

TRANS PED

TRANSFORMING CITIES
THROUGH POSITIVE
ENERGY DISTRICTS

Located on the vast site of a former brewery, Graz-Reininghaus is a completely new city district in the making that will ultimately become home to around 10,000 residents. Its unique location close to the city centre makes it highly attractive. The neighbourhood will minimise the need for individual mobility by providing residential areas, offices, commercial space, schools, and a large park in close proximity. It will also have bike lanes, a tram line, and buses to connect residents to the city centre within minutes.

GRAZ REINIGHAUS

POSITIVE ENERGY DISTRICT PROFILE

📍 LOCATION	GRAZ AUSTRIA
📏 SIZE	54 HA
⚙️ FUNCTION	MIXED-USE: MAINLY RESIDENTIAL, SOME COMMERCIAL AND SCHOOLS
🏗️ TYPE	NEW BUILD
🕒 DURATION	START DATE: 2010 END DATE: 2025
🌱 STATUS	25% CONSTRUCTED 30% UNDER CONSTRUCTION 45% IN DEVELOPMENT
🌐 WEBSITE	WWW.REININGHAUSGRÜNDE.AT



ENERGY HIGHLIGHTS

LOW-TEMPERATURE DISTRICT HEATING

Excess heat from the nearby steel plant fuels the district's low-temperature heating system via heat pumps.

HEAT STORAGE

Excess heat not utilised immediately is stored in a power tower to be supplied on demand.

GREEN COOLING

A comprehensive greening strategy ensures a high percentage of green space on and around buildings, resulting in a cooling effect that will effectively reduce energy demand for cooling.

OTHER ENERGY-RELATED IMPACTS

LOW-ENERGY HOUSING

Several quarters feature low-energy buildings, certified with the "klimaAktiv" label, the Austrian national sustainable building programme.

SUSTAINABLE MOBILITY

The area offers an excellent cycling infrastructure and extensive public transport options. Minimum space for parking discourages car-based individual mobility.

PROXIMITY

Implementation of the 15-minute city concept, where all necessary services for "daily needs" are within walking distance.

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PROJECT SETUP

Co-managed by the City of Graz and a City District Management team, the development of Graz-Reininghaus is a collaboration between municipal stakeholders, public and private real estate developers, social actors, interest groups, and prospective residents. While the individual building projects run architectural competitions, they are also partly based on the results of open co-creation and planning workshops to evaluate the special qualities of the neighbourhood in terms of climate resilience. The various participation formats tackled planning-

relevant topics but also initiated cooperation among the stakeholders, e.g., for public spaces and non-residential infrastructure.

The Graz-Reininghaus area is a key urban development project for the City of Graz, as an integrated part of the city's broader Smart City vision & strategy, informing the city's growth with a focus on sustainable mobility, green space, mixed-use areas, quality architecture, and modern infrastructure.

OPPORTUNITIES

JOBS & EDUCATION

Job opportunities with local, existing employers will be complemented by attracting businesses from a broad field of sectors through excellent infrastructure in a competitive office market. The area offers education options within walking distance, ranging from kindergartens and schools to higher education.

GREEN ENVIRONMENT

The area will be very green with extensive parks, green facades, and green roofs. This will not only increase quality of life for residents and make public spaces more attractive, but also ensure that the area is cooler than the city centre.

PARTICIPATION

The area features a dedicated City District Management team as a physical contact point, centrally located in the area. It aims to provide residents, businesses, owners, and developers with information and participation strategies as well as consulting advice to project owners.

CHALLENGES

HOUSING PRICES

The high quality of housing could lead to higher prices for the apartments, making it difficult to realise a diverse range of mixed-income residents.

PV ENERGY

There is a significant conflict for use of the buildings' roofs and most space is intended for purposes other than energy production. As a result, the amount of electricity produced in the area will be low.

NEIGHBOURHOOD PERCEPTION

While the new district offers unique living opportunities, many people still do not see the former industrial area as a desirable place to live. Existing industrial facilities nearby only add to this perception.