

Sustainable development at the urban project scale



The “sustainable districts and city” guide

GUIDE

VILLE & QUAR TIERS DURA BLES

2011

The approach committed in Grand Lyon/Métropole

Initiative launched in April, 2008, within the framework of a workgroup associating departments of the Métropole, the Agency of town planning, the local Agency for energy



Objectives and stakes of the approach

- 1) Specify the concept that was then little framed
- 2) Develop a communication medium that expresses clearly the issues and objectives of Grand Lyon about sustainable districts
- 3) define a level of requirements for future urban projects in Grand Lyon, politically validated and implemented by the departement of urbanism.

Questionings

- What kind of eco districts for the Lyon urban district?
- How to incite this approach?
- What conditions of application?
- What kind of evaluation?
- What precise and verifiable objectives?



Questionings

- The current approach refers to two essential questions:
 - Do we seek to make a tool for experimental use (2 or 3 projects in the urban area would be affected) or does it aim for widespread use?
 - It is a process of guidance, recommendations or a binding approach?



The sustainable districts process

- 3 types of on-going urban projects in the Lyon area:
 - urban renewal,
 - rebuilding the city on itself
 - urban expansion.

Any sustainable neighbourhood application must be applicable to one of these 3 types of urban projects



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The sustainable neighbourhoods process

- To meet the requirements of cross cutting approach required by the sustainable development, it is intended to work according to a double entrance:
 - By phase of the urban planning project (programming, design, realization, management / appropriation) to adopt a logic of project,
 - Within every phase, by themes to handle with coherence of the components of eco district.

La démarche quartiers durables

CHRONOLOGIE DES DIFFERENTES PHASES D'AMENAGEMENT

Ouverture à l'urbanisation
Décision de lancer un projet
de développement de
territoire

Accessibilité/desserte

Biodiversité et milieux

Confort et santé

Équilibres et déséquilibres
 sociaux

Gestion des risques

Parties prenantes

Préservation ressource
en eau

**PROGRAMMATION/
 ETUDES
 PREALABLES**

Anticipation

Densité/optimisation
 de l'espace

Accès à l'emploi et
 Économie

Gouvernance

Habitat/logement

Offre de services/
 proximité

Réussite éducative et
 accès à la culture

Vivre ensemble/qualité
 de vie

**CONCEPTION
 URBAINE ET
 DES ESPACES**

Ambiance climatique
 et acoustique

Biodiversité et milieux

Choix des matériaux

Composition urbaine

Déplacements/mobilité

Gestion des eaux

Gestion des déchets

Gestion de l'énergie

Gouvernance

**AMENAGEMENT
 COMMERCIALISATION
 CONSTRUCTION**

Conception/réalisation
 des programmes de
 logements, bureaux)

Conception/réalisation
 des programmes
 d'activités
 économiques

Insertion par
 l'économique

Réduction des
 impacts des
 chantiers

**GESTION
 ET SUIVI**

Gestion

Appropriation

How to read the « city and sustainable districts guide »?

- For every theme, a describing index card:
 - The stakes in sustainable development appropriate to the theme
 - The objectives looked for on the territory of the Métropole
 - The levels of requirement or criteria to be taken into account
 - The ways allowing the achievement of the objectives
 - References to examples of sustainable districts



How to read the « city and sustainable districts guide » ?

The guide includes two distinguishing parts:

The topics that fall within the physical component (urban) according phasing logic:

- Planning / site selection
- Programming and project definition
- Urban design and public spaces
- Development, buildings selling, ownership by the inhabitants

The transversal themes cover: support and supplement the physical component:

- stakeholders
- governance
- Social cohesion / equal opportunities
- educational success
- Access to culture
- Access to employment / insertion by the economy
- Prevention / access to care

La démarche quartiers durables : débat

- How to apply a sustainable neighborhood initiative on projects outside of a public initiative or on sites without land management the community?



A sustainable housing reference document for new buildings

RÉFÉRENTIEL

HABI TAT DURA BLE

POUR LA QUALITÉ ENVIRONNEMENTALE DANS LA
CONSTRUCTION DE LOGEMENTS | 2009

Process aims

Give local government tools adapted to:

- Producing environmentally friendly buildings within its boundaries
 - limit greenhouse gas emissions
 - decrease water and energy consumption
 - use renewable energy
- Fighting against fuel poverty
 - decrease fuel costs for households
- Ensuring everyone involved in construction can achieve these aims across all projects initiated by the Grand Lyon local government (should be reproducible and generally applicable)



Scope



- Joint development areas, via developers
→ In the rules for consultation
- Sale of community land
→ In the rules for consultation
- Social housing projects
→ Decision of 2014:

Office reference Document

► Since 2007 an “office” reference document to be applied to all Grand Lyon planning schemes:

- Positive experiences following implementation of the housing reference document
 - ☞ similar process undertaken for the service sector.
- Office reference document designed with help from ALE based on target levels defined by the Concerto Renaissance programme



- Focus about biodiversity at the different scales of the territory

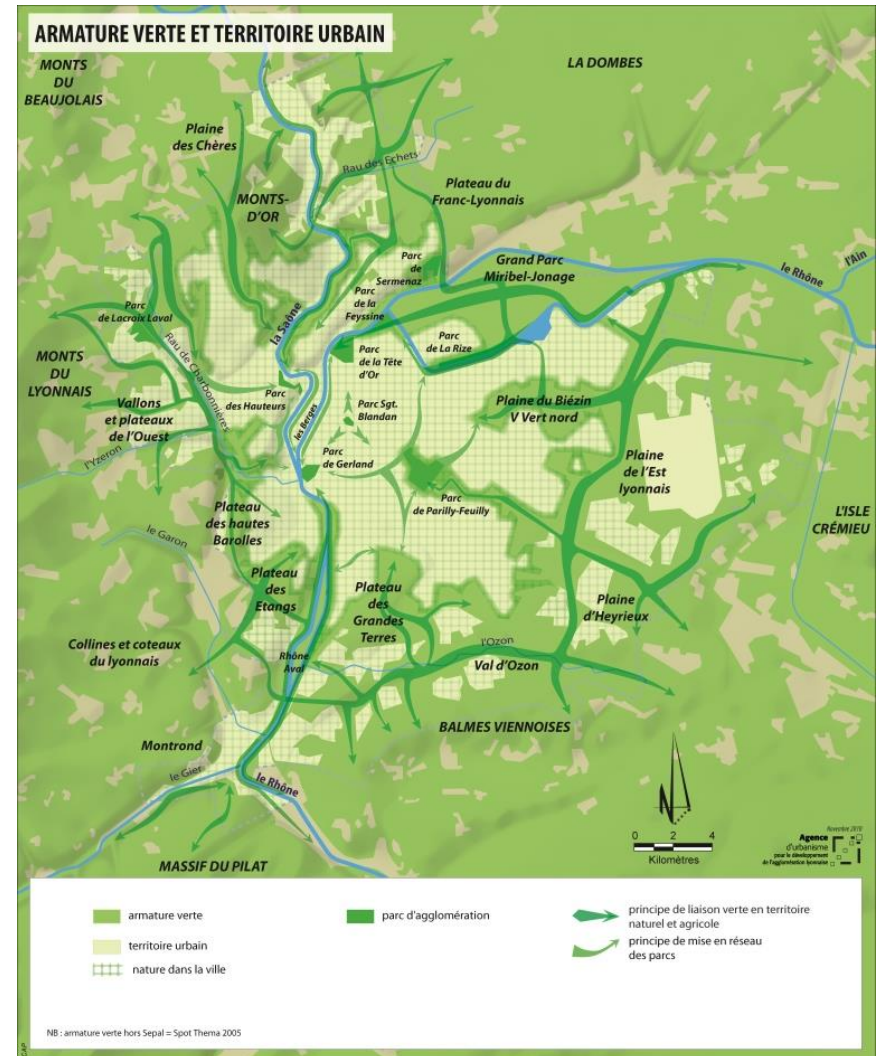
Various scales of the biodiversity in town

Problem:

Manage confrontation between agricultural, ecological, landscaped stakes

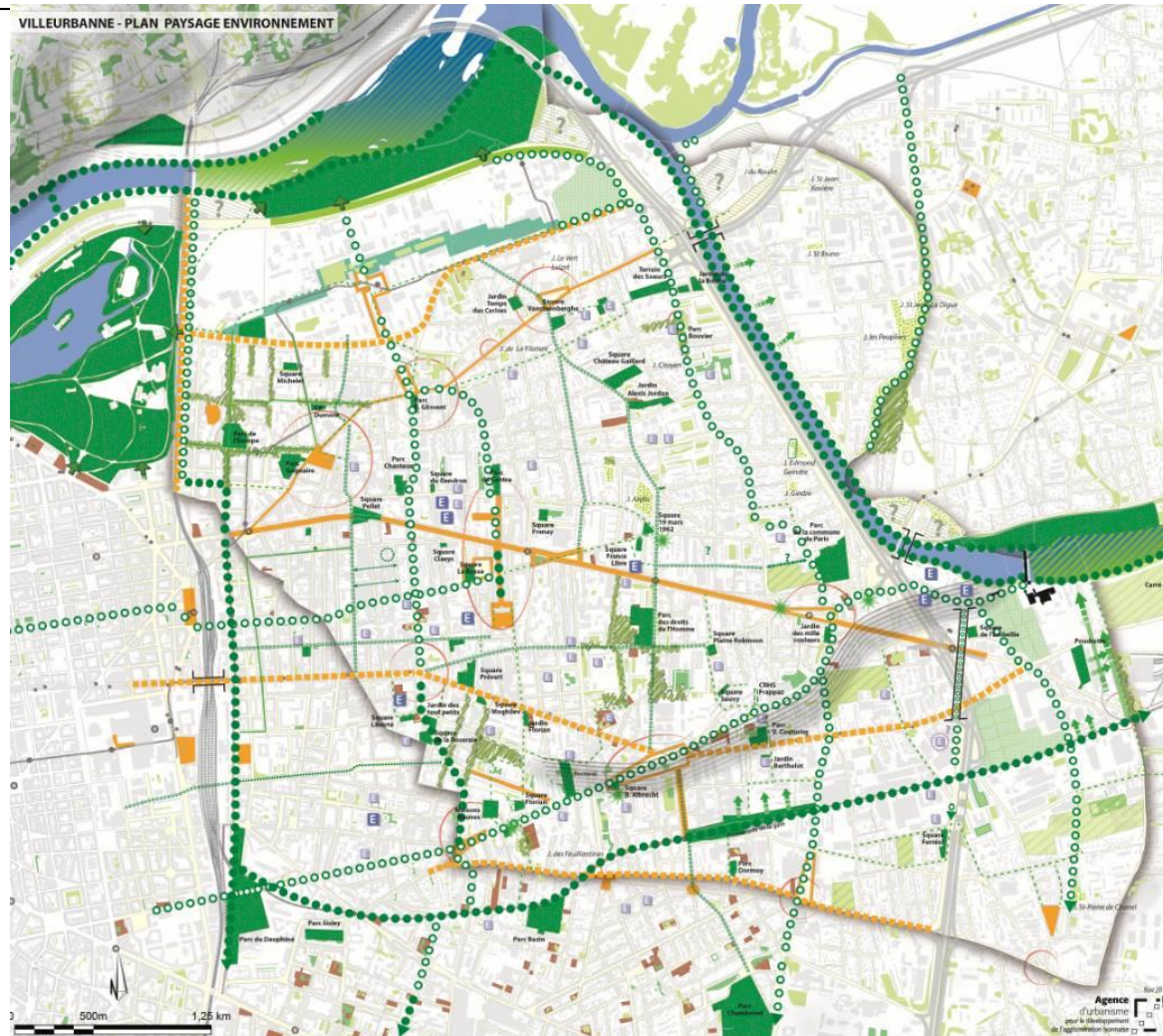
Courses of actions:

- Definition and location of the ecological continuities in the municipal scale, to preserve, restore and develop the green weft
- Protect the most weakened natural circles: wetlands in particular



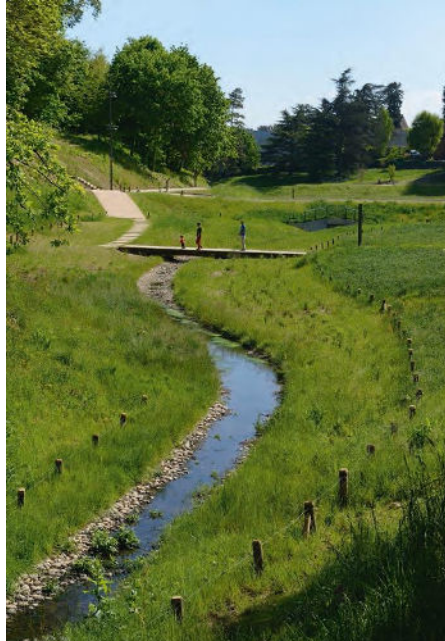
Infiltrate the Green Weft to the city

- 1. Protect, emphasize, and connect the Green and blue Weft of urban area, medium of ecological corridors and projects
- 2. Infiltrate the Green Weft to districts
Axes: strengthen and put in network the urban parks, the military forts, the major green spaces and the " private green "



Biodiversity and built in the crossroad of crossed stakes

*Lyon la
Duchère -
Parc du
Vallon*



- **Problem:**
Adaptation to the climate change, in joint with the triptych spaces green green- weft / urban heat island / water, in a context of urban intensification



Proposals of orientations:
Favor the fight against the urban heat islands and strengthen the presence of the nature and the water in town



ZAC Hôtel de ville - Vaulx en velin



ZAC de la Buire – Lyon 3

- **Proposed actions lines:**

- strengthen the presence of the nature in town on the occasion of every project,
- More green spaces and under a more qualitative shape (article 13 of the regulation):
 - Percentage of green spaces strengthened for all the zones, in particular for the sectors of vegetable deficiency
 - Creation of a " coefficient of additional revegetation " to take into account the new forms of green spaces (roofs, walls)
 - Increase the legal percentage of surface in full ground
 - Qualitative prescriptions to be defined (ex: strata of vegetation, vegetated fences)