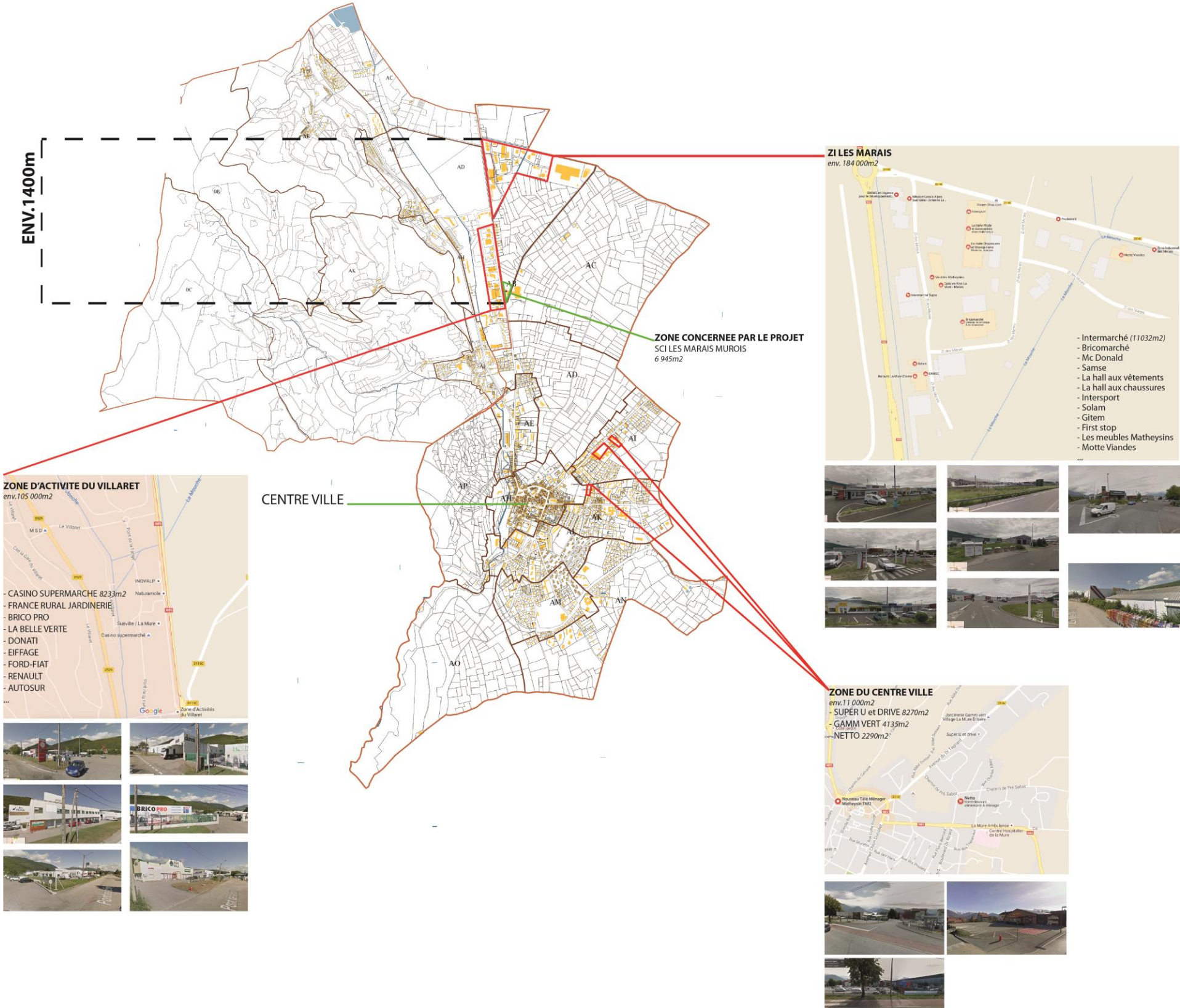




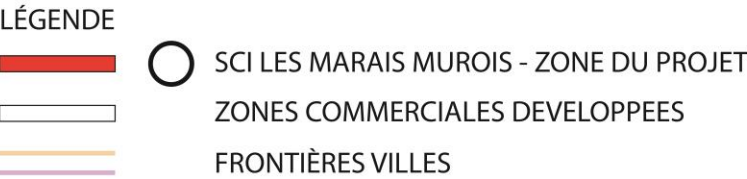
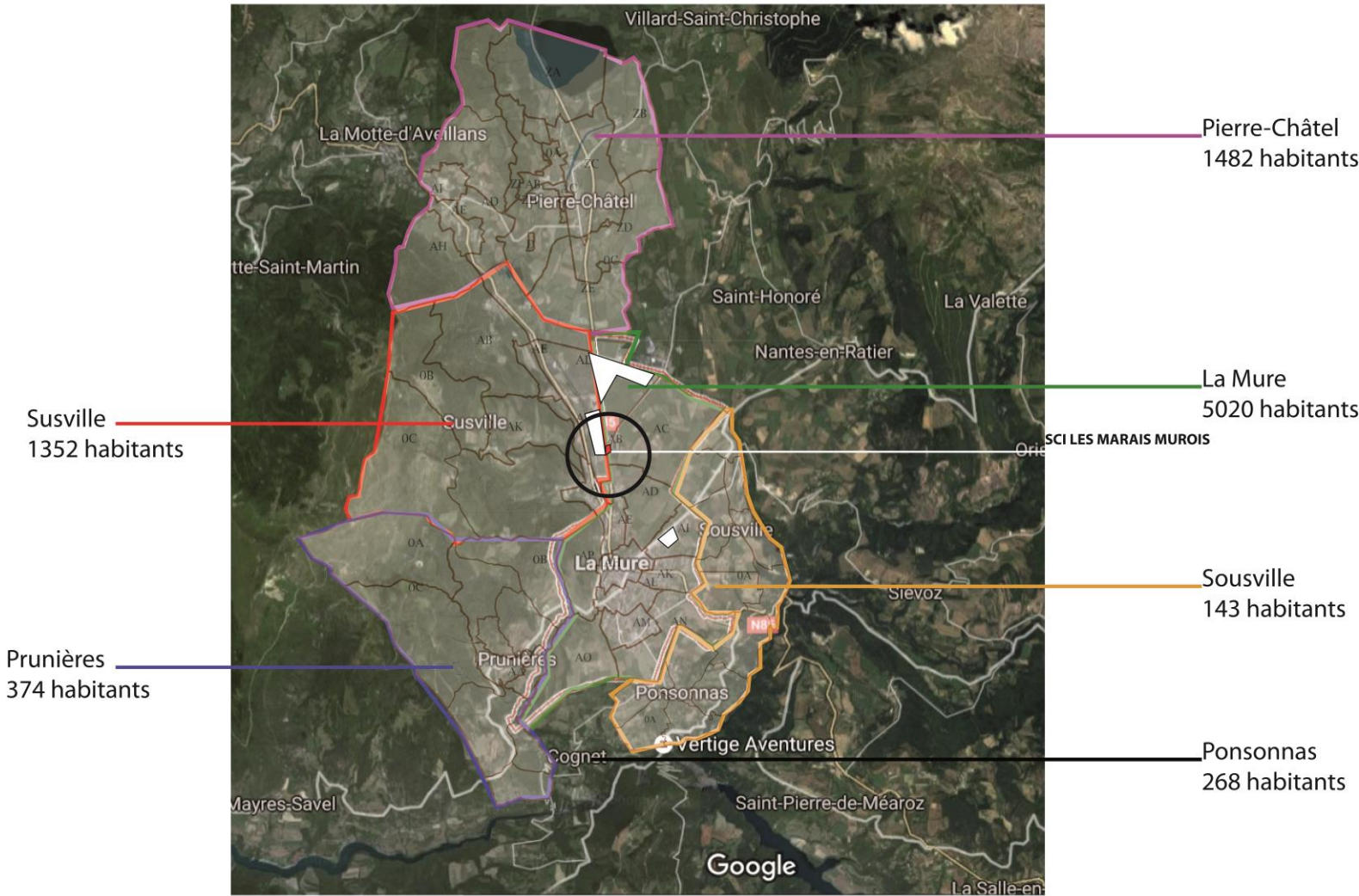
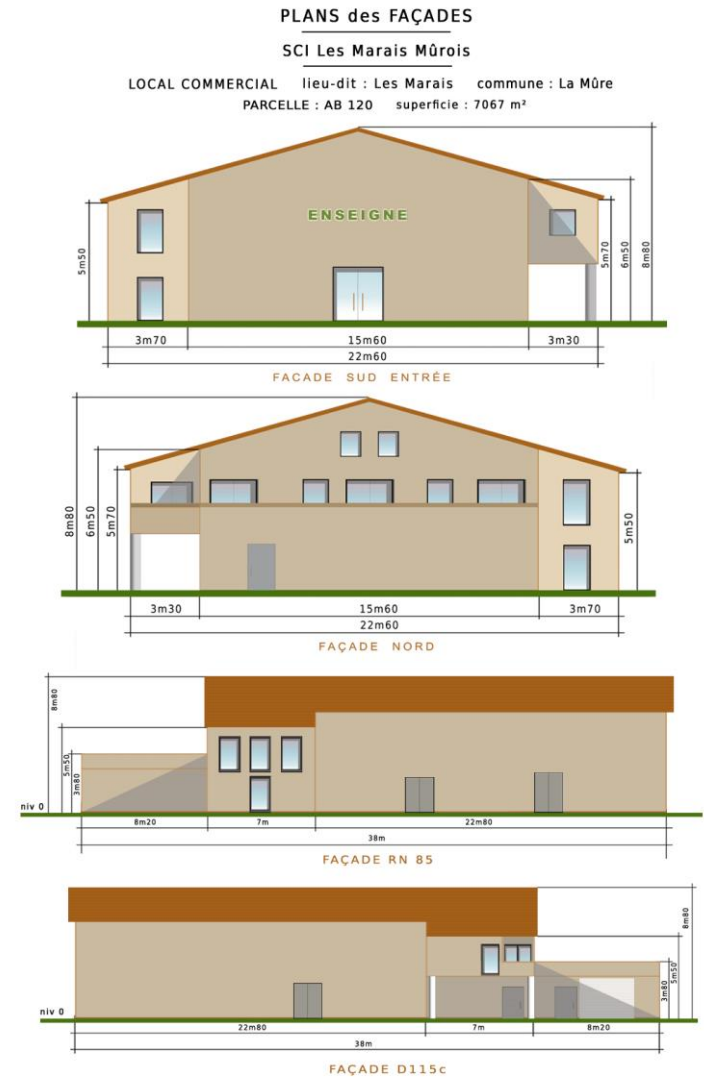
F R A N C E
I s è r e (3 8)

Redevelopment of a Brownfield Site

LOCALISATION ET NATURE DES ZONES COMMERCIALES
Surface totale zones commerciales : 300 000m2



REPARTITION DE LA POPULATION ET DE L'ACTIVITE COMMERCIALE
AUTOUR DE LA MURE D'ISERE
Total population : 8639 habitants



SUMMARY

Pages 2 to 6

1- Land Use Planning

- a- Project location and urban integration
- b- Efficient land use, particularly regarding parking
- c- Impact on urban, rural, and mountain/coastal activity
- d- Project effect on transport flows and accessibility via public transport and low-carbon mobility modes

Pages 6 to 11

2- Sustainable Development

- a- Environmental quality of the project, including energy efficiency, maximum use of renewable energy, eco-responsible materials/processes, stormwater management, soil impermeabilization, and environmental preservation
- b- Landscape and architectural integration of the project, including the use of materials characteristic of local production
- c- Any nuisances the project may cause to its immediate surroundings

Pages 11 to 14

3- Consumer Protection

- a- Accessibility, especially in terms of proximity of the offer to living areas
- b- Project contribution to the revitalization of the commercial fabric, including modernization of existing facilities and preservation of urban centers
- c- Variety of the project offer, including innovative concepts and promotion of local production
- d- Natural, mining, or other risks to which the project site may be exposed, along with measures to ensure consumer safety

Page 14

4- Social Contribution



MAITRISER LES IMPACTS SUR L'ENVIRONNEMENT EXTERIEUR

ECO-CONSTRUCTION

1. Relations des bâtiments avec leur environnement immédiat
2. Choix intégré des procédés et produits de construction
3. Chantier à faibles nuisances

ECO-GESTION

4. Gestion de l'énergie
5. Gestion de l'eau
6. Gestion des déchets d'activité
7. Gestion de l'entretien et de la maintenance

CREER UN ENVIRONNEMENT INTERIEUR SATISFAISANT

CONFORT

8. Confort hygrothermique
9. Confort acoustique
10. Confort visuel
11. Confort olfactif

SANTE

12. Qualité sanitaire des espaces
13. Qualité sanitaire de l'air
14. Qualité sanitaire de l'eau





Avant



Après

