



aspern – the seestadt of vienna

subsidized living in a new urban district

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Preface

Dear Readers,



the Seestadt is currently Vienna's largest urban expansion project. A varied, attractive and versatile living and economic area is being created here. Today around 7,000 people have been living in aspern+ in Vienna's Seestadt, and 2,000 jobs have been created. The Seestadt is currently growing northwards in the 2nd construction stage. New residential quarters as well as the railway station and office districts are being built.

With the start of the second housing offensive 2018-2020, Vienna not only aims to maintain the high level of new construction but also to increase it in the medium term. Since May 2018, a faster implementation of construction projects in new areas has been tackled, among other things, with the instrument of the „entangled procedure“. The abolition of the upper limit for total construction costs in the amendment of the New Building Ordinance in June 2018 has resulted in a further measure for the realization of affordable apartments. I will also push forward with all my might with the approach of making affordable yet high-quality housing possible, paying particular attention to the housing needs of women and single parents.

The Seestadt Aspern proves that a completely new urban quarter can be very successful both functionally and socially. The infrastructure was also planned and nothing was left to chance. A central district management takes care of the concerns of the residents, many of whom have settled the Seestadt as pioneers.

This innovative urban development concept meets the high expectations and now serves as a basis for future projects in Vienna. In any case, the Seestadt will continue to be the focus of subsidized residential construction over the next few years.

In many areas, the thematic focus of the most recently launched property developer competition „Wohnen + Arbeiten“ (Living + Working) is linked to questions formulated in the memorandum to IBA_Wien 2022 under the guiding theme „Neue soziale Quartiere“ (New Social Quarters). New social housing will be further developed holistically in the context of urbanity, the neighbourhood and urban living spaces. The high quality of social housing in Vienna, which is based not least on commitment and know-how both in the field of planning disciplines and in the field of property developers and institutions involved in the subsidy system, gives reason to expect further outstanding contributions, as does the knowledge of challenges and obstacles.

I wish the readers many interesting impressions while browsing through this brochure!

A handwritten signature in black ink, appearing to read 'Kathrin Gaal'.

Kathrin Gaal

City Councillor for Women's Issues and Housing,
President of wohnfonds_wien

Dear Readers,



this brochure covers all completed, under construction and planned subsidized projects in a rapidly growing urban district - aspern+, the Seestadt of Vienna. The wohnfonds_wien is a co-owner in this development area with around 250,000 m² of net building land and is also responsible for the quality assurance of the subsidized residential construction projects within the framework of the developers' competitions.

The developers' competitions of the Seestadt are characterized by a wide variety of procedures: one-stage, "classic" two-stage and two-stage with dialogue phase. In accordance with the principle of reacting quickly to the needs of the housing seeker and the current, in particular economic framework conditions, the focus of all property developers' competitions, the application procedures for assemblies and the projects from the property advisory board was and is on the topics of ecological, socially sustainable and, above all, affordable housing. In addition, participation is becoming increasingly important. Most recently, the focus was on "Living and Working" in connection with IBA_Wien 2022, "New Social Quarters" and living in community.

The 2016 developers competition "Quartier am Seebogen - aspern Seestadt" is part of the Vienna Housing Offensive 2016-2018, which is now being continued with the Housing Offensive 2018-2020. In addition to the project qualities on the individual building sites, the focus is also on linking them in the neighbourhood.

Functional mixing is already an important factor in the planning phase - in townhouses with lively ground floor zones, shops and pubs, a variety of life is possible. Urbanity is created in high-quality, innovative architecture whose intelligent energy concepts are already known far beyond the (city) borders. For the year 2020, the start of three further developers competitions with around 1,000 residential units is planned as part of the 2018-2020 housing offensive. The high standard of the projects already completed in the Urban Lakeside will continue to be the benchmark for all other property development competitions in the future.

Once all construction activities have been completed, aspern - the Seestadt of Vienna - will have around 20,000 residents and thousands of jobs by 2028.

The wohnfonds_wien wishes the readers of this brochure lots of fun while discovering aspern+, the Seestadt of Vienna!

Gregor Puscher
Managing director of wohnfonds_wien

Dieter Groschopf
Vice managing director of wohnfonds_wien

Dear Readers,



the Seestadt Aspern is one of the largest urban development areas in Europe. By 2028 it will be a small, fine city with a heart and brain and a high quality of life. Under the keyword SMART City and the principles of social, ecological and multifaceted, a high-quality residential and living space will be created with excellent connections to public transport, short distances and innovative new concepts of good neighbourly coexistence.

The Seestadt is a unique showcase project that draws attention to Donaustadt, the 22nd district of Vienna, from all over Europe. The new city quarter generates strong revaluation impulses for the entire district. I am particularly pleased that many dwellers of Donaustadt are moving into the Seestadt who want to change their homes, but want to stay in our beautiful district – clear proof of the high quality of life in the dynamically growing Donaustadt, the attractive urban district for young and old. In the next ten years, a cautiously estimated population growth of 27 percent can be expected. The new project of the Seestadt is making an important contribution to enabling apartments with a high quality of life in one of the world's most liveable metropolises.

Social housing in Vienna is the backbone for further development. In addition to some privately financed units, the majority of the new apartments are subsidized. New council flats are also being built here. A quarter of the area of the Seestadt will be reserved for green spaces. Traffic also plays an important role in urban development: Seestadt Aspern is connected to the Vienna subway network. We will generally make public transport in the Donaustadt even more attractive, and important projects such as the Stadtstrasse or the north-east bypass also have my full support.

With the Seestadt Aspern, we are creating affordable living space for over 20,000 people and just as many jobs will be created here. In addition to the apartments, there will also be numerous offices and studios as well as business premises. There will also be sports and cultural facilities, a health cluster with therapy and counselling services, a music school with rehearsal rooms, playgrounds, kindergartens, a library and much more. The smart district combines a high quality of life with dynamic economic power. With a good range of workplaces, shops and services in the pedestrian residential area, paths can be kept short and initiatives of one's own as well as neighbourhoods and sharing concepts can be promoted.

I would like to thank all those involved who have made this success story possible. I would also like to thank the district management of Seestadt Aspern, which has accompanied the development of new good neighbourhoods from the very beginning, serves as a meeting point for the residents and offers a wide range of activities and events.

A handwritten signature in dark ink, appearing to read 'Ernst Nevrvy'.

District Commissioner of the 22nd Viennese Municipal District
Ernst Nevrvy

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napoleon - airfield - aspern - the seestadt of vienna

In May 1809 the area around the village of Aspern became famous for one of the biggest battles in the history of Austria. Napoleon's army was forced to retreat by the Austrian troops under Archduke Karl. Today, the lion at Aspern's Victory Square by sculptor Anton Dominik Fernkorn still reminds us of the soldiers who died at that time.

From 1912 the area directly on the border to Lower Austria was used as an airfield. Hangars, workshops and factory buildings shaped the image of what was then the "largest and most beautiful" airfield in Europe. Austria developed into one of the leading aviation nations. In 1913 Graf Zeppelin sailed with his airship over Vienna and landed in Aspern as part of an international air show. On 1 April 1918, the Aspern airfield was the starting point for the world's first international airmail service. In 1922 the airport was placed under state administration and air traffic began as scheduled. During the Second World War Aspern was both a commercial airport and the location of the German Air Force. During the last days of the war the airfield was almost completely destroyed. During the subsequent occupation period, air traffic was relocated to other sites. The airfield served as a Soviet military airfield. With the regaining of air sovereignty after the signing of the State Treaty, the expansion of Vienna Schwechat as an airport was promoted. The sports airport was also closed in 1977 because Aspern was too close to the city. The disused airfield was temporarily used for car races - the tarmac was converted into a race track. Go-carts, motorcycles, touring cars and Formula-Junior racing cars made their laps here, among others with Jochen Rindt and Niki Lauda at the wheel.

Parts of the site were subsequently used for industrial purposes. General Motors Austria GmbH settled in the south. The production halls of the engine plant were opened in 1982 and provide work for 1,600 people. The municipality of Vienna acquired the remaining parts of the former airfield. At the beginning of the 1990s, the increasing demand for living space in the Aspern area was met with an increase in high-quality living space and additional infrastructural equipment. The airfield moved into the focus of urban planning.

In 1992 an expert urban planning procedure was carried out. The concept of architect Rüdiger Lainer was recommended for further processing. The general conditions at that time did not provide for an underground connection and no additional crossing of the Danube. 10,000 to 12,000 apartments with the corresponding infrastructure and commercial zones were to be built within a generous green area of 129 hectares. Due to a lack of preliminary work in the area of infrastructure, the concept was not pursued further, but was also an internationally highly regarded contribution to the urban discussion. In 2003, the City of Vienna decided to invite tenders for the preparation of a master plan for the urban development of the entire area of 200 hectares. "What?", "How?" and "For whom?" were the core questions, which had already been worked out in intensive work in advance. In 2005, the two-stage procedure was announced, from which the bidding consortium Tovatt Architects & Planners AB emerged as the winner in cooperation with N+ Objektmanagement GmbH. On 25 May 2007, the Vienna City Council unanimously approved the "Flugfeld Aspern" master plan, which defined the structure for the development of the new district and created room for manoeuvre for future requirements. Since then, apartments for around 20,000 people have been built centrally around an artificial lake. Just as many people are to find work in the future in the Seestadt. By 2028, aspern+, die Seestadt Wiens, one of Europe's largest urban development projects, will be built in the northeast of Vienna. With the extension of the underground line U2 in 2012, public transport connections were also guaranteed. A wide range of uses are to make the Seestadt unique. A modern economic and working life will be possible at this location in addition to the residential and leisure facilities. Generous green and open spaces as well as the proximity to the Donau-Auen National Park guarantee a high quality of life.



➤ Aspern in a map of 1912



➤ Aspern. Lithography of a drawing by Jakob Alt

↙ aerial photo of 2018



In the northeast of Vienna, the Seestadt Aspern is the city of the future. A new district with the highest ecological standards, very good infrastructure and a lot of greenery is being created on a site that corresponds to the area of the 7th and 8th districts. The site is located in the immediate vicinity of the old town centres of Aspern and Essling, between urban expansion areas in the west and east, the factory premises of Opel Austria GmbH (formerly General Motors Austria GmbH) in the south and the Ostbahn (Vienna-Marchegg-Bratislava) on the northern edge. In terms of landscape, the location represents a link between the open plain of the Marchfeld and the Donau-Auen National Park.

In 2003 the “Strategic Environmental Assessment Northeast Vienna Development Area” (SUPerNOW) was completed. Representatives of the administration, the public and external experts worked out a harmonized overall picture for the development of the 21st and 22nd districts of Vienna as well as for the neighbouring Lower Austrian surrounding municipalities. This process also formed an important basis for the Aspern airfield master plan. In March 2006, the first urban development draft of the master plan was available. These and the inputs from a citizens’ meeting on the subject of “Development at Aspern Airfield” formed the basis for several workshops for joint coordination. In 2007, the Swedish architect Johannes Tovatt and his team won the second stage of the international competition with the idea of a central lake surrounded by a ring road.

The heart of the “city within the city” is the artificial lake - which was the very first measure to be realized in 2010. In 2011, construction work began on the extension of the U2 underground line, which will provide access to the public transport network. In a further step, a road connection was built between the Seestadt and Grossenzersdorfer Strasse in the southeast, which temporarily served as the main access road in the first development stage. Finally, the planned S1-junction Seestadt Aspern is a necessary addition to the existing road network in the Donaustadt and the entire eastern region.

APARTMENT MIX IN SEVERAL CONSTRUCTION STAGES

In order to enable the greatest possible variety of residential forms, various residential building models are being realized in the Seestadt Aspern. Wien 3420 Aspern Development AG was founded in 2004 to exploit land in the Seestadt, to acquire partners and to carry out location marketing.

The project team coordinates all measures and steps for the development in cooperation with external experts. The first stage of the expansion in the southwest began in 2010. Part of this mixed quarter are the first subsidized apartments and a student residence, which have already been realized following a property development competition launched in 2012 by wohnfonds_wien, fonds für wohnbau und stadterneuerung and Wien 3420 AG. As part of the housing initiative launched in 2011, a further 14 housing projects were developed here, offering users similarly advantageous conditions as the subsidized housing project.

Three subsidized projects from the land advisory board were also realized. Assemblies were able to realize their dream of living on an area directly at the Hannah-Arendt Park. Finally, two housing companies are building fully privately financed apartments in this construction phase.



aspern the seestadt of Vienna



subsidized



built



planned

1_1

developers' competition – stage 1

asperm+ the seestadt of vienna



wohnfonds_wien, fund for housing and urban renewal, in cooperation with GELUP GmbH and Wien 3420 Aspern Development AG, announced the public developers' competition asperm+ Die Seestadt Wiens as a non-anonymous one-step procedure. The competition area covered an area of 3.3 ha in the southwest of the Seestadt with five processing areas and a total of six building sites: D5B (dormitory), D9, D10, D12, D16 and D17. All plots were awarded under construction law by the landowner GELUP GmbH, majority owner of Wien 3420 Aspern Development AG.

The task in the developers' competition was the realization of a high-quality, innovative and ecological residential building. In addition to the architectural qualities, a great variety and high quality of the apartment typologies were required. In order to meet the demand to develop the city of the future, in addition to the well-known four-pillars model (economy, social sustainability, architecture and ecology), the following main topics formed the main objectives and challenges of the developers' competition:

AFFORDABILITY AND SOCIAL SUSTAINABILITY

The already mentioned qualities in residential construction in the Seestadt should be affordable for broad sections of the population, above all through the granting of building rights and low construction and user costs.

D5B D9 D12 D16 D17 D10

stage 1

FUNCTIONAL MIXING AND URBAN IDENTITY

At the neighbourhood level, a functional mixture is given by the spatially close link between the place of residence and the workplace. This creates a “city of short distances”. At the building site level, two thematic areas were particularly important in the target specification: on the one hand, the revitalisation and management of the base zone, and on the other, the creation of open-use spaces. The central street of the quarter was to be given the character of a business district. The creation of open-use spaces would enable future changes in use within the buildings. The interactions between buildings and public space form the central urban planning factor.

BENCHMARK CLIMATE-NEUTRAL CITY

The winning projects offer comprehensive ecological concepts such as lowest energy standards and the use of innovative climate-relevant systems. Particular attention was paid to energy efficiency in the construction and operation of buildings and to the overall balance of energy requirements. Central energy consumption monitoring enables building users to allocate their energy consumption to their usage patterns. The project planning on site D10 was carried out by the winners of the urban planning competition Tovatt Architects & Planners in cooperation with architect Werner Hacker-müller, together with the property developers Österreichisches Volkswohnungswerk Gemeinnützige GmbH and Erste gemeinnützige Wohnungsgesellschaft Heimstätte Gesellschaft m.b.H.

On the building site D5B, centrally located at the corner of Ringstrasse and Geschäftsstrasse, a student dormitory with around 300 dormitories was to be planned.

For the building sites D9 and D12, it was mandatory for at least one or two property developers and two architects (teams of architects/companies) to form competitor associations. On site D13, which was not part of this developer competition, a two-stage selection procedure for assemblies was carried out at the same time as this procedure. The winning projects can be found in the chapter “co-housing selection procedure” starting on page 22.

Due to the comprehensive consideration of mobility aspects, parking in public spaces was not promoted in the Seestadt, but rather the realization of underground collective garages. On three building sites/building plots in the competition area (D5, D10, D12), the construction of one collective garage for each quarter was prescribed. The single-stage competition procedure started in December 2011. The jury meetings took place on 22 and 23 May 2012. The jury had a total of 17 entries to evaluate: one entry for site D5B, three entries for site D9, five entries for site D12, seven entries for site D16/17 and the entry of the fixed starter team on site D10. The winning projects are presented on the following pages.

developers' competition

construction site D5B, 22nd, sonnenallee 41

Developer: [WBV-GPA](#)
Architecture: [aap.architekten](#)
Landscape planning: [PlanSinn](#)
Realization: [Porr AG](#)

"GREENHOUSE O3" - STUDENT HOSTEL IN ASPERN
DIE SEESTADT WIENS

A key feature of aspern Die Seestadt Wiens, is the implementation of new building technologies and energy concepts. The Seestadt should act as a benchmark for the climate-neutral city. Projects offering comprehensive ecological concepts were specifically promoted. In addition to passive-house technology, the focus is on the energy sources of the future for this part of the city - namely solar and wind energy. The student hostel was one of the first projects to be realized. It features a Passive House Plus standard which, together with highly efficient building technology, minimizes operating costs. The possible extension to a zero-energy building via the photovoltaic systems should be emphasised. Controlled ventilation of the living space with heat recovery and rainwater seepage in the courtyard round off the overall ecological concept. The student hostel is defined by a block edge development with a recessed ground floor zone, which functions as a communication zone in front of the student hostel due to its design. Contrary to the specifications of the zoning and development plan, a middle building was dispensed with in favour of the construction of a generous, coherent courtyard area. The architecture of Greenhouse O3 visualizes the energy ambitions of the project and makes them visible to all. After completion of all building projects in the Seestadt - probably in 2028 - the student hostel is to stand as a sign that 2012 will see the course set for resource-saving and ecological urban development. Three home operators operate three houses - SONNE, LUFT and ERDE (sun, air and earth). They are connected to each other, use the communal areas and access routes together and also share the vision of a new form of living for students at this lake. The connecting element is WASSER (water). The student hostel has a generous range of common rooms including communication zones and communal loggias on the floors and a roof terrace. The multifunctional common areas can also be used for

external events and promote neighbourhood through possible cultural exchange. The ground floor zone opens onto the Ringstrasse with semi-public areas such as the foyer, music practice rooms, launderette and fitness rooms. On the transparent ground floor and in the inner courtyard, the overarching communal zones can be used by all. On the level of the 1st basement floor, the blue ribbon forms a communication zone from which walkways and bridges lead from the foyer into the garden. In the upper floors, the floor plan concept also permits alternative uses such as multi-room apartments or flat-sharing communities. On each level there are communal meeting points. The three home owners use synergies in administration, organisation and infrastructure to signal social sustainability. The "black board" is replaced by a monitor in the entrance area and provides important information for all residents.

CONSTRUCTION SITE D5B	3,818 m²
Gross floor area (above level)	10,898 m²
Net usable area (above level)	8,007 m²
Subsidized home units / home places	261 / 317
Monthly user costs per m²	12.37 Euro
Start of construction	September 2013
Completion	December 2014



developers' competition

construction site D9, 22nd, maria-tusch-strasse 11-13

Developer: WBG - Gartenheim
Architecture: AllesWirdGut - Delta Ziviltechniker
Landscape planning: PlanSinn
Realization: Porr AG

A PROTOTYPICAL URBAN BUILDING BLOCK FOR THE SEESTADT ASPERN

The aim of the present competition entry was to develop a prototype urban building block for the Seestadt Aspern: on the one hand specific enough to fulfil the already known requirements for buildings in Aspern, and on the other hand flexible enough to be able to react to unknown future requirements of a newly developing city. The project is characterized by an unusual and remarkable urban approach. Five independent structures are figured into one large urban form. Inside, there are high-quality and flexibly usable residential, working and commercial areas, the structure of which ensures that life in the urban building block becomes living together. The flexible floor plan system enables a combination of working and living in many areas. The settlement concept is based on the “House of Life” operating model, which provides for a house community of approx. 100 people per house, which in turn is made up of roughly equal parts of young and old people. The house care maintains contact with the residents and supports and promotes synergies between the generations. The five buildings are connected in the basement by a common bicycle garage. By moving three metres away from the property boundary, the areas benefit the urban space. Together with the balconies on the upper floors, this creates a three-dimensional communication zone. The necessary areas for communal living are located directly at the entrance to the building and are thus easily accessible and usable for all residents. Each building also has a central staircase hall, which reinterprets the typical Viennese staircase of the Gründerzeit and thus also promotes communication. In the apartments, a grid construction competition system without load-bearing interior walls enables a variety of floor plans. The development core is surrounded by a five metre wide ring of usable space without any supporting structure. The result is use-neutral rooms that can accommodate various functions as required

and can be adapted for a variety of residential forms. The basic module consists of C-apartments (3 rooms) and can easily be converted into B (2 rooms) and D (4 rooms) or A (1 room) and E (5 rooms). The open space offers different qualities and possibilities for the residents, from private to semi-public and public. In addition to the use of the balconies by the tenants, an atrium per floor and common rooms offer space for common activities. The tree grove inside the courtyard forms the green centre of the building site and is easily accessible from the surrounding paths via staircases and ramps. The energetic concept corresponds to the klima:aktiv standard. The electronic monitoring of indoor air quality is particularly noteworthy. In the evaluation procedure according to TQB (Total Quality Building), this project achieved the highest value in the applicant field.

CONSTRUCTION SITE D9	6,496 m²
Gross floor area (above level)	16,623 m ²
Net usable area (above level)	13,618 m ²
Flats total	170
Own resources per m ²	82 Euro
Monthly user costs per m ²	7.48 Euro
Start of construction	October 2013
Completion	June 2015



developers' competition

construction site D10, 22nd, maria-tusch-strasse 14-18 / hannah-arendt-platz 1-3

Developer: ÖVW - EGW / Heimstätte

Architecture: Tovatt Architects & Planners AB - Architekten Hackermüller

Landscape planning: PAJU - zwoPK

Realization: STRABAG AG

NOTHING IS AS PERMANENT AS CHANGE

When a new district is created, the city changes with its uses and people's attitudes to life - something new is "lived in". On this building site, the author of the master plan for the Seestadt was able to realize his ideas for a sustainable city. The resulting town house is a benchmark for a human scale in the city, for togetherness, for the potential and the chance of a lively urban development. The relationship to the surroundings is the guiding principle of the Stadthaus - it is part of a network. It opens up to the outside world and takes up urban life. The functions of the pedestal zone take account of the special urban location on the Ringstrasse and the Red String. The Red String represents the lifeline of the Seestadt and is predominantly characterized by commercial and cultural activities. Shops for daily needs and public facilities such as a police station are accommodated here, as is the district management of the Seestadt. The theme of Parkstrasse, with its open space corner to the shopping street, is "leisure time". It is integrated into the green space of the district park with a square in front of the restaurant and dance school. The four buildings rest on a common pedestal, which forms the foundation for the apartments above. Clear facades facing the street define the urban space, while balconies and loggias towards the green inner courtyard enliven the outer skin of the building. Behind them are cleverly designed floor plan types. The mix of different apartment types creates the basis for diverse resident structures. Inside the block, exciting and differentiated green spaces and open spaces were created, which are experienced as a coherent landscape. A special feature is a stone covering - stones of the newcomers, the neighbours, the Viennese in general were collected and put together into something big and new. In this way, the residents can already look back on a common history.

The community building of the residents was accompanied by a two-and-a-half-year moderation process in advance. Residents and business people were asked about their ideas of living together. Within the framework of a World Café, the participants came into contact with each other for the first time and began to forge plans for their immediate surroundings. Rules of use were defined and structures for cooperation were worked out. These were handed over to all residents in a concluding information event. The housekeeper on site maintains intensive contact with "his" tenants and supports living together.

CONSTRUCTION SITE D10	10,116 m²
Gross floor area (above level)	31,390 m ²
Net usable area (above level)	24,571 m ²
Flats total	298
Own resources per m ²	90 Euro
Monthly user costs per m ²	7.50 Euro
Start of construction	August 2013
Completion	July 2015



developers' competition

D12, 22nd, maria-tusch-strasse 6

Developer: EBG

Architecture: Berger+Parkkinen Architekten - querkraft architekten

Landscape planning: idealice

Realization: Porr AG

LIVE WITH WOOD

With this project, a renowned team consisting of two architectural offices, a creative open space planner and an experienced property developer has reacted to current environmental and socio-political developments with new concepts and solutions. The competition entry took up the specifications of the master plan and interpreted them independently in a new form via the line structure. Where, if not in the new urban development area aspern+, could the Seestadt of Vienna see the renaissance of timber construction take place alongside the latest innovative supply systems, mobility and leisure facilities? The stud walls for the exterior wall construction were prefabricated in the factory using local wood. The intelligent building material wood is visible on the facades in the form of formwork. The apartment and room partitions were also manufactured in the factory, including installation preparation.

Due to the high degree of prefabrication, the construction site could be completed quickly and efficiently. A concrete skeleton as load-bearing structure allows a high degree of flexible floor plan design, even after first occupation. A subsequent adaptability simplifies a possible change of use. Due to the wide range of different floor plans, a combination of working and living in one place is possible and desirable. Maisonettes and apartments form a different range of apartments for varying needs. The spaces between the three rows of buildings are accessed to the north and west by glazed arcades or loggias, which thus serve as wind and noise protection for the courtyards. A two-storey multifunctional ring forms the edge of the ground floor zone. The studio apartments, three metres away from the street, provide space for various uses. A smooth transition from office to apartment is possible. The access areas are designed as follows.

The strongly structured structures create a free space oriented towards the south, which also accommodates the "Canyon" - the meeting place and youth playground of the housing estate - in which

wooden objects and surfaces are set up and placed as if by chance, like in a real canyon. The wooden cladding of the ramp walls forms sloping surfaces that invite to lean on or are designed as a climbing wall. Horizontal wooden surfaces are used as reclining areas. In the green courtyards, wooden terraces in the form of wings and meadow hills form an organic landscape.

Trees provide privacy for terraces that protrude into the courtyards to enliven them. The squares in front of the entrances and the laundry rooms have been designed as meeting places with playgrounds for small children. The business forecourts are divided by street furniture such as benches, bar furniture or bicycle racks and partly by terraces. This residential complex is a particularly energy-efficient building with ventilation system and heat recovery, which is close to the passive house standard. An on-site mobility services centre offers e-car sharing with its own fleet of vehicles and e-charging stations.

CONSTRUCTION SITE D12	7,732 m²
Gross floor area (above level)	19,616 m ²
Net usable area (above level)	16,291 m ²
Flats total	213
Own resources per m ²	90 Euro
Monthly user costs per m ²	7.20 Euro
Start of construction	September 2013
Completion	July 2015



developers' competition

building sites D16 + D17, 22nd, gisela-legath-gasse 8-10

Developer: ARWAG - MIGRA
Architecture: Baumschlager Hutter Partners - SMAC
Landscape planning: DI Jakob Fina
Realization: Dipl. Ing. Wilhelm Sedlak Gesellschaft m.b.H.

LIVABLE, LIVELY, SUSTAINABLE, AFFORDABLE SEESTADT

The four east-west oriented point houses each stand individually and in their entirety for the four themes affordable, worth living, animated and sustainable. These themes are represented by the four trademarks social+, -, klima+ and wohnen+, following the logo of the Seestadt Aspern (aspern+). The project has thus made a qualitative, innovative, diverse and ecological contribution to the development of the city of the future. The criteria were defined by the awarding authorities - on the one hand by the four-pillars model of wohnfonds_wien and on the other hand by the thematic focal points affordability and social sustainability, functional mixing and urban identity as well as the benchmark climate-neutral city. With innovative approaches, the required small-scale structure and diversity as well as social sustainability were achieved. The four buildings with private, semi-public and public open spaces in between are designed to provide space for encounters, retreats, games, sport, work and urban life. The pronounced edge of the space at the southern edge of the building site allows residents and visitors a clear view of the adjoining green area. The Hannah-Arendt-Park to the east serves as a large outdoor area in front of the Stadthaus. In the west, the historical centre of Aspern is only a few minutes' walk away.

The residents can look forward to compact and variable apartment layouts with generous outdoor areas. Balconies instead of loggias reduce the rent bearing area. The well thought-out and simple static system allowed a high degree of prefabrication, which had a favourable effect on the overall construction costs. Naturally lit staircases provide the residents with a high degree of living security.

In cooperation with the "neunerhaus" association, six compact starter apartments were created for former homeless people. The supervised settlement led to the consolidation of social cohesion. Community rooms were designed through co-determination and are now managed by the users themselves. The residents gladly

accepted the offer to co-design the open spaces and the choice of plants (fruit meadow). The central point of contact for them is the house caretaker - located on the ground floor. Through skilful use of space, a very favourable financial contribution and a favourable usage fee for the tenants could be made possible. The lowest energy standard also results in very low operating costs. The low energy houses are ventilated via exhaust fans without heat recovery. For this purpose, soundproofed night current openings were installed in the recreation rooms. A rainwater cistern is used for garden irrigation. The ecological building product management with the sample room investigations is also of importance for further building projects.

CONSTRUCTION SITE D16 + D17	5,192 m²
Gross floor area (above level)	9,346 m ²
Net usable area (above level)	8,148 m ²
Flats total	124
Own resources per m ²	88 Euro
Monthly user costs per m ²	7.31 Euro
Start of construction	February 2014
Completion	June 2015



1_2

developers' competition – stage 1

co-housing groups selection procedure



stage 1 – co-housing groups selection procedure

ASPERN THE SEESTADT OF VIENNA

– CO-HOUSING-GROUPS – STAGE 1

The public application procedure for co-housing groups in aspern+ Die Seestadt Wiens started with the 1st stage tender in May 2011; the jury meeting took place on 23 August 2011. A total of seven co-housing groups took part in the process. In the first stage, a group concept was to be drawn up that would take into account the criteria of project concept, feasibility and location factors.

The construction site in question with 5 building sites is located south of the central shopping street. In the base zone three pre-defined freely financed business premises were to be established according to the tender. In addition, the opportunity was taken to set up further shops. The mandatory parking spaces are located on construction site D10 in accordance with the superordinate garage concept. One third of all apartments were made available for sale. Each apartment has its own open space.

In the course of the procedure, various coordination talks took place between the five co-housing groups. In the course of these discussions, the joint open space concept, the coordination of the community facilities and the legal basis for the preparation of the partition plan for construction site D13 were worked out.

The landscape planning office zwoPK was commissioned with the creation of the common open space concept. The approx. 1,770 m² common open space on construction site D13 is assigned to all 5 co-housing groups. The boundary between these areas is the result of a coordination process, but was adapted in the course of living. In total, around 44 residential units, 134 home units and a family pension with 10 rooms were created.

The elaborate coordination process between the components in terms of urban development and architecture led to a convincing result. Particularly noteworthy is the fact that the static structures of all contributions are designed in such a way as to allow a high degree of flexibility in the apartments.

The offers for social sustainability are very high overall. All projects have generous and well thought-out common rooms, some of which are also available to all residents of the district. Multifunctional rooms on the ground floor as well as rooms in the apartments that are neutral in use, some of them higher, offer opportunities to change them retrospectively and to use them, for example, for living and working. In addition, cooperations were entered into with social institutions.

Open space planning is also the result of an intensive coordination process. The approach of using the open space as a communal stage was accelerated and a playground concept was developed for all sites, including small children's playgrounds.

In the sense of a social mix and alternative housing offers, such forms of housing will also find a place in the future in the Seestadt Aspern. Through their community-promoting offers, they make a significant contribution to the social segment of the neighbourhood.

application procedure for co-housing groups

construction site D13A, 22nd, mimi-grossberg-gasse 4

Co-housing group: PEGASUS Bau / Developer: SG Neunkirchen

Architecture: baldassion architektur

Landscape planning: zwoPK

Realization: Auböck Bau GmbH

MULTIGENERATIONAL LIVING

The idea of a life in community in a self-determined space for individual and casual living gets wings at the former airfield - like PEGASUS. The pragmatic approach and purposeful project development was already an outstanding quality of this co-housing groups in the run-up to the project. The desire for a lively neighbourhood and an open community made a variety of functions and forms of living possible. The participation of future residents was possible, but not mandatory. The extremely active house community now consists of families and singles, young and older people, old Viennese and newcomers - loud people with a great willingness for commitment and communication. All project partners were equally involved in the development process. This culminated in the formulation of association statutes. Co-determination and strong social ties led to identification with the place. The social structure of a self-chosen "elective affinity" reinforces the subjective feeling of security of the residents. Already during the construction phase, preparations were made for the use phase and for everyday living. At the beginning of the residential phase, self-organization structures were set up to ensure operation and maintenance of the building.

The building, stepped to the south, houses apartments and maisonnettes. The stepping continues in the upper floors in a staggering to the east and west. The location of the building on the edge of the construction site results in an inner courtyard with ideal proportions. In the light-flooded staircase there is a "Platzl" on each floor next to the elevator, which can be designed and adapted by the residents according to their wishes.

The lift itself can be accessed directly from the road, which makes the transport of pushchairs and bicycles much easier. A special feature is the so-called Vienna Family Guesthouse (feelgood apartment-hotel) in the lower two levels. On 450 m² a total of 10 high-quality accommodations are offered and operated by a family living in the

house. Offers for children, a FairTrade-Café as well as bicycle, e-bike and e-scooter rental complete the service around an inexpensive vacation. These areas could also be built within the framework of the housing subsidy.

CONSTRUCTION SITE 13A	1,596 m²
Gross floor area (above level)	3,342 m ²
Net usable area (above level)	2,560 m ²
Flats total	27
Own resources per m ²	284 Euro
Monthly user costs per m ²	7.89 Euro
Start of construction	July 2013
Completion	April 2015



application procedure for co-housing groups

construction site D13B, 22nd, maria-tusch-strasse 8

Co-housing group: LiSA association - Living in the lakeside town of Aspern - Sargfabrik association Housing projects (SWP) /

Developer: Schwarzatal

General planning: raum & kommunikation

Architecture: Wimmer und Partner

Landscape planning: zwoPK

Realization: Ing. Harald Weissel GmbH

PARTICIPATION BY ALL

The LISA co-housing group continues a long tradition of community housing projects, which began with the “Sargfabrik” in the 14th district of Vienna. Thanks to many years of experience in the development of residential projects, this project has made a valuable contribution to the development of the lakeside town. With this project the community sets impulses for new eco-social housing forms and favours work and cultural activities.

Community is made possible while at the same time preserving the privacy of each individual. A lively neighbourhood with the four other co-housing groups on the construction site was expressly desired and promoted. The creative, social and cultural potential of different group members and neighbours enables community, interaction and encounter. The decision on planning, construction and use was entirely the responsibility of the co-housing group. The decisions of the core group were made in such a way that later residents had as many design possibilities as possible. LiSA stands for more than just living and spans a network of neighbourly support in everyday life. The modular construction of the elongated building allows a high degree of flexibility in use and enables development due to changed living conditions of the residents and users. The housing situation can be adapted to different life situations and phases. Transitional spaces have been created between the private and the communal. The building is accessed via light-flooded residential streets leading to the module units. This is where communication takes place and neighbourhood is created. “Front gardens” serve as a semi-private buffer zone in front of the apartments and can be individually appropriated by the residents.

On the courtyard side is the building structure a two-storey, versatile structure in front of the building, on which gardens and communal areas are arranged. These can be reached from the main house via a staircase. A head building houses two-storey studios and ancillary rooms. The project also scores with spacious common rooms in the basement: sauna, workshop and seminar room as well as a communication-enhancing foyer on the ground floor. A communal roof garden with optional tenant gardens is also popular, as is the fireplace room in the attic.

CONSTRUCTION SITE D13B	2,116 m²
Gross floor area (above level)	5,757 m ²
Net usable area (above level)	3,989 m ²
Subsidized home units/home places	54/108
Own resources per m ²	590 Euro
Monthly user costs per m ²	9.15 Euro
Start of construction	July 2014
Completion	November 2015



application procedure for co-housing groups

construction site D13C, 22nd, hannah-arendt-platz 10

Co-housing group/Developer: JAspern
Architecture: pos architekten
Landscape planning: zwoPK
Realization: Ing. Harald Weissel GmbH

PIONEERS OF THE SEESTADT

The house was built by the JAspern co-housing group without a developer; all decisions were made independently within the group. JAspern cooperated closely with the neighbouring co-housing groups. The acquaintance and the trust form a good basis for the social control of the semi-public rooms in the inner courtyard.

JAspern was completely open with regard to the user group. The house is completely barrier-free and can therefore also serve as a place of residence for people with special needs. The striking structure situated in the northeast corner of the building site is easily recognizable from afar and thus contributes to the creation of identity in the urban fabric. The slight elevation at the corner is reinforced by a pergola roof element. To the north, the ground floor opens up to the urban space with a commercial area rented from a pharmacy. The Salon JAspern is also located on the ground floor with a view of the Hannah-Arendt-Park, a four-metre-high, acoustically and climatically optimized multifunctional room that can accommodate up to 60 people. In the southwest, commercial areas have been created that are oriented towards the green inner courtyard. From the entrance to the house, one enters a central foyer, from which one in turn enters the garden and further into the building block inner courtyard. The architecture creates fear-free zones with plenty of daylight in the general rooms. The staircase, which widens upwards towards the skylight, brings daylight to the ground floor – an additional window next to the elevator creates a bright area in this sensitive zone. The manageable and jointly planned living space enables a collective feeling of security, because “one looks at the other”. The large balconies and loggias form both a filter and a contact space with the public, signalling openness towards the neighbourhood and contributing to the emergence of a lively city that focuses on people. The heart of the house is the large roof terrace with areas for Urban Gardening. The adjoining meeting lounge and laundrette are a great

meeting place for many members of the 18 families of JAspern. Gardening, barbecuing and chilling are a regular part of community life. Point- supported ceilings allow for non-load-bearing partitions that can be easily moved and modified according to the residents' wishes. This guarantees neutrality of use and wheelchair suitability. Users perceive the furnitureability with standard furniture and cellar compartments between 4.5 m² and 6.5 m² as advantageous. The good usability of the open spaces assigned to the apartments allowed small green oases to develop immediately after the settlement.

The JAspern project is designed to be holistically resource-friendly. High living quality with good local supply reduces leisure and shopping mobility. The mobility concept provides for 70 bicycle parking spaces in 18 residential units and 4 businesses. 320 m² of the roof area have been prepared for photovoltaic systems; thus – purely mathematically – all the electricity used in the building can be produced by the building itself. Green area irrigation with rainwater and the avoidance of light pollution round off the ecologically high-quality concept.

CONSTRUCTION SITE D13C	900 m²
Gross floor area (above level)	2,695 m ²
Net usable area (above level)	1,328 m ²
Owner-occupied flats total	10
Own resources per m ²	2,740 Euro
Monthly user costs per m ²	2.54 Euro
Start of construction	July 2013
Completion	September 2014



application procedure for co-housing groups

construction site D13D, 22nd, hannah-arendt-platz 9

Co-housing group/Developer: Community B.R.O.T Aspern

Architecture: Arch. DI Franz Kuzmich

Landscape planning: zwoPK

Realization: Ing. Harald Weissel GmbH

SELF-ORGANIZATION WORKS AGAINST BUREAUCRACY

“When someone dreams alone, it’s just a dream. When many dream together, it is the beginning of a new reality. Let’s dream our dream” (Dom Hélder Câmara).

This sentence is the result of an effort, indeed a struggle, to develop a social and just society. It is based on the idea and the experience that what remains an unfulfilled dream for the individual can succeed in community. This socio-political and spiritual approach is also the basis of the concept of the community B.R.O.T. (Pray – Talk – Open-minded – Share). The aim is to create diversity of people and roles in a network of households under one roof for everyday life. Self-organisation counteracts the increasing bureaucratisation of all areas of life. Thus the smaller family networks can be supplemented by the structure of social relatives.

The planning and implementation of the project was carried out participatively by the group members, who are now neighbours.

The (social) sustainability is promoted by the chosen supporting structure in column construction. The structure, with a wing depth of 15-16 metres and a module unit of 1.50 metres wide, enables economical and flexible floor plans. Rectangular floor plans offer equivalence. Each unit has either a balcony or a terrace. Due to the wish of the community for a central staircase, the 50-metre-long building was developed with internal corridors. The four meter high ground floor accommodates numerous common rooms. The facilities include a movement room, a meditation room, a children’s playroom, a youth room and a music room. In two basements there is enough space for storage and bicycle storage.

Accessibility is ensured by a generous lift, ramps, a larger width of the apartment entrance doors and the design of the sanitary facilities. The spacious common rooms mentioned above allow for apartment layouts that are optimized for everyday use. General storage spaces offer space for rarely used items.

In the course of a cooperation with Caritas Vienna, seven housing units were created in the building, which were settled within the framework of the “HousingFirst Concept”. The participants are invited to live in the house community. The common outside and inside rooms of the dormitory are managed and administered in self-organisation.

Since 2011, there have been regular cooperation meetings with the other co-housing groups on site 13 to ensure the common use and maintenance of the green space. Joint festivities are always a highlight of the “togetherness” in the Seestadt.

CONSTRUCTION SITE D22	1,690m²
Gross floor area (above level)	4,813 m ²
Net usable area (above level)	4,117 m ²
Subsidized home units	41
Own resources per m ²	754 Euro
Monthly user costs per m ²	7.52 Euro
Start of construction	June 2013
Completion	December 2014



application procedure for co-housing groups

construction site D13E, 22nd, gisela-legath-gasse 5

Co-housing group: Housing project Seestern Aspern/Developer: Migra

Architecture: einszueins architektur ZT GMBH

Landscape planning: zwoPK

Realization: Dipl. Ing. Wilhelm Sedlak Gesellschaft m.b.H.

SHARING INSTEAD OF OWNING ALONE

“Seestern” is a place of inspiration with room for development, hospitality, cultural exchange and creativity. It is a residential project for creative people of all ages who want to create their own living situation. The new home offers space for personal development. Living together makes different ways of life possible and gives room for creativity. For example, there are areas that are intended for office, studio or studio use and have been designed according to the needs of the group, but can also be allocated to external tenants.

Seestern is open to guests and therefore attaches great importance to keeping part of the housing units flexible for rent (five flex apartments for about two to three years), so that new people can always be included in the project. People who come to Vienna temporarily can be accommodated there and people in difficult life situations can be accommodated and supported. This means a challenge, but also a lot of potential for one’s own development. Even before the settlement phase, the establishment of a social network to support the residents was started, the communication structure of which is Internet-based. Realitylab supported the co-housing group in the realization of the joint housing project. Office resources are shared in so-called “co-working”.

The compact, free-standing structure ensures good all-round lighting of the building. The predominantly communal and commercial use on the ground floor enables a variety of relationships with the surroundings. In the basement there is a multifunctional room, which is lowered and can be easily reached from outside via steps and a ramp. Residents of all assemblies are invited to use them. The development of the house takes place on both the street and courtyard sides. Both entrances lead into a spacious atrium, which is lit through a large skylight and glazing to the common rooms and open areas. The Punkthaus consists of mostly two-sided illuminated

apartments. Corner balconies and loggias offer good usable free spaces and structure the building. The projections and recesses give the building a three-dimensional appearance. Window shapes and balcony variants reflect individuality, material and proportions are uniform and in turn have a connecting effect. The arrangement of the load-bearing walls on the external façades allows a great deal of flexibility in the floor plans.

The kitchen gardens were individually designed by the residents. The separation of the open spaces related to the co-housing groups from the communally usable areas of the building site is carried out via usable “boundary lines” (seat walls) and vegetative elements.

CONSTRUCTION SITE D13E	1,430 m²
Gross floor area (above level)	3,000 m ²
Net usable area (above level)	2.784 m ²
Subsidized home units/home places	27/70
Own resources per m ²	350 Euro
Monthly user costs per m ²	9.07 Euro
Start of construction	December 2013
Completion	July 2015



2_1

international building exhibition

IBA_Wien - new social housing

The IBA format – International Building Exhibition – has a tradition going back more than 100 years. As early as in the middle of the 19th century, innovations in construction technology were presented at world exhibitions. The first independent building exhibition was founded in 1901 on the Mathildenhöhe in Darmstadt as a document of architecture and living culture. An international exhibition under the direction of architect Josef Frank took place in Vienna in 1932. In the Werkbundsiedlung, 30 domestic and foreign architects were able to realize their ideas of modern and contemporary living in 70 houses. Since then there have been a number of international building exhibitions at irregular intervals. What they all have in common is that they depict the social, technical and cultural trends of their time. IBA_Wien - Neues soziales Wohnen continues this tradition. Until 2022, the year of the international building exhibition in Vienna, new models of social housing will be tested. Affordable living, mobility, good neighbourliness and healthy living are the themes that Vienna is focusing on and which are intended to make the city fit for the demands of the future.

Vienna can look back on many decades of successful social housing policy. This tradition is now to be continued with the IBA with the theme “New social housing”.

IBA_Wien will therefore also focus on selected property developers' competitions that are particularly suitable for the development of solutions and are important for the city's prosperity. Depending on the process, they will be presented to an international audience in 2022.

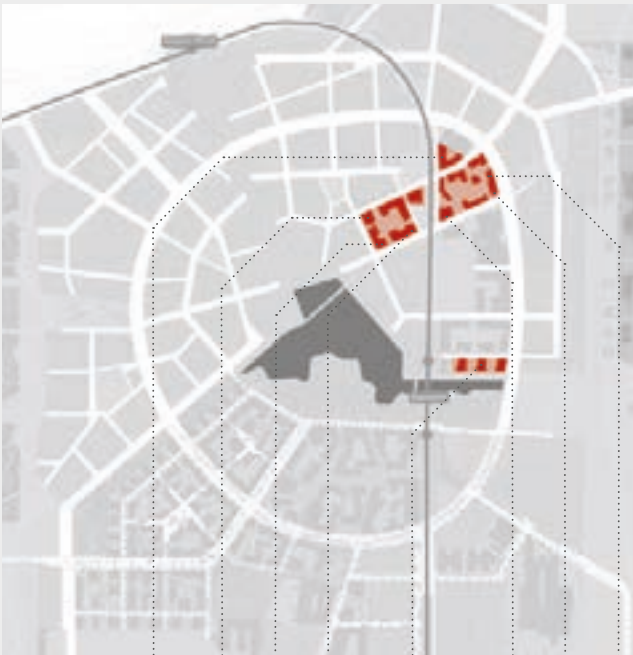
Developments to date in Seestadt Aspern have shown that many aspects of the solutions already implemented have the innovative character of an international building exhibition. IBA_Wien 2022 will give this obvious power of innovation the opportunity to develop even more contributions to the development of the city and to working on current topics. The focal points of the recently completed “Wohnen + Arbeiten” (live + work) property development competition are in many areas linked to questions formulated in the memorandum on IBA_Wien 2022 under the guiding theme “New Social Quarters”. The aim is to find solutions that provide space in a growing neighbourhood for future and not yet precisely definable demands in the area of non-residential uses, without impairing the exploitation requirements of property developers and investors in subsidized residential construction. Community facilities are not conceived and planned on the building site, but on the neighbourhood level. Sustainably effective formats of neighbourhood-related quality assurance are implemented in the process of developer competition. The high quality of social housing in Vienna, which is based not least on commitment and know-how in the fields of planning disciplines as well as developers and institutions involved in the subsidy system, but also on knowledge of challenges and obstacles, offers ideal synergies for outstanding projects in combination with IBA_Wien.



2_2

developers' competition - stage 2a

quarter „am seebogen“



G5B G12C G12B G12A H7B G13C G13B G13A

stage 2a

The planning area of the developers' competition "Quartier 'Am Seebogen' - aspern Seestadt" is the first part of the second development stage for the Seestadt Aspern. Together with the authors of the master plan, Tovatt Architects and Planners, a development guide for the quarter "Am Seebogen" was drawn up. It summarises the ongoing, more detailed planning since the revision of the master plan in 2012, explains the characteristics of this quarter and specifies the urban planning objectives against the background of the existing zoning and development planning and road planning.

The district between the eastern ring road (Sonnenallee) and Seekante is characterized by the elevated route of the underground line U2 with an accompanying park landscape as well as the manifold paths and views to Wasserkante and Seeplatz. The characteristic arch of the subway line and the central lake inspired the name of the quarter. The public spaces and buildings in the immediate vicinity of the subway line form the backbone of this realization phase. Further core areas are the Seekante and Seeplatz, which will be implemented in the subsequent phase. For three building sites - G5B, G12A and H7B - a classic single-stage developer competition was held. This was the first invited developer competition to be carried out by wohnfonds_wien.

Due to delays in the Environmental Impact Assessment (EIA) process, the start of construction of the listed building sites, including assemblies, scheduled for spring 2018 will be postponed by several months. Construction site G13 comprises three building sites (G13A, G13B, G13C) with a total area of 12,594 m². wohnfonds_wien announced a two-stage developers' competition in cooperation with Wien 3420 aspern development AG. The evaluation committee determined the winning teams for each site in the first meeting. This was followed by the dialogue- oriented phase of further developing the selected competition entries in a largely independent form. The final funding recommendation was made only after the dialogue phase, the repeated submission of the documents and a new jury meeting.

developers' competition

construction site G5B

Developer: WBV-GÖD

Architecture: F + P Architects

Landscape planning: Carla Lo Landschaftsarchitektur

Social sustainability: wohnbund:consult

LIVING AT KULTURBOGEN

Living and working in the project “G5B - Living at Kulturbogen” is characterized by art and culture. The different activities of the inhabitants of the Seestadt and their visitors are given adequate space here. A future-oriented cultural hotspot is planned for the 22nd district with a service lobby, studios, community offices for co-working and a culture bistro. At the neighbouring building site G5A, the concept of a “cultural garage” will be realized: cabaret, music and events will be presented in a special ambience. In connection with the sponsors of the “cultural garage” and the district theatre, both conventional jobs and incomes as well as many opportunities for start-ups are to be offered. The megatrend “New Work” is also to be realized in the Seestadt. The contribution offers a lot of positive things on a difficult building site. A detached building will be created by moving away from the building line of the garage construction site in the north. In this way, the light, air and viewing conditions of the otherwise very narrow courtyard can be optimized. A V-shaped structure is accessed by three staircases, two of which are naturally lit. In the western part, the apartments are accessed via a central aisle and in the southern part via a pergola. The project comprises 75 subsidized apartments, of which 25 are SMART apartments and 12 are commercial premises. Even in an art district one sometimes needs to retreat from the urban. The home is seen as an anchor in an increasingly confusing society. Private, communal and neighbourly living begins on the upper floors. Space for retreat is offered not only by the open spaces in the apartments but also by the two spacious roof terraces in the southern part of the building with plenty of space for resting and urban gardening. Adjoining communal areas such as a launderette, a children’s playground and an attractively designed terrace are also planned. Rooms for non-residential use will also be located on the ground floor of the residential building. In cooperation with the association Aurora the intended use is well organized. In the southwest corner

a restaurant is planned, which together with the cultural use in the neighbouring garage is to represent a district meeting point. In order to prevent possible conflicts of use - e.g. in the communicatively designed inner courtyard - a qualified settlement management is offered.

CONSTRUCTION SITE G5B	2,229 m²
Gross floor area (above level)	8,292 m²
Net usable area (above level)	6,302 m²
Flats total	75
Own resources per m²	60 Euro
Monthly user costs per m²	7.49 Euro
Planned start of construction	January 2019
Planned completion	December 2020



developers' competition

construction site G12A

Developers: Altmannsdorf and Hetzendorf - Neues Leben
Architecture: Tillner & Willinger ZT GmbH - einzueins architektur
Landscape planning: D\D Landschaftsplanung

LE LAC SPORTIF – ACTIVE LIFE AT THE SEEBOGEN

The G12 construction site, with its location by the park and the assembly sites, offers particular potential for active, sustainable living and neighbourhood. Le Lac Sportif takes up these possibilities and reinforces them on three levels:

Active ground floors:

The project offers high-quality ground floor uses with radiant power for the entire quarter. It impresses with its focus on sports and recreational activities. Boulderbar and Sportunion tie in with the sports and games focus of the Südpark and enable active leisure activities at any time of the year. Further sports areas as well as several studios for sports and health businesses complete the offer.

Active neighbourhood:

The project has a well-considered, partly innovative and very harmonious social concept. The residents are offered qualities such as private open spaces and user gardens on the ground floor, garden laboratories for experimentation, common rooms with a terrace and practical arrangements such as pram parking areas. Community areas are designed and managed in a participatory way. Already in the planning process, discussions are held in coordination and planning workshops an active exchange with the assemblies is sought in order to facilitate synergies. Qualified settlement support is planned for five years. Flexible areas for living and working will be offered. A library and the association wienXtra form a knowledge and youth focus, which is also connected to the nearby education and religion campus. A public „reading garden“ is located in front of the branch office of the Vienna Municipal Libraries, which is equally attractive for residents and the neighbourhood.

Active buildings:

The striking block edge construction in the base area gives way to individual building parts of varying heights on the floors above, in which flexible areas for living and working are created. An early award procedure allows the users a far-reaching influence on the location

and layout of the work areas. In addition, apartments are made available as part of the “Housing First” programme. Ground floor areas accessible to the general public are well networked with the open spaces inside the block. The buildings are not only productive on the usage level - with innovative ideas for power generation and energy saving, the building also contributes to a sustainable way of building and living.

The use of common areas across building sites will be further developed within the framework of a possible IBA qualification with regard to legal feasibility.

CONSTRUCTION SITE G12A	7,545 m²
Gross floor area (above level)	25,522 m²
Net usable area (above level)	19,843 m²
Flats total	173
Subsidized rental flats	81
Own resources per m²	495 Euro
Monthly user costs per m²	6.98 Euro
Subsidized SMART Flats	41
Own resources per m²	60 Euro
Monthly user costs per m²	7.50 Euro
Subsidized owner-occupied flats	51
Own resources per m²	2,562 Euro
Monthly user costs per m²	2.42 Euro
Planned start of construction	January 2019
Planned completion	January 2021



developers' competition

construction site G12B + G12C

APPLICATION PROCEDURE FOR CO-HOUSING GROUPS

As part of the development of the "Am Seebogen" neighbourhood, two construction sites - G12B/G12C - were put out to tender in a two-stage application process for two or three co-housing groups. In the first stage, the participants applied with a group and usage concept. The selection of the most interesting concepts was carried out by the evaluation committee according to defined criteria. In the second stage, the selected co-housing groups had the task of coordinating with the winning team on site G12A and of specifying and concretizing the submitted concept. At the end of the second stage, a realization concept based on the four-pillars-model (economy, social sustainability, architecture and ecology) was to be submitted.

construction site G12B

co-housing group: Leuchtturm Seestadt

Developer: Schwarzatal

Architecture: einszueins architektur

Landscape planning: D\D Landschaftsplanung

THE LIGHTHOUSE IN THE SEESTADT

After a foundation workshop in 2017, the concrete planning phase was started and work began in the working groups to implement the idea of a joint lighthouse project - a village on nine floors - for the Seestadt. The process was accompanied by the team of reality lab. The building connects two point houses with a pergola house. Different types of access thus make different types of apartments possible. With its clear outer edges, the almost L-shaped building concisely marks the southeastern corner of the building block. Towards the inside of the block, the building structure opens up into a differentiated open space structure across all building sites. The building can be entered from four sides, creating a generous passageway on the ground floor that creates connections between the street space and the block interior and to the neighbouring buildings. The large atrium serves as a foyer and is a meeting place, play area and meeting point with the neighbours. In addition to the individual loggias, balconies and terraces, a spacious roof garden is being created. Graduated heights of the buildings provide a smaller appearance and allow better lighting of the housing units and open spaces. A clear horizontal division is achieved by commercial areas on the ground floor, living in the upper floors and the common areas on the roof. Compact flex units are accessible from the side of the adjacent residential units or separately from the staircase and can be temporarily rented for work, living or leisure. In addition to conventional existing units and flexible rooms, the "lighthouse" also has a large cluster apartment, where you can rent a private unit consisting of a room, antechamber and bathroom, which is kitchen and living area but shares with others.



To make it easier to grow old in the house, 4-5 residential units are barrier-free right from the start. In addition, there is also the possibility for all other residents to implement barrier-free structural elements such as floor-level showers, handholds, etc. at an extra charge. It is theoretically possible to spend a whole life in the “lighthouse”: as a child in the family, as a young adult in the parental neighbourhood, as a student in a shared flat, with a family in a separate unit and finally as an old person cared for by caregivers or as a roommate in a senior citizens’ shared flat.

CONSTRUCTION SITE G12B	1,156 m²
Gross floor area (above level)	6,721 m ²
Net usable area (above level)	5,260 m ²
Subsidized home units/home places	35/98
Own resources per m ²	500 Euro
Monthly user costs per m ²	9.40 Euro
Planned start of construction	March 2019
Planned completion	December 2020

construction site G12C

Co-housing group: kolok-as
Developer: Schwarzatal
Architecture: Architect Dr. Kronaus
Landscape planning: D\D Landschaftsplanung

KOLOK-AS: KOLOKATION-AT-SEEBOGEN

Living in “kolok-as” together with the entire residential environment has a high quality of life (nearby green spaces, the lake, the promenade, subway connection, etc.). Shopping facilities for daily needs, cultural facilities, opportunities for sporting activities etc. are offered partly on the G12 itself, partly in future in the adjoining building plots. The project contains an interesting approach to the topic of inclusion and takes up a current social question with “Living in old age”. In order to be able to use synergies, single parents and students are also included. The integration of “youth at work” is also an important contribution to the Seestadt Aspern location.

The project follows the urban planning principle of the loosened block edge and occupies the north-eastern street corner of the construction site. The entire building is communally oriented. A wide range of possibilities for making contact and for old and young to live and work together are planned. The semi-open structure of the building on the construction site allows for the following inside the block a green courtyard with trees and shrubs. Between the two co-housing group projects there is the “village square” as a public entrance to the quarter from which the entrance to the project takes place. In the open space, a generously designed ramp staircase serves as a connection between the ground floor and the basement. Due to the small size of the apartments, the residential building has a high quality of community, living and recreation, which enables both individual and community-oriented living. The apartments with balconies and assigned common rooms extend over six floors; on the roof there is a terrace accessible to all residents.

In order for a community to develop, it needs common rooms that can be filled with life. These consist of children's and youth rooms for single parents, a library and workroom for older residents and a sports and gymnastics room in the basement, which can be used as a meeting, event or party room if required. Shared kitchens for

students can be found on the 1st and 2nd floors. Facilities and group rooms of “youth at work” including the café “Help-Base” are located on the ground floor and on the first floor. This base makes an important contribution to the development of a lively neighbourhood.

CONSTRUCTION SITE G12C	1,416 m²
Gross floor area (above level)	4,250 m²
Net usable area (above level)	3,270 m²
Flats total	41
Subsidized rental flats	27
Own resources per m²	69 Euro
Monthly user costs per m²	8.26 Euro
Subsidized SMART Flats	14
Own resources per m²	60 Euro
Monthly user costs per m²	7.50 Euro
Planned start of construction	March 2019
Planned completion	December 2020



developers' competition

construction site H7B

Developer: Schönere Zukunft
Architecture: simon und stütz architekten
Landscape planning: D\D Landschaftsplanung

FOUNDER AT THE LAKE

The project team of this construction project posed the question, how a house, a living environment must look like, in which living, working and living are not opposites, but go of course hand in hand. A house in an optimal neighbourhood, where a family and one's own business are not mutually exclusive. Urban diversity and local identity of a house community should not be opposites, because a new we-culture also gives city dwellers a feeling of belonging. The founders at the lake are working ambitiously to pick up the socio-cultural key trends and use them for future-oriented living, working and living. The "Gründerhaus" (House of Founders) is first and foremost a family house for all generations, a large working family and a house for a modern approach to work-life balance. It offers all the services around living that are important for the modern life-style - for a fee, but also collectively self-organized. The social concept of this project is well thought-out and innovative. A "start-up bonus" - a special form of support for setting up small businesses - makes the location attractive for young entrepreneurs. Childcare is geared to living and working, and unemployed young people are to be employed on the construction site. Settlement management and, above all, the use of on-site housekeeping are also core elements of this project. Settlement management begins even before the apartments are allocated in order to ensure that the future residents are prepared for the special framework conditions of the project. The three restrainedly designed structures allow generous views of the lake from the neighbouring building site to the north due to their positioning. The access areas are all economically dimensioned and naturally illuminated from above by appropriate light fountains. The planting concept for the open space and the associated services such as a garden laboratory are intended to encourage residents to participate.

The compact settlement management with moderated neighbourhood support and target group marketing in connection with the "Gründerhaus" as well as the offer of different switchable rooms for work in the residential environment distinguish the project as a contribution to the IBA_Wien.

CONSTRUCTION SITE H7B	3,947 m²
Gross floor area (above level)	9,197 m²
Net usable area (above level)	6,796 m²
Flats total	86
Subsidized rental flats	53
Own resources per m²	60 Euro
Monthly user costs per m²	7.80 Euro
Subsidized SMART Flats	33
Own resources per m²	60 Euro
Monthly user costs per m²	7.50 Euro
Planned start of construction	January 2019
Planned completion	October 2020



construction site G13

In addition to mainly subsidized residential buildings, the project teams had to develop and submit an open space concept for the entire G13 construction site that covered all sites. In this context, the construction of a common children's and youth playground for the construction sites G13A, G13B and G13C is intended. This was planned by the developer of the construction site G13A in the course of the first competition stage. A "base zone extension" was created along the Sonnenallee on all three building sites. In the second stage of the process, the cross-building site themes "Movement, Sport, Health" and the strengthening of the IBA-relevant aspects on the construction site G13 were developed cooperatively and coordinated with the construction site G12A.

construction site G13A

Developer: Familienwohnbau

Architecture: BWM Architekten und Partner

Landscape planning: Paisagista Landschaftsarchitektur

LIVE LIFE LONG - HEALTHY LIVING IN THE SEESTADT

Under the theme "healthy living in the Seestadt" the project aims at a high quality of life, work and open space and focuses on the physical, mental and social integrity of the users. The central idea is the "learning" of healthy nutrition and healthy exercise starting with kindergarten age. In order to keep the everyday distances short, the spheres of living, working, leisure and social infrastructure are locally interconnected and consciously organized.

All open spaces are characterized by high quality and a variety of uses. The housing mix guarantees social intermixing; a base for "house management" is planned. A co-working area offers the opportunity to work together. At the centre of the social concept is the "active space", a multifunctional space open to the entire neighbourhood. This is to be run by a sports club and will allow a variety of activities (cooking, health initiatives, culture). A music school with its rehearsal rooms represents added value for the entire quarter.

The complex consists of a total of four buildings, which are joined together to form an urban structure. Appropriate architectural accents are set both towards the public space and inside the block, and interconnected open spaces are defined. To the west, the structure opens up into a spacious park, in the centre of which an internal piazza is being created. In the field of landscape architecture, the team was supported and advised by LC Buildings GmbH.

Each building is built on a modular grid, each residential unit is equipped with a single sanitary shaft. The outer walls and middle walls are designed as load-bearing walls, while the apartment partitions are lightweight. This construction method guarantees not only the economical object construction, but also changeability and adaptability to a very high extent. All staircases are naturally lit, as are most of the corridors to the apartments.



The project focuses on healthy living. This guiding principle is supported by the selection of low-emission products for the interior. A bicycle room for 110 bicycles is located on Quartierstrasse, a large bicycle room in the basement. The project is characterized by the particularly high quality of offers within the framework of social sustainability: There is a kindergarten, a health cluster with therapy and counselling services, an additional activity room as a multi-purpose hall, a communal kitchen and a “mom-and-pop-box” - food can be collected from a publicly accessible cool box. In addition, a guest apartment is provided on the 4th floor.

CONSTRUCTION SITE G13A

5,292 m²

Gross floor area (above level)

16,476 m²

Net usable area (above level)

10,050 m²

Flats total

116

Subsidized rental flats

76

Own resources per m²

448 Euro

Monthly user costs per m²

7 Euro

Subsidized SMART Flats

40

Own resources per m²

60 Euro

Monthly user costs per m²

7.50 Euro

Planned start of construction

January 2019

Planned completion

April 2020

developers' competition

construction site G13B

Developer: Bank Austria Real Invest Immobilien

Architecture: DTA Duda, Testor. Architektur

Landscape planning: PlanSinn

FOUNDRESS COURTYARD

A functioning and lively city consists of a multitude of offers for living, working, green and open space, public. The FOUNDRESS COURTYARD is a building block for a “new social quarter”.

106 apartments, 45 of which offer solutions for living and working, micro-offices and individually adaptable commercial areas create an exciting framework for a sustainable mix of uses in the neighbourhood.

Highly attractive rents without thresholds due to high financing contributions make the residential units sustainable, affordable, available in the long term and round off the rental offer in the Seebogen quarter. Diverse spatial and social offers (“city of short distances”, common building, common areas) support the participation of everyone in the “new social quarter” and round off the contribution as an IBA candidate. The two structures – a linear wing to the east, attached to the northern neighbour, and an L-shaped wing to the southwest – are precisely designed and economically formulated by cross-wall construction. The resulting ensemble forms a balanced urban composition with clear street fronts and many possibilities for free space adjustments in the courtyard.

The ground floor zone features street-side studios with courtyard-side maisonette apartments that can be spatially connected. This creates effective living working situations. Particularly noteworthy are the initiatives to acquire users for the business premises (focus groups, cooperation with departure), which are aimed in particular at the creative milieu. The apartments are economically organized and well proportioned. The rooms on the upper floors, which can be accessed separately, are particularly future-oriented. These can be used as a home office, but are also suitable as youth rooms or as accommodation for nursing staff.

Bicycle parking spaces are provided outdoors and in a bicycle storage room in the basement (with e-charging stations) which can be

reached via a ramp or a large lift. The open space concept is precisely adapted to the overall concept of the FOUNDRESS COURTYARD and well coordinated with the other building sites. IBA-relevant approaches are seen in the micro-offices or in the typology “living and working”. But the contribution to affordability through a commitment to long-term, socially bound rents, which also guarantee flexibility and the necessary adjustments in the area of non-residential uses, is also linked to the objectives of IBA_Wien.

CONSTRUCTION SITE G13B	4,208 m²
Gross floor area (above level)	11,445 m²
Net usable area (above level)	8,023 m²
Flats total	106
Subsidized rental flats	71/106
Own resources per m²	67 Euro
Monthly user costs per m²	7.90 Euro
Subsidized SMART Flats	35/106
Own resources per m²	60 Euro
Monthly user costs per m²	7.50 Euro
Planned start of construction	January 2019
Planned completion	October 2020



developers' competition

construction site G13C

Developer: EBG
Architecture: Dietrich | Untertrifaller Architekten
Landscape planning: Kieran Fraser Landscape Design

HEIMSPIEL - YOUNG, SPORTIVE LIVING & WORKING AT THE
SEEBOGEN

Sport and social housing fit together! The integration of low-threshold sports and exercise offers is an important contribution to a lively living environment and a healthy city in general, especially in growing, dense urban districts. The trend is moving from sport to “sportivity”. The future of sport is shaped by our professional lives, as almost half of all adults in Central Europe sit at their desks while they work. The central idea of this project is therefore an interpretation of movement in everyday working life - in other words “New Work”. Sport and exercise strengthen health and also convey socially integrative basic values such as team spirit, compliance with rules and fairness. The “See.SC” sports club, with its focus on social integration through sport and which appeals in particular to young people from all over the neighbourhood, is planning its headquarters directly in the residential complex. The associated canteen is to become a social meeting place. The future residents will have a sauna area, a fitness course and a fitness coach at their disposal. Commercial space for sports-related businesses can be rented. The facility, which consists of two components, manages to almost completely break through the barrier effect of the underground railway high street with regard to the (semi-)public space and the ground floor level. This effect is achieved by a precisely shaped square area, which is enclosed by the row building in the north and the head building in the south and opens towards the subway line - and above all into the space below. The gradually increasing height of the building also lends the successful urban figure its corresponding structural plasticity. The three development cores are continuously exposed to natural light. The arrangement of an open arcade opens up the possibility of naturally ventilating all the apartments in the rowed building on both sides. The floor plans of the flats can simply be furnished with a clear geometric cut.

Bicycle parking facilities are provided for visitors near the house entrances. The Seestadt fleet will be positioned on the square between the solitary and the rowed buildings. The open space concept for the entire area also offers good connections for the other building sites.

CONSTRUCTION SITE G13C	3,095 m²
Gross floor area (above level)	11,005 m²
Net usable area (above level)	8,250 m²
Flats total	90
Subsidized rental flats	59
Own resources per m²	458 Euro
Monthly user costs per m²	7.07 Euro
Subsidized SMART Flats	31
Own resources per m²	60 Euro
Monthly user costs per m²	7.50 Euro
Planned start of construction	January 2019
Planned completion	August 2020



3

construction site D22, 22nd, maria-tusch-strasse 2

Developer: WBV-GPA

Architecture: KIRSCH ZT GmbH

Landscape planning: rajek_barosch landschaftsarchitektur

Realization: HAZET Bauunternehmung GmbH

projects from the land advisory board



D22

J4

J13

land advisory board

THE THREE SISTERS

The project consists of the buildings A(nna), B(ella) and C(lara) and impresses with its diverse range of different forms of housing: A participatively planned modular house can be found here as well as a dormitory for severely handicapped children and adolescents and a diverse type mix of subsidized rental apartments with a SMART share. The residents can make use of a differentiated range of generally accessible common rooms and open spaces, such as multi-purpose rooms with allocated open spaces on the roof terraces, a work room, a laundry room or a generously dimensioned communal garden ("Urban Gardening") in the middle of the area.

The purely mineral construction of the walls with highly heat-insulated bricks represents an essential contribution to the renunciation of petroleum-based full thermal insulation. All staircase cores are equipped with enlarged lifts, which ensures easy access to the apartments and common rooms as well as the usability of the bicycle parking spaces and storage rooms located in the basement. All residential units have directly assigned open spaces (tenant gardens, balconies, loggias). Component A was organized by the Que[e]rbau co-housing group. Participatively developed apartments for alternative partner and family forms are offered here. The two business premises located on the north and west sides (clubhouse, approx. 110 m², and restaurant, approx. 30 m²) open to the street and the Festival ground. In the 6-storey building, the apartments are arranged around the inner atrium (meeting and communication zone). Common rooms and common terraces are located on the upper floors.



Subsidized rental apartments - including SMART apartments - are to be found in Building B. The six-storey building with open space zones on the reverse side is supplied by two staircases. In the upper floors, access is partly via an open pergola. The ground floor has a greater room height in order to ensure use-neutral flexibility. At the northern end of the building there is a commercial area, which is also oriented towards the “festival ground”.

Building C was designed as a dormitory (“assisted living”) with the Diakoniewerk Wien as operator and developed together with the future user. The compact four-storey building is accessed centrally via a staircase. On the ground floor there are the technical rooms, storage areas, a (service) apartment and an administration unit. On the other floors, a flat-sharing community for severely and severely disabled children and adolescents with a common kitchen and ancillary rooms was planned, which will be managed by two operators in cooperation with the Vienna Social Fund. On the ground floor there is a base of FaBI (family support for children and young people with disabilities through inclusion) for the planning, coordination and communication of the employees working in the families throughout Vienna.

Common open spaces with other building sites invite you to make contact with the residents of the surrounding parcels in the sense of a “neighbourhood identity”.

CONSTRUCTION SITE D22	5,260 m²
Gross floor area (above level)	12,082 m ²
Net usable area (above level)	8,367 m ²
Flats total	100
Subsidized rental flats	50
Own resources per m ²	494 Euro
Monthly user costs per m ²	6.95 Euro
Subsidized home units/home places	3/24
Own resources per m ²	499 Euro
Monthly user costs per m ²	7.24 Euro
Subsidized SMART Flats	26
Own resources per m ²	60 Euro
Monthly user costs per m ²	7.50 Euro
Start of construction	November 2015
Completion	June 2017

land advisory board project

construction site J4, 22nd, aspern seestadt

Developer: ÖSW / WBV-GPA

Architecture: Helen & Hard / Werkstatt Grinzing

Landscape planning: Urban Living Laboratory / Carla Lo Landschaftsarchitektur

Realization: Porr AG

SIRIUS (MAGIC CAVES)

The three structures of the multifunctional project are accentuated by three high points located at the corners - spectacular, multi-storey rooms, the so- called “Magic Caves”. The building ensemble consists of the guest house of the University of Vienna and the Technical University of Vienna, which was built with subsidies, privately financed condominiums and various office, retail and commercial spaces. Staggered building heights, roof gardens, surrounding balconies and the wooden facade give the project its characteristic appearance.

The cascading buildings enclose a green central courtyard. The high-rise building with thirteen storeys at the north-west corner descends to the south; to the west, a larger jump in height reinforces the vertical effect. Two low points in the west and east create a pleasant scale and good lighting conditions in the connecting axes. All three high points are “hollowed out” in the lowest floors and thus form the Magic Caves. Facing the urban space, they form memorable landmarks and give the street space its own identity based on the model of the Viennese coffee house.

All buildings face both the inner courtyard and the urban space. For most of the units, the staircases provide a view of the lake and green roof terraces connected to each other. The reinforced concrete skeleton construction with a few stiffening walls allows maximum flexibility and easy adaptability of the floor plans. The outer walls are constructed in solid construction and are covered with wood. Different typologies and naturally lit access systems allow for a variety of residential forms. All units have individual open spaces in the form of balconies or terraces and can be reached barrier-free. The residents of the guesthouse also have numerous possibilities such as a fitness area, laundromat, storage, bicycle room and a catering area is available to make the temporary stay in a foreign city as pleasant as possible. The professors’ guest house is entered through a four-storey entrance area. This is the centre of the entire building.

The library - embedded in a Magic Cave - is located on the first floor. A sport hall is available to the residents free of charge and offers sufficient space for indoor sporting activities. An adult education centre located north of the guest house offers the whole range of non-university educational opportunities.

Different floor coverings are the overriding design element of the urban landscape surrounding the professor’s house. Niches with benches offer space for relaxation; breakfast can be had in peace on a terrace. The open space merges into a gravel landscape planted with willows and grasses, followed by a forest landscape with native deciduous trees. The costs for the residents are prescribed as a flat-rate rent and include full furnishing, operating costs, concierge, electricity, water, heating, internet, TV and taxes. This rent remains unchanged for the duration of the lease and is therefore easily calculable for all parties involved.

CONSTRUCTION SITE J4	2,377 m²
Gross floor area (above level)	9,878 m²
Net usable area (above level)	8,165 m²
Subsidized home units/home places	140/162
Monthly user costs per m² (without operating costs, rent for furniture, etc.)	10.19 Euro
Start of construction	May 2018
Planned completion	October 2019



land advisory board project

construction site J13, 22nd, maria-trapp-platz 1

Developer: [EGW/Heimstätte](#)
Architecture: [KOKA nonconform](#)
Landscape planning: [D\D Landschaftsplanung](#)
Realization: [Swietelsky Baugesellschaft m.b.H.](#)

MISCHA - CITY, WORK AND HOUSING

The increasing convergence of our areas of life is leading to a return to open-use real estate. Participation, collaboration and cooperation are key concepts both for the economy and for our society of tomorrow. The project is located in the middle of the innovative Seeparkquartier. This is where people are addressed who want to work, live, have family and social relationships and shape social change together. In this construction project, a combination of privately financed living space in the north and south towers and subsidized home spaces in the garden house was tested. The Evangelische Diakoniewerk Gallneukirchen was won as home operator.

The reinforced concrete skeleton construction offers an open-use and variable structure that can be easily extended. In the long term, the building structure allows a good mix without major conversion work. Clear room heights of 2.80 metres create a special room experience. The three building sections - north tower, south tower and garden house - offer space for living and working both in the subsidized segment (residential home for senior citizens) and in the privately financed segment. The strict grid of the facades with three, two or one-piece windows is loosened up by 2.50 metres of cantilevered, seemingly arbitrarily arranged balconies.

A moderated process brought interested parties together during the planning phase and explored synergies in living, working, childcare and leisure activities, creating suitable common rooms, coworking, car sharing and even joint production facilities.

There are open spaces on three levels - they are characterized by the theme of the garden as a place of stay and retreat. The ground floor area to the east and the entrance area of the retirement home form a square. The garden lies at street level and is delimited to the north by a seating wall facing the street space. On the roof terrace of the dormitory on the third floor, the residents can satisfy their need for

“do gardening” - raised beds can be cultivated and provide botanical diversity. The so-called “green clasps”, which are planted with wild wine or wisteria, deserve special mention. These fast-growing climbing plants will have reached great heights in a short time and are intended to emphasise the seasonal aspects with striking spring blooms and attractive autumn colours.

CONSTRUCTION SITE J13	3,264 m²
Gross floor area (above level)	11,959 m ²
Net usable area (above level)	6,374 m ²
Privately financed flats	64
Subsidized home units/home places	50
Own resources per m ²	450 Euro
Monthly user costs per m ²	9.37 Euro
Start of construction	January 2018
Planned completion	April 2019



4

housing initiative

The Vienna Housing Initiative was founded in 2011 by Michael Ludwig, the current mayor and former City councillor for Housing, and represents an addition for a completion for subsidized housing. By means of favourable loans from the City of Vienna, residents can be offered conditions similar to those for subsidized housing. The granting of these loans is tied on the one hand to obligatory equity and rent ceilings and on the other hand to quality criteria that are reviewed by a separate advisory board. In the Seestadt Aspern, around 1,600 apartments were built by various developers. High-quality living space with private open spaces in the form of terraces, loggias or balconies was created on a total of 14 building sites.

construction site D1, 22nd, Ilse-Arlt-Strasse 29

Developer: ÖVW - Ihr Wohnbauunternehmen, Österreichisches Volkswohnungswerk Gemeinnützige G.m.b.H.

Architecture: Mischek ZT/Superblock

Number of flats: 57

Completion: 03/2015

construction site D2, 22nd, Sonnenallee 49

Developer: ÖVW - Ihr Wohnbauunternehmen, Österreichisches Volkswohnungswerk Gemeinnützige G.m.b.H.

Architecture: BKK3/P.Good

Number of flats: 156

Completion: 03/2015

construction site D3, 22nd, Ilse-Arlt-Strasse 25

Developer: ÖVW - Ihr Wohnbauunternehmen, Österreichisches Volkswohnungswerk Gemeinnützige G.m.b.H.

Architecture: Mischek ZT/Superblock/P.Good

Number of flats: 72

Completion: 03/2015

construction site D4, 22nd, Ilse-Arlt-Strasse, Schenk-Danzinger-Gasse, Mela-Spira-Gasse

Developer: STEG - „Wiener Stadterneuerungsgesellschaft“, Gemeinnützige Wohnbau-, Planungs- u. Betreuungsges.m.b.H.

Architecture: Atelier Albert Wimmer

Number of flats: 175

Completion: 07/2015

construction site D5A, 22nd, Schenk-Danzinger-Gasse 4-6

Developer: URBANBAU - Urbanbau Gemeinnützige Bau-, Wohnungs- und Stadterneuerungsgesellschaft m.b.H.

Architecture: Projektbau Immobilienprojekt und Bauträger G.m.b.H.

Number of flats: 97

Completion: 12/2014

construction site D6, 22nd, Ilse-Arlt-Strasse 25

Developer: ÖVW - Ihr Wohnbauunternehmen,
Österreichisches Volkswohnungswerk Gemeinnützige
G.m.b.H. Architecture: Mischek ZT/Superblock
Number of flats: 46
Completion: 03/2015

construction site D7, 22nd, Ilse-Arlt-Strasse 11+13

Developer: Eisenhof, Gemeinnützige
Wohnungsgesellschaft mit beschränkter Haftung
Architecture: ss I plus architektur ZT GmbH
Number of flats: 42
Completion: 10/2014

**construction site D8, 22nd, Ilse-Arlt-Strasse, Maria-Tusch-Strasse,
Mela-Spira-Gasse, Hermine-Dasovsky-Platz**

Developer: Erste gemeinnützige Wohnungsgesellschaft
Heimstätte Gesellschaft m.b.H.
Architecture: PPAG architects ztgmbh
Number of flats: 178
Completion: 12/2014

construction site D11, 22nd, Ilse-Arlt-Strasse 5+7

Developer: Eisenhof, Gemeinnützige Wohnungsgesellschaft
mit beschränkter Haftung
Architecture: ss I plus architektur ZT GmbH
Number of flats: 42
Completion: 10/2014

construction site J1, 22nd, Ilse-Arlt-Strasse 37+39

Developer: Gemeinnützige Wohn- und Siedlungsgesellschaft,
Schönere Zukunft Gesellschaft m.b.H.
Architecture: Architekt DI Josef Knötzl
Number of flats: 61
Completion: 03/2015

**construction site J2, 22nd, Janis-Joplin-Promenade, Ilse-Arlt-Strasse,
Susanne-Schmieda-Gasse, Maria-Tusch-Strasse**

Developer: VOLKSBAU - Volksbau, gemeinnützige
Wohn- und Siedlungsgenossenschaft reg.Gen.m.b.H.
Architecture: atelier 4 architects/Scheifinger + Partner ZTG
Number of flats: 296
Completion: 04/2015

construction site J7, 22nd, Ilse-Arlt-Strasse 31-35

Developer: Aphrodite Bauträger AG
Architecture: NMPB Architekten ZT GmbH
Number of flats: 69
Completion: 03/2015

**construction site J8, 22nd, Ilse-Arlt-Strasse, Mela-Spira-Gasse,
Sonnenallee**

Developer: NEULAND - Neuland gemeinnützige
Wohnbau-Gesellschaft m.b.H.
Architecture: F + P ARCHITEKTEN ZT GMBH
Number of flats: 175
Completion: 04/2015

**construction site J9, 22nd, Mela-Spira-Gasse, Bernhardinerallee,
Sonnenallee**

Developer: NEULAND - Neuland gemeinnützige
Wohnbau-Gesellschaft m.b.H.
Architecture: Walter Stelzhammer Architekt
Number of flats: 151
Completion: 03/2015

outlook

Seestadt: The whole life in one place



asperm the Seestadt of Vienna is one of the most innovative urban development areas in Europe – a city with a heart and brain that has room for life. In several stages, high-quality living space for more than 20,000 people and space for up to 20,000 potential jobs will be created on an area of 2.4 million m².

In 2018 around 7,000 people already live in the Seestadt. Living in the new part of town is possible in many ways: whether a property or rented apartment, whether privately financed or subsidized, whether large or small, whether a student dormitory or serviced apartment – everyone will find the perfect new home in the Seestadt. All apartments are of high quality and have spacious balconies, terraces or gardens. Urban gardening offers, swimming pools and common rooms offer the ideal opportunity to exchange ideas with your neighbours. There is plenty of space to relax in the parks and playgrounds. The green areas and, of course, the lake invite you to sunbathing and enjoying leisure time. Around half of the space in the Seestadt is dedicated to public spaces.

Shortly after the first apartments in the district were occupied in 2014, a series of shops and service outlets followed. An own management takes care of the variety of offers and the ideal mix of shops, pubs and small businesses in the shopping street. In addition, there are many other companies – including large ones – so that more than 2,000 people are already working in the Seestadt.

The stage “Seestadt Süd” is currently being completed with the Seeparkquartier: An ideal mix of apartments, offices, shops, restaurants, educational and event facilities will be created by the beginning of 2020. Through innovative open spaces, a multitude of shopping opportunities, restaurants and leisure activities, the quarter will become a meeting place for all inhabitants of Seestadt.

In autumn 2018 the implementation for the first quarter north of the lake, the quarter “Am Seebogen” started. It will provide living space for a wide variety of needs – from new community buildings to building groups, from subsidized rental apartments to privately financed condominiums. In this second development stage, the Aspern Nord railway station, the future junction of the U2 underground line and the S80 rapid-transit railway line and the trains connecting Vienna with Bratislava, will be completed.

Gerhard Schuster

Managing Board of Wien 3420 asperm development AG



➤ aspern The Seestadt of Vienna, Visualization

⬅ Park at Seebogen, Visualization

⬅ Bathers at the Lake



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