

DONAU CITY

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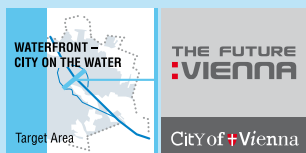
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THE FUTURE
VIENNA
:urbanzoning

DONAU CITY URBAN DEVELOPMENT / THE WATERFRONT TARGET AREA



Donau City has moved Vienna impressively back to the river. And this centre continues to grow: the master plan provides a solid foundation for the creation of new and exciting architecture. Donau City offers everything that is emblematic of a new city quarter with high quality of life: innovative workplaces, research and high tech, modern housing as well as leisure and cultural facilities – all linked to the historic city centre by a mere eight-minute Underground ride, with two direct motorway network junctions and just a twenty-minute drive from Vienna International Airport. Now Vienna will get another new landmark in the form of the DC Tower 1. The decision to begin construction work at this moment in time is of great significance for our prospering city, generates employment and thus embodies an important signal for both the labour market and the construction sector.

DI Rudi Schicker,
Executive City Councillor for
Urban Development, Traffic and
Transport

The area extending between Danube Canal, Danube, New and Old Danube embodies the most dynamic portion of Vienna's stretch of the river. Always considered highly attractive for construction projects, the situation by the water's edge is strongly enhanced by the intersections with the identity-creating urbanistic axis of Wagramer Strasse and the U1 Underground line. Thus the riverside zones are both provided with, and bordered by, significant spatial figures and types with high recognition value. The most prominent among those signs are Donau City and the Wagramer Strasse zone. In the past, these sections were developed in differentiated fashion on the basis of planning initiatives – such as the one

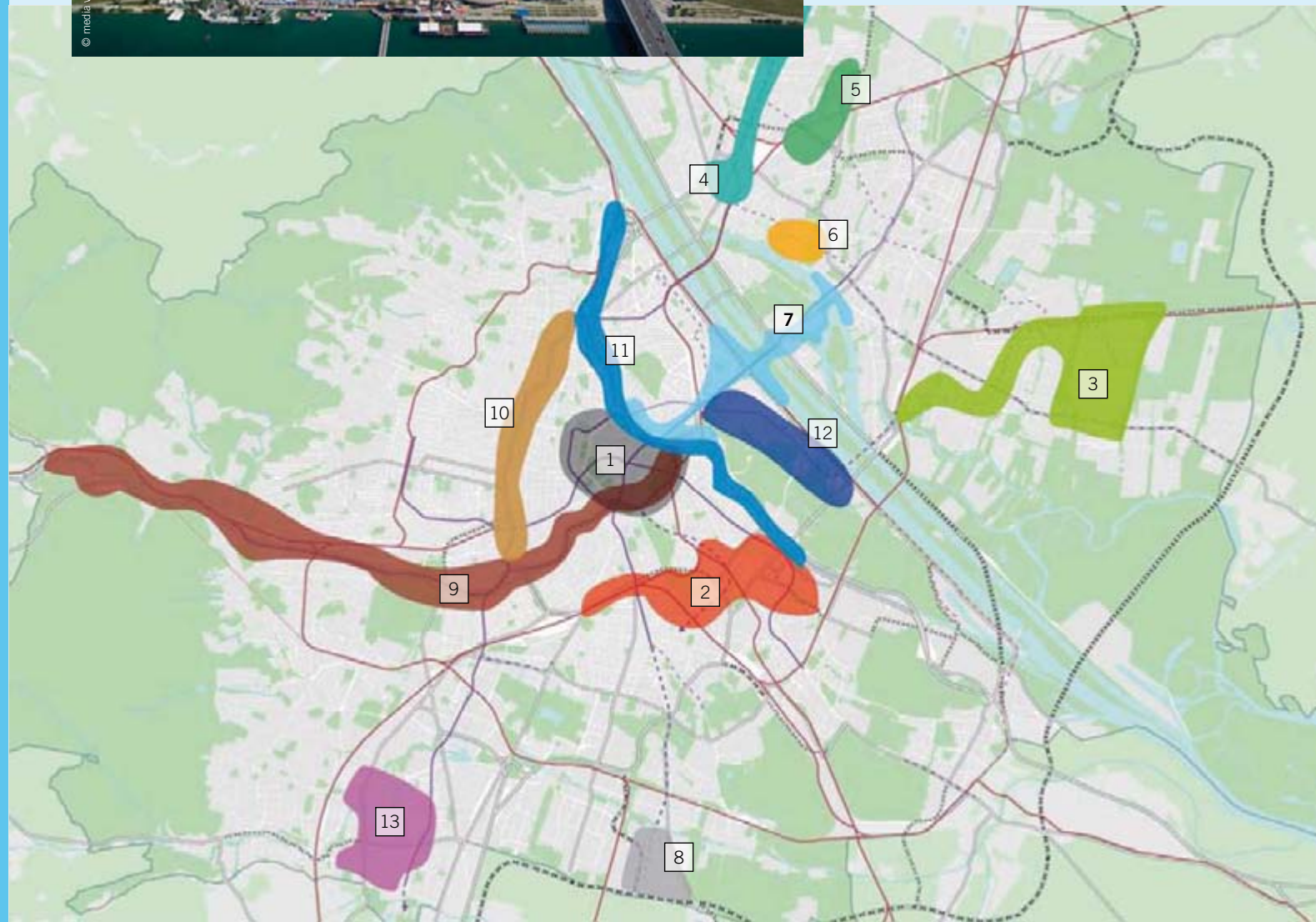
aimed at “moving Vienna back to the Danube” – and leisure uses. This has resulted in very distinct urbanistic givens and characteristics of waterfront development along the U1 axis, a trait typical of the multifaceted way the City of Vienna deals with location assets.

The Urban Development Plan 2005 (STEP 05) for the first time focuses on the right and left banks of the Danube and defines them as the “Waterfront” target area. As prime priorities of urban development in the coming years, Vienna's 13 target areas are characterised by different dimensions, different urbanistic, economic and social challenges as well as different roles within the urban fabric.



The 13 target areas of urban development

- 1 City Centre
- 2 Vienna Main Station – Erdberger Mais
- 3 U2 Donaustadt / **aspenn** Vienna's Urban Lakeside
- 4 Floridsdorf – Brünner Strasse Axis
- 5 Siemens-Allissen
- 6 Donaufeld
- 7 Waterfront (City on the Water)**
- 8 Rothneusiedl
- 9 Wiental
- 10 Gründerzeit Quarter / Western Gürtel
- 11 Danube Canal
- 12 Prater-Messe-Krieau-Stadium and Waterfront (right bank of the Danube)
- 13 Liesing-Centre



As the headquarters of international organisations and companies and a much-prized residential area, Donau City is the international calling-card of Vienna and embodies the Austrian capital's cosmopolitan nature. Together with the rapid closing of the remaining gaps between built projects, it is necessary to create all facilities in public space that are typical of a new city quarter with high quality of life. With the completion of the DC Tower 1, whose height of 220 metres will make it Austria's tallest skyscraper, both the 22nd municipal district Donaustadt and Vienna in general will not only boast a new landmark but also a site offering valuable hotel, office and residential space for many hundreds of inhabitants and users.

Norbert Scheed,
District Chairman of the 22nd
municipal district of Vienna

DONAU CITY VIENNA ON THE DANUBE



- 1/1 Wohnpark DC Steiner (housing project)
- 1/2 Wohnpark DC Delugan-Meiszl (housing project)
- 1/3 Wohnpark DC Cufer/Bammer/Balogh (housing project)
- 1/4 Wohnpark DC Loudon (housing project)
- 2 Mischek Tower (residential)
- 3 Ares Tower
- 4 Strabag Building
- 5 Andromeda Tower
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- 20 Am Kaisermühlendamm School
- 21 IZD Tower
- 22 Wohnpark Alte Donau (housing project)

From its inception, no urban development project in Vienna has ever faced as many expectations as Donau City. On the one hand, it was to function as a second city centre that would absorb the financial boom forecast after the opening-up of the economies to the East, hence easing the pressure on the historic city as a high-level office location. On the other hand, it was to provide an urban, multifunctional hub for the rapidly growing urban growth areas across the Danube. The concept of a bipolar city demanded a strong effort to move Vienna once more back to the river. As a result, Donau City was to create a distinct urbanistic accent along the formerly unremarkable and featureless opposite “waterfront” – all this with building densities and building heights that were entirely novel for the Austrian capital.

Choosing this site for the first high-rise quarter of the city emerging from 1995 onward also justified such costly preliminary investments as the cover structure atop the Danube riverside motorway and the rehabilitation of an old landfill, thus creating a site optimally connected to both the U1 Underground line and A 22 motorway. After a decade of construction activities that resulted in the completion of roughly two thirds of the planned volume, the experimental character of Donau City is not only reflected in its concentration of high-rises. The city quarter offers three utilisation levels on a total surface of approx. 17 hectares: the urban space between the individual buildings is exclusively reserved for pedestrians and cyclists; the supply and disposal lines for the entire quarter run below this artificial surface, while the level absorbing motorised traffic is situated at the original terrain height, ten metres below the circulation paths and squares. The currently 6,500 parking slots, too, are exclusively housed underground.

The building types employed in Donau City are not solely towers. Thus, in addition to Austria’s highest residential building, the 3,500 inhabitants may choose to live in traditionally styled housing estates with protected courtyards serving as green zones and playgrounds or in row-house structures with private gardens. The office buildings of Donau City with their currently 7,000 workplaces also present manifold architectural designs.

Local supply with everyday necessities and services is safeguarded, as is the provision with suitable social facilities and leisure activities. Apart from the Strabag Gironcoli Centre, further cultural institutions are planned to make Donau City a magnet for other population groups in addition to its actual residents and workers. This is to be encouraged by the construction of the architecturally striking DC Towers, which will not only have a lasting impact on Vienna’s skyline but also bring the capital’s second city centre closer to the river.

Vienna’s architectural face has changed tremendously over the past two decades. The dismantling of the Iron Curtain in 1989 and Austria’s EU accession in 1995 constituted twin milestones of this dynamic development, which manifests itself in demographic growth, an economic upswing and a new geopolitical role for Vienna. Donau City is definitely the most impressive symbol of the construction boom initiated in the early 1990s and defined as the “New Gründerzeit Period”. After the plans to hold a joint World Exhibition in Vienna and Budapest in 1995 fell through, the site was cleared earlier than expected for later utilisation.

As a second, contemporary hub providing a bipolar counterweight to Vienna’s historic city centre (a UNESCO World Heritage site since 2001), Donau City is a successful example of how Vienna manages to build bridges between tradition and modernity. Donau City is situated in the “Waterfront” target area, one of 13 target areas designated in the Urban Development Plan of 2005 to focus key urban planning measures in the coming years. With the hitherto very successful implementation of Donau City and the construction of high-rises planned by the architect Dominique Perrault, Vienna is confidently taking its place among the most successful and attractive cities on the Danube.

DI Dr. Kurt Puchinger,
Chief Executive Office of
the City of Vienna, Executive
Group for Construction and
Technology, Director of
Urban Planning Group



A NEW CITY QUARTER IS EMERGING



1976

The intensive utilisation of the area today occupied by Donau City began in the early 1960s. Construction of the Danube Tower started in 1962; in 1964, a superficially rehabilitated landfill served as the venue for the Vienna International Horticultural Exhibition (WIG 64). The planning for the United Nations Office in Vienna – the Vienna International Centre (VIC) – began in 1967, culminating in its inauguration in 1979.

In 1976, the Reichsbrücke collapsed. The bridge was reopened in 1980, with the U1 Underground line running below the car traffic lanes, and to this day provides the most important high-level public transport connection to and from the 22nd municipal district.



1983

The international architectural competition “Construction and Design Concepts for EXPO 95 in Vienna and Proposals for Follow-up Utilisation” for the area around Danube Park was held in 1990/91. When a 1991 referendum led to Vienna’s World Exhibition participation being called off, the best competition entries were drawn upon as basic pointers for the utilisation of this site as a multifunctional city quarter. Due to the cover slab for the motorway along the Danube riverbank, it was called Donau City.

As land owner and general developer, WED AG (Wiener Entwicklungsgesellschaft für den Donauraum AG) commissioned the architects Krischanitz and Neumann to develop a master plan. In this, the primary task was to design a new city quarter with a wide range of different utilisation options and optimum solutions for the various heights and levels.

The cover slab of the A 22 motorway and the current Donau City Strasse were completed in 1996, followed in 1998 by the first office high-rise, the Andromeda Tower. The housing projects designed by Harry Seidler – the Wohnpark Neue Donau estate and the residential high-rises of Wohnpark Alte Donau – were handed over to tenants the same year. Since then, the urbanistic development of the area has been marked by a continuous flow of new structures.



1995



2004

MASTER PLAN



In 2002, ten years after the development of the first master plan for Donau City by the architects Adolf Krischanitz and Heinz Neumann, WED AG organised an international urbanistic expert opinion procedure for a master plan update that was to provide a response to present-day urbanistic issues. Following another revision, the winning entry submitted by the French architect Dominique Perrault served as the basis for the development of a new zoning and land use plan by the City of Vienna.

Perrault’s concept addresses questions raised not only by the final development stage of the motorway cover slab but also by its environs: thus the transition zone towards the New Danube is to be given a more attractive look by means of urban design featuring leisure, cultural and event architecture, generously dimensioned steps leading down to the water and a riverside promenade. The overall task lies in linking the currently still insulated high-rise quarter to the adjoining zones including Danube Park, VIC, Kaisermühlen or Copa Cagrana, also by means of a direct connection to the U1 station on Danube Island.

Within Donau City itself, the new master plan principally envisages a further three high-rises: in addition to one 140-metre tower near Wagramer Strasse, two office structures with a height of approx. 160 and 220 metres, respectively, are to emerge in the hitherto vacant southern section as literally “towering” landmarks of modern-day Vienna. Another housing project is planned as well.

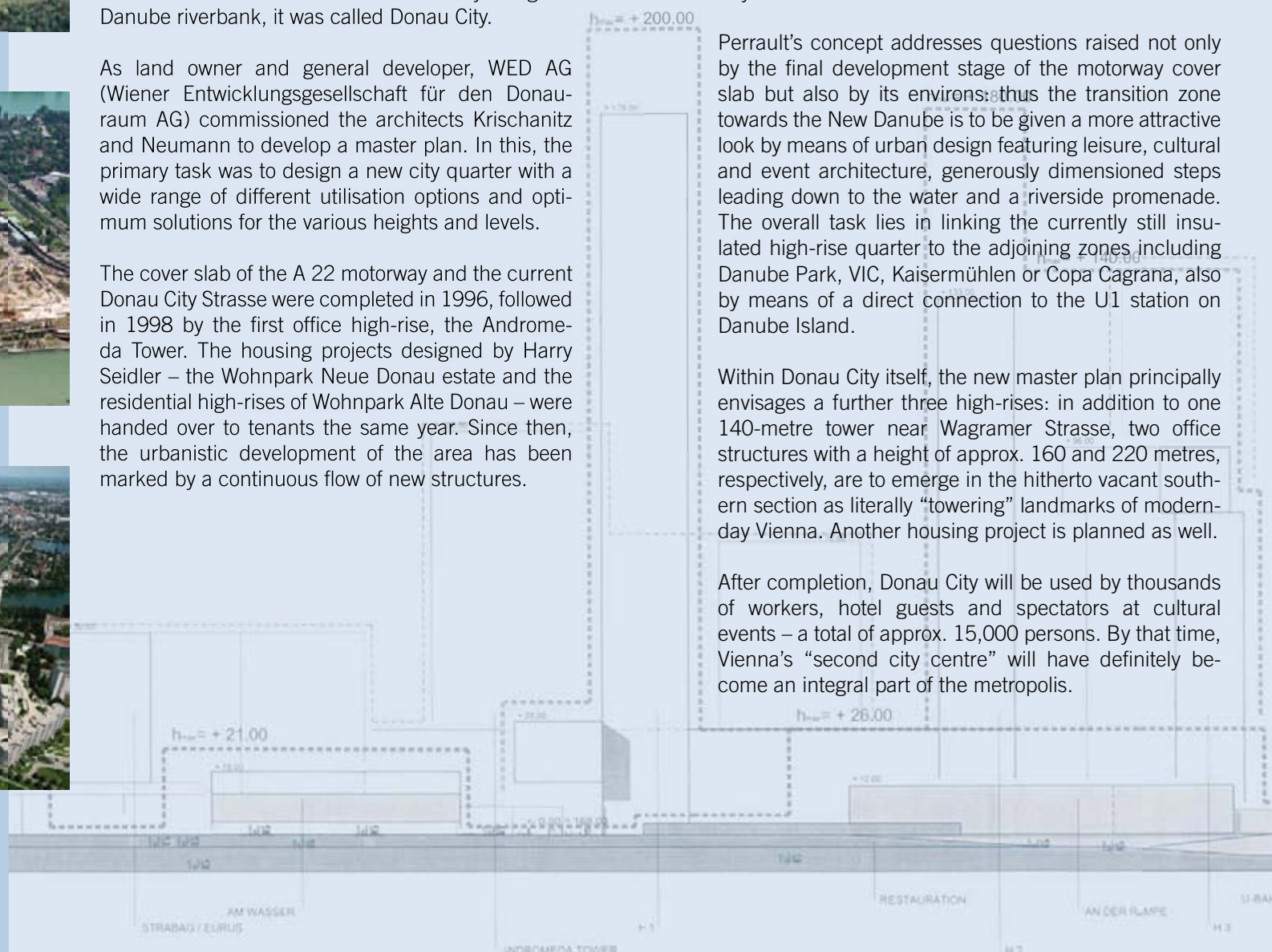
After completion, Donau City will be used by thousands of workers, hotel guests and spectators at cultural events – a total of approx. 15,000 persons. By that time, Vienna’s “second city centre” will have definitely become an integral part of the metropolis.

With VIENNA DC, WED AG has created a new city quarter over the past 10 years – a convincing achievement from both the architectural and programmatic angle. Around 100 enterprises and international corporations have already settled here. VIENNA DC Donau City is Vienna’s cutting-edge urban hub, and its highly-developed infrastructure offers an ideal business location and life focus. Satisfied tenants such as Unisys, OMV, General Electric, Swatch or Nike have identified the quality of its buildings as a major asset of this site.

At the moment, roughly 60 percent of the planned structures have been built; approx. 8,000 persons already live and work in this “city within the city”. When the overarching project will be completed in about four to six years, their number will have risen to around 15,000. The present master plan by the renowned architect Dominique Perrault aims not only to complete VIENNA DC but rather to create a city quarter that opens up towards the river and the city and may be considered a prominent landmark of Vienna as a whole.

The next large-scale construction project at this site will be the DC Tower 1, which is scheduled for completion in 2012. With its 220 metres, it will not only be Austria’s tallest high-rise but also a contemporary symbol of Vienna’s cosmopolitan nature and modern appeal.

DI Thomas Jakoubek,
CEO of WED AG



DC TOWERS



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The DC Towers will strengthen the overall image of Donau City.

The most characteristic element, however, will not solely be the height of the skyscrapers but their architectural quality and timeless elegance. The task lay in developing high-rises as Viennese landmarks in the mould of the classic modern style. The DC Towers will put their own, indelible stamp on the core zone of Donau City and Vienna's cityscape as a whole.

The tower design was developed by the French architect Dominique Perrault in co-operation with the architects Hoffmann and Janz. The underlying concept is inspired by a crystal split down the middle, with the detached halves forming the two towers. The "cleft" surfaces facing each other emphasise this interrelationship.

With a height of 220 metres and 60 storeys, the DC Tower 1 will be Austria's highest skyscraper, thereby superseding the Millennium Tower's 202 metres (including the spire top). The planned tower will be one of Austria's first office high-rises to be built and equipped according to the European Commission's energy and sustainability requirements for "green buildings".

A large portion of the useful floor-space, i.e. 43,700 square metres in total, will be taken over by office premises. A four-star hotel will be integrated to offer a special highlight: a 255-room hotel managed by the Spanish Sol Melià Group will occupy an area of 18,300 square metres and 15 storeys.

Construction work for the taller of the two towers was begun in June 2010. The DC Tower 2 is planned as a slightly lower building with a height of approx. 160 metres and 46 storeys. Construction will start at a later date deemed best suited for this purpose.

In addition to the two DC Towers, a third structure with a height of approx. 140 metres, the DC Tower 3, is projected for a lot across the Underground tracks, on Wagramer Strasse. This will be the last high-rise of the three DC Towers to be built.

The DC Towers project is of great symbolic significance and will become a historic gesture embedded in Vienna's cityscape.

Dominique Perrault (architect)



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WORKING
SHOPPING
LIVING
RELAXING
EVENTS
HOTELS
CONGRESSES
SCHOOL
OLD DANUBE
DANUBE
ISLAND
KINDERGARTEN
UNDERGROUND
CITY MOTORWAY
VIENNA
INTERNATIONAL
CENTRE
EXHIBITIONS
CINEMA
NEW DANUBE
CHURCH
SWIMMING
MUSEUM

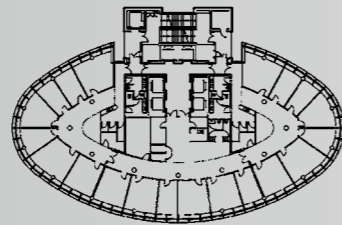
IMPLEMENTED PROJECTS



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Andromeda Tower 5

This 113-metre high-rise planned by the Austrian architect Wilhelm Holzbauer was the first of its kind in Donau City. Reflecting top international standards of architecture, quality appointments and pioneering building utilities, the lower storeys of the Andromeda Tower accommodate service and restaurant facilities, while the upper levels house offices, whose flexible spatial design allows for individual adjustment as required.



Architect	Holzbauer
Client	WED AG
Construction period	1996 – 1998
Utilisation	Offices, shops
Building height	90 m
Number of storeys	30
Gross floorspace	37,000 sq m

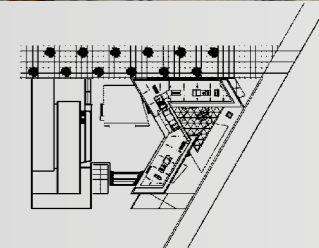
Strabag Building 4

This office building at the heart of Donau City was planned by the architect Ernst Hoffmann and sold by WED AG to the construction holding company STRABAG AG even before the beginning of actual construction work; it serves as the enterprise's new headquarters. Due to its favourable position at the intersection of the diagonal with Donau City Strasse, the ground-floor zone offers shops, cafés and restaurants in addition to the upper-level office premises, thus emphasising the vibrant urban life in this new city quarter. The forecourt widens, plaza-style, to create a self-contained setting that invites passers-by to linger for a while.



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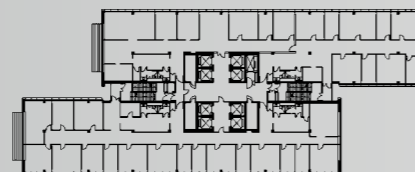
Architect	Hoffmann
Client	WED AG / STRABAG AG
Construction period	2001 – 2004
Utilisation	Offices, shops, Gironcoli Museum
Building height	45 m
Number of storeys	12
Gross floorspace	28,000 sq m



© MA 18 / Christenell

Ares Tower 3

The second office building commissioned by WED AG for Donau City was created by the architect Heinz Neumann. True to the standing of Vienna's most cutting-edge city quarter, the Ares Tower boasts high-quality equipment and furnishings as well as state-of-the-art technical infrastructure. This future-oriented office building is distinguished by excellent architectural design.



Architect	Neumann & Partner
Client	WED AG
Construction period	1999 – 2001
Utilisation	Offices
Building	Height 90 m
Number of storeys	26
Gross floorspace	61,000 sq m

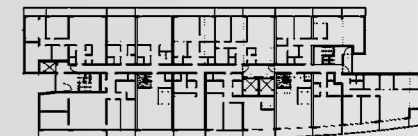
Mischek Tower 2

With a total height of 110 metres and 35 storeys, the Mischek Tower adjoining the Wohnpark Donau City housing project is one of Austria's tallest residential buildings. Optimum transport links, good infrastructure and the vicinity of large-scale green zones endow this location with its special quality. The Mischek Tower houses approx. 500 subsidised and privately financed owner-occupied flats.



© MA 18 / Christenell

Architect	Delugan-Meissl
Client	Mischek / Wiener Heim Wohnbau GesmbH
Construction period	1997 – 2000
Utilisation	Residential
Building height	100 m
Number of storeys	35
Gross floorspace	57,200 sq m



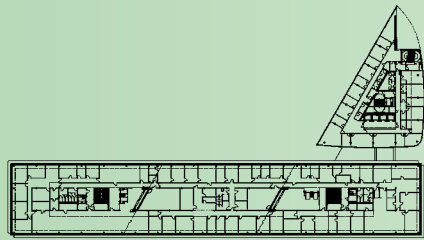
IMPLEMENTED PROJECTS



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Tech Gate Vienna 6

Tech Gate offers a platform for the networking of scientific institutions with technology-oriented enterprises and thus promotes the exchange between business and science. The thematic focuses are on information technology and telecommunications. High-quality infrastructure, a cafeteria and the availability of a wide variety of services simplify mutual communication for the tenant companies and facilitate access to national and international co-operation networks.



Architect	Holzbauer / Frank
Client	FFG, WEG AG, Wiener Hafen GmbH, LVP Holding GmbH
Construction period	1999 – 2002 / 2004 – 2005
Utilisation	Science and technology park, offices
Building height	26 m / 75 m
Number of storeys	7 / 19
Gross floorspace	36,000 sq m / 18,000 sq m



© unart.com

Church 8

The Catholic church “Christ, Hope of the World” by the architect Heinz Tesar rises in the entrance zone to Donau City. In the context of an expert opinion procedure, Tesar’s cubic volume was selected as embodying an independent element set among the adjacent high-rises yet detached from all imposed forms of arrangement or order. The choice of materials and the design of the forecourt, an important feature for Donau City, likewise convinced the jury.

Architect	Tesar
Client	Archbishopric of Vienna
Construction period	1999 – 2000
Utilisation	Catholic church
Building height	10 m
Number of storeys	2
Gross floorspace	1,000 sq m



© MA 18 / Christanell

Saturn Tower 7

The Saturn Tower erected in the north-western part of Donau City adjacent to the Mischek Tower is one of Vienna’s premier office buildings regarding both its architecture and technology. The interplay of recesses and projecting elements structures the volume, and numerous terraces and balconies boast stunning views of Vienna. Part of this new office high-rise is used by the IBM Corporation.



Architect	Hollein / Neumann & Partner
Client	WED AG
Construction period	2003 – 2005
Utilisation	Offices
Building height	90 m
Number of storeys	20
Gross floorspace	57,200 sq m

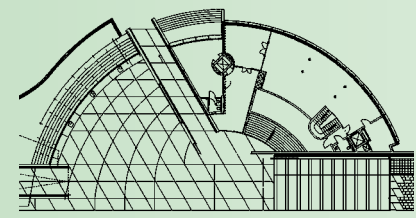


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Bank Austria 9

The Bank Austria building is situated directly at the entrance to Donau City. The project submitted by the architect Paolo Piva was chosen within the scope of an expert opinion procedure as the winning entry. The building houses shops in addition to the bank premises.

Architect	Piva
Client	Bank Austria
Construction period	1999 – 2000
Utilisation	Shops
Building height	10 m
Number of storeys	3
Gross floorspace	1,000 sq m



IMPLEMENTED PROJECTS AND PROJECTS UNDER PLANNING

Residential projects 1/1 1/2 1/3 1/4

The Wohnpark Donau City housing project and the adjoining Mischek Tower rise at the outer periphery of Donau City, next to the green areas of Danube Park and the New Danube riverside. 1,500 flats are situated at the very heart of one of Vienna's biggest recreational zones. Excellent public transport connections due to the U1 Underground line, local shops and the nearby elementary school with integrated day-care nursery make Donau City an urban quarter with efficient infrastructure.



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Architect Loudon, Delugan-Meissl, Cufer/Bammer/Balogh and Steiner
Client Donau City-Wohnbau AG
Construction period 1996–2000
Utilisation Residential, shops, medical centre
Building height 35 m
Number of storeys Up to 14 (plus 3 below-ground levels)
Gross floorspace 100,600 sq m



© Baumschlager Eberle Wien GmbH

Architect Baumschlager Eberle Wien GmbH
Client WED AG
Construction period Scheduled for 2010
Utilisation Residential
Building height Approx. 50 m
Number of storeys 8–17

Housing project 16 (planned)

The architectural studio Baumschlager Eberle Wien GmbH envisages an eight- to seventeen-storey housing development composed of two interlinked buildings for this site originally earmarked for university facilities and situated between Vienna International Centre and Ares Tower. This will extend the Wohnpark Donau City project in the direction of Wagramer Strasse and create approx. 270 housing units.



© Loudon

Architect Loudon, Delugan-Meissl, Cufer/Bammer/Balogh and Steiner
Client Donau City-Wohnbau AG
Construction period 1996–2000
Utilisation Residential, shops, medical centre
Building height 35 m
Number of storeys Up to 14 (plus 3 below-ground levels)
Gross floorspace 100,600 sq m

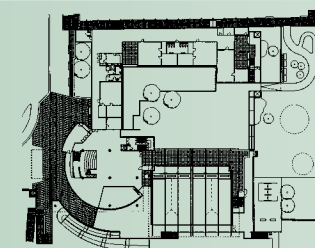


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Architect Hollein
Client Gesiba, MA 56
Construction period 1996–1999
Utilisation Elementary school
Building height 21 m
Number of storeys 5
Gross floorspace 9,300 sq m

Elementary school 10

The elementary school planned by the architect Hans Hollein was built directly atop the slab covering the Danube riverside motorway and houses nine classrooms as well as one German-language and one English-language day-care nursery. The open spaces annexed to the school are situated right on the bank of the New Danube.



IMPLEMENTED PROJECTS

Vienna International Centre 11



In 1979, the Vienna International Centre reinstated Vienna as a world metropolis – and once more moved the city closer to the Danube. The multi-element design by the architect Johann Staber chooses a Y arrangement to avoid that the individual buildings of up to 120 metres' height will mutually obstruct sunlight incidence. In 2008, another conference facility situated directly in front of the VIC was designed by the architect Albert Wimmer.

Austria Center Vienna 12

Contrary to the outcome of the most attended national referendum ever, which led 1.4 million citizens to oppose the addition of a conference centre to the UN headquarters, the Austria Center Vienna was built between 1983 and 1987 likewise based on designs by Johann Staber. It offers space for 9,500 persons as well as close to 20,000 square metres of exhibition premises; with over 250,000 guests annually, its financial success is undisputed. A new entrance zone – the visually prominent, spectacular “Wave” by Knechtl Architekten – was added to complete the Austria Center complex.



IZD Tower 21

The IZD Tower is the heart of a group of buildings adjoining the Vienna International Centre: in addition to the office tower with its striking projection at 100 metres of height, the International Centre Donaustadt (IZD) also comprises a plaza, shops, cafés and restaurants, a gym, conference premises and a hotel, which is housed in another high-rise. The IZD Tower by the architectural studios NFOG and Thomas Feiger was handed over in 2000 and, due to its height of slightly over 120 metres, is still the tallest high-rise on the “other side” of the Danube as seen from the historic centre – until it will be superseded with the completion of Donau City.



Wohnpark Neue Donau 17 19 20

Harry Seidler's **Neue Donau High-rise** probably boasts the loveliest views and the best transport and traffic connections of all residential high-rises in Vienna. Designed as a sort of bridgehead at this key Danube crossing, the 100-metre structure completed in 2001 is situated next to the (well-hidden) motorway junction and very close to the U1 Underground line. The 230 flats are shielded from the traffic noise of Wagramer Strasse by a seven-storey office wing and were arranged to ensure that not even strong winds will curtail the inhabitants' enjoyment of their balconies.

With his **Wohnpark Neue Donau** from 1999, the architect Harry Seidler forged a smooth synthesis of city and landscape. Situated directly atop the slab covering the A 22 motorway, all 530 flats face the river; this was made possible by positioning the five- to nine-storey blocks at oblique angles to the water.

Adjoining this housing complex, the architects Nehrer and Medek in 1999 created an **elementary school** as well as a **middle school with sports orientation** atop the “slab” on **Kaisermühlendamm**.

Wohnpark Alte Donau 22

The most striking among the six apartment towers on Old Danube is probably “Der runde Wagramer” by the architect Gustav Peichl: due to its façade with blue-and-white vertical stripes, this cylindrical structure is sometimes also referred to as “Obelix Tower”. The 60-metre building continues the line of the three white high-rises along Kratochwjlestrasse and is part of the Wohnpark Alte Donau housing complex. Built between 1996 and 1998, this was Vienna's first instance of a high-rise cluster built exclusively for residential purposes. The zone offers a total of approx. 800 mostly subsidised flats.

Together with the towers by Gustav Peichl and Coop Himmelb(l)au, a 60-metre free-standing building by the architects' group Nigst-Fonatti-Ostertag-Gaisrucker (NFOG) encloses a small square between the two traffic axes of Wagramer Strasse and U1. The most notable characteristic of this residential building is its façade designed as a movable metal skin.

The apartment tower by Coop Himmelb(l)au is without a doubt the technologically most ambitious of all high-rise designs for Wohnpark Alte Donau. The southern front of this 60-metre building features a slanted glass element pointedly tapering downward, into which the balconies and loggias of the flats project, thereby creating a sort of winter garden.

