

GENERAL INFORMATION

PETUS description of tool in use	
Name of the case	"Porte des Alpes" Urban Development
Name of the tool	Combination of tools: - Environmental indicators - Charters to manage multi purpose facilities - 'Concerted Development Zone' procedure (CDZ)
Country	France, Rhône Alpes region, Greater Lyon
City / region Total area (km ²) Population Density (people/km ²)	City: Lyon 1.2 million of inhabitants, 500 km ² (25 km in length and 25 km in width), 8700 inhabitants/km ² Greater Lyon: urban community constituted by 55 municipalities including Lyon. The second most important urban agglomeration in France. Region: Rhône-Alpes, ranked in second place through the 22 French regions for population and surface area.
Tool user's profile a. Organisation name (municipality, NGO, national or regional department, company, etc.) b. Field of activity c. Detailed contact/feedback (project website, e-mail, address, tel., fax)	a. "Mission Porte des Alpes"- Greater Lyon b. Urban development c. For further information Olivier Thomas, in charge of the « Mission Porte des Alpes » Address: Urban community of the Greater Lyon 20, rue du Lac BP 3103 69399 LYON Cedex 03 Tel : +33 (0) 4 72 79 12 02 email : othomas@grandlyon.org
Reviewer, date	INSA-Lyon, France, Last update Feb 2005
Short description of the case	
<p>The "Porte des Alpes" site is considered as a strategic site for the development of the city of Lyon and its urban agglomeration. The project site is not in the densely populated part of the urban community and its ambition is to increase the value of the "Est Part" of Lyon in improving the economic development and the landscaping.</p> <p>The main urban elements developed in the first part of the project are a research park, residential areas, a tramway, green spaces and a ring road. A second phase of the project is starting up including a central area, and extensions for residential area, green spaces and the research park. This project would not have been possible if it had proposed an economical development only. The use of water management adapted infrastructures, the implementation of a 'CDZ procedure' (Concerted Developed Zone), the use of coordination structure between different partners and procedures, and the consideration of social elements</p>	

have enhanced the project, which presents some sustainable aspects.

This kind of project, where solutions adapted to the context have been implemented, raised some specific problems, like the loss of information about the use of the facilities.

The case was chosen because it is a pilot of concerted development zone (CDZ), and a showcase for other sites. The first approach of this project was a sector specific one: the entry point was the storm water management (see case study "Porte des Alpes- Storm water management"). And then it appears that the combination of a sector specific case study concerning water management combined with a building & land use one was very interesting, for example to see if decisions and solutions are stable e.g. if a decision taken at low level is the same at a higher level. It is therefore recommended to read both case studies in order to have a complete vision of the project: this case and the water management case. The opportunity to propose this vision has led us to choose this project as a case study.

This case study can be related to the key-problem of the "neighbourhood development" section: development of an urban district.

As this project also presents an interest in water management, it can also be related to 2 key-problems from the water/sewage section

- The water resource quality and availability
- Management and conception of urban water infrastructures

Sector	Waste	Energy	Water	Transport	Green/blue	Buildin g & Land Use
						X
Scale of project	Component	Building	Neighbourhood	City	Region	
			Site scale with an impact on the whole city			
Status of project	Starting up	Ongoing	Finished	Start date	End date	
	For the following parts	For the 2nd part	For the 1st part			
Key words Urban extension, Neighbourhood, Concerted Zone Development, New urban development, monitoring, Storm water management.						
Project a. Object (building, city park, wind farm, etc.) b. Type of activity (regeneration, renovation, new development, etc.) c. Type of product (plan, scheme, design project, etc.)	a. Object: Concerted Zone Development b. Type of activity: New urban development c. Type of product: Scheme					
Tool a. Character (according to WP3final0704.doc) b. Benchmarks (qualitative or quantitative) c. Availability (paid/ free)	a. Character: Indicators and monitoring b. Benchmarks: yes- quantitative ones c. Availability: Free					
Decision-making process a. Stage of the tool implementation (preliminary, midterm, etc.) b. Level (political, technical, etc.)	a. Stage of the tool implementation: Design b. Level: Technical and Political c. Public participation: Public inquiries/ coordination					

c. Public participation	structure
Other (optional, if needed)	Storm water management Urban extension Protection of groundwater

DETAILED INFORMATION

A. Detailed description of project and tool

1. Description of context

The “Porte des Alpes” site is considered as a strategic site for the development of the city of Lyon. It is a large site - 1400 ha - situated between 3 towns, and including already several amenities such as a business airport, an exhibition park, a part of Lyon University, a shopping centre etc. It represents a link between the different urban areas of Lyon and the outlying cities, and it is supposed to give a positive economical and landscape related image of eastern Lyon.

The urban development of this sector has to preserve and create natural green space, a proportion of 50% green space - 50% construction is outlined in the master plan. A first stage has begun in 1990's and the whole project including the 1400 ha is still at the schematic design phase. There is a political will to be in keeping with sustainable development concept.

Furthermore, there are environmental requirements as to conservation of the groundwater, which is considered as a second resource supply for the Greater Lyon.

2. Description of project

In 1991, a 200 ha part of the site, bought by Greater Lyon, seemed to present the basic criteria for the creation of a research park and a residential area, as a first step of the development of the site. This phase is now finished.

The 5 main urban elements developed in the first part of the project (~ 200 ha) are presented in the following table during 1990's:

Research park		Comprised of 2 CDZ (Concerted Development Zones) (120 ha): ➤ 65 ha sold to companies for construction ➤ 55 ha of green space and roads.
Green space	Forests	Around 30 ha of forest created (Forêt de Feuilly).
	Blue/green public spaces	More than 50 ha created, respecting the Master Plan's objectives: 50% green space, 50% development.
Tramway		Link between the Porte des Alpes site and Lyon city centre.
Eastern ring road		Main access to the research park.
Residential area		9 ha with 175 townhouses.

The second part of the project is starting up (app. 2003) and will include:

Central area	Link between the Research Park, the University and the surrounding towns.
Extension of the Research Park	On 49 extra hectares (still with 50% greenspace / 50% development).
Extension of the forest	70 ha of trees will be planted.
Extension of the residential area	With about 75 new houses on 6 ha.

This part will also include the development of the central area: 15 ha including a pedestrian esplanade, a road system, and other services like student residences.

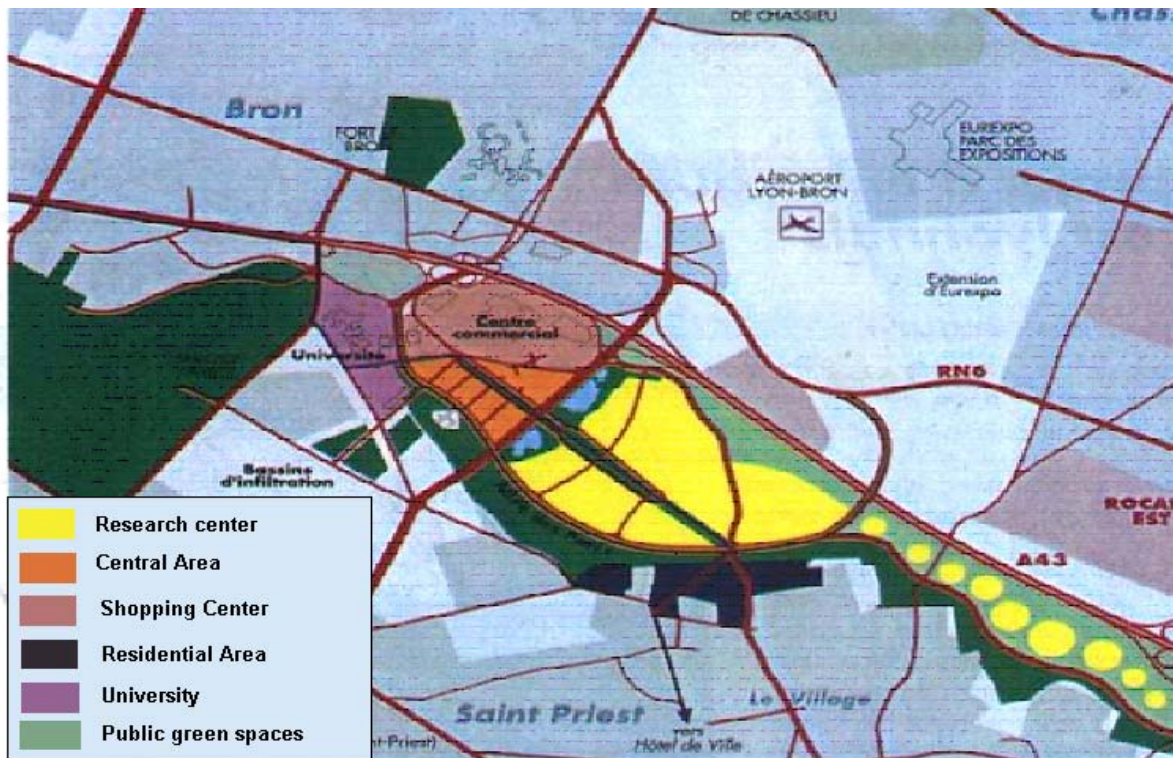


Figure1: Presentation of the project spatial disposition (source: Greater Lyon leaflet)

3. Description of tools

1. Use of the 'CDZ procedure' in the urbanisation process.

This is a public procedure based on concerted objectives, which take into consideration the features of an area. It allows public entities like municipalities or urban communities to carry out the land development in order to give it up later to public or private users. The CDZ procedure allows development to occur within the different sectors that create the vitality within an area: housing, public spaces, roads, economic development etc. The CDZ procedure is created, controlled and carried out by the urban community in partnership with the local private economic

actors. This approach ensures the global operation and the coherence of the site.

Among other things, the CDZ procedure includes a sale and leaseback contract, which imposes instructions concerning architecture, urbanism, landscaping, and, in this project, environmental aspects.

2. Coordination of the diverse technical teams working on the project: a Greater Lyon team, called “Mission Porte des Alpes”, ensures coherence of the project and its advancement (implemented at the conception stage of the project). The “mission Porte des Alpes” is managed by an urban development specialist who is in charge of the project coordination and relations with elective representatives and technical teams.
3. Coordination, by a service of Greater Lyon, between teams dealing with waste, water, roads, greenspace, and indicating the teams respective tasks (operational stage of the project);
4. Inquiries to the users of public spaces including people working in the area, visitors, associations, neighbouring cities etc. are undertaken to evaluate satisfaction, in order to improve services offered. A workgroup called "Animation and use of public space" was created within surrounding towns, to evaluate the demand and thus propose activities for public spaces;
5. A new entity was created to help decision maker (Greater Lyon) in the definition of urban development specifications at the project scale (1400 ha). It consists on:
 - Environmental management / sustainable development / HQE (High Environmental Quality)
 - Consulting on urbanism and landscape
 - Economic assessment
 - Commercial assessment

The aim is to define objectives in accordance with the master plan, and to follow the project and the success of these objectives, among different urbanisation stages;

6. Contracts and agreements concerning maintenance and site operation were set up between the site administration and the private users.

B. Tool implementation

1. Argumentation for choosing the tool

The Porte des Alpes project had three types of objectives:

- Economic: to create high value added activities within the settlement of companies such as Research and Development, biotechnology and computer companies; to create employment in the zone etc.
- Ecological: develop a large area of green space, encourage the integration of buildings within surrounding landscape, favour the use of bicycle and public transport, use alternative storm water management methods avoiding its routing towards the waste water treatment plants.
- Social: build new residential areas (town houses), develop multipurpose facilities, develop co-habitation (humble to well-off), respect archaeological heritage.

Beside these objectives, the main motivation for the use of tools is:

- Elected representatives' wishes of an approach with an emphasis on environmental and landscape, for this urban extension,

- Willingness of the “Mission Porte des Alpes”,

Following the completion of the first part of the project, the users (companies settled on the Research Park) and “Mission Porte des Alpes” are asking for sustainable indicators.

2. Improvements gained by using the tools:

↳ ENVIRONMENTAL DIMENSION

- **Water:** The impermeable area is limited and storm water goes to detention basins (three lakes), and is pre-treated before infiltration (cf. Case Study: Porte des Alpes – Storm Water Management).
- **Green space:** The research park has a landscape high quality: more than 50% of the surface has to be covered by green space.
- **Transports:** There is a tramway going through the zone (20 minutes from the centre of the town). A car park was created to enable intermodality (car + tramway). Bicycle paths have been developed. The zone is close to the TGV train stations of Lyon (15 minutes) and St Exupéry-Airport (15 minutes), and it is linked to the highways A42, A43 and A46. Mobility plans could be considered by different companies, to encourage employees to take public transport.

↳ ECONOMIC DIMENSION

The research park was created for high value added companies such as biotechnologies, computer science.

Some hotels were developed within the zone, but it is still insufficient. Quantity and quality should be improved.

↳ SOCIAL DIMENSION

- The objective is to create 4000 jobs before 2015. It is difficult to know if this objective will be reached or not. At the present time (2004) the project area provides employments for 1000 people including 200 that could be considered newly created jobs. However, there is no indicator to count the number of jobs created as a results of the project, rather than being moved from urban area.
- 250 townhouses are about to be built.
- A group, composed of people coming from the different surrounding towns, work on arranging activities in the public spaces such as water events.
- Large investment were made into archaeological excavations (remains from 5000 BC and from the Middle Ages were found).

C. Influence of the tool on the decision-making process

1. Description of the decision-making process/procedures

The elected representatives were the initiators of the project. It is coordinated by the Mission Porte des Alpes for technical studies, who also responsible for the economic and legal aspects.

As in all the big projects of Greater Lyon, 2 committees were created:

- One for the political follow-up (political orientation of the project)
- One for the technical follow-up (technical direction)

The coordination of these 2 committees is insured by the “Mission Porte des Alpes”. The urban community assembly takes decisions. Moreover, within the Research Park, an Implantation Study

Committee (CEDI) ensures the selection of high technology companies that respect the objectives. The specificity of this procedure is due to the nature of the project: it concerns urban extension instead of urban renewal, which raises more difficulties when incorporating the population in the decision making process.

2. Tool in decision-making process

The coordination structure (“Mission Porte Des Alpes”) through its will to make people working together (several technicians) has changed the traditional design process of an urban project. Therefore the final project has been different. It has allowed each stakeholder to understand priorities and obligations of others.

Moreover quantitative goals or benchmarks have been defined by the Greater Lyon:

- The master plan imposes 50% of green space on the whole area (1400 ha)
- Economic goals: create 4000 jobs before 2015, establishment of high value added activities only.

3. Transparency of decision-making process

- The surrounding cities and the local partners were concerted for the project, with an emphasis on dialogue and debate with stakeholders including associations, residents, university, commercial mall etc.
- 2 committees were created (see section C1.description of decision making process).
- The Mission Porte des Alpes coordinates the project (conception / design).
- A competent management team deals with all the public space maintenance (operational stage).

D. Expert assessment/analysis/comment of the tool effectiveness

1. Assessment by tool users

The tool users expressed the following experiences:

- A single management body (Mission Porte des Alpes) supports the whole project and its provides continuity.
- Lack of feedback from the population since there are still no inhabitants on the site. Feedback could help to improve the project and the governance aspect.

For further development of the tools, some suggestions can be made:

- Wish to assess through certification such as ISO 14001 the research park on 2 aspects: storm water management and landscaping (or at least, wish to use environmental management systems).
- For the future urban developments (up to 1400 ha), a new entity will be established to work on sustainability issue at the whole scale (see section A3 “description of tool”).

2. Reviewer's assessment

The main conclusions and lessons learned through this project are:

- There is a lack of participative approach between practitioners (architects, promoters) and inhabitants-to-be.
- On an urban extension project, it is difficult to involve the public in the decision making process, despite the participation of the Mayor, and the diverse publications in local papers.

- Need of more means of communication to inform the Lyon inhabitants of the project evolution.
- More approaches could be relevant to sustainability, and some actions for modifications of behaviour should be led: educational actions, HQE, solar panels, wind turbines...

E. Additional information on the case study available

Websites	<p>Greater Lyon website: http://www.grandlyon.org</p> <p>presentation of the project "Porte des alpes" website: http://www.grandlyon.com/index.php?id=35</p>
References concerning the case but also the key words or problem (papers, articles, reports, laws, etc.)	
Other sources (Interviews, conferences, discussions, etc.)	<p>This project has been presented at different conferences on sustainability and water management (for example Novatech 2001). People in charge of the projects have been interviewed several times.</p>
Contact details for further information	<p>For further information, please contact: Olivier Thomas, in charge of the « Mission Porte des Alpes » Communauté urbaine du Grand Lyon 20, rue du Lac BP 3103 69399 LYON Cedex 03 Tel : 04 72 79 12 02 email : othomas@grandlyon.org</p>