



WOLF-WAGNER ECO-NEIGHBOURHOOD, MULHOUSE

- 227 AOS homes (Amélioration de la Qualité de Service; NB: in English, improving the quality of service) in the "Cité Wolf"
- 193 new social housing units (168 in the "Cité Wagner" and 25 in the Rue du Cygne)
- 450 m² of activity space
- 5 socio-educative facilities were created or renovated (e.g. local sports ground built in 2006), school, social center, center for infants and extracurricular activities, and a park
- Headquarters of the Mulhouse Habitat (social landlord) in the neighbourhood

A 20th CENTURY GARDEN CITY

The Wolf-Wagner neighbourhood comprises three major periods of Mulhouse social housing developments. Firstly, the "Cité Wolf", which was built between 1924 and 1928 to be a garden city with 228 homes. Secondly, the main part of the "Cité Wagner", which was built between 1956 and 1958, and was the first low rise social housing development in Mulhouse. These buildings embraced the era's trend for large-scale building complexes and soon experienced the same problems these brought about. The «EUROPAN 5» programme, which encouraged European-scale architectural initiatives, would reverse this trend with the theme: «New types of housing, travel and mobility.» The City of Mulhouse, Mulhouse Habitat (social landlord) and property owners started to think about the neighbourhood as a whole.

INNOVATIONS

► In 1999, these concepts were finally put into practice; general specifications were drawn up to serve as a frame of reference for the various contractors. The specifications focused on the need to limit energy consumption, notably by removing thermal bridges but also by vegetalising the site and applying eco-construction principles e.g. using environmentally-friendly materials. The Wolf-Wagner neighbourhood was now fully committed to becoming the Wolf-Wagner eco-neighbourhood.

- Redesigning the site
- Encouraging social diversity
- Sustainable development (considering construction materials, energy savings, conserving natural resources, habitability, the contribution of plants, journeys, etc.)
- Coherent construction
- Involving partners
- Involving residents

STAKEHOLDERS

► Contractor:

Mulhouse Habitat, City of Mulhouse, m2A

► European project management

Mulhouse Habitat, Wagner Project Management, Association Terres, ALME, CSC Wagner, Ecotherm, City of Mulhouse municipal departments, and local artists

► Partnerships:

ADEME, AURM, ANRU, Caisse des Dépôts, DDT, EDF, GDF, PUCA

► Architects:

Atelier Ott et Collin, AEA, DLRW, Dauber, Lynde et Jacotey

Project management in PRU mode (NB: urban renovation project) led by the City of Mulhouse

IMPLEMENTATION

- The City of Mulhouse and Mulhouse Habitat approached the concept of Sustainable Development by launching a competition for external partners: ADEME, the Agence Locale de la Maîtrise de l'Energie (ALME), EDF, GDF, PUCA and the Alsace Region based on an original methodology that aimed to develop synergies based on varied skills to create innovation potential.
- A commitment that covered all aspects of the operations and involved the residents
 - At each stage of the project, the residents were informed of developments and supported through any difficulties, notably during the construction phase.
 - "Imagine the Wagner neighbourhood as a garden": following the "Chantier enchanté" artistic project linked to the public consultation on the construction of the future Parc Wagner.

- Educational support was provided by a local liaison officer whose job was to present (to the residents) the new amenities and answer any environmental questions e.g. about condensing boilers, solar thermal collectors, etc.

- **2003:** renovation of 400 homes and demolition of 230 homes
- **2004-2005:** start of reconstruction of the north section of the "Cité Wagner"
- **2006:** completion of homes (54) and the Mulhouse Habitat headquarters
- **2007-2009:** 138 homes completed and start of last building programme of 30 homes
- **2009:** new local sports ground
- **2011:** completion of the eco-neighbourhood's last homes
- **2013:** completion of CSC Wagner

RESULTS

/// Environmental specifications:

- An accessible, car-free neighbourhood: Multi-storey parking to isolate cars and limit noise pollution
- New types of homes fit for a 20th century garden city: Details: modular homes that meet differing family requirements
- The warmth of wood and high quality services
- Joint requirements for Contractors' operations

/// Key amenities for the neighbourhood

- Centre for infants and extracurricular activities (a low energy consumption construction)
- A new local sports ground
- A new 12.000m² centrally-located park to be enjoyed by residents of all ages integrating innovative facilities symbolic of a sustainable garden city: collecting rain water
- A new social centre (a low energy consumption construction) showcasing bold architectural choices; the Wagner socio-cultural centre is one of the new Wagner neighbourhood's symbols

→ **2011:** Winner of the 2nd call for projects for eco-neighbourhoods (urban redevelopment category)

→ **2013:** Obtaining the national «Eco-neighbourhood» label

“ Happy residents in the neighbourhood; 5 years after completion, the vast majority of the tenants say how happy they are to live in the country in the city ”

(Excerpt from the L'Alsace newspaper dated 19.08.2016)

FINANCIAL ASPECT OF THE OPERATION

/// Increased space for activities

/// Integrating social diversity clauses into the project

/// Creating an employment hub in partnership with the Region's Job Centre in order to create ties with the project's contractors

→ Overall Wagner Urban Regeneration Plan budget: 32 million Euros

