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IL GESTORE SOCIALE COOPERATIVO

COME INFRASTRUTTURA
DELL'HOUSING SOCIALE

More Than Housing



Housing collaborativo cooperativo
in Zurigo, Svizzera

Ueli Keller

Il progetto More than Housing -
Vincitore del World Habitat Award

Ueli Keller

Member of the board cooperative More than housing

dipl. Architekt ETH

President of the foundation of the city of Zurich
to preserve affordable living and commercial space

Member of the board of Swiss housing cooperatives,
Association of the not-for-profit housing companies



More than housing 2007–2015

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Facts and figures

The logo consists of a blue chevron pointing to the right, with the text "MEHR ALS WOHNEN" in white, stacked vertically inside it.

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13 Buildings	
1'200 Inhabitants, 150 Workplace	
Leaseable main area:	47'800 m ²
Apartments:	41'000 m ²
Working and Retail Space:	6'000 m ²
Commons:	800 m ²
Storageroom	1'400 m ²
Size of Property	40'200 m ²
Cost of Construction CHF 195 Mio.	€ 180 Mio.

2007: Celebration of 100 years More than housing



Anniversary of not-for-profit-housing
in the city of zurich

Gift: not another commemorative book,
but a project for the future and a
platform of innovation + learning

Initiative of zurich housing cooperatives:
30 members establish a cooperative
big and smaller traditional and
«young and wild» together with the
city of zurich

Principles of 1924 city of zurich

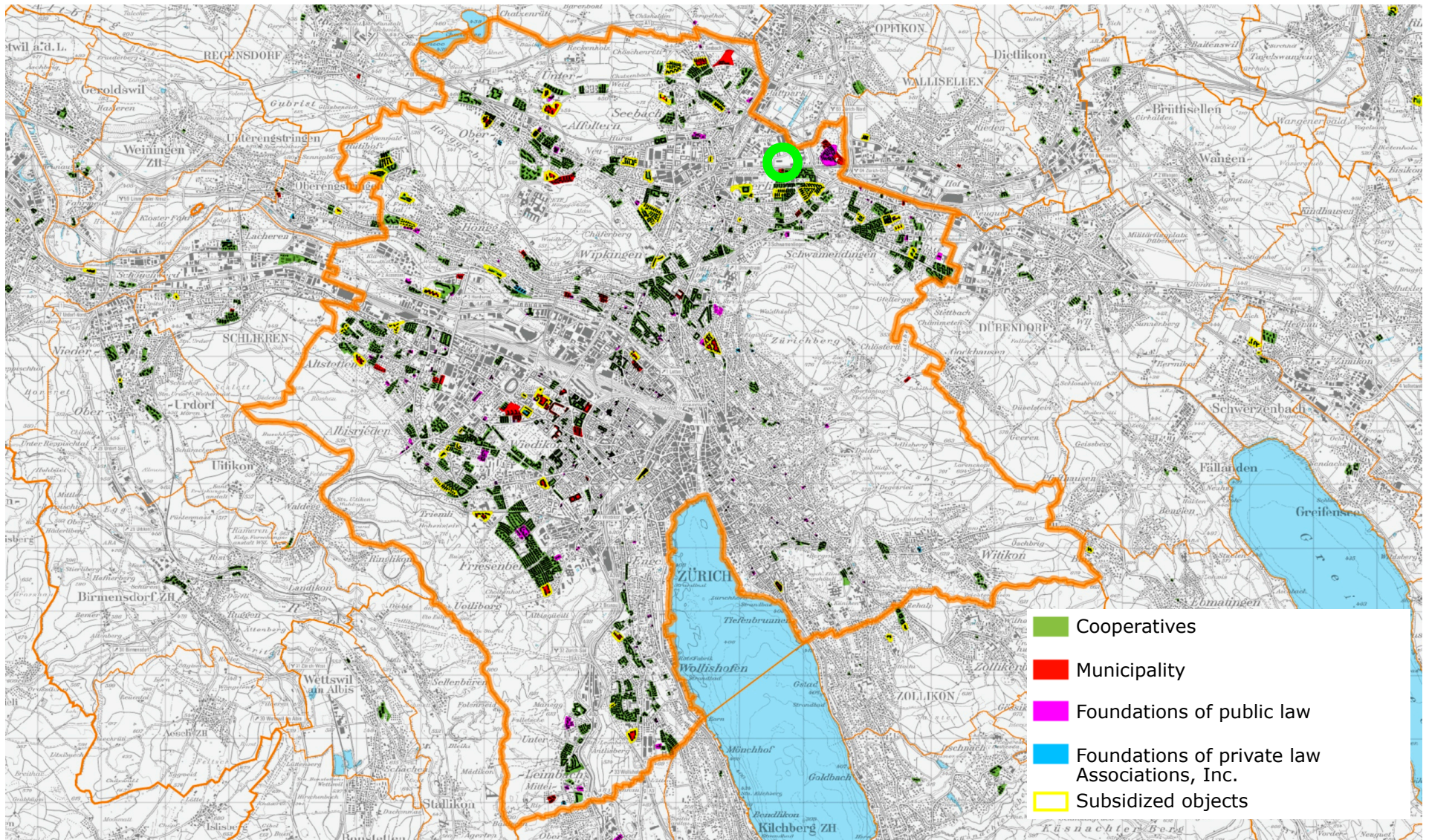


Promotion of not-for-profit-housing:

- By selling or leasing building land;
 - By granting loans
(with subordinated mortgage loans, a project can be financed at 94%, ie 6% equity is sufficient)
 - 1% share of cooperative share capital
(1 delegate of the city on the board of the coop.)
- ★Equity necessary of the cooperative = 5%

2015: 25% --> 2050: 33%

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The Hunziker site

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Project for the future and a Platform of innovation + learning



The housing cooperatives in the city of zurich offer already «more than housing»:

- They offer affordable and safe housing
- They are innovative and answer questions of the society
- They promote the community and the quality of life in the urban quarters
- They have a longtime perspective and invest in ecological quality and sustainability

Systemic sustainability

- High ecological and architectural quality
- Low energy standard + use of renewable energies
- Biodiverse environment design
- Living space for new and changing living designs
- Promotion of housing and work nearby
- Lower per capita surface-consumption (34 m²)
- Low-car housing and the promotion of reasonable mobility
- Neighbourhood infrastructure and regional food supply
- Common surfaces and participatory, democratic structures

2008: Projectcompetition



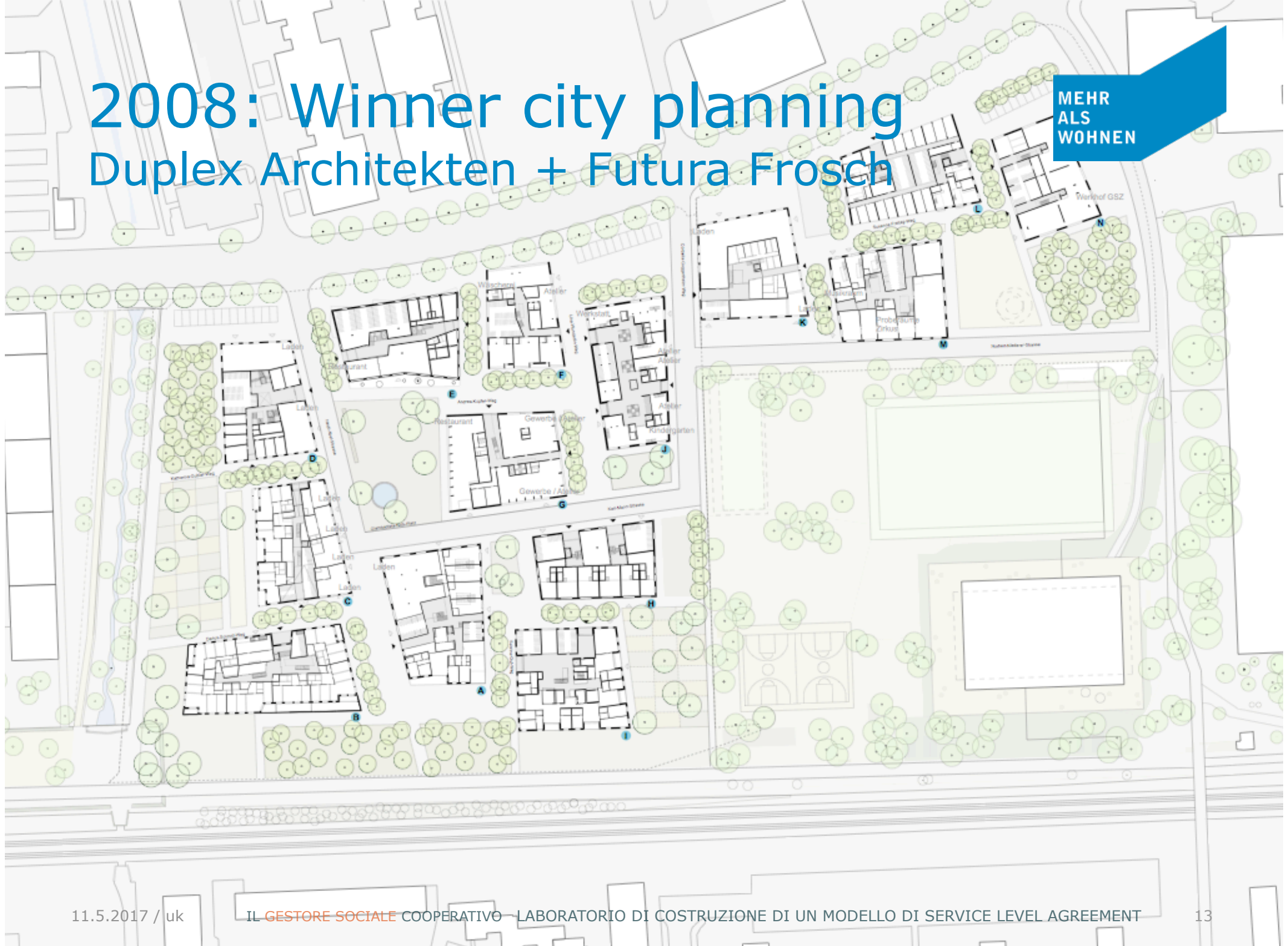
- 54 Studios and 1- bis 2½-room apartments
- 230 3- bis 4½-room apartments
- 57 5½- bis 6½-room apartments
- 9 8½- bis 12½-room for sharing community
- 16 Satellite-apartments (9½ bis 13½-room)

370 Apartments
(equivalent of 450 apartments of 90m²)

2008: Winner city planning

Duplex Architekten + Futura Frosch

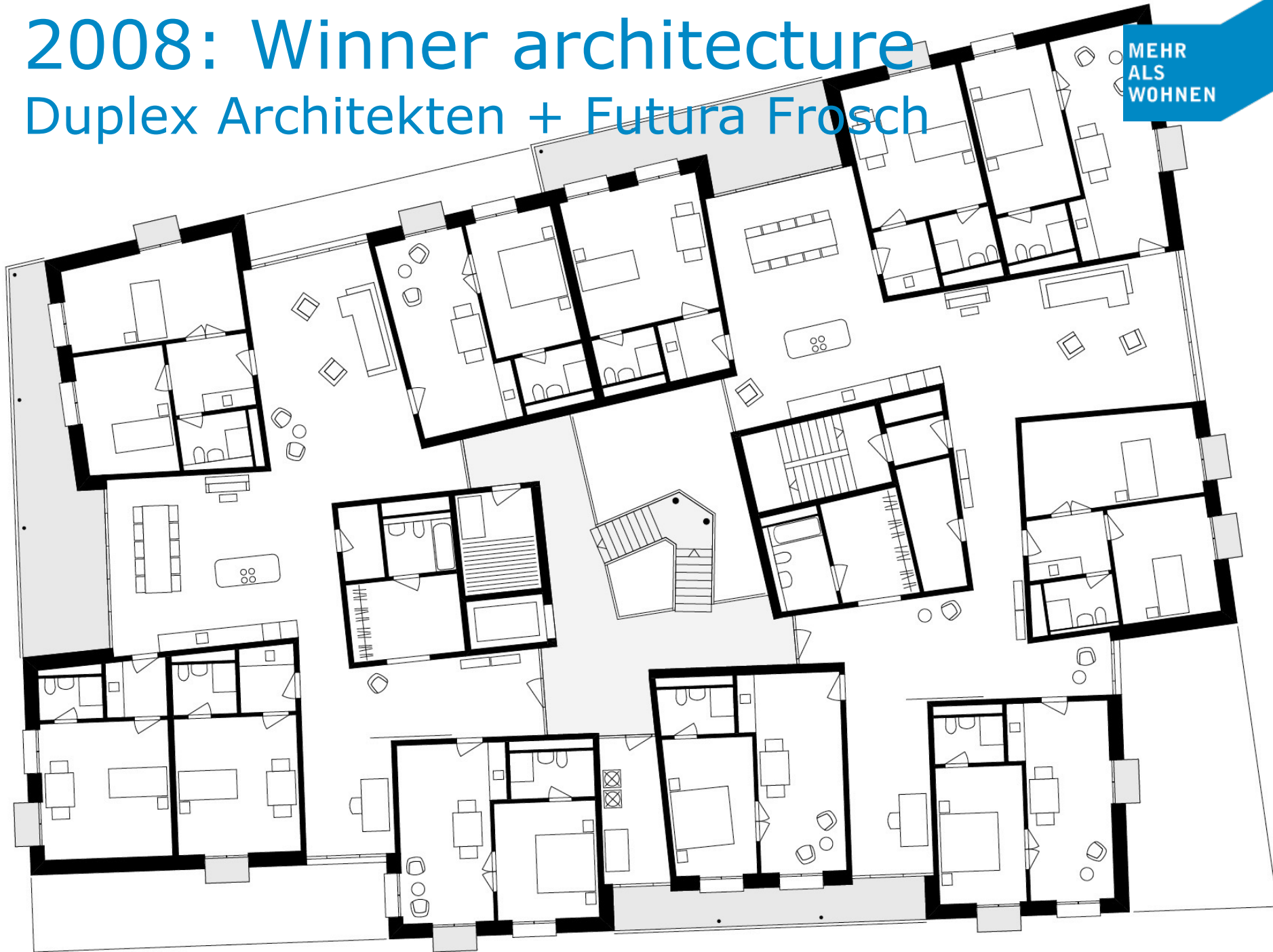
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2008: Winner architecture

Duplex Architekten + Futura Frosch

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2008: Neighbourhood development in dialogue

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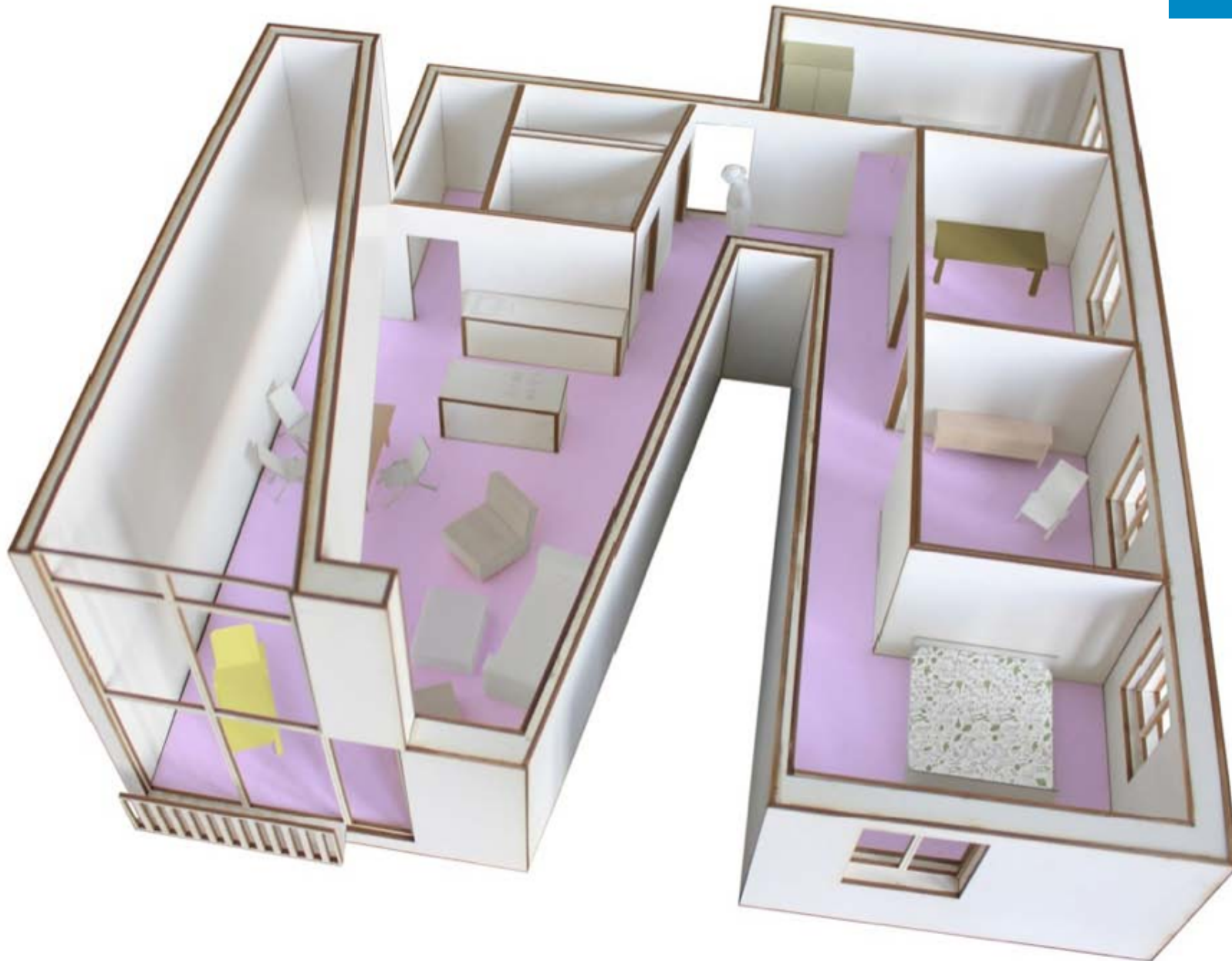


ARGE Duplex & Futurafrosch
Architekt/innen, Zürich



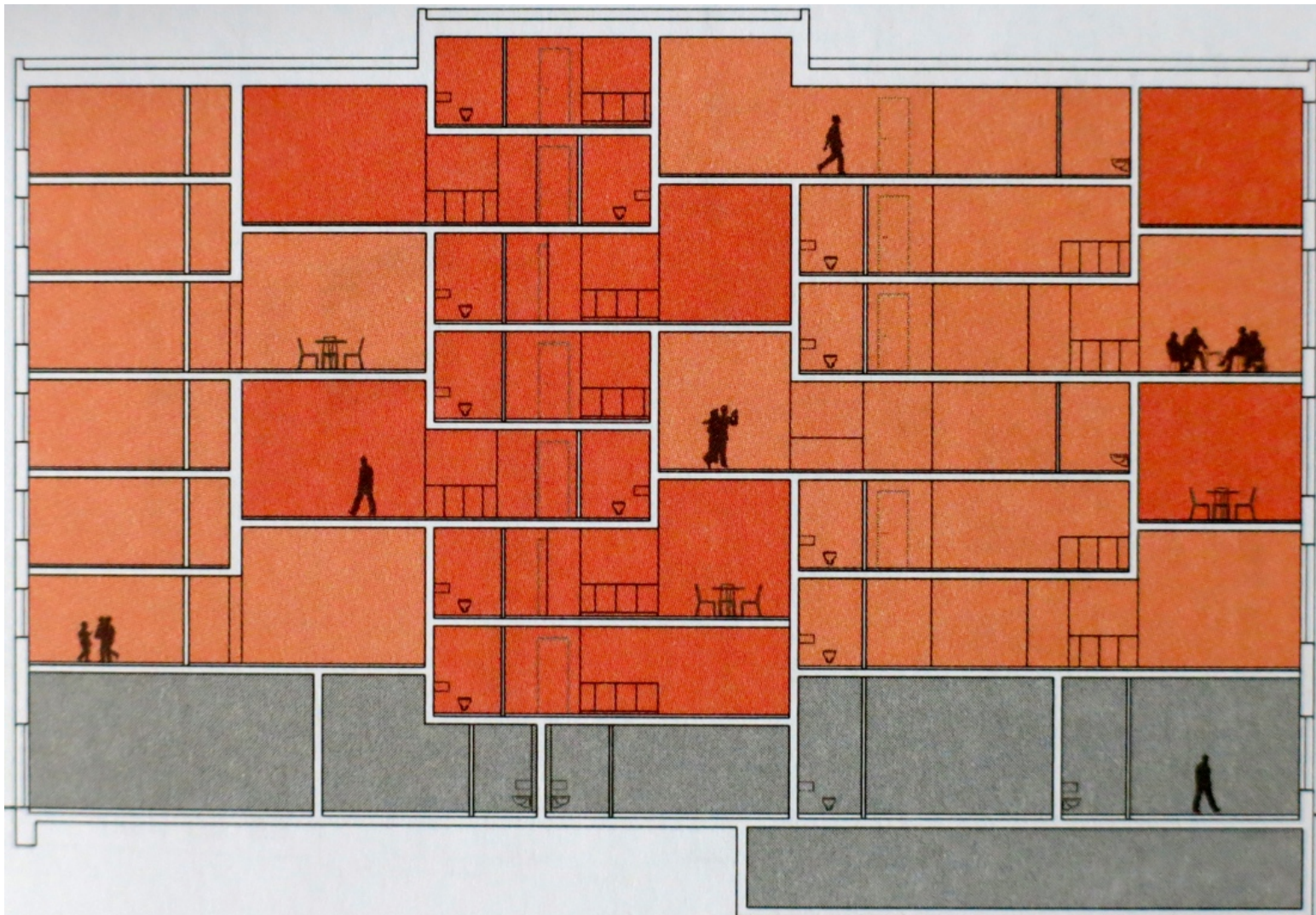
pool Architekten

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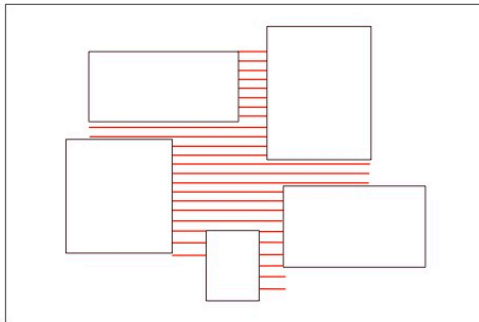


Müller Sigrist Architekten

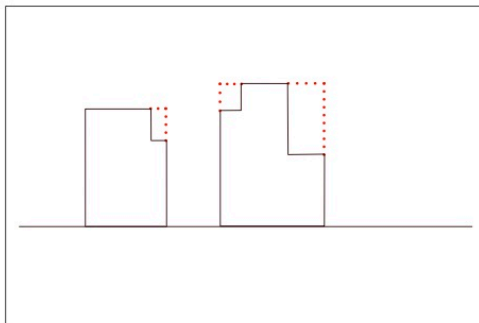
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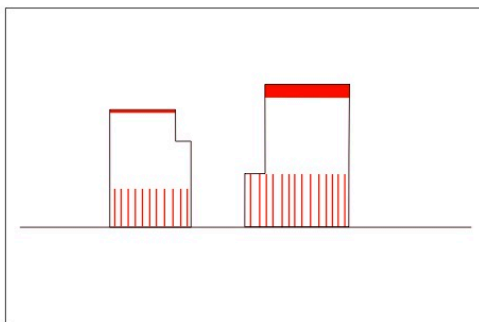
Set of regulations



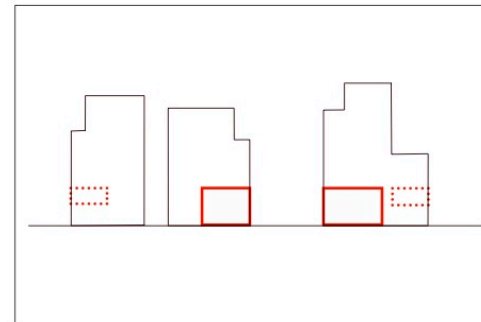
1.
Surface line
ground floor



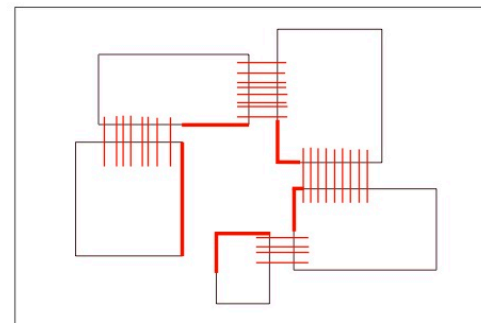
2.
Cutaway of
the volume



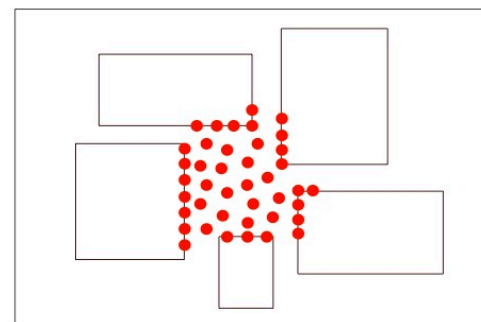
3.
Base-Shaft-
Roof



4.
Ground floor at
0m or elevated



5.
Entrances via
side street



6.
Accent towards
main square

2008-: Phase of dialogue

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2008-: Phase of dialogue



Standard:

- Generalassembly
- Management board
- Executive board
- Construction committee

Additional:

- Theme groups
- Echo chambers
- SummerPlayTown
- Art in Architecture
- Research projects

HES

KUNST

HAUS
& GARTEN

FREIZEIT
TEUER

TRANSPORTE

KÖRPER

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KONTAKTE

ER-
UNG

ELEKTRONIK

REISEN
& FERIEN

UNG
TIER

COMPUTER

LEBENS-
BERATUNG

KULTURE

LM, MUSIK
ktionen

GESUNDHEIT
& WOHLFÜHRUNG

SPRACHEN



2008-: Phase of dialogue



- Theme groups
 - Usage / social life
 - Ecology
 - Economy
 - Technology
- Echo chambers (13)
 - Concepts + themes
 - Feedback to jury
 - Housingtechnology
 - Vacant land seeks art
 - Ground floor/business
 - Voluntary work
 - Living neighbourhood
 - Neighbourhood currency
 - Landscaping ...

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2008-: Phase of dialogue

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- SummerPlayTown



- Art in architecture





2012 mehr als 1000
Bürgerinnen und Bürger
21. Februar 2012

Mehr Wohnen
Hunziker-Platz

> Quartiersplätze



2012 mehr als 1000
Bürgerinnen und Bürger
21. Februar 2012

Mehr Wohnen
Hunziker-Platz

> Hunziker-Platz - Alltagsnutzung



2012 mehr als 1000
Bürgerinnen und Bürger
21. Februar 2012

Mehr Wohnen
Hunziker-Platz

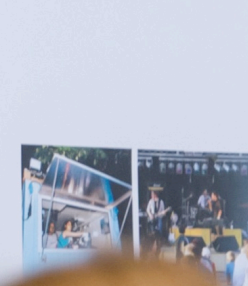
> Hunziker-Platz - Festnutzung



2012 mehr als 1000
Bürgerinnen und Bürger
21. Februar 2012

Mehr Wohnen
Hunziker-Platz

> Hunziker-Platz - Kino- und Konzernutzung



2012 mehr als 1000
Bürgerinnen und Bürger
21. Februar 2012

Mehr Wohnen
Hunziker-Platz

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> Bouleplatz



2012 mehr als 1000
Bürgerinnen und Bürger
21. Februar 2012

Mehr Wohnen
Hunziker-Platz

2012: Groundbreaking ceremony

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2013: Laying of the first stone

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2013

2013-04-24 CEST 12:30

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2014

2014-03-21 CET 14:00:00

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2015

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Ecology: 2000-Watt-Showcase-project



Sustainable mobility:

- 106 Parking spaces in underground, 60 for visitors
- Low-car housing (50 parking spaces for housing)
- Mobility station with car-sharing offers, e-bikes and trailers
- Good public transportation connections
- Attractive infrastructure, common spaces and accessible, carefully designed outdoor areas
- Good local supply possibilities
- Promotion of living and working nearby

Mobilitätsstation

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Ecology: 2000-Watt-Showcase-project

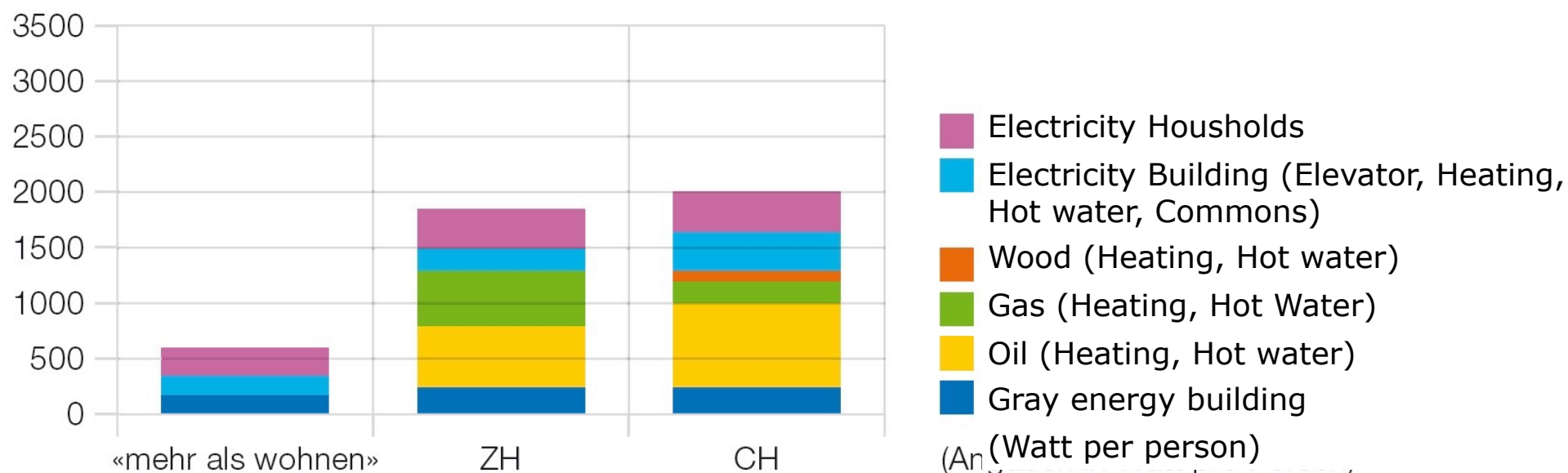


Energy use:

- Low energy standard (Minergie P ECO)
- Saving of gray energy
- Ecological and economical building materials: Einsteinmauerwerk, Dämmbeton, Holz
- Low-tech solutions in domestic appliances
Energy efficiency in operation
- Operation with renewable energy
(waste heat from the neighbouring data center)
- Photovoltaic 512 kWp approx. 45% for Housing,
~ 75% of production is self-consumption

Primary energy for housing

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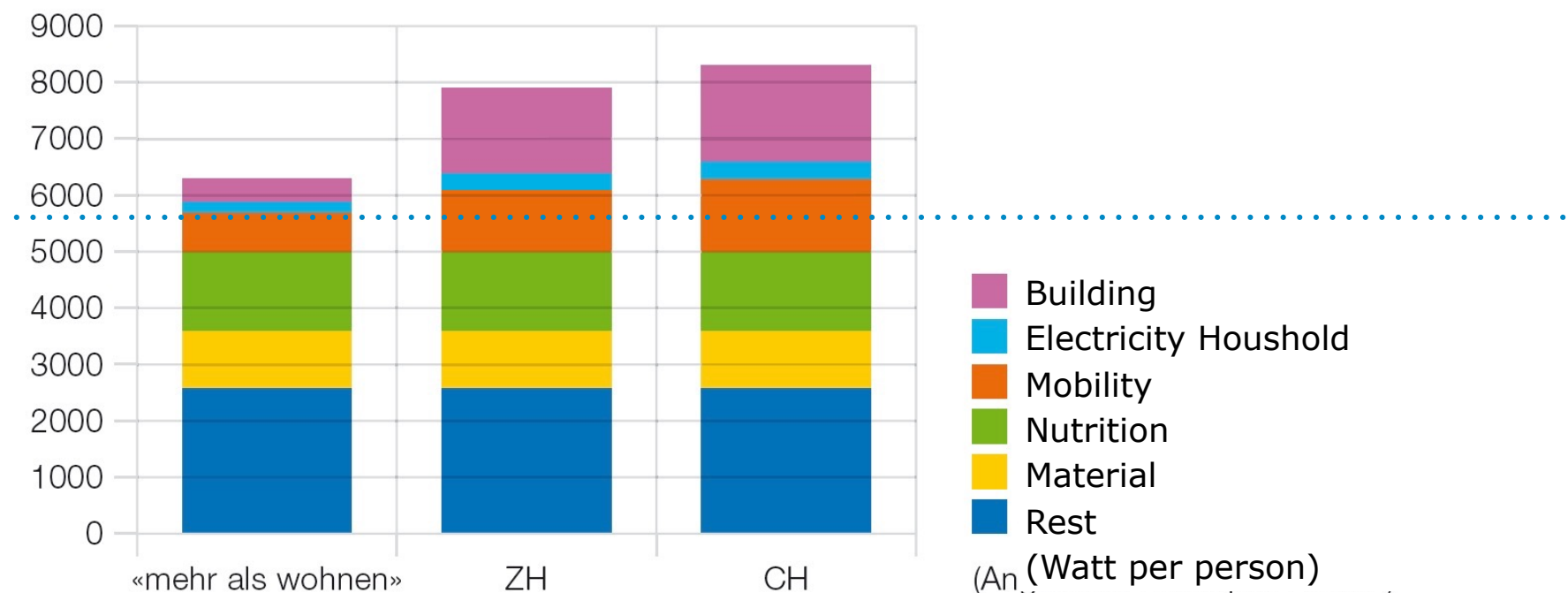
Impressive reduction

Source: Matthias Probst:

«mehr als wohnen und die 2000-Watt-Gesellschaft»,
WBG Zürich, 2015

Mobility, Nutrition, Consumption...

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Increasing relevance of other factors

Source: Matthias Probst:

«mehr als wohnen und die 2000-Watt-Gesellschaft»,
WBG Zürich, 2015

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Economy:

Conditions of land lease

- Architectural competition organized by city
- 1% housing for social department
- 1% space free of charge for the neighbourhood (nursery, crib, hoard, kindergarten...)
- 1% building for art in architecture
- Low energy standard (Minergie-P-Eco)
Operation of a composting plant.
- Regulations of occupancy
- subsidized apartments
- Fallback compensation:
after 60 years, 40% of total investment
- Value of land: 15 - 20% of investment

Economy:

Cost rent, share capital

Rent CHF 215/m² and year (+/-10%)

4.5-room apartment à 100 m² = € 1'650/month

Subsidized = € 1'370/month

+10% heating, hot water, staircleaning ...

Capital CHF 250/m² rented surface

4.5-room apartment à 100 m² = € 23'000

Interest bearing (1%) and reimbursed.

Partially financed form pension fund.

Payment in installments possible.

Economy: Fund of solidarity and cooperative



- Contribution 10 – 30 CHF/person + month according to income
Total ~CHF 150'000, ~€ 135'000/year
- Budget committee for the commons
 - Cultural and community events
 - Furnishing and equipment of the commons
 - Supporting art on the Hunziker site
 - Promoting ecological behaviour or saving resources and ecological projects
 - Recognition and appreciation of voluntary work.
- Budget management board:
 - Projects for the cooperative movement
 - Fund of solidarity of Swiss housing cooperatives
 - Cultural and community events in the district

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Social Sustainability



- Identity-creating, community-promoting architecture
13 unique houses in an urban concept
- Lively ground floor areas for neighbourhood:
attractive and generous community surfaces.
- Services, good infrastructure: restaurant, food, day care,
kindergarten, culture, business,
- Guidelines for renting: social and demographic intermixing
- 20% apartments subsidized by city and state
for households with limited income
- Promotion of participation through the management
- Neighbourhood assistance
- Inclusion of disadvantaged in the housing market
(institutions: ZüriWerk, ZKJ, Woko, AOZ, Domicil)

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Participation



Cooperative provides financial, human and spatial Resources:

- Fund of solidarity and cooperative
- Commons
- Committee for the commons
- Guided participation processes
- Head of participation

Participation

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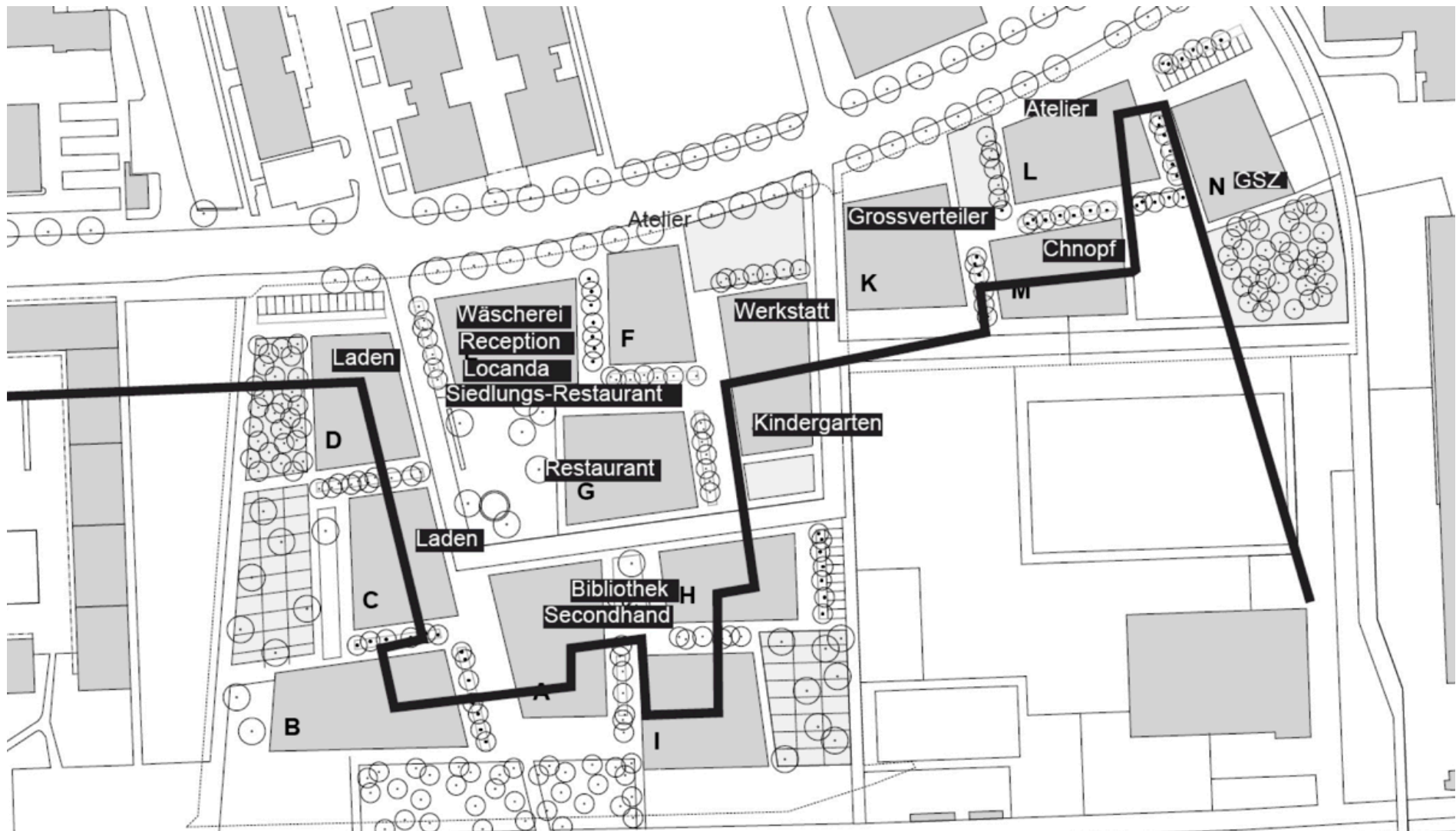


Committee of the commons

- Promotes activities in culture, community, art and ecology.
- Funds from the fund of solidarity and cooperative for neighbourhood groups
- Coordinating use of the commons (spaces):
 - Open activities of neighbourhood groups (free)
 - Private activities of inhabitants (internal tariffs, fee)
 - Activities of external (external tariffs, fee)

Businesses and commons

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Commons



Room with kitchen (2x)
Large meeting room
Small meeting room
Gallery

Depot for food
CoWorking space
Indoor playground
Mobility station
Music rooms

Room of silence
Sauna
Informal meeting point
Workshop

Exhibitionroom

Total 1.5% usable area

Commons: Meeting Point

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Neighbourhood groups:

- Action-Painting
- Baby- & children-meeting
- Dancing, Yoga...
- Library
- Cafe International
- Cinedo (Cinema)
- Co-Working-Space
- Community garden
- Hunzikerfestival
- Biodiversity
- Food Supply
- Painting
- More than vegetable
(solidarity agriculture)
- More than „Chuchichäschtli“
(German for foreign speakers)
- More than workshop
(wood, fabric, metal...)
- QG Landscaping
- QG Youth
- QG Music
- QG Adventure playground
- QG Recycling
- Currency
- Room of silence
- Sauna
- QG Sports
- Exchange hall
- Meeting point
- U9
- ...

marktplatz

quartiergruppen

agenda

suchen

+ Neue Gruppe erstellen

Cafétreff



Treffpunkt Allmendraum
Genossenschaftsstrasse 13 Jeden
Mittwoch von 16 – 20 Uhr Geniessen,
Zus... ..weiterlesen ...

+ Nachricht schreiben

meh als Gmües



Die Quartiergruppe und Genossenschaft
meh als gmües möchte das
Hunzikerareal mit frischem und lokale... ..
weiterlesen ...

+ Nachricht schreiben

Mehr als Werkstatt – MeWe



Wir wollen eine Werkstatt aufbauen, in
welcher man mit Holz und Metall werken,
nähen, sein Velo repa... ..weiterlesen ...

+ Nachricht schreiben

Bibliothek



Die Quartiergruppe Bibliothek plant eine
Hol-Bring-Bibliothek auf dem Hunziker
Areal und will Lesung... ..weiterlesen ...

+ Nachricht schreiben

Quartierwährung



Raum der Stille



Cinedo - Quartierkino im Hunziker Areal



Bewegungs-Spielereien



feedback & fragen

Businesses:

Bagel Boys
Restaurant Riedbach
Restaurant Ayverdi
Cultural salon
Guesthouse hunziker
Administration
Editorial Office
Publishing company
Sound studios
Web designer
Photo studio

Kindergarten
Nursery
Hairdresser
Secondhand clothes
Cosmetic salon
Yoga and dance
Violin maker
Hedgehog-center
Psychologist
Relocation specialist
...

Sound studio «echo-chamber»

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Reception: hub of information and services

- Guesthouse
- Administration
housing cooperative more than housing
- Inquiries rent / maintenance / community
- Reservation of commons and music rooms
- Mobility station
- Sauna, laundry service, postal service
- Guided tours
- Exhibition / documentation

RECEPTION

OFFEN — OPEN

MO — FR 7.30 — 19.00 h

SA 9.00 — 12.00 h

SO GESCHLOSSEN — CLOSED

Guided participation processes

The Hunziker site should remain a changing place, which is developing together with its inhabitants:

- Creation of a framework and preconditions for the self-organization of groups
- Networking in the district
- Participatory landscaping
- Promote dialogue between different stakeholders
- Partizipation for children

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Research projects



- Satisfaction of inhabitants
- Neighbourhoods in cooperatives
- Attractive groundfloors
- Urban gardening
- Cost of elements + constructions
- Showcase-project 2000-Watt-site
- Sustainable every day life
- Sustainable urban life styles
- Hot water consumption

Documentation

Federal Office for Housing

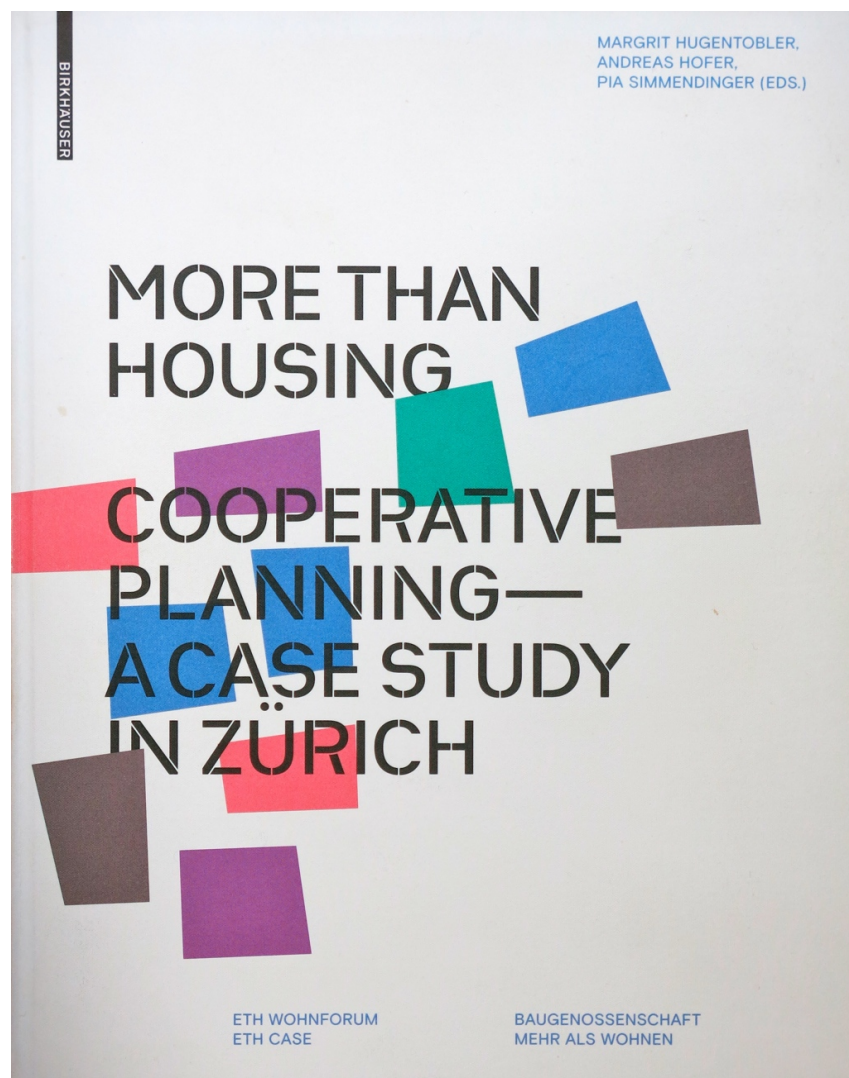
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Development- and implementationprocess



Publication (d/e)

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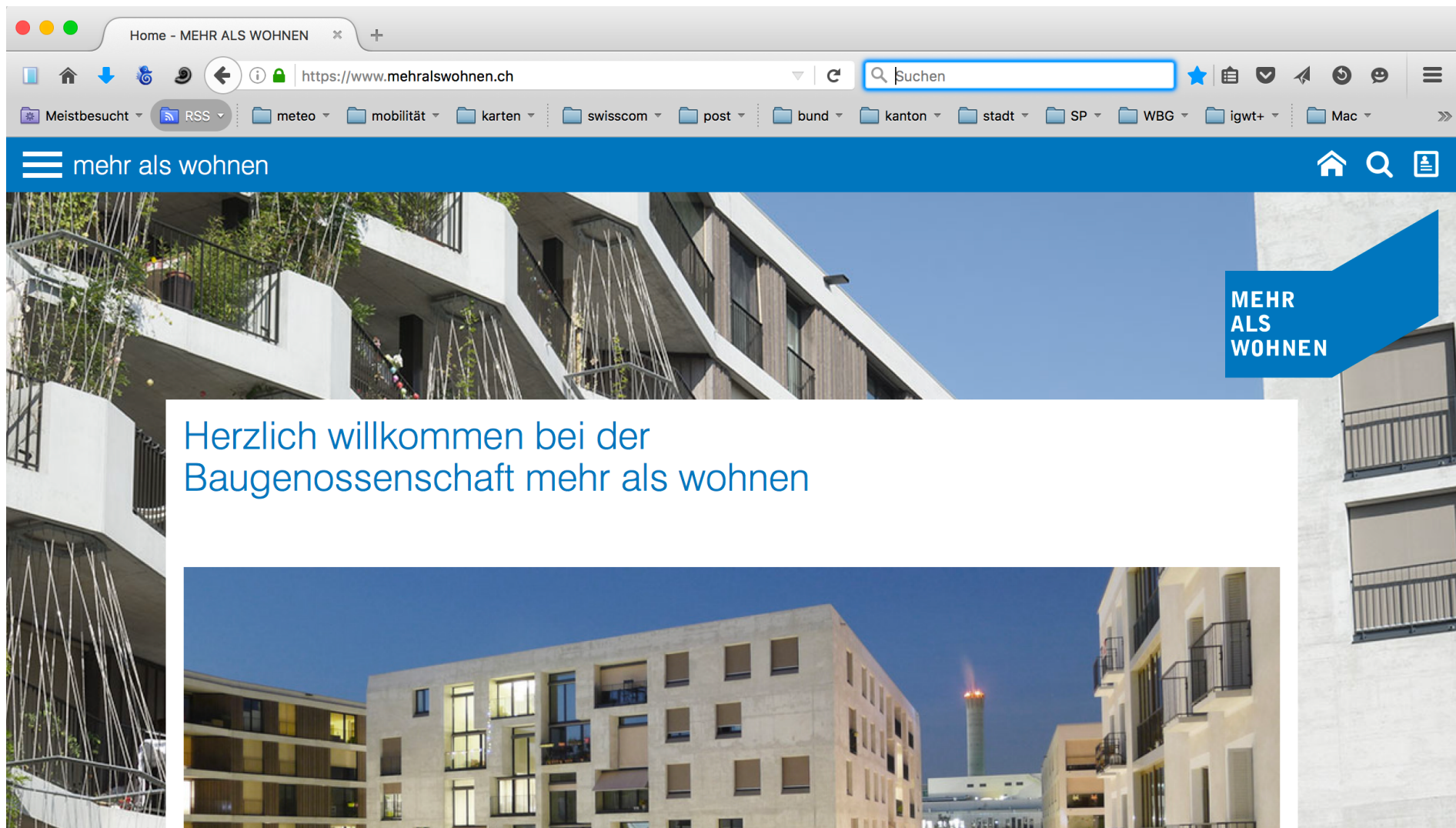
More than housing
Cooperative Planning –
A case study in Zurich.

Margrit Hugentobler,
Andreas Hofer und
Pia Simmendinger

Birkhäuser Verlag, 2015

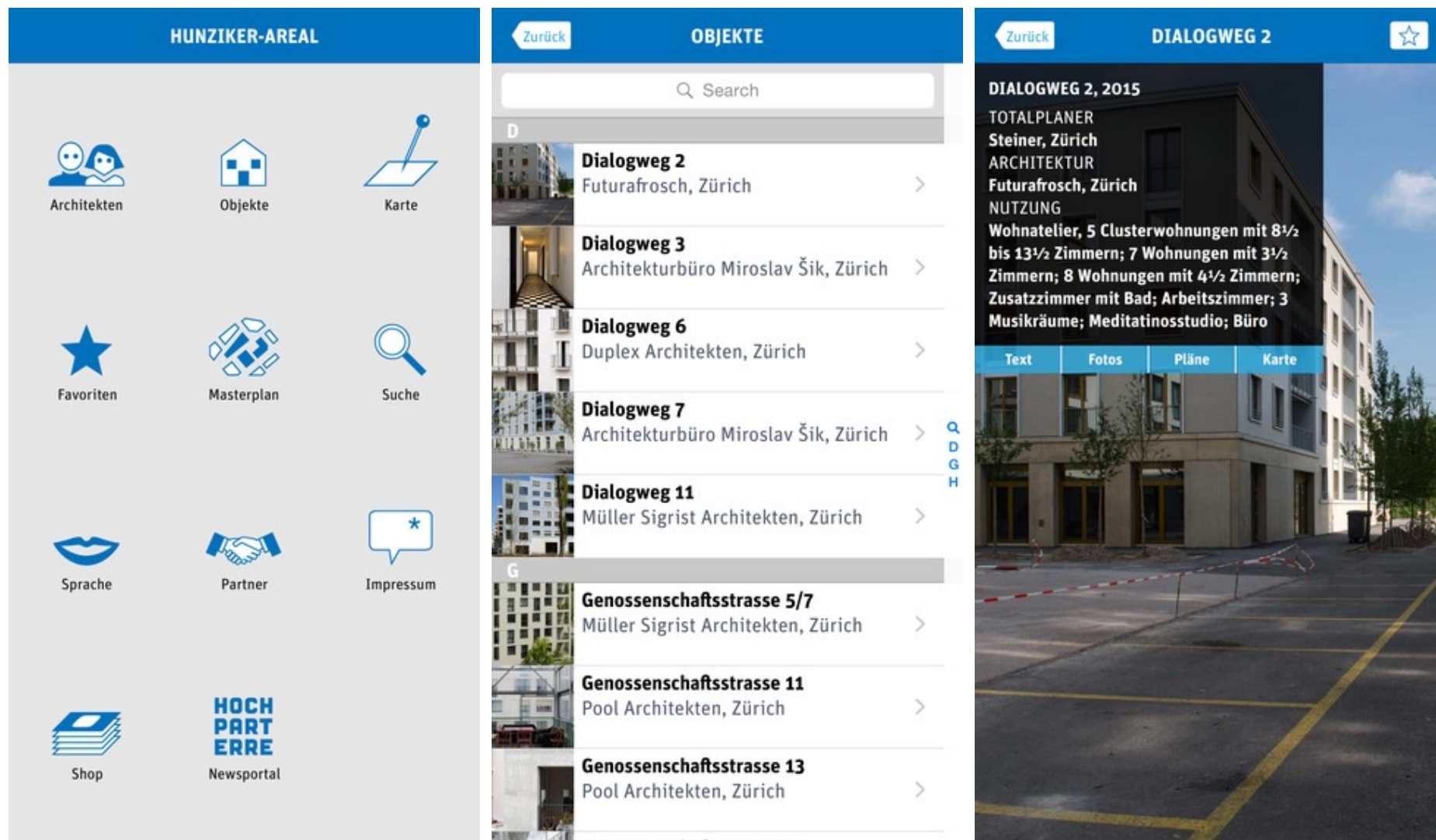
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Hunziker-Areal, iPhoneApp (d/e)

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Exhibition, Guided tours

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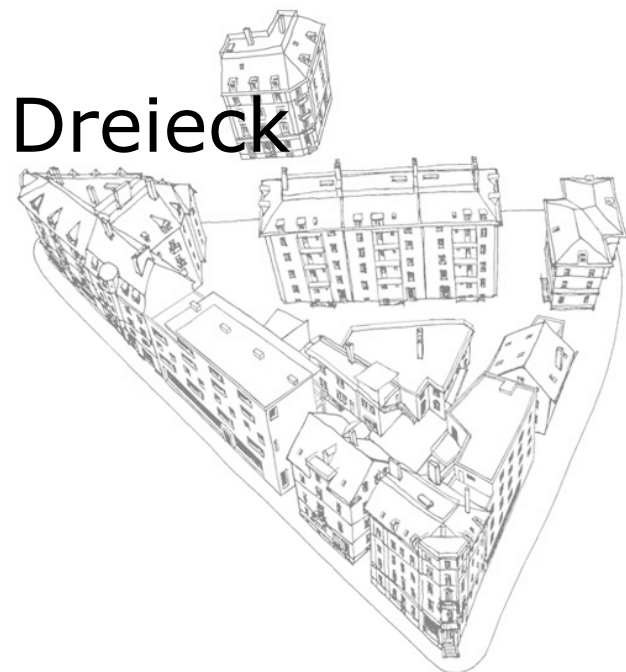
Guesthouse hunziker

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We are not the only ones!

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Karthago



Kraftwerk



Sihlbogen



Kalkbreite



Gleis 70



More than housing...

A joint venture for the future of housing

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Thank you very much for your interest!



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Photos: Baugenossenschaft mehr als wohnen, Ueli Keller, Ursula Meisser, Rahel Erny, zhaw, Karin Gauch, Fabien Schwartz, Niklaus Spoerri, Müller Sigrist Architekten, Michael Egloff, Lucas Ziegler, Walter Mair

Visuals: Karin Gauch und Fabien Schwartz

