



# WOLFGANGGASSE

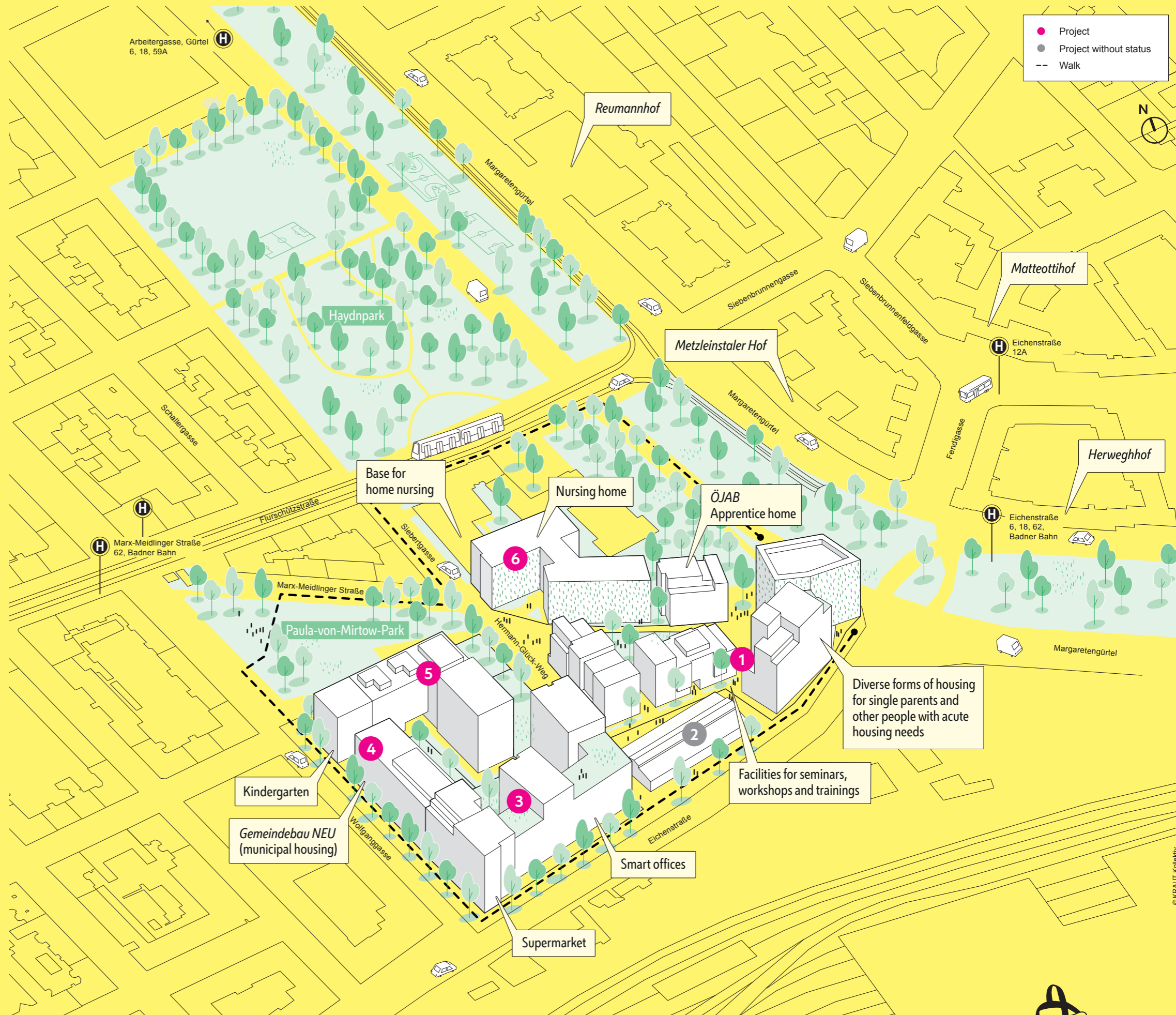
FEEL LIKE GOING FOR A WALK?

## NEIGHBORHOOD FACT SHEET

Status: December 2021, subject to alterations

- 31,000m<sup>2</sup> 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



Diverse forms of housing for single parents and other people with acute housing needs

Facilities for seminars, workshops and trainings

- |   |                            |   |  |   |                                       |
|---|----------------------------|---|--|---|---------------------------------------|
| 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.





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## 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 31,000m<sup>2</sup> 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 5<sup>th</sup> district is the *48er-Tandler*. Here, beautiful old goods are given a second chance.



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