

WERKSTATT NEU LEOPOLDAU

Exploring the neighbourhood together!



NEIGHBOURHOOD CONTEXT



Existing buildings Neu Leopoldau © Stadt Wien/Christian Hartner | Stand: 2019

- ### KEY FACTS NEU LEOPOLDAU
- Location: area of former gas plant in Vienna-Floridsdorf
 - Start of planning: 2012
 - Start of construction: 2017
 - Completion: 2024
 - Planning area: ca. 17 hectare*
 - 9 cross-building common spaces
 - 70.000 m² commercial space**
 - 17 historic buildings
 - Project corporation: Neu Leopoldau Entwicklungs GmbH*** (51% Wiener Netze GmbH, 49% WSD)



Location Neu Leopoldau in Vienna (own representation, map basis: OSM 2022, Stadt Wien 2012)



Gas plant Neu Leopoldau (Österreichische Gaswerke 1911, Chwalek Druck und Verlag, 1911)



Neighbourhood Neu Leopoldau, urban space pilot (own representation, map basis: OSM 2022)

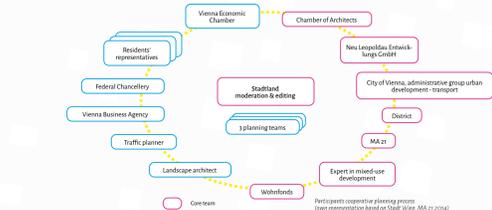
The neighbourhood Neu Leopoldau is located in Vienna Floridsdorf, about 8,5 km from the city centre. Between allotment gardens and commercial areas, a new neighbourhood with around 1.200 apartments is being built on the approximately 17 ha* site of the former Leopoldau gas plant.

Old historical structures are transformed into a mixed-use neighbourhood for living and working, while some existing buildings and old trees are preserved. In total, 17 historic buildings are incorporated into the urban development and reused. Existing tree avenues partly determine the street layout, which is a significant quality of the neighbourhood and creates a sense of identity.

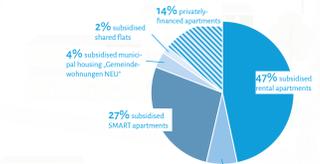
Neu Leopoldau focuses on "young living" to address the diverse needs of young people with or without children. Furthermore, the mobility concept and cross-building community facilities were two main aspects of the developers' competition. (Wohnfonds 2017 in Wien)

COOPERATIVE PLANNING PROCESS

The development of the neighbourhood started in 2012 with a cooperative planning procedure, which was designed as an open-ended process and enabled the involvement of a broad spectrum of stakeholders. Based on this, an urban development concept was created (stadtländ 2013), and the zoning and development plan was adopted by the City Council in 2014 (Stadt Wien, MA 21 2014). Further planning and the two-stage developer competition were based on the framework plan (Neu Leopoldau Entwicklungs GmbH o.).



- ### KEY FACTS CROSS-BUILDING SPACES
- 9 cross-building common spaces with 9.25m² floor area
 - Approx. 30 building-related common spaces with approx. 1.300m² Nutzfläche
 - Approx. 1.200m² commercial space already realised* (Stand Juli 2022)



- 1 CHILDREN'S PLAYROOM
- 2 NEIGHBOURHOOD CENTRE
- 3 SALON WITH 2 KITCHENS
- 4 KITCHEN AND PLAYROOM
- 5 HOBBY AND CRAFT ROOM
- 6 FITNESS ROOM
- 7 YOUTH ROOM
- 8 POP-UP ROOMS
- 9 RECYCLE WORKSHOP
- 10 BUILDING-RELATED COMMONS SPACE
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Typ House - cross building common space in Neu Leopoldau © Ruth Höpfer, 2022



Ground floor plan Neu Leopoldau (own representation, data basis: CB*StadtManagement 2021, CB*StadtManagement 2021, Baubürger*innen, map basis: OSM 2022)

RESULTS

HANDS-ON-SETTLEMENT MAP

Social cohesion in a neighbourhood needs time to grow and mature. While shared use of housing and living space can also be accomplished in the short term, building community requires a longer-term process. Ideally, the process can be anticipated in phases and sub-steps, although actual developments can only be controlled or predicted to a certain extent. Therefore, an accompanying measure, such as the district management, is constantly challenged because specific questions cannot be answered at a particular time. It is a process in which friction and unresolved issues and concerns are to be expected, but it also holds great potential for creating social sustainability in the neighbourhood.

A short empirical research project like Werkstatt Neu Leopoldau cannot map such a process in its entirety and complexity. However, an episode of this process analysed, which should illustrate existing resources or helping hands and stimulate reflection on professional attitudes and ways of thinking about the settlement process. The following questions play an essential role in accompanying the settlement process: When is it possible to know what is not yet known? How can we best deal with it at this point? What scope of action is possible? How can we deal with uncertainties over time? When is additional support needed?

The hands-on-settlement map shows a sample of issues and concerns that emerged during the empirical research and links them to selected additional support at this time.

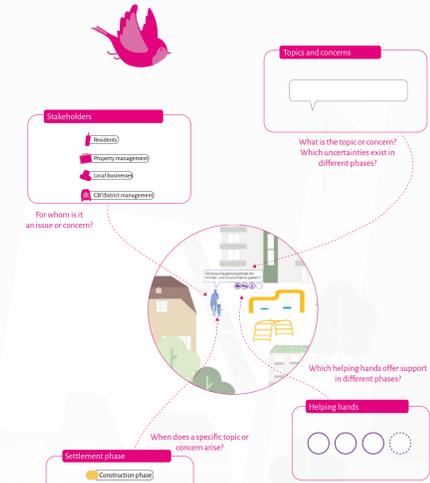
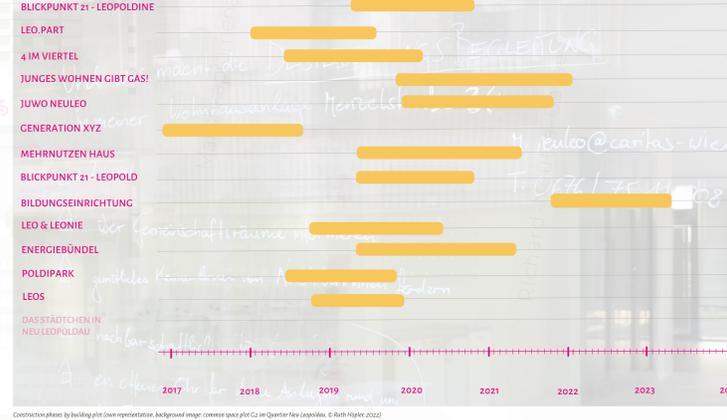


Photo: space in Neu Leopoldau © Ruth Höpfer, 2022



Construction phases by building pilot (own representation, background image: common space pilot C2 in Quarter Neu Leopoldau, © Ruth Höpfer, 2022)

CITIZEN SCIENCE

Research in the context of the International Building Exhibition Vienna 2022 (IBA_Wien 2022) asks how cities can remain inclusive, livable, and affordable in the face of current changes and to what extent architecture, landscape planning, urban planning, engineering, social sciences, and other disciplines can contribute to providing affordable housing for all. (IBA Wien 2022).

As an applied research project, 'Werkstatt Neu Leopoldau' (Co-creation Neu Leopoldau) accompanies the settlement process of the IBA quarter in Vienna's 21st district. The phase of residents and users' arrival in the neighbourhood is explored, which is conceived as a potential for social sustainability in Viennese housing. Using proven and new practices as a starting point, settlement processes are viewed as learning and education processes. Furthermore, it entails socially integrative potentials that should be shaped and further developed in a collaborative and co-creative setting to think about future ways of living in the neighbourhood.

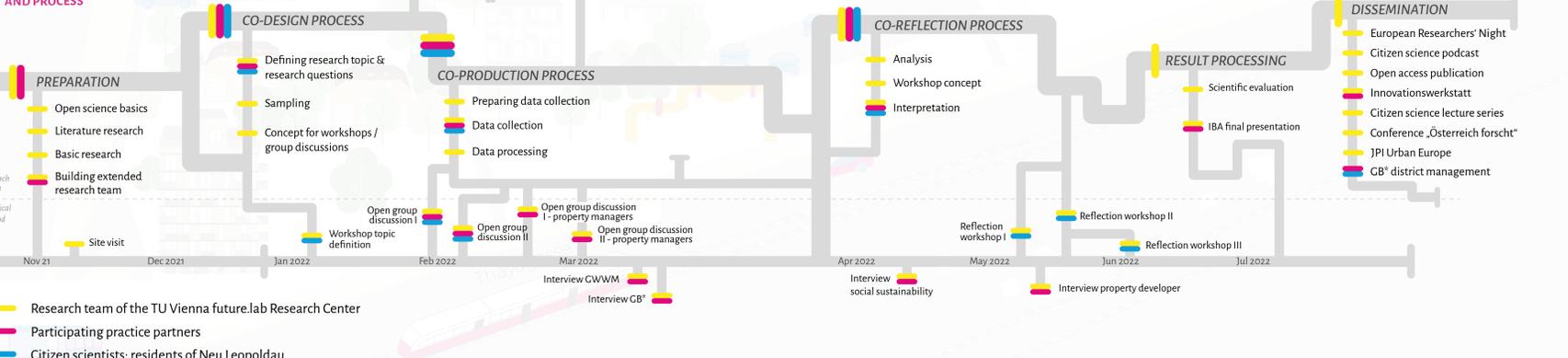


Reflection workshop Neu Leopoldau © Tamara Bauer, 2022

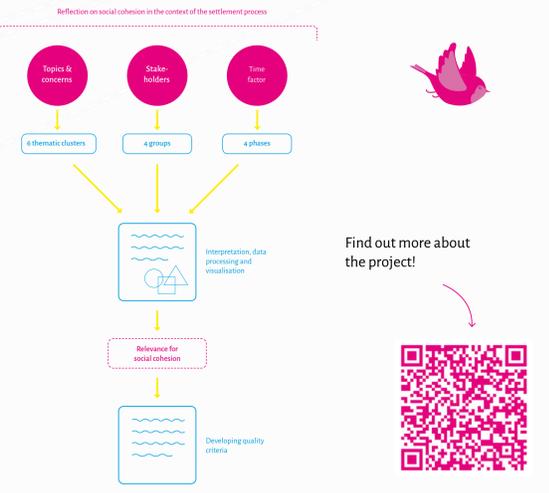


Reflection workshop Neu Leopoldau © Tamara Bauer, 2022

RESEARCH DESIGN AND PROCESS



Research team of the TU Vienna future.lab Research Center
Participating practice partners
Citizen scientists: residents of Neu Leopoldau



Find out more about the project!

