

La Courrouze

Rennes, France



Photo from rennes-business.com

Size:

346 acres, 10,000 residents

Dates:



2002 – 2020






Project Team:

Architect Philippe Gazeau

La Courrouze is a suburban redevelopment of a former army base. It is a live-work community, denser than typical suburbs, with an emphasis on energy efficiency and a large percentage of park space.

Goals & Strategies

 Place	
Limits to Growth	Goals: Goals not defined. Strategies: Strategies not reported.
Food	Goals: Goals not defined. Strategies: Community gardens, access to grocery stores.
Habitat	Goals: 52% or 114 acres of park space. Strategies: Green roofs. Housing is clustered to allow for larger land plots to be conserved.
Transportation	Goals: Goals not defined. Strategies: 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.
 Water	
Water	Goals: Goals not defined. Strategies: Stormwater collection. On-site water treatment. Separation of water types. Efficient appliances.

 Energy	
Energy	Goals: 20% reduction from conventional construction. Energy demand: 27.3 – 50 kBtu/ft ² . Strategies: LEED ND Platinum, passive solar design strategies. Repurposed buildings. Energy use mandates.
 Health + Happiness (Details not provided by researchers)	
 Materials	
Material Plan	Goals: Goals not defined. Strategies: Strategies not reported.
Embodied Energy & Carbon	Goals: Goals not defined. Strategies: Nontoxic materials preferred. Standard construction practices.
Waste	Goals: Goals not defined. Strategies: Centralized trash and recycling. Reuse of materials. Composting.
 Equity	
Neighborhood & Access	Goals: 50% affordable units. Strategies: Family apartments, single-person apartments, senior living apartments. Live-work. Pedestrian-friendly. Parks and playgrounds.
Access to Nature	Goals: Goals not defined. Strategies: Strategies not reported.
Access to Community Services	Goals: Goals not defined. Strategies: Strategies not reported.
Investment	Goals: Goals not defined. Strategies: Strategies not reported.
 Beauty	
Beauty & Spirit	Goals: Goals not defined. Strategies: Strategies not reported.
Inspiration	Goals: Goals not defined. Strategies: Strategies not reported.

> See next page for Performance Levels achieved

Performance Levels Achieved:

	Standard	Good	Better	Living	Regenerative
Place					
Limits to Growth					
Food					
Habitat					
Transportation					
Water					
Energy					
Health + Happiness					
Civilized Environment					
Neighborhood Design					
Biophilia					
Resilient Connections					
Materials					
Material Plan					
Embodied Energy & Carbon					
Waste					
Equity					
Neighborhood & Access					
Access to Nature					
Access to Community Services					
Investment					
Beauty					
Beauty & Spirit	Not specified				
Inspiration					

Sources:

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

**Note: This case study was developed using found information.*

21st Century Development is a model for the creation of regenerative communities that strives to provide a healthy environment for all people and living systems now and in a dynamic future.

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