

Im Lenz Lenzburg

Factsheet created on:
21.09.2016

Further information
www.2000watt.ch/imlenz



Quality city living in Lenzburg

Losinger Marazzi AG has been developing the sustainable neighbourhood Im Lenz since 2008, right next to the railway station in Lenzburg, in the canton of Aargau, and in close partnership with property owner Genossenschaft Elektra Birseck (EBM) and the town of Lenzburg.

Situated on the site of the former Hero factory, the new, forward-looking site will afford people a place to work, live and experience. The people of Lenzburg have been involved in the project since an early stage through information meetings and workshops. The sustainable Im Lenz site is the third in Switzerland to be granted 2000-Watt Site certification. The first phase of construction was completed in the autumn of 2015. It comprises five buildings with 166 rental apartments, a residence with 70 care beds and 43 serviced flats, and approximately 10,600 sq.m. of office and commercial premises. The first phase also comprises a garage, a central neighbourhood square and a power station. The second phase comprises 71 rental units and was delivered in

the summer of 2016. The remaining buildings (with apartments, studios, lofts, offices, commercial premises and workshops) will be completed between autumn 2016 and early 2018.

In all, over 500 apartments and around 20,000 sq.m. of office and commercial premises (about 800 jobs) will be built Im Lenz. The site will also comprise ample pedestrian areas, with free access to the park, the banks of the River Aabach and the Markus-Roth-Platz, in a trendsetting location that sets a new standard for urban living.

Pre-investments that pay off!



Benoît Demierre
Branch Manager
Losinger Marazzi AG

“Immediately after Hero's departure, the city of Lenzburg showed that it was determined to look ahead and revitalize this industrial wasteland. The city authorities have always cooperated with us constructively, and we engaged in intensive exchanges in order to get a full understanding of what the city required. At the same time, it was necessary to ensure that the project would meet the requirements of the market and of the investors. At an early stage, therefore, we got together with as many interested parties as possible and held

workshops and brainstorming sessions. As the leader in the field of sustainable construction, Losinger Marazzi AG is committed to working with its clients and partners to design a better way of living. The development of the sustainable site Im Lenz is a fine example of the benefits of cooperation and partnership”

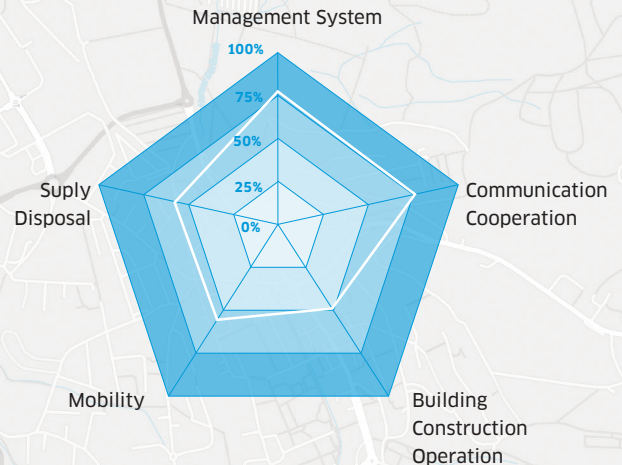
Facts and Figures

SITE
Im Lenz
CITY
Lenzburg AG
WEBSITE
www.imlenz.ch
AREA
61,4000 sq. m
NUMBER OF BUILDINGS
12
TYPE OF USE
Mixed-use site
ENERGY STANDARD
Minergie
HEATING
90% wood chip, 10% biogas
WARM WATER
90% wood chip, 10% biogas
ELECTRICITY
100% renewable

Results of 2000-Watt set of criteria

The spider chart shows what percentage of the energy potential of the Im Lenz site is being exploited. In order to be granted certification as a "2000-Watt Site", at least 50% of the potential must be achieved.

The Im Lenz site has achieved 63%.



Im Lenz

PROPERTY DEVELOPER AND GENERAL CONTRACTOR
LOSINGER MARAZZI AG
Benoît Demierre
058 456 78 00
b.demierre@losinger-marazzi.ch

SITE AUTHORITY
CITY OF LENZBURG, STATE BUILDING OFFICE
Helen Bisang
062 886 45 45
helen.bisang@lenzburg.ch

2000-WATT DISTRICT CONSULTANT
INTEP - INTEGRALE PLANUNG GMBH
Katrin Victor, Tel.: 043 488 53 37
viktor@intep.com

Highlights

- Once the Im Lenz development is complete, heating will be provided on the basis of 90% woodchip and 10% biogas.
- The site includes generous spaces for pedestrians and relaxation.
- Losinger Marazzi AG is constructing most of the buildings to the Minergie standard.
- The Im Lenz app provides practical information on the neighbourhood and its energy use. The app can be downloaded for free, and also promotes contact between residents.
- As the site is right next to the railway station, it has good connections to the public transport system. It also has parking facilities for about 1,150

Status of the project

- The first building applications were submitted in 2012.
- The demolition works within the framework of the first phase of construction began in May 2013, those required for the second phase in late June 2014. Construction work started on the shell in September 2013 and late July 2014 respectively.
- The first buildings, the Im Lenz residence and care centre and the buildings called Im Flügel, Im Kreis, Im Grün and Im Fluss, were delivered in the summer and autumn of 2015.
- The second phase was delivered in the summer of 2016, and the remaining phases are to be completed by early 2018.

What does the '2,000-Watt Site' certificate represent?

Certificates for '2,000-Watt Sites' are awarded to housing developments that use resources sustainably in the construction, operation and renovation of their buildings, and in the traffic they generate.

The Swiss Federal Office of Energy (SFOE) and the 'Energienstadt' association award this certificate in two stages, the first being for 'Sites under development'. The next stage is reached when construction has progressed to the point that at least half of the total living space is in use. The development is then considered a 'Site in operation' and can apply

for a new '2,000-Watt Site' certificate. Actual operating values are then measured to determine whether the Site fulfils the necessary criteria for certification.

This certification was developed as part of the SwissEnergy programme, with which the SFOE promotes national energy policy implementation, specifically in the areas of energy efficiency and renewable energy. Through a sub-programme called SwissEnergy for municipalities, the SFOE systematically supports projects on a communal level.

