

Open Spaces in Residential Areas – Good Practice

Case Studies from Vienna and other European Cities

This research's aim is to provide new inspiration for the debate about quality of open spaces. The key subject is the character and quality of open space in multi-story residential developments in Vienna and other comparable European cities. The study looks at 'Good Practice' examples in cities such as: Amsterdam, Berlin, Zurich, Munich, Utrecht, Dresden, Linz and Malmö.

Discussed are aspects and themes which are important for the development and quality of open space in residential neighbourhoods, such as:

- overall urban design framework
- involvement of local communities in new housing developments
- provision and design of open spaces with different grades of public access
- perception and form of visible and invisible barriers and transitions
- selection of materials
- selection of plants
- creation of stimulating environments
- good maintenance concepts
- creative organisational forms for property developers and contractors
- quality control at all planning levels and throughout the entire planning process

Open Space Key Areas

Experience attempts to describe the atmospheres that can be created by carefully developed open spaces, e.g. aspects that promote wellbeing among residents.

Usability looks at how citizens can be involved in the planning processes. Regular, in-depth contact with local residents can help to ensure that their wishes and ideas are incorporated into the design process. This can contribute to the creation of better useable and accepted open spaces.

Organisation outlines fundamental quality aspects, covering urban development, the general development of open space and the wide range of types of open spaces.

Features summarises a range of detailed aspects of plant and material selections for open spaces.

Planning Process

In addition to the above, appropriate standards have to be specified during the planning process. General guidelines should be set out at an early

stage, i.e. during urban development competitions for new residential areas. These specifications help to ensure that at a more detailed level open space is being designed so that it can actually be used by the residents. Of particular significance are: the interactions between the planning levels, the clear incorporation of requirements into planning law and the relevant plans. Depending on the legal situation, a variety of financing models are possible.

Maintenance

An additional aspect that must be taken into consideration from the very beginning is the organisation and quality of open space maintenance. Satisfaction among residents and developers is enhanced by maintenance contracts with detailed service descriptions which specify the expected condition of spaces, and when maintenance is undertaken by specialists. Furthermore, they minimise the turnover of residents, as is demonstrated by the example in Göttingen

www.wohnbauforschung.at/de/Projekt_Freiraeume_in_Wohnquartieren.htm



Munich, residential area – Ackermannbogen



Berlin, Pankow, entrance organisation



Malmö, Västra Hammen

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