

Montévrain Eco-District

by Amélie Ferrand / 2016-07-25 10:50:15 / France / 15517 / FR



Address 1 - street : 77144 MONTÉVRAIN, France

Gross density : 19.61 logt/ha
Population : 10 000 hab
Number of jobs : 17 000 emplois
Starting year of the project : 2009
Delivery year of the project : 2025



153 ha

Proposed by :



Certifications :



ID CARD

The Montevrain Eco-District, a showcase for sustainable development

The Montévrain eco-district is located south of the town of Montévrain and represents approximately 153 hectares. Eventually, it will host nearly 3 000 dwellings, hotels, business premises, offices, services and shops on the ground floor of buildings, and many public facilities (school groups, leisure centers, kindergartens, sports complex, center of higher education, etc.). Today, the economic and residential programming is very advanced and successful both in its functional diversity as the links created between the habitat and the dynamics of employment areas of the sector.

Its ideal location close to employment centers of Val d'Europe, Euro Disney and several business parks allows programming of many shops and 150 000 m2 of tertiary that develop at the foot of the station RER. This is closer habitat dynamic employment areas of the sector and empower businesses to move towards eco-responsibility.

The eco-neighborhood Montévain is also organized around a 20-hectare park and an agro-urban center where local agriculture is developed (market gardening, arboriculture, floriculture, kitchen gardens ...). 10 hectares of orchards and market gardening will develop "short circuits".

This innovative approach of local agriculture was adopted by the General Commission for Investment in the context of the call for projects EcoCité 2, second phase 2015-2020 of the approach "City of Tomorrow" campaign launched by the State in 2010.

A Sustainable Development Charter was signed by the municipality of Montévrain and EPAMARNE in October 2011, which acts as a guide for all public and private stakeholders involved in the eco-neighborhood, as well as for residents and users. At the moment, the eco-district is engaged in the second phase Ecoquartier labeling.

Programme

- Housing
- Offices
- Businesses and services
- Public facilities and infrastructure
- Public spaces
- Green spaces
- Others

Project progress

- Delivery phase
- Operational phase

Key points

- Quality of life
- Economic development
- Mobility
- Resources
- Biodiversity
- Energy /Climate

Approaches used

- Ecodistrict national label

Certifications

- Ecodistrict national label

Data reliability

Assessor

TERRITORY

Type of territory

With 40 years of recognized urban and economic developments, Marne-la-Vallée today has 320 000 inhabitants, 19 500 businesses and 142 000 jobs. Each year, this dynamic area, located minutes from the center of Paris, welcomes 4,500 new residents and generates the creation of over 2000 jobs.

The Montévrain eco-neighborhood lies south of the town of 153 hectares, or 28% of the municipal territory.

Link between the traditional Briard town and district of the RER A station in the continuity of the urban center of Val d'Europe, it must also connect the town to the neighboring towns of Chanteloup-en-Brie and Chessy.

Structured around a 20-hectare park in the vicinity which are fit dwellings, amenities (nursery, school groups, gym ...), economic and leisure activities, the eco-neighborhood offers a quality living environment.

Climate zone

[Cfb] Marine Mild Winter, warm summer, no dry season.

More info

<http://vivre.epa-marnelavallee.fr/Nos-ecoquartiers/L-ecoquartier-de-Montevrain>

KEY FIGURES

Office floor area

Office floor area : 150 000 m²

Commercial floor area

Commercial floor area : 60 000 m²

Public facilities floor area

Public facilities floor area : 65 000 m²

Number of residential units

Number of residential units : 3 000

Number of social housing units

Number of social housing units : 600

GOVERNANCE

Project holder

Name : EPAMARNE

Type :

General description :

About the public planning of Marne-la-Vallée EPAMARNE / EPAFRANCE: Fruit of a unique partnership between the state and local authorities, public planning (EPA) is to help stimulate, implement and support the development of this territory. EPAMARNE EPAFRANCE and benefit from a unique experience in urban development. They go for more than 40 years the development of Marne-la-Vallée and contribute, alongside local actors, local authorities, architects, businesses, investors, developers, civil society ... to make the new city a balanced territory: balance habitats and jobs, balance between open spaces and built spaces, social and generational balance, balance in terms of mobility, balance between man and nature ... Their ambition: to create a sustainable and desirable city. They participate significantly to the production of housing in Ile-de-France and support public and private stakeholders to promote the economic development of the territory and the creation of value. For more information: www.epa-marnelavallee.fr

Project management

Description : The EPAMARNE has established an Assistance to Project Managers for Sustainable Development and has commissioned a urban management team work to assist it in the implementation of eco-neighborhood approach in Montévrain.

The work of urban management team currently consists of Atelier Philippe Madec, representative of the team for the architectural part of the Folléa Gautier agency for the landscape part of the Tribe consulting firm for the environmental part and technical engineering services for infrastructure INFRA part. In connection with the EPAMARNE, it develops the eco-neighborhood guide-plan sets energy policy and the waste collection system for the eco-neighborhood and provides project management infrastructure and operational monitoring of lots.

Project stakeholders

Montévrain

Function : Other

The actions of the Public Establishment of development of Marne-la-Vallée, EPAMARNE, fall within the framework of a strengthened partnership with the municipality of Montévrain associated at all stages of development and implementation of 'eco-neighborhood. About the city of Montévrain: By expanding Montévrain's ambition to offer a modern conception of the city by mixing new districts and historical heritage. With around 8000 inhabitants, proud of its unique generational diversity, Montévrain continues to expand to meet the growing needs of its population. Dynamic city, with a mixed identity, which stretches along the Marne to the heart of Val d'Europe, Montévrain discusses his future ambitiously.

[Construction21 company page](#) :

SOLUTIONS

Description :

- Urban project governance

- Citizen participation

Company :

QUALITY OF LIFE

Quality of life / density

The design of the eco-district is to provide an outstanding quality of life for residents. This is to combine the strengths of the country with those of the city, ie, to maintain a balance between natural areas and open spaces.

Two main goals:

Create lasting bonds from the Montévrain eco-neighborhood - Forging lasting relationships: the project will strengthen the role of the neighborhood link between northern and southern Montévrain between its rural and urban identity, but also with the surrounding neighborhoods (Val d'Europe, Chessy, Chanteloup-en-Brie ...). These links are made both by public transport, soft transport networks, supply of equipment and services and opportunities for meetings and exchanges. **Promote living well together, build social ties, develop solidarity, diversity and diversity** - Living together: living together is found across the pedestrian, a diversified supply of jobs, services, shops, leisure places and friendly encounters moments. It is also offering a quiet, calm, where the general public spaces give priority to soft transport.

Net density

19.61

Culture and heritage

The Montévrain eco-district operates in a rural land but partly urbanized. The issue of consistency between the new neighborhoods of the Val d'Europe and the historic town center is solved by the installation of an agro-urban core, strategic part of implementation of an innovative close to agriculture. Covering an area of 20 hectares and it will develop local agriculture (market gardening, orchards, community gardens and / or family) to promote "short circuits".

Social diversity

Designing housing for all - Build quality housing financially accessible to all: to allow anyone to carry out all of its residential courses in the town, programming promotes a diversity of housing (free accession, accession or social location). The cost of housing will be mastered for all households: families, students, young professionals, elderly, etc. - Working in partnership with donors / assisted housing producers: it is to discuss, from the program design, management conditions, diversification of occupation statuses and promote social diversity in the buildings of dwelling.

Social inclusion and safety

A participatory project The eco-district results for current residents by the actions developed with them. The urban project is well presented and discussed regularly during meetings involving the client, project management and elected representatives, all bound by a sustainable development charter. To go further, residents are invited to join the "workshop of the urban project" to address the themes proposed by the project team. The sensible proposals emanating from, included in the project, are an opportunity to stimulate ownership of the eco-neighborhood by its future residents. Other initiatives complement this device, such as the establishment of the "course" discovery route different environments (urban, natural, agricultural, ...), in place or being developed. The relocation of a communal celebrations in Mount Evrin Park is one of not allowing to write a history of the eco-neighborhood and the town as a whole, by the people themselves.

Ambient air quality and health

Control water and energy use in buildings Require a high level of energy efficiency in new buildings. The primary objective is to reduce the energy requirements in all buildings. Housing and offices will have to reach a minimum higher performance requirements of the Low Consumption Building label. Pilot operations will be conducted to anticipate future developments. A certification process will be encouraged for tertiary projects in terms of their characteristics (NF HQE Building Tertiary). The developers of business buildings will be sensitized to the construction sober bioclimatic energy.

Propose a comprehensive strategy to develop renewable energy in new buildings

Local channels will be privileged (solar thermal, solar photovoltaic, wood ...) to promote the growth of the share of renewable energy in each building.

Designing efficient projects in water and optimize stormwater management

The buildings will be equipped with efficient equipment and devices for drinking water. Housing projects must meet a minimum the requirements of the certification Habitat and Environment. The recovery and reuse of rainwater will be offered as much as possible for watering gardens, maintenance of common areas, feeding the toilet, etc.

Educate residents about the right moves in their homes for controlled costs. Beyond guides "green behavior" that promoters are required to provide, places and meeting times, to learn, share and exchange on sustainable development will be proposed to the House of the Project. Educational work with schools on eco-citizenship will be implemented.

SOLUTIONS

- Promotion of cultural/ historical identity

- Urban densification
- Proximity services
- Security
- Air quality
- Noise exposure



ECONOMIC DEVELOPMENT

Local development

Agro-urban heart: an economically viable and reproducible project in future operations

As part of the Montévrain eco-neighborhood, an economic study showed that the gardening activity was viable subject whether organic farming, to differentiate themselves from the neighboring competitive offer.

Some land will be dedicated to cereal cultivation. Developed Sales channels will be: sales in three markets, selling at the station, farm sales.

All of this activity represents nearly four full-time equivalent jobs, namely: three gardeners and employment 0.8.

The validation of this economic model can confirm the reproducibility of such a project.

Functional diversity

EPAMARNE and Montévrain wish to preserve the landscape and integrate large natural areas in the eco-neighborhood.

A cultivated area settled in the heart of the eco-neighborhood perimeter, fringe frames islets, and is a strong link between Montévrain town center, the southern districts near the RER and Chanteloup-en-Brie west . It is one of the tools for maintaining continuity of spaces open towards the Marne and the surrounding tissue.

The transition between residential areas and agro-urban heart is soft and operates through generous public spaces, including spaces for agricultural use, relaxation and paths.

To dial a successful interface, agro-urban edge avoids form a continuous built front: it integrates thickness of the plots, leisure and sports areas. The volume of construction is organized according to densities and varying heights ensuring progression between open spaces and dense or existing tissue.

% of office area

10

% of commercial area

4

Circular economy

The agro-urban heart of the Montévrain eco-neighborhood is a strategic tool for implementing a local circular economy. Vegetable production and small livestock settled there and participate the general landscape. The products are offered for sale to pedestrians, residents and workers in the squares of the market and the RER. They also supply the canteens of school facilities to the eco-neighborhood.

SOLUTIONS

- Business development
- Business parks
- Circular economy



TRANSPORT

Mobility strategy

Supporting alternative mobility

The Marne-la-Vallée territory is marked by its infrastructure, road and rail. The project minimizes road development and questions the already existing channels to promote soft mobility and proximity. It provides for pedestrian public spaces in continuity of the landscape frame connecting the equipment staking and forming a dense traverse system, new mesh offering people a real alternative to car travel. Parking is optimized on the public space, organized as small back pockets buildings or underground. It is, as far as possible, and overrun shared between equipment. Plazas, squares, streets, lanes, alleys and cross maintain maximum

soil permeability, while meeting the expectations and urban intensities. Alternative methods of car use (car pooling, car sharing) are organized on specific areas.

New services are available around the eco-mobility hub RER station Montévrain-Val d'Europe (pedestrian continuity along the rue de la Gare, drop-off to the nearest train station, ecomobility station electric vehicles and car sharing). Véligo a bicycle set is also available, reflecting the will of STIF, the Urban Community of Marne-et-Gondoire, the municipality of Montévrain and public development of Marne-la-Vallée work towards a quality accessibility while promoting active modes and cycling in everyday use.

SOLUTIONS

- Soft transportation
- Electric vehicles
- Parking management

Company :



RESOURCES

Water management

Be Eco-Responsible

The Montévrain eco-neighborhood will seek, through the involvement of all shared, designers, builders, residents and users to limit its environmental footprint. Regarding water management, it is the design of efficient projects in water and optimize the management of stormwater. housing projects must meet a minimum the requirements of the certification Habitat and Environment. The recovery and reuse of rainwater will be offered as much as possible for watering gardens, maintenance of common areas, feeding the toilet, etc.

Waste management

Limit waste production and pollution, facilitate waste separation and recovery: The aim is to limit the production of non-recyclable waste. Appropriate and comfortable spaces will be developed in public and private spaces for sorting and selective collection of waste. Composting, when this is relevant, will be encouraged and offered to all users of the eco-neighborhood. The Montévrain companies will also be invited to be exemplary (limiting packaging ...).

Strengthen the "clean site" process The Clean Construction Charter is an essential component of sustainable development established by EPAMARNE on the eco-neighborhood. It identifies the requirements that developers and contractors are required to apply on their sites in order to preserve the maximum tranquility of residents and the cleanliness of the town. Waste management during the construction phase and moving (bulky filling on public space) and the application of specific measures to limit nuisances (noise, dust, parking on public space) will be the subject to obligations that meet minimum certification Habitat and Environment. These requirements especially concern the limitation of noise, mud and dust; management of truck traffic flow; good integration of the site into the environment; and informing neighbors on the development of the site.

BIODIVERSITY

Biodiversity and natural areas

Offer more urban nature and biodiversity conservation

Create a green and blue corridor between public green spaces and private landscapes support and promoting biodiversity.

The Mount Evrin park (flower meadows, orchards, hedges, groves, valleys, inspired by the landscape and the surrounding rural areas), public green spaces and private green areas (gardens, balconies, green roofs ...) will be a diversity of spaces and connected habitats and useful for the development of biodiversity, flagship issue of the Grenelle Environment Forum. planted valleys and basins of the will to value the surface water courses and create, again, new landscapes.

Manage the park and green spaces in a different way The implementation of a more respectful management of the environment by modulating maintenance according to attendance and uses of green areas, contribute to the preservation of ecosystems, and optimize the cost of maintenance for the town.

SOLUTIONS

- Management of natural areas
- Environmental charter

ENERGY/CLIMATE

Energy sobriety

Require a high level of energy performance in new buildings The primary objective is to reduce the energy requirements of all buildings. Housing and offices will have to reach a minimum of higher performance requirements of the RT 2012. Pilot operations will be conducted to anticipate future developments. A certification process will be encouraged for tertiary projects in terms of their characteristics (NF HQE Commercial building). The developers of business buildings will be sensitized to the construction sober bioclimatic energy.

Energy mix

Propose a comprehensive strategy to develop renewable energy in new buildings. Local channels will be privileged (solar thermal, solar photovoltaic, wood ...) to promote the growth of the share of renewable energy in each building.

SOLUTIONS

- Low-carbon materials/ infrastructure



Contest

Building candidate in the category



Grand Prix Ville Durable



Green City
Solutions Awards 2016

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