

# Village Luzern Rösslimatt

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



## Village Luzern Rösslimatt- an identity- forging city building block

The Village Lucerne site (roughly 4 hectares) is centrally located right next to Lucerne train station, a stone's throw from the lake of Lucerne. A dense and vibrant urban neighbourhood is to be created here – a new, identity-forging city building block.

Village Luzern Rösslimatt is to be a well-rounded mixed-use site with superior green and outdoor public spaces and a reasonable array of public-oriented ground floor premises. Construction will be completed stage by stage, with the first phase scheduled to start in mid-2016. The entire site will take at least 20 years to develop, as the later phases can only be implemented once the entire area has been rezoned and the terms of service have been adapted. The first phase comprises an ample business zone for service companies, fine dining and retail shops. Later phases will incorporate additional space for housing, hotels, trade, restaurants and culture.

Sustainability is a key concern in the site's development; the buildings planned will have low energy-consumption rates under the Minergie standard. Traffic policy will be centred on cyclists and pedestrians, and motorized traffic will be significantly reduced. Tenants will receive a file alerting them to the importance of efficient energy use.

## A ground-breaking neighbourhood



Massimo Guglielmetti  
SBB Investment Development  
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“ Swiss Railways (SBB) use their resources efficiently, responsibly and in an environmentally friendly way, reducing their impact on humans and the environment, and ensuring a responsible supply chain. We thereby allow our customers – working together with the local authorities – to reduce their ecological footprint. With the development of the Village Luzern Rösslimatt site, we are pleased not only to help make the

site more attractive, but also to make society more aware of the need to develop Switzerland sustainably and responsibly, focusing on meeting the targets of the 2000-Watt Society. ”

## Facts and Figures

**SITE**  
Village Luzern Rösslimatt

**CITY**  
Lucerne

**AREA**  
4,2 ha

**NUMBER OF BUILDINGS**  
6

**WEBSITE**  
www.villageluzern.ch

**TYPE OF USE**  
Mixed-use site

**ENERGY STANDARD**  
DGNB-SGNI criteria

**HEATING**  
100% heat pump (water/water)

**HOT WATER**  
100% heat pump (water/water)

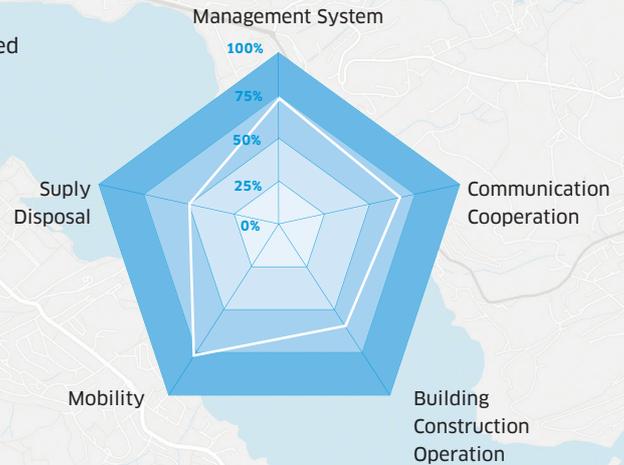
**COOLING**  
100% cooling machines

**ELECTRICITY**  
100% CH-Verbrauchermix (Swiss user mix)

## Results of 2000-Watt set of criteria

The spider chart shows the percentage of Village Luzern Rösslimatt's energy potential that is being exploited. To earn "2000-Watt" certification, a site must exploit at least 50% of its energy potential.

Village Luzern Rösslimatt exploited 66% of its potential in 2014.



## Village Luzern Rösslimatt

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## Highlights

- This mixed-use neighbourhood in an attractive location will be developed in a sustainable and demand-driven way attaching utmost importance to quality.
- Village Luzern Rösslimatt will have outdoor public areas and spaces, and a network of connected byways for non-motorized traffic.
- Heat for hot water and heating will be drawn 100% from heat pumps (water/water).
- The area's energy plans will be based on MINERGIE-P targets.
- Thanks to the central location, public transport connections are outstanding. Lucerne train station, with its bus and train lines and several car-sharing possibilities, is a mere 300 m away.

## Status of the project

- Project planning was based on, not just the first phase of construction, but the entire site, use of which is to be changed in the medium to long term from a railway hub to a city neighbourhood.
- Swiss Railways started planning the first phase with its partners in 2014. By the end of 2018, approx. 20,000 sq.m. of surface area will have been erected for offices, retail shops and fine dining.
- An application for partial revision of the construction and zoning regulations was submitted to Lucerne city at the end of 2014.
- The site will be developed in phases, over approximately 20 years.
- Tenants have already been invited to apply (see website).

## 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.

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