

Fort d'Issy-les-Moulineaux eco-neighbourhood Initial review and outlook

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A flagship eco-neighbourhood acclaimed by its residents

Three years after handover, the Fort d'Issy eco-neighbourhood has become a benchmark for the smart city.

After the enthusiasm of its launch, when 400 apartments were reserved in a single weekend, it is now acclaimed by inhabitants and local residents, as shown by the results of a recent survey carried out by OpinionWay for the municipality of Issy-les-Moulineaux and Bouygues Immobilier.*

Built on the historic site of a 19th century fort, the Fort d'Issy eco-neighbourhood spans 12 hectares (30 acres) and has 1,623 apartments, including 330 social housing units. Home to over 3,500 residents, it offers them 2,300 m² of shops and public amenities as well as 44,000 m² of green spaces planted with 300 fruit trees.

The neighbourhood, work on which was coordinated by Bouygues Immobilier in close cooperation with local development agency SEMADS, gives priority to residents' comfort and well-being while ensuring high environmental quality. Architecture-Studio was responsible for the overall plan and designed some of the buildings.

A neighbourhood appreciated by its residents

Residents say they are happy with the quality of life at Fort d'Issy and 95% of respondents are proud to live there. 77% of residents with home automation say they use it and 67% consider that it makes their life easier. A vast majority (95%) say they are satisfied with the automated vacuum waste collection system.

* The survey was designed to measure how residents, retailers and inhabitants of Issy-les-Moulineaux perceive the Fort d'Issy eco-neighbourhood and their satisfaction with it. It was carried out on a sample of 323 Fort d'Issy residents, 46 inhabitants of Issy-les-Moulineaux who do not live in the eco-neighbourhood and 9 retailers in the Fort. The computer-assisted personal interviews were conducted between 17 and 31 October 2015.

Used by 68% of residents, the public amenities are appreciated by nearly everyone for their proximity and quality. They include two schools, a feng shui swimming pool, a cultural and digital resources centre, sports facilities, concierge services and many local shops.

As far as energy consumption is concerned, the system in place also keeps its promises: 70% of residents say they have made savings on their bills and 78% are happy with the thermal comfort of their home.

In terms of mobility, 57% of residents say they have changed their habits and use their car less because shops, services and public amenities are located nearby.

A positive environmental outcome

The geothermal system, which meets 78% of Fort d'Issy's heating and cooling needs, saves the emission of nearly 2,000 tonnes of CO₂ a year.

As Fort d'Issy is connected to IssyGrid®, the first district smart grid in France, residents will be able to get involved in a neighbourhood-level energy saving policy. The equipment installed in apartments provides hour-by-hour information on the average consumption of the buildings, without identifying individual consumption per household. The Fort d'Issy eco-neighbourhood has a novel automated vacuum system for household waste. As well as optimising hygiene and safety, the system reduces the distances travelled by garbage trucks, which in turn results in less noise and lower greenhouse gas emissions. The eco-neighbourhood is also a testbed for smart mobility in Issy-les-Moulineaux, including shared parking spaces, a smartphone app providing real-time information on bus movements, and self-service electric vehicles.

Distinctive architecture

Inspired by the pentagonal structure of the former military fort, the ground plan of the new sustainable and connected neighbourhood is organised around five complexes: the Belvédère, the Villas, the Bastions, the esplanade and the orchard.

Linking a historical heritage site to the smart city of the future, Fort d'Issy has become a flagship neighbourhood for French know-how in sustainable urban development.

Outlook

Fort d'Issy is constantly being improved. New initiatives should further increase the quality and efficiency of its services and its options for mobility (new solutions for parking and getting around) and energy efficiency (better integration of the neighbourhood into IssyGrid®).

André Santini, former minister, member of parliament for Hauts de Seine and mayor of Issy-les-Moulineaux:

"All the innovations designed to serve residents in their daily lives, as well as being good for the environment, help us to imagine the city of the future. The Fort d'Issy eco-neighbourhood is a pioneer of better living and reduced ecological impacts."

René-Henri Arnaud, partner, Architecture-Studio :

"Within the former military fortress, this eco-neighbourhood gives priority to residents' comfort and well-being, with low-energy buildings and services and shops which encourage a particularly virtuous pattern of community life."

Nathalie Watine, Executive Vice-President, Residential Property France, Bouygues Immobilier:

"We see the satisfaction expressed by the residents of Fort d'Issy as a measure of our success. It endorses the idea of sustainable eco-neighbourhoods which, by combining well-being with environmental performance, meet the challenges of the city of the future."

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