

Architectural competition paves the way for homes and workplaces at the Feldmühle site in Rorschach

Rorschach, 22 February 2019 – Property developer Steiner AG and the Steiner Investment Foundation are planning a lively urban district with mixed residential and business use on the Feldmühle site, formerly home to the world’s largest embroidery factory. Seven project proposals were submitted to an architectural design competition. The striking feature of the winning project is the natural evolution of a new urban area that combines existing and new buildings with open spaces.

Steiner Investment Foundation has owned the Feldmühle site since July 2017 through Swiss Development Residential. In collaboration with the municipality of Rorschach, a concept for the site has been developed on the basis of the “Seestadt Rorschach” lakeside urban development programme. The aim is to ensure both the quality and the economic viability of the project. Ralf Labrenz, CEO of Steiner Investment Foundation, explains: “For our foundation and the associated pension schemes, the development of the Feldmühle site is one of the most significant and innovative lighthouse projects in our portfolio. We are looking forward to the enrichment that this central development will provide as an attractive residential area and meeting place for the people of Rorschach.”

The outcome of the architectural competition was presented to interested members of the public at yesterday’s “Stadtapéro” gathering, which took place at the Feldmühle site. “This site is very important for our town so special care has to be taken when planning its development. The outcome of the competition paves the way for another high-quality development in Rorschach,” said the town’s mayor, Thomas Müller. He was also pleased that the event attracted around 200 people to the site, which has been disused since 2015.

More homes and businesses in a top location

The jury for the architectural competition recommends pursuing the project submitted by the Baumberger & Stegmeier firm of architects from Zurich. “The defining features of this project are the individual characteristics of the various buildings and the wide range of potential uses,” says Beat Käser, project manager at Steiner AG. Green outdoor areas will be superimposed on the industrial arrangement of the structures, linking the buildings and the courtyards between them. Commercial and public use of the ground floor areas will bring life to the area, with paths and stairways running across the site. Some buildings of historical value that give the site its identity will be preserved and given context by new structures. The original character of this former industrial site will therefore remain tangible, underscored by urban developments of comparable stature. The plan is that about 40 percent of the apartments will be owner-occupied and 40 percent rented. Around a fifth of the space is earmarked for commercial use, so the area will offer a mixture of homes and workplaces.

Combining living and working

Rezoning is necessary to allow the construction of housing on the Feldmühle site in the future. The project presented by Baumberger & Stegmeier will be used as the basis for the rezoning and for the future development of the area. A development plan will safeguard the architectural quality of the competition. This will set out binding specifications for the dimensions of buildings, their use, architecture, site development and landscaping. Provided everything goes smoothly, the project should be completed in 2025.

Ongoing documentation of the project will be available at www.feldmühle.ch.

Investors, developers and architects

Steiner Investment Foundation, which was established in 2016, is a regulated investment foundation governed by Swiss law. The purpose of the independent, self-managed foundation is to provide asset management of innovative and sustainable investment solutions exclusively for Swiss occupational pension schemes. 50 occupational pension schemes across Switzerland already place their trust in the foundation.

Steiner AG is one of the leading project developers and total/general contractors (TC/GC) in Switzerland. Established in 1915, the company has constructed more than 1,200 residential projects, 540 commercial properties, 45 hotels and 150 infrastructure facilities such as universities, schools, hospitals, prisons and retirement homes. Steiner AG has its headquarters in Zurich and is represented by branches in Basel, Berne, Geneva, Tolochenaz and Lucerne. You can find further information at www.steiner.ch

Baumberger & Stegmeier Architekten is a firm of architects founded in Zurich in 2004 by Karin Stegmeier and Peter Baumberger. Its activities range from urban planning to the designing and implementing construction projects, especially schools and residential buildings. Based on successful joint projects, the firm has cooperated with Edelaar Mosayebi Inderbitzin Architekten since 2011. Karin Stegmeier and Peter Baumberger became members of the Federation of Swiss Architects (FSA) in 2013.

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