

ZAC Castellane - Sathonay Camp District

by [vincent alejandro](#) / 2021-03-17 15:26:51 / France / 2878 / FR



Address 1 - street : rue de la République 69580 SATHONAY-CAMP, France

Population : 4 000 hab

Starting year of the project : 2006

Delivery year of the project : 2021



32 ha



27 000 000 €

ID CARD

Eco-neighborhood of 32 ha in the town of Sathonay-Camp, including the construction of a regional center of the National Gendarmerie, a sports center and 750 housing units.

The project started in 2006 and will end at the end of 2021 with the delivery of the last residential blocks.

Programme

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

Project progress

- Management phase
- Delivery phase
- Operational phase

Procedure type

- Urban développement permit
-

Prescriptions and zoning

- Particular conventions

Key points

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

Approaches used

- Ecodistrict national label

Data reliability

Self-declared

Photo credit

<https://earth.google.com>

<https://www.leprogres.fr/rhone/2015/09/29/zac-castellane-un-urbanisme-recompense-par-un-trophee>

TERRITORY

Type of territory

Sathonay camp is a town of 2 km² located 7 km north of Lyon.

In 2006 it had 3,250 inhabitants

The Castellan ZAC project plans to increase the town's access capacity to 8,000 inhabitants by 2022.

The town is ideally located on the northern plateau of the metropolis of Lyon.

The TER Lyon-Bourg en Bresse line crosses the town.

Climate zone

[Cbc] Mild, dry winter, warm and wet summer.

Land price

Land price : 3 665 €/m²

More info

<https://serl.fr/references-groupe-serl/zac-castellane/>

<https://www.auvergnerhonealpes-ee.fr/actualites-regionales-et-nationales/actualite/la-zac-castellane-quartier-durable-exemplaire-aux-portes-des-dombes>

<http://www.territoires.rhonealpes.fr/IMG/pdf/QDRAexper-SathonayCamp.pdf>

KEY FIGURES

Number of residential units

Number of residential units : 750

Number of social housing units

Number of social housing units : 150

Amount of the investment taken in charge by the local authorities

Amount of the investment taken in charge by the local authorities : 5 000 000 € HT

GOVERNANCE

Project holder

Name : SERL

Type : Private company

General description :

Developer

Project management

Description :

A team of developers including engineers in sustainable development, chief architects.

A consultation of the inhabitants of the municipality beforehand.

Project stakeholders

TRIBE

Function : Environmental consultancy agency

sarah Giraud

[Construction21 company page](#) :

QUALITY OF LIFE

Quality of life / density

A wide vegetated pedestrian path in the heart of the ZAC.

Compact buildings with a small footprint.

Social diversity

The project provides for 750 apartments, 20% of which are social housing and 15% intermediate housing.

Social inclusion and safety

The project provides for the construction of a regional Gendarmerie pole.

The project is located in the heart of the town and is intended to become an extension of the city center.

Ambient air quality and health

The speed is limited to 30km / h throughout the Zac.

Soft mobility is favored by the construction of new cycle paths and pedestrian paths.

ECONOMIC DEVELOPMENT

Local development

The project provides for the construction of 22 shops, 1 medical center, 1 micro-crèche.

Circular economy

The project provides for the reuse of the excavated earth from the site.

SOLUTIONS

- Citizen participation
- Proximity services
- Security
- Noise exposure
- Business development
- Soft transportation
- Collaborative transportation
- Soil management
- Waste management
- Management of natural areas
- Renewable energies

Company :

Company :

TRANSPORT

Mobility strategy

The project provides for the construction of pedestrian and cycle paths with a connection to the network already in place which leads to Lyon.

The ZAC is ideally located 500m from the SNCF station for access to Lyon in 8mn.

SOLUTIONS

- Citizen participation
- Proximity services
- Security
- Air quality
- Noise exposure
- Business development
- Business parks
- Soft transportation
- Soil management
- Waste management
- Renewable energies

RESOURCES

Water management

La Zac is connected to the city's collective sanitation network.

Rainwater is collected by a general external retention basin within the Zac fed by draining valleys.

Soil management

The reconstituted and diversified vegetal fabric to create the optimal conditions to promote the gradual establishment of biodiversity. The revegetation will eventually allow the spontaneous installation of local flora and fauna in the public spaces of the new district.

Waste management

All the programs will have to respect the green building site charter.

ENERGY/CLIMATE

Energy sobriety

All ZAC programs are planned to comply with current standards (RT2012) with additional labeling (BBC effinergie).

Energy mix

The project provides for a heating network for the entire Zac supplied 70% by a wood-fired boiler and 30% by gas.

BUILDINGS

Link to Buildings of the area in Construction21 database

[Link to Buildings of the area in Construction21 database :](#)

Contest

Building candidate in the category



Quartier Durable



