

## Lokstadt



### SHORT DESCRIPTION

A modern, urban and sustainable new district with fascinating industrial history in the heart of Winterthur

### THE PROJECT

**The development of Lokstadt will see a former industrial site being transformed into a sustainable, diverse and urban district in the heart of Winterthur. This district extends from Zürcherstrasse to the Lagerplatz site.**

In Lokstadt, Implenia is going to work in close collaboration with the City of Winterthur in the coming years to develop a mixed district with around 750 apartments in which more than 1,500 people will find a new home in the centre of town. A great variety of other uses for offices and services, ranging from planned use as a hotel to public uses will contribute to the liveliness of the future Lokstadt. The heart of the new district will be formed by a new city square in the middle of the site, which will act as a central hub. Historic industrial architecture and modern buildings form an exciting unit in the context of town planning.

Lokstadt will be developed in line with the requirements of the 2000-Watt Society model and based on the SIA path towards energy efficiency. The state-of-the-art design and building services, ecological energy supply and

environmentally friendly traffic concept will ensure that this ambitious objective is met. Furthermore, 30% of the living space is reserved for not-for-profit accommodation or low-cost residential accommodation for young people in education or training.

The site development is divided into several sites, some of which include existing halls which are protected monuments and a valuable part of the area's industrial history:

- Site 1 (Bigboy and Tender, Draisine): Two high-rise buildings (50 m, 35 m) with apartments, a protected hall (1007) for homes and innovative workspaces
- Site 2 (Elefant): Predominantly new construction with a protected façade on Zürcherstrasse to be used for services
- Site 3 (Krokodil): A new construction in the form of a block-edge structure with a 2,000 m<sup>2</sup> courtyard comprising a wide variety of living arrangements, from not-for-profit accommodation to condominiums
- Site 4a (Habersack and Rapide): Protected halls 1012 and 1013 with a hotel, catering spaces, a market hall, sports and health facilities, etc.
- Site 4b (Rocket and Tigerli): A high-rise building (100 m) with rented and freehold apartments and a podium building for residential use and special living arrangements (e.g. student and micro-living)
- Site 5a: Lokhaus building serving as an information centre and events venue
- Sites 5b/c: Townhouses for private investors with partially preserved existing façades for living and working

Over 20,000 m<sup>2</sup> of public open spaces have also been planned and created to be handed over to the City after completion to serve as pedestrian zones, as seen in Winterthur's old town.

[www.lokstadt.ch](http://www.lokstadt.ch)

## FACTS

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<b>Location</b>	Winterthur, Switzerland
<b>Status</b>	Under construction
<b>Construction volume (value of our services)</b>	650 M CHF
<b>Start of construction</b>	January 2016
<b>Architect</b>	Diverse
<b>Plot size</b>	122800 m <sup>2</sup>

## SUSTAINABILITY

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2000 Watt Areal  
**MINERGIE®** Minergie-Standard

## SERVICES

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- Real Estate
- New constructions
- Real Estate Development
- Site & project development
- Timber construction
- Construction logistics
- Building technology planning



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<https://implenia.com/en/references/detail/ref/lokstadt/>

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