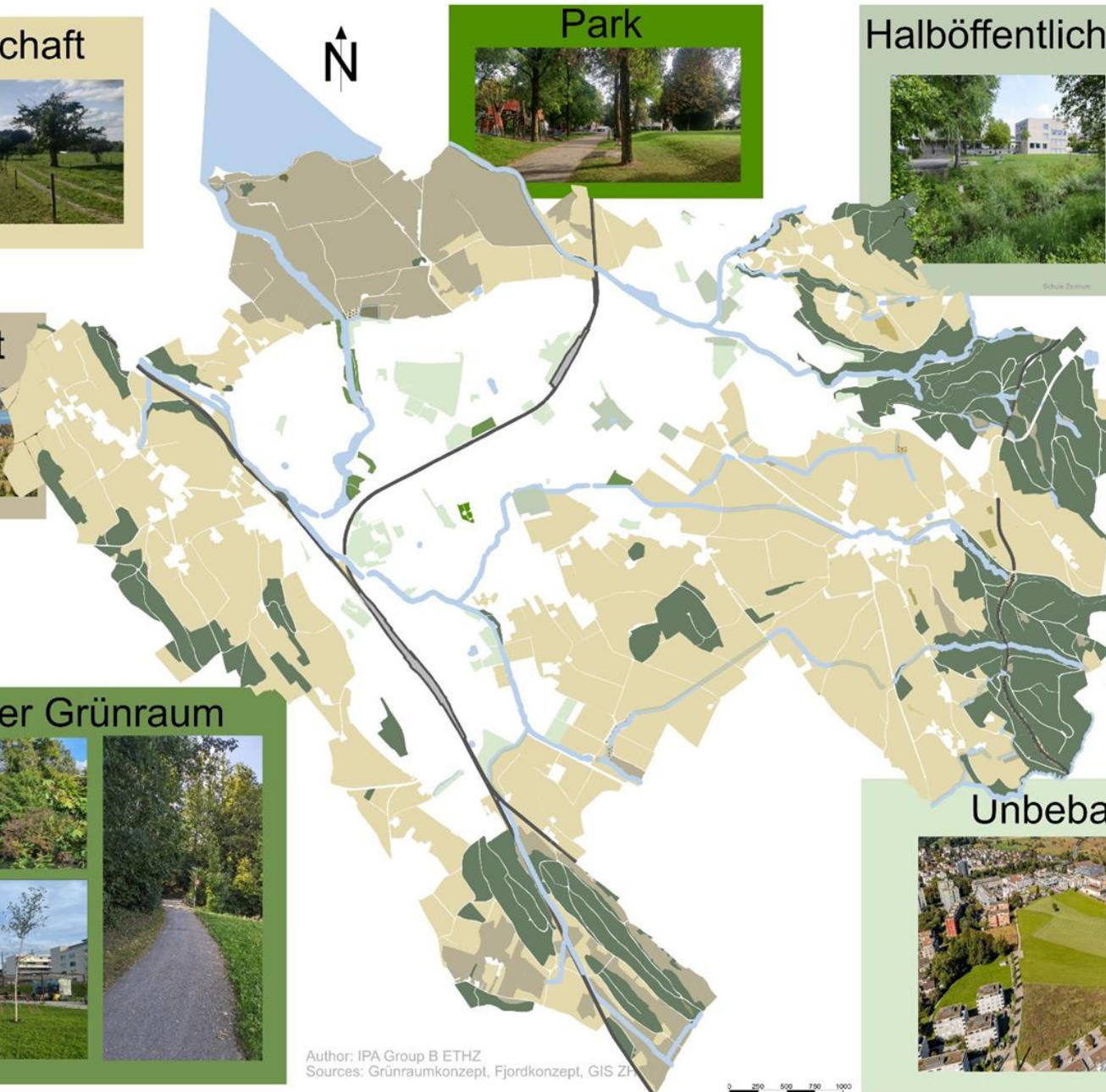
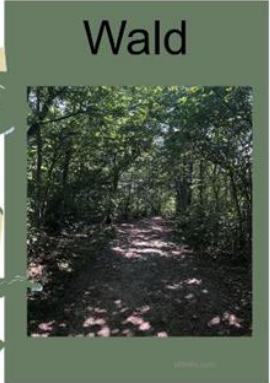


### Legende

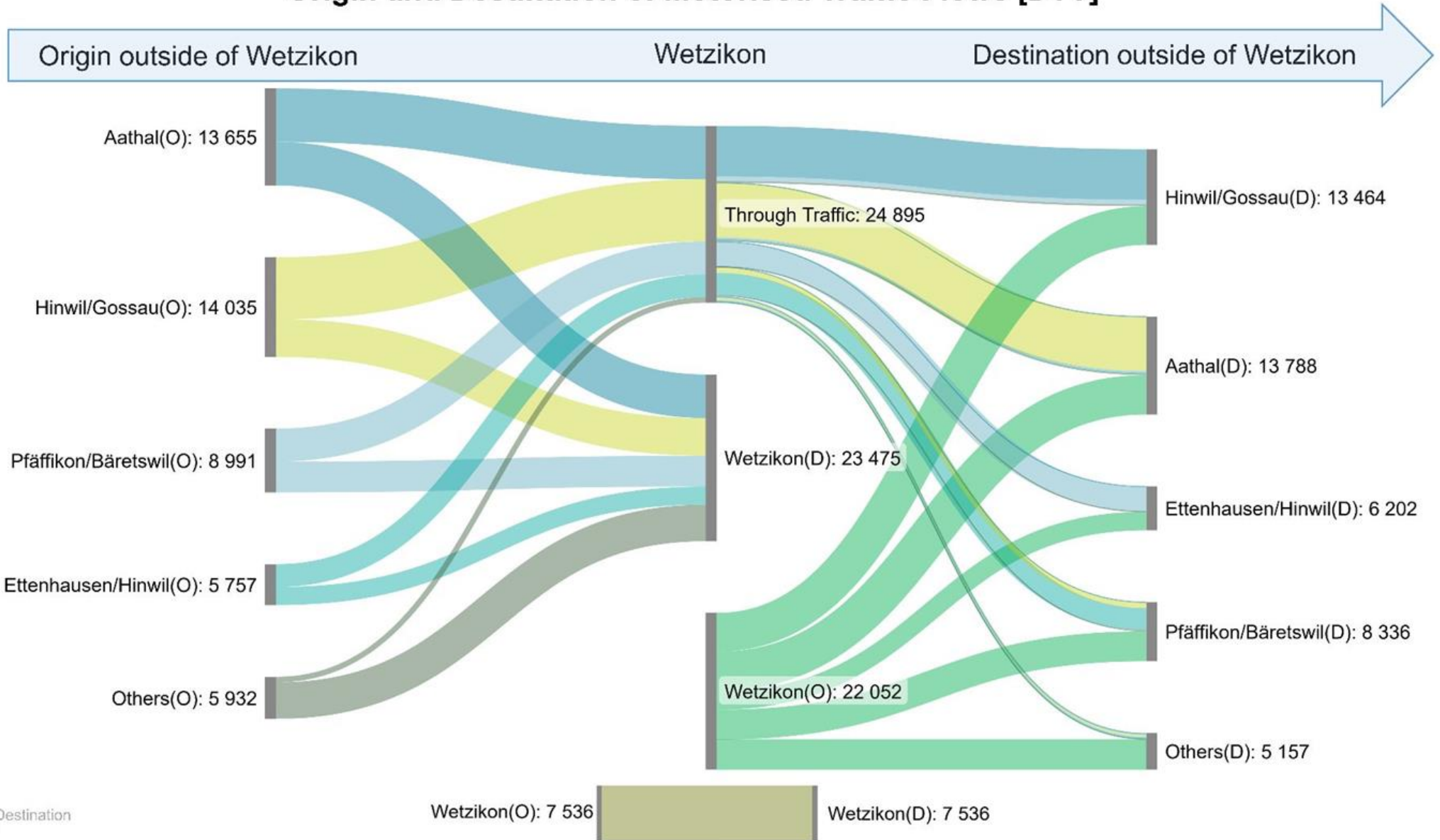
- Baulücken mit öffentlichen Grundeigentümern
- Baulücken weiterer Grundeigentümern
- Innenentwicklungspotenzial mit öffentlichen Grundeigentümern
- Innenentwicklungspotenzial weiterer Grundeigentümern



Autor:innen: IPA Gruppe B, ETHZ  
Quelle: GIS ZH, 2023



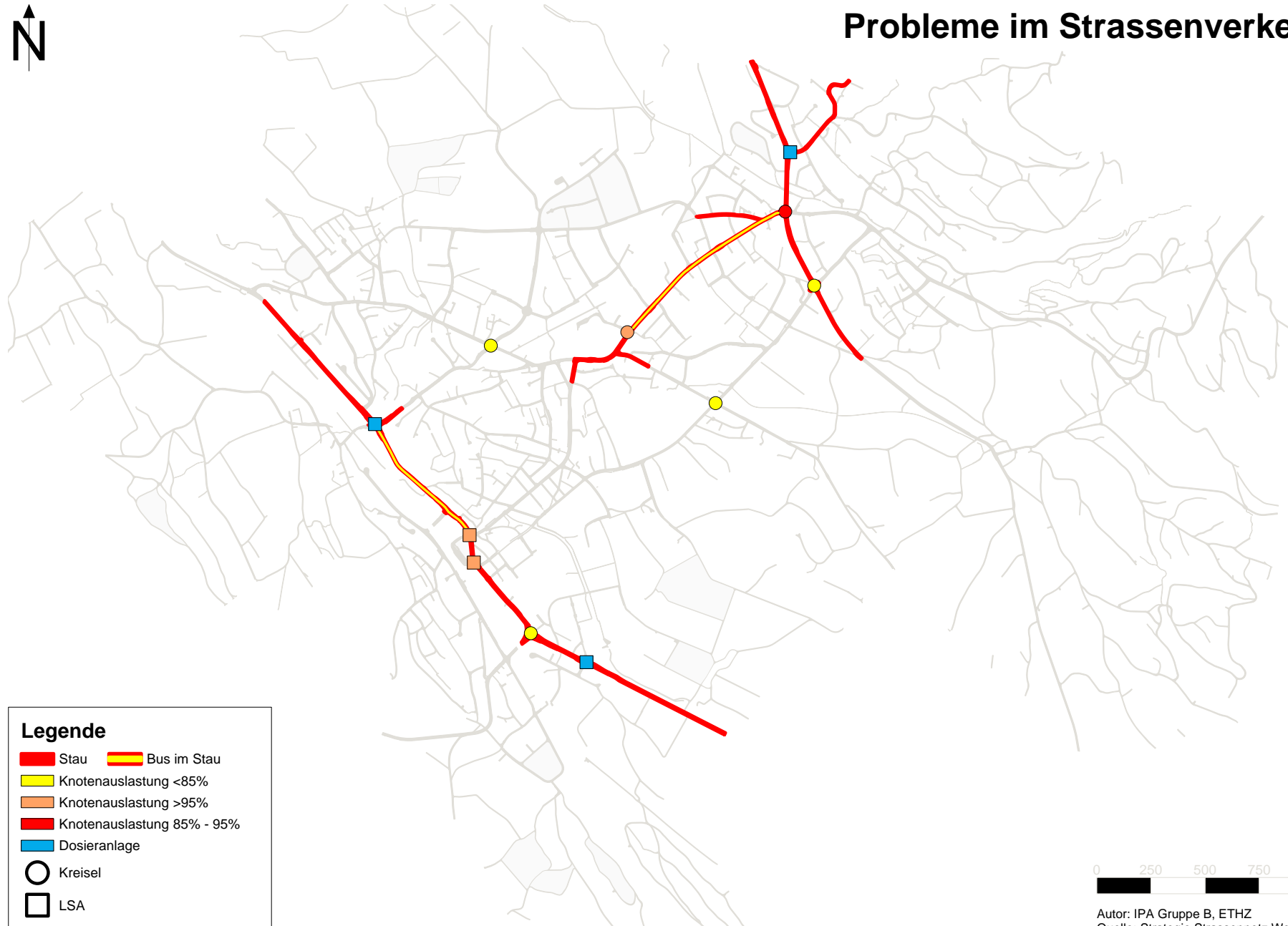
# Origin and Destination of Motorised Traffic Flows [DTV]



(O) = Origin, (D) = Destination  
 IPA Group B ETHZ  
 Based on: Kantonales Gesamtverkehrsmodell Kt. ZH



# Probleme im Strassenverkehr



## Legende

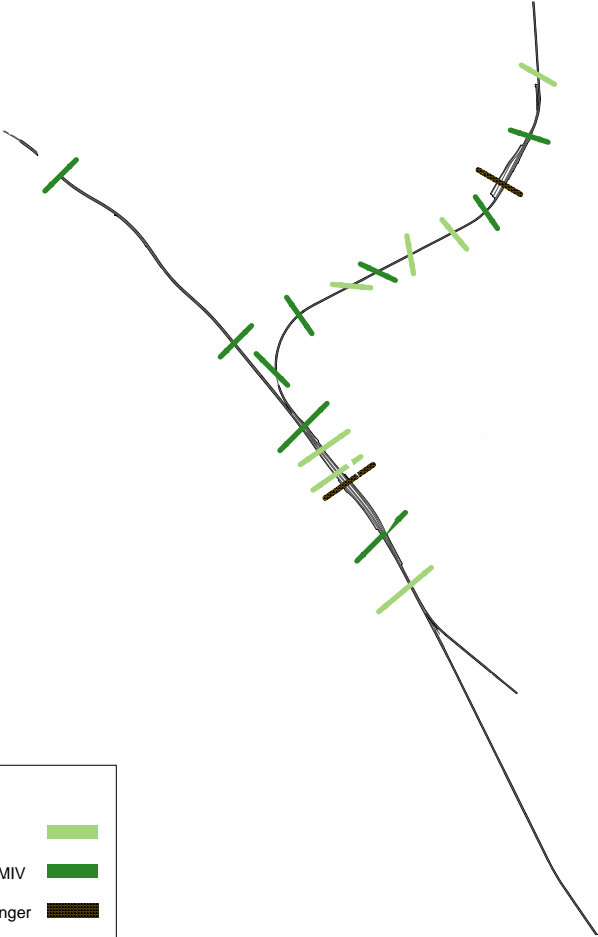
- Stau
- Bus im Stau
- Knotenauslastung <85%
- Knotenauslastung >95%
- Knotenauslastung 85% - 95%
- Dosieranlage
- Kreisel
- LSA



Autor: IPA Gruppe B, ETHZ  
Quelle: Strategie Strassennetz Wetzikon

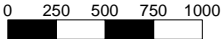


# Fussgänger Infrastruktur Wetzikon



**Legende**

- Gleisquerung für Fussgänger
- Gleisquerung für Fussgänger und MIV
- Geplante Gleisquerung für Fussgänger
- Auswahl von Unfallschwerpunkten für Fussgänger









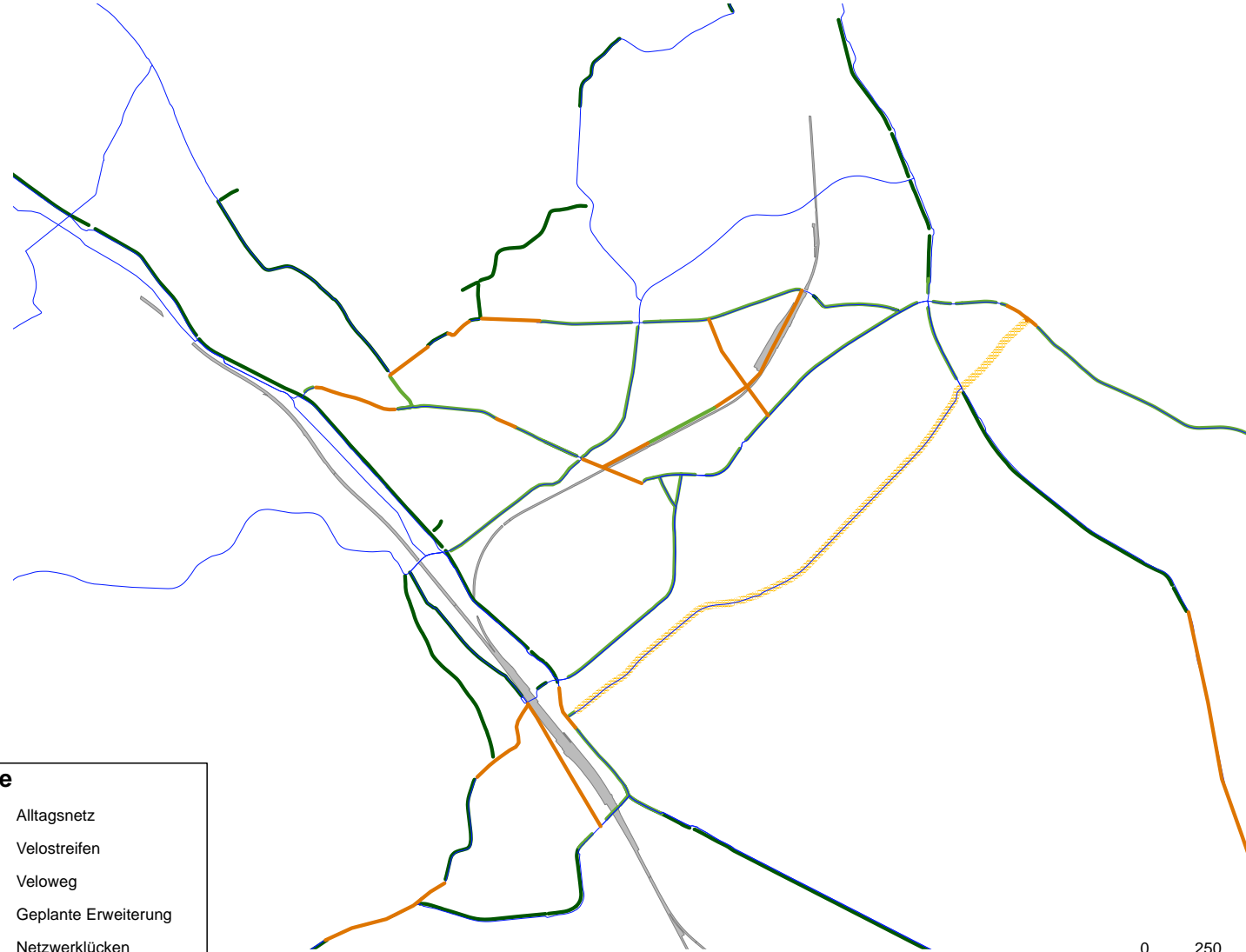
Autor: IPA Gruppe B, ETHZ  
Quelle: GIS ZH & ASTRA



# Velo Infrastruktur Wetzikon

**Legende**

-  Alltagsnetz
-  Velostreifen
-  Veloweg
-  Geplante Erweiterung
-  Netzwerklücken
-  Auswahl von Unfallschwerpunkten



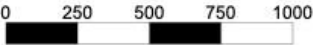
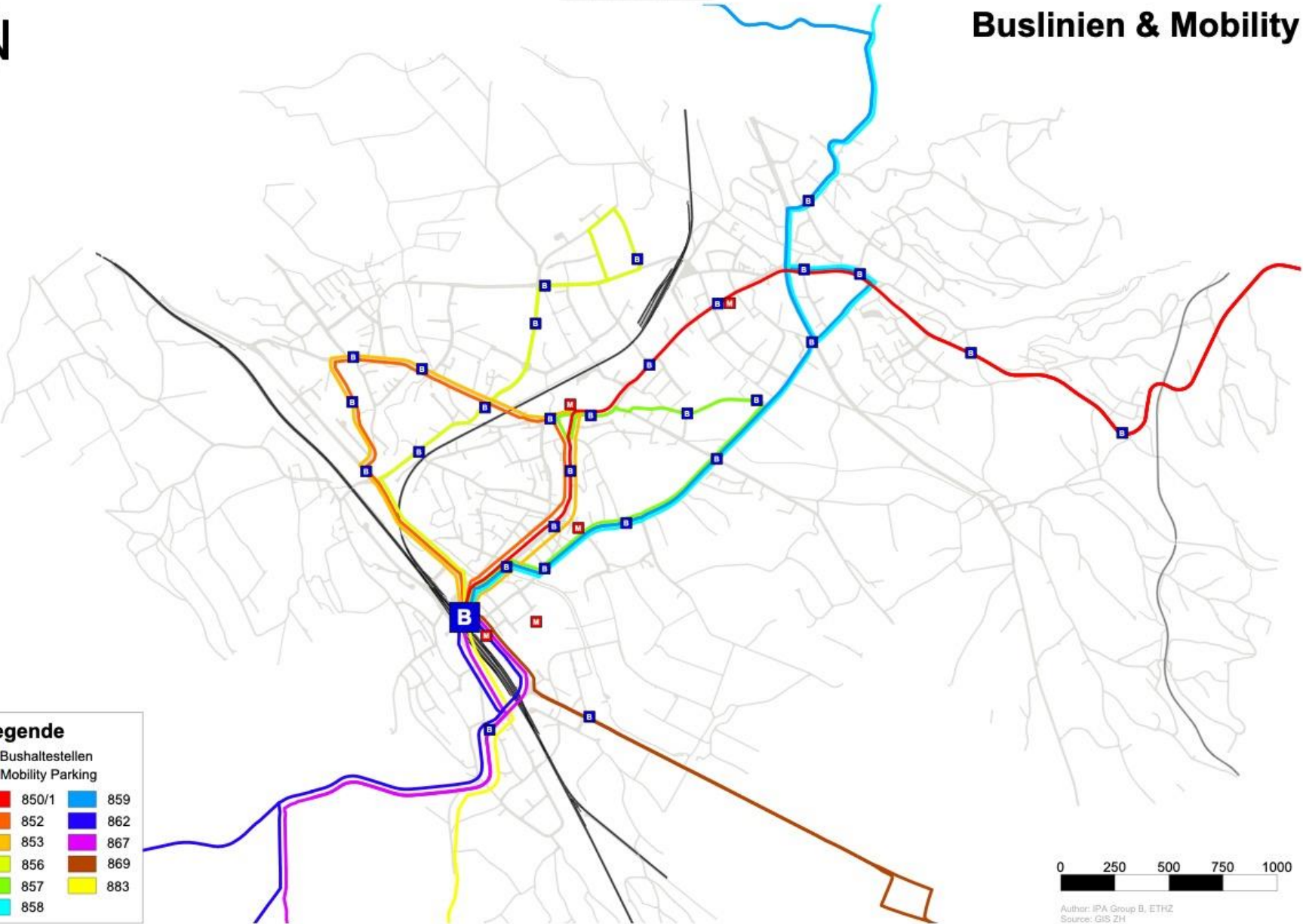
Autor: IPA Gruppe B ETHZ  
Quelle: GIS ZH & ASTRA



**Legende**

- Bushaltestellen
- Mobility Parking

850/1	859
852	862
853	867
856	869
857	883
858	



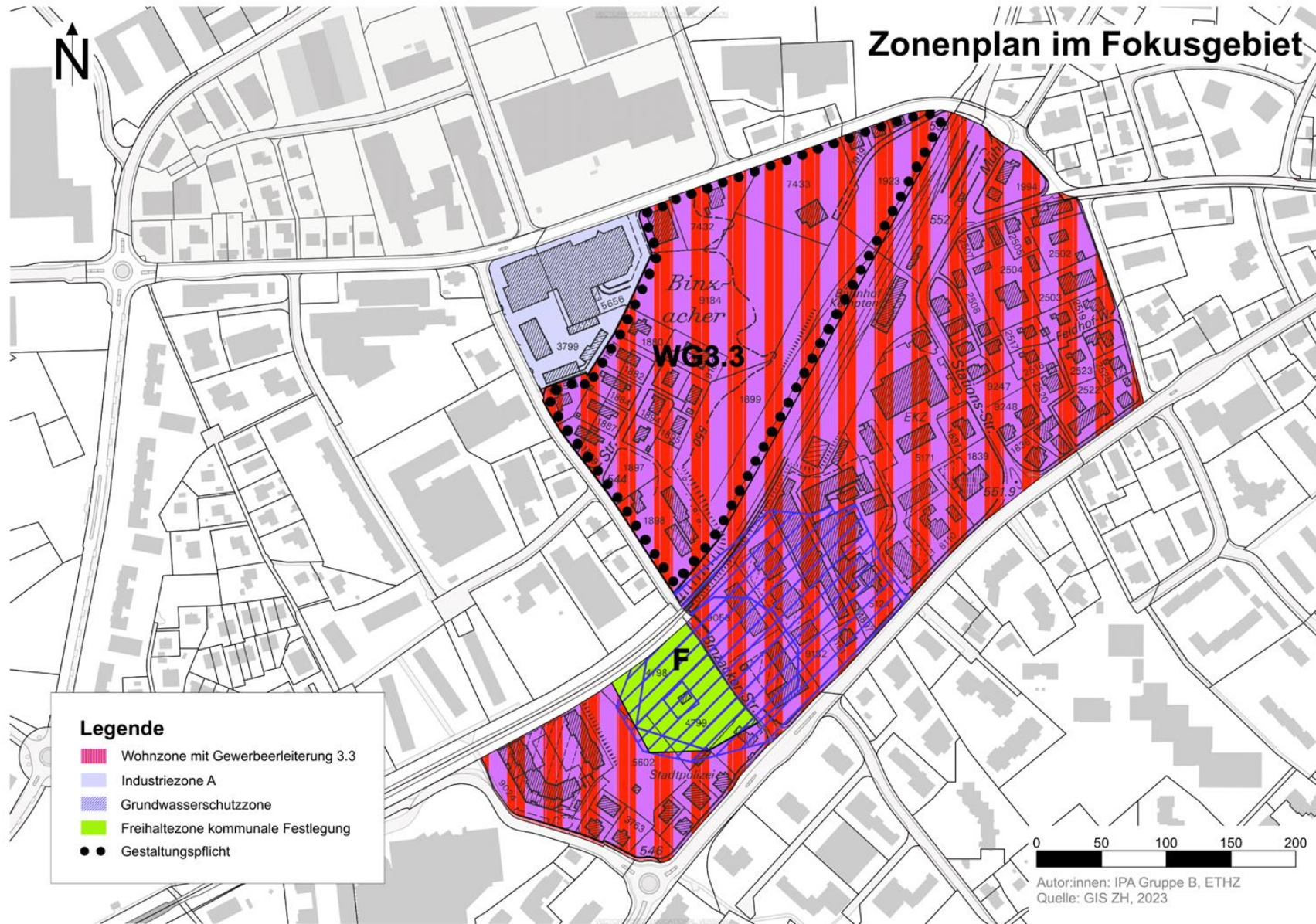
Author: IPA Group B, ETHZ  
Source: GIS ZH

The background of the slide is a light gray aerial map of an urban area, showing a dense grid of streets and building footprints. A solid green horizontal bar is overlaid across the middle of the image, containing the title text in white.

# **MASTERPLAN**

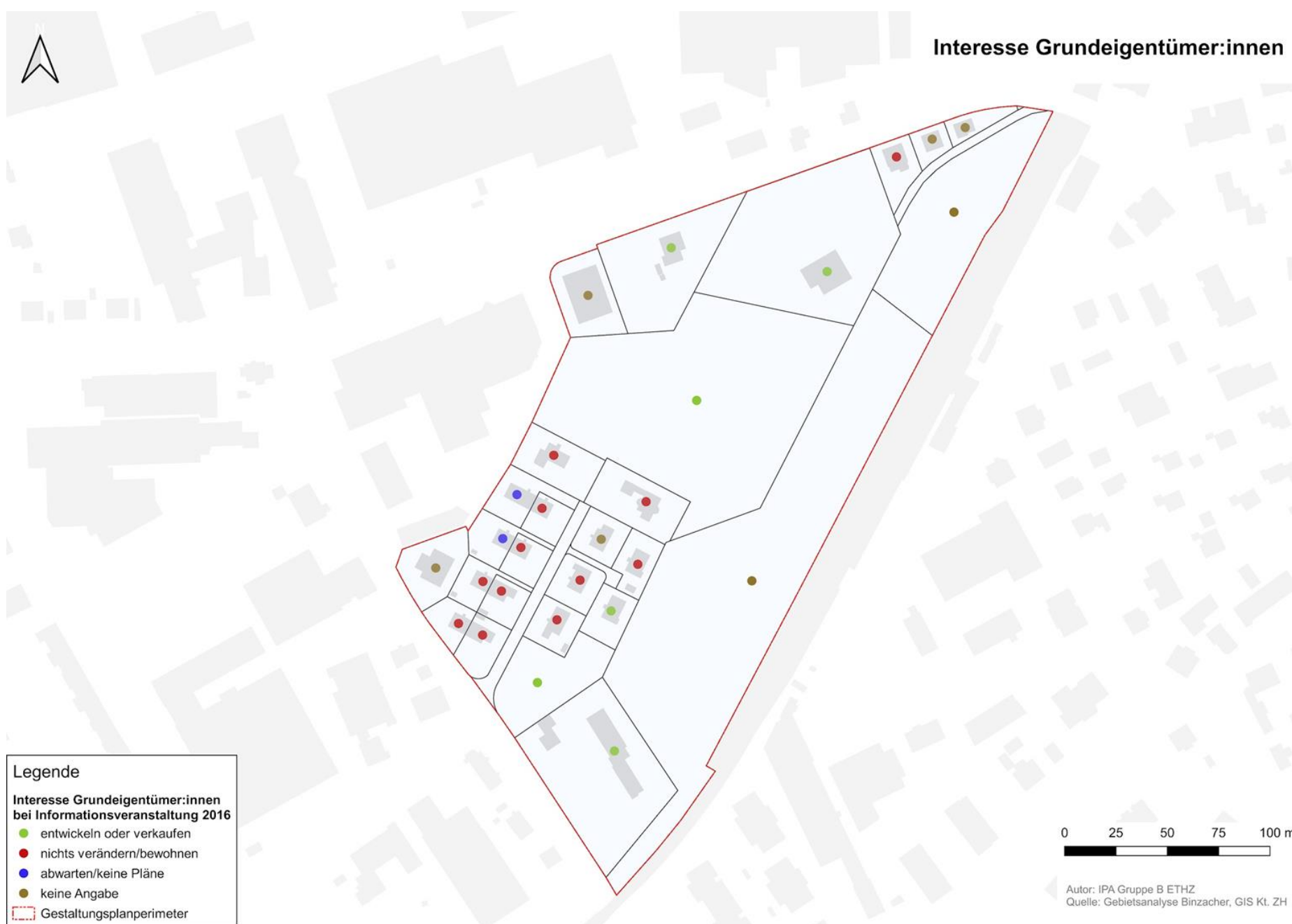
## **Kempten Station**







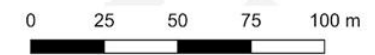
## Interesse Grundeigentümer:innen



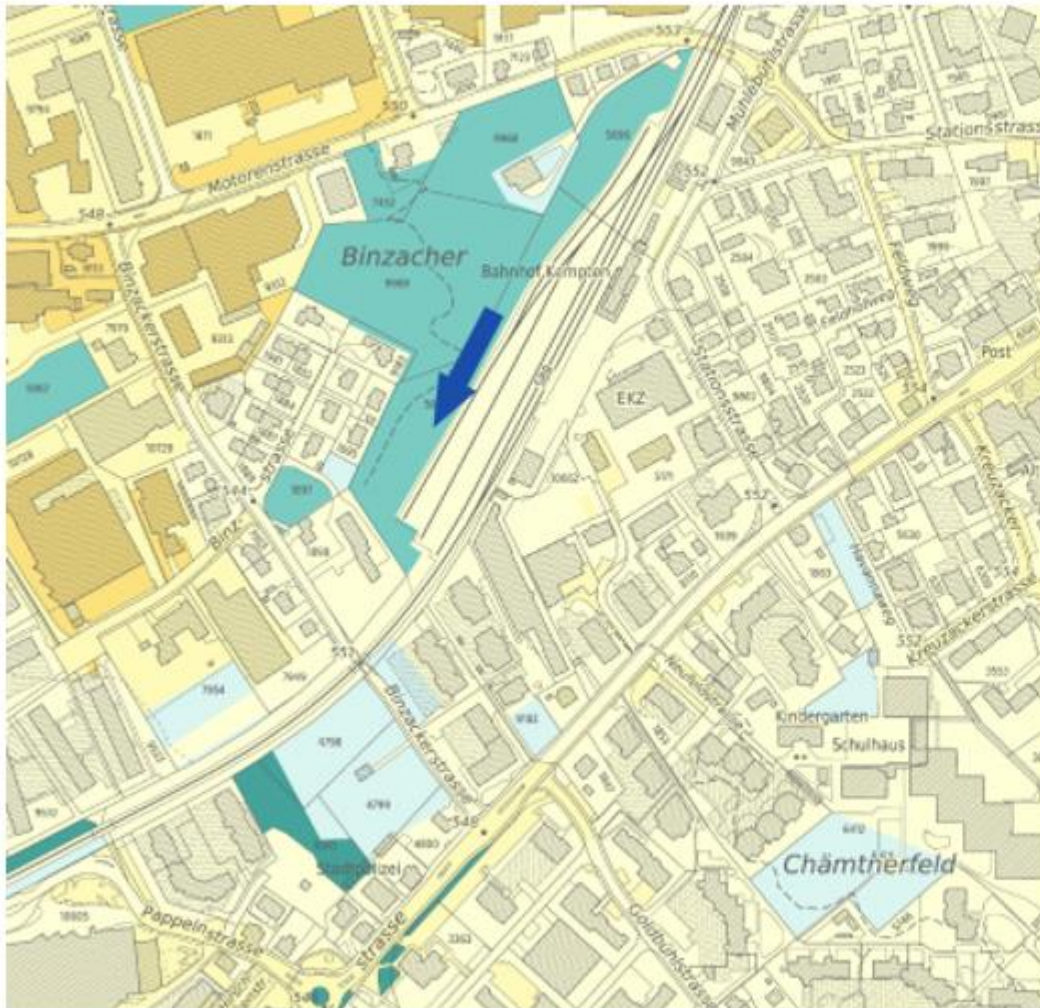
**Legende**

**Interesse Grundeigentümer:innen bei Informationsveranstaltung 2016**

- entwickeln oder verkaufen
- nichts verändern/bewohnen
- abwarten/keine Pläne
- keine Angabe
- ▭ Gestaltungsplanperimeter



Autor: IPA Gruppe B ETHZ  
Quelle: Gebietsanalyse Binzacher, GIS Kt. ZH



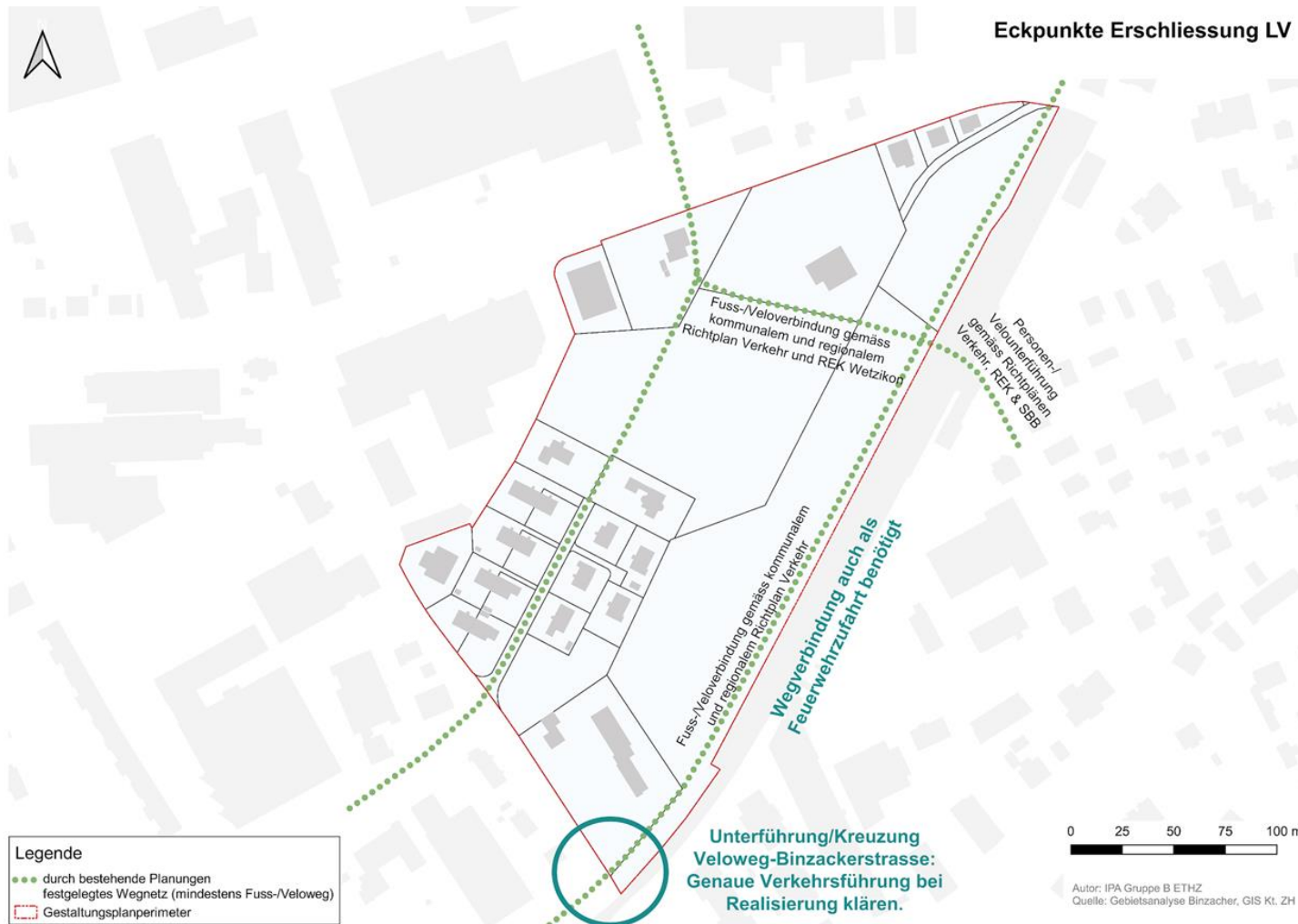
**Bioklimatische Bedeutung von Grünflächen, 4 Uhr**

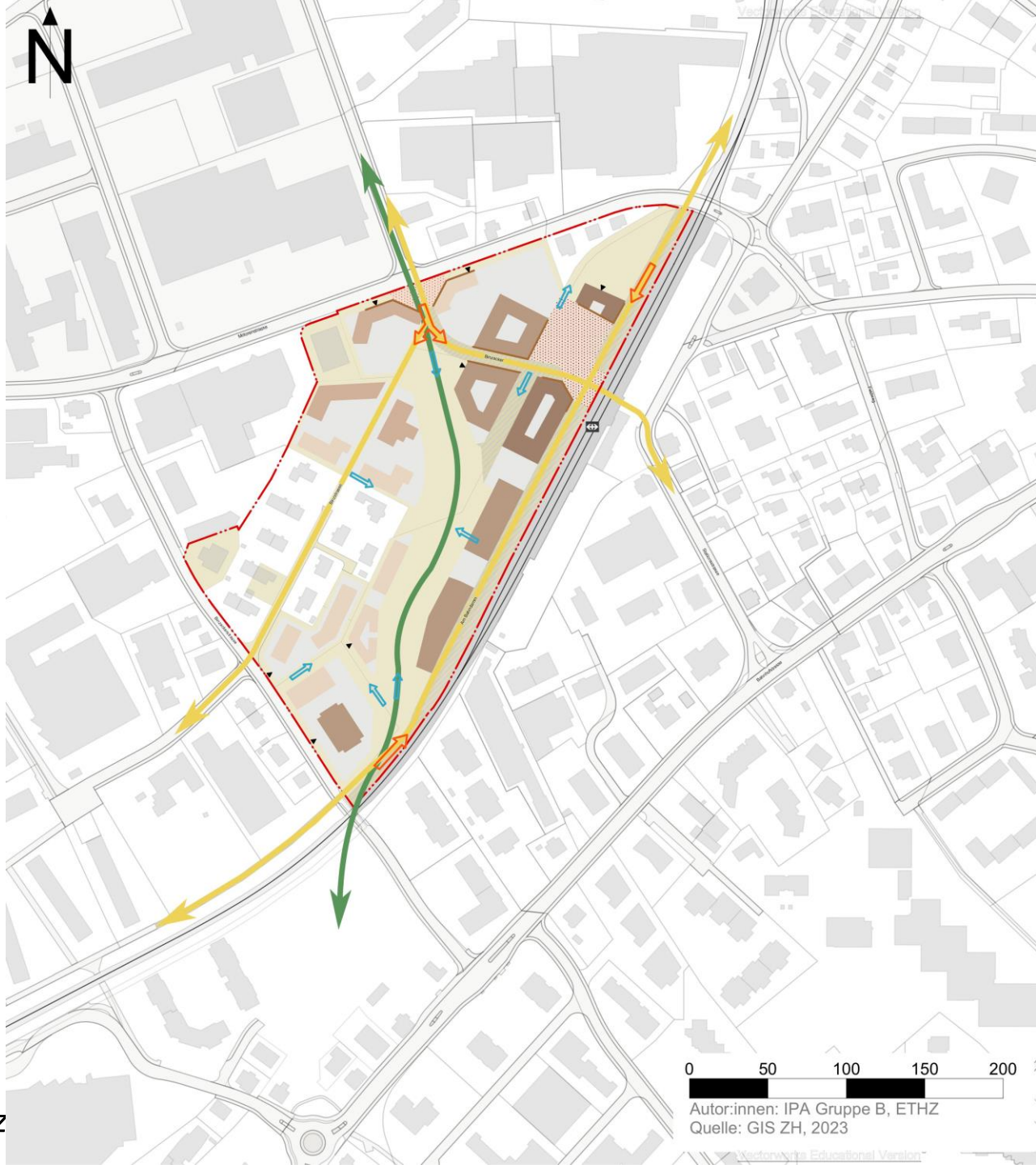
- gering
- mittel
- hoch
- sehr hoch

**Hauptströmungsrichtung der Kaltluft innerhalb von Grünflächen**

- ↑ klein
- ↑ mittel
- ↑ gross







## Legende

### Baufelder

- Perimeter Areal Binzacher mit Gestaltungsplanpflicht [6 ha]
- Durchschnittlich siebenstöckige Überbauung (21 m)
- Durchschnittlich sechsstöckige Überbauung (18 m)
- Durchschnittlich fünfstöckige Überbauung (15 m)
- Durchschnittlich vierstöckige Überbauung (12 m)

Pflichtbaulinie

Sichtachse

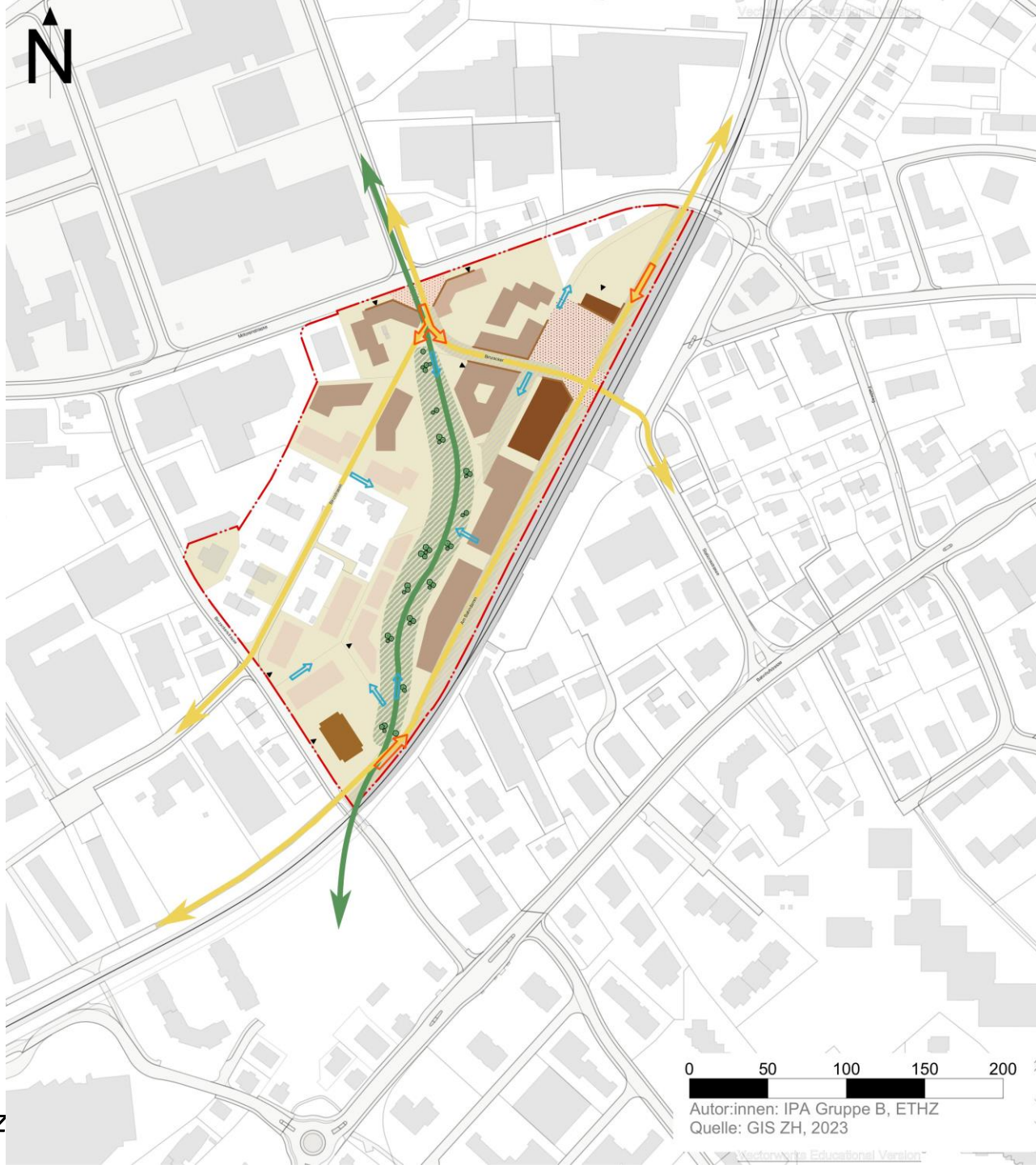
### Freiräume

- Öffentlich zugänglicher Grünraum
- Öffentlich zugänglicher Platz
- Begegnungsraum
- Baum

### Erschliessung und Verkehr

- Fuss- und Veloverkehrsachse
- Grünraumvernetzung für den Langsamverkehr, ökologischer Korridor
- Anlieferung/Entsorgung/Zufahrt Rettungsdienst
- Erschliessung Baufelder

Alle Flächen und Abgrenzungen sind schematisch. Eine leichte Verschiebung der Baufelder ist möglich. Bei den Bezeichnungen handelt es sich um Arbeitstitel.



## Legende

### Baufelder

- Perimeter Areal Binzacher mit Gestaltungsplanpflicht [6 ha]
- Durchschnittlich neunstöckige Überbauung (27 m)
- Durchschnittlich achtstöckige Überbauung (24 m)
- Durchschnittlich siebenstöckige Überbauung (21 m)
- Durchschnittlich sechsstöckige Überbauung (18 m)
- Durchschnittlich fünfstöckige Überbauung (15 m)
- Durchschnittlich vierstöckige Überbauung (12 m)

### Pflichtbaulinie

- Sichtachse

### Freiräume

- Öffentlich zugänglicher Grünraum
- Öffentlich zugänglicher Platz
- Begegnungsraum
- Baum

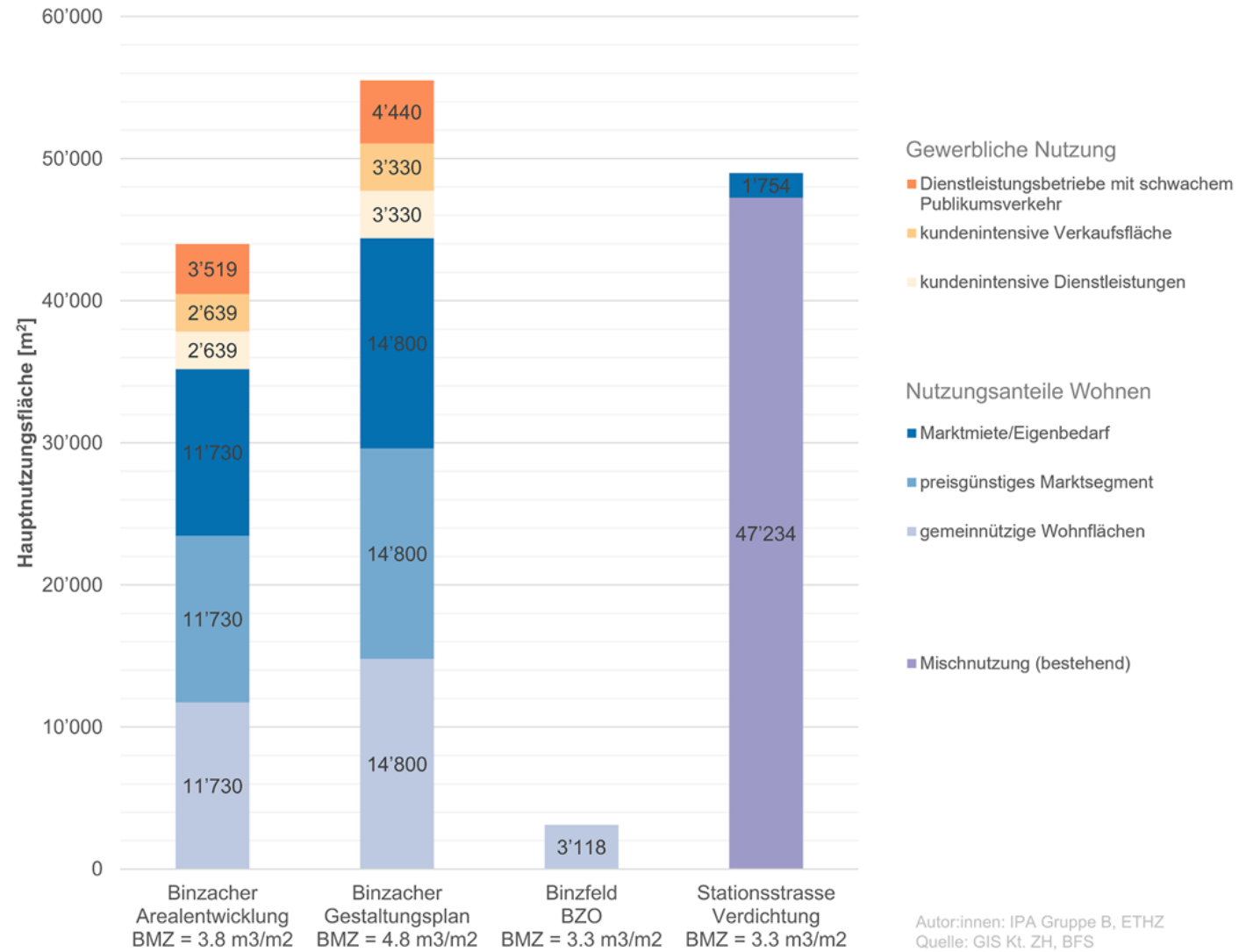
### Erschliessung und Verkehr

- Fuss- und Veloverkehrsachse
- Grünraumvernetzung für den Langsamverkehr, ökologischer Korridor
- Anlieferung/Entsorgung/Zufahrt Rettungsdienst
- Erschliessung Baufelder

Alle Flächen und Abgrenzungen sind schematisch. Eine leichte Verschiebung der Baufelder ist möglich. Bei den Bezeichnungen handelt es sich um Arbeitstitel.



Autor:innen: IPA Gruppe B, ETHZ  
Quelle: GIS ZH, 2023



# Potenzial Einwohner:innen und Beschäftigte im Fokusgebiet Bahnhof Kempten



**Legende**

**Potenzial auf Baufeldern**  
 A-H: Baufelder mit Potenzial für Einwohner:innen und Beschäftigte bei Überbauung nach Arealentwicklung (A), Gestaltungsplan (G) und BZO (BZO)

**Verdichtungspotenzial für Einwohner:innen in bestehender Struktur**

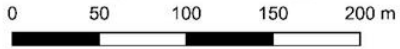
- kein Potenzial
- 0 - 5 Personen
- 5 - 10 Personen
- 10 - 15 Personen
- 15 - 23 Personen

**Gebäude**

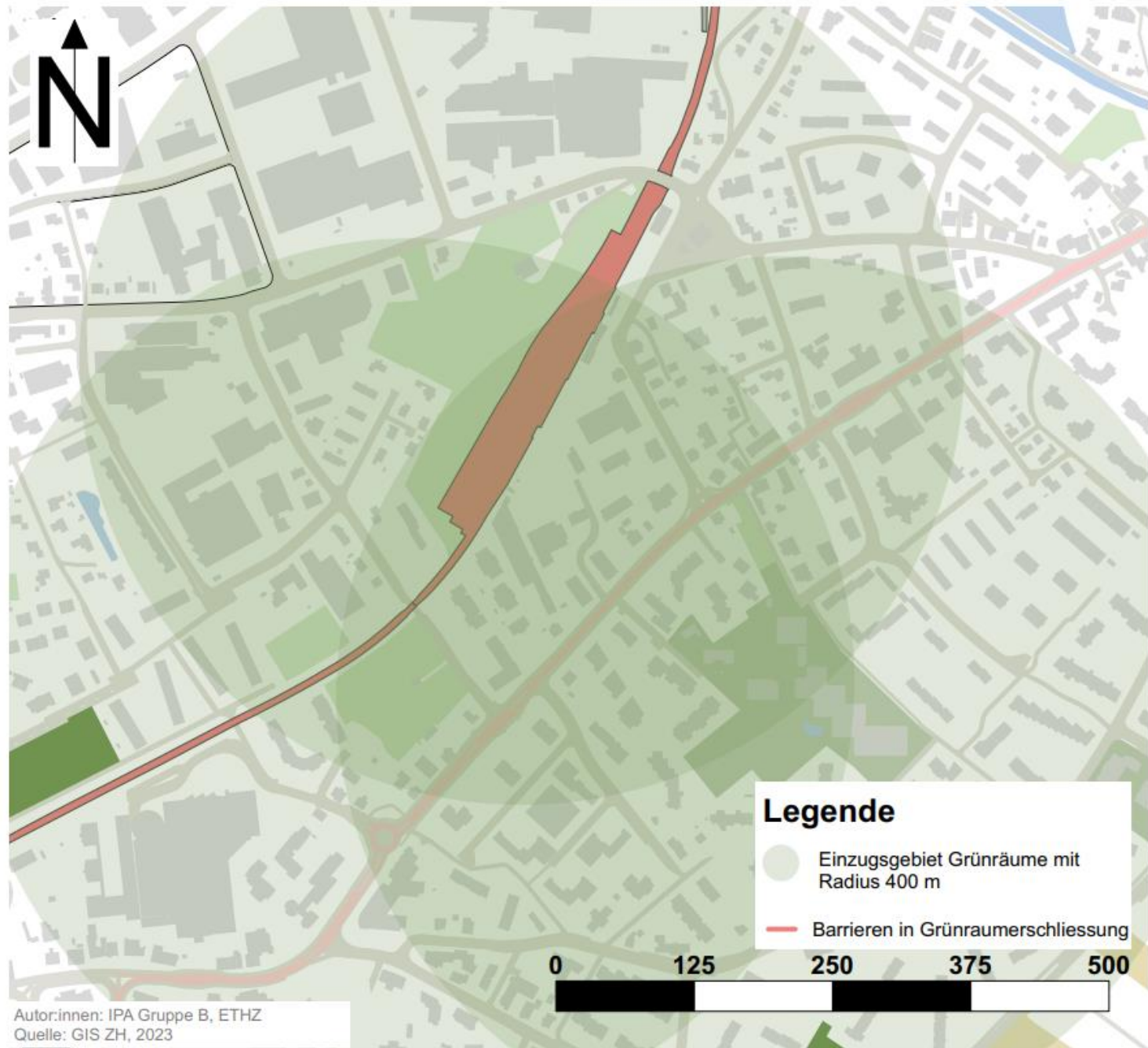
- kommunal geschützt

**weitere Elemente**

- Industriezone IA
- Freihaltezone F (Park Binzfeld)
- Gestaltungsplanperimeter
- Fokusgebiet















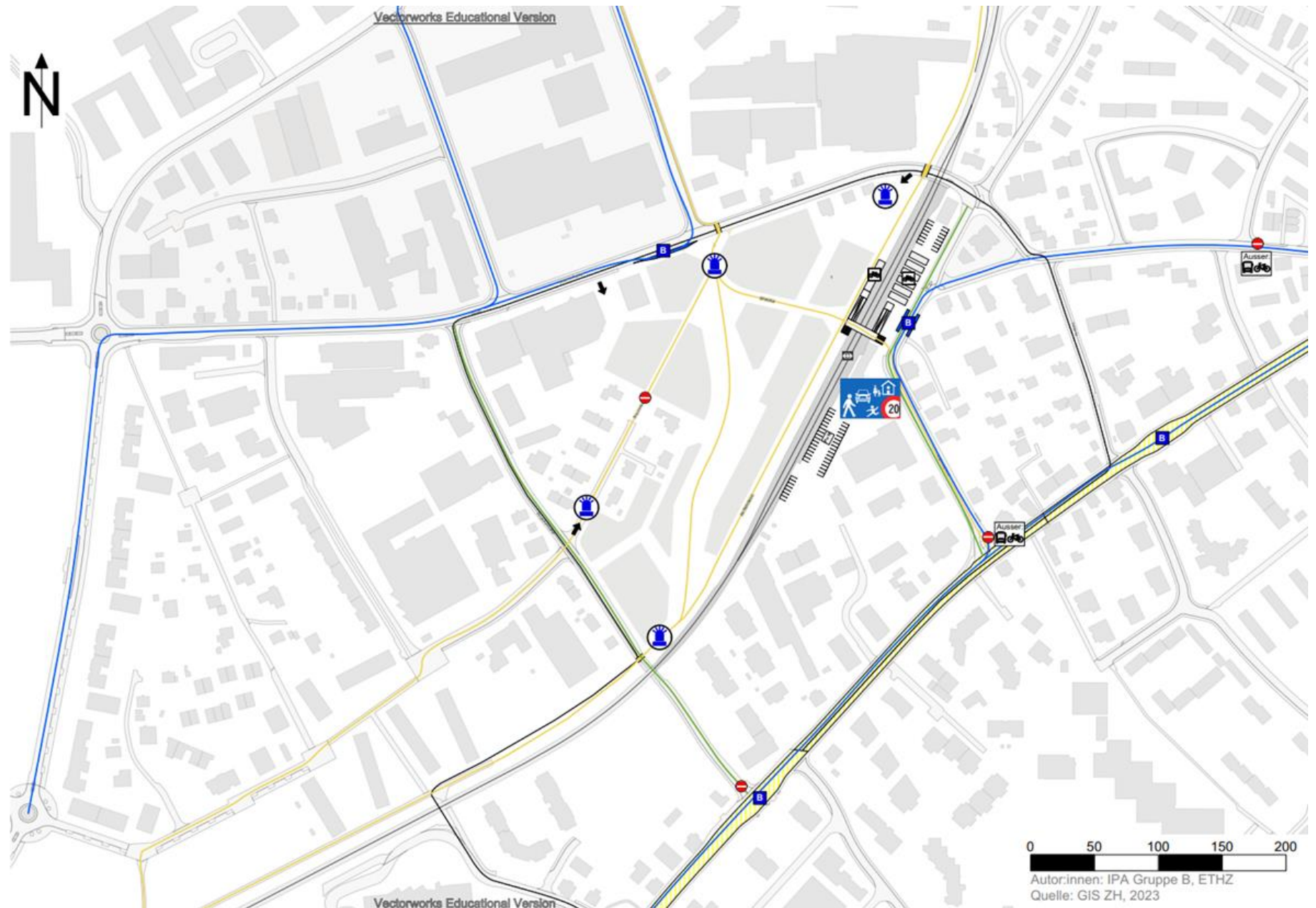
Autor: IPA Gruppe B ETHZ  
 Quelle: Gebäude- und Wohnungsstatistik BFS, GIS KL ZH, eigene Berechnung

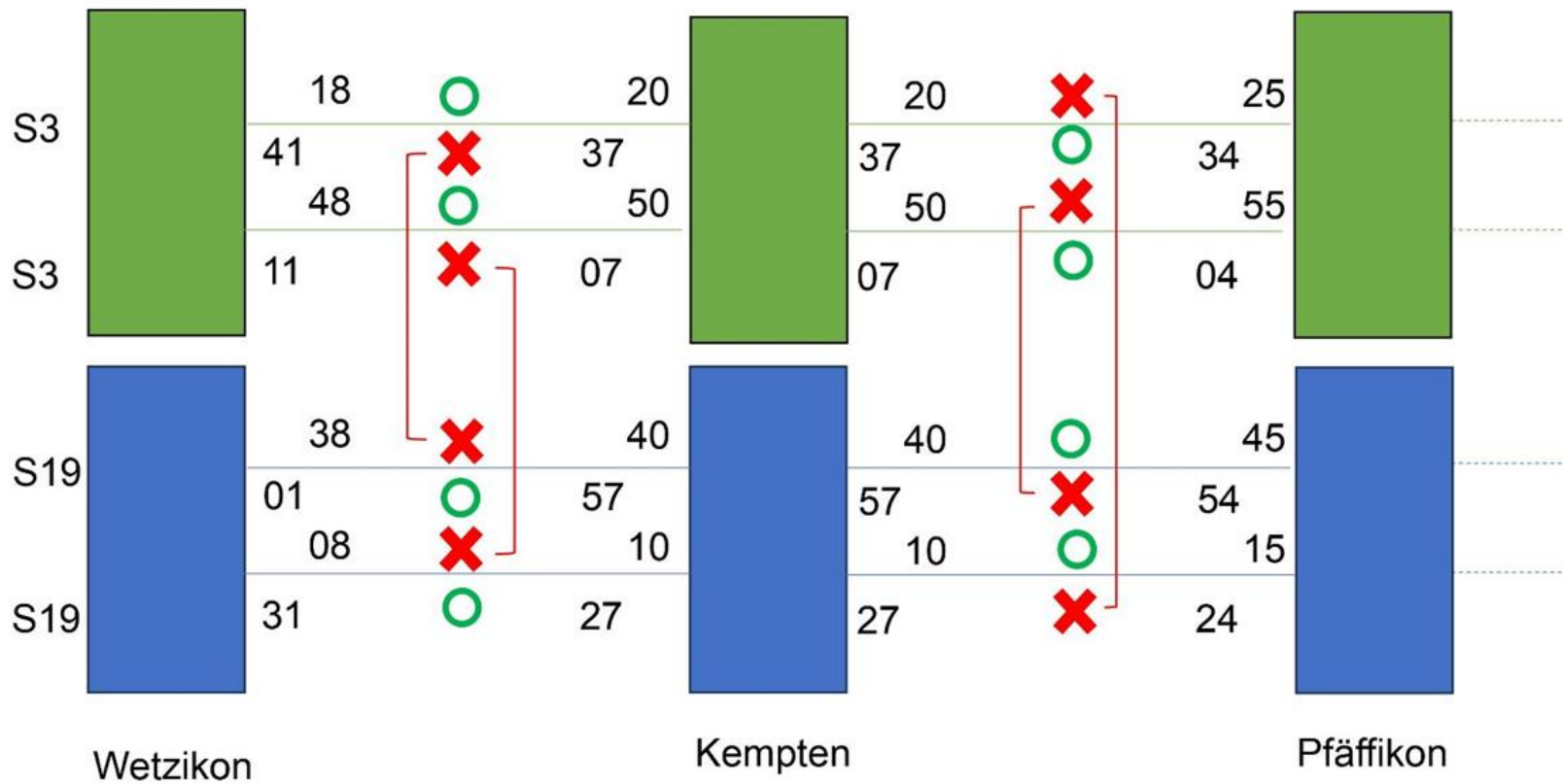


Autor:innen: IPA Gruppe B, ETHZ  
Quelle: GIS ZH, 2023

# Legende

-  Bahnhof
-  Bushaltestelle
-  Buslinie
-  LV
-  Begegnungszone
-  Verbreiterung Velostreifen
-  Veloparkierung
-  MIV Einbahn
-  Einfahrt verboten
-  Zugangspunkt MIV
-  Erschliessung Blaublicht
-  Park and Ride

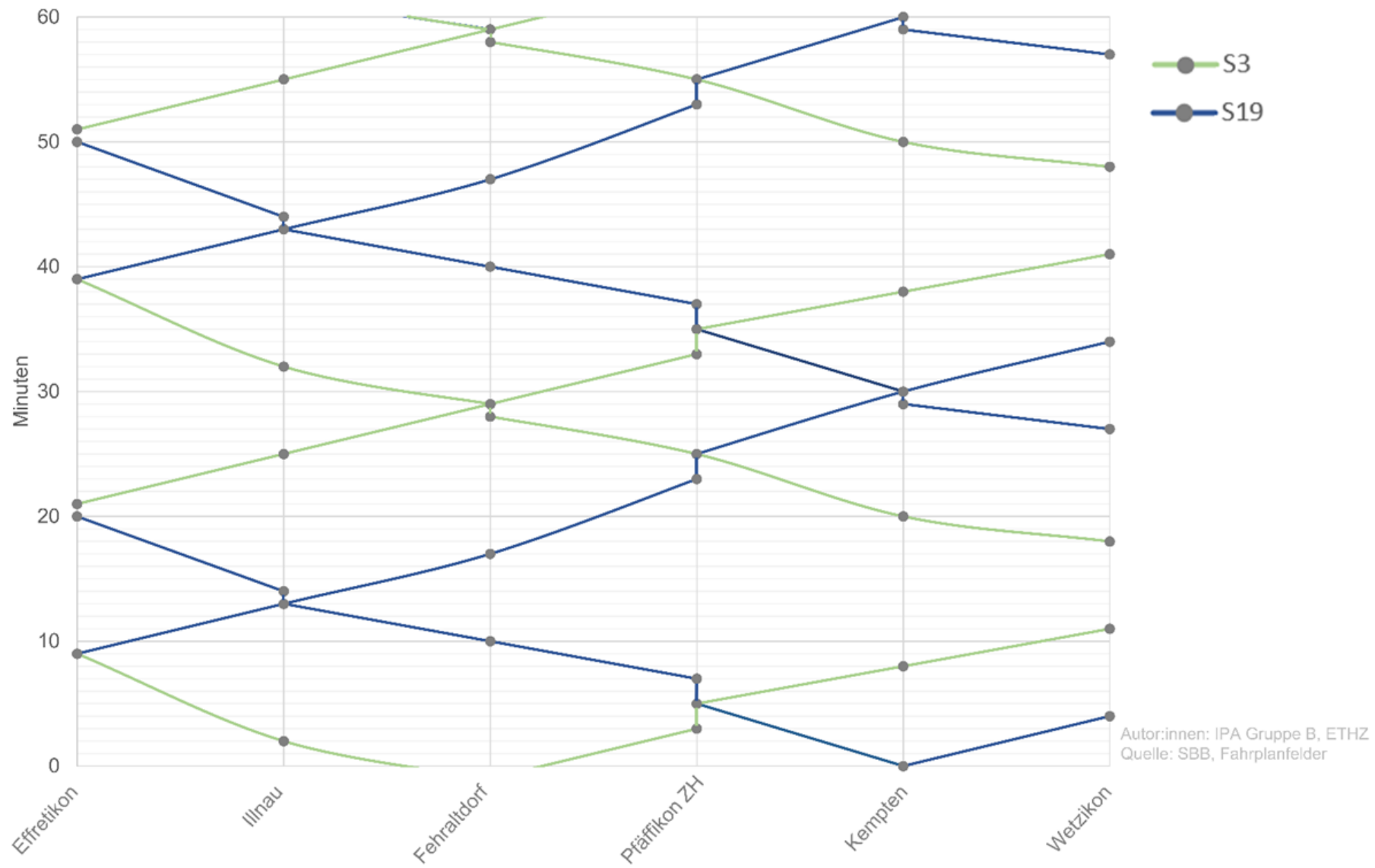


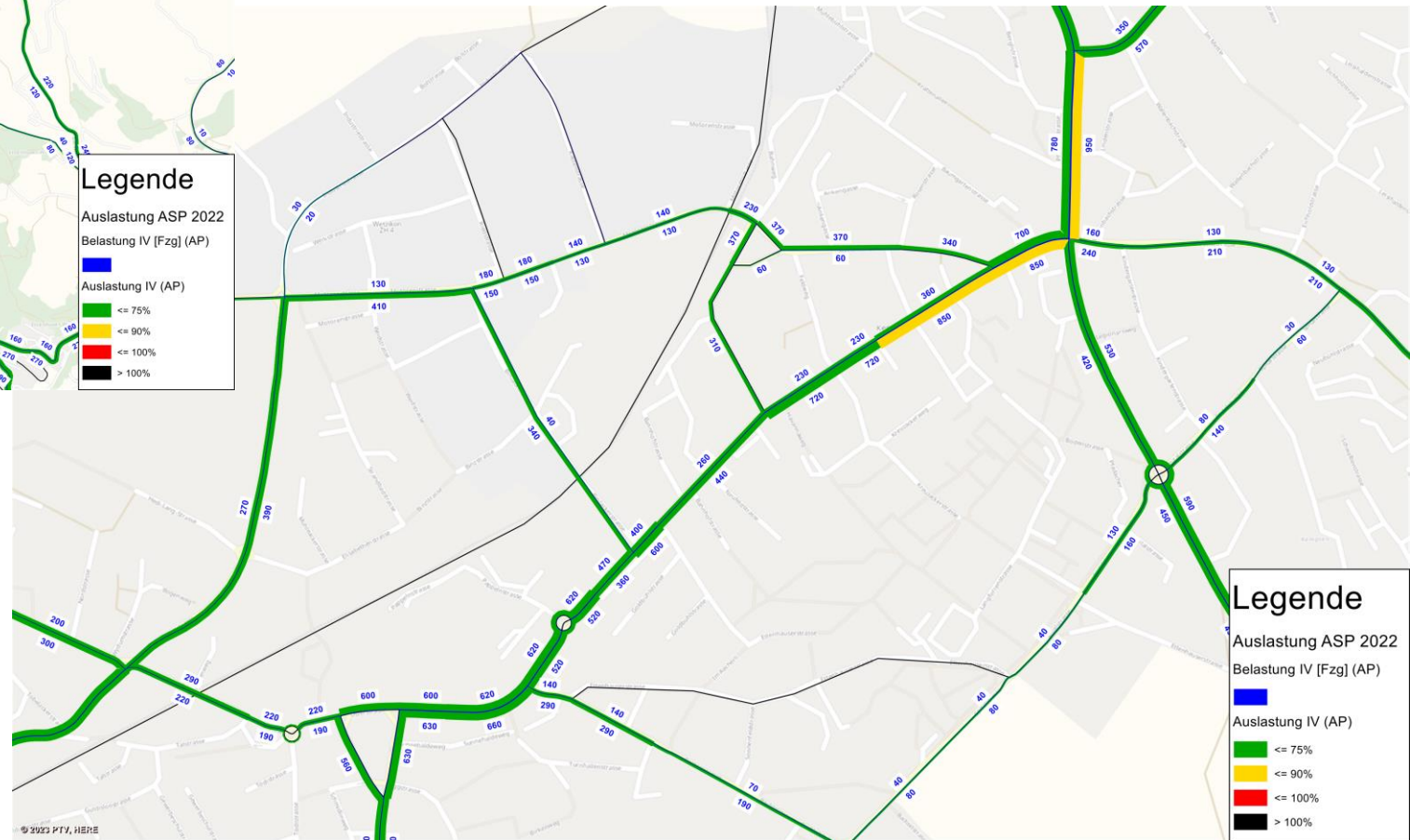
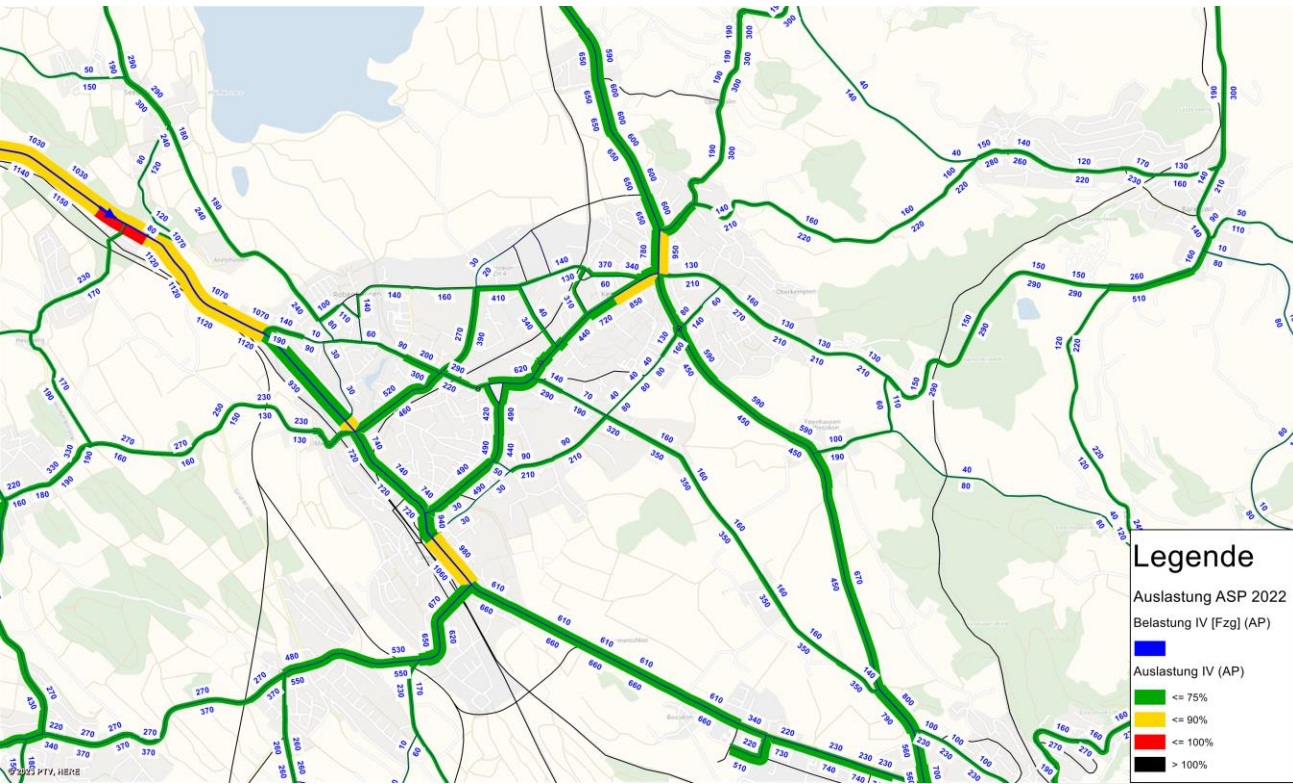


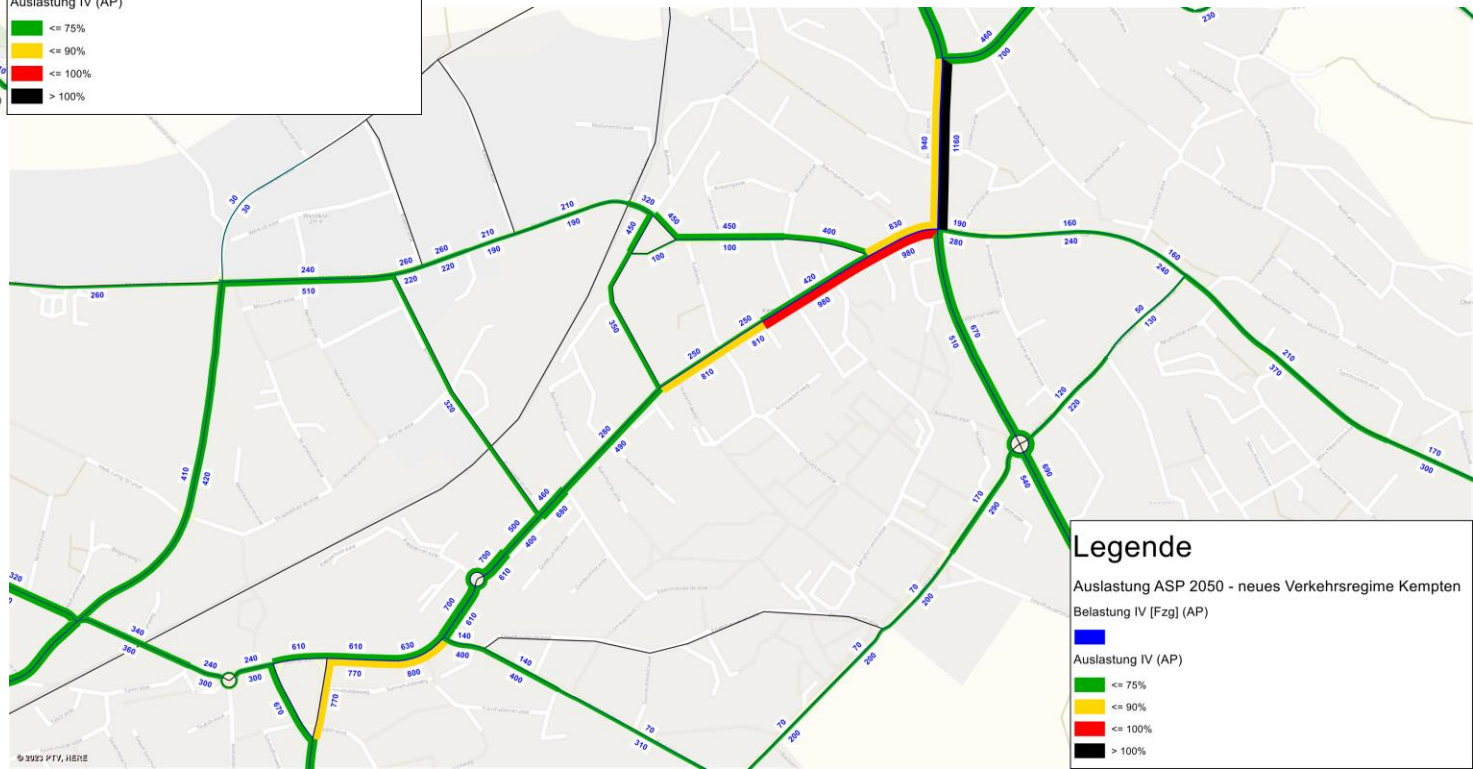
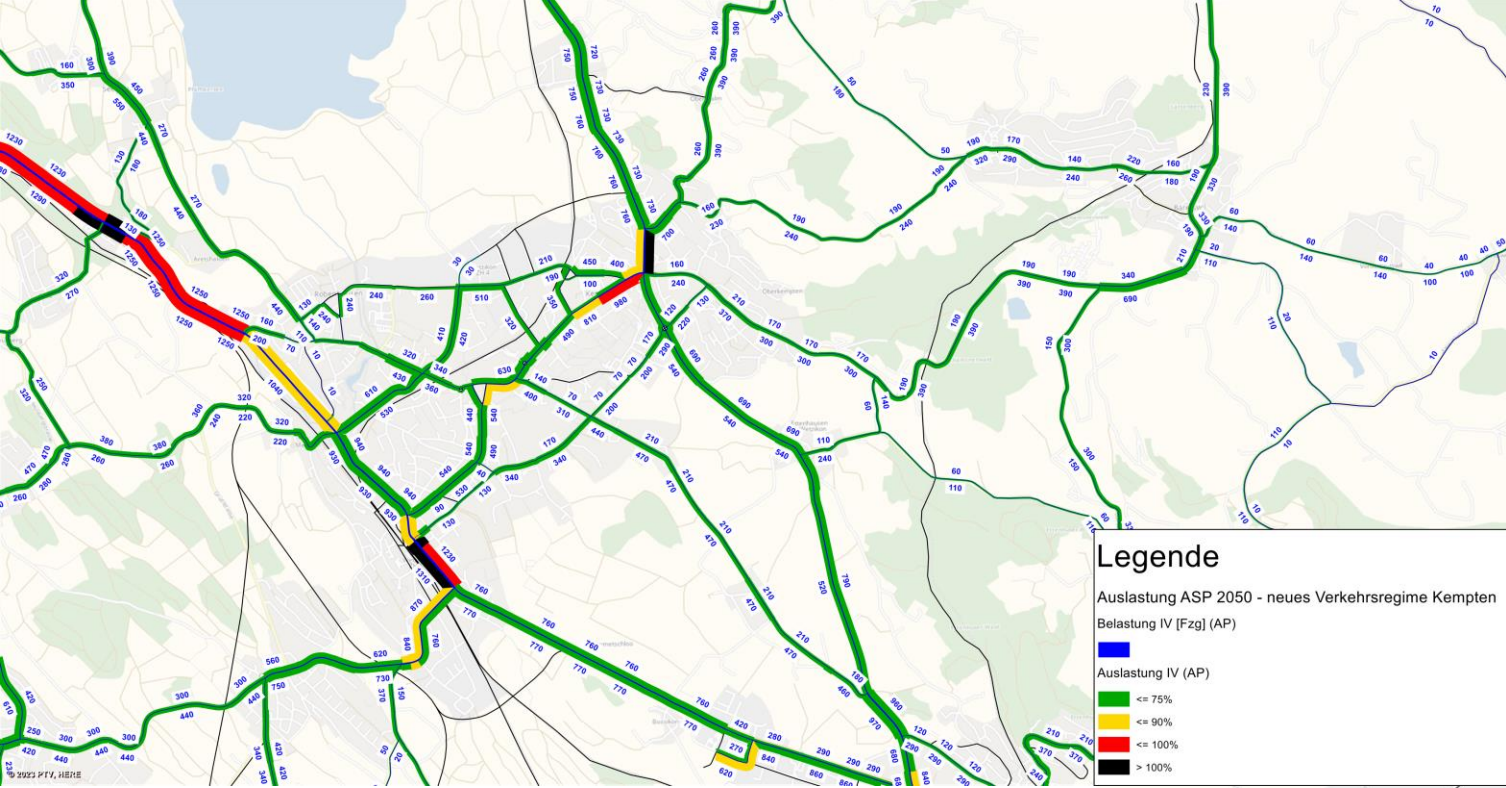
20 Nähere Zahl: Ankunftszeit  
 37 Entferntere Zahl: Abfahrtszeit  
 Streckenkonflikt

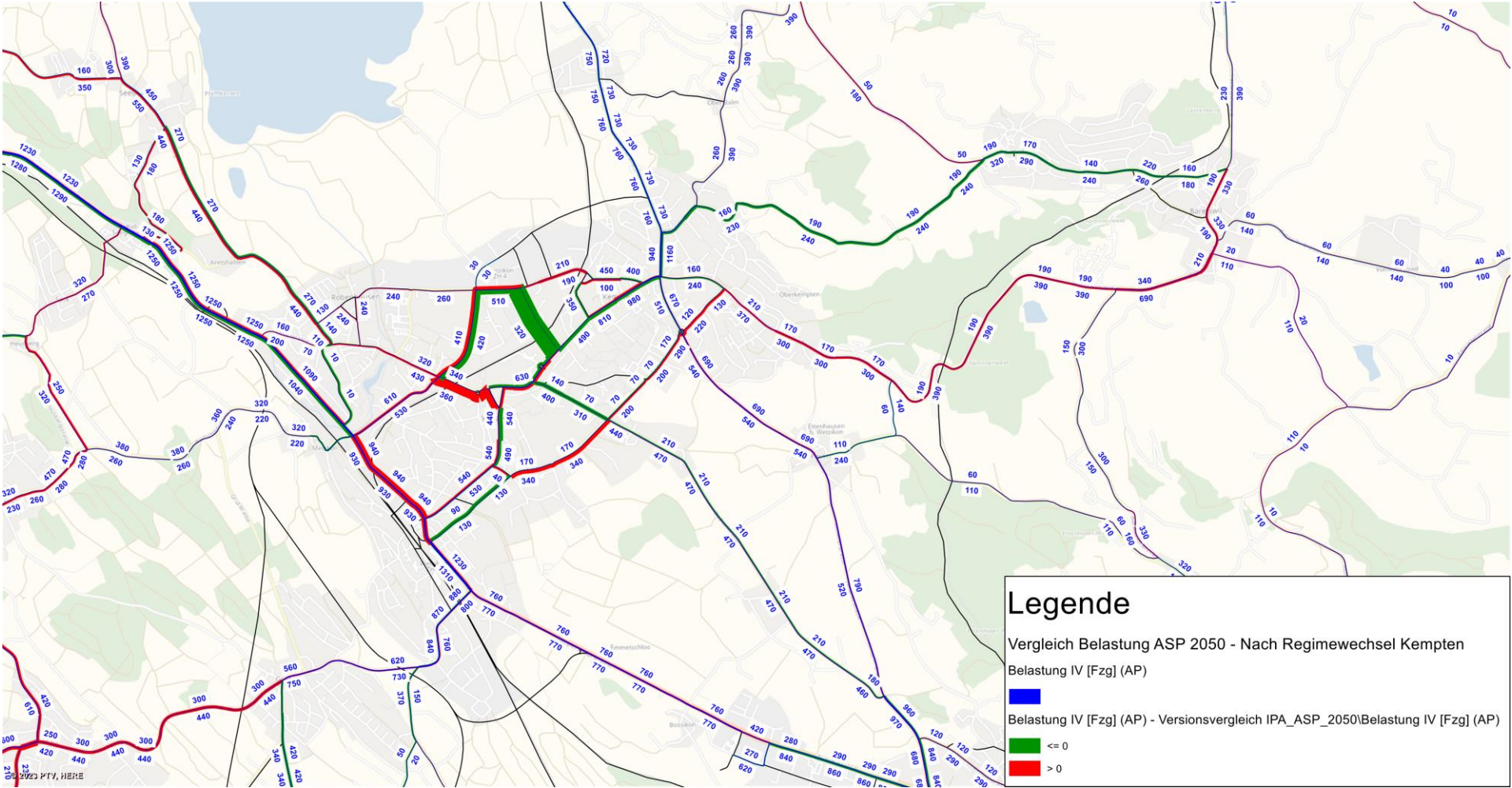
Autor:innen: IPA Gruppe B, ETHZ  
 Quelle: SBB, Eigene Darstellung



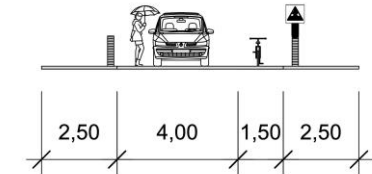
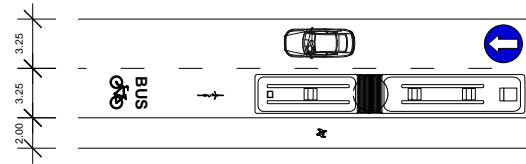
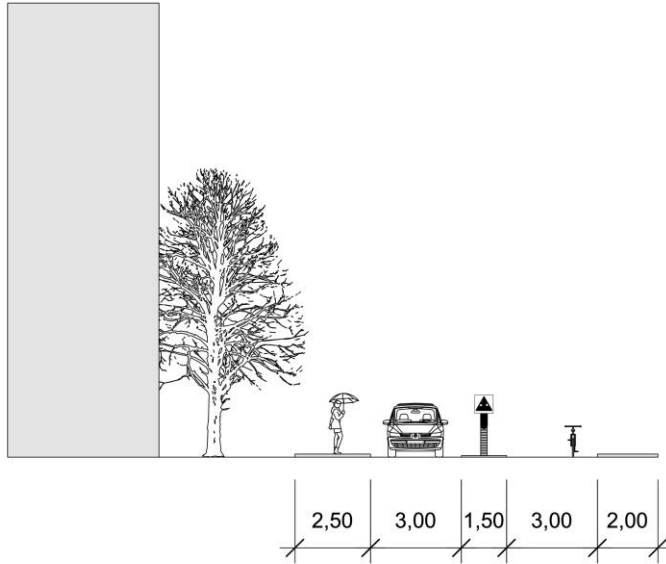




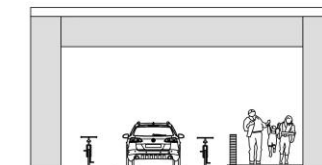




# Street cross sections



Binzackerstrasse  
Fussgängerquerung



Unterführung  
Binzackerstrasse

# Kostenübersicht Massnahmen

Massnahmen	Kostenfaktor	Kostenträger	CHF (in Mio.)
Überbauung Binzacker	Ausarbeitung privater Gestaltungspläne	Grundeigentümer	0,40
	Teilrevision BZO für Hochhausgebiet Binzacher	Gemeinde	0,10
	Teilrevision Parkplatzverordnung Wetzikon für autoarmes Bauen im Binzacher	Gemeinde	0,10
	Ausarbeitung Bauprojekte	Grundeigentümer	42,40
	Erschliessungskosten	Gemeinde / Grundeigentümer	4,80
	Baukosten Überbauung Baufeld A	Grundeigentümer	10,90
	Baukosten Überbauung Baufeld B	Grundeigentümer	75,40
	Baukosten Überbauung Baufeld C	Grundeigentümer	27,40
	Baukosten Überbauung Baufeld D	Grundeigentümer	27,20
	Baukosten Überbauung Baufeld E	Grundeigentümer	9,30
	Baukosten Überbauung Baufeld F	Grundeigentümer	16,70
	Baukosten Überbauung Baufeld G	Grundeigentümer	45,20
Neubau Binzfeld	Ausarbeitung Bauprojekt	Gemeinde / Genossenschaft	2,34
	Baukosten Überbauung Binzfeld (Baufeld H)	Gemeinde / Genossenschaft	11,70
Neue Buslinie	Neue Busse	Gemeinde	1,50
	Haltekanten	Gemeinde	0,30
	Umbau Stationstrasse	Gemeinde	0,12
LV Achse	Achse Entlang des Bahndamms	SBB	1,20
Binzackerstrasse	Erweiterung Brücke	Gemeinde / SBB	4,00
	Umbau Strasse	Gemeinde	0,13
Bahnhof Kempten	2. Perron	SBB	7,00
	Unterführung inklusive Rampen	Gemeinde / SBB	3,00
	Velo Parkierung Bahnhof	SBB	0,20
	Begegnungszone	Gemeinde	0,12
öffentliche Begegnungsräume	Grünraumkorridor	Gemeinde	1,80
	Park Binzfeld	Gemeinde	1,60
Motorenstrasse	Verschiebung Haltestelle Kasstelstrasse	Gemeinde	0,40
	Fussgängerquerungen	Gemeinde	0,1
Parkplätze	MIV Binzacker (gesamt)	Grundeigentümer	13
	Velo Binzacker	Grundeigentümer / Gemeinde	1,5