



## **Richtkonzept „Chance Uetikon“ Beteiligungsworkshop / 17. November 2018**

Architektur und Städtebau:	Christian Salewski & Simon Kretz Architekten GmbH Zürich
Landschaftsarchitektur:	Atelier LOIDL Landschaftsarchitekten Berlin GmbH, Berlin
Verkehr:	Basler & Hofmann AG
Soziologie:	Mia Nold, MICHAEL EMMENEGGER Analyse und Management von sozialen Prozessen, Zürich











# Lokale Verbindungen



- Bestehender Rundweg
- Neuer Rundweg
- Bahnlinie
- Buslinie

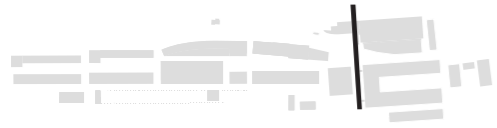


# Passerelle





# Passerelle







A

B

C

A

B

C

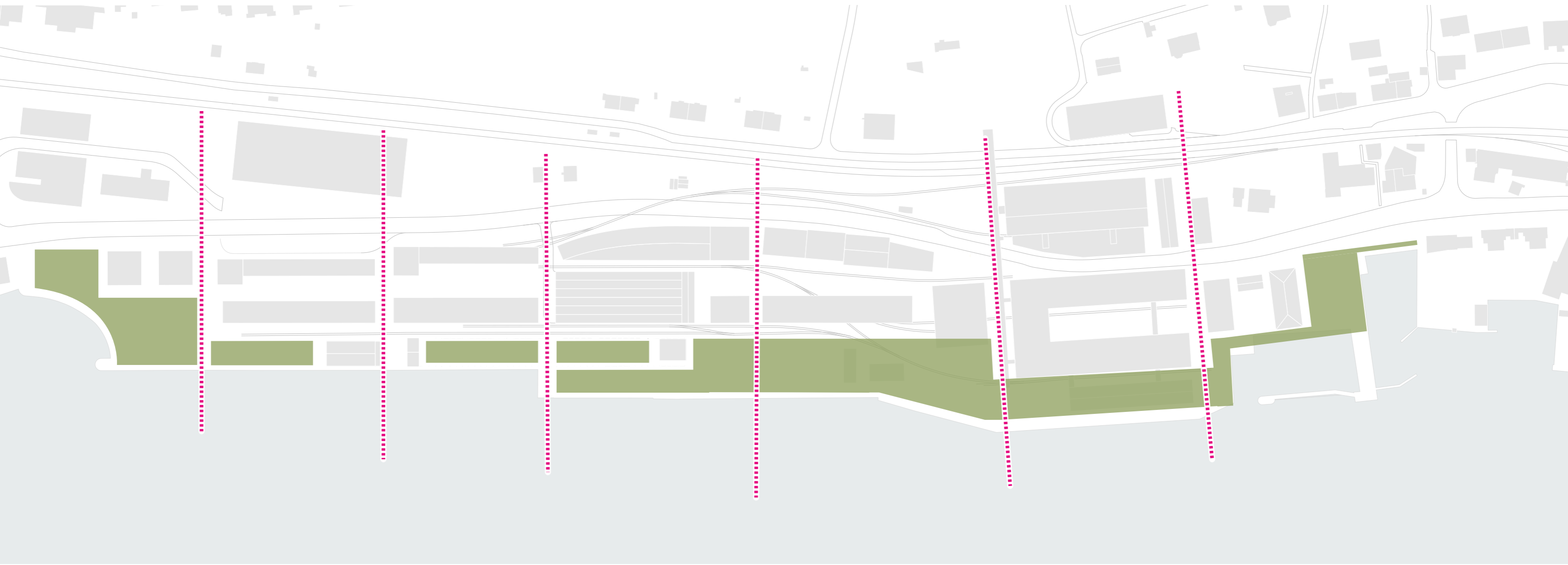




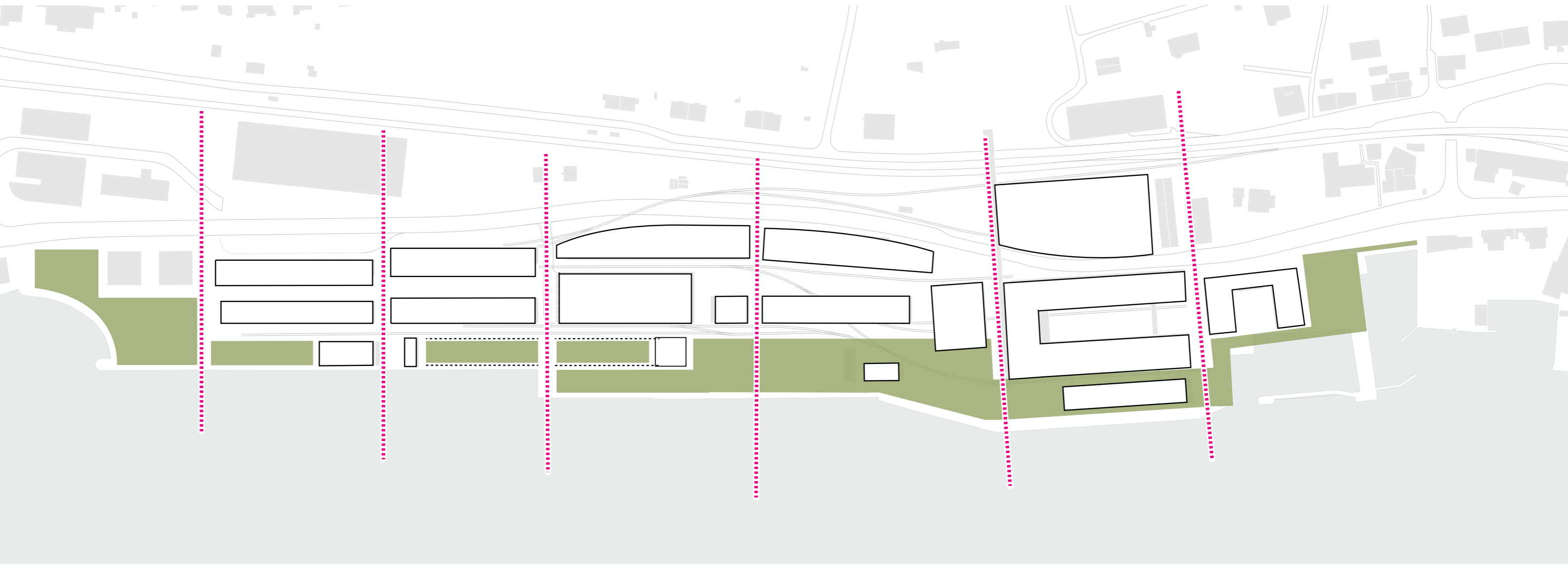




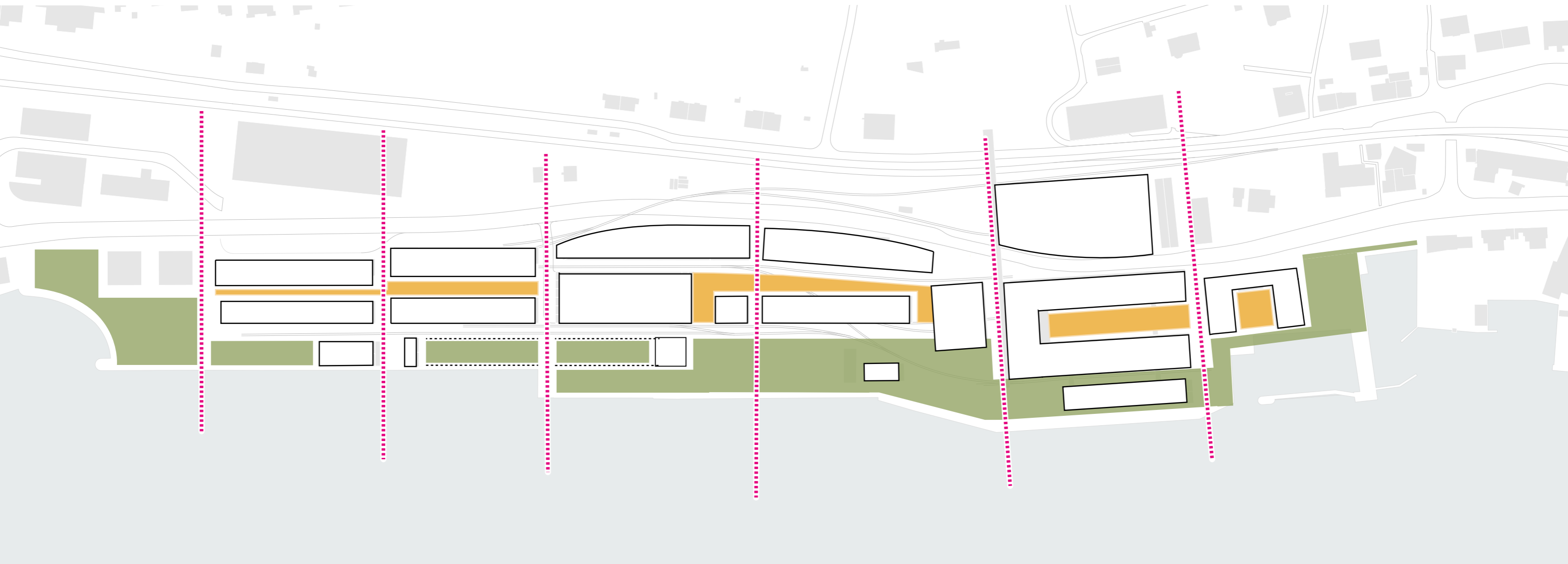


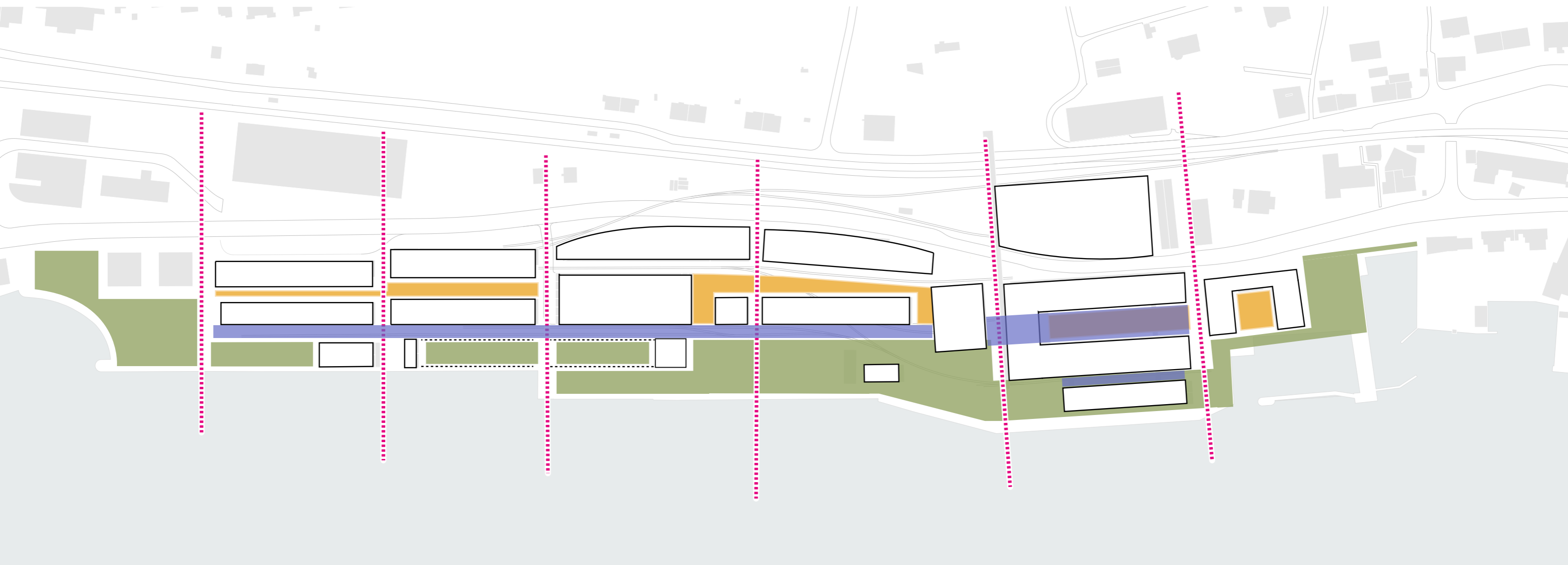






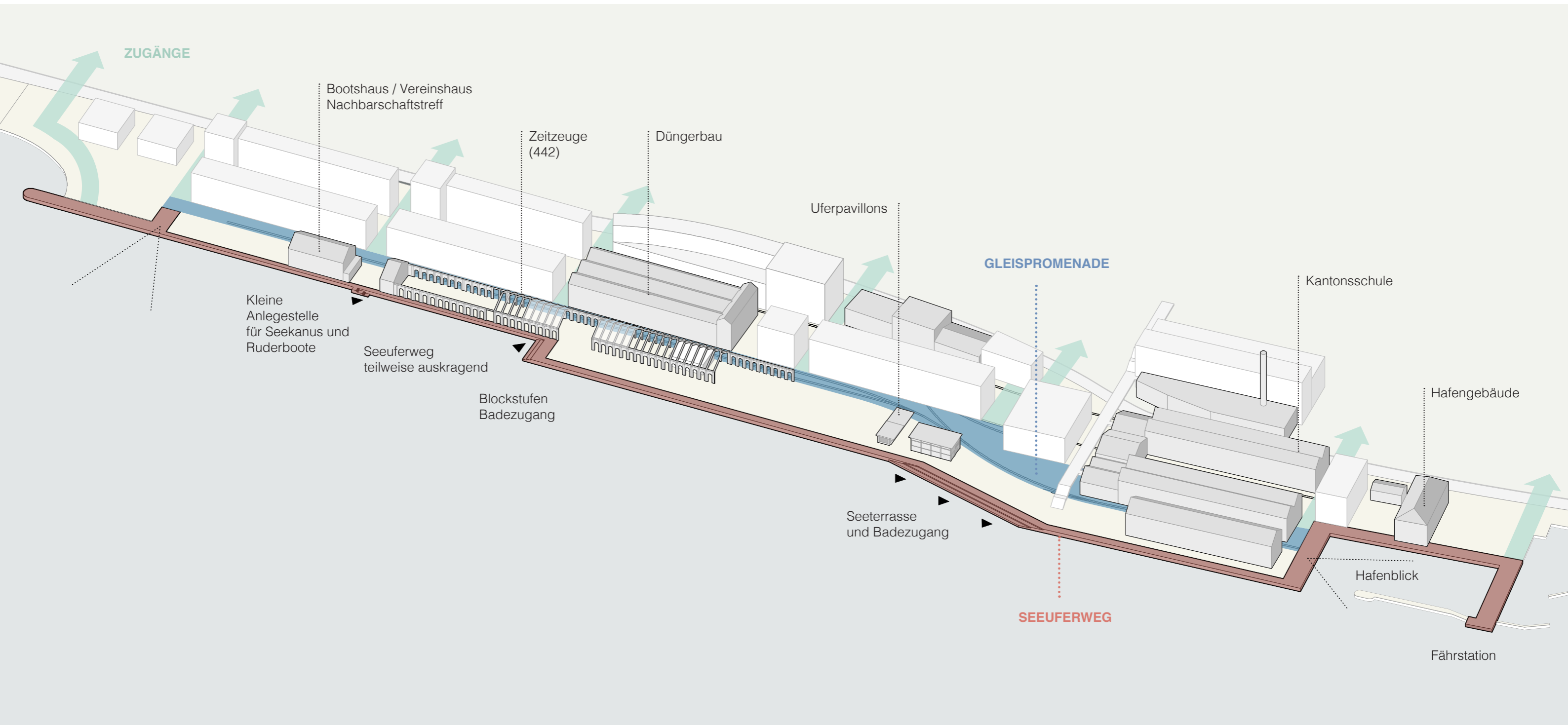
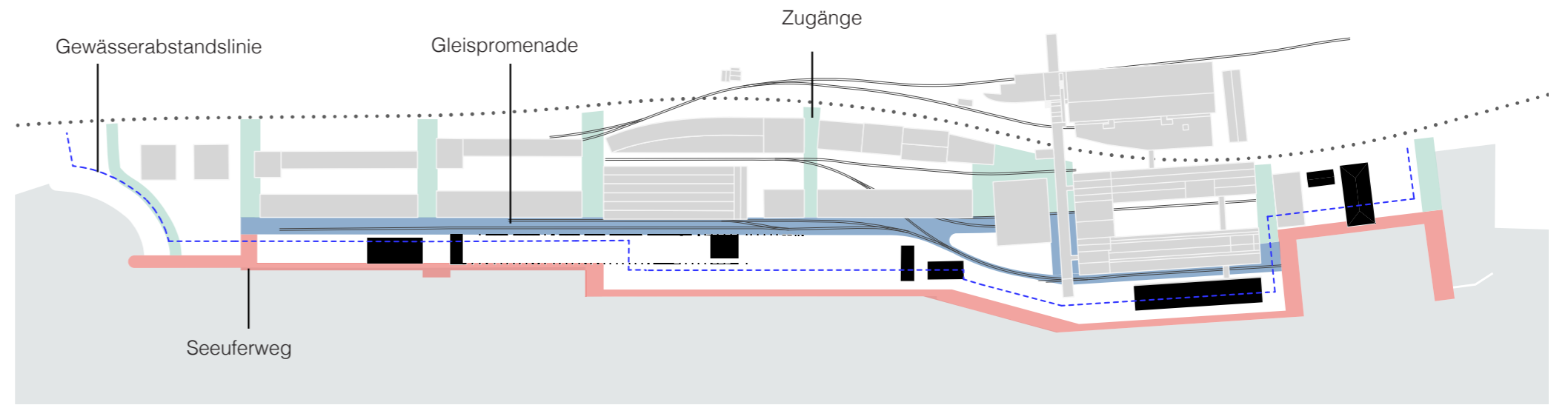






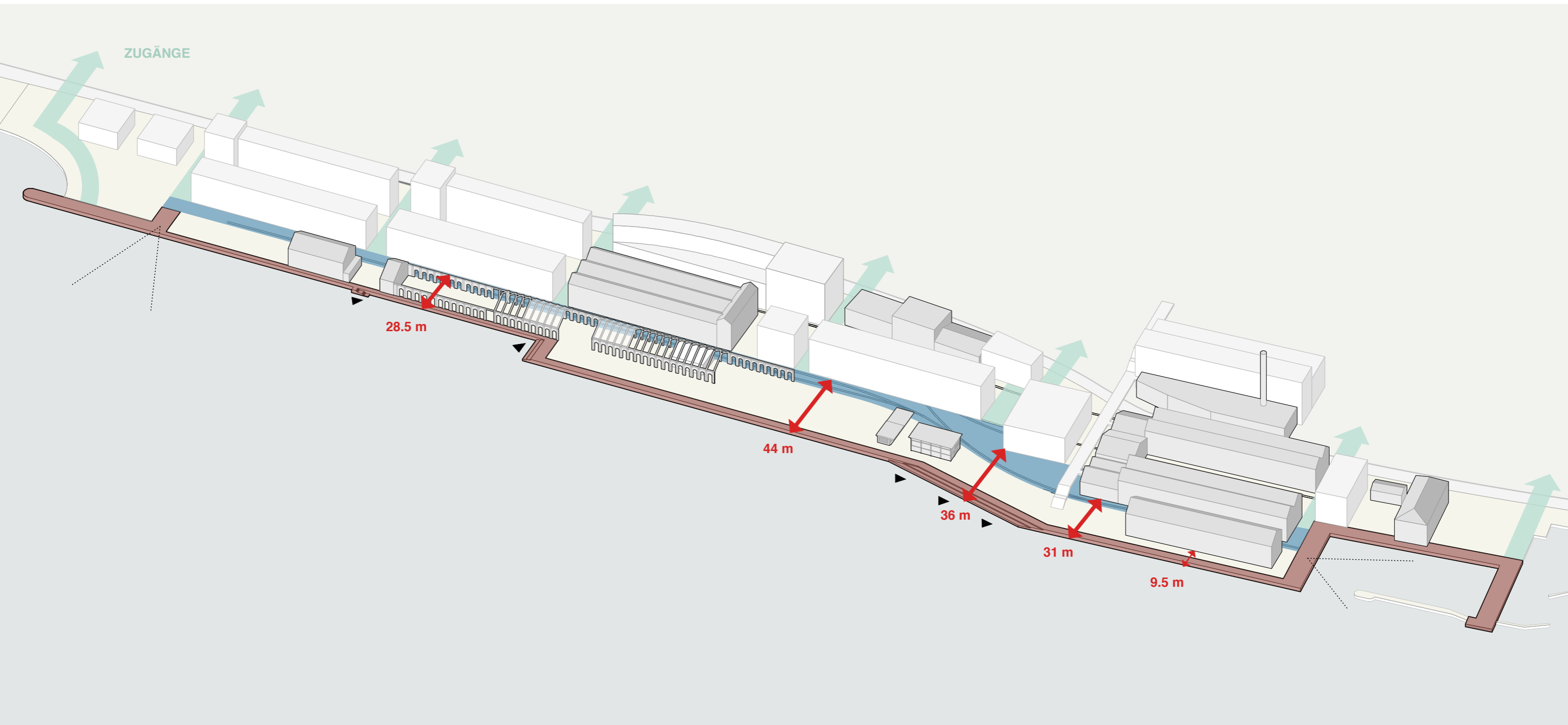
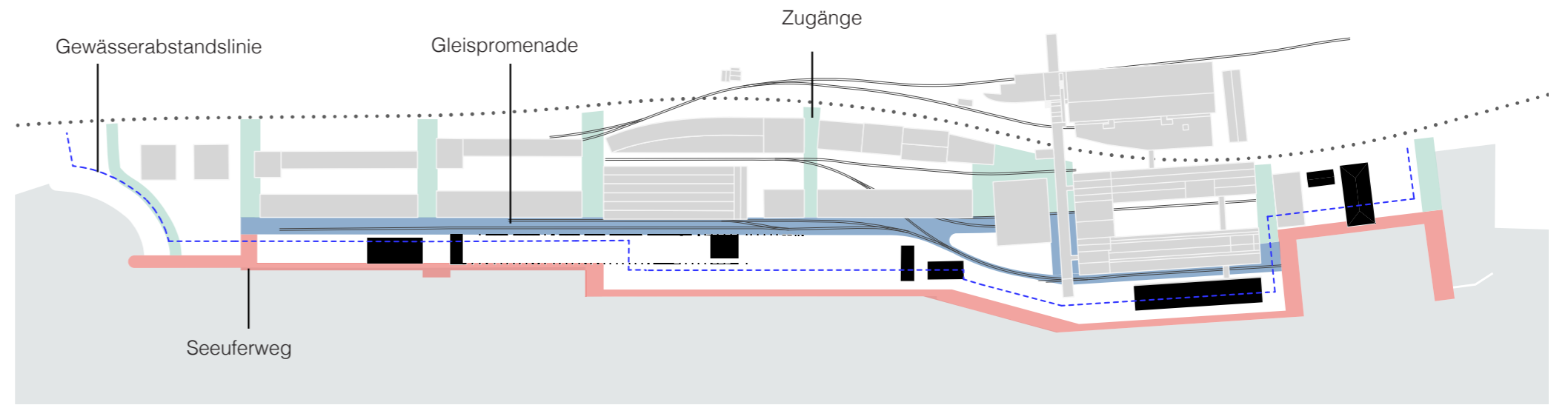


# Uferweg und Gleispromenade

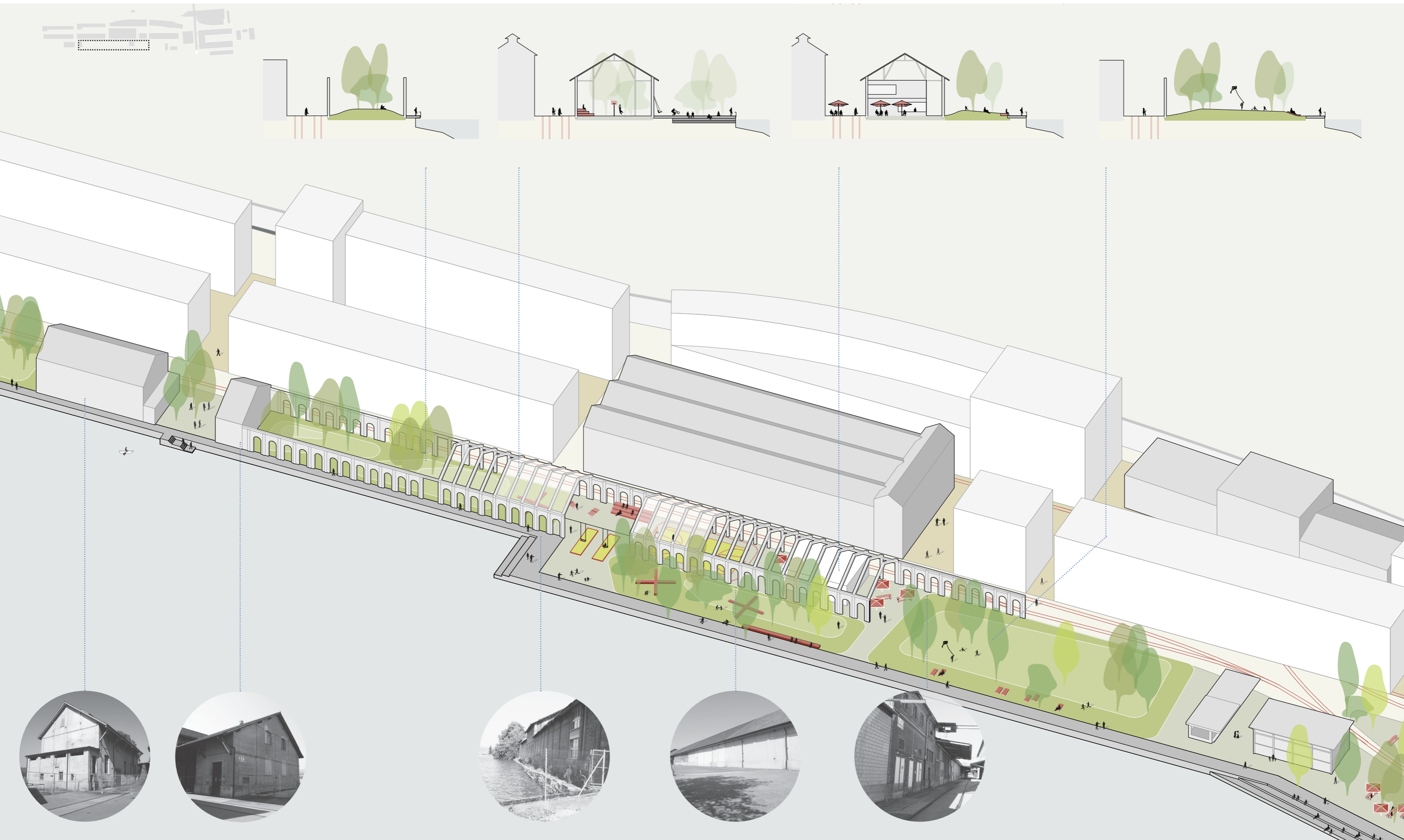




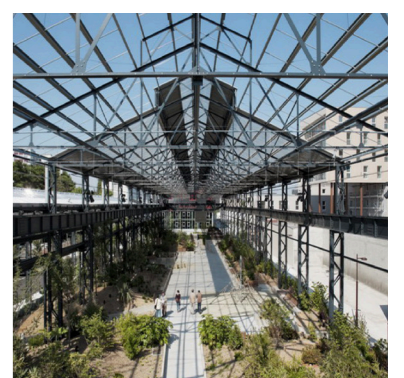
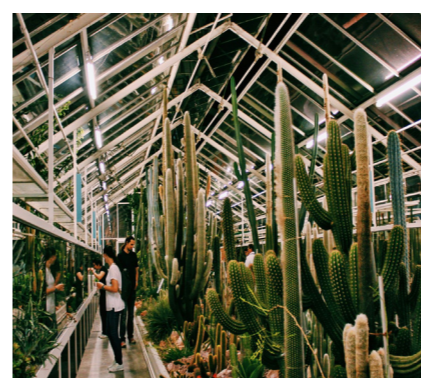
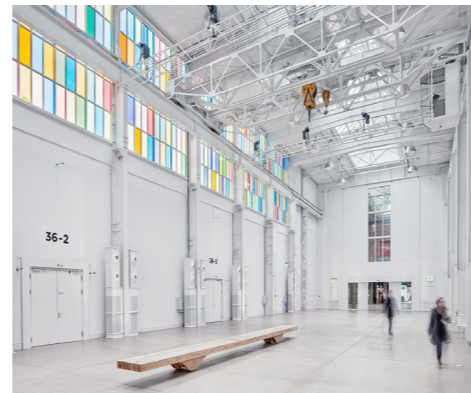
# Gebäudeabstand zum Seeufer



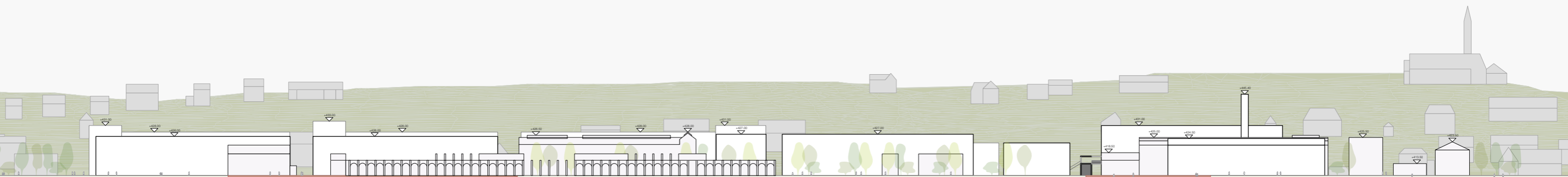
Erlebbare Transformation des Zeitzeugen (Gebäude-Nr. 442) als Teil des Seeuferparks





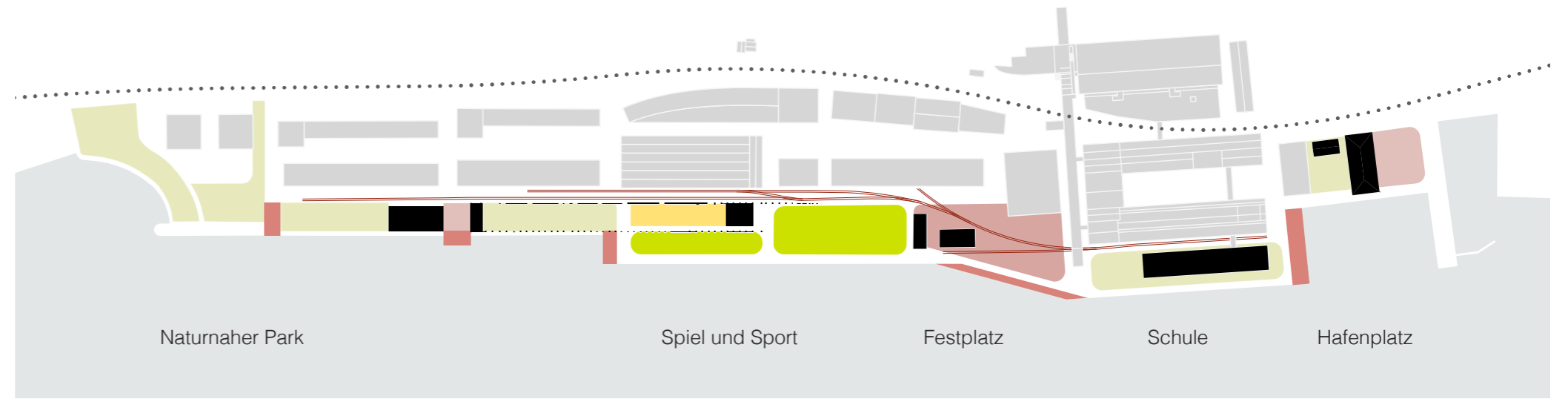


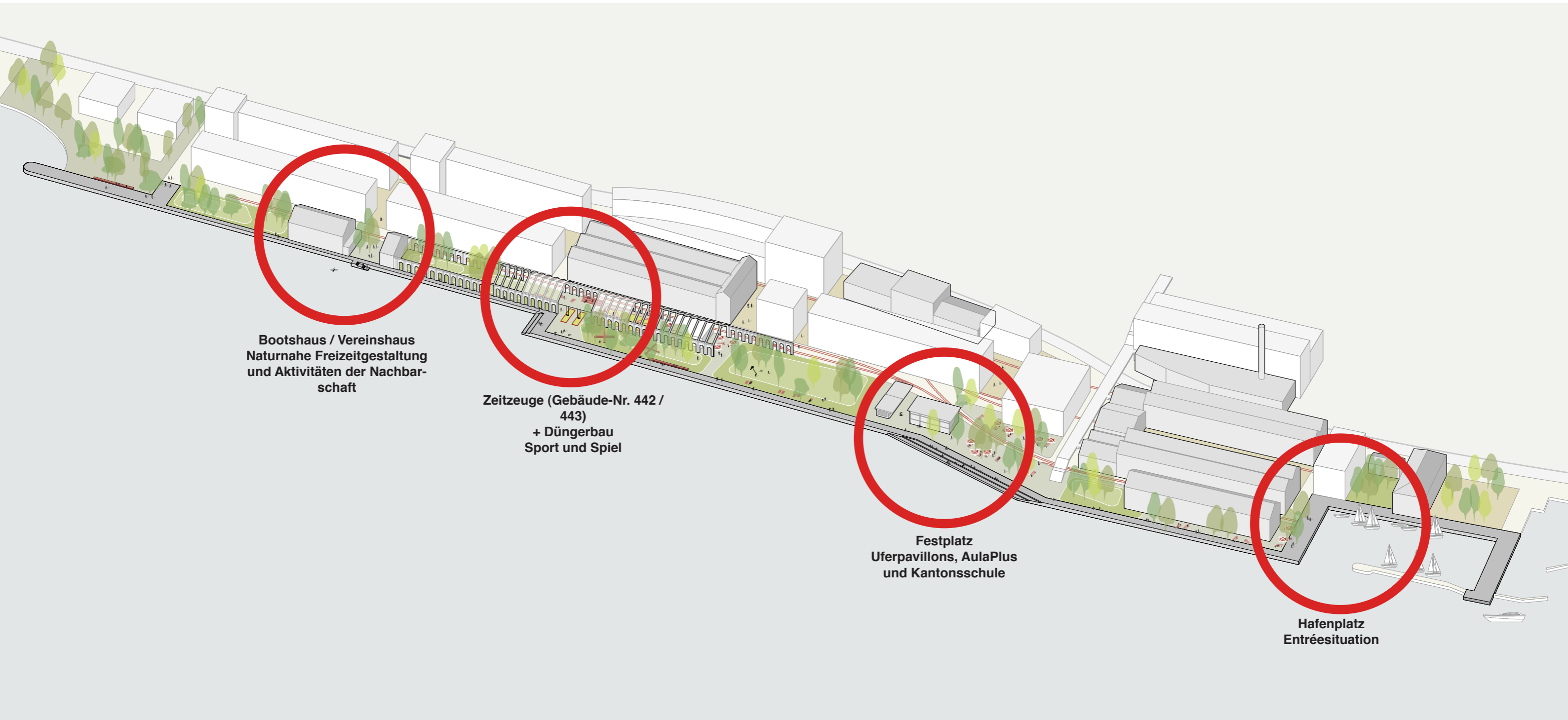
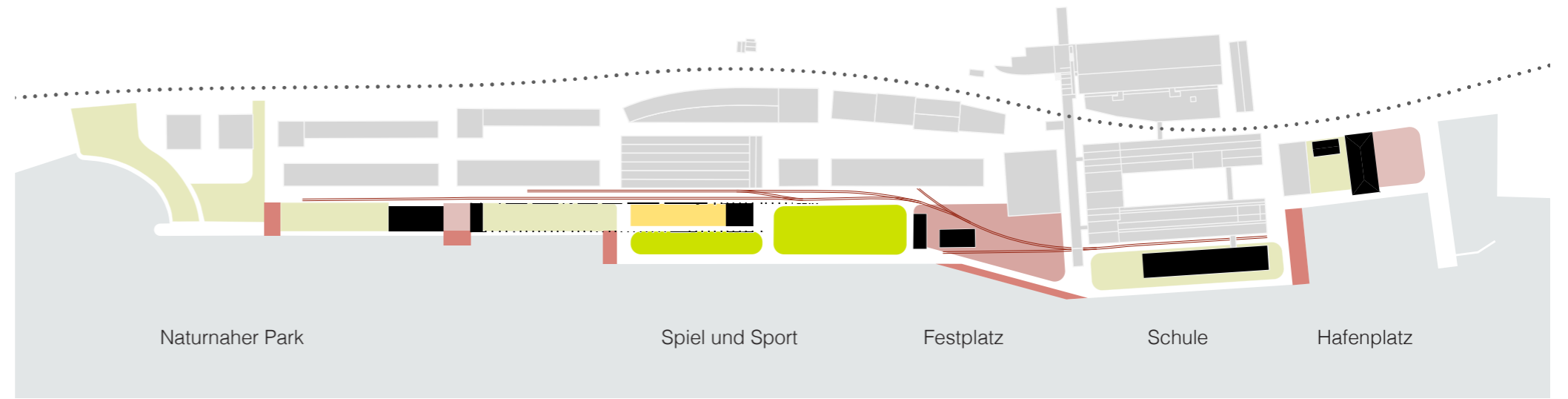




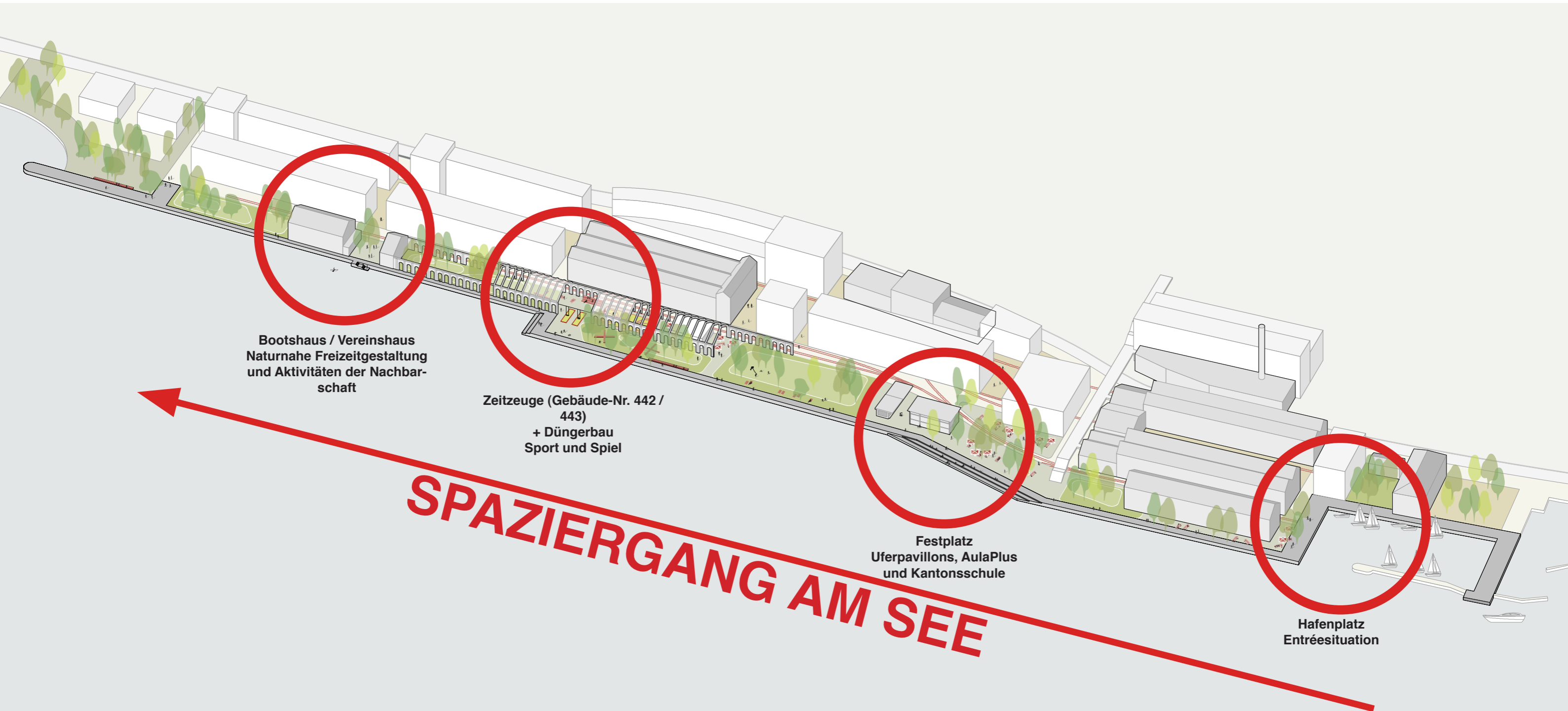
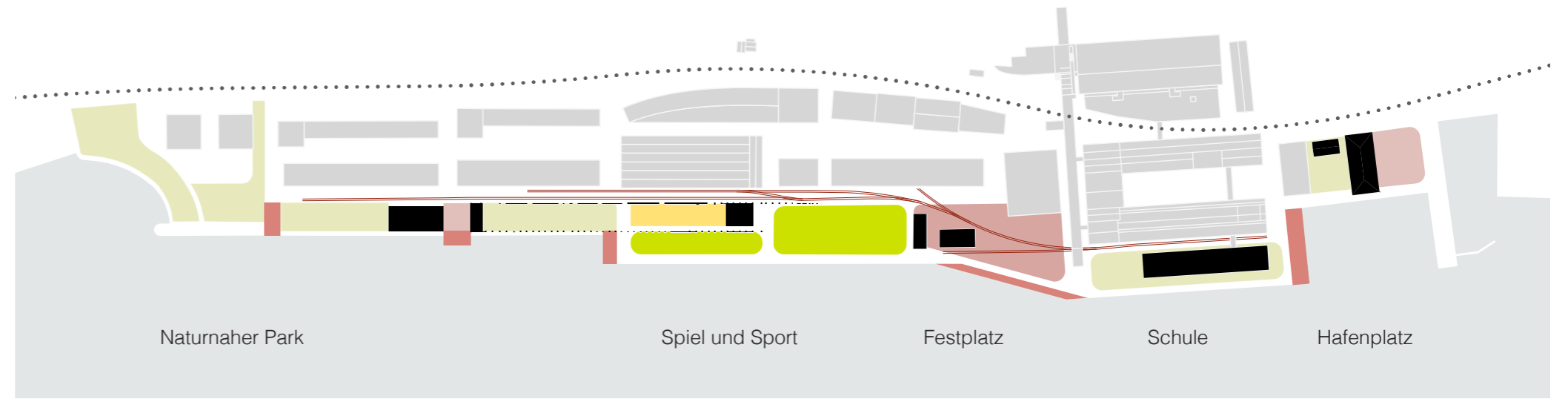


# Seeuferpark





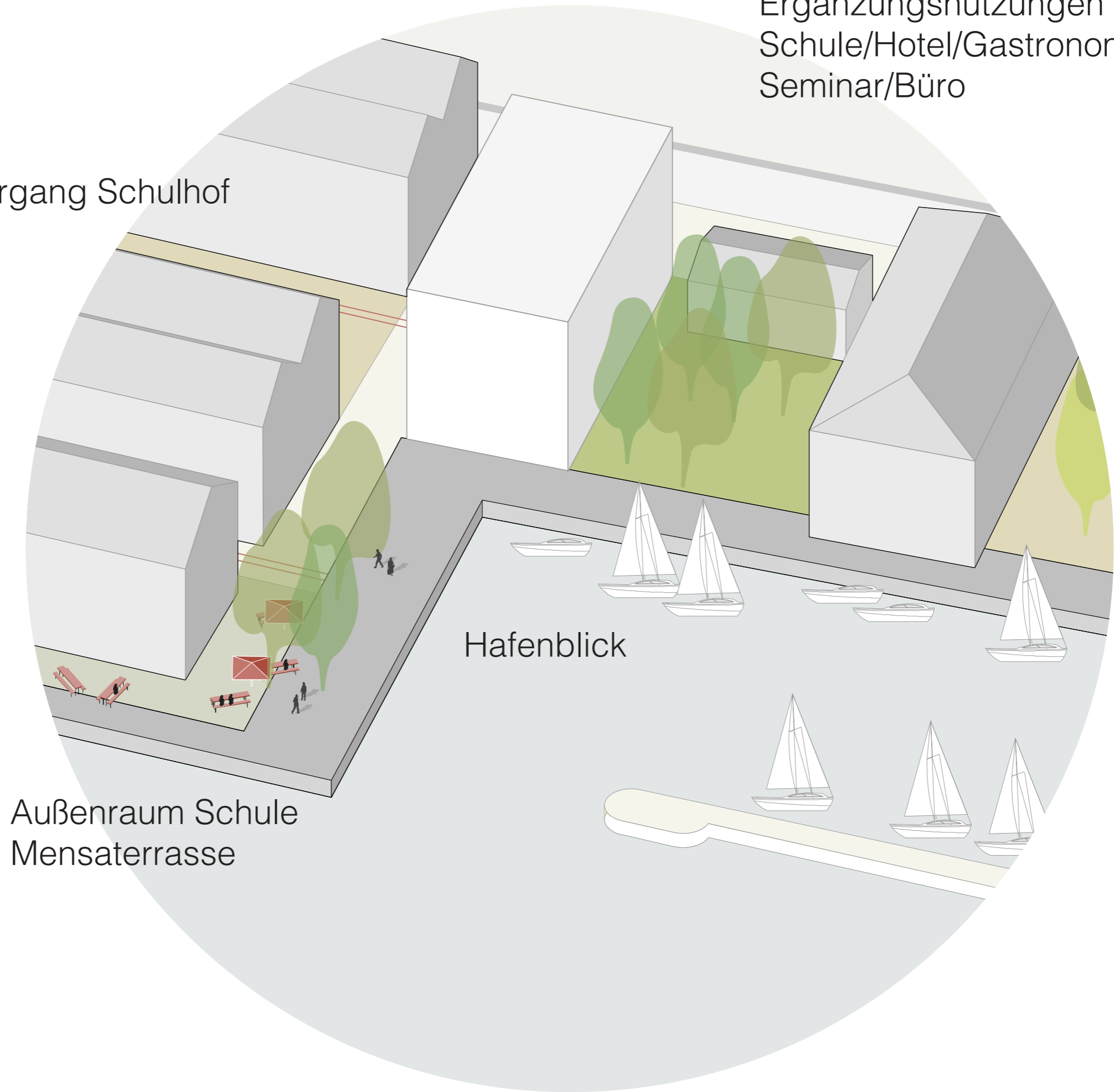






Ergänzungenutzungen  
Schule/Hotel/Gastronomie  
Seminar/Büro

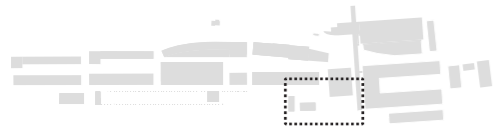
Übergang Schulhof



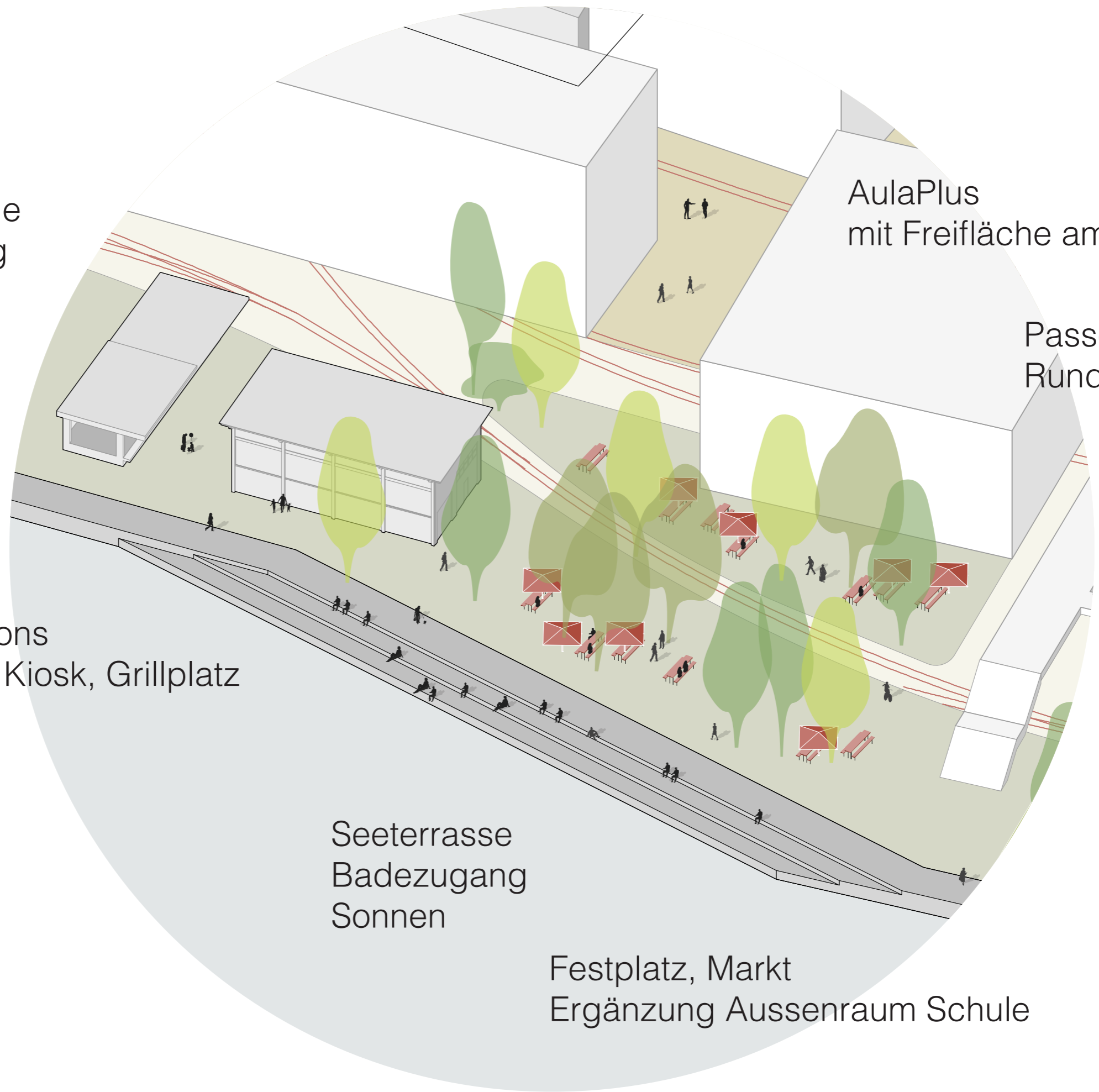
Außenraum Schule  
Mensaterrasse

Hafenblick





Gleispromenade  
Veloverbindung



AulaPlus  
mit Freifläche am See

Passerelle  
Rundweg Ortskern

Uferpavillons  
Parkcafe, Kiosk, Grillplatz

Seeterrasse  
Badezugang  
Sonnen

Festplatz, Markt  
Ergänzung Aussenraum Schule



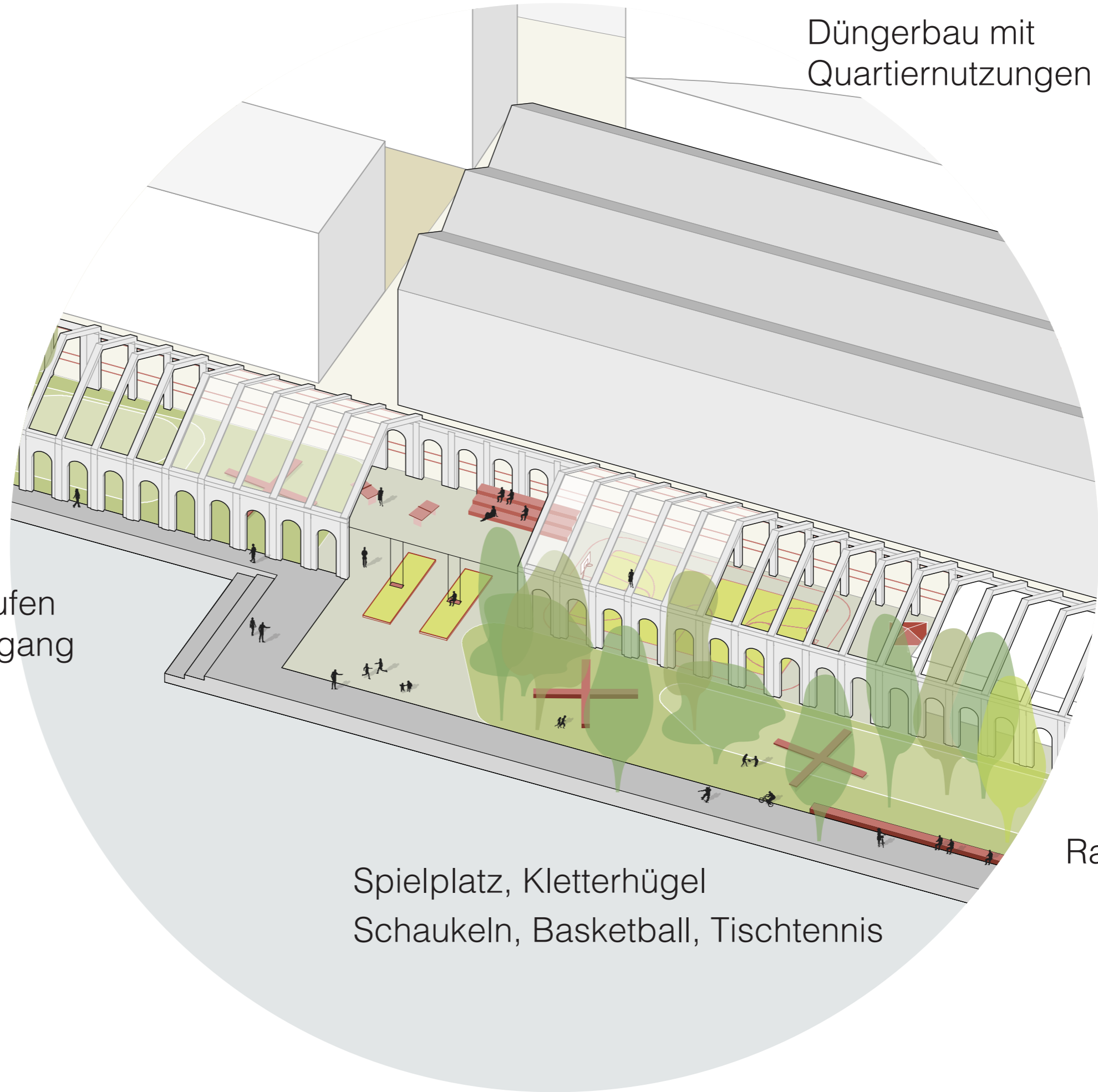
Zeitzeuge (442/443)  
Interaktives Industrierelikt

Düngerbau mit  
Quartiernutzungen

Blockstufen  
Badezugang

Spielplatz, Kletterhügel  
Schaukeln, Basketball, Tischtennis

Rasenspiel



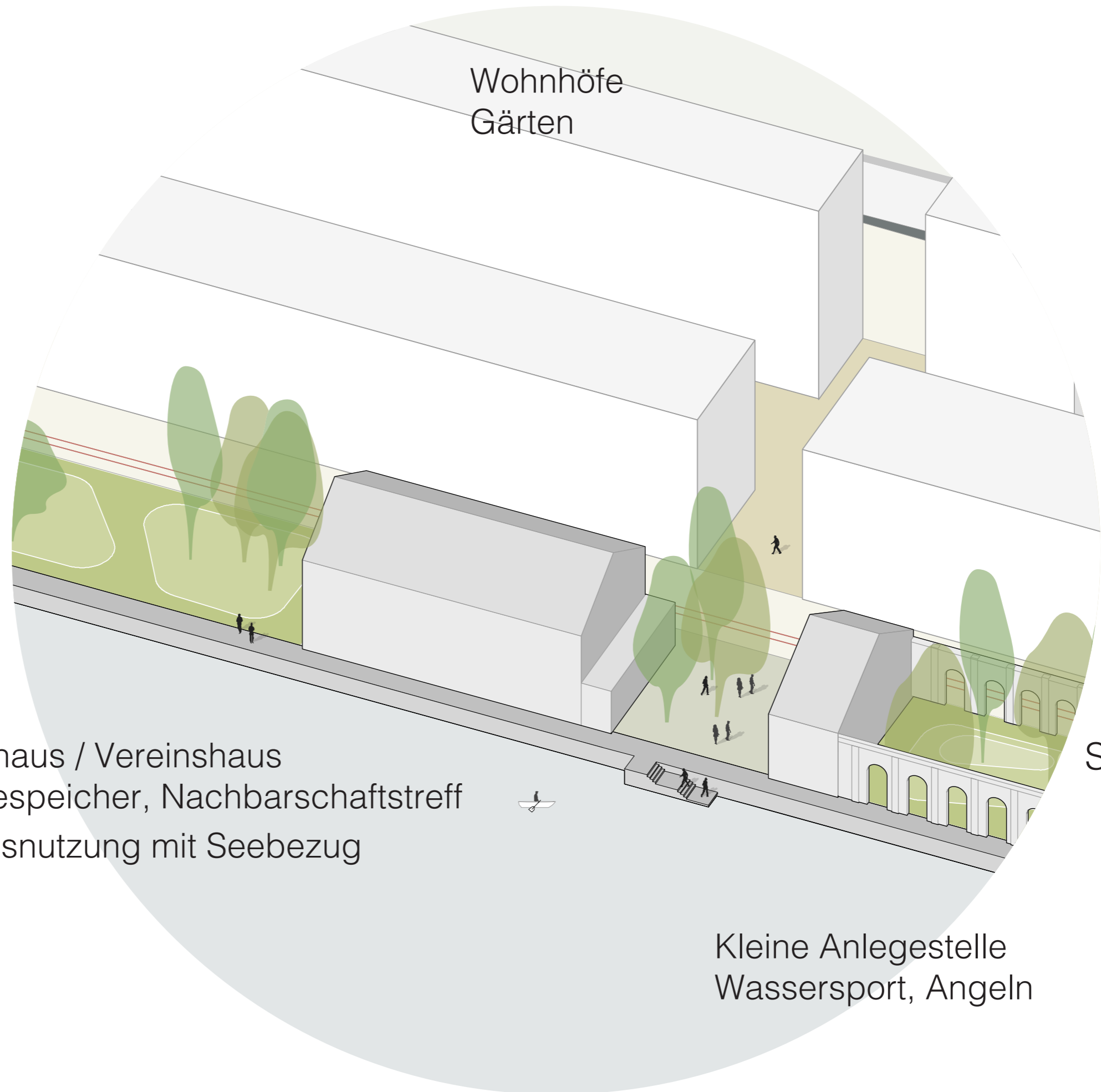


Seeuferpark



Rotholz

Ökologische Vernetzung

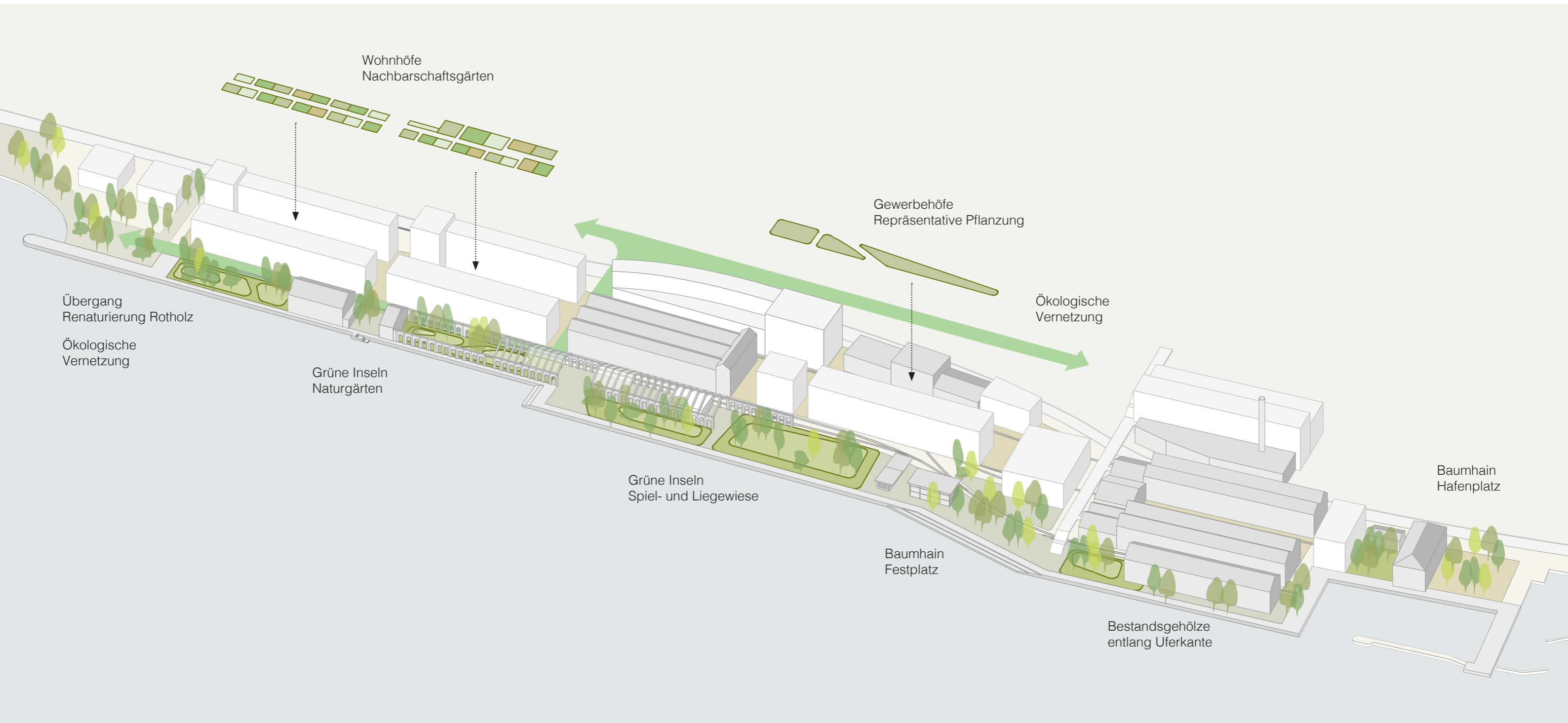


Bootshaus / Vereinshaus  
Gerätespeicher, Nachbarschaftstreff  
Vereinsnutzung mit Seebezug

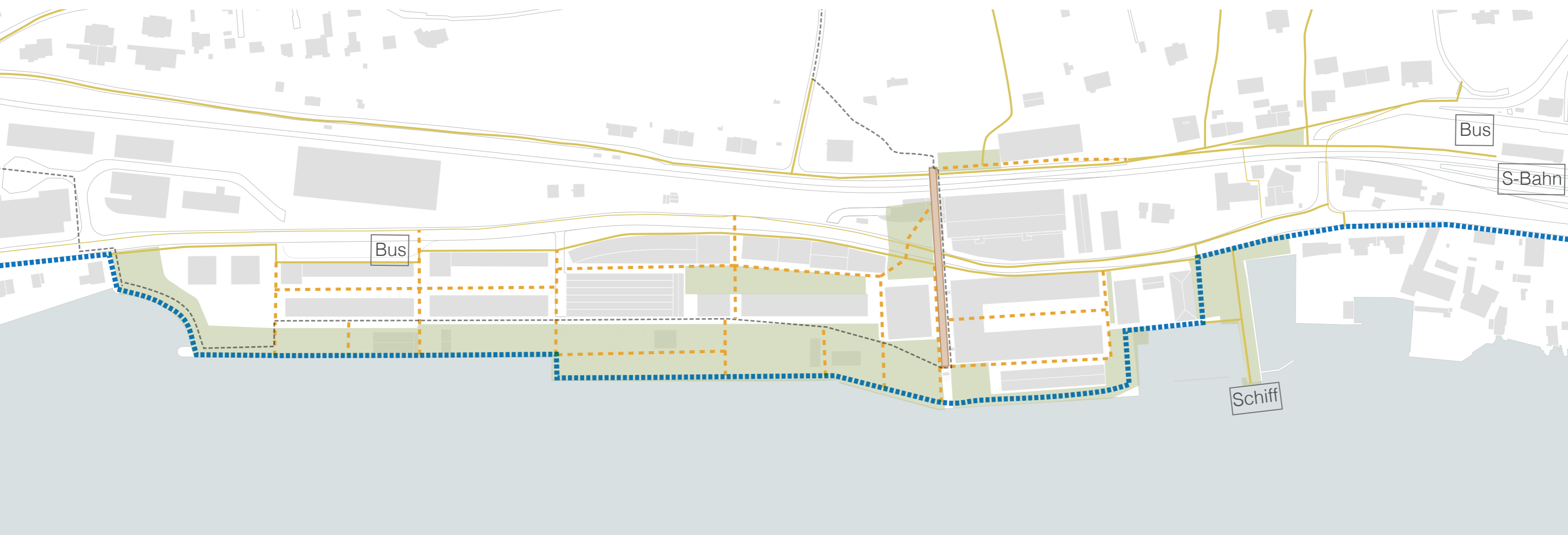
Kleine Anlegestelle  
Wassersport, Angeln

Seeuferpark

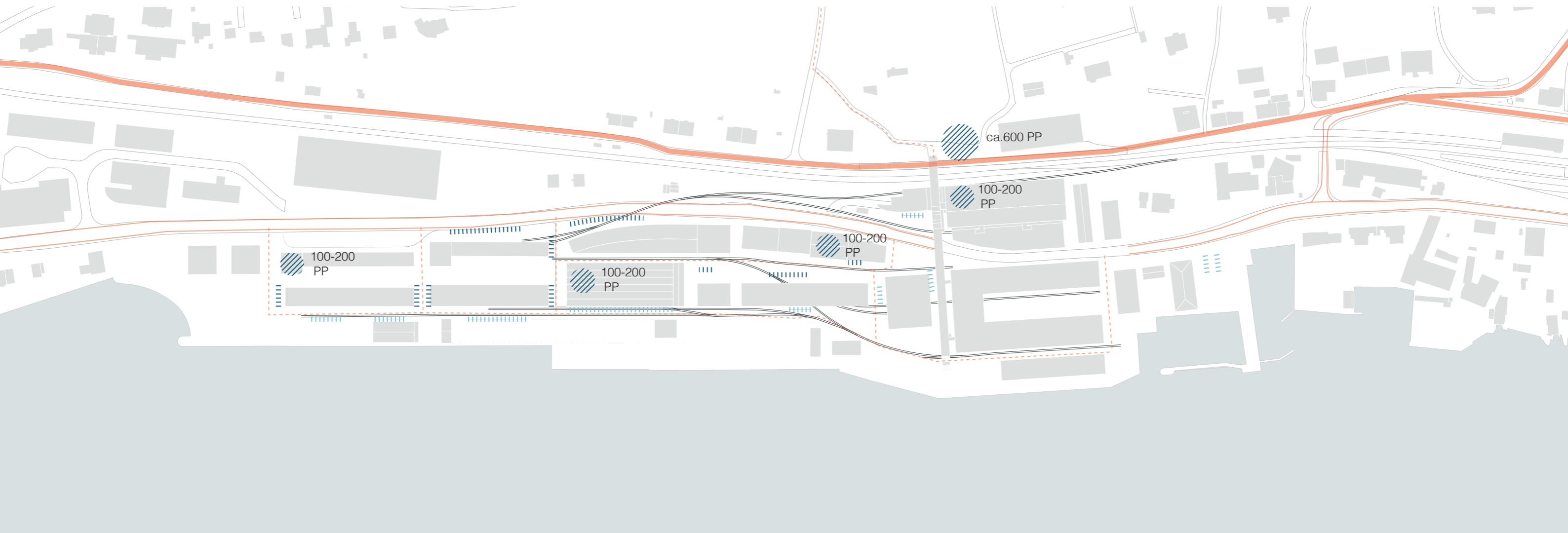
# Vegetationskonzept





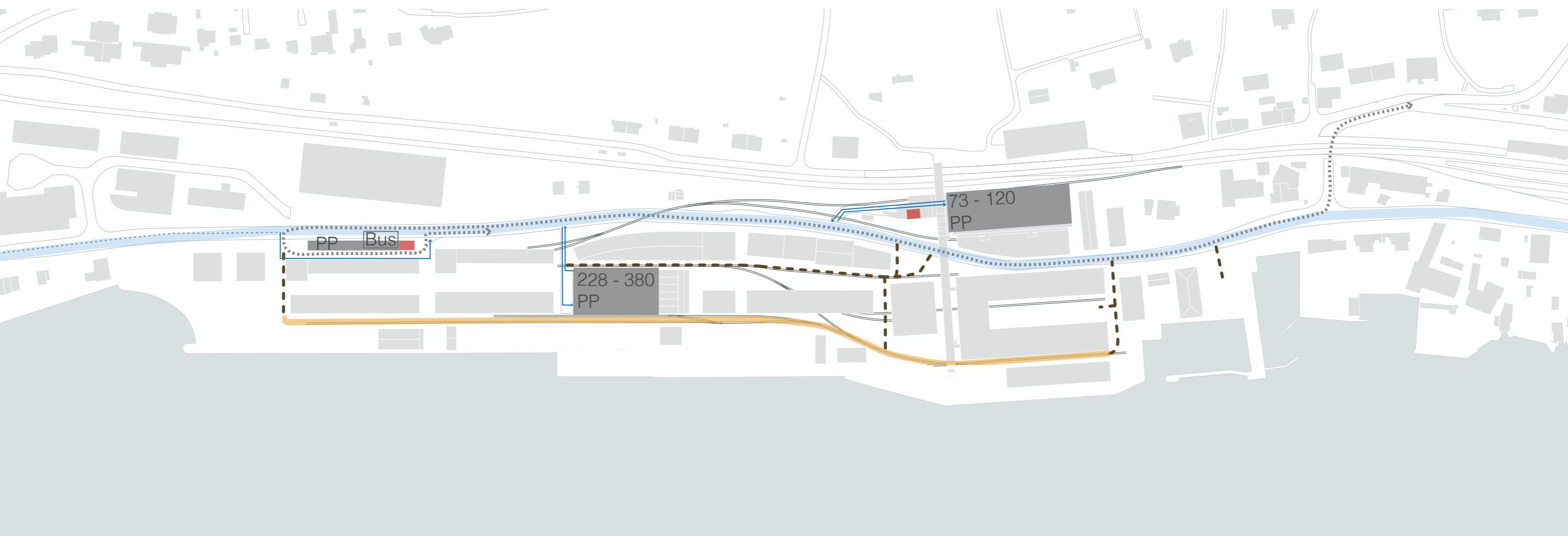


- Bestehender Fussweg
- - - Neuer Fussweg
- - - Uetiker Rundweg
- Seeuferweg
- Passerelle
- Aufenthalt

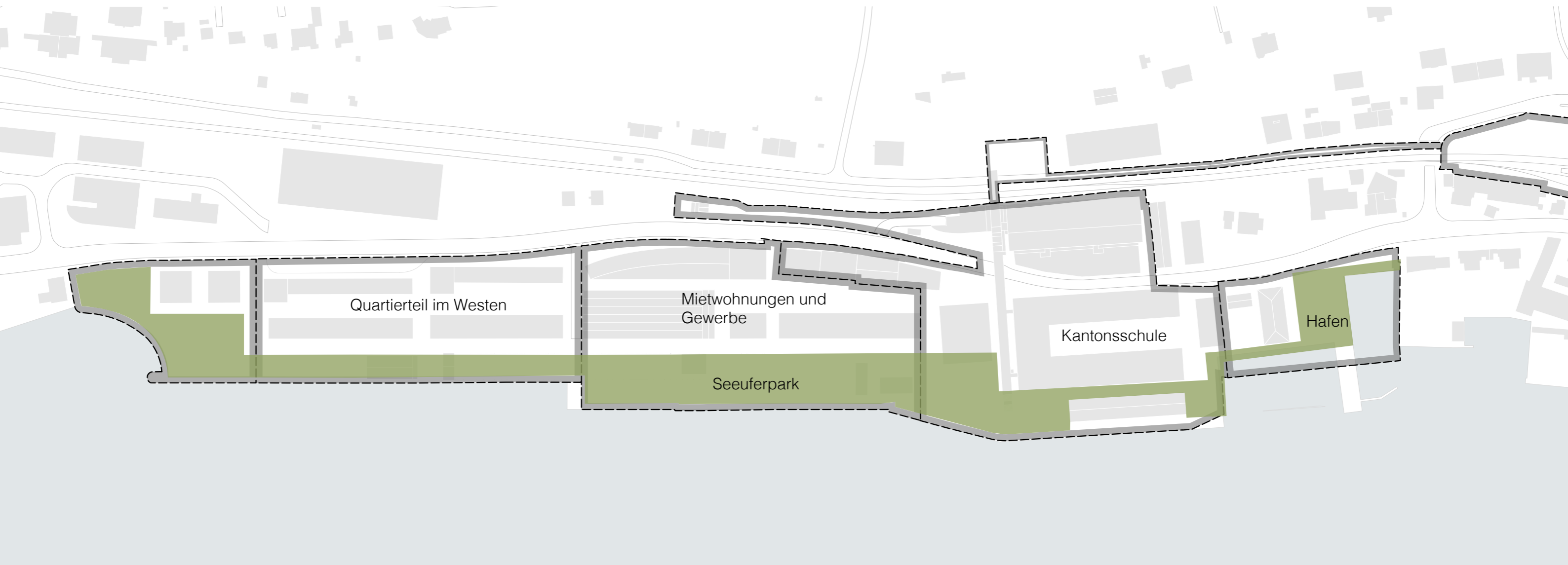


- Velohauptroute
- - - Neue Veloverbindungen im Mischverkehr
- Velostreifen Seestrasse
- ▨ grosse Velostation (ca 600)
- ▨ kleine Velostation (ca. 100-200)
- ||||| Velostellplätze aussen, in Zuordnung zu Gebäuden (je ca. 10-30)
- ||||| Velostellplätze aussen, Nähe See und Schulen (je ca. 10-30)





- Anlieferung
- Notbefahrbarkeit (Feuerwerk etc.)
- · · Bus
- - - Bus optional
- Zufahrt Parkplätze
- Parkierungsanlage
- Mobility Station



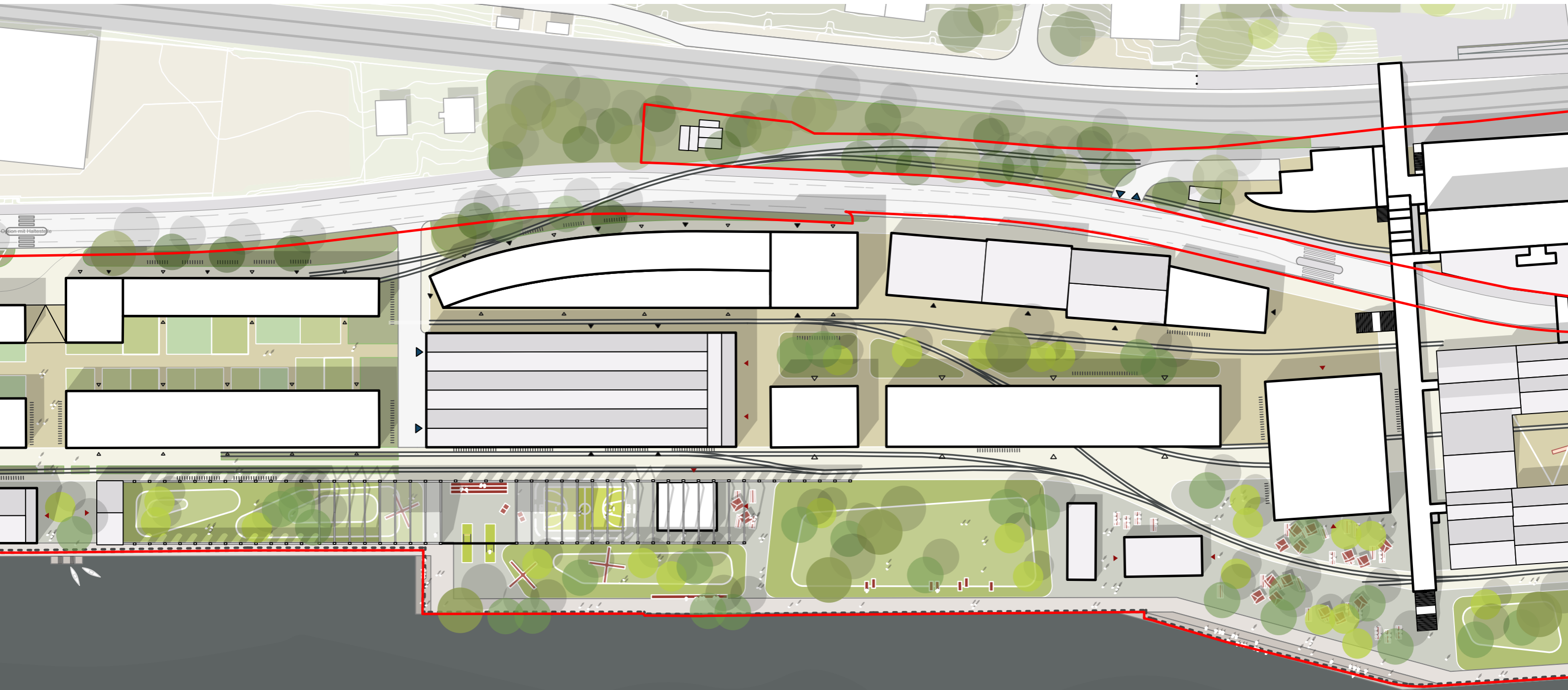
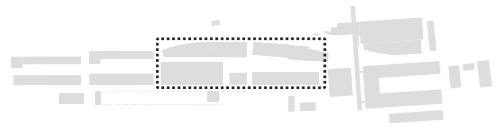


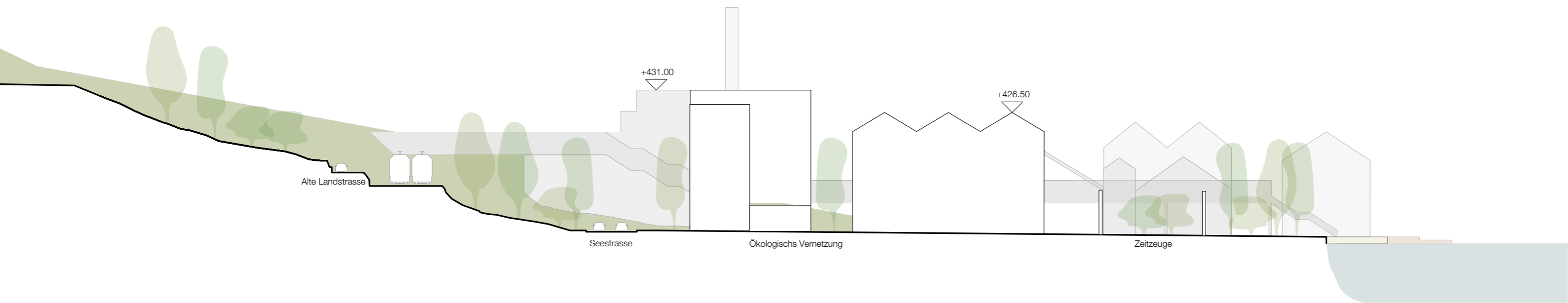
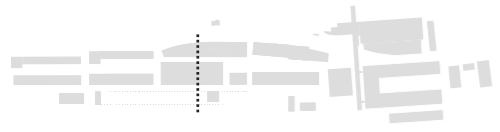


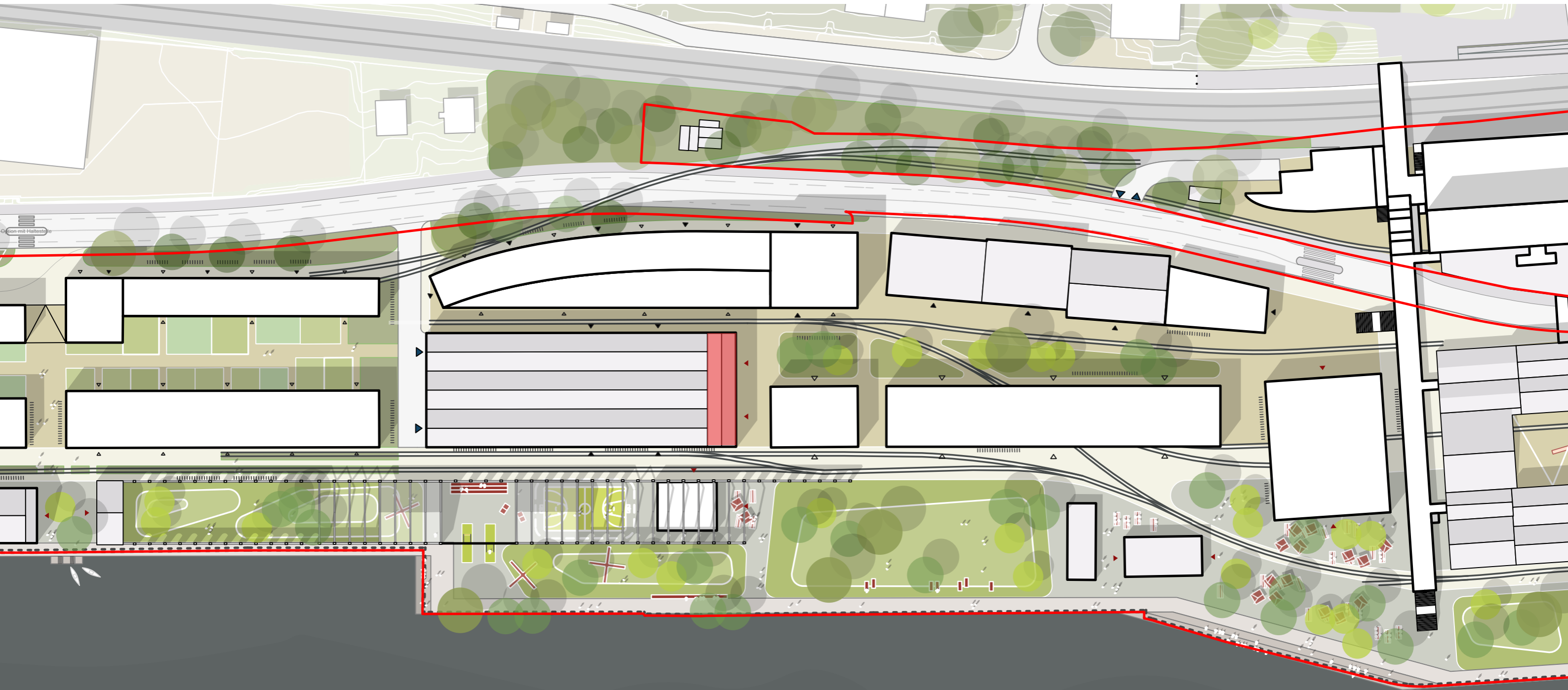
# Quartierteil im Westen



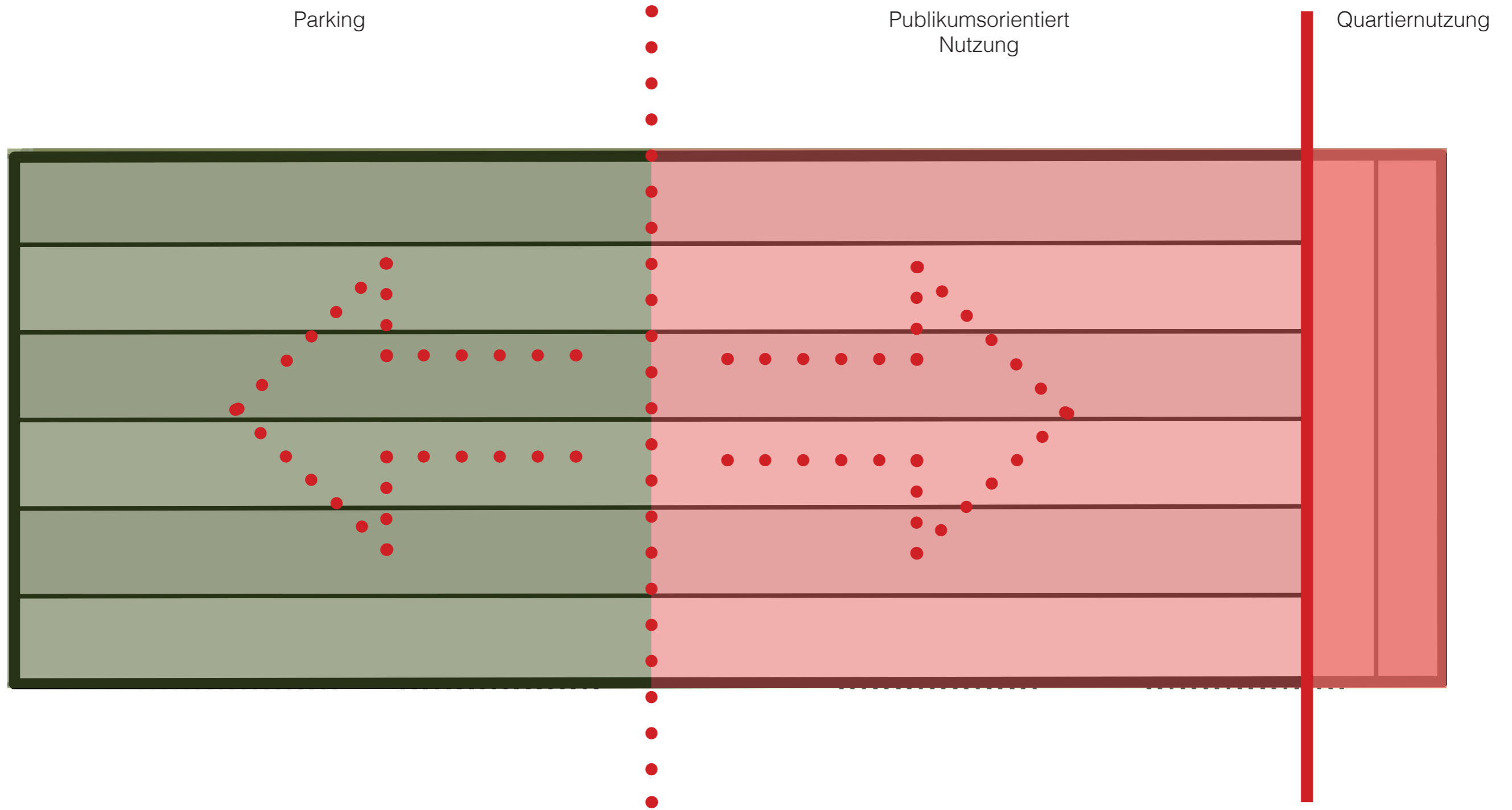








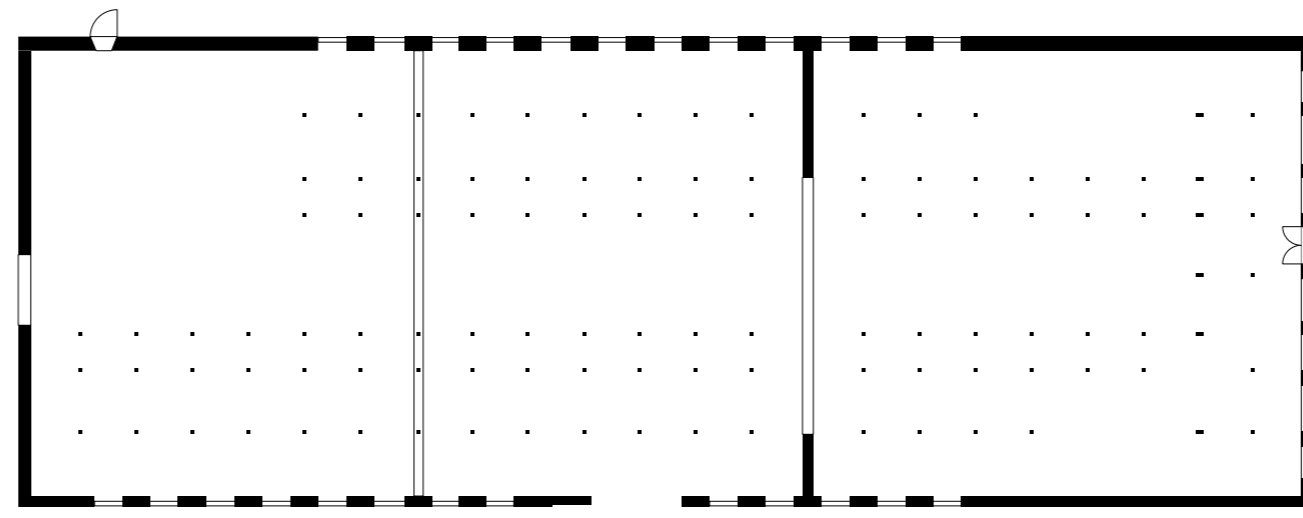




Möglich Nutzungsentwicklung

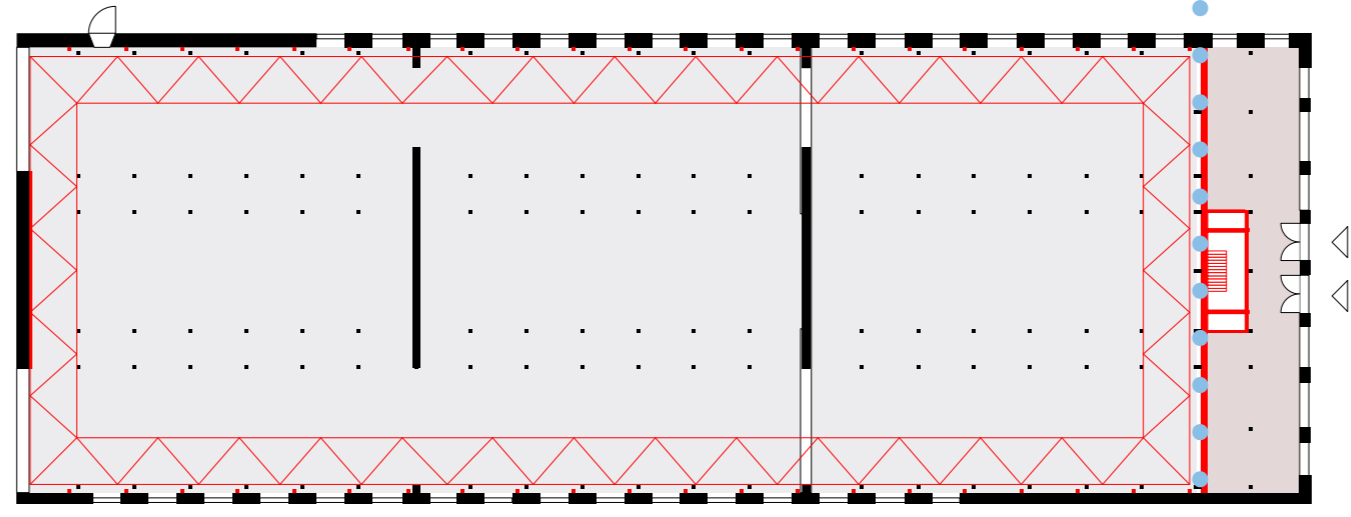
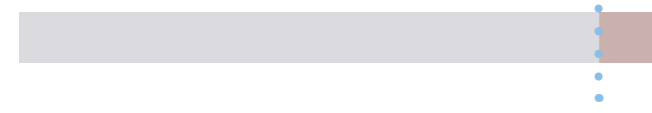


Bestand



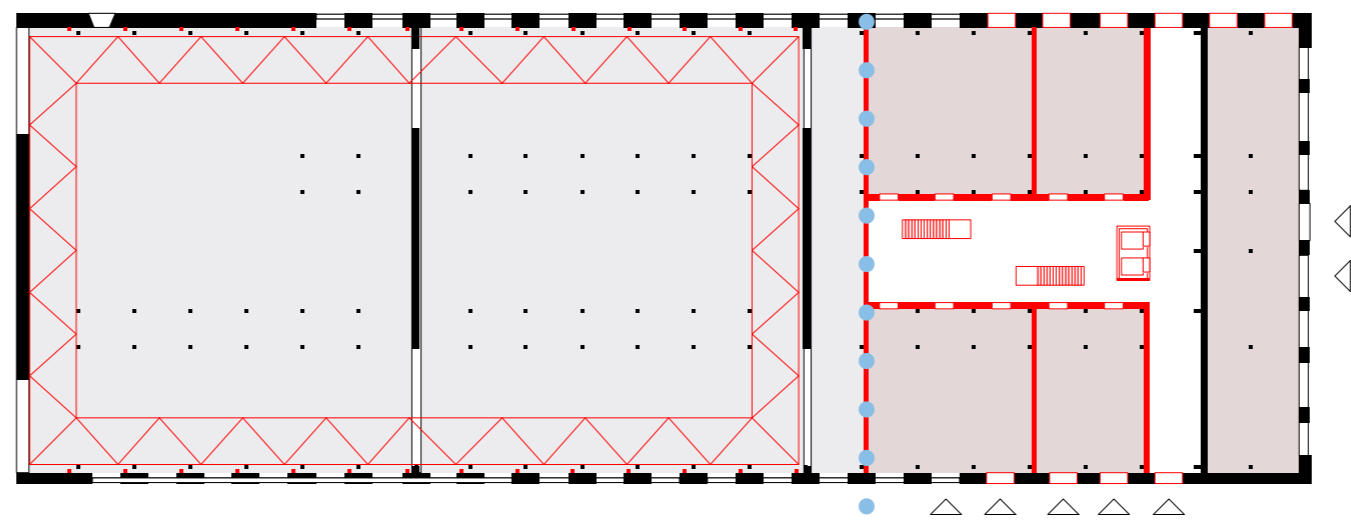
Parking

Quartiernutzung



Parking

Publikumsorientiert Nutzung

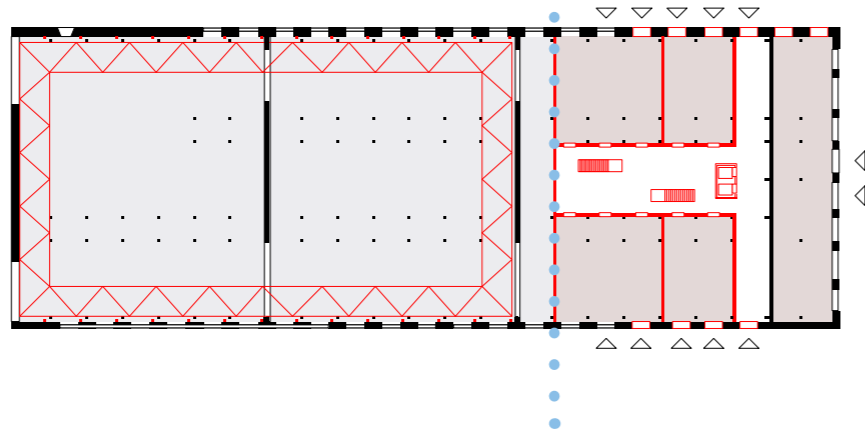


ZEIT

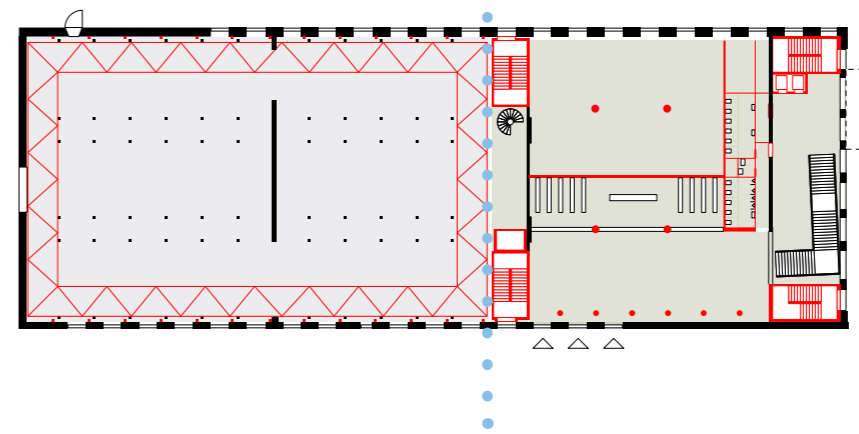


# Möglich Nutzungsverteilung

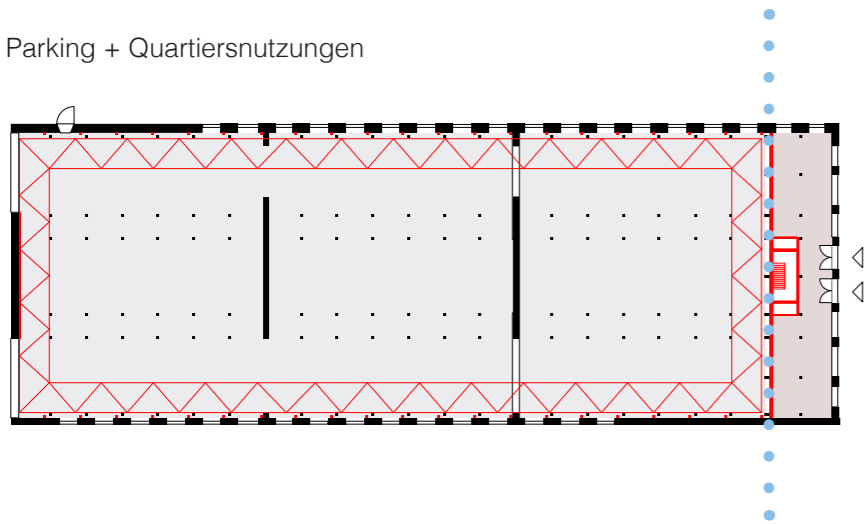
Parking + Publikumsorientiert + Quartiersnutzungen



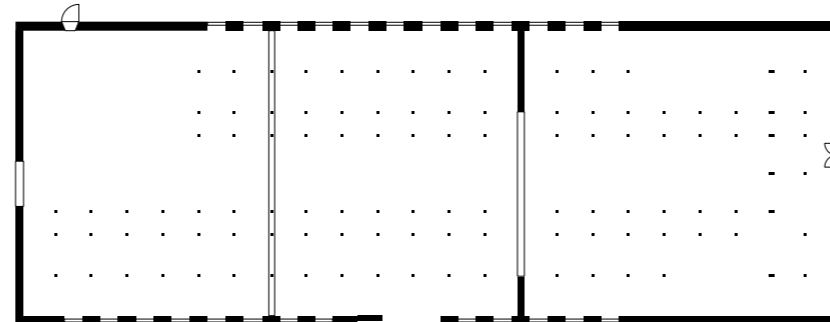
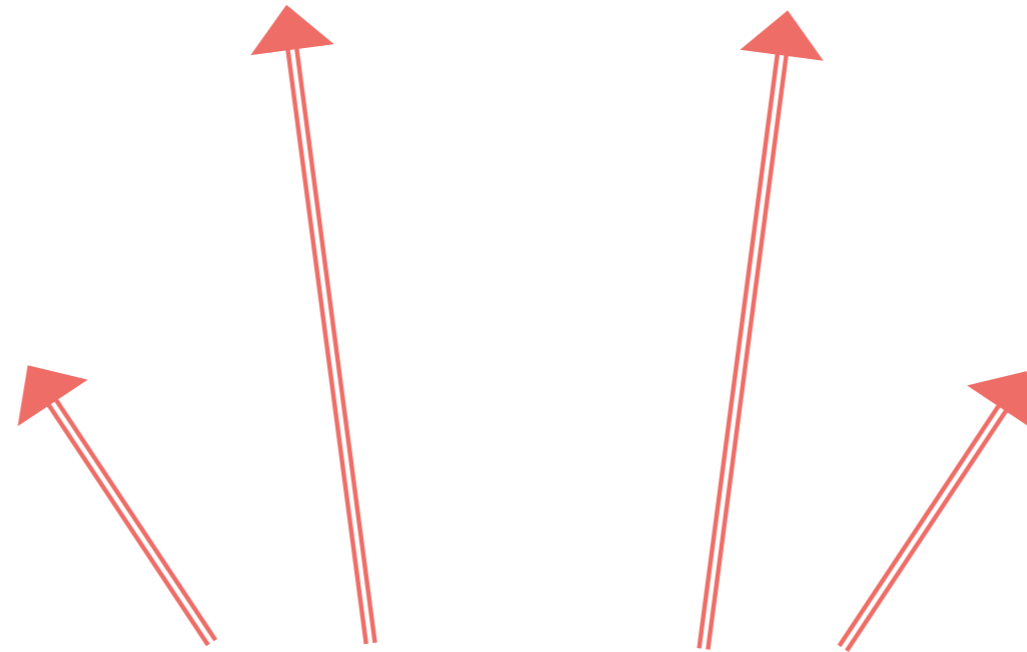
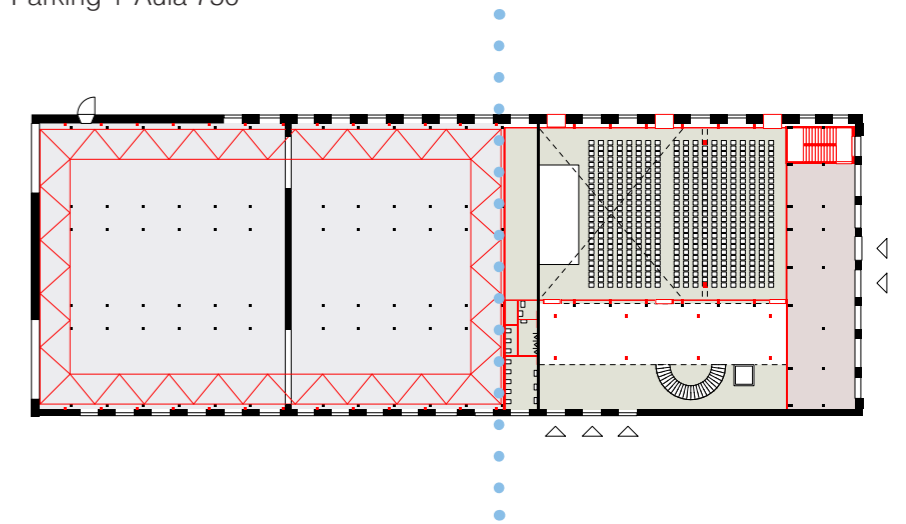
Parking + Aula 800



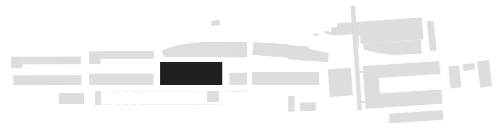
Parking + Quartiersnutzungen



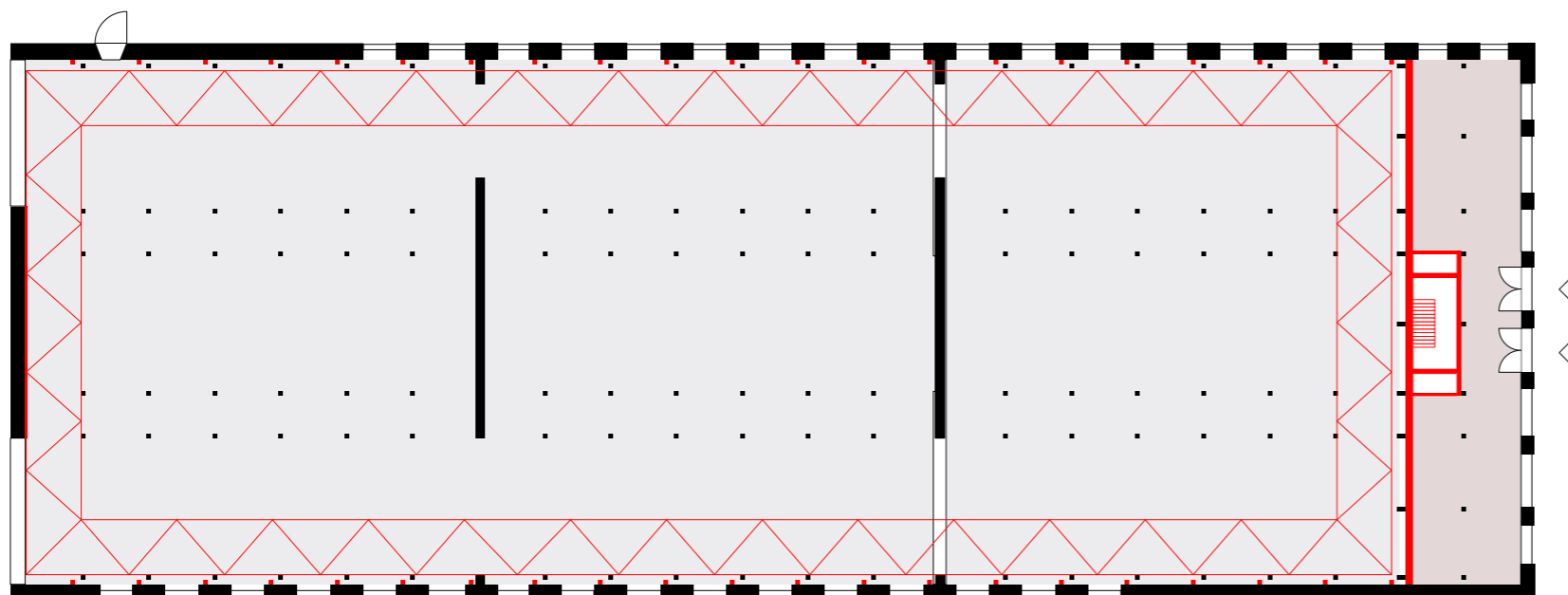
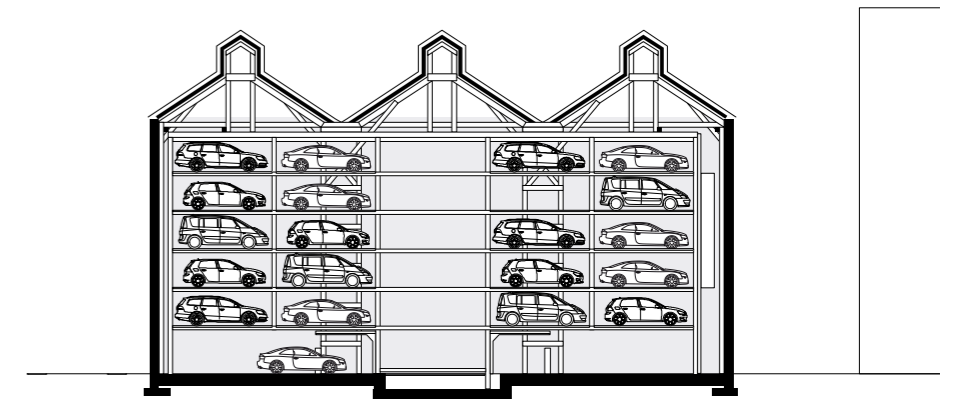
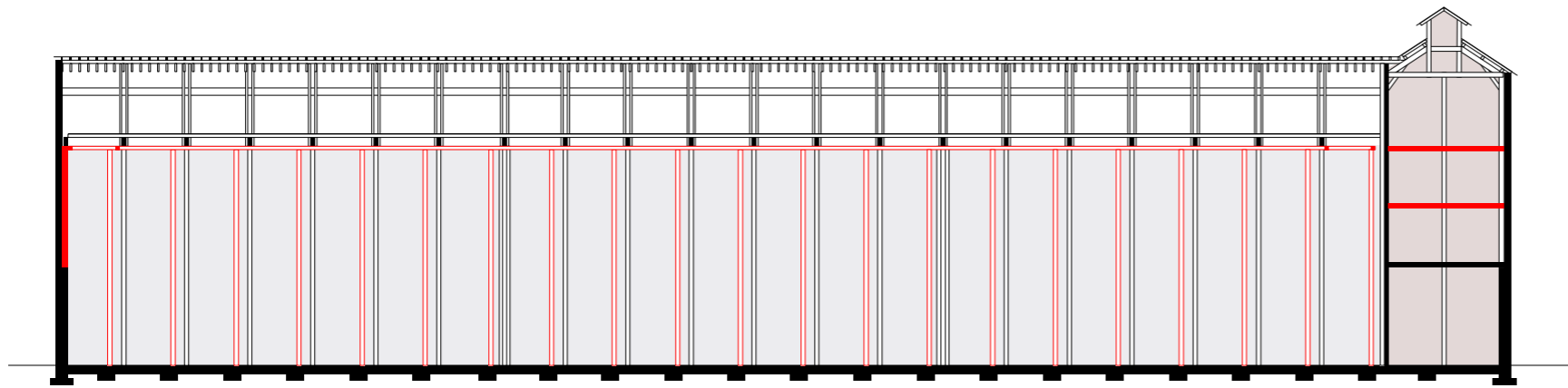
Parking + Aula 750



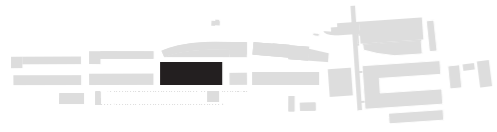




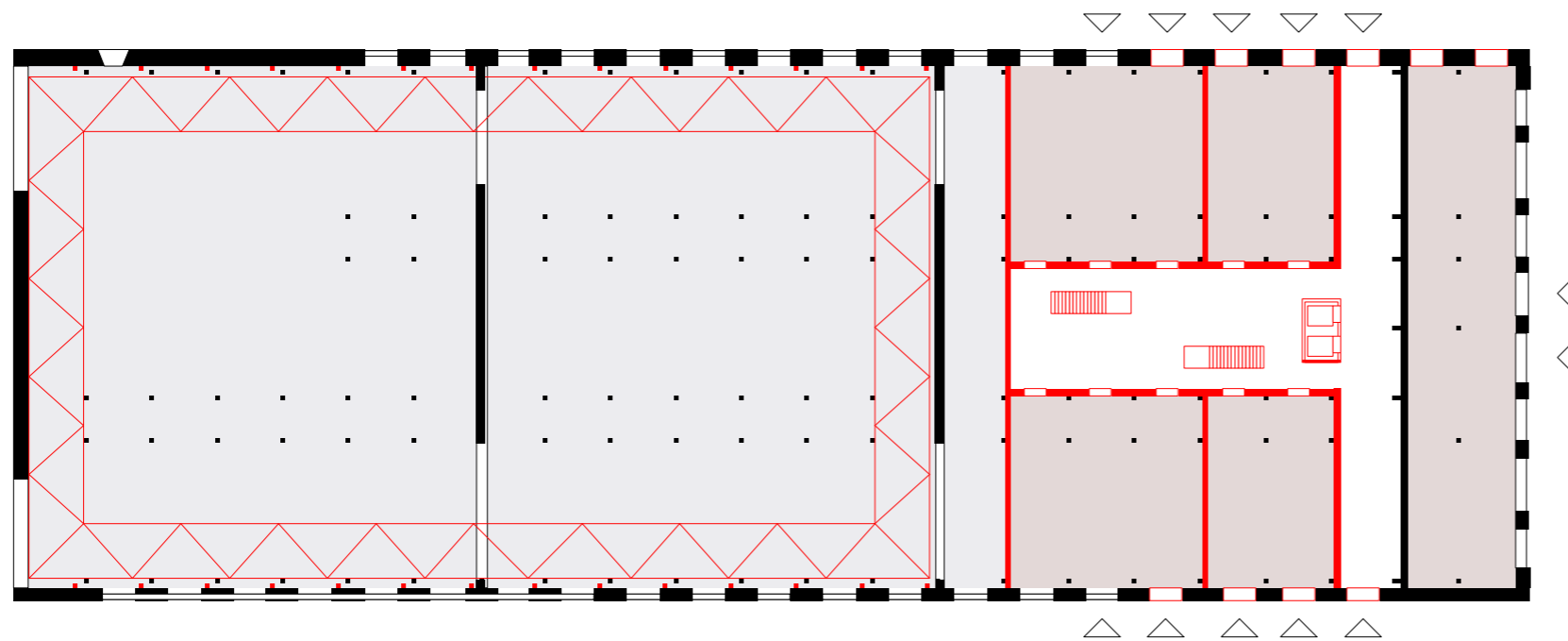
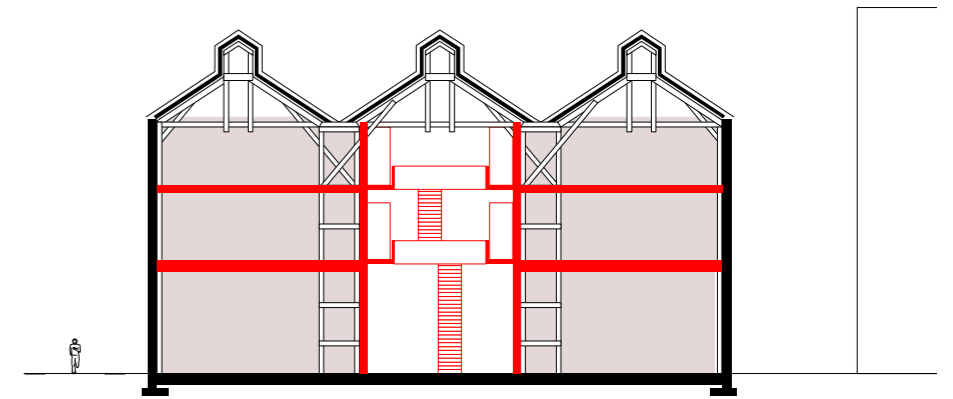
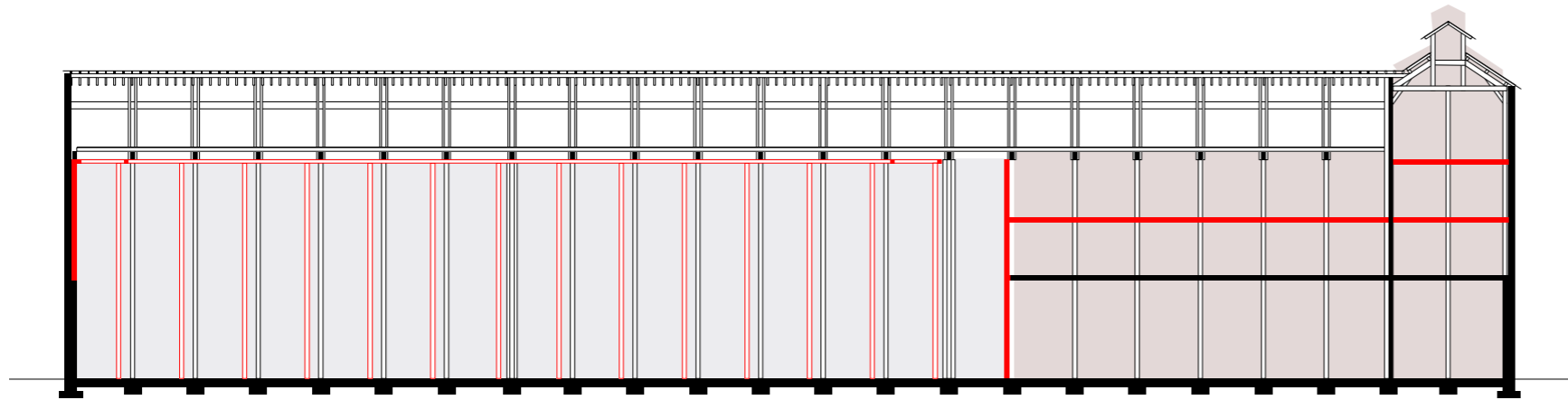
Variante „Max PP ohne Reduktion mit Quartiersnutzungen im Kopfbau“ / **380 PP**



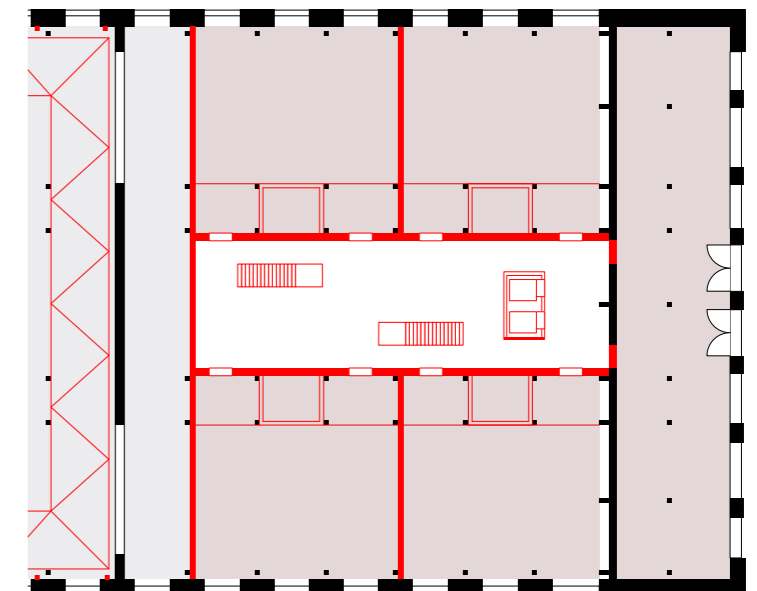
Grundriss EG



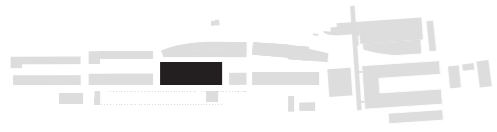
Variante „Max reduziert PP und Quartiersnutzungen“



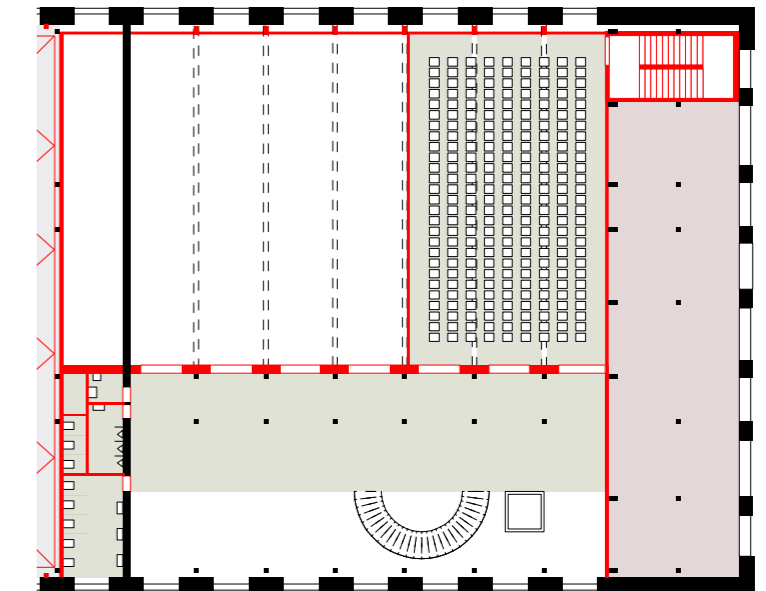
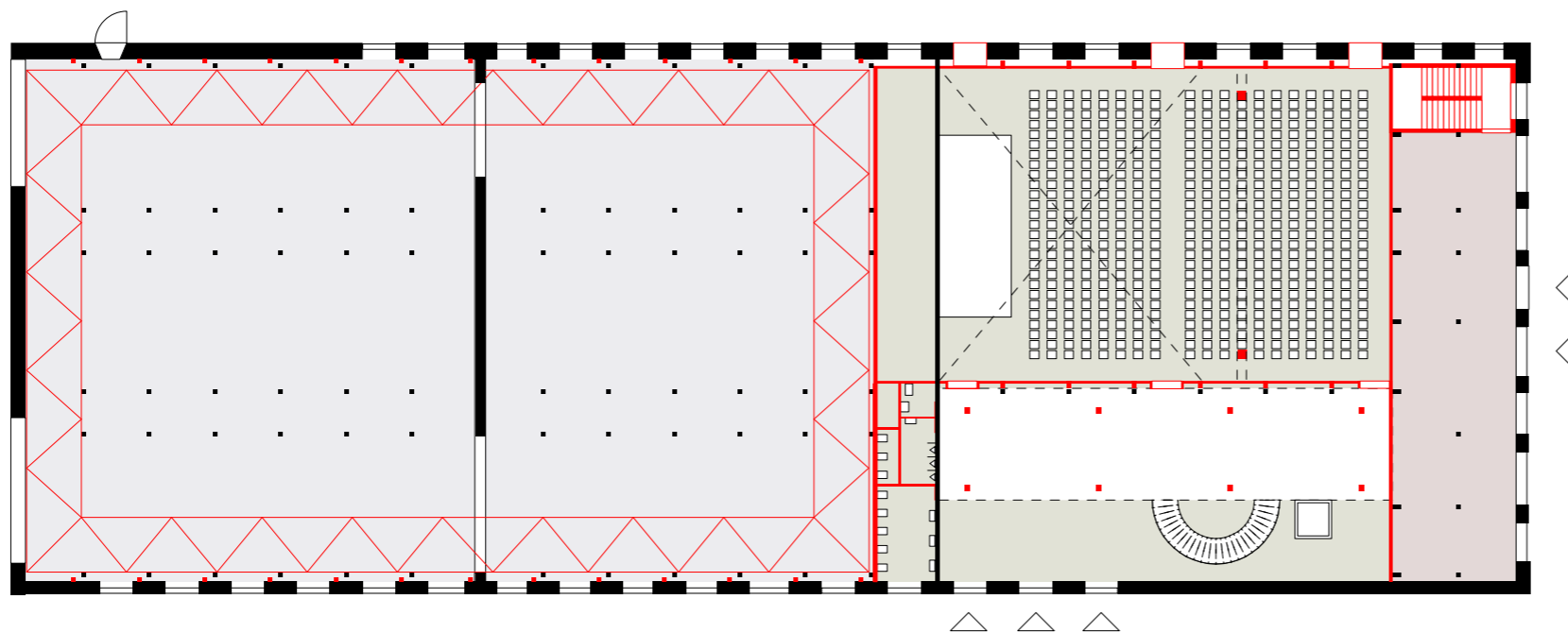
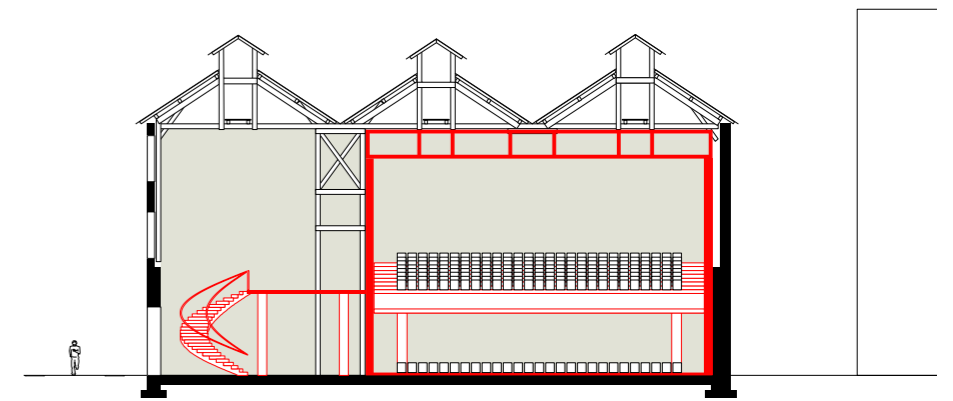
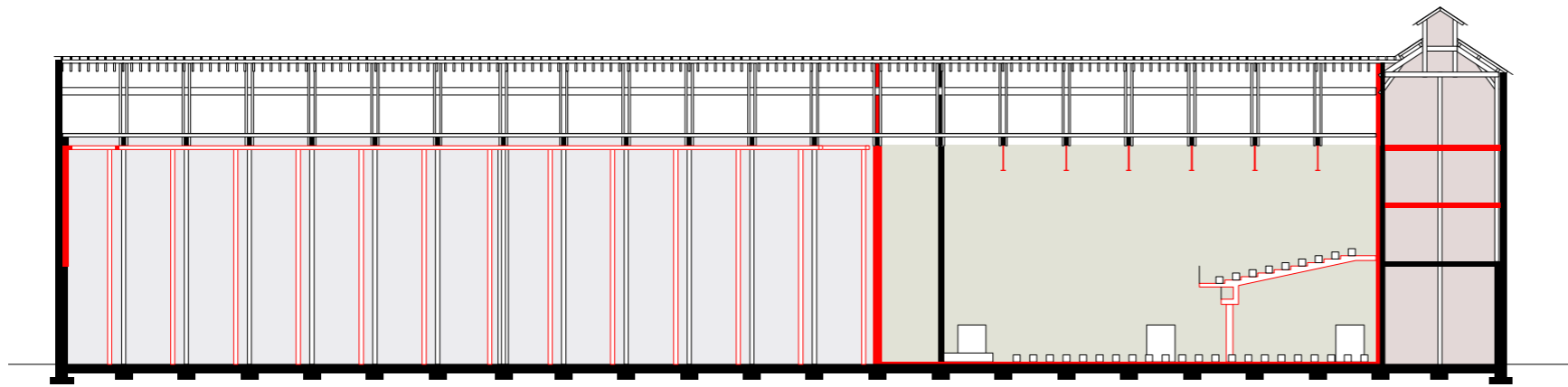
Grundriss EG



Grundriss OG



Variante „AulaPlus / 750 Personen“



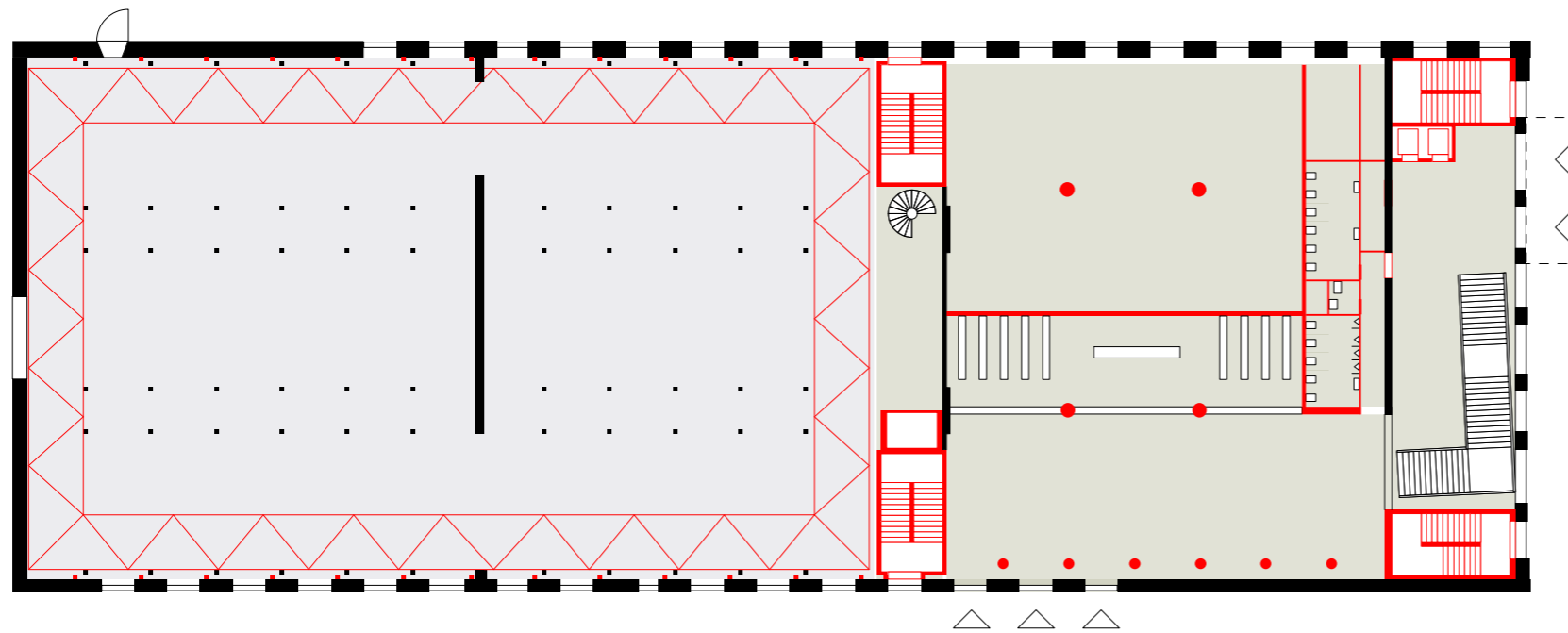
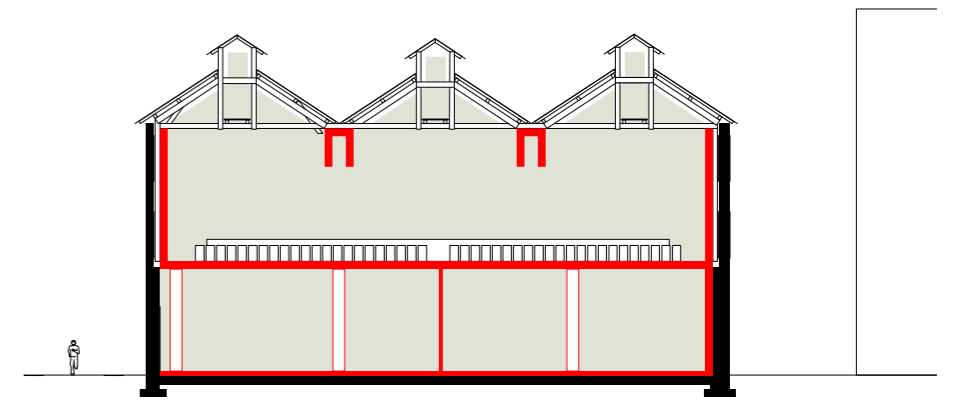
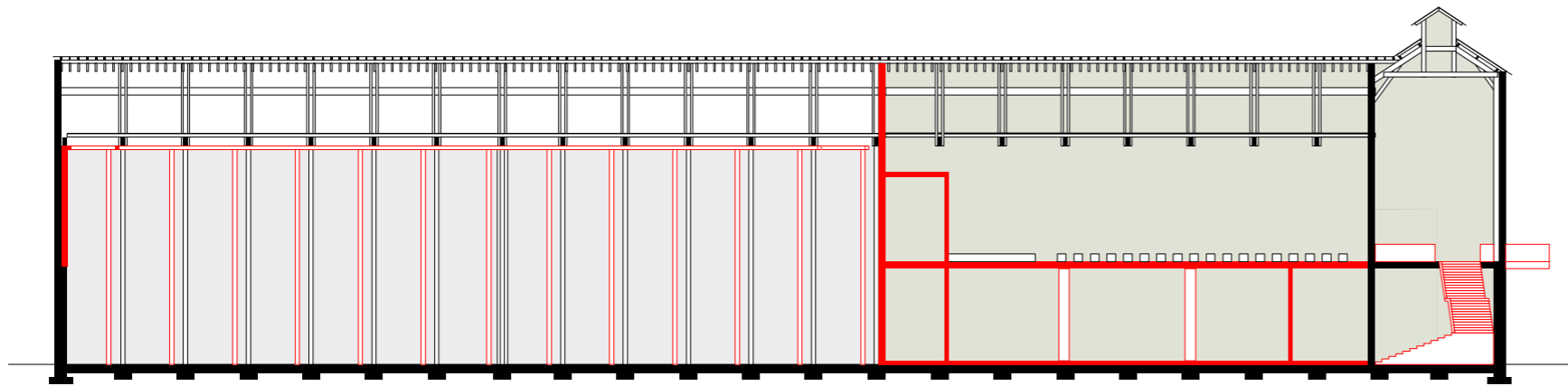
Grundriss EG

Grundriss OG

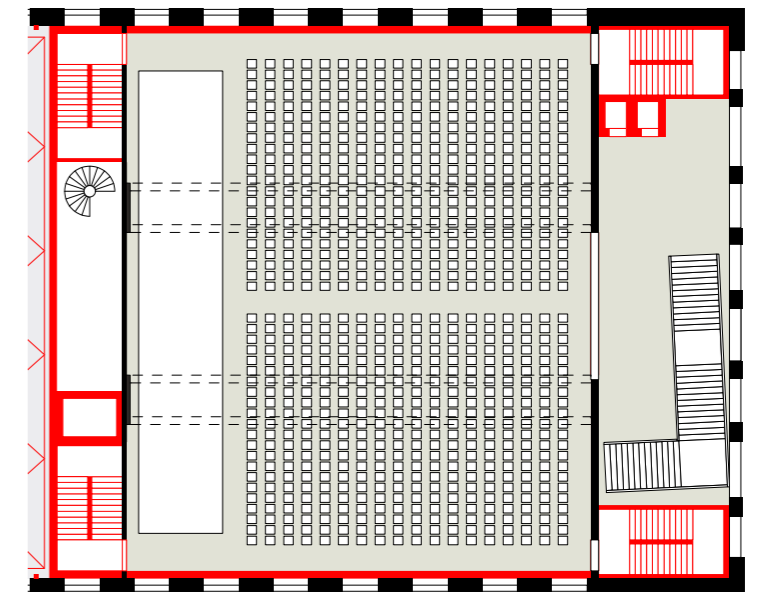




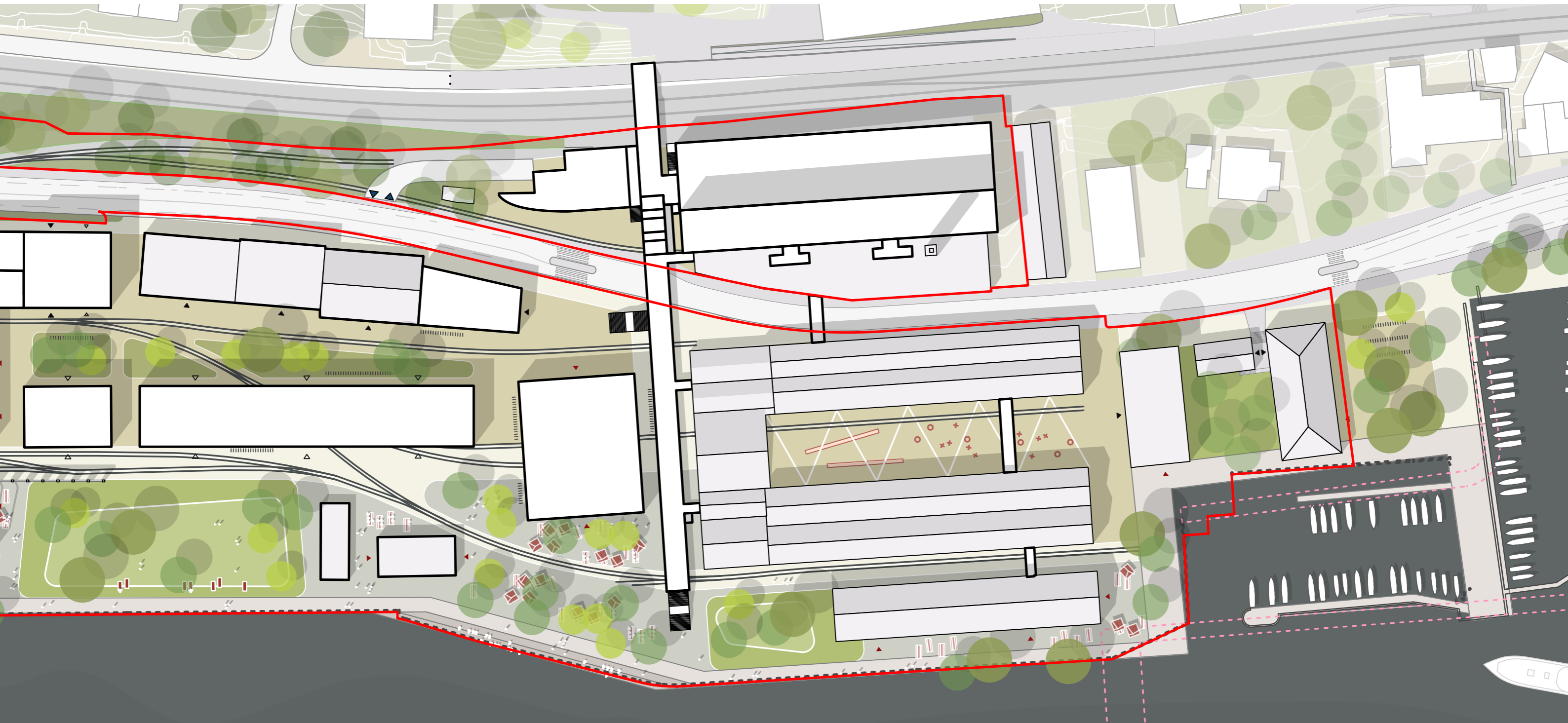
Variante „Aula Plus / 800 Personen“ / **228 PP**

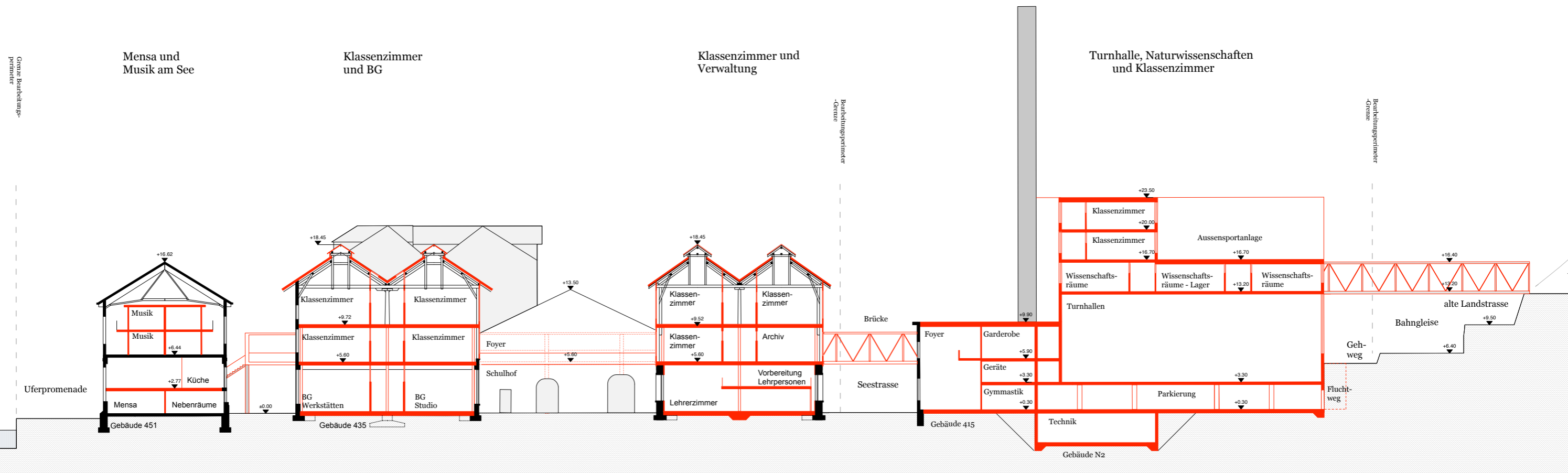


Grundriss EG



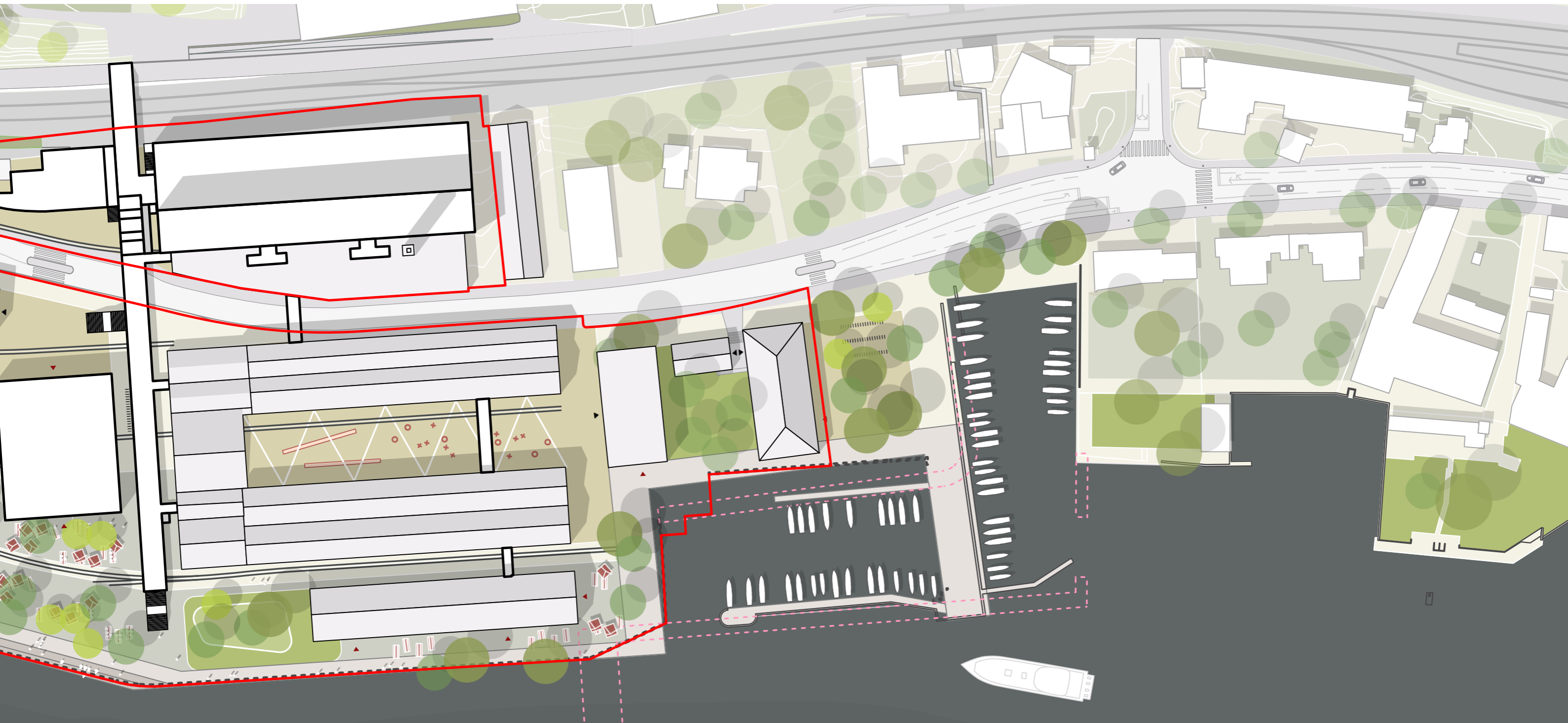
Grundriss OG





Quelle: Machbarkeitsstudie Pool Architekten



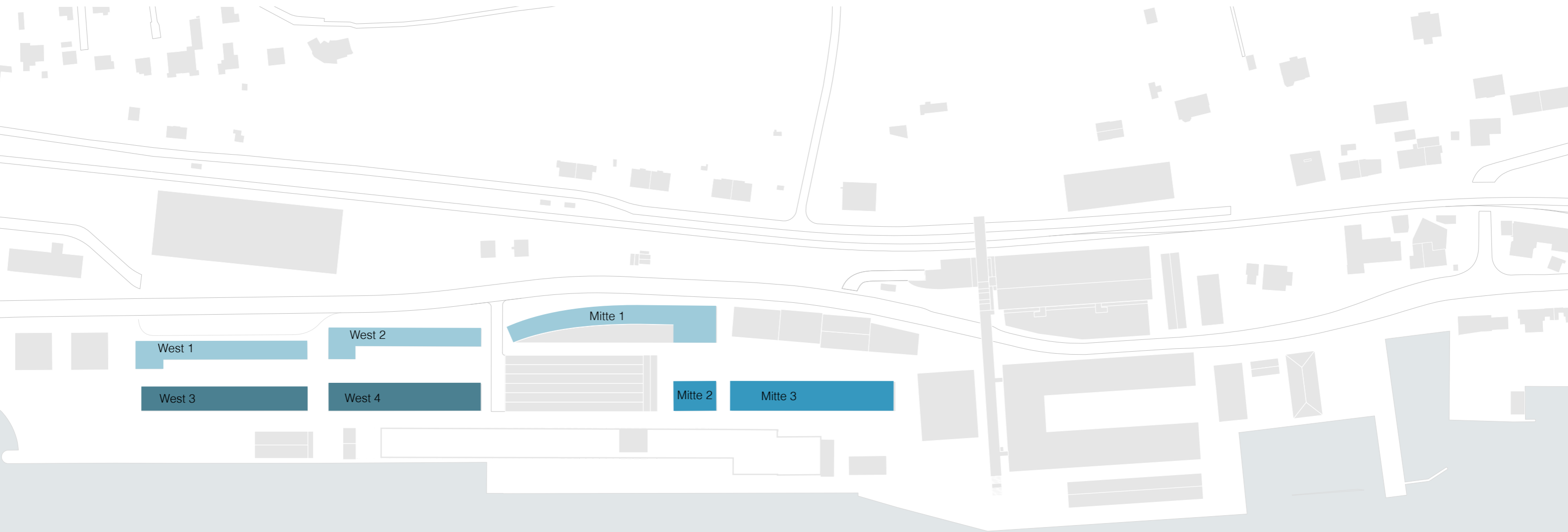


# Nutzungsverteilung im Erdgeschoss



- |   |   |   |
|---|---|---|
| <b>Wohnnutzungen</b>  | <b>Weitere Nutzungen</b>  | <b>Parking</b>  |
| <ul style="list-style-type: none"> <li><span style="color: lightblue;">■</span> Mietwohnungen</li> <li><span style="color: blue;">■</span> Mietwohnungen</li> <li><span style="color: darkblue;">■</span> Eigentumswohnungen</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: gold;">■</span> Gewerbe (z.B. Gastronomie, Verkauf, Dienstleistung, Handwerk, personenbezogene Dienstleistungen etc...)</li> <li><span style="color: purple;">■</span> publikumswirksame Nutzungen der Kantonsschule</li> <li><span style="color: purple;">■</span> Kantonsschule</li> <li><span style="color: red;">■</span> park- und seebezogene Nutzungen</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: grey;">■</span> MIV</li> <li><span style="color: grey;">■</span> Velo</li> </ul> |

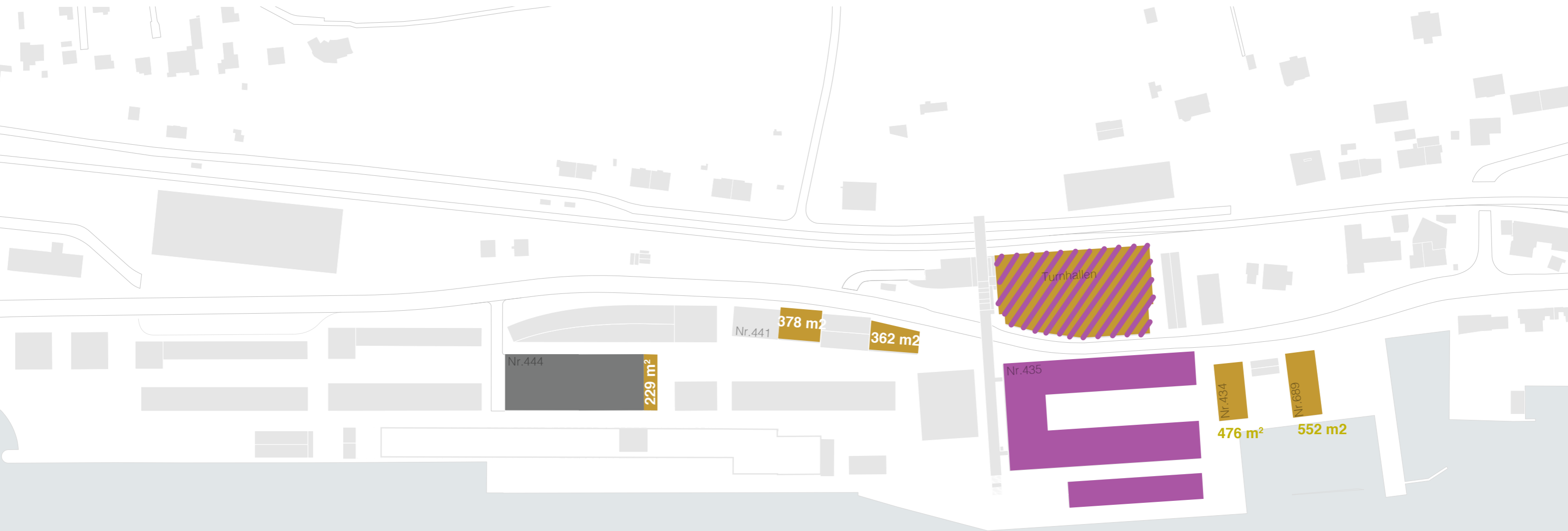
# Wohnnutzungen in den Obergeschossen



- Wohnnutzungen**
- Mietwohnungen
  - Mietwohnungen
  - Eigentumswohnungen



# Weitere Nutzungen in den Obergeschossen



- |   |                |
|---|----------------|
| <b>Weitere Nutzungen</b>  | <b>Parking</b> |
| Gewerbe (z.B. Gastronomie, Verkauf, Dienstleistung, Handwerk, personenbezogene Dienstleistungen etc...) | MIV            |
| publikumswirksame Nutzungen der Kantonsschule   | Velo           |
| Kantonsschule   |                |

