



TERRITORIES

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67 sustainable neighbourhoods

113 000 HOMES 3,215 HECTARES
OF SURFACE AREA IN 2017,
IN THE PARIS REGION

ÉCOQUARTIERS (ECONEIGHBOURHOODS)

- 2009 and 2011: national call for projects, 7 projects selected
- 2009 and 2010: ÉcoQuartiers (EcoNeighbourhoods) of the “grand project 3”, an element of the CPER (State-Region Planning Contract) 2007-2013, 11 agreements signed
- 2012: creation of the national accreditation system
- 2013 to 2016: 4 sessions (1 per year)
- 2017: revision of the accreditation

NEW URBAN NEIGHBOURHOODS

- 2009 to 2011: 3 sessions

INNOVATIVE AND ECOLOGICAL NEIGHBOURHOODS

- 2016: first session
- 2017: 3 sessions planned per year



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SUSTAINABLE NEIGHBOURHOODS: FROM EXCEPTION TO PROPAGATION

SINCE 2009, ACCREDITATION CAMPAIGNS AND CALLS FOR PROJECTS HAVE PLAYED A ROLE CONFERRING IMPETUS ON THE THINKING AROUND SUSTAINABLE NEIGHBOURHOODS, AND ARE BEGINNING TO BEAR FRUIT. IN THE PARIS REGION, 67 NEIGHBOURHOODS HAVE BEEN ACCREDITED, AND SOME ARE ALREADY INHABITED. HAVING TESTED SEVERAL DIFFERENT WAYS OF PROCEEDING, AND HAVING CREATED PLANNING “BRANDS”, SUSTAINABLE NEIGHBOURHOODS ARE GRADUALLY GAINING GROUND AND RAISING QUESTIONS AROUND THE WAY CITIES ARE MADE.

The international context and the national commitments in terms of both combating climate change and the ecological transition, since the Earth Summit in Rio in 1992 and up until the Paris climate conference in 2015 (COP 21), have been followed by the introduction of new environmental requirements and imperatives in city planning and construction. Inspired by the emblematic experiments conducted in Europe in the early 1990s – the city districts of Vauban in Freiburg (Germany), Hammarby Sjöstad in Stockholm, or B001 in Malmö (Sweden) – and driven by a determination to see sustainability integrated into their urban development projects, many French cities began establishing eco-neighbourhood projects on their municipal territories, as of the early 2000s. Currently, some sustainable neighbourhoods are perceived as being isolates of excellence. Nevertheless, their development has been rapid and necessary. Apart from the “marketing” effect, they represent a veritable reservoir of new high-quality places for living, in phase with the national territory’s ecological transition.

PANORAMA OF APPROACHES TO ACCREDITATION

Following the commitments made during the Grenelle of the Environment in 2007, the State played a transformative role when it created ÉcoQuartier in 2009, the project-scale national accreditation scheme¹. At the same time, the Paris Region established a specific support scheme in favour of new urban neighbourhoods, (the NQU), the first regional accreditation, corresponding to the priorities on its territory, for the purpose of incentivising the creation of exemplary neighbourhoods. Currently, the new Paris Region system of 100 innovative and ecological neighbourhoods (QIE), has succeeded the NQU accreditation and broadened its reach.

On the cover: the Saint-Ouen Docks (Saint-Denis “département”), a multi-accredited neighbourhood, ÉcoQuartier “major project” awardee in 2009, then accredited in 2016. Also awardee of the two regional accreditations: NQU in 2009 and QIE in 2016. Mixed programme of over 5,000 dwellings and 10,000 jobs, a 12 ha park, energy efficiency, innovative waste management, high concentration, etc.

This *Note rapide* establishes a brief panorama of the three accreditation schemes in the Paris Region.

The national accreditation: the ÉcoQuartier

The national call for projects had the goal of identifying best practice in the field of sustainable planning on one of the four following themes: approach and process; life environment and uses; territorial development; conservation of resources and adaptation to climate change. In France, 37 initiatives have been rewarded following the two calls for projects in 2009 and 2011, including seven in the Paris Region. In parallel with this national call for projects, provisions were made for ÉcoQuartiers within the context of the 2007-2013 State-Region Planning Contract (CPER), whose “grand projet 3” chapter entitled “reinforcing the attractiveness of the Paris Region” had the objective of providing support to large-scale development projects, notably within operations of national interest (OIN) and new towns. Consequently, in 2009 and 2010, the State selected 11 ÉcoQuartiers in a system driven by the Regional and Inter-County Department of Facilities and Planning (DRIEA).

Subsequent to this experimental phase of the approach, the official launch of the ÉcoQuartier accreditation was inaugurated in 2012, committing the local authorities to 20 criteria and several phases (see inset below).

The State accreditation is an approach based on long-term and technical (benchmark, club, network) – but non-financial – support. Since 2013, four campaigns have already been rolled out allowing 20 operations to be “engaged in the accreditation process” and 15 completed operations to have obtained the accreditation.

In total, since 2009, 43 Paris Region projects have been validated as ÉcoQuartiers (phase 1 not being taken into account) and the accreditation system is set to extend further with the new campaign in 2017.

The Paris Region accreditation:

the innovative and ecological neighbourhood (QIE)

In June 2016, a new system was established by the Paris Regional Council, aimed at supporting 100 innovative and ecological neighbourhoods (QIE)² over the territory of the Paris Region between now and 2020. The Regional Council is providing support for the development of new mixed neighbourhoods and the transformation of existing well-served neighbourhoods, prioritising those located around stations. In contrast to the national accreditation, the regional accreditation offers financial³ aid for planning, notably for the development of local facilities and public areas, of an innovative and ecological character. A first session in November 2016 led to the selection, from amongst the 56 candidates, of 16 awardees who will share € 52.2 million of subsidies.

The QIE system is the successor to the new urban neighbourhoods (NQU) scheme, which had been initiated by the Paris Regional Council within the context of the CPER 2007-2013. This latter was the subject of a call for projects in 2009, 2010 and 2011 for the purpose of the local delivery of the strategies in the Paris Region Development Master Plan (Sdrif), then under revision⁴. Of the 75 projects in competition, 24 received an award. The outcome revealed a renewed commitment on the part of local authorities, who had understood how to integrate new techniques and ways of doing planning. However, the scheduled criteria were found to be complex and not all the subjects were fully tackled. The environmental quality aspect of the projects had not yet been properly grasped. Territorial coherence, inviting a reasoning that extended beyond the scope of the projects *per se*, functional mixing, and even consultation, had remained weak.

The three accreditations are to be found pretty much everywhere across the Paris Region and multi-accredited neighbourhoods are numerous: over 40% of the ÉcoQuartiers have also obtained a regional accreditation. Over 60% of the NQUs and the QIEs have also been awarded another accreditation. Three neighbourhoods have even scored an accreditation hat trick: the Saint-Ouen docks (Seine-Saint-Denis “département”), Louvres-Puiseux (Val-d’Oise “département”), and l’Ancre de Lune (Seine-et-Marne “département”).

THREE ACCREDITATIONS WITH MULTIPLE CRITERIA

The projects’ evaluation grids

ÉcoQuartier: 20 commitments gathered into 4 themes...

- approach and process;
- life environment and uses;
- territorial development;
- environment and climate.

... and 4 phases

- 1. signature of the charter;
- 2. project acknowledged as being “engaged in accreditation”;
- 3. project “accredited”;
- 4. project “lived in and confirmed” starting 2017.

NQU: 17 criteria gathered into five themes

- territorial coherence;
- quantitative and qualitative production of dwellings;

- functional mixing and compactness;
- environmental quality;
- evolution of urban practices and ways of proceeding.

QIE: numerous criteria gathered into five objectives

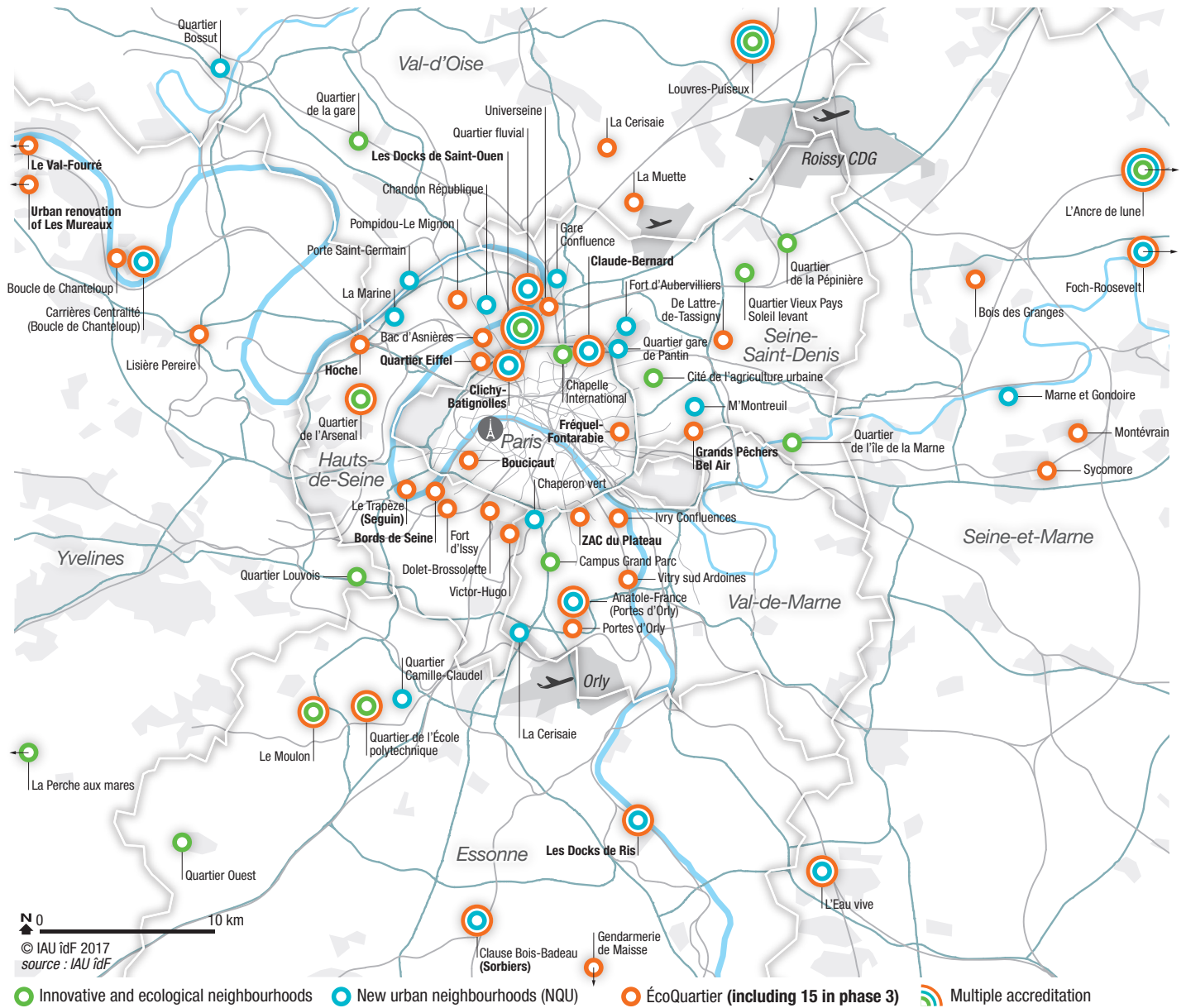
- contributing to the regional housing effort;
- mixing housing, jobs and services;
- providing support to the ecological and energy transitions;
- promoting sustainable forms of mobility;
- conceiving of projects in their entirety and anchored in their territories;
- promoting a transverse “laboratory of tomorrow’s cities” rationale, in which each neighbourhood must demonstrate innovation.

67 SUSTAINABLE NEIGHBOURHOODS IN THE PARIS REGION: A BROAD SELECTION OF PROJECTS AND PROGRAMMES

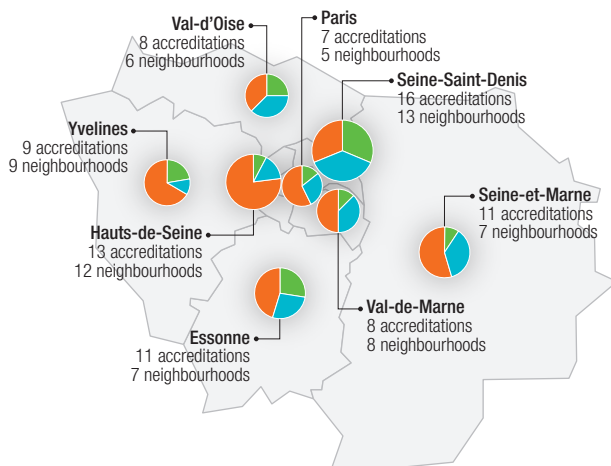
Although the general objectives are fairly similar, there is not, at this juncture, a Paris Region sustainable neighbourhood “model”, but rather a contextualised approach, inasmuch as the issues, local capacities and responses are specific from one site to another.

The 67 accredited neighbourhoods in the Paris region exhibit very considerable diversity, notably in view of their surface areas, varying from 1 ha for the

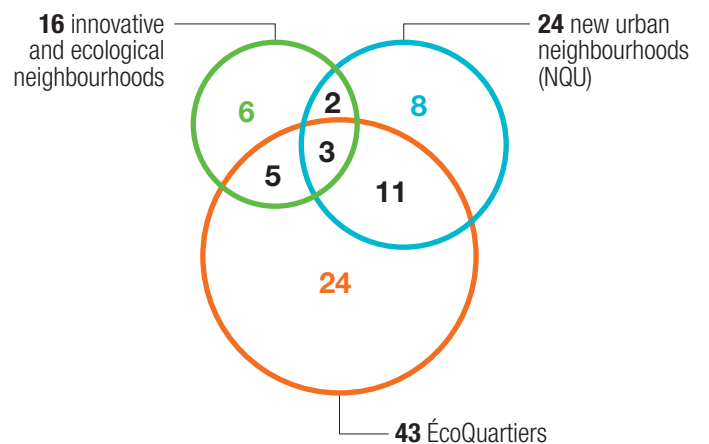
The 67 sustainable neighbourhoods in the Paris Region



83 accreditations awarded for 67 sustainable neighbourhoods



Interconnected accreditations





The Urban agriculture centre in Romainville (Seine-Saint-Denis "département")

Accreditation obtained: 100 QIEs awardee in 2016.

Surface area: 10 ha of urban renewal.

Project: this was a matter of radically changing the image of this very underprivileged neighbourhood by proposing an emblematic building, a 24m-high market garden tower, which will create a short cycle, fresh produce supply loop for inhabitants. The renovated neighbourhood will be served by the extension of Metro line 11 in 2022. It will include 1,434 dwellings (of which 339 will be renovated) and facilities within vegetation-filled public spaces.

Calendar: 2017-2022

Strong points: market garden neighbourhood concept (10,000 m² of open ground) in a dense area close to Paris; agronomic innovations in the tower (cultivation in troughs in a substrate of green waste, compost and coffee grounds); economical in resources and energy (rain-water collection, bio-sourced materials, re-use of calories produced by the greenhouse).



Clause Bois-Badeau in Brétigny-sur-Orge (Essonne "département")

Accreditations obtained: NQU awardee in 2009, and accredited ÉcoQuartier in 2016 (ZAC des Sorbiers).

Surface area: 42 ha including 5 ha of wasteland (ZAC Sorbiers) and 37 ha of agro-industrial land (ZAC Clause).

Project: situated 35 km south of Paris, this neighbourhood benefits from the proximity of the RER C regional light railway station and with Brétigny city centre. The operation includes 2,400 dwellings, 21,000 m² of activities and 9,000 m² of facilities. Particular importance accretes to the 22 ha of public and natural space, with part of the site being classified as a natural area of ecological, faunal and floristic value (Znieff), in the continuity of the Vallée de l'Orge. The 7 ha park is the central element, the heart of the neighbourhood.

Calendar: 2006-2015 (ZAC Sorbiers) and 2016-2029 (ZAC Clause).

Strong points: high density for a sector in the greater Paris area covering the outer suburbs; architectural quality of the project and integration of a renovated historic building; numerous innovations: biomass heating network, solar panels, zero rainwater wastage.



Fréquel-Fontarabie in Paris (20th "arrondissement")

Accreditation obtained: ÉcoQuartier awardee following the call for projects in 2009 and accredited in 2013.

Surface area: 1 ha under urban renovation.

Project: an urban renewal project in the heart of Paris. The objective was to fight against the sector's squalor by proposing a new neighbourhood of 109 public housing dwellings (74 new and 35 renovated), public facilities (including a 1,000 m² crèche) around an interior garden crossed by new footpaths.

Calendar: 2002-2014

Strong points: exemplary implementation process (300 inhabitants living in a "Mikado" site combining houses, insalubrious buildings, industrial wasteland); energy efficiency (with the first passive building in the capital delivered in 2010); participative workshops.



Le Moulon in Gif-sur-Yvette, Saint-Aubin, Orsay (Essonne "département")

Accreditations obtained: ÉcoQuartier engaged in accreditation in 2014 and 100 QIE awardee in 2016.

Surface area: 337 ha of urban extension on the Saclay plateau.

Project: the ZAC du Moulon is one of the two main neighbourhoods comprising the urban campus of the Paris-Saclay operation of national interest (OIN). The total programme of 870,000 m² includes: 350,000 m² dedicated to higher education and research, 250,000 m² to economic development and facilities, with 2,250 family dwellings and 2,900 student lodgings. Service by Line 18 of the GPE (Grand Paris Express) is expected in 2024.

Calendar: 2014-2030

Strong points: landscape quality, (respect for ecological continuities); water management to limit run-off (rain gardens and reservoirs); energy strategy (geothermal, energy from data centres, intelligent distribution grid, local, renewable and bio-sourced materials, higher-than-standard certifications).

ÉcoQuartier Fréquel-Fontarabie in Paris (20th “arrondissement”) to 337 ha at the Moulon site in Gif-sur-Yvette (Essonne “département”). Programming is not easily comparable between projects covering less than 10 ha (some twenty projects) and those with surface areas of over 100 ha (ten or so).

We can find, for example, 16 dwellings on the Gendarmerie ÉcoQuartier in Maisse (Essonne “département”), compared to 7,900 dwellings to be built on the ÉcoQuartier in Ivry Confluences (Val-de-Marne “département”). The expected mixing also testifies to the diversity of the programmes:

- major facilities (such as those in Clichy-Batignolles with the Paris high court, whose 104,000 m² was opened for use in 2017) or local facilities (schools, crèches, sports halls and show venues, etc.) which figure in projects in almost all the neighbourhoods;
- economic activities are sometimes dominant, as in the Campus Grand Parc neighbourhood in Villejuif (Val-de-Marne “département”), with an expected 150,000 m² of office space and activities in the biotechnologies sector;
- or again projects geared to the improvement of public spaces, work on urban seams and the creation of city parks.

Currently, most of the neighbourhoods accredited are located within the boundaries of the Greater Paris Metropolis (37 neighbourhoods, including 13 in Seine-Saint-Denis “département”). The four “départements” (counties) of the Greater Paris area covering the outer suburbs are represented fairly homogeneously, although rarely in rural areas. The principal reason for this is because these are very often urban renewal and renovation (80%) rather than extension (20%) projects. The other reason is probably linked to the complexity of these projects, and consequently to the difficulty involved in responsibility for operational project support in sectors lacking availability of technical management/engineering skills.

Since their creation, the accreditation schemes have made it possible to provide support to innovative projects, help with the creation of new facilities, and promote the production of dwellings with, in total, 113,000 homes programmed within these 67 accredited neighbourhoods. They are still not very visible on the ground – barely twenty projects have been delivered – but over 250,000 inhabitants of the Paris Region should eventually live in one of these exemplary neighbourhoods.

A NEW WAY OF CRAFTING CITIES

Sustainable neighbourhoods are often the incarnation of the renewal of an urban project, capable of developing a transverse approach linking social, economic and urban development, including environmental issues, and mobilising a broad swathe of know-how. These are complicated operations mostly requiring different types of project leadership, involving:

- new stakeholders in a planning system focused on technicality and the attaining of environmental objectives, integrated into the contracting authority's



Le Val-Fourré in Mantes-la-Jolie (Yvelines “département”): ÉcoQuartier accredited in 2015. Exemplary urban renovation operation covering 135 ha: demolition of tower blocks, construction and rehabilitation of 5,000 dwellings, construction of public facilities and quality spaces.

- teams (sustainable development assistance to the client, environmentalists, ecologists);
- the establishment by project supervisors of a system of environmental management of projects for the elaboration and the monitoring of the sustainable development approach.

For the purpose of ensuring that these projects are transverse in nature, design work is also evolving. In many cases, such as the Batignolles or the Saint-Ouen Docks projects, workshops bringing together architects and developers, planners and technical departments, elected representatives and citizens have been established, so leading to a co-elaboration of projects, and to a new way of making cities. Even after delivery, the participation of the inhabitants and future users is important for the management of the neighbourhood, as certain technologies used on site (double flow ventilation, pneumatic (automated vacuum) refuse collection) can sometimes be poorly understood.

Consequently, inhabitants are involved throughout all the phases of the life of a project: sometimes even before the launch of a project through participative projects and transitional town-planning initiatives (e.g. the Grands Voisins neighbourhood in Paris, the future Saint-Vincent-de-Paul ÉcoQuartier); during the operational set-up; during the project via the new technical skills required; and finally in the post-delivery management phase, when the acceptance of new technologies by users becomes primordial for the genuine sustainability of the neighbourhood.

ACCREDITATIONS IN 2017: REINFORCED DYNAMICS

On the strength of this success, the approach is growing in magnitude. Following the report⁵ of the Ministry for Housing and the Residential Environment published in 2016, new ambitions have been declared for the ÉcoQuartier accreditation:

- involve over 500 neighbourhoods in France in the scheme between now and 2018⁶;

SUSTAINABILITY, INNOVATION, PERFORMANCE...

A neighbourhood becomes exemplary if it demonstrates a high-performance response to various objectives:

- energy strategy (biomass heat network, geothermal, wind turbines, solar panels, bio-sourced materials, accreditation Bepos-Effinergie etc.);
- biodiversity (vegetation-covered terraces and facades, water treatment, communal gardens, agri-urban farm etc.)
- pollution, risk, and waste management (worksites charter, composting etc.)
- sustainable (eco-friendly) forms of transport (multimodality, relay stations, carpooling, electric charging terminals, pooled parking etc.)
- circular economy, smart city, co-working, third places etc.;
- local consultation, urban co-production, participative working events, etc.

- roll out the initiative in all types of territories (30% will have to be produced in rural areas and all the operations of the NPNRU⁷ will be required to be accredited);
- encourage even more innovation, notably with regard to interior air quality, circular economies and energy-saving;
- create the accreditation phase 4, to analyse projects three years after delivery.

For the Paris Region accreditation, the current scheme is aimed at supporting some hundred QIEs by 2020, once again making an intensification of exemplary projects possible. Hitherto, the 16 projects retained during the first session have supplied responses to most of the required criteria: energy considerations and technical innovation, connecting neighbourhoods to their environments, articulation with environmental risks, and integration of eco-friendly forms of mobility. New awardees will be announced over the course of 2017.

At the same time, evolutions are under way. This is a matter of moving from a sometimes costly “high-tech” approach, which was predominant in the first sustainable neighbourhoods, to a “low-tech” approach, better adapted to the needs of inhabitants, for the purpose of facilitating their involvement, and to the general issues around the notion of the sustainable city. It is also a matter of intensifying the approaches in rural areas and the existing urban fabric, through the development of local partnerships with Architectural, Town Planning and Environmental Councils (CAUEs), the Regional Natural Parks (PNRs), etc.

BEYOND ACCREDITATION: TOWARDS A PROPAGATION OF THE “SUSTAINABLE NEIGHBOURHOOD”

The many neighbourhoods that have been accredited, and that will be in the coming years, have the particularity of being championed by the public authorities and of benefiting from assistance, and sometimes even financial support. They are test-beds for the cities of tomorrow, laboratories for projects to be used as examples. Through an approach which tends towards the optimisation of choices as a function of local urban issues and specificities, sustainable neighbourhoods are no longer simply technical and urban projects to be completed. They have become a tool for reflection about the mutation and the crafting of cities that must be part and parcel of the dynamics of the energy transition.

The term *écoquartier* (eco-neighbourhood) is now widely used, including in everyday language, even if the project is not enmeshed in all the various accreditation schemes. Marketing is participating in these semantics, but most programmes assert a determination to combine the spatial intelligence of projects with their technical prowess, in an overall rationale integrating new neighbourhoods into the city. To this must be added the growing share of citizen involvement, present throughout projects' life cycles. Beyond accreditation, local authorities are becoming increasingly important as stakeholders in “sustainable” transformations of their territories. Consequently, in the near future, it will be possible for many neighbourhoods to be ecological and innovative. The exception will become, without doubt, the rule. ■

Émilie Jarousseau, urban planner, with support from Lina Hawi
under the responsibility of Anca Duguet,
Director of the Department of Urban Planning, Development and Territories

1. The Ministry of Sustainable Development has created the ÉcoCité accreditation. This scheme, at the scale of territories (several neighbourhoods or even several municipalities) addresses large conurbations and, notably, large, derelict sites. In 2017, 13 territories in the Paris Region are benefiting from the financial support available under the 2015-2020 ÉcoCité City of Tomorrow programme.
2. On 16 June 2016 the Paris Regional Council adopted the rules for the 100 QIE scheme. This scheme operates with a jury of elected representatives and qualified co-jurors who make determinations on the basis of an analysis conducted by the technical committee composed of the departments in the Regional Council, the IAU, the Paris Region's Green-Space Agency (AEV), Naturparif, Arène, the Paris Regional Waste Observatory (Ordif) and the Caisse des Dépôts.
3. The regional grant amounts to € 235 M over the entire duration of the 2015-2020 CPER, with a maximum intervention rate of € 4 M per neighbourhood. By way of comparison, the NQU accreditation had a funding package of € 65 M.
4. The Paris Region Master Plan was approved in December 2013.
5. The ÉcoQuartier accreditation report: four ambitions for a new impetus, requested by Emmanuelle Cosse, Minister of Housing and for the Sustainable Residential Environment, subsequent to the new sustainable development objectives, the Paris climate agreement, and the Habitat III conference in Quito in 2016.
6. Currently, in France, 293 ÉcoQuartiers have received Phase 1, 2 & 3 accreditation.
7. The new national urban renovation programme (2014-2025): 200 neighbourhoods of national interest, of which 59 are in the Paris Region (operational agreements which should be signed in 2017 and 2018), with principles fully focussed on mixing, reduced isolation, and innovation.

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RESOURCES

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