

# Freilager Zurich

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Further information  
[www.2000watt.ch](http://www.2000watt.ch)



## A trend-setter for 21st-century urban living

The Freilager Zurich site was designed to meet the 2000-Watt Society targets. Situated in the Zurich-Albisrieden neighbourhood, the site's nearly 800 rental apartments and roughly 200 student rooms set the trend for urban living in the 21st century. The architectural ensemble has five components - each the responsibility of a different team of architects - named Marktgasse, Langhäuser, Rautitürme, Südhof and Rautiblock.

**Marktgasse** is the site's historical centre. Three extra floors have been added to its two three- and four-storey buildings. In among the buildings, various shops offer their wares and services. Marktgasse also hosts a municipal kindergarten and a private daycare centre.

Three of the four buildings, or long houses, in **Langhäuser** are wood constructions for eco-friendly families. Together with the playgrounds and extensive green areas they overlook, they form a vibrant, relaxed

neighbourhood. The fourth long house contains student housing for community life.

The three 12- and 13-storey towers in **Rautitürme** offer magnificent views of the city. The towers form an architectural and urban barrier to Rautistrasse.

The **Südhof** is a purely residential complex and borders on the Bachwiesen green area and the existing community centre. The existing **Rautiblock**, with its commercial premises and headquarters of the Zürcher Freilager AG, will be integrated into the new neighbourhood in its current form.

## A vibrant development



Jean-Claude Maissen  
CEO Zürcher Freilager AG

“ The 2000-Watt Site Freilager Zurich affords residents numerous benefits. Day care and kindergarten are a stone's throw away for families with children. Schools and public transport can be easily reached within minutes. Working people can buy staple groceries after work directly in Freilager Zurich. And the generous parks and green spaces offer just as much space to parents out with their kids as to people looking for a quiet corner in which to read a book. All of this will enhance the residents' sense of well-being, and encourage them to do

more than just sleep at home - they will also spend some of their free time in Freilager Zurich. These are all key factors for bringing the district to life, striking the right balance in the mix and keeping turnover low.



## Facts and Figures

**SITE**  
Freilager Zurich

**CITY**  
Zurich-Albisrieden

**AREA**  
70,500 sq.m.

**NUMBER OF BUILDINGS**  
13

**WEBSITE**  
www.freilager-zuerich.ch

**TYPE OF USE**  
Mixed-use

**ENERGY STANDARD**  
Minergie(-P)-Eco

**HEATING AND HOT WATER**  
Anergy grid with geothermal probes (waste heat from nearby computer centre stored in summer in geothermal probes and used in winter)

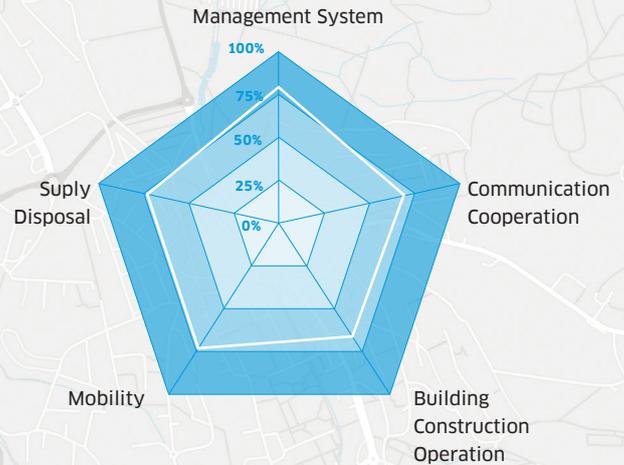
**COOLING**  
Free cooling via the anergy grid

**ELECTRICITY**  
Certified green power (ewz, Zurich municipal supplier)

## Results of 2000-Watt set of criteria

The spider chart shows what percentage of the energy potential of the Schweighof 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 Freilager Zurich site has achieved 74%.



## Freilager Zurich

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## Highlights

- Demolition and excavation waste was removed by rail, reducing noise pollution and CO2 emissions.
- Construction materials were chosen and used in line with environmental criteria. All buildings were constructed to the Minergie-Eco or Minergie-P-Eco standard.
- The open areas within the site are generously proportioned and designed to meet city targets.
- Waste heat from a nearby computer centre will be stored in the summer in ground probes and used in winter for heating and hot water.
- Digital SmartMeters will be used to measure, analyse and display electricity, water and heating consumption in real time, heightening the residents' awareness of their own consumption patterns and allowing them to act with a view to their optimization.

## Status of the project

- In 2008, voters in Zurich approved the rezoning of the former duty-free zone in Zurich-Albisrieden.
- In 2010, the City Council approved the site land-use plan.
- An international call for tenders was subsequently launched for components A and C.
- Building permission was granted in 2012, and construction work officially got under way in May 2013.
- The first residents moved into their apartments in March 2016. The whole site will be completed by the end of November 2016.

## 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 'Energistadt' 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.



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