

# Paris & Métropole aménagement



# Leading complex and challenging projects

Expanded infrastructure in Clichy-Batignolles, heritage preservation in Saint-Vincent-de-Paul, development reaching across Boulevard Périphérique ring road, and urban renewal around Gare des Mines-Fillettes: Paris & Métropole Aménagement is operating on sites with various challenges, implementing the increasingly ambitious projects of the City of Paris regarding urban and landscape quality, mixed use and ecological transition.

In recent years, P&Ma has been focusing on the ecological footprint of new neighbourhoods and adoption by residents of environmental systems and, more generally, public spaces and commons.

Each development concession is an original project, with specific constraints, opportunities and challenges.



The West sector of Clichy-Batignolles is a major urban space (200,000 sqm of mixed-use developments) developed through collaborative design that combines multiple urban quality and usability objectives: wide-open landscape, new urban forms with buildings 50m high and complex high-density development with environmental goals.



Every project is an opportunity to put in practice the pioneering and increasingly ambitious environmental guidelines of the City of Paris (Paris Climate Action Plan and Paris Biodiversity Plan, among others) for feedback before widespread implementation.



P&Ma has proven that it knows how to accommodate the unexpected. It adapted the Clichy-Batignolles project, already underway, to make room for the Paris Courthouse. And it demonstrated how it manages novel situations by incorporating Les Grands Voisins, a temporary occupant, into the Saint-Vincent-de-Paul project.



P&Ma has shown its ability to coordinate large construction projects and deliver them on time, as seen by the completion of the West sector of Clichy-Batignolles, a 200,000 sqm urban space delivered five years after issuance of the first building permit. It also coordinated major intertwining projects around Porte de Clichy, among the densest worksites in Paris in the last decade.

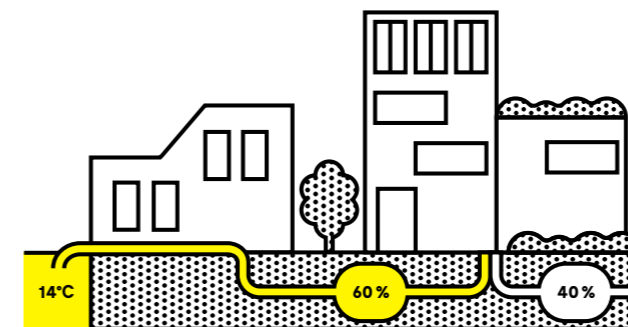
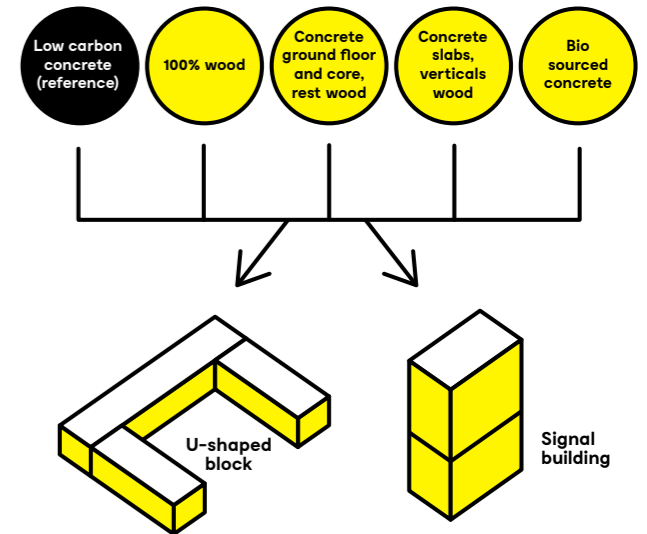
# 1. Meeting the ever more demanding challenges of ecological transition

The Clichy-Batignolles eco-district, one of Europe's most ambitious in terms of energy conservation, includes pioneering innovations. A valuable asset for the P&Ma team, this experience enabled it to develop technical and practical knowledge, as well as a robust culture of innovation, particularly useful for facing the challenges of the ecological emergency and energy transition.

On the Chapelle Charbon project a new tool will be used to model the environmental performance of buildings that employ low-carbon materials in order to compare scenarios. **The goal is to make wood the dominant material**, yet keeping in mind the other issues: sourcing, costs and technical constraints.

## Energy efficiency and renewable energy

Clichy-Batignolles buildings achieve much higher energy performance than the average eco-district of the same generation, equivalent to the German Passivhaus standard for passive houses. After success with renewable geothermal energy in Clichy-Batignolles, P&Ma will experiment with **a heat loop powered by the city's non-drinking water network** in the Saint-Vincent-de-Paul neighbourhood. This solution resulted from a call for innovative solutions jointly organised with the City of Paris.



## Rainwater and soil regeneration

For Saint-Vincent-de-Paul, P&Ma wants complete rainwater harvesting (zero discharge into the network), thanks to **massive greening of soil and roofs**. It is also using hydraulic engineering and plant bioengineering techniques to make soil once again fertile after sterilization by land take.

## Low-carbon buildings

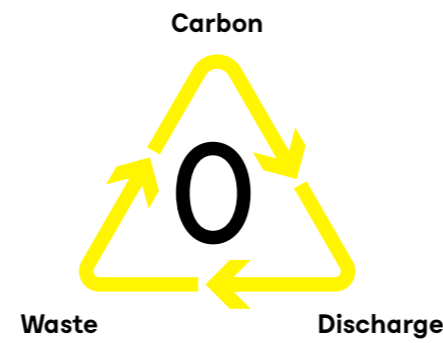
P&Ma's new projects now focus on carbon neutrality over the life cycles of buildings, including the construction phase. This objective, which is a big step forward, involves construction methods that largely rely on reused and biosourced materials.

## Urine diversion

P&Ma is also experimenting with **urine diversion to convert this waste into natural fertiliser**. Saint-Vincent-de-Paul will serve as a laboratory to develop this promising sector, with high stakes for regional water quality.

## Circular economy

“Zero discharge” is what P&Ma wants for all its new projects. This means that all developers and construction companies must practice careful demolition of buildings and **reuse materials as part of the circular economy**. The sorting of the excavated soil in the Chapelle-Charbon project will allow to reuse almost all of it.



## Live differently

P&Ma engages in detailed housing planning through constructive dialogue with real estate developers. **Housing quality, modularity and suitability for the new needs of occupants** have become criteria for selecting them.

## Mobility in transition

P&Ma is creating a transport hub in the Saint-Vincent-de-Paul neighbourhood to support the transition from households with cars to households without cars and from vehicle ownership to vehicle use. The facility is designed to grow with its uses and will offer a **shared car park and alternative mobility** (car sharing, carpooling and cargo bikes, among others).

# 2. Take mixed-use development and social diversity further

Mixed use and social diversity has long been an issue in Parisian urban projects, and today these requirements include thorough consideration of use practices to make it easier to live together, keep up with societal changes and generally improve the quality of urban life.

## Social diversity

Beyond the diversity of the housing stock (including social, middle-income and special housing), P&Ma works with the City of Paris and the developers and social housing operators on new models: **co-operative housing, age diversity, transitional housing and others**. As part of this approach, Saint-Vincent-de-Paul will host one of the first projects of the Paris Community Land Trust (Organisme de Foncier Solidaire). Housing for purchase through long-term leases will also comprise about 40% of residential projects in Gare des Mines-Fillettes.

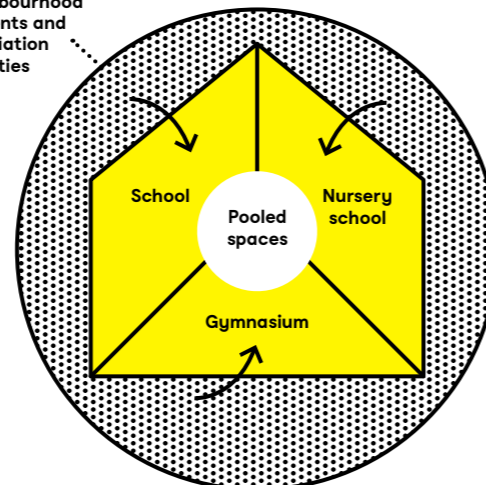
## Ground floor active uses

In Saint-Vincent-de-Paul, the 7500 sqm of ground floor and *cours anglaises*, or sunken courtyards, for **companies dedicated to the social economy, artisanry and creativity** will be entrusted to a single managing investor to guarantee the sustainability of their purpose. Made possible by accessible and progressive rents, these activities will contribute to the life of the neighbourhood and its identity.

## Pooling and commons

The pooling of car parks and private spaces (like roofs and shared premises) is a first step towards a more systematic approach to creating commons. The hybrid status—half public, half private—of some spaces requires a strong dose of legal innovation and a unique design approach, as Saint-Vincent-de-Paul demonstrates. In addition to the widespread availability of common spaces in the housing programmes, P&Ma organised the design of a **multi-use shared public facility** that includes a school, crèche and gym under one roof, with some rooms, as well as the courtyard, open to residents outside school hours. This sharing helps increase the supply of services to residents and promotes community activities in the neighbourhood.

Neighbourhood residents and association activities



# 3. Sharing projects and broadening the scope of urban developers

In response to a strong political and social demand for the sharing of projects, P&Ma regularly designs original approaches to participation, dialogue and co-building. Ensuring high quality, they also open up prospects of new missions for urban developers.

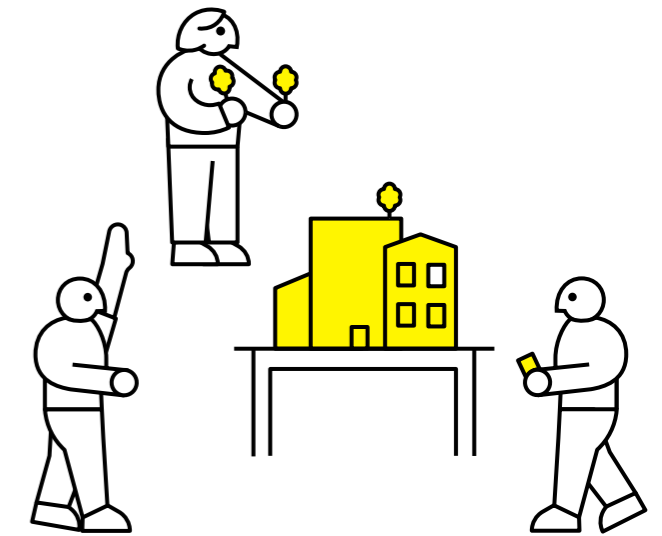
## Professional co-building

P&Ma organised a **wide-ranging dialogue on the West sector of Clichy-Batignolles**, a dense urban space with complex volumes. A workshop over several months brought together all stakeholders (us, contracting authorities, project managers, consultants, elected officials and departments of the City of Paris). P&Ma is now adopting similar approaches in each of its projects requiring close coordination.

## Involving residents in projects

P&Ma has long included the public in choosing architectural projects, designing public spaces and planning cultural and recreational facilities, some of which were co-designed with their future users. In Saint-Vincent-de-Paul, to ensure that housing and commons meet the expectations of residents and to anticipate their management, P&Ma, the City of Paris and social housing operators organised **the unprecedented participation of a panel of future tenants** in the design of apartments and common areas.

Real estate developers are encouraged to do the same with the purchasers of future housing units.



## Transitional urban planning

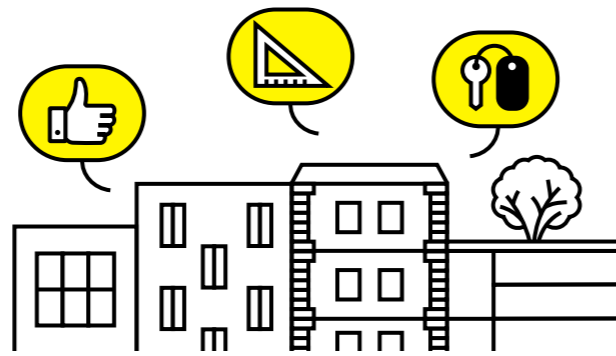
The temporary occupancy of the site of the former Saint-Vincent-de-Paul Hospital, managed by group Les Grands Voisins, made it possible to experiment with some aspects of the programme and public spaces. This inspired the Charter for the Development of Temporary Occupancy (2019) of the City of Paris, which calls for adopting this type of approach wherever possible.

For Gare des Mines-Fillettes, transitional urban planning will also address social innovation, focusing on the redevelopment of the neighbourhood of the Charles Hermite social housing complex.

## Engaged in managing neighbourhoods

Achieving energy performance goals in neighbourhoods means **raising awareness and supporting the broader community of users.**

This is what P&Ma and the City of Paris learnt from a unique programme in Clichy-Batignolles with the help of the European Union (CoRDEES Project). Beyond energy, most of the environmental and societal objectives set for new neighbourhoods involve adapting uses, something that seldom takes place naturally. Support is needed, which implies extending the mission of the urban developer to district management during use. P&Ma is working with the City of Paris to model this



emerging profession. Contracts with real estate developers now comprise reciprocal commitments to facilitate the future management of new neighbourhoods.

## 4. Combining expertise and dynamic project management

**Because every project is unique and today's expectations differ from yesterday's, P&Ma put together a small team with a focus on management, aided by highly specialised experts at the right time.**

### A little bit about the team

P&Ma has two operational units that closely cooperate throughout project design and execution. **The development department** is responsible for implementing the urban projects and achieving all their environmental and programme objectives. **The engineering department** is the contracting authority for all the preliminary work on public spaces and facilities, as well as the coordination of public and private construction sites.

In the development department, **the sustainable city and new services manager** assists project managers in finding inventive solutions and mobilising innovation partners and oversees the participation of P&Ma in research programmes.

**The communication department** implements strategies that marshal a vast array of capabilities, including digital communication, virtual modelling and event management. It manages

the cooperation surrounding projects with the operational departments.

**The general secretariat** manages the company's finances. With its expertise, it develops legal and financial engineering in close collaboration with the operational departments, always searching for innovation.

### A team running smoothly and efficiently

P&Ma's tightly knit team is ideally suited for collaborative work, bringing together the operational departments and support functions, with the help of external providers. Outsourcing makes it possible to combine versatility with advanced expertise to meet targeted needs as they emerge. The use of building information modelling (BIM) on the neighbourhood scale, called city information modelling (CIM), is one of the innovative tools that simplifies co-design and sharing of projects within the team and with external stakeholders. On the whole, this operating method has proven conducive to experimenting novel approaches that meet ever-changing challenges.

## Six ongoing projects



### 1 Clichy-Batignolles (Paris 17<sup>th</sup>)

François Grether (coordinating architect and urban designer), Jacqueline Osty (landscape designer), OGI (design firm), Tribu/Inddigo (project management assistance in sustainable development)  
→ Project completion: 2023

### 2 Saint-Vincent-de-Paul (Paris 14<sup>th</sup>)

Anyoji Beltrando (urban design, project management for urban development), Empreinte (landscape design, project management for public spaces), Artelia, (engineers), ALTO STEP (environmental consulting), ATM (stormwater management)  
→ Project completion: 2024

### 3 Porte Pouchet (Paris 17<sup>th</sup>)

MGAU and TVK (coordinating architects of urban development zone (ZAC)), BATT (project management for public spaces), Agence TER (project management for urban development), Ingetec, Les Éclaireurs, Trans-Faire (project management assistance in sustainable development)  
→ Project completion: 2020

### 4 Paul Meurice Sector (Paris 20<sup>th</sup>)

BRS (coordinating architects), BATT (project management for public spaces), Trans-Faire (project management assistance in sustainable development)  
→ Project completion: 2022

### 5 Gare des Mines-Fillette (Paris 18<sup>th</sup>)

Michel Desvigne (landscape design, project management for urban development), LIN/Particules (urban designers), Une Fabrique de la Ville (urban planning and projects), Ingerop (engineers)  
→ Project completion: 2030

### 6 Chapelle Charbon (Paris 18<sup>th</sup>)

BASE (landscape and urban design, project management for urban development), h2o (architects), GRAU (architect and urban design), EGIS (engineers), Sennse (public consultation), Franck Boutté Consultants (project management assistance in carbon/climate)  
→ Project completion: 2025

# Paris & Métropole aménagement

The local public company Paris & Métropole Aménagement, whose capital is held by the City of Paris and Métropole du Grand Paris, is the developer of six projects in the Paris area: Clichy–Batignolles, Saint-Vincent-de-Paul, Paul Meurice, Porte Pouchet, Chapelle Charbon and Gare des Mines–Fillettes.

It is contributing to the renewal of development models and practices with the goal of reducing the city's carbon footprint and keeping pace with changing lifestyles.

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