Facts + Figures about aspern Seestadt:

- One of Europe’s biggest and most ambitious urban development projects
- Total site area of 240 hectares – size approximately equivalent to Vienna’s 1st district
- New buildings with a planned total gross floor space of over 2.6m m²
- Total investments amount to approx. 5bn euros

- A new, multifunctional urban centre with over 11,500 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
- Sale of plots completed around 2030: housing for more than 25,000 residents and space for thousands of 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.

Milestones:

- From 2012 onwards companies started moving into the Seestadt Technology Centre – the very first building completed in the new urban district
- October 2013: extension of U2 underground line from Aspernstraße to Seestadt in October 2013 with two stations ("Aspern Nord" and "Seestadt")
- September 2014: first residential building occupied
- Summer 2015: Start of the first phase of development of Austria’s first centrally managed shopping boulevard, with approximately 3,500 m² of floor space managed by aspern Seestadt Einkaufsstraßen GmbH – a joint venture between Wien 3420 aspern Development AG and SES Spar European Shopping Centers.
- 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.
- Spring 2019: Building work starts on first construction projects in the Lakeside Crescent Quarter
Autumn 2019: Start of the second phase of development of Austria's first centrally managed shopping boulevard. After its completion there will be approximately 3,500 m² of additional floor space available for shops, cafés, restaurants and small businesses.

Spring 2021: First residents move into the Lakeside Crescent Quarter, which will be home to some 2,500 people by 2023.

Status quo:

- As of 1 July 2021, over 8,400 people were registered as residents at Seestadt.
- Over one third of the total site area at Seestadt has been developed.
- Add to that a five hectare lake, several parks and one of Vienna’s biggest urban gardening facilities.
- Some 4,000 people now work at Seestadt – not including the crews on the construction sites.
- 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.
- Seestadt is now home to approx. 300 enterprises, with more constantly moving in.

**LAKESIDE PARK QUARTER**

- By 2021, 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, with more to follow. The 700 privately financed owner-occupied flats have already been sold. The quarter boasts office and commercial space comprising a total of over 1,500 workplaces, co-working facilities, 140 apartments for visiting academics at Vienna’s universities and communal garages with parking for 900 vehicles. The development also comprises approx. 50,000 m² of offices and units for retail, F&B and services.
- Since 2016: In the Lakeside Park Quarter, the KERBLER GROUP/Cetus is developing the multifunctional HoHo Wien, one of the world’s tallest hybrid timber high-rises.
- Living Garden, Sirius, Sonnenallee, Mischa, SeeSee Living, SeeSee Home and the community housing project SEEPARQ all offer a mix of housing and commercial use. SeeSee Tower, Lakeside and the Pop-Up-Dorms focus exclusively on housing, while SEEHUB was built exclusively for commercial use. At the end of 2021 construction work will begin on 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.
In summer 2021, the Pop-up Dorms – student accommodation housed in a pair of timber modules – will relocate to a new site in the northern section of Seestadt. They will be replaced by an attractive commercial project that is due for completion by 2024.

- **86 trees** and **five granite fountains** will create a refreshing atmosphere in the attractive 20,000 m² pedestrian zone.

The business location with much more to offer:

- 2012: Opening of **Vienna Business Agency's Seestadt Technology Centre**, featuring flexible rental units for offices, labs and production facilities and **250 workplaces**, including 7,100 m² of premises for start-ups. A further 5,600 m² of floor space was completed by the summer of 2019.
  - With its **focus on Industry 4.0, R&D, technology-led enterprises and innovative start-ups**, the Technology Center has attracted tenants such as the European Institute of Technology (EIT), the TU Vienna Industry 4.0 pilot plant, the Atos Industry 4.0 competence centre, the "Digital Factory" facility of Kapsch Business Com, Theobroma Systems, Viewpointsystems, P+F Cardiovascular, FOCCUS, Lima Austria and ViewApp, among others.
- 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.
- June 2016: Regional headquarters of international technology group **HOERBIGER Holding AG** opens at Seestadt, with over 500 workplaces on 24,000 m² gross floor area.
- Spring 2019: Completion of the production facility for **Molin-Pradel ice-cream manufacturers** in the new “FOODMAKERS' CORNER”, an exciting new centre for innovative food producers.
- End of 2021: Scheduled completion date for the HQ of biotech company **BIOMAY**, which is increasing its production capacity tenfold in new premises at Seestadt.

Social infrastructure:

- Since 2014, a multidisciplinary **Neighbourhood Management** team helps new residents and businesses to settle in and organises networking and community-building activities.
− September 2015: Opening of the **Seestadt school campus** of the City of Vienna with places for up to **800 children**; 12 kindergarten groups, a full-day primary school with 20 classes, and eight classes for children with special physical needs. There are currently **126 teachers** employed at the school.

− School year 2017/18: Opening of the **Seestadt secondary school incl. middle school** for **1,100 children** and teenagers.

− 2018: Launch of an innovative collaborative initiative with property developers to create "**creative pop-up spaces**" in the ground-floor zones of multi-storey car parks for non-commercial uses (community activities, arts, culture, etc.)

− **October 2020**: Opening of the **Adult Education Center Donaustadt** (VHS Donaustadt) at its new location with a teaching staff of about 55 people.

− **Scheduled for completion by September 2021**: 2nd City of Vienna school campus ("Prof. Liselotte-Hansen-Schmidt-Campus") in the future Lakeside Crescent Quarter for approximately **1,100 children** and teenagers. There will be approximately **200 teachers** employed at the school. The campus will also incorporate a youth centre.

− **Summer 2020**: **Completion of the architecture competition for an Interfaith Centre** – eight faith communities and the Christian Teacher Training College are jointly developing an **Interfaith Campus** in the Lakeside Crescent Quarter, which will also house the Christian Teacher Training College for 2,500 students.

**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. 90,000 m²), **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 gymnasium on the Seestadt school campus and in the new middle school (BRG Seestadt) are also used by several local sports clubs

− **Spring 2020**: Opening of **rooftop football pitches** at the **SEEHUB multi-storey car park** and the **Gate9 Fitness and Health Club at HoHo Wien**
Scheduled for completion by September 2021: Elinor-Ostrom-Park in the Lakeside Crescent Quarter with an area of 30,000 m² featuring various ball courts, an artificial rock wall for bouldering, street workout site, parkour site and obstacle course.

As of the end of 2021, Seestadt will already boast almost 18ha of outdoor recreational space (parks and lake combined).

Mobility:

- U2 metro link with two stations ("Aspern Nord" and "Seestadt") – 25-minute journey from aspern Seestadt to City Hall and a 15-minute ride from "Aspern Nord" to "Praterstern"
- December 2018: Completion of "Aspern Nord" interchange (U2 & local/regional rail services): 17-minute journey to "Wien Hauptbahnhof" (Vienna Main Station); 30-minute direct services to Bratislava main station and "Wien Hüttenfeld";
- seven bus routes link to the underground stations from all directions; tram links are in the pipeline (extension of lines 25 and 27)
- target for modal split at Seestadt: 40% cycling and walking, 40% public transport and 20% motorised traffic
- pedestrians and cyclists have right of way in the numerous car-free zones at Seestadt
- the vast majority of the long-stay and short-stay parking is in communal multi-storey and underground car parks (to be expanded in line with requirements)
- park & ride facility at "Aspern Nord" rail/metro interchange plus two links to the planned major road network by 2023/2024
- In summer 2018, positive EIA decisions were issued for both the S 1 Spur, which will link Seestadt to the S 1 Vienna Orbital Motorway, and the "Stadtstraße", which will create a link to A 23 urban motorway. Both decisions have now been confirmed by the Federal Administrative Court. The "Stadtstraße" is scheduled for completion by the end of 2025.

Careful use of resources + climate resilience:

- 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.
– To date: **280,000 lorry trips** to and from Seestadt **saved**, thus **avoiding around 6,000 tonnes of CO₂ emissions**

– In the Lakeside Crescent Quarter, Vienna’s dual infiltration rainwater management model “Sponge City” (rainwater retention system irrigates trees to improve the microclimate) is being upscaled for the first time to the streets of an entire quarter. When the Seestadt development is complete, almost two-thirds of the site will be equipped with a dual infiltration rainwater management system.

– The team at ASCR (Aspern Smart City Research) now operate energy research test beds in five different buildings at Seestadt alone, focussing on their Smart Building, Smart Grid, Smart User and Smart ICT strands as well as a new approach in the Smart Charging field.

**Development phases currently underway:**

**Lakeside Crescent Quarter (late 2018 to 2023):**

– **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.).

– **A total of 1,250 apartments for more than 2,500 people, including 705 subsidised housing units.**

– **“Gewerbehof” of the Vienna Business Agency with a floor space of 6,515 m² and 42 commercial units (workshop, office and retail), seven of which are on the ground floor (1,020 m²).**

– **The 2nd City of Vienna school campus (“Prof. Liselotte-Hansen-Schmidt-Campus”) will also house a youth center, and a library will be situated nearby.**

– **Kulturgarage cultural venue incl. spaces for events and the arts.**

– **The Interfaith Campus will be built on a 10,000 m² site to the west of the Elinor-Ostrom-Park – though the project is not due for completion until after 2023.**

– **The upcoming sale of the building plots to the north of the lake includes commercial areas east of the metro line, first sections of the “Lakeside Terraces” on the northern waterfront, the third education campus and the residential quarters in the west.**
The subsequent focus will be on the expansion of commercial space, the development of further residential neighbourhoods and the shopping boulevard, which will extend from the central Nelson Mandela Square through to Zaha Hadid Square on the northern waterfront.

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

Contact: Ingrid Spörk

Wien 3420 aspern Development AG
T: +43/1/774 02 74-39
E: presse@aspern-seestadt.at