

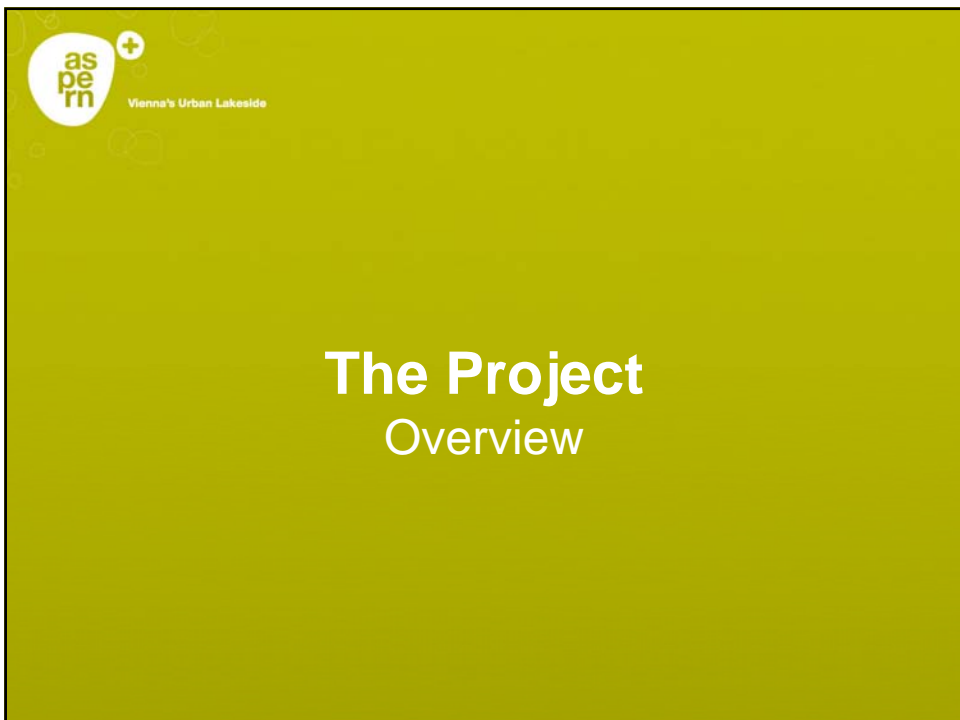
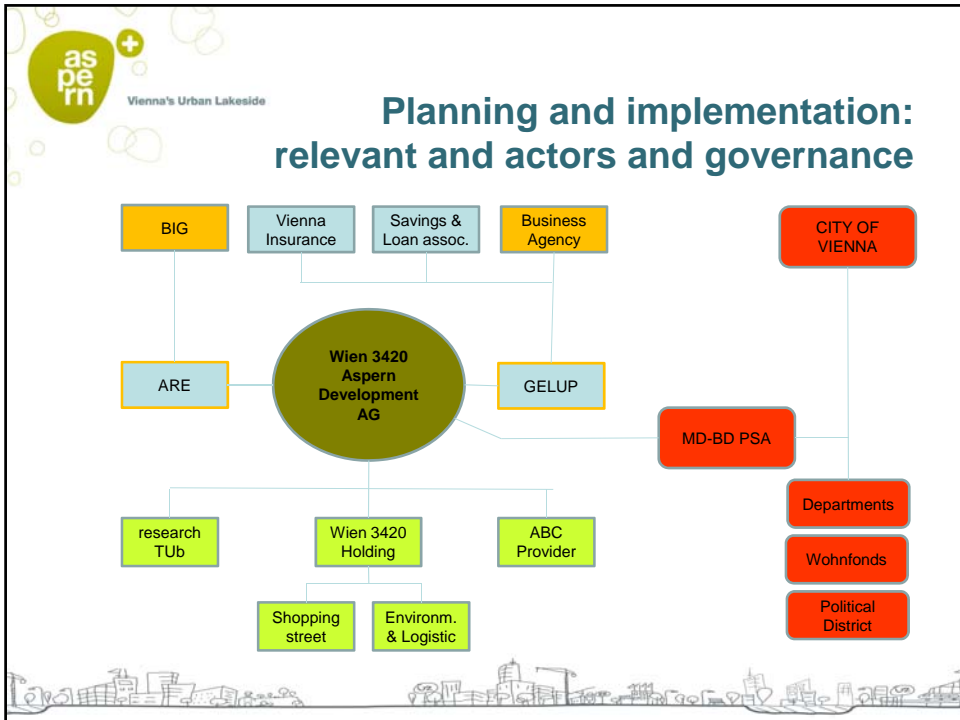


**The development company:
Wien 3420 AG**

- **Cooperative planning** : Monitoring of urban development planning, zoning
- **Infrastructure development** : Roads, technical infrastructure, green space
- **Acquisition** of investors, developers and builders
- **Exploitation** of surfaces
- **Location Marketing**

www.wien3420.at





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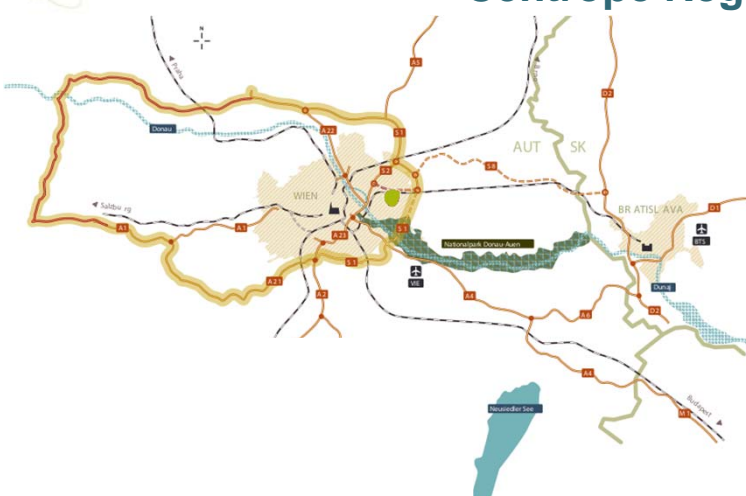

Project facts

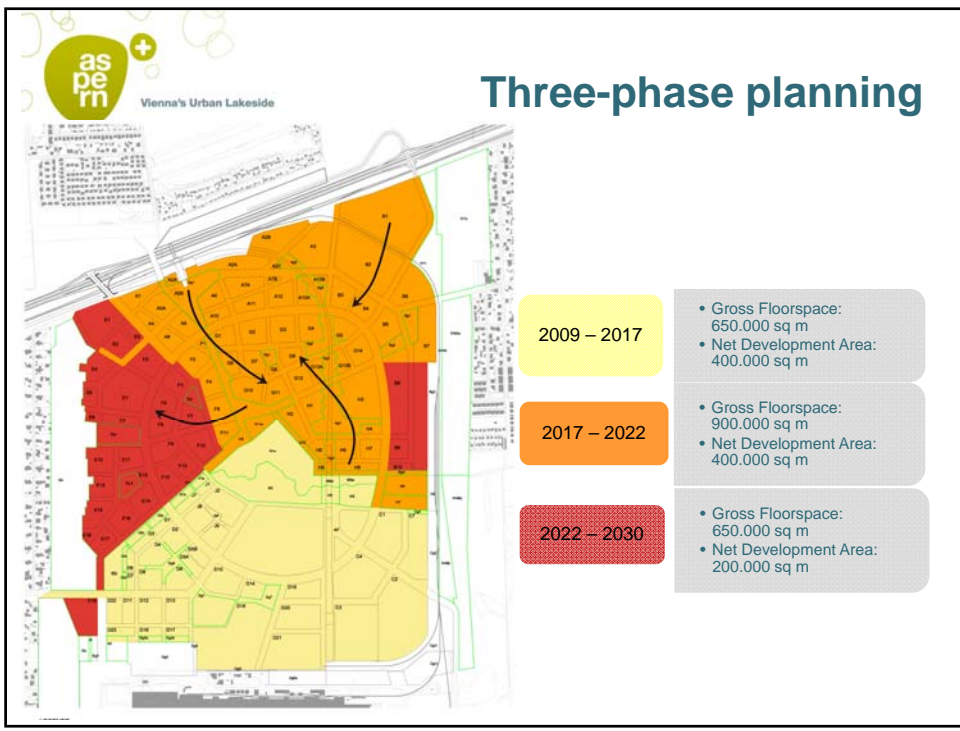
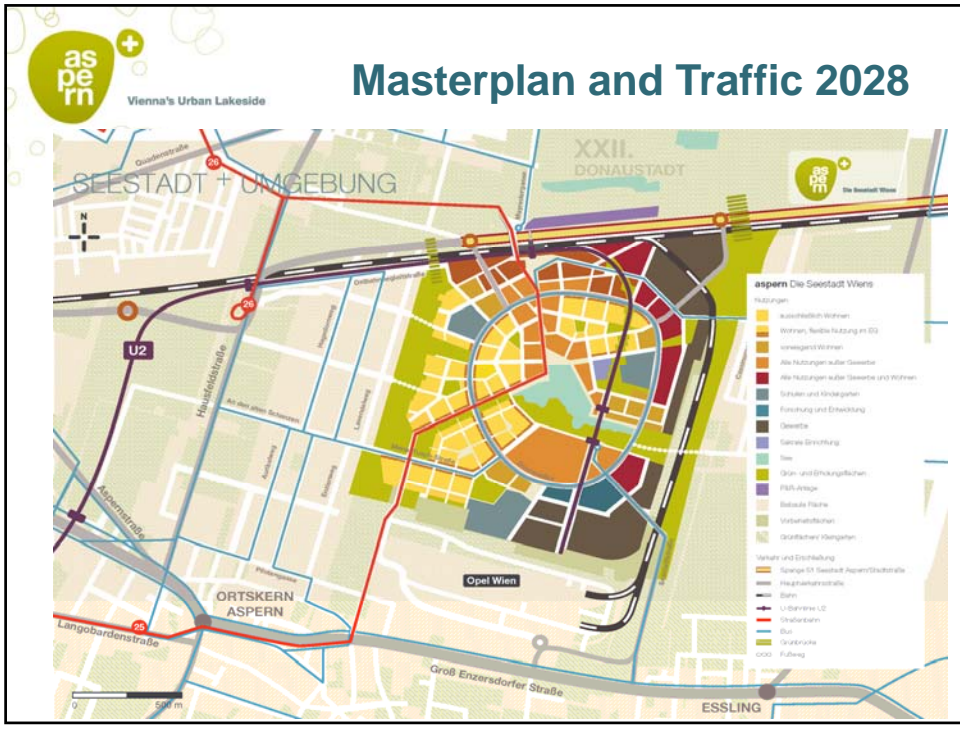
- **Objective:** a new, multifunctional city quarter for Vienna with flats, spaces for offices and service providers and a business, science, research and education quarter
- **Area:** 240 hectares one of Europe's biggest urban development projects
- **Position:** north-east of Vienna, in the 22nd municipal district
- **Net development area:** 100 hectares
- **Development period:** 20 years
- **Planned gross floorspace:** 2.2 million sq m
- **Housing:** 10,500 flats for 20,000 persons
- **Work:** 20,000 workplaces
- Areas managed and administered by **Wien 3420 AG**

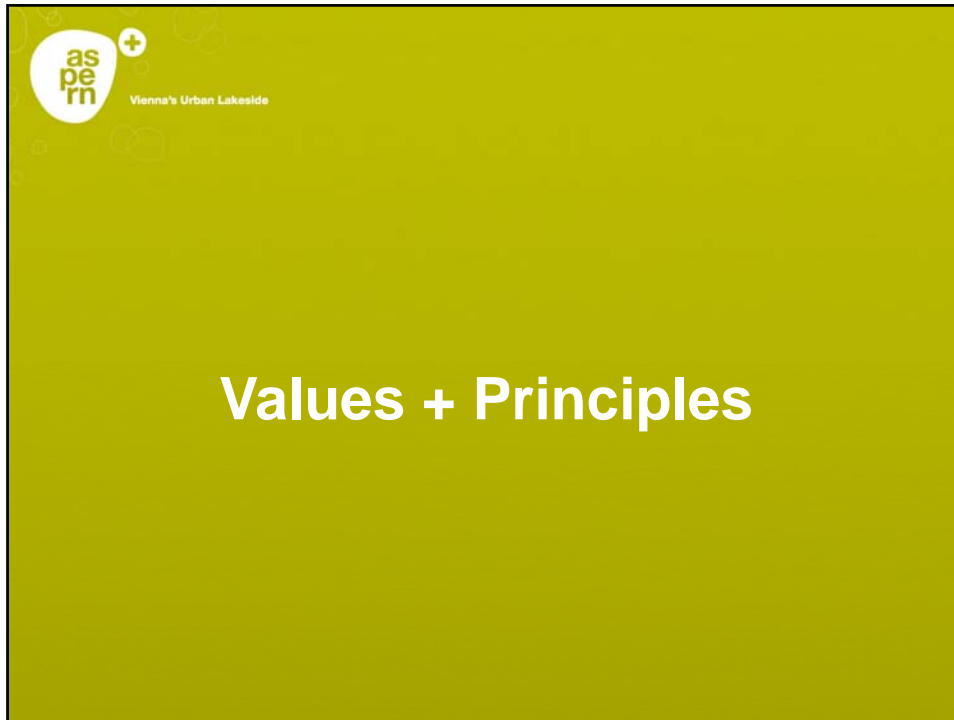


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Position within Centre Region





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Shared values

- A culture of sharing and communicating
- A city is a **shared space** of infinite possibilities
- **Work and leisure** – integral elements of life
- **Individuality** is respected
- Sharing with **future generations**
- **Nature** is indivisible from urban quality
- **Shared use** of streets and squares
- **Small-scale** structures and ample spaces
- **Open spaces** are part of the plan
- Identity grows from **participation**

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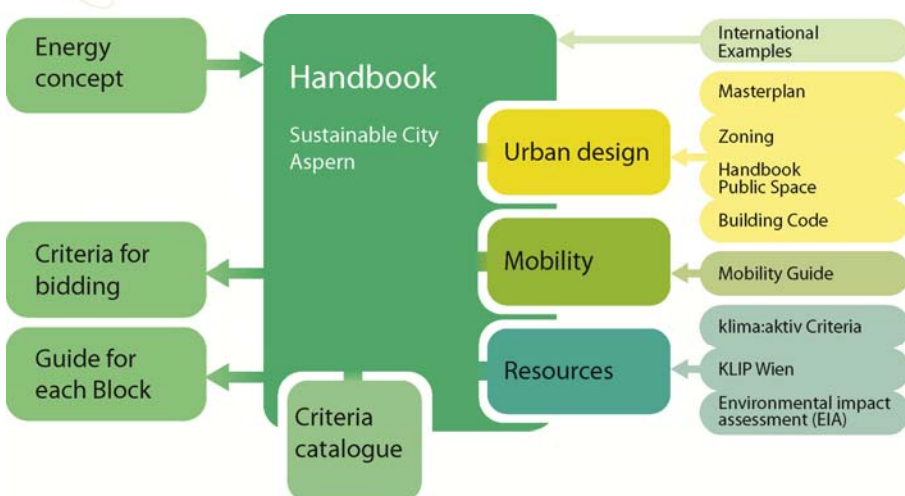
Urbanistic Principles

- Urban **density** and generous leisure areas (50% public space,...)
- **Quality** of public space (manual of public space, quality assurance,...)
- **“city of short distances”** (mixed-use quarters, public transport first,...)
- **Eco-friendly** mobility first
- **Sustainability** as a principle (buildings, energy, public space, mobility,...)

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Sustainability in urban development




The diagram illustrates the components of the 'Handbook Sustainable City Aspern'. It features a central green box labeled 'Handbook Sustainable City Aspern'. To its left, three boxes point towards it: 'Energy concept', 'Criteria for bidding', and 'Guide for each Block'. Below the central box is a 'Criteria catalogue' box. To the right, three boxes point towards the central box: 'Urban design', 'Mobility', and 'Resources'. Further to the right, a vertical stack of boxes lists specific documents: 'International Examples', 'Masterplan', 'Zoning', 'Handbook Public Space', 'Building Code', 'Mobility Guide', 'Klima:aktiv Criteria', 'KLIP Wien', and 'Environmental impact assessment (EIA)'. Arrows indicate the flow of information from these documents into the central handbook.




Field 1: Urban Design

- Key aspects
 - functional and built density
 - functional and social diversity
 - flexible and functionally neutral buildings
 - quality of public space, microclimate
 - securing the economic sustainability by settling high quality workplaces, educational and R&D facilities




Field 1: Urban Design

- *The aspect of multifunctionality*
 - A minimum percentage of **non-residential areas** in all housing estates will bring about a more diverse frequency
 - **Active programming of the ground floor level** will support more intensive use of ground-floor premises and ensure the local retail supply (“city of short distances”)
 - The requirement for **functionally neutral building structure** cater for future change of use and extend the buildings’ life cycle
 - The **mixed-use layout** of the master plan will support a closer spatial relationship between work, leisure, education and consumption. It enhances the advantages of proximity.
 - The provision for **self-managed formats** (co-housing, live-work units, flexible business spaces) will attract people who see urban density as part of their lifestyle.




Field 3: Use of resources

- **Key aspects (selection)**
 - Reduction of land use (→ also see urban design)
 - Water management (percolation of rainwater, reduction sealed surface, microclimate → also see urban design)
 - Energy:
 - Reduction of users' energy demand (efficiency criteria, monitoring)
 - Reduction of primary energy (renewable energy sources)
 - Energy networks, preparation for smart grids




Field 3: Use of resources

- **Implementation measures**
 - Energy supply:
 - heat via **district heating system** in the southern area; northern area to be discussed;
 - conventional electricity and water supply
 - Renewables:
 - Precautionary measures for future **use of photovoltaics**
 - Establishment of **energy consumption monitoring**
 - **Sustainable building:**
 - **assessment** according to TQB ("Total Quality Building") of Austrian Sustainable Building Council > 750 (out of 1000 points)



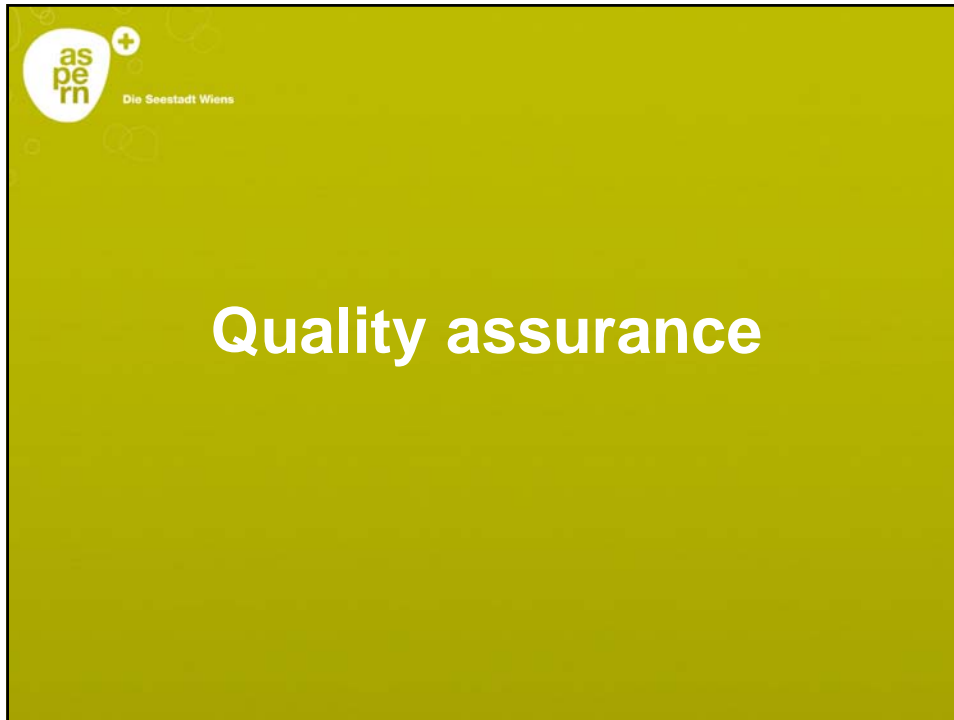
Field 3: Use of resources

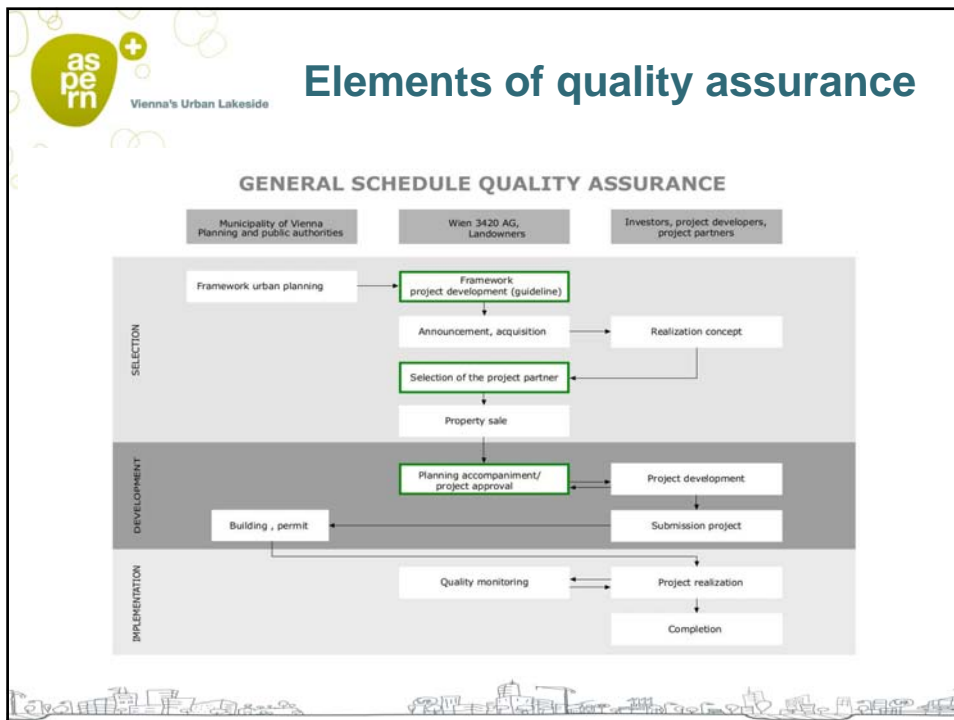
- *Energy standards for (future) building stock*
 - Sustainable building certificate of ASBC (ÖGNB): minimum of 750 (of 1000) points TQB are compulsory (via contract)
 - Legal energy standards for certain building typology:
 - Subsidized housing: e.g. max. heat demand HWB = 20 kWh/m² a [10*(1+3/lc)]
 - Public buildings (schools): heat demand HWB max.=12 kWh/m²a [4,5*(1+2,5/lc)]; cooling demand KB max.=1 kWh/m²a
 - Targets of Wien 3420 AG (internal paper, to be discussed)
 - Efficiency class A (Austrian Building Standard OIB, Önorm) as minimum standard for heat demand, primary energy demand, CO₂-emissions (e.g. CO₂-emissions: < 9 kg/m².a)
 - Benchmark “climate neutral city” (acc. to IPCC → 2to CO₂-emission p.p.)




Field 3: Use of resources

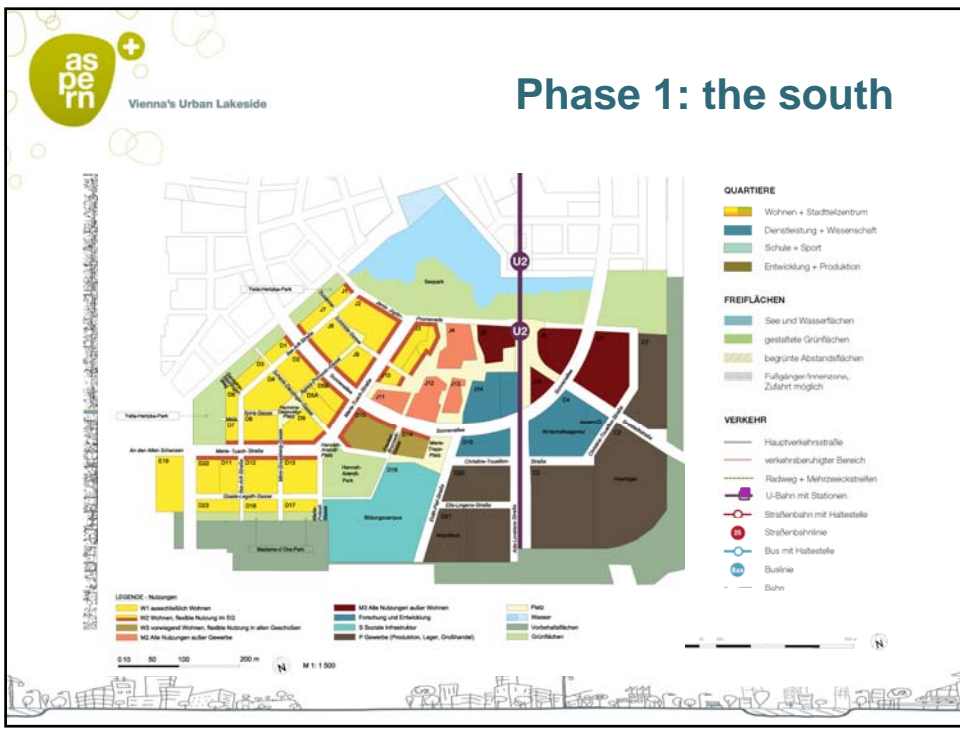
- *aspern as “Smart Urban Lab”*
 - Demonstration Objects of advanced standard: e.g. „Plus-Energy Buildings“ like **aspern IQ**
 - “**Aspern Smart City Research**” (ASCR): joint venture of Vienna Public Utilities and Siemens; real-time lab of new technologies in 3 test objects (1 residential, 1 educational campus, 1 students home):
 - Smart ICT & Data: Focus campus: user behaviour
 - Smart Energy: Focus campus: decentralized energy generation from renewables; energy storage possibilities
 - Smart Building: Optimizing the in-house-use of energy; Optimizing the building in line with the schedule; participating in the energy markets with the building; smart home (sensors...)







Status quo + outlook



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aspern IQ: the first building



research TUb GmbH
Agency for Technology and know-how transfer between university and company

Forschungsgesellschaft Aspern Smart City Research GmbH
(Siemens und Wien Energie/Wien Energie Stromnetz)
from Oktober 2013

Weitere Mieter: Köck, comdata






Innovative energy-plus building

- Multifunctional areas for research and development
- 250 jobs
- Office of Wien 3420




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Residential buildings

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company settlement

Swiss World Group „HOERBIGER“ moves to the Urban Lakeside

- Since 1931, the company manufactures components and systems for compressors
- Construction start, end 1 quarter of 2014
- Lot size : 44.000 Square meter with an option of extension
- At 2016 as the first major operation in the Urban Lakeside
 - 24.000 Square meters of gross floor area
 - approximately 600 jobs




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company settlement

Wien Work in der Seestadt


- one of the largest employers in the social area of Vienna
- Headquarters of the charitable company and the eleven divisions with a total of 600 employees will be merged Errichtung a 11,000 sqm factory building (D21)
- Operating a commercial kitchen, renting office space
- from 2015/2016 attractive services
 - For resident & neighbors
 - Catering- & party service, copyservice, textile cleaning, Bicycle repair etc.
 - Business commercial area : wood , renovation, metal etc.






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