

BUSINESS CASE

Pilot study



Pôle Intergénérationnel de Nice Méridia

Date: 01 December 2020



Photo credits: BABIN+RENAUD Architectes

Pilot identification

Organisation: **CCAS de Nice**
City: **Nice**
Country: **France**

Current phase: **Not in use yet**
Surface: **13 532 sqm**

Pilot overview

General presentation

The cross-generation center ("Pôle intergénérationnel") is located in the heart of Meridia, the newest sustainable eco-district located in the west of Nice on the French Riviera. Nice Méridia is emblematic of tomorrow's cities – it is a project that relies on the concept of an urban technopolis which places research and development at the heart of its urban area. Synchronously respectful of the environment, economically fruitful, innovative in its use of the latest technologies, Nice Méridia is a technopolis that knows how to harness the full potential of an urban setting.

The overall cross-generation complex includes the creation of schools, a crèche, and a welcome and hosting center for older persons. The programme has a high ambition level in terms of innovation and services. The Homes4Life evaluation was implemented on the Independent Residence (Résidence Autonomie - apartments complex for 44 individuals) and on the Nursing Home for 125 individuals.

Project team

CCAS (Centre Communal d'Action Sociale) de Nice ; City of Nice ; BABIN+RENAUD Architectes

Homes4Life

EUROPEAN CERTIFICATION FOR AGEING IN PLACE



Homes4Life is a project which received funding from the European Union's Horizon 2020 research and innovation programme under grant agreement N° 826295.



Key highlights

Age-friendliness approach

Harmoniously combining structures for early childhood, school classes and accommodation for the elderly, the Nice Méridia project is intended to be a real coherent intergenerational facility. Built on the remains of a former industrial site, the project is based on a rational organisation that structures the relationships between each function of the infrastructure and their urban context.

The project affirms a new way of thinking about the city and the relations between its inhabitants. The architecture is contemporary and generous, imbued with both the visionary and deeply human character of the project. The superposition of different programs gives the overall infrastructure a small land footprint compared to scattered infrastructure with similar functions. An example of a committed approach to sustainable urban development, based on the principles of density and diversity.



PHYSICAL

The site implements innovative technologies to enhance personal safety and health monitoring: this includes for instance a dedicated telemedicine consultation room equipped with connected health sensors. In addition, rooms and apartments of both the nursing home & residence autonomie are equipped with fall detection systems and spatial motion detectors.



ECONOMIC

In parallel of its approach on age-friendliness, the complex also implements a holistic environmental efficiency and sustainability approach, in particular to ensure summer comfort and to minimise air-conditioning demand. It follows the guidelines of the local Eco-Valley reference framework which targets an outstanding environmental quality.



PERSONAL

In both the residence autonomie and the nursing home, plenty of opportunities are offered for personalisation of spaces and for social gathering with other people. There is an easy connection to the immediate environment and neighbourhood thanks to the latest tramway line.



SOCIAL

As reflected in its name (i.e. 'cross-generation'), the complex includes several common areas and spaces such as workshops, media centres, restaurants, outdoor terraces and even a vegetable garden on the rooftop of the childcare centre which will allow all generations to live and spend time together.



OUTDOOR ACCESS

Meridia is an urban technopolis which combines specific advantages of science parks (R&D, higher education, cross-fertilisation) with benefits of a dense urban location: diversity of its functionality (housing, local businesses, services), public transport, reduction of daily commutes, vitality outside of office hours, proximity and quality of the offer in sports, animation, and cultural venues.



For this programme, we developed a comprehensive and thorough approach to security which includes various major risks and crisis scenarios" | Philippe Almot, Directeur des Nouvelles Technologies, Logistique et Soutien aux Populations, CCAS de Nice

Implementing the Homes4Life evaluation framework is a way for us to benchmark our efforts at the European level" | Géraldine Diaz, Directrice de la Vie Sociale et de l'Autonomie, CCAS de Nice