

ZAC De Bonne

Grenoble, France



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Size:
8.5 acres, 850 homes






Dates:
2004 – 2014

Project Team:
Devilliers et Associés

ZAC de Bonne is a former military brownfield site that was developed to become a sustainable neighborhood. It is intended to create a comprehensive sustainable community that conserves resources and promotes accessibility for all generations.

Goals & Strategies

 Place	
Food	<p>Goals: Goals not specified.</p> <p>Strategies: Strategies not reported.</p>
Habitat	<p>Goals: Promote biodiversity.</p> <p>Strategies: Performed an environmental assessment of the site. Nearly 12 acres of parks. Pesticide-free landscaping practices. Green roofs.</p>
Transportation	<p>Goals: Promote accessibility and public transportation for all.</p> <p>Strategies: Walking paths internal to the development. Near tram and bus lines. Incentives for car sharing. Bike paths. Reserved carpool parking spaces. Recharging stations for electric vehicles.</p>
 Water	
Water	<p>Goals: Conservation.</p> <p>Strategies: Water conservation through efficient appliances. Real-time monitoring of water consumption that warns if consumption reaches unusual levels. Retention of stormwater through green roofs.</p>

 Energy	
Energy	<p>Goals: Goals not defined.</p> <p>Strategies: Carbon footprint assessment during design and optimizing construction. Review of community 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.</p>
 Health + Happiness (Details not provided by researchers)	
 Materials	
Material Plan	<p>Goals: Goals not specified.</p> <p>Strategies: Strategies not reported.</p>
Materials	<p>Goals: Goals not specified.</p> <p>Strategies: Material selection with environmental and health product declaration forms (FDES). Selection of low-VOC products.</p>
Waste	<p>Goals: Efficiency management of construction waste.</p> <p>Strategies: Construction waste diversion through sorting, recycling, and reusing materials. Waste sorting facilities.</p>
 Equity	
Neighborhood & Access	<p>Goals: Goals not specified.</p> <p>Strategies: Public access to streets. Human-scale design. Involvement of community in planning. Website detailing development.</p>
Access to Nature	<p>Goals: Goals not specified.</p> <p>Strategies: Strategies not reported.</p>
Access to Community Services	<p>Goals: Goals not specified.</p> <p>Strategies: Access to services. Shopping and commercial areas included in development.</p>
 Beauty	
(Details not provided by researchers)	

> 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					
Inspiration					

Sources:

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

<http://www.cohesion-territoires.gouv.fr>

**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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