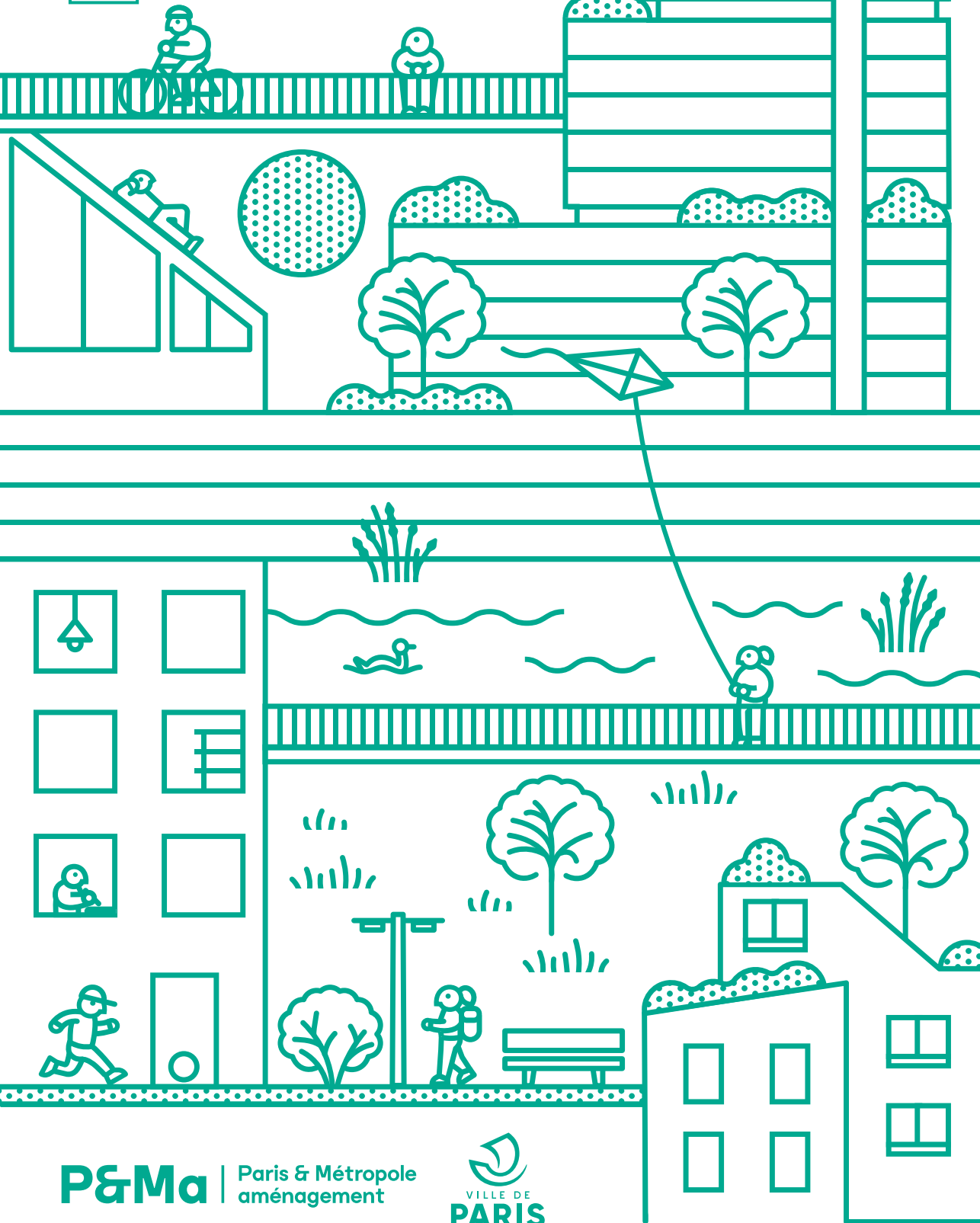


# Clichy-Batignolles

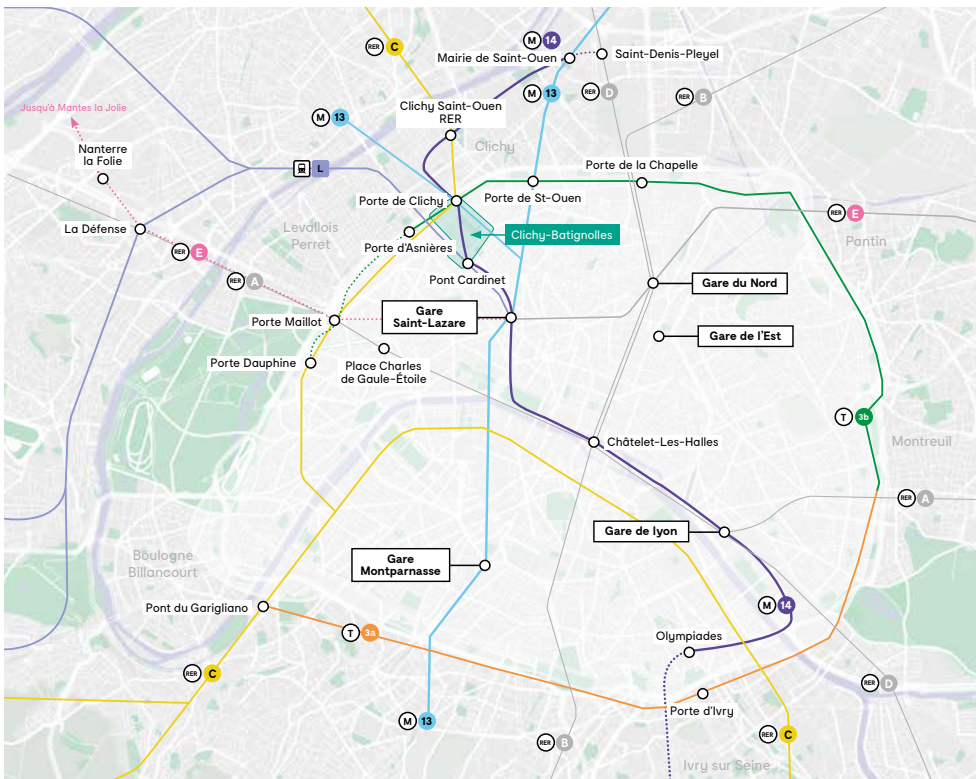
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# A new urban quality for northwest Paris

The scale and ambition of the Clichy-Batignolles eco-district makes it one of the top ongoing urban projects in the Paris area. It's unfolding on 54 hectares at the former SNCF rail yard in the north of the Batignolles neighbourhood (Paris 17th arrondissement). This mixed-use area centres around Martin Luther King Park, one of Paris's largest, and has all the ingredients of a city unto itself. The architecture of the buildings maximises the benefits of the park, the railway landscape and opportunities to build apartment buildings up to 50m high.

In the north sector of the site, the obstacle of the ring road is reduced, making way for a new metropolitan hub centred on the emblematic 160 m-high Paris Courthouse designed by the architect Renzo Piano.



The site benefits from excellent transport links, which will be further enhanced by the arrival of tramway line 3 in 2018 and metro line 14 in late 2020/early 2021.

# A neighbourhood near completion

The project has now been completed, with the exception of a final north of the site, scheduled for completion in 2024 will complete the development of public spaces at Porte de Clichy. On full completion by 2025, the district will be home to some 7,500 residents and 12,700 jobs.



## A residential area, active and lively

Clichy-Batignolles concentrates a strong urban mixing around generous public spaces

- A 10-ha park: a vast open space in northwest Paris
- 3,400 social, capped-rent and open-market housing units meeting diverse needs (families, students, young workers, dependent elderly), arranged around the park so residents can enjoy the quiet and pleasant views.
- 31,000 sqm of shops and services and 38,000 sqm of facilities, including a 7-screen multiplex cinema, a 9,300-sqm shopping centre and extensive public infrastructure to support neighbourhood life.

→ Controlled parking, with a 600-space residential car park on Rue Cardinet and 2 private car parks with spaces for 250 vehicles.

→ National facilities: Paris Courthouse, Regional Headquarters of the Judicial Police (DRPJ) and the Odéon-Théâtre de l'Europe, which create a metropolitan hub to the north of the site on the redeveloped Porte de Clichy.

## A new service sector

Clichy-Batignolles is developing a modern, competitive service sector with 140,000 sqm (excluding the Courthouse and DRPJ) right next to the Paris Central Business District and eventually linked directly to the La Défense business district and Plaine-Saint-Denis economic hub.

## Enhanced public transport

Already served by RER suburban commuter line C, Metro line 13 and Transilien suburban rail line L connecting the Gare Saint-Lazare railway station and La Défense multimodal transport hubs, the eco-district's transport links have been strengthened by the arrival of the tramway T3b, which will be extended to Porte d'Asnières at the end of 2018 (and soon to Porte Dauphine) and line 14 of the metro with the opening of two new stations: Pont Cardinet (in December 2020) and Porte de Clichy (in January 2021).

# A collective design approach

The west sector of the Clichy-Batignolles project (200,000sqm of mixed-use development) sits on a 500 m slab built 10 m above the ground of the city to accommodate railway operations. It was designed through a collaborative approach, with monthly workshops attended by all stakeholders (City of Paris, the urban developer (us), private developers, designers, consultants, residents and others). The approach used dialogue and collective intelligence to achieve the urban qualities and uses expected by elected officials in regard to the stakes of this particular urban development: sweeping landscape, new urban forms incorporating buildings 50 m high, sophisticated high-density development and demanding environmental standards. The first phase of workshops took place in June 2012, leading to the completion of the sector seven years later with delivery of the last project in 2019.



# Overview of projects



A new urban quality

Paris 17<sup>th</sup>

# East sector: delivery between 2012 and 2016

On the same level as the park, with diversified residential offerings as an extension of the existing city.





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## Plot e1

### Programme

Social housing: 4,388 sqm — 63 units  
Crèche: 937 sqm

### Developer

Paris Habitat

### Architect

Franklin Azzi Architecte



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## Plot e2

### Programme

Housing for purchase: 6,129 sqm — 96 units  
Social housing: 1,185 sqm — 20 units

### Developer

Nexity Seeri

### Architect

Périphériques



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## Plot e3

### Programme

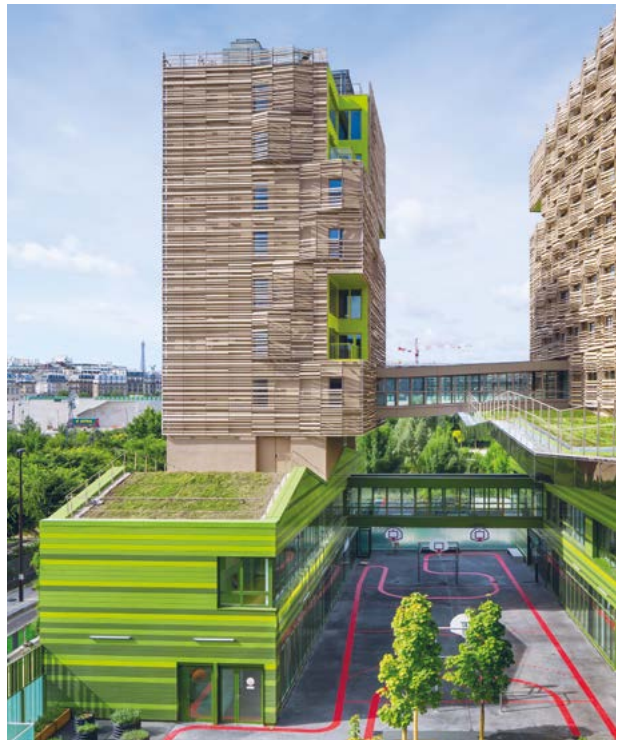
Social housing: 3,285 sqm — 49 units  
Shops: 400 sqm

### Developer

SIEMP

### Architect

Bigoni Mortemard



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## Plot e4

### Programme

Student housing: 3,932 sqm — 150 units  
School complex: 4,359 sqm

### Developer

RIVP

### Architect

Philéas K Architecte




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## Plot e5

### Programme

Housing for purchase: 6,882 sqm — 98 units

### Developer

Vinci

### Architect

Francis Soler




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## Plot e7

### Programme

Social housing: 3,755 sqm — 50 units

### Developer

La Sablière

### Architect

Antonini Darmon Architectes




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## Plot e6

### Programme

Housing for purchase: 6,416 sqm — 86 units

Home for dependent seniors: 6,117 sqm — 129 units

Social housing: 3,486 sqm — 46 units

Ozanam Cultural Centre: 1,165 sqm

Shops: 668 sqm

### Developers

Vinci + Orpéa

### Architects

BP Architecture + Atelier du Pont




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## Plot e8

### Programme

Open rental: 7,151 sqm — 83 units

Rent-controlled housing: 4,793 sqm — 62 units

Residential care home: 3,691 sqm — 40 units

Maternal and child health centre: 284 sqm

Shops / Services: 139 sqm

### Developers

Linkcity + Cogedim

### Architects

Gausa + Raveau + Avenier Cornejo





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## Plot e9

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### Programme

Social housing: 8,593 sqm — 125 units

School complex: 3,319 sqm

Shops / Services: 497 sqm

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### Developer

RIVP

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### Architects

Babin + Renaud Architectes



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## Plot e10a

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### Programme

Rent-controlled housing: 7,533 sqm — 107 units

Shops / Services: 1,182 sqm

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### Developer

SNI

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### Architect

MAAST



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## Plot e10b

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### Programme

Social housing: 11,398 sqm — 146 units

Home for dependent seniors: 6,251 sqm — 100 units

Shops / Services: 332 sqm

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### Developer

Paris Habitat

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### Architects

TOA + AASB

# West sector: delivery between 2017 and 2019

A dense and mixed-use part of town with a view over the park and railway landscape.





## Mère Teresa Bridge

### Programme

Road bridge over the Saint-Lazare railway complex

### Contracting authority

Paris Department of Roads and Transport — *Direction de la Voirie et des Déplacements*

### Architect

Wilkinson Eyre

## Passerelle Marcelle Henry

### Programme

Crossing over the Saint-Lazare railway complex

### Contracting authority

Paris Department of Roads and Transport — *Direction de la Voirie et des Déplacements*

### Architect

Marc Mimram



## Plot o2 — Unic

### Programme

Social housing: 3,442 sqm — 48 units  
 Housing for purchase: 6,643 sqm — 84 units  
 Crèche: 861 sqm — 66 cots  
 Shops: 306 sqm  
 Secondary access → Metro line 14, Pont Cardinet station

### Developer

Emerige

### Architects

Biecher + Mad



## Plot o1

### Programme

Graduate student residence: 3,258 sqm — 100 units  
 Housing for purchase: 3,112 sqm — 44 units  
 Rent-controlled housing: 6,232 sqm — 88 units  
 Shops: 3,903 sqm  
 Main access → Metro line 14, Pont Cardinet station

### Developers

BPD Marignan + Groupe Financière Duval

### Investor

Primonial

### Architects

Gaëtan Le Penhuel & Associés + Saison Menu + Sud Architectes



## Plot o3

### Programme

Student and young worker housing: 4,624 sqm — 152 units  
 Social housing: 5,949 sqm — 79 units  
 Offices: 4,801 sqm  
 Shops: 5,103 sqm

### Developers

BPD Margnan + Groupe Financière Duval

### Architects

Gaëtan Le Penhuel & Associés + Saison Menu + Sud Architectes



## Plot o4a

### Programme

Social housing: 9,942 sqm — 144 units  
 Shops / Services: 148 sqm  
 School complex / Gym: 6,835 sqm

### Developer

Paris Habitat

### Architects

Brisac Gonzalez + Antoine Regnault



## Plot o4b — Emergence

### Programme

Rent-controlled housing: 3,607 sqm — 50 units  
 Housing for purchase: 8,623 sqm — 120 units  
 Shops / Services: 447 sqm

### Developer

Kaufman & Broad

### Architects

Aavp + Aires Mateus



## Plot o5 — Season

### Programme

Offices: 20,113 sqm  
 Shops / Services: 1,107 sqm

### Developer

Sefri-Cime

### Investors

AG2R + La Mondiale

### User

Siaci Saint Honoré

### Architects

Viguiet et Associés + Agence Search



## Plot o6a

### Programme

Social housing: 5,278 sqm — 77 units  
 Residence for migrant workers: 1,353 sqm — 50 rooms  
 Nursery school / Crèche: 2,735 sqm  
 Shops / Services: 188 sqm

### Developer

3F

### Architects

Querkraft Architekten + Sam Architecture



## Plot o6b

### Programme

Rent-controlled housing: 3,806 sqm — 56 units  
 Housing for purchase: 4,282 sqm — 65 units  
 Shops / Services: 404 sqm

### Developers

OGIC + Demathieu Bard Immobilier

### Architects

Fresh Architectures + Itar Architectures



## Plot o8

### Programme

Social housing: 11,165 sqm — 153 units  
 Rent-controlled housing: 5,238 sqm — 80 units  
 Housing for purchase: 7,374 sqm — 109 units  
 Cultural/entertainment/shopping and community centre: 1,122 sqm  
 Shops: 1,086 sqm  
 7-screen multiplex: 3,663 sqm

### Developers

Cinéma SNES (Société Nouvelle d'Exploitation et de Spectacles)  
 Linkcity + Nexity

### Architects

TVK + Tolila Gilliland



## Plot o7 — Java

### Programme

Offices: 23,050 sqm  
 Shops / Services: 1,150 sqm

### Developer

Emerige

### Investor

BNP Paribas Cardif

### Architects

Chartier-Dalix + Brenac & Gonzalez



## Plot o9 — Enjoy

### Programme

Offices: 16,931 sqm  
 Shops / Services: 453 sqm

### Developer

Bouygues Immobilier

### Co-investor

Caisse des Dépôts et Consignations

### Architects

Baumschlager Eberle + Scape avec Alessandro Cambi, Francesco Marinelli et Paolo Mezzalama

# North sector: delivery between 2017 and 2024

Surrounded by major institutional facilities (Paris Courthouse, DRPJ), Porte de Clichy is transforming into a major square of Greater Paris.





## Paris Courthouse

### Programme

104,000 sqm  
160m-high  
38 floors  
10,000 sqm of green roofs

### Developer

Groupement Bouygues Bâtiment

### Architect

Renzo Piano Building Workshop (RPBW)



## Plot n1

### Programme

Rent-controlled housing: 3,060 sqm — 40 units  
Social housing: 2,300 sqm — 30 units  
Student housing: 3,700 sqm — 150 units  
Shelter: 1,080 sqm — 40 units  
Shops: 415 sqm  
Health centre: 440 sqm  
Access → Metro line 14, Pont Cardinet station

### Developer

RIVP

### Architects

Ignacio Prego + Thibaud Babled



## Plot n2 — Stream Building

### Programme

Call for innovative urban projects.  
Construction of a mixed-use building with a wood/concrete structure including offices, a hotel, coworking spaces, restaurants, a festive terrace, packaging-free shops, an agricultural roof microbrewery where 100% local beer is produced.

### Developers

COVIVIO + HINES

### Investor

Assurance Crédit Mutuel + COVIVIO

### Architect

PCA-STREAM / Philippe Chiambaretta



## Plot n3 — Maison de l'Ordre des Avocats (MOdA, head office of the Paris Bar Association)

### Programme

Offices: 7,000 sqm  
Shops: 191 sqm  
Access → Metro line 14, Pont Cardinet station

### Developer

Sogelym Dixence

### Architect

Renzo Piano Building Workshop (RPBW)



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## Plot n4

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### Programme

Offices: 10,655 sqm

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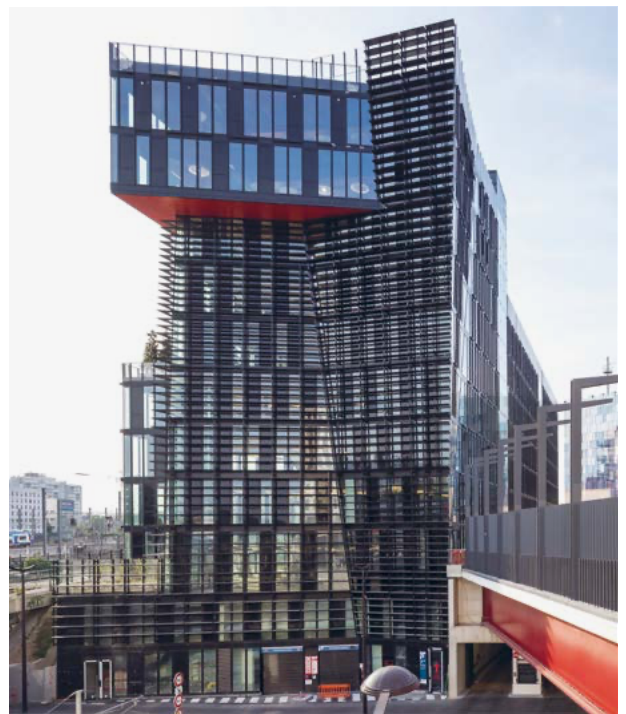
### Developer

ICADE

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### Architect

Corinne Vezzoni et associés



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## Plot n5

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### Programme

Offices: 10,344 sqm

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### Sold by

Espaces Ferroviaires

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### Developer

ICADE

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### Architect

Odile Decq





# 10 ha of nature in the city



## Martin Luther King Park

The urban designer François Grether and landscape designer Jacqueline Osty made Martin Luther King Park a central feature of the eco-district. Its 14 entrances and multiple walkways make it a crossroads where pedestrian routes from Rue Cardinet, Avenue de Clichy, and the Boulevard Berthier come together. It is a very contemporary vision of urban nature: unforced and open. It sits between and close to the buildings, lending the virtues of its green landscape to the surrounding neighbourhoods. Through the themes of water, the seasons, and the body, the park provides a feast for the eyes as well as a generous offering dedicated to sports.

With 500 plant species and varied habitats (wet ditch, pond, woods and meadow), Martin Luther King Park is a haven of biodiversity and acts as an urban air conditioner. In 2015 and 2017, it received the EcoJardin label, the benchmark for ecological management of green spaces.



- 10 ha
- 14 entrances
- 500 plant species
- 7,000 sqm of grass
- 9 play areas

# A benchmark for sustainable development

The eco-district embraces the ambitious Climate and Biodiversity plans of the City of Paris and its policies for ensuring Housing for All, reducing the use of cars and providing major urban services. The neighbourhood now has the first Parisian smart grid as part of the CoRDEES\* project, funded through a call for proposals from the European Union. And, in 2020, it became one of the earliest projects to receive Stage 4 ÉcoQuartier certification.\*\*



## Towards carbon neutrality

The Clichy-Batignolles eco-district is aiming for carbon neutrality by combining energy conservation and renewable energy.

### Energy-efficient buildings

The insulation and bioclimatic design of the buildings lower heating needs to 15 kWh/sqm/year (equivalent to the German Passivhaus standard for passive houses) and air conditioning in commercial buildings.

**35,000 sqm of photovoltaic panels on roofs** provide 40% of the eco-district's electricity consumption.

### Geothermal energy

The heating network (heating and hot water) gets 85% of its power from renewable geothermal energy.

## Biodiversity, water and climate

Martin Luther King Park, private space inside blocks as well as roofs emphasise vegetation to address major environmental issues of urban areas. The area's green spaces are places to relax in the busy city. They also serve as ecological bridges for numerous species and as the means for natural management of rainwater with infiltration systems and for cooling of the air through plant transpiration.

→ 6,500 sqm of green spaces have been created inside housing blocks.

→ 26,000 sqm of green roofs, including 8,000 sqm accessible.

→ Martin Luther King Park with 10 ha of nature serves as an urban air conditioner.

## Mobility and air quality

The eco-district limits by design the movement of private cars and trucks and reduces travel distances.

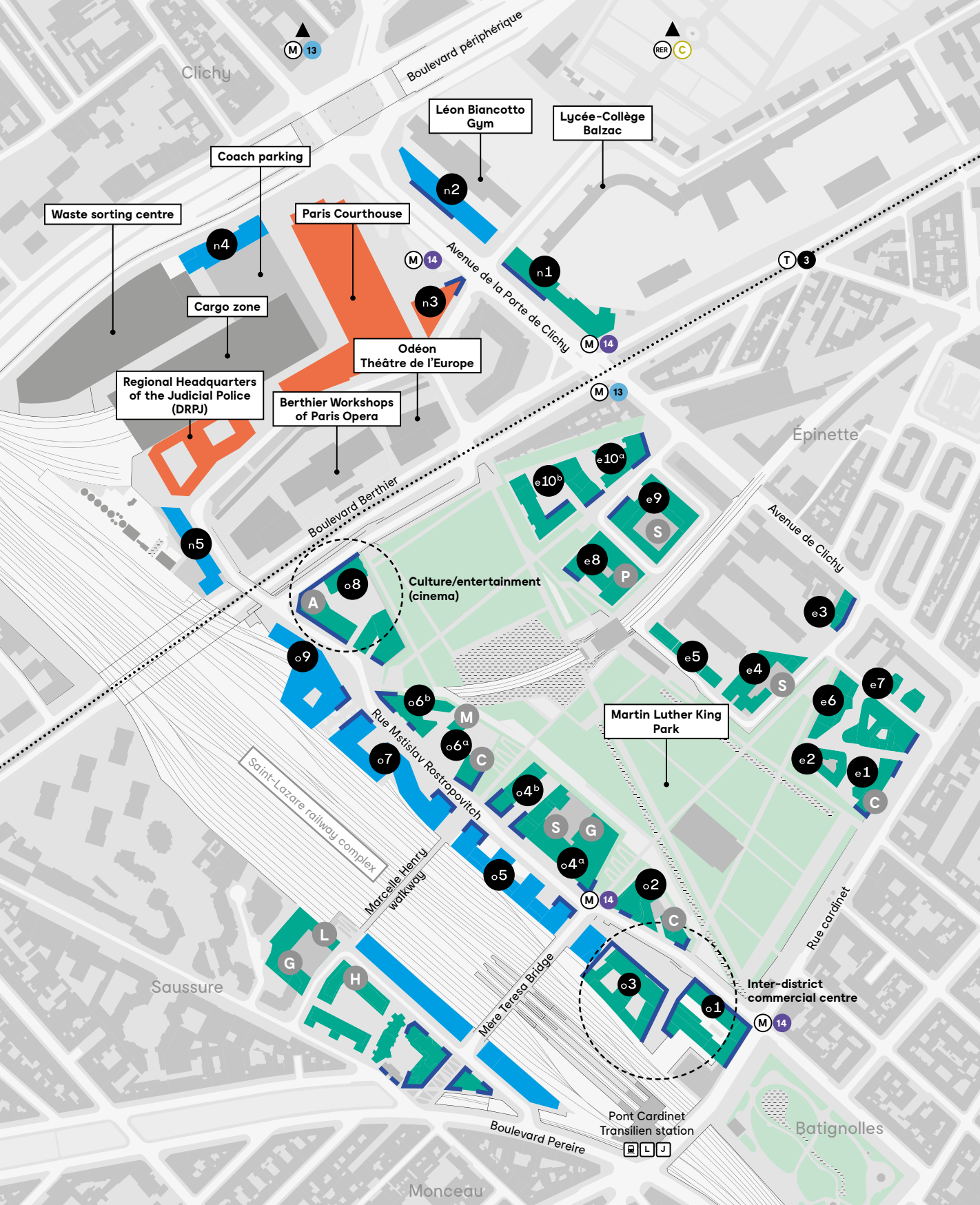
**Besides the public transport hub** serving the new neighbourhood, soft mobility is everywhere and made easy by the park connecting neighbourhoods and new 30 kph zones.

**Manufacturing, technical activities and logistics for Paris** are located close to the ring road and railroad (waste sorting centre, concrete plant, freight).

**Vacuum waste collection**, quiet and clean, reduces emissions by eliminating waste collection vehicles and compacting waste before disposal.

\* CoRDEES: Co-Responsibility in District Energy Efficiency & Sustainability. Pilot project focusing on the energy performance of the west sector, led by the City of Paris in partnership with Paris & Métropole Aménagement, the companies EMBIX and Une Autre Ville, and the engineering school MINES ParisTech through its research centre for energy efficiency of systems.

\*\* Stage 4 ÉcoQuartier: Label awarded by the Ministry of Territorial Cohesion and Relations with Local Authorities at the end of a four-stage process (design, construction, delivery, confirmation).



● Private and social housing

● Judicial Precinct

● Offices

● Shops, services, activities

○ Inter-district and "culture-entertainment" centre

● 3 nurseries

● 1 childcare centre

● 3 school complexes

● 1 maternal and child health centre

● 1 middle school

● 2 gyms

● 1 community centre

● 1 nursery school

# Project stakeholders

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## City of Paris

The City of Paris launched the project in 2002. It is the contracting authority for Martin Luther King Park and part of the public facilities of the urban development zone (ZAC).

## 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 the Cardinet-Chalabre and Clichy-Batignolles ZACs on behalf of the City of Paris. P&Ma is currently conducting five projects in the Paris area: Clichy-Batignolles, Saint-Vincent-de-Paul, 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. It is working in support of the Greater Paris Metropolis, on the Poudrerie Hochailles sector in Livry Gargan (93), and the City of Paris on the Porte de la Villette development sector.

## Espaces Ferroviaires and SNCF Immobilier

Espaces Ferroviaires is the urban development subsidiary of SNCF Immobilier, the real estate entity of SNCF. It is the developer of the Saussure Pont-Cardinet area (2.3 ha), a continuation of Clichy-Batignolles eco-district urban development.

## Urban and landscape project management team

The urban and landscape design of the project was provided by the architect and urban designer François Grether, the landscape designer Jacqueline Osty and the engineering firm OGI.

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## Contact

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