

Zurich - Sustainable Housing Policy

A city with high ambitions

Zurich has a unique position in Switzerland. It is the country's largest city and home to an internationally reputed financial centre, as well as being the focus of an economic region which acts as the motor of Switzerland, and along with Geneva is the most important gateway to the country.

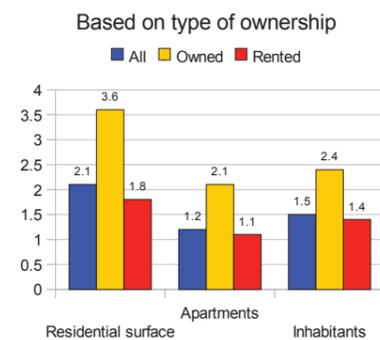
With a population of about 400,000, Zurich has been facing an increase of 40,000 since the year 2000. There are 1.1 million people living in the Zurich agglomeration, while there are 1.9 million in the metropolitan area. About 31 percent of the city's population is made up of non-Swiss, all of whom help to make up Zurich's multicultural character. The wide variety of cultural activities and educational institutions define Zurich's character as a diverse, open city with a passion for life. It is famous for its lakeside location and green, densely wooded chain of hills which run through the city from north to south.

Zurich's place on the world stage does not come down to its size but to its strong international networks. The high standards of living, working and accommodation are regularly confirmed in surveys of the local residents and can be found in international rankings of cities in terms of quality of life.

The successful development of Zurich in recent years has been aided by the sound economic climate and by the implementation of important strategies within the city. These include progressive residential building policies, the development of public transport, the

increased variety in terms of culture, and the upgrading of public areas. In a referendum held in 2008, three-quarters of the Zurich population agreed to strive for a '2000-Watt Society' by 2050, making Zurich the first city in the world to give these ambitious goals a democratic legitimacy and enshrine them in the constitution. Zurich's building stock has great potential to decrease energy consumption – thus meeting energy efficiency targets is an important part of the redevelopment of housing areas.

Areas with replacement of housing
Comparison of 2000 and 2009 figures in Zurich between 2003-2007



Surface of new buildings = 2.1x surface of old buildings
Number of new-build apartments = 1.2x number of old apartments
Inhabitants of new buildings = 1.5x inhabitants of old buildings

Sensitivity for social effects, a sense of proportion, and foresight based on a holistic approach are necessary for replacements and retrofitting/regeneration. Thus, the City of Zurich adheres to four main recommendations of social sustainability which should be taken into account in renovation and replacement.

Social dimension of sustainability in housing renovation and replacement of buildings: four messages

Affordability/costs, sufficiency:

Promote affordable housing prices for all social strata (costreduction, promote sufficiency).

Long-term overall strategy: Plan right from the very start, incorporating the social dimension and using a long-term overall portfolio strategy and timely communication to tenants and important stakeholders.

Identity, community, cohabitation:

Understand and promote these, both via building measures on the semi-private, semi-public space and by motivating the local initiatives.

Variety, flexible usage: Provide a mix of housing that functions well over the long-term with a wide range of flexible usages, social mix among inhabitants, utilitarian flexibility in construction.

Zurich



Zurich Waid (photo credit: J. Haller, AfS Zurich)

Through the series 'In Dialogue about Urban Transformation' we present urban experiences and good practise collected by EUROCITIES working groups (WG). Many European cities are faced with the challenges of (rapid) growth and socio-demographic change. To achieve and ensure sustainable development, cities focus on inward development with densification, energy efficiency, and socially-balanced solutions. The ways of reaching these goals vary between the cities. Nevertheless, each example provides guidance or inspiration for others to improve dialogue and participation. The tools, methods, and approaches we present include outstanding visualisation, involvement, co-design, GIS-modelling, and more.

WG Integrated Urban Development (Economic Development Forum)
We exchange on integrated and cross-sectoral approaches, using peer-exchange to improve day-to-day practice in projects and urban development. Our focus on urban transformation and densification includes emphasis on participation, dialogue and multilevel governance, carbon neutral planning/renewal and its social impact, as well as resourcing integrated projects. These complex issues often overlap: therefore, we seek exchanges with other working groups!

WG Housing (Social Affairs Forum)
WG Housing gathers representatives from more than a dozen cities. Our objective is to raise awareness of the importance of housing for social cohesion in European cities by comparison of national/local housing policies and development of recommendations with regard to: affordable housing, social housing and housing of special target groups, mixed-use urban developments, housing and social cohesion, rehabilitation of existing housing stock, transfer of know-how.

www.eurocities.eu

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(1) DICHTER – Eine Dokumentation der baulichen Veränderung in Zürich – 30 Beispiele
https://www.stadt-zuerich.ch/hbd/de/index/staedtebau_u_planung/planung/konzepte_leitbilder/publikation_dichter.html
(2) Erfolgsfaktoren sozialer Nachhaltigkeit aus Perspektive der städtischen Wohnbaupolitik
<http://www.project.zhaw.ch/de/sozialarbeit/til/tagung-2014.html>
(3) Mehr Wohnfläche dank Verdichtung
https://www.stadt-zuerich.ch/prd/de/index/stadtentwicklung/stadt-_und_quartierentwicklung/wohnen/fakten.html

Urban Development Planning

Zurich In Dialogue about Urban Transformation

Physical Change Visualised in DICHTER: 30 Examples



Stadt Zürich
Amt für Städtebau
Stadt Zürich
Stadtentwicklung

In Dialogue about Urban Transformation is a joint publication of the City of Munich and other member cities of EURO CITIES

DICHTER: a Documentation of Physical Change in Zurich - 30 Examples

The more complex a topic the more important a sound base. The publication DICHTER of Zurich's Amt für Städtebau and 'More living space due to densification' published by Kanton Zurich, Statistical Office (on behalf of Urban Development Zurich) demonstrates the effects of densification based on concrete examples; clear facts and visualisation help avoiding misunderstandings. Zurich is already a dense city with about 4,350 inhabitants per km² – ranging from 1,300 up to 14,000 in its districts. Nevertheless, the aim is to show densification can serve human wellbeing.

With its program 'Housing' the City of Zurich works towards the following objectives: an attractive city to live in, stability in terms of social policy, and achieving these aims through co-operation with all relevant stakeholders. In a referendum held in 2011, three quarters of the Zurich population voted in favour of achieving one third of rental apartments at cost price level (instead of one quarter today). With hardly any greenfield sites left, densification through replacement of existing buildings is of the utmost importance in Zurich and the City aims to use the potential for densification in physical-structural terms appropriately within the various urban quarters. Densification – not being an aim in itself – is understood as a process to deal with urban and social challenges.

If cities succeed in discussing and understanding densification as an important development of the society as a whole they will be able to take advantage of the opportunities this process offers. Today, most of Zurich's physical-structural changes take place within the existing settlement. Replacement of buildings is an indicator for this development. Over the last ten years, an increase of 1.5 million m² living space took place – most of it as replacement of buildings. Of this increase 60 percent was built on brownfields, 40 percent within existing residential quarters.



DICHTER: publication and English translation for Siedlung Brunnenhof

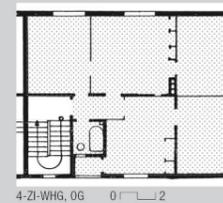
SIEDLUNG BRUNNENHOF, UNTERSTRASS

Stiftung Wohnungen für kinderreiche Familien – BZ0 W3, Arealüberbauung – Arealfläche 8519 m²

Auf der einen Seite die stark befahrene Strasse, auf der anderen der Park und dazwischen die bunte Mauer: Das schlanke, über 100 Meter lange Gebäude ist die folgerichtige Antwort auf die extreme Doppelnatur des Grundstücks.



ARCHITEKT	Hermann Herter	Gigon/Guyer Architekten	
BAUJAHR	1931	2007	
WOHNEINHEITEN	51 WE	72 WE	+ 21 WE (41 %)
WOHNUNGSSPIEGEL	51 × 4-Zi (ca. 95 m ²)	7 × 4,5-Zi (110–118 m ²) 43 × 5,5-Zi (129–153 m ²) 22 × 6,5-Zi (145–157 m ²)	
GRÖSSE 4 – 4,5-ZI-WHG	ca. 95 m ²	ca. 114 m ²	+ 19 m² (20 %)
MIETZINS 4 – 4,5-ZI-WHG	CHF 810.–	CHF 1640.–	
ANZAHL BEWOHNER	ca. 150 Bew.	ca. 400 Bew.	+ 250 Bew. (167 %)
GF ANRECHENBAR	ca. 5000 m ²	11 070 m ²	+ 6070 m² (121 %)
AUSNÜTZUNGSZIFFER	59 %	130 %	
ÜBERBAUUNGSZIFFER	25 %	30 %	
WOHNFLÄCHE PRO PERSON	ca. 21 m ²	ca. 28 m ²	+ 7 m² (33 %)
ENERGIE-ZERTIFIZIERUNG		Minergie-Eco	

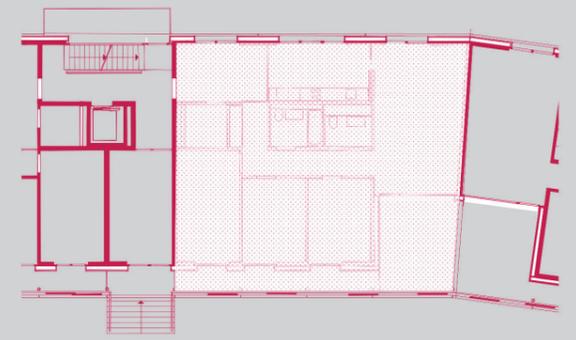


4-ZI-WHG, OG 0 1 2



1933

City of Zurich, Amt für Städtebau (2012) – Example 10, Siedlung Brunnenhof (DICHTER, p. 44/45; reduced format)



4,5-ZI-WHG, REGELGESCHOSS 0 1 2