MARCHÉ DE DÉFINITION DE LA STRATÉGIE URBAINE DE LA

PLAINE DU VAR

22.09.2010

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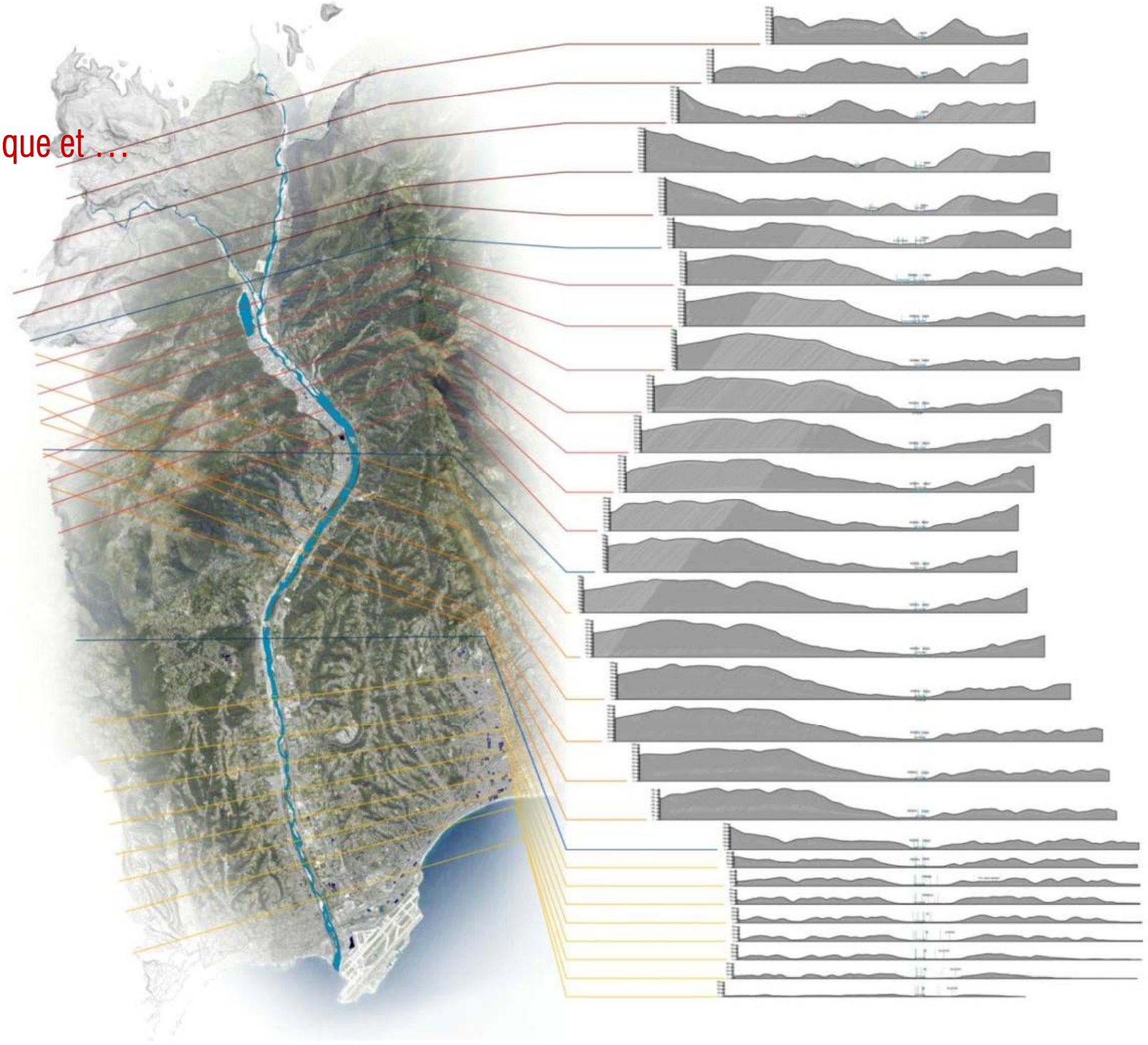
SGM SL Environnements
ETT Consultors d'Enginyeria
Espinas i Tarrasó Associats, Landscape

01_INTRODUCTION

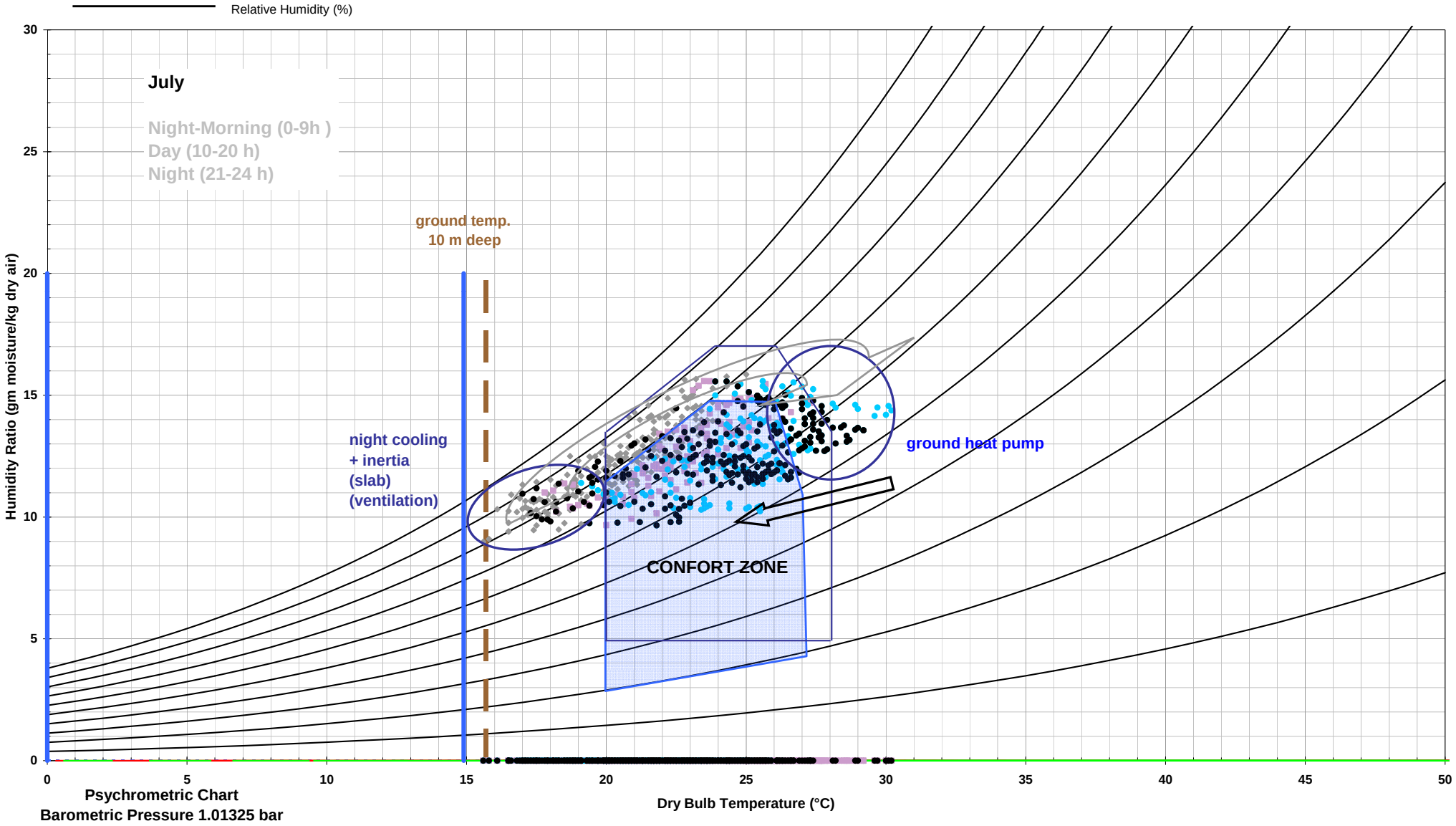
La plaine du Var : à la fois un phénomène physique naturel,

…topographique et …



…un lieu d’échange économique et social

Le climat méditerranéen : rafraîchir l'été

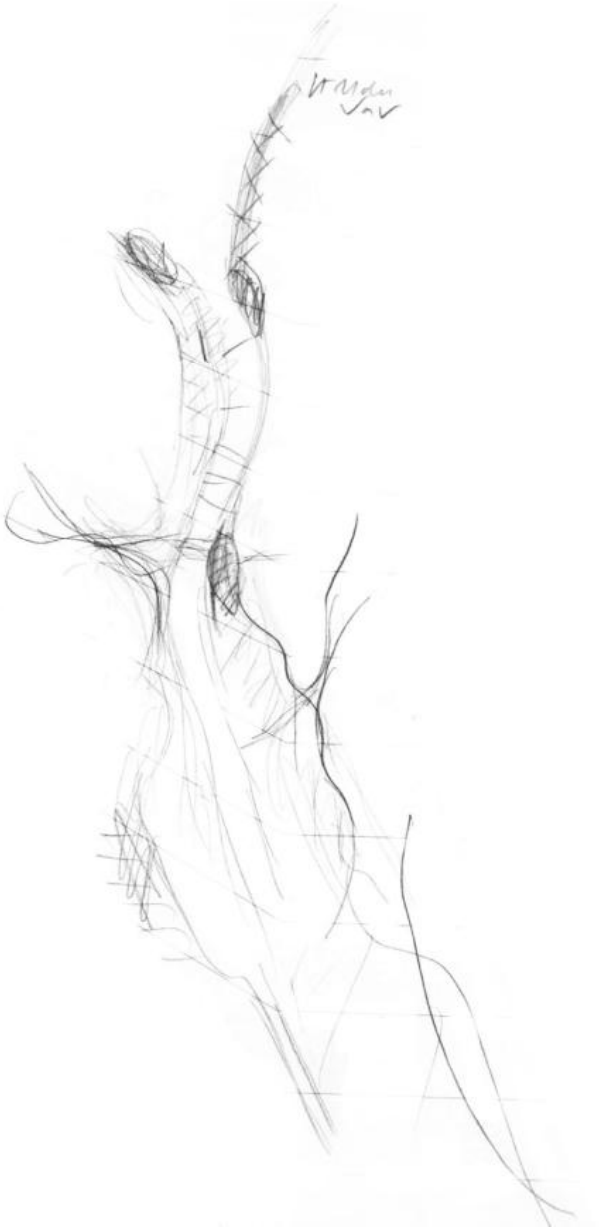


02_INFRASTRUCTURE

03_LA NATURE , OU LE NON BÂTI

04_LE BÂTI ET L'ENERGIE

05_4 CENTRALITÉS : UN SCENARIO POSSIBLE



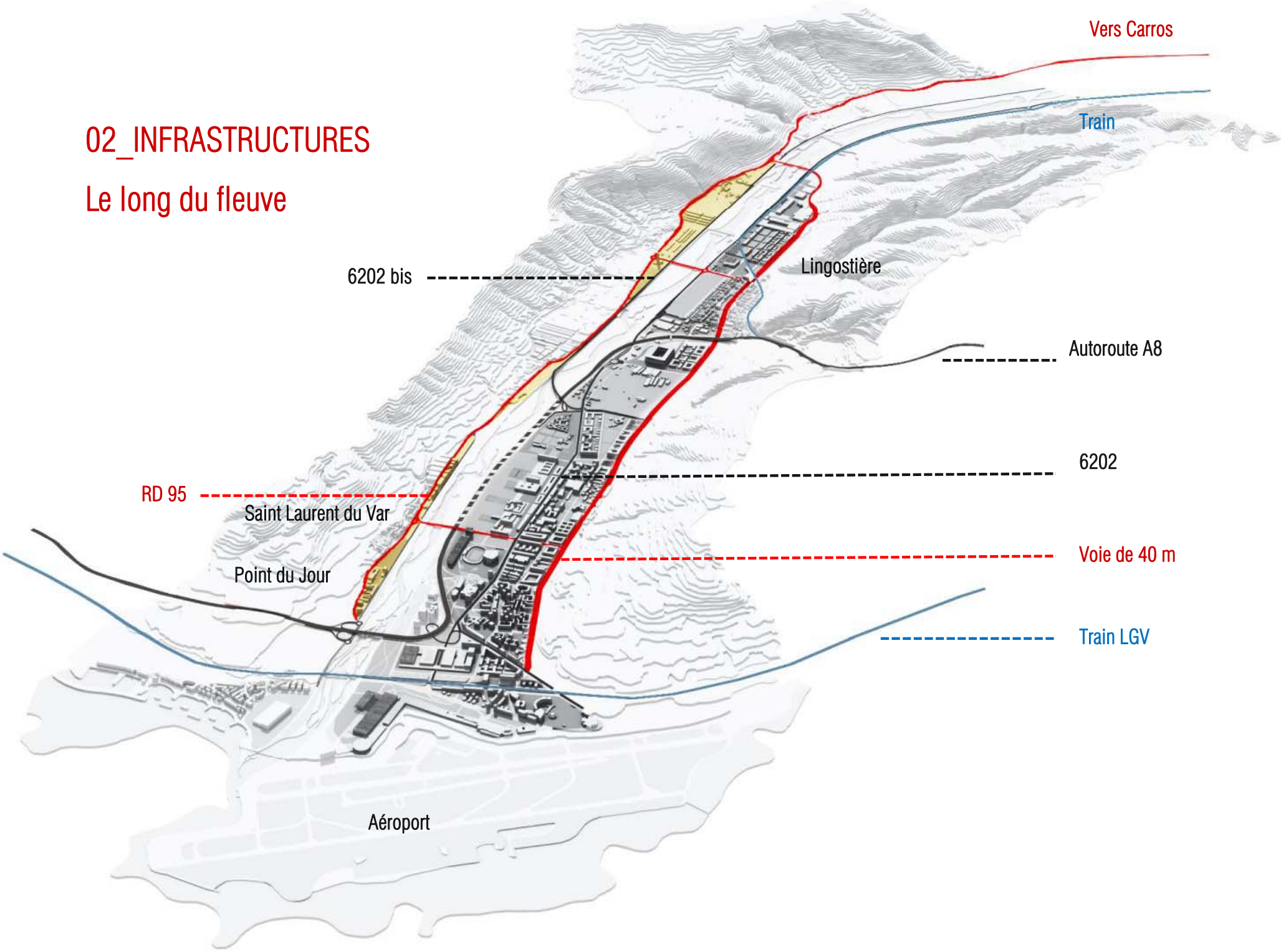
02_LES INFRASTRUCTURES

02_LES INFRASTRUCTURES

La réalité construite aujourd'hui

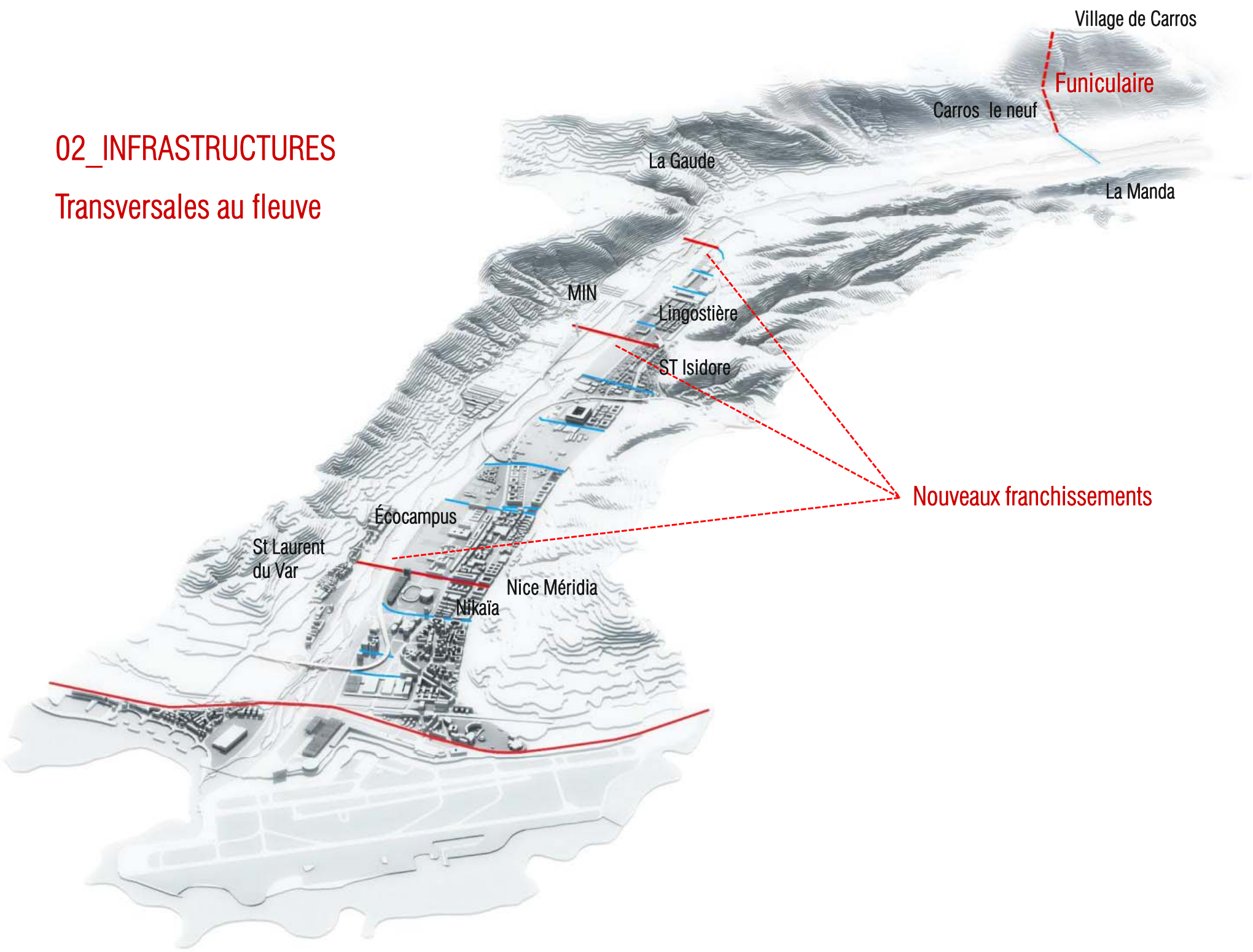
02_INFRASTRUCTURES

Le long du fleuve



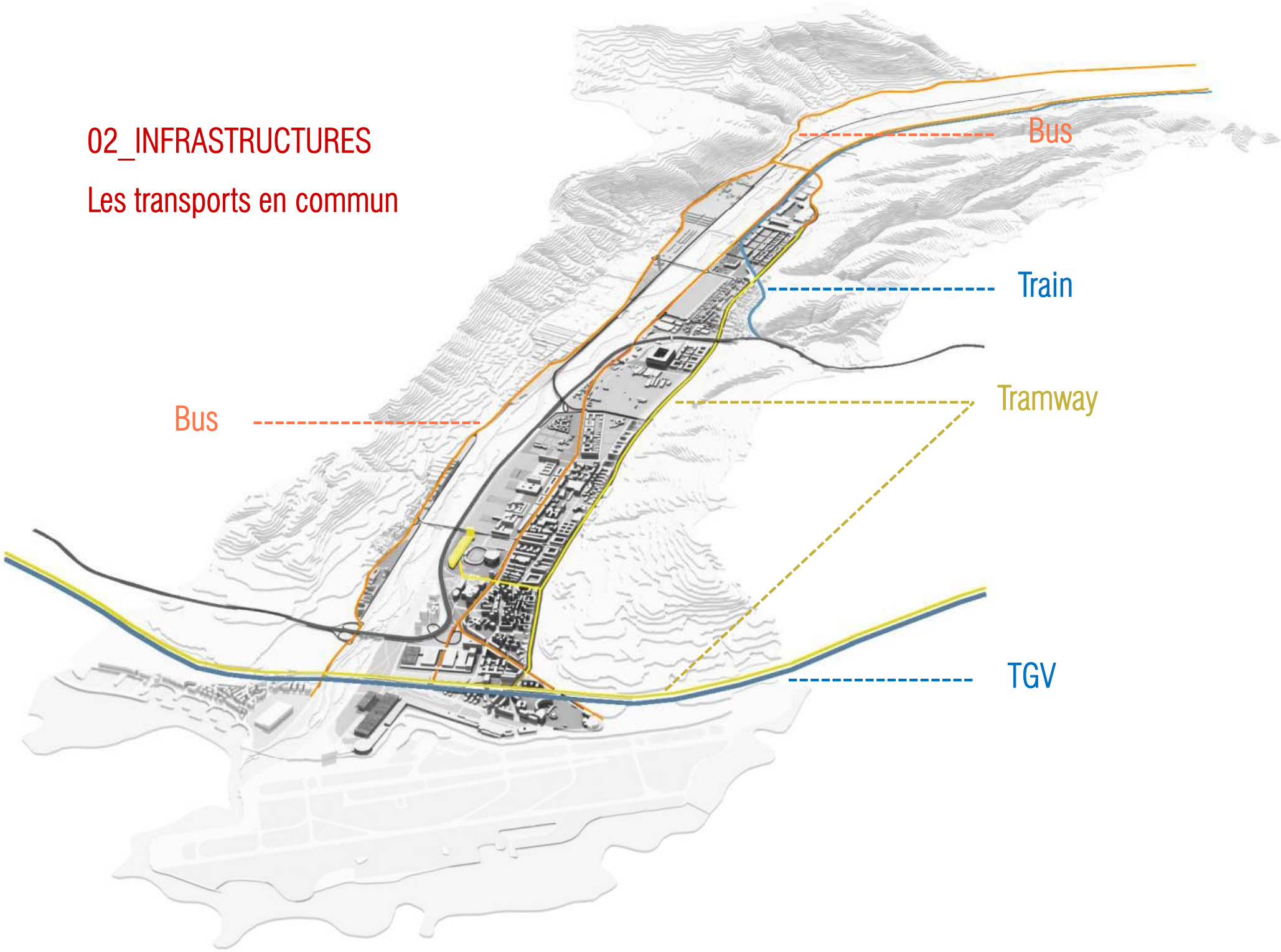
02_INFRASTRUCTURES

Transversales au fleuve



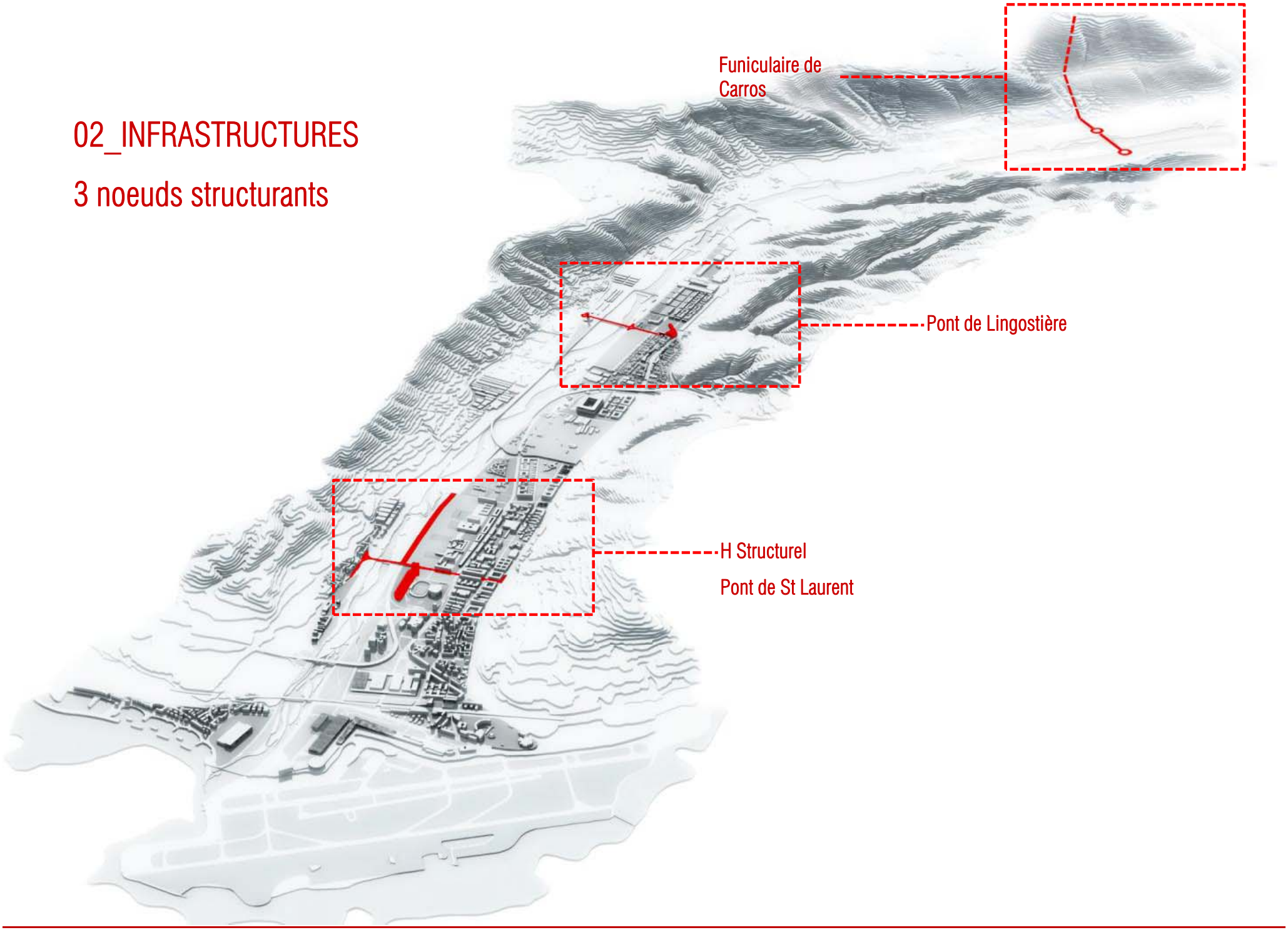
02_INFRASTRUCTURES

Les transports en commun

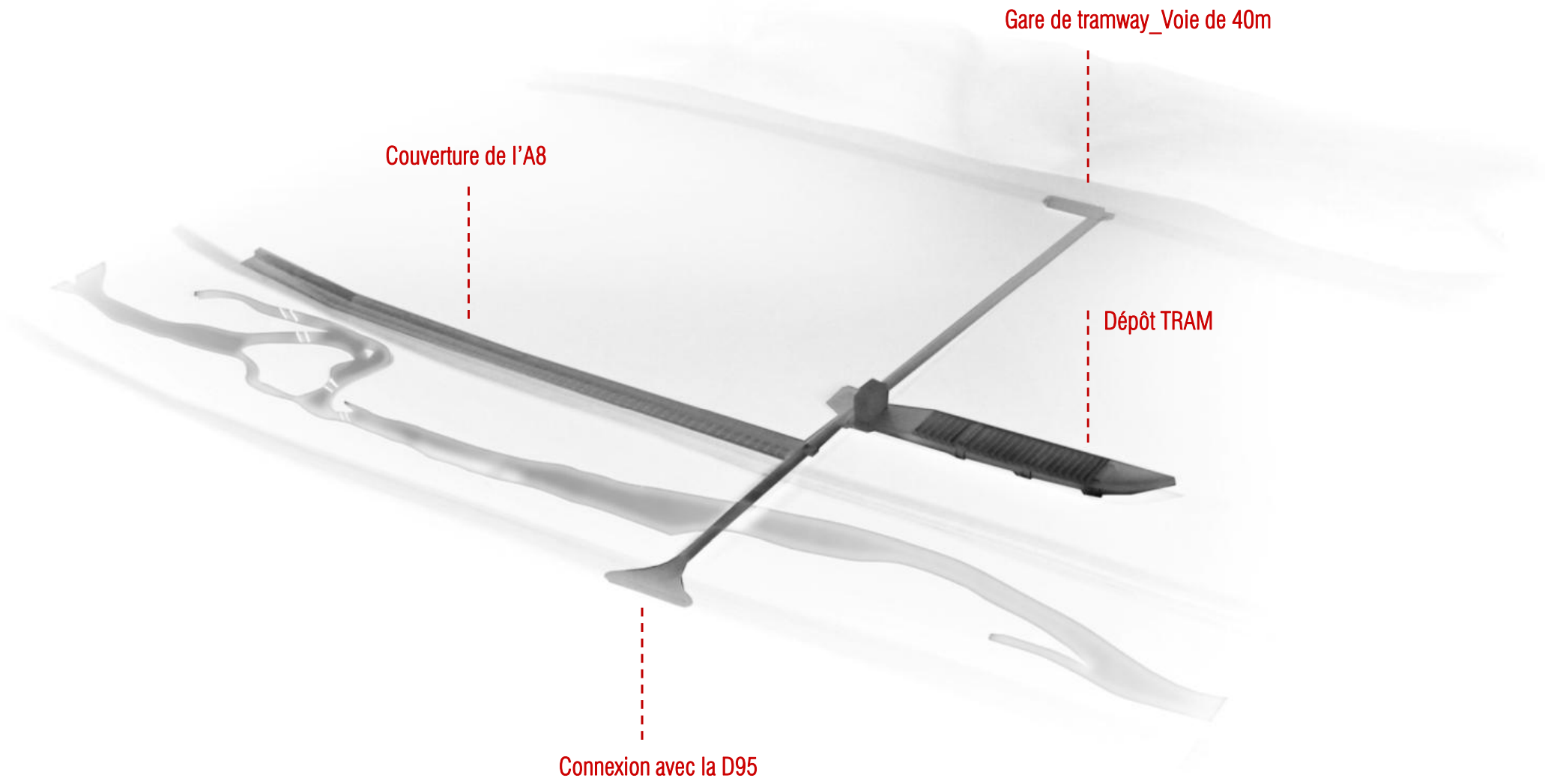


02_INFRASTRUCTURES

3 noeuds structurants



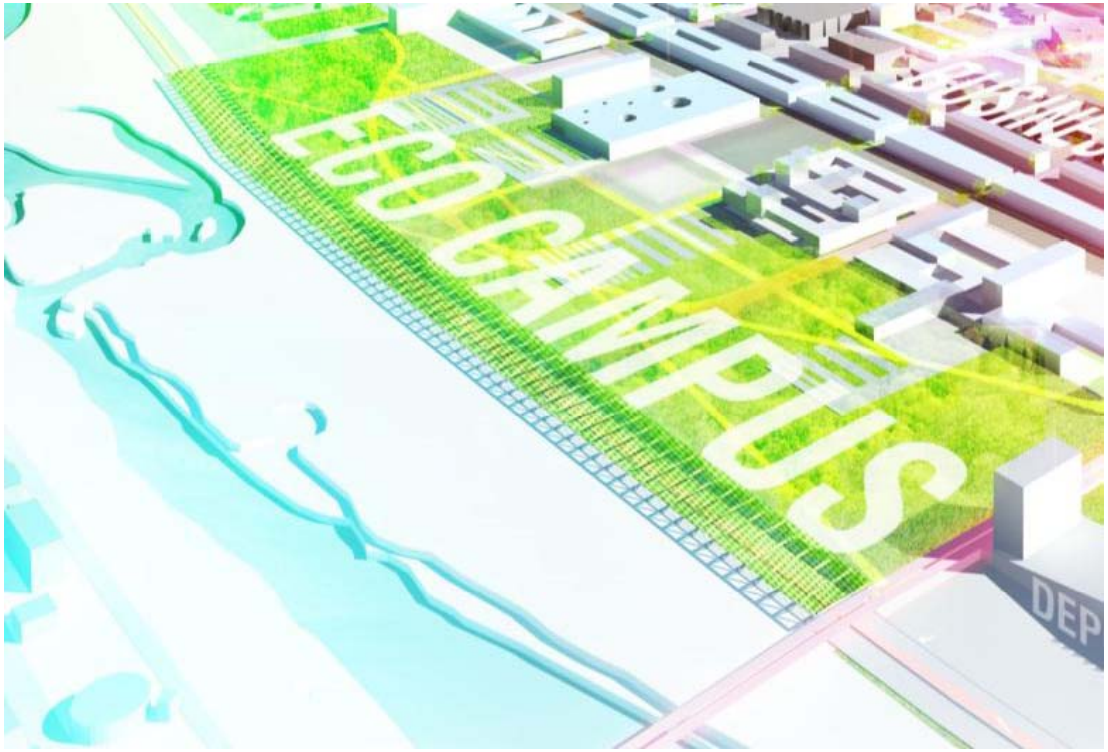
02 INFRASTRUCTURES Le H structurel (pont de St Laurent)

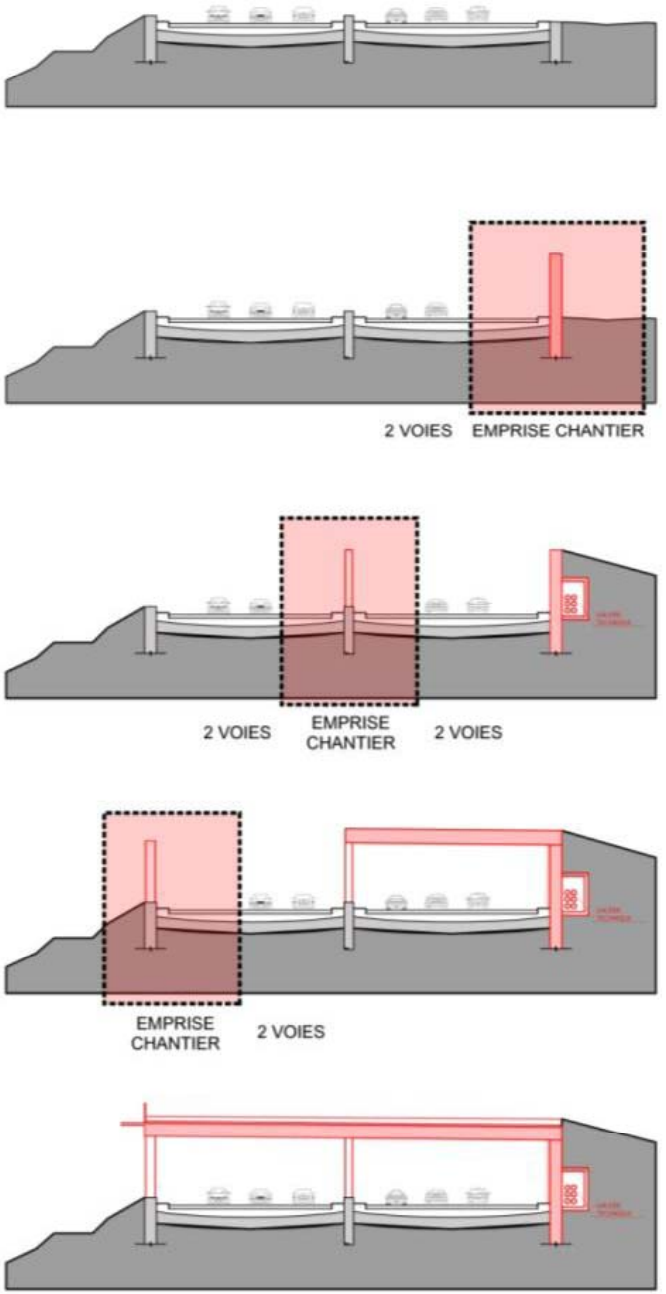


Couverture de l'A8

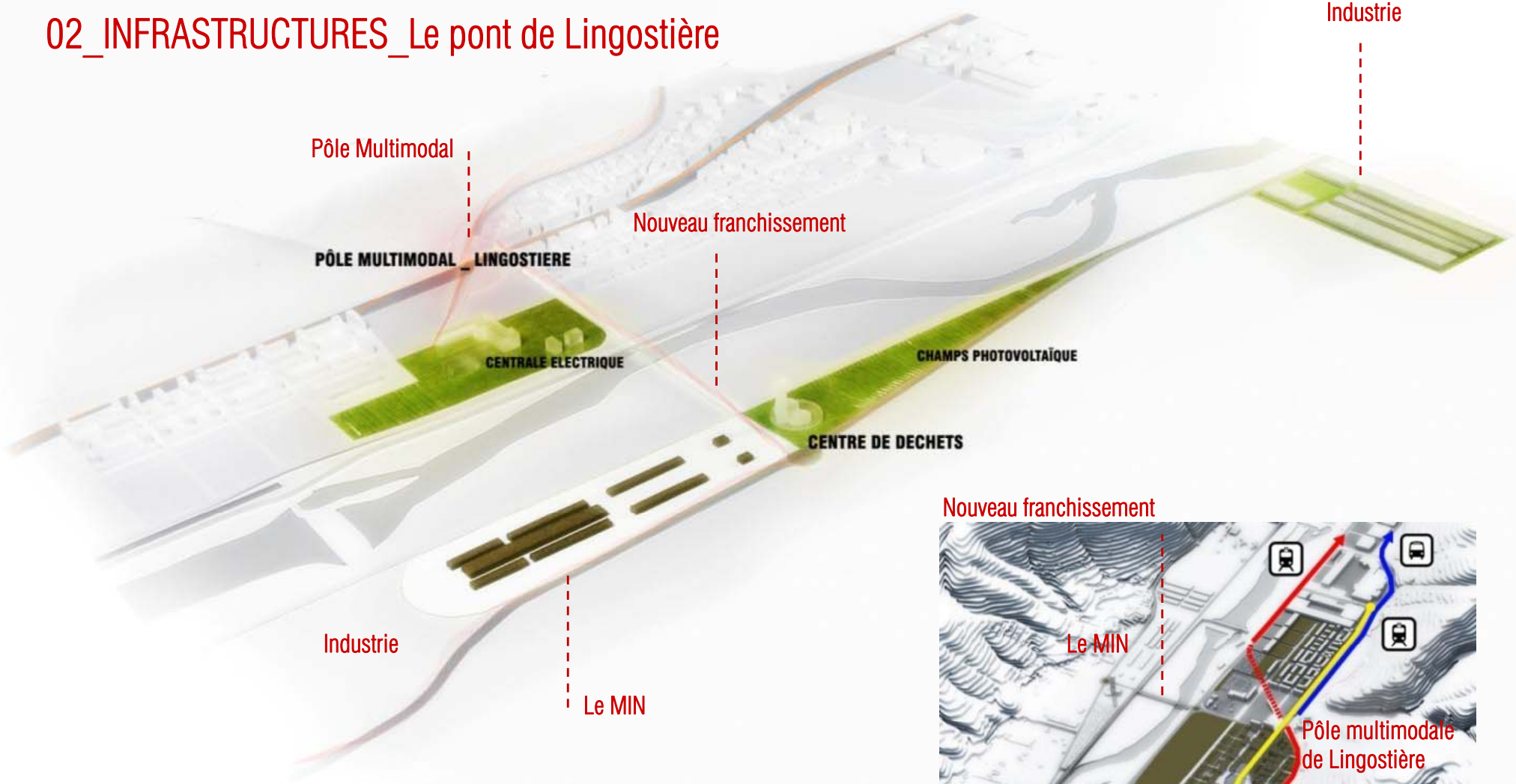
Couverture de l'A8 à l'aplomb de l'Ecocampus

Phasage de la couverture de l'A8





02_INFRASTRUCTURES_Le pont de Lingostière



02_INFRASTRUCTURES entre La Gaude et Saint Laurent du Var

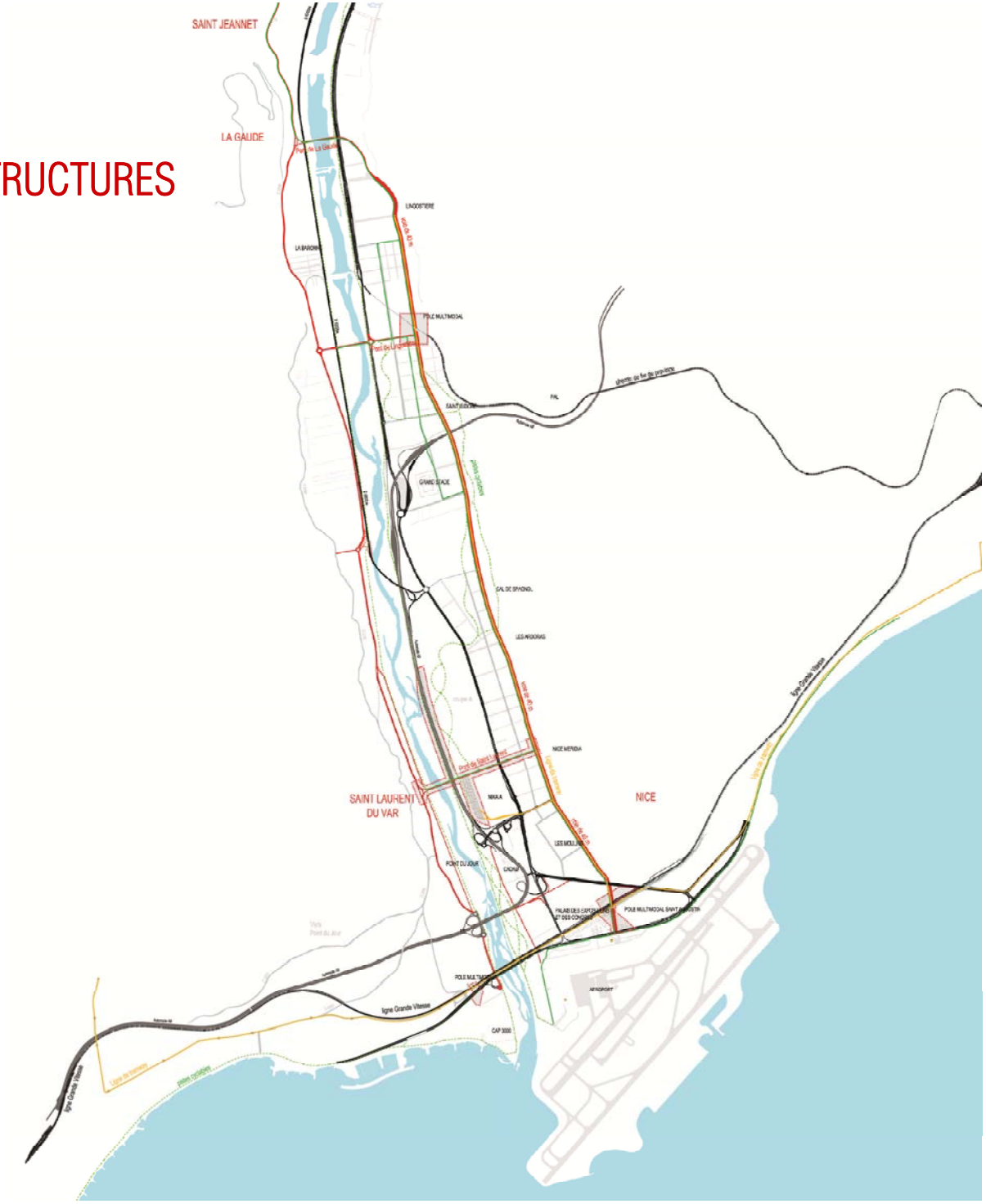
02_INFRASTRUCTURES : le funiculaire de CARROS

02_INFRASTRUCTURES_Le pont de Carros-la Manda

02_INFRASTRUCTURES

Plan général de Synthèse 1/10 000

02_INFRASTRUCTURES



03_La Nature, ou le non bâti

03_LA NATURE :

Situation actuelle

Légende

OIN

MOS

Layer

espace arboré non cultivé

espaces verts

garrigue_ landes

jardin botanique; jardin public; jardins de l'habitat discontinu

maquis_ végétation herbacée

ripisylve

surface en herbe; surface en herbe en terrasse

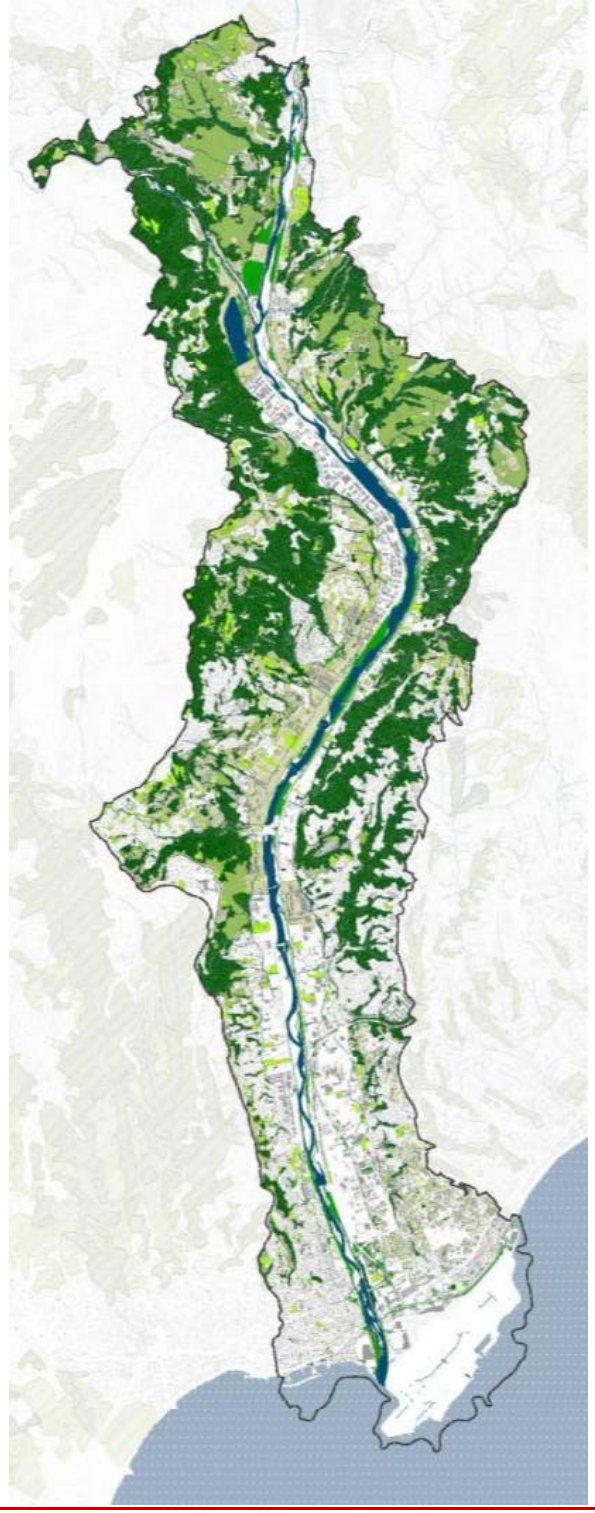
02_Departament_Alpes Maritimes_occupation sol vegetal IGN

Layer

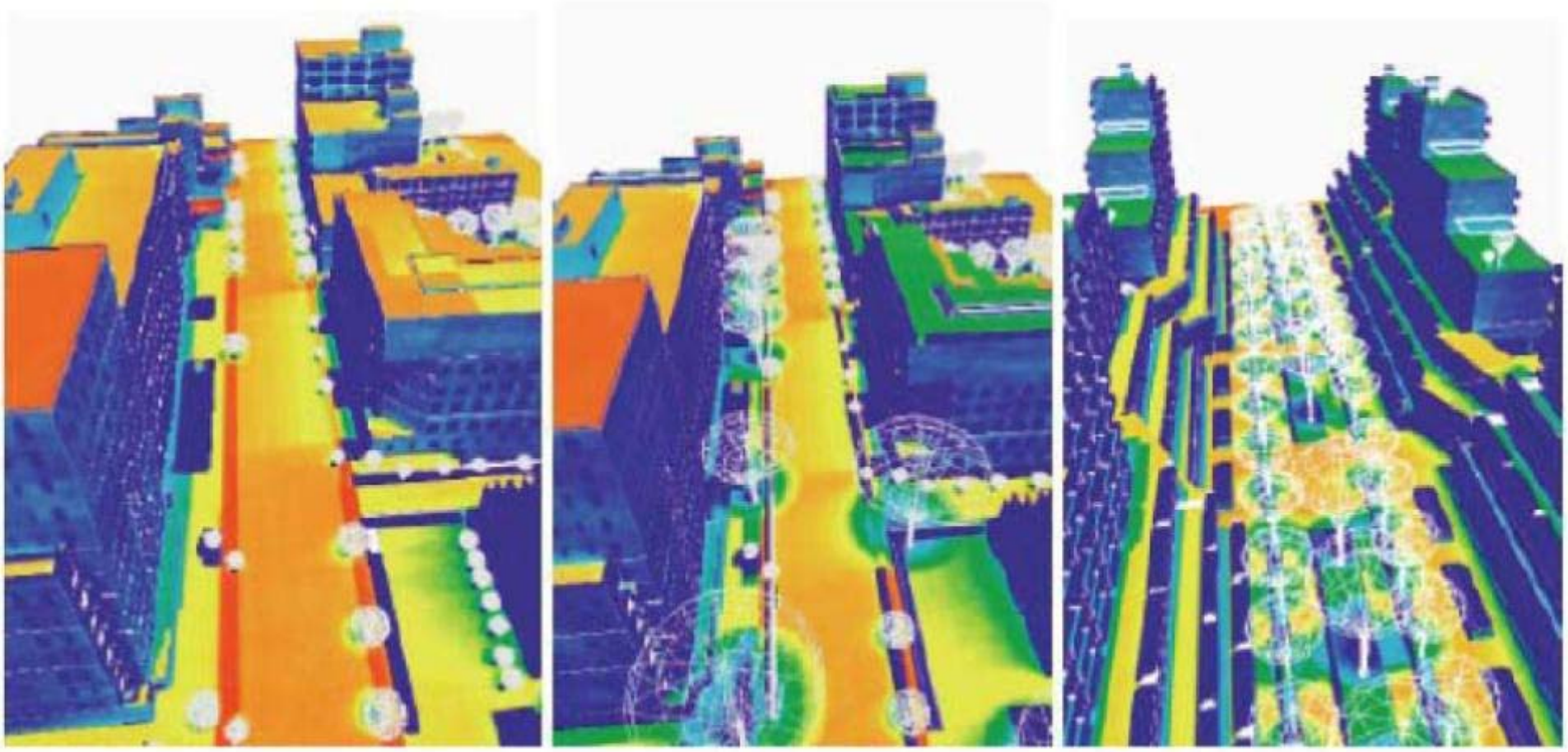
broussailles

foret

prairies



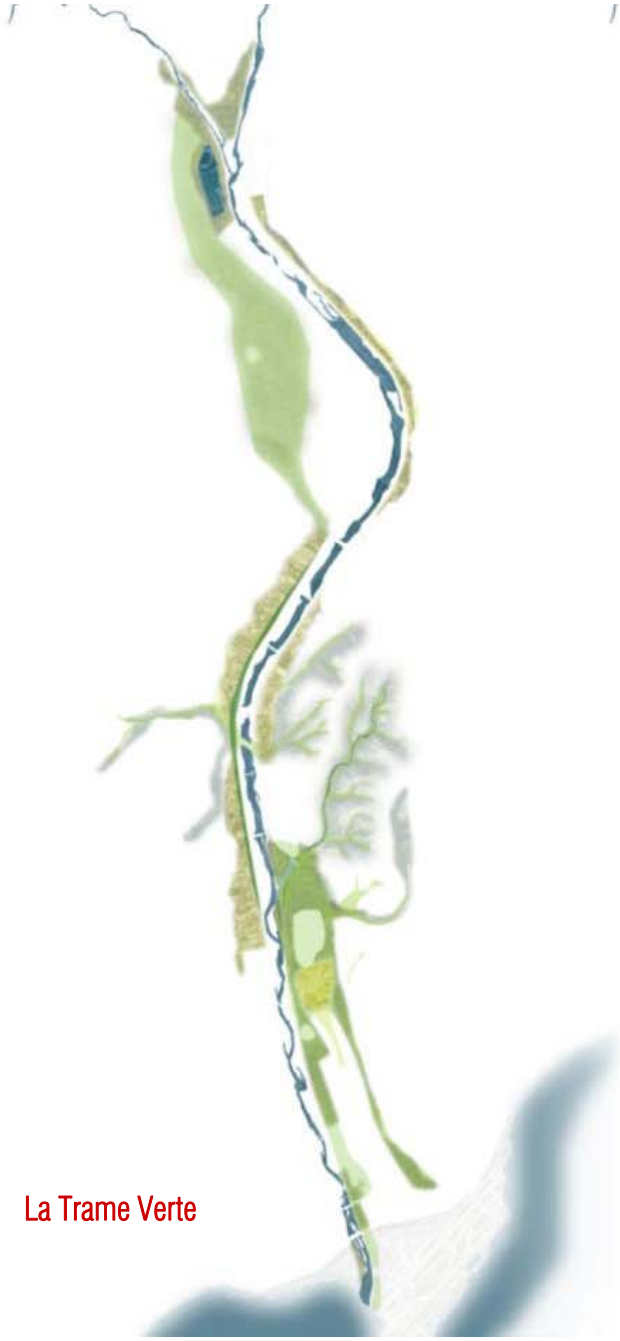
06_ÉNERGIE_Utilisation de la végétation pour limiter le réchauffement des centres urbains

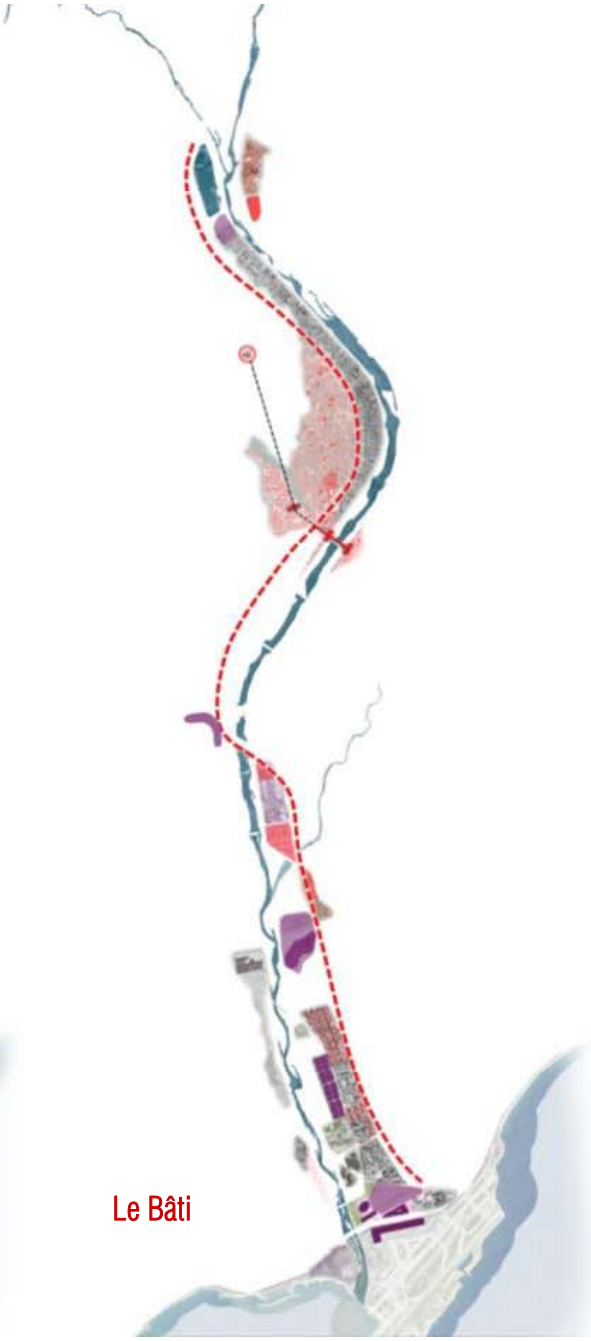


(1) the present (2) planted case (3) changing configuration

Visualization of surface temperature of urban structures (Hoyano et al., 2004)

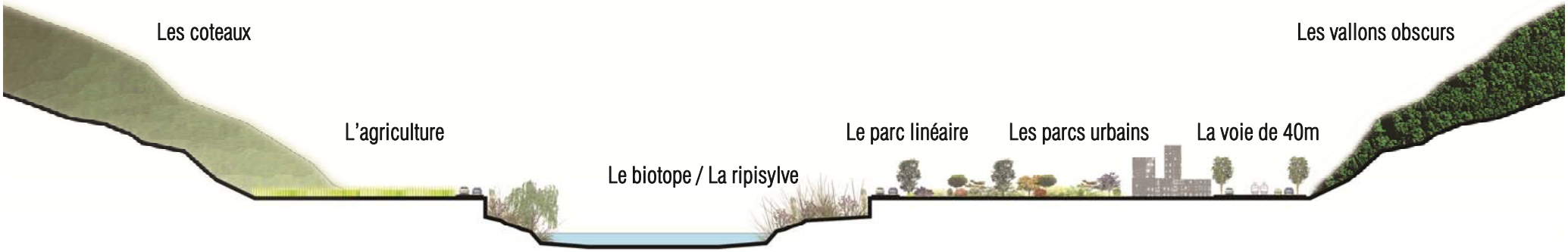
03_LA NATURE : Relation : trame verte / bâti / infrastructures





03_LA NATURE_Coupe schématique

Les différents strates végétales de la trame verte



03_LA NATURE

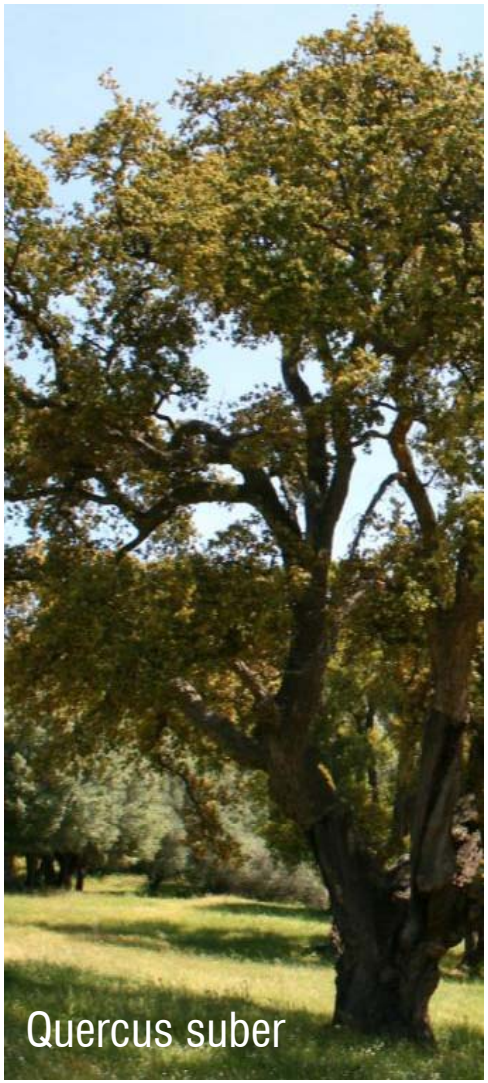
Front maritime

Végétation riveraine (biotopes)

03_LA NATURE

Parcs urbains

Végétation en pied de côteaux



03_LA NATURE

LA TRAME VERTE

BOIS DE BOULOGNE

VALLONS OBSCURS

PARCS URBAINS

PIEDS DE COTEAUX

PARC LINEAIRE

BIOTOPES - RIPISYLVE

FRONT MARITIME

AGRICULTURE

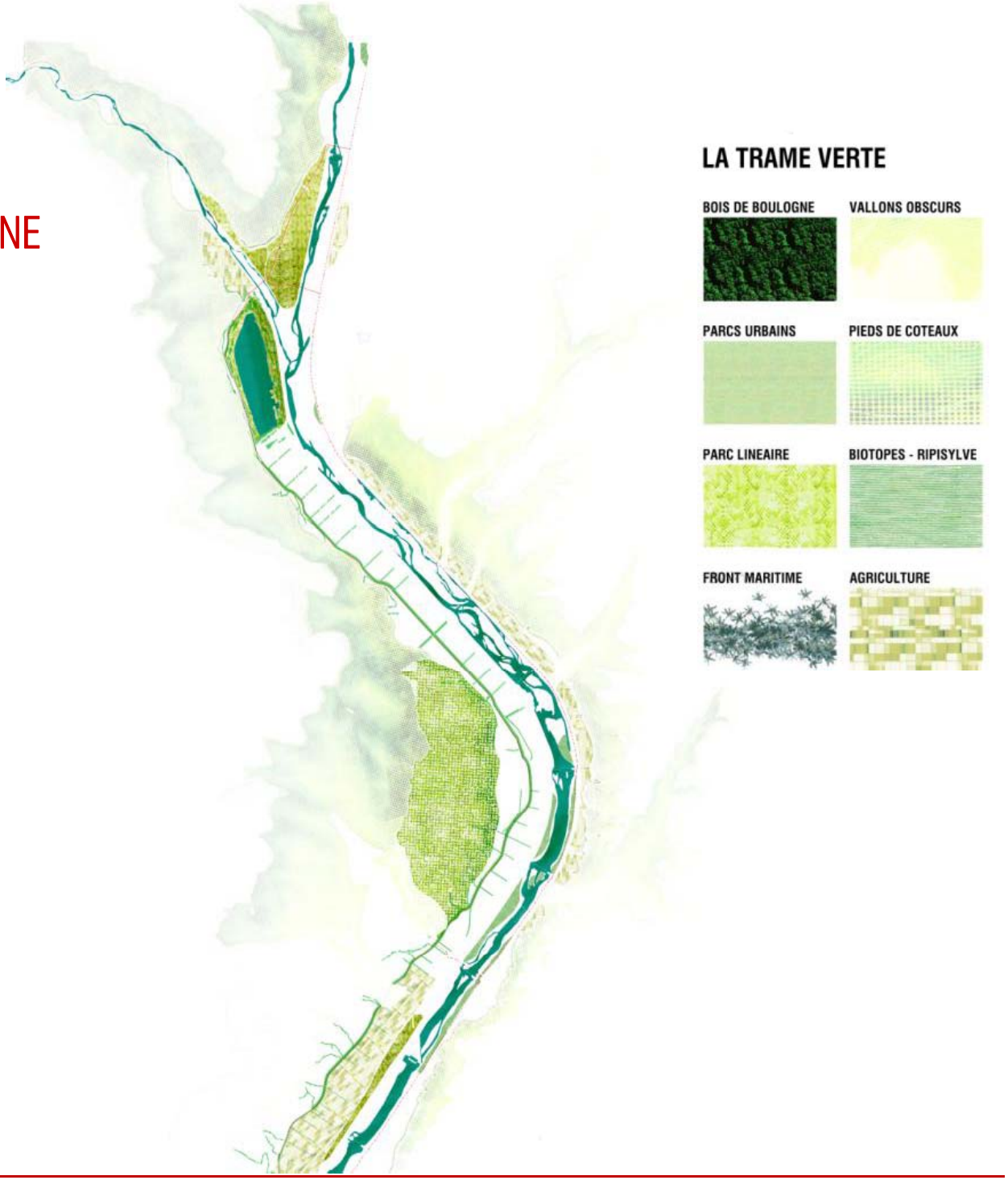
03_LA NATURE

CONTINUITE DE LA TRAME VERTE

PARTIE SUD

03_LA NATURE

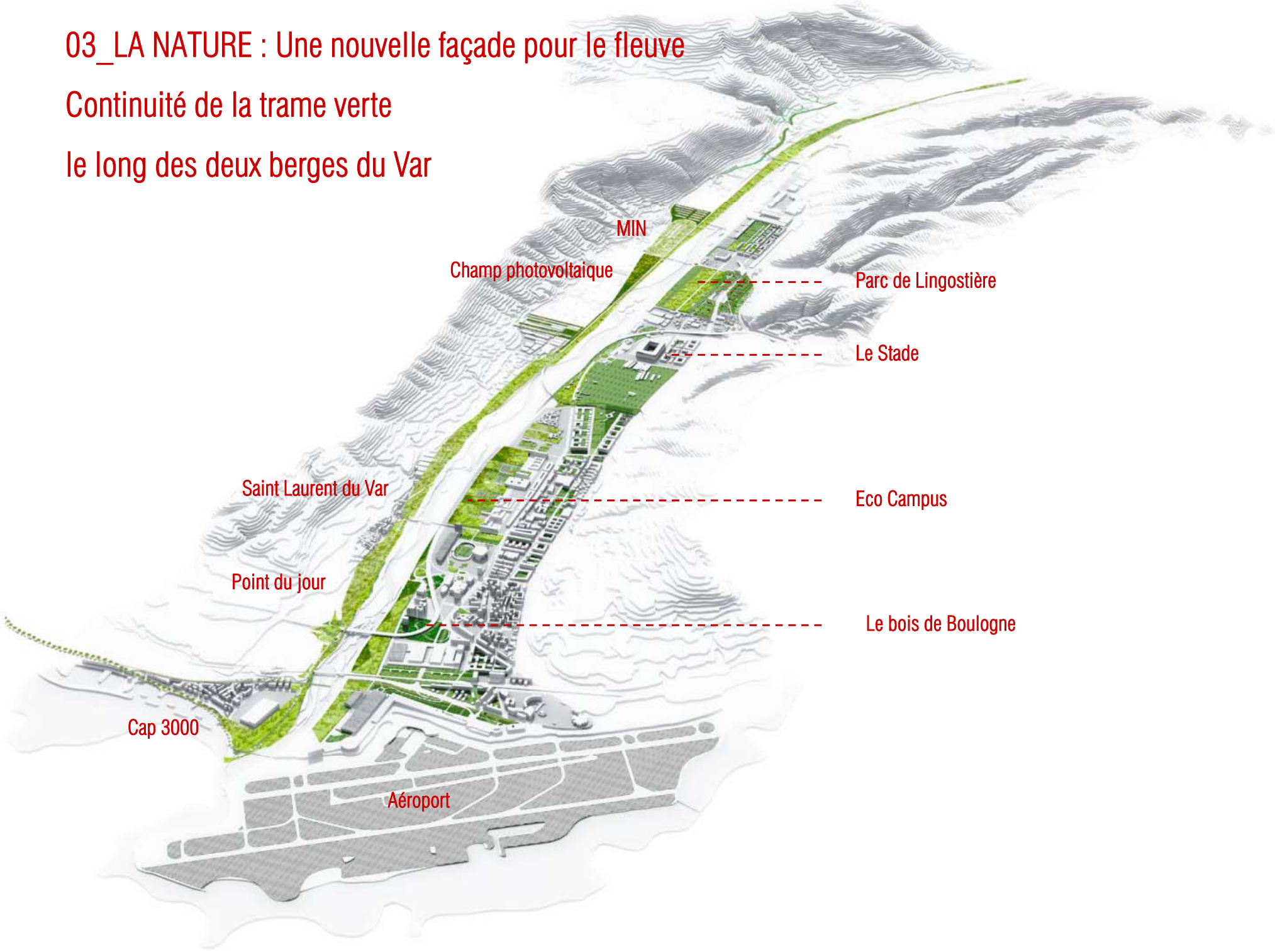
LA TRAME VERTE NORD DE LA PLAINE



03_LA NATURE : Une nouvelle façade pour le fleuve

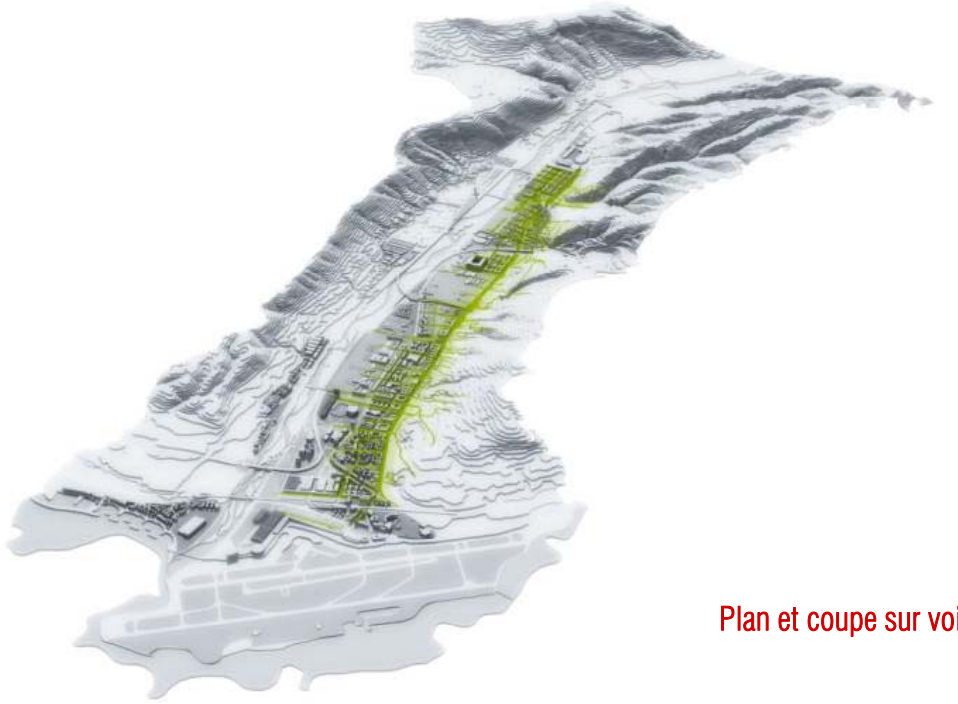
Continuité de la trame verte

le long des deux berges du Var

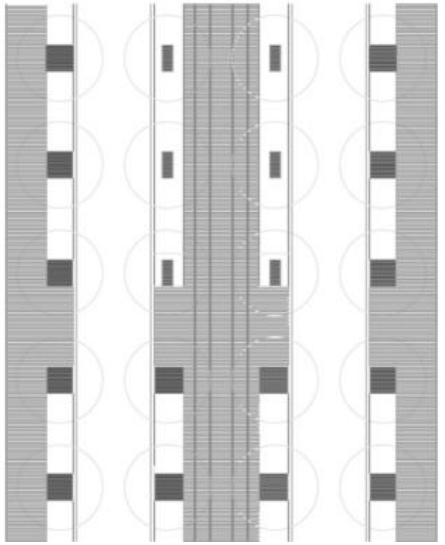


02_LA NATURE_La voie de 40m

Renforcer les transversalité par une maille continue



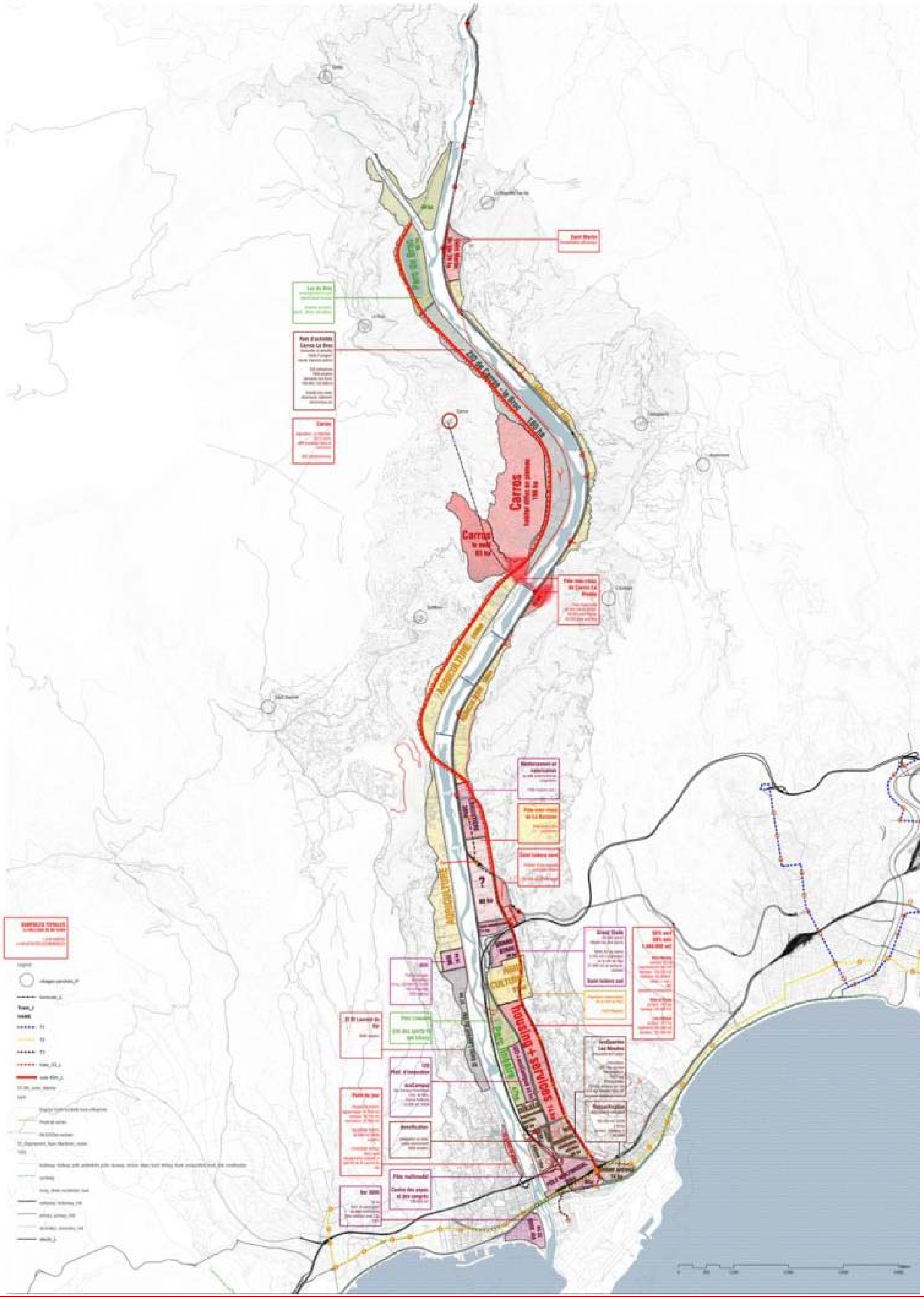
Diffusion transversale de la voie de 40 mètres



Plan et coupe sur voie 40m

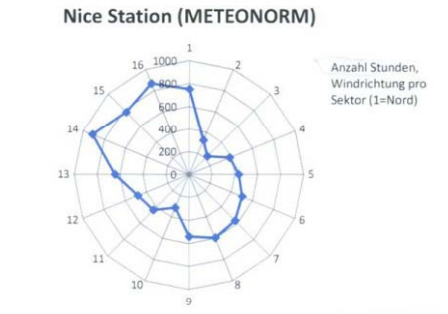
04_LE BÂTI ET L'ENERGIE

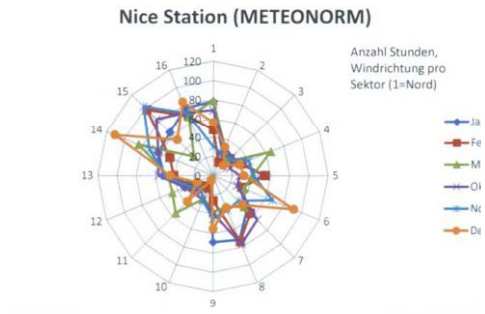
04_ZONING

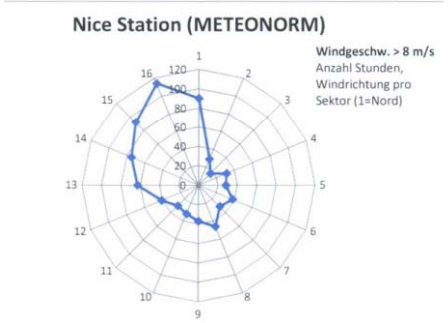


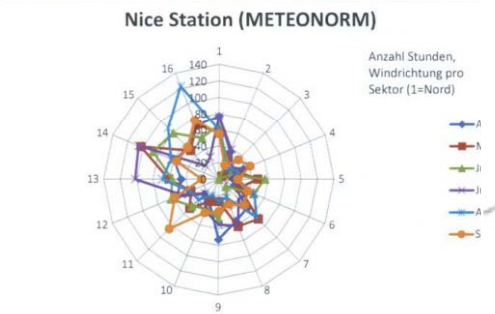
04_Le vent :

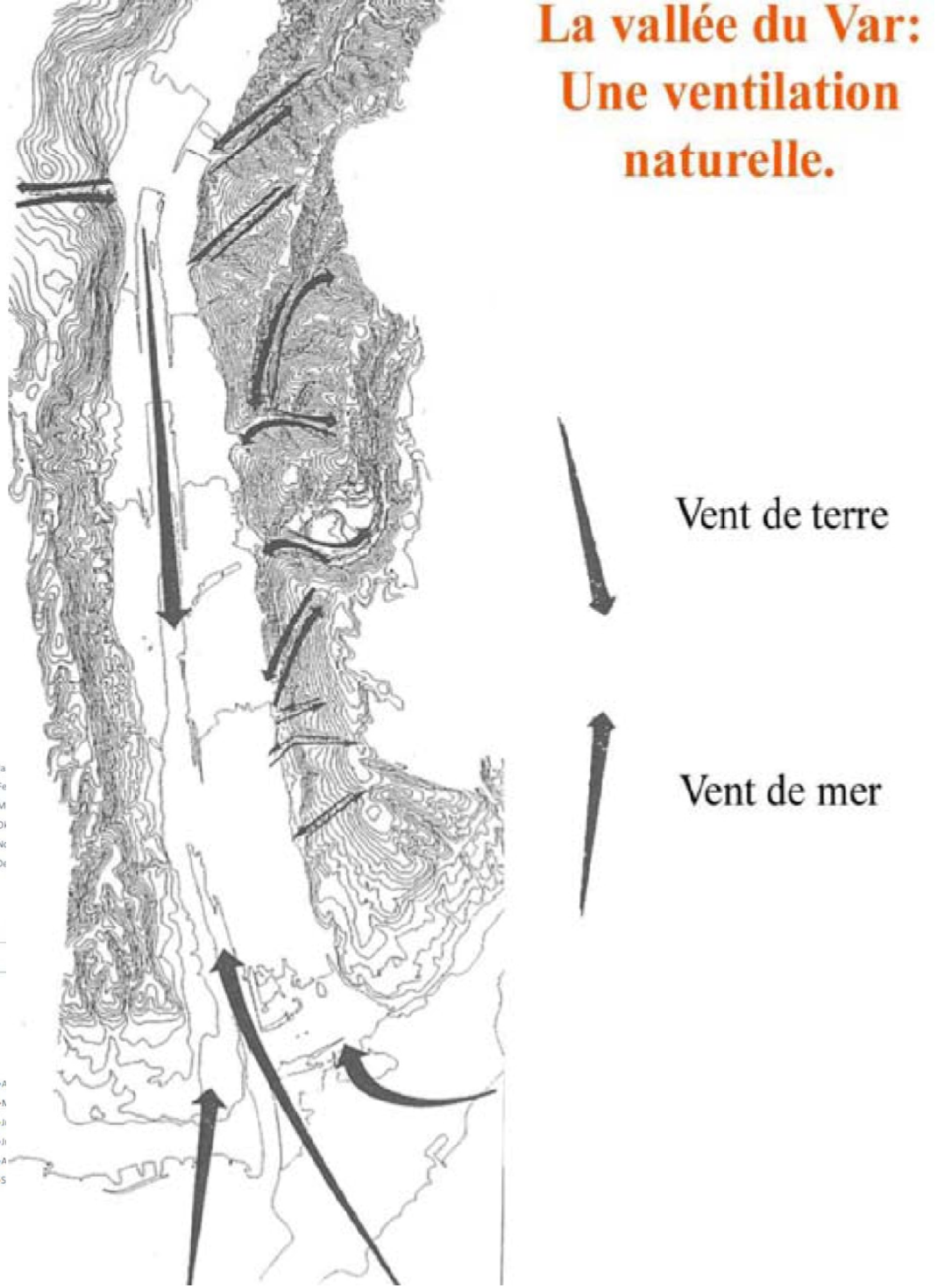
comme énergie de rafraîchissement naturel

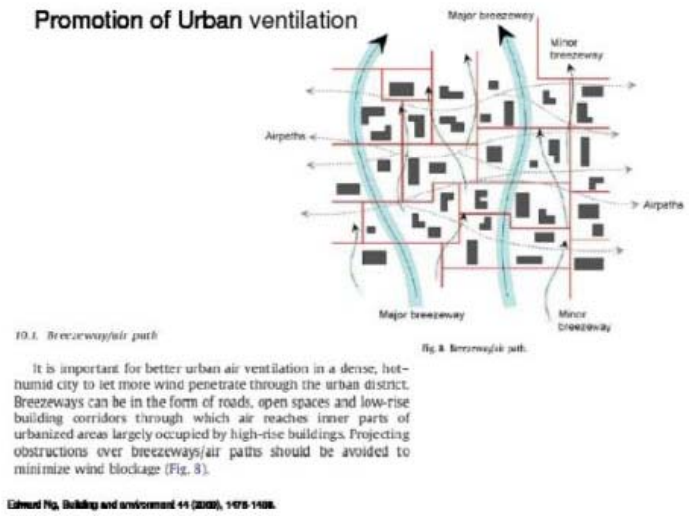










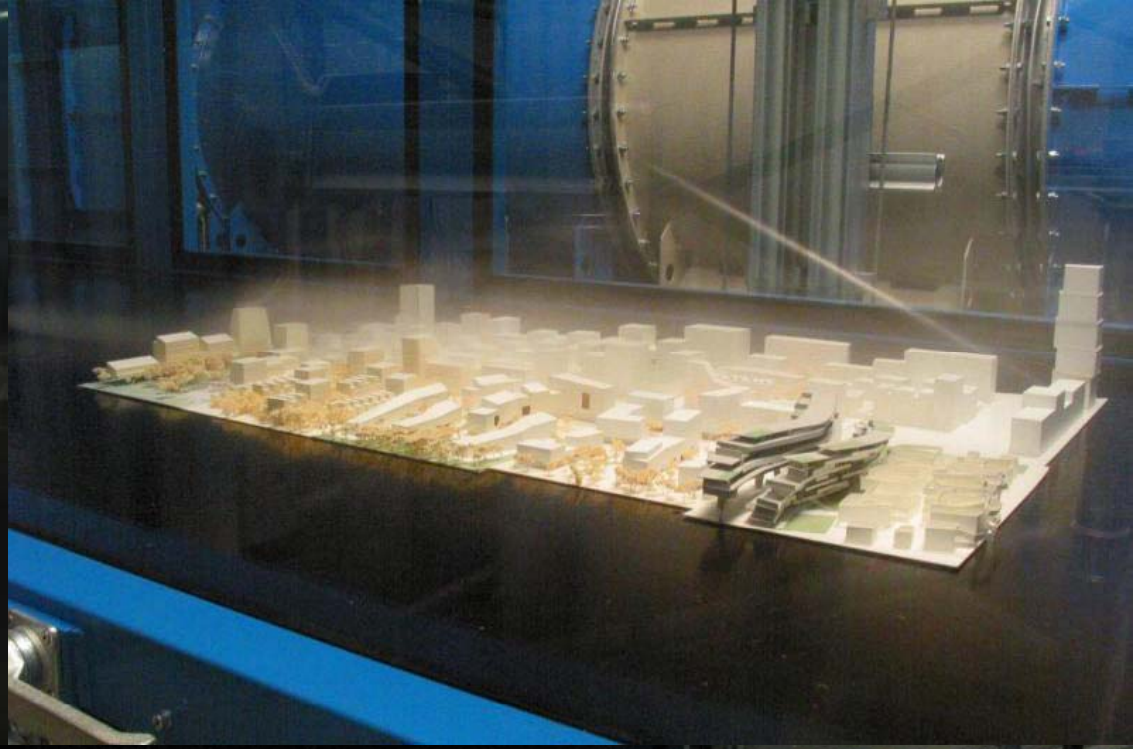


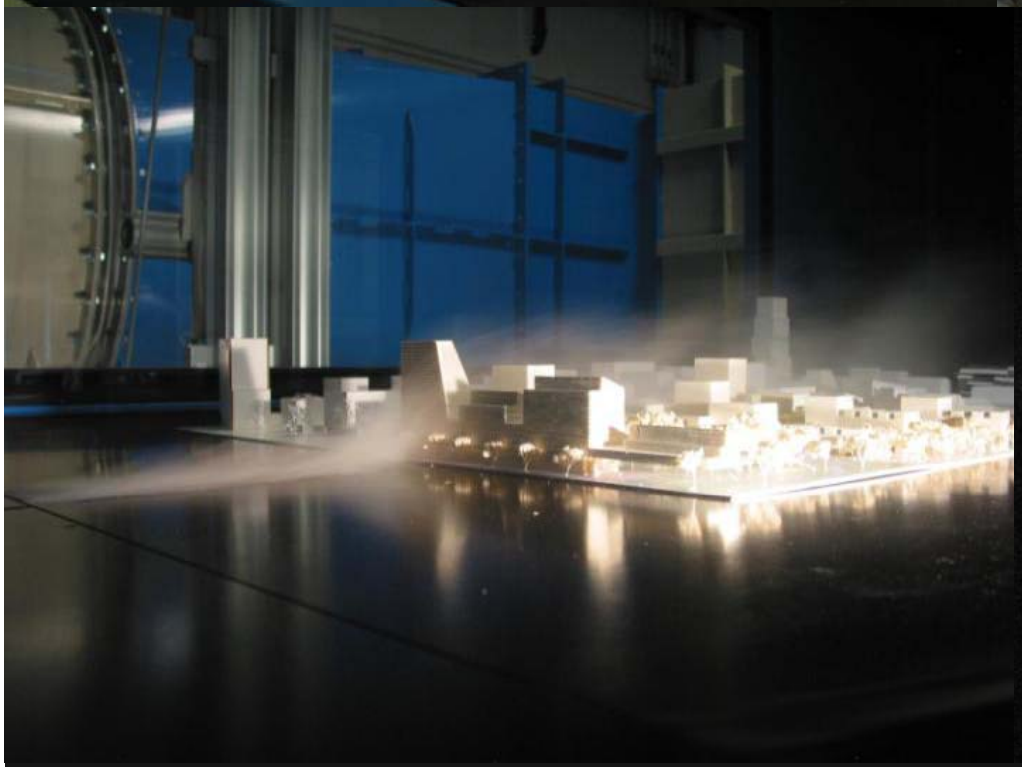
10.1. Breezeway/air path

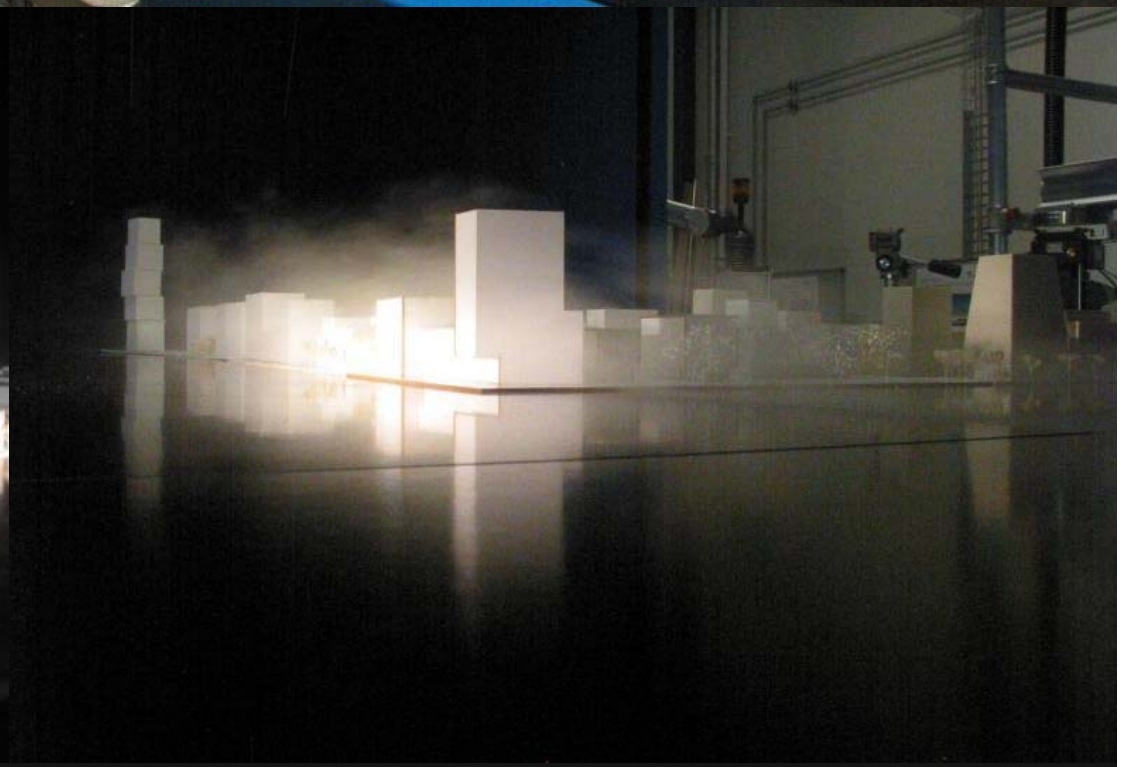
Fig. 8. Breezeway/air path.

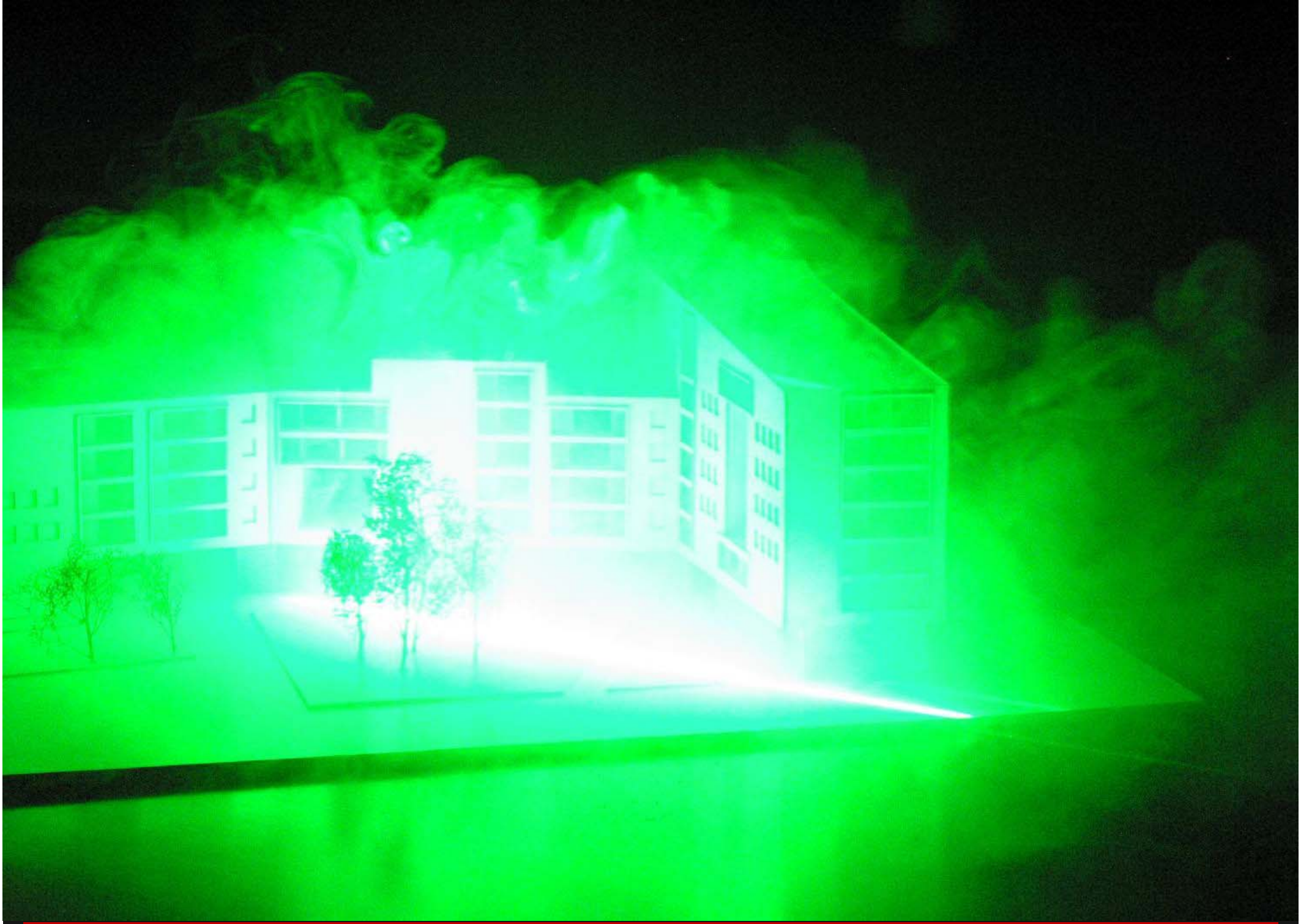
It is important for better urban air ventilation in a dense, hot–humid city to let more wind penetrate through the urban district. Breezeways can be in the form of roads, open spaces and low-rise building corridors through which air reaches inner parts of urbanized areas largely occupied by high-rise buildings. Projecting obstructions over breezeways/air paths should be avoided to minimize wind blockage (Fig. 8).

Edward Ng, Building and environment 44 (2009), 1478-1488.

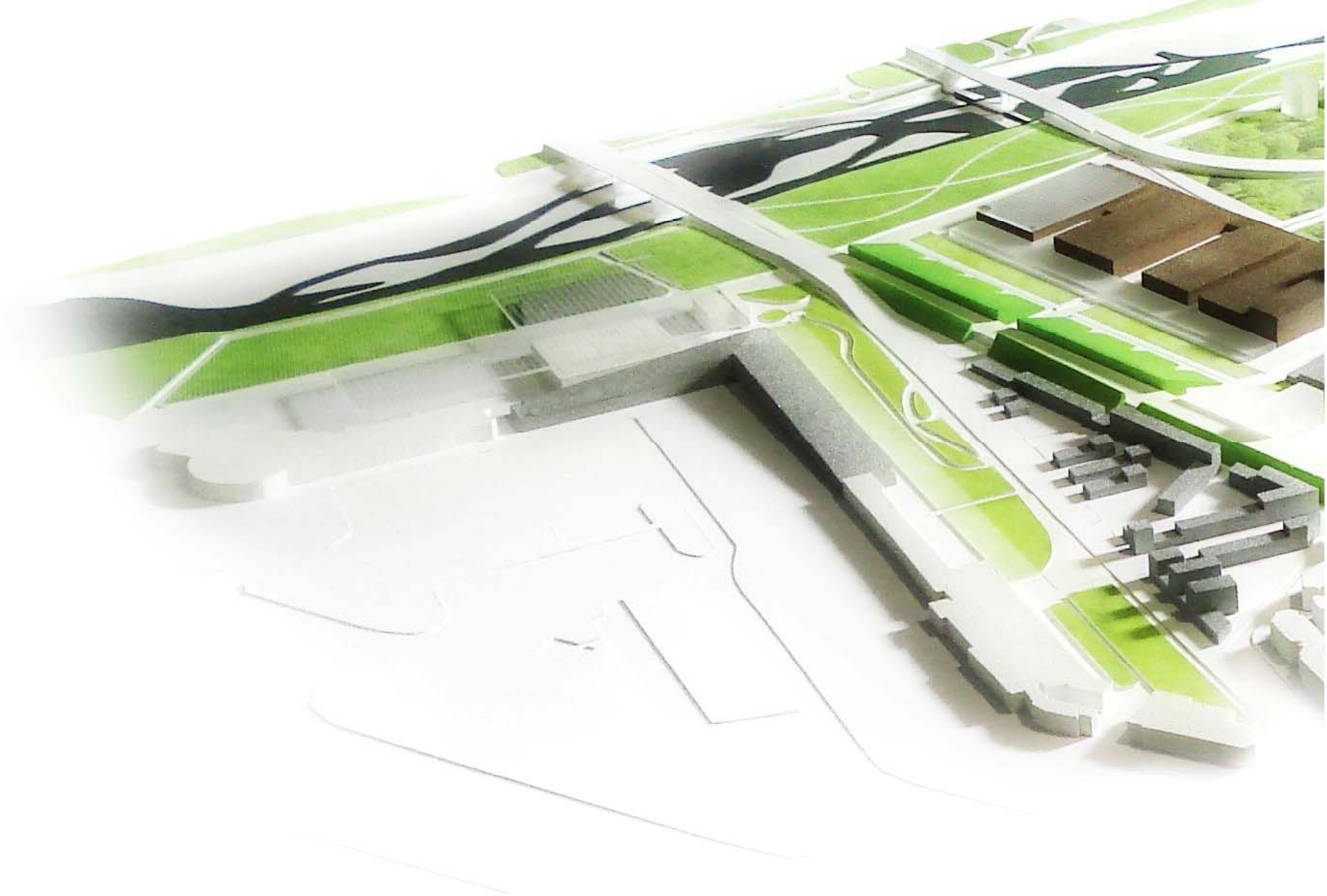








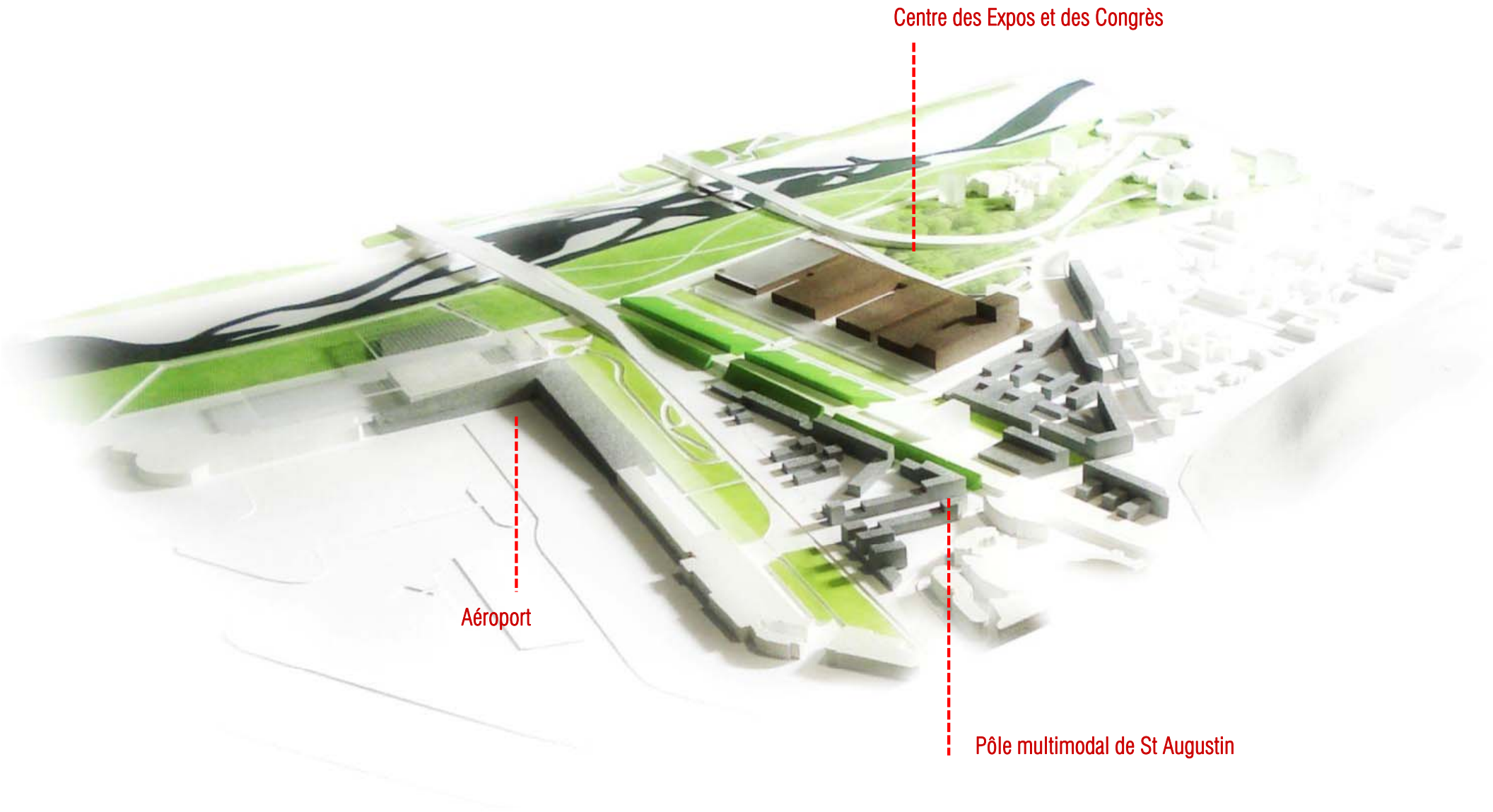
04_AEROPORT



04_ LE PALAIS DES EXPOSITIONS

_ LE PÔLE MULTIMODAL SAINT AUGUSTIN

04_LE BÂTI _Le pôle multimodal et le centre des congrès



04_LE BÂTI_Aéroport et palais des exposition et des Congrès

04_LE BOIS DE BOULOGNE

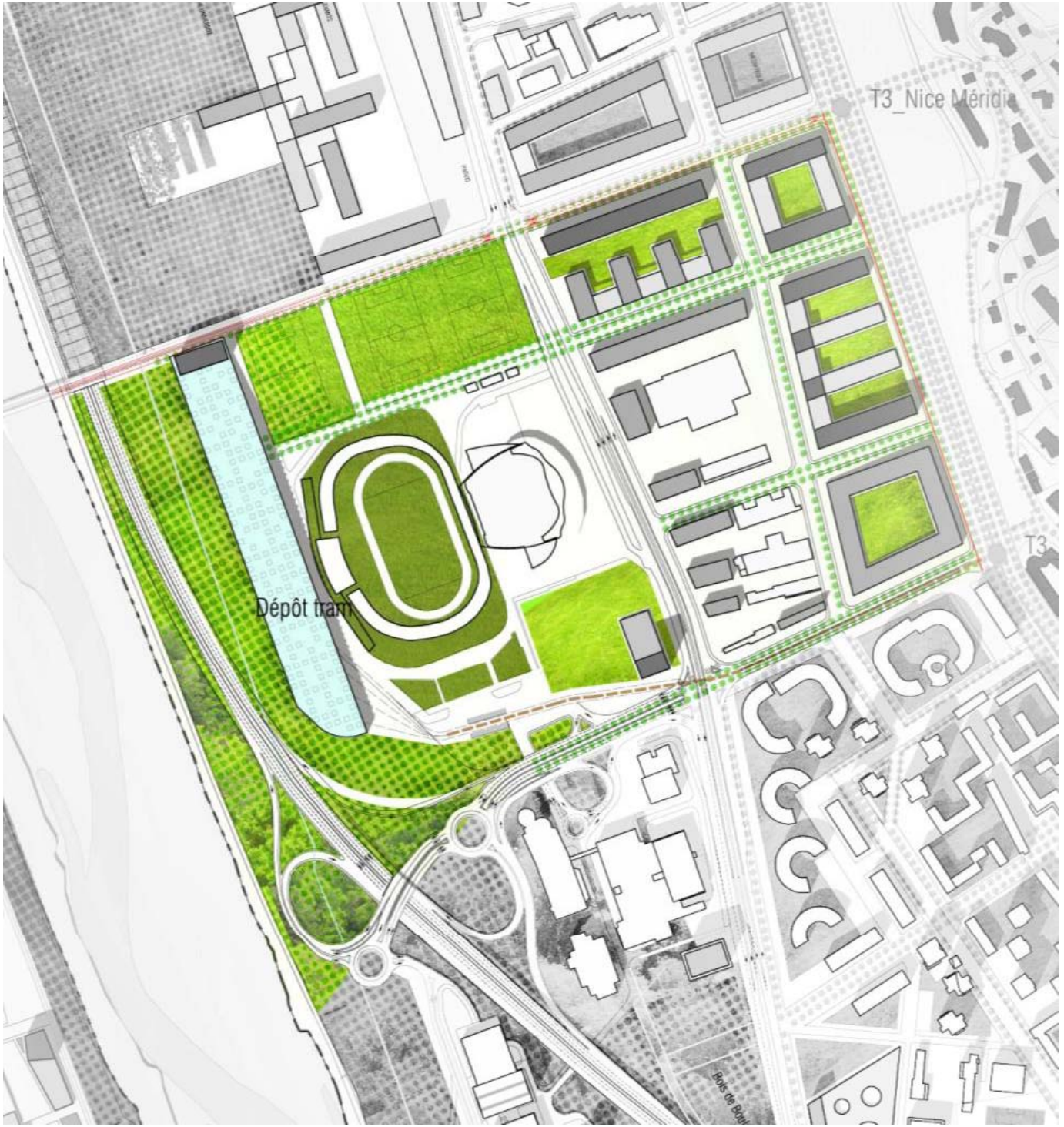
- DENSIFICATION DU CADAM
- NOUVELLE ENTRÉE DE VILLE

04_LE BOIS DE BOULOGNE

Nouvelle Entrée de ville

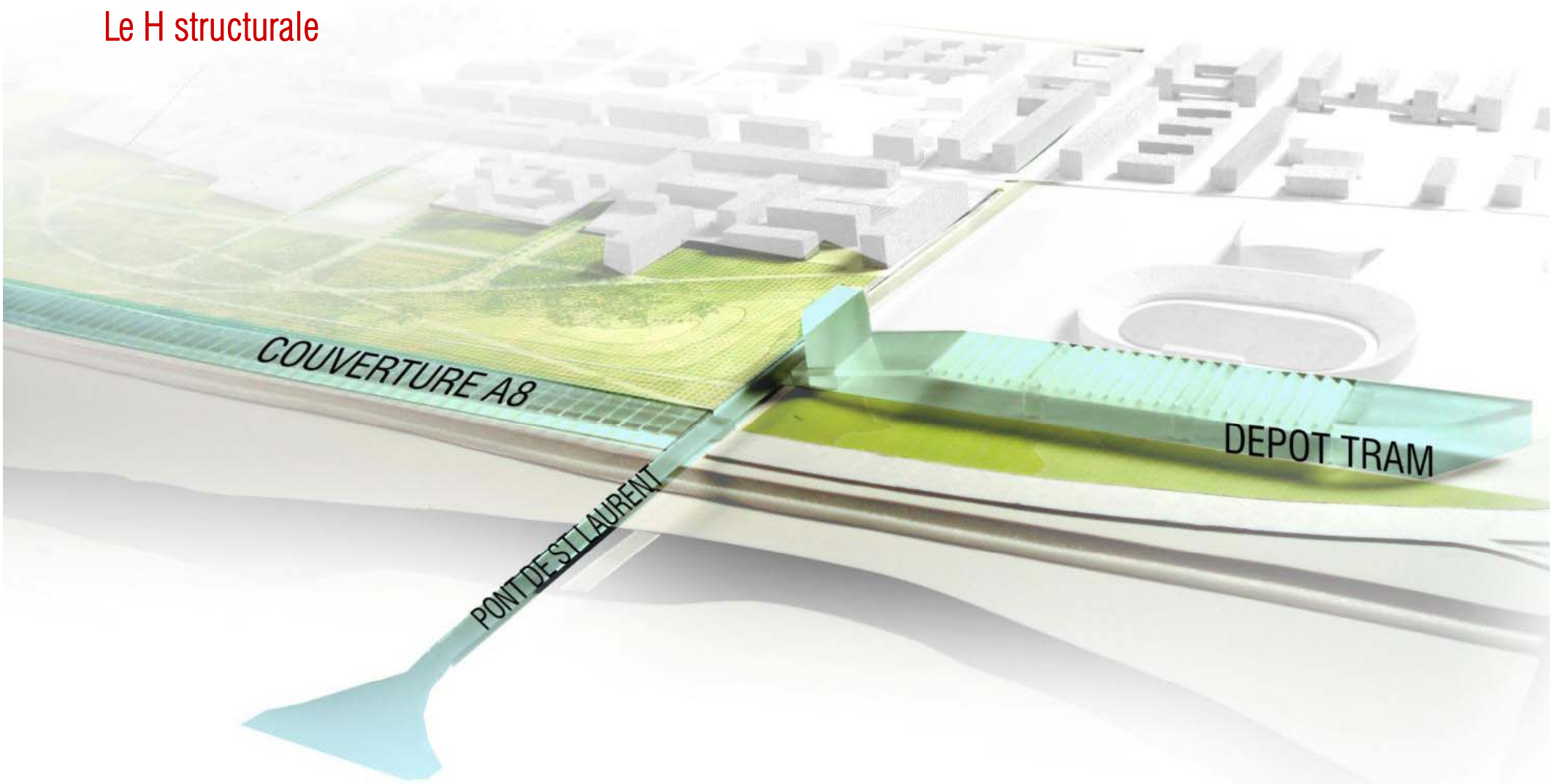
04_LE BÂTI

- NIKAÏA
- NICE MÉRIDIA
- H STRUCTUREL



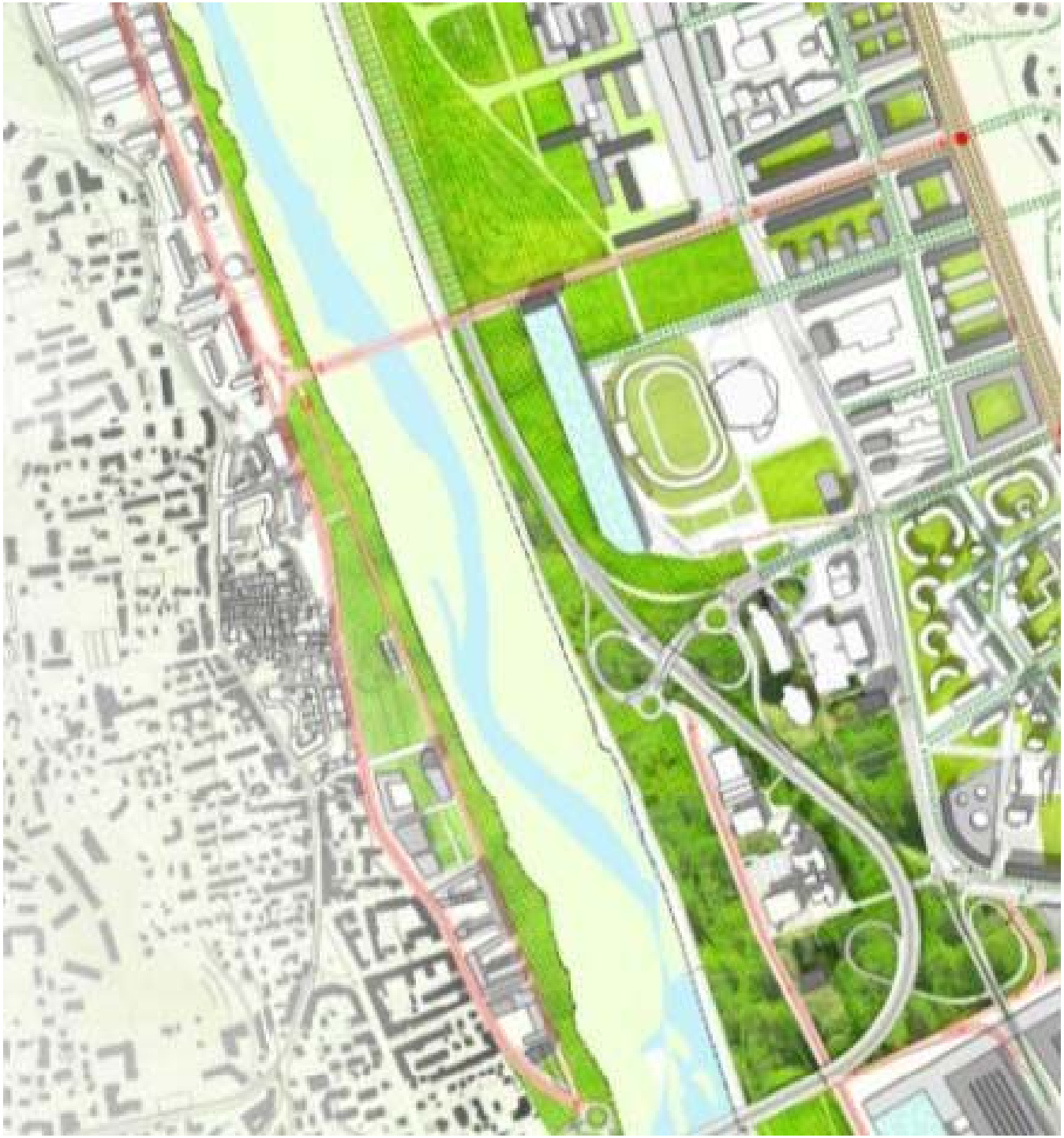
04_LE BÂTI

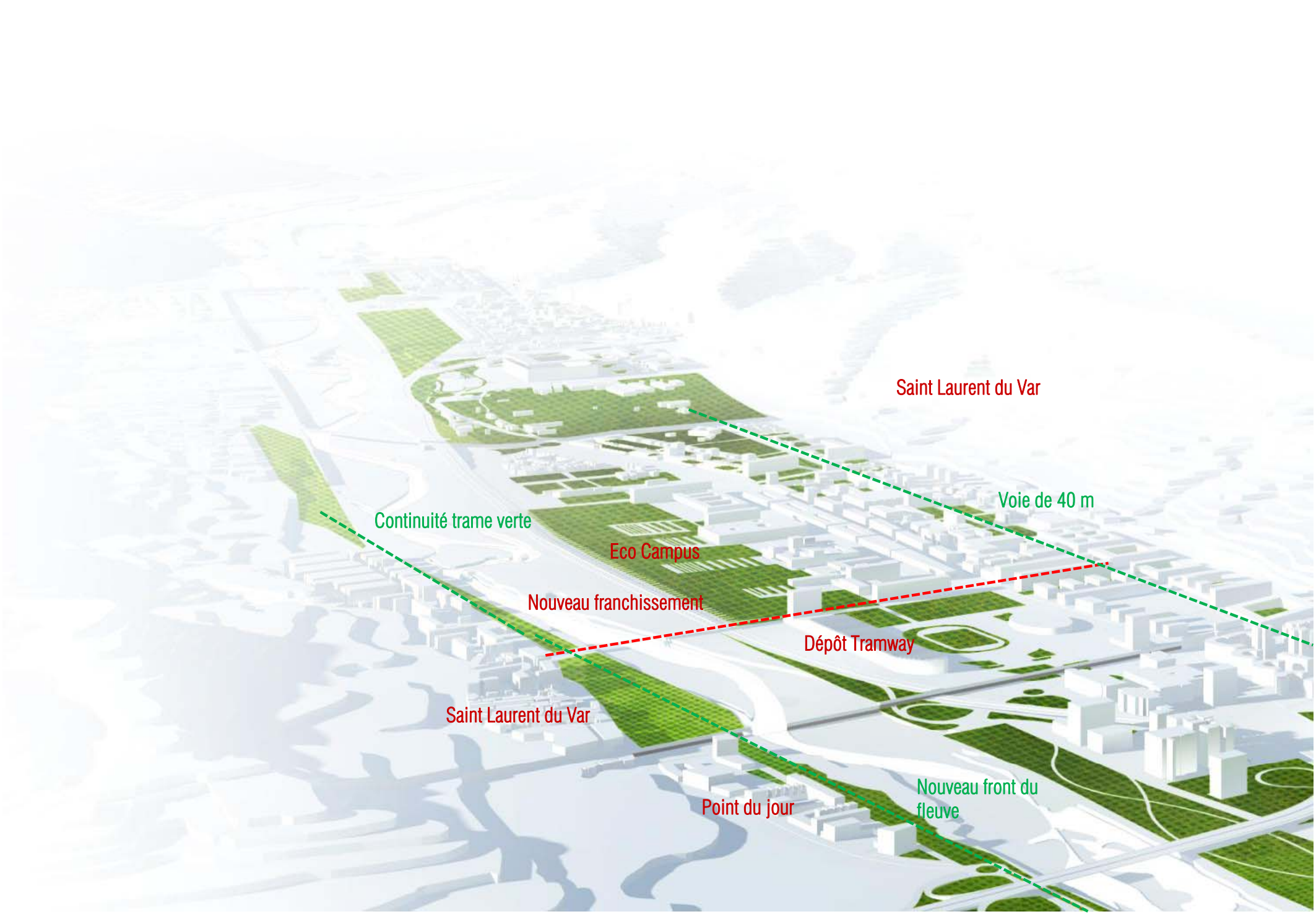
Le H structurale



04_LE BÂTI

Le H structurale



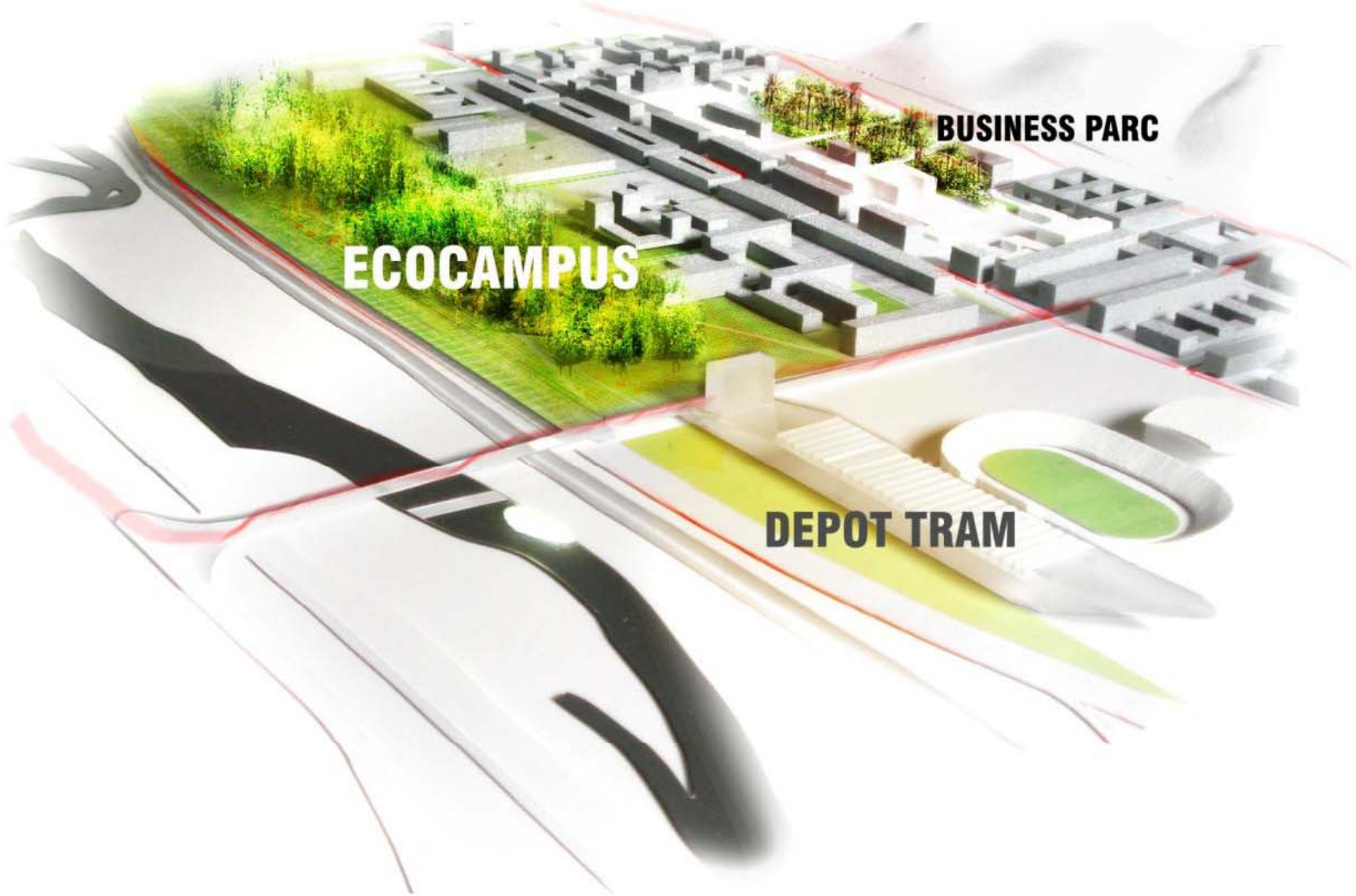

Saint Laurent du Var
Voie de 40 m
Continuité trame verte
Eco Campus
Nouveau franchissement
Dépôt Tramway
Saint Laurent du Var
Point du jour
Nouveau front du fleuve


VOIE DE SERVICE
PARC DE ST LAURENT

04_LE BÂTI

- ÉCOCAMPUS
- BUSINESS CENTER
- COUVERTURE DE L'A8
- PARC DE L'ÉCOCAMPUS

04_LE BÂTI _L'écocampus et le business center




LE GRAND STADE
L'ECO CAMPUS
ECO CAMPUS
DEPOT TRAM

04_LE BÂTI

- QUARTIER CAL DE SPAGNOL
- NOUVELLES ÉCOLES
- CITÉ DES SPORTS

04_LE BÂTI

04_LE BÂTI

-PÔLE MULTIMODAL DE LINGOSTIÈRE

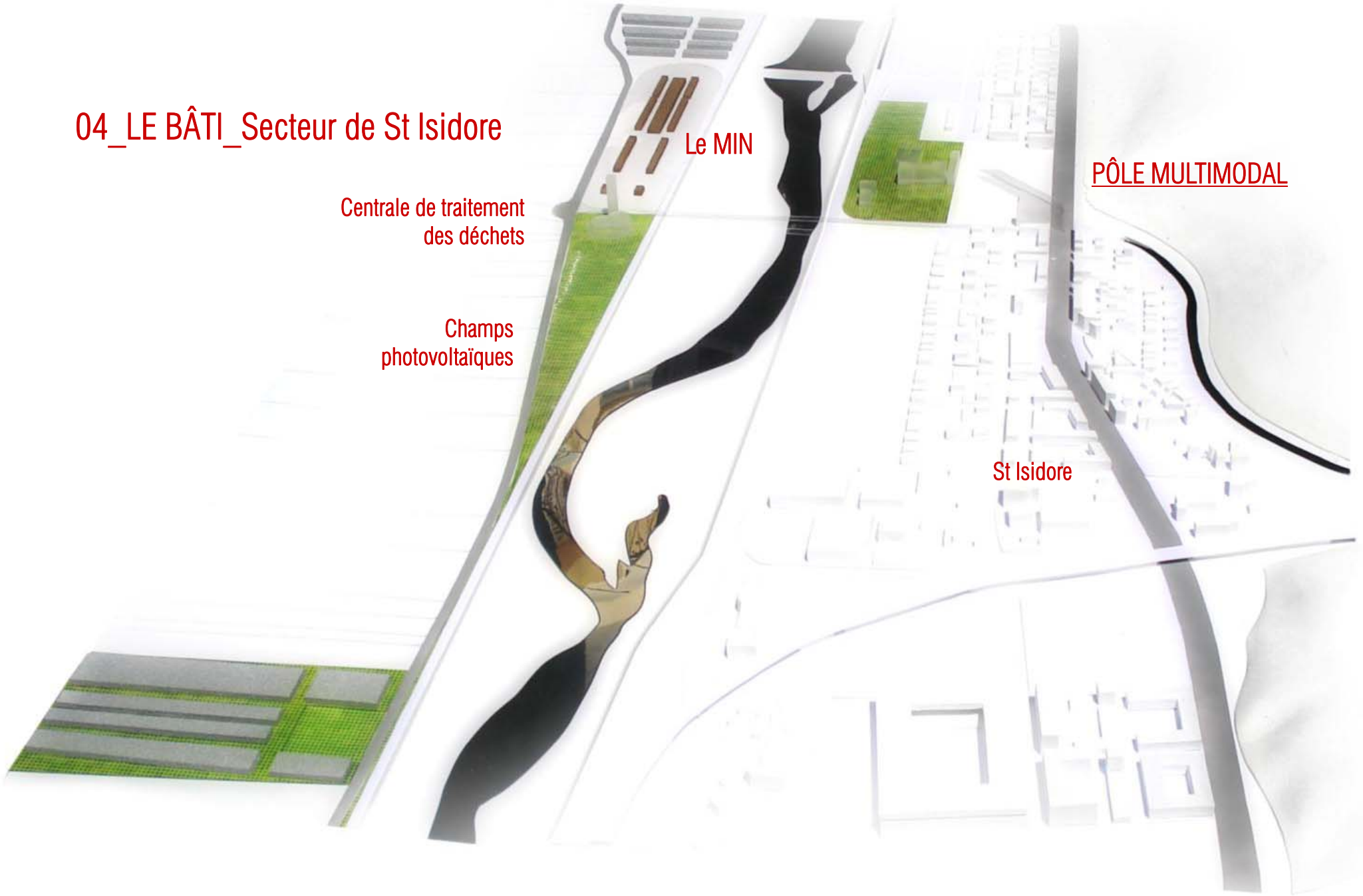
-MIN

-PARC CENTRAL

-N. QUARTIER DE ST ISIDORE

-N. QUARTIER DE LINGOSTIÈRE

04_LE BÂTI_Secteur de St Isidore



04_L'ENERGIE : ECO –QUARTIER DE SAIN T ISIDORE ET LINGOSTIERE

BILAN ENERGETIQUE DE L'ECO QUARTIER :

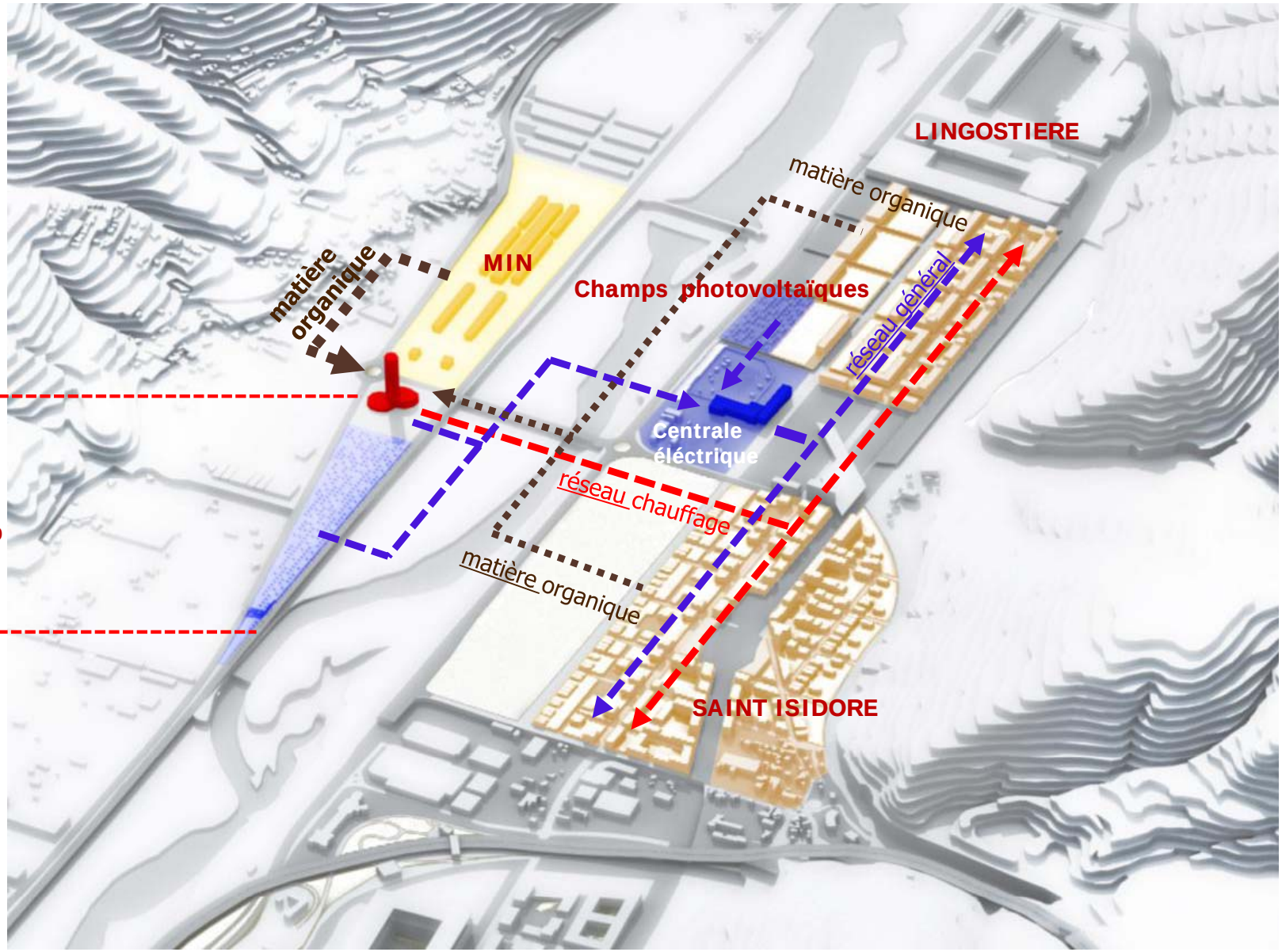
USINE DE COGÉNÉRATION

Traitement des déchets + biogaz :

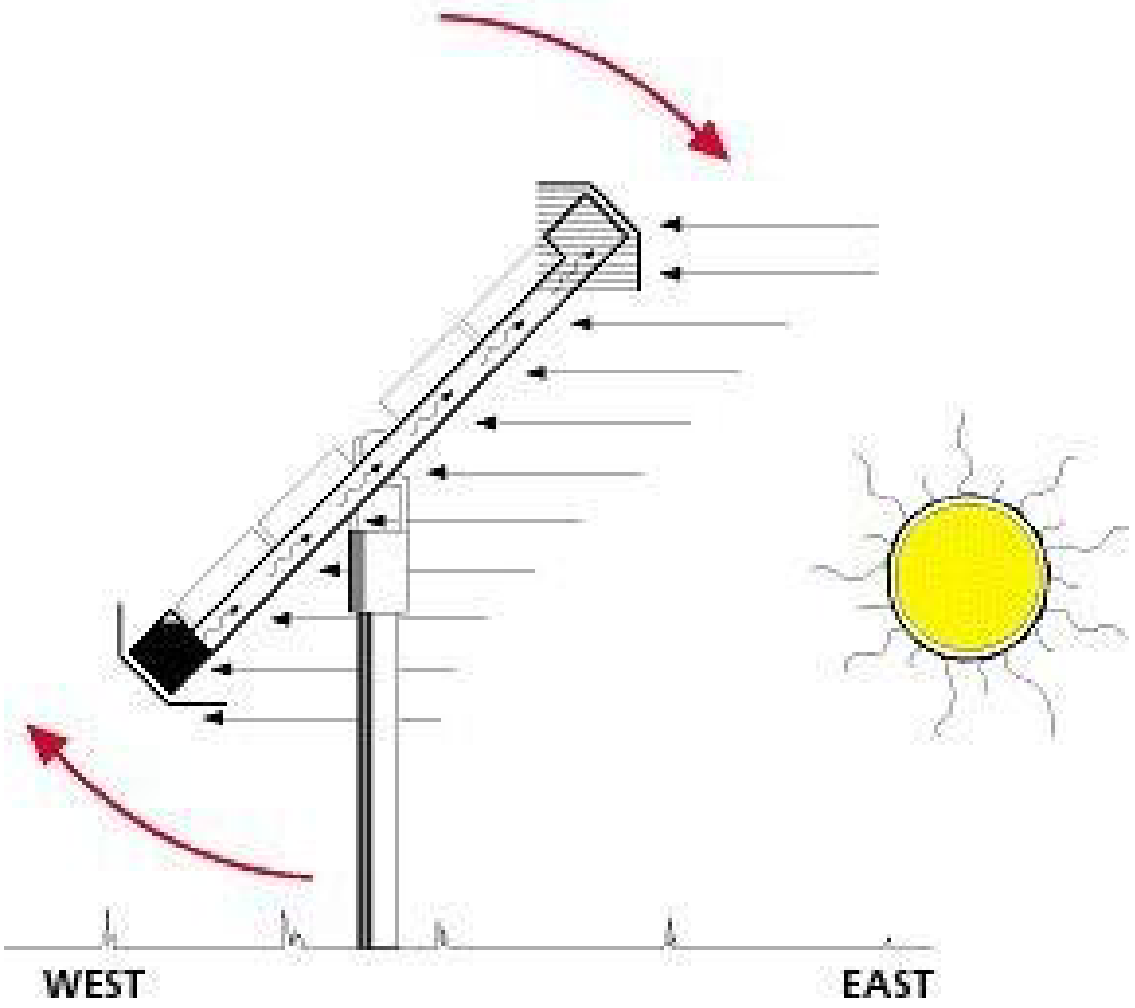
Énergie calorifique **15.160** MWh/año
Energie électrique **7.580** MWh/año

Champs photovoltaïques

Surface 59 ha
Puissance **20.6** MW
énergie **37 600** MWh/año



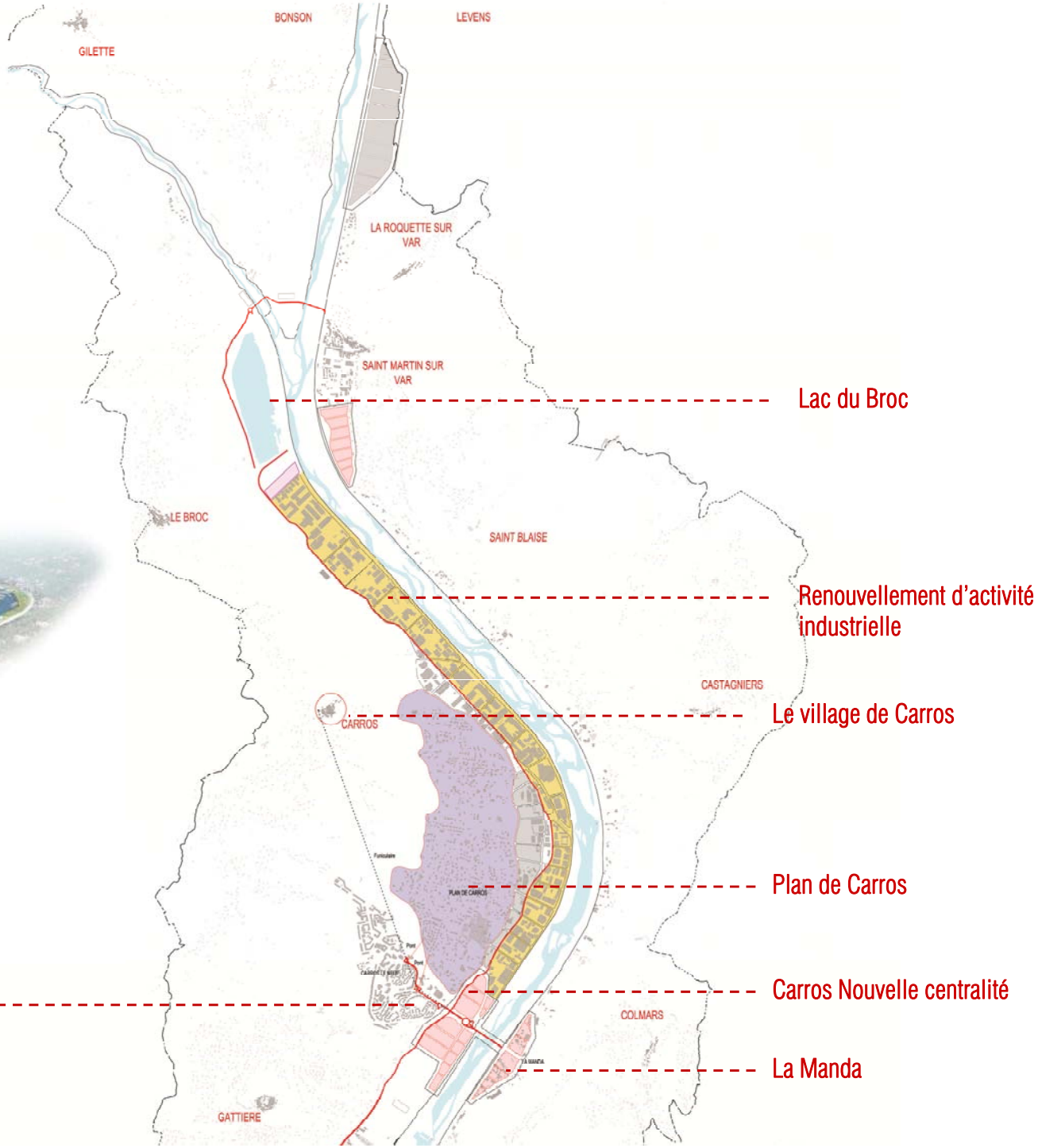
06_ÉNERGIE_Panneaux photovoltaïques – SOLAR TRACKER



04_LE BÂTI_Secteur de st isidore

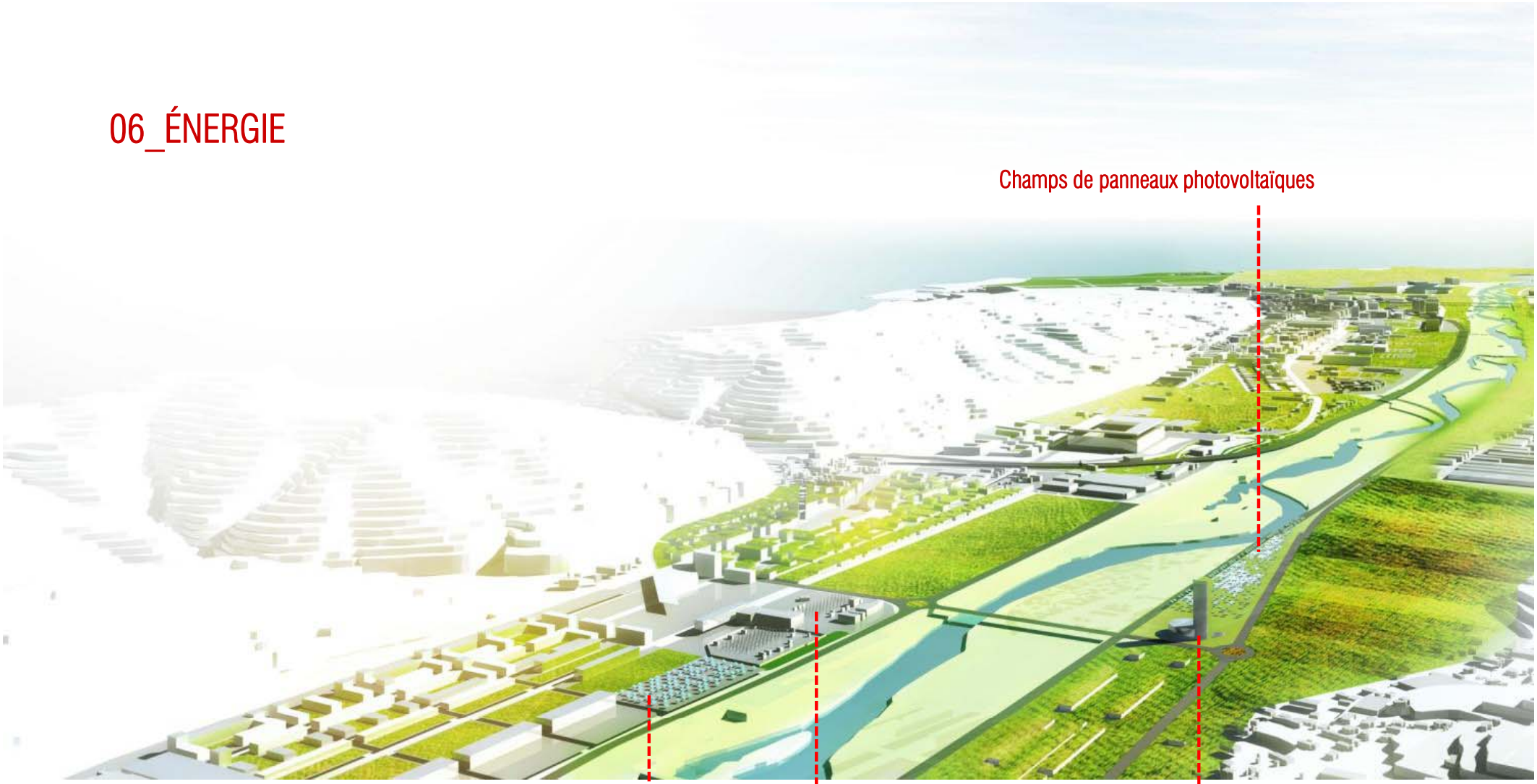
04_LE BÂTI

_CARROS




AVENUE DES PEUPLIERS
ZONE INDUSTRIELLE

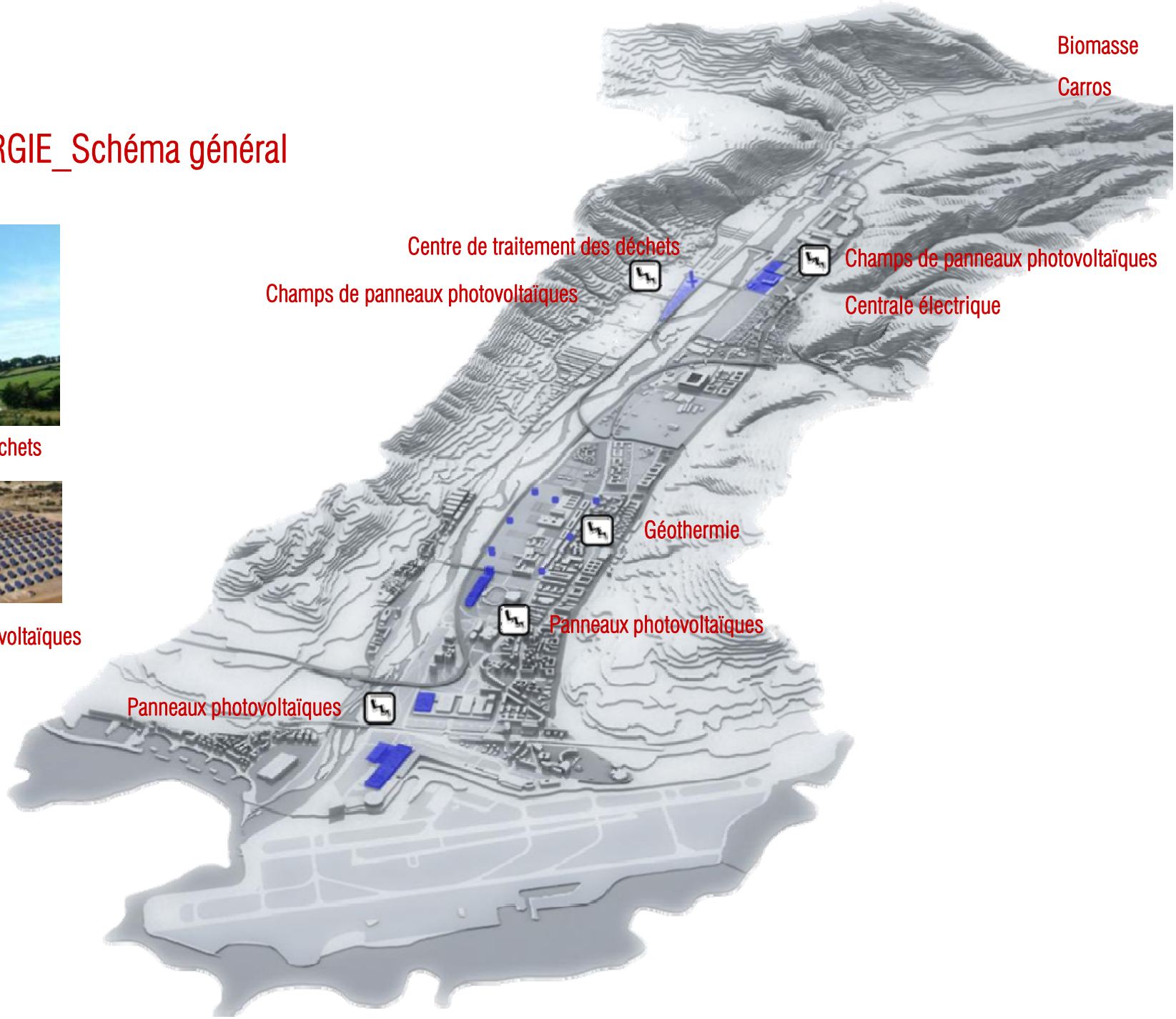
06_ÉNERGIE


Champs de panneaux photovoltaïques
Centrale électrique
Champs de panneaux photovoltaïques
Centre de traitement des déchets

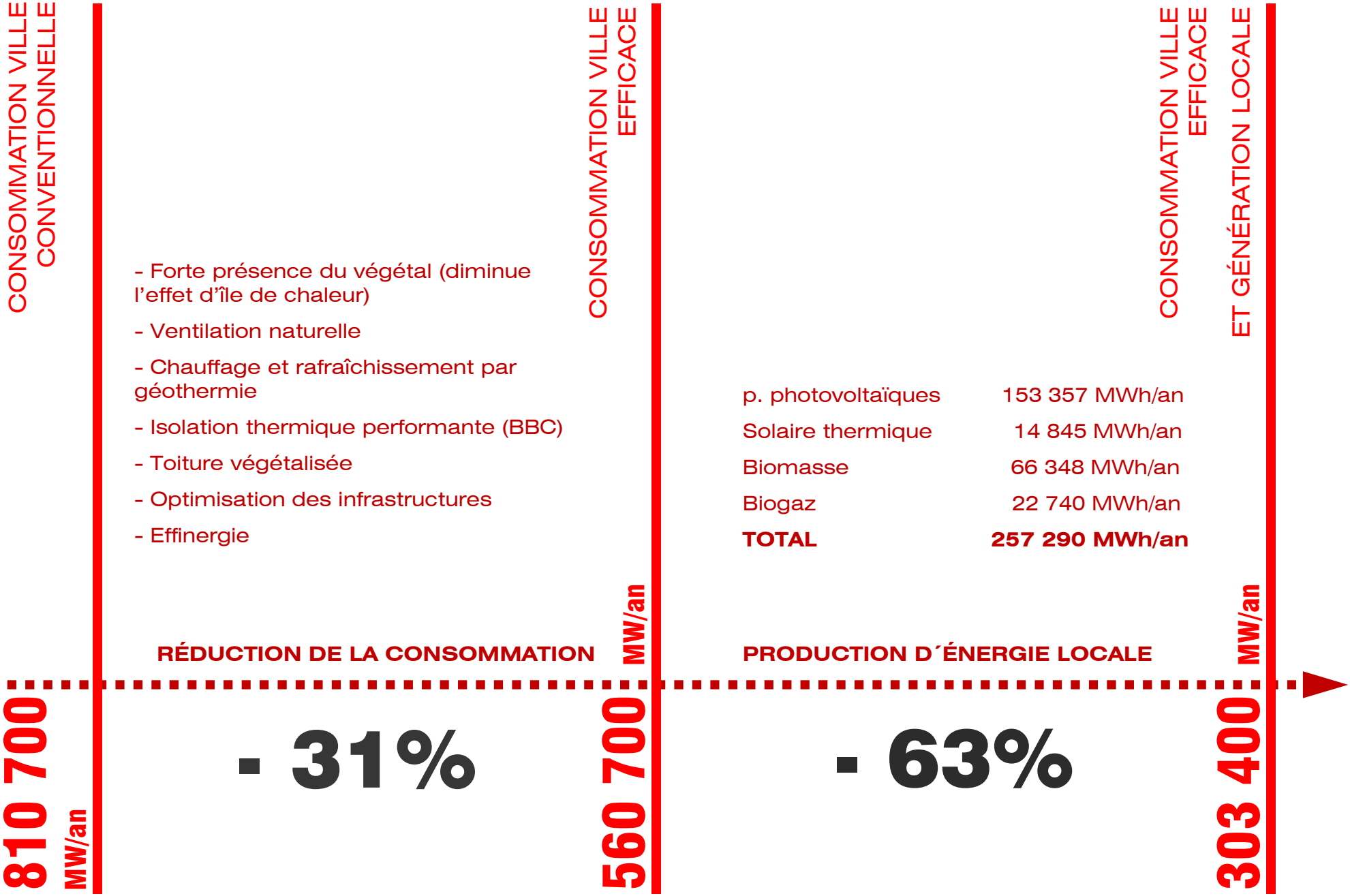
04_BÂTI ET ÉNERGIE_Schéma général

Centre de traitement des déchets

Champs de panneaux photovoltaïques

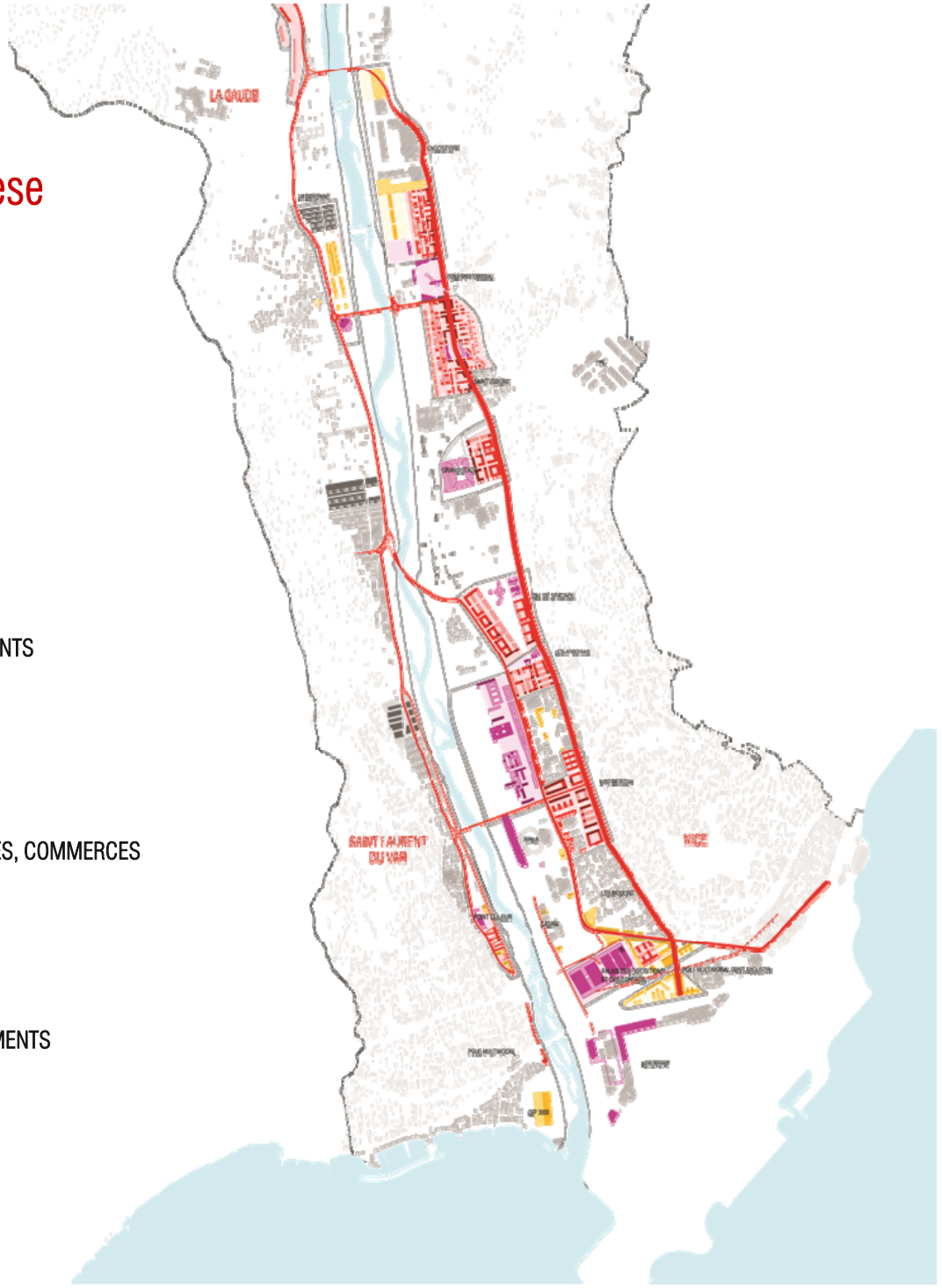


04_ÉNERGIE_Bilan énergétique de la Plaine du Var



04_LE BÂTI Synthèse

Partie Sud



- LOGEMENTS
  - R à R+2
  - R+2 à R+5
  - R+5 à +
- ACTIVITÉS, COMMERCES
  - R à R+2
  - R+2 à R+5
  - R+5 à +
- ÉQUIPEMENTS
  - R à R+2
  - R+2 à R+5
  - R+5 à +
- INDUSTRIE

4 CENTRALITÉS : UN SCENARIO POSSIBLE