



sonnwendviertel

subsidised living in a new urban district

wien.
unser  zuhause.
Wohnen, Wohnbau & Stadterneuerung

wohnfonds_wien

fund for housing and urban renewal

Foreword

Dear Reader,



Vienna is constantly growing. The city has therefore increased its housing construction successively over the past few years up to a record level in a European comparison. Residential buildings around Vienna Central Station give evidence of high quality construction works. In 2019 5,000 apartments - including more than 2,000 subsidised apartments - will be available for around 13,000 people in the Sonnwendviertel city district. A large number of the housing projects were developed in cooperation with wohnfonds_wien. From 2009 to 2016 three developers' competitions were held for this area. At the centre of the new city district is the promenade with local businesses, meeting points for the young and old, a library and an adult education centre. The approximate 7 hectare Helmut Zilk Park with a playground, communal gardens and a restaurant will provide rest and relaxation in green surroundings. The new construction projects are characterised by apartment types that meet the need for all generations and living situations, as well as by flexibly adaptable apartment floorplans.

Besides family apartments, starter apartments for singles and young families, shared apartments for the old and young, apartments for people with special needs, supported living as well as projects for community groups, there is a broad spectrum of meeting places and common rooms available in the buildings and outdoors. The interaction between the residents in the Sonnwendviertel and also the active co-determination of the living environment are very important. The fact that participation that is also lived decisively contributes to a good neighbourhood is also emphasised by the project "so.vie.so mitbestimmt - Sonnwendviertel solidarisch", which was awarded the Vienna Housing Award 2015 for exactly that reason. Innovations characterise nearly all subsidised residential buildings in the new quarter around Vienna Central Station. In the first developers' competition with the title "Sonnwendviertel I", the jury judged the new assessment criterion of "social sustainability" for the first time in addition to economy, architecture and ecology. In line with the second developers completion the first SMART-flats were created, characterized by high flexibility and attractive rental price. The third process focused on the topic "generational living".

Community group projects with 65 units were appraised by the Land Advisory Board and thereafter wohnfonds_wien initiated a block renovation initiative adjacent to the new development district in order to promote revitalisation of old housing stock.

I hope you really enjoy reading this brochure, which gives you a very good overview of the services of the City of Vienna in the Sonnwendviertel.

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

Kathrin Gaal

Executive City Councillor for Housing, Housing Construction,
Urban Renewal and Women's Issues, President of wohnfonds_wien

Foreword

Dear Reader,



All the subsidised projects of a rapidly growing city district, which is characterised by its central, inner-city location, are recorded for the first time in the brochure presented here. Three developers' competitions have already been carried out since 2009 under the leadership of wohnfonds_wien. In addition, three small-volume projects were judged in the Land Advisory Board. Construction on these building projects, which were all initiated by cohousing groups, began in 2017. In the Sonnwendviertel urban block renewal programme of the same name, which comprises 16 gründerzeit style building blocks that are located in the immediate neighbourhood of the new construction zone, homeowners will be supported in the renewal projects. Special subsidies are intended to provide increased motivation for heightened renewal work.

The central location and enormous dimensions of the new city district form the framework for the thematic orientation of the developers' competitions. The first competition in the zone was launched in 2009 with seven construction sites and more than 1,100 apartments, making it the biggest single project area until then. Particular importance was placed to the development of uses that were appropriate for the location, the creation of attractive open spaces and common rooms, optimum linking of transportation services and reduction of the barrier effect of the railway area. The next competition was launched in 2012 with a volume of over 400 residential units in which the SMART housing programme was obligatory for all competition entries for the first time. The results from it were trendsetting for all subsequent projects. In 2016, the focus was placed on the aspect of "generational living". Around 140 subsidised rental apartments will result from this.

Highly committed access with many creative solution approaches are common to all winning projects. The topics of suitability for everyday use, cost reduction through planning, living in communities and living for changing requirements are implemented in a multifaceted way. Furthermore, participation in the Sonnwendviertel is very important. The project teams are delivering numerous innovative ideas and concepts for this. The project "so.vie.so mitbestimmt - Sonnwendviertel solidarisch" received the Vienna Housing Award in 2015 for that very reason.

Overall, today the area of the Sonnwendviertel offers a colourful mix of subsidised new buildings with interesting apartment types and open spaces for all residents of Vienna. wohnfonds_wien hope readers of this brochure enjoy discovering a new city district in the heart of Vienna.

A handwritten signature in black ink, appearing to read 'Gregor Puscher'.

Gregor Puscher,
Managing Director of wohnfonds_wien

A handwritten signature in black ink, appearing to read 'Dieter Groschopf'.

Dieter Groschopf,
Vice Managing Director of wohnfonds_wien

Content

the history of the sonnwendviertel	4
subsidised living around the central train station	6
<hr/>	
developers competition sonnwendviertel I	8
construction site C.01	10
construction site C.02.01	12
construction site C.02.02	14
construction site C.02.03	16
construction site C.02.04	18
construction site C.03.01	20
construction site C.03.02	22
<hr/>	
developers competition sonnwendviertel II - SMART living	24
construction site B.04 south	26
construction site C.04	28
<hr/>	
developers competition sonnwendviertel III - generations: living	30
construction site C.11.A	32
construction site C.22.B	34
<hr/>	
land advisory board - three subsidised cohousing groups	36
construction site C.12.D	36
construction site C.16.B	38
construction site C.17.C	39
<hr/>	
block renewal sonnwendviertel	40
a new quarter arises	42
illustrations	44

the history of the sonnwendviertel

The region of today's Sonnwendviertel used to be outside the gates of the city walls of Vienna and was used for agricultural purposes. Where an entire city district is rapidly rising up out of the ground, the residential city of the Kaiser could only be seen in the distance. Favoriten is the 10th Viennese district and was formed in 1874. The area of the Southern Railway (Südbahn) and Eastern Railway (Ostbahn) was located in the north of what was Vienna's biggest district for a long time, and was characterised by the railway's increasing demand for space. The biggest expansion was reached at the end of the 19th century.

After both World Wars, major parts of the railway premises lay in ruins. In the 1950s, the Austrian Federal Railways (ÖBB) decided to merge the train station areas of the Southern and Eastern Railways. However, the railway tracks still corresponded to those of 1945. A continuous routing of the Southern Railway and Eastern Railway was not implemented. There were already deliberations about a central Vienna train station in the 1970s, but specification of the plans only started at the end of the 1990s.

The population in Vienna also developed in a similar way. In the 1980s, the population was expected to decrease. In the meantime the city is back at around the two-million mark as it was at the beginning of the 19th century. Therefore, pushing ahead with housing construction has top priority.

An expert's process was carried out in the first half of 2004 to which ten national and international architect teams were invited. In the final meeting, the Assessment Committee recommended combining the Hotz/Hoffmann Consortium and Architect Albert Wimmer projects into a joint master plan, which was subsequently agreed on unanimously by the Vienna Municipal Council in December 2004. The master plan defined the primary structures in connection with building sites, open spaces, access, social infrastructure and key

urban development indicators for the development of the district in Favoriten covering around 60 hectares, and simultaneously created scope for future requirements.

In the vicinity of the train station and the Gürtel modes of transport, where the underground and commuter trains ensure a high-quality connection to the inner-city public transportation network, there is a concentration of offices as well as retail and service businesses - also in the form of high-rises, in order to emphasise the significance of this central location.

Residential use dominates the southern project zone. The grouping of the residential buildings around the spacious, central Helmut Zilk Park ensures the highest possible quality of life. Kindergartens and a school campus cover the need for social infrastructure.

After carrying out a strategic environmental assessment, the content of the master plan was transformed into a land use plan and also partly into a development plan with the decision of the Municipal Council in December 2006. In 2008, there was a more in-depth examination of the environmental impact of the project in the scope of three environmental impact assessment procedures in total.

Besides upgrading Vienna as an international traffic link and the development of a transfer hub for commuter traffic, the sum total of the mentioned procedures and planning steps above all ensures the development of an attractive city district in the vicinity of the city centre.

Ground-breaking for the new central train station took place in 2007, and it has been in full operation since the end of 2015. The construction work to the south of the new traffic hub will be completed by the year 2019. Then, 5,000 apartments - including more than 2,000 subsidised apartments - will be available for around 13,000 people in the new Sonnwendviertel city district.

subsidised living around the central train station

Since 2009, wohnfonds_wien has held three developers' competitions in Sonnwendviertel (Sonnwendviertel I in 2009, Sonnwendviertel II - SMART living in 2012, and Sonnwendviertel III - generations: living in 2016) with around 1,650 subsidised apartments. Three cohousing group projects with 65 home units were appraised by the Land Advisory Board in the past few years, and wohnfonds_wien started a block renewal initiative bordering directly on the new development district in order to promote revitalisation of the existing buildings.

Another approximate 700 apartments came out of the housing initiative that was launched by the City of Vienna in 2011 in parallel to subsidised housing. This is an additional measure through which new residential space will be provided. Through low-cost loans from the City of Vienna, the apartments offer favourable conditions for the tenants for a time period of at least ten years that are similar to subsidised housing. If you add the subsidised apartments together with those of the housing initiative, there are a total of 2,000 new, economical apartments in the Sonnwendviertel.

All residents of these new or alternatively renewed apartments profit quite significantly from the infrastructure of the Sonnwendviertel and central train station. At the centre of the new city district is the promenade with local businesses, meeting points for the young and old, a library and an adult education centre. The approximate 7-hectare Helmut Zilk Park with a playground, communal gardens and a restaurant provides rest and relaxation in green surroundings.

However, supermarkets, local businesses and other shops are found not just in the Sonnwendviertel, but also in the nearby shopping centre BahnhofCity as well as along Favoritenstrasse and Gudrunstrasse. The Sonnwendviertel education campus comprises a day-care centre of the City of Vienna, a full-day primary school and a full-day new secondary school.

Doctors' surgeries and pharmacies in the immediate vicinity complete the offer.

Due to the proximity to the central train station, there is also a very good connection to the public transportation system. Besides long-distance and regional trains and commuter train lines, the U1, tramlines D in Alfred-Adler-Strasse and 6 in Absberggasse and Quellenstrasse as well as bus lines 69 A and 14 A are available.

SUBSIDISED RESIDENTIAL PROJECTS IN THE SONNWEENDVIERTEL AT A GLANCE:

developers competition sonnwendviertel I (2009)

Competition zone: 3.9 hectares, 7 construction sites, a total of more than 1,100 apartments
Occupancy: 07/2013 to 09/2014

developers competition sonnwendviertel II - SMART living (2012)

Competition zone: 1.2 hectares, 2 construction sites, a total of more than 400 apartments
Occupancy: 06/2016 to 07/2017

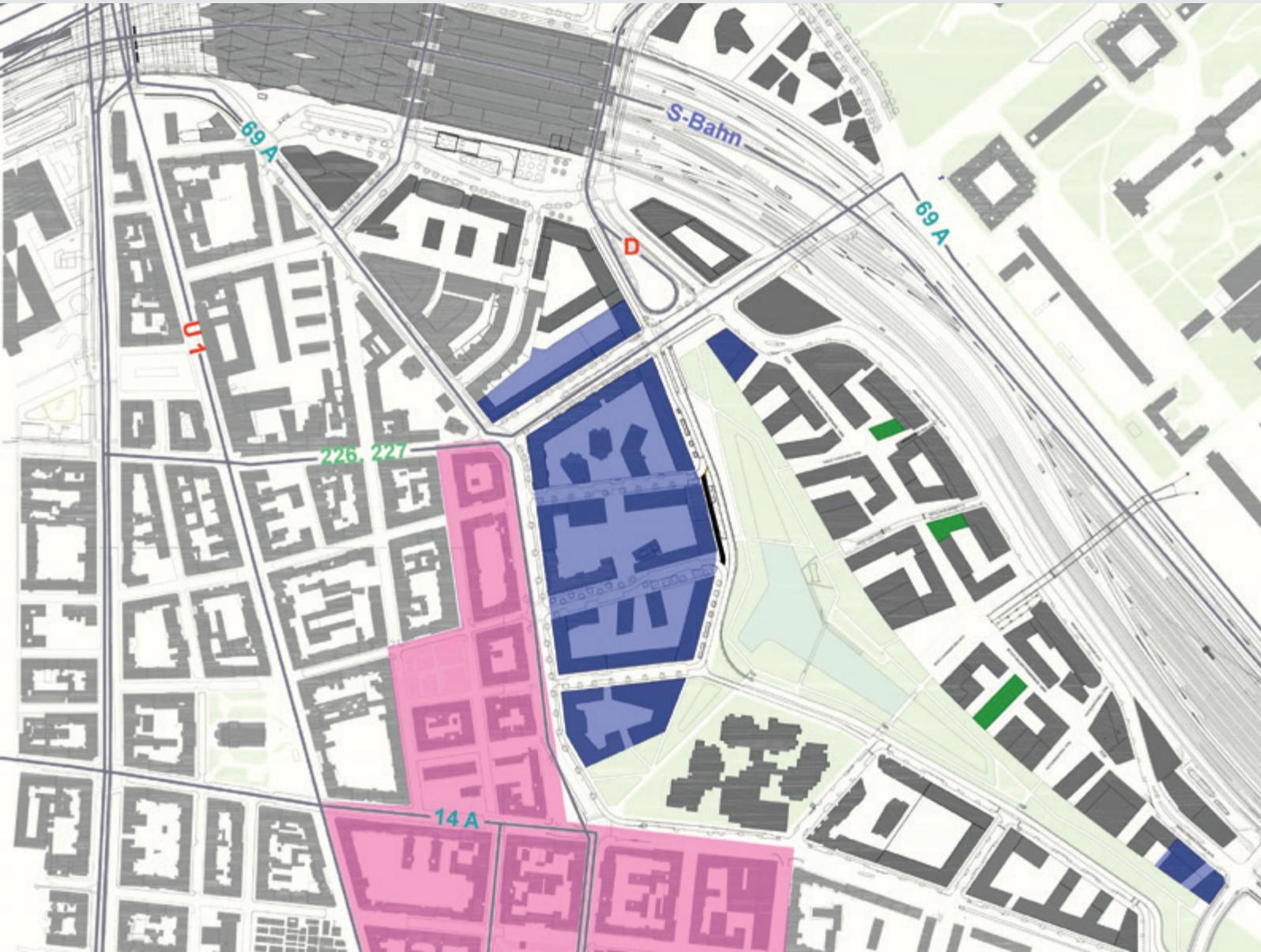
developers competition sonnwendviertel III - generations: living (2016)

Competition zone: 1,945 m², 2 construction sites, around 140 apartments
Occupancy: 03/2019 to 07/2019

Land Advisory Board - cohousing groups (2016 and 2017)

3 construction sites
a total of around 65 residential units/160 residential spaces
Occupancy: 10/2018 to 04/2019

- Developers competition I, II, III
- Land Advisory Board
- Cohousing groups



sonnwendviertel I

wohnfonds_wien advertised the developers competition Sonnwendviertel I as a public tender process classified as non-anonymous. The object was an around 3.9 hectare area in the 10th Viennese municipal district along Sonnwendgasse. The competition zone comprised seven construction sites: C.01, C.02.01, C.02.02, C.02.03, C.02.04, C.03.01 and C.03.02.

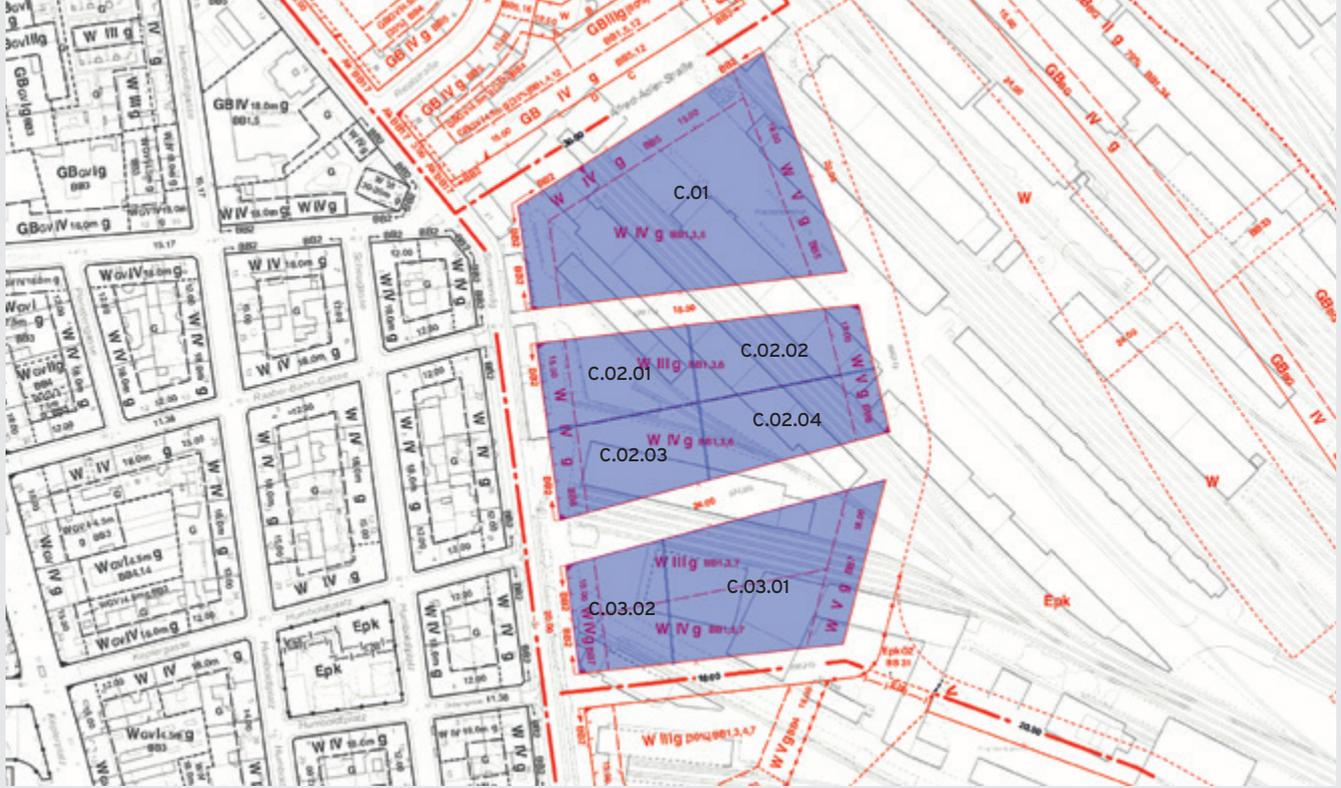
The object of the process was the realisation of high-quality, innovative, ecological housing in which not just architectural qualities were called for, but also a great diversity of apartment typologies. In addition to economy, architecture and ecology, the task in the developers' competition included for the first time the requirements or alternatively criteria of a fourth quality pillar - social sustainability. The design of the open space and planted areas was a priority. Increased attention was to be paid to the qualities of the open spaces in the residential quarter both in the planning (especially also with regard to the adjoining park) and also in the implementation as well as maintenance. Likewise, a garage solution that spans the construction sites was to be implemented.

With regard to the size of construction site C.01 as well as the objective of the organiser to receive coordinated projects for assessment, the developers competition was open exclusively to competitor associations consisting of at least three developers and at least three architects (architect teams/associations). Generally, residential use was envisaged in the construction site; in each case, at least 10% of the residential units were to be constructed with "Superförderung", a special type of subsidy as well as subsidised condominiums.

The project planning for construction site C.03.01 was carried out by the winner of the urban development competition, architect Albert Wimmer. He tackled the process in an organisational and qualitative perspective hence also the assessment of the jury.

The competition process started in June 2009. The sessions of the jury took place on 27, 28 and 29 October 2009. Altogether, the jury had 24 contributions to assess: three contributions for construction sites C.01 and C.02.03, four contributions for construction sites C.02.01, C.02.04 and C.03.02, five contributions for construction site C.02.02 as well as a contribution for construction site C.03.01 from GESIBA - GSG/Albert Wimmer ZT GMBH/Knoll Planung & Beratung. The winning projects are presented on the next few pages.





construction site C.01

Developer: win4wien, Architecture: Univ.-Prof. Arch. DI Klaus Kada - Riepl Riepl Architekten -

DI Bernd Vlay + Mag. arch. Karoline Streeruwitz, Landscape planning: rajek barosch landschaftsarchitektur,

Statics/building physics: Straka & Partner

The housing facility is defined by perimeter buildings to the north, to the east and west, and encompasses an open urban space to the south, which houses three differently oriented blocks of apartments. The clear border enters into a dialogue with the adjoining urban space through breaks in the construction design - striking openings in different formations, sizes and heights - and enables multiple thoroughfares through the property. The three urban living quarters were awarded the Property Developer Prize in 2015.

The entire construction site can be interpreted as single, shared accommodation - the Living_Room. The Living_Room enhances the individual apartments atmospherically, spatially and programmatically. The offer invites you to "live beyond" from your own four walls. Activities such as reading or festive cooking find new locations in the Living_Room. The atmosphere conveys "familiarity" in the literal sense of closeness.

A visual and haptic guide system acts as a central connecting element, which links the distributed "stations" of the Living_Room in the inside and outside area. Another linking level (including bridges) in the 3rd or alternatively 4th floor is added to the ground floor level so that there is also a quick and direct reference to the communicative "common living room" from the apartments higher up.

The idea of the existing master plan is "extrapolated", and the contention or rather difference between the border (frame) and inside was worked out. A landscape that is open to the south is encompassed in which three differently oriented buildings seem like giant furniture. The open structure defines an urbanistic sequence of spaces with a central area in which the offer of public facilities becomes denser (theatre, market, library, swimming pool).

CONSTRUCTION MODULE KADA: URBANISTIC DESIGN

Optimum requirements for lighting and use of sunlight as well as views and thoroughfares are provided by the three buildings, which act as urbanistic large "partitions" inside the facility. In contrast to partition walls, the apartment floor plan favours a functional partition of the area so that internal room partitions and differentiations can be achieved through shelf units. Special attention is paid to the high quality of time spent in the vertical access areas (residential environment).

CONSTRUCTION MODULE RIEPL/RIEPL: INNER LANDSCAPES

Thrilling room sequences replace strictly linear corridors. Alternating relations, views, perspectives, highly differentiated room dimensions create an eventful framework for diverse social processes through which a robust, urban, everyday culture can arise. The gateway building to the park provides circular verandas (balconies, loggias, conservatories).

CONSTRUCTION MODULE VLAY/STREERUWITZ: THREE BUILDINGS/THREE NEIGHBOURHOODS

Three breaks in the constructional design divide the L-shaped structure into three specific neighbourhoods each with significant qualities. The West neighbourhood (Building I) is characterised by a barrier-free, split-level type of housing that allows the residents to experience room heights of 3.70 metres. The neighbourhood of Building II is characterised by "streamlined and mobile luxury". A specially developed mini-unit allows different combination possibilities for today's living models - for example assisted living or patchwork families. Finally, house III provides the "house in house". Here, you can enjoy non-motorised access to the front door as well as the sunshine to the south.



CONSTRUCTION SITE C.01	13,724 m²
Gross floor space (above grade)	50,771 m ²
Net useable space (above grade)	33,684 m ²
Total apartments	445
Subsidised rental apartments with ownership option	313
Total own funds per m ²	EUR 485
Monthly user costs per m ²	EUR 6.96
Subsidised rental apartments (Superförderung)	50
Total own funds per m ²	EUR 59.20
Monthly user costs per m ²	EUR 8.04
Subsidised condominiums	48
Total purchase price per m ²	EUR 2,465
Monthly user costs per m ²	EUR 2.45
Free-financed apartments	16
Subsidised residential spaces	18
Start of construction	March 2012
Occupancy date	September 2014



Construction module Vlay/Streeruwitz



Construction module Riepl/Riepl

construction site C.02.01

Developer: Kallco, Architecture: Geiswinkler & Geiswinkler Architekten, Landscape planning: Büro Kandl,

Building physics: Schöberl & Pöll, Property buyer: Bank Austria CA Real Invest

The building opens up through its access to the road and the courtyard. All stairways lead to the "Hall", which connects the entire ground floor, all stairways, the atrium and the basement space together. The Hall is a central axis and identifying element to which the common areas and all stairways connect.

The utilisation mix of mini-lofts up to relatively large, multi-room apartments provides a broad range for the different age groups and life situations. Due to the easy adaptability of the apartments and the ability to add rooms, even difficult family situations such as a disability or nursing care can be handled.

The floor plans and spatial arrangements are kept largely hierarchy-free and usage-neutral. Flexibly mounted balconies that expand the loggias result in a lively facade image allowing individual free zones to be formed.

The apartments in the "Atrium" construction module can be used flexibly. In addition, the mini-lofts can also be temporarily added and rented for different purposes. Singles, young "fledglings", students and seniors will find a low cost range of apartments here.

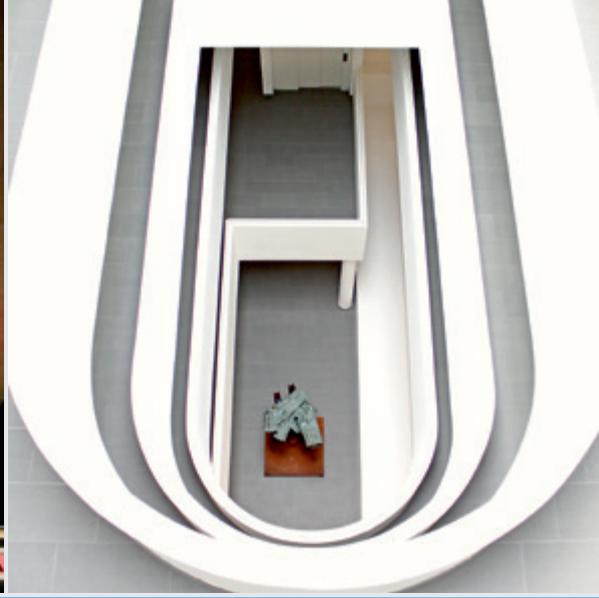
The linking of apartments, and also the linking of usages (office or surgery next to the apartment) are feasible without disturbing others. "Predetermined breaking points" in the partition walls facilitate future security and sustainability of the utilisation.

Starting with the urban development situation, a central square arose with communal functions at the intersection point of the four parcels of land. The public areas are also available to the neighbours. A separate, open entrance from Sonnwendgasse leads across the property in the direction of Helmut Zilk Park.

The terrain with its embankment structures was included in the planning. The different levels structure the open space typologies. The green terrace is in front of the common and small child playroom and provides space for temporary uses ("extended living room"). The terraced slope with its seating or alternatively lying

areas is suitable as a raised "open air lounge". The parterre forms a walk-on sunbathing and playing field.

CONSTRUCTION SITE C.02.01	3,509 m²
Gross floor space (above grade)	10,618 m ²
Net useable space (above grade)	7,316 m ²
Total apartments	94
Subsidised rental apartments (Superförderung)	74
Total own funds per m ²	EUR 60
Monthly user costs per m ²	EUR 7.54
Subsidised residential unit / residential spaces	1/20
Start of construction	January 2012
Completion	July 2013



construction site C.02.02

Developer: ÖSW, Architecture: Delugan Meissl Associated Architects, Landscape planning: rajek barosch landschaftsarchitektur, Social sustainability: Havel & Havel Beratungs GmbH

The winning project “Platform L - Stations of life” offers a broad spectrum of apartments that can be taken by all generations and adapted to the respective requirements. Through this cross-generational living concept, a distinct, social network of relationships arises which unfolds and concentrates in the jointly staged communication zones - at the “marketplace”, in the “garden” and on the “roof”. The focused ecological and technical measures create a vital and secure living network and hence a trendsetting approach for socially sustainable housing.

Two opposite development forms in two different structures are connected via the common and communication zones. The section along Helmut Zilk Park is captivating with a spacious stairway with bright, free movement areas and high, artistically designed airspaces as well as well thought-out, flexible apartment floor plans.

The construction module along the street has compact stairways with 2 apartments per storey. Access here is mainly via the lifts, which have a direct exit into one’s own apartment. The apartments are designed as lofts with optionally dividable rooms. Singles, couples, families with children and seniors select the form of living from the diverse range of apartments, which suits them best at the moment. Over the course of their lives, the apartment can be adapted to the different wishes.

The common areas can be used in a variety of ways. These participation areas are designed as common recreation areas either by the residents themselves or alternatively with moderation. The “marketplace” serves as a central space for communication and movement. This results in stronger identification with this zone.

The common room on the roof provides the housing community with a view, the evening sun and two-storey air space with a bar. It serves the residents as a functional supplement to the common terrace due to its amenities (kitchen, WCs).

A flexible function belt lies in the open space along the property border to construction site C.02.04. Between private terraces and the function belt, there is a narrow green belt planted with fruit trees. It serves as a buffer zone to protect the intimacy of the apartment-related open spaces.

CONSTRUCTION SITE C.02.2	3,457 m²
Gross floor space (above grade)	11,525 m ²
Net useable space (above grade)	8,561 m ²
Total apartments	92
Subsidised rental apartments with ownership option	92
Total own funds per m ²	EUR 221
Monthly user costs per m ²	EUR 7.89
Start of construction	January 2012
Completion	November 2013



construction site C.02.03

Developer: VOLKSBAU, Architecture: Arch. DI Hubert Riess, Landscape planning: PlanSinn,

Social sustainability: DI Dr. Joachim Brech, Building physics/building services: Team GMI,

Construction site logistics: DI Thomas Romm

In the passive house on construction site C.02.03, clear, transparent building access points create an attractive through passage to the inner courtyard. In light of the number of apartments per storey, manageable communities arise per stairway with high-quality layout of the common rooms.

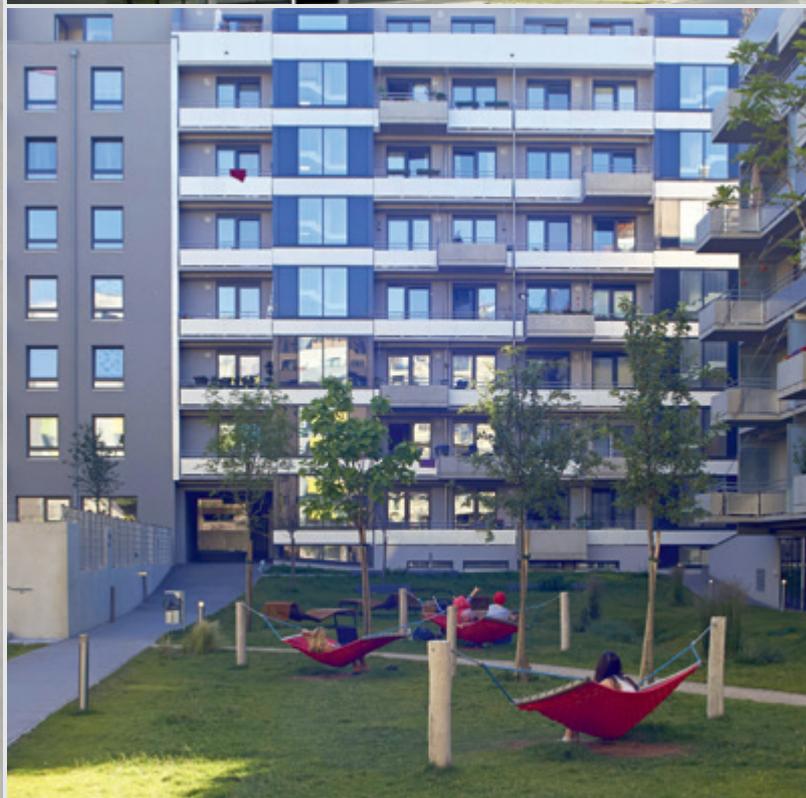
The selected development and structure concept facilitates different types and sizes of apartments. Different resident groups are addressed, which can be integrated in the building. All 97 rental apartments are offered with a super promotion. That way the residents' own costs are very low at €50 per m². The passive house standard of the project contributes to the reduction of energy costs.

The open space concept picks up on the no-building zone as an internal crossroads. The access points to the street area are open during the day and kept closed at night. That way, the core of the courtyard becomes part of the open space and path concept of the new city district, but keeps non-residents out in the evening and night-time hours. The opening hours were determined cooperatively by the developers. The garden fence with the gates is recessed somewhat behind the property boundary. The small square that results forms a buffer zone with benches and bicycle parking frames.

There is a square in the area where the axes cross. Two ungreened corner areas provide structures for a range of games such as bocce, for example. Long benches provide seating opportunities. Wooden decks and hammocks invite one to spend some time. Trees reduce the view of the wooden decks and create relaxation areas. Sand, hills and playing equipment are happily used not only by children. A running track leads to the ropes course for all age levels. The large square in front of the building connects all stairways and common rooms to the garden. The areas are supplemented with flower beds, wooden decks and a pergola. Mobile tables and chairs are available. A lawn mound shields the square from the running track. Climbing plants bring vertical greenery onto the facade.

Children's playrooms with a connection to the play areas in the courtyard, a common room with access to the open space, a bicycle workshop as well as common loggias in the stairways with a view over the garden courtyard and recreational areas by the stairways are offered as common facilities. On the ground floor there are consultation rooms for the HOSI Association with a cafe and a small auditorium.

CONSTRUCTION SITE C.02.03	3,543 m²
Gross floor space (above grade)	12,654 m ²
Net useable space (above grade)	8,434 m ²
Total apartments	97
Subsidised rental apartments (Superförderung)	97
Total own funds per m ²	EUR 50
Monthly user costs per m ²	EUR 7.65
Start of construction	January 2012
Completion	September 2013



developers competition sonnwendviertel I
construction site C.02.04

Developer: BWS, Architecture: s & s architekten, Landscape planning: Atelier Auböck + Kárász,
Social sustainability: wohnbund:consult, Building physics: Dorr - Schober & Partner,
Building services: Thermoprojekt

STATEMENT OF THE JURY (VIENNA HOUSING AWARD 2015)

“so.vie.so - Sonnwendviertel solidarisch” was the guiding idea of the residential construction that was unanimously awarded the “Vienna Housing Award 2015”. The motto already reveals a great deal about the special qualities of the project. It is a commitment to living in a community in a new district that is still growing not only from an urban development perspective, but also socially. Especially for that reason, this project is to be recognised in particular, because with its community services and lifestyle, it is an important stimulus to allow the Sonnwendviertel to become a lively district.

Moreover, the project is convincing proof of the remarkable social qualities that can be achieved in Viennese housing. The special feature of the project is found in the participation process initiated by the architects together with the developers and accompanied and supported by wohnbund:consult with which the possibility was opened to the first “resident generation” in the planning phase to co-determine the size and layout of their own apartments as well as the size of the balcony. The structural requirement for this extensive form of co-determination is an exemplary, open and flexible supporting structure that allows for the individual apartment layout as part of simple zoning. The organisational requirement for this was early allocation of the future accommodation. That way, it was possible even two years before construction began, to involve the future tenants in the conceptual design of the building, meet their individual requirements and simultaneously establish a housing community. The high level of participation and early involvement of the users appear to be a guarantee of success for the formation and self-organisation of the community and are reflected in ties with the residential building and its surroundings and above all in the willingness to take on joint responsibility.

Hence, it is not surprising that the numerous common rooms and services planned during the course of this participation process by

the tenants are under competent and committed self-administration. The design and maintenance of the “book box” in particular are impressive. The fact that this all worked well is in fact a significant result of the co-determination process that was enshrined at an early stage.

The residential building is characterised by the well-designed and organised stairways and apartment access points as well as by a comprehensive passive house concept. This rounds out the qualities, but does not constitute the special features. When in the future, such trendsetting projects are also distinguished by a convincing architectural language and by greater correspondence between the ground floors and the urban spaces, they can hardly be outdone. However, the special features are found in the open participation offer, in the early innovative cooperation between planners, developers, the City of Vienna and above all the residents - and in the architectural and functional framework necessary for this.

CONSTRUCTION SITE C.02.04	3,595 m²
Gross floor space (above grade)	13,921 m ²
Net useable space (above grade)	9,484 m ²
Total apartments	111
Subsidised rental apartments (Superförderung)	111
Total own funds per m ²	EUR 540
Monthly user costs per m ²	EUR 6.38
Start of construction	January 2012
Completion	November 2013



construction site C.03.01

Developer: GESIBA - GSG, Architecture: Albert Wimmer ZT GMBH,

Landscape planning: Knoll Planung & Beratung

The identity of the residential complex arises from six subareas, which subsequently lead to manageable neighbourhoods. Projects from cohousing groups are found on two subareas. Each individual puzzle piece in this district (home office, multigenerational living, family home, terraced house, lofts or alternatively silver and leisure centre) is designed carefully as such, adapted to the respective user requirements, and also open for an extension with other cohousing groups.

Special attention was paid to the modular design of the apartment floor plans as well as to the option of using a changeover room to adapt some apartments exactly to the requirements of the residents. The majority of the rooms are usage-neutral or alternatively designed flexibly and can be furnished with standard furniture.

Six more or less different subprojects emphasise this flexibility. As an answer to the stagnating income in large segments of the population, the facility offers compact, well thought-out floor plans and space-saving access. Two accommodation-sharing communities, one childminder centre and assisted living constitute the social facilities. The outer shell of the project is partly equipped with a double-shell facade, whose structure represents conscious subtlety. The striking structure from balconies and terraces, recesses and overhangs conveys a feeling of the inner vitality of the building.

The open space reacts to the adjoining Helmut Zilk Park with a structure-forming access that is within walking distance. In the centre of the construction site, there is a multigenerational, central open space with facilities for children. Communication is consciously promoted through close dovetailing with offers for the "silver generation". The focus in the area of assisted living is common garden areas with raised flowerbeds, which are also adapted to special needs (suitable for wheelchairs or hospital beds).

An elegant lighting concept supports the function of the open space in the evening hours and prevents intimidating spaces or alterna-

tively averts vandalism. An important connecting link is the attractive recreation area with a swimming pool, sauna and fitness room. The domiciliary service centre forms the foundation for an efficient and high-quality domiciliary service.

CONSTRUCTION SITE C.03.01	7,570 m²
Gross floor space (above grade)	27,858 m ²
Net useable space (above grade)	19,570 m ²
Total apartments	250
Subsidised rental apartments (Superförderung)	250
Total own funds per m ²	EUR 510.32
Monthly user costs per m ²	EUR 7
Start of construction	January 2012
Completion	January 2014



construction site C.03.02

Developer: SOZIALBAU, Architecture: Blaich + Delugan Architekten, Landscape planning: DIⁱⁿ Anna Detzelhofer, Social sustainability: DI Dr. Joachim Brech, Building physics/building services: DI Thomas Romm

The distribution of the building materials was selected in accordance with the intended purpose so that three-dimensional shapes were possible. The scaled, glazed, structured facade on Sonnwendgasse facilitates the improvement of sound absorption. The three-dimensional design of the south side increases the living quality.

The reduction to two stairways is an economic solution and creates possibilities for encounters. The access points are slightly set back and thereby protected. There are covered bicycle parking possibilities, some of them directly next to the entrances.

The access corridors are generously glazed and enable a walkabout through the building on every second floor as well as views of the inner courtyard and outside area. The common terrace on the sixth floor is accessible to all residents and can be reached from inside the building. On the ground floor, the two stairways are connected to the common rooms by means of a continuous "mall".

The diverse range of floor plans comprises apartments for people with limited mobility, a residential community for people with special needs, apartments offering wheelchair and disabled access (focus on ÖHTB – Austrian aid organisation for the deaf and blind and those with severe hearing and vision impairments). In addition, there are apartments available with open spaces facing south-west, so-called "false maisonettes", for a larger range of apartments that extend from front to back and bedrooms with a balcony extending in front towards the courtyard and apartments in the pergola area with an external kitchen towards the courtyard.

There are rentable work rooms for the working and living areas of life on the ground floor. A therapy room was built on the 1st floor for users of the special form of living. The courtyard area is divided into different zones: a concentrated play zone, semi-public passage ways and common usable garden areas. The overriding thoroughfare enables a "city of short paths". Balconies and loggias provide private open spaces.

The common facilities comprise the horizontal access areas that aid communication, children's playrooms with a connection to the play areas in the courtyard, a laundry room within eyeshot of the children's playrooms and a bicycle workshop also for external customers.

CONSTRUCTION SITE C.03.02	3,111 m²
Gross floor space (above grade)	12,010 m ²
Net useable space (above grade)	7,033 m ²
Total apartments	89
Subsidised rental apartments (Superförderung)	89
Total own funds per m ²	EUR 50
Monthly user costs per m ²	EUR 7.80
Start of construction	January 2012
Completion	July 2013



SMART living

The Sonnwendviertel II developers competition was the first process carried out by wohnfonds_wien for the topic of "SMART living". It was announced in 2012 as a non-anonymus public tender process. The object of the competition was two construction sites with a total area of around 1.2 hectares. Construction site "B.04 South" situated in the north is located in the area of Sonnwendgasse/Reiplstrasse. The construction site on the south "C.04" lies on Sonnwendgasse at the corner of Antonie-Alt-Gasse.

The objective of the process was the realisation of high-quality, innovative, ecological and economical housing in accordance with the requirements defined for the SMART housing programme. Accordingly, a total of 100 "smart" apartments were to be developed on construction site B.04 south and 200 on construction site C.04. In addition to the areas of economy, social sustainability, architecture and ecology, the tender called for compact apartment typologies with an apartment key that is stipulated as binding.

Due to its size, mandatory competitor associations consisting of at least two developers and at least two architects were stipulated for construction site C.04. A block of apartments for seniors including a kindergarten, a base for mobile care and a consulting centre for "CaSA Leben im Alter GmbH" were also part of the competition requirements on this construction site. The developers competition started in April 2012, and the jury sessions took place on 4 and 5 September 2012. A total of ten contributions were submitted: eight contributions for construction site B.04 south and two contributions for contribution site C.04.

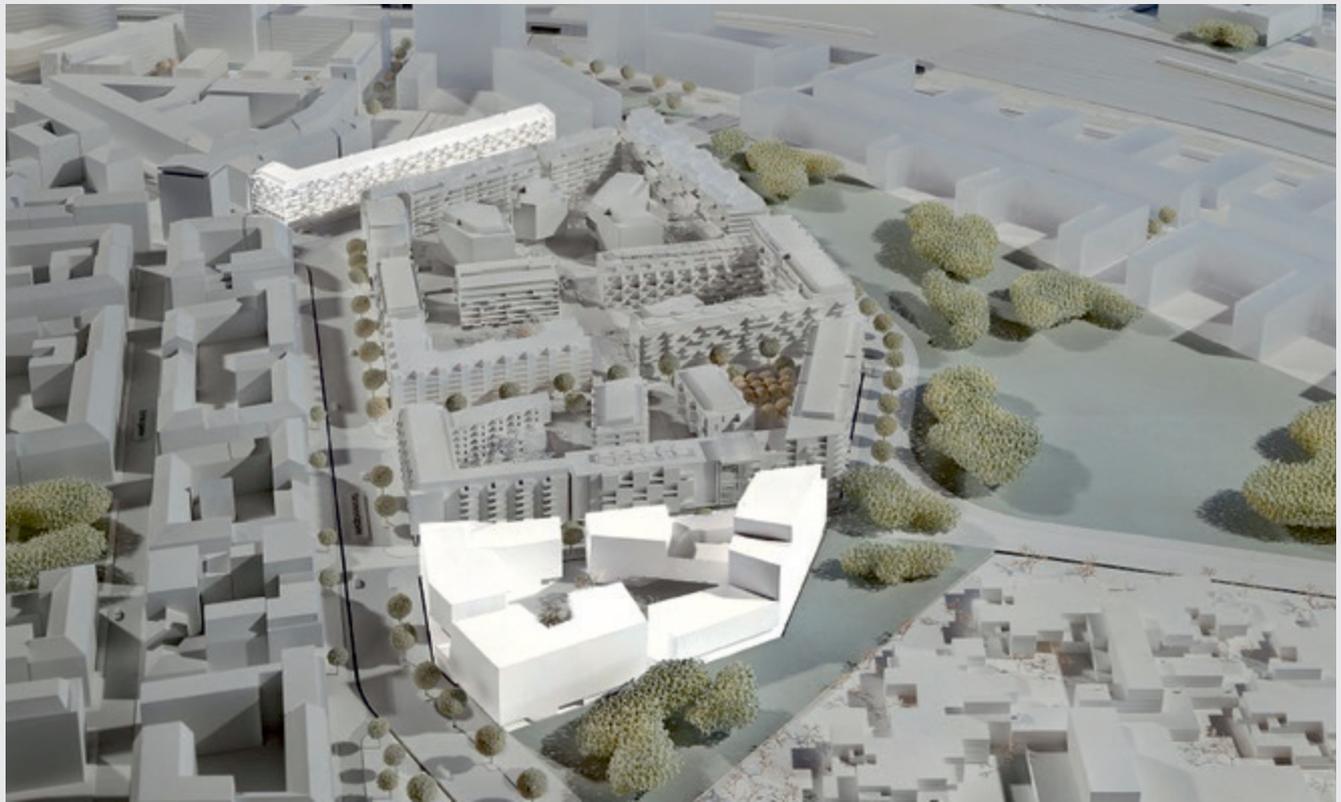
SMART HOUSING PROGRAMME

For decades, social housing in Vienna has had facilities that meet the social developments and current needs of people. For this reason, the former councillor for housing and urban planning Michael

Ludwig (mayor of Vienna since 2018), initiated the SMART housing programme in 2012. This initiative pursued the objective of creating additional, subsidised living space that was distinguished by lower costs and new planning approaches. The result of this initiative is compact and space-efficient "smart" apartments for young families, single parents, couples, seniors and singles. Different parts of SMART apartments were stipulated for the first developers' competition Sonnwendviertel II. For all subsequent residential projects that were appraised during the course of developers' competitions and the Land Advisory Board, a "smart" proportion of one third of the total number of apartments applied. This formula is also binding for future subsidised new construction projects.

REQUIREMENTS AT A GLANCE

- Optimum space usage
- Apartment key (= rent-bearing areas)
 - Type A (1 room): max. 40 m²
 - Type B (2 room): max. 55 m²
 - Type C (3 room): max. 70 m²
 - Type D (4 room): max. 85 m²
 - Type E (5 room): max. 100 m²
- Distribution
 - Type A + Type B: at least 50%
 - Type C + Type D + Type E: maximum 50%
- Well thought-out, compact floor plans, possibility to choose between different configuration packages
- Low construction and user costs
- Financing contribution (construction cost and property cost contribution) of max. € 60/m² living space
- Monthly usage fee totalling max. 7.50/m² living space



construction site B.04 south

Developer: HEIMBAU, Architecture: Geiswinkler & Geiswinkler Architekten, Landscape planning: Atelier Auböck + Kárász, Statics/building physics: RWT plus

With the project, the familiar urban development principles of street-side development were continued in terms of the urban structure and cityscape. The metropolitan, linear building structure and shape, however, is individualised through private open spaces in the balcony zone that extends at the front.

The apartments of the street-side section are designed to extend from front to back and are oriented both to the street as well as to the inner courtyard. The individually designable, private, open area serves as a filtering layer to the noisy street area. The intensive greening improves the living climate as well. The pergola is placed alternately in front of the apartments in the floors; at the same time, it provides open space in front of the apartment in addition to merely offering access. That way, the threshold to the apartment becomes a lively space for communication.

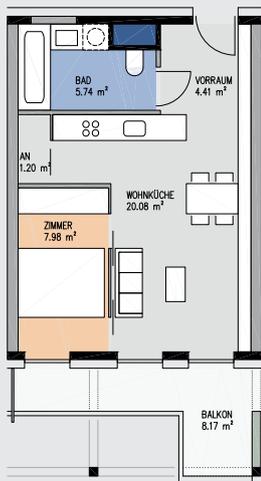
The apartment floor plans are modular and consciously optimised to be functional and spacious. Depending on their everyday use, the residents can organise their apartments individually. They have a choice between traditional and "open" floor plans. The rooms themselves can be designed in a usage-neutral way and thereby flexibly. All apartments have the possibility of cross-ventilation and can be equipped with standard furniture. The SMART apartments are distributed across the entire building complex. This results in a social blend, which is an important requirement for a good neighbourhood. Moreover, the development of a well-functioning co-existence calls for a balance between privacy and community and requires communication that is open and applied. "Selective" common facilities - a common room on the ground floor, sundeck and grilling area on the roof terraces - are supplemented and extended by the expanded pergola as a communication zone and place for "chance" encounters.

On each floor in the immediate vicinity of one's own apartment, "attached" boxes provide a common laundry room, a playground

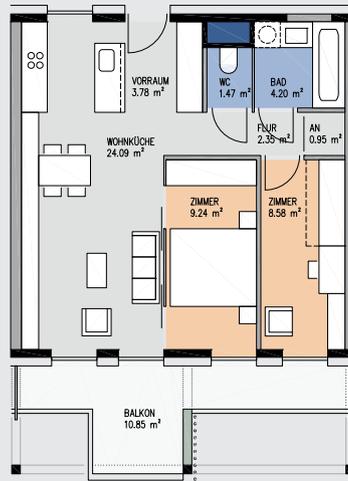
and the possibility to store prams securely. Likewise, bicycles can be parked on each floor in a space-saving way and in view.

The suitability of the floor plans for everyday use and private open spaces is upgraded through this participation concept and the possibility to "occupy" central, common spaces, despite the small living space per person in the SMART housing programme.

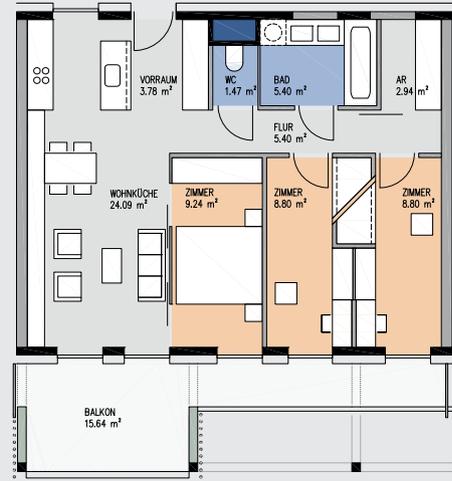
CONSTRUCTION SITE B.04 SOUTH	4,734 m²
Gross floor space (above grade)	15,589 m ²
Net useable space (above grade)	11,417 m ²
Total apartments	148
Subsidised rental apartments with ownership option	32
Total own funds per m ²	EUR 448
Monthly user costs per m ²	EUR 6.47
Subsidised rental apartments (Superförderung)	116
Total own funds per m ²	EUR 60
Monthly user costs per m ²	EUR 6.67
Start of construction	September 2014
Completion	June 2016



Sonnendviertel II,
Construction site B.04 south, **SMART A**



Sonnendviertel II,
Construction site B.04 south, **SMART B**



Sonnendviertel II,
Construction site B.04 south, **SMART C**

construction site C.04

Developer: EGW - Heimat Österreich, Architecture: RLP Rüdiger Lainer + Partner - BKK-3, Landscape planning: Carla Lo Landschaftsarchitektur, Statics/building physics: Dr Ronald Mischek, Meteorology: Weatherpark, Community work: Caritas

The new-build project with two building corpuses is characterised by a rich mixture of uses and by high social intensity, which create identification and orientation. Despite high density, the arrangement of the buildings offers the use of sunlight, as well as a view, perspective and overview, also for the neighbouring developments. Diverse open spaces and different levels give the project its own identity. Adaptable depths of the building corpuses facilitate socially sustainable and different forms of living. The staggered heights of the building provide good exposure to sunlight for the interiors and the building block located opposite as well as good usability of the open spaces on the roof. The connected green space in the inside of the block opens up to the surroundings and to the adjoining park area.

Primarily for the SMART apartments, the apartment typology is based on a very flexible static system. This produces a diversity of innovative living space - even for very small and compact apartments - and meets the requirements for everyday quality.

The offer for social sustainability comprises a versatile range of uses, a good social mix - the SMART apartments are distributed across all floors - and an accompanying integration process. In addition to subsidised rental apartments and SMART apartments with a super promotion, there is a residential and nursing home in housing groups, a housing group for young single parents, a residential community for assisted living and a residential community for youth as well as a kindergarten with four groups.

Small businesses contribute to activation of the ground floor zone. Communication-promoting access areas with networking that is easily reached on foot in all directions support neighbourly co-existence. Caritas assists with facilitation, participation and conflict management.

CONSTRUCTION SITE C.04	7,287 m²
Gross floor space (above grade)	29,865 m ²
Net useable space (above grade)	22,883 m ²
Total apartments	373
Subsidised rental apartments with ownership option	8
Total own funds per m ²	EUR 344.44
Monthly user costs per m ²	EUR 6.66
Subsidised rental apartments (Superförderung)	60
Total own funds per m ²	EUR 63
Monthly user costs per m ²	EUR 7.96
Subsidised SMART apartments	84
Total own funds per m ²	EUR 60
Monthly user costs per m ²	EUR 6.74
Subsidised SMART apartments (Superförderung)	116
Total own funds per m ²	EUR 60
Monthly user costs per m ²	EUR 7.50
Subsidised home units/home spaces	82/105
Start of construction	March 2015
Completion	July 2017

Construction module Lainer + Partner



Construction module BKK-3



generations: living

The Sonnwendviertel III zone was part of the public, non-anonymous, two-stage developers competition “generations: living in Vienna Favoriten, Währing and Donaustadt”. The competition was launched by wohnfonds_wien in cooperation with ÖBB Immobilienmanagement GmbH. The competition zone covers two construction sites - C.11.A with a size of 1,945 m² and C.22.B with around 2,269 m².

Construction site C.11.A was subject to the open tender process. The project planning of construction site C.22.B was carried out by EBG/AG3 - Goriany, Hoog, Just/Carla Lo Landschaftsarchitektur/ DI Wencke Hertzsch - BSc Bernhard Siquans. They subjected themselves to the process in an organisational and qualitative respect and hence along with that, also the evaluation by the Assessment Committee for optimisation of the project qualities.

The competition specifications were: a clinic with around 600 m² of useable space on construction site C.11.A as well as a spacelab location with around 800 m² of useable space with workshops and a works yard for unemployed young people on construction site C.22.B. The open space of construction site C.22.B had to make reference to the adjoining neighbourhood centre (construction site C.22.A). The northwest courtyard design was to be coordinated with the neighbouring construction site during the course of the second stage of the tender process.

The objective of the developers' competition was to work out concepts for the four assessment pillars - economy, social sustainability, architecture and ecology - as well as the thematic focus of “generations: living” in terms of a generational residential building.

The subsidised housing in Vienna provides a diverse range of apartments for broad levels of the population. The social mixing of different income levels, the good co-existence of the generations and different population groups as well as individual affordability play an important role here.

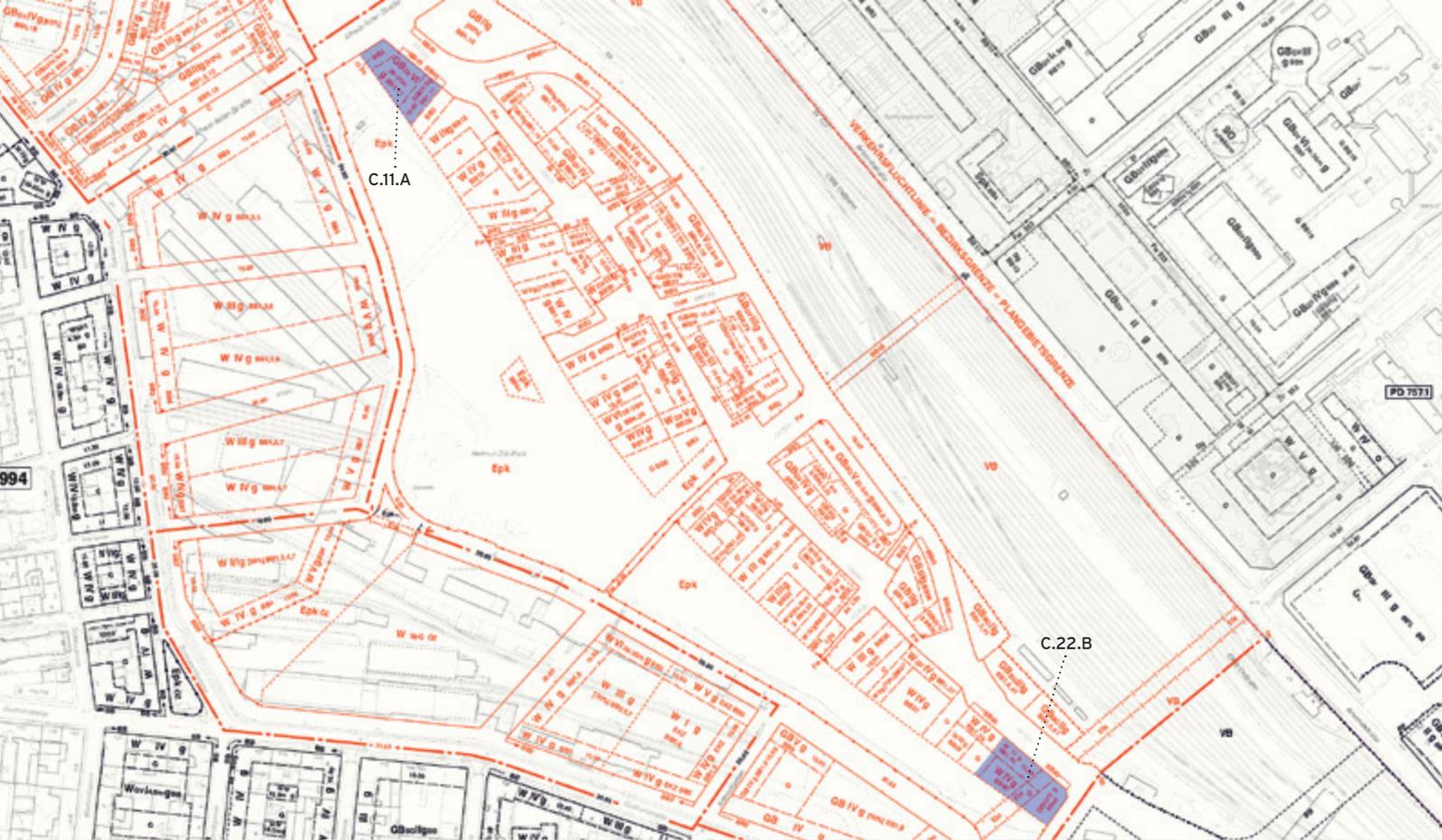
Subsidised Viennese housing reacts early to social developments. For example, current demographic changes in the Viennese residential population, such as for example the increasing proportion of single households (currently around 46%) and the ever-ageing population, represent new requirements.

Currently, one quarter of the Viennese population is older than 60. Along with the encouraging, constantly increasing life expectancy, the number of people is also increasing who will require care and support in the future - in living quarters as well. These and other factors have an impact on living requirements. The majority of the Viennese population want to live in their “own four walls” for as long as possible. Therefore, the creation of barrier-free apartments and facilities is particularly important.

In addition, generational living also means observing the requirements of young residents, young families or alternatively children and youth in the planning process. The offer of play and exercise areas in particular is very important here. Floor plan deliberations in the area of patchwork living can also be an approach for flexible, multigenerational living.

In addition, the lively, cross-district, outward-facing use of the ground floor zone as well as compliance with the mobility concept, which concerns the entire city district, were also in the focus of the developers competition.

The competition process started in June 2015. Altogether, the Assessment Committee had ten contributions to assess during the first jury session in October 2015: nine contributions for construction site C.11.A and the contributions of the seeded team for construction site C.22.B. The second jury session took place in February 2016. The winning projects of this developers' competition are shown in the following pages of this brochure.



C.11.A



C.22.B

construction site C.11.A

Developer: EGW Heimstätte, Architecture: Baumschlager Eberle Wien, Landscape planning: Land in Sicht,

Social sustainability: medgroup

Situated in a central location at the main train station, the project at construction site C.11.A forms the gateway to the district. With a maximum height of 35 m, the double stepped structure constitutes a connection to the high-rises in the central train station area. The internal access is via a spaciouly designed stairway with natural lighting; it makes a valuable contribution to internal communication. The design of the facades follows an interplay of prefabricated loggias made of decorative concrete and textured plaster.

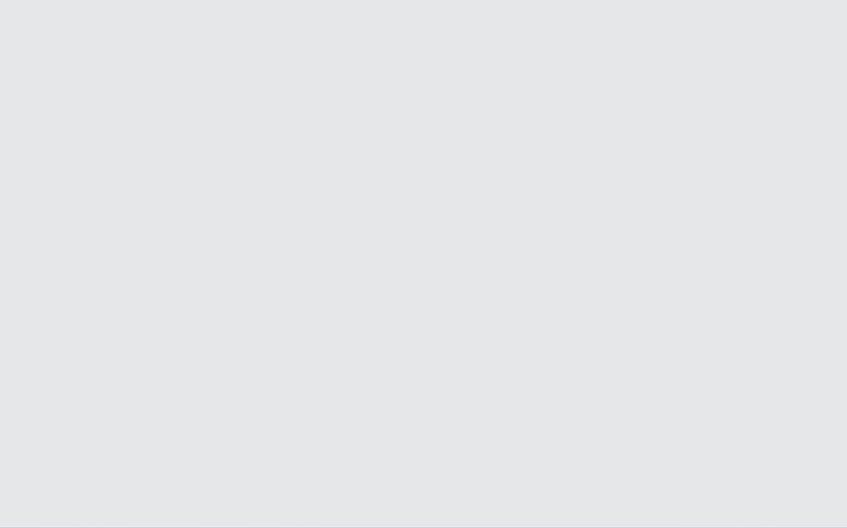
In accordance with the theme of “generations: living”, there are apartments with private open spaces, a student residential community and a cohousing-and-rental project for 24 persons. This model, planned and implemented by the “Kolocation” association, represents a happy medium between classical rental apartments and a cohousing group. The basic theme here is: “Living for active seniors”. The floor plans of the subsidised rental apartments and the economical SMART apartments with the super promotion are functional. They are suitable for special user groups such as patchwork families, for example.

Numerous interaction zones in the building and outdoors promote the co-existence of the old and young. Putting good neighbourliness into practice is very important in this project. A two-storey common room on the third floor with a kitchen, dining area and washrooms forms the “gateway” to the roof terrace. This provides possibilities for urban gardening. A lounge invites one to stay, read, chat or play cards. An exercise room with 150 m² on the ground floor is suitable for ball games, yoga or theatre rehearsals. It is equipped with an electronic attendance registration system and is therefore also suitable for external use. The project also includes a cafe with a guest garden and a clinic, both of which are also available to the neighbours in the district.

The offers in the open space also promote the co-existence of the residents. There is a lively coming and going at the district square.

Part of the open space is equipped with robust fitness equipment and thereby appeals to different user groups such as children, people interested in sports and seniors. The roof terrace, which is in front of the common room, also enables open space activities.

CONSTRUCTION SITE C.11.A	1,945 m²
Gross floor space (above grade)	9,948 m ²
Net useable space (above grade)	6,268 m ²
Total apartments	86
Subsidised rental apartments	36
Total own funds per m ²	EUR 63
Monthly user costs per m ²	EUR 7.99
Subsidised rental apartments (Superförderung)	26
Total own funds per m ²	EUR 60
Monthly user costs per m ²	EUR 7.50
Subsidised home units/home spaces	10/24
Scheduled start of construction	September 2017
Scheduled completion	March 2019



construction site C.22.B

Developer: EBG, Architecture: AG3 - Goriany, Hoog, Just, Landscape planning: Carla Lo Landschaftsarchitektur,

Social sustainability: DI Wencke Hertzsch - BSc Bernhard Siquans

The new building at construction site C.22.B is developing into an urban development statement in accordance with the motto of "Park meets city: Living at Helmut Zilk Park", which reinterprets the classical courtyard, by maximising the open space and opening it up to the park. The building is organised into a northern structure with a pergola and apartments facing the courtyard and park, as well as a head-end development with an interior stairway.

The "Beautiful view" project appeals mainly to youth and young adults on the way to their future. Apartments with flexible floor plans are available to singles, accommodation-sharing communities, young families and people in the phase of starting a family. The SMART apartments are compact and adaptable to changing life circumstances. They can be furnished with standard furniture. All apartments have individual open spaces. The areas of the pergolas with the connected common balconies can be used by all residents. With the "spacelab", a youth association is moving into the residential building that is directed at youth between 15 and 25, who are still in school or in training. "Spacelab" provides supervised workshop courses, career counselling and life coaching. In addition, there is a supervised youth residential community on the first floor. The open space is a meeting place. Youth from the "spacelab" and residents get together in the common courtyard. Through zoning by means of "thematic belts", the open space becomes a mediator of the different user groups. The common belt in the middle of the courtyard is defined by a common room situated in the building and a garden pavilion including an attached common terrace. This is for cooking, grilling, partying or simply for sitting together. The common area is flanked by the "play belt" in the east and the "garden belt" in the west. The active playing landscape is divided into a partly covered play area for small children, an open lawn, climbing area and play embankment. There are raised flowerbeds in the quiet and small common garden with a pergola. The "spacelab" gets is

own open space with high spatial and functional quality through the sunken works yard. The cycle shop in the passageway to the inner courtyard offers bicycle repairs, bicycle cleaning and a meeting place for cyclists. In the interest of the common educational process and subsequently for a good neighbourhood, the residents are involved right from the start - from the settlement up to occupancy of the common areas.

CONSTRUCTION SITE C.22.B	2,269 m²
Gross floor space (above grade)	8,519 m ²
Net useable space (above grade)	4,926 m ²
Total apartments	71
Subsidised rental apartments	42
Total own funds per m ²	EUR 400
Monthly user costs per m ²	EUR 6.12
Subsidised SMART apartments	22
Total own funds per m ²	EUR 60
Monthly user costs per m ²	EUR 7.09
Subsidised home units/home spaces	1/7
Start of construction	July 2017
Scheduled completion	July 2019



land advisory board

three subsidised cohousing projects

If a developer owns a property on which a housing project is planned with fewer than 500 (up to 2016 fewer than 300) residential units with subsidies from the City of Vienna - except for private homes, garden plot houses and loft extensions - then the project qualities are assessed by the Land Advisory Board. As with the developers' competitions, the assessment is based on the four pillars: economy, social sustainability, architecture and ecology. The office of the Land Advisory Board is located at wohnfonds_wien.

In the Sonnwendviertel, the Land Advisory Board reviewed three residential projects from cohousing groups. They will be realised at construction sites C.12.D, C.16.B and C.17.C by spring 2019.

Cohousing groups are associations of people who create living space together for their own use. The members of the cohousing group can co-determine their future apartment, the building and common facilities to a great extent - not only for the planning and construction, but also in ongoing operations.



land advisory board - cohousing group

construction site C.12.D

Developer: Familienwohnbau, Architecture: Architekturbüro Reinberg, Landscape planning: Lucie Kosikova Weisssova

The "Bikes & Rails" cohousing group combines living in the passive house on construction site C.12.D with their love of bicycles. There is a bicycle cafe on the ground floor, a bicycle workshop (with mutual visual contact) and a common room. Since it is separated from the cafe by a moveable wall, the two rooms can be combined if need be. In the basement, there is a multifunction room (as an extended area of the common room), a spacious bicycle and pram room (accessible via a ramp and bicycle-compatible lift) as well as the respective washrooms, storage and ancillary rooms. The roof terrace is used collectively.

The living concept is based on each person having an individual room (northern zone). At least one sanitary unit (central zone) and one living room (southern zone) are envisaged for one or more individual rooms. These rooms form a family cluster, which is also expanded with a common room and loggia. These rooms form a cluster of apartments on one floor. The clusters of apartments of all floors are connected via the staircase and together produce the housing group project.

The architecture picks up on the special location situation. The south facade opens up entirely to the urban area and the west facade to the public square and in the direction of Helmut Zilk Park. The north facade remains relatively closed. Window openings provide a view over the green space. The ground floor is transparent and supplements the public areas in the form of a covered terrace (in the west) and a covered open area (in the south). The public room can be expanded into the coffee house, bicycle workshop and common room. The project participates in the "urban pulse" of the district and makes an active contribution to it. Mobility brings encounters, and encounters bring communication. The bicycle cafe profits from the hustle and bustle and footfall at the square, and on the other hand contributes to its vitalisation.



CONSTRUCTION SITE C.12.D

743 m²

Gross floor space (above grade)

2,590 m²

Net useable space (above grade)

1,790 m²

Total apartments

46

Subsidised home units/home spaces

19/46

Total own funds per m²

EUR 282

Monthly user costs per m²

EUR 11.70

Scheduled start of construction

November 2017

Scheduled completion

April 2019



construction site C.16.B

Cohousing group: AL Allgemeine Loft GmbH, Architecture: Michael Wallraff ZT GmbH

The “Loft Living” cohousing group project combines living with creative working in a dense urban environment. The architecture of the building picks up on the special corner location and loft structure. A loggia to the promenade or alternatively to the square is publically accessible. The ground floor and gallery floor (studios, bistro/cafe and therapy rooms) make an important contribution to the revival of the urban space.

The skeleton construction that was selected facilitates flexible use. It is possible to adapt the apartments to the individual requirements of the residents without a lot of effort. Almost all of them can be cross-ventilated. They have open spaces facing the sun in the form of loggias, balconies and roof terraces. Each residential unit is given a storage space and utility room in the basement. In accordance with sustainable mobility and urbanity, there is a bicycle room on the ground floor.

The open space concept is reduced due to the small size and geometry of the property. Nevertheless, there is greenery throughout on

the courtyard side and a terrace. The offer is completed by a sandbox and a “run-around” area for small children. The roof garden which is intensively greened in part provides space for raised flowerbeds and a greenhouse.

CONSTRUCTION SITE C.16.B	780 m²
Gross floor space (above grade)	2,558 m ²
Net useable space (above grade)	1,892 m ²
Total apartments	32
Subsidised home units/home spaces	12/32
Total own funds per m ²	EUR 484.40
Monthly user costs per m ²	EUR 9.72
Start of construction	November 2017
Scheduled completion	March 2019



construction site C.17.C

Developer: Schwarzatal, Architecture: einszueins Architektur, Landscape planning: YEWO Landscapes,

Process support: realitylab

Since cohousing group project "Gleis 21" (Track 21) sees itself as part of the new city district, internal and external communication is very important. The ground floor is designed to be passable and connects the promenade to the park via small areas that can be used in any way ("arena", "space of possibilities") and paths. A restaurant, media workshop and event room are available to all residents of the district.

Co-determination is highly important in this project, both for the general areas of the building as well as for the individual apartments for couples, singles, families, young and old, people with a migration background and refugees. The simple support structure of the building allows for high flexibility for the floor plans. A private balcony is allotted to each apartment on the southeast side. The pergola on the northwest side serves not only for the access, but also as an open communication zone. On the roof, there is a terrace with raised flower beds, a common kitchen with a connected playroom, library, sauna and yoga room. "Gleis 21" also focuses on sustainable

mobility with a bicycle room, cargo bikes, an e-bike charging station and car sharing.

CONSTRUCTION SITE C.17.C	1,693 m²
Gross floor space (above grade)	5,835 m ²
Net useable space (above grade)	3,056 m ²
Total apartments	58
Subsidised home units/home spaces	34/58
Total own funds per m ²	EUR 682
Monthly user costs per m ²	EUR 9.50
Start of construction	June 2017
Scheduled completion	October 2018



block renewal sonnwendviertel

Person commissioned with the block renewal: Arch. DI Franz Denk

Block renewal is understood to be joint renewal of multiple, independent buildings or housing complexes across property boundaries in connection with measures for structure improvement related to urban development. With block renewal, not only individual buildings are renewed, but also entire blocks of houses are evaluated for revitalisation possibilities. The primary objective is to ensure sustainable development for building blocks, eliminate urban development deficits and simultaneously create a resident-oriented infrastructure. The implementation of a block renewal concept takes many years and is comprised of a multitude of individual projects. Each one is planned and realised independently. Ultimately, all individual measures lead to an upgrade of the quality of life and living of the entire section of the residential area.

In areas with a high need for renewal, wohnfonds_wien, as the project coordinator, commissions qualified teams with the development of urban development and building-based concepts. Solutions are developed together in dialogue with political, social, economic, cultural and administrative institutions. wohnfonds_wien accompanies all block renewal activities. Important contact persons for block renewal are private property owners, who are given information by wohnfonds_wien at special events and at joint visits concerning how they can modernise their residential buildings that are in need of renewal by making use of the extensive range of subsidies offered by the City of Vienna.

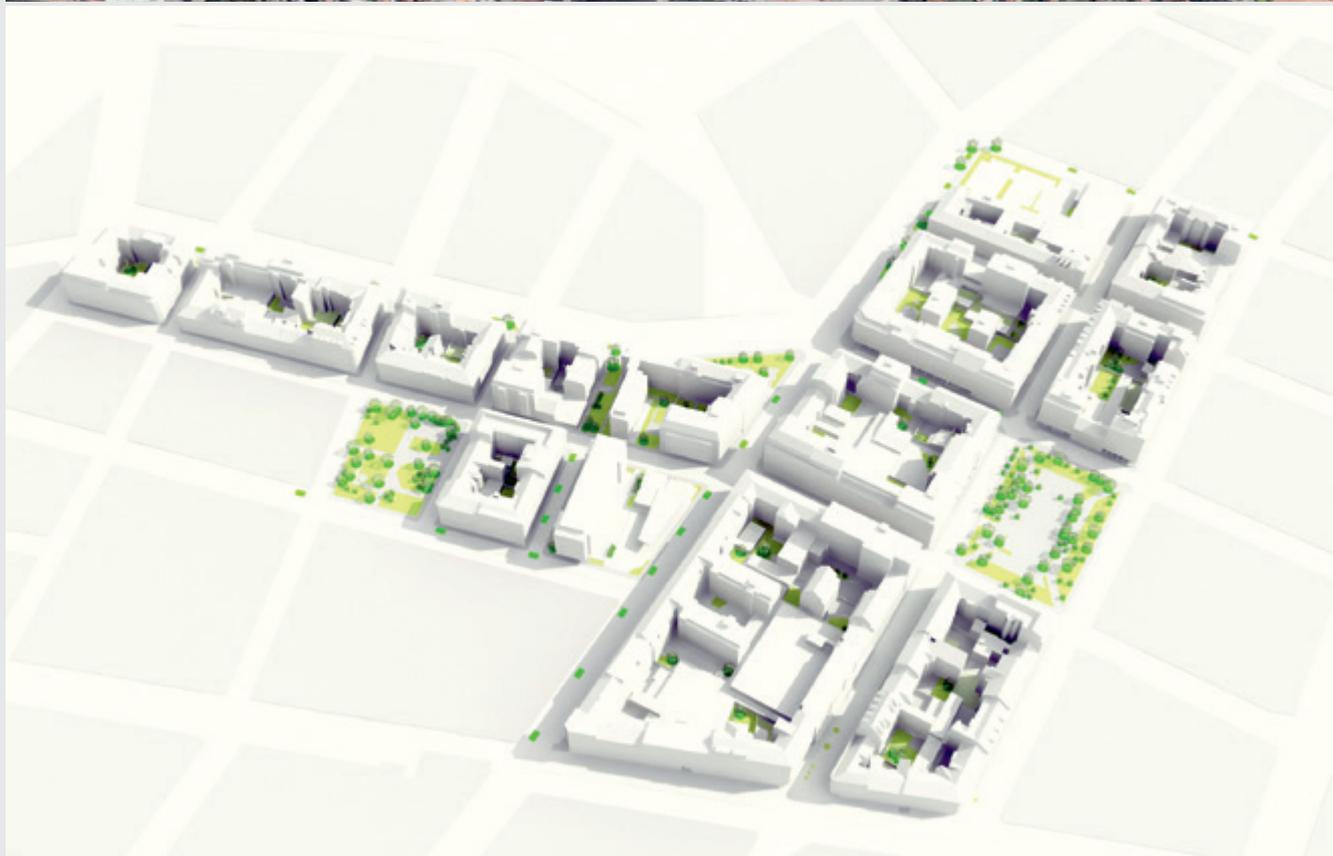
The objectives of each block renewal are sustainable upgrading through renewal and new construction, optimisation of the development density through structure improvements that cross property lines and useful space balancing as well as greening of sealed inner courtyards and flat roofs. New apartments are created through loft

extensions and by adding additional floors to the perimeter buildings. Furthermore, thermal energy rehabilitation is promoted, in many cases in connection with a subsidy for individual improvements such as, for example, the installation of lifts or addition of balconies.

The Sonnwendviertel block renewal zone consists of 16 building blocks with 107 properties with different degrees of development density. In the entire block renewal zone, there are mainly buildings from the post-war era, because the area was heavily bombed during the Second World War due to its proximity to the former southern train station. Structures that do not use the permitted height or density in almost the entire area give way for new developments at the block perimeter.

The block renewal concept recommends upgrading measures for the entire area around the new central train station – Sonnwendviertel Old and Sonnwendviertel New. Having the same name for the area for block renewal and the new construction area promotes identification with the other area in each case and makes it possible for residents of Vienna to view the entire district as a whole in the future. The following is envisaged: a functioning blend of uses in the ground floor zones, creation of attractive connections and low-traffic access for pedestrians from Sonnwendviertel New to Favoritenstrasse.

The Sonnwendviertel block renewal zone was effective up to 15 September 2018. Measures for gentle urban renewal will also be subsidised thereafter.



summary

a new quarter arises



Favoriten with its 200,000 inhabitants is the 4th-largest “city” in Austria. People love to live here because of the high quality of live. Beside its perfect infrastructure and lots of educational institutions this district offers many local parks and open spaces - overall five times the area of the Inner City of Vienna. In the local recreation areas Wienerberg, Laaer-Berg and the spa gardens Oberlaa various possibilities of leisure activities can be realised.

The construction of the new central train station and the nearby Sonnwendviertel offer a choice of new residential buildings and a potpourri of additional infrastructure facilities. The new quarter has nearly the area of Josefstadt, Vienna’s smallest district and houses a modern education campus, pubs, hotels, shops and the Helmut-Zilk-park, a 7-hectare park as the “green centre”. This also means an upgrade to the living environment for the longestablished residents, and hence an increase in their quality of life. In Sonnwendviertel the old and the new are linked particular.

To make sure that this life together works well, the City of Vienna is relying on the proven instrument of social mix in this new city district as well. Whether it is for young families, older people, singles or people with special needs, the subsidised housing creates customised types of apartments in the Sonnwendviertel for all requirements in an affordable form. The first apartments built in the Sonnwendviertel as part of the SMART housing programme were realised in this spirit. The tenants of these compact and very economical forms of residential living have already moved in.

Many subsidised new construction projects in the Sonnwendviertel also provide the possibility of active codetermination - not only

for one’s own apartment, but also for collectively useable spaces. This offer of being involved in the planning and organisation was accepted by many people, which is very welcome by us as the district representation. That is because strong identification with the living environment promotes the residents’ satisfaction with where they live.

The high-quality design of the open spaces also takes into consideration the diversity of its users. Playgrounds, meeting and quiet zones, a garden laboratory and diversified greening areas support the development of a lively city district. The new city district is connected with the adjoining districts with the help of bicycle and pedestrian connections, passageways and overpasses.

Construction work to the east of Helmut-Zilk-Park will also be completed in the year 2020. We are very confident that this region will also develop positively.

We warmly invite all interested parties to visit the new Sonnwendviertel city district and convince themselves on site of the pulsating life here.

A handwritten signature in black ink, appearing to read 'Franz', written in a cursive style.

Marcus Franz
District Chairman of Favoriten



Illustrations

Cover	ÖBB-Immobilienmanagement/Christian Fürthner
Page 1	PID - Bohmann
Page 2	www.studiohuger.at
Page 5	ÖBB, Hotz/Hoffmann - Wimmer
Page 7	ÖBB
Page 8	wohnfonds_wien
Page 9	MA 21/MA 41/wohnfonds_wien, www.studiohuger.at
Page 11	Wolf Leeb
Page 13	Kallco
Page 15	Wolf Leeb
Page 17	Wolf Leeb
Page 19	Alexander Schindler
Page 21	Wolf Leeb
Page 23	Wolf Leeb
Page 25	MA 21/MA 41/wohnfonds_wien, www.studiohuger.at
Page 27	www.studiohuger.at, Geiswinkler & Geiswinkler
Page 29	RLP Rüdiger Lainer + Partner, Hertha Hurnaus
Page 31	MA 21/MA 41/wohnfonds_wien, www.studiohuger.at
Page 33	VIZE s.r.o.
Page 35	MISS3 & AG3/Dr. Jochen Hoog
Page 36	wohnfonds_wien
Page 37	Georg Reinberg
Page 38	Michael Wallraff ZT GmbH
Page 39	einszueins Architektur
Page 41	www.wien.gv.at, DI Franz Denk
Page 42	Christian Husar
Page 43	Luftbild Redl, Roman Bönsch, ÖBB-Immobilienmanagement

Legal notice

Owner and publisher

wohnfonds_wien
fund for housing and urban renewal
Lenaugasse 10, A-1082 Vienna
www.wohnfonds.wien.at

Editorial staff

wohnfonds_wien

Graphics and layout

Verena Hochleitner, Wolfgang Haspinger

Copy-editing

Christine Nouikat

Translations

Übersetzungen [HOISS], wohnfonds_wien

All rights, including translations, reserved. No part of this publication may be reproduced in any form without the approval of the publisher and authors. Errors and modifications excepted.

Dated: November 2018

© wohnfonds_wien

wohnfonds_wien
fonds für wohnbau und stadterneuerung
lenaugasse 10, a-1082 wien
www.wohnfonds.wien.at