

PLANNING DES OPÉRATIONS

Mise à jour **JUN 2019**
 Sous réserve de modifications liées aux aléas des chantiers

en cours et programmées





AN ATTRACTIVE ENVIRONMENT

La Duchère is one of Lyon's 3 hills along with Croix-Rousse and Fourvière. At the far north-western end of the 9th arrondissement, the district has an attractive environment: **NUMEROUS BUSINESS CLUSTERS NEARBY**, motorway and city ring road close by.

A FORMER 1960'S SOCIAL HOUSING DISTRICT

THE 120 HECTARE PLATEAU WAS DEVELOPED FOR URBAN USE BETWEEN 1958 AND 1962 to tackle the housing shortage in the conurbation (run-down housing in Old Lyon, demolitions after World War 2, rural exodus, etc). The housing complex has been designed by the architect François-Régis Cottin using the Le Corbusier model. 5,300 houses have been built, of which 80% were originally social housing. Only 12,500 inhabitants were living in La Duchère in 1999, compared to 23,000 inhabitants in the 1st years.

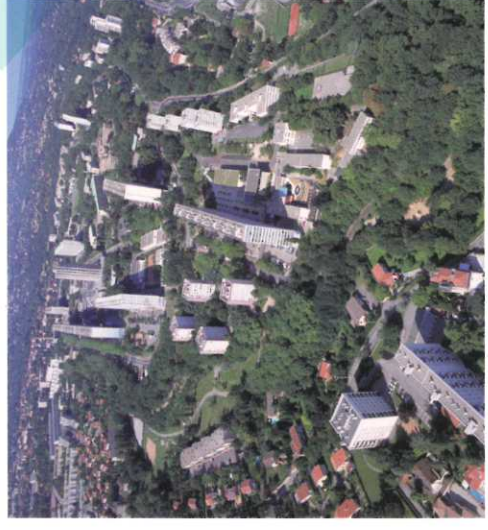
A LARGE SCALE PROJECT IS NEEDED

SYMBOL OF THE MODERN STYLE OF THE 1960'S, THE DISTRICT HAS DECAYED OVER THE YEARS: ghettoization, over concentration of social housing, mono-functional district, population afflicted by socio-economic difficulties, lack of business activity and decline in the business economy, an urban model which is incompatible with today's way of life, etc. The district suffers from a negative image. To enable La Duchère to overcome its difficulties, **"A MAJOR CITY PROJECT" WAS LAUNCHED IN 2003.**



LA DUCHÈRE IN 2003

ZOOM ECO DISTRICT



- A remarkable site with **40% of it consisting of green areas.**
- Good transport services with reserved lane from "Gare de Vaise" multimodal hub.

ONE OF THE MOST AMBITIOUS URBAN RENEWAL PROJECTS IN FRANCE

More than 15 public partners are actively involved in the project, which has both an urban and human purpose to it: to

IMPROVE THE QUALITY OF LIFE, DIVERSIFY ACCOMMODATION AND URBAN FACILITIES, as well as to improve the environment,

encourage success through education, develop the role of business and employment opportunities, promote social cohesion, add a cultural dynamic to the district, offer added tranquility, etc.

1,700 COUNCIL HOUSES ARE DEMOLISHED, to be rebuilt partly on the site but also in other districts of Lyon. 1,700 diversified houses are constructed in the district (involvement of private and public contractors).

FORECAST BUDGET FOR THE 2003-2017 URBAN PROJECT

750 MILLION EUROS
(€500 Million of public investment and €250 Million of private investment).

PROJECT MANAGEMENT

A STEERING COMMITTEE brings together all the funding entities. **A SINGLE URBAN DEVELOPMENT ZONE** is covering virtually the whole district, for which Greater Lyon will hand responsibility to a sole developer: the SERL. Overall coordination of the Project is provided by a **TASK FORCE OF 14 OFFICERS** from the City and from Greater Lyon. The urban project management team is composed by Alain Marguerit, city planner-landscaper and Bernard Paris, architect-city planner, assisted by an environmental engineering team:

TRIBU.



LA DUCHÈRE IN 2017



ZOOM

ECO DISTRICT

- An **Environmental Analysis of the Urban design** and **permanent assessment** and improvement with the support of project management assistance unit specializing in sustainable development.

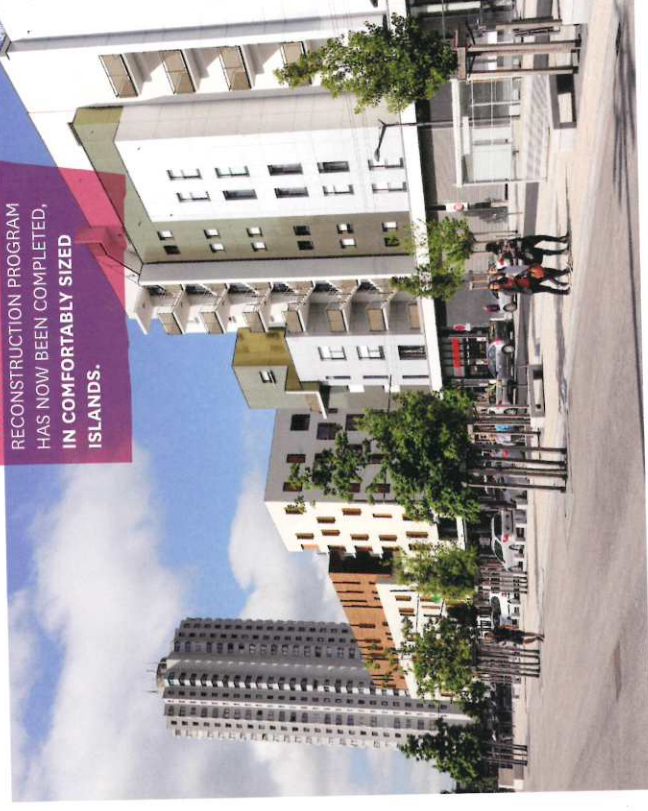
- **"Eco-district" certification** in September 2013.



THE PROPORTION OF COUNCIL HOUSES IS REBALANCED FROM 80% TO 54%. NUMEROUS PUBLIC FACILITIES ARE ALSO CONSTRUCTED OR RENOVATED. AND **10,000 M²** OF OFFICES AND **7,600 M²** OF RETAIL AREA ARE BUILT.

Rebalancing the housing mix

MORE THAN HALF OF THE RECONSTRUCTION PROGRAM HAS NOW BEEN COMPLETED, IN COMFORTABLY SIZED ISLANDS.



1,000 REBUILT HOUSES

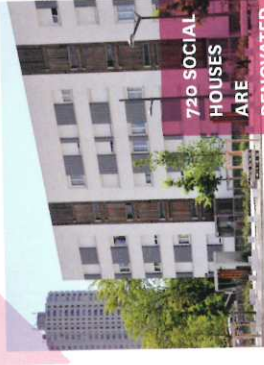
A MORE DIVERSIFIED HOUSING MIX FOSTERS SOCIAL DIVERSITY:

purchase, free rental or middle price rental, social housing, housing for students or the elderly. New houses at purchase prices are among the cheapest in Lyon.



IMPROVEMENT OF EXISTING HOUSING

PUBLIC SUPPORT FOR BUILDING IMPROVEMENT and energy efficiency in collectively owned property (1,130 houses).



720 SOCIAL HOUSES ARE RENOVATED.

1,500 FAMILIES REHOUSED

MORE THAN 1,500 FAMILIES WERE REHOUSED, of which around half at La Duchère (in accordance with the wishes expressed when the rehousing started). 78% of families who were rehoused were satisfied with their new home. Excellent example of stakeholders working all together. The level of council housing is already brought down to 60% by 2013.



1,370 SOCIAL HOUSES HAVE BEEN DEMOLISHED BETWEEN 2003 AND 2013.

ZOOM



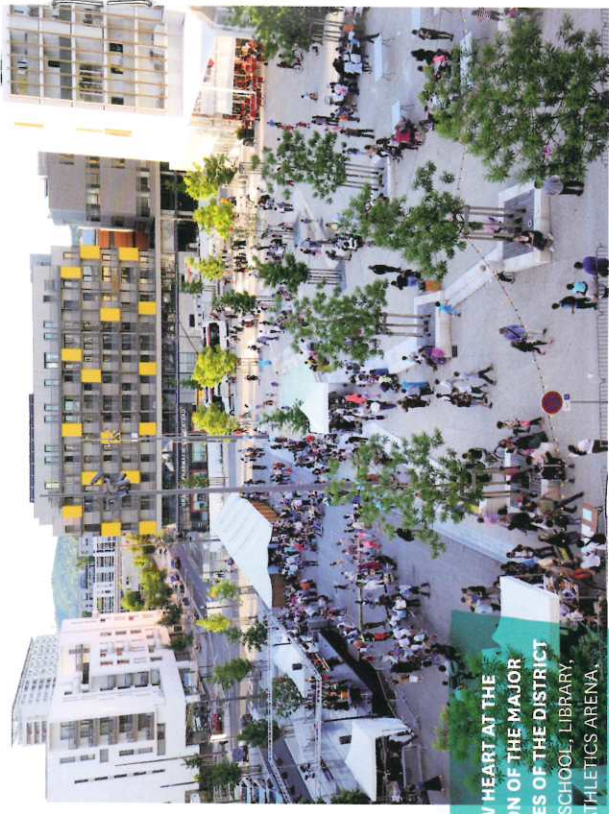
- **Connection of all buildings and public facilities** to the district heating network which was renovated in 2007 (70% biomass wood boiler and using gas as an emergency back-up).
- **Protection of outstanding architectural heritage pieces** (panoramic tower, fort, XVIIIth century "lavoir" for washing clothes, etc.).

- **Intelligent recycling management** (large capacity underground containers for the garbage collection, weekly collection of bulky waste, residents encouraged to sort waste, introduction of compost bin, etc.).

A NEW HEART FOR THE DISTRICT

The north-south spinal avenue has been transformed into a shopping street.

A NEW 12,000 M² CENTRAL SQUARE was done at the intersection of the N/S and E/W routes. The new heart of the district is located at the junction of the major facilities (high school, library, shops, athletics arena, social services, etc.).



THE NEW HEART AT THE JUNCTION OF THE MAJOR FACILITIES OF THE DISTRICT (SENIOR SCHOOL, LIBRARY, SHOPS, ATHLETICS ARENA, SOCIAL SERVICES, ETC.)

ECO DISTRICT

- **Public areas accessible to all** (less than 4% slopes, tactile paving for people with impaired sight at every crossroad, etc.).

- Strengthened **ecological corridors** helps to preserve biodiversity.

- **Environmental management** of the green area by the City (o phyto, iso 14001, certification differentiated management since 2005).

- **Various work on improving existing local areas** (47 operations since 2003): car parks, playgrounds, lighting, etc.

- **Creation of temporary areas** during building work (e.g. temporary gardens).

ZOOM



GREENER TRANSPORT SYSTEMS



A new East-West avenue with its own exclusive busway **PROVIDES TRANSPORT TO THE**

MULTIMODAL HUB OF VAISE in less than 8 minutes.

A special park & ride station is located at the western entrance to the district. 3.2 kilometers of cycle paths were built and 3 bike-sharing stations were set up.

THE REDEVELOPED VALLON PARK

(handover in Spring of 2014)



This fresh-looking-11-ha island on the fringes of the district is Lyon's **4TH LARGEST PARK**.

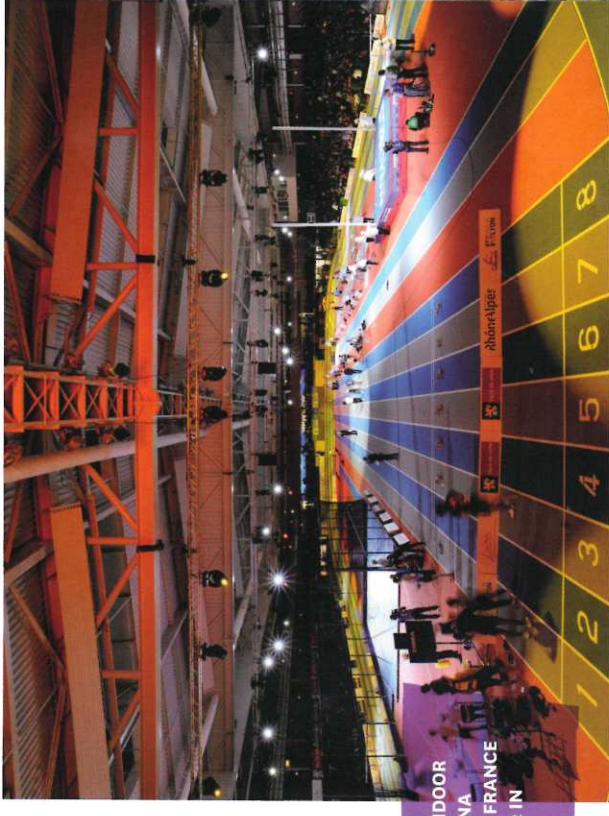
The stream was restored to its open air state. **3 NATURALLY**

LANDSCAPED RAINWATER COLLECTION POOLS were built.

New naturally landscaped scenery, playgrounds, pedestrianized connections between La Duchère and the surrounding districts and townships were done, etc.

THE STÉPHANE DIAGANA ATHLETICS ARENA

The budget is €25 Million. This 6,400 m² athletics arena has a seating capacity of 2,000 spectators. It is used by schools, clubs, and for winter athletics competitions (arena certified to national standard).



THE LARGEST INDOOR ATHLETICS ARENA IN SOUTH-EAST FRANCE OPENED IN 2012 IN LA DUCHÈRE

LOCAL AND EXTERNAL ATTRACTIVENESS

NUMEROUS PUBLIC FACILITIES WERE EITHER BUILT OR RENOVATED

SINCE 2003 (€66 Million) with the aim of diversifying the district's urban services and widening its appeal beyond its boundaries.

This facilities are for all ages and activities: two nurseries, two schools, a library, a gymnasium, a football stadium (artificial grass), an athletics arena, a local branch of the Lyon Job and Training Centre, a family and community centre, social Département Centre, etc.



TWO NEW SCHOOLS



GERANIUMS SCHOOL

A major refurbishment work was made on Geraniums school (€5.7 Million) and the Blueberries school was demolished and reconstructed (€7 Million). The first new public facilities built as part of the Project (2006) were ready for the residents to use.

ZOOM



ECO DISTRICT

- **Major public facilities to welcome people from the rest of Lyon** (athletics arena, summer Olympic swimming pool, Balmont stadium, etc.).

- All facilities are **connected to the biomass heating district system**.

- **Renewable energy covers 60%** of the athletics arena's energy needs.

Residents of La Duchère

involved into the Project

CULTURE AND ARTISTIC CREATION TO SUPPORT THE PROJECT

Work is also done on documenting the history of the district and its inhabitants (books, photo exhibitions, theatre, web documentation, gathering of sound and musical memories, etc.).



TEMPORARY ATTRACTIONS ARE HELD DURING THE BUILDINGWORK

THE RESIDENTS INVOLVED INTO THE PROJECT'S GOVERNANCE

Since 2005 a "COMMUNITY STEERING COMMITTEE", meeting three or four times a year, brings together elected officials, officers in charge of the Project along with thirty or so representatives from "civil society organisations".



ECO DISTRICT

- Various information tools: showroom Project, free quarterly newspaper, public meetings, etc.
- Diversified participatory tools for engaging dialog with all inhabitants: urban walks, conferences-debates, man-on-the-street interviews, focus groups, social networks.



ZOOM



THE ENCOURAGEMENT OF EMPOWERMENT

LOCAL INITIATIVE FUNDS IS FINANCING CITIZEN INITIATIVES (e.g.: creation of a compost bin). The establishment and development of tenants' groups is being supported. Training-initiatives are proposed for developing inhabitants' empowerment.



La Duchère

[Eco]system for businesses



A SUITABLE RANGE OF PROPERTY

10,000 M² OF BUSINESS OFFICE AREA WERE BEING BUILT BETWEEN 2011 and 2016: two office buildings at the heart of the district, a health complex, a business enterprise hub incorporating a dedicated business incubator for young companies. Ground floor retail area is managed by the local authority, via a semi-public company dedicated to retail renewal in the district. A 110-room hotel (with seminar rooms and restaurant) will be scheduled for 2015.



EFFECTIVE SUPPORT FOR DEVELOPING BUSINESSES

A LOCAL BRANCH OF THE LYON JOB AND TRAINING CENTRE

is operating at La Duchère since 2008 (the departments of the City of Lyon, the Employment Agency and Youth Careers centre) and helps jobseekers and employers with recruitment and human resources issues.



A business development advisor is responsible for assisting companies with their development projects at La Duchère. A marketing strategy is designed for businesses and another one for shops.

ECO DISTRICT

- All of Greater Lyon's business partners are involved in the strategy for the district.
- A district classified as a "Sensitive Urban Zone" (ZUS) since 2005: relief on tax and social contributions for companies which employ at least 50% of their staff in a ZUS. 450 companies operating in La Duchère.
- Clauses relating to socio-professional integration to all public contracts. (more than 400 people being impacted on since 2005).



A SUPPORT FOR BUSINESS CREATION

A "BUSINESS CREATION CENTRE" is receiving, informing and guiding future business

entrepreneurs. More than 1,000 project backers have been helped by the centre since 2006. A BUSINESS GROUP supported by a Community Development Department and financed by the European Social Fund allows people to test their project and acquire necessary skills (management, communication, etc.) before their company is officially formed. On average 14 business creators join the group every year.

ZOOM



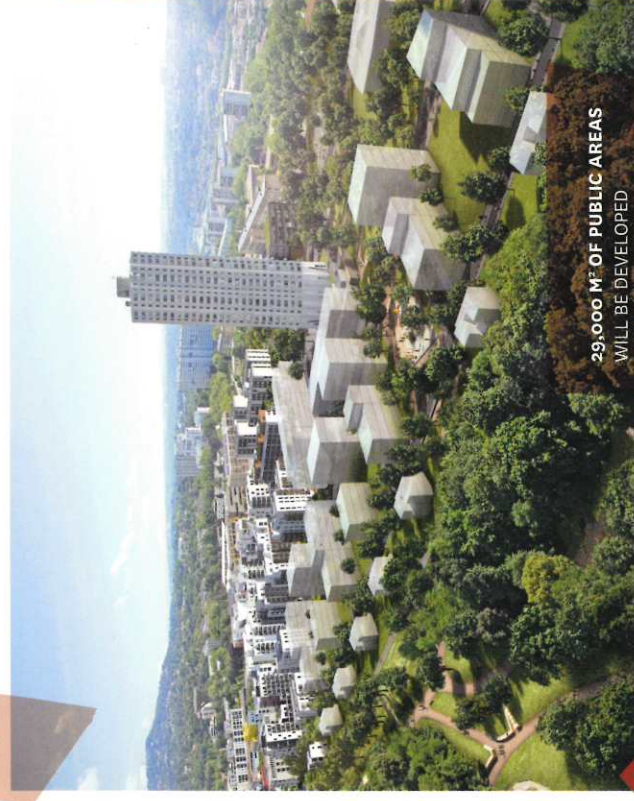
2013 → 2017

The project goes on

THE 2ND STAGE OF THE URBAN DEVELOPMENT ZONE IS UNDERWAY: 18 programs to be built

The last demolition (housing block 230-343 houses) is scheduled for 2015.

MORE THAN 800 HOUSES WILL BE BUILT BETWEEN 2013 AND 2017 with various options: free or council rental, ownership, social access to ownership, student residence. The proportion of council housing in the district will set to be 54% by 2017.



29,000 M² OF PUBLIC AREAS WILL BE DEVELOPED. (€3 MILLION).

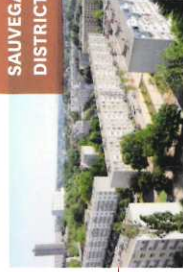
THE FUTURE PUBLIC AREAS OF THE WEST SECTOR

The project was developed with input from the residents. The choice was made of a "TRAFFIC CALMING ZONE" (very low speed limits for cars). 2,000 m² shared gardens can also be developed in the future public areas.

CHÂTEAU, SAUVEGARDE: SECTORS AT THE PLANNING STAGE

Urban planning studies started in 2013 for the Sauvegarde and Château districts ahead of a New National Program for Urban Renewal.

SAUVEGARDE DISTRICT



CHÂTEAU DISTRICT



ECO DISTRICT

- **Higher demand in terms of environmental quality** for buildings forming part of the 2nd phase of the Urban Development Zone: 25 kWh/m²/year for heating, 30% of green areas within private areas, etc.

- **Re-inventing environmental approaches to public areas** in order to add new uses to them (shared gardens) long-lasting equipment, a limit on lighting, encourage biodiversity (marshy valleys, greenery, etc.) and insist on a green space differentiated management.

ZOOM

