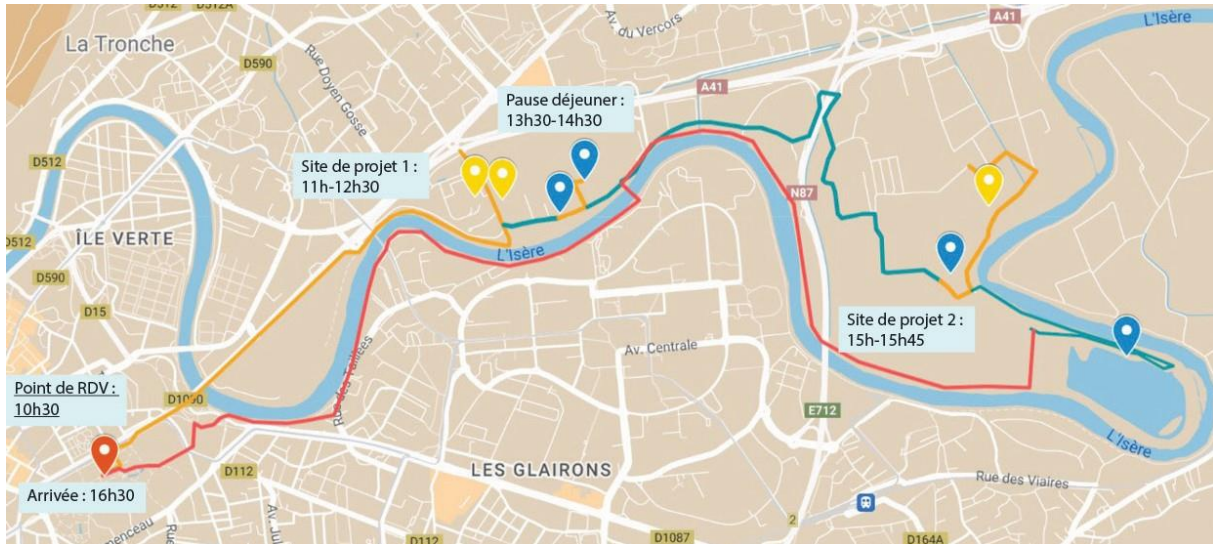


European 17 site visit report, 12 May 2023

Grenoble Alpes Métropole



10.30 am: Introductory remarks

Parc Paul Mistral, Grenoble City Hall, 10.30 am

Ludovic Bustos, Vice-President of Grenoble Alpes Métropole in charge of land strategy, urban planning and the PLUi

Mr. Bustos provided a context for the European site, specifying that the Parc des Boucles de l'Isère is a project that the metropolis is keen to develop, in particular by following the concept of the Ville Parc, which has already been tested in Meylan.

He emphasised the quality of European projects and their ability to take into account the complex issues of a site like the one proposed here.

He recalled that there are many projects underway in the Parc des boucles de l'Isère sector, which is undergoing change, and that the European competition must provide answers in terms of connections between these projects, which will make it possible to "create a polarity".

He asserted the desire to build and share a narrative "on the ground" that would unite the actors and inhabitants and guide decision-making.

Bruno Magnier, Director of Urban Planning and Development, Grenoble Alpes Métropole

Mr. Magnier describes the site of reflection as a "strange object" and describes it as the "end of the world for everyone". Being located at the interface between the limits of the municipalities of Grenoble, La Tronche, Meylan, etc., the Parc des Boucles de l'Isère remains an abstract destination, with few projections in the minds of the inhabitants of the metropolis.

Its definition will enable it to become a centre of activity.

He specified that the expected work concerned "empty spaces" rather than built-up areas.

Clémence Salmon, urban architect, in charge of European

Ms Salmon reminded the meeting that the development of the plain was carried out without regard to topographical and geographical issues.

She recalled the theme of European session 17, the context of the Parc des Boucles de l'Isère and the characteristics of project sites 1 and 2 with their related issues: What does it mean to place a factory in a natural urban and agricultural park (site 1)? How to develop a nourishing agriculture at the entrance of the metropolis (site 2)?

11am Departure for project site 1

Stop on the way at the Sablons wood, explanation by Clémence Salmon of the history of this wood (former turning area for military tanks), of the current issues with the sedentarisation of Travellers in a flood zone and of the sanctuary project.

Project site 1: Visit to the waste incineration plant and sorting centre.

Marie Madore, Head of the Public Space Development Department, City of Meylan

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Ms Madore talks about the issues that the city of Meylan has at stake for this site and for the entrance to the city.

The town hall of Meylan wants to improve the entrance to the town, which does not reflect the landscape qualities of the whole town and focuses on the problems of crossing and noise pollution. The objective of the work on the entrance to the town is to make the landscape qualities found in the commune visible, to develop the concept of the Ville Parc and to treat the ageing urban fabric.

Sophie Galland, urban quality and landscape ecology referent for planning and development projects, Grenoble Alpes Métropole

Adds that the entrance to the town of Meylan is also the entrance to the metropolis.

11.45 am: Entry to the UIVE site

Clémence Salmon,

The plant was built in 1972 and meets current standards, but successive modifications have made maintenance too complex. As part of the modernisation of the equipment, the current plant will be deconstructed in 2029 after the construction of a new plant on the neighbouring plot.

There is a challenge of integrating the new factory into the park's landscape, with the desire to assume the presence of the equipment and not to hide it, with in particular the southern facade of the new factory which will house the offices and social premises and will open up views of the park. The project for the new factory is currently in the sketch phase.

There is a need for renaturation on the site of the current factory after deconstruction, with the creation of a park whose development could be based on the existing pits, ramps and walls which could be preserved. The functions of this park (recreational, sanctuary of natural spaces, family, sports, etc.) have not yet been determined by the city.

The renaturation and creation of new uses will have to be done taking into account the risk of flooding and leaving the possibility of extending the future incineration plant.

Malaury Forget, European site expert,

Adds that the problem posed by this project site 1 is the generic problem of the treatment of metropolitan technical equipment, which is essential to our urban lifestyles and yet is consigned to the edge of the city. One of the challenges of the Living City of the 21st century is the treatment given to these 20th century facilities.

Visit of the plant, tour of the ramps, visit of the sorting centre and the platforms overlooking the pits.

A 2500m³ buffer pit and a main pit of 8000m³ contain the equivalent of 5 days of non-recycled waste of the metropolis.

Visit to the ASPTT site:

The gymnasium will be preserved (at least its structure) and will host the future technical centre of La Tronche for at least ten years.

This site is intended to be a "circular economy centre", highlighting and developing the presence of a circularity between waste, green waste, methanisation and agriculture (particularly on the Taillat loop).

Visit to the educational gardens:

Sabrina Bibollet, Head of the Natural Heritage and Tree Management Department, Grenoble Alpes Métropole

About 2000 children come to the gardens each year to observe the cycles of nature and crops. The creation of these gardens was decided at the same time as the creation of the Parc de l'Ile d'Amour, in the 1980s.

In the Parc de l'Ile d'Amour, many areas are subject to flooding at certain times of the year. This rise in water level is chosen and contributes to the re-establishment of the natural space in its environment.

Speech by Romain Gardin, Director of the North-East Polarity, Grenoble Alpes Métropole

The polarity is made up of isolates with their own governance, their own actors and their own network, forming a patchwork.

The North-East Polarity (PNE) is about jobs, services and an economy that form an attractive locality.

From a geological point of view, the Isère River plays a unifying role but also a fracturing one. The city of Grenoble has historically been developed by engineers, who have led to a consideration of water by the sole criterion of risk. This engineering vision is at the origin of a distancing from the element (dyking, little access to water). Within the metropolis, even today, the energy transition is seen as an engineering challenge (decarbonisation), so there is a challenge to decentralise the view of the landscape.

Today it is difficult to tell the story of this centre or the park because it is a juxtaposition of urban elements and facilities. The definition of a narrative is essential to federate the actors of the territory, the technicians who are called upon to nourish the conception of projects and to help in the decision-making process.

The question of access to the mountains must be considered. The mountains are now a place of freshness, but this practice is not sustainable (simply because of the need to use a car to get there), so there is a real social and equity issue in proposing places of freshness in the Parc des Boucles de l'Isère that are accessible to all.

The Park already exists in the collective imagination as a place that is crossed and walked along, but which is not known from the inside.

The planned footbridge over the Isère, which is to link Meylan and Gières, is a response to the problem of crossing the river (which our visit to the Park, which was only on the north bank, highlighted), but a footbridge is more than just a feature, it is an element that can contribute to other systems, being part of an ecological corridor for example.

Concerning the guide plan of the PNE, it is specified that the mandators must be landscape architects, this request expresses a wish to avoid large architectural or urban interventions.

Finally, Romain Gardin reminds us that there are limitations: flooding, compensation in the event of construction (normally impossible) and the landscape, which must be the main focus of the project. These constraints are a source of innovation and must lead to a reduction in floor space, a different layout of activities and pathways.

Project site 2, the Taillat farm,

- Large barn: a programmatic reflection is expected.
- Medium barn: for the moment targeted to meet the logistical needs of the farmers (storage).
- House: need to continue to accommodate accommodation as some farmers need to live on site.
- Garages: used for storage and can continue to be used for storage or other purposes.

Clémence Aubert, Agriculture Officer, Grenoble Alpes Métropole

54 hectares have been acquired by the metropolis to pursue a food policy that consists of linking consumers and farmers. This surface area makes it possible to set up several market gardening farms (for which about 5 hectares are sufficient). The metropolis therefore launched a call for tenders to set up market garden farms. The call for tenders has been completed and the installations are underway.

A second call for tenders is going to be launched and concerns an area of 8 hectares (included in the 54) intended to host agricultural projects, known as the "test zone". The metropolis offers legal and technical support in the same way as a farmers' nursery.

An experimental zone is also dedicated to the testing of new agricultural practices (waste loop, agriculture, plate for example, agriculture without water, with less plastic...). Reflection is underway to define which experiments will be developed.

François Carrier, Head of the Ecological Transition Department, Meylan Town Hall

An educational project was initially desired but is not possible due to flooding and the impossibility of receiving the public.

The farm used to be used for dairy farming, but now livestock farming is no longer envisaged because it would occupy the entire 54 hectares. Only a small animal farm is envisaged (chickens for example).

The second call for projects does not only concern vegetable farms, but also aims to respond to the tight supply chains in the city (medicinal plants, wheat, legumes, for example).

All of the produce will be used to supply the city's central kitchens (schools, nursing homes, etc.).

It is important to create new environments, to re-cut the plots of land that are currently too large and inherited from previous maize cultivation and to encourage greater biodiversity.

The land is extremely fertile on the loop of the Taillat thanks to the presence of a large quantity of water: the soil is not watered in summer!

The former farmers used to grow a lot of maize, but nowadays they want to diversify their crops.

The neighbouring Lac Taillat is a former quarry that was used to extract material for the construction of the motorway, which is now protected. The attractiveness of this site leads to conflicts of use between visitors and farmers (parking of vehicles hindering the passage of tractors for example). The challenge for the development of this site is to allow the peaceful coexistence of these different uses, without increasing the difficulty or complexity of the farming activity. The sensitive natural area must remain accessible to the public but these conflicts of use must be taken into account in the projects.

A reminder of the interest of the pollarded form was given.

15h05 pm Visit of the large barn with Clémence Aubert

This enclosed building cannot be totally deconstructed as it is located in a flood zone and could not be rebuilt. It is therefore imperative to preserve at least the first level of the barn. A structural diagnosis recommends the deconstruction of the gable walls and the removal of the damaged roof structure.

This building will be used to meet the needs of the farmers (offices, workshops, additional livestock, training). To this day, the programmatic vocations are open.

This site and this building raise the broader question of the maintenance of agricultural buildings, which is insufficient due to a lack of resources on the part of farmers who are sometimes only tenants.

15h45 pm End of the visit