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Urban ———
ThinkTank

GLATTPARK'S WUNDERKAMMER

Action on the Real City!

-

Site research, analysis &
Design proposal



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Introduction

A full urban block in the center of Opfikon's up-and-coming Glattpark area, only minutes away from ONA, is the site of intervention for Urban-Think Tank's 'Action! Of the Real City' elective course at ETH, under the guidance of architects, Alfredo Brillembourg and Hubert Klumpner. The course is run in collaboration with the Verein Wunderkammer, lead by Vesna Tomse, who is well-known for her ability to rejuvenate public open space through activating bottom-up initiatives. The project's mandate is to transform the undeveloped site into an area of opportunity through incremental change and community buy-in.

Students have been tasked with developing and realizing ideas for rapid change in context of both existing initiatives and future plans. Becoming curators of their city, they are exploring the relationship between visionary goals, planning regulations and operational possibilities, beginning with site research and analysis. The course aims to share insight into how temporary action can ignite cumulative urban regeneration and influence future development. The following booklet presents architectural ideas for the Wunderkammer site, as well as urban analysis information and site research.



Meeting at the site with Vesna Tomse, project stakeholders and ETH professors and students.
Photograph by Marie Grob.

Concept and Ideas

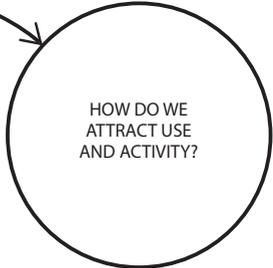
Wunderkammer, meaning 'wonder chamber' is a cabinet of curiosities; a place where a collection of unusual or interesting objects and rarities is exhibited.

The Wunderkammer site is an undeveloped corner of the Glattpark neighbourhood. As a young neighbourhood still to be fully inhabited and with expectations for near-future commercial buy-in at street level, Glattpark's urban identity and social culture has much room to grow. Construction is ongoing with four pockets of land still to be built upon, one of which is the Wunderkammer site, the neighbourhood's north-west corner. Development plans show that a 5 storey volume is planned, much like the other new mixed-use apartment blocks in the area, but this is only scheduled for 5 years time and remains open and overgrown. In the interim, the Wunderkammer project aims to activate the site through small-scale interventions and incremental change, with an aim to improve social space and on-street activity.



LIFE =
PEOPLE

Anticipated activity at the site: "Welcome to the Wunderkammer!"
Image by Rebecca Looringh-van Beeck. →



Programs/ Activities

Taking into consideration the needs and existing activities of the neighbourhood and surroundings, the site's physical characteristics, as well as the Verein Wunderkammer's ideas and interests, ETH has developed a list of potential programs for the site.

Already planned/implemented:

BMX Bike park

Community house
Youth centre/ club
Info centre and café

Compost Toilet
Waste treatment container

Kiosk
Pizza oven
Market space
Event stands
Auditorium seating and stage
Lights
Art vitrines



Zürich's bike park on Allmendstrasse, Enge. Photograph by Alex Buschor, from <https://www.zuerich.com/en/visit/sport/bike-park-allmend>



Urban-Think Tank's Swissnex parklet in San Francisco, used here as an event's stage. Photo by Bénédicte Lassalle.

Proposed additions:

Makers' space in containers with shops and workshops
DIY workshop for public
Tool library
Bicycle repair station
Waste and recycling disposal
Additional compost toilet

Free wifi
Entrance signs
Charging station
Open library
Night parking

Playground
Basket ball hoop
Outdoor cinema
Pokemon Go
Picnic area and pond
Plant-barrels
Path through forrest

Tram café
Benches and tables
Umbrellas/ sheltered space

Street art wall
Circus
Roof terrace on container



New York's Dekalb Market. Image from <https://thesmokingnun.files.wordpress.com/>



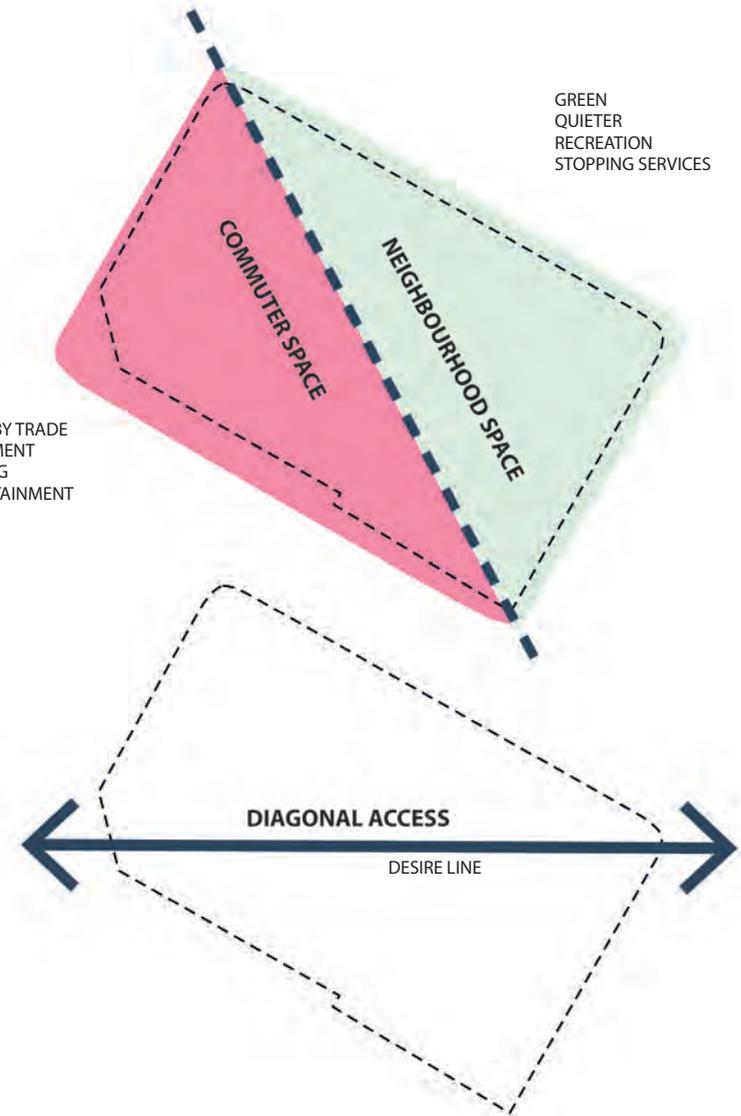
Tram café in Munich, Image by Tram Cafe

Site Concept

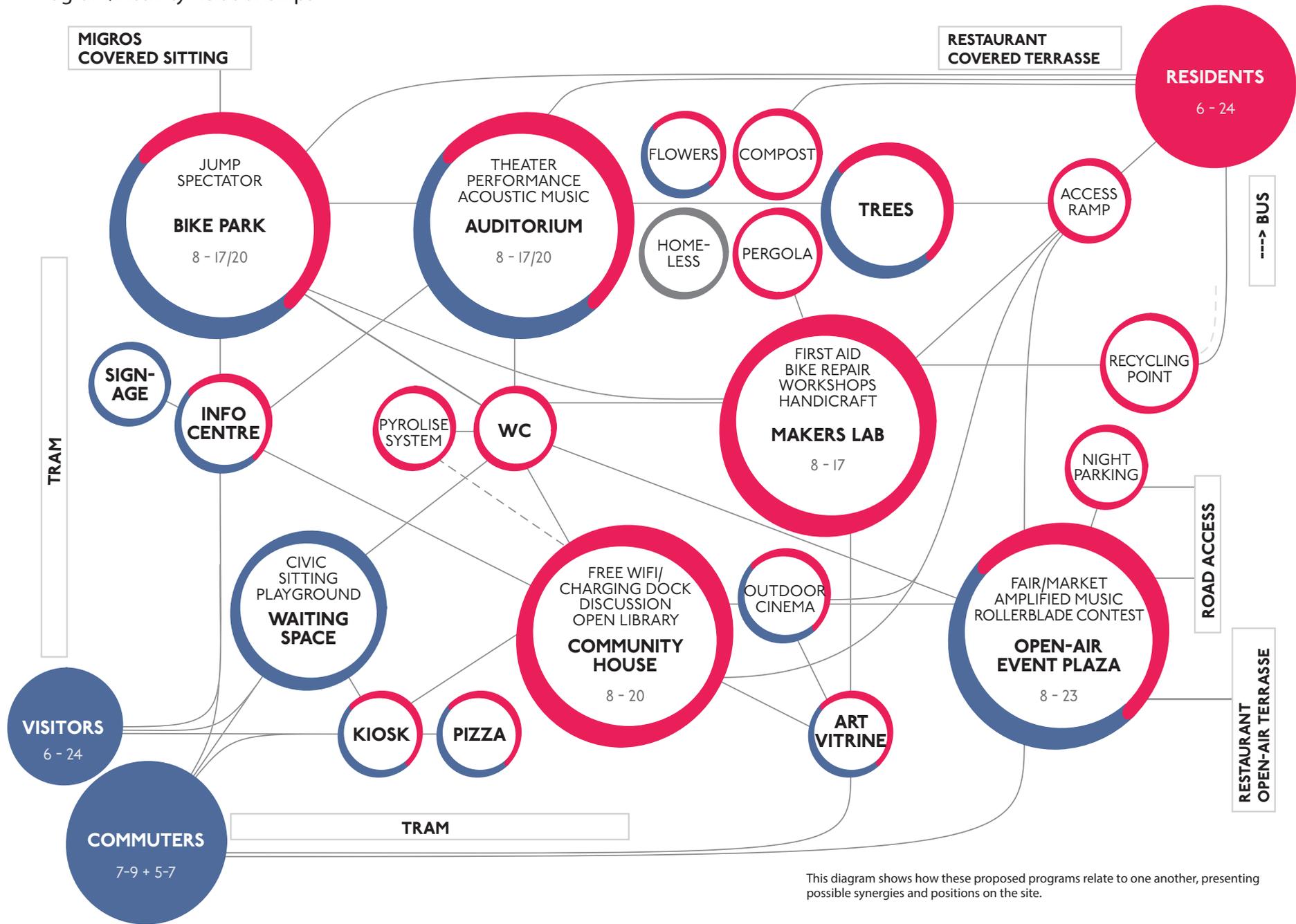
Commuters move between the two tram stops that are positioned along its outward facing edges, presenting an opportunity for trade and comfortable waiting space. Diagonal across the site would be the most efficient route for Glattpark residents accessing these trams. This desire line, however, is currently inhibited due to the overgrown vegetation and edge fencing.



WALK-BY TRADE
MOVEMENT
RESTING
ENTERTAINMENT

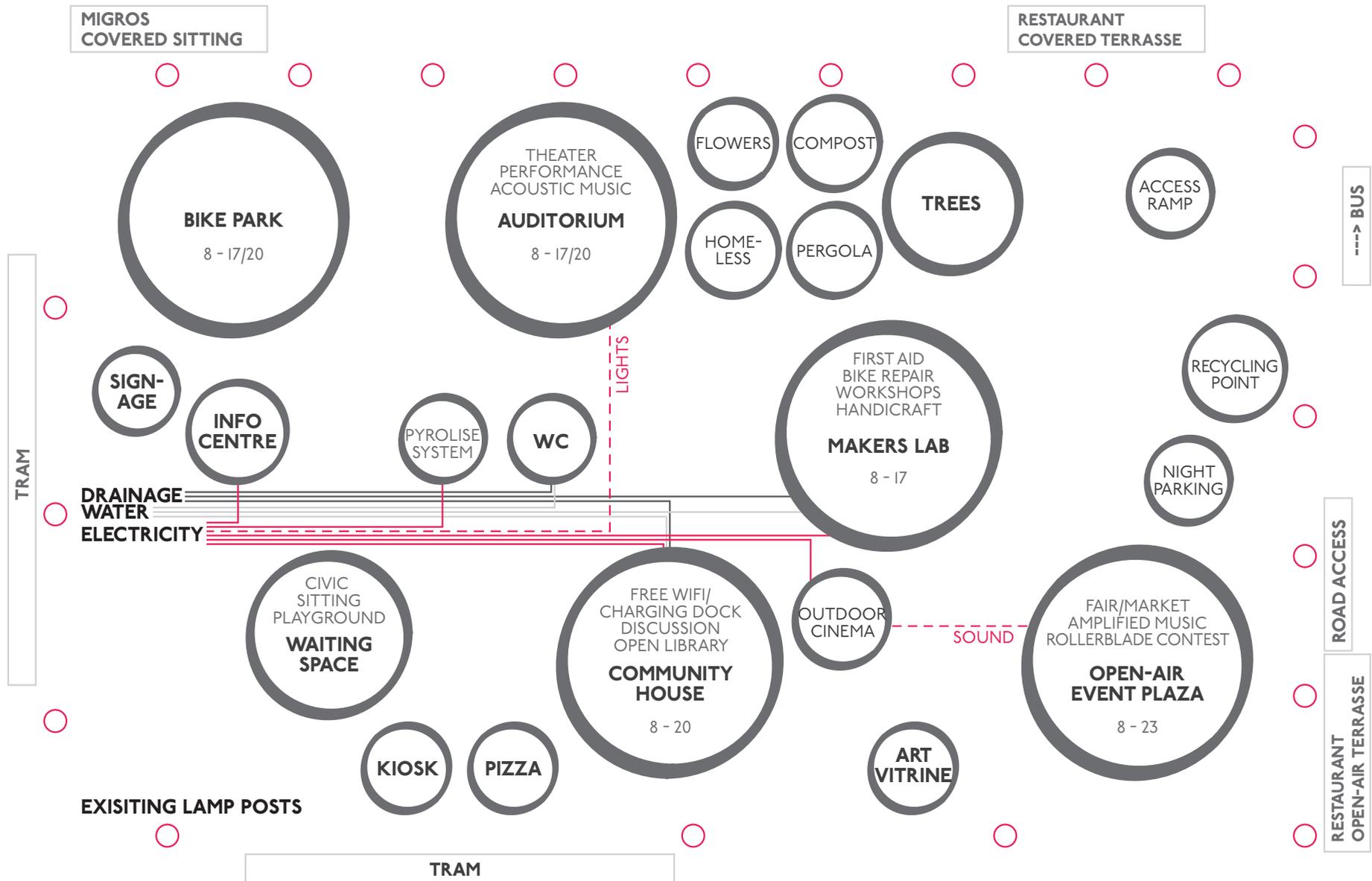


Program/Activity Relationships



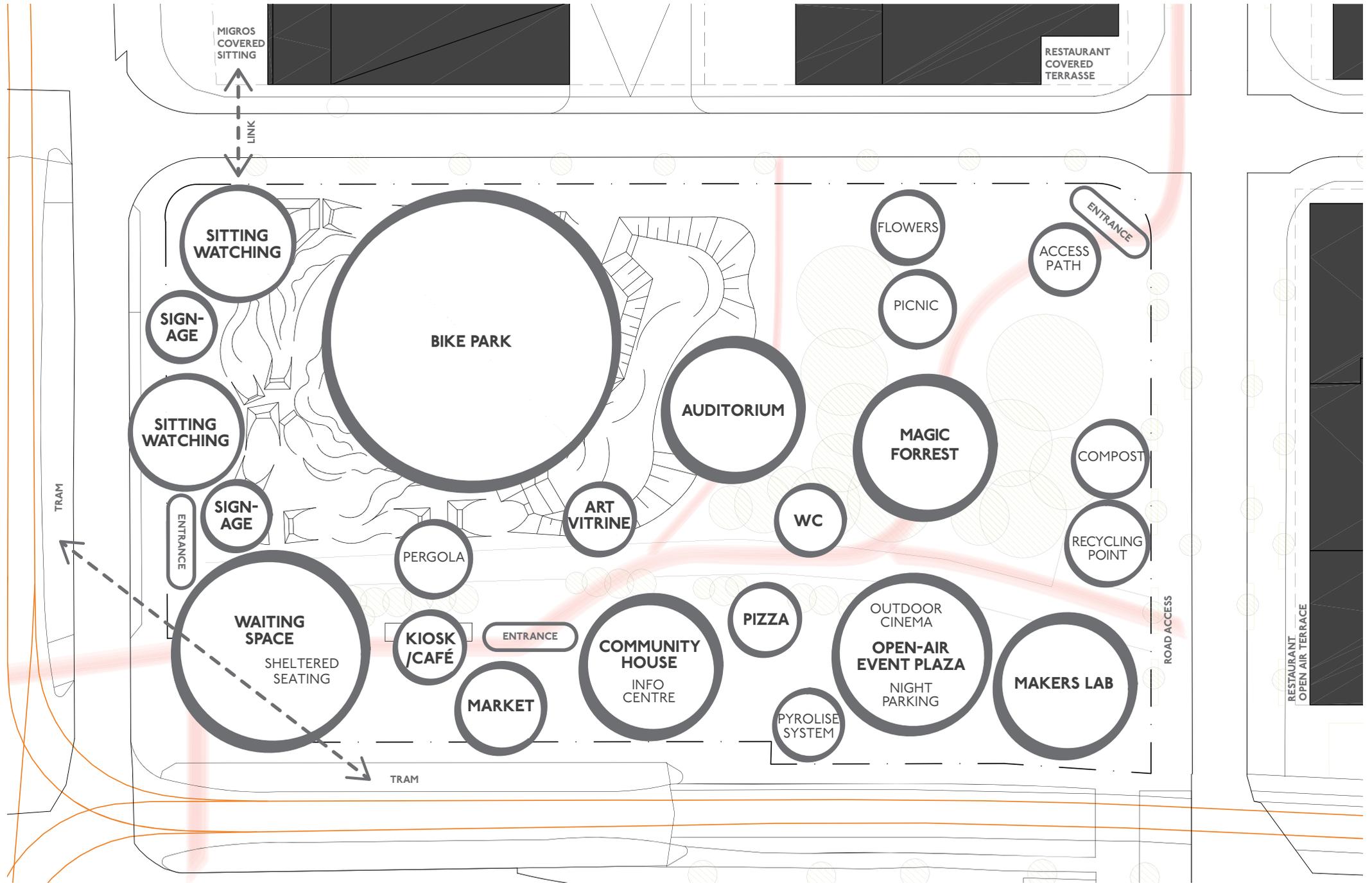
This diagram shows how these proposed programs relate to one another, presenting possible synergies and positions on the site.

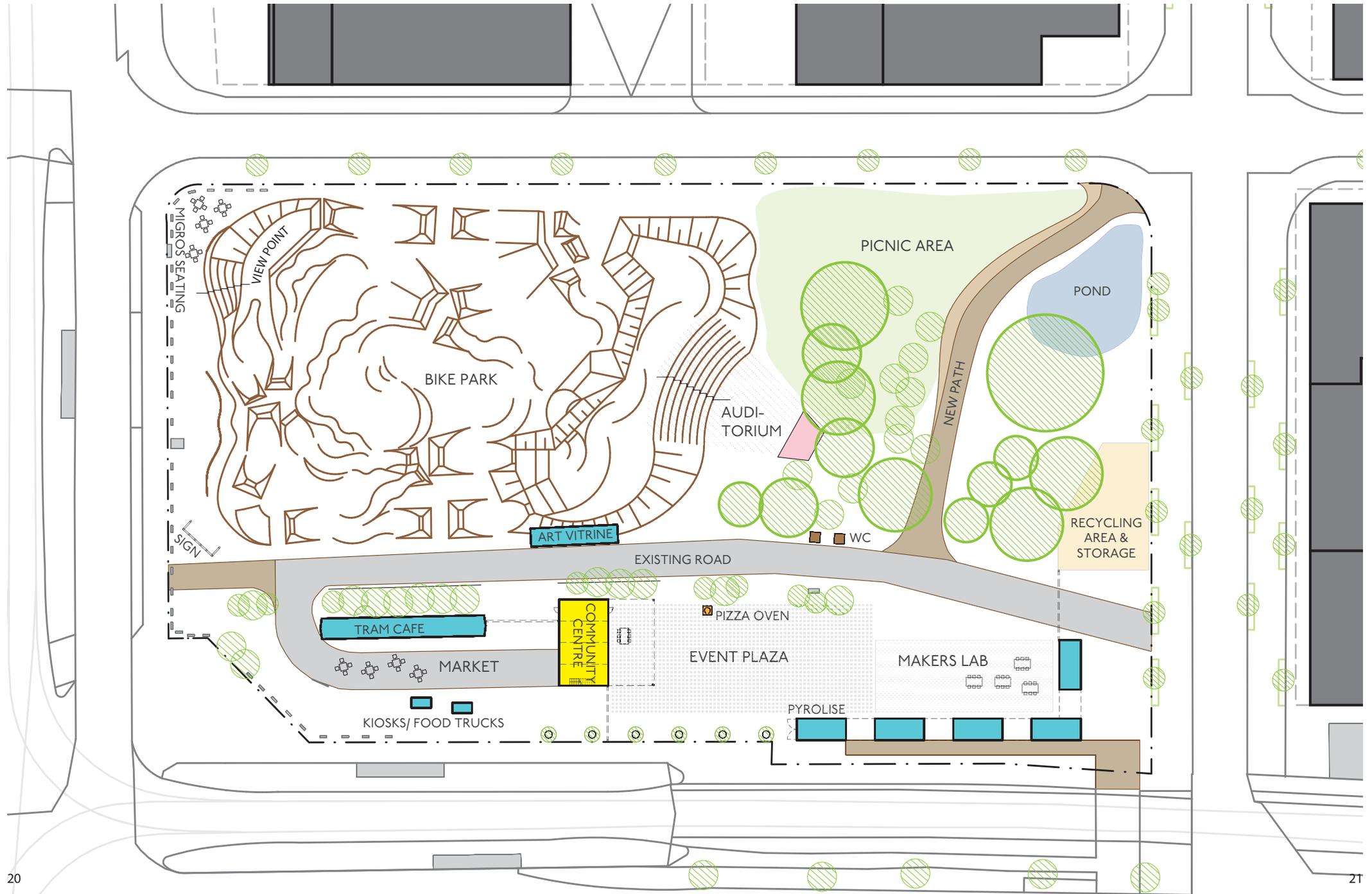
Infrastructure Connections



Infrastructure (sewage/drainage, water, electricity) need to run in a subterranean trench and thus constitute a high cost for the project. ETH proposes to create an "infrastructural spine", as condensed as possible, linking only some special programs. Existing lamp posts around the plot could be used to illuminate some activities at night as well.

Program on Site





South-West Entrance: Market and Community Centre



South-East Corner: Makers Lab



Interviews

To gain qualitative information about the site and its surrounds, students conducted interviews with people in the area. Residents living in Glattpark as well as those only working or visiting the neighbourhood were spoken with. Overall, impressions varied but residents remained positive, focussing on the site being well connected and the area's culturally diverse population. However, many comments were made about a lack of social engagement and the monotonous modern buildings and lack of street activity.

Interviews were conducted on 6th, 7th and 9th October by Paula Diaz and Michael Noack. Direct quotes have been paraphrased for presentation purposes.



woman, 29
waitress at the Tapas Bar
working in Glattpark for 2 years

"Glattpark has a lot of potential but it needs to be more alive."

"Glattpark is very well connected!
From here you are close to everything."

"Life is missing!"

"Glattpark is almost empty during the day, I don't like the area, the buildings are so cold."

"Underground water is very close to the surface, sites often flood."

"The neighbourhood is very international and there are many young children, but **social integration could be better.**"

"I am missing shops along the street, like in the centre. I'd like it if a cool bar opened close by."

Woman, walking her dog
works in Trimilispital (9 mins walk)
Recently moved to Glattpark
from the City Centre

man, 36, lives in Winterthur
civil engineer for Bauführer
working on project based in
Glattpark since July



Interviews conducted on 6th, 7th and 9th October by Paula Diaz and Michael Noack.



"This area needs something special and different."

"The buildings aren't integrated with nature. Green areas are being replaced by cement."

"To have music bars here would be fun."

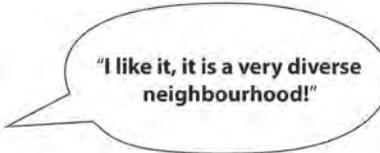
woman, 30, lives in Schwamedingen receptionist at the Fitness Centrum working in Glattpark for 2 months



"I grew up here. The new bike lane is very cool."

"We need sports facilities for young people, a volleyball or basketball court."

man, 22 shop assistant at Migrolino working in Glattpark for 1.5 years lives in Auzel, 5 mins from Glattpark



"I like it, it is a very diverse neighbourhood!"

Man, civil servant at nearby school for special needs working in Glattpark for 6 months

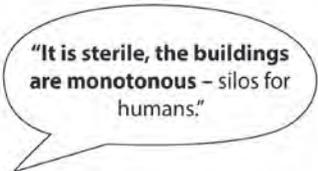


"I come here to sleep, there is not much to do here."

"Rent in Glattpark is less expensive than in the centre, and I can easily get to ETH."

"It is very artificial, too much concrete.
I don't like that all the buildings are the same."

man, 32 PHD student at ETH living in Glattpark for 5 months rent 1800 CHF, shared with his girlfriend



"It is sterile, the buildings are monotonous – silos for humans."

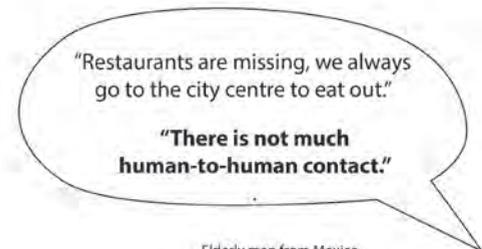
Woman and man Teaching archery in the park it is their first time in the areas



"The buildings are so big! And they are too expensive for me to afford."

"I'd hope a change would attract more people, that would be good for our bar."

man, 27, lives in Seebach waiter at the American Bar working in Glattpark for 6 months



"Restaurants are missing, we always go to the city centre to eat out!"

"There is not much human-to-human contact."

Elderly man from Mexico, visiting family who have lived in the area for 2 years



HIER ENTSTEHT EINE STADT.



dynamisch – vielseitig – modern

glattpark.ch



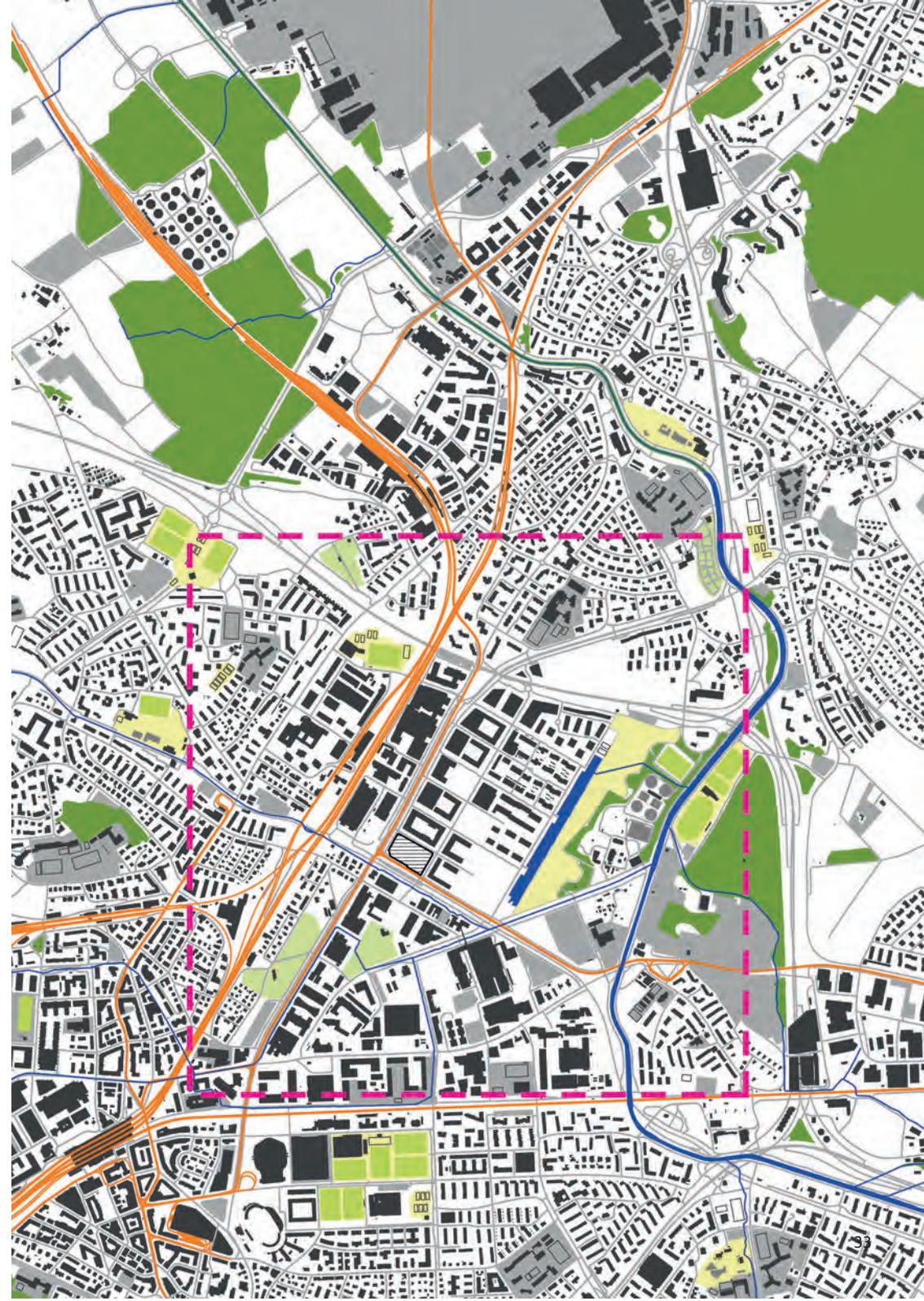
Urban Analysis

Glattpark is a newly developed neighbourhood in Opfikon, situated between the airport and Zürich's city center. The development is located on a former swamp area, fragmented into multiple land owners. Geared towards a higher standard of living, it has been envisioned as a mixed-use living, working and leisure space for employees working in the surrounding industrial and commercial zones. All building complexes are above 4 storeys, built as singular volumes with larger blocks framing internal courtyards. Along the area's east edge is a man-made lake and new park. All secondary roads lead here, with the lake planned as a space for swimming and fishing.

Designed in 1989, although only realised in 2003 due to a lengthy re-zoning process, Glattpark's urban plan is grounded on modernist ideals, composed of large-scale multi-storey building complexes, a central boulevard and green open space.



View from the south-west corner of the site. Glattpark is characterised by 5 - 6 storey mixed-use buildings, all built in the last 3 years. Photograph by Paula Diaz.





IMPORTANT CONNECTIONS

The site is bordered by 2 frequented tram stops. Commuters move between these two stops, often walking across the site to do this. These stops are planned as Glattpark's primary transport links to other parts of the city, most notably the airport, Hauptbahnhof and ETH Honggerberg and ONA. These connection nodes add much value to the corner site, which has the potential of becoming a focal point of foot traffic in the neighbourhood.

Glattpark is well located in terms of access to schools and tertiary learning. The Migros centre, which neighbours the Wunderkammer site, includes a Post Office and popular fitness park. This destination is visited by both residents as well as lunch customers working close by. Publically accessible sports facilities are located to the north-east and south of the site, however there may be an opportunity to increase space for sport as Glattpark's teenage population is expected to rise.



Entrance to the Migros supermarket, view from the north-west corner of the site. Concrete blockages break access. Rather there is a potential to include seating along this edge to link with the benches across the street. Photograph by Paula Diaz.

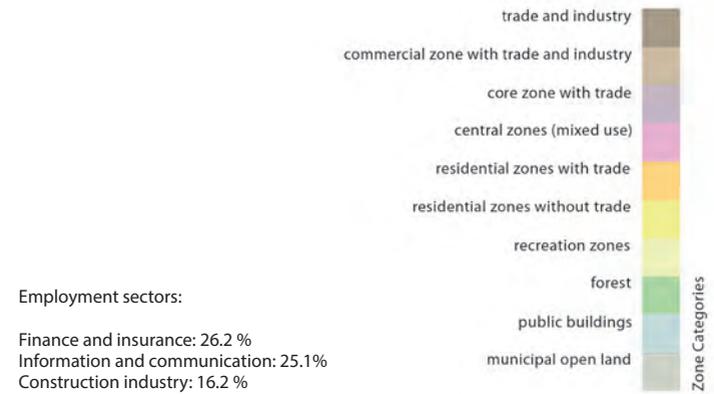


ZONING

The site is within the 'residential with trade' zone with a 5 storey permittable height. Mixed-use developments with commercial uses on the ground floor will be favoured in zoning applications.

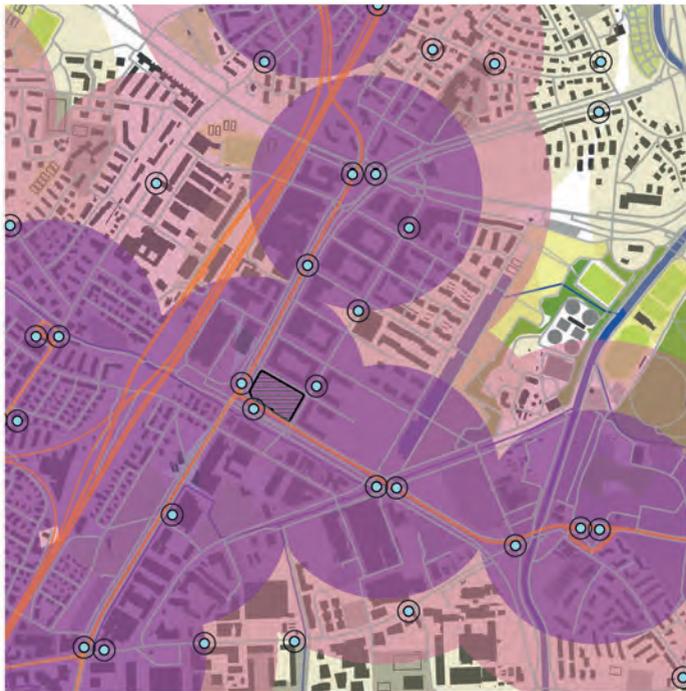
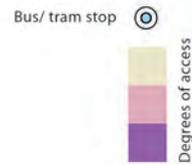


Image source: Kanton Zurich GIS-browser, available at <http://maps.zh.ch/>



ACCESS

Glattpark has access to three tram lines: 10 (Flughafen - Bahnhofplatz/HB), 11 (Auzelg - Rehalp) and 12 (Flughafen - Bahnhof Stettbach), and bus 781 runs from Bahnhof Oerlikon to Glattbrugg. The site is 10 minutes away from Bahnhof Oerlikon and 6 minutes from Opfikon Bahnhof. There is also a new bicycle lane. Available parking has been limited with an intention to encourage the use of public transport over private vehicles.

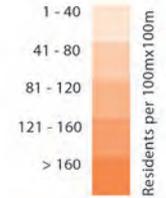


DENSITY

Density statistics align with the zoning plan, with a higher number of residents per 100m² concentrated in the 'residential without trade' zone. Along the neighbourhood's commercial edge, density is lower. This, though, should increase over time as there are vacant apartments still to be filled.

Proportion of foreigners: 44.6 %

Population age:
 20 – 24 years of age: 8.4 %
 25 - 44 years of age: 56.9 %
 45 – 64 years of age: 16.5 %



South-West edge of the site:
Unrestricted view on over-scaled buildings, industrial infrastructure remnants, wide rapid transit corridors. Photograph by Google Street View.



North-East edge of the plot:
Boundaries defined by small to medium scale elements (trees and bushes, small fences, pedestrian paths, 5-7 stories buildings with street side restaurants, sculpture installation). Photograph by Paula Diaz.



HUMAN SCALE

A key prerequisite for placemaking is the perception of a space at a human scale. Creating a human scaled environment requires an interaction of elements based on anthropometric dimensions set at a walkable distance from each other, as opposed to the scale of the automobile. The site is clearly divided in a northern part, contained within smaller scale elements, and a southern edge, open towards monumental infrastructure.



