

QUARTIERSHÄUSER SONNWEND-VIERTEL

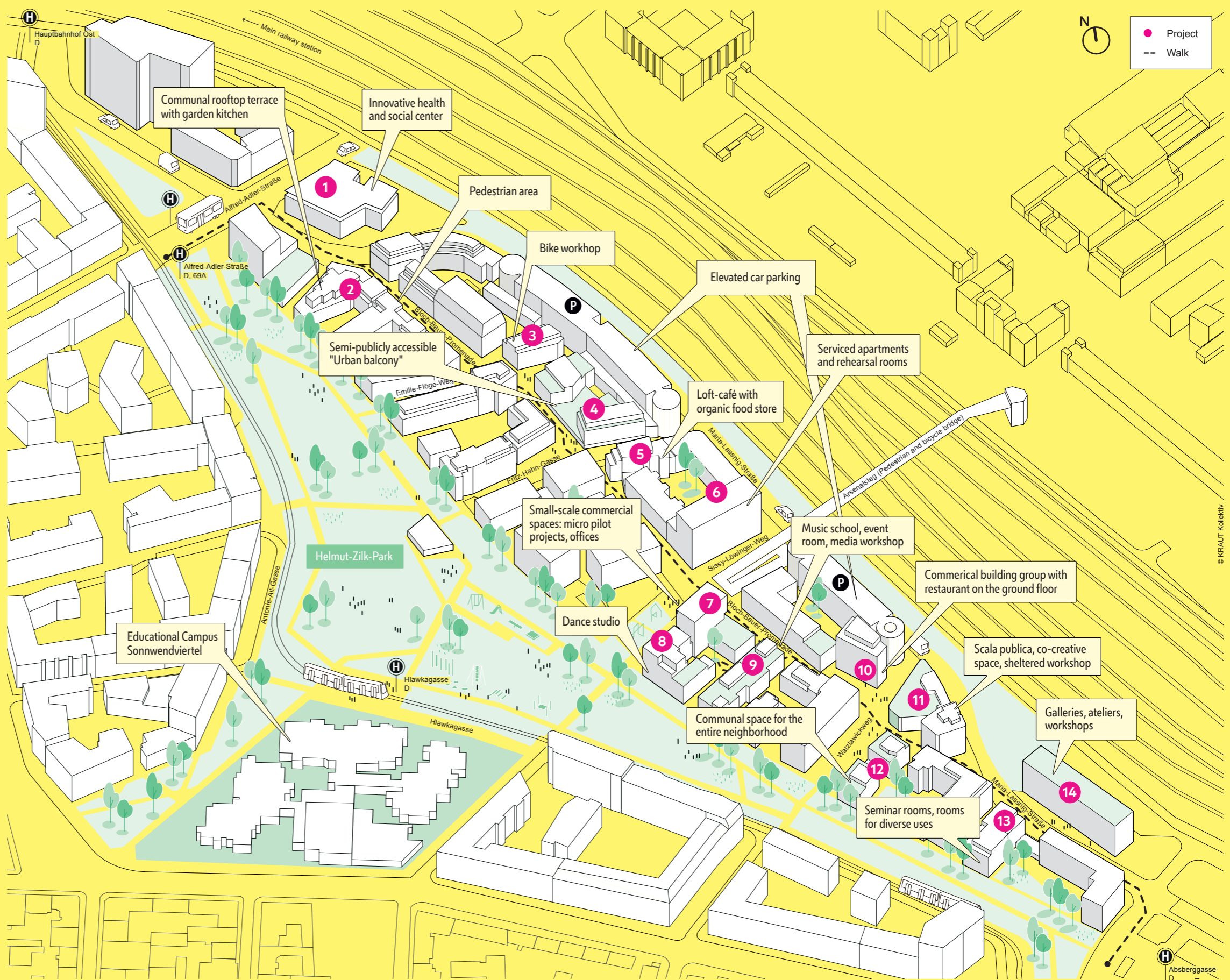
FEEL LIKE GOING FOR A WALK?

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.



© IBA_Wien/R. Mayer



© 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!