

THE VIENNA MODEL

HOUSING FOR THE
21ST CENTURY CITY

Housing for All

Planning and Housing for the
21st Century & Dublin's
future.

01/04/2019

Arch. Mr. Mark Gilbert
Trans-City Vienna



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council





SIE.

SIE/Home 21 Vienna/Favoriten
temporary housing in an
open-use building system



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temporary housing in an
open-use building system

Site	14.149 m ²
Built Area	5.930 m ²
Gross Floor Space	18.173 m ²
Residential Space	11.928 m ²
Commercial Space	1.498 m ²

255 Apartments

of which

34 are reserved for Single Mothers
10 are reserved for the Elderly

€7,50.--/m² monthly rent
including everything but energy
no personal equity required

SIE is part of Vienna's
Rapid Housing Program

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The **Rapid Housing Program** (Sofortwohnbau Programm) uses industrial building methods to produce affordable, temporary housing.

The problem:

Vienna is rapidly growing, and has shortage of new land for housing. Yet, land that is zoned for non-residential uses is consistently underutilized.

The idea:

Through special provisions in the building code, non-residential parcels can be used for housing for up to 10 years.

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Two Case Studies for Temporary Housing



SIE/Home 21

KallingerProjekte / trans_city Architektur

Commercial Land

one can build, but not housing

Slim-Building® Steel-Concrete Construction
Fixed Building/Temporary Use

after 10 years the building can (may) revert
to commercial usage:
It must be economically convertible.



22. Podhagskygasse

SiedlungsUnion / SIGS Architektur

Agricultural Land

building is not permitted

Modular Wood/Gas Concrete Construction
Temporary Building/Fixed Use

after 10 years the building must be reloca-
ted to another site:
It must be economically relocated.



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255 apartments.
13.500m² rentable space.

€7,50.--/m² rent
High Quality Standards.

21 months from
begin of planning
until occupancy.

Built upon
Commercially Zoned Land.

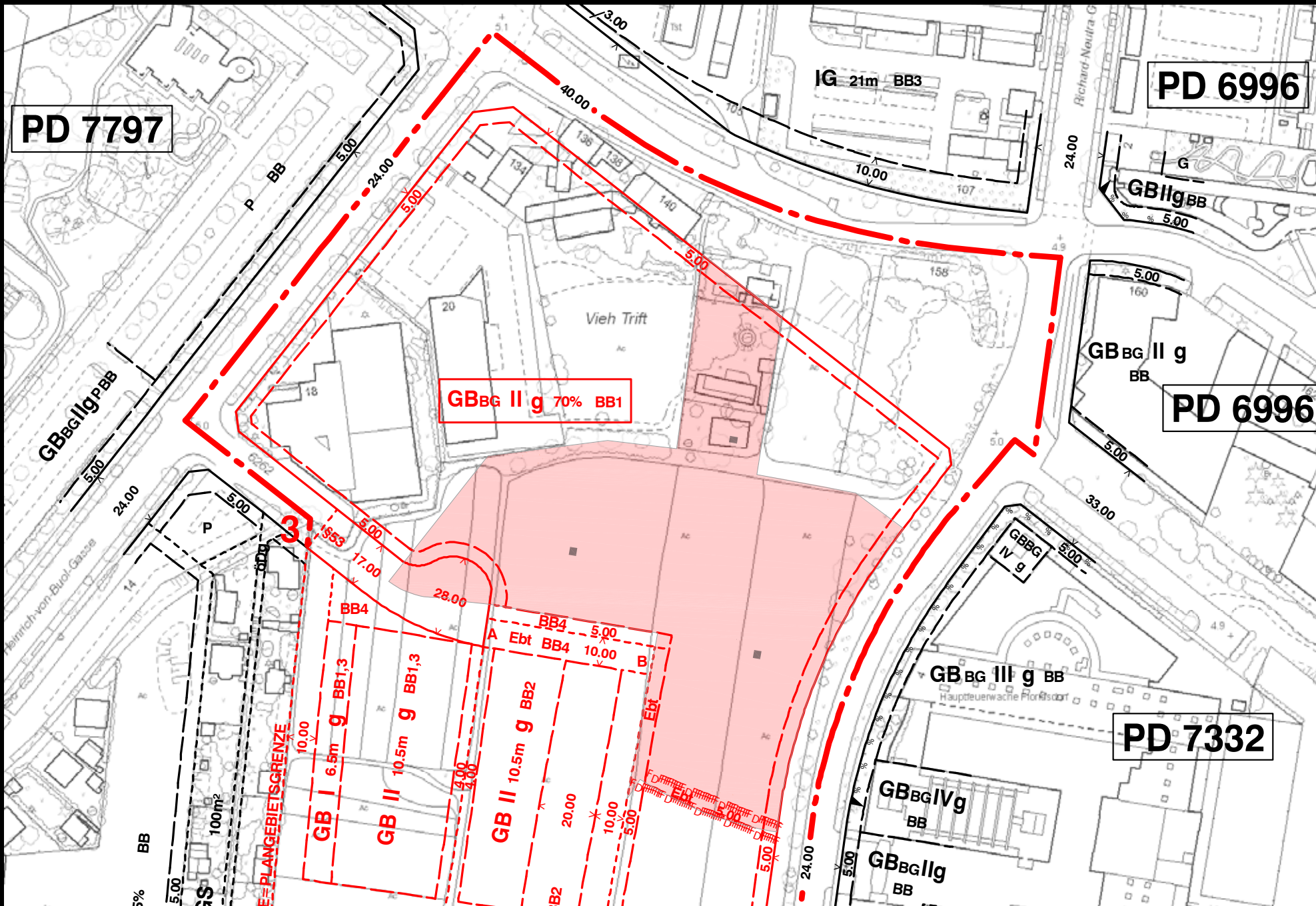
How was this possible?



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Siemensstraße 147
commercially zoned,
adjacent to housing.





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The zoning plan.

GB = Mixed Building Zone

BG = Enterprise Zone

g = closed streetfront

70% = maximal site coverage

BB1 = interrupted front allowed

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Project 2015

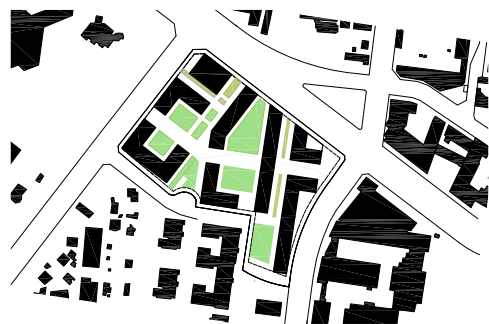
Urban design concept for an integrated, mixed-use district with segregated yet interwoven pedestrian and motorized traffic zones.

Cooperation by three property owners in the Plan-Document area.

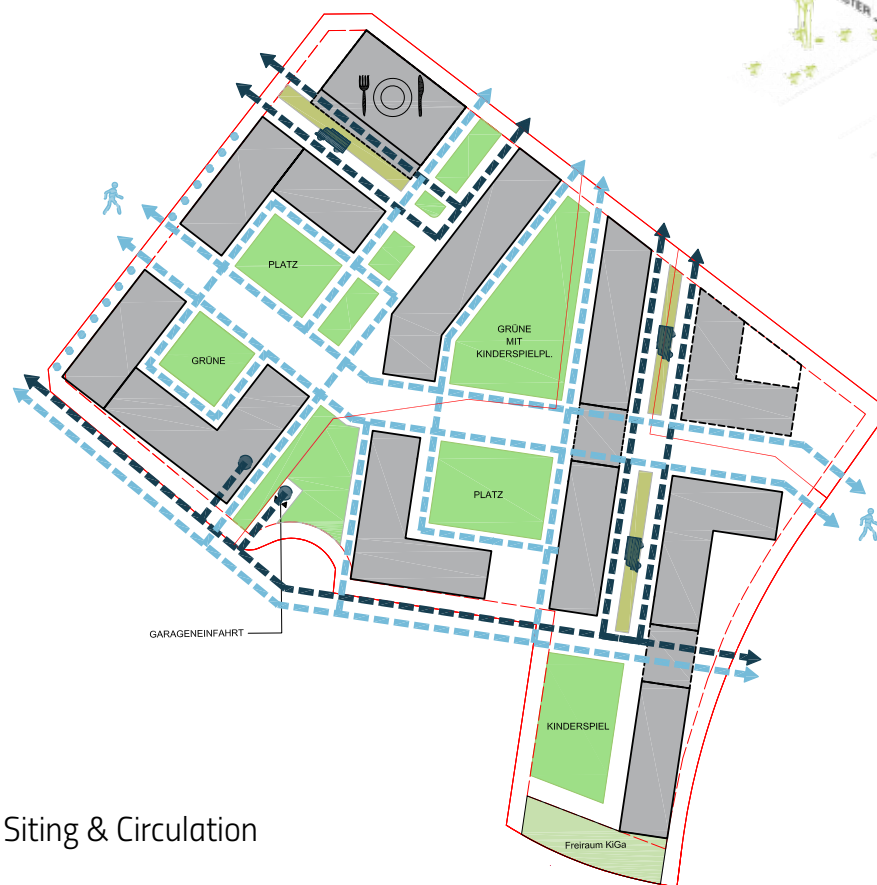
Goal: Rezoning from GBBG (Enterprise Zone) into GBGV (Business District)

This would prohibit residential use of the ground floor but allow it in the upper stories.

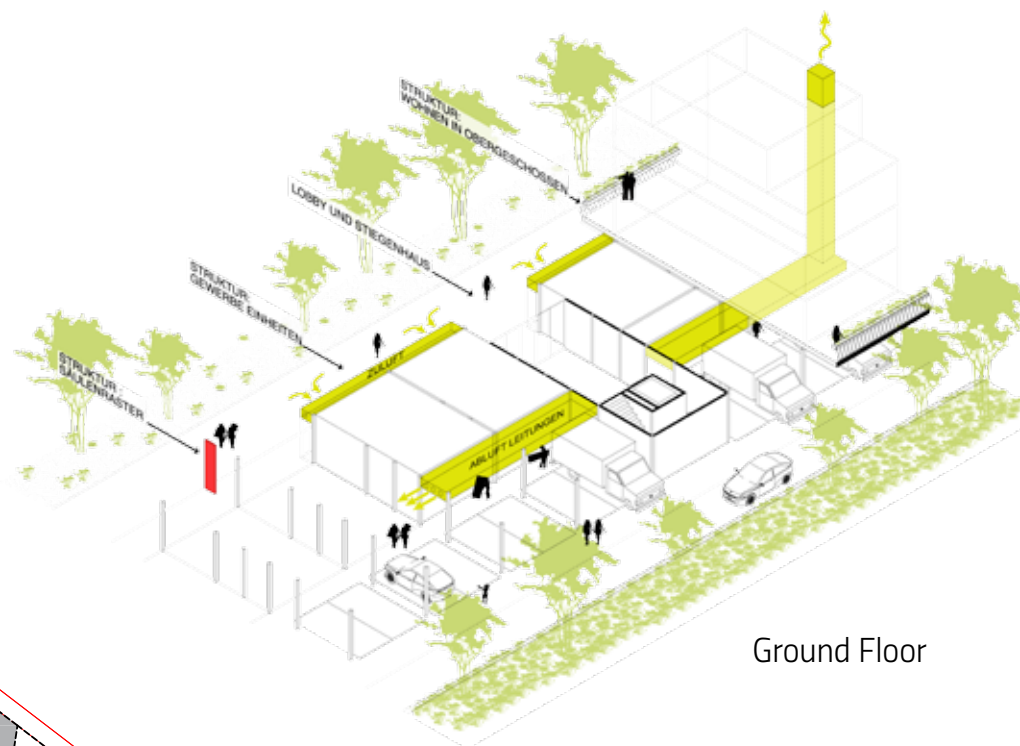
Height limit:
12m cornice line + penthouse



Situation

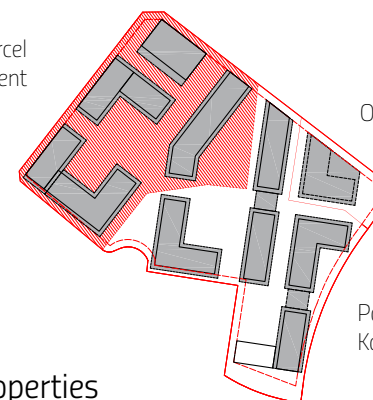


Siting & Circulation



Ground Floor

Parcel
VI-Development



Properties

Open Parcel

Parcel
Kallinger Projects



Only Kallinger Projects take part in rapid housing Program

Trick is to make fragment of concept work as stand-alone project.



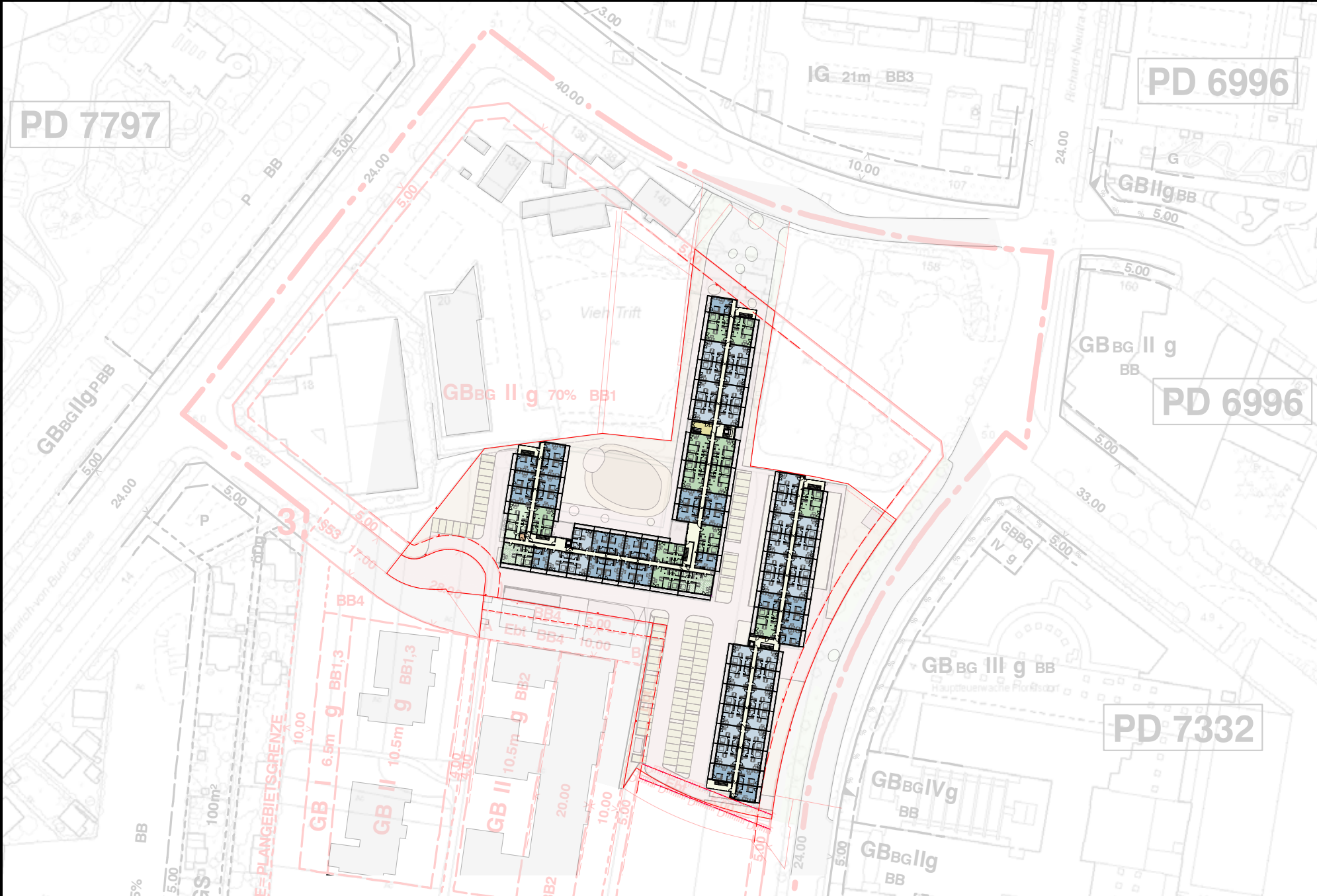


PD 6996

PD 6996

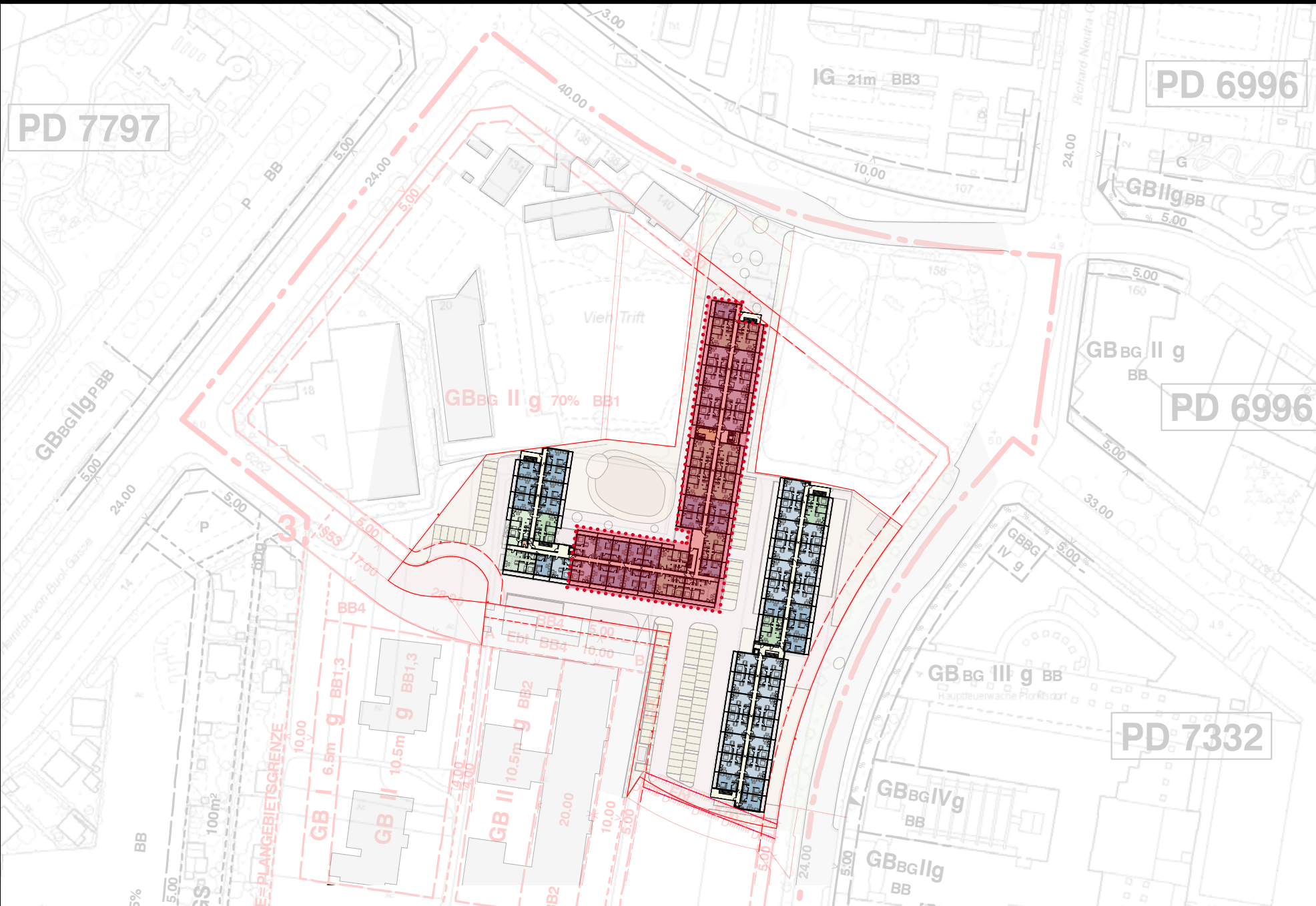
PD 7332





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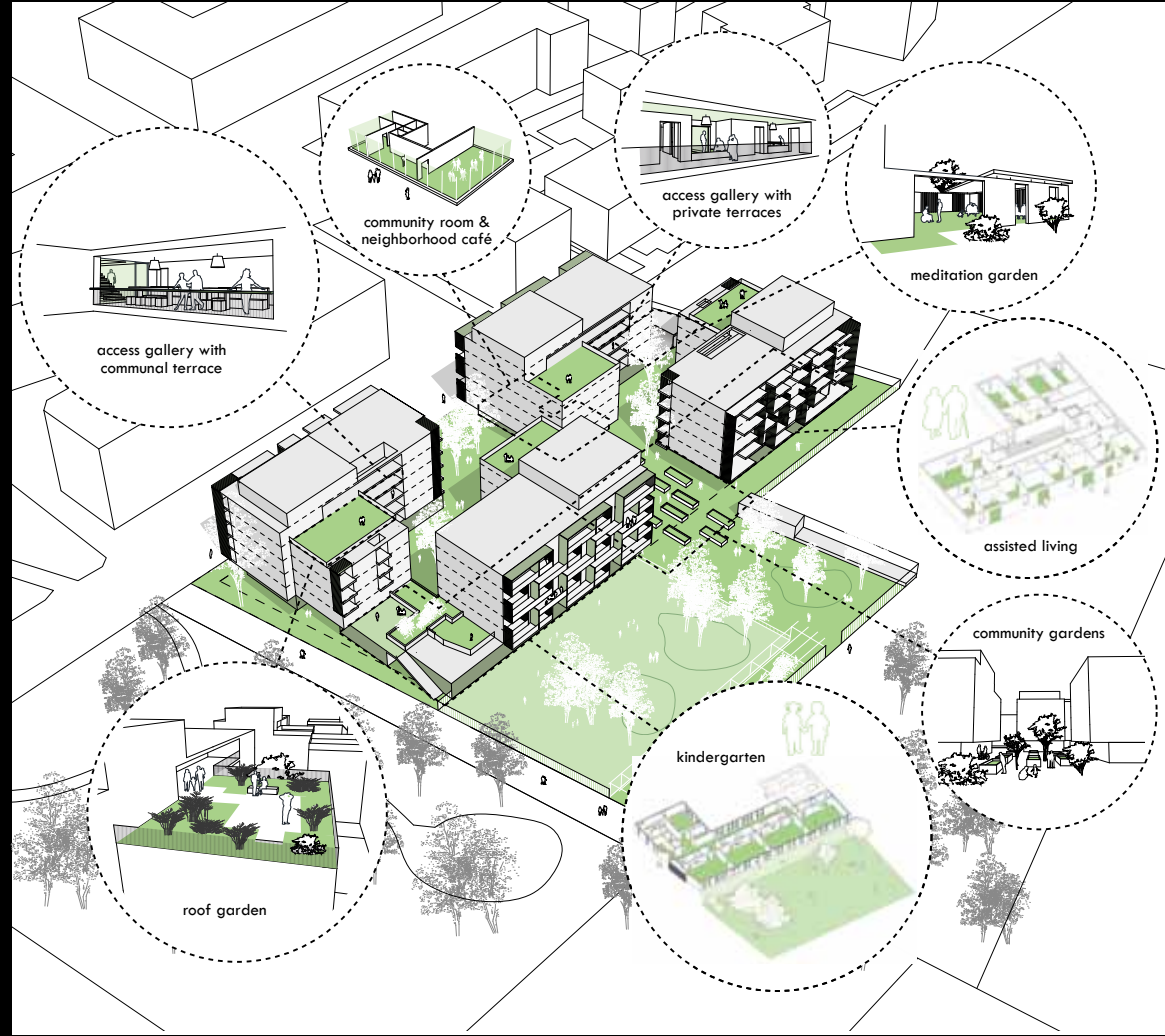
Typical Upper Floor Plan



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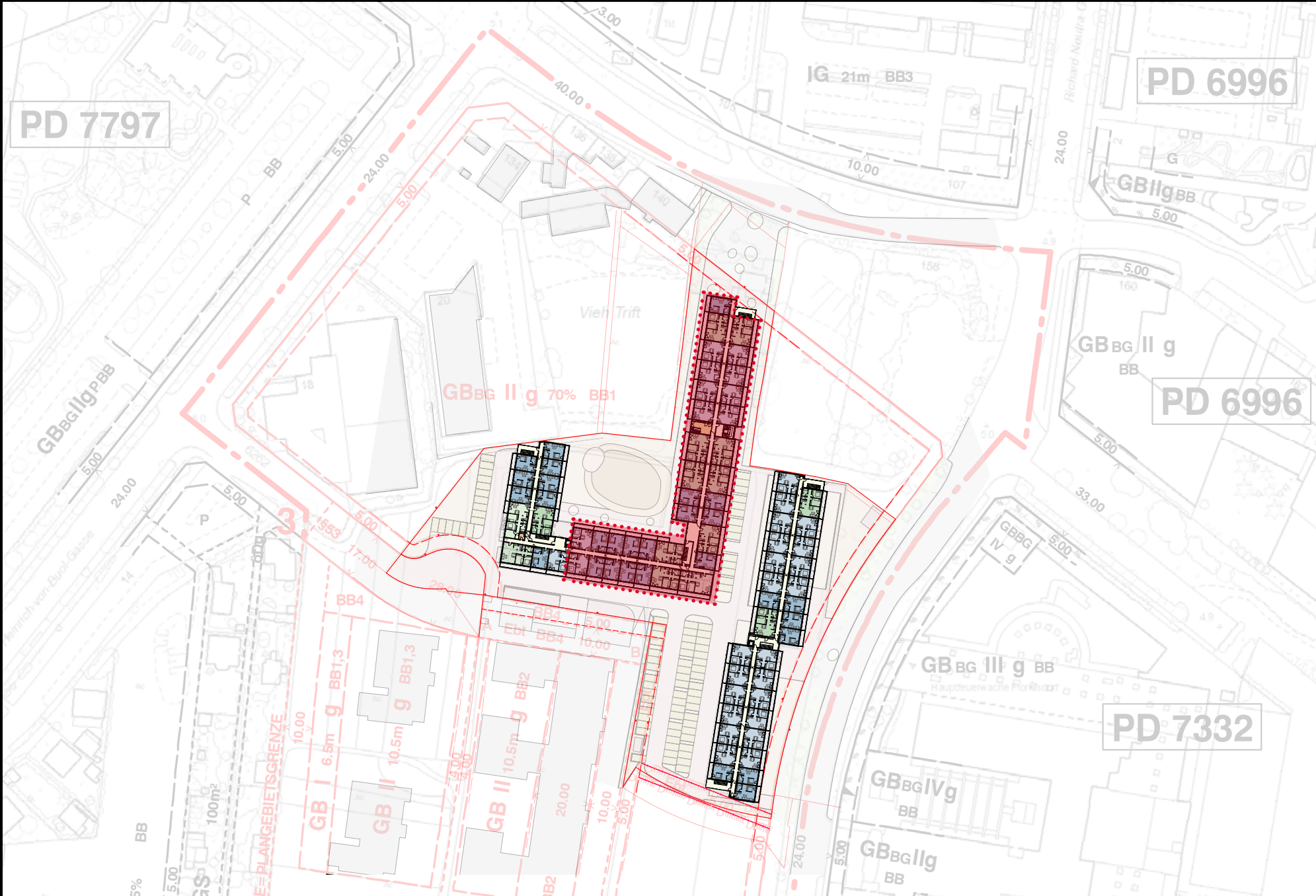
First Upper Story

Programming:
Mother-Child Housing



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Programming Social Housing
 STA- intergenerational housing
 in Stavangergasse, 1220 Vienna
 2015-2018



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First Upper Story
Programming:
Mother-Child Housing



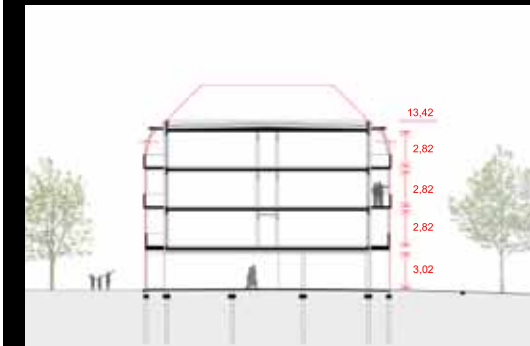
Optimizes Slim Building

Foundation for an open-use building

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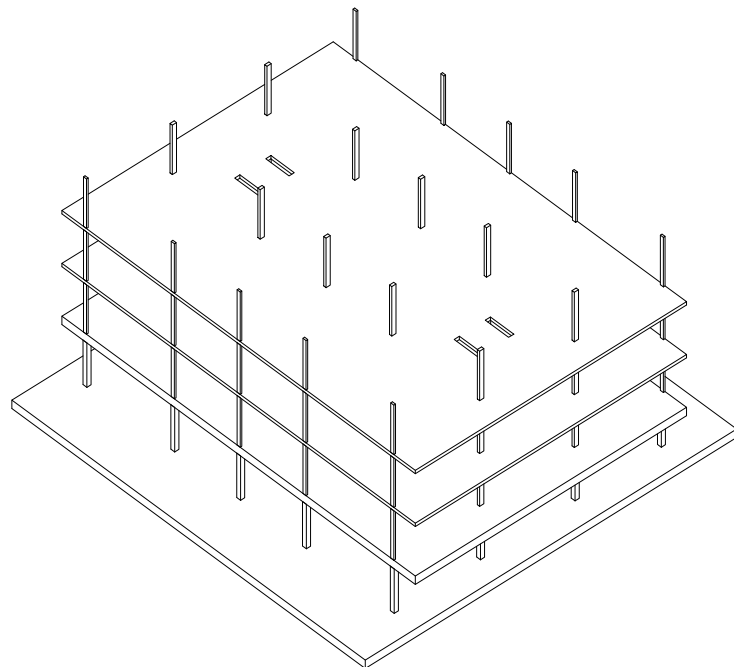
Construction System

components of building shell



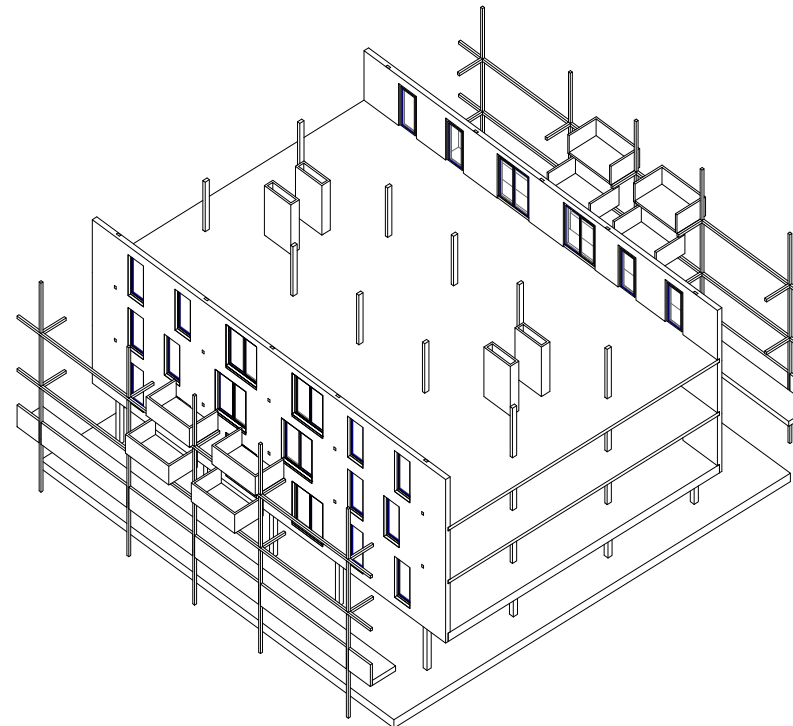
cost-saving section:
no cellar saves expenses in earthworks,
materials and time for construction

parking and private storage rooms
move to ground floor



Load Bearing Building Elements

ground floor in poured concrete
filigrane steel columns
in composite with
concrete decks



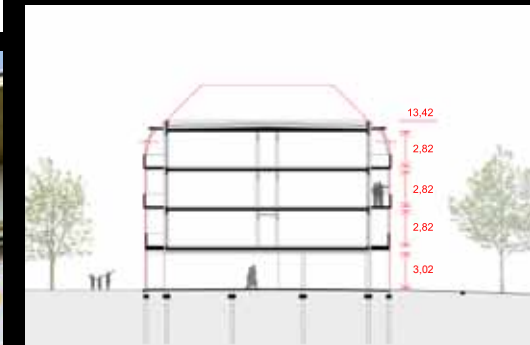
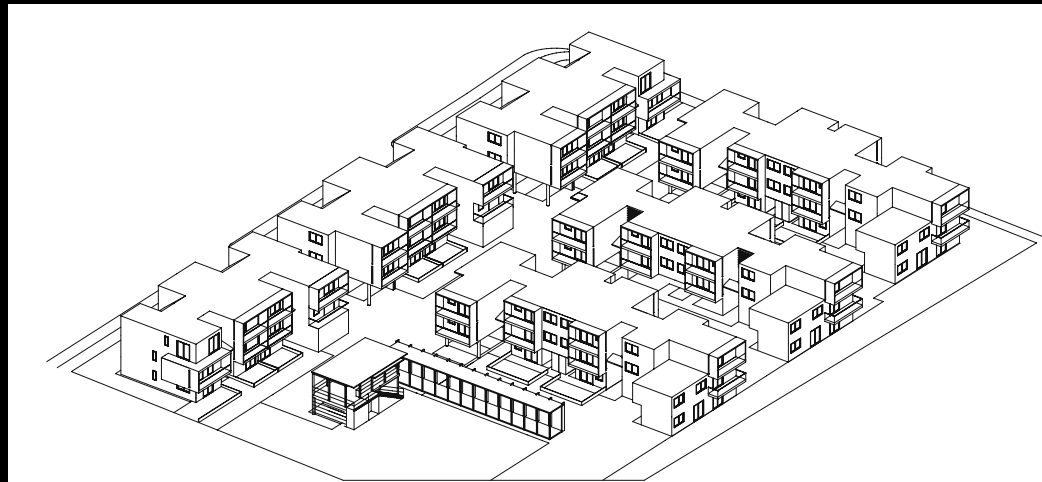
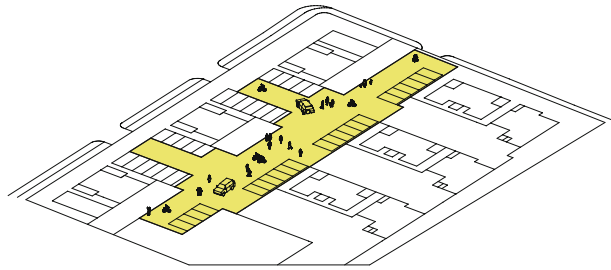
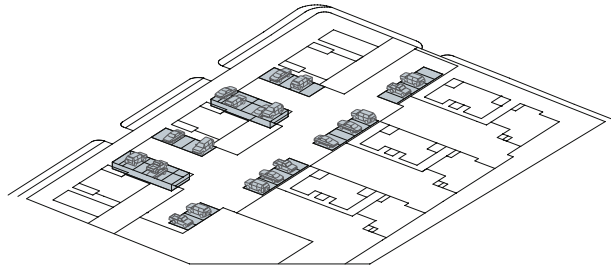
Build-Out Building Shell

pre-fab concrete wall panels
insulating facade, rendered
balconies in steel framework
vertical shafts

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Construction System

components of building shell



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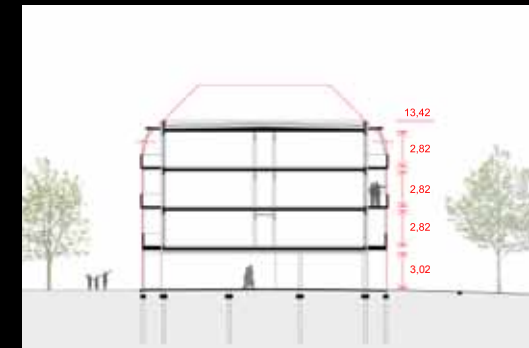
POD - Estate Podhagskygasse, 1220 Vienna

2013-2015

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Construction System

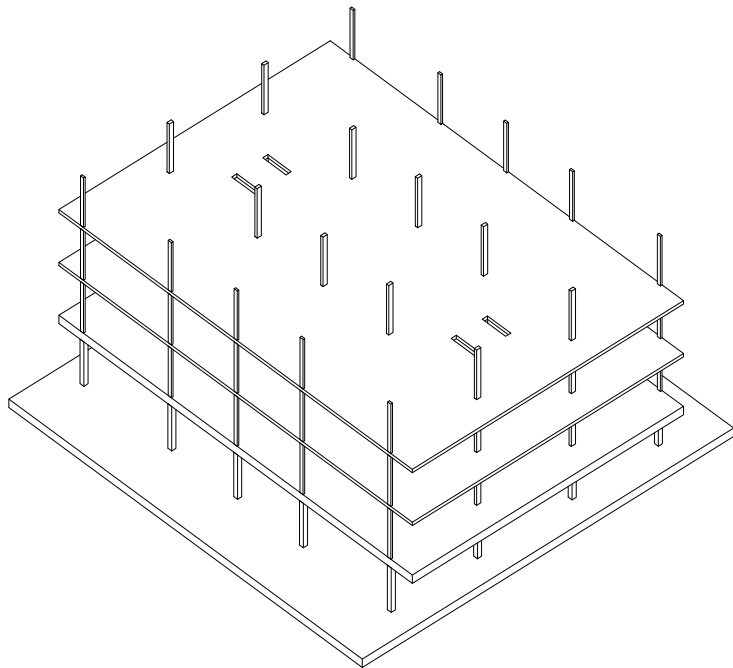
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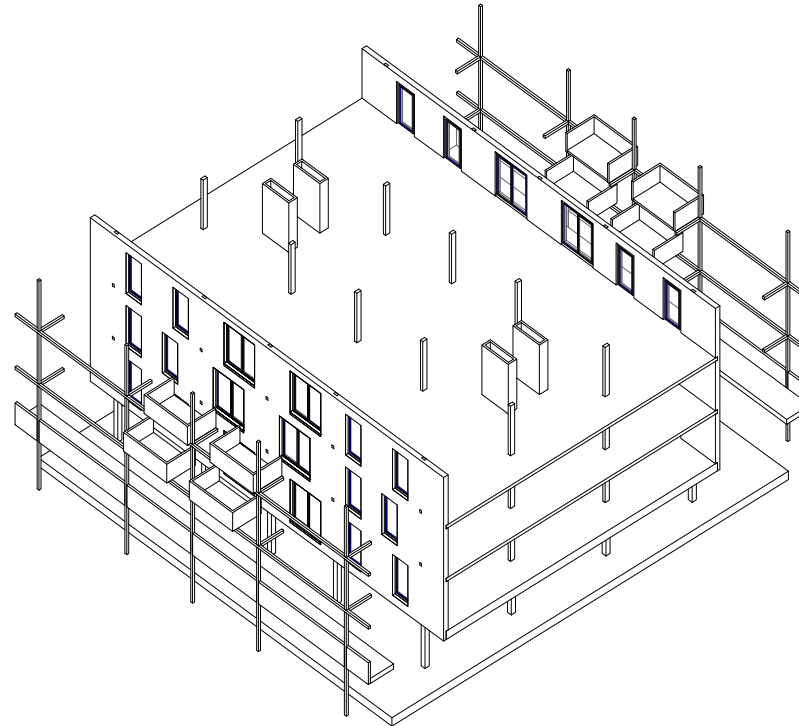
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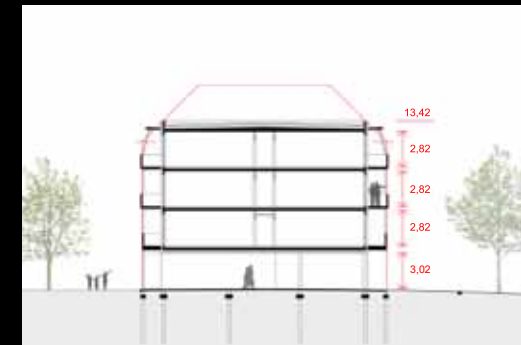
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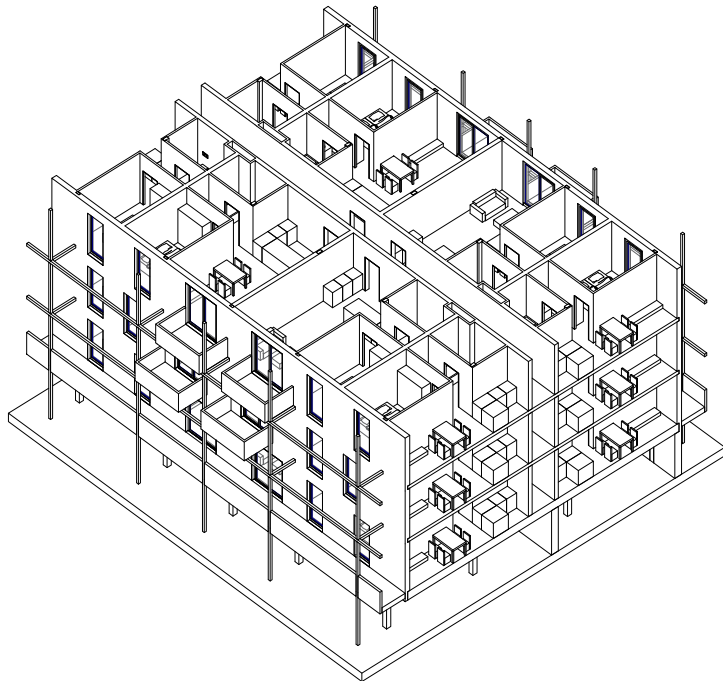
Construction System

pliant interiors/2,82m ceilings



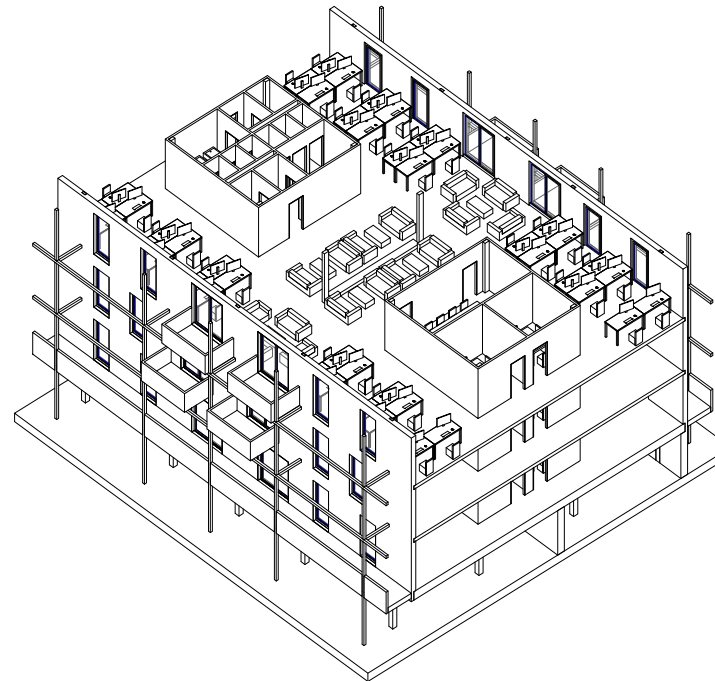
use-neutral section:
2,82m clear ceiling height

allows for both housing
and commercial use



Build-Out for Housing

usage in first ten years



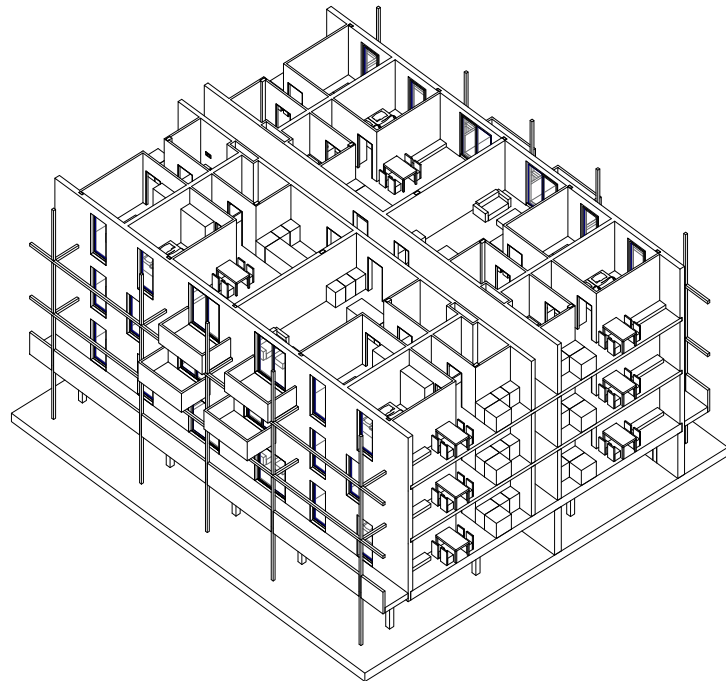
Build-Out for Office

usage potential for the future

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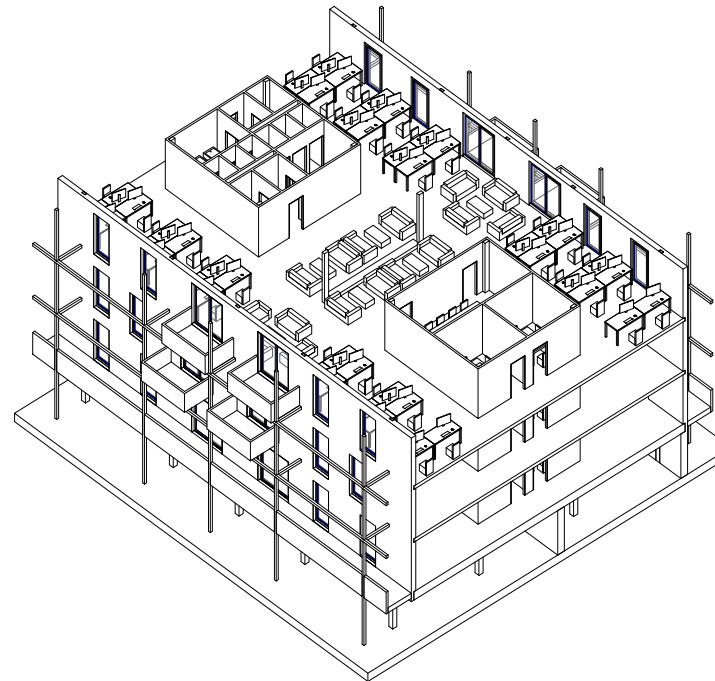
Construction System

additional ceiling height!



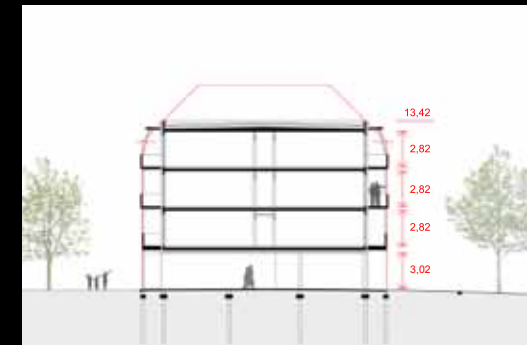
Build-Out for Housing

usage in first ten years

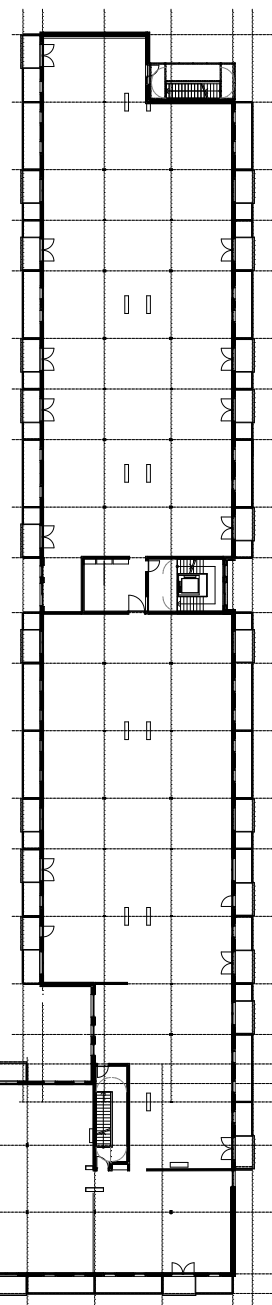
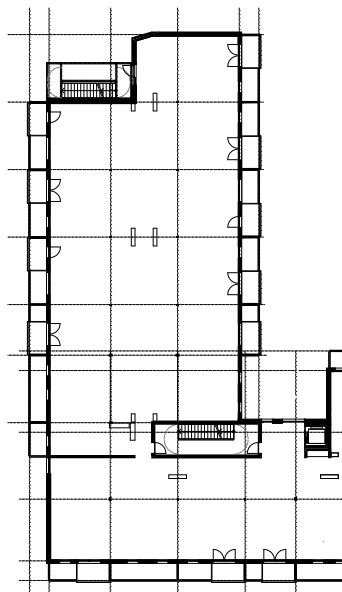


Build-Out for Office

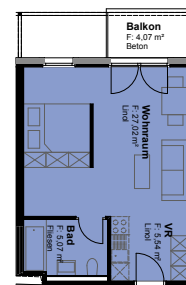
usage potential for the future



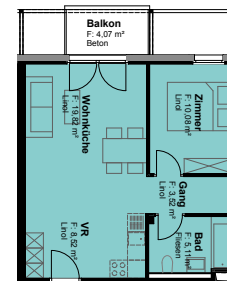
floor to ceiling windows provide light, make the compact floor plans feel generous



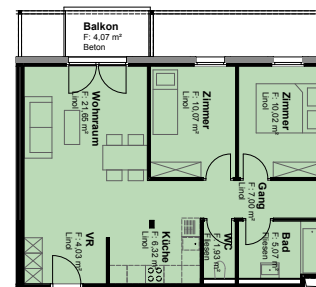
Studio
37,65 m²
4,07 m² balcony
circa. €285,--/month



One Bedroom
47,05 m²
4,07 m² balcony
circa. €355,--/month



Two Bedroom
66,09 m²
4,07 m² balcony
circa. €495,--/month



Three Bedroom
79,53 m²
4,07 m² balcony
circa. €595,--/month



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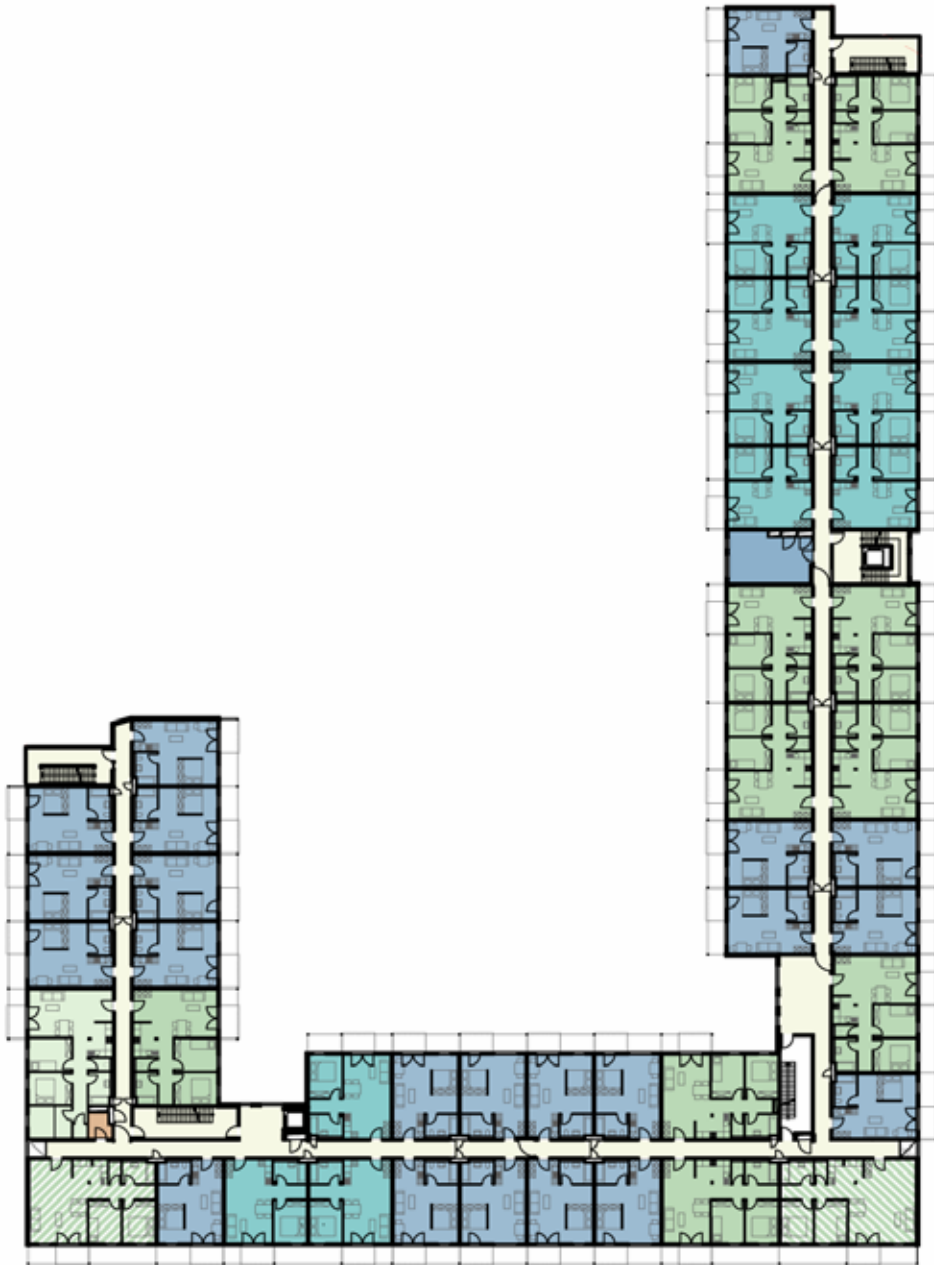
Floor Plan and Grid

grid with 1,47m axes

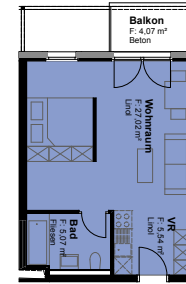
2x axis = bedroom

3x axis = living/dining room

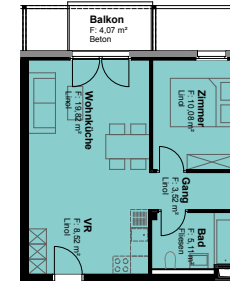
columns every 3rd or 4th axis



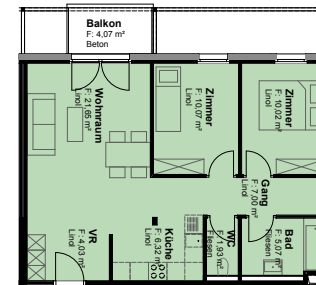
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Architecture
trans-city TC Architects

Architectural Engineering
Katkow & Partner

Project Development
Kallinger Projects

Project Management
KALLCO

General Contractor
Swietelsky

Photography
Daniel Hawelka

Thank You

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