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**City of
Vienna**

Andreas Trisko, Executive Group for Construction and Technology

**The Northwestern Train Station,
Climate Conscious, Livable and Affordable**



Who is talking to you?

- Control and coordination of all tasks within the city's influence
- Coordination of investors, developers and city departments
- Coordination of the realization of the master plan
- Contact point for municipal departments, companies and citizens
- Consideration of the interests of participating organizations and future represented social groups
- Representation of the city in strategic steering committees
- Participation in the decision making of the financing of infrastructure
- Participation in the city's public relations
- Standardization of process structures



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Urban development of train stations in Vienna

New Central Station - Sonnwendviertel

- 2004: Agreement Federal State of Austria, OEBB, City of Vienna
- 2014: Opening of new trainstation and start of realization of urban quarter
- 2016: Central Helmut-Zilk-Park opened
- 2023: The new quarter is finished
5,000 apartments
13,000 inhabitants
20,000 workplaces



© Gerd Götzenbrucker

Northern Station

- First developments in the 1990ies at Lasallestraße
- 2007-2019: 2nd phase with 7,500 apartments
- Till 2028: 3rd phase with 5,000 apartments
- 2025: New 10 ha park finished



© ÖBB Konrad Kaiser

The Northwestern Train Station at one glance

- Total area: 44 ha
- Central Park: 10 ha
- Gross floor area: 880,000 m²
- 73% for housing, of which at least 60% has to be subsidized housing including city owned apartments
- 6,500 apartments
- 16,000 inhabitants
- 4,700 workplaces
- 213 parkings / 1,000 inhabitants
- Open and permeable to the adjoining quarters and green areas
- Connection to metro-line and regional railway lines
- New tramline 12 crosses the area in its center
- 4 high-rise buildings in top-connected areas (max 80m)
- Limited car-traffic: Only in adjacent cul-de-sacs, non in the central area



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The planning process

2006-2008: Interdisciplinary planning process for first urban masterplan

- Citizen's participation
- Competition for urban development scheme (sponsors: City/ÖBB, winner: ernst niklaus fausch architekten)
- Development of the urban masterplan
- Passed by the City's urban development commission 2008

2015-2016: Evaluation of the urban masterplan

- Definition of the mix of uses
- Locating of educational infrastructure
- ...

2017-2019: Focusing of the urban masterplan

- Minimum share of protected housing (60%),
- Integration of existing warehouses
- ...

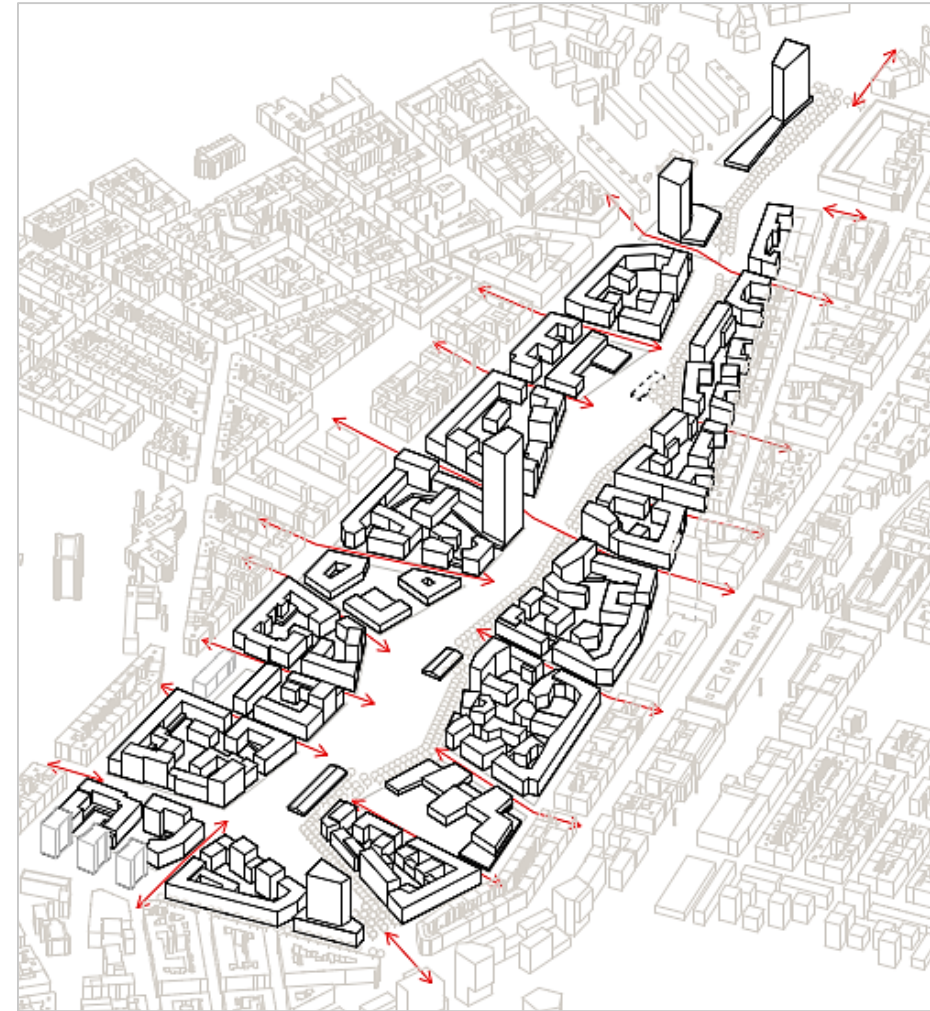
Ba 2024: Permits for realization obtained

- Zoning and land use plan as well as detailed concepts
- Environmental impact assessment



Programming a new quarter

- Integration of the new building sites and streets into the surrounding urban fabric
- The building heights respect the neighborhoods -> denser and higher towards the center
- Greater heights only in special places
- Three building sites for educational infrastructure
- Public accessible uses in the existing warehouses
- Car-free central area with attractive ground floor uses (especially at the esplanade along the park side)
- There will be social facilities (communal rooms, kindergartens), services, shopping and dining amenities, healthcare and cultural facilities
- District center with shops, restaurants and offices in the center
- Neighborhood squares
- Passages within the sites



Urban design by © Ernst Niklaus Fausch Partner AG

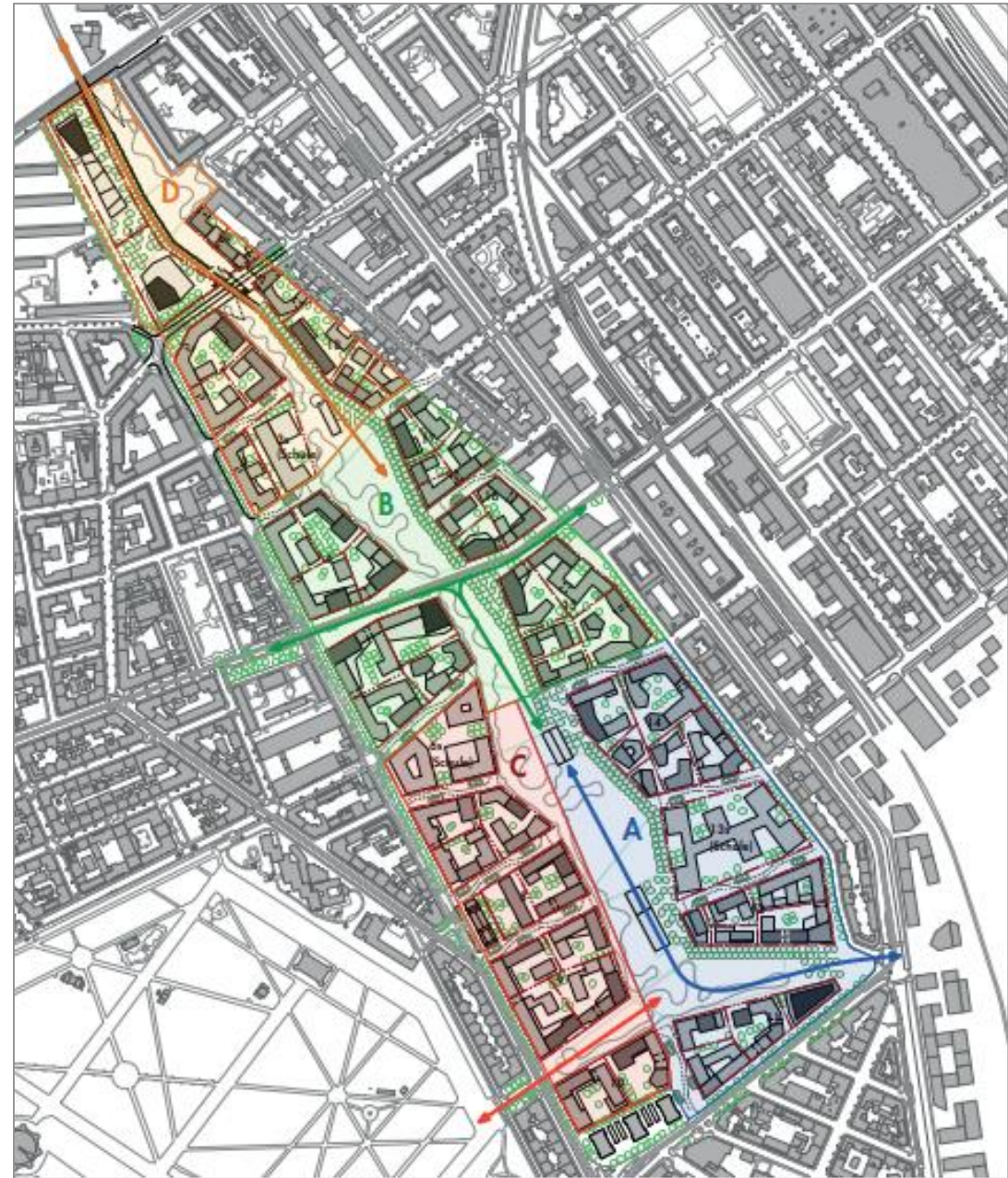
Timeline for realization

- 2024-2026: demolition works 1st step
- 2026-2028: demolition works 2nd step

- Recycling takes place on site
- Removal of material via the existing tracks

- 2026-2030: Construction phase A
- 2028-2032: Construction phase B
- 2030-2034: Construction phase C
- 2031-2035: Construction phase D

- 2026: Start of building the educational campus (opening 2028)
- 2028: first inhabitants move in
- 2035: Northwestern Train Station will be finished



Issues of the environmental impact assessment

- Supply and disposal concept
- Construction mass logistics concept
- Traffic investigation
- Climate and energy concept
- Sound examination - noise
- Air – emissions and immission protection
- Light, glare, shading and weather
- Vibrations
- Human medicine
- Waste management
- Use of space and biodiversity
- Geotechnology and hydrogeology –
Soil and Groundwater Quality
- City scape
- Material goods and cultural assets

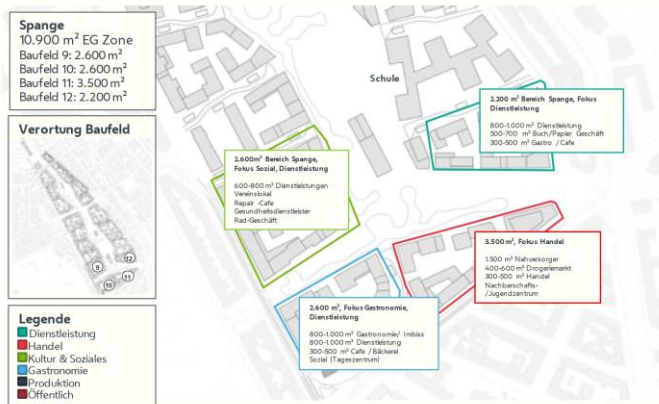


Issues of the detailed concepts

- Mobility concept (access and logistics)
- Usage concept for the base zone
- Energy concept
- Design concept for the green center and public spaces
- Manual for urban qualities

Stadt Wien, Detailkonzept Sockelzone Nordwestbahnhof, Mai 2024

Erdgeschoßzone – Spange



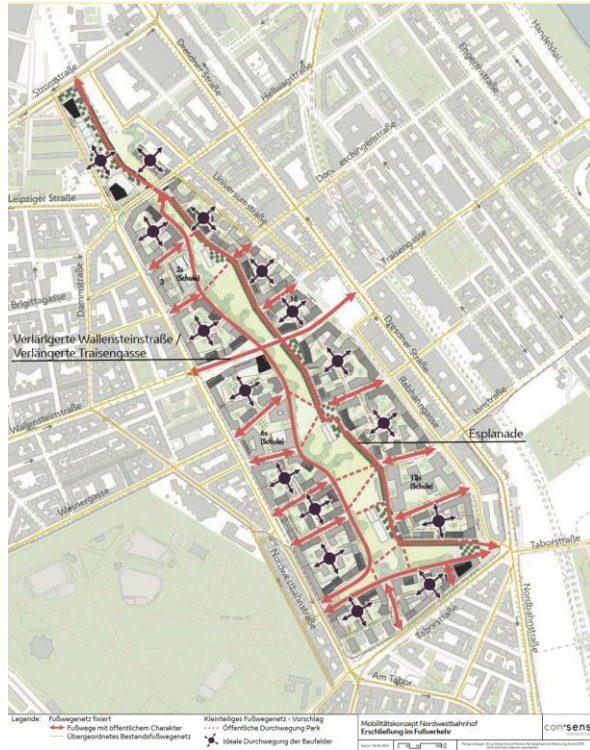
- Auszug aus dem Auftrag Nutzungskonzept NWBH für grobe Nutzungsvorschläge in allen Baufeldern als Basis
- Flächen je Baufeld aus UVE-Einreichung
- wichtig für Nutzungsverortung: Frequenz soll von Am Tabor in den Park/zur Halle geleitet werden

Quelle: ÖBB Immobilien, eigene Darstellung



Mobility

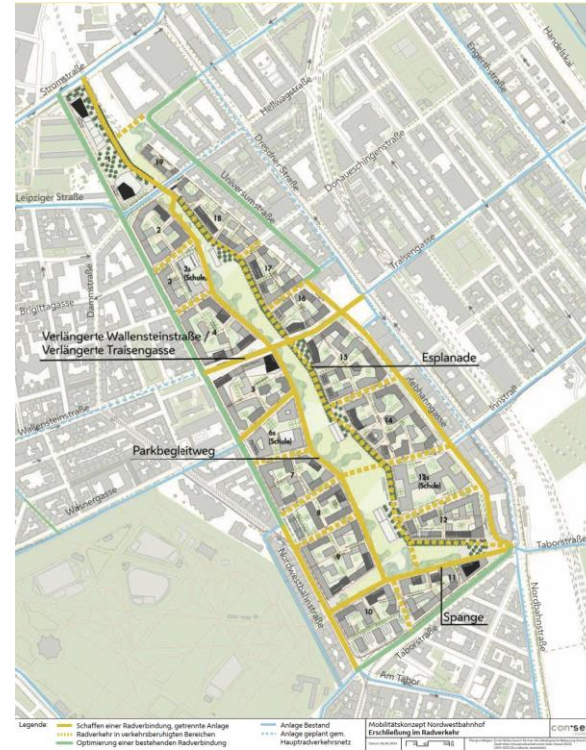
Walking



Public traffic



Cycling

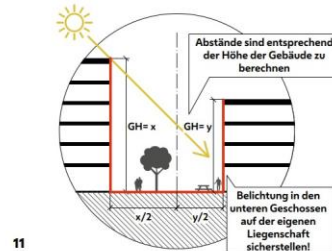
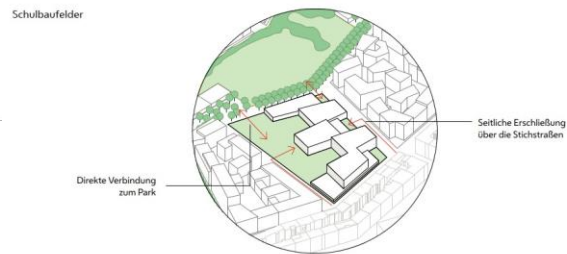
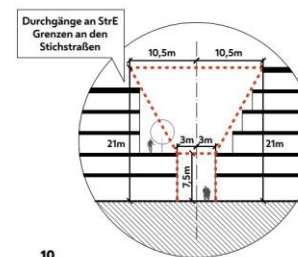
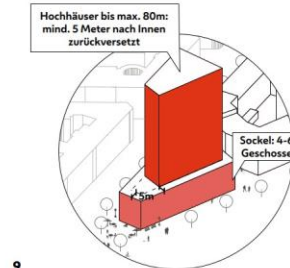
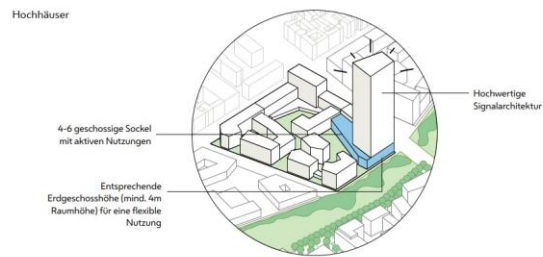
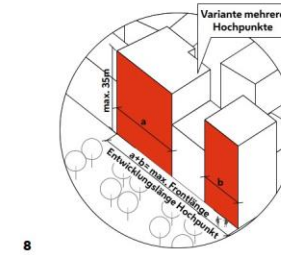
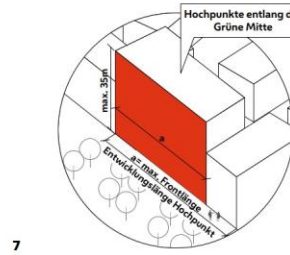
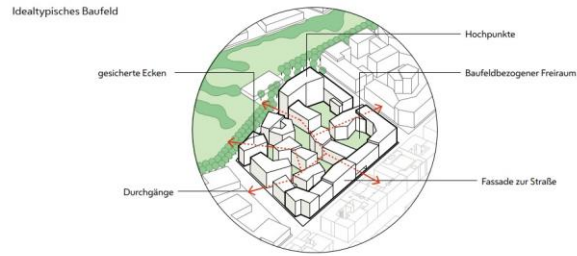
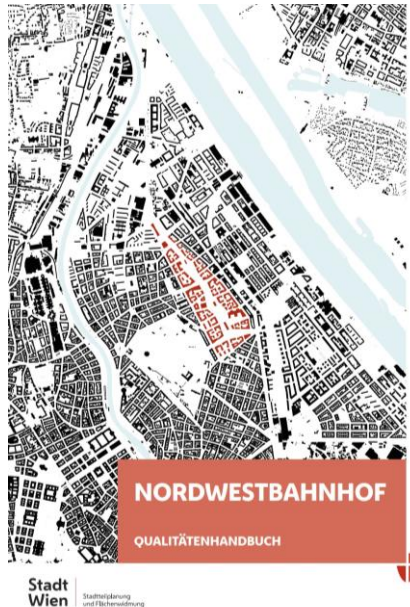


Car traffic



© Consens / City of Vienna

Manual for urban qualities



- Bebauungsregeln**
- Baulinie
 - Anbauverpflichtung
 - Grenzlinie der StrE
 - Durchgang, nicht überbaubar
 - Durchgang mit Rückstufung
 - Durchgang mind. 5,5m hoch, überbaubar
 - Bereich Hochpunkt (max. 35m)
 - Bereich Ein-/Ausfahrt Sammelgarage
 - StrEx Struktureinheit mit geförderter Wohnbau
- Nutzungsregeln Erdgeschoss**
- Bereich für Nicht-Wohnnutzungen* im Erdgeschoss
 - Haupteingang, Erschließung mit direktem Zugang in den Hof
 - Grätzl-Hub (Lage schematisch)
 - Arkaden an der Baulinie mind. 4,0 m breit, 3,8m hoch
 - Öffentlicher Durchgang
- Freiraumregeln**
- Baufeldbezogener Freiraum
 - Vorzone
 - minimale Öffnungslänge (Ö) / Öffnungsbereich
 - GH/2 Grundabstand zu den StrE Grenzen (Gebäudehöhe/2)
 - Abstandsbereich
 - Quartiersplatz
 - Nachbarschaftsplatz
- *dazu zählen u.a. Gewerbeflächen, Handel, gastronomische Nutzungen. Davon ausgenommen sind Wohnfolgeeinrichtungen wie Gemeinschaftsräume, Fahrradräume, usw.

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What else matters to us

- **Circular economy in construction**
- **Construction logistics and zero waste**
- **Reuse of existing buildings**
- **Energy networks at neighbourhood level**
- **Buildings as powerplants**
- Building groups
- Gemeindegarten NEU (program for new city owned apartment blocks)
- Good traffic planning for the 15 minutes city
- High-rise garages as attractors
- Rainwater management – the swamp city approach
- Urban gardening
- Multiple use of public open spaces
- ...



Good Practice in den Wiener Stadtentwicklungsarealen

im Kontext der Smart Klima City Strategie Wien

<https://www.wien.gv.at/pdf/ma21/good-practice-smart-klima-city-strategie.pdf>

How the sites are sold or building rights are granted

wohnfonds_wien supports OEGB

All building sites are allocated through competitions

Public housing:

- The existing system of developer competitions is used
- All competitions are advertised publicly
- In subsidized housing the share of the site cost is limited with a maximum of 218 € per m² of net useable living space
- Several property developers and planning teams apply for a building site with a specific project
- The best bidder is determined by the Quality Advisory Board based on the quality criteria and is awarded the contract

Market orientated housing:

- The system of developer competitions is used in a modified form
- The tender is carried out via ANKÖ, with the OEGB announcing the minimum bid amount
- Several property developers and planning teams apply for a building site with a specific project
- The Quality Advisory Board selects the bidding groups that meet the quality criteria
- In a second step, the highest bidder is determined from these bidding consortia in a negotiation procedure



ANKÖ Bekanntmachungen öffentlicher Ausschreibungen

185283-00 - Nordwestbahnhof, 1200 Wien, Qualitatives Bieterauswahlverfahren Phase A.1 BAG 1 (Bauplatz 6 und Halle Süd) sowie BAG 2 (Bauplatz 11 und Halle Nord)

Veröffentlichung Unterlagen Nr. 2

Tag der erstmaligen Verfügbarkeit der Bekanntmachung: 13 Juni 2024

Wettbewerbsbekanntmachung Unterschwellenbereich PDF Export

Dokument-ID: 185283-00

Abschnitt I: Öffentlicher Auftraggeber/Auftraggeber

I.1 Name und Adressen

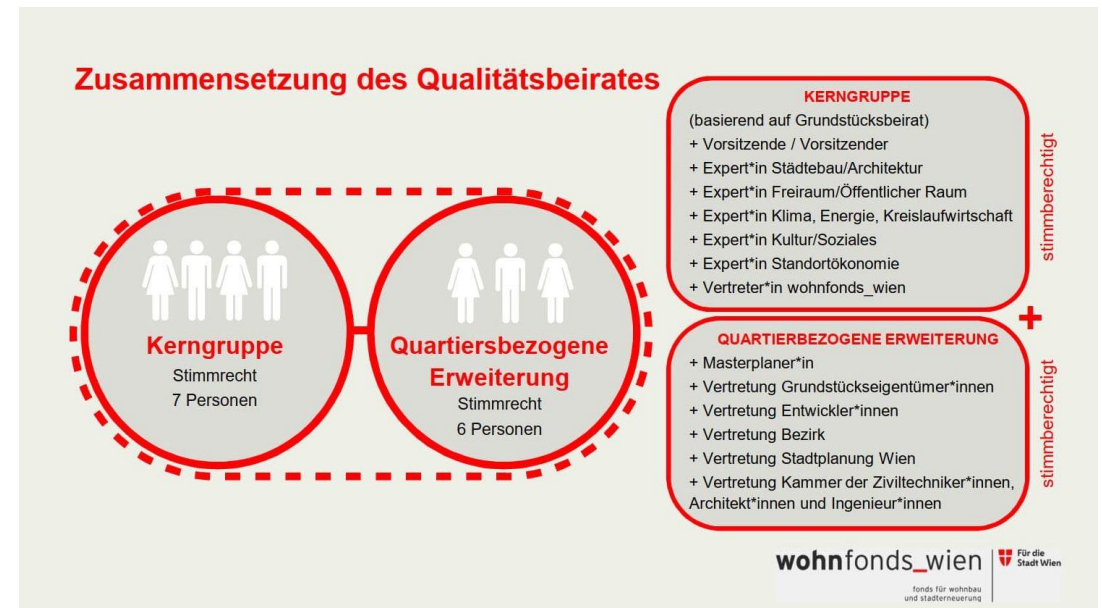
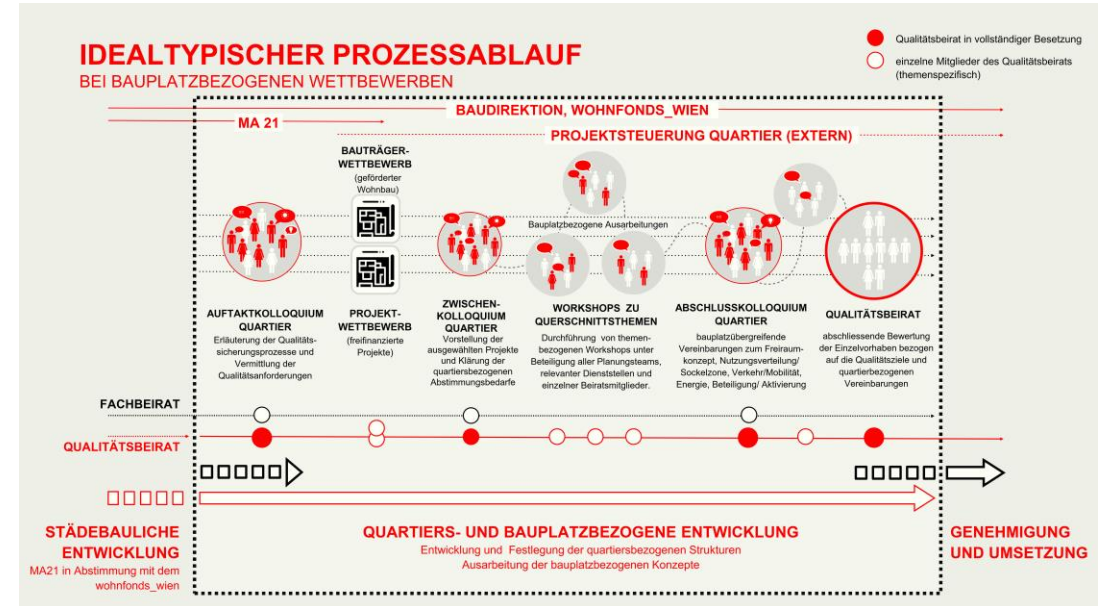
Offizielle Bezeichnung: OGB Immobilienmanagement GmbH
Nationale Identifikationsnummer: 911001666206
Postanschrift: Lassallestraße 5
Ort: Wien
NUTS-Code: AT130
Postleitzahl: 1020
Österreich
Kontaktstelle(n): Thomas Heger, BA
Telefon: +43 1 83300
E-Mail: thomas.heger@oebb.at

Advisory board for urban qualities

Organized by wohnfonds_wien

Assessment criteria (in addition to the manual)

- Climate, energy & circular economy:**
 Climate protection and climate change adaptation, nature and wildlife protection, mobility and energy, materials and recyclability, construction site management and logistics
- Urban development & architecture:**
 Reference to the overarching district development, architectural canon and appearance, interface of public space - object, base zone, floor plan and user qualities
- Open space & public space:**
 User-oriented design, protection and preservation of trees, new planting, management and maintenance concept
- Location economics:**
 Internal and external interconnections of the district's economy, coordination and integration into the environment, synergy effects
- Culture & Social:**
 Settlement processes, participation and activation processes, coexistence and community



Some numbers



- 385.000 m² for subsidized housing
ca. 62.000 m² for offices/trade/other commercial uses



- ca. 257.000 m² for market orientated housing
ca. 132.000 m² for offices/trade/other commercial uses



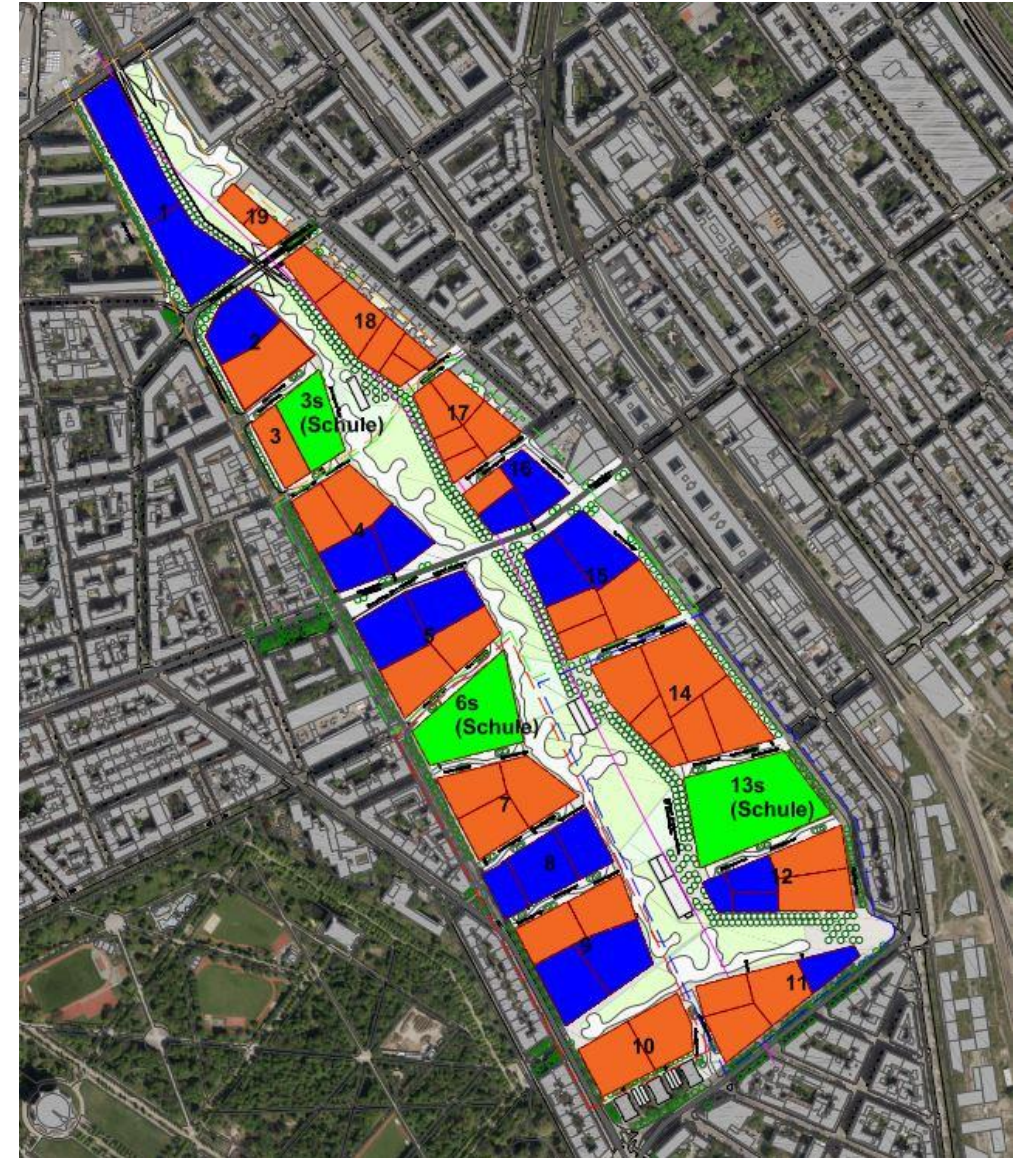
- ca. 44.000 m² for educational infrastructure

Agreement OEBB - City of Vienna for a common development (2020):

- OEBB provides the city with the land needed for urban infrastructure (parkland, public space, sites for educational buildings) and contributes a significant financial share to the investment costs for the urban infrastructure
- In 2020 the costs for the urban infrastructure for the city were roughly estimated at 220 million € (not including the costs of the educational buildings and measures by the Wiener Linien for public traffic)

OEBB sells and grants:

- The sites for subsidized housing are allocated exclusively with the granting of building rights
- The sites for the market orientated buildings are sold to cover the project development costs
- After breakeven, these sites also will be allocated with the granting of building rights in order to generate long-term income



Its getting real



Educational campus © Klammer Zeleny ZT GmbH

Thank you for your attention!
Welcome to Vienna!

Ausstellung

ab 4. Februar 2025



„Gefördertes Wohnen am Nordwestbahnhof.
Fokus Kreislaufwirtschaft.“

Zwischenergebnisse der Qualitätssicherung – Phase A.1

Bezirksvorstellung Brigittenau

Brigittaplatz 10, 1200 Wien

Raum 128, 1. OG

Öffnungszeiten: Di 9:00–12:00 Uhr und Do 14:00–18:00 Uhr, Eintritt frei!

Die Bezirksvorstellung des 20. Bezirks lädt ab 4.2.2025 zur Ausstellung „Gefördertes Wohnen am Nordwestbahnhof. Fokus Kreislaufwirtschaft.“

Am Areal des ehemaligen Nordwestbahnhofs entsteht geförderter und somit leistbarer Wohnraum unter den besonderen Schwerpunkten Kreislaufwirtschaft und Klimaresilienz. In einem ersten Schritt wird die Qualitätssicherung für insgesamt rund 900 geförderte und somit gut leistbare Wohneinheiten durchlaufen (Ergebnisse des Bauträgerwettbewerbs sowie des EU-weiten Architekturwettbewerbs von Wiener Wohnen). Deren Zwischenergebnisse werden in der Ausstellung erstmalig präsentiert.