

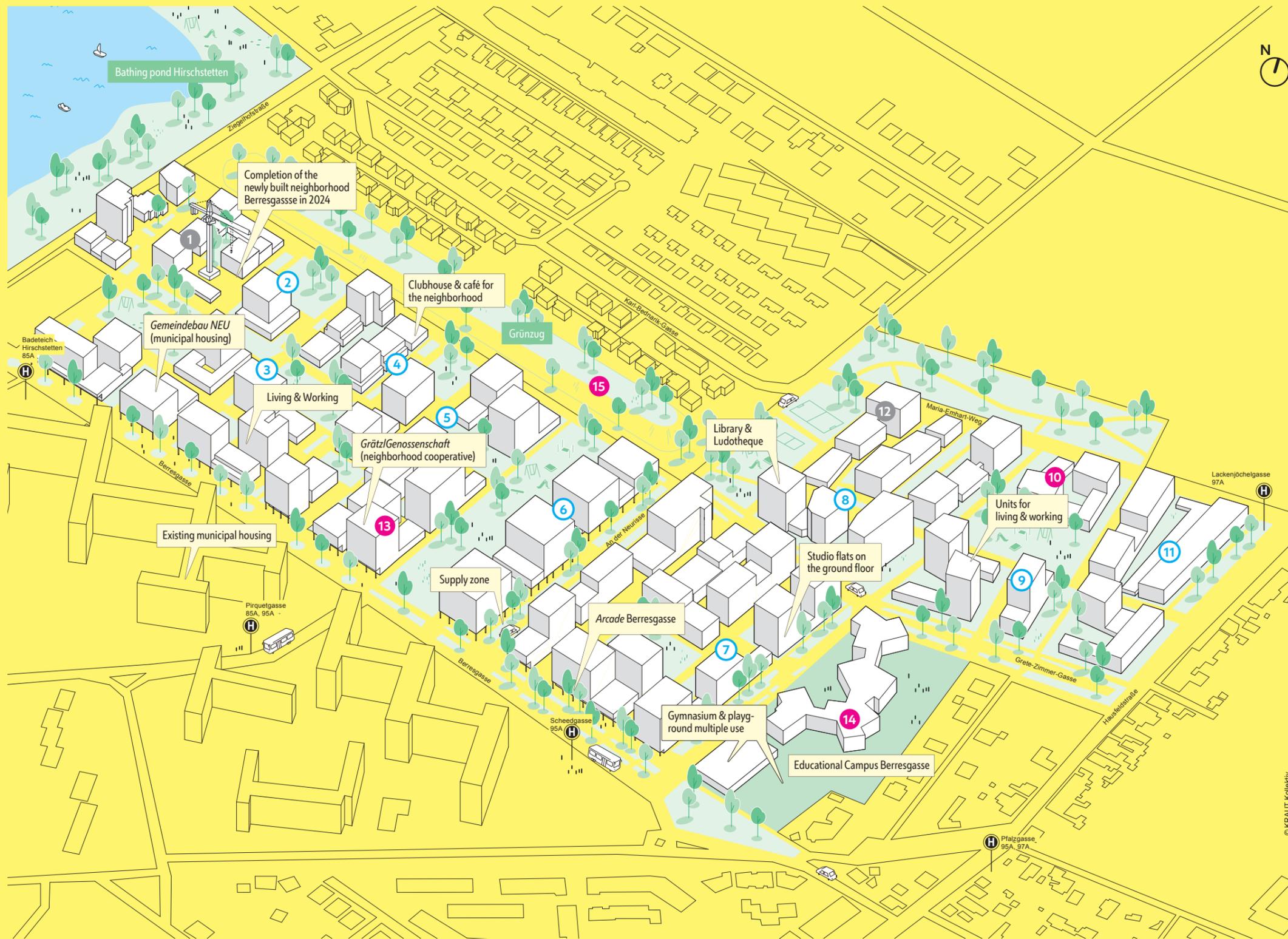
# BERRESGASSE

## NEIGHBORHOOD FACT SHEET

Status: December 2021, subject to alterations

- Area of the developer competition 170.000m<sup>2</sup>
- 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.



© C. Fürhner



© GBV E. Häfele



© IBA\_Wien, J. Fetz

## 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.