

# Density only with quality

A contribution to the discussion from Vienna

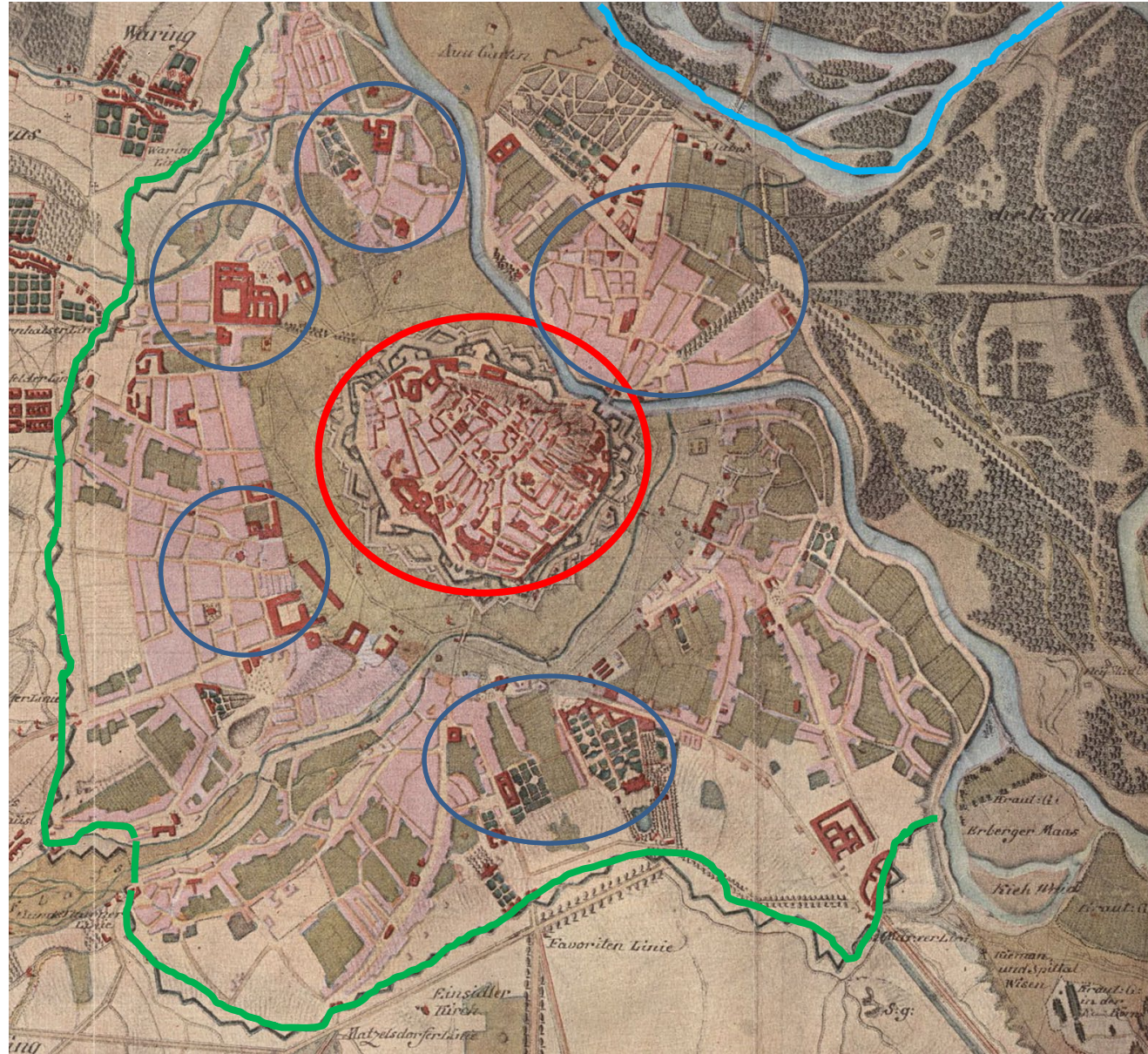
**Brigitte JILKA**

Director general for planning, development and construction



# The villages around Vienna 1773 - 1781

Historical walls,  
fortifications and  
natural borders  
have always  
enforced density



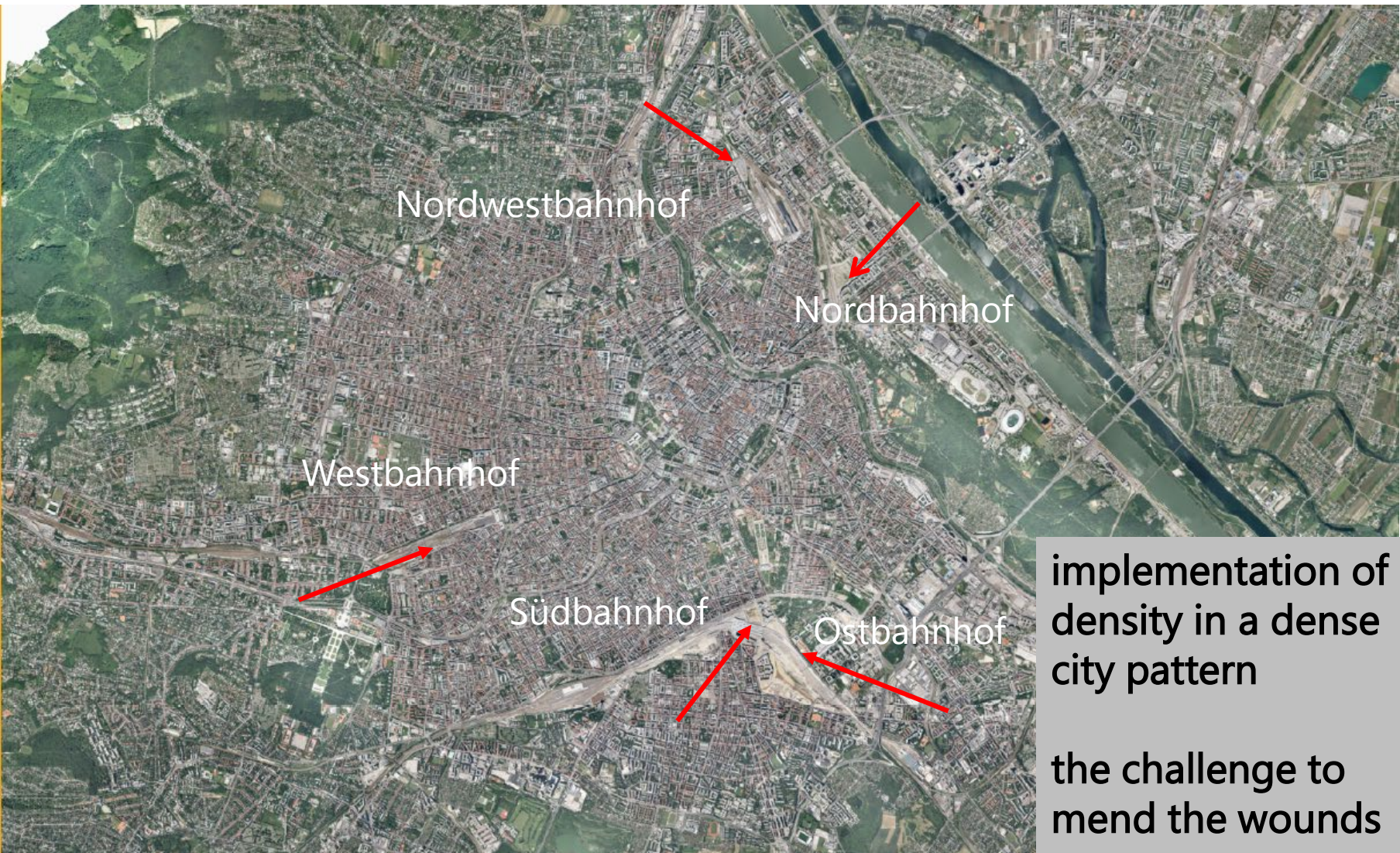


# Monocentric City with radial axis





# Expansion areas in the City – former railway areas



implementation of density in a dense city pattern

the challenge to mend the wounds



# Urban Expansion

## benefits of density in urban development areas

- edificial energy efficiency
- short distances to manage every days life
  - less costly infrastructure



# Principles to balance density

- Subsequence and broad offer of usable open spaces
- A lot of commonly shareable services
- Rooms and spaces to establish joint enterprises of the residents
- Safe and as far as possible carfree network of paths



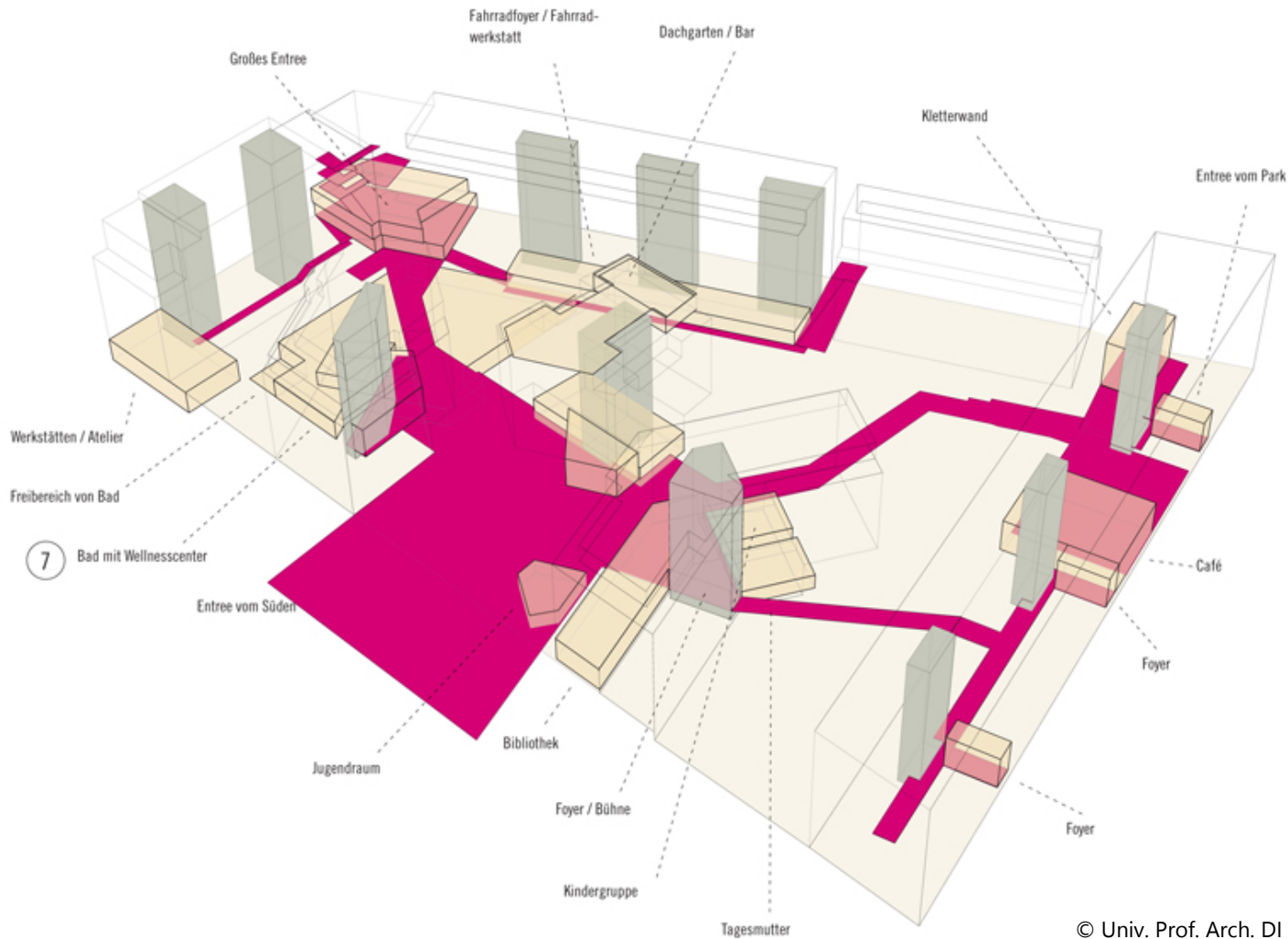
# Sonnwendviertel – a network of common services and joint projects as addit value to balance the high density



Quelle: [https://farm4.staticflickr.com/3931/15233793217\\_cdc7fab3bc\\_b.jpg](https://farm4.staticflickr.com/3931/15233793217_cdc7fab3bc_b.jpg)



# Sonnwendviertel – common facilities are linked via open spaces and footpaths



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Wienerberg City



Urban development contracts to monitor the quality of the realization

Triiiple



Danube Flats



Riverside



Addit value in form of a bridge for walkers

Heumarkt







Central Quarter Park

Courtyard Design

Urban gardening



# Aspern Seestadt

planned density  
monitored quality

Masterplan (J. Tovatt)

„The score of public space“ (J. Gehl)

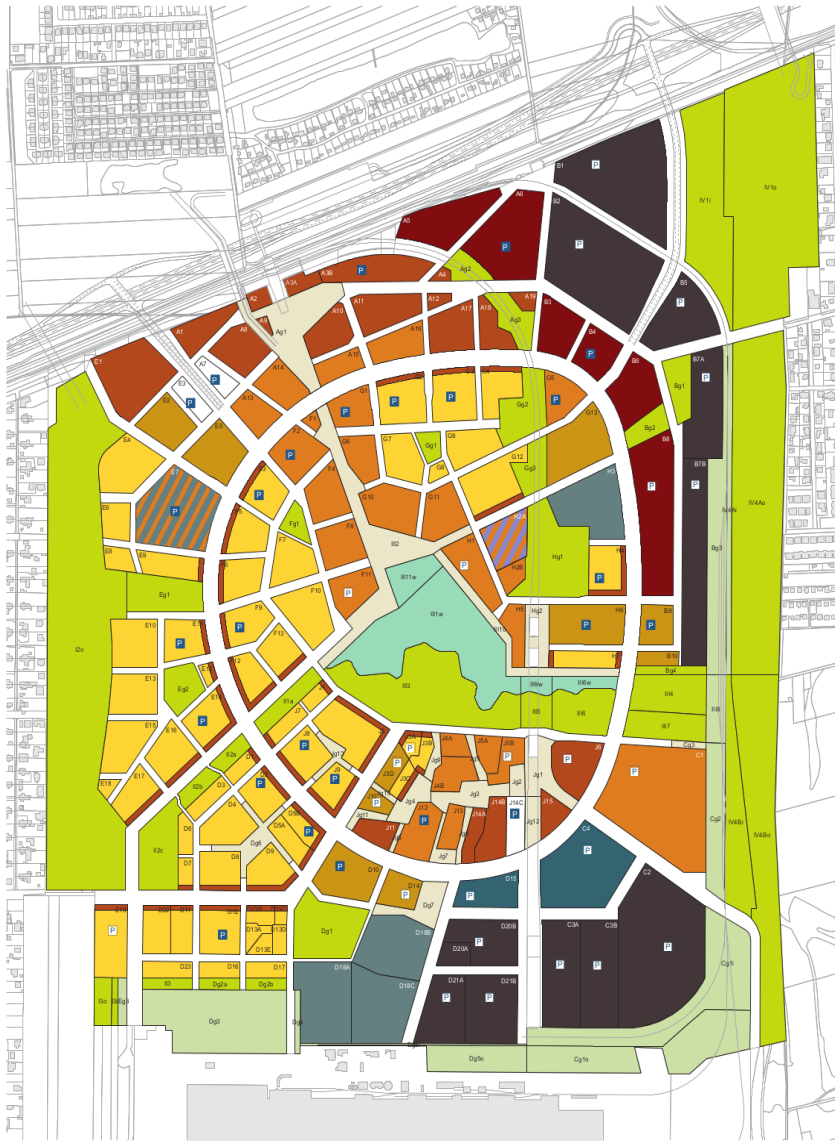
Brandbook. aspern Die Seestadt Wiens

Aspern advisory council

Accompanying research by ASCR  
(energy efficiency, digitalization, housing)

Legal procedures

Environmental assessment, landuse and building plan, program for social housing, program for educational institutions etc.



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# Seestadt FEELING







**typical shopping center  
from the 1990ies**

**laminar, surface  
consuming, waste of the  
scarce ressource  
„ground“**

**creating a second level of use  
in the 2010ies  
housing (mainly  
duplex/maisonettes) on the  
roof  
large elevated courtyard**



# Donau City and Danube Flats

## five decades of densification





# Urban Renovation

## benefits of more density in already densely built up areas

- use of existing infrastructure and implementation of last mile
- enhancing the quality of layout of flats and offices
- optimization of roof uses and yards



Haus des Meeres im Flakturm

Modern structures build into courtyards in addition to the traditional perimeter block development

Annexes, more or less brachial

Zentagasse, Siebenbrunnengasse



Dachaufbau Radetzkystraße



Zubau Studentenheim Gasometer





# Development strategy for the period of promotorism

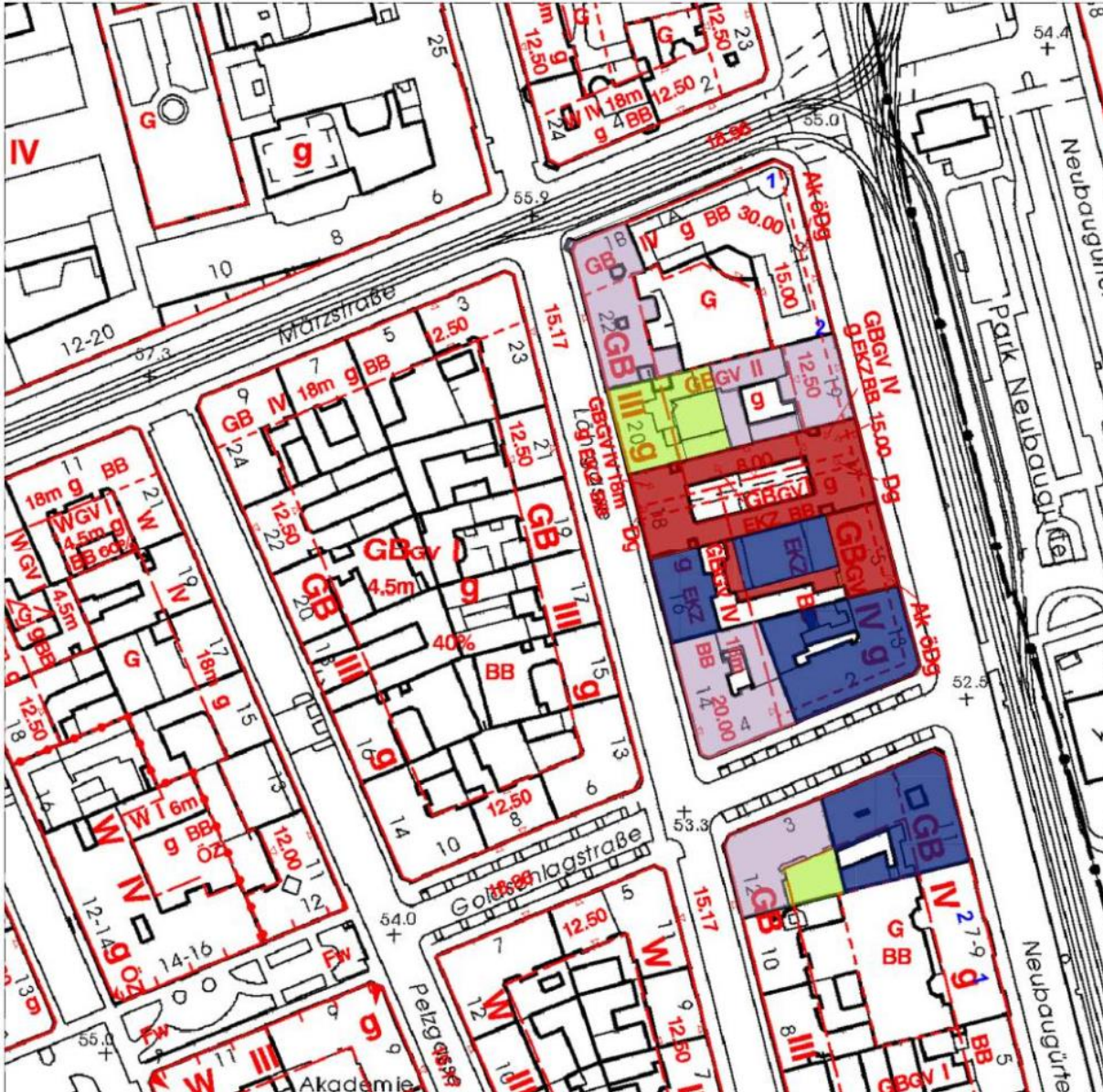
- **Definition of focus areas for refurbishment** - basis for the application of housing aid to achieve socially unerring and affordable housing
- **Cooperative development procedures**
- **Derivative of blockrenovation** → Development of livable quarters
- **Management of present stock** - restructuring of the GB\*/Stadtteilmanagement both spatially and as regards content
- **Groundfloor management** – activation of vacant units

# Large areas build up in Wilhelminian style (period of promotorism)





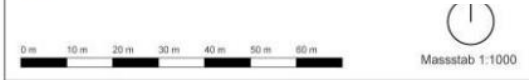
# Analyses



**Blockentwicklung "Fünfhäuser Nord"**  
 im Auftrag des **wohnfonds\_wien**

**Status and condition of the existing housing stock**

- very good – good
- good – medium
- medium – bad
- bad – very bad



Auftraggeber: **wohnfonds\_wien**  
 fonds für wohnbau und stadterneuerung  
 1082 Wien, Lenaugasse 10

Plangrundlage: Mehrzweckkarte

Quelle: **wohnfonds\_wien** / eigene Erhebung

Stand: 07.07.2009

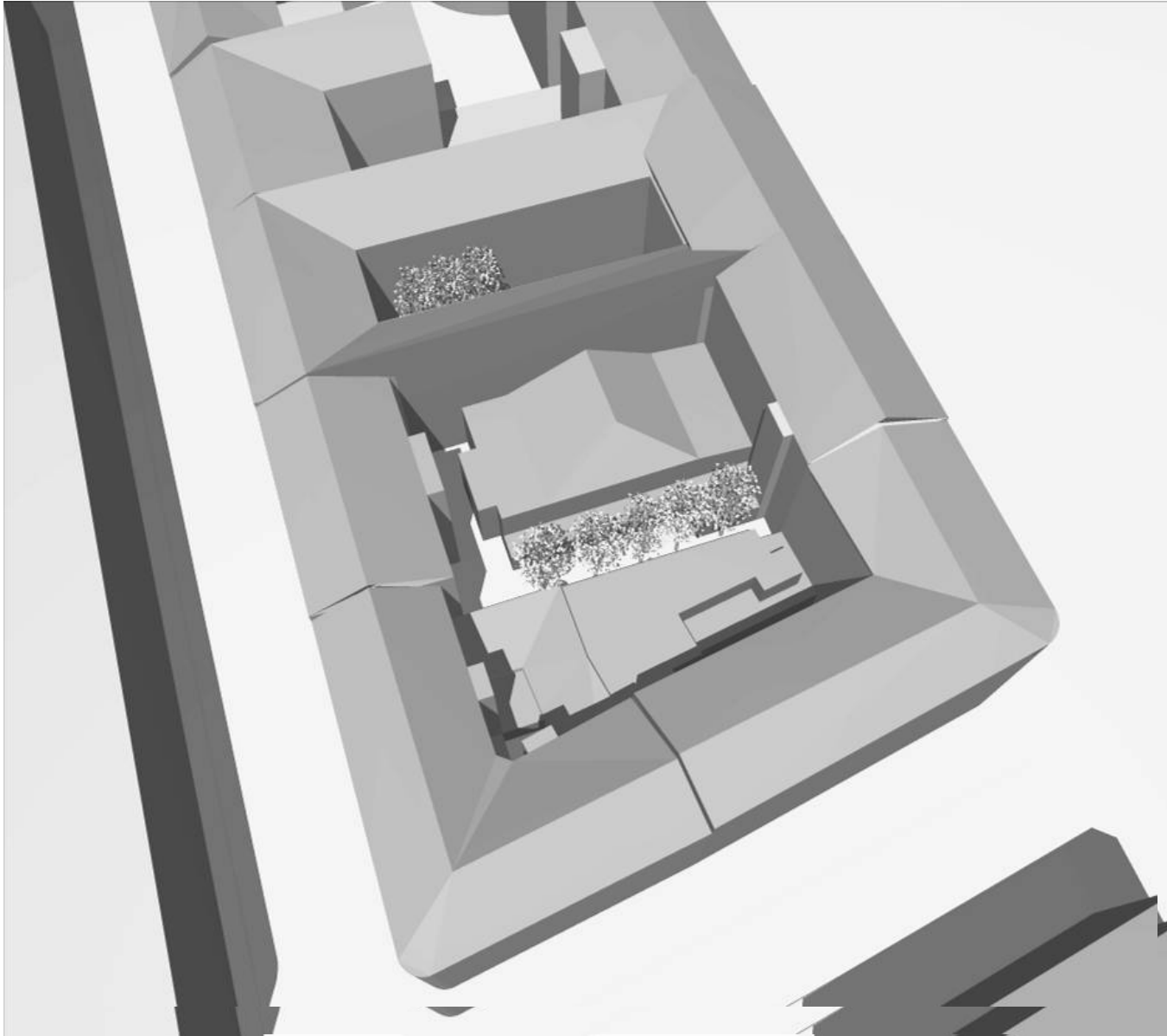
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# Scheme of restructuring



Row houses

Big scale

New building

Garage

Demolition of roofs

Demolition of yard



# How it appears today





# Block development Fünfhaus Nord







quality in every detail





# Gloomy appearance of the old backyards





# Micro green – light and shady





# Development strategy for housing estates 50ies / 60ies / 70ies

## MASTERPLAN POSTWAR-ESTATES

Multilateral approach combining several politics – purposeful cooperation between political ressorts

- Design typologies for further development and building
- Implement cooperative development procedures
- Launch showcases for residents participation
- Determine lighthouseprojects and pilot areas

It looks unfinished  
there is no  
urban feeling

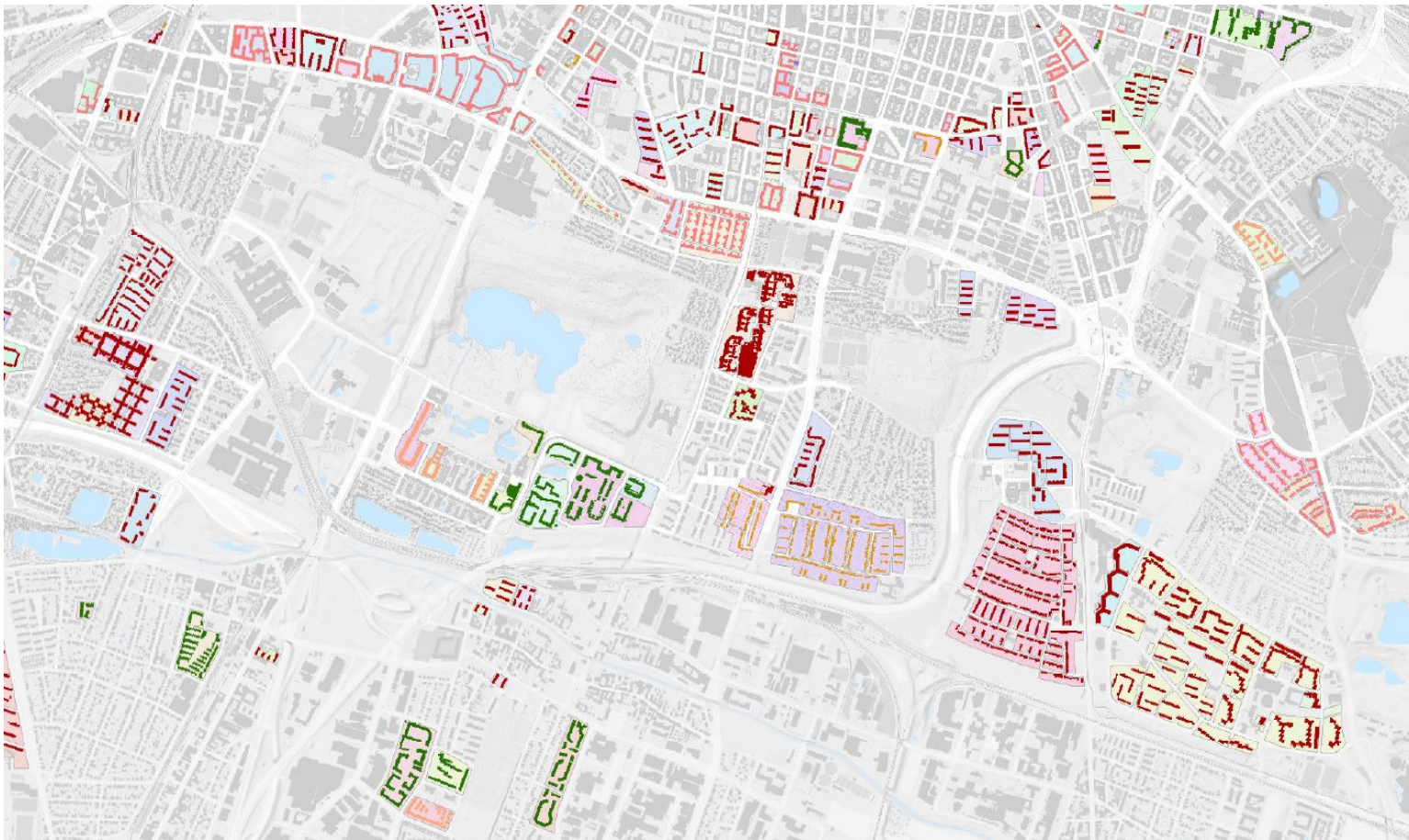


## Five steps for reform

- Analyses and evaluation of potentials
- Cooperative development procedures with owners and inhabitants
- Measures to enhance the functional quality of the estates in order to improve the quality of life
- qualitative controlling of the realization of annexes and extensions in order to secure social balance



# Analyses and evaluation of development potential



Each structure shows deficits and bears potential to create added value



# Referenceproject for a reuse or multiuse of a parking lot

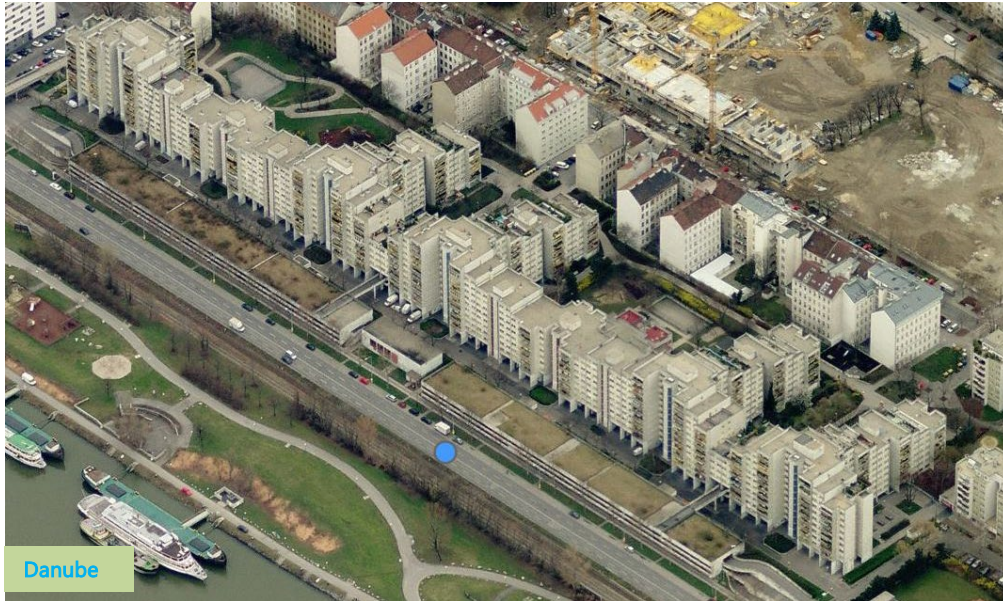
Roofs of new buildings will be used for urban gardening



The garage below the new buildings will serve also for the former users of the parking lot



# Reference projects for the enhancement of former garages



Several similar situations



Presence



Future



# Types of action for further development and building

- „to double down“ (add another storey, upgrade attic floors, convert roofs)
- „to build up“ (annexes, additional elements to close open structures above all by using parkings spaces thatb are already part of the sealed surface, cover fire-proof walls)
- „to demolish and build new“ (scenario for cases where renovation is not economically presentable or where blatant deficiencies are obvious)





**City of  
Vienna**

Thank you

