

QUARTIER “AM SEEBOGEN”

MORE THAN A RESIDENTIAL QUARTER

After the *Pionierquartier* and the *Seeparkquartier*, the “Am Seebogen” project forms the third construction phase of Seestadt aspern and it is the first on the north side of the lake. Seestadt is thus growing by around 2,500 residents. The focus of the developer competitions was on the theme of living and working. 80% of the new neighborhood is reserved for residential use and the rest for other uses.

In concrete terms, this means innovative concepts regarding the mix of uses, contributions of residential construction to lively neighborhood development, community and social facilities, integration of new actors and a shift in focus from building site to neighborhood development. In a neighborhood workshop set up by *Wien 3420 Aspern Development AG*, the content of the competition winners' projects was coordinated and further work coordinated.



“In the ‘Am Seebogen’ neighborhood, we want to work together to create new living and working qualities that Vienna has not yet seen in this density. The cross-building approach aims at a robust and smart district.”

Gerhard Schuster, Chairman of the Executive Board of *Wien 3420 aspern Development AG*

Living and working

As in the previously established neighborhoods, a mix of subsidized rental, owneroccupied housing and privately financed apartments will be realized here, and the first *Gemeindebau NEU* in Seestadt will complete the spectrum. But the “Am Seebogen” neighborhood is more than just a residential district: a commercial courtyard, a supermarket and several business premises are aimed at bringing economic impetus to the district. The second educational campus of Seestadt, a library, a youth center, kindergartens and kindergarten groups as well as numerous club and multifunctional rooms contribute to a diverse social infrastructure.

The more than 5,000 m² of office space are just as diverse as the residential offering. Micro offices, work studios and co-working spaces are being created. The boundaries between living and working are particularly fluid in the “Am Seebogen” neighborhood, with mixed living and working maisonettes along with workspaces that can be attached to an apartment or rented independently as required. The two building groups in the neighborhood – Leuchtturm Seestadt and kolok-as – are also contributing to this multifaceted mosaic and have developed concepts for intergenerational coexistence and the combination of living, working and sports.

Sports, culture and mobility: Everything on the move

As a new building block of urbanity in Seestadt, health, exercise and sports options are added here. Various exercise areas and even a separate Seestadt sports club offer a wide range of activities. The programmatic and green heart of the neighborhood is the Elinor Ostrom Park with its extensive range of sports, play and recreation areas.

The cultural offering is also being expanded, with the Kulturgarage event center providing space for professional music and theater productions and thus culturally enriching not only Seestadt but the whole of Transdanubia. Thus, everything is on the move – and that naturally also applies to mobility. In the Seestadt, this means optimal connections to public transport on the one hand, and deceleration and short distances on the other. Pedestrians, cyclists and public transport are given priority in the “Am Seebogen” neighborhood. Above-ground collective garages will be built for individual traffic, which will be supplemented with additional neighborhood-related uses.



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TIPS IN THE GRÄTZEL!

Cooling down in the lake

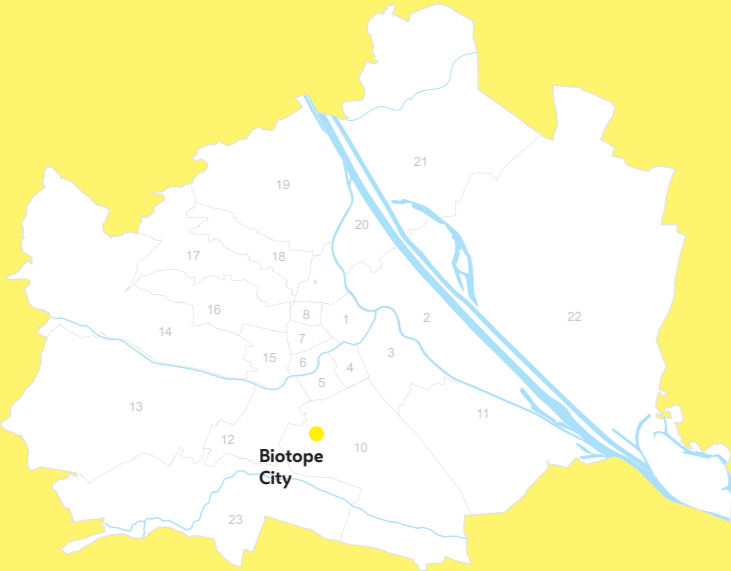
The eponymous lake is one of the most popular meeting places in the Seestadt, especially in summer. It feels like vacation when you're swimming!

Walk through the Edible Seestadt

With a total of 11 edible stations, the *Liz-Christy-Pfad* offers an insight into the various individual projects and possibilities of urban greening.

There's something going on in the Seestadt!

For those interested in art and culture, there is always something to experience in the Seestadt. Numerous institutions and places, such as the *Kulturgarage*, the *WIENXTRA* city box or the *Fabrik*, regularly offer events for young and old.



BIOTOPE CITY

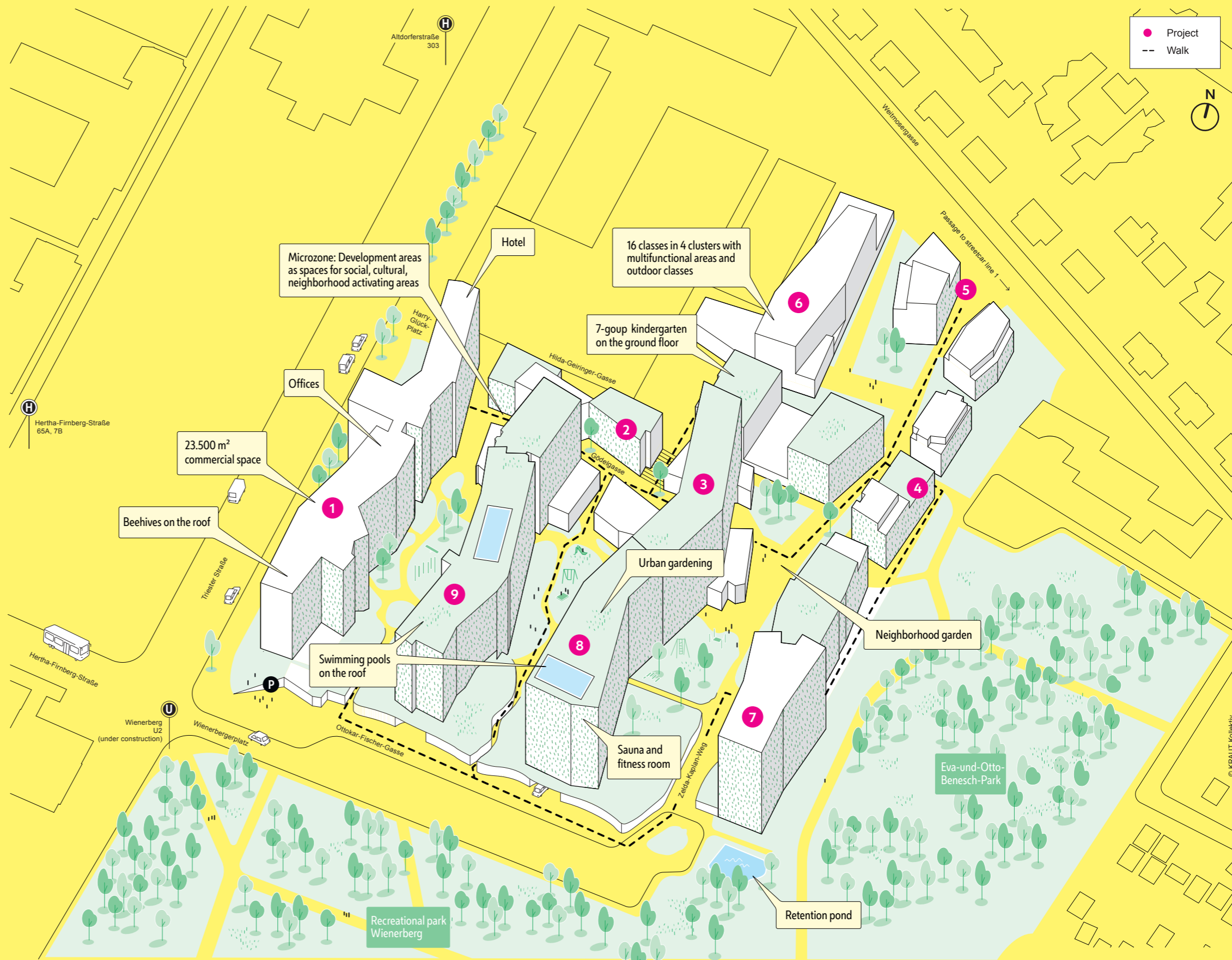
FEEL LIKE GOING FOR A WALK?

NEIGHBORHOOD FACT SHEET

Status: December 2021, subject to alterations

- Approx. 980 apartments, of which 400 are subsidized apartments and 200 SMART apartments
- 1 school, 1 kindergarten
- About 250 trees
- 8.900m² meadow areas
- 930m² perennial areas
- 13,600m² green roof
- 2,200m² facade greening
- 760m² retention pond

COMPLETION: 2021



- | | | | |
|---|---|---|-------------------------------|
| 1 | THE BRICK | 5 | Zelda-Kaplan-Weg 13+14 |
| 2 | Urbane Achse – Bauten für das Stadtleben | 6 | Wienerbergschule |
| 3 | Wohnen mitten im Park | 7 | HOCHH(IN)AUS |
| 4 | AMELIE | 8 | Zelda-Kaplan-Weg 5 |
| | | 9 | Urban im Grünen leben |

Cooperation partners
all developers, planners and experts for issues of social sustainability involved

Research team
Institut für Landschaftsplanung BOKU Wien, Stiftung Biotope City, green4cities, Rüdiger Lainer + Partner, Roland Mischek, Auböck + Kárász Landscape Architects

Other parties involved
Caritas Wien, forschen planen bauen – Thomas Romm, Knollconsult, wohnbund:consult, ZT Schattovits,

Further information



BIOTOPE CITY

GREEN AND DENSE: IT'S POSSIBLE

Today all areas of life are impacted by climate change. The built environment must also respond to this problem. The dense building philosophy of a city is both a role model due to the shortness of distances and a problem because of the sealing generating heat. Biotopie City Wienerberg shows how dense development can be combined with effective greening.

Building the green city together

Biotopie City is located in the south of Vienna on a former factory site on Triester Straße, at the transition to the recreational area on Wienerberg. It is surrounded by business parks and high-rise buildings to the west and predominantly single-family homes to the east. The genesis of this green idea was a mission statement developed by Biotopie City Foundation, founded by urban planner Helga Fassbinder together with Harry Glück, the architect of the Alt-Erlaa residential park who passed away in 2016. The main goals of this model are a reduction in heat pollution, greater biodiversity, more greening in the residential environment and intelligent rainwater management. The method: an intelligent use of nature's regenerative mechanisms through innovative cooperation between people, technology, flora and fauna. To implement this guiding principle, an interdisciplinary team of planners, developers, consultants and municipal departments drew up a detailed quality catalog. The implementation of ecological goals across building sites was also part of the program from the very beginning.



"It's about renaturalizing the city: leafy green is by far the most efficient and cost-effective means of mitigating heat stress and environmental impacts. Biotopie City proves that high-density yet green living is possible and affordable."

Helga Fassbinder, urban planner and founder of the Biotopie City Foundation

Many measures, one goal

How do biotope and city find each other? How does green find its way into the built city? This can only be achieved through much expertise and many practical solutions. In Biotopie City, large trees with a trunk circumference of up to 35 cm are planted right from the start, because in the summer heat the shade of a tree is much more effective when compared with the shade of a building. The inner courtyards and roof areas will be used for gardening, the facades will be greened, and the loggias and balconies will be equipped with plant troughs already integrated into the building. The areas between the buildings are also made climate-effective by unsealed collection and seepage areas.

Expertise for the microclimate

All these measures are scientifically established and accompanied. The research project "Biotopie City – Construction Manual for the Green City of the Future," funded under the "City of the Future" program by the Federal Ministry of Transport, Innovation and Technology, accompanies the planning and implementation process. Microclimate simulations for Biotopie City were carried out using GREENPASS® technology in order to optimally coordinate urban planning and measures and to achieve the highest possible climatic effects with the lowest possible input. With these measures, a cooling of 2°C of the air flowing through is achieved. Thus, Biotopie City has a cooling effect not only for its own residential and working population, but also for the surrounding city.

Understanding urban climate

In May 2017, the exhibition "BIOTOPE CITY – The City as Nature" took place on the premises of *Gebietsbetreuung Stadterneuerung* in Favoriten. The principles of the Biotopie City, first results of the research project, as well as plans for future development were showcased. The team of *Caritas Wien – Stadtteilarbeit*, which the developers commissioned with the neighborhood management in the Biotopie City, worked together with the research team in a supportive manner on the communication of the measures and on a guideline for action for residents, making it possible for all parties to contribute to the success of the project. The task of the IBA_Vienna was to communicate these findings and processes so that similar measures can be established in other areas.



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TIPS IN THE GRÄTZEL!

Wienerberg recreation area

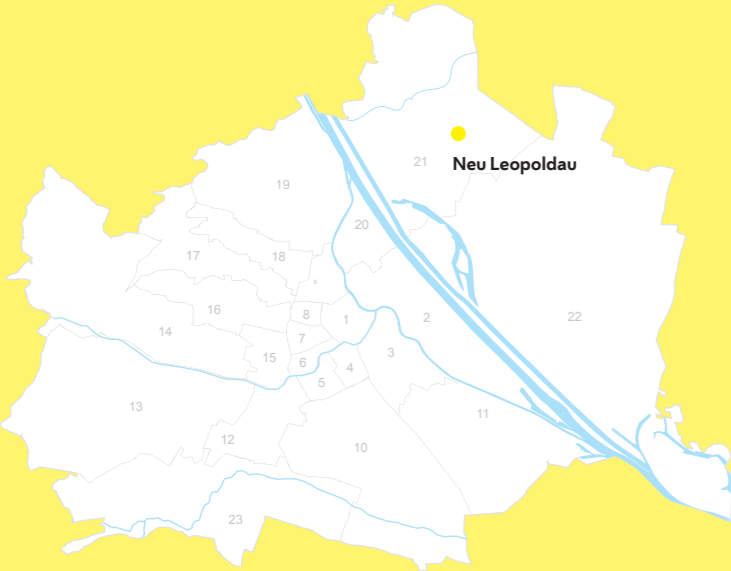
In the 80s, following a competition, an urban and ecologically important biotope was created here. It is a protected landscape area with an artificial pond. The dry grasslands are considered a natural monument.

Georg-Washington-Hof

A listed municipal building has been implemented according to the concept of the garden city.

Wienerberg flea market

The giant flea market at the parking lot Wienerberg: all year round, in any weather and every Sunday, as well as on every holiday from April to October.



NEU LEOPOLDAU

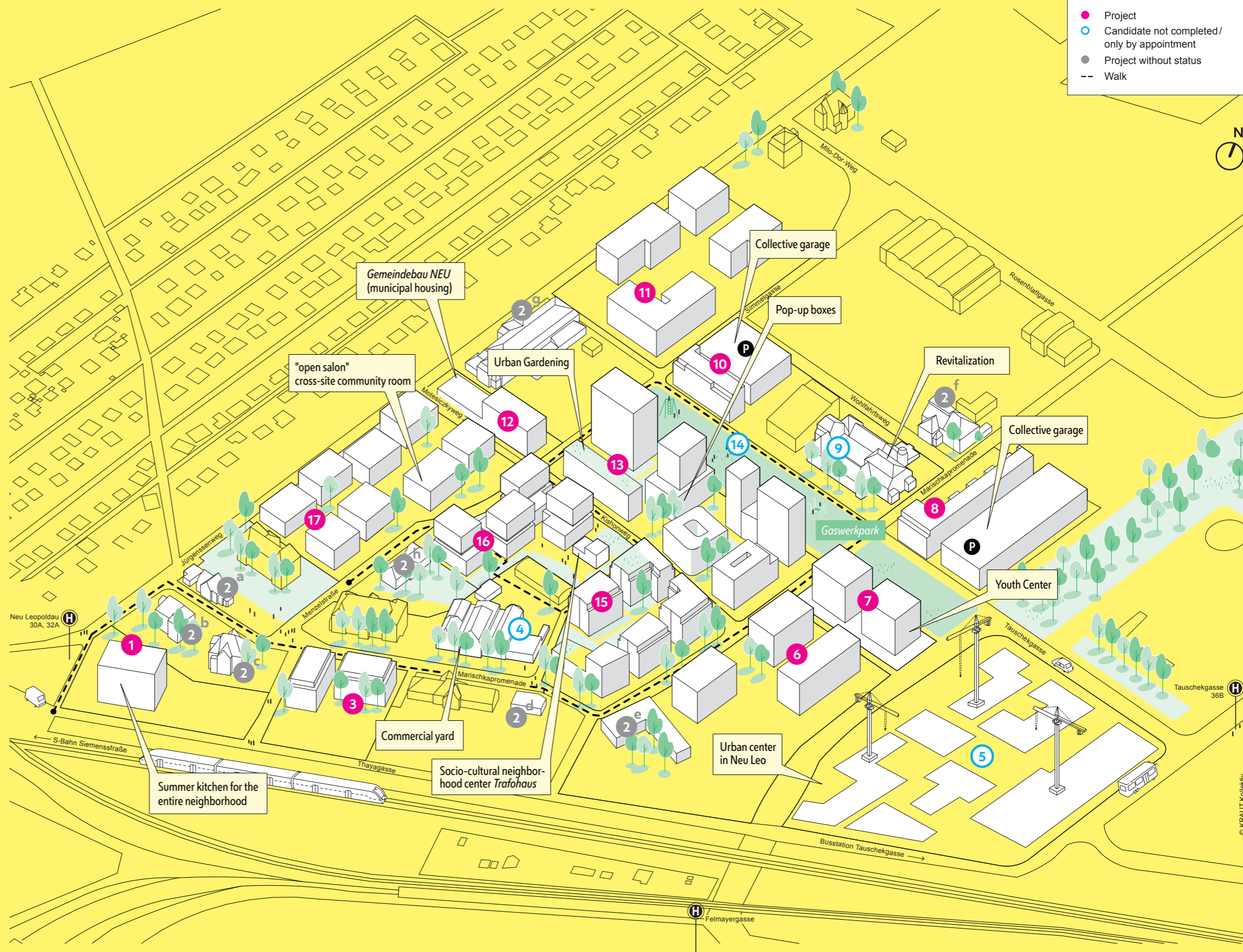
FEEL LIKE GOING FOR A WALK?

NEIGHBORHOOD FACT SHEET

Status: December 2021, subject to alterations

- Conversion of a former industrial site into a mixed-use neighborhood, incorporating the historic existing buildings
- Size: about 13,5 ha
- Approx. 1,255 apartments, of which around 1,000 are subsidized
- Approx. 70,000m² of commercial space, including a workshop yard for small businesses

COMPLETION: 2024



- | | | | | | |
|------------------|--------------------------|----|----------------------------|----|-------------------------|
| 1 | Generation XYZ | 7 | Leo & Leonie | 13 | Energiebündel |
| 2 ^{a-h} | Existing buildings | 8 | leoS | 14 | Gaswerkpark |
| 3 | Mehr NUTZEN Haus | 9 | Welfare building | 15 | LEO.part |
| 4 | Gewerbehof Neu Leopoldau | 10 | Poldipark | 16 | 4 im Viertel |
| 5 | Baufeld O | 11 | Blickpunkt 21 – Leopoldine | 17 | Junges Wohnen gibt Gas! |
| 6 | Blickpunkt 21 – Leopold | 12 | JUWO NEULEO | | |

Cooperation partners
 Neu Leopoldau Entwicklungs GmbH,
 GB*Stadtteilmanagement Neu Leopoldau,
 SORA Institute for Social Research and Consulting
 Ogris & Hofinger,
 wohnfonds_wien
 as well as all developers, planners and experts
 for issues of social sustainability involved

Further information



NEU LEOPOLDAU

HOUSING FOR THE YOUNG

“For decades, the area of the former Leopoldau gasworks was characterized by hard work. At the same time, it also offered the workers places of community and neighborhood. Now the area will provide a new home for children and young people in particular.”

GB*Stadtteilmanagement Neu Leopoldau

In 1912, the second municipal gas plant in Vienna was built in Leopoldau. In 1984 to 1987, the two gasometers were finally shut down and demolished, while the residential and administrative buildings were largely preserved. Today, the ensemble is protected as a historic monument and, as a part of Vienna's industrial history, it is a source of identity. The post-industrial reuse of this area, incorporating the existing buildings, shaped the planning from the very beginning. This ranges from the preservation of bird species and the removal of pollutants to a mix of uses in the existing buildings.

Urban development in dialogue

In 2015, *Neu Leopoldau Entwicklungs GmbH* and *wohnfonds_wien* launched a two-stage developer competition, the largest dialog-oriented selection process in Vienna to date. Urban planners, architects and open space planners, developer representatives and experts on social sustainability worked together with residents in workshops to develop concepts on the topics of architecture and urban development, open and green space, social sustainability, young living, mobility, smart city and ecology.

The focus in Neu Leopoldau is on child- and youth-friendly spatial design and on diverse housing options for young people. In 2016, the IBA_Vienna commissioned the SORA Institute to conduct research on the topic of Young Housing in Neu Leopoldau. This study showed fully developed solution proposals for the target group of young people in housing. In the subsequent process, the IBA_Vienna supported the individual actors in highlighting the special features of their respective projects and making them visible. Particular consideration was given to open space planning, adapted forms of housing, and spaces for movement specifically geared to children and young people.



© Woow Studios



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Growing together

To ensure that the intergenerational neighborhood can develop from the very beginning, the district management of the *Gebietsbetreuung Stadterneuerung* accompanies the developments in Neu Leopoldau and the surrounding area. Community is not limited to the new building sites but includes all residents. The employees provide on-site information on changes and current developments at an early stage, actively involving the residents, taking up ideas and suggestions, connecting local actors and supporting them with professional know-how.

Living information

In order to make it easier for everyone to find their way around a changing part of the city, the district management of the *Gebietsbetreuung Stadterneuerung* developed a digital district map to provide up-to-date information and orientation for new arrivals in Neu Leopoldau and for residents in the adjacent neighborhood. With this “Living District Map,” interested individuals can explore the district in the footsteps of four fictitious people. In this way, they are able to learn interesting facts and exciting stories from the neighborhood while picking up many tips for harmonious coexistence. The living district map also provides information about the locations of educational institutions, local supply options, leisure activities as well as dates and on-site events of the district management of *Gebietsbetreuung Stadterneuerung*.

Young mobility

The mobility concept also refers to the topic of young living. A wide range of alternative means of transport, from convenient connections to the public transport network to additional mobility services within the residential area, is intended to meet particularly the needs and opportunities of young people.



© Marko's Photography



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TIPS IN THE GRÄTZEL!

Heinz-Nittel-Hof/Marco-Polo-Siedlung

Municipal housing complex with 1,400 apartments built according to the plans of Harry Glück, the icon of people-oriented housing.

Forest of the Young Viennese

Every year, families with children, but also all other interested and committed Viennese are invited to actively participate in the reforestation campaign “Forest of the Young Viennese” and contribute to the creation of a new forest.

TERRA NOVA. 70 years

Siemensstraße housing estate in Floridsdorf

The Siemensstraße housing estate (1950 to 54) in Floridsdorf is one of the outstanding examples of social housing and urban development in post-war Vienna. It was highly regarded internationally and is now a listed building. At the time of its construction, the settlement was Vienna's largest municipal housing complex with over 1,700 apartments.

○ Candidate not completed/
only by appointment
○ Project without status
not completed/
only by appointment



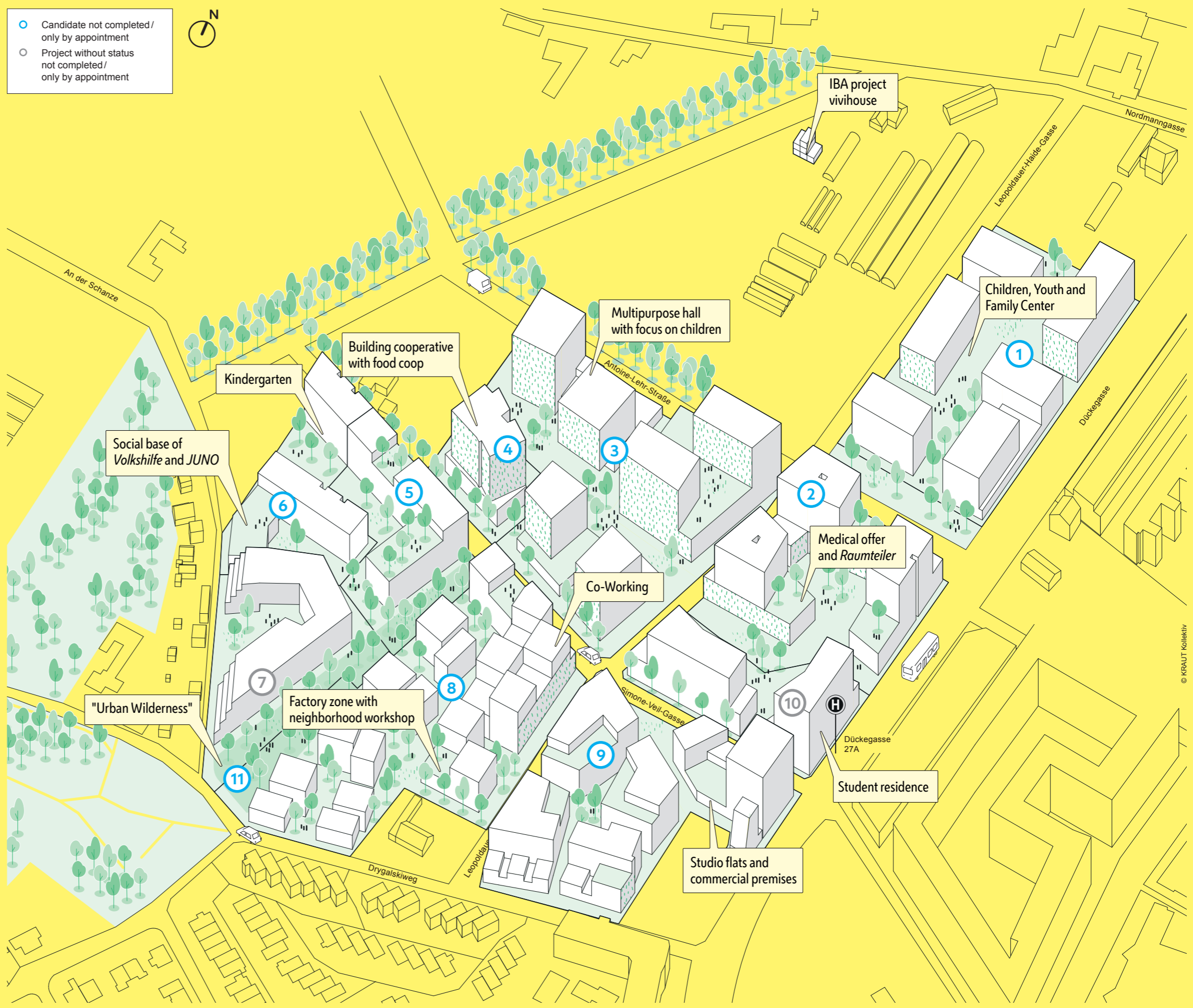
QUARTIER "AN DER SCHANZE"

NEIGHBORHOOD FACT SHEET

Status: December 2021, subject to alterations

- More than 1,500 apartments
- About 152,000m² total floor space on an area of 7.14 ha
- Student dormitory
- Special housing offer for single parents
- Urban Wilderness
- Event band
- High degree of mix of uses
- Design based on GREENPASS® microclimate simulation

COMPLETION: as of 2024



- | | | |
|-----------------------|--------------------------|------------------------------|
| 1 Gut gerüstet | 5 Leben auf allen Ebenen | 8 Wohnen mit Optionen |
| 2 sChanze | 6 Wohnwildnis | 9 Donaufelder Freundschaften |
| 3 Fünf Freunde | 7 drygalski. | 10 Studierendenwohnheim |
| 4 Treibhaus Donaufeld | OBERE ALTE DONAU | 11 Freiraum An der Schanze |

Cooperation partners
wohnfonds_wien, RAUMPOSITION,
GB*Stadtteilmanagement Donaufeld,
ATTACCA Projektmanagement,
green4cities
as well as all developers, planners and
experts for issues of social sustainability involved

Further information



QUARTIER “AN DER SCHANZE”

DEVELOPING THE CITY IN DIALOG

“The two-stage process made many things possible that are elementary for neighborhood development. Thus, in an intensive dialog, measures effective for the urban climate could be implemented across building sites.”

Joachim Kräftner, landscape architect

The “An der Schanze” neighborhood is an example of how the experience gained in the course of the IBA_Vienna can be applied to the subsequent neighborhood development. This way, people are constantly learning and improving. In this case, the most important realization was the intensive dialog between all those involved giving rise to a lively neighborhood.

Talking to each other, right from the start

The developer competition “An der Schanze,” launched by wohnfonds_wien in cooperation with IBA_Vienna, started in February 2019. Even at this early stage, the focus was on dialog. In the second competition phase, working groups initiated by the IBA_Vienna dealt in detail with the topics of ground floor and base zone, social sustainability, open space and mobility in the new district. These working groups covered a broad spectrum and were composed of representatives of the developers as well as experts from planning and social sustainability. This made it possible to coordinate topics and content that would not be addressed in single-stage processes.

Representatives of the population were also involved at an early stage: In addition to three large workshops, organized and accompanied by the RAUMPOSITION office, self-organized working group meetings were decisive for the high quality of the overall neighborhood development. The ATTACCA office was commissioned for project management. Results were presented in February 2020.



Event belt and ground floor zone

One key to neighborhood development – as previous experience had also shown – lies at the ground floor level. For this reason, in the “An der Schanze” neighborhood, these zones were coordinated with the stakeholders at an early stage and care was taken to achieve as diverse a mix as possible. In addition to residential use, this also provides for commercial, office and shopping opportunities and offers a large degree of scope for adaptation and further development. The focus is on small-scale uses, which are concentrated primarily in the central event band between the development sites north of Simone-Veil-Gasse. Here, a mixed-use center will be created for the neighborhood, but also beyond.

Urban wilderness – urban nature

In addition to this event band, the urban wilderness represents an essential open space for the new district. This open space was also designed from the outset to be cross-building. The natural transformation process from the current farmland to an urban wilderness with open meadow areas and shadier tree sections is the focus here. The largest contiguous green space between construction sites G2/G3 and H will be a space for experimentation and process, a teaching and learning space, itself constantly learning and thus growing. In addition, ecological provision is ensured through nesting sites, extensive green roofs and optimized open spaces through GREENPASS® simulation.

Mix and dialog in living

Not only between the uses, but also within the uses themselves, a diverse mix is sought in the “An der Schanze” neighborhood. The aim of the competition was to include current social developments and needs in order to be able to create targeted offerings. One group to which special attention was paid are single parents. Here, too, dialog helps with implementation: for example, selected apartments are offered for allocation via the JUNO association. Neighboring apartments can be allocated to separated parents or to single parents with family members and elective relatives via a tandem allocation. In cooperation with *Volkshilfe Wien*, apartments are made available for childminders.

Sharing mobility

In the “An der Schanze” neighborhood, the concept of elevated garages in the form of collective ones is being actively addressed. Garage spaces are thus selectively integrated into the urban ensemble. At two mobility points, future residents will have access to a charging station for e-bikes, a bike service station, and two e-charging stations for cars.



© GBY D. Witzke

TIPS IN THE GRÄTZEL!

GB* Stadtteilmanagement

Here you can get information about the development of the area and the status of planning. If you have ideas and suggestions, you are invited to participate.

vivihouse

Even before the beginning of construction of the “An der Schanze” neighborhood in Donauefeld, another IBA_Vienna project can be visited in Donauefeld: vivihouse, a wooden building implemented in modular timber frame construction which is specially optimized for the use of ecological raw materials.

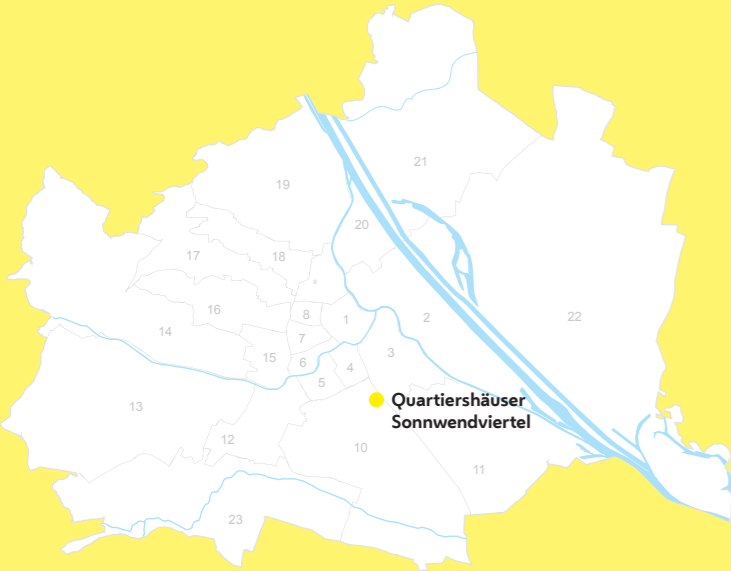
Walk and cool off on the Upper Old Danube

A few minutes' walk from the future “An der Schanze” neighborhood, the banks of the Upper Old Danube invite visitors to take a walk or cool off on hot summer days.



© Stadt Wien / C. Fürthner

© Stadt Wien / C. Fürthner



QUARTIERSHÄUSER SONNWEND-VIERTEL

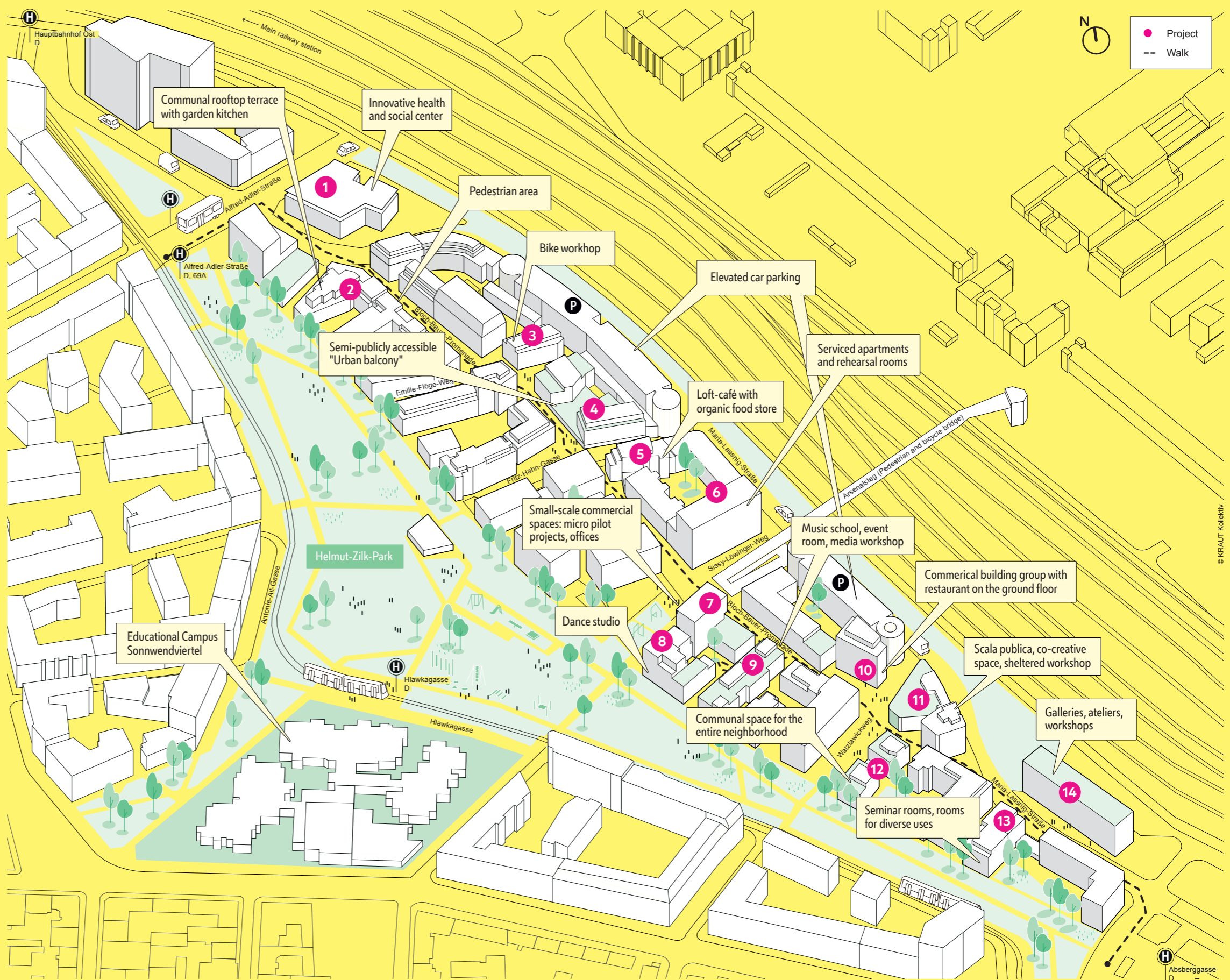
FEEL LIKE GOING FOR A WALK?

FACT SHEET SONNWENDVIERTEL

Status: December 2021, subject to alterations

- A total of around 5,500 apartments for about 13,000 residents
- 20,000 jobs
- School campus
- Office buildings
- Numerous stores
- A park of about 7 ha
- Subsidized and privately financed housing (both rental and owner-occupied)
- Neighborhood houses and building group projects
- Student dormitory
- Hotels
- Offers for temporary housing
- Social and cultural offers

COMPLETION: 2022



- | | | | | | |
|---|---------------------|----|------------------|----|--------------------------------|
| 1 | CAPE 10 | 6 | MUSIC BOX | 11 | Grüner Markt |
| 2 | Open up! | 7 | MIO | 12 | Grätzelmixer |
| 3 | Bikes and Rails | 8 | Das Haus am Park | 13 | GeQ – Das Gesundheits.Quartier |
| 4 | WoGen Quartiershaus | 9 | Gleis 21 | 14 | Atelierhaus C21 |
| 5 | Loft Living | 10 | Stadtelefant | | |

Cooperation partners
 Stadt Wien MA19, MA21, MA28, ÖBB-Immobilienmanagement, Gebietsbetreuung Stadterneuerung as well as all developers, planners and experts for issues of social sustainability involved

Master plan for the entire area
 Albert Wimmer, Theo Hotz / Ernst Hoffmann

Cooperative Masterplan
 denk.ARCHITEKTUR, ARTEC Architekten, Rüdiger Lainer + Partner, StudioVlayStreuerwitz, Max Rieder, gasparin & meier architekten

Further information



QUARTIERSHÄUSER SONNWEND- VIERTEL

URBAN BUILDING BLOCKS FOR THE NEIGHBORHOOD

The new Sonnwendviertel south of Vienna's main train station comprises a total of around 5,500 apartments for about 13,000 residents, along with 20,000 jobs, a school campus, office buildings and numerous stores as well as a park of about 7 hectares. In the Sonnwendviertel to the west of the park, a perimeter block development with clear edges and protected inner courtyards was realized; its first apartments were occupied at the end of 2013.

The development of the second part, Sonnwendviertel Ost which is located between the park and the railroad line, broke new ground in many respects. This began with the planning processes. The original master plan from 2004, which envisaged office and commercial space along the railroad line, was completely revised in 2012. A panel of experts selected a planning team that analyzed the qualities, shortcomings and opportunities of the master plan. In several workshops, a new, cooperatively developed master plan was agreed upon, involving several planners, the city and ÖBB as land owner. The result was an unusually small plot structure for Vienna, with the car-free Bloch-Bauer Promenade in the center as an urban living room.

“The basic idea was that by having a good mix of properties sold without conditions and those that had to meet certain criteria, you could create a livable and urban district overall.”

Robert Temel, Spokesman of the Building Culture Policy Platform



© ÖBB/Adinger+Wolf

Mixed houses for the neighborhood

These plots were allocated in different procedures, which were mixed within the neighborhood to create urban diversity and urban quality. Many building plots in striking locations were reserved for building groups and for the new type of neighborhood house. These neighborhood houses can offer more than just housing and exert charisma with their high architectural quality. Thus, they do not only stand for themselves, but create offers for the quarter, their neighborhood, for the district. The building groups, which are constituted in various legal forms, also perform committed development work in the creation of neighborhoods from the very beginning, both with cultural offerings and events and through civic engagement.

The mixture of uses was recognized here early on as an essential ingredient of an urban neighborhood. As early as the cooperative process, it was a key objective not to design the Sonnwendviertel Ost as a purely residential area. The ground floor zones played a key role here. In the meantime, not only cafés, supermarkets, pharmacies and medical practices are located here, but also many businesses that contribute significantly to the diversity of the neighborhood.

Small commercial units have been made available as micro-locations with low rents, especially for start-ups, small businesses, one-person businesses and SMEs. Many offices from the creative scene have settled, and the *Atelierhaus C.21* has received much attention with its radically new and open space.

Soft mobility

Underground garages were not permitted for most of the buildings; instead, it was stipulated that the mandatory parking spaces be accommodated in collective garages. Two elevated garages facing the railroad line ensure short distances and at the same time act as a noise barrier to the railroad traffic. Convenient connections for pedestrians and cyclists were ensured in this centrally located neighborhood, and a sharing service for electric cars is also available. The Vienna Mobility Fund makes a special contribution: The city supports projects that promote sustainable mobility in the Sonnwendviertel Ost. In 2020, among the projects included were cargo bikes, trolley boys, the *Lenkerbande* workshop and various sharing models.



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© IBA_Wien/R. Mayer

TIPS IN THE GRÄTZEL!

Helmut-Zilk-Park

The approximately seven-hectare park in the Sonnwendviertel is a popular meeting place and offers a variety of uses.

Sonnwendgarten

Community gardening is fun and builds strong neighborhood networks. The approx. 800m² garden is located in the second section of the Helmut-Zilk-Park.

There's something going on in the Sonnwendviertel!

For those interested in art and culture, the Sonnwendviertel has a particularly colorful offer. The restaurants and pubs in the neighborhood invite visitors, small studios can be discovered and you always have the opportunity to participate in events!



WOLFGANGGASSE

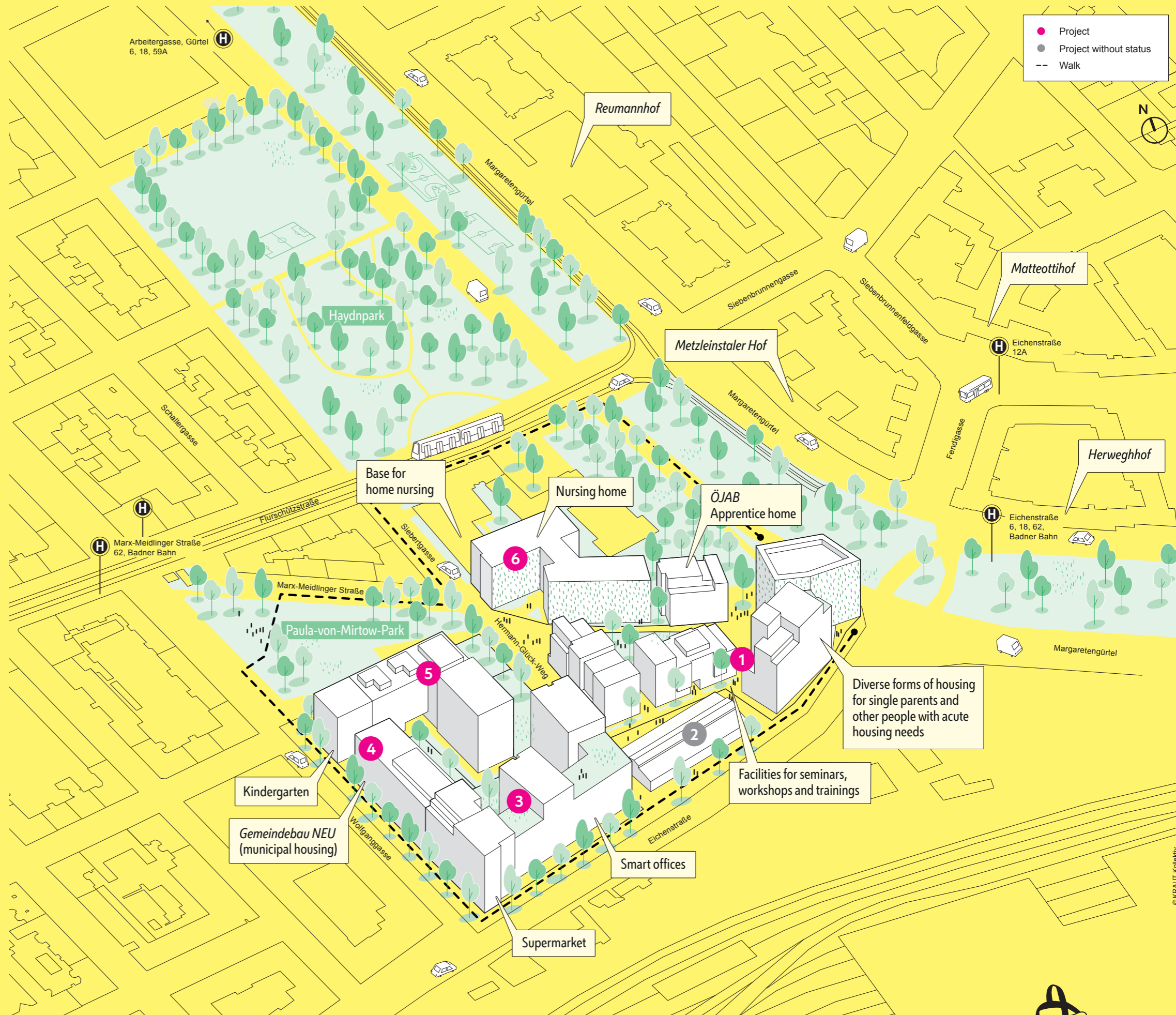
FEEL LIKE GOING FOR A WALK?

NEIGHBORHOOD FACT SHEET

Status: December 2021, subject to alterations

- 31,000m² floor space
- Approx. 850 subsidized apartments
- Special forms of housing for single parents
- *Gemeindebau NEU*
- New nursing home with inpatient and mobile services
- Kindergarten
- Smart offices
- Stores for daily needs
- Social education institutions
- Apprentice workshops
- Apprentice dormitory
- Housing for people in need
- Grätzel center with cultural and gastronomic offers

COMPLETION: 2023



- Project
- Project without status
- Walk

- | | | |
|------------------------------|--|---|
| 1 Lebenscampus Wolfganggasse | 3 Wo(h)lfühlen – Wohnen mit Weitblick in allen Lebenslagen | 5 Susi-Weigel-Weg 1+3 |
| 2 Remise NEU | 4 Gemeindebau NEU | 6 ÖJAB Wohn- & Pflegehaus Neumargareten |

Cooperations partners wohnfonds_wien as well as all developers, planners and experts for issues of social sustainability involved



Here you can take a virtual walk in Wolfganggasse.



WOLFGANGGASSE

BUILDING A SOCIAL ENVIRONMENT

Since 2009, social sustainability represents one of the four pillars of subsidized housing in Vienna. How this social sustainability is defined must always be renegotiated and optimized. This is because these requirements change according to the social and demographic changes in society. Today, it is possible to respond to the needs of single parents, the elderly and young people in a more targeted way than in the past. This was one of the main goals in the development of the Wolfganggasse neighborhood.

In spring of 2018, the Wolfganggasse depot, which also housed the old depot of the *Wiener Lokalbahn*, was abandoned in order to convert the area into a residential area. After a cooperative planning process was carried out in 2016 and a new zoning and development plan was adopted, a developer competition was launched in 2018 as part of the 2018-2020 housing offensive.

Life in community

On the 31,000m² site, a new neighborhood is presently being built with more than 800 subsidized apartments: special forms of housing for single parents, a municipal housing estate NEW, SMART apartments, subsidized rental apartments, shared apartments for partially assisted living for people with disabilities and home places with socio-educational support. In addition to subsidized apartments, the new urban neighborhood offers a nursing home, a kindergarten, a supermarket, workshops and space for additional business premises. The Austrian Young Workers' Movement (*Österreichische Jungarbeiterbewegung, ÖJAB*), which is already located here, is expanding its care center and locating training workshops and a home for apprentices. One of the housing developers will establish its new company location there. Other numerous and diverse community facilities are in the making. These diverse offerings in the Wolfganggasse urban development area create optimal conditions for a lively district.



“The housing offer is particularly responsive to different living situations. In this context, the growing group of single parents in Vienna is particularly important to me. That’s why an innovative and customized offer is being created for this group for the first time.”

Kathrin Gaál, Deputy Mayor & Executive City Councillor for Housing, Housing Construction, Urban Renewal and Women's Issues

Social mix

The social mix is ensured by the diverse range of apartments, which is aimed at different living and income situations as well as family forms. In concrete terms, this means flexible room layouts within the apartments, studio apartments, shared apartments, separate living groups or guest apartments that can be used temporarily. The common rooms are planned and usable as extended living rooms. In this way, communal activities, contact and communication are promoted while the emergence of a socially supportive living environment is made possible.

The green and open spaces with their diverse range of offers are cross-building, and the large, common open space can be used by the residents of all buildings. The former coach house will be preserved and renovated and will serve as a new neighborhood center in the future.

Redevelopment for the neighborhood

In the course of the development of the Wolfganggasse neighborhood, the existing buildings in the neighboring neighborhoods will also be the focus of a redevelopment offensive in the coming years. This existing area will be upgraded and networked in interaction with the new development area. The potential of 100 properties to the west of Haydnpark will be investigated, and concepts with corresponding funding opportunities will be developed. The main goal of the block redevelopment is to improve the quality of living through redevelopment and upgrading of the public space. The adjacent Paula von Mirtow Park will also be enlarged.



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TIPS IN THE GRÄTZEL!

Stadtwanderweg 11

The route of the urban municipal housing walking trail with 9 fixed stations runs along the Gürtel and takes you into the world of social housing in Vienna.

Haydnpark

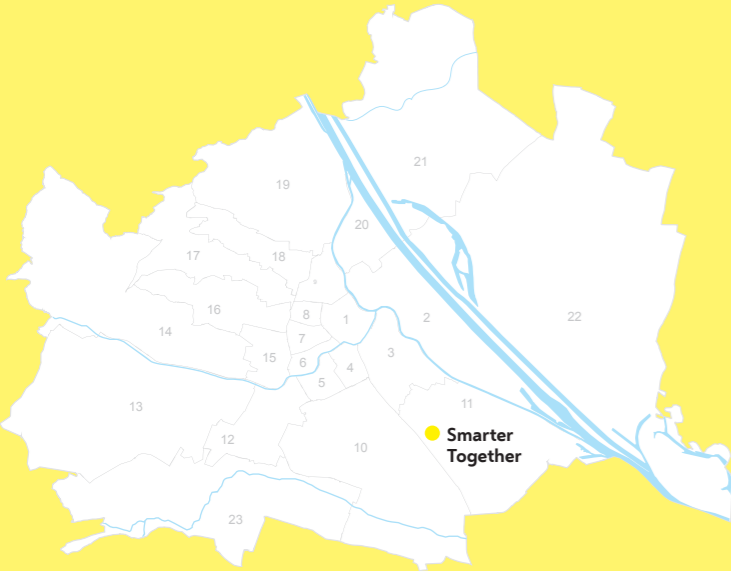
This park, which is now a popular meeting place, was created in 1926 on the site of an abandoned cemetery where the composer Joseph Haydn was buried.

48er-Tandler – the Viennese second-hand market

On the other side of the Gürtel at Siebenbrunnfeldgasse 3 in the 5th district is the *48er-Tandler*. Here, beautiful old goods are given a second chance.



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SMARTER TOGETHER

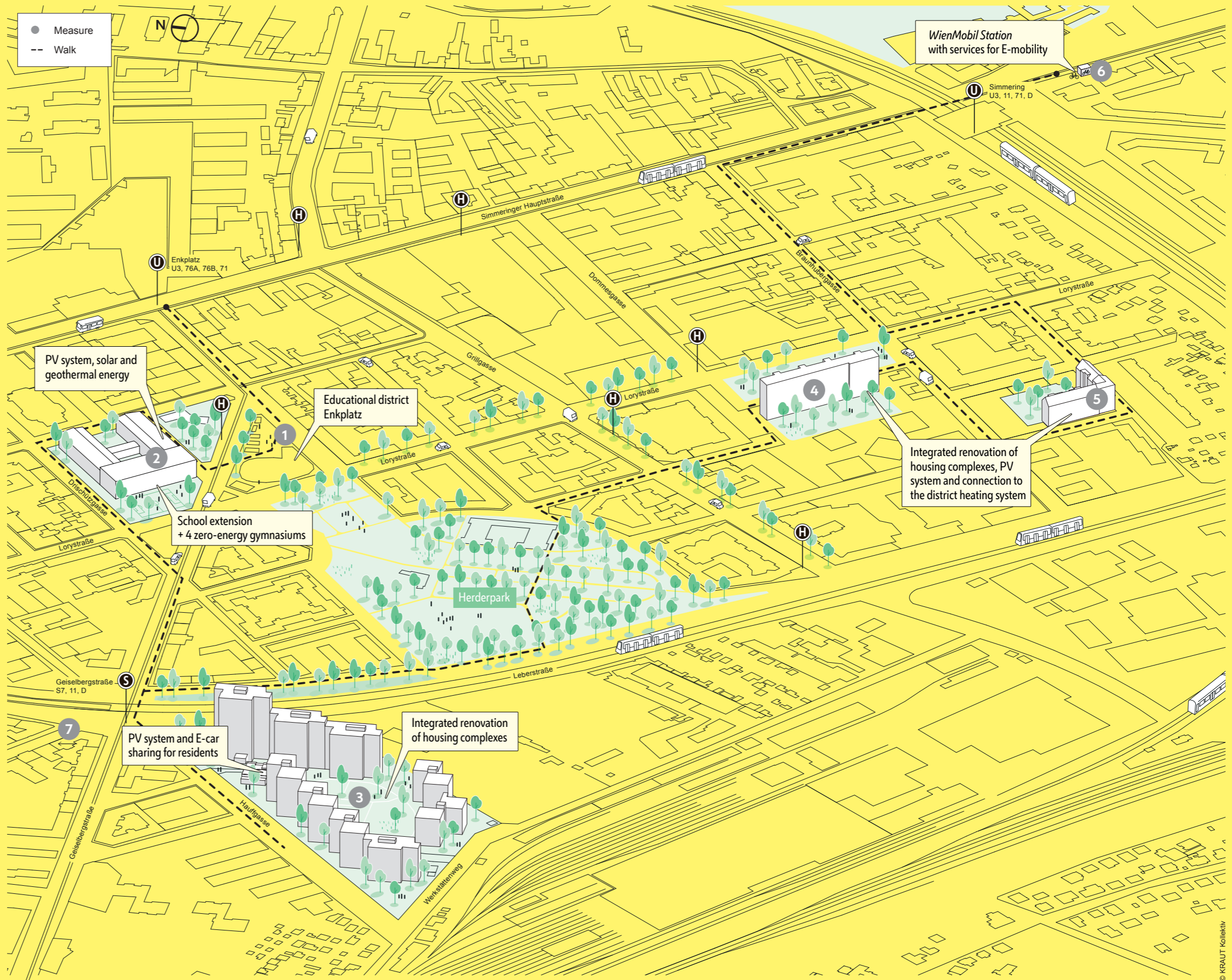
FEEL LIKE GOING FOR A WALK?

FACT SHEET

Status: December 2021, subject to alterations

- Catchment area includes 21,000 residents
- Smart refurbishment: 580 apartments + 122 new attic apartments
- Smart participation: different participation formats, SIMmobil as a mobile info lab
- Smart school: school extension NMS Enkplatz, 4 zero-energy gymnasiums
- Smart mobility: 8 mobility projects (mobility strategy, e-car sharing, e-bike sharing, WienMobil Station, etc.)
- Smart energy: 4 photovoltaic systems, district heating densification, energy space planning, energy-saving workshops
- Smart data: open source data platform for monitoring and evaluation
- Smart city: sustainable safeguarding of project results through expert network

PROJECT COMPLETION: 2021



- | | | | |
|---|---|---|---------------------------------|
| 1 | Educational district Enkplatz | 4 | Renovation Karl-Lory-Hof |
| 2 | School renovation and Extension NMS Enkplatz | 5 | Renovation Herboltgasse |
| 3 | E-Carsharing & Renovation Hauffgasse | 6 | WienMobil Station |
| | | 7 | Siemens Mobility |

Cooperation partners
 Stadt Wien, AIT, BWSG, KELAG Energie und Wärme, Post AG, SYCUBE, Siemens (Werk Simmering), Wiener Stadwerke
 as well as all developers, planners, experts for issues of social sustainability and other local companies involved

Further information



SMARTER TOGETHER

GEMEINSAM G'SCHEITER IN SIMMERING

“The IBA_Vienna has been an important project partner and disseminator right from the start. It is our aim to establish the results of the project in the city and with its partners, and for them to have a lasting effect.”

Stephan Hartmann, MA25, Project Manager

Smarter Together is the largest EU-funded smart city urban renewal initiative in Vienna and part of the joint smart city lighthouse project of the cities of Vienna, Munich and Lyon. This was funded by the EU as part of the Horizon 2020 research program. The aim is to implement technical and social innovations as well as innovative processes for sustainable urban renewal in selected city districts – including integrated building refurbishments, climate-friendly energy systems and e-mobility. These also contribute to achieving the climate goals set by the UN.

More than 30 project partners from administration, research, industry and SMEs participated in the project. The project comprises a three-year implementation phase (2016 to 2019) and a subsequent monitoring and evaluation phase (until 2021), which also included a further deepening of the transfer of the project results.

More than 40 projects

In Vienna alone, well over 40 individual projects have been implemented as part of Smarter Together, directly benefiting around 21,000 Viennese. Whereas the initial project application with EU funding for Vienna consisting of 7 million euros envisaged a total investment volume of 46 million euros, the latter has risen to over 80 million euros. The Vienna Smarter Together urban renewal area is located in the Simmering district between Simmeringer Hauptstraße and Ostbahn.

The projects include the renovation of three housing complexes for 1,300 residents with thermal-energetic measures, photovoltaics and solar thermal energy, as well as e-car sharing in the BWSG housing complex in Hauffgasse, and the systematic involvement of citizens in the SIMmobil mobile hands-on laboratory. Also included is a school extension at Enkplatz with four new zero-energy gymnasiums, two solar benches and several workshops with the Science Pool. Residents were also able to actively participate in the development of their smart district. The offerings ranged from information and hands-on activities to energy training.



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© Mobilitätsagentur/ C. Fürthner



In the area of mobility, offers for e-bikes and an e-bike rental service were added. In the fall of 2017, over 6,000 people from Simmering took part in the mobility game “Beat the Street”. In September 2018, the first *WienMobil* Station was opened at Simmeringer Platz, linking new mobility services. The logistics of businesses in the area were also part of Smarter Together, with e-vans for postal services and e-mobility at the Siemens site.

Gaining experience across Europe

Participatory processes are of central importance, as is knowledge management at all levels (peer to peer and governance learning), to gather experience from the processes and to be able to apply the model across cities and Europe in the future. These experiences and research results will be shared at local and European levels. Santiago de Compostela, Sofia and Venice as well as Kyjiv and Yokohama are also participating in the EU funding program.

Smarter Together creates new and promising collaborations in Vienna – with the aim of ensuring sustainable measures and promoting innovation dynamics. In this way, Smarter Together contributes to a modern city administration and relevant politics. In 2017, Smarter Together received the VCÖ Mobility Award 2017 in the category Active Mobility and Public Space.



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TIPS IN THE GRÄTZEL!

Glaubenskirche by Roland Rainer

If you go to the rather inconspicuous Braunhubergasse, you can discover a surprising piece of historic preservation at number 20 – the *Glaubenskirche* of the Protestant parish of Simmering, designed by architect Roland Rainer.

Nature trail *Schloss Neugebäude*

It is not only *Schloss Neugebäude* that attracts visitors, but also the nature trail, which is located in the immediate vicinity of the castle.

Vienna Central Cemetery

Vienna's most important cemetery is not only the final resting place for people of all religions but also represents a central recreational area. Due to its many honorary graves, it is one of the most visited sights in the city of Vienna.



PER-ALBIN-HANSSON-SIEDLUNG

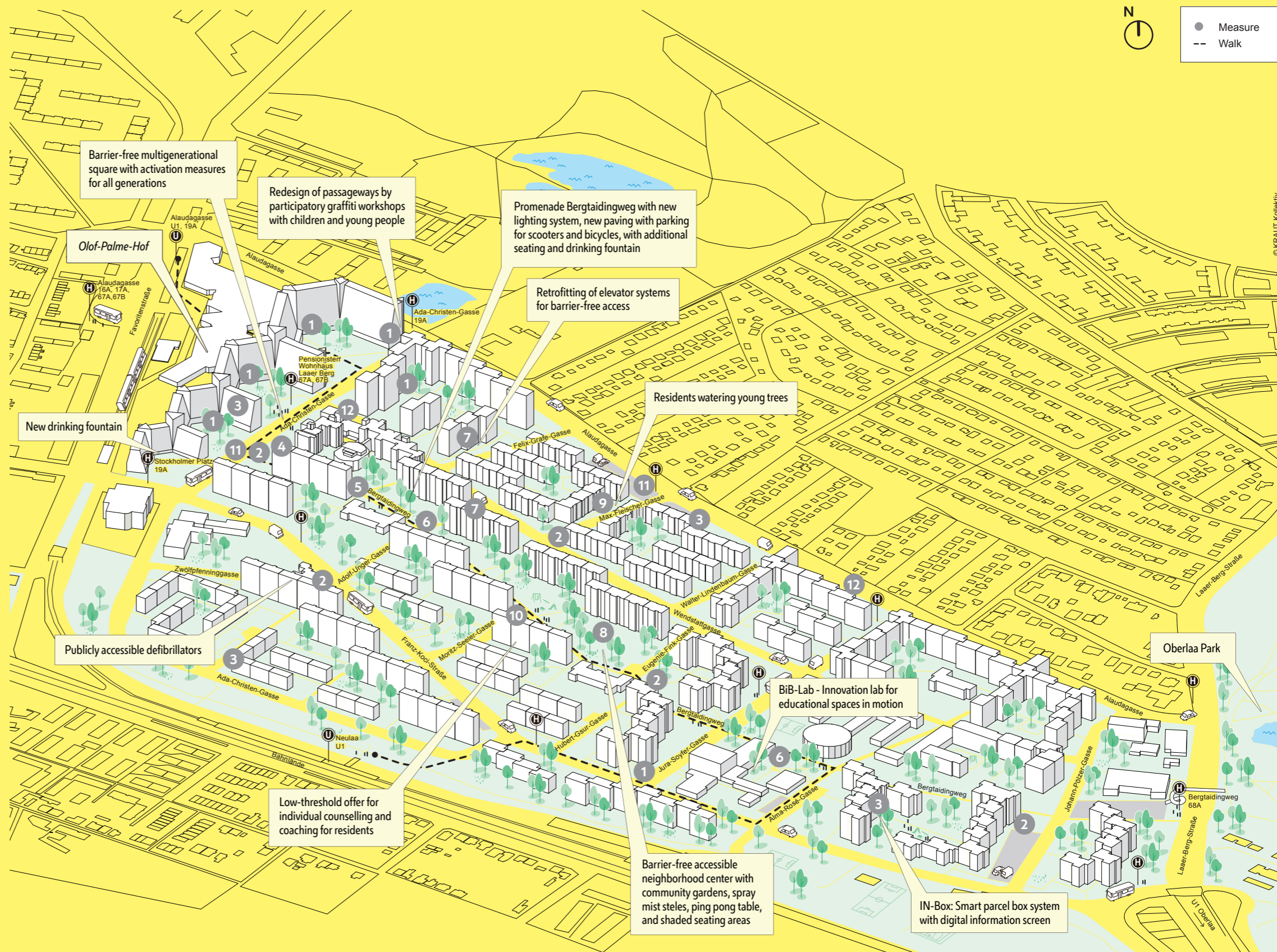
FEEL LIKE GOING FOR A WALK IN PAHO?

PER-ALBIN-HANSSON-SIEDLUNG OST FACT SHEET

Status: December 2021, subject to alterations

- Construction: 1966-1977
- 4.718 apartments with 33,8m² of living space each
- More than 15 ha of greening including 3.300 trees
- 9.863 residents with 32% senior citizens over the age of 60
- 3 kindergartens, 5 schools, one adult education center, library, music school
- Social and cultural infrastructure: circular sports hall, youth center, *wohnpartner*, *Kuratorium Wiener Pensionisten-Wohnhäuser*, police department, vicarage

PROJECT COMPLETION: 2022



- | | |
|--|---|
| 1 Redesign of Residential Building Passageways | 7 Retrofitting of Existing Elevator Installations |
| 2 Defibrillators | 8 Neighborhood Center Bergtaidingwiese |
| 3 IN-Box | 9 Tree sponsorships |
| 4 Multigenerational Square | 10 OpenCoach |
| 5 Upgrading and Redevelopment Bergtaidingweg | 11 New Lighting Concepts |
| 6 Showcase Newspaper "Hansson Palme" | 12 New Traffic Routes for PAHO |

Participating actors
 Stadt Wien – Wiener Wohnen, Bezirk Favoriten, *wohnpartner* – Gebiet 10, Stadt Wien – Magistratsabteilungen: MA28, MA31, MA33, MA42, MA46, MA48, Wien Energie, BKK-3 ARCHITEKTUR, Architekt DI Franz Denk, Graffiti-Künstlerin Vasilena Gankovska, GSD – Gesellschaft für Stadt- und Dorferneuerung, KÖR – Kunst im öffentlichen Raum, Green4Cities, UIV – Urban Innovation Vienna, VHS PAHO – Haus der Begegnung, SOS Kinderdorf Wien, FK Austria Wien, Kuratorium Wiener Pensionisten-Wohnhäuser – Haus Laaerberg, OpenCoach GmbH, TableConnect, Verein PULS, Österreichische Kinderfreunde – Landesorganisation Wien, Technische Universität Wien – Architektur und Raumplanung



PER-ALBIN-HANSSON-SIEDLUNG

MUCH HISTORY, MANY STORIES

The Per-Albin-Hansson-Siedlung in Favoriten is one of the largest municipal housing estates in Vienna, with a total of over 6,000 apartments and around 14,000 residents. The settlement which was built in several phases from 1947 to 1976 is considered a prototype of so-called social urban development following World War II and was built according to the urban development model of a loosened and greened city. It represented an enormous improvement in housing quality compared to the then-prevailing housing situation in the still unrenovated *Gründerzeit*.

New dynamics

The residential blocks of the Per-Albin-Hansson-Siedlung Ost (PAHO) and the Olof-Palme-Hof were built between 1971 and 1976 using prefabricated concrete construction. The up to nine-story timber-framed buildings of the PAHO are aligned in parallel and arranged in groups. Between them there are generous green spaces, numerous trees and shrubs, and a wide network of walkways. In accordance with the guiding principle of a loosened and greened city, the conception focused on quiet, tranquil living as the main form of use. As a result, PAHO has very few sports and recreational facilities, commercial spaces, busy ground-floor zones, bike lanes, communication spaces, and other social infrastructure already being standard in other modern developments. As of 2017, the district was connected to Vienna's subway network by the extension of the U1 line, giving it a new urban dynamic.

How can a large urban settlement from the 1970s be made fit for the future and adapted to today's housing needs? This is the central question that the IBA_Vienna addressed in the Per-Albin-Hansson-Siedlung Ost (PAHO) neighborhood.

"Are you satisfied with your living situation in PAHO? What should be improved in the settlement? How would you like to live in the future?" Questions like these were asked of PAHO residents in 2017. Based on the results and an extensive social space analysis, various fields of action were defined for which structural and social measures are being developed.

"The Per-Albin-Hansson-Siedlung is considered a model for social urban planning of the 1970s. Its qualities were as valid then as they are today. Now it's a matter of responding to current housing needs while safeguarding the existing qualities!"

Kathrin Gaál, Deputy Mayor & Executive City Councillor for Housing, Housing Construction, Urban Renewal and Women's Issues



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Six fields of action

These fields of action were: Green space, accessibility, mobility, neighborhood, safety and heat protection. Around 47 percent of respondents wanted green spaces to be used more for leisure, sports and play. Older people wanted more seating and identified an urgent need for improvements in accommodating walking aids and making the home more age-friendly. Overall, they would also like to see more senior-friendly housing options and services and better lighting along the walkways. About 44 percent of residents use a bicycle and would like to see more bike rooms, while the younger among them would like to see alternative mobility options. Many respondents would like to see more neighborhood activities such as festivals.

Gentle urban renewal

In order to respond to these requirements, the IBA_Vienna offered a framework for different actors to get involved in the development of ideas and concepts together with residents, local stakeholders and on-site initiatives in the tradition of soft urban renewal. In the process, the anchoring of additional educational, cultural and social offerings was also sought. In the PAHO, numerous measures were implemented, evaluated and tested for replicability by 2022. The PAHO thus became a kind of laboratory for innovation for large housing estates of the 1970s.



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TIPS IN THE GRÄTZEL!

Kurpark Oberlaa

On the southeastern slope of Laaer Berg there is a park of about 60 hectares which was created from the area of the Vienna International Garden Exhibition 1974. There are many food service facilities in the park.

Laaerbergbad

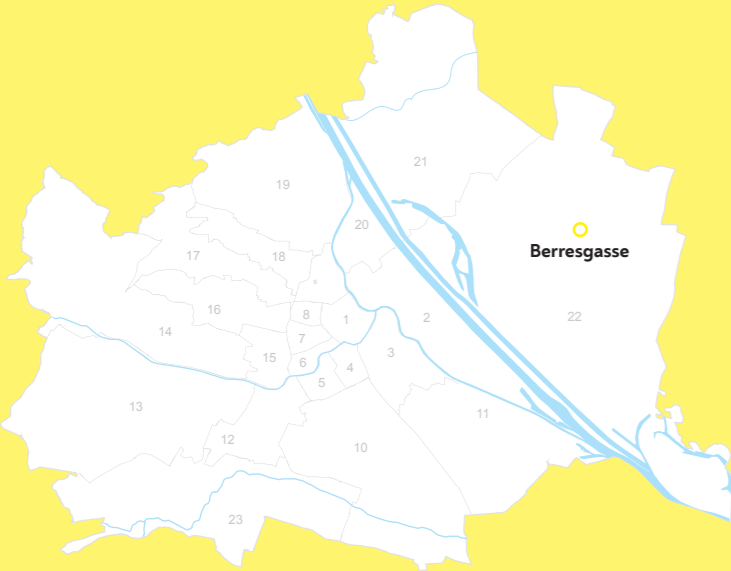
The municipal outdoor pool on the Laaer Berg offers a variety of uses for both families and athletes during the summer months. Especially the 10-meter-high jumping tower is a real highlight!

Oberlaa

The town center of Oberlaa is defined as a building protection zone. Oberlaa is a popular destination for excursions with its numerous *Heurigen*.



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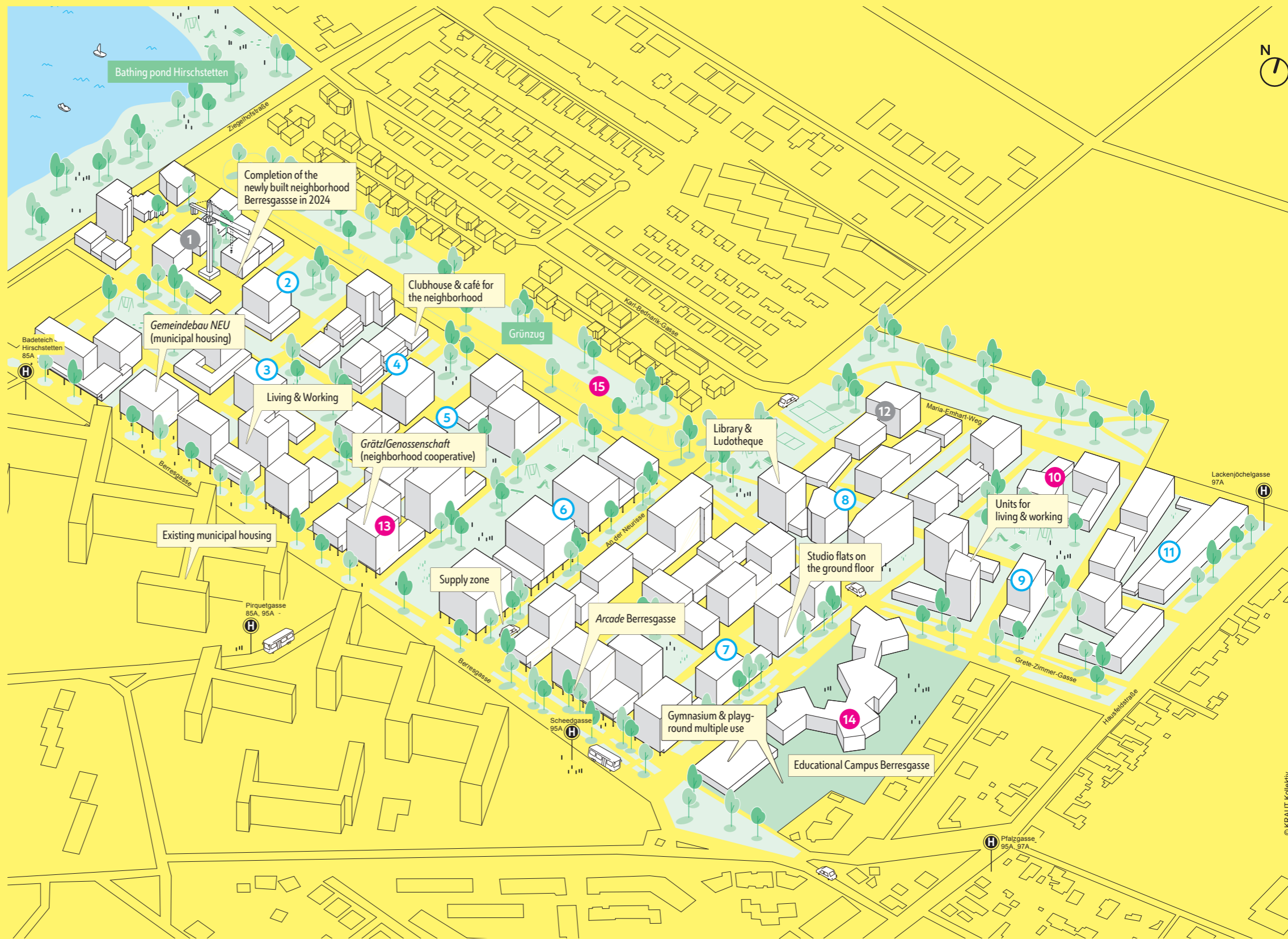
BERRESGASSE

NEIGHBORHOOD FACT SHEET

Status: December 2021, subject to alterations

- Area of the developer competition 170.000m²
- Approx. 2,850 apartments
- Central street with various kinds of services
- Commercial premises in Berresgasse
- Co-working spaces
- Housing First apartments
- No fenced private gardens
- Transitional housing
- Large car-free zones
- Living by the swimming pond
- Opening of educational campus in 2019

COMPLETION: as of 2024



- Project
- Candidate not completed/ only by appointment
- Project without status

- | | | | |
|---|----------------------|----|----------------------|
| 1 | Stadt-Land-Badeteich | 9 | Das ¾ terl |
| 2 | CUUUBE | 10 | com22PLUS |
| 3 | BE:WOHNEN | 11 | BEERRES LIVING |
| 4 | Nebenan | 12 | Parkblick |
| 5 | SMAQamPARK | 13 | GrätzlGenossenschaft |
| 6 | FELDen am Badeteich | 14 | Educational Campus |
| 7 | Berres:amPULS | 15 | Grünzug |
| 8 | Trio Inklusiv | | |

Cooperation partners
 wohnfonds_wien, nonconform,
 GB*Stadtteilmanagement Berresgasse
 as well as all developers, planners and
 experts for issues of social sustainability
 involved



Here you can take a virtual walk in Berresgasse.



BERRESGASSE

A NEIGHBORHOOD FOR A GOOD LIFE

Along Berresgasse in Vienna's 22nd district "Donaustadt", a large field of arable land currently stretches out. This area, which was previously used for agriculture, separates the 70's square housing estate from the single-family houses on the other side. The development of this vacant land together with these two settlement components will create an urban neighborhood. In this way, the existing gaps in the infrastructural offer will also be closed: local supply, campus school, leisure facilities, shopping and development opportunities. In detail, this entails to grocery stores, hairdressers and beauty salons, fitness centers and cafés, clubs and many rooms for recreational activities – a district that will benefit not only future residents, but above all the neighbors.

"The neighborhood convinces by concepts spanning all building sites and the self-organization of the future residents. Experimental concepts like this will fertilize social housing in Vienna in the long term."

Ingrid Breckner, Member of the IBA Advisory Board

Focus on the first floor

A novelty in Vienna was the focus on the first floor zone already at the stage of the developer competition. IBA_Vienna played a key role in coordinating the developers and the planned ground floor uses. Numerous workshops and coordination meetings ensured that all participants had a picture of the district as a whole in mind at an early stage and were able to help shape it. The aim was to clarify interfaces, avoid duplication and pave the way for non-residential uses and community facilities.

Planners and developers developed commercial and non-profit uses, as well as experimental and new forms of living on the first floor. All of the IBA candidates in the Berresgasse neighborhood reinterpreted housing on the first floor in a variety of ways. All agreed to dispense with fenced private gardens, which had often proved problematic in dense residential areas in the past. In addition to these residential uses, individual and small businesses, art and cultural professionals, and many others are explicitly to be located here.

The housing concepts also think neighborhood and identity formation in the long term. Changeable apartment floor plans make it possible to live in the district for a long time, even if life circumstances change. For example, there is the option of temporary housing on the first floor for biographical transitional situations.

Supporting the development of neighborhoods

Living is not limited to one's own four walls, nor does it stop at the apartment door – as building on its own does not create a neighborhood and many residential buildings do not make a neighborhood. It is the residents who create neighborhoods. In the Berresgasse neighborhood, a settlement management ensures that these actors are provided with spaces and structures for self-organization. The GB* district management informs and initiates projects already in the planning phase in order to connect old and new. Different forms of organization can be tried out and discussed: An association to strengthen neighborly togetherness or a neighborhood cooperative that can lower living costs. The communal spaces established in Vienna's housing were also conceived here on a cross-building site basis in order to better tailor them to local needs. Laundry facilities, a home support center, rooftop community gardens, rentable work and hobby rooms, initiatives for barrier-free participation, cooperation with schools and several contact points for residents. In addition, the existing Berresgasse educational campus, with the concentrated integration power of the school, ensures the connection of old residents and new residents.



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© GBV E. Häfele



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TIPS IN THE GRÄTZEL!

GB* Stadtteilmanagement

Here you can get information about the development of the area and the status of planning. If you have ideas and suggestions, you are invited to participate.

Actin-Park in Hirschstetten

The Actin-Park project is Vienna's first school sports facility without a fence or gates. An open, central recreational infrastructure was created with constant moderation by the on-site youth center.

Bathing pond Hirschstetten

Former gravel pit turned into a natural bathing place: the bathing pond is open all year free of admission, with a children's playground, baby bay, dog zone as well as a dog bathing zone.