



CATEGORY

Urban/architectural

LOCATION Dietikon Niederfeld

POPULATION 22'620

STUDY SITE 36.5 ha **SITE OF PROJECT** 13.0 ha

SITE PROPOSED BY: City of Dietikon – Building Department.

OWNERS OF THE SITE: City of Dietikon, CFF and private owners.

TYPE OF ORDER AFTER COMPETITION:

Development of the master plan that will be used as model for the district development plans and eventually projects for certain sectors.

A city builds its identity.

CHANGE TO OPERATE

Le Niederfeld is 36.5 ha a flat area mostly made of waste land and located West of the city of Dietikon. It is the last remaining large expansion site for Dietikon – assuming that the land use proposal is approved. It has been identified as a central zone of cantonal importance and the major connection project to the public transport network (RER – Regional Express Railways of Zurich and Limmattal) reflects the plan to expand the Niederfeld housing area. Until now the planning process consisted in issuing guidelines articulated around the following objectives:

- Subdivision of Niederfeld in three zones: industrial and commercial development in the West, parks in the center and mixed land use with housing in the East.
- coherent space of approx. 8 hectares, dedicated to relaxation and leisure

- high built density in the housing and mixed use area.

EUROPAN's mission is to draft a master plan to be used as a basis for the development of the district plans of the housing and mixed use area and treating them as the project site, while the city park and the industrial/commercial area are treated as a the study site and guiding lines may be provided.

CITY STRATEGY

Taking into account the increasing economic and political pressure for a suitable use of Niederfeld, the City of Dietikon launched a partial update of the communal master plan and land use plans. The drafting of district plans is a key element of the new zones.

The EUROPAN competition will be used to design the district plans and guarantee a high-quality urbanization and district structure, as well as an optimal development of external spaces.



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SITE DEFINITION

The city of Dietikon is located in Zurich's first suburban ring, which can be reached in 10 minutes by RER. The Niderfeld area is 36.5 hectares wide and is mainly waste land. The Teischlibach arches through the Niderfeld area. It includes 119 plots of land.

In 1995, the "Grand Conseil" classified the Niderfeld as a central zone of cantonal importance. Central zones are high density housing areas with quality leisure and relaxation spaces and good access to public transport.

- A park is planned between the commercial/service areas and the housing areas with mixed functions.
- This large free space (approximately 8 ha) will make it possible to guarantee the site quality. It will be used for relaxation, to convey ecological values and will be part of the landscape and urban structure.
- In theory, it is planned to create mixed uses with residential buildings 3 floor high and 4 floor buildings. With easy access to public transport it is possible to plan for housing units accommodating up to 2,000 inhabitants.

GP: Gestaltungsplan

Ep: Erholungszone Stadtpark

Bodacher: Arbeitsgebiet

Chrüz: Mischnutzung

Grabacher: Wohnnutzung

GP: District Plan

Ep: Urban park, leisure area

Bodacher: Activities

Chrüz: Mixed use

Grabacher: Use of dwellings

GP: Plan de quartier

Ep: Zone de détente parc urbain

Bodacher: Espace d'activités

Chrüz: Affectation mixte

Grabacher: Usage d'habitations



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- The mixed functions will shelter the new residential districts from the road traffic noise.

The favoured geographical location of the site, connected to the highway by the Mutschellenstrasse, will make it possible to design quality office space and service functions. Planned creation of approximately 3,000 jobs.

NEW URBAN MOBILITY

Access will be ensured with the connection to quality public transport networks (the Limmattal RER and Zurich RER network) and the realization of the necessary lines. The commercial/offices area in the West and the mixed housing area in the East will be accessed via two separate highway networks. The mixed zone and the habitat and work environment standing side by side, connected to each other by an attractive city park, will make it possible however, to reduce the traffic flow and to go to work by foot or bicycle.

NEW SOCIAL LIFE

The Niderfeld site aims at guaranteeing high-quality habitat.

Consequently drafting district plans is also a way to develop quality projects for the inhabitants and a successful layout for external space. The contemplated green area will be "a free and coherent area dedicated to leisure and relaxation, an attractive city park used by all Dietikon's inhabitants". It will include a "play lawn, a sports lawn, paths, restaurants, treed areas as well as water and gravel covered surfaces". Special attention will be paid to the site multifunctionality and its near permanent accessibility to the public.

NEW ECOLOGY

The planned green area will be high-quality and will also offer - in addition to the relaxation, activities - elements with ecological value. To insure the best possible result in terms of quality of use, relaxation, landscaping and ecology, the green area will be considered as a single entity. Therefore a development concept including land use proposals must be submitted. The infrastructure plan mentions the provision of heat from the remote waste incineration plant.





The relation with the peripheral city



In the vicinity of the multimodal platform



Truck loading dock contiguous to the multimodal platform



Railway track bordering the area