



Sustainability and Business Park

Glärnerland-Walensee, South-East Switzerland

In the middle of the first fog free mountain area closest to Zurich, just at the portal of the marvellous canton of Glarus and at the lake-side of the Walensee, the Sustainability and Business Park will be developed. This dynamic place, located at the important national road axes from Zurich to Chur, offers a variety of unique facilities such as a modern congress and seminar centre, state-of-the-art business infrastructure, an environmental topic and leisure park and many more attractive things. It is a place where values are born, disseminated and lived-up. It is an incubator for enterprises and research institutes which require a platform to present their innovative environmental and energy technologies to a wider public, this in an attractive environment. Wellness facilities, a fun park, hotels and an alternative housing estate will add to this «landmark of innovation». Just exceptional: business centre, learning platform and sustainable recreation paradise – and – this all in one!

This multifunctional vibrant platform will offer a variety of opportunities: During summer time the first water ski and wakeboard lifts on the two artificial lakes are forming the core of the estate; during winter time we will convey you within no time to the numerous attractive winter sport resorts nearby.

Our resort, which consequently aligns with sustainability principles, will attract future orientated enterprises that can benefit from this dynamic platform enabling them to demonstrate their state-of-the-art developments, to rent office and show rooms and to use modern conference and seminar facilities. This allows them to differentiate from the competitors.

Embedded between the motorway A3 and the railway line Basel – Zurich – Chur, the Sustainability and Business Park will be a highly visible landmark: The more than 140 metres high «Solar Crystal» which generates both, photovoltaic and inspirational energy, will emanate over whole Switzerland. It will be the regional venue with a gravity power for the whole country and even beyond its boundaries.

The platform of the
2000 Watt
Society

Sustainability and Business Park Glärnerland-Walensee

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Key

- 1 Eye catcher [Landmark]: The «Solar Rock Crystal» conference tower
- 2 Water ski and wakeboard lifts
- 3 Modular hotels / accommodation units
- 4 Railway station Weesen
- 5 Arena
- 6 Sports grounds / wind and solar energy
- 7 Restaurants / bars
- 8 Green Line connexion

1 Eye catcher

The core of the estate, the rock crystal shaped congress tower, will be appreciated by the countless motorists and railway passengers as a unique landmark. More than 50 enterprises will have the opportunity to present themselves to a broad public on more than 5,000 m² gross floor space. In the upper floors of the congress tower there will be seminar and conference facilities covering a broad range of usage – from companies' internal off-site meetings to large conferences with international participants. During the breaks the seminar guests can enjoy the many recreation facilities such as the saunas of the wellness zone or the water ski park.



2 Water ski facility / water retention basin

The water ski and wake board facilities will be situated at the two near-natural artificial lakes which at the same time will be used as retention basins providing an effective flood control. By doing this we will make a substantial contribution to the regional protection against the consequence that will incur from the advancing global warming. Simultaneously, we will demonstrate precautionary measures by applying renewable energy systems for the water ski and wakeboard lift installations. The artificial lakes will provide an ideal basis for this kind of sport: the water depth is in average not more than 1.5 metres, accordingly the water temperature comfortably warm and there will be very little waves because the water sportsmen will be pulled not by speed boats but by lifts. Per each water ski / wakeboard facility a xx number of persons can be carried. The environmentally friendly lift can be used from beginning of April until end of October for instance during a working or seminar break as well as a highlight of a family getaway.



3 Modular hotels / accommodation units

On a total of 3,500 m² gross floor space the hotel will offer accommodation for more than 200 guests and provide an infrastructure fulfilling highest expectations of seminar participants and holiday visitors. The combined photovoltaic/noise protection walls along the railway line and the motorway allow for a pleasant atmosphere by producing clean energy at the same time. The construction, equipment and operations will comply with the 2000-Watt-Society concept as well as the latest MinergieP-Standard. Material and installations will be selected by considering pre-defined thresholds for grey energy consumption and criteria determining environmental friendliness. With this trendsetting platform sustainability orientated companies get the opportunity to differentiate themselves as pioneers and thought leaders to a broad public as well as strategically relevant stakeholders. Living and working at an attractive place just 40 minutes drive away from Zurich and Chur.



4 Railway station

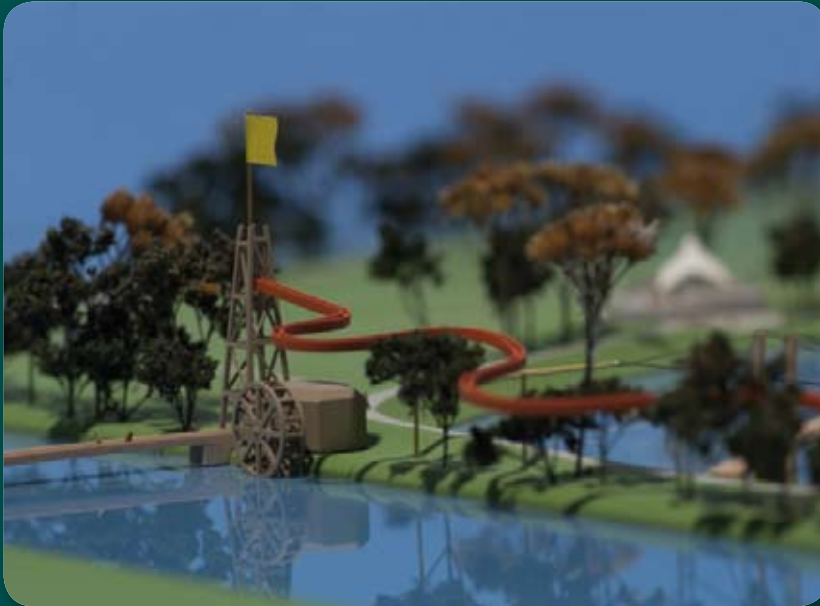
The railway station at Weesen will be modernised and extended. It is the central element for providing a reliable and environmental friendly access to and from the Sustainability and Business Park. From this station regular train shuttles will connect to Ziegelbruecke, a major hub of the Swiss railway systems with direct access to European destinations. But from station Weesen there will be shuttles to Linthal, where in future solar wavers will be produced and on of the most modern pumped storage hydro power station will be constructed and from where a funicular railway connects to Braunwald, a famous car free climatic-health resort. The shuttles will be developed in cooperation with the University Paderborn (Germany) and will trendsetting for the railway technology. In the top floor of the station a total of 1,200 m² office and show rooms are planned providing around 100 attractive work places for local enterprises and research institutes. In lake side direction a dancing club and cinema shall be constructed, providing both, social meeting place and a cultural centre, both for residents and guests. Park & ride for the canton of Glarus, new bicycle infrastructure, world novelty.



5/6 Arena and sports grounds / wind and solar energy

There will be cultural and sports events on both of the two islands of the two artificial lakes. The visitors will reach on romantic suspension bridges the large party tent, the sports grounds including the beach volleyball court. A total space of more than 20,000 m² can be used for company events or mid size sports events. Even open air concerts and cinemas can be organized. During summer time, windsurfing and sailing courses will be offered on the Walensee, the nearby lake. The neighbouring nature-sanctuary, which will be upgraded with a new educational trail, provided with the hiking and biking facilities a very attractive nearby recreational area.





7 Restaurants & Bars / Pleasure

Embedded in an absolutely fascinating scenery and at the shores of the two artificial lakes several restaurants and bars will be constructed. The visitors will have the opportunity to enjoy in a faithful ambiance Greek or Chinese kitchen or to savour drinks at the Cubana bar – a multicultural and nationalities interlinking atmosphere. In addition, there are numerous free time and education activities available such as a ferries wheel, the free fall and much more, all driven by renewable energy. The high wire park where adults and kids can test their balance and vertigo resistance is situated above the environment topic park in Filzbach. Whereas the shores of the southern lake will provide facilities for social gatherings and activities the zones around the northern lake are reserved for rather silent and contemplative activities. From here a new bridge will be constructed to connect the parc with «the historic district» of Weesen.

8 Green Line / extended bike track

The Green Line concept embraces ultra modern, muscle-power driven and electrically powered as well as hybrid propelled vehicles and is an alternative for the existing public and private local traffic. These vehicles will be available at the railway station in Ziegelbruecke from where the visitors can individually enjoy the last 3 kilometres to the Sustainability and Business Park by passing a dreamlike landscape. The surrounding bike trails network shall be successively up-graded which will contribute – in combination with the trend setting propulsion technologies – to further promote the variety of free time activities in the region. Simultaneously, the Green Line offers a safe connection, apart from the polluting private traffic. Cab bikes (recumbent bikes with casing) offer advertising space for the Sustainability and Business Park and other local enterprises.





Sustainability and Business Park

Future & sustainable / asset brand – the networking potential and demonstration project



Project figures

Gross floor space

Eye Catcher	5100 m ²
Show rooms	800 m ²
Conference and seminar space	1600 m ²
Wellness zone	800 m ²
Restaurants	800 m ²
Proshop	800 m ²
Water ski starting place	300 m ²

New accommodation	30 boxes
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Modular hotel	3500 m ²
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4 stars hotel rooms	200
2 stars hotel rooms	200

Extension of railway station	3200 m ²
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Lake side restaurant	1000 m ²
Lake side dancing club	1000 m ²
Office facilities on top floor	1200 m ²

Water surface of 2 lakes	2 x 80 000 m ²
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Water depth	ca. 1.6 m
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Lift, wire length	2 x 800 m
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Sports grounds	850 m ²
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Cost and return

Cost of the park	CHF 100 000 000.–
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Budget for building rents and costs of facilities as per inauguration in autumn 2009

Gross return	> 6.0%
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Net return	> 5.2%
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Included are extra charges amounting around 10% for maintenance, repairs, insurance, administration, real estate tax etc.



Location

The area is situated at the railway line from Basel to Chur and at the national motorway A3 from Zurich to Chur, Davos, St. Moritz, Bellinzona, Chiasso and is just 40 minutes drive away from Zurich and Chur. It is located at the western lakeside of Walensee, neighbouring to a nature-sanctuary, from where there is a nice view over the wonderful lake and the impressive mountains of the canton of Glarus. Due to the ideal atmospheric conditions there is usually no any fog over the whole year. The distance to the motorway exit slip road and to the national railway hub in Ziegelbruecke is less than 3 kilometres. The driving distance to the ski resorts in the car free Braunwald, in Elm, Amden, Pizol and Flumserberge is less than 30 car minutes. We will take you there in an innovative and sustainable manner.

Your counterpart for information, consultancy und renting:

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