

GLEIS 1 TOWER : A Strategic Project at the Heart of Oerlikon

Context and Strategic Position

The Gleis 1 Tower rises at the heart of Oerlikon station, on a strategic location identified by a feasibility study in 2012. Currently abandoned for a less central plot, Regensbrücke, this new site now offers a central location with direct access to platform 1 of the station, ensuring exceptional connectivity. With a construction limit of 80 meters, this location perfectly aligns with the context of surrounding highrise buildings and the SBB's strategy to develop "15-minute cities," where the main attractions of the region are accessible within 15 minutes.

A Highly Connected Location

Thanks to its central position, the Gleis 1 Tower is ideally located to offer quick access to downtown Zurich and the airport, both less than 10 minutes by train. This proximity allows for the development of commercial spaces and cafes on the lower floors, where SBB makes the most profit due to the constant flow of passengers at the station. This traffic ensures a continuous customer base, allowing SBB to tax businesses based on their turnover. On the upper floors, up to the noise pollution limit, flexible offices are planned, offering modern and well-connected workspaces.

From Regensbergbrücke to Gleis 1

Currently, Gleis 1 hosts a railway signal box, which will be demolished and rebuilt at the Regensbergbrücke 2024 competition site it will also include a hundred parking spaces, aimed at relieving congestion on the main street in front of the station. The current parcel, with a construction limit set at 40 meters, cannot accommodate housing due to railway noise pollution. Additionally, it does not integrate well into the surrounding context, mainly consisting of low-rise residential areas.

An Urban Expansion Hub

Oerlikon is booming, with numerous high-rise buildings under construction and an abundance of jobs. The Gleis 1 Tower fits into this dynamic, contributing to the urban and economic expansion of the area.

