NICE ÉCOVALLÉE
IN THE HEART OF THE NICE CÔTE D'AZUR METROPOLIS

NICE ÉCOVALLÉE

AN EXCEPTIONAL REGION UNDERGOING RAPID TRANSFORMATION

© B6 DRONE

UNIQUE OPERATION OF NATIONAL INTEREST

From the Alps to the Mediterranean, the Var River flows for 114 km, with its upper reaches meandering through fabulous sites and majestic landscapes. In the lower part of the river, its valley widens into the Var River plain" a strategic area home to 122,800 inhabitants and 60,000 jobs.
On the left bank of the estuary lies the Nice Côte d'Azur international airport, the second largest in France, which connects Nice to the entire world and makes the region so appealing for business and tourism.
This area is all part of the nationally strategic Écovallée operation, which consists of **a 10,000-hectare long valley** that is the largest land use project in France today.

AN AREA COVERING 10 000 HECTARES, 210 OF WHICH ARE DEVELOPED, 122 800 INHABITANTS AND 60 000 JOBS...

A SINGLE URBAN PLANNER: THE EPA NICE ÉCOVALLÉE

This operation of national interest is led by a public land management agency called the EPA Nice Écovallée.
Philippe Pradal chairs the agency's board of directors, which includes representatives of local authorities (Provence-Alpes-Côte d'Azur Region, Alpes-Maritimes Department, Nice Côte d'Azur Metropolis, and 15 municipalities), institutional and private investors, the Côte d'Azur University and the Chamber of Commerce and Industry. This level of cooperation among local players attracts, mobilizes, and guarantees the necessary public and private investments to bring this project to fruition.
The Écovallée project has three main objectives: **to restore, preserve, and improve the Var River plain**, which was developed haphazardly over the last few decades; **to sustainably develop** this strategic territory for the metropolis and beyond its borders; and **to provide a strong economic, social, and environmental catalyst** for growth.

TRANSFORMING THE TERRITORY

Initiated more than ten years ago, the Nice Écovallée project is now in its operational phase: major infrastructure works and the first buildings had already been completed by the end of 2019. The first companies, shops, and hotels have opened their doors, and the first residents, visitors, and students have moved into the new districts. Several other sites are still under construction, while new developments have been signed which will transform the area's economic, social, and environmental landscape.

A NEW MODEL OF DEVELOPMENT

This is where processes, technologies, **and innovation will arise, meet, and grow to help the region undergo** an exemplary, environmentally friendly transformation.
There are many aspects that need to fit together to ensure balanced and sustainable development in the region, including careful budgeting, making the most of space and resources, energy autonomy and control, protecting biodiversity, improving air quality, water management, city planning supervision, mixed-use development, a balance between agriculture, natural habitats, and the economy, not to mention mobility and green spaces.
The challenge is to create a development model for the Écovallée that will turn it into a **shining example of how to reconcile the economy and the environment**. Technology and innovation will be called upon to shape land use in ways that set the bar for the highest quality of living standards in the world.
Cooperation with the surrounding territories and constant dialogue with the Sophia Antipolis technology park in particular are essential. Écovallée and Sophia Antipolis will play on each other's strengths to **promote the overall attractiveness of the Côte d'Azur** and of the region as a whole.

OBJECTIVES: TO CATALYZE THE TERRITORY'S ECONOMIC, SOCIAL, AND ENVIRONMENTAL TRANSFORMATION, TO WELCOME 30 000 JOBS AND 30 000 INHABITANTS

© EPA

ÉCOVALLÉE QUALITY STANDARD FOR THE ENVIRONMENT

A FRAMEWORK OF REFERENCE, PRODUCED THROUGH A COLLABORATIVE EFFORT

Available to anyone involved with Écovallée, the EPA and its partners have created an environmental quality standard for land use and construction in the Var River plain. This standard aims to help developers **set an example in terms of environmental quality for their operations** – whether it be new construction, renovations, or reconstruction – while preserving nature and the financial soundness of their projects.

This standard helps to:

- Define precise, clear, and realistic quality objectives for land use and construction projects, which match Écovallée's ambitions.
- Guide users from design to completion of their projects.
- Provide the tools needed for "green" benchmarking.
- Adapt benchmarking to the profile of each project.

The initial work on this standard lasted from 2009 to 2011, and was finally completed in 2012. A charter to comply with this standard was then co-signed by the EPA Nice Écovallée and the region's largest developers, builders, and land use planners.

THE ÉCOVALLÉE QUALITY STANDARD: A CONTEXTUALIZED, FLEXIBLE, AND VOLUNTARY TOOL

Co-financed by the French Environment and Energy Management Agency, this environmental standard outlines several objectives for developers to help improve the environmental quality of their projects.

This standard is scalable and updated every year based on new regulations and on feedback from developers and architecture firms.

EIGHT PRIORITIES

1. OPERATIONAL MANAGEMENT SYSTEM
2. LANDSCAPE AND BIODIVERSITY
3. COMFORT, MATERIALS, RISKS AND HEALTH
4. ENERGY AND THERMAL COMFORT
5. WATER
6. WASTE
7. MOBILITY
8. GOVERNANCE

AN APPROACH WITHIN EVERYONE'S REACH

Écovallée Quality is divided into 4 profiles (efficient, effective, very effective, excellent) and **4 evaluation stages.** A functional evaluation is also carried out 2 years after the project is delivered to assess its environmental performance.

Specifically created for the Var River plain, Écovallée Quality is an approach that arose through negotiations. It leaves some flexibility in terms of choosing which specific technical means will be used to reach environmental quality objectives.

It provides **simple and efficient tools** to provide comprehensive and personalized support for developers:

- **An online platform**, designed as a dashboard to help monitor target progress using dedicated tools
- **Project management and environmental quality assistance** is provided to help users make the most of the system and the platform, and to assess operations at every stage of their development.

GREEN MILESTONES PROVEN BY RESULTS

Since its inception, the standard has proven its effectiveness in improving the environmental quality of projects that apply it:

735 000 M² of floor space impacted

60% of projects would have had no environmental quality approach without the Écovallée Quality Standard

76% of developments outperform national thermal regulation requirements (RT 2012)

+ than 100 developments have applied the standard

Average rate of energy needs met with renewable energy sources: 52%

Average rate of plant-covered spaces by development: 32%

Each development uses an average of 6.7 kg/m² of bio-based materials

Over 1,900 months of full-time work for people entering the workforce

>80% of construction waste is recovered

REQUIREMENT THRESHOLDS

- **Energy and thermal comfort:** 40% of energy needs covered by renewable energies
- **Landscape and Biodiversity:** 25% of the surface area has plant cover (soil-grown or secondary)
- **Materials:** obligatory use of local bio-based or recycled materials – as well as wood – in the project
- **Water:** impervious surface ratio below 80%
- **Waste:** reuse, recycle, or recover at least 50% of the waste from the construction site
- **User comfort:** use of non-polluting materials and surface coatings

PROJECTS IN PROGRESS IN THE OPERATION OF NATIONAL INTEREST

1 GRAND ARÉNAS

Business and residential district with the Nice-Airport transit center and the future exhibition and convention center.

2 NICE MÉRIDIA

Urban technology park for innovation and cross-pollination.

3 PARC MÉRIDIA

A new 64-hectare residential district in Nice, adjacent to the Nice Méridia urban technology park and setting the standard for quality of life, environmental exemplarity, and innovation.
→ Creation of a development zone in the first quarter of 2022

4 LA BARONNE

An 18-hectare agrifood platform that will host the new national wholesale market.

5 LE HAMEAU DE LA BARONNE

A future residential village that leads the way in terms of environmental and energy standards, in the city of La Gaude.
→ Creation of a development zone in the first quarter of 2022

6 LINGOSTIÈRE SUD

Future new economic and urban center on the left bank of the Var, in Nice.
→ Impact studies in progress

7 LES COTEAUX DU VAR

In Saint-Jeannet
A fully pedestrian development of 370 housing units that are perfectly integrated with the relief and landscape of the hills.
→ Under public consultation

8 LES BRÉGUIÈRES

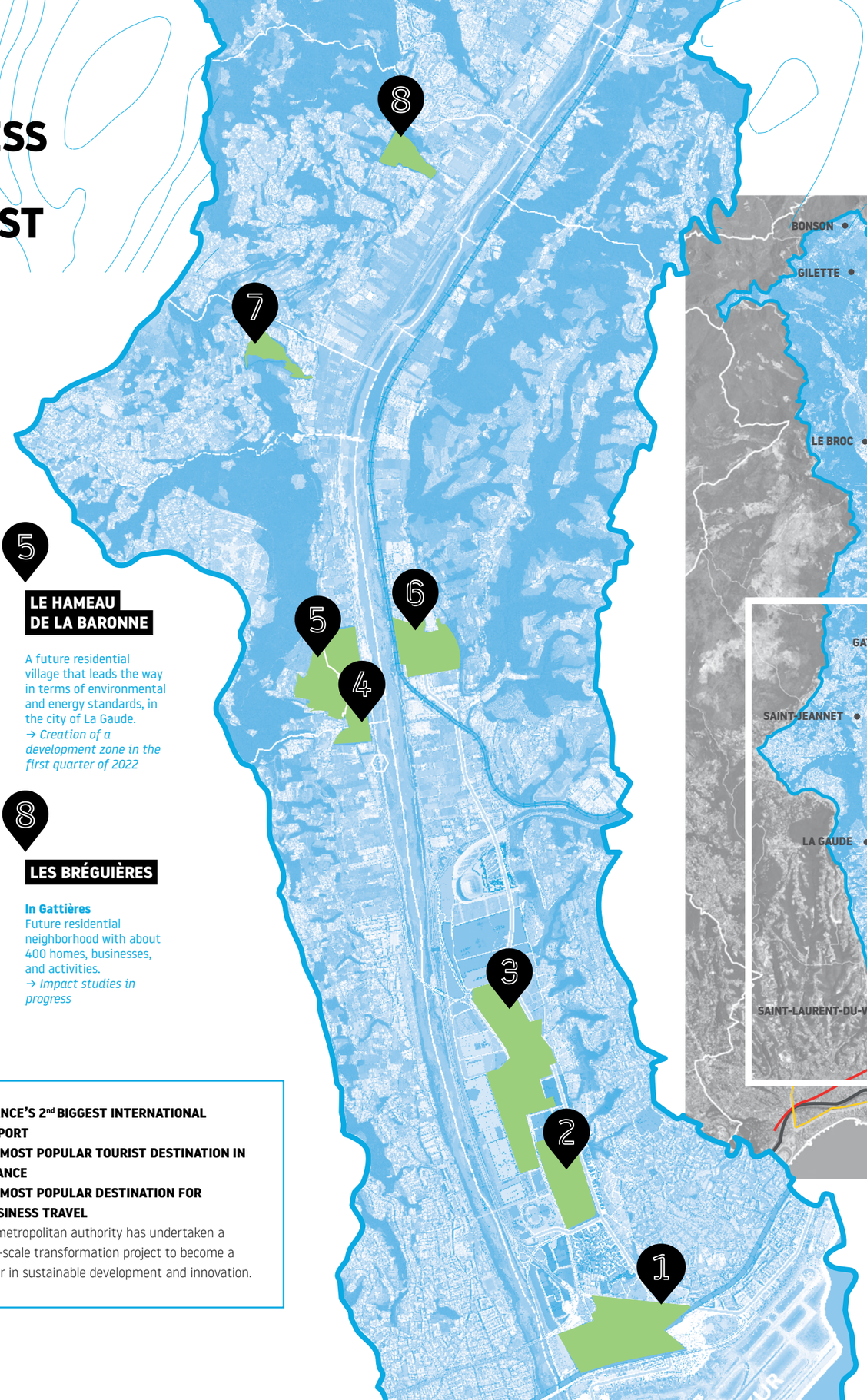
In Gattières
Future residential neighborhood with about 400 homes, businesses, and activities.
→ Impact studies in progress

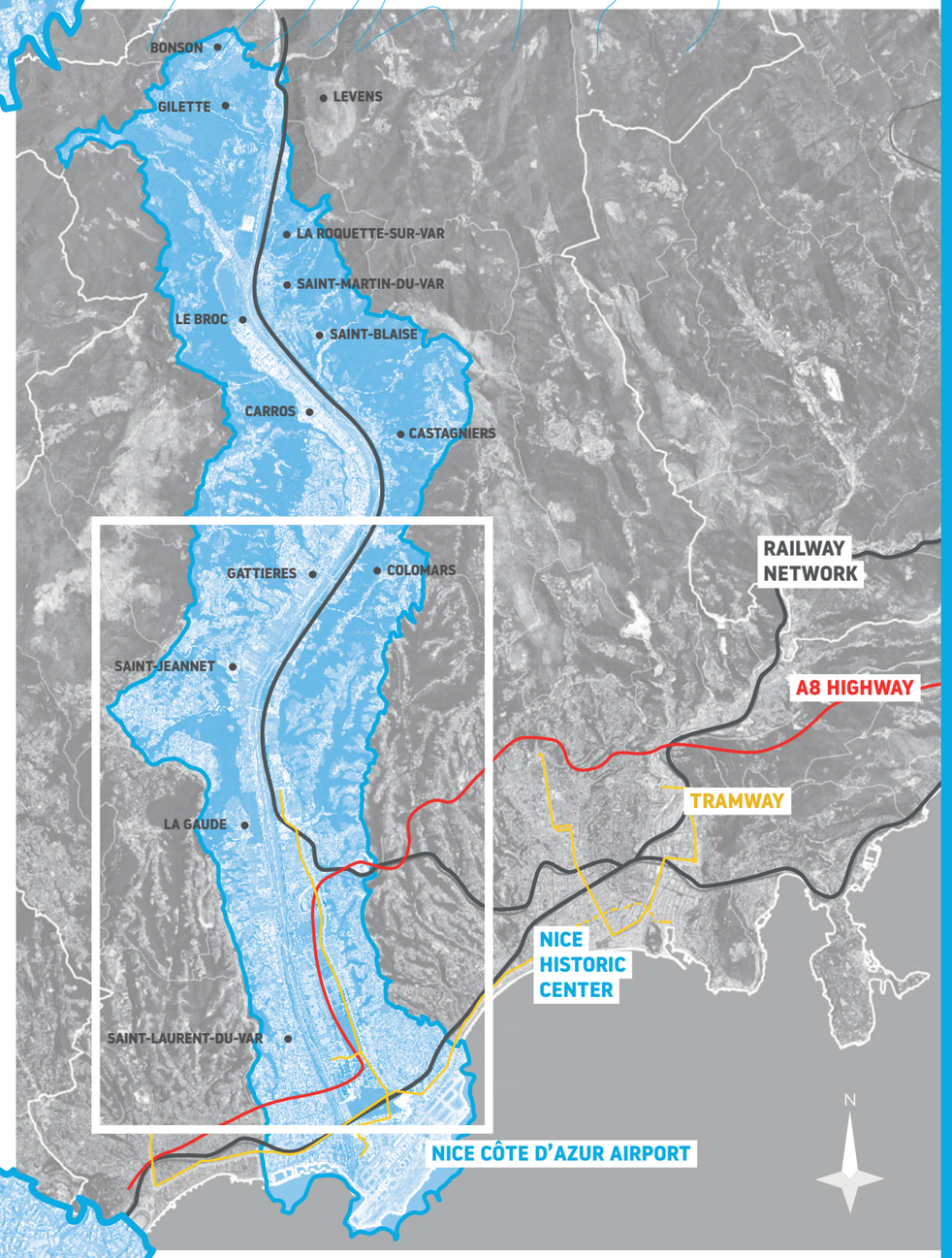
THE OPERATION OF NATIONAL INTEREST IS LOCATED IN THE HEART OF THE **NICE CÔTE D'AZUR METROPOLIS**

- **51 MUNICIPALITIES**
- **550,498 INHABITANTS**
- **243,550 JOBS**
- **41,056 STUDENTS**
- **13 INTERNATIONAL SCHOOLS**
- **54 RESEARCH LABORATORIES**

- **FRANCE'S 2nd BIGGEST INTERNATIONAL AIRPORT**
- **2nd MOST POPULAR TOURIST DESTINATION IN FRANCE**
- **2nd MOST POPULAR DESTINATION FOR BUSINESS TRAVEL**

The metropolitan authority has undertaken a large-scale transformation project to become a leader in sustainable development and innovation.





GRAND ARÉNAS
BUSINESS & RESIDENTIAL DISTRICT

GRAND ARÉNAS © F. Leclercq

GARDEN CITY, DYNAMIC CITY

The Grand Arénas project, led by the architect-urban planner François Leclercq, is fully on board with the Écovallée's objective of developing a green, lively, and exemplary city. The development is centered around two major public infrastructures: the transit center and the exhibition and convention center planned for the current site of the national wholesale market.

The objective of Grand Arénas is to strengthen the existing business district by promoting business tourism and offering the office space needed for local, national, or international companies to thrive, while creating a lively neighborhood for everyone (residents, students, workers, conference-goers, senior citizens, etc.).

The new layout designed by urban architect François Leclercq, the project manager for the development zone, gives pride of place to the landscape and blends in with the surrounding nature: quiet streets and public spaces adjoin bioclimatic buildings that offer a high quality of life, and the neighborhood is structured around a planted promenade and gardens, providing green space and well-being for its users and residents. The idea is to make a resilient district, with permeable islands and vegetation at the center of it all for summer refreshment: create a "nature city" in addition to a "dynamic city" of a typical business and residential area. A new city district, a meeting place, open 24 hours a day, 7 days a week, where social, functional, and generational diversity will be the order of the day with a diversified selection of housing (for sale on the open market and to qualified buyers, social housing, etc.), services, shops, hotels, and public facilities. Finally, the last pillar for the Grand Arénas' identity will be the "connected city." With the transit center connecting the public transport network (bus, tramway, and regional trains) to the airport, the district will boast a rare level of connectivity while promoting soft mobility solutions and pedestrian paths. The vision for how different components of the city come together responds to the challenges faced by the EPA and the region as it undergoes its ecological transition. The project aims to build a resilient, inclusive, productive, and efficient city.

A TRANSIT CENTER AND AN EXHIBITION AND CONVENTION CENTER

Grand Arénas is a business and residential district built around two major facilities that define its identity: attractiveness and dynamism.

At the entrance to the city, Grand Arénas is open to the world, in direct contact with Nice Côte d'Azur International Airport. France's 2nd busiest airport drives business development and makes the district extremely appealing. At the heart of the district, **the transit center will connect all forms of transport, from local to international.** It will offer **several alternative modes of travel:** rail (high-speed and regional trains), bus, mainline coaches, and tramway lines connecting the airport to the center of Nice and its port and to the rest of Écovallée. **Soft mobility will be encouraged:** bicycle paths will run through the district and connect with the existing city network, self-service bicycles will be available, and pedestrian routes will be pleasant, thanks to open public spaces. The bus station, which is currently under construction, will facilitate connections with buses and mainline coaches. Just opposite, work is in progress on a new train station that will not only offer a large open space for people to meet and enjoy the city, but also a way to quickly connect with other forms of transportation, notably the tram. Tram line 2, which stops at both airport terminals, and line 3, which connects to Méridia and the Allianz Riviera Stadium, intersect at the city's new transit center in Grand Arénas.

PROMENADE TRANSIT CENTER ©Groupement Leclercq Associés

The second major facility in the area is a **new exhibition and convention center just a stone's throw from the airport and the future transit center**. The design, technical flexibility, and versatility of this facility are remarkable and suited to the needs of a post-COVID world. It will host major national and international events, exhibitions, and congresses. It incorporates the various ways congresses and exhibitions will evolve and has a strong environmental ambition, in line with the region's ambitions for its ecological transition. **A modular and innovative, state-of-the-art facility that will be more ecological, more digital, and fully connected.** It **will boost the region's attractiveness as a meeting destination** and promote the economic and tourist development of the French Riviera.

Nice Saint-Augustin Transit Center © Gares et Connexions

GRAND ARÉNAS, ADJOINED TO THE TRANSIT CENTER, REPRESENTS IN THE LONG TERM:

49 HECTARES, 20 000 JOBS,
2 300 HOUSING UNITS,
570 000 M² OF
FLOOR SPACE
FOR HOUSING, OFFICES, HOTELS,
FACILITIES, SERVICES, AND
RETAIL SHOPS

NEW MOMENTUM FOR GRAND ARENAS

DELIVERED PROJECTS

CONNEXIO

OFFICES
Floor space: 11 500 m²
Developer BNP PARIBAS REAL ESTATE
Architect MARC BARANI
DELIVERED (DECEMBER 2019)

© A. Duhamel

UNITY

OFFICES, HOTELS, AND RETAIL
Floor space: 20 500 m²
Developer NACARAT GROUPE RABOT DUTILLEUL
Architect SCAU
DELIVERED (EARLY 2021)

© A. Duhamel

NOUVEL'R

OFFICES, RESIDENTIAL, RETAIL, HOTELS, STUDENT RESIDENCES, AND TOURISM
Floor space: 29 000 m²
Developer SOGEPROM
Architect F. LECLERCQ
DELIVERED (NOVEMBER 2021)

PROJECTS IN PROGRESS

AIR PROMENADE

OFFICES, RESIDENTIAL HOTELS AND SHOPS
Floor space: 25 000 m²
Developers AG INVESTISSEMENT CITYGATE and AÉROPORT CÔTE D'AZUR (ACA)
Architect ARQUITECTONICA
UNDER CONSTRUCTION
DELIVERY: SCHEDULED FOR 2022

L'AVANT-SCÈNE

OFFICES, RESIDENTIAL, SERVICES, STUDENT, SENIOR AND TOURIST RESIDENCES, RETAIL
Floor space: 35 000 m²
Developer QUARTUS
Architect J-L. MATEO
UNDER CONSTRUCTION
ESTIMATED DELIVERY 2023

COMMITTED PROJECT

LE PLUS

Floor space: 6 000 m²
Service economy and related sectors
Developer BOUYGUES IMMOBILIER
Architects BAUMSCHLAGER EBERLE
FILING FOR BUILDING PERMIT IN Q1 2022
WORK TO BEGIN IN 2023

IN CONSULTATION

LOT 3.2

Floor space: 18 000 m²
Mixed use (free and open)
WINNER DESIGNATED MID-2022

NICE MÉRIDIA
URBAN TECHNOLOGY PARK, INNOVATION CATALYST AND SOURCE OF WELL-BEING

PALAZZO MÉRIDIA @architecturestudio, **IMREDD** @AtelierBarani, **ANIS** @Architecte Laisne et Roussel

24 HECTARES, 5 000 JOBS, 5 000 INHABITANTS, 5 000 STUDENTS, 347 000 M² OF FLOOR SPACE FOR HOUSING, OFFICES, RESEARCH AND DEVELOPMENT CENTERS, EDUCATION, SERVICES, RETAIL SHOPS AND HOTELS.

Dedicated to technological activities focused on green technology, the smart city of tomorrow and health, the **Nice Méridia urban technology park is driving innovation and economic development for the entire Écovallée region**.
The concept – imagined by architect and urban planner Christian Devillers – is based on a vision to diversify uses and the public, in line with Écovallée's core values.
Nice Méridia offers a high-quality urban space for innovation, working, and living that facilitates interaction, exchanges, and mutual enrichment between educational institutions (the university, business incubators, the Institute of Physics of Nice, IMREDD, Polytech'Nice, and the regional CCI apprenticeship center Campus Sud), companies, start-ups with their R&D centers, and future residents.

AN ATTRACTIVE AND DYNAMIC NEW RESIDENTIAL AREA

Nice Méridia brings together everything that makes for high quality city center living: diverse and affordable housing options, bold architecture, public facilities, services, retail, leisure activities, jobs, and more. The spatial organization has been studied to promote exchanges between individuals and to accelerate the exchange of ideas, with digital lunchrooms, co-working offices, fab labs, and more.
Moreover, Nice Méridia offers high-quality public spaces, with large parks and lively squares, with quiet streets and plenty of places for residents and visitors to stroll and relax.

INNOVATION IMPROVING QUALITY OF LIFE

The Nice Méridia urban technology park offers new ways to live, work, move, and relax. It has been chosen as the site for the first district-wide deployment of a smart grid.
Environmental and energy labels, functionality, adaptability, and the Mediterranean climate were all taken into consideration for the first projects.
The entire Joia Méridia project, the future hub of the district, is also committed to an approach that meets the ambitions of innovation and eco-exemplarity promoted by Écovallée (pp. 14-15).

JOIA MÉRIDIA, SEEN FROM AVENUE SIMONE VEIL © Gina Zucchi

ADAPTED MOBILITY

The Méridia technology park is located in the immediate vicinity of the airport and the Grand Arénas business district. The avenue Simone Veil, the city's new urban thoroughfare, connects Grand Arénas and the airport in the south with the Allianz Riviera Stadium and the Saint-Isidore ecodistrict in the north. This road has considerably reduced road traffic congestion by making room for tram line 3 as well as wide lanes reserved for pedestrians and cyclists.

NICE MÉRIDIA UNIVERSITY PARK @Agence D&A

JOIA MÉRIDIA
A DESTINATION, AN ART OF LIVING

A NEW DISTRICT IN THE HEART OF ÉCOVALLÉE

Located in the heart of the 24-hectare Nice Méridia development zone, between the international Grand Arénas business district and the Allianz Riviera Stadium, the new Joia Méridia district center will offer everything needed to make the city feel like home.
The winner of the EPA tender was the consortium Pitch Promotion, Eiffage Immobilier and 3F, in association with the international and multidisciplinary team coordinated by the Lambert Lénack agency, composed of architects Sou Fujimoto (Japan), Cino Zucchi (Italy), Laisné Roussel, Roland Carta, Chartier Dalix, Anouk Matecki and landscape designer Alain Faragou.

Mostly comprised of residential housing and retail shops, the project aims to rethink and revisit the city of Nice in the 21st century while giving it an identity and a soul rooted in the Côte d'Azur, much like the historic city. Joia Meridia will be a place to live and where things happen. Meticulous urban planning, excellent architecture, and a sublime landscape. Its ambition is to offer the highest quality of life.

The predominant development criteria for the project are **architectural and urban excellence, sustainability, innovation, landscape integration, and environmental exemplarity.**

A DISTRICT CENTER FOR EVERYONE

Joia Meridia has an ambitious mixed-use program that meets today's needs but can evolve for future needs. A hotel, shared and dynamic workplaces, hybrid buildings, and flexible housing make up the identity of these innovative buildings.

OUT OF NEARLY **74,000 M² OF FLOOR SPACE** :
- **53,000 M²** OF **RESIDENTIAL** (800 HOUSING UNITS)
- **8,400 M²** OF **HOTELS AND RELATED INFRASTRUCTURE**
- **6,200 M²** OF **RETAIL SHOPS**
- **6,800 M²** OF **OFFICES, SERVICES, AND LEISURE FACILITIES**

JOIA MÉRIDIA © A. Matecki

PLACE MÉRIDIA © Laisné Roussel

AN EXEMPLARY PROJECT

The project is part of the ecocity and smart grid approach, developed by the Nice Côte d'Azur Metropolis and the EPA Nice Écovallée in the Méridia development zone and Écovallée as a whole.

AN EXEMPLARY ECOCITY
Committed to ecodistrict and ecocity initiatives, Joia Méridia is showcasing as an exemplary city through a three-pronged approach: strong environmental criteria (WELL Community Standard, Écovallée Quality Standard, NF Habitat HQE and E+C- Label, and smart grid), societal innovations (health center, urban agriculture, ephemeral retail, participatory culture, etc.), and unique business models (hybrid spaces, pop-ups).

THE FIRST SMART GRID ON THE SCALE OF A DISTRICT
The thermal needs of the entire project are covered by a district-wide geothermal production network.
The technical installations will offer smart grid ready solutions including smart-metering with connected devices and the management of aggregated data at the district level to adapt consumption.

JOIA MÉRIDIA IS:

- **International architecture rooted in the identity of the French Riviera**
- **A mixed and friendly district**
- **An innovative and eco-exemplary approach**
- **High quality landscapes**
- **An artistic and cultural journey for all**

JOIA MÉRIDIA © Carta Associés

NICE MÉRIDIA
THE URBAN TECHNOLOGY PARK COMES TO LIFE

DELIVERED PROJECTS

PLEIADE & ODYSSEE

RESIDENTIAL AND SERVICES
123 residential (affordable, intermediate, and market)
Floor space: **8 700** m²
Developer AMETIS PACA - IDEOM - CÔTE D'AZUR HABITAT (local authority landlord)
Architect ATELIERS JEAN NOUVEL
DELIVERED IN 2019

IMREDD, UNIVERSITY MEDITERRANEAN INSTITUTE OF RISK, ENVIRONMENT AND SUSTAINABLE DEVELOPMENT
Floor space: **5 000** m² of offices and labs
Operator CÔTE D'AZUR UNIVERSITY
Architect MARC BARANI
DELIVERED IN 2020

PALAZZO MÉRIDIA

OFFICES
Floor space: **7 900** m² of offices
Building with wood frame
Developer NEXITY YWOOD
Architect ARCHITECTURE STUDIO
DELIVERED IN 2020

PROJECTS IN PROGRESS

CAMPUS SUD DES MÉTIERS

OFFICES AND RESIDENTIAL
Floor space: **24 200** m² of offices, classrooms, and housing units
Operators CCI and HABITAT 06
Architects CORINNE VEZZONI ASSOCIÉS - ABC ARCHITECTES
UNDER CONSTRUCTION
ESTIMATED DELIVERY Q2 2022

INSTITUTE OF PHYSICS OF NICE (INPHYNI)

Floor space: **6 500** m² labs and classrooms
Operator CÔTE D'AZUR UNIVERSITY
Architect AIA LIFE DESIGNERS
UNDER CONSTRUCTION
ESTIMATED DELIVERY Q3 2022

INTERGENERATIONAL CENTER

Floor space: **15 000** m²
Mixed program
10-classroom school, daycare, 128-bed nursing home and assisted living
Operator CCAS VILLE DE NICE
Architect BABIN + RENAUD
ESTIMATED DELIVERY 2024-2025

JOIA MERIDIA

RESIDENTIAL, RETAIL, OFFICES, HOTELS
Floor space: **74 000** m² housing units, retail space, offices, hotels and parking
780 housing units
6 300 m² of retail shops
ESTIMATED DELIVERY 2024-2025

+ JOIA MÉRIDIA > PP. 14 & 15

COMMITTED PROJECT

OASIS
Floor space: **20 000** m²
Mixed zoning (residential, offices, labs, shops and local services), **135** housing units and **158** affordable student housing units
Developer BOUYGUES IMMOBILIER
Architects COMTE & VOLLENWEIDER FOR LOT 2.3, ATELIER STÉPHANE FERNANDEZ FOR LOT 2.4A, KOZ FOR LOT 2.4B
Landscape Designer JEAN MUS & COMPAGNIE
FILING FOR BUILDING PERMIT IN Q3 2022
ESTIMATED DELIVERY 2025

IN CONSULTATION

LOT 2.5B
Floor space: **6000** m²
Economic zoning (labs, offices, business premises)
BIDDING PHASE
SELECTION OF THE WINNER HY2 2022

PARC MÉRIDIA, A NEW LANDSCAPED ECODISTRICT IN NICE

64 HECTARES, 6 000 JOBS, 5 450 HOUSING UNITS, 600 000 M² OF FLOOR SPACE FOR HOUSING, ECONOMIC ACTIVITIES, OFFICES, RETAIL SHOPS, SERVICES AND FACILITIES.

The **Parc Méridia** project aims to create a full-fledged city within Nice, between the Nice Méridia urban technology park and the Allianz Riviera Stadium. **Covering 60 hectares, this new eco-friendly district** is structured around a large landscaped park of nearly 20 hectares and borders the Cité des Sports, two projects led by the Nice Côte d'Azur Metropolis and the city of Nice.

AN ECODISTRICT THAT PROMOTES THE VIRTUOUS LINKS BETWEEN URBAN DEVELOPMENT AND NATURE

This project will continue to drive growth in the west of Nice by creating a lively and dynamic district that is open to diverse uses. It is based on the creation of quality, diversified, and accessible housing, the creation of new businesses and jobs, a lively neighborhood with local shops and services, essential education facilities (schools, daycare center), social and cultural facilities (entertainment center), sports facilities (aquatic center), and wide open public spaces organized around a central square and smaller squares.

The project, led by the urban project manager ArchitectureStudio, follows the concept of soft urbanization, which aims for the right mix of density, diversity, and connectivity in a seamless landscape. Quality of life and comfort, environmental exemplarity, and innovation will be the cornerstones of Parc Méridia. The district is designed with furrows from east to west – inspired by the site's history and agricultural past – to recreate the link between the hillsides and the Var River and to provide resplendent vistas of the vast river plain's landscape.

COUNTRYSIDE INSIDE THE CITY

In what used to be historic and symbolic agricultural lands, the project aims is to reclaim degraded developments and return them to nature by creating an urban park for the district. This natural park will rival in size the public spaces and buildings around it. Flood risk management was integrated when designing the project to ensure that stormwater drains into the landscape by pooling in partially floodable swales and by increasing the amount of permeable, green surfaces.

FOSTERING A PRODUCTIVE CITY

This lively and happening new district will welcome new businesses and prove fertile ground for various new productive activities.
Parc Méridia will propose different types of surfaces to anticipate future needs and to accommodate activities ranging from industry 4.0 to small manufacturing, with a particular emphasis on the health, ecological transition, and agricultural sectors.

LE HAMEAU DE LA BARONNE IN LA GAUDE, AN EXEMPLARY DISTRICT IN THE HEART OF ÉCOVALLÉE

16 HECTARES, ABOUT 43 000 M² OF FLOOR SPACE FOR HOUSING, RETAIL SHOPS AND SERVICES (ABOUT 2,000 M²), AND PUBLIC FACILITIES.

© B6 drone

The Baronne hamlet project in La Gaude will serve as an **example of environmental** and energy excellence that respects the quality of life of its inhabitants. **Created as a joint development zone with partial land control**, the project **must meet the needs of current and future inhabitants** by developing new high-quality public spaces, housing units, shops, and local services, all while updating existing infrastructure (facilities, public networks, roads, etc.).

Thanks to the studies carried out and a massive consultation process, the EPA and the project management team have succeeded in defining guidelines that are committed to preserving the identity of this exceptional site. The existing landscape and agricultural structures are maintained while the topography will dictate the sites of new buildings. Their heights (3 floors on average) are limited in order to preserve the views of the landscape, and the buildings will be integrated in such a way as to preserve the existing housing and to match the topography of the site. Soft mobility is encouraged to preserve the peacefulness in the center of the district. An extensive pedestrian network will be built within the future district and existing roads will be redone to accommodate soft mobility solutions. The public spaces are designed as places to gather and exchange: around the school, a landscaped park on the hillsides, a shopping plaza along the road to La Baronne, etc. The exemplary nature of the project is confirmed by the project's commitment to the ecodistrict approach and its compliance with the Écovallée Quality Standard, developed by the EPA Nice Écovallée. Furthermore, the project was designed to meet ambitious bioclimatic objectives that are shaping the future of public spaces and buildings.

CONSULTATION AT THE HEART OF ÉCOVALLÉE

The ultimate success of Écovallée projects depends on their attractiveness and the diversity of dynamic residential neighborhoods. The conditions for this success require an ongoing dialogue that brings together the project's partners and mobilizes local stakeholders: future inhabitants, existing residents, students, workers, etc. Remaining engaged with citizens and associations will ensure that a vibrant and sustainable community will gradually emerge.

Since its inception, the EPA has developed a comprehensive and ongoing collaborative approach. Whether it be through tools to stimulate regulatory consultations, participatory approaches during the construction phase or through its consultative body – the standing consultation committee – the objective is to collectively engage all stakeholders in the success of Écovallée. Exploratory walks, participatory workshops, site visits, public meetings, and model showcases are examples of how participants have been encouraged to offer their vision of the city of tomorrow. These visions feed back into the work of project managers and ultimately shape the shared identity of the newly created districts.

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NICE ÉCOVALLÉE

cover: **Grand Arénas © Lederecq associés** - MARCH 2022

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bastille