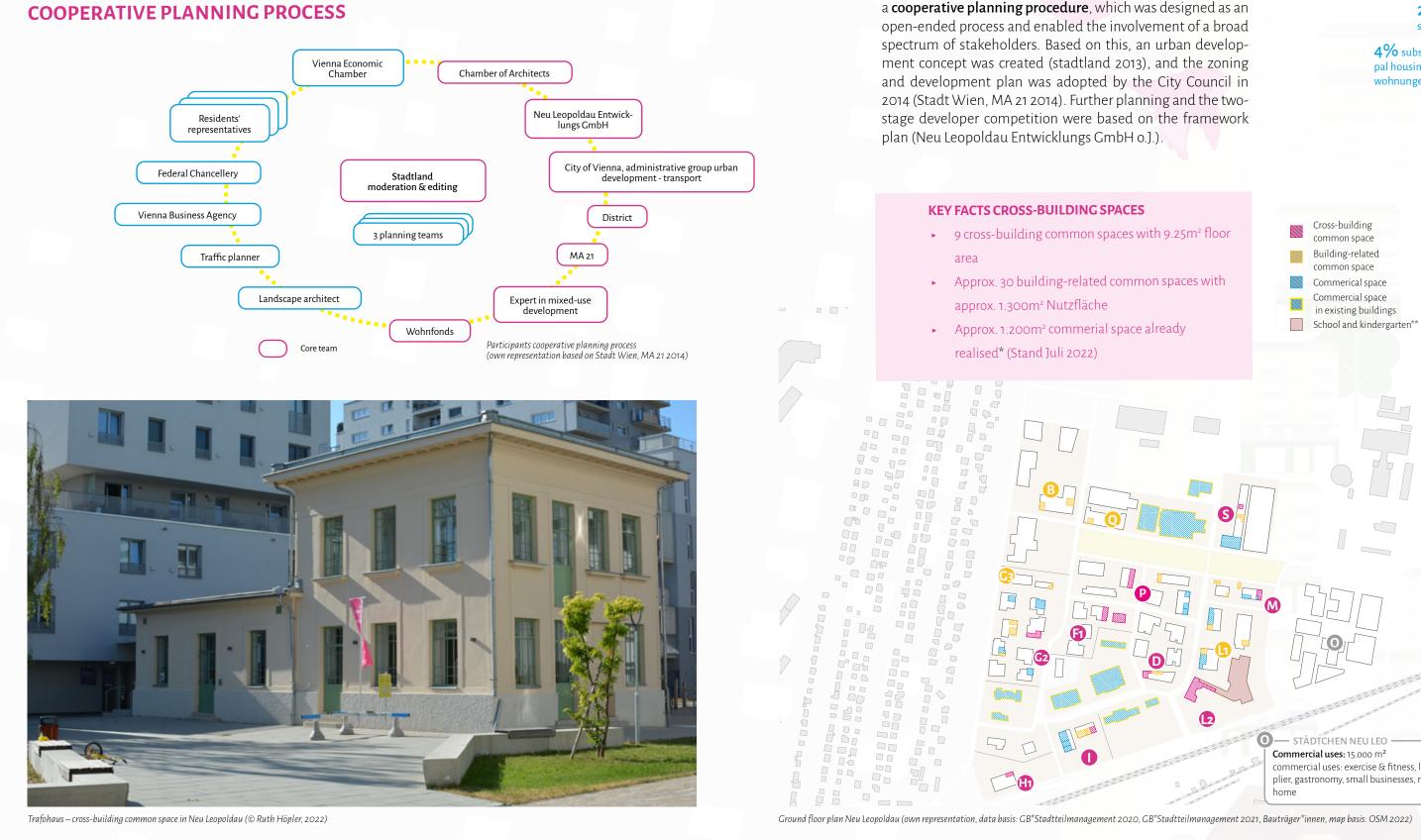
# WERKSTATT NEU LEOPOLDAU

Exploring the neighbourhood together!

## NEIGHBOURHOOD CONTEXT

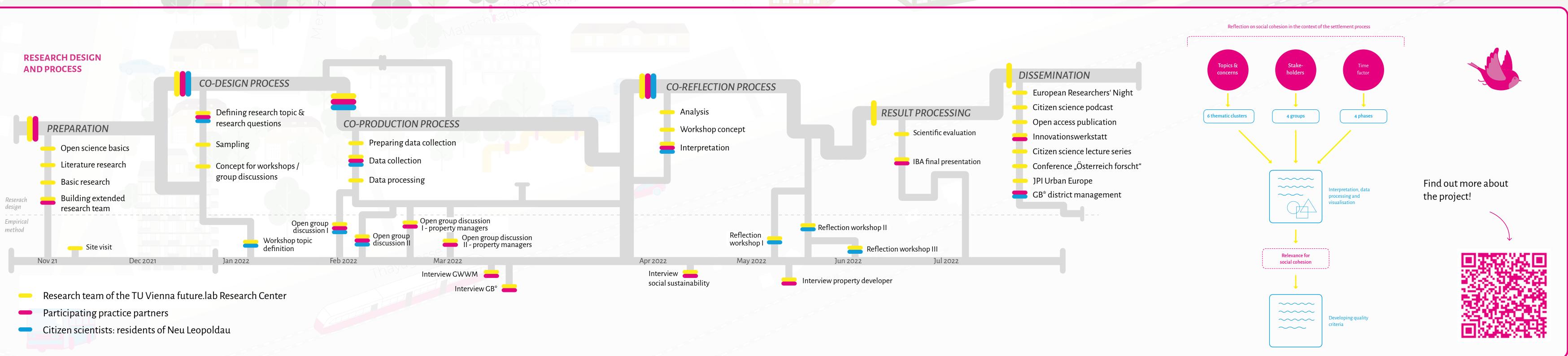




### **CITIZEN SCIENCE**



AND PROCESS



Construction phases by building plot (own representation, background image: common space plot G2 im Quartier Neu Leopoldau, © Ruth Höpler, 2022)

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#### **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\* • Approx. 1.290 new apartments
- 9 cross-building common spaces
- $\blacktriangleright$  70.000 m<sup>2</sup> commercial space<sup>\*\*</sup>
- ▶ 17 historic buildings
- Project corporation: Neu Leopoldau Entwicklungs GmbH\*\*\* ( 51% Wiener Netze GmbH, 49% WSE)

(IBA Wien 2022, WSTW-WSE 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 1.290 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. Furtnore, the mobility concept and cross-building community facilities were two main aspects of the developers' competition. (Wohnfonds 2017 in Wien)

**2%** subsidised

27% subsidise SMART apartm

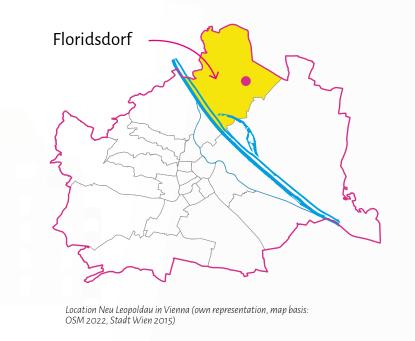
shared flats

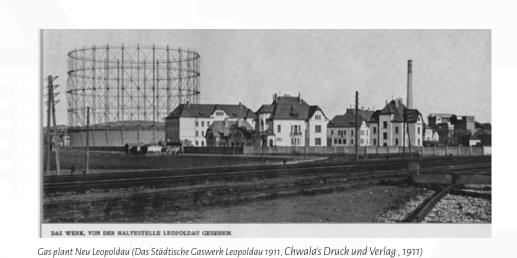
4% subsidised muni

wohnungen NEU"

pal housing "Gemeinde-

14% privately







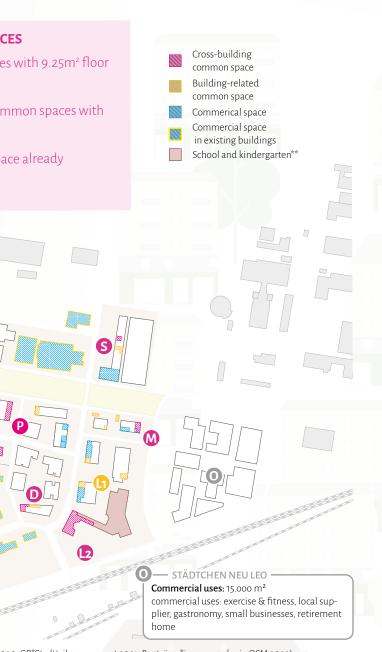
All newly developed building plots incl. existing building plots and building plot O.

and existing buildings (incl. plot O) as well as a potential area in the north of the area.

\*\*\* Today: WSTW-WSF Entwicklunas GmbH

\*\* This figure refers to the gross floor area of the commercial areas already realised in new

The development of the neighbourhood started in 2012 with





7% subsidised rental apart

ments with purchase option

<b>Cross-building common space</b> : 52m <sup>2</sup> + terrace focus on children and single parents	Cross-building common space: 58m <sup>2</sup>
Building-related common space: 68m <sup>2</sup> + 27m <sup>2</sup> (children's playroom)	multifunctional common space, tea kitchen, WC, indoor and outdoor seating (concept developed by youth centre)
+ $82m^2$ (3rd floor)	Building-related common space: 14m <sup>2</sup> (container box with bicycle
· ozin Granoor)	workshop) + 14 m <sup>2</sup> (container box with caretaker) + $42m^2$ (top floor) +
	$21 \text{ m}^2$ (yoga room top floor) + 10m <sup>2</sup> (summer kitchen top floor)
<b>Cross-building common space:</b> 87m <sup>2</sup> + 180m <sup>2</sup> (Trafohaus)	
Neighbourhood centre and square, office of district management	P POP-UP-ROOMS
Building-related common space: 14m <sup>2</sup> + 27m <sup>2</sup> (children's playroom) + 31m <sup>2</sup> (ground floor)	Cross-building common space: 180m <sup>2</sup>
3111- (ground noor)	5 boxes connected by a corridor
	use flexibility, marketplace character, event space
SALON WITH 2 KITCHENS	<b>Building-related common space:</b> $29m^2$ (basement) + $62m^2$ (ground
<b>Cross-building common space:</b> 140m <sup>2</sup> (separable)	floor) + 22m² (5th floor)
Salon (open living room), 2 kitchens, sanitary facilities, suitable for	
exercise offers	S — BICYCLE WORKSHOP —
<b>Building-related common space:</b> 22m <sup>2</sup> + 92m <sup>2</sup> + 23m <sup>2</sup> (ground floor)	Cross-building common space: 29m <sup>2</sup>
	Building-related common space: 44m² (ground floor)
KITCHEN AND PLAYROOM	
Cross-building common space:: 43m <sup>2</sup>	B
covered forecourt with 2 tables (12 persons, 6 persons), laundry room	Area: 72m <sup>2</sup> + 53m <sup>2</sup> (ground floor)
& sanitary facilities, indoor and outdoor seating	
	BUILDING-RELATED COMMONS SPACE
HOBBY AND CRAFT ROOM	Area: 82m <sup>2</sup> (ground floor)
Cross-building common space: 63m <sup>2</sup>	Aica. 02111 (ground noor)
Building-related common space: 110m <sup>2</sup> + 51m <sup>2</sup> (GFL) + 54m <sup>2</sup> (library	
top floor) + 55m <sup>2</sup> (fitness room top floor)	BUILDING-RELATED COMMONS SPACE
	Area: 50m² (lobby ground floor) + 68m² (lobby ground floor)+ 46m²
	(ground floor)
FITNESS ROOM	
Cross-building common space: 150m <sup>2</sup>	0 BUILDING-RELATED COMMONS SPACE
fitness room + hard court,	Area: 39m <sup>2</sup> (ground floor)
multifunctional use concept – reservation of use times	
he usable floor space stated here relates exclusively to commercial space already real	







## RESULTS

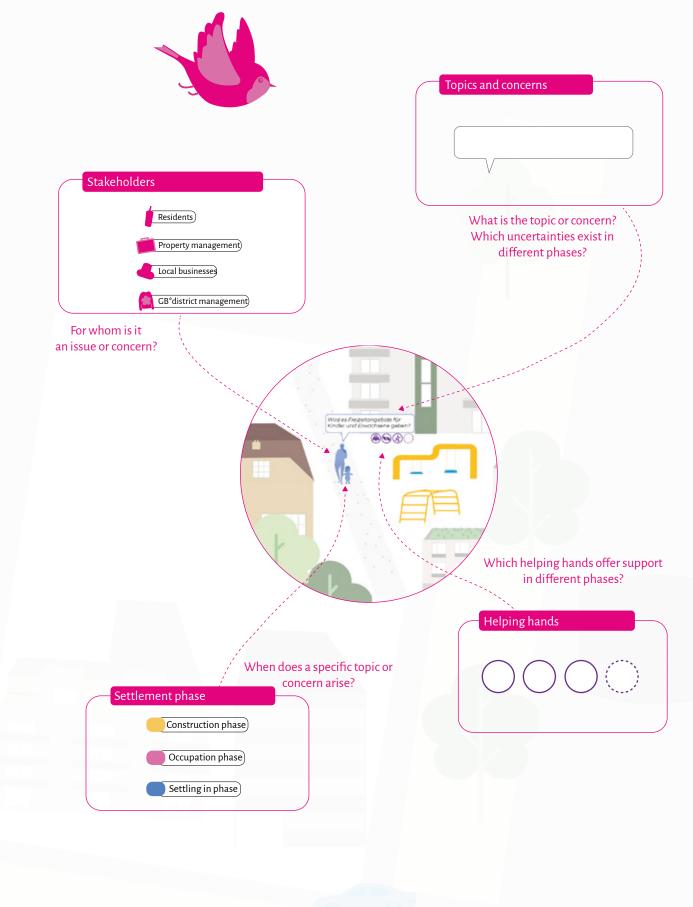
#### HANDS-ON-SETTLEMENT MAP

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.





Housing quality and affordable housing	Neighbour community
Mobility	Open and p spaces

urhood and Social infrastructure 🔊 and local supply d public Working in the ′ neighbourhood

BLICKPUNKT 21 - LEOPOLDINE -FO PART 4 IM VIERTEL JUNGES WOHNEN GIBT GAS! JUWO NEULEO GENERATION XYZ MEHRNUTZEN HAUS **BLICKPUNKT 21 - LEOPOLD** BILDUNGSEINRICHTUNG LEO & LEONIE **ENERGIEBÜNDEL** POLDIPARK LEOS 2017 2019 2020 2021 2023 2024 2018 2022







	<u></u>		CONSTRUCTION PHASE		OCCUPATION PHASE		SETTLING IN PHASE			
		CONSTRUCTION WORK	CONSTRUCTION	ALLOCATION OF THE A PARTMENTS	HANDOVER OF THE APARTMENTS	GETTING TO KNOW THE NEICHBOURHOOD	RESIDENT-INSPIRED ACTIVITIES	POSSIBLE FOLLOW-UP OCCUPATION	COMMUNITY ACTIVITIES	MATURITY PHASE
	ISTITUTIONAL RESOURCES	Ō				HL I		<u>d</u>		-
	RESIDENTS									
$ \mathbb{E} $	GB* DISTRICT MANAGEMENT								future comm open	nissioning
$\mathbf{P}$	SOCIAL SUSTAINABILITY CONTRACTORS									
	SOCIAL WORK ORGANISATIONS JUMP - YOUTH CENTRE									
Ð -	PROPERTY MANAGEMENT									
• •	CO-HOUSING PROJECT IN									
	THE NEIGHBOURHOOD KINDERGARTEN AND NURSERY SCHOOL(S)									
	FAMILIES AND ROOMMATES									
- )	TENANTS' ASSOCIATIONS									
	LOCAL COLLECTIVES AND ASSOCIATIONS									
•	SUPPORTING NEIGHBOURHOODS									
	LOCAL BUSINESSES									
	CONSTRUCTION WORKERS									
AI	DMINISTRATION DISTRICT REPRESENTATIVES									
	AND ADMINISTRATION MUNICIPALITY OF THE CITY OF VIENNA INCL. PUBLIC RELATIONS UNICIPAL ENTERPRISES AND									
	TERNAL SERVICE PROVIDERS									
	WIENER LINIEN									
8) ()	SHARING SERVICES								i	
<b>ビ</b> ・)	FONDS SOZIALES WIEN									
	IGHBOURHOOD D BUILDING DESIGN	l.							i	
	WSTW_WSE GmbH									
	PROPERTY DEVELOPERS									
	ARCHITECTURE AND PLANNING OFFICES									
	COMPETITION JURY COMPETITION PROCESS								1	
) - пг	SUPPORT									
					1					
	USER MANUAL OF THE PROPERTY MANAGEMENT COMPANIES									
	GB* INTERACTIVE "LIVING DISTRICT MAP" (ONLINE) GB* NEIGHBOURHOOD MAP								future comr open	nissioning
	DISTRICT MAP" (ONLINE)									nissioning
	DISTRICT MAP" (ONLINE) GB* NEIGHBOURHOOD MAP NEU LEOPOLDAU (PRINT)									nissioning
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Supporting ressources or helping hands in the settlement process (own representation)

References: GB\*Stadtteilmanagement Neu Leopoldau (2020): Gemeinsam wissen wir mehr, Protokoll, 28.5.2020; GB\*Stadtteilmanagement Neu Leopoldau (2021): Gemeinsam wissen wir mehr, Protokoll, 07.09.2021; IBA Wien (2020): IBA-Folder: Neu Leopoldau, online: https://www.iba-wien.at/projekte/projekt-detail/project/neu-leopoldau (26.5.2022).; IBA (2022): Positionen zur IBA\_Wien 2022, online: https://www.iba-wien.at/iba-wien/iba Neu\_Leopoldau/NLP\_Infobroschuere\_MA21\_2014.pdf (4.7.2022).); Neu Leopoldau Entwicklungs GmbH (0.].): Bauträger\*innenauswahlverfahren. Ausschreibungstext, Wien.; wohnfonds\_wien (2017): Bauträger\*innenwettbewerbe 2016. Qualitätswettbewerbe im wiener wohnbau, Wolkersdorf, S.74 – 198.; Stadt Wien (2015): Bezirksgrenzen Wien, online: https://www.data.gv.at/katalog/dataset/stadt-wien\_bezirksgrenzenwien (09.08.22); WSTW-WSE Entwicklungs GmbH (2022): Neuleo. Junges Wohnen am ehemaligen Gaswerkareal, online: http://www.neuleopoldau.at/#Download-Links/2404 (26.5.2022).