



Latest update: September 2020

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**
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- 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.

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 the development of **Austria's first shopping parade** with approximately 3,500 m² of floor space, **centrally 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: Start of first building construction projects in the **Lakeside Crescent Quarter**
- Autumn 2019: Start of the **second phase of the 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.

Status quo:

- By July 1, 2020, around **8,000 people** were registered as residents in Seestadt.
- About **one third of the total site area** at Seestadt has been developed.
- Add to that a **five hectares lake**, several parks and one of Vienna's biggest urban gardening facilities.
- **More than 3,000 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 **over 250 enterprises**, excluding OPCs, doctors' offices, therapists, etc and more are settling constantly.

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** – including 700 privately financed owner-occupied flats, office and commercial space comprising a total of over 1,500 workplaces, co-working facilities, 140 apartments for visiting academics of Vienna's universities, community housing initiatives, student accommodation 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** and **SeeSee Home** all offer a mix of housing and commercial use, whereas **SeeSee Tower, Lakeside** and the **Pop-Up-Dorms** focus exclusively on housing while **SEEHUB** was built exclusively for commercial use. In early 2021 construction of the **Lakeside Park Campus East** will begin, 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.
- **86 trees** and **five granite fountains** will create a refreshing atmosphere in the attractive **pedestrian zone** of about **20,000 m²**.

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.
 - **Focus on Industry 4.0, R&D, technology-led enterprises and innovative start-ups:** Atos Industry 4.0 competence centre, TU pilot plant, European Institute of Technology (**EIT**), Theobroma Systems, Viewpointsystems, P+F Cardiovascular, FOCCUS, Lima Austria, ViewApp and more.
- 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** with over 500 workplaces on 24,000 m² gross floor area opens at Seestadt.
- 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:

- 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") at 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 Ecumenical Centre** – eight faith communities and the University College for Teacher Education of Christian Churches are jointly developing an **inter-faith community centre** in the Lakeside Crescent Quarter, which will also be housing the University College for Teacher Education of Christian Churches 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 gymnasias 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 Fitness and Health Club Gate9 at **HoHo Wien**
- Scheduled for completion by 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

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)

- 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** with currently approximately 2,800 parking spots (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 2023/2024
- In summer 2018, positive EIA decisions were issued for both the **Seestadt Spur**, which will **link Seestadt to the S1 Vienna Orbital Motorway**, and the **'Stadtstraße' district link road**, which will link to the S1 spur and thus **create a major through route to the A23 urban motorway. Both decisions were confirmed by Federal Administrative Court.** Notwithstanding any delays with the ongoing proceedings and/or related appeals, the projects are **scheduled for completion by 2025.**

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 2020: **240,000 lorry trips** to and from Seestadt **saved**, thus **avoiding around 5,500 tonnes of CO₂ emissions**

Next development phases:

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 about 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), of which seven are on the ground floor with its 1,020 m²*



Die Seestadt Wiens

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

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 central Nelson Mandela Square until the Zaha Hadid Square on the northern waterfront.*

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

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