

LA COURROUZE | Rennes, France



Size: New construction, Greenfield: 346 acres, 10,000 residents

Dates: 2002-2020

Team: Architect Philippe Gazeau

Description: La Courrouze is a suburban redevelopment of a former army base. It is proposed to become a live-work community, denser than typical suburbs, with an emphasis on energy efficiency

Intent: Provide a model for dense developments with a large percentage of park space

S
Sit+Place

GOALS: (Food) Not defined ; (Habitat+Biodiversity) 52% or 114 acres park space ; (Transport) Not defined
 STRATEGIES: (Food) Community gardens, access to grocery stores ; (Habitat+Biodiversity) Green roofs, housing is clustered to allow for larger land plots to be conserved ; (Transport) Bike infrastructure, small percentage of car shares, preferred parking for electric vehicles, electric vehicle charging stations, subway access, public transportation access, limited access for cars

W
Water

GOALS: Not defined
 STRATEGIES: Storm water collection, on site treatment, separation of water types, efficient appliances

E
Energy

GOALS: 20% reduction from conventional construction.
 Energy Demand: 27.3-50 kBtu/ft²
 STRATEGIES: LEED ND Platinum, passive solar design strategies, re-purposed buildings, and energy use mandates

E
Equity

Percentage of affordable units: 50%
 GOALS:
 STRATEGIES: Family apartments, single person apartments, live-work, senior living apartments, pedestrian friendly, parks and playgrounds

M
Materials

GOALS: (Materials) Not defined ; (Waste) Not defined
 STRATEGIES: (Materials) Selection of materials that are non-toxic preferred, standard construction practices ; (Waste) Centralized trash and recycling, re-use of materials, composting

SUSTAINABILITY MATRIX

		STANDARD	GOOD	BETTER	LIVING COMMUNITY	REGENERATIVE
S 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		
	Human Powered Living			Walkable streets, bicycle infrastructure, public transit links, car sharing, EV charging stations, easy access to services		
W Water				Greywater purification & reuse, on-site treatment of some blackwater, constructed wetlands, stormwater prevention (green-roofs & impermeable surfaces)		
E Energy			2030 standards goal of efficiency, some reduction goals for energy & carbon, some renewable energy, solar PV ready			
H Health+Happiness	Civilized Environment		Community has some groups to promote social connections			
	Healthy Neighborhood Design		Some access to walking trails that connect to amenities, parks, recreation areas			
	Biophilic Environment			Innovative landscaping using native plants, rain gardens, constructed wetlands, access to parks, waterfront, community gardening		
	Resilient Community Connections	Nothing considered/ not reported				
M Materials	Living Material Plan		Some material selection standards, passive house standards used			
	Embodied Carbon Footprint	Standard construction & material selection				
	Net Positive Waste	No embodied carbon measuring or offsetting greater than code				
	Human Scale and Humane Places		Project contains some elements of human-scaled design			
E Equity	Universal Access to Nature and Place			Access to parks, innovative landscaping, promotes sense of place, community agriculture, daylighting in buildings		
	Universal Access to Community Services		Some services & community centers in development accessible by bike or walking			
	Equitable Investment	No contribution to charity				
B Beauty						
	Beauty and Spirit					
	Inspiration and Education	Standard development				

SOURCES:

<http://www.lacourrouze.fr/decouvrir-le-projet-urbain/l-ecoquartier>
<http://www.dezeen.com/2012/07/12/housing-in-la-courrouze-by-philippe-gazeau/>
http://www.secchi-vigano.eu/atS03/at%20S03_la%20courrouze.html
<http://www.lacourrouze.fr/>
<http://www.lacourrouze.fr/decouvrir-le-projet-urbain/l-ecoquartier#objectifs>



THE MCKNIGHT FOUNDATION



AIA
Minnesota