



QUARTIER "AM SEBOGEN"

FEEL LIKE GOING FOR A WALK?

NEIGHBORHOOD FACT SHEET

Status: December 2021, subject to alterations

- 200,000 m² gross floor area
- Around 1,200 apartments for approx. 2,500 people (Approx. 2/3 subsidized)
- 2 assemblies
- Commercial yard including DIY hub
- 5,000 m² of office space (micro offices, co-working studios, co-working spaces, mixed residential and co-working maisonettes, and additional rentable workspaces).
- Additional space for commercial and business premises, medical practices as well as health care facilities
- Sports facilities
- Centrally located Elinor Ostrom Park
- Liselotte Hansen-Schmidt Educational Campus plus youth center
- Culture garage
- Municipal library with WIENXTRA city box

COMPLETION: 2022 / 23



● Project
○ Candidate not completed/ only by appointment
● Project without status
 - - Walk

- | | | |
|-------------------------|----------------------|--------------------------|
| 1 Forum Am Seebogen | 8 PopUp dorms | 14 Educational Campus |
| 2 Elinor-Ostrom-Park | 9 Kulturgarage | Liselotte Hansen-Schmidt |
| 3 Campus of Religions | 10 Live Life Long | 15 Projekt H4 A / C |
| 4 Leuchtturm Seestadt | 11 Heimspiel | 16 Gemeindebau NEU |
| 5 kolok-as | 12 Schwammstadt | 17 Wohnen & Gewerbehof |
| 6 seebogen:aktiv | 13 GRÜNDER-INNEN-HOF | 18 Gründer am See |
| 7 Wohnen am Kulturbogen | | |

Cooperation partners
 Wien 3420 aspern Development AG, wohnfonds_wien, Programmleitung Stadtentwicklungsareale für lebenswertes Wohnen, Stadtteilmanagement Seestadt aspern, Mayer Lenzing Partner as well as all developers, planners and experts for issues of social sustainability involved



Here you can take a virtual walk in the "Am Seebogen" neighborhood.



QUARTIER “AM SEBOGEN”

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.