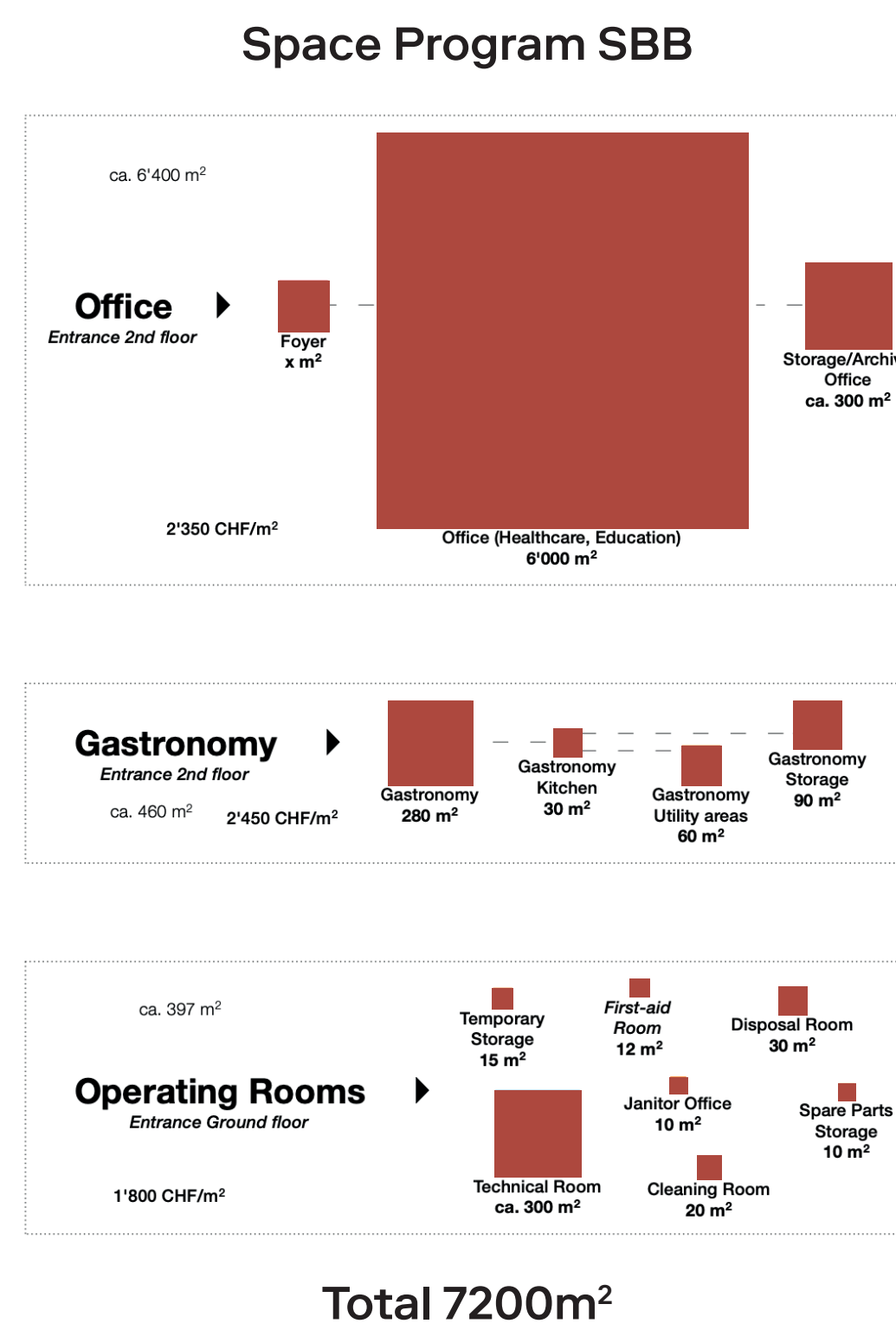


SPHO

HIC resized in Oerlikon

The starting point was an ongoing competition organised by SBB Immobilien to construct an office building on an unused piece of land at Regensbergbrücke in Oerlikon. The research showed that over 90000m² of office space is vacant, alone in District 11. This showed that another use had to be found for the building. SBB's 2037 property strategy shows, among other things, an interest in university buildings. At almost the same time, ETH decided to revise the planned HIC building for the student project house due to a significant budget overrun. The idea is to bring the Student Project House to Oerlikon on the SBB site, with the aim of achieving a cost-effective design by redimensioning it to the essential parts of the programme and through economic considerations.

SBB Competition Regensbergbrücke



The starting point was the ongoing competition of SBB Immobilien for an office building at Regensbergbrücke. The currently vacant plot is located directly next to Oerlikon railway station. The long and narrow plot is bordered on the one hand by a road line and a line of interest on the side of the SBB. The space programme plans a floor space of around 7200m².

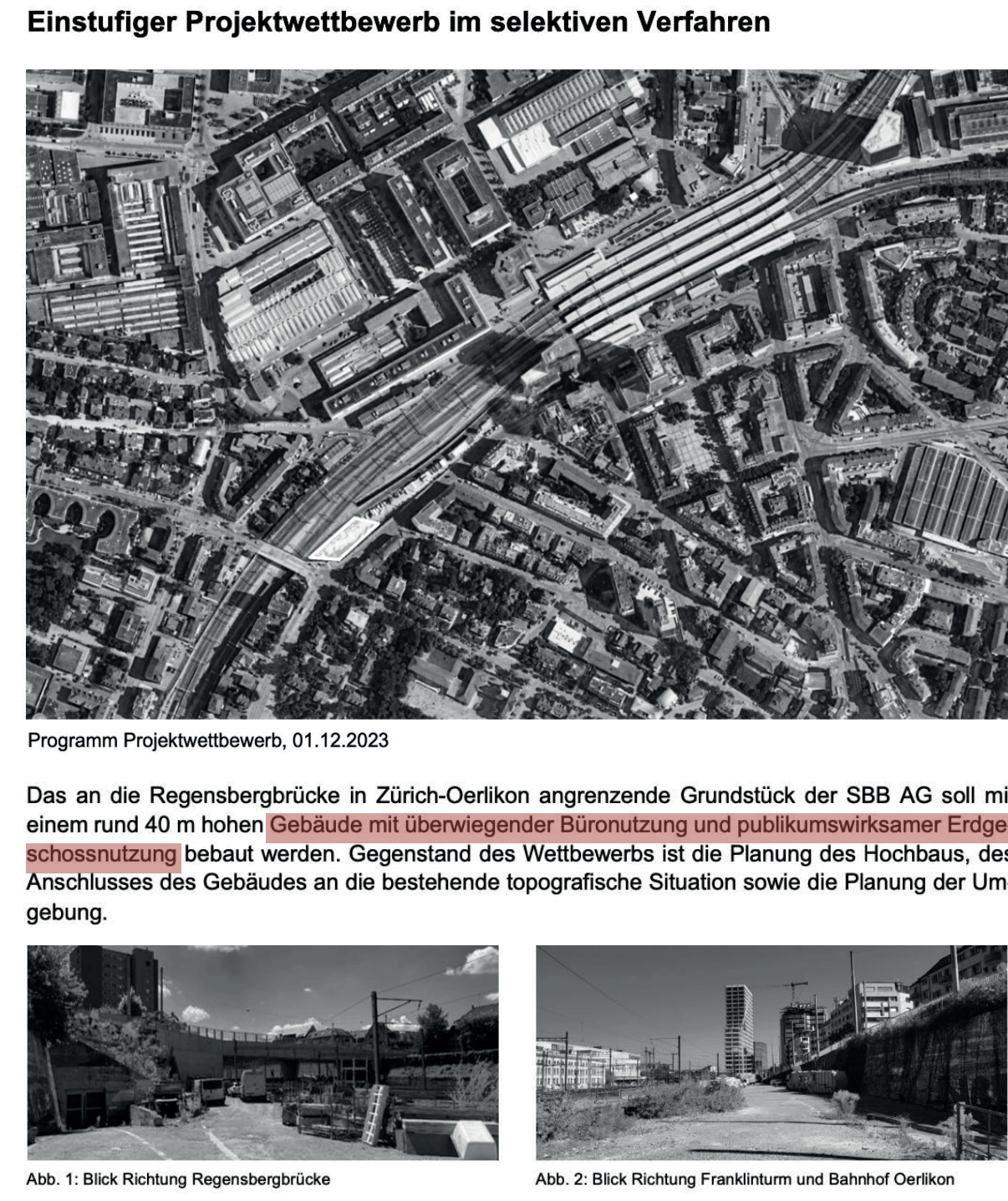
ETH Competition Neubau HIC



In 2019, a competition was organised for a new ETH building on the Höggerberg. The competition was characterised by a relatively small plot of land, which required a large overhang over the road to accommodate the room programme. In addition to the Student Project House, which is currently located in the HPZ building, should be the main user in the new building. Furthermore, the idea was to bundle the offices of VSETH and SOSETH in one central location. The last use was the workplaces of the ETH spin-offs. If you compare the space requirements of the two competitions, they are almost identical in size.

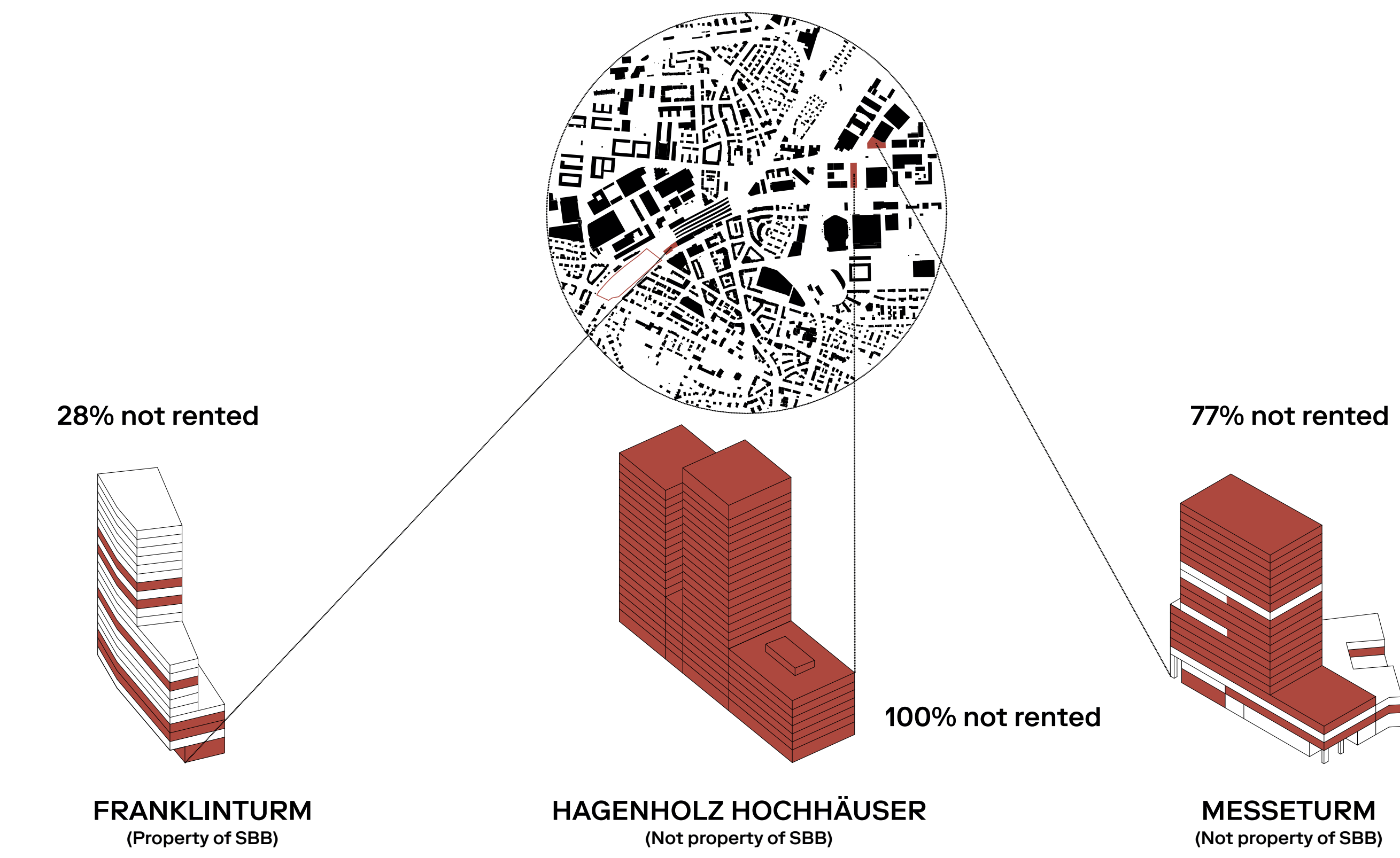


SBB Immobilien: Zürich Oerlikon Regensbergbrücke



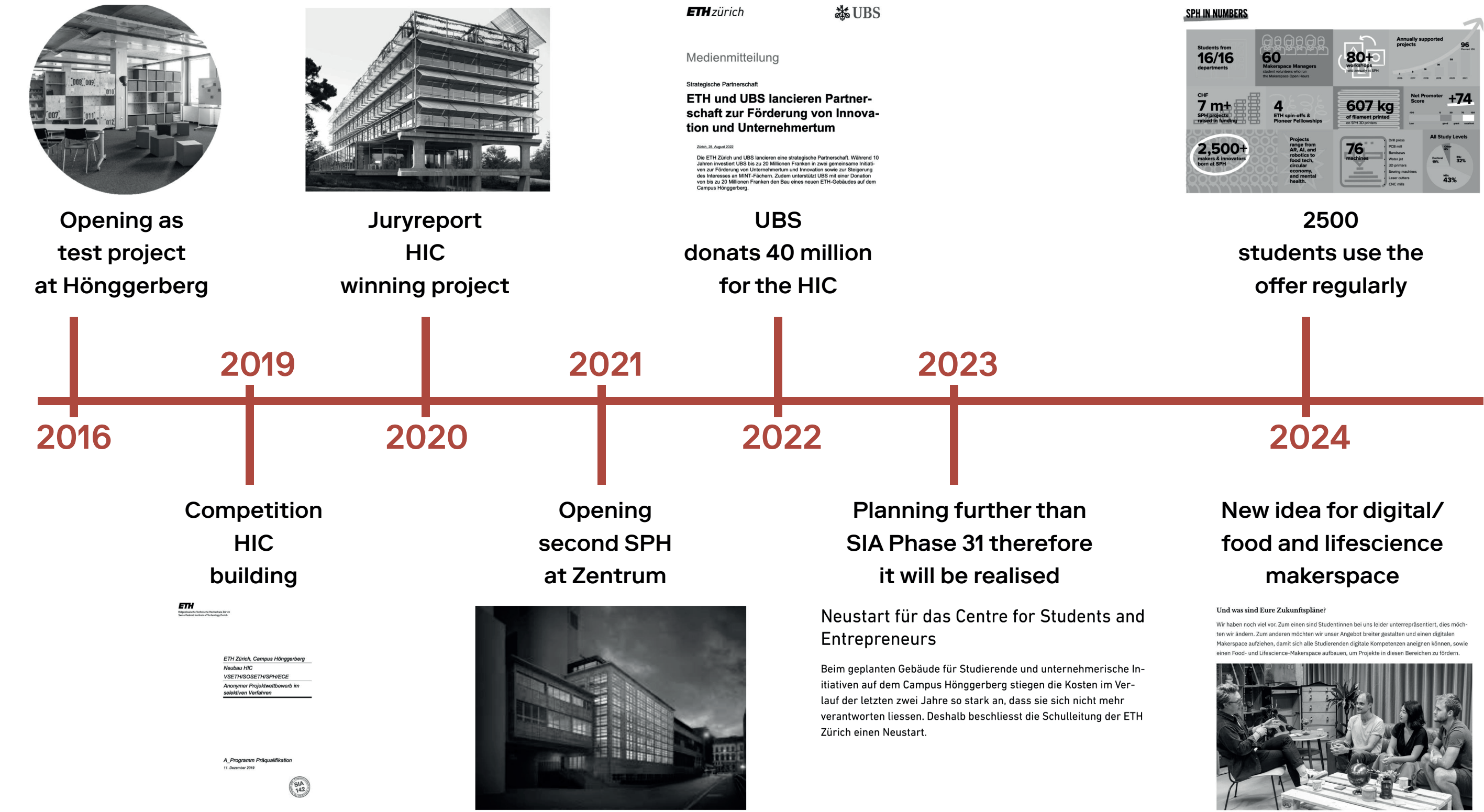
The end of office spaces? - three examples

Since the Franklinterum opened a year ago, the investment property is still struggling with a high vacancy rate. Nevertheless, this is not an isolated case. There are more than 90000m² of vacant office space in the whole District 11. Employees did not return to their offices after the pandemic. Despite this fact, SBB is already planning its next office building. The research showed that a different use had to be found for the given task.



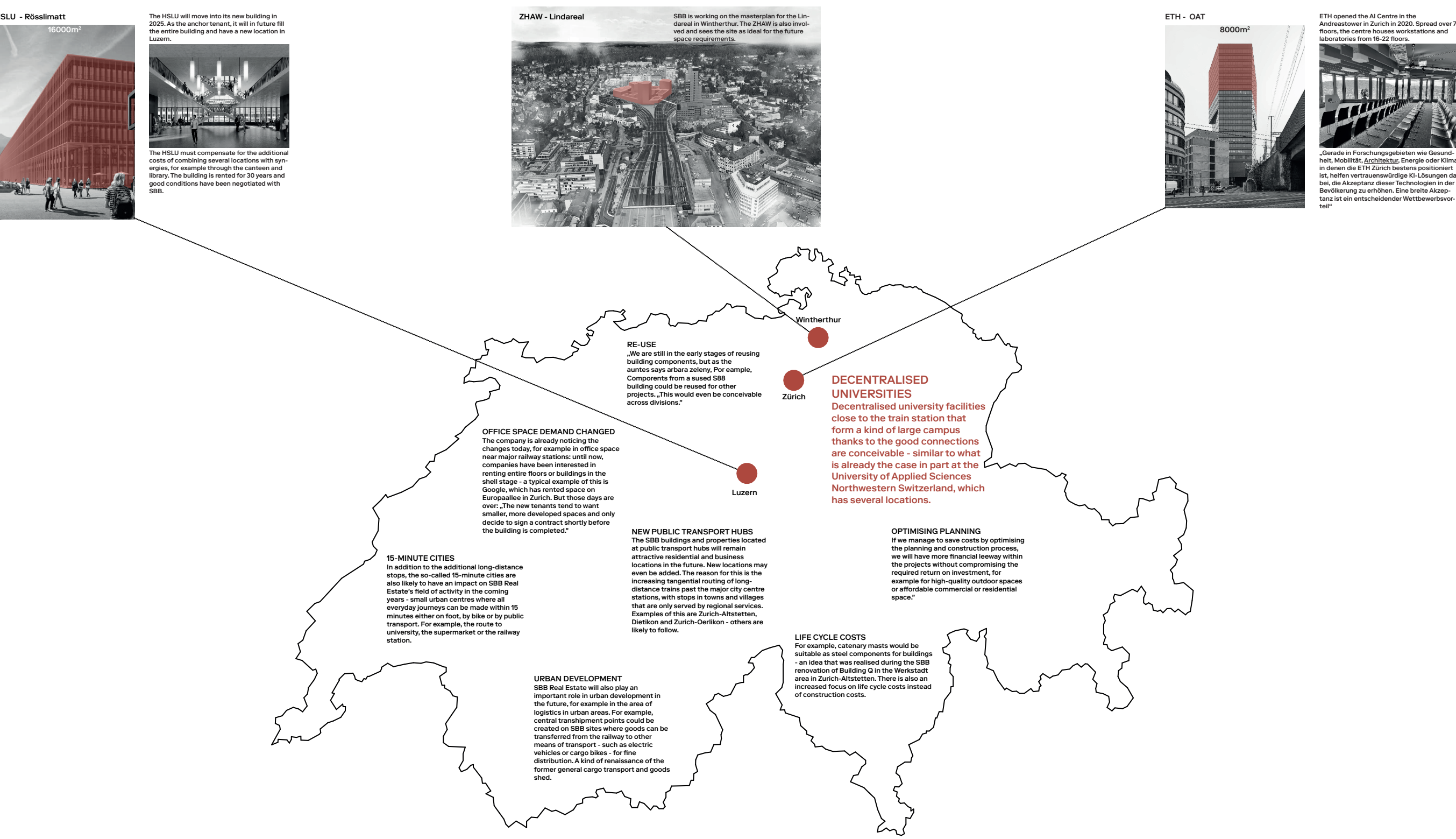
SPH as success vs. HIC as failure - the story

The SPH was launched as a test project in 2016 and has developed into a success story. Today, over 2500 students from all departments use the programme. Due to high demand, a second SPH was opened in the Höggerberg, but the HIC building failed. The costs were too high and because the plans had already reached SIA phase 31, a revision of the project was initiated. This situation was taken as a starting point for the design.



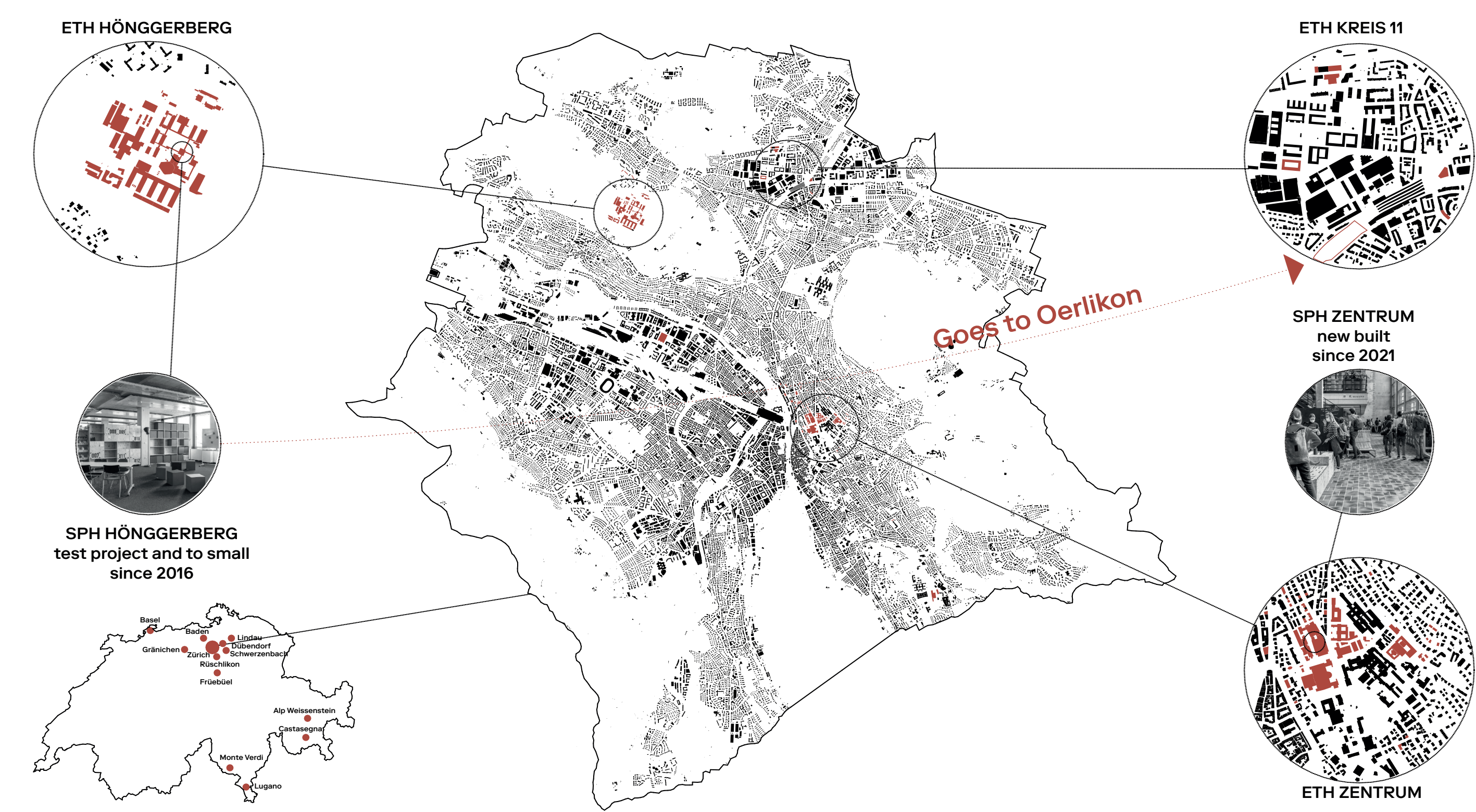
SBB an the universities at central locations

SBB has developed a paper for the 2037 planning strategy, which contains a wide range of points relating to usage, sustainability and social issues. One of these points is the interest in supporting university buildings in the immediate neighbourhood of the railway station. A building is currently under construction for the HSLU and a site development is in progress in Winterthur together with the ZHAW. ETH is also already a tenant of SBB with the AI Centre in the Andreastower.

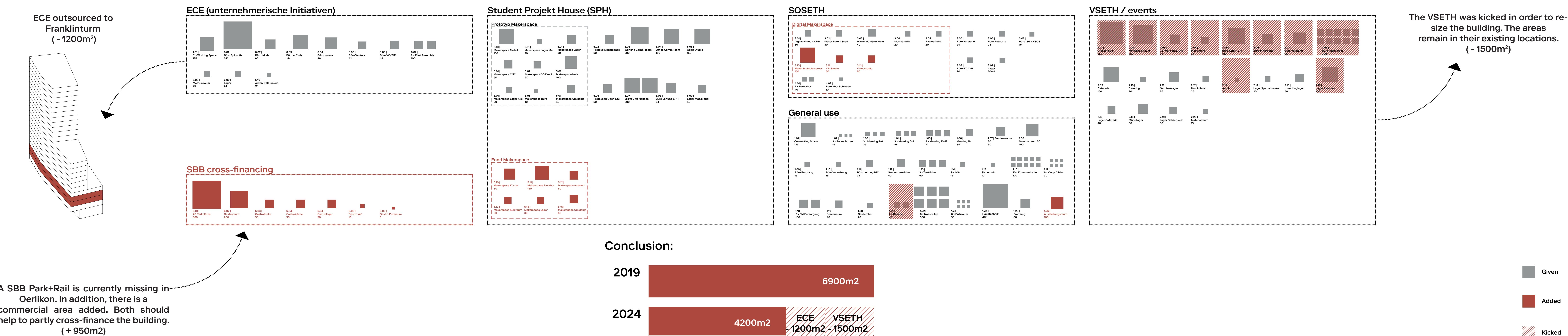


SPH goes to Oerlikon - ETH real estate

In addition to the Höggerberg Campus and Centre, ETH has many other smaller locations in the city of Zurich and in Switzerland. Around 25% of all ETH buildings are not located on a campus. Over the past few years, the Oerlikon site, for example, has developed into an important location. Thanks to its central location, Oerlikon is not only of interest for students but also for the private sector, which is in close contact with the spin-offs and has also declared its interest in the SPH. This is why the idea of moving the SPH to Oerlikon came up, because the Höggerberg site was only intended as a test project and is now too small.



The concept combines the SBB competition with the required use of the ETH to the new SPHO.



A SBB Park+Rail is currently missing in Oerlikon. In addition, there is a commercial area added. Both should help to partly cross-finance the building. (+950m²)