

Reininghaus Gründe – “the city of short paths” expands with huge steps

One of the largest urban planning projects within Europe is currently being carried out in Graz-Reininghaus. A new urban center for 10,000 occupants and 5,000 employees will be built by the city as well as the owners of Reininghaus by the year 2025. Spanning the districts of Gries, Eggenberg and Wetzelsdorf, the 54-hectare development provides modern urban living to 20 so-called “quarters” and includes a well-balanced mix of living spaces, shops, industrial areas and leisure activities. A total of one billion euros is being invested for the creation of 5,200 apartments and 10,000 square meters of industrial zone.

Outstanding architecture

The architectural implementation of the district is outstanding in the truest sense of the word. The “Q-Zwei-Tower” will stand at the heart of the area, representing the tallest building in Graz with a height of 76.5 meters. In addition to office and industrial spaces, the development will also include a hotel, dining establishments as well as healthcare and education facilities. A great variety of building types are adapted to the individual needs of its future users, and objects based on wood construction will guarantee modern, ecological and semi-natural living in an urban environment. This ethos is also supported by preserving old construction, which will be woven into new structures. The groundbreaking for the first private construction projects took place in 2017. The first residents moved into Reininghaus' quarters in December 2019.

The mobility of tomorrow

Beside the construction of the building complexes, several other measures around modern city development are being carried out. A future-oriented mobility concept in accordance with the Reininghaus' theme “the city of short paths”, which is being realized, is one example. It is based on easy accessibility, optimal access to trans-regional transportation routes, attractive bike lanes and footpaths, car sharing and electronic cabs. All quarters will be kept free of cars. The groundbreaking for the construction of an underground parking garage with a capacity for 418 vehicles took place at the end of 201. The expansion of the Alte Poststraße and the tram network has already been under way since 2018/2019. Therefore construction work is scheduled for completion by the end of 2021 and will offer accessibility to the Reininghaus grounds via the No.4 tram line.

The city of short paths

Developers are also taking a new direction with regard to living and working. These sectors will intertwine more heavily in the future, therefore making it necessary to provide recreational activities, shops, and child and senior care facilities within the live/work area. The infrastructure offered for this purpose includes cultural and social establishments, several

nurseries and kindergartens plus an educational campus which includes a primary school and a higher educational school, a health center, a pharmacy, a city library, a community sports field with public access, a fitness center and a dog park. Within a historically protected building, the so-called “Tennenmälzerei”, a cultural center is being established with the aim to expand it to an interdisciplinary and international “Creative Center”.

Living in the green

A generous, innovative open space and green area concept reflects and emphasizes the great importance of coexistence between humans, animals and plants.

With the car-free “UNESCO Esplanade”, a promenade for strollers is being established. A three-hectare park as well as several small city forests will serve recreational purposes but are also intended to bring people together within the public space.

These so-called “pocket parks” were already created in 2010 so that they could grow accordingly by the time the first residents moved in and, together with the existing stock of trees and plants, make Reininghaus a green district.

The transitions of old into new

A special feature of the project “Reininghaus” is rooted in the handling of old structures and historical buildings. In the context of transformative processes in various areas of the city’s development, the old structures are being taken over and transformed into new ones. Some of the historically-preserved buildings will gain new functions, old stocks of wood are being transformed and integrated into new greenery as part of the project “Flora Futura” and some historical aspects of Reininghaus are being conserved for the future through art projects.

Reininghaus is lively

Despite ongoing construction, the Reininghaus quarters are by no means just a large construction site, but rather they have served as a stage for cultural events and festivals over the years. La Strada, the international street and puppet theater festival itself has attracted thousands of visitors to the Reininghaus quarters since 2006. The city’s district management, established in 2018, has served as an information and coordination center for anyone interested or involved in the project. Everyone is welcome to contribute to the development by sharing ideas and thus leave an impact on Graz’ urban history. After all, the aim is to make the Reininghaus quarters an example of modern urban development and the epitome of contemporary life.

Reininghaus in numbers

54 hectares development area

10,000 future inhabitants

5,200 employee workspaces

5,200 apartments

2,000 trees planted

76.5m height of the “Q-Zwei-Tower”, the tallest building in the area

20 individual quarters will form the new city district

10 percent minimum of each quarter will be made up of greenery

3 number of hectares that comprise the central park

2 number of hectares for the sports facility

1 higher educational school and one primary school to ensure education on-site

1 billion euro total investment