

# Malley-Gare

Fact sheet  
drawn up on 25 September 2015

More information  
[www.2000watt.ch/malley-gare](http://www.2000watt.ch/malley-gare)

Artist's conception of the future Malley-Gare neighbourhood. Credit: CFF SA – FHY Architectes-urbanistes



## Malley comes alive

The Malley-Gare site, south of the new RER train station at Prilly-Malley, straddles the municipalities of Prilly and Renens. This is the first part of the future Malley sector, the new face of which is being unveiled as meeting the most stringent sustainable development criteria. An industrial wasteland, the site will be transformed into a genuine city neighbourhood, the new Lausanne West entry point, as announced in the “Malley comes alive” information campaign in 2011. That it would be developed in line with the 2000-Watt Society was evident from the outset, in 2007, when the Master Blueprint for Malley (or SDIM in French) was drawn up with a view to enhancing the site's existing assets.

The energy concept underpinning the Malley-Gare neighbourhood plan is 100% in line with all three dimensions of the SIA 2040 technical specifications: mobility, construction and operation. It was conceived by the City of Lausanne (which owns some of the land) at the

request of the main landowner, CFF SA (the Swiss railroads), to which Lausanne will eventually cede ownership of its land. CFF SA is already associated with the “2000-Watt Site” approach, at another site awarded the 2000-Watt Society label, in Luzern (Village Luzern Rösslimatt).

The Malley-Gare project is being built in the context of a sustainable land development plan at various levels, not just in terms of energy (the Lausanne-Morges Metropolitan Plan (PALM), the Master Blueprint for Lausanne West (SDOL), the SDIM), and brings together cantonal and communal agencies. In time, the sector's new infrastructure will offer highly attractive possibilities for sustainable mobility (m1 underground, CFF station, the future tram t1, better bus service).

## Acting for sustainable development



Guillaume Dekkil  
CFF Real Estate Development,  
Lausanne

“ The Swiss railways, the CFF, have made sustainable development a pillar of their strategy. Under the mandate conferred by the federal authorities, the CFF enhance the properties they own by developing real estate projects. Often ideally situated, these projects nevertheless face a number of challenges, such as the integration of sustainable mobility possibilities, decontamination, density and architectural quality. The CFF set particularly high targets for the environmental quality of their constructions, since they use the DGNB (German Sustainable

Building Council) label. For the Malley project, the CFF are pleased to observe that their efforts to date have resulted in “2000-Watt Site” certification. This is not just a form of recognition, it is above all the guarantee that high standards will apply in the project's next stages.

While taking care to ensure that the profitability targets set by the federal authorities are met, the CFF attach particular importance to giving sustainable development a central spot in the development of their projects.



## Facts and figures

**SITE**  
Malley-Gare

**MUNICIPALITIES**  
Prilly and Renens

**CANTON**  
Vaud

**AREA**  
1,6 ha

**WEBSITE**  
[www.ouest-lausannois.ch](http://www.ouest-lausannois.ch)  
[www.cff.ch/groupe/immobilier.html](http://www.cff.ch/groupe/immobilier.html)

**TYPE OF USE**  
Housing, shops, offices

**ENERGY STANDARD**  
Minergie P, DGNB

**HEATING**  
Geothermal piles and CAD-OUEST (gas, HWIP)

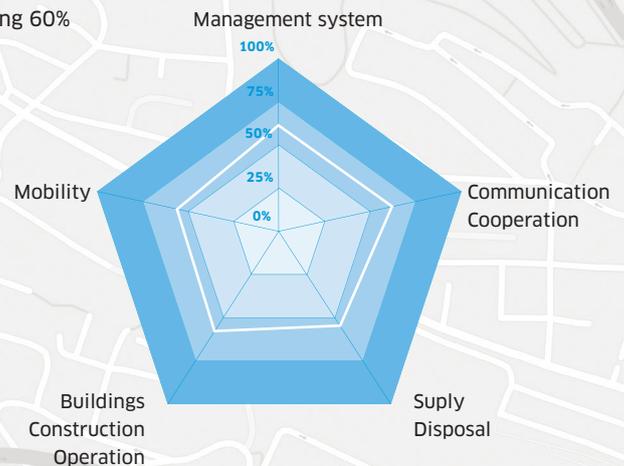
**COOLING**  
geocooling, certified green energy air conditioning

**ELECTRICITY**  
certified green power

## Results taken from the 2000-Watt catalogue of criteria

The spider chart shows the percentage of the Malley-Gare site's potential that is being exploited. To earn 2000-Watt certification, a site must exploit at least 50% of its potential.

The Malley-Gare site was exploiting 60% of its potential in 2015.



## Malley-Gare

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## Highlights

- Robust pre-existing public-private steering committee established by the SDOL, a positive point when it comes to developing sustainable urban projects.
- Existing communication/cooperation arrangements supported by the SDOL and bringing together institutional and private partners; project information widely disseminated via the Internet and public events.
- Supply system based on the partially renewable CAD-OUEST heating network.
- Ambitious energy concept promoting SIA 2040/Minergie P (or equivalent).
- A considered parking objective (340 spots for cars, 700 bicycles), an urban context that is highly conducive for the development of public transportation and soft mobility.

## Project stages

- Starting in 2007, neighbourhood-wide consultations on how to transform this vast wasteland into a sustainable urban sector.
- Signing of the SDIM and of a framework agreement between the municipalities and the owners in 2012.
- Opening of the CFF stop at Prilly-Malley in 2012.
- Neighbourhood plan submitted for public approval in 2015.
- The construction of 2 buildings (62 and 76 metres), to serve as urban landmarks, will free up the ground area needed to create good-quality public areas.
- About 200 dwellings and 32,000 sq.m. of office space and premises for restaurants and shops to be built by 2021.

## What does the '2,000-Watt Site' certificate represent?

Certificates for '2,000-Watt Sites' are awarded to housing developments that use resources sustainably in the construction, operation and renovation of their buildings, and in the traffic they generate.

The Swiss Federal Office of Energy (SFOE) and the 'Energienstadt' association award this certificate in two stages, the first being for 'Sites under development'. The next stage is reached when construction has progressed to the point that at least half of the total living space is in use. The development is then considered a 'Site in operation' and can apply

for a new '2,000-Watt Site' certificate. Actual operating values are then measured to determine whether the Site fulfils the necessary criteria for certification. This certification was developed as part of the SwissEnergy programme, with which the SFOE promotes national energy policy implementation, specifically in the areas of energy efficiency and renewable energy. Through a sub-programme called SwissEnergy for municipalities, the SFOE systematically supports projects on a communal level.



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