



April 2019

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 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 2028-2030: **more than 20,000 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.

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. The managed shopping boulevard started in the summer of 2015.*

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

By the beginning of 2019, more than a quarter of the total site area at Seestadt had 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 one of Vienna's biggest urban gardening facilities.

- More than **2,000 people now work at Seestadt** – not including the crews on the construction sites.
- Over **7,000 people live in the more than 3,000 flats and three student halls of residence** which have officially been handed over to date; the number of **students** at Seestadt doubled since the winter semester 2018 to **about 700** and is still growing.
- Over **2,200 car parking spaces** are already available in the **communal garages. In addition, there are sufficient delivery zones and visitor parking spaces in short-term parking zones.**
- Approx. **3,500 m² 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' offices, 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 Industry 4.0, 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 the summer of 2019**.
- June 2016: Regional headquarters of international technology group **HOERBIGER Holding AG** with over 500 workplaces on 24,000 m² gross floor area opens at Seestadt.

LAKESIDE PARK QUARTER

- Four projects have already been completed: Lakeside Park Campus West, the housing project "Sonnenallee", a student hall of residence and a multi-storey car park with space for cultural uses on the ground floor.
- 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 – including five high-rises, one of which is HoHo Wien, one of the world's tallest hybrid timber structures. 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 of Vienna's universities, community housing initiatives, student accommodation and communal garages with parking for 900 vehicles are currently partially under construction.**
- The development also comprises approx. **50,000 m² 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** of about 20,000 m².
- Just like the creative pop-up spaces already open 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 and a gym. 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: In the Lakeside Park Quarter, the **KERBLER GROUP** is developing the multifunctional **HoHo Wien**, one of the world's tallest hybrid timber high-rises, 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.
- 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.**

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 euro); 12 kindergarten groups, a full-day primary school with 20 classes, and eight classes for children with special physical needs
- Currently, ca. **200 private childcare places** available; in the first phase of development, i.e. in the quarters south of the lake, the no. will rise to 300 – incl. those at the new kindergarten to open in the Lakeside Park Quarter in autumn 2019.
- **Seestadt secondary school incl. middle school** for 1,100 children and teenagers opened in school year 2017/18
- **By September 2021, the 2nd City of Vienna school campus** ("Prof. Liselotte Hansen-Schmidt Campus") for approximately 1,100 children in total will be realized in the future Lakeside Crescent quarter with 12 kindergarten groups, a full-day primary school with 17 classes, a new middle school with 16 classes plus four classes for special educational needs. The campus will also incorporate a youth centre in 2021.
- **Ecumenical Centre** – nine faith communities are jointly developing an inter-faith community centre in the Lakeside Crescent quarter
- Since 2014, 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 cooperation 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)

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 gymnasias on the Seestadt school campus and in the new middle school (BRG Seestadt) are also used by several local sports clubs
- 2019 onwards: rooftop football pitches and trampoline park inside the **SEEHUB multi-storey car park** and in the gym of **HoHo Wien**

Mobility:

- **U2 underground 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 Hütteldorf"**,
- seven **bus routes** link to the underground stations from all directions; **tram links** are planned (extension of 25 routes already approved by the Vienna City Council as part of the 2014 Public Transport Investment Package)



Die Seestadt Wiens

- 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
- long-stay and short-stay parking in **communal multi-storey and underground car parks** (to be expanded in line with requirements)
- **park & ride facility at "Aspern Nord" rail/underground interchange** plus two links to the planned major road network by 2023
- 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**

Next development phase:

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.).

Further development plans (2020 to approx. 2030):

- The upcoming development and utilization in the north of the lake include commercial areas east of the underground line, first sections of the "Lakeside Terraces" on the northern waterfront, the third education campus and the residential quarters in the west.
- Following this, the focus will particularly be on the expansion of commercial space, the development of further residential neighbourhoods and the shopping parade, which will extend from the "Lakeside Terraces" to the transport hub "Aspern Nord".

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

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