

PLANNING IN PARIS

TEN Group
Paris Study Tour
27, 28 September 2012



TEN is a small group of primarily senior local government officers in London who have met regularly over eight years to share ideas and exchange knowledge on how to achieve urban renaissance. Using the principle of looking and learning they visit pioneering projects to draw out lessons that can be applied in their own authorities.

Who are TEN Group?





The bragging list

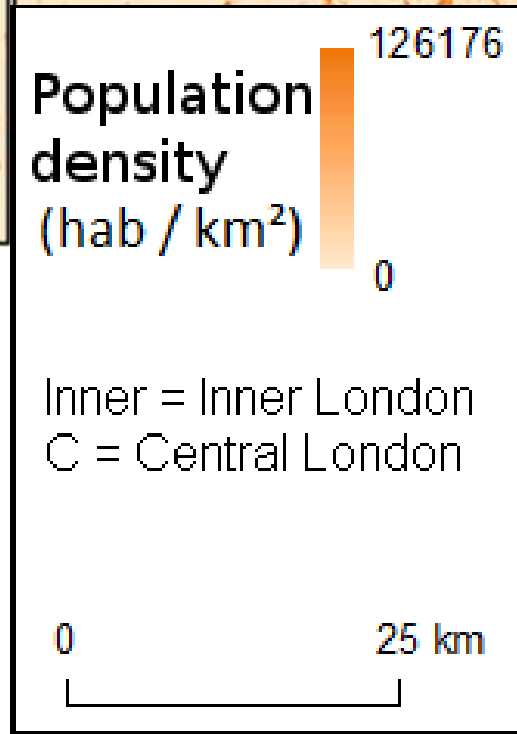
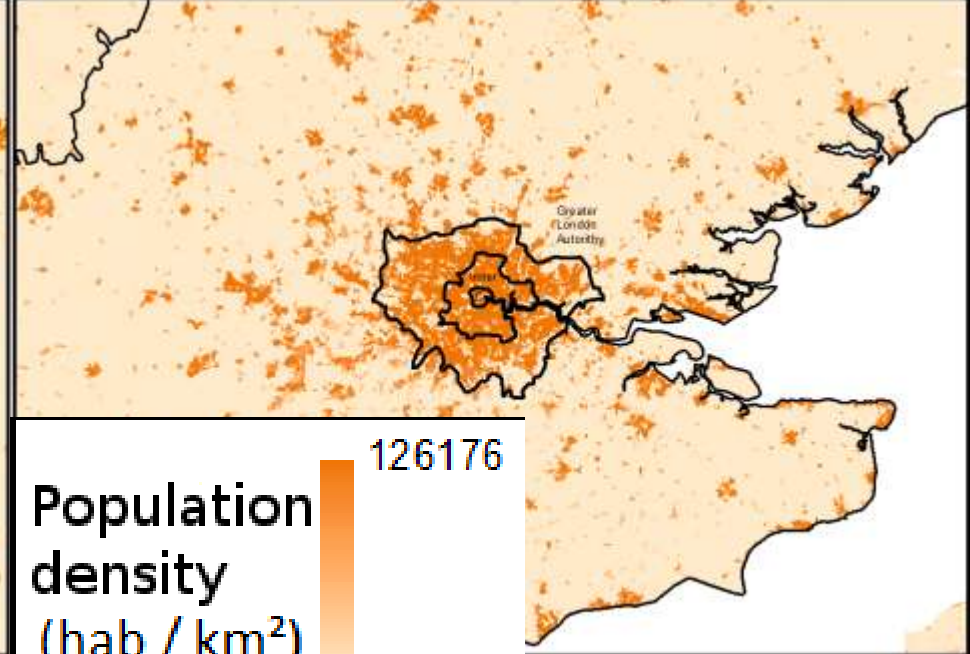
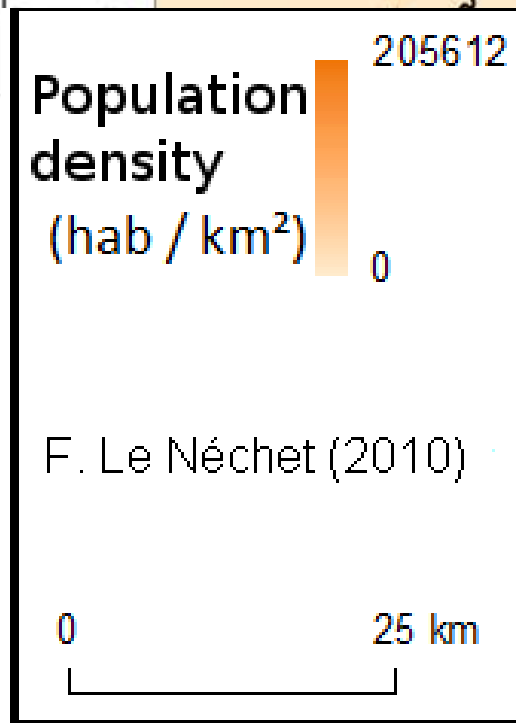
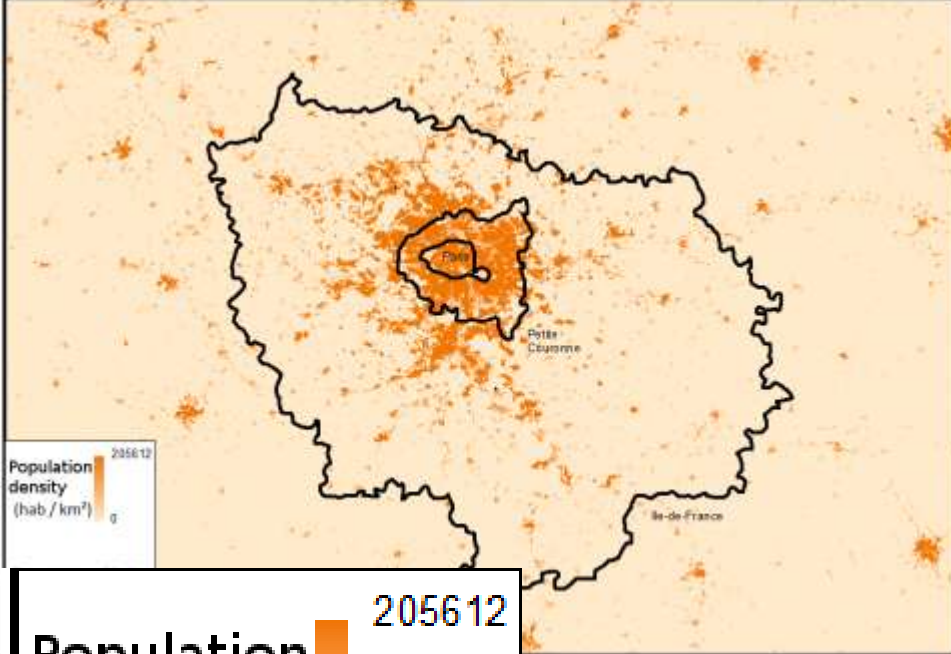
	London	Paris
Population under mayor's remit, m	7.4	2.3
Prime office rent, € per sq m per year	2,277	1,035
Number of top ten world football clubs by revenue, 2006-07	2	0
Number of 3-starred restaurants, 2008	1	9
Average speed of traffic in central city, kmph	12.9	15.9
Price of single zone 1-2 metro ticket, €	peak: 8.24 peak: 6.28	1.50 1.50
Number of world's top 20 tourist attractions	1	5

Sources: National statistical offices; Thomson Datastream; Cushman & Wakefield; Deloitte; Michelin; Transport for London; Forbes Traveller

www.economist.com/node/10849106, 2008 Stats

Paris (Ile de France) and Greater London have similar populations and problems

Why visit Paris?



The centre of Paris is much denser than London,
which calls for careful renewal

Why visit Paris?



Students riot, Paris, 1968



Paris 2005



London, 2011

Why visit Paris?

ORDRE DE DEMI-UR
N° : 075 013 64 V 0016
DELIVRE LE : 26/05/2004
RESEAU LAURE
SCI RESAC
ADRESSE DE LA DEMANDE
81, rue du Chevalier
75015 PARIS
NATURE DES TRAVAUX
RELEVÉ DES BORDERS DE PAVÉ
RUE DU CHEVALIER
75015 PARIS

81

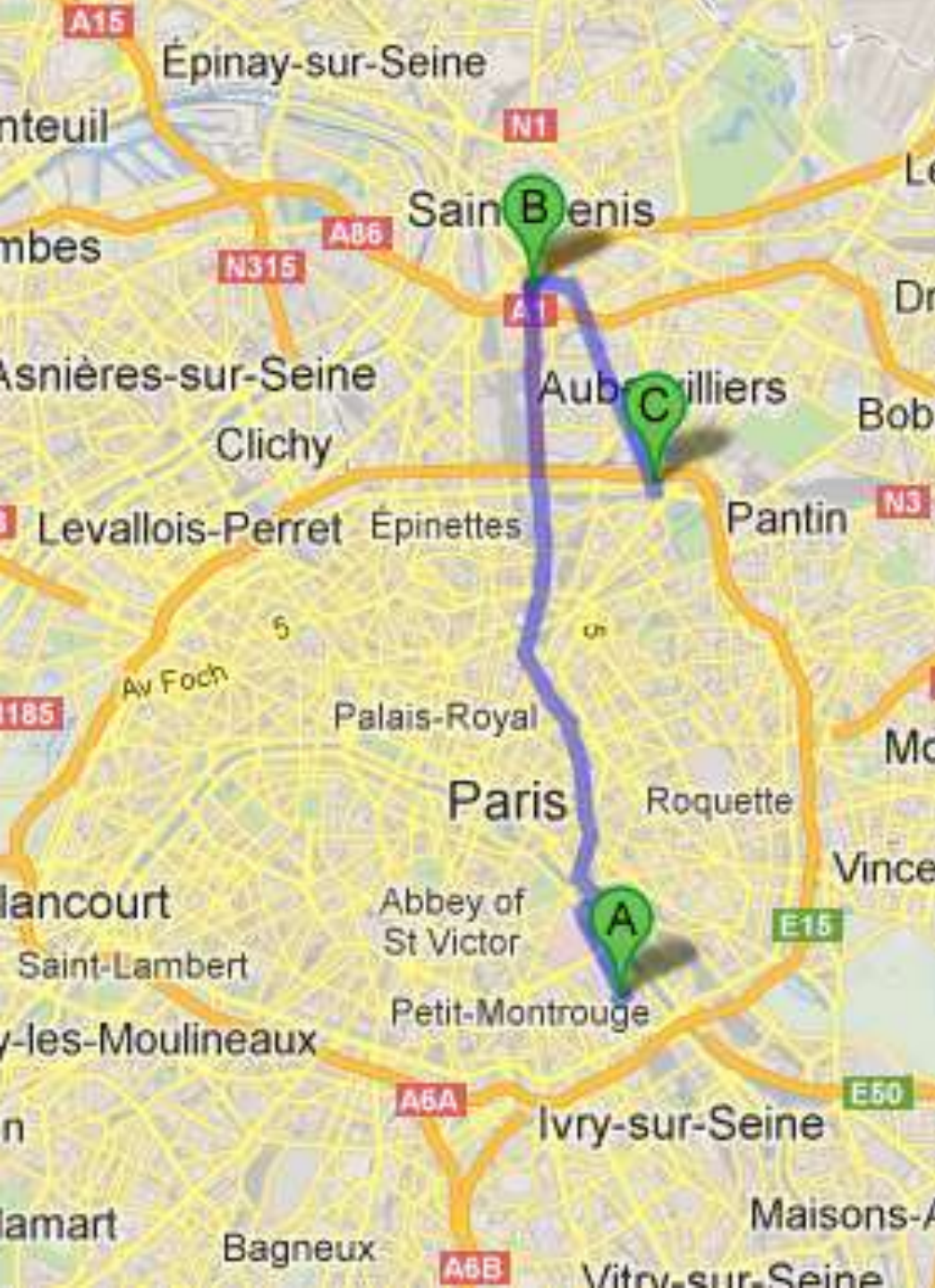
HOMMAGE
A LA REVOLUTION
TUNISIENNE

SORTIE
DE
VOITURES
DÉFENSE
DE
STATIONNER

A black and white photograph of a Parisian street scene. A large, ornate building with multiple stories and balconies is the central focus. The building has a classic architectural style with many windows and decorative elements. In the foreground, there are trees with leaves, some of which are slightly out of focus. The street is visible at the bottom, with a few cars and pedestrians. The overall atmosphere is quiet and urban.

IN SUMMARY

WHERE WE WENT



A. Paris Rive Gauche

B. Le Plaine St Denis

C. Zac Claude Bernard

Also on the way...

Pavillion d l'Arsenal

Viaduc des le Artes



Paris has a stronger tradition of strategic planning

Pavillon d l'Arsenal



Paris Rive Gauche



Viaduc des le Artes



François Régis Cypriani
Plaine Commune



Thierry Bruhat
Consultant



INSTITUT
D'AMÉNAGEMENT
ET D'URBANISME

ÎLE-DE-FRANCE

Paul Lecroart
IAU



Giles du Mont-Marin
SEMAPA

Meeting local professionals





Le Plaine St Denis



BNP PARIBAS

Paola Lecinq and the team at
BNP Paribas



Emmanuel Coudert
Jacques Ferrier Architects

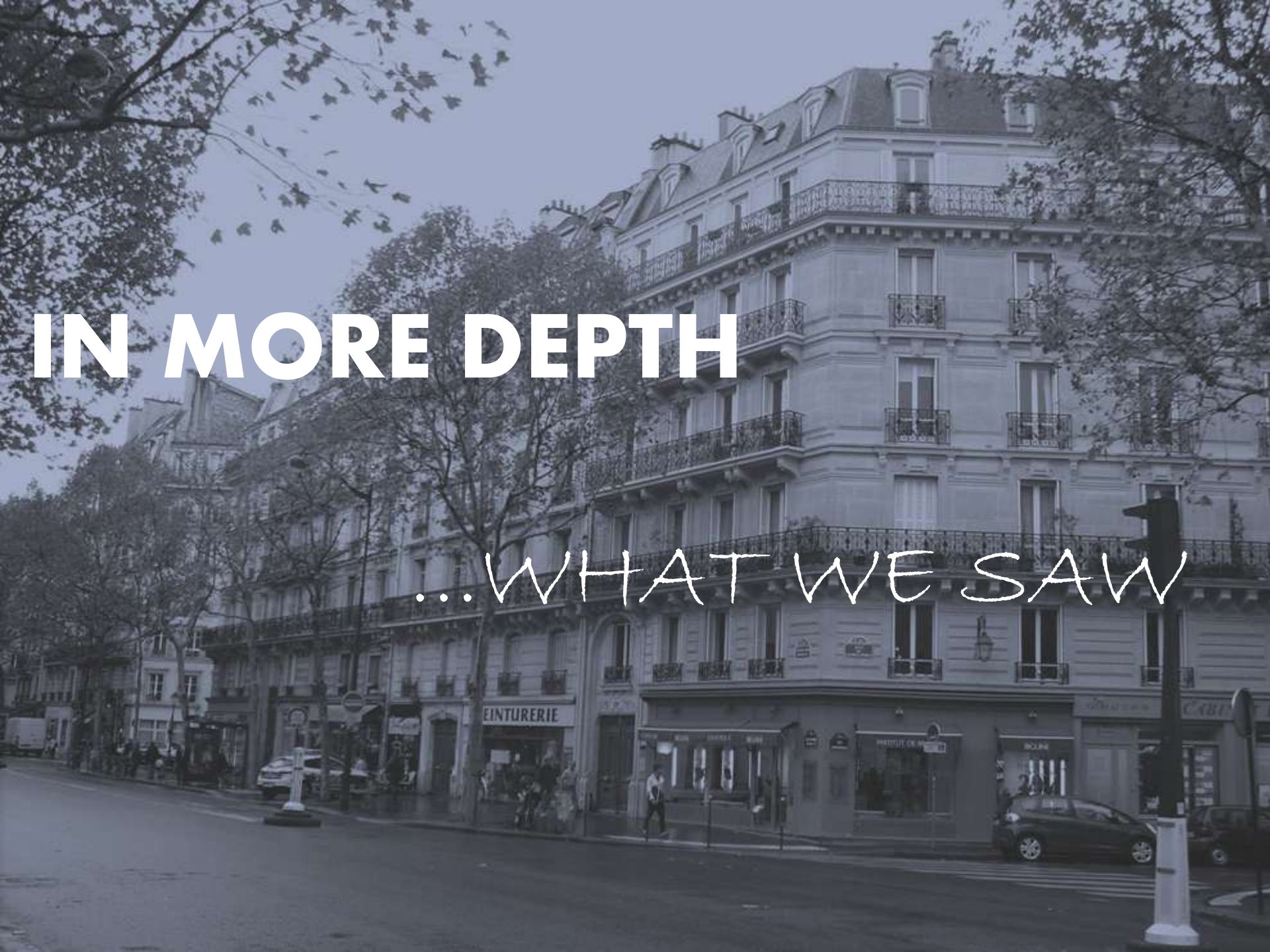
**FRANCOIS
LECLERCQ**
ARCHITECTES
URBANISTES

Remi Ferrand
Agence Francois leclercq



Meeting more local professionals





IN MORE DEPTH

...WHAT WE SAW

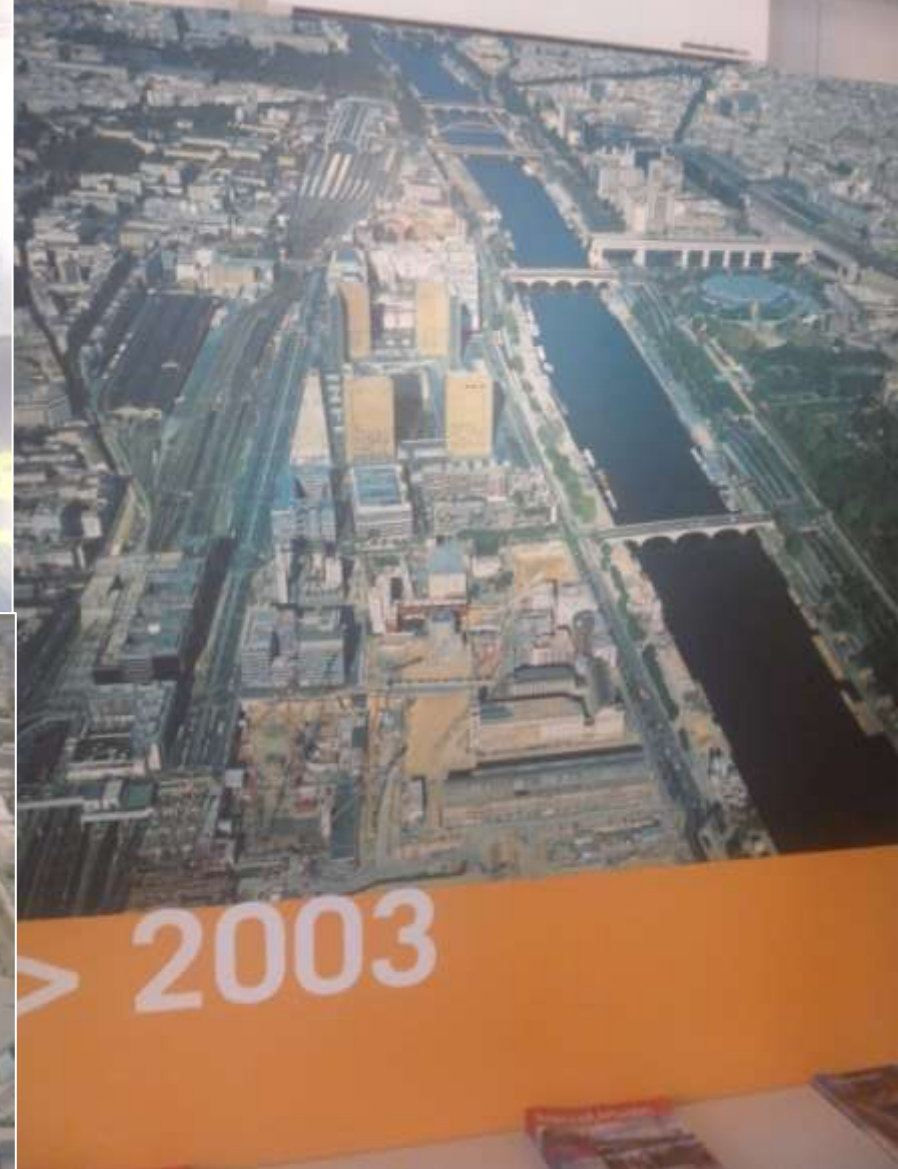
We started
in the
centre of
Paris...



...and ended up in
the suburbs



...highlighting polarization and the need for
affordable housing

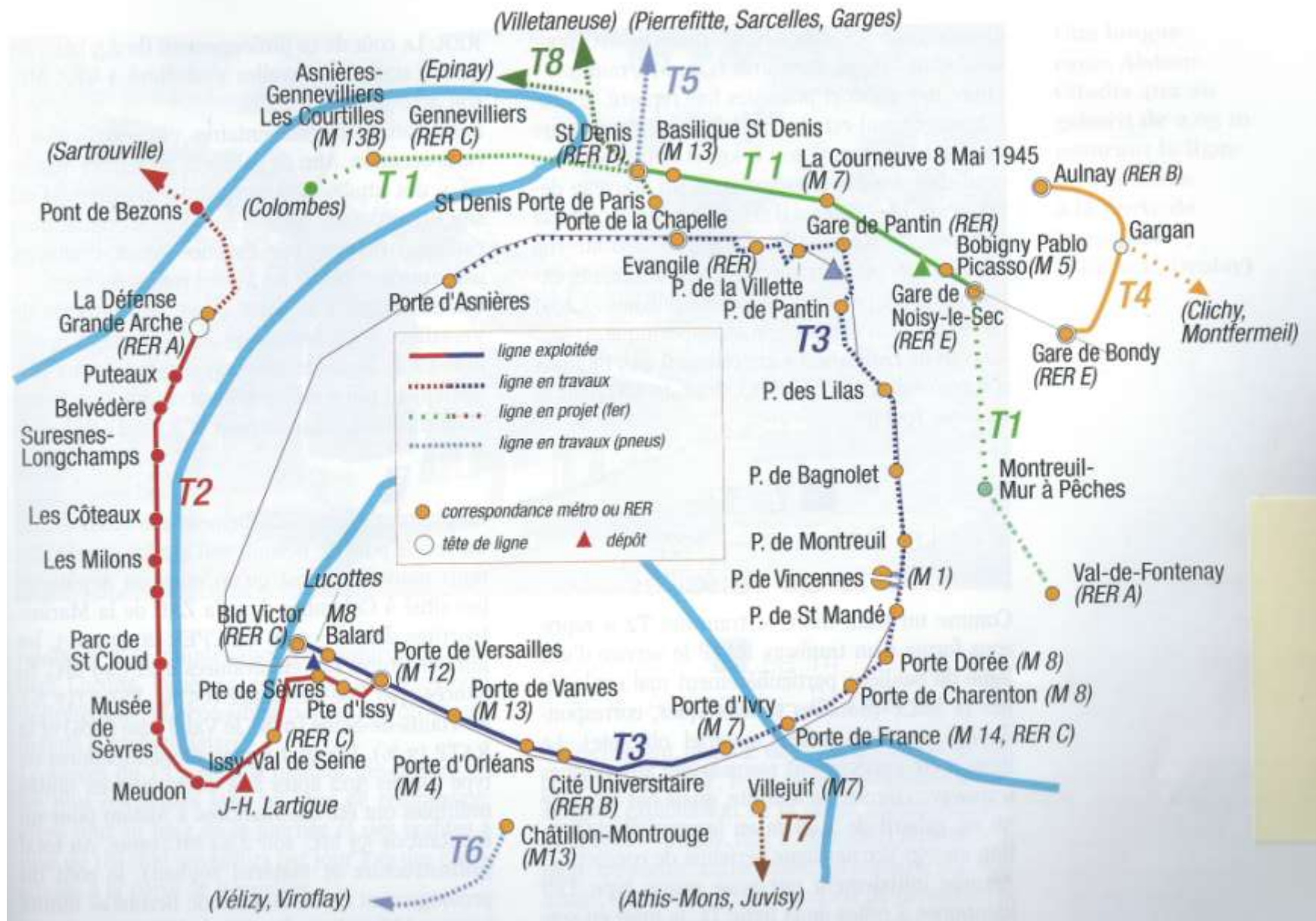


Urban planning now aims to redress the imbalances through mixed use (ZACs) and smaller blocks



The regional strategic plan promotes mixed use development on industrial sites





A network of new tramways is reinforcing the regional express network (RER) and Metro

"The railway owners are thinking ahead, 'we can be a retailer, developer, a landlord, provide entertainment, shopping...'"



Investment in the railway is part funded by revamping stations and turning them into shopping malls



The railway out of Gare de'Austerlitz has been bridged over creating a much larger site





Austerlitz,

la gare dans la ville...

SEMAPA

SOCIÉTÉ D'ÉCONOMIE MIXTE
D'AMÉNAGEMENT DE PARIS

Donneurs :
Marie Duthilleul
Jean Nouvel
Michel Desvigne
[Bérénice]
[SEMAPA-SNCF]

- **Le pôle multimodal de transport au sein de la Halle.**
La halle, joyau de la gare d'Austerlitz est libérée des constructions existantes, les façades intérieures et l'embarcadere d'Orléans sont restaurés.
La halle devient le centre des échanges entre tous les modes de transports [SNCF et RATP].
- **La gare s'ouvre sur le quartier**
Devant l'embarcadere d'Orléans le site est reconfiguré.
Un jeu de rampes et d'escaliers relie la cour de la gare aux quais d'Austerlitz, au pont Charles de Gaulle et à l'avenue Pierre Mendès France.



- **Côté muséum, un nouvel îlot urbain**
Cet ensemble immobilier accueille autour d'un jardin intérieur des bureaux, un théâtre, des commerces et des services SNCF. L'îlot recompose le quartier dans le respect de la morphologie des bâtiments du 17^{ème} siècle [la Pitié-Salpêtrière] et du 19^{ème} [la Halle de la gare].
- **Une composition paysagère**
Le square Marie Curie agrandi met en valeur la totalité de la façade historique de l'hôpital de la Pitié-Salpêtrière.

au samedi
13 h à 18 h
dimanche
10 h à 18 h



Centre d'information
PARIS RIVE GAUCHE
www.parisrivegauche.com

avenue de France - 75013 Paris
tél. : 01 45 82 27 45

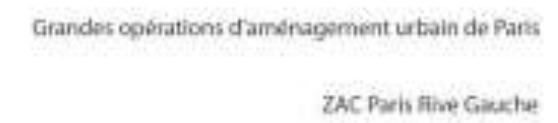


MAIRIE DE PARIS

MAIRIE DE PARIS

The city council has set up a development agency;
SEMAPA, to develop key sites







Reclaimed land is being developed in nine phases
with three new quarters



The Austerlitz quarter is home to the station



The Tolbiac quarter features one of Mitterrand's Grand projects; the National Library



In the Massena quarter, the university has reused old structures and is spread among seven buildings





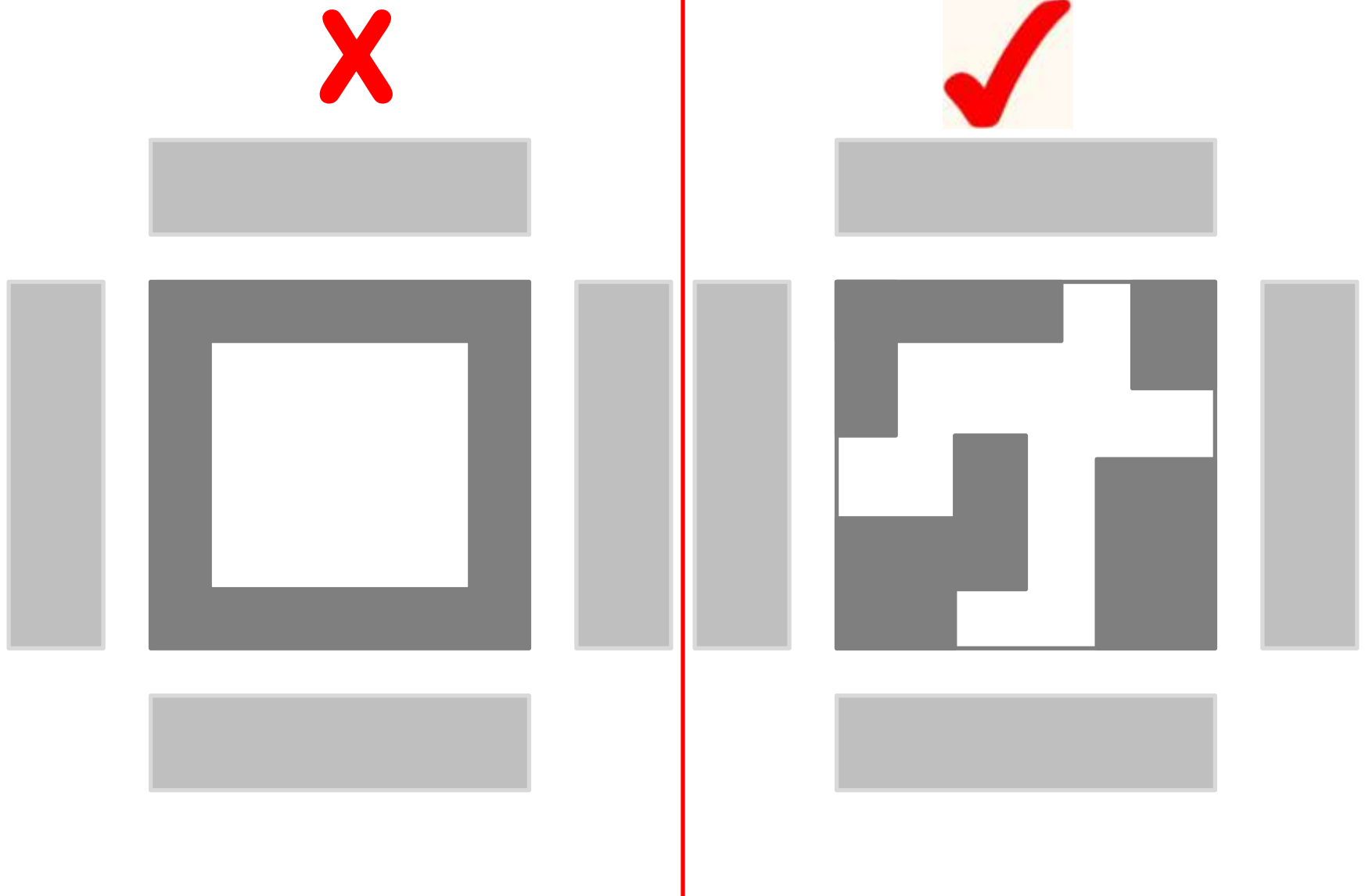




PARIS
DIDEROT

Halle
aux Farines

hall C



In Massena, blocks are designed as open plots, with landscape running through (Christian de Portzamparc)







Natural un-manicured landscaping adds to the area's identity and appeal







Pedestrian bridges and cycle ways have improved local accessibility to the new development



The old and new are meshed together; roads, shop fronts and steps to achieve change in level

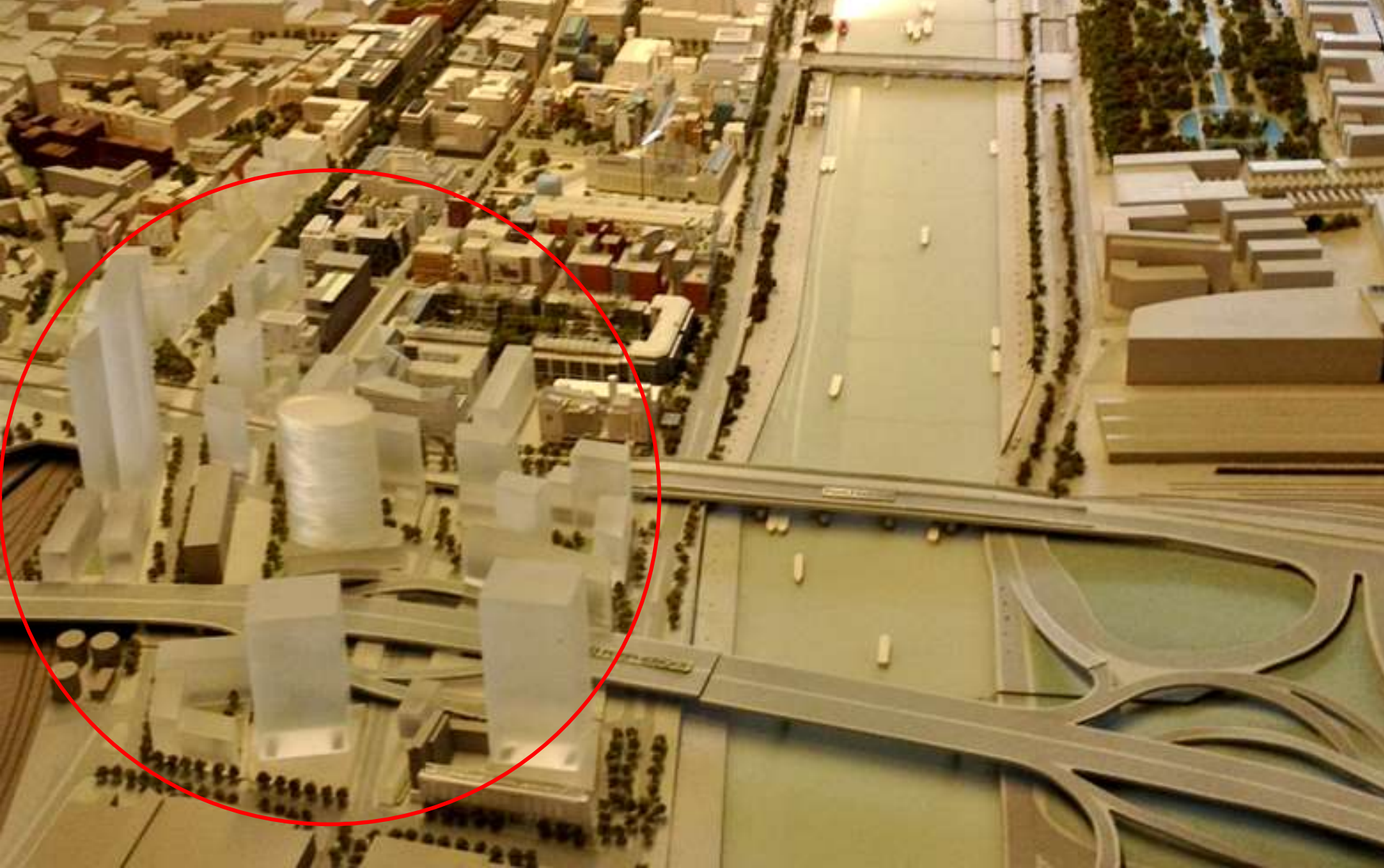






Parking is limited and typically underground





The final phase is to be a high density office quarter with the only tower blocks



We left Rive Gauche and headed through Bercy Park, located along an old railway line. Parks like this and La Villette are really helping to change images



From Bercy we headed to another open space;
Viaduc des Artes, Paris. The raised park is
surrounded by housing.



Viaduc des Artes Promenade Plantee



DAY TWO

...The Suburbs

...where we saw large areas of social housing
and overcrowded flats let to immigrants





The National Football Stadium kicked off
regeneration in St Denis



Parking is underneath



The canal has been protected as an industrial motorway (controlled by the mayor even outside)





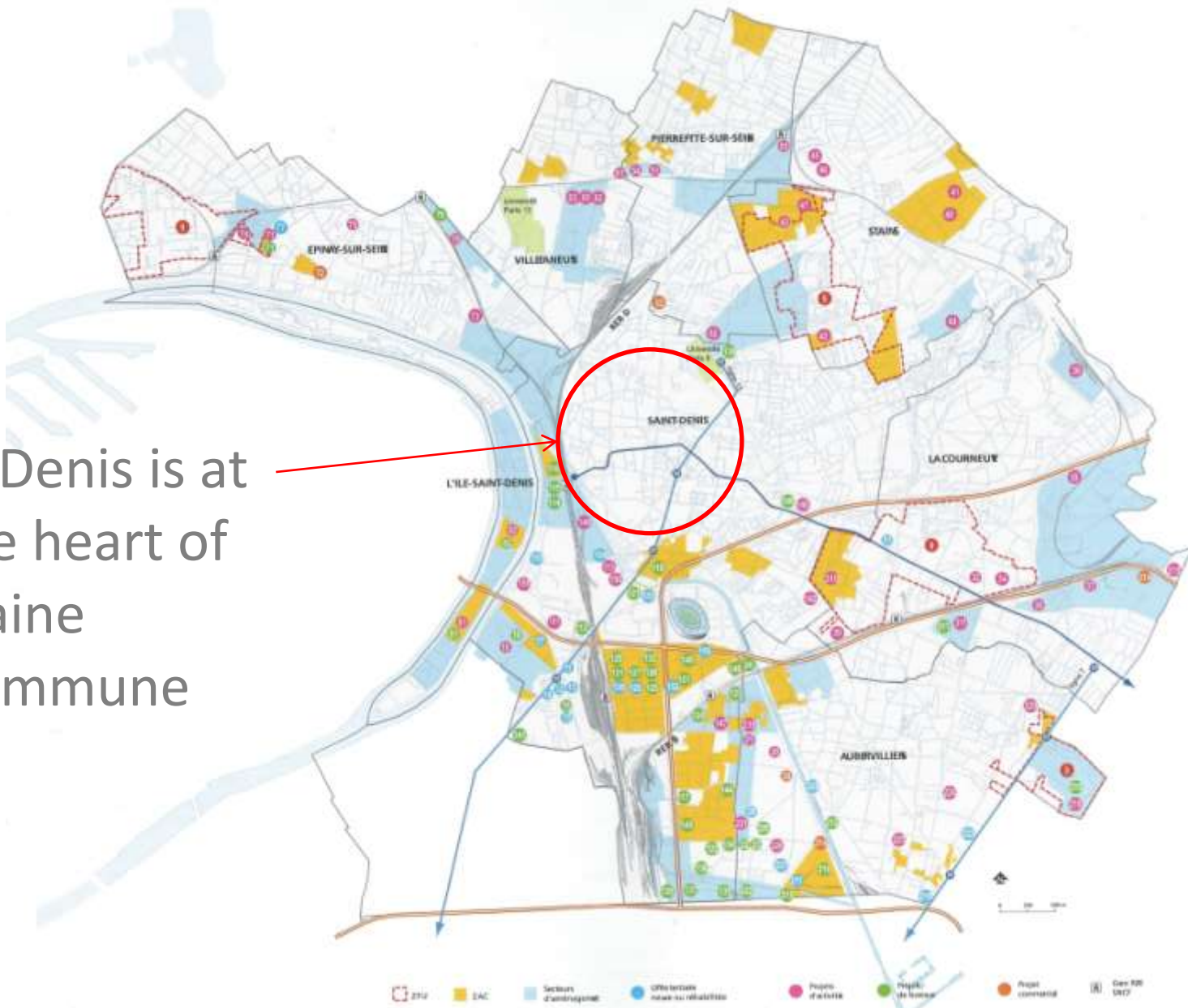


Housing around an open space bordering the canal



Infrastructure around the canal makes it accessible and attractive

St Denis is at
the heart of
Plaine
Commune



Plaine Commune brings eight local authorities
together in a combined planning authority

Plaine
Commune
Offices are
based in St
Denis right
opposite the
Stadium





Major companies have moved into St Denis to take advantage of cheap and accessible offices

Des enseignes sur le territoire
Companies in the area





The location is now highly accessible for workers and the area attractively landscaped with cafes



Mixed use developments are expected to provide more housing in return for office permits





A striking new primary school caters for an expanding population

DAY TWO afternoon



We arrived at Paris Nord Est. by Metro at La Villette and were met by a dilapidated scene.



Only minutes walk away, Zac Claude Bernard gives an entirely different impression; Crisp, clean and thriving.





Mixed Tenure housing overlooks gardens and sedum roofs



The BNP Paribas Zac Claude Bernard development secures 'concerted investment' on the edge.



2. ACCESS & REACHABILITY

An easily reachable location within Paris through the common transport or by car.



The "ZAC Claude Bernard" is reachable by using the existing public transport facilities (**Underground line N°7 – 'Porte de la Villette' Station**) which offers a good connection with major railway stations (Gare de l'Est, Gare Saint-Lazare) and with some commercial and touristy areas (Opéra, Châtelet).

New public transport facilities :

- **RER E** (future 'Eole Rosa Parks' Station) - **2015**
- **Tramway 'T3'** (Tramway line prolongation to 'Porte de la Chapelle') - **2012**
- **Tramway 'T4'** (Saint-Denis – Porte de Paris) - **2012**



Emmanuel Combarel &
Dominique Marrec Architectes



Jacques Ferrier Architectures



Sauerbruch Hutton International



Brenac et Gonzales



Marciano Architecture



Brossy & Associés



Atelier Zündel et Cristea Architectes



Dietmar Feichtinger Architectes

OFFICES

A2
12 000 m² NGFA - **Offices**

B2
17 000 m² NGFA - **Offices**

C2
12 000 m² NGFA - **Offices**

Mixed: HOUSING / RETAIL / ACTIVITY

A3
42 home-buying flats
34 public housing
7 BNP REIM flats
Shops + Activities + Offices

B1
53 home-buying flats
43 public housing
Shops + Activities + Offices

B3
28 home-buying flats
204 beds EPHAD
Shops

C1
65 public housing
28 BNP REIM flats
Activities + Offices

PUBLIC EQUIPMENT

C3
Nursery (60 cradles)
Polyvalent school (12 classes)

A1
10 000 m² NGFA
cinema UGC multiplex
(14 projection rooms)
(2800 seats / 1 VIP room / 1 café cinema)

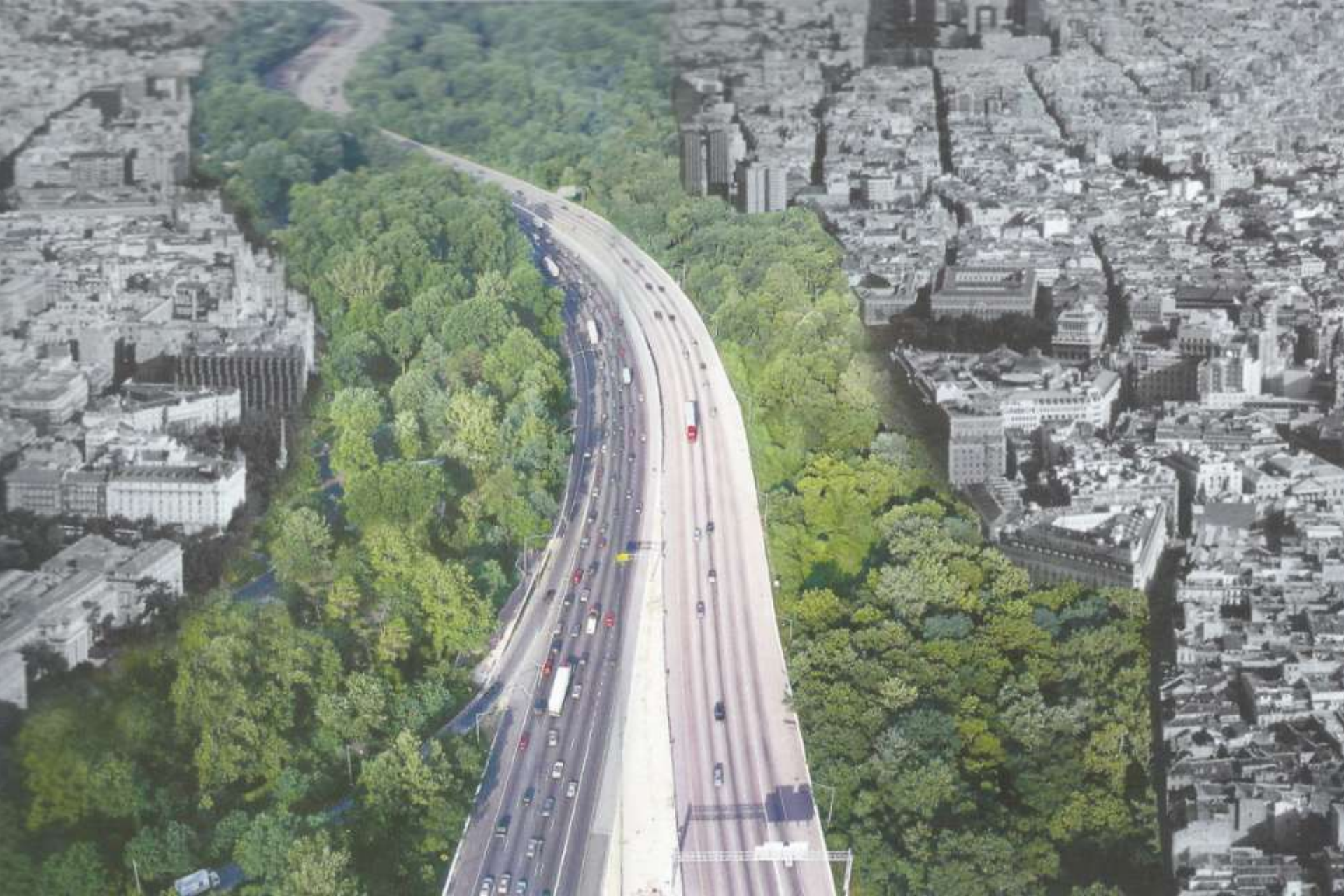


Housing and offices are mixed together

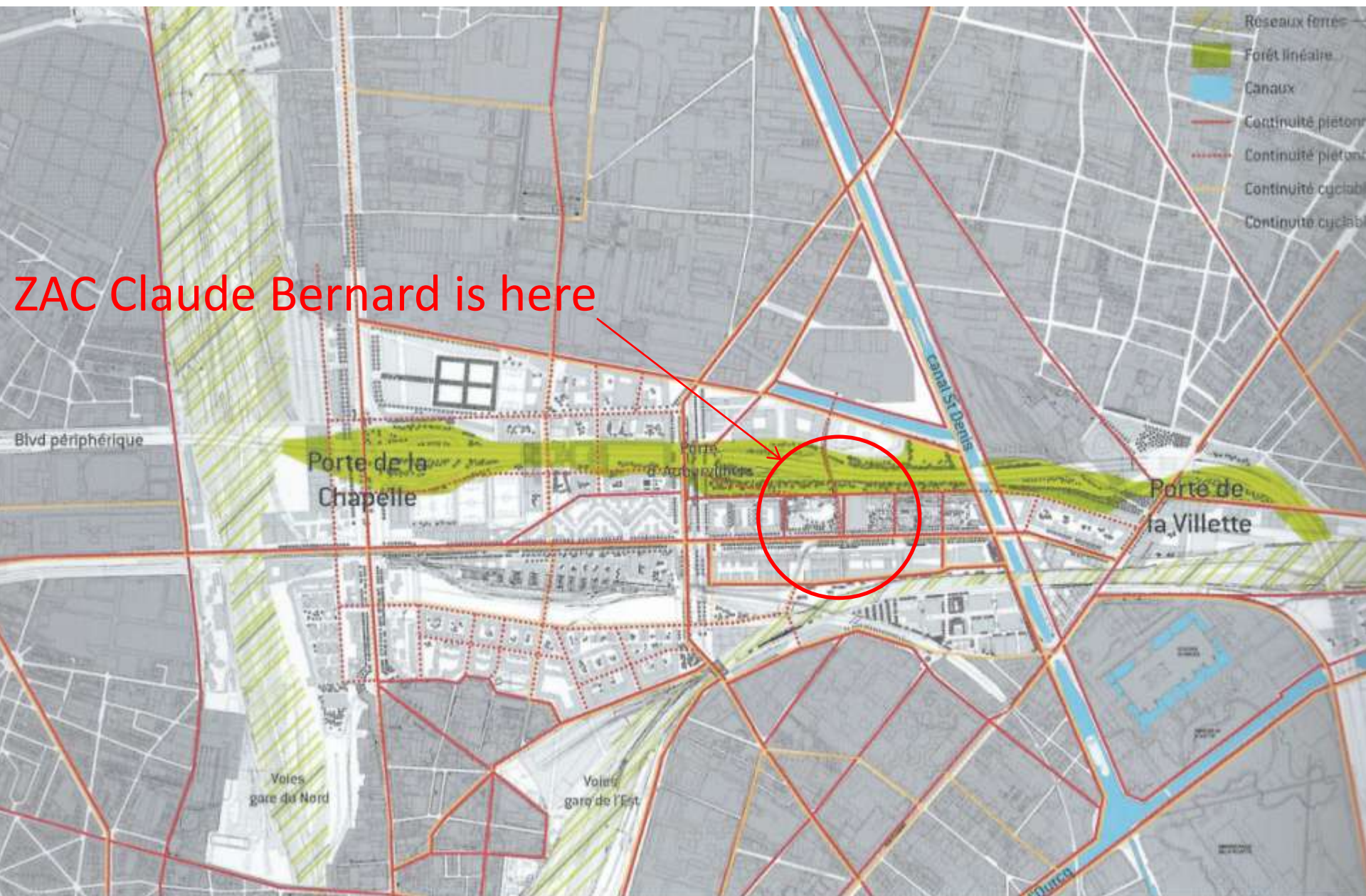




Offices shield housing from the motorway



...and a roadside forest is proposed



ZAC Claude Bernard is here

...and a roadside forest is proposed along the
peripherique



An old people's care home forms part of the mix  urbed

Success key points :

- BNPP RE : A unique business model aiming at **meeting our Clients' needs** through six business lines :
 - Property Development
 - Transaction
 - Consulting
 - Valuation
 - Property Management
 - Investment Management
- **Confident relationship** between Investors, Property Developer and Tenant
- Acting parties **Involvement** des parties all along the project time schedule
- **Anticipation, Stakes Awareness, Listen** and **Analysis Capacity** of the BNPPI Team regarding the Investors and Tenant's requirements
- **Permanent Dialogue** within the BNPPI Team (Project Management / Site Management) during the Construction Program sequences
- Work achievement by means of separated trades contractors, insuring a **Time, Cost and Quality control**.

CONCLUSIONS

...KEY LESSONS TO
APPLY

KEY LESSONS:

1. Municipal leadership
2. Advance infrastructure
3. Integrated and proactive development planning
(Amenagement plus Urbanisme)
4. Public development agencies and pragmatic partnerships
5. Concerted investment in priority areas
6. Intelligent procurement and development frameworks
7. Urban greening and 'open blocks'

RECOMENDATIONS:

1. Set up a development agency
2. Raise long term debt
3. Engage communities imaginatively

Austerlitz,

la gare dans la ville...

SEMAPA

SOCIÉTÉ D'ÉCONOMIE MIXTE
D'AMÉNAGEMENT DE PARIS

Les coordonnateurs :
Jean-Marie Duthilleul
Ateliers Jean Nouvel
Chef de projet : [Michel Desvigne]
Architectes : [Bérénice]
Maître d'ouvrage : [SEMAPA-SNCF]

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avenue de France - 75013 Paris
tél. : 01 45 82 27 45



MAIRIE DE PARIS

MAIRIE DE PARIS

1. Set up a development agency
(SEMAPA, Paris Rive Gauche)





2a. Raise long term debt (*Mixed use developments are expected to provide more housing in return for office permits, St Denis, Paris*)



CAISSE DES DEPOTS
ET CONSIGNATIONS
PARIS, FRANCE



2b. Raise long term debt:
Caisse des Dépôts, France



3. Engage communities imaginatively

Rent to buy, St Denis, Paris

We would like to credit the following individuals for the images included within this slides-show:

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Nicholas Falk | Founding Director | URBED

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