

# LA CONFLUENCE | Lyon, France



Size: 370 acres, 4,000 apartments

Dates: 1998-2020

Team: International architects including: Jakob & Macfarlane Architects, Integral Lipsky + Rollet, Manuelle Gautrand, Massimiliano Fuksas, MVRDV, and others

Description: Brownfield redevelopment. La Confluence is a redevelopment project in the city of Lyon that will turn a former industrial site into a sustainable neighborhood. The project includes commercial and residential buildings that explore contemporary building practices and architecture.

Intent: Increase quality of life while promoting a sustainable urban lifestyle

**S**  
Sit+Place

GOALS: (Food) Connect residents to local producers. ; (Habitat+Biodiversity) WWF sustainable neighborhood, 60% of the site will be public parks and constructed wetlands ; (Transport) Promote alternative modes of transportation, 1/4 mile from residential or services to public transportation.

STRATEGIES: (Food) Neighborhood market, community gardens, education for residents on producing food in urban environments. ; (Habitat+Biodiversity) The entire site will undergo soil remediation, natural green-ways for storm water retention and filtration. Landscaping will utilize native and drought tolerant plants to encourage wildlife, green roofs, resident education on landscaping efforts ; (Transport) Pedestrian paths, bicycle infrastructure, electric vehicle car sharing, carpooling, incentives to use public transportation, river shuttles, proximity to city and public transportation, shared parking facilities.

**W**  
Water

GOALS: NA

STRATEGIES: Conservation strategies, efficient appliances, rainwater capture, constructed wetlands, irrigation water from stored rainwater, infiltration through park space, resident efforts to conserve water.

**E**  
Energy

GOALS: 100% on site renewable energy.

STRATEGIES: 50% energy from solar PV, district heating, 80% solar hot water and heating, battery storage system, passive solar design, energy efficient construction, monitor energy consumption in development, residents encouraged to reduce energy consumption.

**E**  
Equity

Percentage of affordable units: 28%  
GOALS: NA

STRATEGIES: 70% of waste recycled, reduce 30% of waste that is not recycled or composted.

**M**  
Materials

GOALS: (Materials) Energy efficient construction ; (Waste) Reduce waste

STRATEGIES: (Materials) NA ; (Waste) Composting services, recycling.

SUSTAINABILITY MATRIX

|                               |                                        | STANDARD                                                     | GOOD                                                                                                   | BETTER                                                                                                                                                        | LIVING COMMUNITY                                                                              | REGENERATIVE |
|-------------------------------|----------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------|
| <b>S</b><br>Site+Place        | Limits to growth                       |                                                              |                                                                                                        | Built on greyfield of brown-field, developed for density, conserves habitat land                                                                              |                                                                                               |              |
|                               | Urban Ag                               |                                                              | Some community garden space                                                                            |                                                                                                                                                               |                                                                                               |              |
|                               | Habitat Exchange                       |                                                              |                                                                                                        | Constructed wetlands, land set aside, native plantings, 25% + of developable space is undeveloped                                                             |                                                                                               |              |
| <b>W</b><br>Water             | Human Powered Living                   |                                                              |                                                                                                        |                                                                                                                                                               | Pedestrian oriented community, public transit linkage to services, public bike infrastructure |              |
|                               | Net Positive Water                     |                                                              | Some stormwater reuse or infiltration, grey water recycling, conservation goals                        |                                                                                                                                                               |                                                                                               |              |
|                               | Net Positive Energy                    |                                                              |                                                                                                        | 2030 standards of efficiency, advanced construction techniques, ongoing monitoring to meet goals, net +ve energy, carbon neutral goals, 100% renewable energy |                                                                                               |              |
| <b>E</b><br>Energy            | Civilized Environment                  |                                                              | Community has some groups to promote social connections                                                |                                                                                                                                                               |                                                                                               |              |
|                               | Healthy Neighborhood Design            |                                                              |                                                                                                        |                                                                                                                                                               | Dedicated walking trails, parks, plazas, squares, recreation areas, health plan for citizens  |              |
|                               | Biophilic Environment                  |                                                              |                                                                                                        | Innovative landscaping using native plants, rain gardens, constructed wetlands, access to parks, waterfront, community gardening                              |                                                                                               |              |
|                               | Resilient Community Connections        | Nothing considered/ not reported                             |                                                                                                        |                                                                                                                                                               |                                                                                               |              |
| <b>H</b><br>Health+ Happiness | Living Material Plan                   |                                                              | Some material selection standards, passive house standards used                                        |                                                                                                                                                               |                                                                                               |              |
|                               | Embodied Carbon Footprint              | No embodied carbon measuring or offsetting greater than code |                                                                                                        |                                                                                                                                                               |                                                                                               |              |
|                               | Net Positive Waste                     |                                                              | Material selection for recycled/recyclable materials, waste collection facilities, reduction standards |                                                                                                                                                               |                                                                                               |              |
|                               | Human Scale and Humane Places          |                                                              |                                                                                                        |                                                                                                                                                               | Project is designed to create human-scaled places, promotes culture and interaction           |              |
| <b>M</b><br>Materials         | Universal Access to Nature and Place   |                                                              |                                                                                                        | Access to parks, landscaping is innovative, promotes sense of place, community agriculture, daylighting for buildings                                         |                                                                                               |              |
|                               | Universal Access to Community Services |                                                              | Some services & community centers in development accessible by bike or walking                         |                                                                                                                                                               |                                                                                               |              |
|                               | Equitable Investment                   | No contribution to charity                                   |                                                                                                        |                                                                                                                                                               |                                                                                               |              |
| <b>E</b><br>Equity            | Beauty and Spirit                      |                                                              |                                                                                                        |                                                                                                                                                               |                                                                                               |              |
|                               | Inspiration and Education              |                                                              |                                                                                                        | Unit metering, education on sustainable practices, opportunities for community engagement                                                                     |                                                                                               |              |
| <b>B</b><br>Beauty            |                                        |                                                              |                                                                                                        |                                                                                                                                                               |                                                                                               |              |

SOURCES:

- <http://www.lyon-confluence.fr/en/index.html>
- <http://eandt.theiet.org/magazine/2014/10/factory-of-light-lyon.cfm>
- <http://www.nytimes.com/2014/12/21/arts/design/confluence-museum-opens-in-lyon-france.html>
- <http://www.en.lyon-france.com/Things-to-do/Culture-Activities/Districts/The-Confluence-district>



THE MCKNIGHT FOUNDATION



AIA Minnesota