https://www.flickr.com/photos/aspernseestadt
http://vimeo.com/aspernseestadt
http://www.aspern-seestadt.at/
data: http://www.aspern-seestadt.at

- Largest urban development in EU
- 2.4 mio m² land, rough floor space 2.2 mio m²
- 50.000 m² lake
- 10500 apartments for 20.000 people
- Until 2016 2600 units for 6000 people
- 15.000 office workplaces
- 5.000 production workplaces
- 4.000 m² shops and restaurants
- Educational campus for age 3-18
1. Keep the ownership public!!!
2. Organisation matters!
3. Set benchmarks for EE of buildings
4. Holistic EE on urban level
5. Monitor and evaluate!
6. Enjoy and celebrate

SEESTADT Vienna
Template for sustainable urban development

Fritz OETTL, Arch. MSc., ECREEE, ECOWAS, Praia Capo Verde, June 2014
Public Ownership and organisation matters

Control of last resort: Municipality of Vienna

f.l.t.r.: head of 22th district, deputy mayor of the City of Vienna as head of department of housing and CEO of development agency.
THE MISSION IS TO
develop a new urban district with a wide range of urban facilities within about 20 years, achieve an outstanding urban quality and follow a cooperative procedure.

The Wien 3420 corporation is the developing agency which main tasks are to
- Manage the urban design and planning process
- Support the management of urban infrastructure
- Acquire the appropriate financing partners
- Rent the land to appropriate developers
- Perform marketing and branding

The owners of Wien 3420 AG are:
1. Bundesimmobiliengesellschaft BIG (public, www.big.at) - 26,6 %
2. GELUP GmbH - 73,4 %

Owners of GELUP are
2. VIENNA INSURANCE GROUP (commercial, www.vig.com)
EE benchmark buildings
According TQ build and klima:aktiv certificates
Have a good plan and make it mandatory – and take your time!

In 2002 strategic decision of the municipal planning department to consider the land for development. Masterplan 2002-2007

Open architectural competition, winner at 2006 Team Tovatt Architects (Danmark)

At may 2007 the Vienna City Assembly voted for the masterplan and put it into legal reality.

Key decision: public transport- subway is ready in 2013!!!!

In sep 2014 first people move in (JAspern)

Only 13 years? For a district for at least 300 years?
EE as part of holistic sustainable approach
(Total project Environmental assessment before construction start)

Targets:

• reduce impact on the environment during construction period
  (monitoring of groundwater and soil pollution, monitoring of construction noise...)

• Reduce CO2 emission of production process (Central construction logistic management, transport by train, central concrete production on site...)

• Reduce environmental impact by building operation (EE benchmarks, TQB, district heating, requirement of minimum green roof top areas...)

• Prepare for later implementation of renewable energy (assessment of available PV area on buildings...)

• And others... all legally binding in the land use contract

Building assessments
e.g. cohousing project JAsprenk
Plus-Energy-Concept

Solar incident directions
Reserved PV area 320 m²
(19 kWh/m².a)
Green roof top area 223 m²
Monitoring and evaluation
For buildings in several steps:

- At design evaluation (by architect)
- At building permit (by building physician)
- At operation permit (by chartered engineer)
- During operation (mandatory monitoring system for each building for energy use performed by expert team)

- E.g. Passivhouse certificate for the cohousing project JAspern
1. Keep the ownership public!!!
2. Organisation matters!
3. Set benchmarks for EE of buildings
4. Keep EE on urban level in mind
5. Monitor and evaluate!
6. Enjoy and celebrate
Enjoy and celebrate