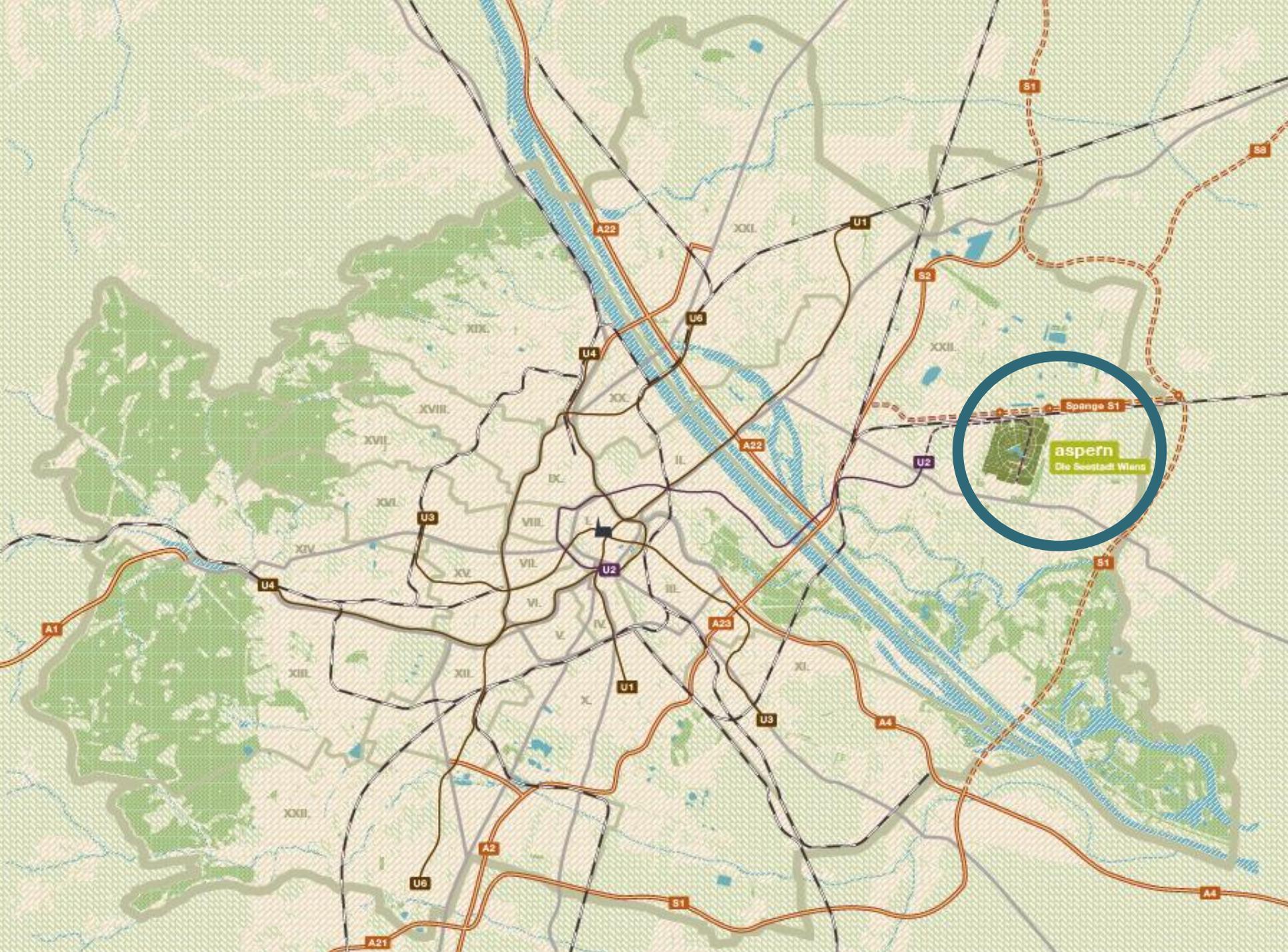




Die Seestadt Wiens

aspern Die Seestadt Wiens The Smart City Showcase





Spongs S1

aspers
Die Seestadt Wien



Die Seestadt Wiens

Well connected + Experienced

Wien 3420 aspern development AG (plc)

- **shareholders:**
 - Public shareholders – ARE – Austrian Real Estate and Vienna Business Agency
 - Private shareholder – VIG – Vienna Insurance Group and SBAusparkasse
- **Core competence**
 - Cooperative planning
 - Infrastructure development
 - Acquisition, value realisation, location marketing
- **staff**
 - 23 employees/ 3 board members



Managing board Wien 3420 AG: Gerhard Schuster, Heinrich Kugler, Alexander Kopecek



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aspern Seestadt

- **2.4 million sqm total area**
- **50% high-quality green and open spaces**
- **2.6 million sqm gross floor space**
- **5 billion euros total investment**



Die Seestadt Wiens

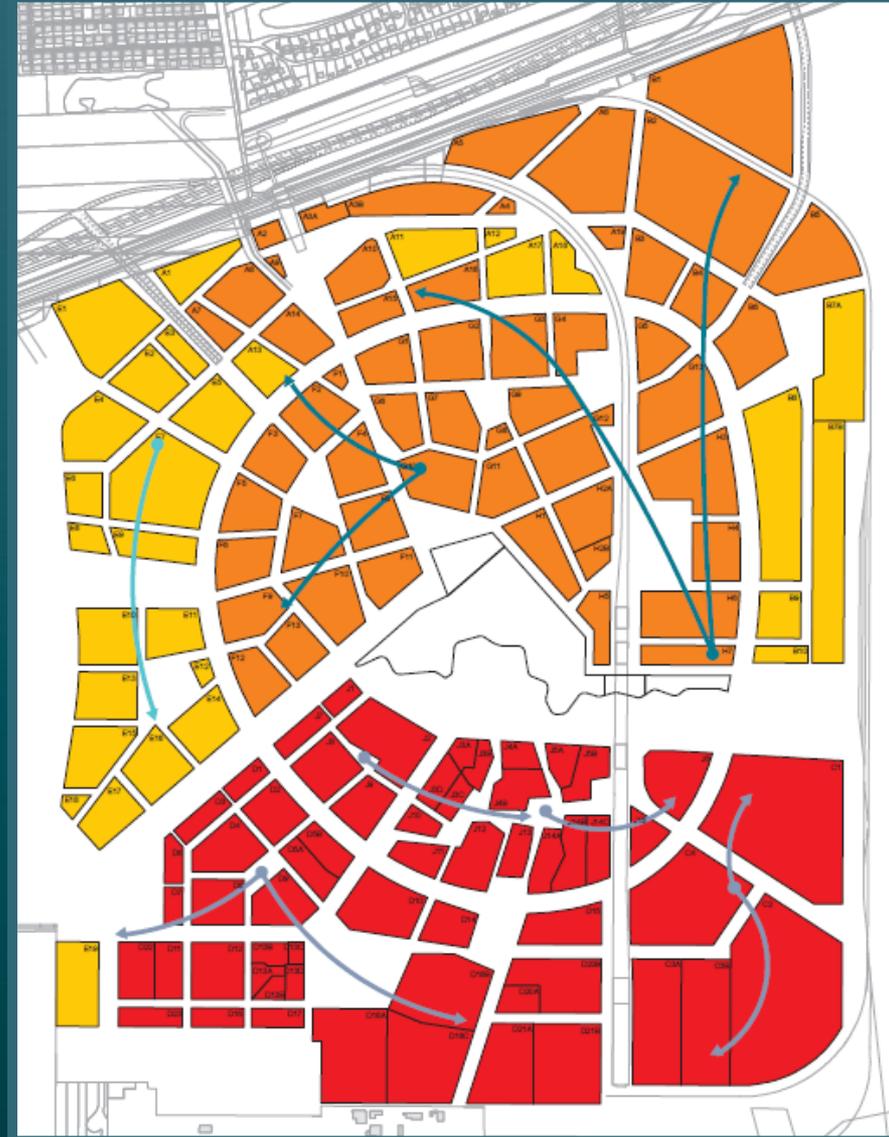
aspern Seestadt



By 2028, **10,500 high-quality** housing units for over **20,000** people and up to **20,000** jobs will be in place at aspern Seestadt

Yesterday + Tomorrow

- 1809 Battlefield
- 1912-1960 Airfield
- 1970 Motor racing & test circuit
- 1980 Work begins on Opel/GM plant
- 2007 **aspe rn** Seestadt master plan
- **2010 - 2020 800.000 m² GFA**
- 2013 Opening of underground rail link
Work starts on housing & business premises
- 2016 ~ 6,000 residents
~ 2,000 workplaces
+ school, nursery, local shops & amenities
- **2016 - 2022 1.200.000 m² BGF**
- **2023 - 2028 600.000 m² BGF**





Die Seestadt Wiens

Aerial View / status 2015/2016





Die Seestadt Wiens

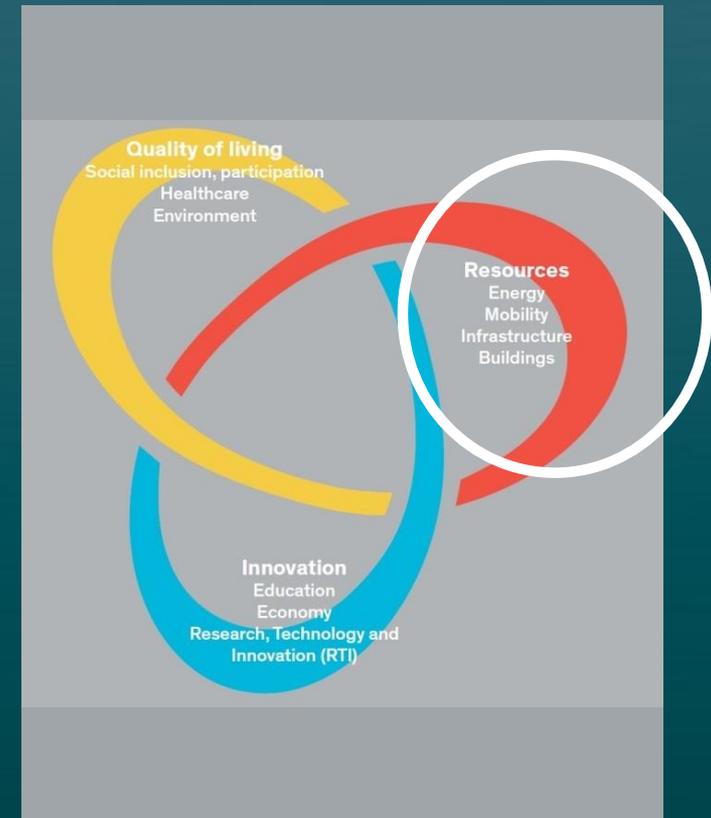
Smart City Wien

Framework Strategy - Overview

A, Smart City Wien – Resources

**Reduction of per capita greenhouse gas emissions
(35% by 2030 and 80% by 2050)**

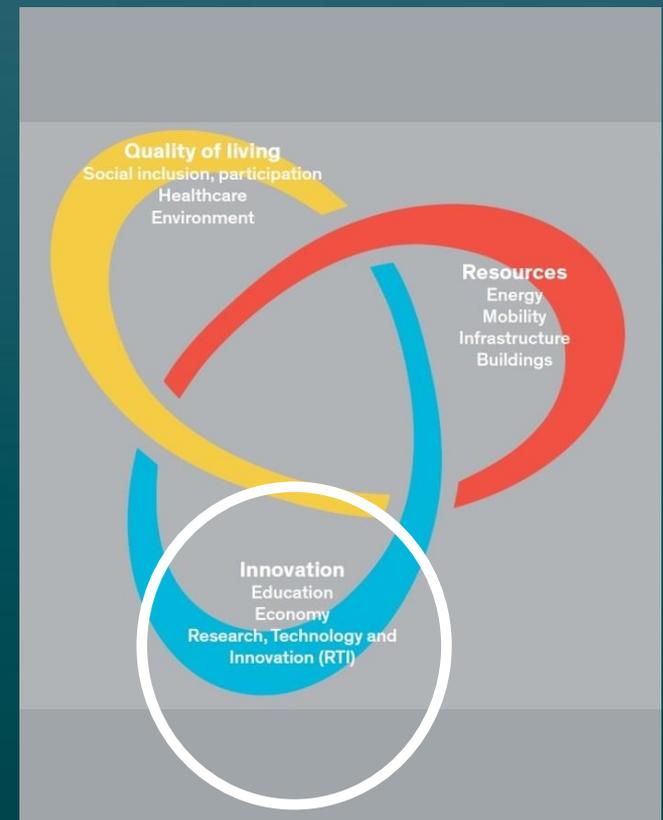
- **Energy:** Improvement of energy efficiency, reduction of energy consumption, gross final energy consumption from renewable sources (2030 > 20%, 2050 > 50%)
- **Mobility:** Promotion of CO2-free transport
- **Buildings:** Minimum energy building as standard from 2018 onwards
- **Infrastructure:** Maintenance and optimization (open government, pilot projects with ICT companies)



B, Smart City Wien – Innovation

In 2050 Vienna is "innovation leader" through focus on top-level research, a strong economy and education

- **Research, innovation, technology (RIT):**
 - Among Top 5 research cities by 2050
 - Promotion of Vienna-Bratislava-Brno Innovation Triangle
- **Economy:**
 - Share of technology-intensive products in exports raised to 80% by 2050
 - Strengthening of position as preferred location for corporate headquarters for Central and South-East Europe
- **Education:**
 - City-wide introduction of full-day comprehensive schools



C, Smart City Wien – Quality of Life

In 2020, Vienna is the city with the highest quality of life and life satisfaction in Europe

- **Social inclusion:**
City of diversity, affordable housing, attractive living environment
- **Health:**
Ensuring healthcare provision of the highest standard, with outpatient treatment given preference over hospital admission: care to be provided in structures close to patient's home for as long as possible
- **Environment:**
Percentage share of green space to be maintained at 50% up until 2030 = safeguarding of recreation areas





Die Seestadt Wiens

Smart City Strategy

Examples - aspern Seestadt

A, Resources: Energy - implementation

- **Energy supply:**
 - Heat supply:
 - **southern area** via district heating system
 - **northern area:** district heating thermal use of ground water
 - conventional electricity and water supply
 - **Renewables:**
 - South: Precautionary measures for future use of photovoltaics (south)
 - North: Thermal use of groundwater for office area; PV for heat pumps
 - **Establishment of energy consumption monitoring**
 - **Sustainable + energy efficient buildings:**
 - Sustainable building certificate of Austrian Sustainable Building Council (ÖGNB): minimum of 750/800 (of 1000) points TQB are compulsory (via contract)
 - Legal energy standards for certain building typology (Subsidized housing, Public buildings)

A, Resources: Mobility concept

Priority given to environment-friendly modes of transport

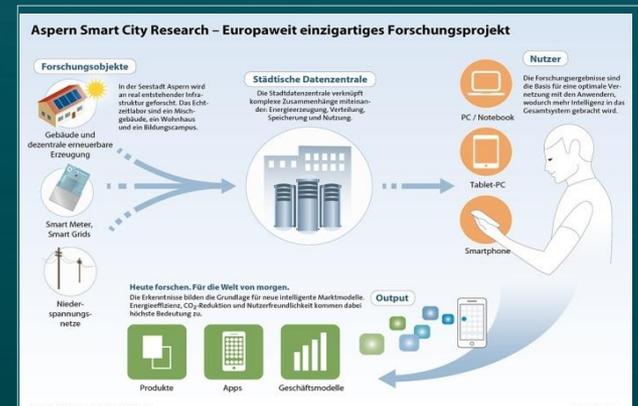
- **Modal split: 20% motorized traffic, 40% pedestrians/cyclists, 40% public transport**
- Early completion of U2 underground/metro link
- Link to Vienna-Bratislava railway line
- walkability and cyclability as key criteria for the layout of public spaces
- Obligation to build safe and spacious bike parking in each building
- Reduced parking provision on streets and garages
- Communal garages for equidistance of car & public transport
- Local shopping street to meet daily needs „around the corner“
- Establishment of „mobility fund“



B, Innovation: Aspern Smart City Research GmbH

Smart Building – Intelligent energy management of buildings/neighbourhoods

- Research programme at Urban Lakeside, unique in Europe
 - Siemens AG Austria 44.10 %
 - Wien Energie GmbH 29.95 %
 - Wiener Netze GmbH 20.00 %
 - Vienna Business Agency 4.66 %
 - Wien 3420 Aspern Development AG 1.29 %
- Studies energy efficiency in real buildings using real-life data from the built energy infrastructure at building, network and user level
 - ASCR analyses data and runs simulations based on them
 - Aim: Optimise energy consumption of the building/quarter and reduce energy costs.



C, Quality of life: City of diversity

Social inclusion:

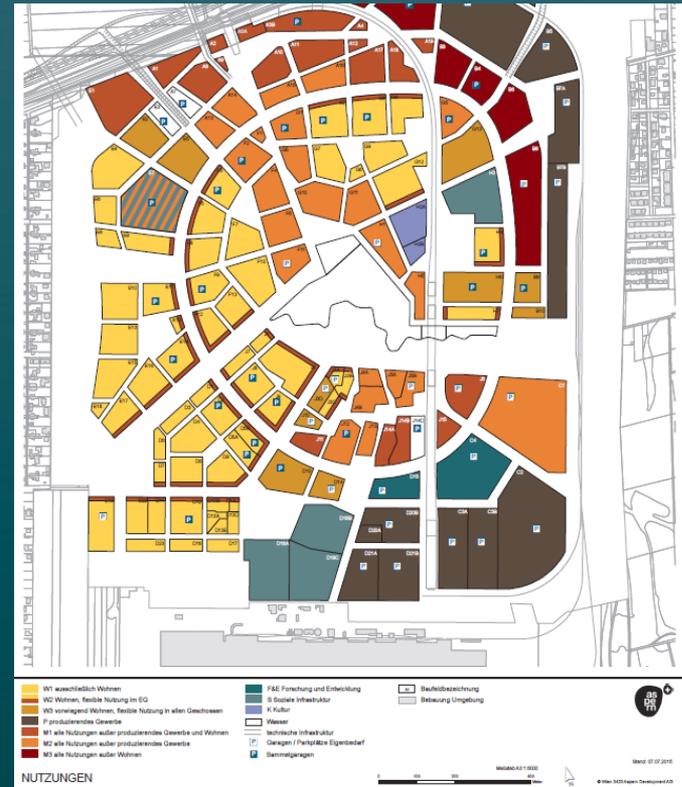
- city of diversity, affordable housing, attractive living environment, green space

"The Full Life":

- jobs, housing, recreation, superlative infrastructure (local amenities, social provision, healthcare, cultural activities) work-life balance

Neighbourhood management:

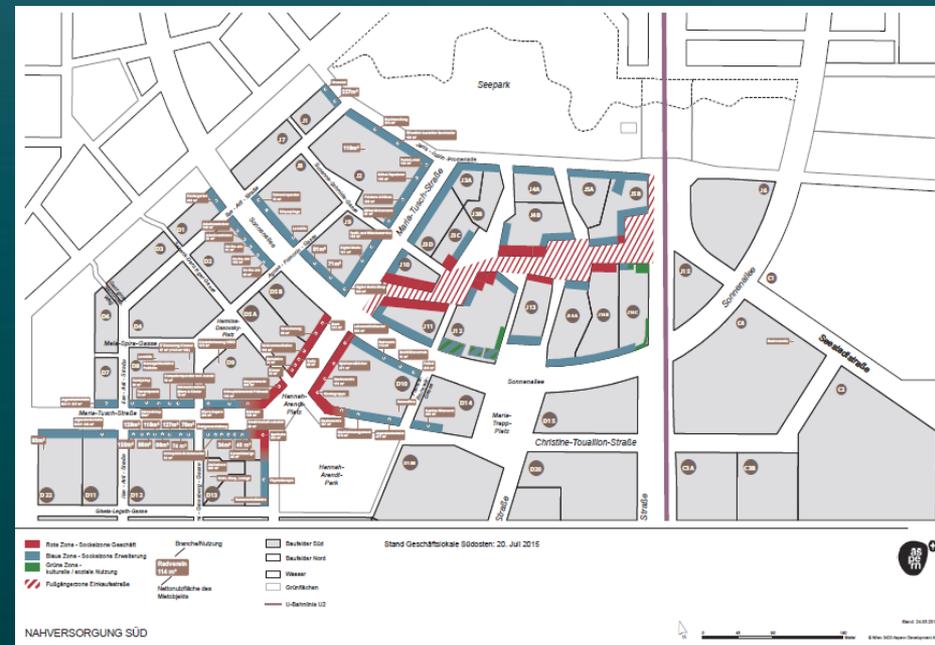
- Participative, collective development of the living environment; providing assistance and a framework within which people can organise themselves



C, Quality of life: City of short distances

Local amenities: aspern Seestadt Einkaufsstraßen GmbH

- Local amenities in place from the outset
- 9,000 sqm of ground-floor zones defined as shopping
- Managed "red zone" of shopping street with approx. 4,000 sqm of retail space
- Mix of segments
- Partner for the development: "SES - Spar European Shopping Centers"
- Continuation at Lakepark quarter
- Commercially used corridor linked to metro line



C, Quality of life: Greenspace at Urban Lakeside

- Lakeside Park + Yella-Hertzka-Park





- **5-ha lake in the middle of the Lakeside Park**
- **Variety of green spaces and small parks in residential and commercial areas**
- **Spacious thoroughfares and extensive network of cycle paths**
- **Attractive squares and streets**



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Spaces + Possibilities



- **Subsidised + private housing projects**
- **Housing developer competitions**
- **Building cooperatives**
- **Student accommodation**



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Impressions, Southern Section





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Seeparkquartier





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Quality management



- Land use and zoning plan
- Development according Environmental Impact Assessment (EIA)
- Plot development guidelines
- Project selection and development monitoring
- wien 3420 AG
- **aspern** advisory board



- Independent advisory body of Wien 3420 AG
- Tasks: advancing the urbanization process
- Safeguarding the quality standards
- Supporting and assisting individual projects



Die Seestadt Wiens

Am Seebogen





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