

THIS TIME TOMORROW

Schlussbericht Soziologie

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Diploma Project HS20
Topic B - Thurgauerstrasse
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Introduction

The very first approach to the site was a bike ride through Thurgauerstrasse and Grubenackerstrasse. The neighborhood of Grubenacker seemed, at first sight, to be a very detached reality from what the other side of the street looked like: on the one hand, six to seven-story buildings constitute a staggered scenography made of shiny facades, panoramic terraces and hot fitness studio members; on the other hand, the single-family neighborhood inhabited by older couples with their old trees, fresh eggs and weekly live concerts offers apple juice and friendly chats.

The physical mediator between those two realities is the second-largest “empty” buildable lot owned by the city of Zurich. This piece of land is subject to the regulation of the *Gestaltungsplanpflicht*. Based on a *Testplanung* made in 2014, the city developed a much-discussed public *Gestaltungsplan*, whose explicit aim is to “create a good urban transition between the central zone Z6 along Thurgauerstrasse and the adjoining residential zones W3 and W2 as well as the guarantee of appropriate access” (Öffentlicher Gestaltungsplan «Thurgauerstrasse Teilgebiete A und C–F Wohnen/Gewerbe», Zürich 19.12.2017), which means everything and nothing at the same time. Next to a new school and a park, facing an array of semi-empty buildings, 700 brand new apartments for 1800 people should be planned and built in the coming years.¹ For different reasons that go beyond the height of the buildings, a referendum against the *Gestaltungsplan* was successfully submitted. At the end of November 2020, the population of Zurich has however voted yes to the planning.² Nevertheless, the rather big disagreement (40% of the voters) with the proposal

of the city shows that the discussion on the topic is not over yet.

This master’s thesis attempts to question some of the planning aspects of the district around Thurgauerstrasse and proposes an alternative to the city’s intention and to the current regulations – keeping in mind that now is the time to act for society matters such as sustainability, solidarity, the right to affordable housing and to city spaces that allow appropriation.

Many questions followed the on-site analysis: could there be a way to develop a district that does not look at single longitudinal plots, but imagines a common future along Thurgauerstrasse by looking at the postmodern buildings in the same way as one looks at the *Quartiertreff*? What existing resources can play a role in the transformative development of the district? Is there a way that this last big unbuilt lot owned by the city could, together with the almost empty existing buildings that surround it, offer alternative public spaces? What benefits could there be, if one extended the *Gestaltungsplanpflicht* to the other side of the street? Or what alternative planning tools to the *Gestaltungsplan* can one come up with when looking at the place as a whole?

In order to try to give an answer to these questions, existing phenomena are observed, named, discussed with the actors and catalogued. These phenomena work as resources for intervention and the creation of a new public field (*das Thurgauerfeld*) which again, together with a set of rules, lay a basis for what could become an alternative future urban development of the site.

“There is little value in continuous observation and interpretation unless we interact with the subject of our observations. Interaction reveals new and dynamic aspects of our subject and draws attention to our own beliefs and behaviour as instrumental to understanding.”

- David Holgrem: Permaculture. Principles and Paths beyond Sustainability. ³

Catalogue of Potential

In order to understand which phenomena characterize the perimeter, define this perimeter, map those phenomena and see the full potential of the site, a catalogue of potential is created. This catalogue is based on observations, interviews and research both on-site and online, through confrontations with local residents, as well as with employees and passers-by. Residents of the Grubenacker district were met first spontaneously and then in an organized meeting with the board of the Interessengemeinschaft Grubenacker and of the Wohngenossenschaft Grubenacker. In addition, an interview with Freek Persyn (p. 74), professor for Architecture and Urban Transformation and author of one of the Testplanungen for Thurgauerstrasse

West, aimed to capture the site's potential from a different perspective and to understand through which strategies this potential could be exploited and/or improved.

More generally, the catalogue aims to look for the site's hidden potential rather than for problems that should be solved.

The catalogue consists of 14 elements that are described through a text, a list of characteristics (such as ownerships, use, care,...) one or more pictures, a specific title and a bar that shows whether the potential is site specific or generic within the perimeter. The code in the bar refers at the position of the element in the legend plan of the perimeter (p. 8).



the active genossenschaft

the symbolic core

the party place

the magical garden

the rich biodiversity

the existing infrastructure

the social network

the vertical distributors

the rooftop apartments

the sport temples

the street terrace

the free surfaces

the individual logistic

who has got the biggest

“You should come on saturday, we’ll have a concert by the guitarist who lives here next door”

- Anne T., Member of the IG Grubenacker

The Magical Garden

Ownership: city
Care: leased to a private community member
Users: Grubenacker community/private neighbor
Use: leisure/agriculture
Roof: no
Access: Grubenackerstrasse

The Apfelbauwiese on the west side of the Thurgauerstrasse is an unofficial meeting spot for the community of Grubenacker. Every now and then, between spring and autumn, small informal gatherings take place underneath and within the apple trees. A neighbor, who rents the surface from the city of Zurich for 300 CHF per year, harvests the apples and mows the lawn. He then takes advantage of the Schrebergärtner association’s fruit press in order to produce his own apple juice - which he then shares with the community. Unofficial jam sessions and small concerts are organized by the community and are attended by residents of Seebach and Opfikon as well.



“I’m sorry, I’ll just take Maja to the toilet for a second”

- Jan & daughter, Schrebergärtner

The Party Place

Ownership: association
Care: leased to a private community member
Users: Grubenacker community
Use: meetings, storage
Roof: yes
Access: Grubenackerstrasse

Located between the Schrebergärten and Kastanienbaum Square, the Schützenhaus of Grubenacker is used by the Schrebergärtner as public toilet, storage room and meeting space. It was recently bought by the Grubenacker community, with the aim of creating a gathering place (the Quartiertreff). It can host events, presentations or discussions and can be rented by private individuals as well. Its position, further away from houses, also allows louder activities to take place. In addition to the meetings of the Grubenacker association, the Quartiertreff also hosts different official events such as the pizza plautsch, Halloween, part of the Kundendreieck-Festival, a flea market, barbecues and summer parties.



“It’s up the street, right behind the Kastanienbaum”

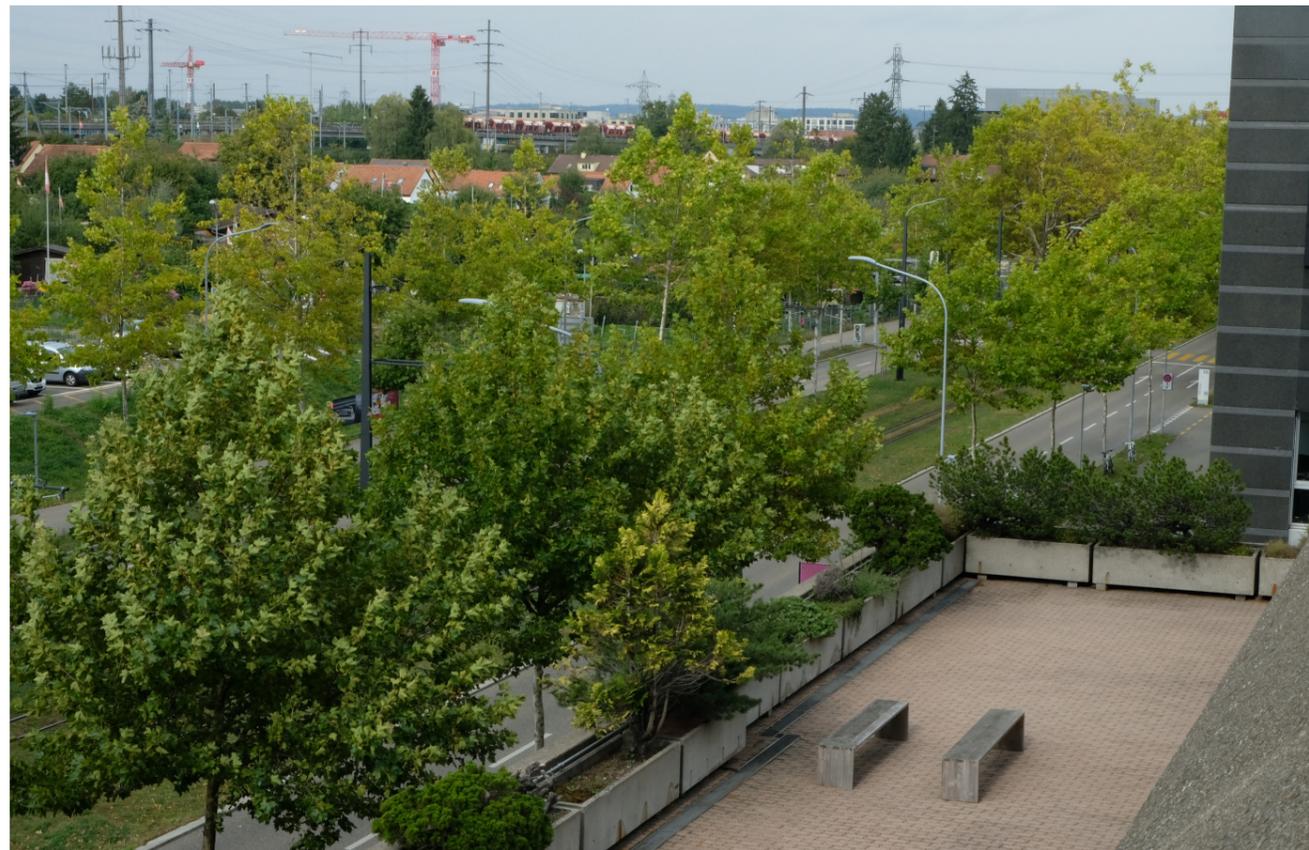
- Anne T., Member of the IG Grubenacker

The Symbolic Core

Ownership: city
Care: Schrebergärten association
Users: Grubenacker community
Schrebergärten association
Use: -
Roof: partially
Access: Grubenackerstrasse

The Kastanienbaum at the crossing between Grubenackerstrasse, Steffenstrasse and Allmannstrasse is the symbolic center of the community. The Quartiertreff was mentioned several times during the interviews, and its location was always the same: by the Kastanienbaum. The interviewed residents refer to it as if it was a well-known friend who keeps an eye on what happens in the neighborhood. The tree itself is healthy and quite old and offers some shade on the small square, when the latter is not occupied by Schrebergärtner’s cars.





site-specific

generic

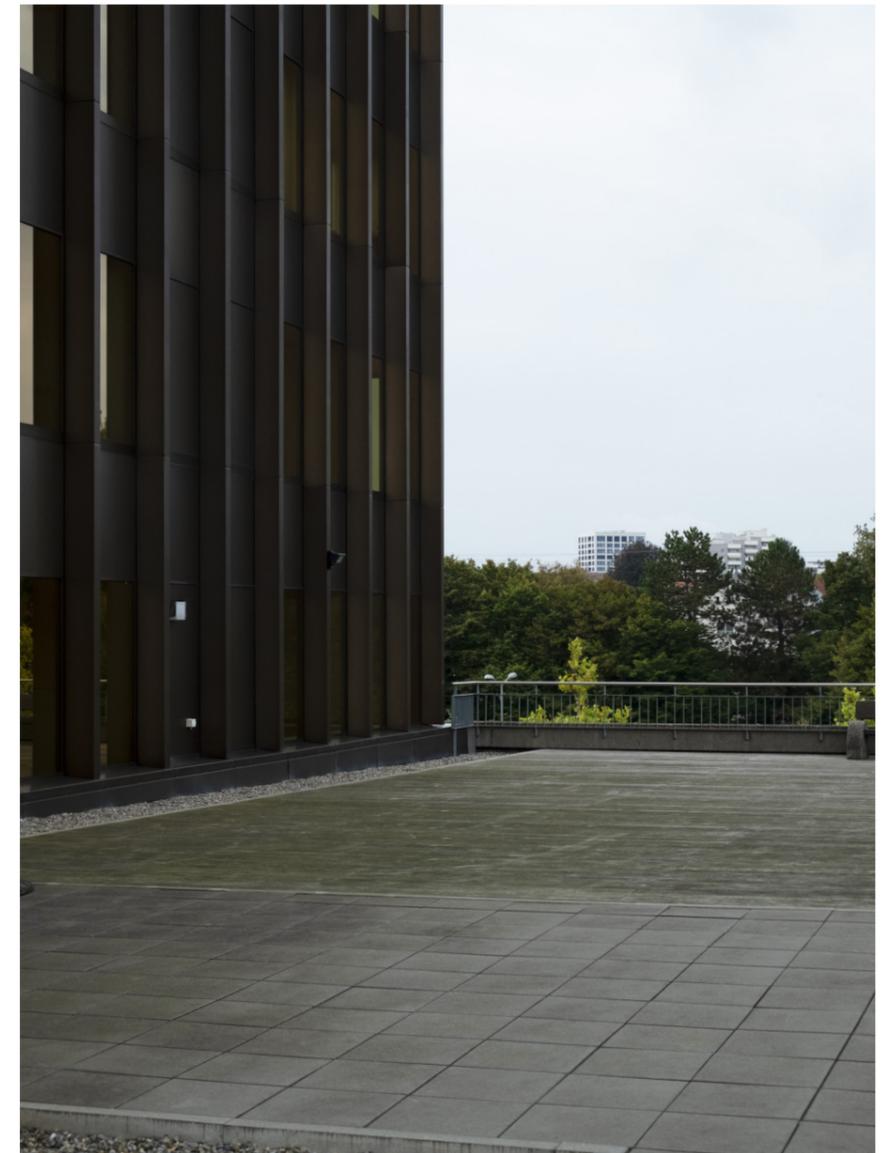
“Which terrace?”

- Marco W., Fitness Center Manager

The Street Terrace

Ownership: city of Zurich
Care: external gardeners / Hausmeister
Users: office employees
Use: leisure - work break
Roof: no
Access: through Airgate building

The public terrace above the two-story base of the Airgate building offers an amazing view over Thurgauerstrasse. This is where office employees can enjoy a Manhattan-like experience of smoking a cigarette between the high-rise buildings developed by the crème de la crème of Zurich real estate. It is, however, an insider’s tip: the manager of the fitness studio underneath was not even aware of its existence. An employee says that he comes down to the terrace five or six times a day from his office – usually alone, sometimes with other employees – and enjoys the calm. The street noise is much softer than down on the sidewalk.



“Well, one provocation that you could make is, if all of this is empty, why don’t we turn this into housing first, before you start building the other one?”

- Freek Persyn, Architect and Professor for Architecture & Urban Transformation

The Free Surfaces

Ownership: mostly private
Care: different
Users: none
Use: none
Roof: yes
Access: through the building

The series of office buildings on the east side of Thurgauerstrasse has evident vacancy problems. The buildings from the 80s and 90s do not seem to be attractive for new offices anymore due not only to the working crisis itself but also to their outdated layout (of spaces and facilities). It is said that an average of 25-30% of the surfaces are now empty, and numbers are constantly growing. A paradigmatic change in the planning of the whole neighborhood/district could be the clue to a repopulation of the buildings, which might hide more qualities than at first sight.





“No housing cooperative will ever be interested in a high-rise”

- Christian H., Wohngenossenschaft Grubenacker

Who's Got the Biggest a Naming (and Height) Phenomena

Ownership: private
Care: -
Users: architects and clients
Use: power
Roof: -
Access: -

The building rush of postmodern office headquarters of the 80s and 90s is still visible not only in the architecture of the big lobbies and the polished stone facades, but also in the colonialist and global names with which the headquarters were baptized. This phenomenon could be compared with the more recent buildings, which not only share this passion for big names, but also show their importance with a new weapon: height. The display of power through the shapes and names of buildings is not over yet.



“They gave us a space underground, but it was right in front of a heating pipe - the beers and wines were fucked up. They moved us to the uppers floor and now we’re totally happy with it”

- Yannik A., Member of ASTAZ and tenant of a Zebra Box

The Logistics of the Former Headquarters

Ownership: public and private
Care: public and private
Users: mostly trucks and car owners
Use: parking, storage
Roof: yes
Access: mostly Leutschenbachstrasse

Every building (except for Angst + Pfister) stands on a deep foundation that hosts multiple underground parking lots. Airgate has four basement floors, Oerlikerhus, GVZ and Imperial have three. These parking lots do not serve only those who work in the buildings themselves: many parking spaces are rented, for example by the fitness studios in order to guarantee free parking for their members; further tenants are workers from other buildings (such as newer ones that have planned fewer parking spaces) or even residents of the neighboring residential towers. The exact number of non-rented parking spaces is unknown - but it is said to be very large. Access to the basement floors happens through ramps that are placed between the buildings. Most of them are accessible from Leutschenbachstrasse.



“So one way to read Thurgauerstrasse east would be to read the amount of vertical shafts that you have and maybe to activate them differently.”

- Freek Persyn, Architect and Professor for Architecture & Urban Transformation

The Vertical Distributors

Ownership: mostly private
Care: different
Users: employees
Use: circulation
Roof: usually yes
Access: through the building

The key pillars of the circulation in the existing buildings are the staircases and elevator cores. Every building has at least two. The classical spatial ritual of lobby-elevator-reception-corridor-office is present in every building. With small interventions, a different activation of those cores could pave the way for new layouts and series of spaces.



“Enjoyed a concert last night. Why wander into the city centre when the good stuff is just around the corner?”

- Mario F., Resident in Oerlikon

The Social Network

Ownership: mostly private /cooperative
 Care: different
 Users: public
 Use: leisure, culture events
 Roof: -
 Access: -

IG Grubenacker belongs to a wider network that involves big fellow popular spaces like Wunderkammer, as well as small realities such as Longtang and Nordphon, all self-initiated organization and places of gathering for the residents of Opfikon, Glattpark, Leutschenbach and Grubenacker. The network organizes events, as well as all kinds of community-helping activities, volunteering, new playgrounds, bike rental and so on. Once a year, an art festival takes place in the different spaces of the communities.

1 – Apfelbaumwiese im Grubenacker
 Grubenackerstrasse 80, 8052 Zürich
 bernhardparz.com

2 – Geigenbau Werkstatt Julia van der Waerden
 Genossenschaftsstrasse 13, 8050 Zürich
 vanderwaerden.ch

3 – Longtang
 Hagenholzstrasse 106 (Pavillon), 8050 Zürich
 www.longtang.ch

4 – Nordphon
 Treffpunkt am Hundlerplatz
 Genossenschaftsstrasse 13, 8050 Zürich
 facebook.com/nordphon/

5 – Open Studio Glattpark
 Atelier Marcus Maeder
 Wright-Strasse 74d, 8251 Glattpark
 www.domizil.ch/osa.html

6 – Quartiertreff Schützenhaus
 Grubenackerstrasse 42, 8052 Zürich
 facebook.com/grubenacker

7 – Schallbeton
 Dialogweg 6, Treppenhaus, 8050 Zürich
 facebook.com/Schallbeton

8 – Studio Pianoforte Zürich
 Grubenackerstrasse 51, 8052 Zürich
 bernhardparz.com

9 – Wunderkammer Glattpark
 Containeranlage neben Tramhaltestelle «Glattpark», 8152 Glattpark
 wunderkammer-glattpark.ch
 facebook.com/wunderkammer-glattpark

Infos auf zürinord.org

MIGROS kulturpräsent
 Stadt Zürich Sozialdepartement
 HELFCH

das kunst dreieck festival
 kultur in und um leutschenbach
 10.–20. sept. 2020

The Rooftop Apartments

Ownership: cooperative
Care: private
Users: private
Use: domestic
Roof: yes
Access: Thurgauerstrasse

At the outer edge of the Oerlikerhus there are 4 spacious roof flats, which are accessible via an inner corridor. Their address is determined by the staircase - every apartment is accessible from different sides of the building. The apartments have private terraces and give their back to the public courtyard-like terrace of the building.



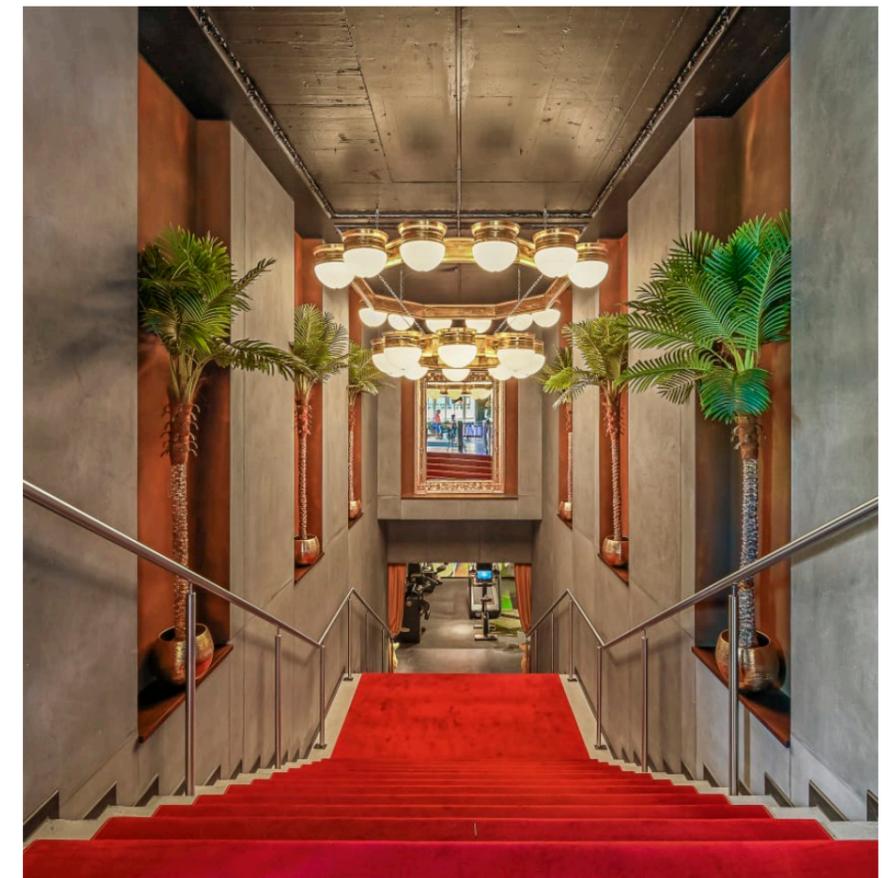
“It’s very spacious. All kind of sports. Only thing missing is a pool, if you care about swimming.”

- Luciano J., Fitnessplus member

The Sport Temples

Ownership: private
Care: employees
Users: club members
Use: sport, leisure
Roof: yes
Access: Thurgauerstrasse

Within the whole Zuricher Thurgauerstrasse there are three fitness studios and one yoga centre. Their business is profitable, with people coming and going before, during or after work. Taking a workout-lunch break is also a rather trendy habit. But the image of a big hall with individual exercise machines is only a small part of what the fitness world really is: most of the centers also organize a variety of fitness classes, such as Bauch Beine Po, dance, fatattack, pilates, yoga, bodypump and many others. In addition, the newest fitness clubs also offer live DJ sets during workout hours or a café that serves smoothies and fitness food at lower prices for members. Memberships cost between 720 and 1080 Swiss francs a year and include childcare and parking.



“Anyway, if you start thinking from what is common, you also produce a certain freedom in the other things. So for example you design this [...], and the rest around is quite a bricolage. But bricolage is also, to certain extent, life.”

- Freek Persyn, Architect and Professor for Architecture & Urban Transformation

The Existing Infrastructure

Ownership: city of Zurich
Care: none / residents
Users: residents / animals
Use: gardening, farming
Roof: yes
Access: Grubenackerstrasse

In the northern part of the Zurich plot on the Thurgauerstrasse West there are the remains of a former infrastructure that was linked to gardening, agriculture and horticulture. The most evident example is the double greenhouse that is also visible from the main street. These infrastructures border the Schrebergärten and community spaces of the Grubenacker neighborhood. The surrounding infrastructures are the heritage of a gardening company and a former farm. The neighbors appropriated some of these spaces for gardening and small-animal farming. Fresh eggs are laid by the hens that live in this spaces.



“For example, many single-family houses here are now inhabited by one or two people over 50 years of age. Some of these owners would be just as happy with a smaller, age-appropriate flat in the neighbourhood. This is where WBG Grubenacker sees a field of activity”

- Christian H, Präsident IG Grubenacker

The Active Genossenschaft

Ownership: private / cooperative
Care: private / cooperative
Users: private / cooperative
Use: domestic, meeting
Roof: yes and no
Access: Grubenackerstrasse

Moved by the kommunalen Richtplan 2040 which foresees a Verdichtung über BZO2016, the land owners and residents of the Grubenacker neighborhood founded a Genossenschaft in November 2018. The aim of their cooperative is to participate actively in the development of Thurgauerstrasse West and to avoid land speculation on their plots. They also take care cooperatively of shared green spaces where gardening and small-animal farming takes place. Those surfaces (e.g. the magical garden) are also gathering places during summer weekends. For the cooperative, the relationships between members and other residents are as important as its aims, which include sustainability, resource consumption and quality of life.



“The Gestaltungsplan lacks the implementation of the residents’ demand for a green corridor along Grubenackerstrasse. This should provide space for plants, an encounter zone and a wildlife corridor. We used to call this axis “Community Strip”

- Madlaina P., IG Grubenacker

The Rich Biodiversity

Ownership: city
 Care: city / Schrebergärten / cooperative
 Users: private / cooperative
 Use: leisure, gardening
 Roof: -
 Access: Grubenackerstrasse / Thurgauerstrasse

Between the fifties and the eighties, different trees were planted within the Schrebergärten and other plots in the area of Thurgauerstrasse West. Since the city has not listed them in the Baumkataster and is not considering them in the planning process, the community of the IG Grubenacker have started on their own initiative an inventory of the important trees on the perimeter. In the Gestaltungsplan area there are old stands of trees such as the tree of heaven, Norway maple, hornbeam or white beech, black pine, sycamore maple, hop beech, Norway spruce, sweet cherry, walnut, pear and sand birch. The map is extremely interesting and rich: the diversity of species makes the area a real paradise for the city’s wildlife. Beavers and foxes are regular guests of the area and play an important role on the biological richness of the field, which is quite unique in the city fabric, yet at the moment seriously threatened by the fast densification.



“Why can’t we reverse the conditions? Why can’t we comprehend architecture in a way that we simply rewrite the texts?”

- Arno Brandhuber: Legislating Architecture⁴

Arguments

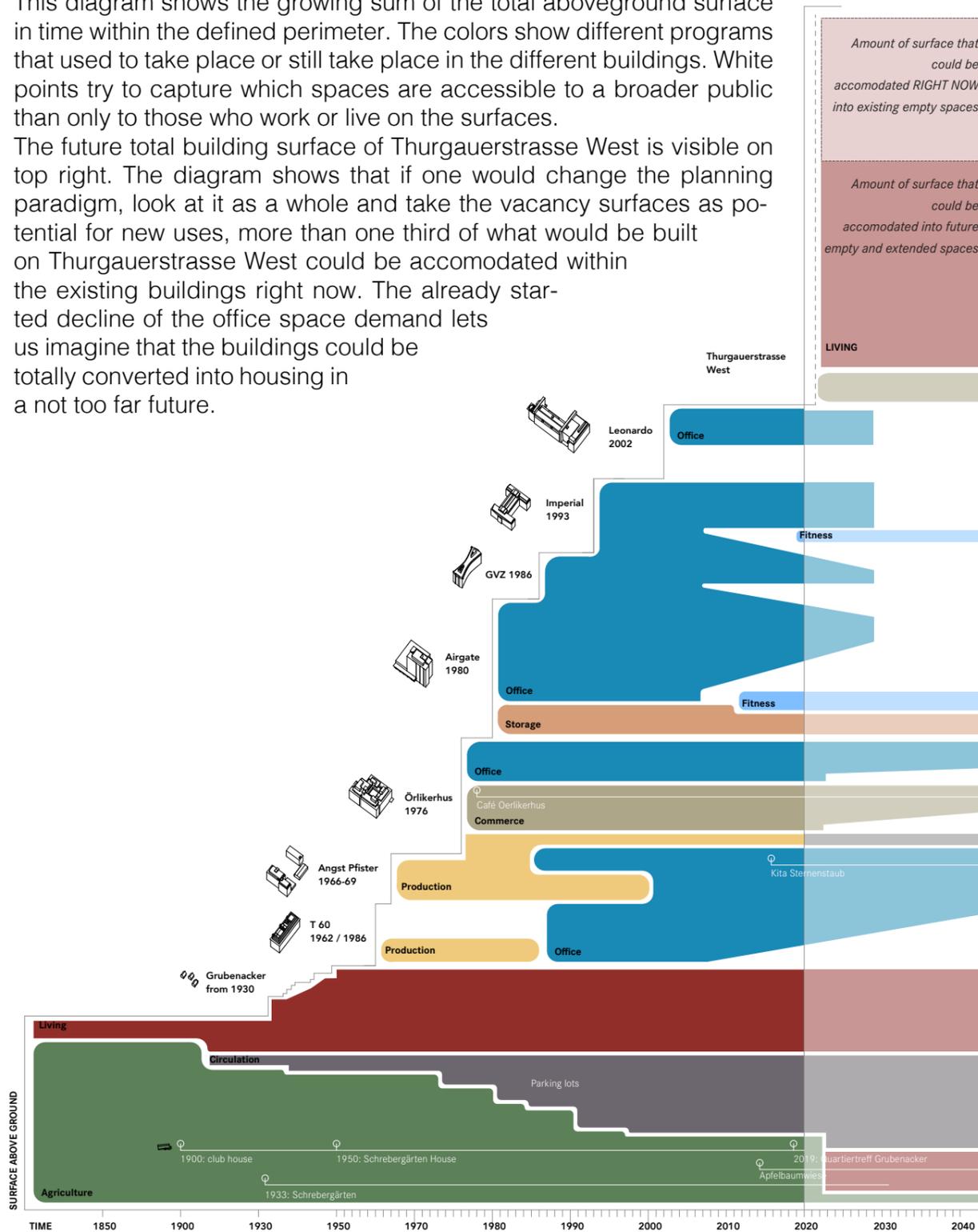
The creation of new legislation as a substitute for the Gestaltungsplan constitutes the core of this master’s thesis. Articulated in seven guidelines, the text sets the new canons that could function as the basis for the future development of the district. Along with regulations about sustainability and solidarity, the most radical guideline introduces a building moratorium on new constructions within the perimeter, which stretches between Leutschenbachstrasse and the railway tracks west of Grubenackerstrasse. Together with a redistribution of the surfaces of the existing buildings, taking into account the amount of vacant space and its future increase, the office buildings on the west side are converted step by step into affordable community housing by involving both new and existing Wohnbaugenossenschaften. On both sides, existing buildings are extended in order to increase the population density without building new constructions. Two case studies, the GVZ building and the single family houses, are shown in order to understand the potential for conversion of the existing buildings.

-
- I. make no profit on the ground**
 - II. demand sustainability**
 - III. construct resilience**
 - IV. mantain solidarity**
 - V. accept change**
 - VI. provide space for discussion, planning and decisions**
 - VII. practice densification instead of expansion**
-

-
- I. Make no profit on the ground**
 - ▶ “Mietendeckel”: all rental costs are frozen.
 - ▶ All vacant surfaces are given directly in Baurecht to Wohnbaugenossenschaften or expropriated by the city in order to provide affordable residential space.
 - ▶ The amount of built surface is proportional to what the site can support in terms of accessibility and facilities. The surfaces are to be understood as a flexible resource.
 - II. Demand sustainability**
 - ▶ A 2000-watt certificate is required in all three phases of the densification process: planning, construction and maintenance.
 - ▶ New forms of energy production within building extensions that go beyond the canton’s norms are allowed to be installed and tried on the perimeter.
 - III. Construct resilience**
 - Fast changes in the use of buildings are allowed, as long as the public interest is guaranteed.
 - In-between and temporary uses are the basis for improved flexibility within the area.
 - The *Thurgauerfeld* and the spaces between the buildings must be arranged in order to allow appropriation.
 - IV. Mantain solidarity**
 - ▶ A board responsible for the examinations of intervention proposals, as well as for the temporary building permissions, is created.
 - ▶ The board consists of a group of diverse people that represent all the actors who play a role in the development: building owners, the city of Zurich, residents, Wohnbaugenossenschaften. The board is elected democratically every year.
 - V. Accept change**
 - ▶ This set of rules must be reviewed and adjusted every year.
 - ▶ Long bureaucratic processes are to be avoided. In this sense, the task force is allowed to grant building and/or conversion permissions without the city’s or the canton’s approval. The aim is to allow temporary uses and conversions to take place more rapidly.
 - ▶ The perimeter constitutes a living laboratory for future development transformations.
 - VI. Provide space for discussion, planning and decision-making**
 - ▶ The board’s meetings are open to the public.
 - ▶ Meetings take place regularly every month and within the perimeter. A calendar is published at the beginning of the year.
 - ▶ Proposals for activities within the perimeter and for temporary constructions can be submitted by every resident.
 - VII. Practice densification instead of expansion**
 - ▶ A building moratorium on new constructions is imposed within the whole area.
 - ▶ All possibilities of extending existing buildings must be examined and eventually carried out.
 - ▶ There are no minimal distances from other buildings for extensions. Light, air quality and free-space must be guaranteed.
 - ▶ Building extensions may be built over Thurgauerstrasse – as long as sufficient space for circulation and road maintenance are guaranteed.
-

This diagram shows the growing sum of the total aboveground surface in time within the defined perimeter. The colors show different programs that used to take place or still take place in the different buildings. White points try to capture which spaces are accessible to a broader public than only to those who work or live on the surfaces.

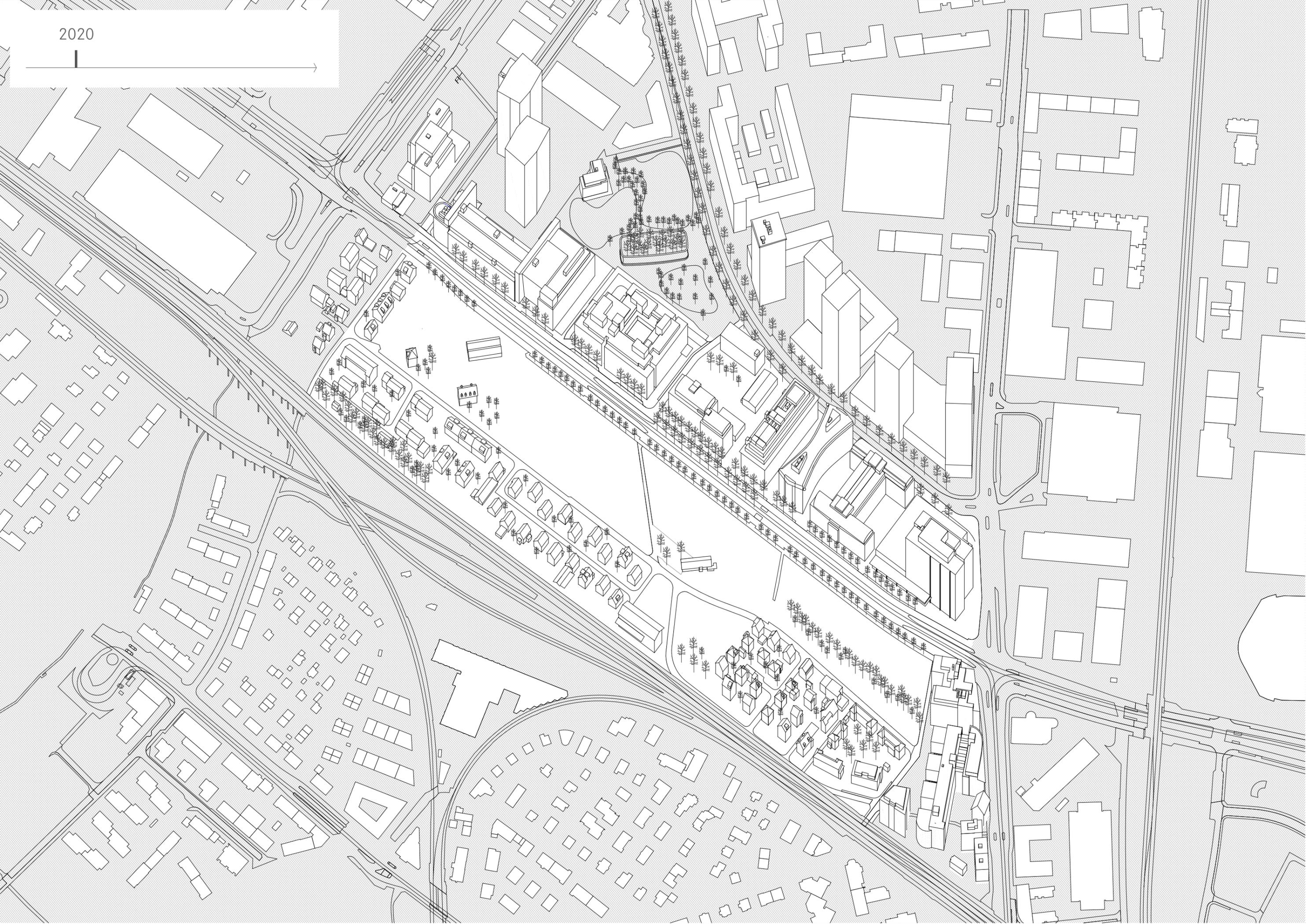
The future total building surface of Thurgauerstrasse West is visible on top right. The diagram shows that if one would change the planning paradigm, look at it as a whole and take the vacancy surfaces as potential for new uses, more than one third of what would be built on Thurgauerstrasse West could be accommodated within the existing buildings right now. The already started decline of the office space demand lets us imagine that the buildings could be totally converted into housing in a not too far future.



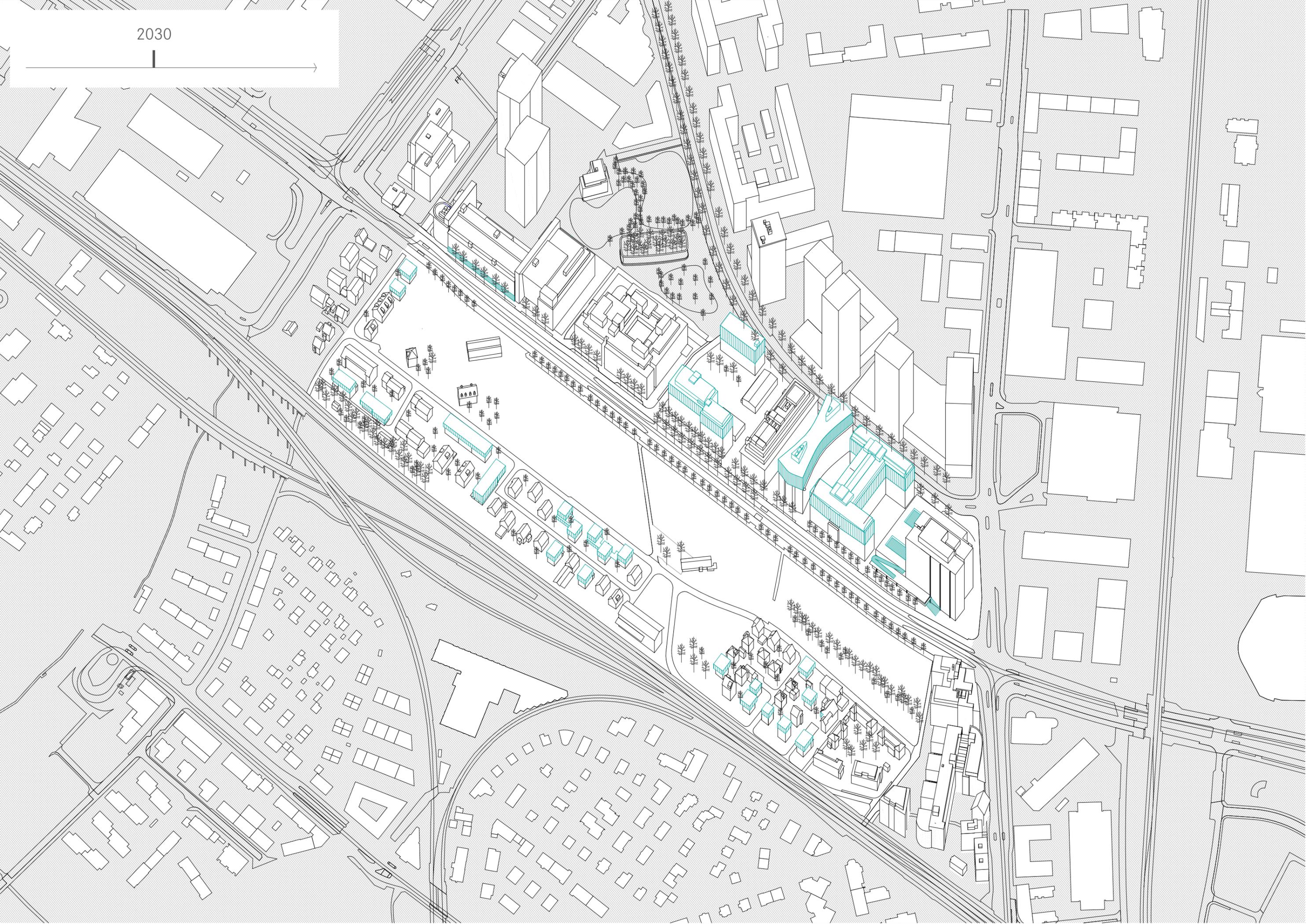
“Densification is only a means to an end and not the primary goal. We need sustainably developing and resilient cities.”

- Matthias Probst, Green Party member of the *Gemeinderat* ⁵

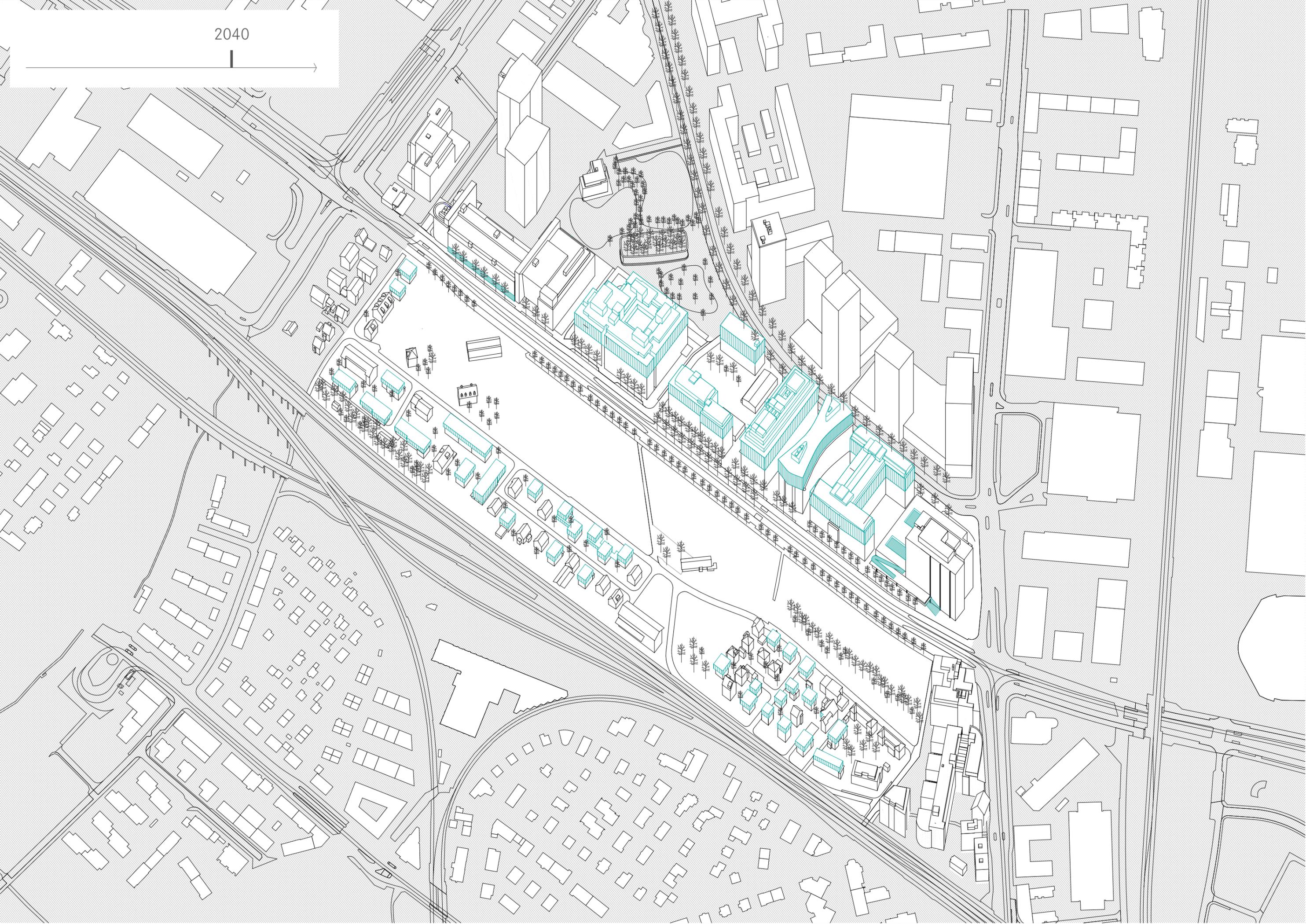
2020

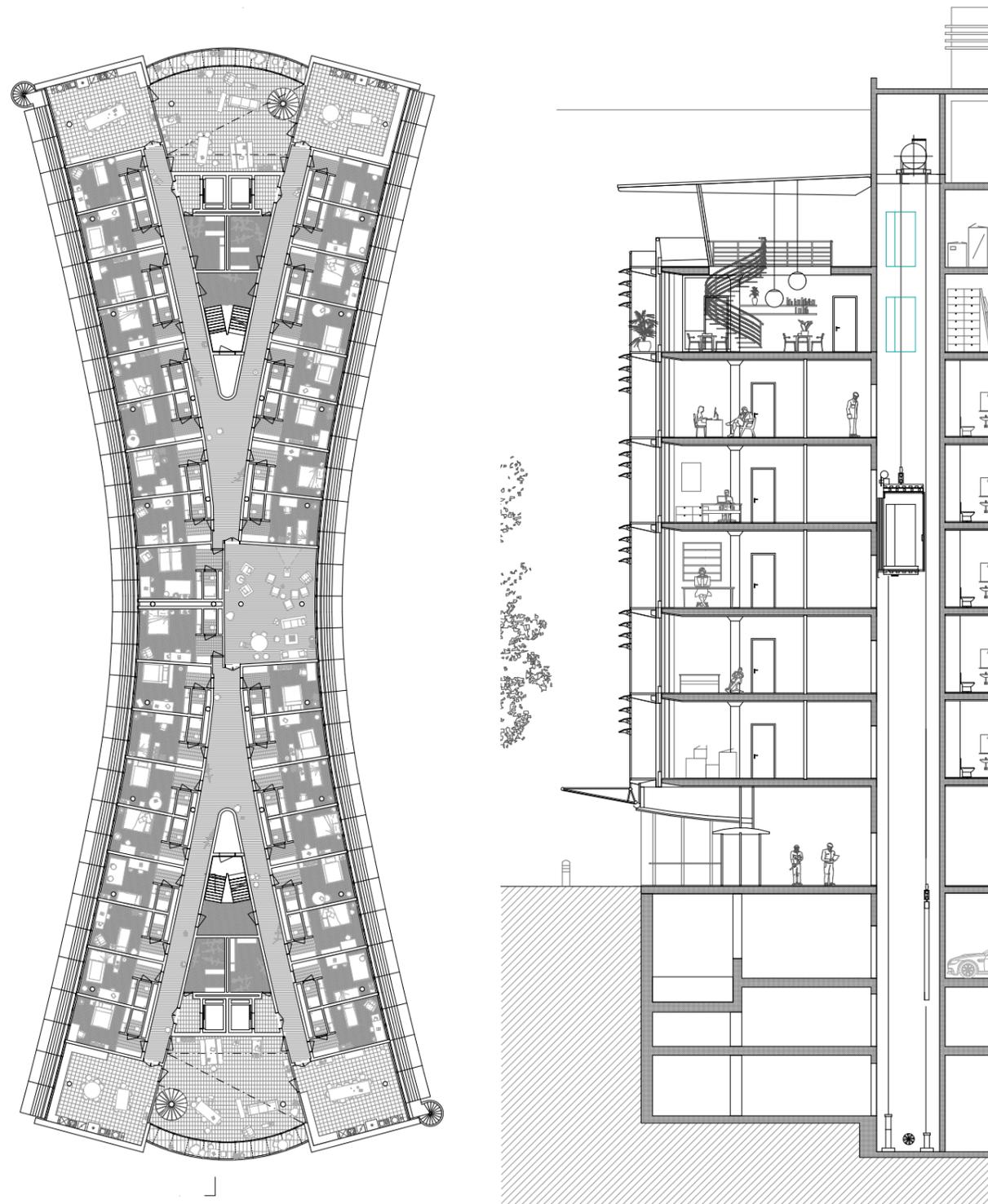


2030

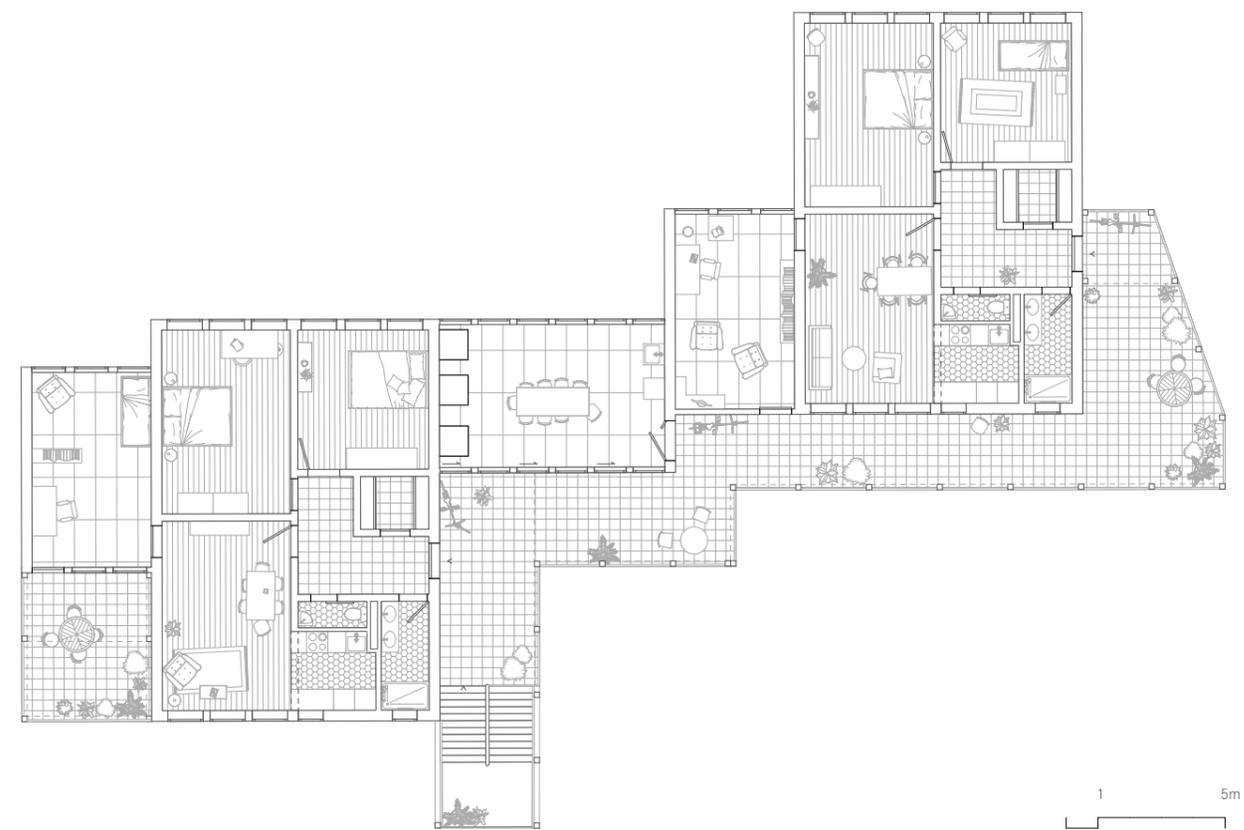
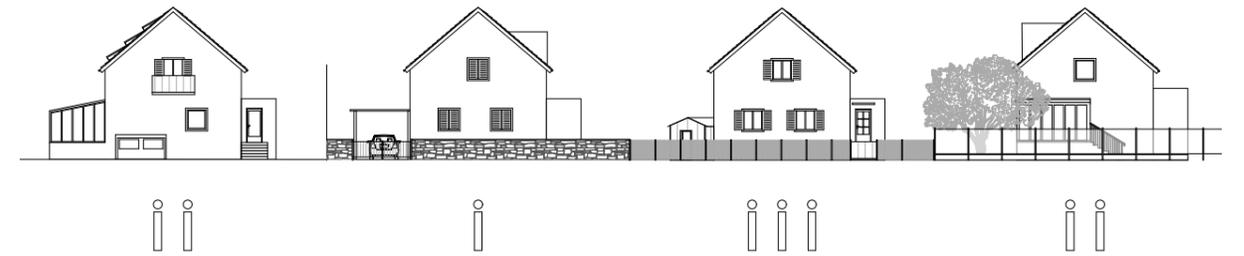


2040

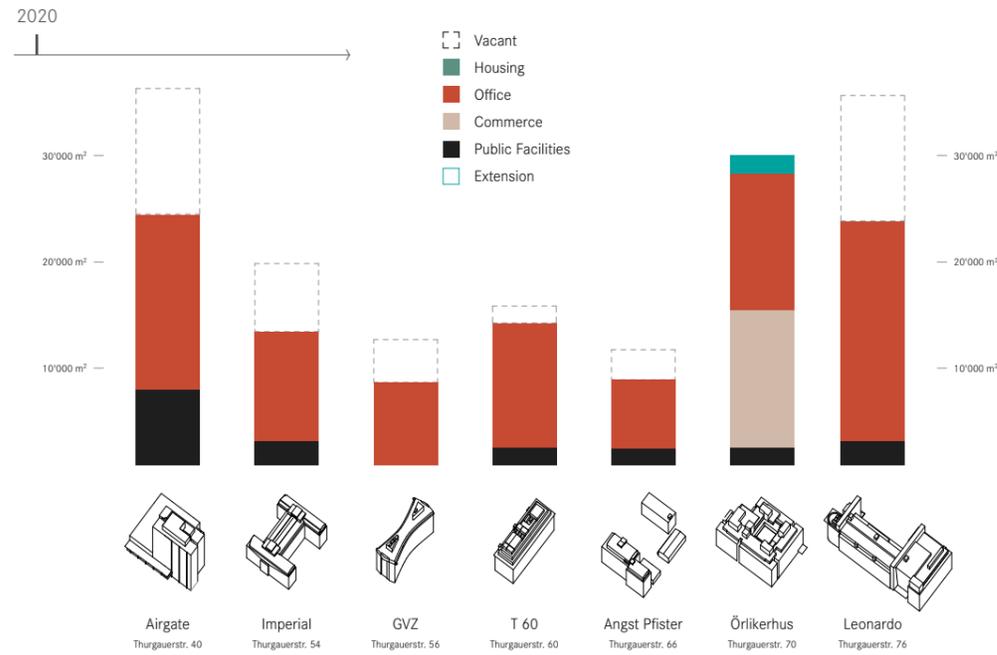




Thurgauerstrasse East: conversion into community housing, e.g. student housing or seniors home

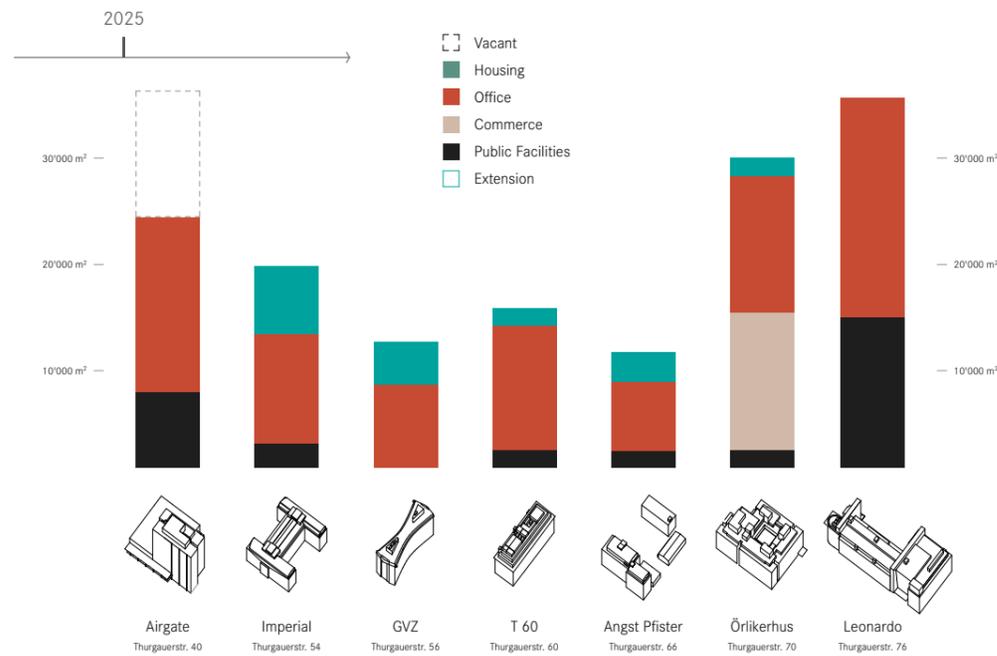


Thurgauerstrasse west: conversion into community housing, e.g. family apartments or WGs



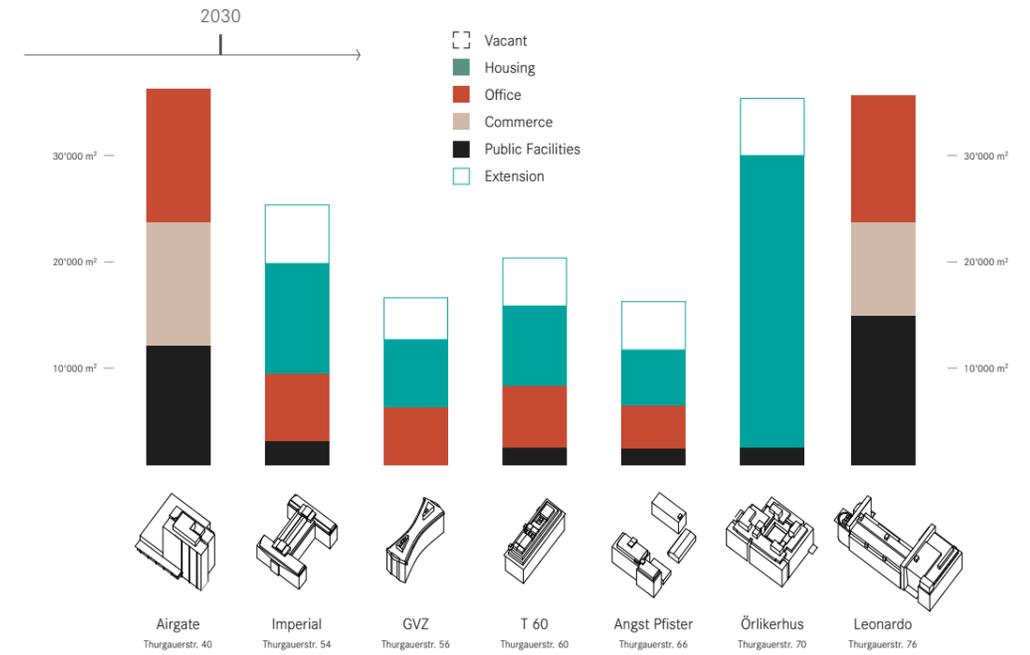
Step 1: 2020

The buildings show a big amount of vacant space while the main program remains office.



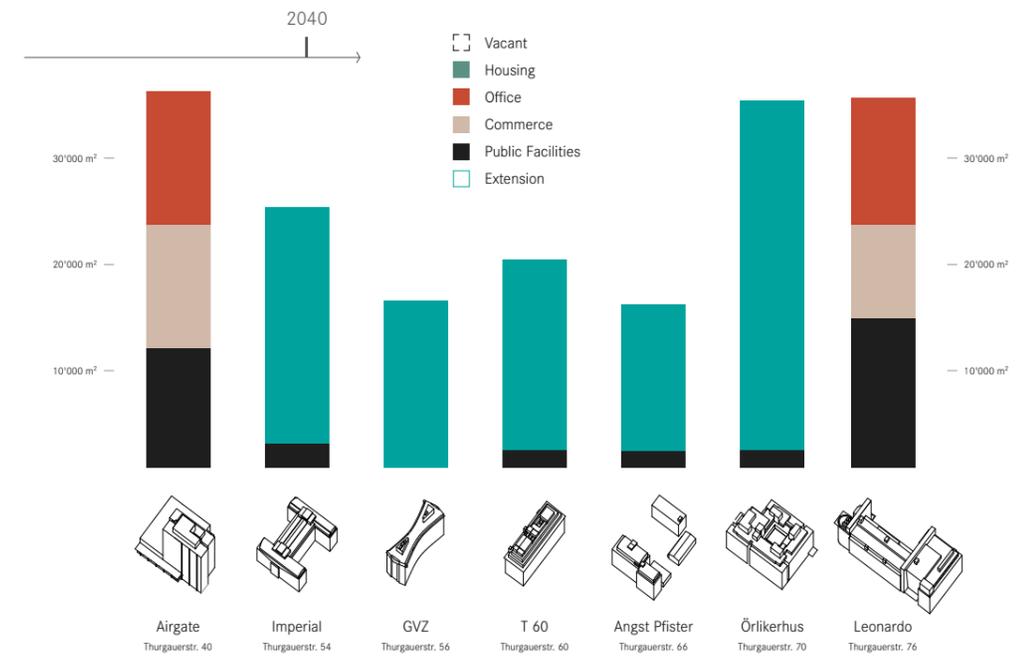
Step 2: 2025

The vacant surfaces are converted into community housing by involving housing cooperatives. The Leonardo building hosts the Thurgauerstrasse primary school.



Step 3: 2030

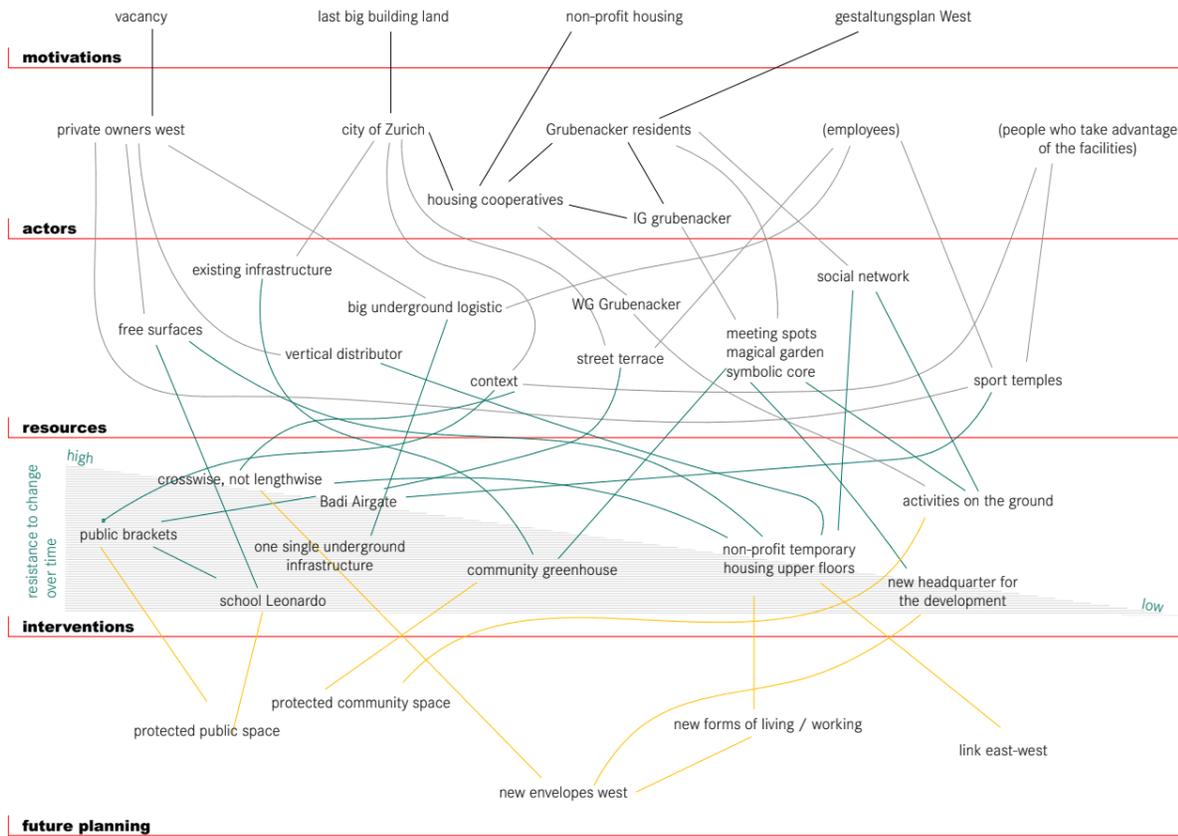
While offices leave the buildings step by step, more and more surface is converted into housing. Moreover, the housing buildings are extended vertically by adding two or three story. The Baurecht of Oerlikerhus falls and a new one is created - with a **Wohnbaugenossenschaft**.



Step 4: 2040

Offices have definitively left Thurgauerstrasse. The only exception are some co-working spaces in the Leonardo and the city administration's offices in the Airgate. The buildings in between are fully converted into housing. **The amount of housing surface planned on Thurgauerstrasse West is reached and surpassed.**

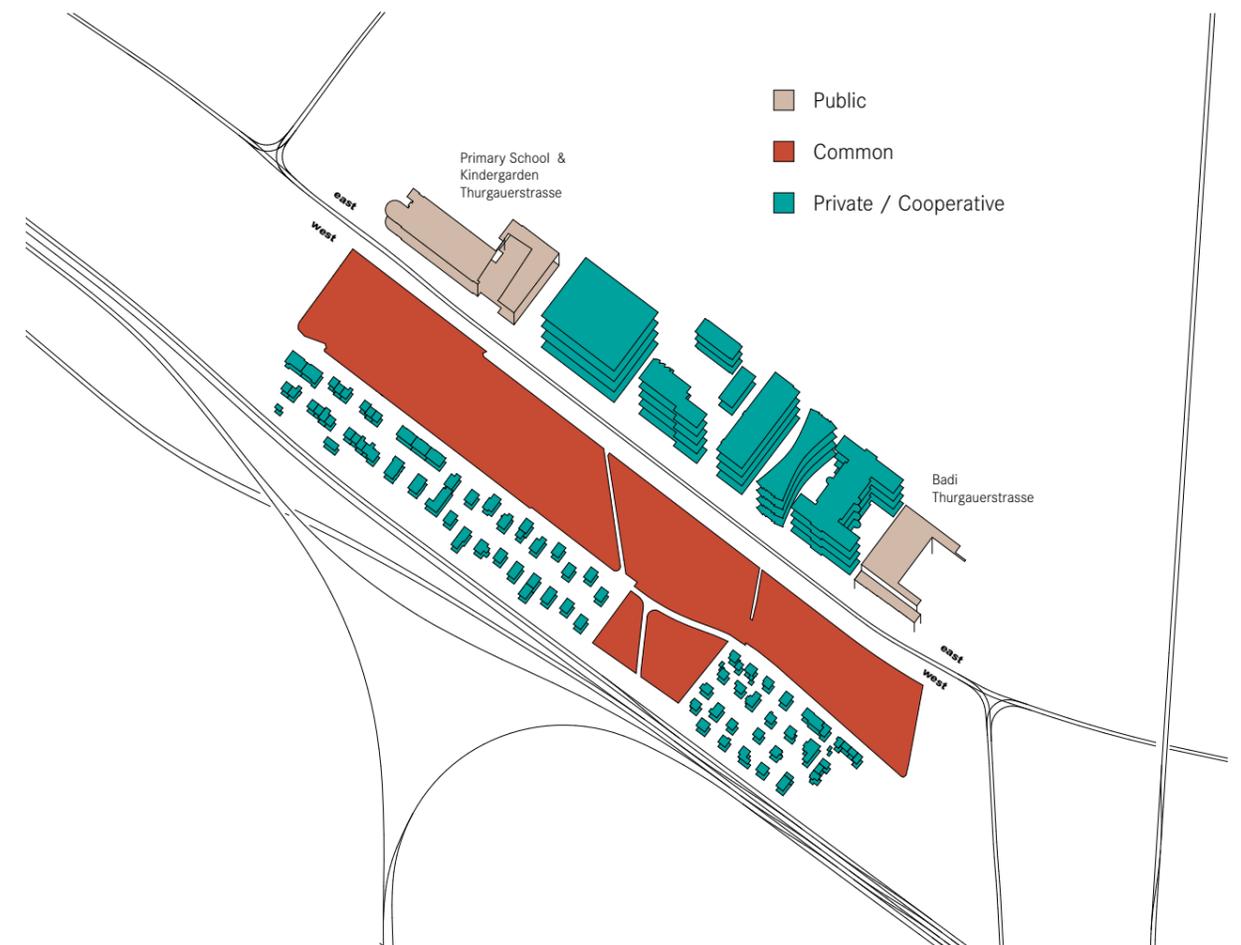
**Transformative Development
Thurgauerstrasse West & Ost**



This diagram shows the relationships between the actors that play a role in the perimeter, together with their reasons that could justify the need for a different approach to the site as a whole and the resources that they dispose of (these are the elements from the catalogue showed above). A correlation between actors and their resources is aimed by creating a new bigger planning method that bases on the existing constellations.

Based on the same categories as the catalogue of potential as well as on the axonometric plan, the diagram on side 41 shows the new optimal subdivision of the surfaces between the different actors. As learned from the catalogue, it's about who owns the land as much as who takes care of it and as for whom it is accessible. The new relationships, new owners and new constellations set the starting point for the architectural interventions. Two different public spaces form a kind of bracket at the edges of the perimeter and link the district to the broader context of beyond Thurgauerstrasse. The north public space also works as a link between the perimeter and the existing Leutschenpark which seems at the moment to be quite unattractive for people that live in the Grubenacker neighborhood. The red surfaces on the east side constitute averagly the two upper floors of the existing office buildings that are given immediatly in Baurecht to Wohnbaugenossenschaften. The orange strip of land becomes a new public space.

	Ownership	Care	Accessibility	Use
public	city	city	public from thurgauerstrasse	education leisure sport (gardening)
common	city	city cooperatives citizens delegated	public light restricted	official meetings gardening leisure sport ...
east private / cooperative	city / private cooperative in "Baurecht"	community single residents	light exclusive through building	domestic temporarily living non-profit housing co working?
west private / cooperative	private partially cooperatively organised	single residents	hard exclusive secondary streets	domestic



“Today, intervention in the existing city, in its residual spaces, in its folded interstices can no longer be either comfortable or efficacious in the manner postulated by the modern movement’s efficient model of the enlightened tradition. How can architecture act in the terrain vague without becoming an aggressive instrument of power and abstract reason? Undoubtedly, through attention to continuity: not the continuity of the planned, efficient, and legitimated city but of the flows, the energies, the rhythms established by the passing of time and the loss of limits. Marquand proposes the notion of continuity in contrast to the clarity and distinctness with which the strange would present itself to us. In the same way, we should treat the residual city with a contradictory complexity that will not shatter the elements that maintain its continuity in time and space.”

– Ignasi de Sola Morales Rubio: *Terrain Vague*.⁶

“Civic design is a combination of architecture, urban design and human geography, emerging as a discipline dedicated to the territorialisation of the structure of social relationships underlying in every city, and not only as the practice of fulfilling aesthetic and beauty criteria. Therefore, civic design articulates the relationship between urban dwellers and the space they occupy, their mobility and the morphology of the build environment they inhabit, in order to achieve functional and pleasing public spaces. Thus, civic design is a more holistic concept than urban design, since it takes into consideration both physical and social components as crucial for city life.”

– J. Inzulza-Contardo and C. Cruz Gambardella: *Civic Design: Incorporating Urbanity and Sustainability from the Roots of Chilean Society*.⁷

Das Thurgauerfeld

The 65'000m² city land on Thurgauerstrasse West becomes a big public space that not only enhances configurations that already take place within the perimeter, but also hosts new activities and possible future scenarios. Das Thurgauerfeld is planned in order to allow for a high degree of appropriation and concerns sports, gardening, animals, free time and events.

The richly cultivated soil inherited by the *Schrebergärten* becomes the perfect basis for two new types of gardening: the first, community gardens, are managed by action groups such as the experimental landscape group or the vineyard group; secondly, individual gardens can be allotted with a maximum size of 8m². This prevents a strict privatization of land and the phenomenon of exclusivity that characterizes the *Schrebergärten* - without taking away the possibility of individual experimentation.

Different temporary constructions are added to the site. For example, a long and thin roof structure for gardening tools and water collection for cultivation also serves as a physical separation from the street. The existing farming structures (greenhouses, animal farming) are also kept and their use is maintained.

A roof construction is added next to the existing central Quartiertreff (the Schützenhaus). This is renovated and turned into a kitchen where different workshops can take place,

also in collaboration with the gardens. A wood-fired oven and the fruit press are also part of this intervention.

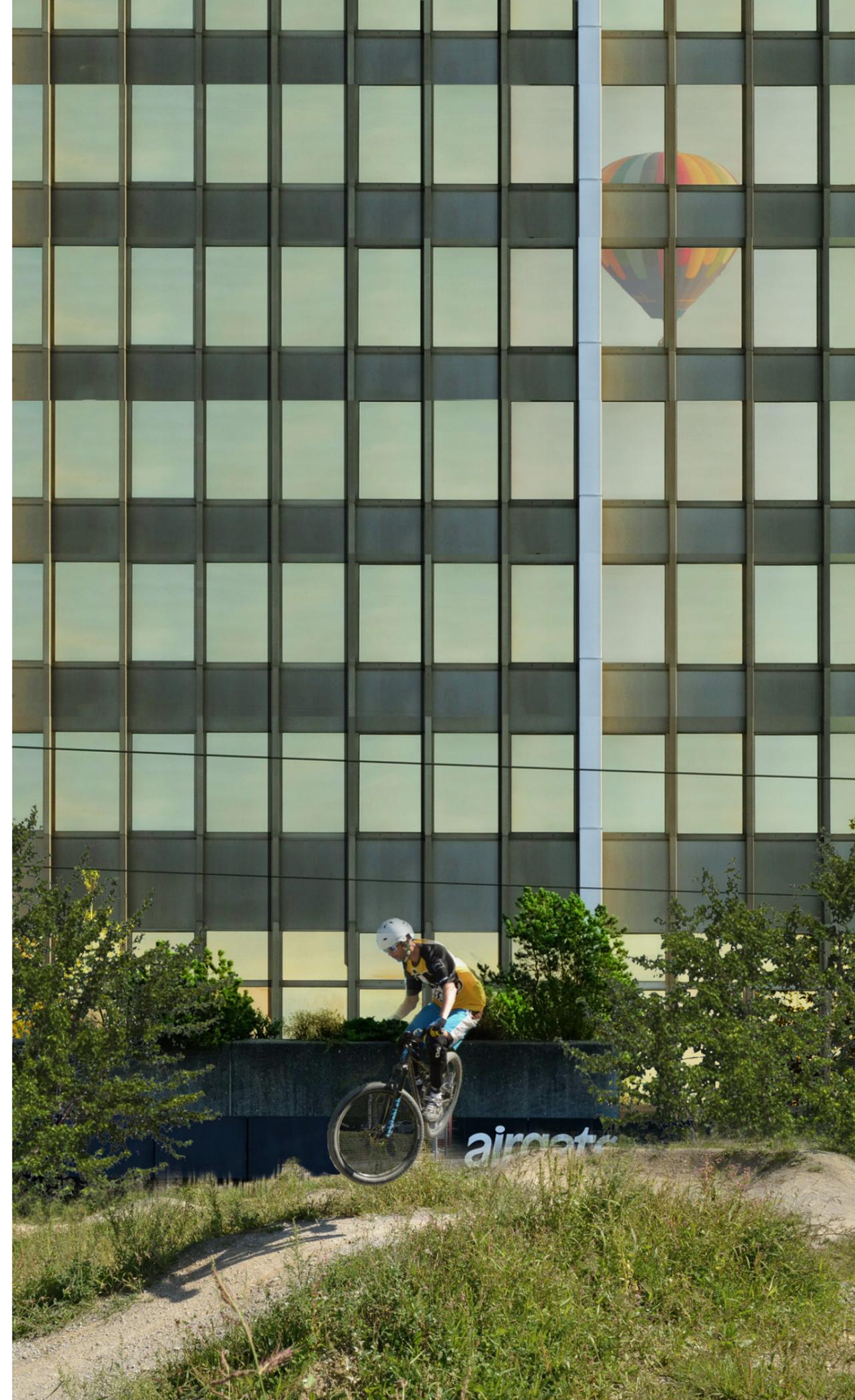
A one-kilometer-long running and cycling track surrounds the Thurgauerfeld and makes it an attractive spot not only for part-time Sunday joggers, but also for the fitness studio members’ popular warm-up. The different smells that emanate from the different areas of the track make it a beloved route for many visitors, which have recently come even from Glattpark. The loop works together with the new ZüriFit Anlage and new tennis courts or general sports fields. The sport infrastructure also includes the badi on the rooftop of the base of the city-owned Airgate building.

In the southern area of the plot, the pavement of the former parking lot is kept and partially turned into a skatepark and bike track but also into a flexible surface that could host different programs or events like flea markets, weekly market, open air concerts in summer or iceskating in winter.

The reprogramming of the Thurgauerfeld would have an impact not only on the district through the creation of a new public space, but also within the existing buildings that would face new domestic situations. Moreover, the project might provide a space for moments or events that have never taken place in this neighborhood and in this part of the city.



New activities along Thurgauerstrasse





Public situations within the existing constructions

Self-initiated community gardens





“These places could retell the history of recent urban development and break the cycle of ‘tabula rasa’ that is repeated every 30 years.”

- (from German) Lucio Crignola, Tobia Rapelli: *Fremde Körper, vergessene Konstellationen*.⁸

Conclusion

Moved by the real threat of the climate crisis and the role that construction plays in it, the introduction of a building moratorium within the perimeter opens new possibilities for dealing with the existing structures and for the reconsideration of the role that the largest empty urban lot owned by the city of Zurich should play.

If one looks at the building conglomerations that rise around the perimeter of Thurgauerstrasse, it is clear that the most popular planning model is that of big building clusters that work on their own, each of them with their own green space, their own ateliers, their own precise floor plans. The proposed public Gestaltungsplan does nothing different: it is about “similar operations which are empowering a certain kind of business, a certain type of real estate” (F. Persyn). The lack of a broader connection between the different plots is not only formally but also programmatically evident. In that sense, this project can be read as a critical approach to the general instrument of the *Bau- und Zonenordnung*, to planning as a pure top-down process as well as to the current way of planning a district that lets each defined plot be

developed by single, external investors, who fail to engage with the real environmental crisis and with the existing phenomena that characterize each neighborhood.

Although the proposed Gestaltungsplan was accepted by the majority of the population, a 40% of disagreement with the city’s planning shows that the discussion on how empty urban plots are planned is very much open and needs to be carried on, and so do all fundamental question on how do we want our cities to develop.

To conclude, the approach of “looking for the site’s hidden potential rather than for problems that should be solved” has, at least for this project, proven to be a very productive way to look at a site. The project claims that there is already an extreme wide range of potentials that hide around Thurgauerstrasse. Not only their acknowledgement but also the imagination of their possible futures must be seriously considered in order to lay the right basis for the planning of what will come next in the biggest empty urban lot owned by the city.

Observations and Interviews

Interviews with residents of Grubenacker, s. 68–70

- Anne T.
- Anne's Husband
- Cristian Häberli (president of IG Grubenacker) - organized evening with interested residents.
- Christoph, Markus and Ueli
- unknown -Schrebergärten, spontaneous
- unknown 2
- ...

Interviews with Employees, s. 68–70

- fitnessplus trainer
- receptionist Imperial
- 2 employees in an Airgate office
- 2.5h visit of Airgate with one of the Hausmeister
- Tenant at Zebra Box
- ...

Expert interview with Freek Persyn, s.71–72

Fr, 18 Sep. 10 Uhr

Ich fahre mit meinem Velo das Züricher Teil der Thurgauerstrasse von Oerlikon Richtung Norden. Entlang der ganzen Fahrt kreuze ich insgesamt zwei weitere Velofahrer und einen Fussgänger mit Hund. Kurz vor der Kreuzung mit der Glattparkstrasse biege ich links in die Schärenmoosstrasse ein.

Einfamilienhäuser mit Garten prägen hier die Umgebung. Vor mir steht die Unterführung unter der Bahnlinie. Ich fahre weiter, hier wird die Strasse zu einem reinen Fussgänger- und Veloweg. Ich treffe einen alten Mann, der mich begrüsst. Auf der anderen Seite der Gleise ist das Bild nicht ganz so anders - Einfamilienhäuser sind hier auch zu sehen, allerdings auch einige Mehrfamilienhäuser. Rechts und links um die Häuser sind viele Wiesen zu sehen - das Bild ist total anders im Vergleich zur asphaltierten Allee und zu den grossen Parkplätzen um die Gebäuden an der Thurgauerstrasse. Im Moment sind hier keine Menschen - in den Gärten sprechen jedoch Bänke, Tische und Grillplätze für aktive Nutzungen dieser Räume. Ich fahre zurück und biege in die Grubenackerstrasse ein. Reihenhäuser und Einfamilienhäuser sind rechts entlang der Quartierstrasse angeordnet. Jedes Haus hat einen privaten Vorgarten, viele Spielzeuge und Plakate über die nächste Abstimmungen (hauptsächlich für den Vaterschaftsurlaub) sind hier zu sehen. Links von mir biegt ein privater, unbefestigter Weg ein: hier lautet ein handgeschriebene Plakat „FRISCHE EIER ZUM VERKAUFEN“. Obst- und weitere grossen Bäumen füllen den Raum um die alten Häuser.

Aus einem Garten von den Reihenhäuser erreicht mir eine weiblich Stimme „suchen sie etwas?“ Ich komme näher, freue mich auf die Frage und fange ein Gespräch an (*). Die Frau stellt sich als eine der Mitgliedern und Gründern des „Vereins Interessengemeinschaft Grubenacker“, eine Gruppe an etwa 30 Leute, u.a. verschiedene Privatbesitzer der Einfamilienhäuser, die sich für mehr Mitspracherecht in der Planung vom zukünftigen Quartier Thurgauerstrasse West einsetzen. Ich erkläre was ich mache und Anne (wir duzen uns sofort) freut sich darüber, dass jetzt (Zitat:) „ein Paar neue schlaue Köpfe“ sich Gedanken über die Zukunft des Areals machen. Sie erklärt, dass sie bereits Rekurs am neuen Gestaltungsplan eingereicht haben, und zwar aus mehreren Gründen. Eins scheint für Anne sehr wichtig zu sein: obwohl die Stadt da-

für ist, dass man die Einwohner und Interessenten miteinbezieht, wurden die Anliegen der Bewohner der Einfamilienhäuser überhaupt nicht berücksichtigt oder gar gefragt. Anne ist sehr offen, was die Zukunft des Ortes angeht: es ist ihr bewusst, dass das Areal anders aussehen wird - es gibt aber ein Paar punkte, die ihr dafür sehr wichtig sind. Erstens ist sie, zusammen mit ihrer Familie, am Leben im Quartier beteiligt. Sie zeigt auf ein Plakat, was dort hängt, und erklärt, dass sie morgen ein Konzert auf die gemeinschaftliche Wiese (**) organisiert haben. „Pizzaplausch“ ist der Titel: bereits letztes Jahr organisierte das Verein ein Pizzaoften, das scheinbar extrem erfolgreich war - nun wird das jetzt wieder gemacht. Anne freut sich sehr und versichert mir, dass es viele Leute geben wird. Andererseits interessiert sie sich aktiv an Lösungen für die Zukunft. Als ich weiter nach ihrer Situation frage, ob sie glücklich sind, dort zu wohnen, bestätigt sie, dass sie es voll gut haben - und zwar auch weil die Nachbarschaft so gut zusammenarbeitet. Zum Beispiel erklärt mir Anne, dass in mehreren Häuser alleine ältere Menschen oder Paaren wohnen, die bereit wären, in kleinere Alterswohnen umzuziehen. Dadurch könnte zum Beispiel sie und ihre Familie, falls sie weitere Kinder bekommen, teils vom benachbarten Haus umbauen und mehr Raum gewinnen.

Als ich sie weiter über die Zukunft des Areals anspreche, erklärt sie mir dass das Verein einen Prof. Sulzer beauftragt hat, eine besseres Lösungsvorschlag für das Areal zusammen mit ihnen zu entwerfen. Sie erwähnt dass es um eine Blockrandbebauung gehen soll.

Ich frage, wer die Schrebergärten betreibt und welche Zukunft sie haben. Anne erklärt dass es „voll die lustige Gruppen an Kroaten und Italiener sind“. Sie kommen hauptsächlich aus Seebach und werden in Zukunft neue Gärten über eine Autobahndeckung bekommen - sie wüsste aber leider nicht wo genau. Sie lädt mich ein, beim Quartiertreff vorbeizufahren. Das soll sich gleich links nach dem schönen Kastanienbaum am Ende der Strasse befinden. Sie fordert mich, auf ihre Website das Manifesto vom Verein zu lesen und mich gerne wieder zu melden - oder einfach mal vorbeizukommen. Ich bedanke mich für das schöne Gespräche und fahre weiter Richtung Kastanienbaum.

Tatsächlich ist der Baum extrem prächtig und unmöglich zu übersehen. Ich parke mein Velo und fange eine Beobachtung an.

Fr, 18. Sep, 10.30 Uhr

Um den Baum sind Autos geparkt. Ein Auto kommt von der Allmannstrasse und parkt unter dem Baum: ein Mann (um die 60) steigt aus und läuft in Richtung Schrebergärten. Alles ist extrem ruhig, die Autos und Trams an der Thurgauerstrasse sind im Hintergrund zu hören. Um mich herum sind Schrebergärten und das ehemalige Schutzhaus (heutige Quartiertreff). Vor dem Quartiertreff hängt ein Schild über eine Saftpresse, die zurückgebracht werden soll; einige Spielzeuge liegen auf der Wiese hinter dem kleinen offenen Tor. Eine Frau (ü 70) pflügt ihr Garten - sie hat eine relativ grosse Parzelle, angebaut sind Gemüse (unter anderem ein riesiger Kürbis) und einige Blumen. Ganz hinten stehen ein plastik Tisch und ein Grill auf einem Boden aus Betonplatten. Eine italienische Fahne weht über dem Garten. Eine Frau, um die 30, läuft an mir vorbei und grüsst mich. Sie spricht weiter mit ihrem Hund und läuft zur Wiese, wo sie mit ihrem Hund spielt. Bisschen weiter entfernt von mir unterhalten sich zwei Männer, beide ü70. Nach ihrem Gespräch läuft einen den Weg in meine Richtung und geht mit einem Grüezi an mir vorbei. Nach etwa 15-20 Minuten nehme ich mein Velo und fahre weg. Bevor ich den Parkplatz zwischen Grubenackerstrasse und Thurgauerstrasse erreiche, fahre ich an einer Baustelle vorbei.

*Das Gespräch habe ich nicht aufgezeichnet, da dies extrem spontan stattfand. Im Text sind aber alle wichtige punkte drin, die ich mich gleich nach dem Gespräch aufgeschrieben habe. Insgesamt haben wir etwa 10 Minuten geredet.

** Die Wiese liegt wenige Meter von Annes Haus entfernt - und scheint wie ein versteckter Zauber Garten zu sein. Zwischen Obstbäume streckt sich eine wunderschöne, gepflegte und ruhige Wiese.

Vereine und Genossenschaft scheinen manche Sachen schneller und besser hinzubekommen mit einem sozialen Interessen. Als zwischen-schritt zwischen Öffentlichkeit und Interesse der privaten stehen Genossenschaften und Vereine ins Zentrum für die Mitbestimmung der Räume in der Stadt.

29.9.20 17.00 - 19.30 Treffen mit Christian, Ueli, Marco und Madlaina (IG Grubenacker & Wohngenossenschaft Grubenacker)

Ich stelle mich kurz vor und erkläre worum es in der Masterarbeit geht. Ich erkläre dass mir wichtig wäre, ihre Anliegen zuzuhören und zu verstehen. Das Gespräch entwickelt sich sofort und sehr viele spannende Aspekte werden erwähnt.

Die IG Grubenacker hat ein Manifesto entwickelt, das klar machen will, dass die Planung vom Quartier auch die Stimme der Nachbarn hören soll, da es sich ja um das gleiche Quartier handelt. Der Verein ist definitiv nicht gegen einer Verdichtung - hat aber eigene Vorstellungen, wie diese aussehen könnte. Christian, der Präsident, erklärt wie die Stadt Zürich die Idee einer „polizentrischen“ Stadt beim Gebiet um die Thurgauerstrasse sieht. Für sie soll der Leutschenpark das Zentrum des Quartiers werden - es sollen um das Dreieck Thurgauerstrasse - Glattparkstrasse - Hagenholzstrasse unterschiedliche Anhaltspunkte entstehen, welche einen nicht nur optischen sondern auch aus der Nutzung her sich zum Leutschenpark orientieren. Während des Gesprächs, verschiedene wichtige Punkte und Referenzen wurden genannt. Zum Beispiel sprach Marco eine Art „vertikale Zonierung“ als zukünftige Planungsinstrument. Die Bürogebäude seien ja bereits ausgelegt, um auch mehr Last aufzunehmen - eine Aufstockung wäre ja möglich. „das würde dann auch Verdichtung im wahren Sinne heissen - für mich ist der Gestaltungsplan eher eine Expansion“

- Stef Fischer

- Vertikale Zonierung

- Graue Energie aktueller Gestaltungsplan: Betrieb von 700 Wohnungen x 37 Jahren CO2

- swiss hotel?

- nexte Generation soll sich das auch so leisten können

- Verhältnis Nutzfläche / Energie?

- 6-8 Stockwerke zählt als optimal was die Energie angeht.

- Einkaufen zum Glattpark oder Richtung Oerlikon. es fehlen Orte die man zu Fuss erreicht.

„Also mir wäre die Idee einer autonomen Republik sowieso lieber“

„Ich besitze mein Haus und das Haus nebenan. Nachbarn suche ich mir lieber selber aus.“

Interview with prof. Freek Persyn

6.10.2020 - 17.30

On the table lies an orthophoto of the Züricher Thurgauerstrasse district.

AC: What I am interested in is the bigger scale, the kind of masterplan for the future of Thurgauerstrasse - both sides of it. I do believe that what you did with your office (Testplanung Thurgauerstrasse West 2014 by 51n4e) could have something to do with the empty surfaces of the other side of the street as well. So the first question would be: what would have been your attitude when you would have known that one could use the other side of the street as well (in the planning of the bigger district)?

FP: I think that one thing that got lost in translation with the project that we did is that we had to do a model that was very much at the centre of the discussion and this was showing a kind of volume. The idea behind it (the 8 floor long slab, ed.) was to create a kind of envelope but it was not thought to be the footprint of the actual building. So if you imagine that there would have been cuts in that envelope you could somehow... that the actual shape of the building would develop over time, it was not pre-defined. And I think that's what caused confusion, because people took it as a kind of continuous form. So that's a mistake that we made. We should have maybe shown better that it could be interpreted differently. So we never wanted to create this kind of wall of buildings. And the reason why we didn't pre-define the cuts was the fact that it was interesting that you could also have a very small building. So that you could have a Genossenschaft that builds a building that is just 15 m wide. Because if you predefine the shape of the building too much, in a way you only enable one type of operation. And the plan that they chose has, I think, a bit of that problem. It's all similar operations which is empowering a certain kind of business, a certain type of real estate. So to come back, if this (Thurgauerstrasse east)

becomes empty, what I would have taken from this and brought to that, is maybe this idea, of how you could have different sizes of operations. Different ownerships, maybe. This is also what we tried with the project North and demonstrated in a way: it was a building imagined for certain type of use, and we tested very different types of uses. It was something that we proved, in a way, that those buildings could become something else.

Do you think that you could do that because you were on site?

FP: Of course. Because you start to reason with what you have rather than what you think it should be.

Another thing that we tried to do with a project (with typologies) is to look at how to minimize the circulations, because that's what makes the building expensive, is this typology (T-form) is very interesting because you can activate a lot of the floor with only one or two cores. So one way to read this (Thurgauerstrasse East, n.d.r.), is to read the amount of vertical shafts that you have and maybe to activate them differently.

What potential do you see in the moments where programs come together?

FP: If you design what is common, which is maybe the ground floor or the staircase, you could change the building without completely defining what the actual use would be. We have made in Albania a building which we started to call "program neutral building" (TID tower, n.d.r.). It's a tower, and the tower stands on a base, and if you look back at the design we have made three things very specific: one was to make the envelope specific, and this has to do with the fact that you can see the building from everywhere in the city, we have made this space that is part of the base, and that frames a specific monument, so suddenly you have a golden cupola.

Now if I look at this plan, I could imagine investigat-

ing this in-between spaces, spaces that are shared between buildings - but one should see how the plots exactly are. One exercise one could do would be, look at this buildings, imagine that this is something, and this is something else (two sides of one building, n.d.r.). And so once you start to design this as a common space, I think you change quite a lot the way how this buildings perform. You might then enter the building from here, and the building is suddenly in between a garden and a truck parking.

What we imagined when we were making these, that this would eventually, all of this (Einfamilienhäuser in Grubenacker), would become like, maybe restaurant. But that's maybe unrealistic fantasy. But the idea was that this would become informal and more active. That it could start to respond to that. But they don't have to. But the idea of this informal backyard, I thought it could have been a nice meeting space.

The fact that Grubenacker residents formed a Genossenschaft might also be a potential for the place. Their recourse against the masterplan shows that the Gestaltungsplan might not be best the solution for the plot.

FP: They did? Well, that's great (laughs). But they're a bit late, aren't they?

Well one provocation that you could make is, if all of this is empty (Thurgauerstrasse West), why don't we turn this into housing first, before you start building the other one?

Would you see a potential in the horizontal connection (through cooperatives as actors)? Like building the main housing on the west side and the secondary rooms on the east side, such as guest rooms or student rooms?

FP: Yes absolutely. I think this is something that, at first sight, this site suffers from. That everything on this side is treated longitudinally in the street direction; then the street is treated totally differently and on the other side of the street there's another thing, a sub-divided one. I think if you would start changing the in-between, like creating relationships, I think then you start changing the neighborhood. But anyway the advantage of the strategy that you propose, is that you can still

leave the ownerships of the plots - this makes it less complicate.

Anyway, if you start to think from what is common, you also produce a certain freedom in the other things. So for example you design this galleria, and the rest around it quite a bricolage. But bricolage is also, to certain extent, life.

So that's also something that you can show. If you take one building and start defining all that is common then maybe other things can become much more messy.

Do you see this in the planning of one building or also in the planning of the whole?

FP: Of course you could see this within one building or in the planning of the whole.

We tried to do drawings like this, in an urban project, to represent what is there in a good way, or in a specific way, is also a project, I think. Because often, the way how you draw something prevents you also from seeing something. You could make a careful drawing of all the in between spaces, and every fence and so on, and you could make very small interventions. And this would be also very powerful.

Often when people have to go through something small, there you have the opportunity for something collective. I have the feeling that the space is now quite vast. I was here recently (Hagenholzstrasse 80-100) it's huge, it's really a vast space. One could read that it was planned in a very big scale. The type of drawings you make can also help to zoom in on very small things and make them meaningful. You might also not have any architectural design, but an architectural sensibility.

Prof. Freek Persyn worked 2014 with his office 51e4n on the Testplanung for Thurgauerstrasse West. The project was praised for being a different approach to the classical planning. However, the planning by Meili Peter was preferred by the Baukollegium and consequently by the Stadtrat.

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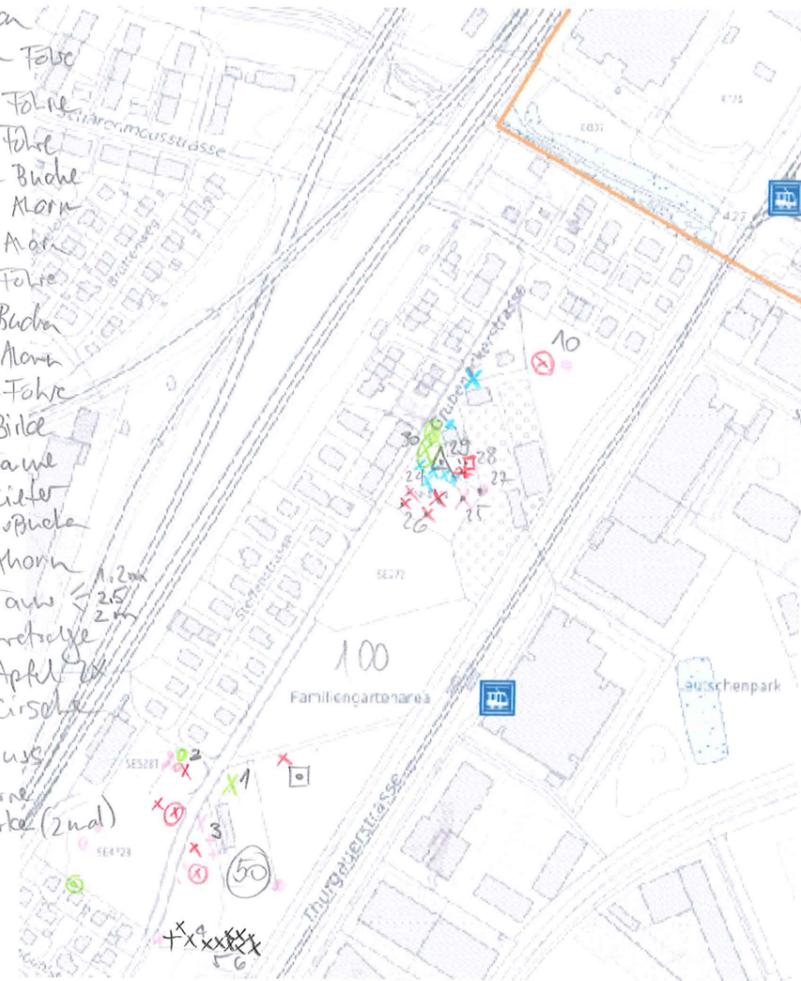
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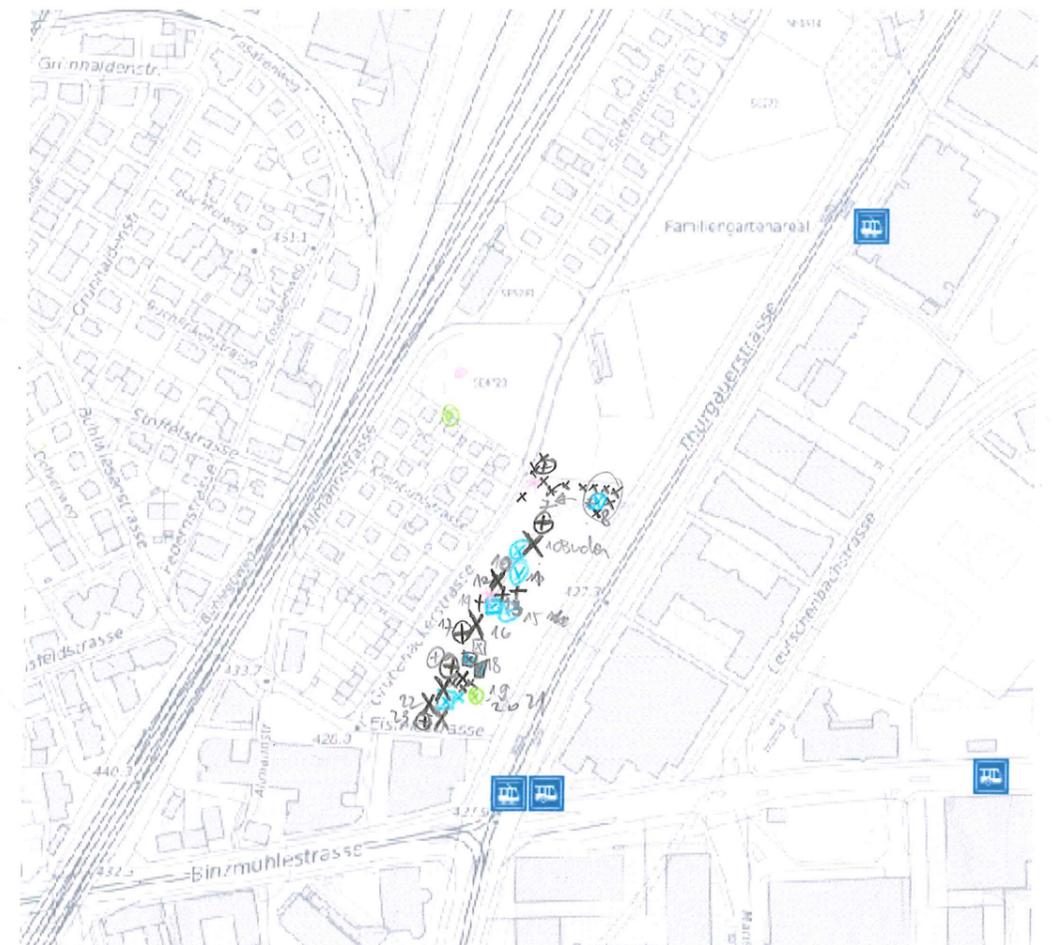
Others

- 1 240 cm
- 2 200 cm Tanne
- 3 70 cm ~~Buche~~ Zmetselge
- 4 230 cm } Buche
- 5 135 cm }
- 6 135 cm }
- 7 100 cm
- 8 100 cm
- 9 170 cm Föhre
- 10 170 cm Föhre
- 11 160 cm Föhre
- 12 125 cm Buche
- 13 190 cm Ahorn
- 14 160 cm Ahorn
- 15 210 cm Föhre
- 16 je 1m Buche
- 17 je 135 Ahorn
- 18 165 cm Föhre
- 19 70m Birke
- 20 120 Tanne
- 21 180 Kiefer
- 22 1m Topf-Buche
- 23 2m Ahorn
- 24 2m Tanne
- 25 130 Metzeffe
- 26 22m Apfel
- 27 2.2m Kirsche
- 28 2.85 Nuss
- 29 160 Birne
- 30 1.50 Birke (2mal)



- ⊕ Birken
- x Kastane
- ⊙ Tanne
- x Apfel
- Kirsche
- x Zmetselge
- ⊙ Schwedische Fapsee
- + Buchennuss
- 50 Obstbaum ne + Relier
- ⊕ Pfirsich
- Nuss
- * Birne
- ⊕ Ahorn
- x Buche
- x Tanne
- ⊙ Föhre
- ⊗ Kiefer
- ⊗ Kiefer
- ⊕ Spitzahorn
- Zeder
- △ Aibe

x Tanne
⊙ Föhre



Welfart von Gehäusel
Holler, Preisler, ...
Wessdom, Kogelbille

dichter Bebauungs mit
vielen Astern (versteckt für Tiere)

⊗ spezielle Buche
Kopfbuche

⊕ Spitzahorn

Since the Baumkataster of the city did not include the many old trees on the Gestaltungspan perimeter, members of the IG Grubenacker organised themselves in order to provide a precise inventory of the diverse species that were planted on the area since the 50s. The result shows a rich biodiversity that constitutes a house for many city animals as well as an important source for the community cultivation.

Wunderkammer
20 agosto · 🌐

Traurige, ja vernichtende News: Unser Pavillon, von uns erbaut mit Blut und Schweiß, Liebe und viel Geld, wird zerstört! 90 Tage gibt Opfikon der Stadt Zürich, um ein Projekt vorzulegen. "Es rechnet sich nicht" war deren Antwort - der Pavillon wird rückgebaut!!! Hat die Politik die Investorin gefragt, ob ich ein Projekt hätte? Oder mich informiert? Offenbar kann die Politik einfach so entscheiden. Kaputtmachen ist natürlich einfacher als aufbauen.
Ich bin sprachlos.

Visualizza traduzione



👍❤️👍 36 Commenti: 23 Condivisioni: 4

Mi piace Commenta Condividi

Quartier- und Freiwilligenarbeit Opfikon
12 marzo · 🌐

Es geht was auf der Glattparkbrache!
Visualizza traduzione



Autore

Wunderkammer Vielen Dank für die kritischen und mitfühlenden Worte von euch allen. Nein, beide Gemeinden haben kein Projekt und - sorry wenn ich das anmerken muss - auch nicht die nötige Kreativität zur Vollendung. "Es rechnet sich nicht", soweit reicht sie. Wenn w... Altro...

Mi piace · Rispondi · Visualizza traduzione · 4 s 👍❤️👍 3

Christian Häberli Ich bin fassungslos. Ich glaube einfach nicht, dass es keine Projektidee gibt in einem Stadtteil mit über 10'000 Einwohner*innen. Was und wer nicht den Stromlinien der städtischen Verwaltung folgt, wird einfach beiseite gewischt. Tolle Aussichten für die neue Überbauung an der Thurgauerstrasse... Ein Grund mehr für ein kräftiges NEIN zum Gestaltungsplan Thurgauerstrasse am 29. November 2020!!

Mi piace · Rispondi · Visualizza traduzione · 4 s · Modificato 👍❤️👍 1

↳ 1 risposta

Jordi Riegg Im Kreis 1, 4, 5 und 6 wäre so eine Entscheidung wohl nicht gefällt worden, weil Hipster und Co dort wohnen. In den Aussenquartieren kann gespart und rückgebaut werden. Die Bevölkerung dort kann sich ja sowieso nicht wehren und deshalb ist es auch kein politisches Risiko kulturelle Institutionen dort die Existenz unter dem Boden wegzuziehen. Die Verwaltung scheint im Norden von Zürich zu walten und zu verwalten wie es ihr gefällt. Shame on you!

Mi piace · Rispondi · Visualizza traduzione · 4 s 👍❤️👍 2

↳ 1 risposta



Quartier- und Freiwilligenarbeit Opfikon
21 luglio · 🌐

Die Woche läuft! Und die Kinder sind voller Energie 😊 Wir auch!
Visualizza traduzione



Jugendrotkreuz Zürich
21 luglio · 🌐 👍❤️👍 Mi piace

Die Ferienwoche mit Circolino Pipistrello läuft! Wir verwandeln die Glattpark Brache in eine farbenfrohe Zirkuswelt! 😊😊

#jugendrotkreuz_zuerich
#pipi...
Altro...

Visualizza traduzione

👍❤️👍 5 Condivisioni: 2

Mi piace Commenta Condividi

So wollen wir wohnen in Zürich-Nord
29 agosto · 🌐

Willkommen zurück im Mittelalter. Wo sich der Fürst von Opfikon und der Herzog von Zürich gegenseitig zeigen, wer den Längeren hat. Der erste mit Hochhäusern die an den wohl schönsten Fake-Orgasmus der Filmgeschichte erinnern sollen, der zweite mit fünf "städtebaulich gewollten" Wohntürmen entlang der Thurgauerstrasse. Wer bleibt dabei auf der Strecke? Richtig: Wie damals das Fussvolk, das sich nichts mehr und nichts weniger wünscht als eine lebenswerte Stadt. Aber nicht so!
<https://www.stadt-anzeiger.ch/.../neue-hochhaeuser-opfikon-be...>

Visualizza traduzione



STADT-ANZEIGER.CH

Neue Hochhäuser: Opfikon begrüsst mit «Harry und Sally»
Beim Glattpark, gleichsam als Eingangstor, werden von Patrimonium un...

So wollen wir wohnen in Zürich-Nord
21 giugno · 🌐

Sonntagmorgen an der Thurgauerstrasse
Visualizza traduzione



👍❤️👍 10 Commenti: 1 Condivisioni: 1

Mi piace Commenta Condividi

quartiertreff am schützenhaus

Samstag, 19. September

PIZZAPLAUSCH

UKULELE-WORKSHOP

UND KONZERT

ab 15 Uhr

Nach dem grossartigen Erfolg des Pizzaevents im vergangenen Jahr, laden wir bereits zum zweiten mal herzlich zum Pizzaplausch ein.

Ab 15 Uhr bietet die Ukulele-Gruppe des GZ Seebach einen Workshop an. Instrumente sind vorhanden, Anfänger willkommen!

Ab 16 Uhr feuern wir den Pizzaofen ein und lauschen dem Ukulele-Konzert.

Wir freuen uns auf einen herrlichen Nachmittag!

Altes Schützenhaus - Grubenackerstrasse 42 - 8052 Zürich



This Time Tomorrow attempts to question some of the planning aspects of the district around Thurgauerstrasse and proposes an alternative to the city's intention and to the current regulations – keeping in mind that now is the time to act for society matters such as sustainability, solidarity, the right to affordable housing and to city spaces that allow appropriation.

The project consists of an analysis of existing potentials, a new set of rules, a redistribution of the built surface, two case studies for densification within the existing constructions and an alternative design for the strip of land that physically mediates between the two sides of Thurgauerstrasse.

Moved by the real threat of the climate crisis and the role that construction plays in it, the introduction of a building moratorium within the perimeter opens new possibilities for dealing with the existing structures and for the reconsideration of the role that the largest empty urban lot owned by the city of Zurich should play.