

TRIFT HORGEN



Factsheet created on:
12.10.2016

Further information
www.2000watt.ch



A residential district gets a new, ecological neighbour

Property management firm trift AG has made slow but steady progress since 2010 towards its goal to create and rent attractive apartments and business premises for people from all generations on Bergstrasse, in the town of Horgen. The new residential area, comprising four sites, is being built on the verge of town in line with the 2000-Watt Society targets. Its new buildings have been designed to a high architectural standard and in such a way as to support sustainable behaviour and promote neighbourhood life. Future residents will basically get around without cars of their own. They will benefit from good connections to the public transport system, and from the neighbourhood's bicycle stands, e-bike stations and car-sharing bays.

The historical ensemble of buildings in one of the sites, «Mitte», is being developed as a neighbourhood meeting point, with a local café, a small shop, a community hall, gardens and a bicycle workshop. It will also be open to the surrounding residential areas, and is home to the «trift Office», which

serves as the point of contact for all residents.

The ground plans for all apartments are based on a 14-sq.-m. module. By adapting the module to household size, the amount of living space per person is reduced. The «Fischenrüti» site will consist of five apartment buildings with ten apartments each; the «Kuppe» will comprise six row houses with four duplexes and two self-contained flats each. Two other large buildings and the area between them make up the «Stotzweid» site: a commercial property, with premises ranging in size from 40 to 400 sq.m. for workshops, studios, offices or public use, and a residential building, home to about 30 apartments built for a wide range of living arrangements and a daycare centre.

The various sites are connected, not just by «Mitte», but also by the new «Höhenweg», a path running from Birkenstrasse through the new neighbourhood, over the Eggweg to the Zimmerberg and Sihlwald scenic area.

Pre-investments that pay off!



Monika Hartmann, Claude Vaucher and Anna Barbara Züst
Board of Directors, trift AG

“ A model project, TRIFT HORGEN was set in motion, on inherited land, by Anna Barbara Züst, who founded trift AG in 2010. As board members and trailblazers for the new TRIFT HORGEN neighbourhood, we have set the tone from the outset, spelling out the quality criteria we wanted in the charter and making them mandatory for the project's multidisciplinary development.

The design of the individual sites was worked out over the course of several workshops,

together with the dedicated teams of architects, constantly bearing in mind the whole in terms of landscape architecture and in line with the 2000-Watt Society targets.

We look forward to watching the neighbourhood's future residents fill the pedestrian-friendly ecological and social facilities with life and further develop the neighbourhood



Facts and Figures

SITE
TRIFT HORGEN neighbourhood,
comprising four sites

CITY
Horgen

AREA
40,721 sq.m.

NUMBER OF BUILDINGS
Fischenrüti: 5; Kuppe: 6; Stotzweid: 2;
Mitte: 4 (existing)

WEBSITE
www.trift-horgen.ch

TYPE OF USE
Residential, business, community facilities

ENERGY STANDARD
SIA 2040-compatible

HEATING AND HOT WATER
District heating - solid waste incineration
plant in Horgen

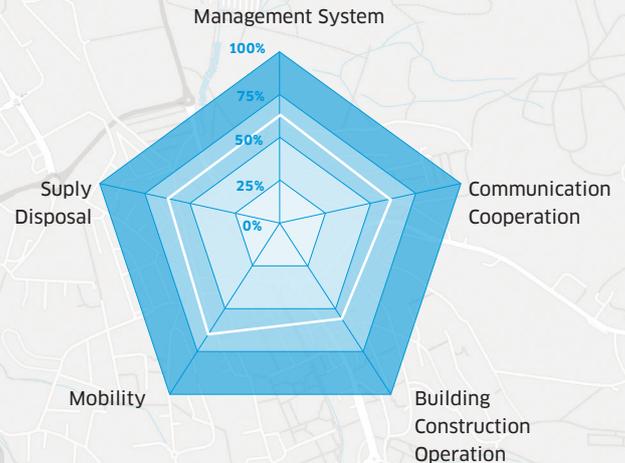
COOLING
None

ELECTRICITY
Solar panels

Results of 2000-Watt set of criteria

The spider chart shows what percentage of the energy potential of the TRIFT HORGEN 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 TRIFT HORGEN site has achieved 58%.



TRIFT HORGEN

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Highlights

- The neighbourhood is built to a high standard and centred on people's needs. Its various components promote neighbourhood life.
- The buildings will be surrounded by a variety of places in which to meet and relax, featuring generous meadow areas, local plants and kitchen gardens.
- All four sites will be accessible directly from the existing main street and will therefore be traffic-free.
- The neighbourhood offers attractive public transport services, a car-sharing site and a bicycle workshop.

Status of the project

- Anna Barbara Züst founded the trift Bewirtschaftung von Grundstücken AG (trift Property Management AG) in 2010.
- The members of the board – architect Monika Hartmann, architect Claude Vaucher and Anna Barbara Züst – blaze a trail, drawing up the project plan and steering the project's multidisciplinary development.
- Since 2014 the project-leading property owners have been supporting implementation of the project plan.
- In March 2016, trift AG applied for construction permission for the Fischenrüti, Kuppe and Mitte sites and submitted the mobility concept for approval.
- In October 2016, trift AG submitted the proposal for the Stotzweid site.
- The plan will be implemented step by step as of 2017.

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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