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CATEGORY
Territorial/urban

LOCATION Montreux Les Grands Prés

POPULATION 25'000

STUDY SITE 9.0 ha **SITE OF PROJECT** 2.5 ha

SITE PROPOSED BY: The Commune of Montreux.

OWNER OF THE SITE: The Commune of Montreux.

TYPE OF ORDER AFTER COMPETITION:
Site Study Site: contextual integration study.
Project Site: neighborhood development project.

The city of "Montreux" is a holiday resort, which is famous for its microclimate and its festivals of jazz and classical music, it is "the" Riviera of the lake Léman.

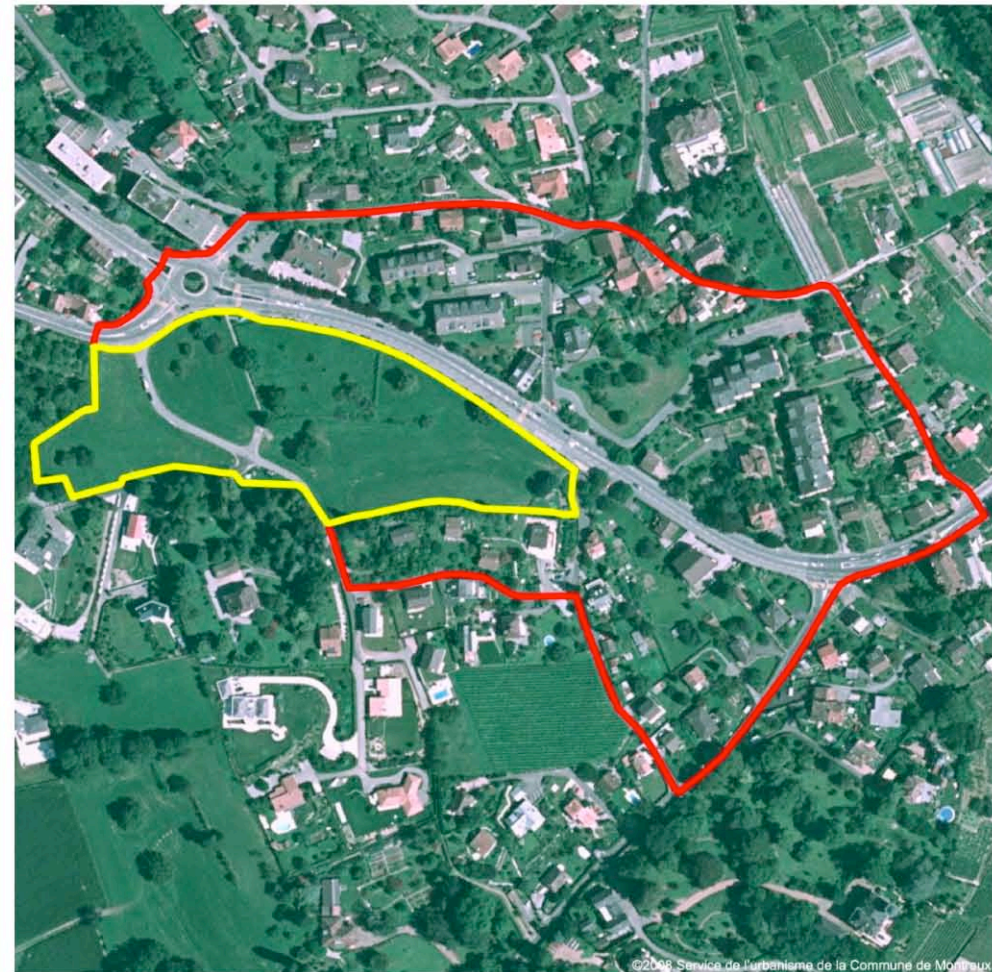
CHANGE TO OPERATE
Chosen initially as the site of a regional hospital, to this day the "Grands Prés" remains an uncultivated field used for grazing until a new use is found for the site. The hospital project has been shelved but the Communal Master Plan (2001) identified potentially interesting land uses in the area. It is well connected to the transport network and covers a large area. The land can be used in a number of ways, but residential housing should get the largest share. Average density housing, and other land uses such as public utilities and service activities will provide the balance of the development. To that effect, the revised Communal Development Plan creates an area open to planning options, with emphasis on housing – high and low density – and public facilities based on a general site study.

CITY STRATEGY
Villages With its medieval villages and urban coastline built at the end of the 19th Century ("La Belle Epoque"), Montreux has preserved its urban, architectural and landscape qualities. The city has attracted real estate development projects with little relation to the local identity. At the same time, individual mobility permeates public spaces, reducing their social appeal. Taking stock of this evolution, the urban plan is focusing on 5 challenges:

- preservation of the urban, architectural and landscape qualities,
- maintaining social diversity and attracting a younger population,
- creating quality public spaces,
- development of transport systems suited to the sites,
- sustainable development taken as a contributing factor to the quality of life.



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SITE DEFINITION

Framed by two main thoroughfares - the Chailly and la Saussaz roads – and close to a motorway exit, the "Grands Prés" area provides the best conditions for a quality development project: easy access, good public transport, public facilities and services nearby (school, sports grounds, motel, post office). Considering the amount of land owned by the community (approx. 25,000 m²), the development program should take advantage of this huge potential. 300 meter long and 80 meter wide, the site appears as a long plateau sloping gently towards the Chailly road on one side and leaning against a hill on the other side. The area is crossed diagonally by the "Chemin de Leppes" used to access a nearby district made of single homes. For landscape development plans, interesting landmarks such as the Blonay and Châtelard castles, as well as the Cubly, stage a quality background. When integrated in the development project these landscape components will provide an added value.

NEW URBAN MOBILITY

The road network is constrained by the limited space available between the lake and the mountain. The area is well served with the public transport network (trains, funiculars, bus lines). The Development Plan calls for density increase in the sectors with good access to public transport, and the creation of buffer parking space, modal transfers, traffic rerouting and access control. For soft mobility (pedestrians, cyclists), the old path network between the city and the surrounding villages has a high development potential. The promotion of public transport and "soft" mobility are part of the development objectives.

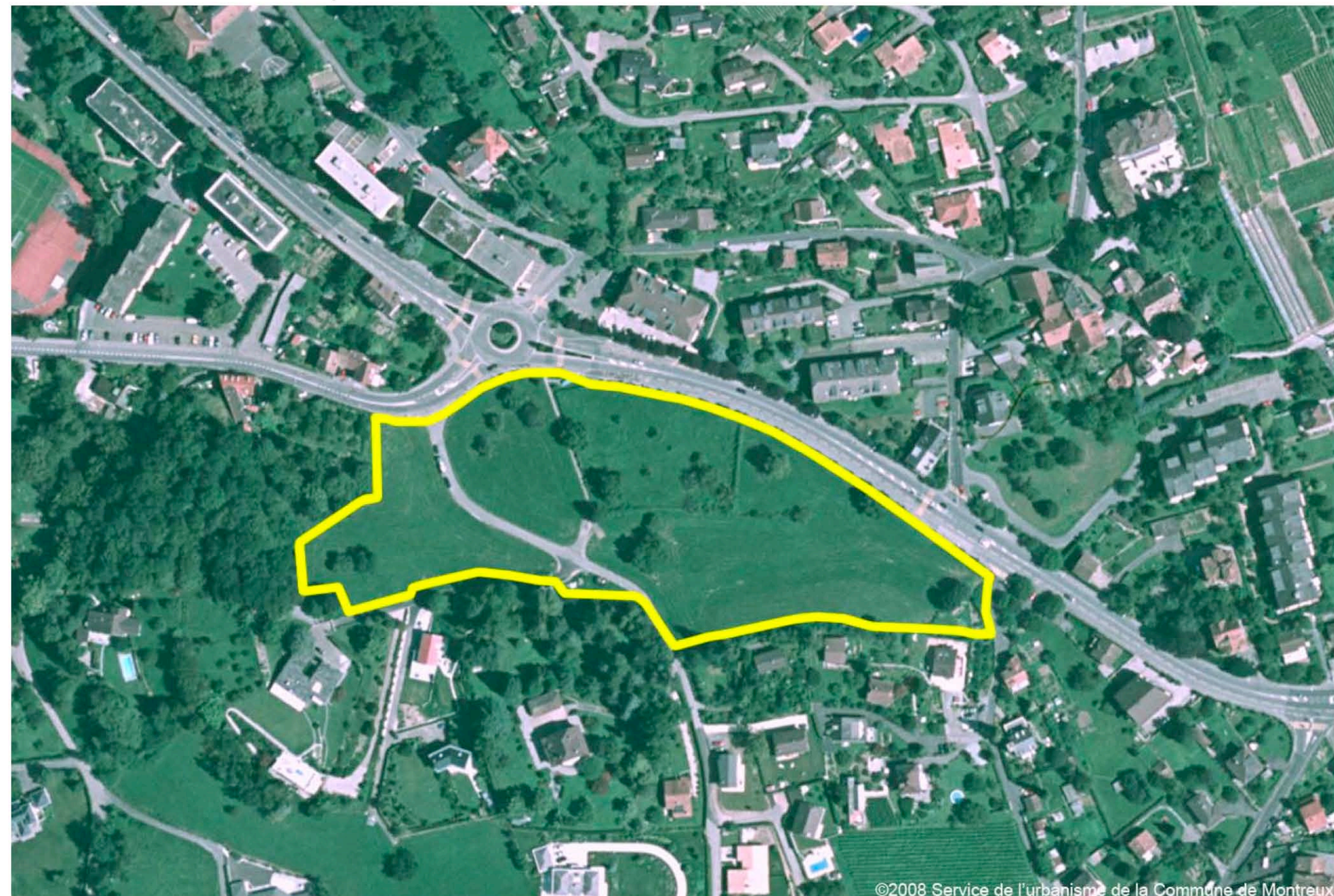
NEW SOCIAL LIFE

In a perimeter equivalent to a village close to Chailly, the district organization shall create a community type of use, articulated around central functions. Around an urban core, the various shapes of habitats will provide social diversity.

Around the activities, local services, public facilities and apartment buildings, the residential function will link together areas with different densities and functions (single-family and multi-family housing, protected dwellings). The design must include a variety of housing typologies and modular housing units. Residential areas shall be car free.

NOUVEL NEW ECOLOGY

Montreux was awarded the "*Cité de l'énergie*" (*Energy Saving City*) label. It will give priority to a rational use of energy and recommends using renewable energies and materials that can be recycled (eco-construction, single heating plant for each group of apartment buildings, standard *Minergie*, etc). From a sustainable development point of view, the new housing districts must be close to public transport, services and retail stores. In this respect, the site offers a real opportunity to create an eco-district.





View of the project site with the road that crosses it

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Site's road network

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Site's built environment

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Existing built fabric

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