October 2018

**Facts + Figures about aspern Seestadt**

- One of Europe's biggest and most ambitious urban development projects
- **Total site area 240 hectares** – size approximately equivalent to Vienna’s 1st district
- New buildings with a planned **total gross floor space of over 2.6m sqm**
- **Total investments** amount to approx. 5bn euro

- A new, **multifunctional urban centre** with over 11,000 high-quality housing units (flats for sale and let, serviced apartments, student accommodation, etc.) and generous provision for office space, production facilities and service providers, science and technology, R&D and education
- Maximum capacity by 2028: **more than 20,000 residents** and **space for up to 20,000 workplaces**
- A **smart city with a heart**, designed to accommodate the whole spectrum of life, with links to the rail stations, airports and centres of the twin cities of Vienna and Bratislava.

**Status quo:**

*From 2012 onwards* companies started moving into the **Seestadt Technology Centre** – the very first building completed in the new urban district; **extension of U2 underground line** from Aspernstraße to Seestadt in October 2013, **first residential building** occupied in September 2014.

**As of mid-2018** about a quarter of the **total site area** at Seestadt has been developed. South and south-west of the lake there’s a vibrant mix of housing, offices, commercial enterprises, service providers, high-tech production facilities, R&D and educational institutions. Add to that a five-hectare lake, several parks and what is currently Vienna’s biggest urban gardening facility.

**Summer 2018:** Completion of the **EIA for the urban design and road infrastructure in the northern section of Seestadt**, giving the green light to commence construction of the technical infrastructure north of the lake from September 2018.

- Some **2,000 people now work at Seestadt** – not including the crews on the construction sites.
- Approx. **6,800 people live in the 3,000** or so **flats and three student halls of residence** officially handed over to date; as from winter semester 2018 the number of **students** at Seestadt will double to **about 700**.
- **Over 2,200 car parking spaces** are already available in the **communal garages**.
- **Approx. 3,500m² of floor space** are available for shops, cafés, restaurants and small businesses on **Austria’s first shopping parade, centrally managed** by **aspern Seestadt Einkaufsstraßen GmbH** – a joint venture between Wien 3420 aspern Development AG and SES Spar European Shopping Centers launched in summer 2015. About the same amount of commercial space will be available in the managed zone of the new Lakeside Park Quarter, due for completion by 2020. Numerous other shops and service providers have already set up operations around the fringes of the managed zone.
- Seestadt is now home to **over 150 enterprises**, including OPCs, doctors’ surgeries, therapists, etc.
The business location with much more to offer:

- 2012: Opening of Vienna Business Agency’s Seestadt Technology Centre, featuring around 23 flexible rental units for offices, labs and production facilities and 250 workplaces, including 6,600 m² of premises for start-ups:
  - Focus on R&D, technology-led enterprises and innovative start-ups at the Seestadt Technology Centre: Atos Industry 4.0 competence centre, Aspern Smart City Research (ASCR), TU pilot plant, Theobroma Systems and SCL Sensor.Tech.Fabrications.
  - Ground-breaking ceremony for 2nd phase of expansion in mid-2018: a further 6,800 m² of floor space will be added by 2019
- June 2016: Regional headquarters of international technology group HOERBIGER Holding AG with over 500 workplaces opens at Seestadt

LAKESIDE PARK QUARTER

- Three projects have already been completed: Lakeside Park Campus West, a student hall of residence and a multi-storey car park with space for cultural uses on the ground floor.
- By 2020, this quarter in the heart of southern Seestadt will be home to 14 innovative projects on a total gross floor area of 230,000 m² – including five high-rises, one of which is HoHo Wien, the world’s tallest hybrid timber structure. 700 privately financed owner-occupied flats, office and commercial space comprising a total of over 1,500 workplaces, a co-working facility, 140 apartments for visiting academics, community housing initiatives, student accommodation and communal garages with parking for 900 vehicles are currently under construction.
- The development also comprises approx. 50,000m² of offices and units for retail, F&B and services.
- More than 80 trees and five granite fountains will create a refreshing atmosphere in the attractive pedestrian zone.
- As well as the creative pop-up spaces already opened for arts, cultural and community activities, the social and leisure infrastructure in the new neighbourhood will include a day nursery, a primary school and the mobility point, plus a trampoline park & sky soccer pitches. The HoHo Wien complex will house a hotel plus health, fitness, spa and retail facilities.
- Since 2015/2016: Eight divisions of integrative social enterprise Wien Work have moved under one roof in a new facility at Seestadt employing around 700 people, including 170 apprentices
- Since 2016: On a 50,000m² plot in the Lakeside Park Quarter, the KERBLER GROUP is developing the multifunctional HoHo Wien, the world’s tallest hybrid timber high-rise, and the Lakeside Park Campus East, a state-of-the-art business park comprising office space and units for retail and services.
- The municipal office complex of the City of Vienna on the Lakeside Park Campus West houses the three departments MA 11 (Family Counselling Service), MA 40 (Social Affairs) and MA 54 (Central Procurement) and provides an important community focus to complement the business mix.
- Autumn 2018: Completion of the production facility for Molin-Pradel ice-cream manufacturers in the new FOODMAKERS’ CORNER, an exciting new centre for innovative food producers.
Social infrastructure

- **Seestadt school campus** of the City of Vienna with places for up to **800 children** (opened in September 2015, investment volume approx. €23m); 13 kindergarten groups, a full-day primary school with 17 classes, and eight classes for children with special physical needs
- Approx. **200 private childcare places** in the first phase of development (quarters south of the lake)
- **Seestadt secondary school incl. middle school** for 1,100 children and teenagers opened in school year 2017/18
- **2nd City of Vienna school campus** ("Prof. Liselotte Hansen-Schmidt Campus") in the future Lakeside Crescent quarter is currently at the planning stage: 12 kindergarten groups, full-day primary school with 17 classes, new middle school with 16 classes, plus four classes for special educational needs; total of approx. 1,100 children. The campus is also planned to incorporate a youth centre.
- **Ecumenical Centre** – nine faith communities are jointly developing an inter-faith community centre in the Lakeside Crescent quarter
- A multidisciplinary **Neighbourhood Management** team helps new residents and businesses to settle in and organises networking and community-building activities
- 2018: Launch of an innovative property developer initiative to create "creative pop-up spaces" in the ground-floor zones of multi-storey car parks for non-commercial uses (community activities, arts, culture)

Green spaces + sports facilities:

- **Almost 50% of the site** is reserved for high-quality public open spaces (recreation areas, squares, streets, footpaths and cycle routes)
- Since mid-2015: **lake + Lakeside Park** (total area approx. 90,000m²), Yella Hertzka Park and Hannah Arendt Park
- Since 2016: **Madame D’Ora Park with community garden** (urban gardening)
- a skate park, BMX track, five-a-side football/street soccer pitch and jogging circuit are already open for free public use
- the ball courts and gymnasia on the Seestadt school campus are also used by several local sports clubs
- 2019 onwards: rooftop football pitches and trampoline park inside the SEEHUB multi-storey car park

Mobility:

- **U2 underground link** with two stations ("Aspern Nord" and "Seestadt") – 25-minute journey from aspern Seestadt to City Hall
- seven **bus routes** link to the underground stations from all directions; **tram links** are planned (extension of 25 route already approved by Vienna City Council as part of 2014 Public Transport Investment Package)
- target for **modal split** at Seestadt: **40% cycling and walking, 40% public transport and 20% motorised traffic by 2025**
- pedestrians and cyclists have right of way in the numerous car-free zones at Seestadt
- long-stay and short-stay parking in **communal multi-storey and underground car parks** (to be expanded in line with requirements)
- completion of Aspern Nord interchange (U2 & local/regional rail services) as of December 2018: **direct link to Vienna Hauptbahnhof** rail terminal (17 minutes); in future **30-minute direct services to Bratislava main station and Vienna Hütteldorf**;

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- park & ride facility at "Aspern Nord" rail/underground interchange plus two links to the planned major road network
- In summer 2018, positive EIA decisions were issued at first instance for both the Seestadt Spur, which will link Seestadt to the S1 Vienna Orbital Motorway, and the Aspern Parkway, which will link to the S1 spur and thus create a major through route to the A23 urban motorway. Notwithstanding any delays with the ongoing proceedings and/or related appeals, the projects are scheduled for completion by 2023.

Careful use of resources:

- Approx. 600,000 tonnes of material from the excavation of the lake have been processed at the Seestadt construction logistics centre and recycled for use as building material on site; the concrete from the dismantled airfield runways was recycled and used to build roads and thoroughfares
- Up to autumn 2018 (Phase 1): 220,000 lorry trips to and from Seestadt saved, thus avoiding around 4,950 tonnes of CO₂ emissions

Ongoing multi-phase development through to 2028:

Phase 2 (late 2018 to 2024):

- Seestadt expands northwards from "Seestadt" underground station. Designed as a residential neighbourhood with a strong functional mix, the Lakeside Crescent quarter will also be a key hotspot of the international building exhibition IBA_Wien 2022. Among other things, the quarter stands out for its new combined housing + workspace concepts (micro-offices, home studios, co-working spaces, add-on workspaces to let, etc.). Further similar neighbourhoods will be developed step by step between the underground line, the future shopping parade and "Aspern Nord" underground station. The development of the first plots in the "Lakeside Terraces" quarter will complete the eastern waterfront. The first elements of an office quarter will take shape on the eastern edge of Nelson-Mandela-Platz near Aspern Nord underground station. Parallel to this, commercial & industrial zones of varying densities will be developed to the east of the underground line.

Phase 3 (2023 to 2030):

- Overlapping with the initial office developments on Nelson-Mandela-Platz, another mixed-use residential quarter will go up to the south-west between the western green belt and the Lakeside Promenade. Next on the planning timeline are the central shopping parade and the quarter around the Aspern Nord interchange. Further neighbourhoods with additional education facilities will be developed west of this out to the westernmost edge of Seestadt. Any vacant building plots in the eastern industrial zones will be developed at the same time.

For further information, visit: www.aspern-seestadt.at

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