



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



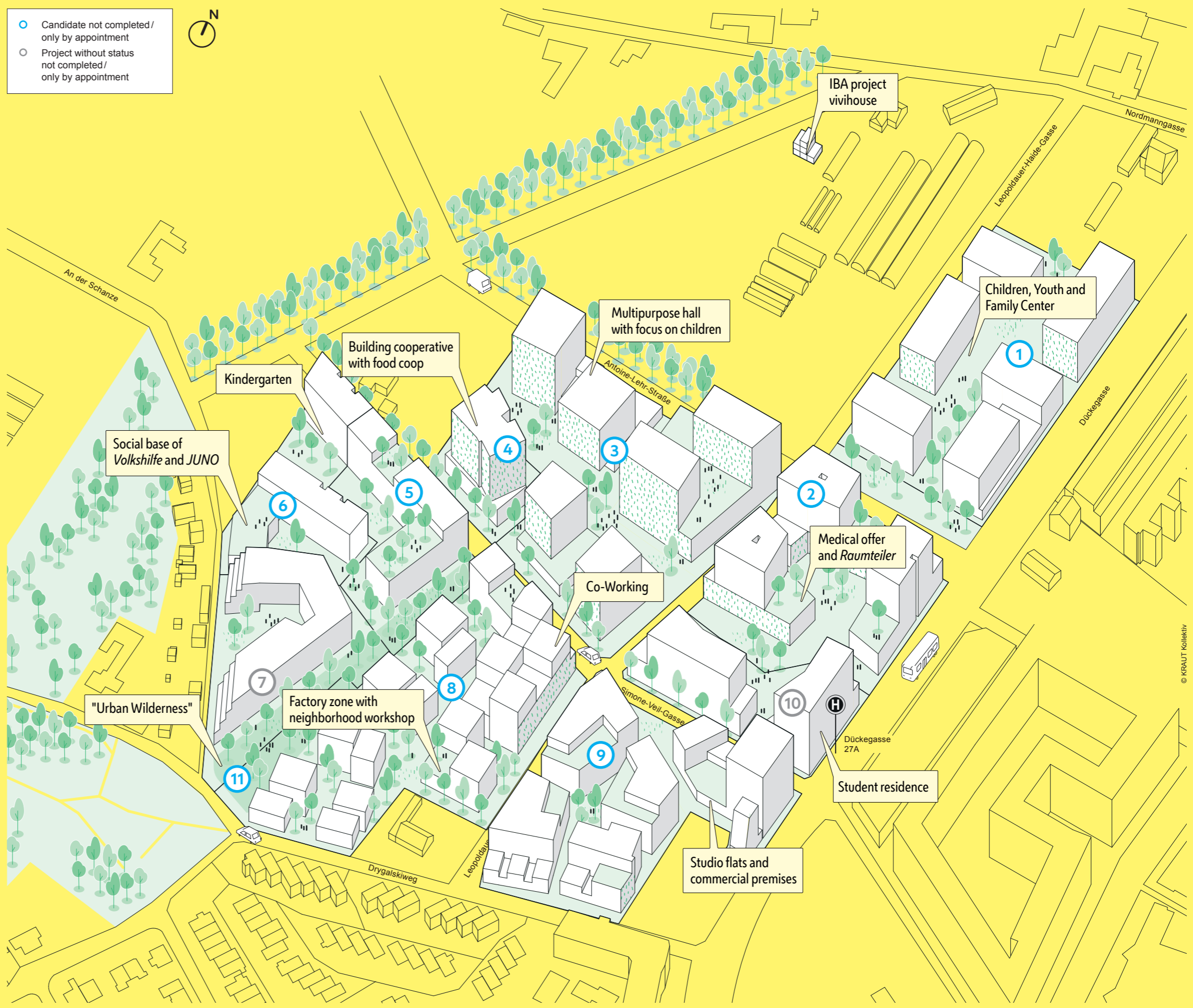
# QUARTIER "AN DER SCHANZE"

## NEIGHBORHOOD FACT SHEET

Status: December 2021, subject to alterations

- More than 1,500 apartments
- About 152,000m<sup>2</sup> 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 sChance             | 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



# 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