



GLEIS 21: ZERO-ENERGY CO-HOUSING PROJECT

Posted on September 1, 2022 by xavigonzalez



Categories: [Contributors](#), [Densities](#), [einszueins architektur](#), [Energy and sustainability](#), [Formats](#), [Middle Density](#), [Politics and economics](#), [Project](#), [Technology and fabrication](#), [Topics](#), [Urban Paradigms](#)

Tags: [Affordable Housing](#), [Alternative Domesticity](#), [Austria](#), [Co-living](#), [Collective housing](#), [Community](#), [Cultural identity](#), [Flexibility](#), [Functional unit](#), [Interaction](#), [Leisure](#), [Neighborhood](#), [Participation](#), [Project](#), [Urban space](#), [Vienna](#), [Wood construction](#), [Zero Energy](#)

urbanNext Lexicon

Gleis 21: Zero-energy Co-housing Project
<https://urbannext.net/gleis-21-zero-energy-co-housing-project/>

Gleis 21 was planned in a participatory manner with the future residents, including everything from the urban development to the power outlets. The property is located in the Sonnwendviertel, in the center of the new "Leben am Helmut Zilk Park" development near Vienna Central Station ("Hauptbahnhof Wien"). The co-housing project was designed as a compact, zero-energy house ("Niedrigstenergiehaus") in a wood-hybrid construction and was built in a way that minimized the use of resources.



ISSN : 2575-5374

There are four commercial areas on the ground floor and basement. An event room and a media studio are used by the Gleis 21 cultural association, among others, and a restaurant area forms the urban edge to the Helmut-Zilk-Park. A sunken courtyard facing the promenade opens onto a music school on the basement level.

The 34 residential units on the four upper floors are accessed through an open portico on the north-west side of the building. This is not only used to access but is also designed as a leisure area and for socialization.

Due to the neutral and flexible basic structure of the building, the residential units could be planned individually with the users, and they each have a south-east-facing private balcony. One of the units is shared as a guest apartment. In addition, five "flex units" are made available to refugees as apartments.

urbanNext Lexicon

Gleis 21: Zero-energy Co-housing Project
<https://urbannext.net/gleis-21-zero-energy-co-housing-project/>



The residential project Gleis 21 and its housing group are based on three principles: "living in solidarity", "enjoying properly" and "creating through media". Solidarity is promoted in many ways, from mutual neighborhood help to a solidarity fund for situations of personal distress. It is also sought in the form of the "flex units", the costs of which are covered by the residents and which are offered to refugees in cooperation with the "Diakonie Flüchtlingsdienst".