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

Why visit Paris?
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The centre of Paris is much denser than London, which calls for careful renewal.
Students riot, Paris, 1968

Paris 2005

Why visit Paris?
HOMMAGE A LA REVOLUTION TUNISIENNE
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
Meeting local professionals

François Régis Cypriani
Plaine Commune

Thierry Bruhat
Consultant

Paul Lecroart
IAU

Giles du Mont-Marin
SEMAPA
Le Plaine St Denis
Meeting more local professionals

Paola Lecinq and the team at BNP Paribas

Emmanuel Coudert
Jacques Ferrier Architects

Remi Ferrand
Agence Francois leclercq
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.
Investment in the railway is part funded by revamping stations and turning them into shopping malls.

“The railway owners are thinking ahead, ‘we can be a retailer, developer, a landlord, provide entertainment, shopping...’”
The railway out of Gare de’Austerlitz has been bridged over creating a much larger site
The city council has set up a development agency; SEMAPAPA, to develop key sites.
Paris Rive Gauche spreads out to the Peripherique that circles Paris
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.
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In Massena, blocks are designed as open plots, with landscape running through (Christian de Portzamparc)
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Natural un-manicured landscaping adds to the area’s identity and appeal
Natural manicured landscaping adds to the area's identity and appeal.
The university has reused old structures and is spread among seven buildings.
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 suburbs comprise 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)
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
Major companies have moved to take advantage of cheap and accessible offices.
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
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.
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 touristic 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
Housing and offices are mixed together
Offices shield housing from the motorway
...and a roadside forest is proposed
...and a roadside forest is proposed along the peripherique

ZAC Claude Bernard is here
An old people’s care home forms part of the mix.
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’

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