



## ZAC de Bonne (Grenoble – France)

<b>Project description</b>	<p>Built on 8.5 ha of a former barrack site, the <b>ZAC de Bonne</b> is located close to the city centre of Grenoble. By 2010, the districts is supposed to provide 850 dwellings (with 35% to 40% of social housing); 15 000 m<sup>2</sup> dedicated to shops, leisure and services with the creation of 30 new stores, 6000 m<sup>2</sup> of new and refurbished offices and a hotel. It includes a primary school, a school restaurant, student hostels, and a nursing home. 5 hectares of green area will be at the heart of this new district. The project began in 2001 in close cooperation among all the stakeholders: city planners, constructors, district associations and the inhabitants of Grenoble.</p>
<b>Objectives</b>	<div style="display: flex; justify-content: space-around;">   </div> <p>The <b>objective</b> is to reduce the energy consumption by 30 to 40% compared to the current construction standards:</p> <ul style="list-style-type: none"> <li>- The construction will be equipped with solar panels (planned to provide 45 % of the hot water needs), double flow ventilation with heat recovery. Homes will be fitted with energy efficient appliances. Insulation and highly efficient windows (argon) will contribute to the energy efficiency of the buildings.</li> <li>- Reduction of:             <ul style="list-style-type: none"> <li>- the energy used for heating (50 kWh/m<sup>2</sup>/year),</li> <li>- the sanitary hot water (35 kWh/m<sup>2</sup>/year)</li> <li>- the electricity consumption in the common areas (4,4 kWh/m<sup>2</sup>/year).</li> </ul> </li> <li>- Installation of a micro-cogeneration (gas motor) per building, covering the electricity needs of the De Bonne district (1 250 MWh/year) as well as half of the heating needs (2060 MWh/year).</li> <li>- Construction of a 17-classes primary school. This building was designed according to the bioclimatic architecture and will consist of a wooden structure, an efficient envelope and will be equipped with energy efficient equipments.</li> <li>- Construction of a 100 kWp solar station (about 1 000 m<sup>2</sup>) on the roof of the commercial centre.</li> <li>- Construction of a passive building (that produces more energy that il consumes). it's the building has 1600m<sup>2</sup> and will be dedicated to commercial activities.</li> </ul>
<b>Driving factors</b>	<p>The initiative of the de Bonne district has started due to the Concerto SESAC programme from the European Union. The City of Grenoble having bought the land of the former barrack site took the opportunity to build there an innovative and sustainable district.</p>
<b>Financing structure</b>	<p>A large part of the financing comes from the sale of the plots to private developers. The European Union partly supports the project in the framework of the Concerto SESAC programme.</p>
<b>Partners &amp; Roles</b>	<p>The City of Grenoble initiated this top-down project.          The SEM SAGES, developer of the district is in charge of the coordination among the different constructors.          Gaz Electricité de Grenoble will build and operate the micro-cogeneration plants and the solar station.</p>
<b>Further information</b>	<ul style="list-style-type: none"> <li>- ZAC de Bonne: <a href="http://www.debonne-grenoble.fr/">http://www.debonne-grenoble.fr/</a></li> <li>- The City of Grenoble: <a href="http://www.grenoble.fr/">http://www.grenoble.fr/</a></li> <li>- Concerto SESAC : <a href="http://www.concerto-sesac.eu/">http://www.concerto-sesac.eu/</a></li> <li>- Website of the French Ministry for sustainable development : <a href="http://www.ecoquartiers.developpement-durable.gouv.fr/">http://www.ecoquartiers.developpement-durable.gouv.fr/</a></li> <li>- La Revue Durable, numéro 28 (février – mars – avril 2008)</li> </ul>
<b>Contact</b>	<p>Perrine Flouret, City of Grenoble : <a href="mailto:perrine.flouret@ville-grenoble.fr">perrine.flouret@ville-grenoble.fr</a></p>