

Danube(Strasbourg–France)

Project description

The project consists in the renovation of industrial and dockside waste land in the city centre partly occupied by an old gas factory.

The Danube area is located in a strategic part of the city: the surface of 7 hectares is situated between the Neudorf, a dense suburb in the South of Strasbourg, and Esplanade in the North, a district built in the 60s. The new neighbourhood represents thus an opportunity to connect them and thus ensure a maximum of density, optimised land use and a high quality of life.

As it is the first project of its kind in the Greater Strasbourg, the Danube sustainable neighbourhood is a pilot project of urban sustainable development that integrates environmental, social, economic and governmental aspects. Several project workshops took place in 2008 in order to encourage good cooperation of all actors and to integrate them in the planning process: partners, experts, university, constructors and inhabitants.

The project has high ambitions concerning environmental and energy issues, social diversity, diversity of the operating companies and urban functions, drastic reduction of car use (and parking space available) in favour of sustainable public transport and a collective planning of the neighbourhood involving all the interested actors, future inhabitants, users and the civil society. High importance will be attached to the quality of public space.

All in all, the district will include about 650 dwellings in the form of apartment buildings for approximately 1.600 inhabitants.

At the moment the Danube neighbourhood is in the pre-operational study phase. The first construction activities will start in 2013.

Objectives



Transport

- Good network of public transport
- Priority to cyclists and pedestrians
- Reduction of the space foreseen for cars (1 parking space for 2 dwellings)
- Car sharing and bicycle rental

Diversity of functions and living modes

- Density: approximately 100 dwellings and 230 inhabitants/hectare
- 50% social housing
- 40% of the dwellings rented, 10% for private owners
- 11000m² of the net floor area of offices, business and services on the first floor of the apartment buildings
- Student hostels; elderly home (80 places), nursery school, kindergarten, public centre for the neighbourhood; socio-cultural centre
- Public and collective areas, green roofs, family gardens

Energy

- Optimal orientation of the buildings for passive solar gain
- Low energy consumption of the buildings: inferior to 65 kWh/m²/year
- Passive houses, positive energy houses

	<ul style="list-style-type: none"> • District heating • Development of renewable energies (solar thermal and photovoltaic energy) <p>Soil</p> <ul style="list-style-type: none"> • The soil was treated by Gaz de France: 65% of the contaminated soil was used on site, 25% in close proximity and only 9% had to be evacuated in order to be treated elsewhere <p>Waste</p> <ul style="list-style-type: none"> • Separation of waste and limitation of the waste volume • Use of organic waste for biogas and compost <p>Water</p> <ul style="list-style-type: none"> • Limitation of wastewater • Reuse of rainwater for public spaces, green areas, gardening and domestic use as non-potable water (washing machine, sanitary facilities, car washing)
Driving factors	The new neighbourhood will be built on the derelict industrial and dockside land in the city centre of Strasbourg between two existing districts. Building the Danube neighbourhood in this place ensures a maximum of density and an optimal land use. The City and the urban community of Strasbourg decided to participate in the "Ecoquartier 2008/2009" competition organised by the French Environment Ministry by presenting the "Danube" sustainable neighbourhoods situated in Strasbourg.
Financing structure	The project amount is about 23.5 mill €
Partners & Roles	<p>Main contractor: Urban Community of Strasbourg (CUS)</p> <ul style="list-style-type: none"> - Assistance to the "sustainable development" aspects: Department of urban planning - Pollution: urban ecology department - Mobility: Transport department - Assistance to the main contractor: Algae (coordination, planning) - Feasibility studies: OTE <p>Subcontractor: not yet established (the tendering procedure is ongoing) Urban project management: not yet established</p> <p>Several other partners might be involved, such as: The Architecture, Urbanism and Environmental Council of the Bas-Rhin region, The Urban Planning Agency of Strasbourg (ADEUS), the General Council of the Bas-Rhin Region, the Alsace Region via its Energivie programme, the Craftsmen Agency, the Building and Public Works Research Centre. The Mining and Geological Research Office is the partner in charge of the soil treatment procedures.</p>
Further information	http://strasbourg.dna.fr/?Projet-d-eco-quartier-Danube-sur http://www.strasbourgvert.fr/documents/LVS-EcoQuartier-Projet-Danube-8P.pdf http://collectifsdfalsace.20minutes-blogs.fr/archive/2009/02/06/un-second-eco-quartier-verra-le-jour-a-strasbourg-en-2012.html http://libestrasbourg.blogs.liberation.fr/actu/2009/02/a-cronenbourg-u.html
Contact	<p>Name: Stéphanie STRASSER Position: Urban planning research manager Organisation: Greater Strasbourg Address: 1 parcdel'Etoile, 67076 Strasbourg Cedex Tel: +33388436260 E-mail: stephanie.strasser@cus-strasbourg.net</p>