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.
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/

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

**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