

ZAC DE BONNE | Grenoble, France



Size: 8.5 acres, 850 homes

Dates: 2004-2014

Team: Devillers et Associés

Description: ZAC de Bonne is a former military brownfield site that was developed to become a sustainable neighborhood

Intent: Create a comprehensive sustainable community that conserves resources and promotes accessibility for all generations

S
Sit+Place

GOALS: (Food) Not defined ; (Habitat+Biodiversity) Promote biodiversity ; (Transport) Promote accessibility and public transportation for all

STRATEGIES: (Food) Not reported ; (Habitat+Biodiversity) Performed an environmental assessment of the site, 12 acres of parks, pesticide free landscaping practices, green roofs ; (Transport) Walking paths internal to the development, near tram and bus lines, incentives for car sharing, bicycle paths, reserved car pool parking spaces, recharging stations for electric vehicles

W
Water

GOALS: Conservation

STRATEGIES: Water conservation through: efficient appliances, real-time monitoring of water consumption that warns if consumption reaches unusual levels, retention of storm water through green roofs

E
Energy

GOALS: Not defined

STRATEGIES: Carbon footprint assessment during design and optimizing construction, review of communities energy efficiency, passive solar design, geothermal, district heating, compactness of buildings, solar PV, combined heat and power for 450 units, sunshine studies of development for daylighting of buildings and parks, monitoring to improve energy efficiency

E
Equity

Percentage of affordable units: 35%
GOALS: Not defined

STRATEGIES: Public access to streets, human scale design, involvement of community, website detailing the development, access to services, shopping and commercial areas included in development

M
Materials

GOALS: (Materials) Not defined ; (Waste) Efficiency management of construction waste

STRATEGIES: (Materials) Material selection with environmental and health product declarations forms (FDES), selection of low VOC products ; (Waste) Construction waste diversion through sorting recycling and reusing materials, waste sorting facilities

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	No garden space required				
	Habitat Exchange		Landscaping includes parks, landscaping, some emphasis on storm water management			
W Water	Human Powered Living			Walkable streets, bicycle infrastructure, public transit links, car sharing, EV charging stations, easy access to services		
	Net Positive Water		Some stormwater reuse or infiltration, grey water recycling, conservation goals			
	Net Positive Energy		2030 standards goal of efficiency, some reduction goals for energy & carbon, some renewable energy, solar PV ready			
E Energy	Civilized Environment		Community has some groups to promote social connections			
	Healthy Neighborhood Design			Access to walking and bike 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		
H Health+ Happiness	Resilient Community Connections		Emergency plan created or risks assessed			
	Living Material Plan			Rigorous material selection standards, material plan made available to public		
	Embodied Carbon Footprint			Material selection requirements, proxy standards for reducing CO2 in material selection and construction on-going energy monitoring		
M Materials	Net Positive Waste			Reduction in construction waste, material selection for recycled/recyclable materials, innovative waste collection facilities, waste to energy		
	Human Scale and Humane Places			Project is designed to create human-scaled places, promotes culture and interaction		
	Universal Access to Nature and Place				All transportation modes equally accessible to the public, landscaping is innovative, educational opportunities	
E Equity	Universal Access to Community Services			Diversity of services available in community easily accessible by different modes of transportation		
	Equitable Investment	No contribution to charity				
B Beauty	Beauty and Spirit					
	Inspiration and Education				Educational website, brochures, education on buildings, landscaping & infrastructure, case study, metering, ongoing improvements	

SOURCES:

<http://www.ecoquartier-strasbourg.net/index.php/transition/quest-ce-quun-eco-quartier/quelques-exemples/ecoquartier-zac-de-bonne-grenoble.html>
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