

# CityTecture

ARCHITECTURE AND URBAN PLANNING

Ueli Roth, Zurich, Switzerland  
Lukas Gregor, Zurich, Switzerland



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City Planner Harvard MAUD

Born 1935 in Aarau, Switzerland  
Master of Architecture (dipl. Architect) Swiss Federal Institute of Technology (ETH) Zurich 1959  
Master of Architecture in Urban Design Graduate School of Design Harvard USA 1960-61  
Assistant Professor University of California, Berkeley 1963-66  
Guest Professor Washington University St.Louis USA 1974  
Lecturer ETH Zurich 1967-82

Own Office for Architecture and Urban Planning in Zurich, Switzerland since 1966

**ur**

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Born 1964 in Zürich, Switzerland  
Master of Architecture (dipl. Architect) Swiss Federal Institute of Technology (ETH) Zurich 1991  
Work at architecture office C. Schelling + Partner AG, Wallisellen. 1992-94  
Work at Vastu-Shilpa Architects, BV Doshi, Ahmedabad, India 1995-96  
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## Urban Planning and Architecture

Ueli Roth  
Lukas Gregor

The offices of Ueli Roth and Lukas Gregor have been cooperating on urban development projects which are among the largest in Switzerland. The offices are located within the same building in Zurich.

The emphasis since the eighties of the last century is on the redevelopment of former industrial areas near central business districts, with immediate access to Rapid Transit railway stations, main access roads and freeways.

Our offices have actually introduced the process of public-private partnerships in urban planning nationwide for large scale developments, with weight on a stage-by-stage process and networks, usually leading to new, special building ordinances and contracts among all partners involved.

Main goals have always been a balance between public and private interests, concepts to attract investors and sustained conversions and growth.

An important part of these processes are the organisation of competitions among internationally renowned architects, engineers and city planners. Our offices could draw on a long Swiss tradition of competitions for public buildings, extended to private ventures in order to obtain optimal solutions. The results of such competitions were usually accompanied by our offices to building stages, together with the winning teams.

Beside the extensive experience in such urban development ventures, the offices were also involved as planners and executing architects for office and apartment buildings, railway stations, airport, parking facilities etc.

### - Urban Planning Consultants

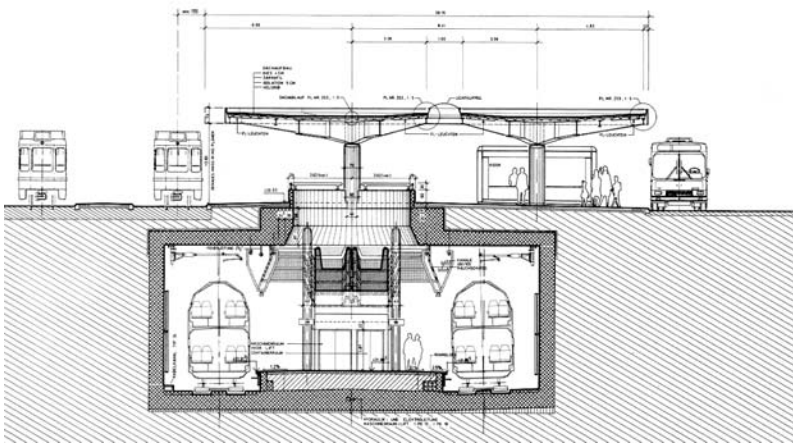
- Process Management
- Planning Coordination
- Planning Controlling
- Site Analysis
- Stage-by-Stage Analysis
- Uses Analysis
- Organisation of national and international Competitions

### - Urban Design

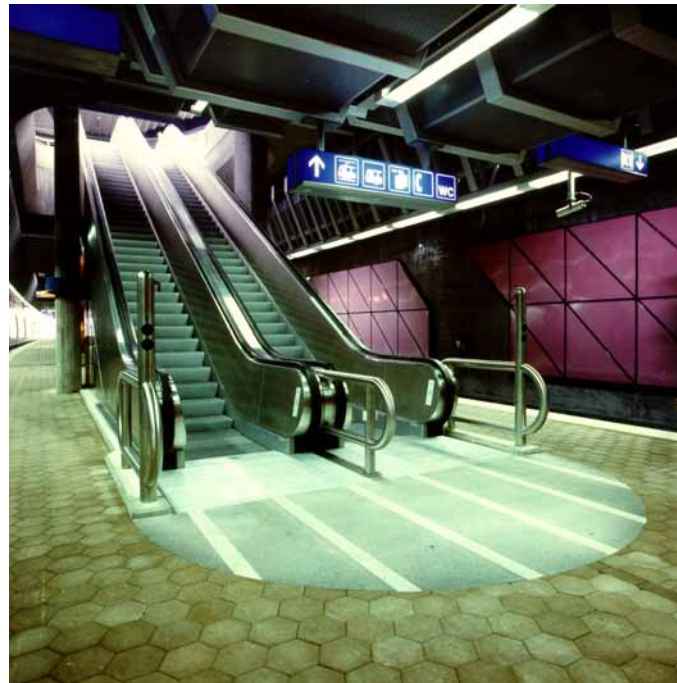
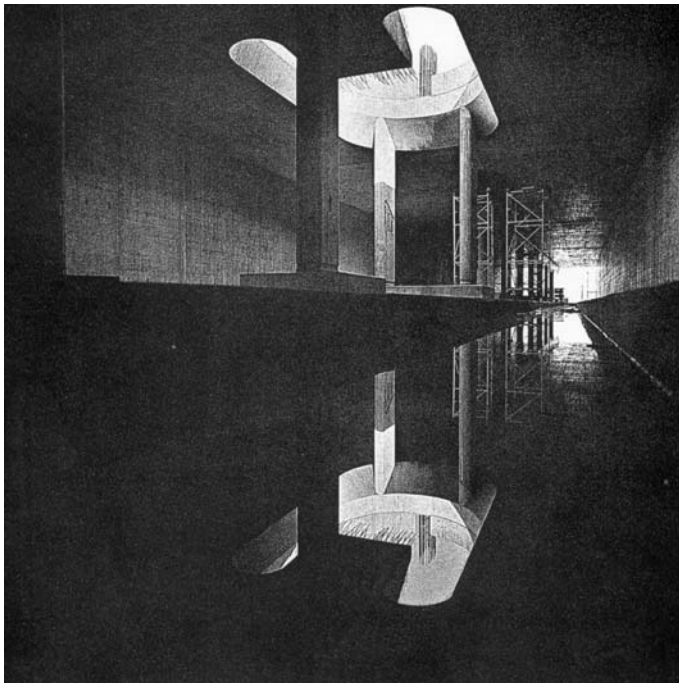
- Redevelopment of Industrial Areas
- Master Plans of New Developments
- Feasibility Studies
- Visualisations

### - Architecture

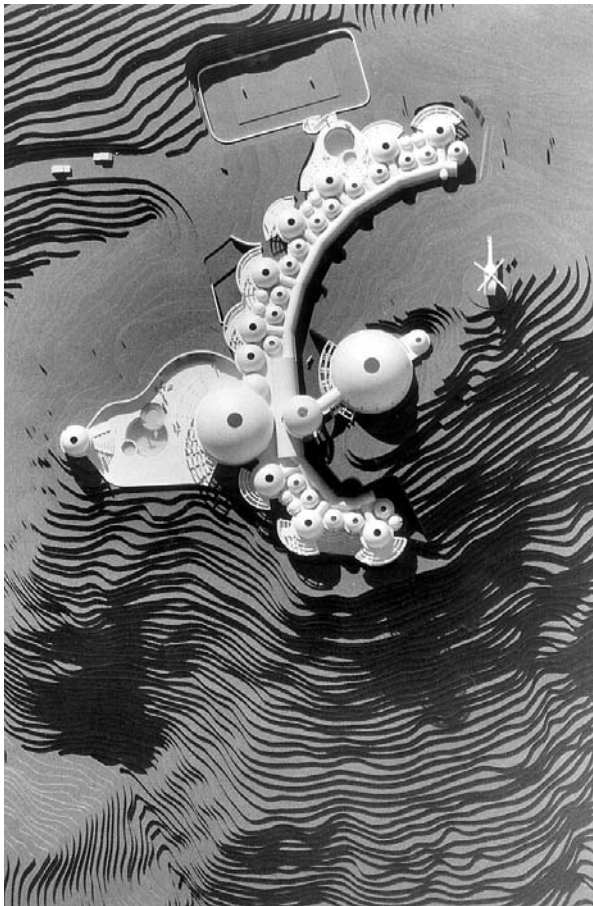
- Office and Residential Buildings
- Railway Stations
- School Buildings



**Underground Rapid Transit Railway Station and above ground Bus- and Tram Station Stettbach/Dübendorf**  
Clients: Swiss Federal Railways, City of Zurich, City of Dübendorf, Zurich Public Transit Commission  
Project and execution: Büro ur, Ueli Roth, 1982-1990

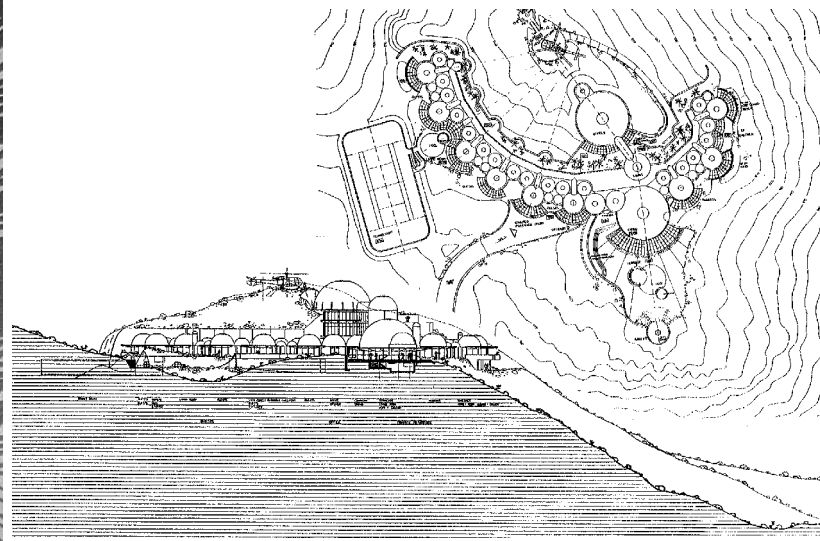


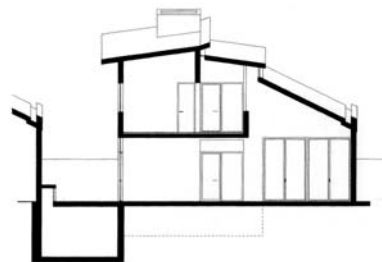
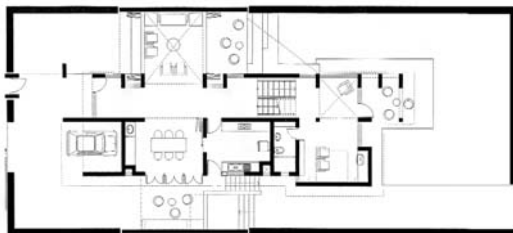
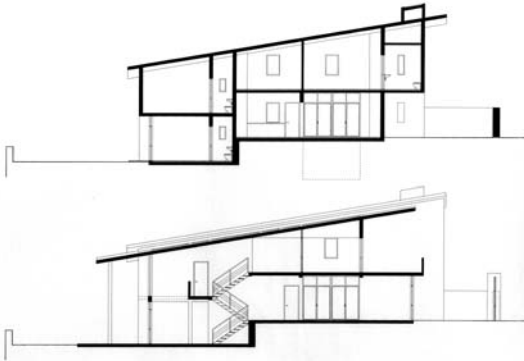
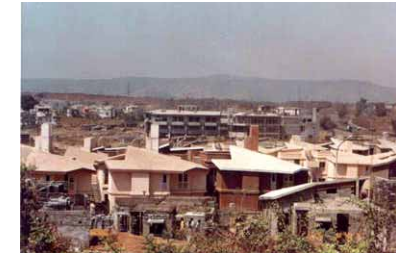
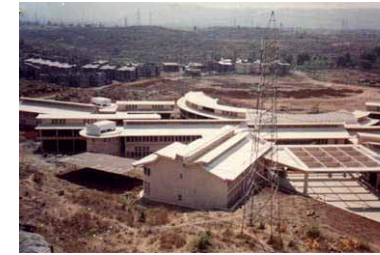
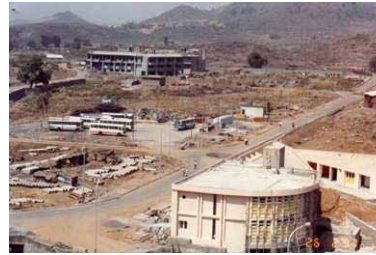
Costs: 35 mio CHF



**Golden Hills Project Palm Springs California USA**  
Resort Hotel in the desert

Project: Büro ur, Ueli Roth, 1986





**Township Patalganga (Surat), India**

**Township Hazira (Mumbai), India**

Clients: Reliance Industries Ltd, Indien

Architect: Vastu-Shilpa Architects, B.V: Doshi, Ahmedabad, India

Designs of Apartments and Marketbuilding: Lukas Gregor

Planning of Hazira: Lukas Gregor

Project of Patalganga, Planning and Execution 1994-1997

Project of Hazira, Planning 1994-1996

Total planning area Patalganga : 400,000 m<sup>2</sup>

Uses: 1500 apartments and public and private service buildings

Cost: 32 mio CHF

Total planning area Hazira: 700,000 m<sup>2</sup>

Uses : 2300 apartments and public and private service buildings

The architectural design and construction of the new townships were requested by Reliance Industries, the largest oil company in India, to accommodate their increase in employees as a result of increased productivity. Each township is designed to function independently and contains all infrastructures required including housing, schools, shopping malls, guest- and club houses, office buildings, hospitals and power stations.

Two concepts were taken: one of a distinct network of main roads which clearly define traffic and represent the modern world; the other that these same roads define local quarters, which in contrast consist of in-between spaces to accommodate chaotic indian lifestyle.

Apartment buildings of up to 3 storeys were shaped to take advantage of the climate, with structures and openings situated in order to enhance the cooling possibilities of the building. Large steep roofs complete the structures in order to accommodate the extraordinary monsoonal rainfall.

Luxury management housing in these townships have two functions: to correspond to the indian lifestyle and to represent the western standard of modern architecture.



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**Zentrum Zürich Nord (ZZN), Switzerland**  
**Baden Nord (BN) near Zurich , Switzerland**  
 Client: ABB, Oerlikon Contraves, Allreall, City of Zurich  
 Urban Planning Coordination: Office ur, Ueli Roth  
 Project leader: Lukas Gregor  
 Planning 1988-2001

Total planning area ZZN: 550,000 m<sup>2</sup>  
 Floor area ZZN: 750,000m<sup>2</sup>  
 Overall project costs ZZN: 2,500 mio CHF

Total planning area BN: 230,000 m<sup>2</sup>  
 Floor area BN: 400,000m<sup>2</sup>  
 Overall project costs BN: 1,000 mio CHF



Changes in industrial production in Switzerland led to the rethinking of the owners real estate investments. The redevelopment of large industrial zoning areas in Zurich and Baden involves a mixed use system within a new urban living concept. ZZN and BN are the largest urban renewal projects in Switzerland, both adjacent to important Rapid Transit Railway Stations.

The cooperative planning procedure - a public/private partnership - was new for Switzerland. It combines the interests of the city government and administration with those of the property owners and the Swiss Federal Railways from the very start in a custom-made planning organisation. The results in both cities are an urban concept and a new legal framework within which the potential conflicts between the interests of these partners are reconciled and optimised. To date, two-thirds of these redevelopments have been realised the reminder are currently in preparation.



**Maag-Areal Plus, Maag-Tower, Zurich, Switzerland**

Clients: Maag Holding AG, Coop, Welti-Furrer AG, City of Zurich  
Urban Planning Coordination: Office **ur**, Ueli Roth  
Consultant Urban Planning: Office Lukas Gregor  
Planning 1998-2005

Total planning area: 115,000 m<sup>2</sup>

Floor area: 280,000m<sup>2</sup>

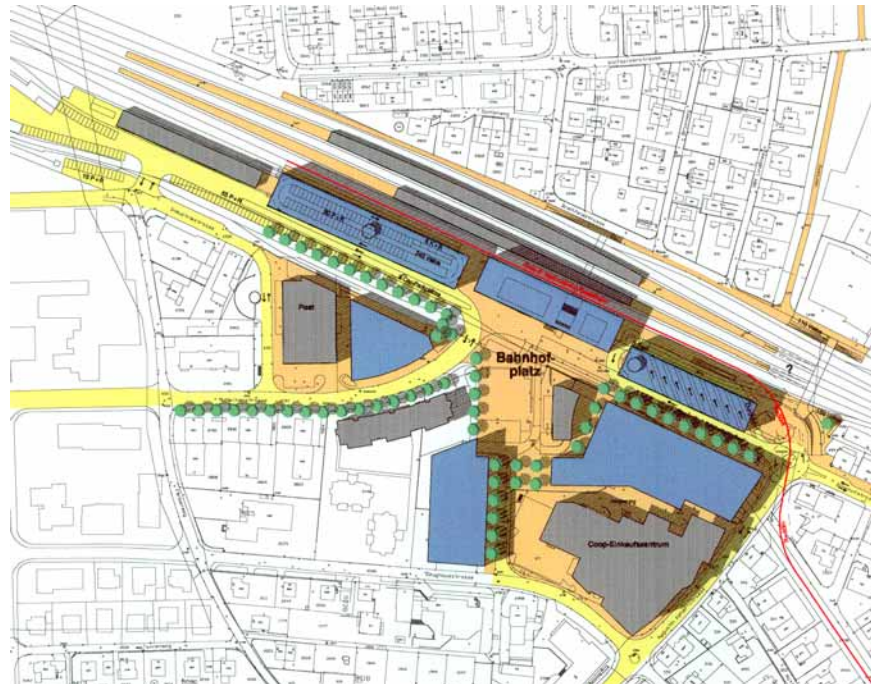
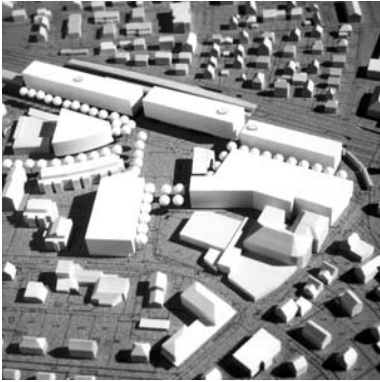
Overall project costs BN: 850 mio CHF

Floor area Maag-Tower: 50,000m<sup>2</sup>

The site of the former Maag Gear-Wheel Co. Ltd together with two other private property owners and the City of Zurich will be cleared of its buildings in stages to make room for high-quality urban redevelopment suitable for this location adjacent to an important Regional Rapid Transit Railway Station. Based on feasibility studies and a competition for this area by international planning teams, a redevelopment concept underwent public hearings. Together with the new concept for infrastructure, traffic and green spaces the special building ordinance was adopted by the City Council in 2003.

An international competition was held for the development of the 34-storey Maag-Tower, which will be the tallest building in Switzerland, the key building of the Maag urban redevelopment site.



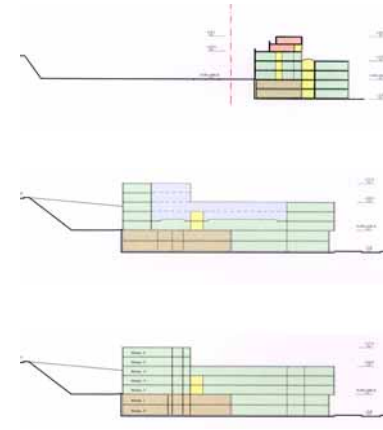
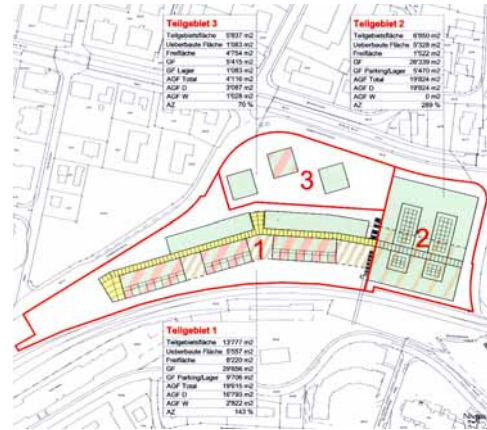
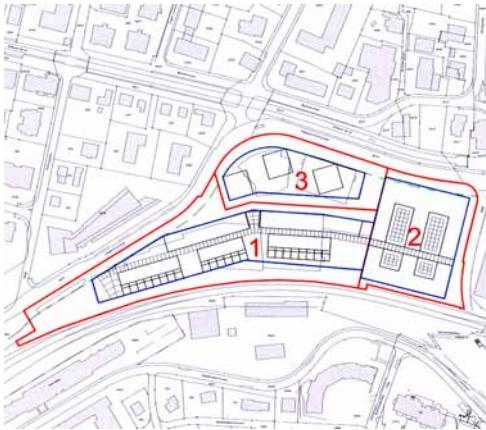


### Urban redevelopment around Railway Station of Lenzburg

Client: City of Lenzburg

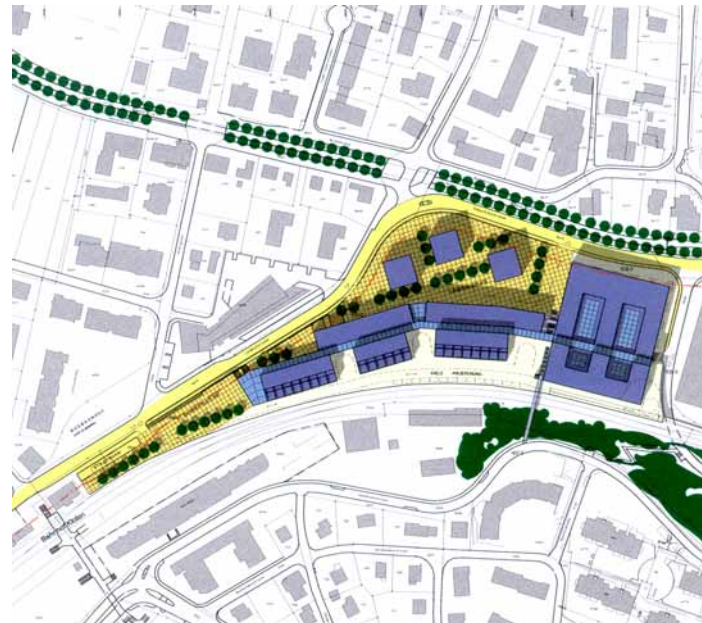
Urban Design Concept: Büro ur, Ueli Roth 1996-2001

The Masterplan creates a new traffic-free area around the railway station of the town of Lenzburg, including underground parking, office, residential and shopping uses.

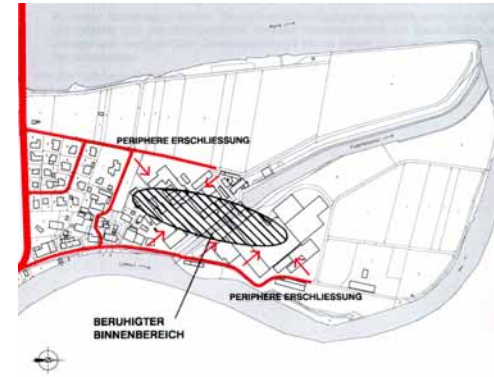
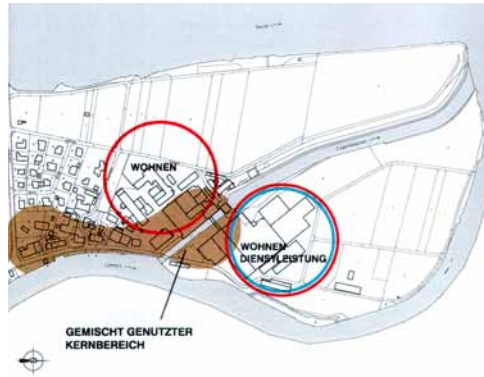
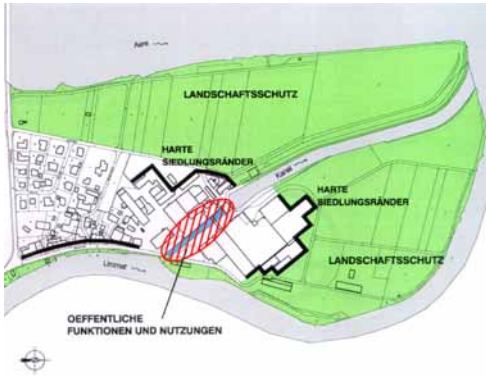


**Urban redevelopment concept**  
**'Lagerhausareal' at Kloten Rapid Transit Railway Station**  
 Client: Figi & Keller, Kloten  
 Urban Planning: joint venture by office ur, Ueli Roth and office Lukas Gregor 2000-2002

Total planning area: 26,000 m<sup>2</sup>  
 Floor area: 65,000m<sup>2</sup>



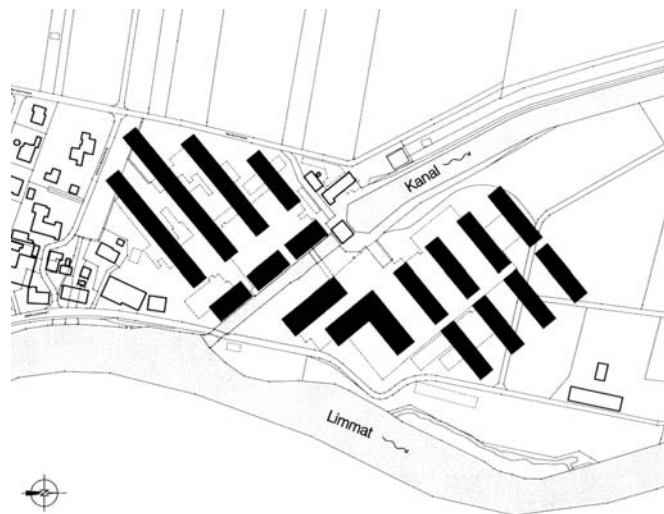
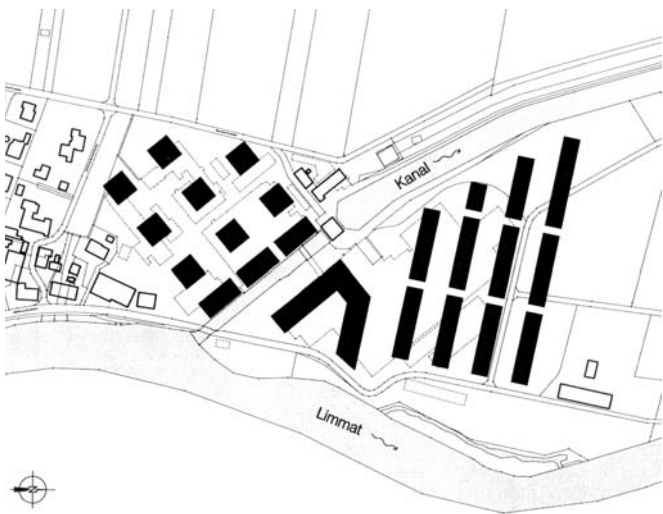
As a consequence of the dynamic development in the immediate neighborhood of Zurich Airport and of the Rapid Transit Railway Station of Kloten the owners decided to redevelop their former warehouse site for new uses. A neighborhood development plan was constructed in a public-private partnership which takes into consideration the requirements of public transport parking, urban open spaces and adjacent green areas in a social, economical, environmental structure compatible to the existing building typology in Kloten. The concept of urban design has a strong correlation to the topography and considers existing building structures and the complex condition encountered during the stages of conversion.



**Urban redevelopment plan BAG-Areal Gebenstorf**

Client: BAG Immobilien AG  
 Urban Planning: joint venture by office ur, Ueli Roth and office Lukas Gregor 1998 - 2004 -

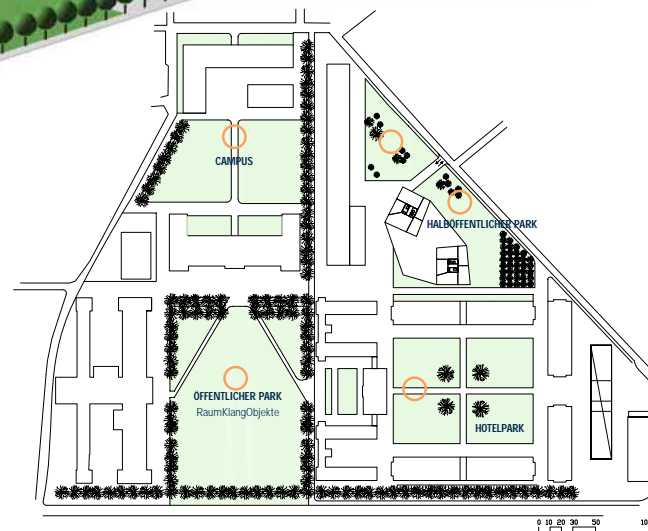
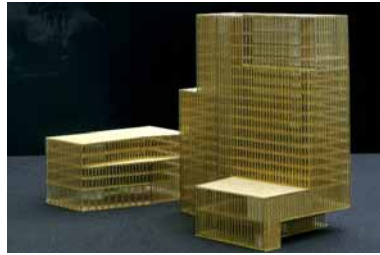
Total planning area: 46,000 m<sup>2</sup>  
 Floor area: 40,000m<sup>2</sup>



Located at the confluence of the Limmat river into Aare river in the midst of a highly sensitive natural preservation, the BAG industrial site with up to 800 employees and over 100 years of production is to be redeveloped and reused for mixed residential/commercial use.

The axis is an industrial canal with an electric power station, forming the future neighborhood core which contains entertainment facilities.

As most other urban projects organised by the two offices, the BAG -redevelopment also is a public-private planning venture, involving the general public into the process.



### Urban redevelopment project 'Kasernenareal' Bern

Client: Canton Berne  
 Process Management, feasible studies for urban development and new uses: Office Lukas Gregor, Zurich 2006 -

Total planning area: 151,000 m<sup>2</sup>  
 Floor area: 176,000m<sup>2</sup>  
 Overall project costs : 450 mio CHF

The closure of the old army barracks in successive stages in the 'Kasernenareal' provides a great opportunity for the future social and urban development of the city of Berne. The redevelopment of the 'Kasernenareal' necessitates a sensitive and integrated planning process due to the historical buildings on site and the historical significance of it's location in the city of Berne.

For a sustainable development of a future urban society respecting this historical site with a high potential for local identity, the Canton Berne decided on a broad desinvestment programme, which not only presents possible measurable parameters but also ethical and aesthetic criteria.