

**CATEGORY** urban/architectural

**LOCATION** l'Isle d'Abeau Quartier de la Gare-Champoulant  
**POPULATION** 15,000 inhab.

**STUDY SITE** 14 ha **PROJECT SITE** 6 ha

**SITE PROPOSED BY** Municipality of L'Isle d'Abeau with  
 the L'Isle d'Abeau Public Establishment (EPIDA)

**SITE OWNER** Municipality of Isle d'Abeau and EPIDA

**COMMISSION AFTER COMPETITION:**

- Urban project management for the scheme
- Project management for the first housing scheme

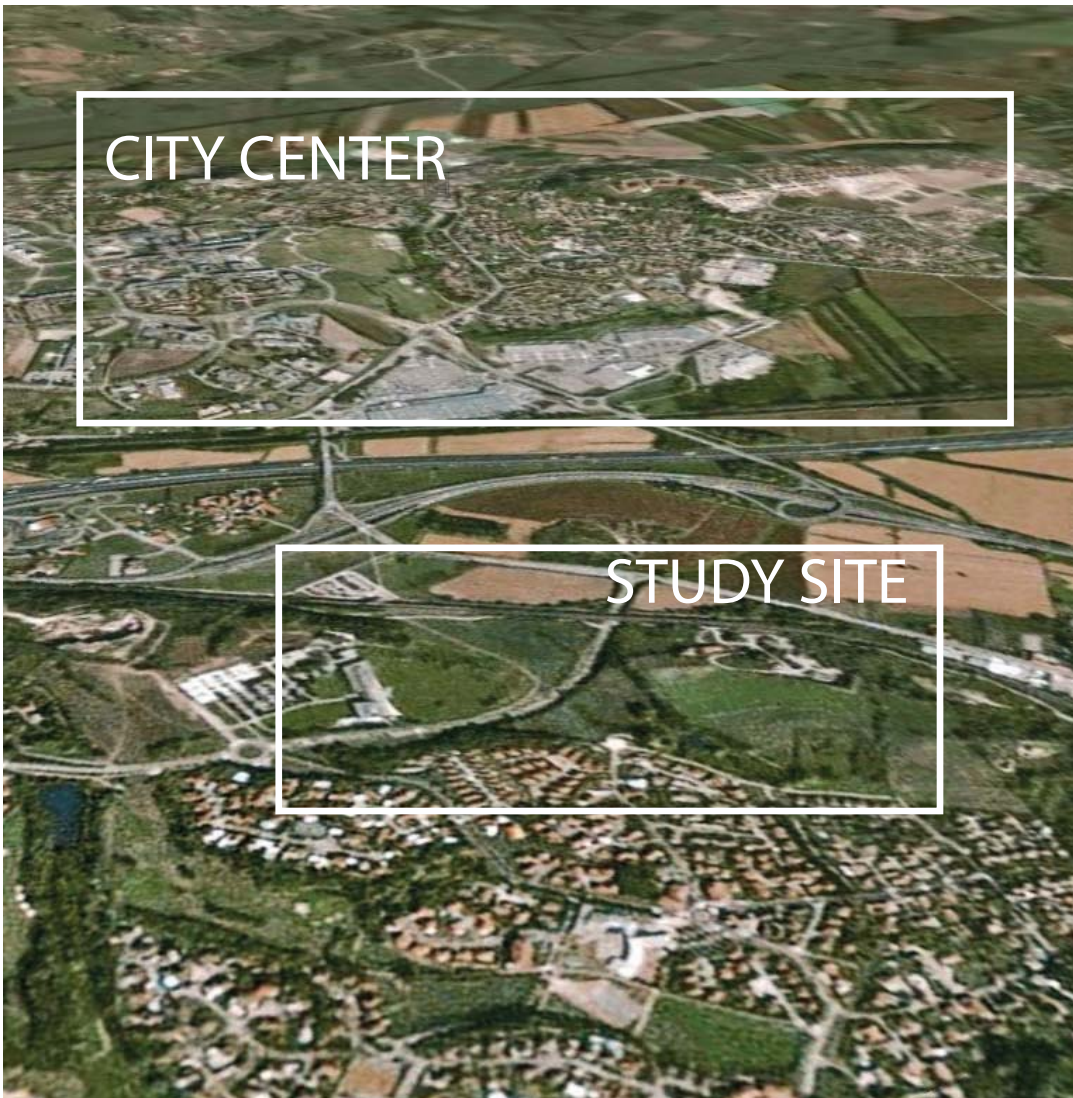
**TRANSFORMATION OF SITE**

The Station District site in Isle d'Abeau/Champoulant is located at the boundary between the towns of L'Isle d'Abeau and Bourgoin-Jallieuheart. The main structural roads of the Lyon/Chambéry Valley pass through it, and L'Isle d'Abeau station is likely to gain in importance within the Lyon metropolitan area.

Since the question of building up the slopes of the valley constantly arises across the conurbation, the challenge is to experiment with new urban and landscape forms for a district of housing and micro-businesses, while creating a link between the station and the Trois Vallons detached housing district.

**CITY STRATEGY**

Created in 1970 to channel the urban extension of the Lyon metropolis 30 km away, the New Town of L'Isle d'Abeau is now part of the new Conurbation Community of Isère Porte des Alpes (CAPI), the development of which is one of the Major Projects of the Rhône Alpes Region. The broad urban objectives are to establish businesses in the valley, to protect the natural plateau areas and to increase urban density on the slopes. The challenge here is to develop the concept of the "New Town" – which has ceased to function viably – into the concept of a "Nature Town", to form a "Sustainable Town".



## SITE DEFINITION:

The site is a valley located on a hillside primarily made up of farmland and derelict land. It is opposite the Isle d'Abeau plateau and adjacent to the Trois Vallons district. In the valley below, north of the railway, is the station, and the plan (outside the European perimeters) is to build a mixed district near it (housing, business park, amenities and shops). In addition, the town has commissioned the design of a secondary school, a gymnasium and premises for voluntary associations, due to open between 2011 and 2013. At the entrance to the town from the station, the European site will need to offer a new urban plan that exploits the landscape qualities of the site, to contain:

- intermediate housing and apartments, as the town wishes to build as many housing units on the site as the landscape can accommodate;
- micro-businesses.

## NEW MOBILITY:

The objective here is to propose an innovative district based around the development of the station (more frequent train service), bus services, and the introduction of a network of cycling and walking routes. The town as a territory based around the automobile needs to become a sustainable town, less dependent on private car transport. The integration and crossing of boulevard des Trois Vallons, the physical and visual relations between the infrastructures and the new district, together with the interdistrict links, should form the basis of the plan.

## NEW LIFESTYLE

The Champoulant sector needs to become a district with a strong urban identity and new lifestyles, based on the concept of "an identifiable living place". The plan will also be expected to consider the integration of the school, the gymnasium, the "farm" voluntary association premises and the Trois Vallons district. The quality of the public spaces and the walk-

ing and cycling routes could contribute to this integration process. The town of Isle d'Abeau expects the scheme to experiment with new ways of inhabiting, through consideration of the new housing typologies in a Nature-Town.

## NEW SUSTAINABLE ENVIRONMENT:

The goal is to consider the role of nature – the "practice of nature" – in the town, at the very time when these natural spaces are being replaced by urban development. Making best use of landscape, water management, arrangements for dealing with the noise generated by the train, the slope's northern exposure, are all factors that need to be taken into account in building a new sustainable space.

The presence in the conurbation of a "Constructive Innovation" Centre of Excellence and of a national materials research centre – "les Grands Ateliers" – should facilitate innovations in the building methods used in the future district.

# L'Isle d'Abeau - France - europan10



Aerial photo of the study and project sites

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Views of the study site

Views of the project site