Parc Marianne ecodistrict, Montpellier

by Architecture Studio / 2015-12-26 12:09:54 / France / 9635 / FR

Address 1 - street : 34960 ETOILE RICHTER, 45 PLACE ERNEST GRANIER, 34960 MONTPELLIER, France

Starting year of the project : 2010
Delivery year of the project : 2018

40 ha

Proposed by :

ARCHITECTURE-STUDIO

ID CARD

Enjoying a strategic location in the east of the Montpellier, Parc Marianne eco-district primarily efforts on the quality of life of its inhabitants. It opens to the Mediterranean by the Dugrand Raymond Avenue, rambla configured to accommodate a new tram line.

Parc Marianne is a mixed neighborhood, combining shops, offices, public facilities, cultural and housing. Along the avenue buildings form a dense facade, pulsating shopping and park side, they stepped to homes and offer views on the vast green lung Georges Charpak park.

In order to reconcile the scale of the city across the pedestrian, the geometry of the frame and the molding of Parc Marianne buildings will meet and interact with the park and green spaces. They create a real piece of the city where quality of life is synonymous with environmental quality. Built heritage become quality public spaces, geometry of the landscape and the ripple of the river are the two movements that have served as guides to the urban composition. Parc Marianne neighborhood surprises with its ability to combine city and nature, quality of life and centrality. This specificity is organized around two main points: environmental quality and a strategic location. Looking ahead, the project has also been awarded with the prize EcoQuartier2011 in "global ecological approach" category.

Programme

- Housing

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

Project progress

- Delivery phase
- Operational phase

Procedure type

- Urban développement permit

Key points

- Quality of life
- Economic development
- Mobility
- Biodiversity

Approaches used

- Ecodistrict national label

More info

http://www.montpellier.fr/3345-les-zac-de-montpellier.htm

Data reliability

3rd part certified

TERRITORY

Type of territory

Parc Marianne district is a component of the Port Marianne area, challenge in the Land Use Plan scheme of the City of Montpellier. This vast urban project 600 ha started there nearly 15 years. It aims to create a new urban area in the east of Montpellier.
The location of this project was born of the political will to rebalance the occupation of space on the territory of the town of Montpellier and extend the development of urbanization of Antigone towards the coast. In a context of strong population growth, it is a question of meeting the high demand for housing, which is a fact in Montpellier, while providing functional diversity (housing, shops, services, activities) guarantees the success of the urban project.
Parc Marianne is one of the central districts of Port Marianne, with Richter at Northwestern and Jacques Coeur in the West. It aims to be a mixed neighborhood where habitat predominates on businesses and activities.

Climate zone

[Cfc] Marine Cool Winter & summer- Mild with no dry season.

More info

http://www.montpellier.fr/3345-les-zac-de-montpellier.htm

KEY FIGURES

Green areas, roofs included

Green areas, roofs included : 80 000 m²

Public spaces area

Public spaces area : 14 000 m²

Office floor area

Office floor area : 20 000 m²

Commercial floor area

Commercial floor area : 6 000 m²

Housing floor area

Housing floor area : 2 000 m²

Number of residential units

Number of residential units : 2 000

Number of social housing units

Number of social housing units : 600

Detail of subsidies

The balance sheet is even. It amounts to € 110 millions HT, funded by land sales charges and community participation in public facilities of primary infrastructure.

GOVERNANCE

Project holder

Name : Montpellier, SERM

Type : City

General description :

For many years, the City has been present in all neighborhoods with significant investments in schools, neighborhoods, cultural and sports facilities. This creates a full mesh of equipment and public services that supports the quality of life in all neighborhoods. The development of a public transport network and biking trails facilitates and renforces mobilty including commuting work. In 2005, to continue restructuring, with an objective of sustainable development, neighborhoods classified as sensitive urban or territory of Grand Projet de Ville (GPV), the City of Montpellier has developed a urban renewal project in partnership with Local Government and the Caisse des Dépôts.

Project management

Description :

With SERM, delegated contractor mandated by the City of Montpelier, the group was responsible for the development of the ZAC Port Marianne- Parc Marianne eco-district.

Project stakeholders

SERM

Function : Developer

Alongside the community since 1961, SERM, equipment Société Region Montpelliéraine, implements and supports the implementation of urban projects. In a few decades it gave substance to the development of the city of Montpellier and its agglomeration, experiencing one of the highest population growth in France. For years, the SERM has linked its name to the key achievements that have allowed the City to welcome new residents. This ability to support their growth while respecting the requirements of an urban quality policy, is expressed today through the construction of new neighborhoods such as Port Marianne.

Etoile Richter 45 Place Ernest Granier CS 29502 34960 - MONTPELLIER Cedex 2 contact@serm-montpellier.fr

Construction21 company page :

http://www.serm-montpellier.fr/

AS ARCHITECTURE STUDIO

Function : Construction manager

Following the public call for competition, the Architecture Studio group, Square Green and Imagine was chosen to achieve the definition of urban studies and

to execute the mission planner-coordinator Marianne future district park (MNT4).

10 rue Lacuée 75012 Paris - as@architecture-studio.fr

Construction21 company page :

http://www.architecture-studio.fr/fr/

QUALITY OF LIFE

Quality of life / density

"The project approach is an urban composition where the city is structured by public spaces and local facilities. It confirms the orientation of urbanization to the sea while preserving the diversity of the city. The structure of the islets allows to establish open space and give the city a readability. Vegetal corridors allow to bring a part of nature in the city center "Studio .Architecture

Net density

-0.14

Social diversity

With a wide avenue facing the sea, framed by a double urban facade, a contemporary art center, college, housing, shops and in his heart, an 8-hectare public park, the park is surprisingly Marianne ability to combine city and nature, quality of life and centrality. This specificity is organized around two main points: environmental quality and a strategic location.

Social inclusion and safety

A special place was reserved for pedestrians and two wheels. Bike paths and public transport allow them to walk quietly on the avenues around the neighborhood, along the shopping windows, breweries and taverns at the park entrance. To the west, the district Jacques Heart and pelvis, Lez and the future City Hall enhance the unique appeal of this urban complex. As for the south part near the highway, it houses a vast industry.

ECONOMIC DEVELOPMENT

Local development

A major area of circulation

- Direct link between the coast and the center of Montpellier

- Near the highway to the international airport, the TGV station and the sea

Services and activities

- Business center
- Shops, pubs and taverns

Functional diversity

The BIA is composed of an overall floor area of 100,000 m², of which 80-90% of multiple housing ranging from 6 storeys to 9 storeys high. The program also addresses the social diversity of requirements and functional diversity by offering different types of accommodation (home ownership, and 20-30% of assisted and social housing) and 10-20% of offices, shops, local services and activities.

% of public spaces

4

% of office area

5

% of commercial area

2

TRANSPORT

Mobility strategy

Marianne Parc benefits from a strategic situation. The area offers the comfort of a particularly efficient traffic network with:

- Major roads served by the landscaped avenue Pierre Mendes France: highway, airport ...
- The tram line 1 of the World Avenue 98 (stops: Port Marianne and Millennium)
- The Line 3 project on the Avenue de la Mer
- The creation of a new south urban boulevard and the transformation of the Avenue of the Sea in a major axis
- A cycling network secure, wide sidewalks and walkways
- 1 and 3 tram lines, with a tram station (T1) World 98 directly serving the neighborhood north side, and the station "Pablo Picasso" T3 serving the south.

RESOURCES

BIODIVERSITY

Biodiversity and natural areas

The habitat is designed around a large wooded park of about eight hectares, crossed from end to end by the river Lironde. Wide aisles facing south

will add to the coolness of the water, natural ventilation and southern brightness. And the presence of pergolas optimize the interaction between an inner snug organized by each, and exceptional environment to enjoy the privileged climate. To the west, the basin Jacques Heart (future marina) and the Lez reinforce the attractiveness and originality of this urban area, carried around a farm originally natural heritage.

The vast park landscaped by the City is the lung area. Extending the basin Jacques Heart, it creates an axis of transparency between the projects of the City Hall and the Contemporary Art Centre. The urbanization of the area is organized around this axis ...

"Some agricultural plots will be organized around a large meadow and each plot will be abundantly planted with trees. Green and white oaks, almond trees and ornamental fruit trees will be planted on dry land under a strict alignment, however, disturbed by groves of pines. "Michel Desvigne.

ENERGY/CLIMATE

Energy sobriety

Energy management is a strong point of the neighborhood. The accommodations are designed with an objective of low energy consumption. They are equipped with solar panels to produce hot water, photovoltaic panels for electricity supply and for some, external insulation. In addition to these facilities, the area will be served by a district heating network supplied based renewable energy: wood.

Energy mix

- Collective district heating plant with a wooden
- Solar panels for hot water production
- Photovoltaic panels

BUILDINGS

Link to Buildings of the area in Construction21 database

Link to Buildings of the area in Construction21 database :)

Chengdu school group

Construction Neuve
Ecole, collège, lycée ou université

Date Export : 20230328075253