



## District development plan Eyschachen

# Special building regulations (SBR)

### Assessment

Assessed by the property owners on

For the properties  
Property numbers 1119, 1125, 1305,  
1306  
Canton of Uri:

.....

For the property GS No. 1121  
Armasuisse:

.....

For the property GS No. 1  
SBB:

.....

For the property GS No. 1122  
Merck & Cie:

.....

### Decree

Decreed by the municipal council on

Name of the municipal council

The president:

The municipal clerk:

.....

### Approval

By the governing board on

For the governing board:

RRB no.

.....

## 1. General provisions

### 1.1 Purpose

The Eyschachen district development plan (DDP) establishes the prerequisite under planning law for the economically viable restructuring of the Eyschachen district. In particular:

- the development of the area – where said development is viable in terms of urban planning – for high-quality use for industry and commerce as well as services, which constitute part of the development focus in Urner Talboden,
- the development of the area is structured into suitable building sites and the basic urban structure is fixed through the stipulation of building parameters,
- the area's transport connections as well as internal development including parking have been provided for and its organization to ensure light traffic conditions has been ensured,
- attractive green space and road areas are ensured.

### 1.2 Constituents

The DDP consists of the present Special Building Regulations (SBR), the appendix with the guidelines and the site plan with a scale of 1:500.

### 1.3 Guidelines

Unless otherwise provided for in the following provisions, the following plan specifications cited in the appendix shall serve as guidelines for building in accordance with the special building provisions:

- Guidelines for the development of structures
- Guidelines for usage
- Guidelines for development
- Guidelines for free space
- Guidelines for plots and property
- Guidelines for the reference project

### 1.4 Divergences from the guidelines

Subject to SBR of the Eyschachen DDP and overriding law, the guidelines may be diverged from, for important reasons, providing an at least equivalent solution is achieved. Financial considerations alone shall not constitute a sufficient reason for such divergences.

1.5  
Protected buildings

The protected buildings specially designated on the site plan must be preserved in terms of their building fabric. Modifications may only be performed in cooperation with the preservation of historical monuments. The instructions in a protective order or in a protection contract shall have precedence over the provisions of these special building regulations. The use of these buildings is subject to protective objectives.

1.6  
Flat storage facilities

The existing flat storage facilities in the construction areas 8, 9 and 10 may only be demolished if the construction of a new building that conforms with the district development plan has been legally secured.

1.7  
Supplementary law

Unless otherwise provided for by the district development plan (1:500 site plan and special building regulations), the provisions of the respectively valid Bau- und Zonenordnung (BZO/Building and Zoning Ordinance) of the municipality of Altdorf as well as overriding cantonal and federal law shall be decisive.

## 2. Development

2.1  
construction areas

The permissible locations, external dimensions and distances of the above-ground and underground buildings can be obtained from the construction areas designated on the site plan.

The cladding lines of the construction areas may also not be overrun by protruding parts of buildings.

2.2  
Distances

It is permitted to build on property boundaries as long as a right to build on property boundaries is in place.

2.3  
Number of stories

The number of stories is not restricted within the defined minimum and maximum heights above datum.

2.4  
Ground floor heights

Ground floors must have a story height of at least 5 m. Buildings in the construction areas 15b, 16b, 17b, 18b and 19b are excluded from this.

2.5  
Altitude ground levels and roads

The elevation of ground floors in the construction areas 1 to 11 must be aligned with the level of the Eduard-Züblin-Strasse (road).

The heights above datum designated in the "Reference Project" Guideline shall serve as a guideline for further project planning.

## 2.6 Mandatory building lines

The respective facades of the above-ground buildings must be aligned with the mandatory building lines specially designated on the site plan.

Individual façade recesses and interruptions are permitted along a length of no more than 20% of the mandatory building line whereby the corner points of the construction areas must be built on.

## 2.7 Building lines

The following basic dimensions:

Construction area	Min. building height (m.a.s.l.)	Max. building height (m.a.s.l.)	Max. permissible building dimensions *
1a	470.20	478.20	35,000 m <sup>3</sup>
1b	464.20	466.20	
2	Existing structure	Existing structure	Existing structure
3	Existing structure	Existing structure	Existing structure
4	Existing structure	Existing structure	Existing structure
5	467.20	470.20	25,400 m <sup>3</sup>
6	464.20	466.20	36,600 m <sup>3</sup>
7	467.20	470.20	26,800 m <sup>3</sup>
8	467.20	470.20	35,100 m <sup>3</sup>
9	467.20	470.20	36,800 m <sup>3</sup>
10	464.20	466.20	30,000 m <sup>3</sup>
11	464.20	466.20	22,700 m <sup>3</sup>
12	467.20	470.20	44,600 m <sup>3</sup>
13	467.20	470.20	37,200 m <sup>3</sup>
14	467.20	470.20	28,700 m <sup>3</sup>
15a	466.70	469.70	82,600 m <sup>3</sup>
15b	463.70	465.70	
16a	462.50	464.50	60,800 m <sup>3</sup>
16b	462.50	464.50	
17a	462.50	464.50	87,600 m <sup>3</sup>
17b	462.50	464.50	
18a	462.50	464.50	99,100 m <sup>3</sup>

18b	462.50	464.50	
19a	462.50	464.50	110,600 m <sup>3</sup>
19b	462.50	464.50	
P1	-	459.50	16,300 m <sup>3</sup>

2.8  
Minimum building height

\* Subject to 2.10  
Wherever a minimum building height (m.a.s.l.) has been stipulated, the upper edge of the roof construction may not exceed this level. In the construction areas 8 to 10 and 12 to 14, said minimal height above datum shall apply, however, only at a distance of 15m to the respective mandatory building line.

2.9  
Maximum building height

No component may exceed the maximum building heights (m.a.s.l.) specified on the site plan and under 2.7. Fireplaces, facilities for harnessing solar energy as well as non-solid guardrails are excluded. These components are to be set back with respect to the relevant outer facade. All other technical installations must be integrated in the full floors or basements.

2.10  
Cubic volume distribution

While complying with the total permissible cubic volume within the perimeter, distribution of the cubic volume between the storied constructions and the hall constructions of up to 5% is permissible.

2.11  
Technical constructions and facilities outside of the construction areas

In accordance with the plan entry, the following technical constructions and facilities specified below are permissible outside of the construction areas:

- Oil retention basin
- Sedimentation basin
- Substation
- Central infiltration system
- Pumping station
- Heat center

If necessary, further constructions and facilities are permissible.

### 3. Mode of use

3.1  
Mode of use of the storied constructions

The permissible mode of use of the storied constructions is provided for in the provisions of the BZO (Building and Zoning Code). Permissible modes of use also include educational, research and utility facilities.

3.2  
Mode of use of the hall  
constructions

The hall constructions are intended for production processes requiring substantial space and high room heights. In the interest of accident prevention, lower person occupancies are permissible.

3.3  
Exclusion of modes of use  
involving large numbers of  
people

In the interest of accident prevention, no modes of use involving large numbers of people are permissible on the construction areas 6, 7 and 15a.

3.4  
Exclusion

Through the tightening of BZO provisions, recreational facilities and shopping establishments with a sales or recreational area exceeding 500m<sup>2</sup> are not permitted. Business-specific sales areas of up to a maximum of 1,000m<sup>2</sup> are excluded.

3.5  
Parking garage

The construction of a parking garage in the P1 construction area is permissible.

## 4. Development

4.1  
Access roads

The construction areas are to be connected via the Eduard-Züblin-Strasse, the Zeughausstrasse, the Eyschachenstrasse, which is yet to be constructed and the cross-connecting roads.

4.2  
Eduard-Züblin-Strasse

The Eduard-Züblin-Strasse has light traffic in the sense of a shared space and is to have appealing façades. The design must ensure low driving speeds. An operating and design concept that includes the private staging areas must be submitted for approval no later than in connection with the first construction project.

The Eduard-Züblin-Strasse may not be extended to the Reussacherstrasse if the junction is to be expanded outside of the DDP perimeter with a road project. Otherwise, through traffic for individual motorized vehicles is to be blocked.

4.3  
Public sidewalks and bike  
lanes

The designated public sidewalks must have a width of at least 2.0m. A provisional public sidewalk is to be created between the designated connection points and a walkway along the Reussacherstrasse.

A bike path with a width of at least 2.5m must be created at the designated location.

4.4  
Parking space

The minimum amount of parking space to be provided and maximum permissible parking is determined in accordance with the SN 640 281 VSS standard.

#### 4.5 Parking space reduction

The businesses can, in some cases, be exempted from the obligation to create parking spaces for passenger vehicles if, on the basis of a mobility concept, it is determined that there is a reduced need for parking space and the mobility concept is ensured long term. The property owners are obligated to provide proof, in the form of planning, of the minimum required number of passenger vehicle parking spaces, to secure them under land register law and to build them in the event of recurrent divergences from the specifications of the mobility concept.

This obligation must be recorded in the land register as an ownership restriction under public law.

#### 4.6 Parking lot visitors

Above-ground visitor parking lots are permitted in the schematically designated locations. Above-ground visitor parking lots may also be created in the P1 construction area. The respective maximum number is stipulated on the plan with binding effect.

Based on a design concept, visitor parking lots may also be allocated on the Eduard-Züblin-Strasse.

#### 4.7 Employee parking spaces

Parking spaces for employees are to be allocated in the underground garages and in the P1 parking garage. The location of the underground garage entrances designated on the site plan is schematic. They provide for some flexibility in terms of allocation. The majority of underground garage entrances are to be integrated in the buildings.

#### 4.8 Delivery and cargo handling

The required delivery and cargo handling areas must be designated for the storied constructions in connection with the building permit procedures. In principle, they must be allocated in the direction of the Eduard-Züblin-Strasse, Eyschachenstrasse or Zeughausstrasse. They are not permitted in the landscaped courtyard areas. In the case of hall constructions, delivery must be integrated in the buildings.

#### 4.9 Train track connection

The space to be kept free designated on the site plan provides the space for the existing train track connection on the plot and any track extension. Said space must be kept free of constructions and facilities.

#### 4.10 Bike parking spaces

A sufficient number of parking possibilities for bikes, motorcycles and similar for satisfying the effective need for such must be accounted for in the building permit procedure. The bike parking spaces must be integrated in the buildings and allocated in the direct vicinity of the building entrances.

## 5. Green and free space

- 5.1  
Robert Maillart Platz
- The space designated on the plan is to be designed and landscaped as an appealing, public outdoor area with a unique character. The space is to be blocked off to motorized traffic.
- 5.2  
Landscaped courtyard area
- A landscaped courtyard area is to be created between the construction areas 8 and 14, 9 and 13, 10 and 12; trees are to be planted on it. No more than 5% of the designated courtyard area may be built on to ensure flexibility in terms of the allocation of the adjacent construction areas.
- Solitary buildings are not permitted in the courtyard area. The entry in the reference project guideline provides orientation for the delineation of the basements.
- 5.3  
Ecological compensation area
- The specially designated ecological compensation areas must be designed in a natural way.
- A water body flowing between the façades of the hall buildings and the Industriestrasse can be designed by the canton. The water body area can be accounted for in terms of utilization in the sense of Art. 4 (3) RPBG (Land Use Planning and Construction Act). The construction area boundaries take precedence over the cantonal regulations providing for distance to moving water bodies.
- 5.4  
Landscaped staging areas
- At least 2/3 of the staging areas must be made into green space with the planting of appropriate vegetation.
- 5.5  
Trees
- Trees suitable for the location in the positions designated on the schematic are to be planted and replaced if lost. A single-sided boulevard along the Eyschachestrasse is to be created with trees.
- 5.6  
Fences
- The enclosure of building sites with walls, fences and similar is only permitted at the schematically designated locations on the site plan. The other building sites are to be kept open and passable.
- 5.7  
Concept for the surrounding area
- In the building permit procedure, a detailed plan for the surroundings for each construction area, which specifies in detail the guidelines for designing free space, is to be submitted for approval.

## 6. Design

### 6.1 Principle

Buildings, facilities and free space must be well designed per se and taking into account the surrounding structures and landscape; this also applies to materials and colors.

### 6.2 Roof design

The storied constructions must be fitted with a flat roof. Furthermore, shed roofs are permissible for the hall constructions 16b, 17b, 18b and 19b. The flat roofs must be designed as retention areas and planted with vegetation unless they have been fitted with solar energy systems.

Solar energy systems are to be carefully integrated in the roof area and moved back from the edge of the roof.

6.3  
Increasing location appeal

The façades facing the access roads must be designed to increase the location's appeal and provided with unhindered points of access.

The façades along the highway must also be designed in an appealing manner.

6.4  
Advertising

Only own advertising is permissible. It must be carefully integrated in the façades or the surroundings and must adhere to an overall design concept.

## 7. The Environment

7.1  
Ground water

The basements may not extend into the mean groundwater level of the construction areas. Greater stand-in depths can be approved if measures to protect the ground water supply accompanying a hydrological assessment can be defined and implemented.

7.2  
Infiltration systems

Uncontaminated meteoric water must be added to the ground water. The required infiltration systems for each construction area must be documented in the building permit procedure.

A central sedimentation basin for road drainage must be constructed at the designated location. A soakaway is to be constructed along the Eyschachenstrasse.

Areas not required for development and above-ground parking areas must be designed with surfaces permitting seepage; they are also to be landscaped.

7.3  
Hazardous incidents

The business on the property Cat. no. 1122 (the company Merck), the SBB track field and the A2 highway are subject to the Störfallverordnung (Hazardous Incidents Ordinance).

The required measures must be taken for properties within the sphere of impact of the mentioned operations and facilities where there is a risk of hazardous incidents.

Release of toxic gases

Along the SBB rail field (construction areas 1 to 6) and in the area around Merck (construction areas 3 to 9 and 13 to 16), the following measures shall serve as guidelines for preventing the ingress of toxic gases (in the event of a hazardous incident):

- The buildings must be equipped with controlled ventilation ('forced ventilation'). It must have an emergency stop mechanism, which blocks off ventilation in the event of ingress. Fresh air intake must occur on the side of the building facing away from the potential hazard. Windows may not be able to be opened manually.

BLEVE  
(boiling liquid expanding vapor  
explosion)

Along the SBB rail field (construction areas 1 to 6) and in the area around the company Merck (construction areas 5 to 8 and 14 to 15) the following measures shall serve as guidelines for preventing the ingress of toxic gases (in the event of a hazardous incident):

- The buildings must be designed so as to withstand a thermal shock with a radiation intensity of 50 kW/m<sup>2</sup> for 20 seconds without catching fire. A source of radiation ca. 100 m above the ground must be assumed.
- Only thermally tempered and, as such, non-flammable facade and roof elements may be used. The outside walls facing the potential risk and the roof areas must be fireproof (min REI 90 nbb)
- The outer walls have a low number of façade openings and/or windows facing towards a possible radiation source. The windows may not be able to be opened and must exhibit fire resistance of at least EI 60.
- The escape routes in the buildings must each be designed so as to lead away from the potential hazard.
- Flammable substances may not be stored in the outdoor area.
- Outdoor recreational areas (e.g., bistros, garden areas for free time, etc.) are not permissible in the hazard area.

Measures along the  
A2 highway

The following measures serve as a guideline along the A2 highway (construction areas 16 to 19):

- The buildings must be equipped with controlled ventilation ('forced ventilation'). Fresh air intake must occur on the side of the building facing away from the potential hazard. Windows along the A2 may not be able to be opened manually.
- Façades along the A2 highway must be planned as thermally tempered and are therefore non-flammable.
- Outdoor recreation areas (e.g., bistros, garden areas for free time, etc.) are not permissible in the hazard area.

Building permit procedure

The list of measures is not exhaustive. The details are defined in the building permit procedure.

## 7.4 Energy

At least 50% of the buildings' heating needs must be satisfied with renewable energy sources. Operations needing a substantial amount of process energy are excluded.

The operations are obligated to make available any residual heat from industrial processes for operating heat network systems.

## 7.5 Noise

The following exposure limit values of the sensitivity level IV must be documented in the building permit procedure:

- Construction areas 12 to 14 and 15 to 19: the planning values apply
- Other construction areas: the emission limits apply

Transparent noise barriers must be constructed at the specially designated locations along the SBB line.

## 7.6 Vibration

Measures to counteract ground vibrations must be verified in the construction areas along the SBB line and implemented if applicable.

# 8. Staging

## 8.1 Principle

The district development plan area may be built up in stages.

# 9. Closing provisions

## 9.1 Regulation of adequate development

No later than with first building application for a new building, the following concepts and construction projects must be submitted for the construction of the required infrastructure facilities within the QGP perimeter:

- Infrastructure project (roads, sidewalks, utilities and disposal)
- Operation and design concept Eduard-Züblin-Strasse and Robert Maillart Platz as per 4.2
- Disposal concept with designation of the central collection points for refuse and recyclables
- Contaminated site remediation and soil protection concept

The corresponding construction projects and concepts are to be drafted in cooperation with the responsible cantonal and municipal offices.

Also, the property owners, in a development contract, are to define the necessary regulations under private law, specifically for the financing of the common equipment, fixtures and development elements.

## 9.2 Legal validity

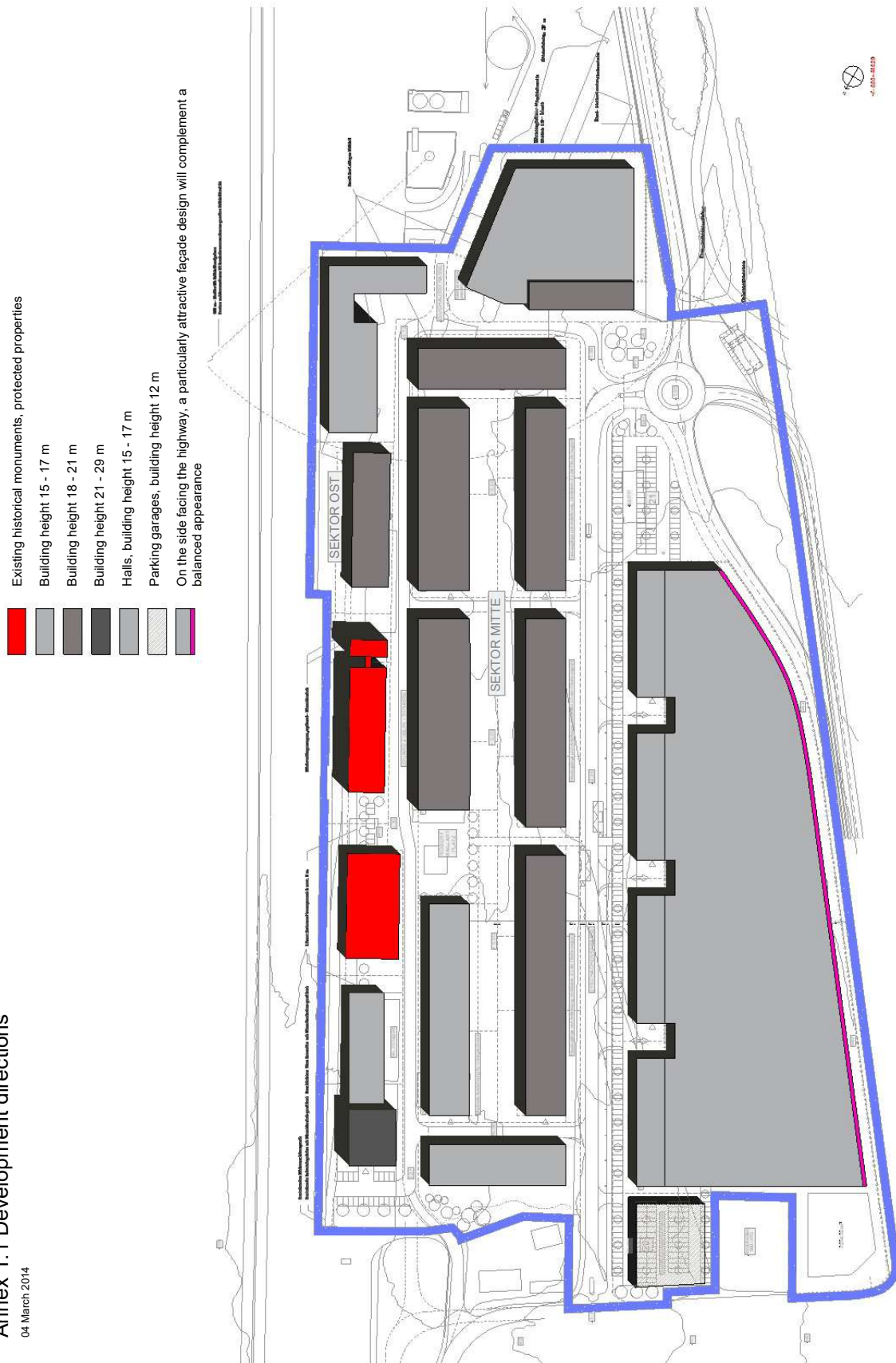
The DDP shall take effect upon the public announcement of approval by the governing board.



# Appendix I

Guidelines as per 1.3 DDP

Annex 1.1 Development directions  
 04 March 2014

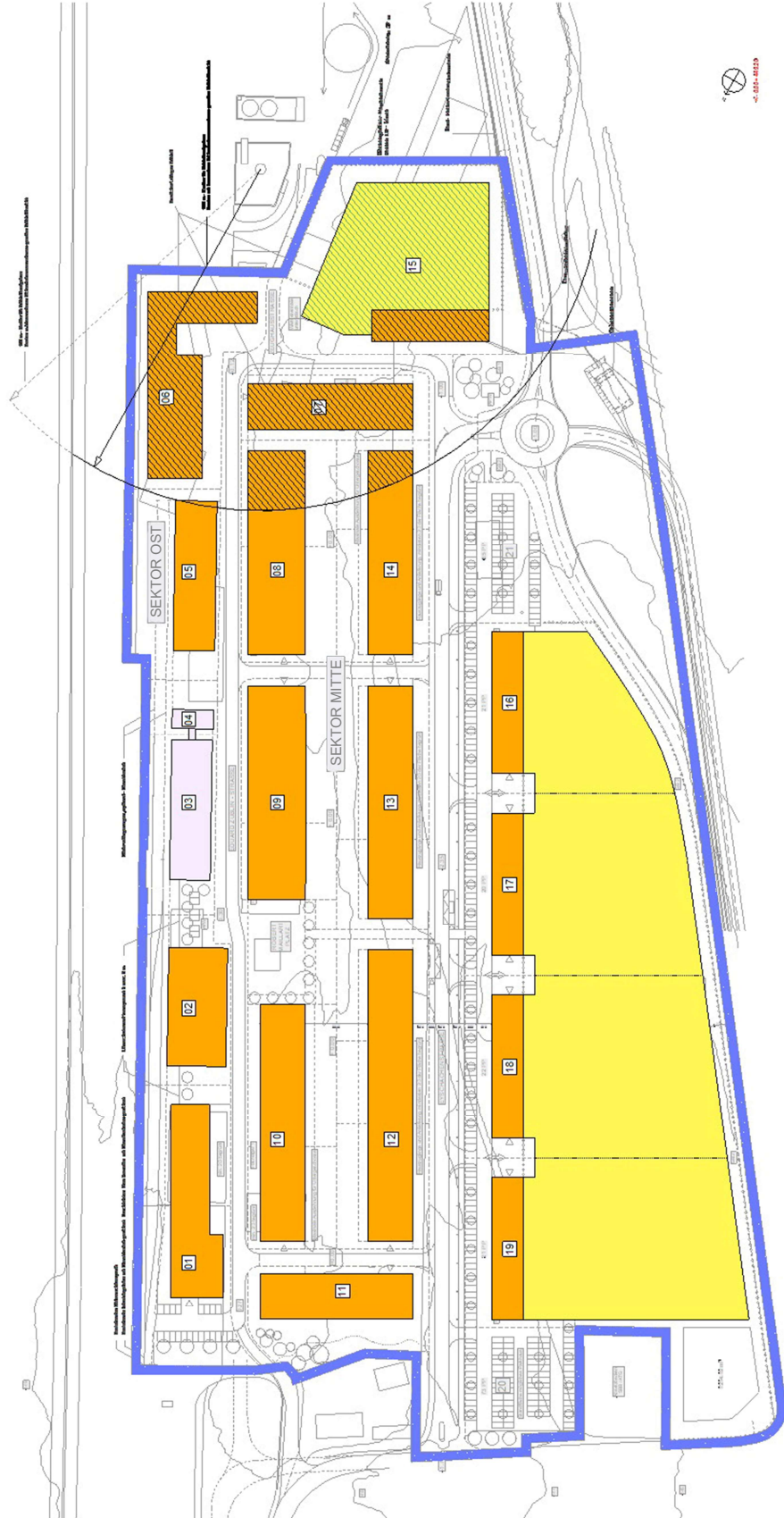


Annex 1.2 Usage directions

04 March 2014

WORK STATION DENSITY / HAZARDOUS INCIDENT MEASURES BLEVE

-  500 m2 BGF / 1 AP
-  150 m2 BGF / 1 AP
-  30 m2 BGF / 1 AP
-  Special construction measures according to Tiff. 3.3 and 7.3 of the DDP required

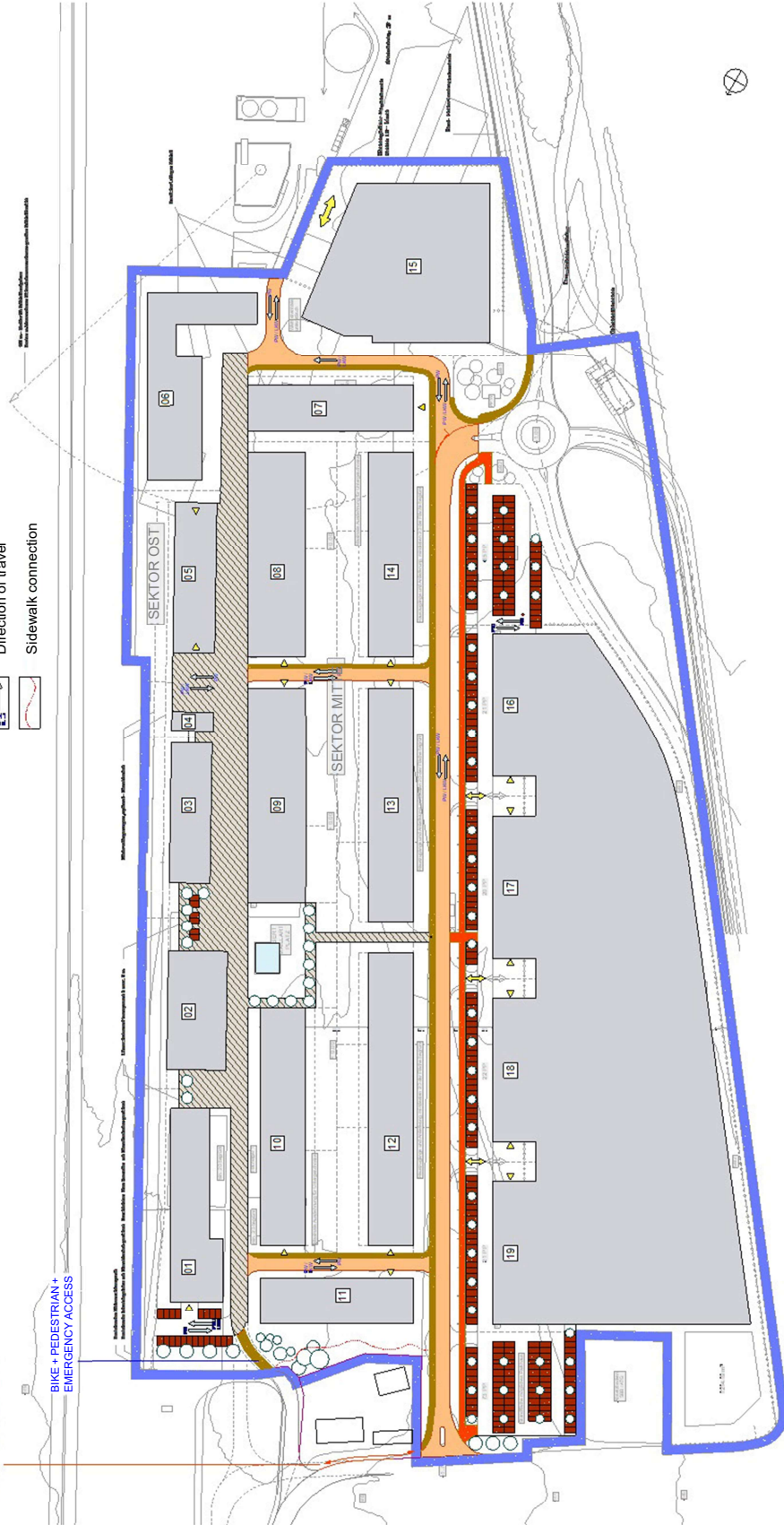


### Annex 1.3 Development directions

04 March 2014









- 4.1 Public road, speed limit 30 kmh
- 4.2 Public road, shared space, speed limit 20 kmh pedestrians have the right of way
- 4.3 public sidewalk
- 4.3 public bike path
- 4.6 above-ground parking spaces
- Underground garage entrance
- Area entrance, suitable for trucks
- Direction of travel
- Sidewalk connection

LATER EXPANSION  
SIDEWALK AND BIKE PATHS  
PER  
MUNICIPAL STRATEGIC PLAN



Annex 1.4 free space directions

04 March 2014

-  Shared space, road area and uniform design
-  5.1 central square with special design
-  5.2 landscaped courtyard area with special design concept
-  5.3 ecological compensation area, landscaped, permits seepage
-  5.4 landscaped staging areas, functional areas for soakways
-  Boulevard trees, tall, column popular, populus nigra pyramidalis
-  Tall tree, native species
-  Above-ground parking lots, surface permits seepage





# District development plan Eyschachen Special building regulations



# Appendix II

Information regarding the district development  
plan

## 1. General provisions

### Regarding 1.1 Purpose

*The objectives provided for in 1.1 of the Special Building Regulations were the basis for the urban planning concept of Germann und Achermann Architekten. The district development plan is based on this guideline project and implements it with appropriate project planning that is binding for the landowner.*

### Regarding 1.2, 1.3 and 1.4 Components, guidelines, Divergences from guidelines

*The Eyschachen district development plan consists of the site plan with a scale of 1:500, the special building regulations (SBR) and the guidelines in Appendix 1. These constituents carry the following obligations:*

- Site plan 1:500, special building regulations:  
With binding effect for the property owner, divergences from specifications are only permissible in exceptional cases.*
- Guidelines development of structures, usage, development, free space, parcels, property and the reference project:  
With binding effect for the property owner, divergences are permitted in justified cases providing, overall, at least an equivalent solution is achieved.*

*The guidelines are therefore also legally binding. However, they resemble somewhat of a guideline, summarize the considerations regarding the district development and supplement the specifications of the district development plan in the areas of development of structures, use, development, free space and parceling.*

*These explanations and the other technical reports regarding the supply of utilities and disposal, development and accident prevention serve as assessment tools for the municipal and cantonal authorities. The reports do not gain any legally binding effect.*

### Regarding 1.5 Protected buildings

*With respect to the intended changes to the protected buildings, buildings Assek. No. 737, 744 and 745, it is recommended the cantonal commission for the protection of historical monuments be contacted early on.*

### Regarding 1.6 Flat storage facility

*The flat storage facilities may not be demolished in advance. The construction areas and the re-parceling were created so that the flat storage facilities (Assek No. 662, 707 and 720) can remain intact until new structures are built. The infrastructure facilities can be built without affecting the flat storage facilities. The demolition of these buildings is only permissible once a legally binding building permit has been issued for a new building that conforms with the district development plan. The existing addition by the flat storage facility Assek No. 720 may*

*be demolished early and without a legally secured construction project.*

*Regarding 1.7  
Supplementary law*

*The district development plan is a special usage plan which supplements and fine tunes basic land-use planning. The planning area is assigned to the industrial zone I2. The zone purpose will not be deviated from. The permitted use is, however, specified in more detail in the special building regulations.*

*Insofar the district development plan (site plan and special building regulations) does not contain any divergent provisions, the provisions of the respectively valid Building and Zoning Ordinance as well as overriding law shall apply.*

## *2. Development*

*Regarding 2.1  
Construction areas*

*A total of 23 construction areas are designated on the district development plan. Above and below-ground building volumes may only be created within these construction areas. Protruding building parts as defined by BZO may not extend past the cladding lines of the construction areas. This design specification ensures the creation of a clearly defined façade line.*

*The construction areas and the maximum permissible building heights have a sufficient amount of flexibility with respect to the arrangement of the permissible building dimensions.*

*Regarding 2.2  
Distances*

*The distances defined by the cladding lines of the construction areas to neighboring properties and the roads shall have precedence over municipal and cantonal distance provisions.*

*The permissible building length results on the basis of the respective construction area dimensions. No additional amount for excessive height or excessive length must be observed.*

*Buildings may be allocated on the shared boundary with the consent of the neighbor. The required right to build on property boundaries will be presumably recorded in the land register with the land reallocation and development contract.*

*The distance provisions of the RPBG (Art. 9, Art. 10, Art. 11 RPBG). Divergent private-law regulations remain reserved.*

*Regarding 2.3  
Number of stories*

*Minimum and maximum heights above datum have been defined for all construction areas under 2.7. The number of stories can be freely selected without restriction within the permissible height.*

*Regarding 2.4  
Ground level heights*

*The design of the ground floor is important for the district's appearance. For this reason, the ground floors must have a height of at least 5 m. The hall constructions are excluded from this provision to allow for Mezzanine floors.*

*Regarding 2.5  
Elevation of ground floors*

*The Eduard-Züblin-Strasse will be designed for mixed road used in the sense of a shared space. The height of the ground floors of the construction areas 1 to 11 must be aligned with the level of the road. This ensures direct ground-level access to the buildings and the connection of the ground floors to the shared space.*

*The elevation of the other ground floors must be arranged, in accordance with the provisions of RPBG, so that they extend beyond the construction-relevant or lower terrain by an average of no more than 1 m and, in no case, by no more than 1.5 m.*

*In the district development plan, the construction-relevant terrain will not be specified in deviation from the current terrain. If applicable, the new terrain aligned with the property access system is to be declared as the construction-relevant terrain in the building permit for the access roads.*

*Regarding 2.6  
Mandatory building lines*

*Mandatory building lines have been defined in the district development plan. They serve to secure the overall urban development plan, reinforce road areas and squares.*

*At the designated locations, the facades of the above-ground parts of the building must absolutely adhere to the mandatory building lines. Over a length of no more than 20% of the mandatory construction line, individual façade recesses and interruptions are permitted. The construction volumes can be structured as a result. Protruding components may not extend past the mandatory construction lines.*

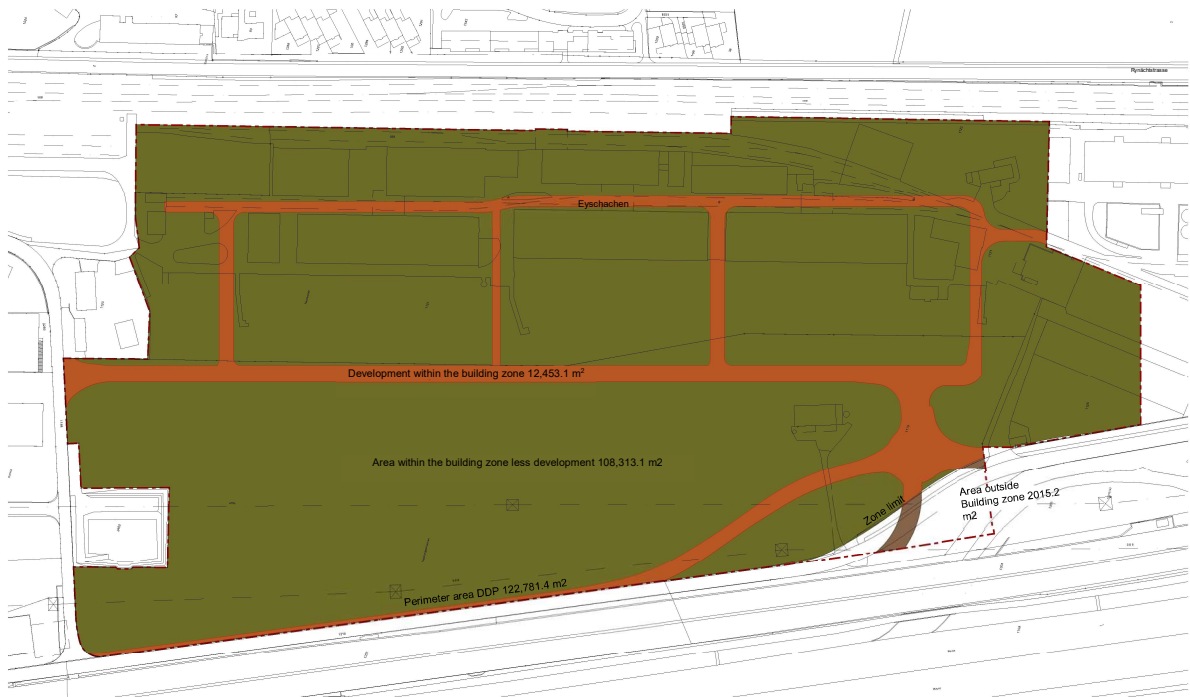
*Regarding 2.7  
Basic volume*

*The perimeter is in the industrial zone I2 where a maximum cubic volume of  $8\text{m}^3/\text{m}^2$  is permissible. In the Eyschachen area, a total of 120,766  $\text{m}^2$  are allocated to I2.*

*After deducting the traffic areas in the sense of Art. 52 BZO (2013), the relevant land area remaining is 108,313  $\text{m}^2$ , which permits the construction of 866,505  $\text{m}^3$  of cubic volume in accordance with BZO.*

*The cubic index of 8.0 in accordance with BZO may be diverged from for the other zones based on the district development plan specifications.*

*The maximum permissible cubic volume defined in the DDP amounts to a total of 872,000  $\text{m}^3$  (including existing buildings construction areas 2, 3 and 4), which corresponds to a cubic index of 8.05 in relation to the relevant land area.*



Regarding 2.8 + 2.9  
Minimum and maximum total height

Minimum and maximum heights above datum have been defined for all construction areas. The roof edge must be allocated within these height specifications. This requirement is in the interest of the overall urban development appearance. The minimum heights to be realized ensure that the construction zone in the Eyschachen area is used economically.

Roof structures and solid parapet walls may not exceed the maximum height level. Fireplaces and systems for harnessing solar energy are excluded. They must be adequately integrated in the roof landscape and set back from the edge of the roof.

The construction areas, which are directly adjacent to the green courtyard area to be created offer more flexibility for the allocation of the cubic volume. In the interest of flexibility, the building structures must adhere to the defined minimum height at a distance of 15m to the mandatory construction line.

Regarding 2.10  
Distribution of the cubic volume

To ensure adequate project planning flexibility, the cubic volume may be distributed among the same construction typologies (storied buildings, hall buildings).

In divergence from the provisions of BZO, the transfer of use is not restricted to adjacent building sites. For each construction area for the storied buildings respectively hall buildings, no more than 5% of the permissible cubic volume may be transferred to other construction areas for storied buildings respectively hall buildings. The cubic volume of a construction area may not exceed the cubic volume defined under 2.7 by more than 5%.

*Regarding 2.11  
Constructions and facilities  
outside of the construction  
areas*

*In principle, underground and above-ground buildings and building components are only permissible within the construction areas. On the district development plan, areas and locations for infrastructure constructions and facilities are designated, which are located outside of the construction areas. The locations and the areas for the infrastructure constructions are schematically shown. The constructions and facilities must blend in well with the surroundings or, if possible, the buildings.*

*The list in the DDP is not exhaustive. The detailed project planning for the infrastructure facilities will show whether further constructions and facilities outside of the construction areas have to be created.*

### **3. Mode of use**

*Regarding 3.1  
Mode of use of the storied  
constructions*

*The Eyschachen area is located in the I2 industrial zone. The zone purpose is defined in BZO. The DDP may not diverge from the zone purpose. The I2 industrial zone is intended for commercial and service businesses with high value creation. In the special building regulations, it is specified in detail that educational and research establishments and utility companies fall under permissible use.*

*Regarding 3.2  
Mode of use of the hall  
constructions*

*Businesses requiring a large amount of area are not permissible in accordance with BZO. In this regard, BZO contains a list of businesses, which are explicitly not permissible. The list is not exhaustive.*

*The usage guideline which must be adhered to for further project planning contains guide values regarding the intended work station density in individual buildings. The hall constructions 15b, 16b, 17b, 18b and 19b are intended for production processes requiring more area and large room heights. These hall constructions are allocated in the direction of the highway and the company Merck.*

*With respect to the perimeter of the district development plan, the usage specifications of BZO (high-density work area with high value creation) can be fulfilled. The usage guideline serves, in connection with execution, as an assessment tool for the settlement of future businesses.*

*Regarding 3.3  
Mode of use of the hall  
constructions*

*The construction areas 6, 7 and 15a are located in the perimeter of the accident prevention facility. For this reason, forms of use involving a high frequency of public traffic (e.g. educational institutions, etc.) are to be avoided in these construction areas.*

*Regarding 3.4  
Exclusion of sales  
businesses*

*In accordance with BZO, recreational and shopping centers with a maximum sales area of 5,000 m<sup>2</sup> may be built in the I2 industrial zone.*

*Given that no large recreational or shopping centers are desired in the Eyschachen area, the maximum sales or recreational space will be limited to 500m<sup>2</sup>. Sales area belonging to a business settled in the Eyschachen area may cover an area of up to 1,000 m<sup>2</sup>. The zone purpose in accordance with BZO shall be upheld with this restriction.*

*Regarding 3.5  
Parking garages*

*Only the construction of a parking garage is permissible in the P1 construction area.*

*The special building regulations only provide for a maximum and not a minimum height. Up until the construction of the parking garage, the construction area can be used for parking.*

## **4. Development**

*Regarding 4.1  
Access roads*

*The planned development system is sufficiently high performance in order to manage future traffic. With respect to the management of the individual traffic types, reference is made to the explanations in the planning report.*

*Regarding 4.2  
Eduard-Züblin-Strasse*

*The Eduard-Züblin-Strasse is to be designed as a light-traffic road area so as to convey the possibility of use as a shared space. In this respect, it remains open as to whether the road will be effectively conveyed for use as a shared space if it remains in private ownership (joint-ownership parcel).*

*The entire road area including the private building staging areas should be designed in accordance with uniform principles in order to produce a functionally cohesive space.*

*The design serves to ensure that spending time there is worthwhile (calling card). In this regard, a design concept must be developed which includes the entire Eduard-Züblin-Strasse. The arrangement of the lengthwise parking spaces for visitors must be evaluated.*

*The connection between the Eduard-Züblin-Strasse and the Reussacherstrasse will be blocked off to individual motorized traffic; this is to be provided for in a development contract. This connection can be opened up again when the connection node to the Reussacherstrasse outside of the perimeter is enlarged. Line routing must be optimized in the process.*

*Regarding 4.3  
Public sidewalks and bike  
lanes*

*Pedestrians have a dense, uninterrupted network of sidewalks. The sidewalks indicated in the DDP have a width of at least 2 m.*

*Bike traffic will be routed separately from motorized individual traffic (MIT) on a separate route parallel to the Eyschachenstrasse. It must have a width of at least 2.5m.*

*The cross-connecting roads must be connected to the Eyschachenstrasse and Eduard-Züblin-Strasse with the sidewalk crossings. As a result, the pedestrians have the right of way over vehicle traffic along the longitudinal axis. The sidewalk crossings must be designed so that low driving speeds are ensured around the crossing area.*

*The Reussacherstrasse must be expanded in a separate project as a pedestrian and cycling area in the sense of a municipal structure plan by the municipality.*

#### *Regarding 4.4 - 4.7 Parking lots*

*In the municipality of Altdorf, there is an ordinance regarding the creation of parking spaces from 1997.*

*Given that the VSS Standard contains detailed guide values for the different modes of use, the VSS Standard 640 281 shall be declared a binding basis for assessing how many mandatory parking lots are needed within the planning area. With full development, an initial estimate produced a parking space requirement between 2,000 and 2,500 spaces in the Eyschachen DDP area.*

*The special building regulations also enable the construction of modes of use involving a low number of cars, which, for example, are compatible with the requirements of the 2000-Watt-Gesellschaft (2000-Watt Society). In some cases, the implementation of parking spaces can be refrained from if future users satisfy their mobility needs with other means of transportation (walking, bike, public transportation). Based on a mobility concept, which is to be developed together with the municipality of Altdorf and is to be ensured with binding effect (contract), the provision of parking spaces can be reduced.*

*In the mobility concept, the provision of parking spaces to be created is to be determined among other things on the basis of the following criteria:*

- Mode of use and figures regarding planned use*
- Objectives and intentions of the project sponsors*
- Prerequisites of the location: existing and planned availability of public as well as pedestrian and bike traffic (networks, transportation timetable frequency, parking facilities)*
- Planned measures: Mobility availability and incentive systems as well as supplementary services (e.g., shuttle bus), information systems, etc.*

*Furthermore, it must be shown how the concept will be applied to users/tenants/owners/legal successors, how control will be*

*organized and which measures are to be taken if the objectives and specifications of the mobility concept are not fulfilled.*

*Proof must be provided in the sense of a fall-back level that the required provision of parking space can be achieved at a later point in time.*

*In principle, parking spaces for employees and visitors must be allocated in underground garages within the construction areas. The majority of the underground garage entrances must be integrated in the buildings. The entrances designated on the DDP are schematic and offer allocation flexibility.*

*To promote the quality of the surroundings, the district development plan only provides for above-ground visitor parking spaces. Additional visitor parking spaces must be provided in the underground garages.*

*Regarding 4.8  
Delivery*

*The delivery and cargo handling areas have not yet been stipulated with finality in the district development plan. They must be defined on the basis of operational needs and proof thereof must be provided in the building permit procedure. Deliveries may be rendered in the landscaped staging areas taking into account 5.4.*

*In the case of hall buildings, delivery must be integrated in the buildings. For this purpose, the specially designated entrances must be designed to be suitable for trucks.*

*Regarding 4.9  
Track connection*

*A track connection is already present in the Eyschachen district. The current line route must be adjusted as a result of the new development.*

*The district development plan will secure space for the possible extension of the connecting tracks to the G6 building site along the SBB line. The clearance area can also be temporarily used as a delivery or development area.*

*Regarding 4.10  
Bike parking spaces*

*A sufficient number of parking possibilities for bikes, motorcycles and similar must be provided for in the building permit procedure. The specification of a certain number will be refrained from. The possibility to be provided must be determined on an individual basis based on the business' actual need. The need must be determined on the basis of plausible assumptions relating to the choice of means of transportation in the building permit procedure.*

## 5. Green and free space

### Regarding 5.1 Robert Maillart Platz

*The Robert Maillart Platz serves to offset the permissible high-density construction in the district. The goal is traffic-free, public outdoor space that makes spending time there worthwhile.*

*A concept must be developed for the design of the square together with the shared space of Eduard-Züblin-Strasse.*

### Regarding 5.2 Landscaped courtyard area

*A continuous green space is to be created between the construction areas 8 and 14, 9 and 13 as well as 10 and 12. It is to be designed so that it can be accessed without obstruction and is to be planted with trees.*

*The signature for the landscaped courtyard area overlays the adjacent construction areas on the site plan. This indicates flexibility with respect to allocation, according to which no more than 5% of the courtyard area may be built over.*

*Underground garages in the area of the planted courtyard area must be designed so as to allow for the planting of vegetation and trees (gaps to provide root space).*

### Regarding 5.3 Ecological compensation area

*The distance between the hall constructions 16b, 17b, 18b and 19b and the Industriestrasse serves as an ecological compensation area.*

*The design must be defined together with the cantonal bureau for environmental protection. If need be, the Canton intends to create a moving water body in this area, which connects the Reuss (standing body of water) and the Giessen. If a moving water body is created along the hall constructions, it will not lead to a reduction of the development possibilities on neighboring construction areas. The cladding lines of the construction areas therefore have precedence over the cantonal regulations regarding distance to moving water bodies.*

### Regarding 5.4 Landscaped staging areas

*The duty to landscape at least 2/3 of the staging areas is in the interest of the water supply (infiltration) and the district's appearance (street area, increased appeal of the location).*

### Regarding 5.5 Trees

*The Eyschachenstrasse ends with a single-sided boulevard towards the hall constructions. The tree type must be defined in the infrastructure project for the roads and sidewalks.*

*Otherwise, the district development plan provides for the planning of groups of trees in multiple suitable locations.*

*Regarding 5.6  
Fences*

*In principle, an open, passable work district is to be created where the design of public and private free space is accounted for.*

*The fencing in of construction areas is only permissible along the peripheral zones. To the extent possible, walls and fencing must be designed to be uniform.*

*Regarding 5.7  
Concept for the surrounding  
area*

*In the building permit procedure, a detailed plan for the surroundings for each construction area, which specifies in detail the guidelines for designing free space, is to be submitted for approval. In particular, proof of the following content must be provided:*

- *Design and materialization*
- *Fit-out and furnishings*
- *Infiltration systems*
- *Passages to neighboring properties*

## *6. Design*

*Regarding 6.1  
Principle*

*A high design standard with respect to settlement with businesses with high value creation is in the interest of the development of the entire district.*

*The increased design requirements apply to both the constructions and to the free areas, materials and colors selected.*

*The design quality is to be assessed by the building authority for specific projects during the building permit procedure.*

*Regarding 6.2  
Roof design*

*An obligation to build with flat roofs applies within the entire district. To reduce the amount of rain during heavy downpours, flat roofs must be green and designed as water retention areas.*

*The hall constructions, which do not have to be greened due to static considerations and may also be provided with a shed roof.*

*Regarding 6.3  
Increasing location appeal*

*It must be ensured that the district's appeal is cultivated. This means that the main façades and entry areas to the future companies must be designed with care. In this respect, subtle signage (own advertising) is desired.*

*The façades along the highway are important for the external impact of the work!! district!!. The design quality of these façades will also be assessed during the building permit procedure.*

*Regarding 6.4  
Advertising*

*Own advertising must be integrated in the façades or in the surroundings. It may not be placed on the roofs. In the interest of an orderly appearance, an overall concept must be developed together with the municipality.*

## *7. The Environment*

*Regarding 7.1  
Ground water*

*Any measures for protecting ground water must be defined in the building permit procedure in cooperation with the bureau for the protection of the environment.*

*Regarding 7.2  
Infiltration systems*

*The seepage area along the Eyschachenstrasse is not sufficient for being able to convey all uncontaminated meteoric water from the roads within the perimeter toward the ground water. For this reason, an additional central sedimentation basin must be created in the area of the existing SBB facility.*

*Proof of decentralized sedimentation basins on the building sites must be provided for the roof water and meteoric water of the buildings and the surrounding areas. With respect to execution, attention must be paid to good design and the following guidelines serve as a guideline:*

- Facilities for property drainage – planning and execution (Swiss Standard SN 592 000)*
- Rain water disposal (Richtlinie zur Versickerung, Retention und Ableitung von Niederschlagswasser in Siedlungsgebieten (Guideline on the infiltration, retention and conveyance of precipitation water in settled areas, VSA 2002)*

*7.3  
Regarding hazardous  
Incidents*

*The measures defined in the special building regulations regarding accident prevention serve as a guideline for further project planning of the constructions that could be impacted by the sources of risk. The details are defined in the building permit procedure.*

*Furthermore, reference is made to the report of the company Neosys.*

*Regarding 7.4  
Energy*

*Although there is still no concept for the supply of energy, the provisions of the district design plan ensure the sustainable supply of the work district in that:*

- at least 50% of the required heat (heat and hot water) is to be provided in the form of renewable energies*
- any process waste heat for operating a heat network.*

Regarding 7.5  
Noise

*Art 30 LSV (Noise Protection Regulation) applies to the building zones, which have not yet been developed:*

*The building zones for buildings with noise-sensitive rooms, which had not yet been developed when the law came into effect, may only be developed to the extent that the planning values are complied with or can be complied with by means of planning, design or structural measures. The Management Authority may make exceptions for small parts of building zones.*

*For this reason, proof must be provided for the building sites!! not yet developed as of today so that the planning values are complied with.*

Regarding 8.1  
Principle

## 8. Staging

*The district design plan will be implemented in stages, which are stipulated by the land owners in connection with the further planning steps.*

Regarding 9.1  
Regulation of sufficiently  
development

## 9. Closing provisions

*In order for the district to be deemed sufficiently developed, the required infrastructure projects must be drafted together with the responsible cantonal and municipal offices. Documentation hereof must be provided no later than with an initial new building. Construction projects requiring a permit on existing buildings (flat storage facility, buildings in the building areas 2, 3 and 4) do not resolve the required infrastructure projects.*

*A development and land reallocation contract must also be drafted to ensure financing between the land owners.*

Regarding 9.2  
Legal validity

*The DDP shall take effect upon the public announcement of approval by the governing board.*