

Projects from the Buildings pillar



Two WieNeu block renewal zones in the Grätzl 20+2 programme area

wohnfonds_wien, the City of Vienna's Fund for Housing and Urban Renewal, uses the WieNeu block renewal zones to initiate subsidised refurbishment projects and structural improvements across multiple properties, facilitated by networking and cooperation with local property owners and stakeholders within the framework of WieNeu. The WieNeu block renewal zones are an important tool for urban regeneration, helping to make neighbourhoods climate-proof and fit for the future.

Two block renewal zones were defined within the Grätzl 20+2 programme area:

- Alliiertenviertel+ and
- Alt-BrigitteNeu.

Find out more here: https://www.wohnfonds.wien.at/wienu_blocksanierung (German)

WieNeu block renewal projects pursue an integrated approach to urban regeneration, incorporating housing refurbishment, mixed use with the emphasis on vibrant ground-floor zones, and climate- and energy-related improvements. A special focus is placed on phasing out fossil fuels in cooperation with Vienna's energy provider, Wien Energie.

Other key measures in the two zones include optimising built density, greening and unsealing, upgrade of the public space, and transport links to the neighbouring urban development zones (Nordbahnhof, Nordwestbahnhof).

Key projects

Individual refurbishment projects within the Alliiertenviertel+ and Alt-BrigitteNeu block renewal zones are strategically or operationally important and thus require special attention and resources. They are often highly complex and strategically relevant.

Example project: Lessinggasse 19, 1020 Vienna

The "Lessinggasse 19" project involves future-proofing of an existing building with regard to sustainability, energy efficiency and development of the residential space. The project combines climate-friendly measures with a significant upgrade of the housing quality. A roof-level extension will give the option of creating additional living space.

A key element of the project is a retrofit of the energy supply system involving connection of the building to the local district heating network, an important step towards decarbonisation and reduced use of fossil fuels. As part of the refurbishment all existing windows in the building will be replaced with energy-efficient ones, thus reducing heat loss and energy consumption and enhancing home comfort. The plans also include retrofitting of balconies to further improve the quality of the dwelling units. Targeted unsealing of the rear courtyard will restore the natural soil functions and create a surface where rainwater can seep away, a measure that will also improve the courtyard microclimate. The unsealing measures in the courtyard will be complemented by greening of the facade to enhance the microclimate still further.

Find out more here: https://www.wohnfonds.wien.at/wiener_blocksanierung (German)

Alliiertenviertel+

The Alliiertenviertel+ block renewal zone comprises a total of 26 city blocks.

The Alliiertenviertel+ neighbourhood is situated between the Nordwestbahnhof and Nordbahnhof urban development zones and bordered to the west by the Augarten park and to the south by Lessinggasse and Darwingasse. The blocks between Lampigasse and Nordwestbahnstraße link the neighbourhood to the WieNeu programme area "Alt-BrigitteNeu" in the 20th district.

To promote further take-up of district heating, the buildings along Springergasse were incorporated into the programme area.

The programme period began in June 2022 with the preparatory phase and the appointment of the advisory board, with ongoing work on key projects due to continue until April 2028.

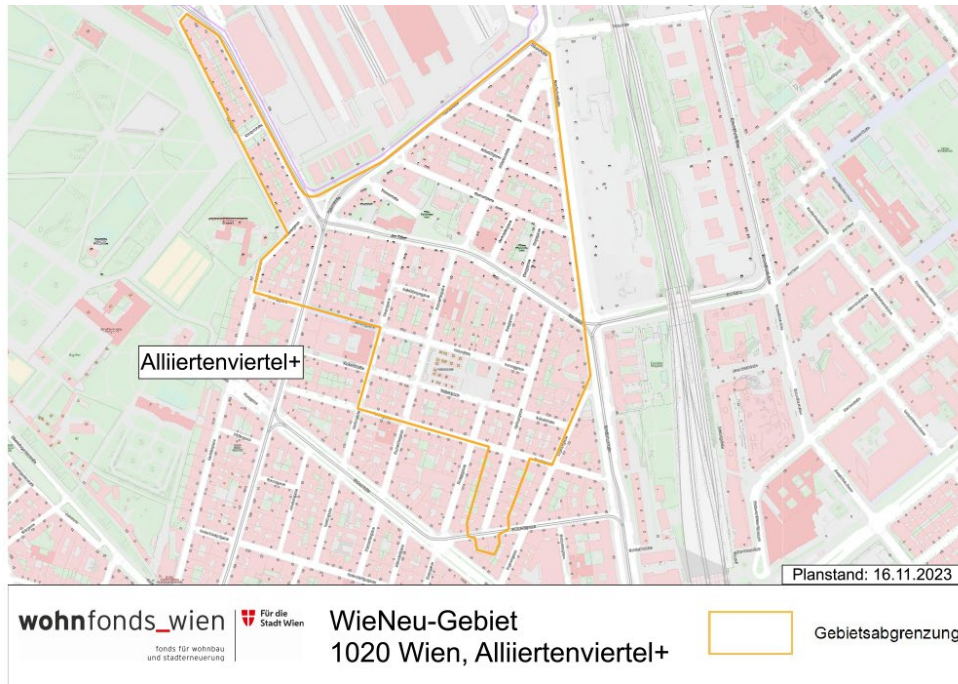


Figure 20: The WieNeu Alliiertenviertel+ neighbourhood © wohnfonds_wien

Evaluation: WieNeu Alliiertenviertel+ neighbourhood, January 2022 to September 2025

- 72 consultations
- 12 funding applications
- 4 key projects completed
- 12 contacts established for key projects

Alt-BrigitteNeu

The neighbourhood extends northward from the Augarten park with Stromstraße at its northern edge and comprises a total of 27 city blocks. Jägerstraße forms its western border, with Nordwestbahnstraße and the adjacent Nordwestbahnhof urban development zone to the east.

The programme period began in June 2022 with the preparatory phase and the appointment of the advisory board, with ongoing work on key projects due to continue until November 2027.

Alongside the classic late-19th-century city blocks, this neighbourhood also contains a number of large-scale municipal housing complexes.

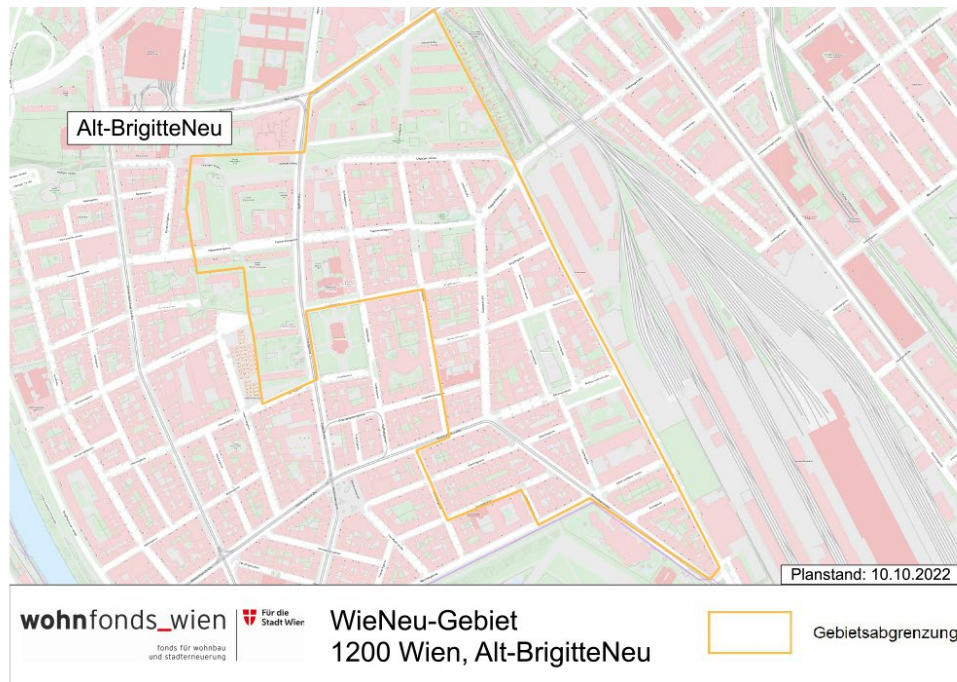


Figure 21: The WieNeu Alt-BrigitteNeu neighbourhood © wohnfonds_wien

Evaluation: WieNeu Alt-BrigitteNeu neighbourhood, January 2022 to September 2025

- 41 consultations
- 6 funding applications
- 6 key projects completed
- 13 contacts established for key projects

Project partners

- wohnfonds_wien (Vienna Fund for Housing Construction and Urban Renewal)
- POINTNER Architektur ZT GmbH

Wiener Wohnen (municipal housing agency)

Wiener Wohnen is owned by the City of Vienna and manages approx. 220,000 municipal dwelling units housing over 500,000 tenants, plus over 5,100 commercial premises located within municipal housing complexes.

Vienna's large stock of municipal housing is kept up to standard by means of a carefully planned multi-year cycle of maintenance and modernisation works. This includes implementation of innovative measures to keep pace with societal changes, global challenges and new technical standards with the aim of preserving and safeguarding Vienna's high-quality, affordable municipal housing complexes for generations to come.

The Wiener Wohnen WieNeu+ Coordination Point

The Wiener Wohnen WieNeu+ Coordination Point was set up in 2023 as a platform for Wiener Wohnen's active participation in the WieNeu+ urban renewal programme. It serves as an information interface for the specialist experts of the Wiener Wohnen Group as well as a contact point for external partners.

Takeaways & challenges

- Given that the above-mentioned refurbishment cycles call for careful, long-term, tenant-centred preparation, WieNeu+ provides ideas, input and funding to act as an instigator and catalyst for innovative measures. Naturally, these measures cannot usually be completed within the short timeframe of the WieNeu+ programme cycles. However, the ongoing development of the WieNeu+ programme structures in cooperation with MA 25 still enables Wiener Wohnen to play an active role.
- The WieNeu+ urban renewal programme with its financial subsidies for planning and implementation of innovative structural, technical and social projects provides important impetus for the future-proof refurbishment of Vienna's municipal housing and thus also for the City of Vienna as a whole – especially with regard to the opportunities it offers for network-building, exchange, and transfer of knowledge on issues of relevance for the future.

Measures implemented by the City of Vienna – Wiener Wohnen

The following pages present examples of measures and projects implemented by Wiener Wohnen under the auspices of WieNeu+. In addition, Wiener Wohnen was involved as a partner in several other collaborative WieNeu+ projects:

- "Cool Zones" pilot project – with MA 25,
- "Stadtkern_PLUS" – with MA 25,
- "Taxonomie Konkret" workshop – with WH Consulting
- "WieNeu+ Energy Networks" – with the Austrian Society for Environment and Technology (ÖGUT).

20th district, Klosterneuburger Straße 99-105: Forecourt upgrade – unsealing & greening measures



Figure 22: Forecourt greening in front of the municipal housing complex at Klosterneuburger Straße 99-105 © Wiener Wohnen

Inspired by an idea submitted under the "Grätzlmarie" scheme, Wiener Wohnen was able to upgrade the design and ecological value of the forecourt of the municipal housing complex at Klosterneuburger Straße 99-105 in the 20th district. An asphalt surface with an area of approx. 170 m² was unsealed, and new greened areas were installed to improve the microclimate, reduce the urban heat island effect and promote biodiversity. The project involved the planting of around 500 shrubs, including the heat-resistant "Seven-son flower" — a first for Wiener Wohnen. The measures were implemented in close consultation with Municipal Departments MA 28 – Road Management and Construction and MA 42 – Parks and Gardens. Launched in March 2025, the project was already completed in May 2025. The creation of this green oasis has significantly enhanced the design of the public space and helped to adapt it to climate change while simultaneously enhancing the amenity value of the neighbourhood for local residents and passers-by.

Takeaways & challenges

- The project was initiated via the WieNeu+ "Grätzlmarie" scheme and was able to be rolled out thanks to the dedicated work of the WieNeu+ Coordination Point team at Wiener Wohnen.
- The extensive redevelopment of the forecourt would not have been possible without the financial support from WieNeu+.

Draft design for "Klima*wandel*insel" – modular seating islands for the outdoor spaces of Vienna's municipal housing complexes

The *Klima*wandel*insel* project aims to design modular seating islands integrating different target groups for flexible use in the outdoor spaces of Vienna's municipal housing complexes. The objective here is to enhance amenity value, promote cross-generational interaction within the community, enliven the neighbourhood and help adapt to climate change – e.g. by improving the urban microclimate and reducing the urban heat island effect. As a first step, the WieNeu+ "Grätzlförderung" scheme provided funding support for a pilot draft design, and a prototype is to be rolled out within the WieNeu+ Grätzl 20+2 programme area.

Takeaways & challenges

- Due to the size of the Wiener Wohnen portfolio, the design of individual one-off solutions often represents a particular challenge. There are existing framework contracts and standard items of furniture, both of which need to be factored into the planning process.
- The initial investment costs of innovative projects are an obstacle, but usually one that can be overcome with the aid of one-off grants and subsidies. Nevertheless, the longer-term costs of repair, maintenance, care, etc. remain.

This project was supported with funding from the "Grätzlförderung" scheme.

Decarbonisation of municipal housing in the Alliiertenviertel "climate pioneer neighbourhood"

As part of the Alliiertenviertel "climate pioneer neighbourhood" project, Wiener Wohnen is supporting the residents of five municipal housing complexes that have already been connected to the district heating network in making their flats completely gas-free. As soon as a flat is gas-free, the tenants can apply for a "Phasing Out Gas Bonus" from the City of Vienna (Municipal Dept. MA 50). The Wiener Wohnen team also provide support with submission of the necessary application documents.

Three further housing complexes in the Alliiertenviertel neighbourhood are to be decarbonised over the next few years in cooperation with the City of Vienna's energy provider, Wien Energie. In cooperation with the City of Vienna's energy provider, Wien Energie, three further municipal housing complexes in the Alliiertenviertel neighbourhood are to be decarbonised over the next few years, alongside the two that have already been made fully emission-free to date. With this project, Wiener Wohnen is playing an essential and decisive role in making the "climate pioneer neighbourhood" into a flagship climate-friendly neighbourhood. [Find out more](#) (German).

Takeaways & challenges

- Effective communication and appropriate support schemes are vitally important in order to interest individual tenants in converting their flats from gas to alternative energy sources.
- The WieNeu+ public event format attracted a mixed audience of tenants, flat owners, building owners and other interested individuals – including people from outside the Alliiertenviertel neighbourhood.
- The participants found the information provided by Wiener Wohnen about switching to renewables helpful and sensible.

"Retrofit Gemeindebau" – Wiener Wohnen in cooperation with TU Wien



Figure 23: Retrofit workshop © Jennifer Fetz

The winter term 2023/24 saw the launch of the third "Retrofit Gemeindebau" ("Retrofitting Municipal Housing") project – this year for the first time as a direct cooperation between Wiener Wohnen and the recurring term-long project by students and academic staff at the Research Centre for Urban Planning and Design at TU Wien together with the urban planning consultancies Plansinn and MIA, numerous local stakeholders and the City of Vienna's urban planning institutions.

The project's approach centres on the urban planning and design potential of the City of Vienna's municipal housing complexes and outdoor spaces from the 1950s and 1960s and their transformation into future-proof urban living environments. Taking an holistic view of the entire neighbourhood, the project team explore the inherent potential of the existing structures and outdoor spaces, together with the adjacent urban space and its social and ecological infrastructure. The clear focus throughout is on the needs of local residents, tailored to specific target groups.

As part of a regular peer-to-peer exchange format with the specialist experts from Wiener Wohnen, nine retrofitting concepts were drafted for six municipal housing complexes and their outdoor areas — some dating from the "Red Vienna" era, some from the post-war period, all in the WieNeu+ Grätzl 20+2 programme area in Brigittenau — to transform them into future-fit urban quarters. Many of the ideas presented contain modular "mix and match" elements that Wiener Wohnen can reuse in similar future structural renovation or refurbishment projects. [Find out more \(German\)](#)

The successful cooperation on the "*Retrofit Gemeindebau*" project was subsequently continued in two further term-long projects outside the WieNeu+ programme areas:

- **Retrofit Gemeindebau 4.0, Typologies:** Retrofit solutions for use in refurbishment projects in any location, designed for different building typologies (row, point access and block typologies, plus a special "Senior Citizens' Wing")
- **Retrofit Gemeindebau, Quartier 3:** Focus on circular construction methods in cooperation with the Executive Group for Construction & Technology: "*Urban Living Lab – Circular Construction*" with a joint publication "*Retrofit Gemeindebau: Regeneration Concepts for a Quarter in Vienna's 3rd District*" (German)

The WieNeu+ programme areas are also thematised in the ongoing cooperation with TU Wien, e.g. as part of Themed dissertations – Retrofit Gemeindebau, Post-war Modernism (German). To give one example, following on from the Retrofit cooperation in the WieNeu+ programme area Grätzl 20+2, one student wrote her dissertation on the Johann-Kaps-Hof municipal housing complex ("*Future prospects: the Johann-Kaps-Hof as a model for environment-friendly integrative regeneration and densification in Viennese municipal housing complexes of the post-war period*" – dissertation by Andrea Falkner, TU Wien, October 2025).

Takeaways & challenges

- The link between theory and practice is crucially important in developing real-life solutions for issues of relevance to the city's future. The selection of specific municipal housing complexes and the provision of plans and information by the experts from Wiener Wohnen creates a constructive learning environment for everyone involved.
- The project delivers new, future-proof planning ideas incorporating international input and provides Wiener Wohnen with usable, scalable draft plans that factor in topics of future relevance such as e.g. the circular economy.
- Neutral interactive formats – e.g. as part of university teaching modules – facilitate networking, collaboration and exchange among specialist experts within the Wiener Wohnen Group, as well as with other departments and with external experts and stakeholders.

Project partners

- City of Vienna – Wiener Wohnen (municipal housing agency)
- TU Wien <https://urbanism-tuwien.at/en>
- PlanSinn Planung & Kommunikation GmbH (urban planning consultancy)
- MIA – Metropolitan Innovation Action (urban planning consultancy) <https://metropolitaninnovationaction.com/>

Find out more here: <https://urbanism-tuwien.at/en/lehre/kurs/entwerfen-retrofit-gemeindebau-4-0>

Study: *Taxonomie Konkret* (Practical application of the EU Taxonomy criteria)

The EU Taxonomy is a standard classification system used to establish whether an economic activity qualifies as environmentally sustainable. Under the auspices of Wie Neu+, a study was commissioned to provide a detailed analysis of how the Taxonomy criteria can be applied in practice in building refurbishment projects, based on the example of a property in the Grätzl 20+2 programme area.

The results were presented and discussed in workshops with stakeholders, then developed in depth and documented in a report. The project thus makes an essential contribution to ensuring that the EU Taxonomy can be applied to the property and construction sector.

Practical application of the EU Taxonomy criteria – definitions

An economic activity is only deemed to be aligned with the EU Taxonomy if it

- makes a substantial contribution to one or more of the environmental objectives
- does no significant harm (DNSH principle) with regard to any of the core environmental objectives
- meets certain minimum social safeguards (in terms of human and labour rights)
- complies with the technical screening criteria (TSC)

The criteria for the minimum social safeguards (MSS) have not yet been defined in detail, and the "EU Social Taxonomy" has not yet been published to date.

Source: "Taxonomiefähig und Taxonomiekonform" © Walter Hüttler, Taxonomie Konkret project, final report, p. 5 (German).

EU context

Virtually all companies are affected by the EU Taxonomy in one way or another, whether directly due to legal reporting obligations or indirectly via banks and financing conditions. The EU Taxonomy is thus a key regulatory framework for the property and construction sector.

Although the EU Commission has published FAQs, a large number of questions still remain open.

The EU Taxonomy criteria are refined and supplemented on an ongoing basis, so companies must continuously adapt their strategies and internal processes accordingly. This requires flexibility, resources, and continuous monitoring of regulatory developments.

Various consultancies and established systems such as klimaaktiv (climate protection initiative of the Austrian Federal Government) <https://www.klimaaktiv.at/> and ÖGNI (Austrian Sustainable Building Council) <https://www.ogni.at/> (both in German) have developed additional tools to help companies in the construction & property sector integrate the criteria

into their existing certification and planning processes. These tools reduce the additional workload and also facilitate workable solutions.

Practical application of the EU Taxonomy criteria – requirements differ depending on the economic activity

The climate risk and vulnerability analysis is always aligned to the particular economic activity being assessed and the respective building use. This can mean that the relevant climate risks for a particular property can differ depending on the building's use.

Source: "Requirements differ depending on the economic activity" © Walter Hüttler, *Taxonomie Konkret* project, final report, p. 30 (German).

Takeaways & challenges

- To be able to apply the criteria efficiently, companies need to adapt their internal processes (e.g. for data management, project development or portfolio management purposes). At the same time there is a need for additional staff training, so that the requirements can be factored into the day-to-day work processes.
- Initial experience shows that banks are already taking account of the Taxonomy criteria in their lending operations. In many cases, projects that meet the Taxonomy criteria not only benefit from better interest rates, but also from more favourable lending conditions (e.g. longer repayment periods, lower own funds requirements). This can give them a significant competitive advantage.
- One considerable challenge lies in reconciling the requirements of the EU Taxonomy with those of national and/or local funding programmes and building rating systems. Differing criteria or documentation formats increase the workload and can sometimes result in processes being duplicated. Harmonisation would create transparency and clarity and reduce the amount of bureaucratic hurdles.
- In Vienna, the Building Code, the new eligibility conditions (SanDekVO 2024), programmes like *Phasing Out Gas* and *WieNeu+* and the Smart City Strategy provide numerous points of reference. The topics of climate change mitigation, climate change adaptation and circularity are also closely linked to the EU Taxonomy criteria and will thus be a key factor in future urban development projects.

This project was supported with funding from the "Grätzförderung" scheme.

Project partners

- Dipl.-Ing. Walter Hüttler, WH consulting engineers

Circular refurbishment: Hartlgasse 22 (Sozialbau AG)



Figure 24: Hartlgasse 22, 1200 Vienna © City of Vienna/Bojan Schnabl

The study by Digital findet Stadt analysed the suitability of social housing in Vienna for refurbishment in line with circular economic principles. The pilot project is based on the residential building owned by Sozialbau AG at Hartlgasse 22 (20th district), dating from 1986, which serves as a model for economically feasible, scalable refurbishment measures in the social housing sector.

To this end, a targeted comparison was performed with the strategic corporate objectives of Sozialbau AG to identify synergies and priorities. A rough cost estimate was also carried out to arrive at a realistic assessment of economic feasibility.

Core objectives of the study:

1. **Assessment of circularity:** Identification of criteria for assessment of circularity in the social housing sector.
2. **Identification of suitable building components and materials:** Analysis of which elements of a typical residential building can be reused or recycled in the context of a refurbishment project.
3. **Optimisation of the refurbishment strategy:** Development of generic measures to maximise circular impact in the context of building refurbishment.



Figure 25: Regulatory framework – circularity in the construction sector, Digital findet Stadt (digital platform for innovations in the construction sector)

The study made reference to the criteria defined by the EU Taxonomy, OIB Guideline 7 and the Vienna Circularity Factor (ZIFA). It also tested the ability of various digital platforms (BIM, Madaster) to provide efficient verification, tracking and documentation of materials and carbon footprints.

Preservation of the load-bearing structure was a key focus, as this largely avoids the high CO₂ emissions associated with demolition and rebuild. Special attention was paid to the outer shell, durable windows, sustainable facade materials and removable, reusable interior finishing components.

Takeaways & challenges

- Based on the example of Hartlgasse, preserving the load-bearing structures saves 62% of CO₂ emissions over the lifecycle of the building.
- The outer shell is key: facades, windows and insulation offer the greatest leverage for reducing the global warming potential (GWP).
- The interior finishing has a lesser effect on GWP, but removable, reusable components (such as e.g. ceilings, floors, stair banisters, wall claddings) do have circularity potential.
- The typical structure of the property at Hartlgasse 22 means that the developed strategies are transferable and/or scalable to other social housing projects in Vienna.
- Sustainable materials can be more costly to start with, though they pay off in the long term thanks to their reduced carbon footprint, longer service life and lower disposal costs.
- The EU Taxonomy, OIB Guideline 7 and ZIFA define the basic criteria for circularity in refurbishment projects. Funding schemes – such as SanDekVo 2024 – provide a financial incentive to select sustainable materials and future-proof construction methods.

- BIM and digital building passports are useful tools to aid transparent documentation of building materials and sustainable, efficient design of the building lifecycle analysis.

This project was supported with funding from the "Grätzförderung" scheme.

Project partners

- Sozialbau AG (non-profit housing association)
- Digital findet Stadt (digital platform for innovations in the construction sector)

Greening project: Am Tabor Lutheran Parish



Figure 26: Am Tabor Lutheran Church, an architectural gem built in the period 1913 to 1926. © City of Vienna/Bojan Schnabl

The Church of the Transfiguration (Am Tabor Lutheran Church) is situated in the Alliiertenviertel neighbourhood in Leopoldstadt (20th district) and was built between 1913 and 1926 to plans by Siegfried Theiß and Hans Jaksch. The facade of the church, a listed building, has darkened considerably over the years and this, together with the lack of shade in the street space, helps to create an urban heat hotspot in summer.

Back in 2023, local residents already expressed their desire for a visual upgrade of the church facade. Thanks to a financial subsidy from the "Grätzlmarie" scheme, the "Am Tabor biodiversity hedge" project enabled the ecological and visual redesign of the existing hedge alongside the nave of the church in early 2025 (see "Grätzlmarie" projects).

Building on this, plans are now also underway for greening of the street-facing facade. A system incorporating climbing aids and growth barriers is being evaluated, with due consideration for architectural functions and building conservation requirements. Facade greening will not only help to improve the local microclimate and enhance biodiversity in the neighbourhood, but is likewise intended to improve the aesthetic qualities of the building and significantly add to the amenity value for pedestrians and cyclists along Taborstraße.

The project is currently being planned in consultation with the Federal Monuments Authority.

This project is being supported with funding from the "Grätzlförderung" scheme.

Project partners

- Am Tabor Lutheran Parish

Find out more here: <https://www.amtabor-evang.at/natur-und-kirche> (German)

Nordwestbahnstraße 27, Schöberl & Pöll



Straßenfassade, Bildquelle: google maps



Innenhof, Bildquelle: HV Steiner

Figure 27: The late-19th-century building at Nordwestbahnstraße 27 with its historically valuable structured facade © Schöberl & Pöll GmbH

This project comprises the complete future-proof refurbishment of a late-19th-century residential building in an urban conservation area, including an attic conversion. The aim is to preserve the historic built structure while substantially reducing energy consumption and installing renewable energy sources. The plans include retrofitting of an interior thermal insulation system (Multipor), conversion of the heating system to a groundwater heat pump with additional cooling function for the densely built-up urban location, installation of solar panels, unsealing and greening of the rear courtyard, and creation of a ground-floor zone with access from the street to enliven the immediate neighbourhood.

The project is a significant example of sustainable, climate-proof urban renewal. It incorporates renewable energy sources, reduces energy consumption and supports densification within the existing fabric of the inner city without adversely affecting the protected historic ensemble. The combination of energy efficiency, climate change adaptation and openness to the community makes this project a trailblazing model for the regeneration of historic buildings.

The innovative nature of this project should be emphasised: although the technologies used are already well established on the market, to date they have only rarely been installed in Vienna's densely built-up late-19th-century neighbourhoods. The project is thus a shining example of how ecological and social sustainability can be successfully integrated, even in complex built environments.

The project is currently being prepared for implementation.

"I'm very familiar with the WieNeu+ programme, and my company is involved in three pilot projects, all of which would make very good models for other neighbourhoods to emulate. WieNeu+ is setting new standards in energy-efficient, socially sustainable neighbourhood development." (Helmut Schöberl, managing director of Schöberl & Pöll GmbH)

This project is being supported with funding from the "Grätzlförderung" scheme.

Project partners

- Schöberl & Pöll GmbH (structural engineers)

Communal greening project: rear courtyard, Gaußplatz 5

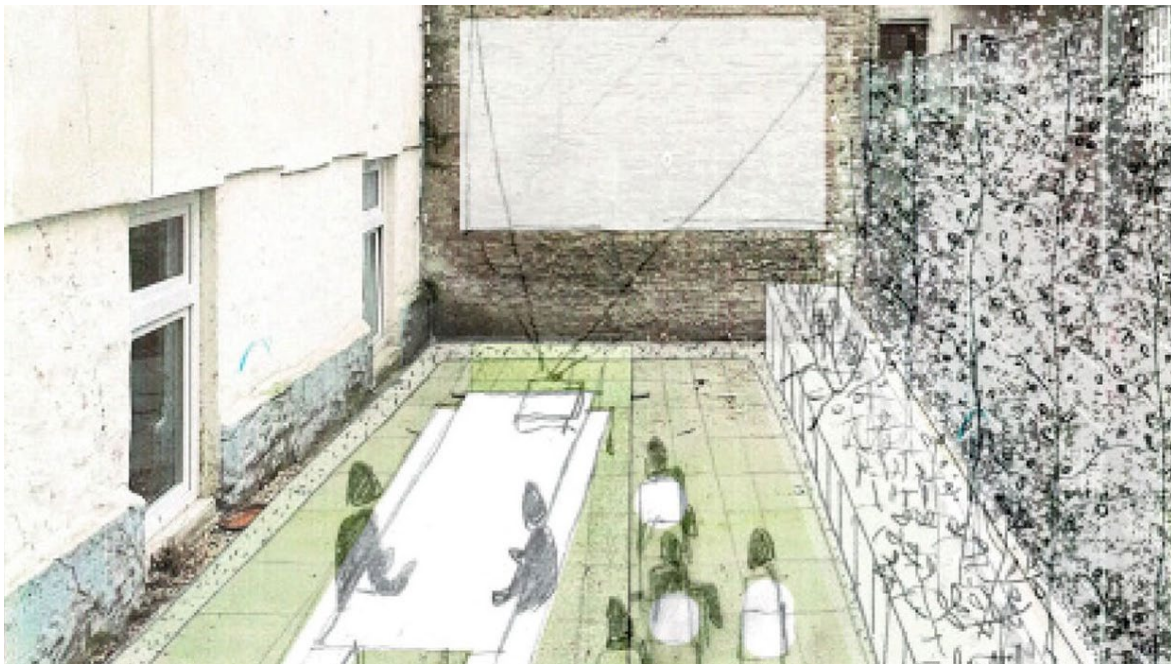


Figure 28: Gaußplatz 5: Sketch showing the community space in the newly greened rear courtyard. © Mair-Paar Architektenbüro (architects)

The late-19th-century building at Gaußplatz 5 in Leopoldstadt (2nd district) was divided into individual residential units some time ago and is organised as a commonhold association. Now the northern rear courtyard is to be greened and redesigned as a community space for use by all residents and the architectural practice on the ground floor.

Since the dilapidated wall abutting the neighbouring property to the north was recently demolished and replaced with a double-wire panel fence with galvanised steel posts, further measures are now planned to transform the rear courtyard into a community space.

Planting and watering

Two extra-large galvanised steel trough planters are to be erected alongside the fence and planted with a mix of climbing plants, small shrubs, bushes and ground cover. The choice of plants will reflect the fact that there is little direct sunlight.

Planting and plant care are to be carried out jointly by the building's commonhold residents under the supervision of a gardener – and, if necessary, a landscape designer – to ensure sustainable green coverage of the shady areas. The commonhold residents will be responsible for regular watering of the planters.

Furniture

A workshop was held in which the residents collaborated with an artist to design and build fixed and flexible items of outdoor furniture for the rear courtyard: a fixed low bench will be installed to provide a seating/lounging surface along the side wall of the building, which

receives evening sunlight in the summer months. The rest of the courtyard will be furnished with flexible items of furniture that will allow it to be used for community activities (flea market/swap shop, summer party, meetings of the commonhold association, etc.) that strengthen social cohesion among the residents of the building. At the same time, the furniture design should be child-friendly and allow easy everyday use.

Floor surface

The existing concrete floor surface slopes more steeply in places; the surface is to be levelled to reduce the risk of tripping or stumbling.

The cement tiles envisaged for the floor surface were removed during demolition of the entrance to a building in the 2nd district and will only require thorough cleaning before being relaid. The reuse of the tiles is thus a small yet important contribution to circularity.

The works will be carried out as a community project led by a team of specialists. The mix of plants proposed for the specific conditions in the rear courtyard can subsequently serve as a pilot project for other courtyard gardens in Vienna.

The project is currently being prepared for implementation.

Takeaways & challenges

- Community projects provide an opportunity for circularity.
- Input from professional landscape gardeners helps ensure the successful greening of a shady courtyard.
- The consultation process within the commonhold association requires patience and forging of alliances.

This project is being supported with funding from the "Grätzlförderung" scheme.

Project partners

- Gaußplatz 5 commonhold association
- Mair-Paar Architektenbüro (architects)