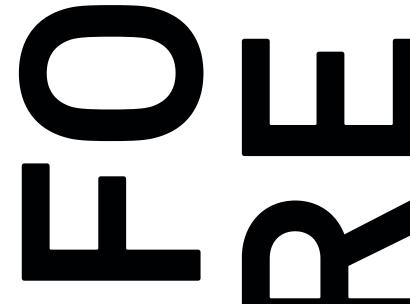
IBA_VIENNA 2022



PROJECTS OF GESIBA AND WIGEBA





Quality of life and quality of housing are closely interconnected. This is why social housing, its expansion and further development have played an essential role in Vienna for more than 100 years. The Austrian federal capital is considered around the world as particularly worth living in, not least because of its high proportion of affordable yet high-quality housing. We want to carry these achievements for the Viennese population into the future.

We live in a time characterised by rapid global changes, great challenges but also opportunities. With the International Building Exhibition, IBA_Vienna 2022, Vienna is paying special attention to innovations in the field of social housing. The goal, for example, is to ensure that renovation and new build projects are future-proof and affordable in terms of their social and ecological sustainability.

More than 100 innovative building projects and processes were taken up by IBA_Vienna. The projects can also be viewed on site at the final presentation of the Vienna International Building Exhibition 2022. Visitors – Viennese, but also the international audience – are cordially invited to gain their own impression of the excellent social housing in our city and to answer for themselves the question: "How will we be living tomorrow?"

With this in mind, I hope you will enjoy reading this brochure for IBA_Vienna 2022!

Kathrin Gaál

Deputy Mayor, City Councillor for Housing and Women President of IBA_Vienna



The Vienna International Building Exhibition 2022 focuses on innovations and processes around the topic of "New Social Housing". The historical development of housing in Vienna, for which our city has been known worldwide for more than 100 years under the catchphrase "Red Vienna", forms the foundation for this.

The history of Viennese municipal housing is also inextricably linked to this. It is therefore no coincidence that the focus of IBA_Vienna 2022 is on the further development of the Per-Albin-Hansson-Siedlung-Ost – one of the outstanding housing complexes of the post-war period. Above all, however, it is the *Gemeindebau NEU* that plays an important role at IBA_Vienna. Since the completion of the Barbara-Prammer-Hof, it has once again become clear that living in Vienna remains affordable – with no compromises when it comes to quality. It may well be the case that this combination of affordability and quality is expected of a city like Vienna – but in times of extreme price trends and strongly interconnected global interactions, this is anything but a matter of course.

I am therefore very pleased that high-quality contributions to the development of new neighbourhoods have been made in five IBA neighbourhoods – through the planning and implementation of new municipal housing complexes in Neu Leopoldau, Wolfganggasse, the Am Seebogen neighbourhood and the Berresgasse and An der Schanze neighbourhoods. Modern residential buildings are being built there that were in various stages of completion at the time of the IBA_Vienna presentation year – some have even been handed over to the residents. The challenges posed by climate change are also constantly confronting municipal housing development with new tasks that need to be solved as quickly as possible.

I am convinced that the special efforts being made within the framework of IBA_Vienna will help to find answers to the urgent questions of our time more quickly – and thus provide people with the living space they need. Because housing is not a commodity, it is above all a human right.

Kurt Hofstetter

Coordinator IBA_Vienna 2022



Vienna offers a great and innovative culture in social housing, the origins and heart of which are to be found in the city's municipal housing complexes. This unique achievement is being continuously developed. As a result, thousands more will be added to the approximately 220,000 municipal housing units as part of a new construction programme by the City of Vienna. I am very proud that the tradition of municipal housing is being continued within the framework of the International Building Exhibition.

New municipal housing complexes are also located in IBA neighbourhoods. All in all, impressive results and new milestones have been achieved at IBA_Vienna, where the city's outstanding know-how in social housing has been pooled to develop innovative solutions. The Wolfganggasse neighbourhood, for example, has seen extremely exciting developments in the flexibility of floor plans in order to be able to respond even better to different housing needs.

The International Building Exhibition has also set new standards in the development of future-orientated urban neighbourhoods, among them affordable housing, alternative mobility, climate adaptation and ecology, social mixing and good infrastructure. We are thus continuing the more than 100 year-old success story of Viennese municipal housing.

Karin Ramser

Wiener Wohnen Director



GESIBA's goal is to create affordable residential space that meets the highest standards. Because residential space must do more than offer protection from wind and other weather conditions. Living space must be a space for living.

GESIBA faces the challenge of responding to the different needs of tenants. The challenges are manifold – after all, society is a complex construct that is constantly evolving. Providing a dynamic society with suitable offers requires a high degree of empathy and innovative energy.

GESIBA has never been one to rest on its laurels. Instead, the goal has always been further development and optimisation. This requires a high degree of openness and the right contacts in order to identify and implement new trends. GESIBA shapes urban culture in many different ways. In addition to housing, it is also in the areas of education and social care that forward-looking and modern concepts ensure a better quality of life. This involves both planning skills and technical know-how. Building sustainably is the only way to succeed at being not a burden, but a driving force for future generations.

GESIBA contributes decisively to securing social peace in Vienna. Its history is marked by numerous challenges, many successes, but also failures. The courage to take on new tasks and to rethink its own concepts. This requires feedback from residents, business partners, planners and politicians. Cultivating a culture of dialogue and respecting everyone is not a matter of course, it is part of GESIBA's self-image.

We will continue to follow this humanist guiding star in the years and decades to come. For the good of the city and its people.

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That's what we call FAIRliving

As a non-profit company with many different stakeholders, GESIBA creates living space for people with different lifestyles, demands and backgrounds.

This requires a suitable tender, clever planners, well-coordinated construction companies and an empathetic urban policy. Only then will people feel like their home is a piece of their identity. A part of their lives that they can help shape and influence.

It is always about participation: the active involvement of residents in processes that affect their living environment is becoming increasingly important. In this way, initial impulses can often already be given in the planning phase. More insight also creates more identification. Those who understand *why* things are the way they are remain attentive and critical in the best sense. In addition, the importance of communities is also increasing in urban areas. Today, there are no relevant residential complexes that can get by without meeting spaces.

Flexibility is also a quality that our clients are demanding to an ever greater extent. More rapidly changing life circumstances, more new professional opportunities and more mobility demand structures with possibilities to match. In addition, there is a high sensitivity for sustainable building and living. The use of scarce resources must be handled responsibly.

All these factors form the foundation for FAIRliving, GESIBA's brand essence.

CUUUBE Berresgasse, 1220 Vienna

Client: WIGEBA Project status: in planning Space allocation plan: Gemeindebau NEU

Architect/s: Nerma Linsberger Landscape architecture: Carla Lo Structural engineering: TOMS/Dorr – Schober & Partner Visualisation: Nerma Linsberger The three Cuuubes make use of the maximum permitted height. The base area, however, remains two-storey over the entire footprint, which sharpens the contrast between the structures.

To create more tension in the spaces in between, the Cuuubes are staggered. The two-storey structure is designed as an **atrium-like building**, with a square inner courtyard as an imprint or negative of the square tower layout. This allows for a fine structuring of the open spaces and a flowing transition from the public space to the protected semi-public area.

The square floor plans of the Cuuubes are each made accessible with a staircase and a lift. The central staircase is friendly and bright, and the flats, which are lit from one side, are arranged in such a way that orientation towards the north or north-east is avoided.

The **room modules**, which are lined up around the staircase, form a simple and compact mesh. All flats have a loggia and one or two balconies.

The balconies, designed as frames, mix with the clear structure of the loggias behind them. This results in a lively composition with exciting changes in depth and sculptural shadow plays that change throughout the day.

A large communal space is located on the ground floor facing Berresgasse, which extends to the rear façade and connects the street space or the **arcades** with the interior of the building. The laundry room on the first floor with large windows facing the arcades complements the communal area. These communication areas are extended by the arcades.

- Number of flats: 228
- Usable floor space: 13,103 m²
- Parking spaces: 120
- Communal facilities: 7 community rooms, 3 laundry rooms, Building Support Centre
- Open spaces: loggias and balconies, communal terraces





Ground floor



Wienerbergschule (secondary school)

Gödelgasse 5, 1100 Vienna

Client: GESIBA **Project status:** in progress **Space allocation plan:** Construction of a new secondary school with 16 classrooms, 2 dividable gymnasiums and outdoor facilities

Architect/s:

schluder architekten Landscape architecture: Carla Lo Structural engineering: Dorr – Schober & Partner General contractor: ÖSTU-STETTIN Hoch- und Tiefbau GmbH Visualisation: schluder architekten Photos: Melinda Borbely The Wienerberg School in Biotope City complements the social infrastructure on site and, in terms of urban development, forms an important link between the existing and new parts of town.

The most important parameters for the allocation of buildings: the location and layout of the site on a "residual area" behind the existing car park and the idea of a mixed-use urban base zone with plenty of green space, as stipulated in the master plan for the neighbourhood.

The result? The **L-shaped base floor** contains the areas used by the entire school community, such as two gymnasiums. On top of that, the educational spaces in the four-storey building are organised into four clusters in the form of an elongated polyhedron – each with four classrooms, a multifunctional room in front, a team room, open-air classrooms and cloak-rooms.

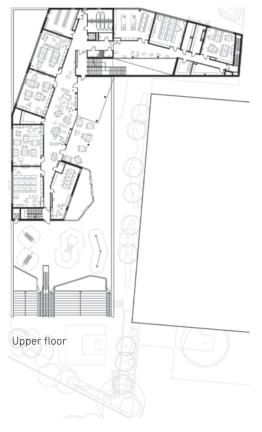
Open spaces on the ground floor level, which can be used in a variety of ways, are complemented by open spaces on the roof of the base floor.

- 16 classes in 4 clusters with multifunctional areas and open-air classrooms
- Usable floor space: 6,925 m²
- 2 dividable standard gymnasiums, can also be used by external parties
- 2 department rooms
- Teaching kitchen
- Multi-purpose room
- Library
- Workrooms
- Physics, chemistry and biology room











Biotope City Wienerberg

Triester Straße, 1100 Vienna, construction site 4/1, 4/2, 7

Client: GESIBA Project status: occupied Space allocation plan: Housing, pubs, gymnasium, kindergarten, multisite community spaces

Architect/s:

RLP Rüdiger Lainer + Partner Landscape architecture: Knollconsult Umweltplanung Structural engineering: Dorr – Schober & Partner General contractor: ÖSTU-STETTIN Hoch- und Tiefbau GmbH Visualisation: Schreiner, Kastler The guiding idea for Biotope City? To develop a sensual and meaningful piece of the city. The basis of the concept developed with Harry Glück is a densely developed, intensively greened area – an urban biotope from an ecological and social point of view. The building complex "The Brick" represents Biotope City to the outside world and is a landmark in the flow of traffic on Triester Straße.

Its characteristic feature is the urban axis – from Triester Straße to the City's main square. It enables the integration of semi-public space into the buildings: through shops and pubs in the ground floor zones, street furniture as resting points or the neighbourhood gymnasium, which is open to all. A coherent network of paths in the neighbourhood connects everything together.

What makes Biotope City tick:

- **Climate-sensitive building:** by means of an intelligent structural arrangement combined with green infrastructure
- **Building greenery:** for urban climate regulation, thermal protection, water retention, fine dust and pollutant absorption and increased biodiversity
- **Open space design:** by means of the planting of large trees, strongly structured wooded areas and site-appropriate plants
- Rainwater management: to utilise the infiltration, storage and purification potential of the soil and the planting substrates

Construction site 4/1 and 4/2

The complex has a mobility centre as well as a neighbourhood centre – both can be used by the residents of all sites, as can the swimming pool on the roof of the neighbouring building plot. The room layout can be changed, and flats can be extended or combined as needed. Each flat has a loggia, terrace or balcony.

Construction site 7

The centre of the neighbourhood is formed by the so-called "microzone", which offers a diverse infrastructure for the neighbourhood and for meetings. A children's play/community room and a laundry room are located on the first floor, the toddlers' playground is located directly in front of the community room. The kindergarten is situated in this complex.

- Number of flats: 153
- Kindergarten with 7 groups
- Usable floor space: 12,017 m²
- Parking spaces: 92
- Communal facilities: laundry room, children's playroom, community terrace, urban gardening on the roof terrace
- Open spaces: roof terraces, toddlers' playground, communal playground for young people
- Local facilities: housekeeping, commercial space







Level 0: Kindergarten



Elisabeth-Schindler-Hof

Wolfganggasse 55, 1120 Vienna

Client: WIGEBA Project status: under construction Space allocation plan: Housing

Architect/s:

Peretti & Peretti Landscape architecture: rajek barosch Structural engineering: BauCon General contractor: Gerstl Bau GmbH Visualisation: Schreiner, Kastler Besides being subdivided by the design of the base floors, the building is mainly structured by the vertical arrangement of the loggias and balcony groups, both towards the street and the inner courtyard.

During the planning phase, special attention was paid to the following aspects:

- **Cost-effective construction and suitability for everyday use:** for example, by means of functional and space-optimised floor plans, a compact building structure or vertically stacked uniform flat types
- **Social sustainability:** by making use of synergies with neighbouring properties (shared playground for young people, car parks and technical facilities such as a substation)
- **Community living**: by means of a communication room for 12 flats per floor, a community room for parties or the like, a large laundry room and raised beds on the roof terrace that is open to all tenants
- Accommodating changing needs: due to the compact floor plan and the optimally positioned sanitary facilities, changes within the flats are easy to implement
- **Participation concept:** tenants are asked about the use of the communal areas when they register for the flat, thus identifying their needs
- **Mobility concept:** very good public transport connections and an extensive network of cycle paths, storage for bicycles near the entrance
- **Climate- and resource-friendly construction:** low-energy consumption buildings, natural lighting in the stairwell and corridors, loggias in front to prevent overheating in summer, environmentally friendly materials
- Plenty of green and open space: intensive planting in the courtyards, a network of paths equipped with polygonal slabs, many small squares with sand playgrounds and seating plateaus extending from the ground

- Number of flats: 105
- Usable floor space: 6,642 $m^{\rm 2}$
- Parking spaces: 63
- Communal facilities: laundry room, common room, terrace
- Open spaces: toddler's playground, playground for young people







Ground floor



Sonnenallee 118

Seestadt Aspern, 1220 Vienna

Client: GESIBA Project status: under construction Space allocation plan: Housing + Parking

Architect/s:

könig larch Landscape architecture: rajek barosch Structural engineering:

Gmeiner Haferl General contractor:

ÖSTU-STETTIN Hoch- und Tiefbau GmbH Visualisation:

Schreiner, Kastler

Particular importance was attached to an attractive and high-profile layout of the ground floor zone. In addition to a large, cross-neighbourhood event space and a kindergarten, the ground floor also contains commercial and office space as well as a community room. A wide passageway creates a visual connection between Sonnenallee and the park. A generous structural gap in the corner area improves lighting and ventilation of the site and extends the communally usable open space by one level. Circumferential balconies on the residential floors provide high-quality private outdoor areas and counteract overheating in summer. The façade of the car park has a positive effect on the surroundings and forms a distinctive orientation point in terms of urban space.

Special features:

- Mix of uses including kindergarten, office space, event hall, elevated car park and flats
- Spacious common rooms, launderette and community terraces on different levels
- Optimal lighting and ventilation due to structural gaps in the corner area
- Visual connection between Sonnenallee and park via passageway

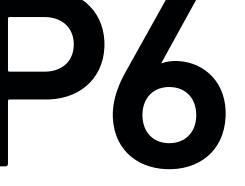
- 104 residential units
- Usable floor space: 8,466 m²
- Kindergarten with 4 groups
- 317 parking spaces in the elevated car park
- 300 m² event hall
- 2 common rooms







Ground floor



Gemeindebau NEU Aspern

Mela-Köhler-Straße 7, 1220 Vienna

Client: WIGEBA Project status: under construction Space allocation plan: Housing

Architect/s:

wimmer und partner Landscape architecture: rajek barosch Structural engineering: Gmeiner Haferl General contractor: ÖSTU-STETTIN Hoch- und Tiefbau GmbH Visualisation: wimmer und partner The first municipal housing complex in Seestadt Aspern is under construction in an excellent location directly by Elinor Ostrom Park. On seven floors, 74 innovative 1 to 4-room flats, 2 residential/work units and 3 commercial units are being built.

Wiener Gemeindebau has always played a pioneering role in housing construction. In order to react to future social developments, it must be **adaptable** and thus allow for **new housing typologies** as well as **the most diverse forms of cohabitation**.

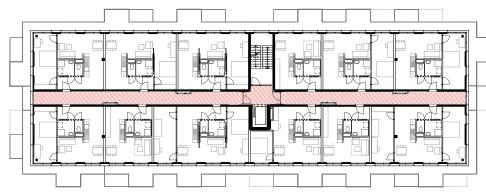
Sliding walls and rooms with two entrances guarantee a high degree of flexibility.

This gives residents the opportunity to interpret the flat individually. For example, a type-B flat with 2 rooms can be easily adapted and used as a 4-room flat in the short term – home office, a weekend child, carer or pet can be spontaneously accommodated. In the long term, for example, a fitness area, a new hobby room or additional rooms for the growing patchwork family can be created. The flat can therefore be divided into small areas of use or simply used as a spacious loft.

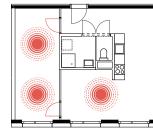
Plastic windows without cover shells, galvanised railings, composite thermal insulation system – this is the municipal housing sector's response to the economic conditions of the market. The focus is thus not on the materiality of the building, but on the quality of the flats: generous circumferential balconies, large floor-to-ceiling windows, sliding walls and **division into areas of use instead of a fixed room layout** – the focus is not on the visual appearance, but on **practicality**. Only then does the concept fully come to fruition. **An open, yet pragmatic concept that does justice to the liveliness, drive and diversity of modern society.**

- Flats: 74
- Usable floor space: 4,530 m²
- Residential/work units: 2
- Commercial/office units: 3
- Communal facilities: 2
- Parking spaces: 35
- Open spaces: 1,013.25 m²

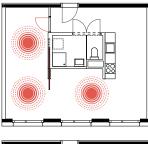




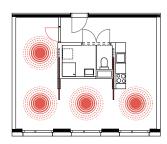
standard storey













different usage areas

different usage scenarios

Neu Leo

Menzelstraße 5, 1210 Vienna

Client: WIGEBA Project status: occupied Space allocation plan: Housing

Architect/s:

SUPERBLOCK Landscape architecture: rajek barosch Structural engineering: RWT plus General contractor: Handler Bau Gemeindebau NEU Leopoldau is part of the urban neighbourhood development. The following strategies have been adopted to preserve the specific atmosphere of this neighbourhood:

- The **buildings of the former gasworks** are to be preserved and revitalised. This will allow the new buildings to blend into the historical context, thus forming a unique neighbourhood identity.
- **The Marischkapromenade**, laid out as a ring road, provides access to the old gasworks and still forms the **backbone of the neighbourhood's development** today. As a pedestrianised public space, it is a source of identity, a meeting place and a provider of the necessary infrastructure for the neighbourhood. With its old trees and historic buildings, which are complemented by the new residential buildings, it forms a functioning entity in the north it transitions to a neighbourhood park.
- The overall neighbourhood is complemented by an **intelligent system of above-ground community car parks** that provide minimal parking space and can be expanded as needed.
- The **public facilities** are not located centrally, but are lined up along the Marischkapromenade.

The construction site is located on the west side of the Marischkapromenade, directly by the historic wall that encloses the entire area. New, detached residential buildings border the site to the south, through which a path leads to the former main access gate of the gasworks. The path leads through a generous passageway in the municipal housing complex to the forecourt of the former gas meter house to the north.

Due to its repurposing, the square in front of the gas meter house is given a generous, open character. It is extended into the structure of the municipal building in the form of a two-storey arcade passage, from which the two entrances to the building can be reached. This is also the entrance to the two-storey community room, which is connected to the traditional laundry room via an internal staircase.

The building itself is accessed by two staircases. For financial reasons there is no basement, and the storage rooms on the 1^{st} and 2^{nd} floors are arranged facing north.

Super smart flats

SMART living in municipal housing means affordability, simplicity and flexibility above all. Some of the standard flats in Neu Leo can be quickly and easily converted into SMART flats within the flat's existing walls. The project follows the principle of a floor plan that grows in itself – electrical installations and wall thicknesses were taken into account in the project and thus allow for easy adaptation. Thus, by putting up an additional wall or large piece of furniture, a 55 m² B-Smart flat can be turned into a 55 m² C-Supersmart flat.

- Number of flats: 46
- Usable floor space: 2,998.07 m²
- Parking spaces: 30
- Communal facilities: 1
- Open spaces: 983 m²







'Sustainable and ecological construction for the sake of climate protection has not only now become an issue in our planning and considerations, but has been a matter of course in the past as well as in the present and will be, of course, even more so in the future. In this respect, we must all make our maximum contribution, because we only have this one wonderful planet Earth!"



An outlook

In the near future, the demands for social and affordable housing will be greater than ever. Vienna is growing – and we will soon be a city of two million inhabitants.

Land resources are limited and according to the law, more than 50% of the city's area must remain green land. Our task is therefore to densify and create more space at the same time. We can do this by building large complexes with correspondingly large courtyards and incorporating the telecommunication facilities of the future into the houses.

Sooner rather than later, we will witness the integration of internet provision into the operating costs. That's what we need to create the technical conditions for. Another challenge is to continue making housing affordable and, above all, flexible. The space requirements for flats are likely to change drastically in the future. This means that we have to build more flexibly on the inside – and give tenants the opportunity to switch within the GESIBA portfolio depending on their life situation.

The future lies in creating "mobility in immobility". Let's take a look at a Viennese student or apprentice: today he's living with his girlfriend in a Smart flat. If the two of them start a family in a few years' time, they should be able to find a new GESIBA flat, possibly with a garden, close to a kindergarten or other infrastructural facilities. Similarly, when the kids move out, families should have the option of a GESIBA flat suitable for their age – perhaps smaller and connected to additional care facilities.

Another important aspect: flexible working, home office and teleworking as well as the self-employed will have an even greater impact on the labour market of the future. Consequently, tomorrow's living space must be increasingly suitable for working in. Apart from single households, this will change the requirements for flat size and layout.

We are responsible for ensuring that people always find the optimal living space over the course of their lives.

Ewald Kirschner

General Director of GESIBA

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