

MAIRIE DE PARIS



EN
English
Version

CLICHY
BATIGNOLLES

PROJECT PLAN

09/2015



THE INFORMATION CENTRE ON
155 BIS RUE CARDINET IN PARIS' 17TH
DISTRICT IS OPEN FROM 2PM - 6PM,
FRIDAY TO SUNDAY,

CONTACT@PARISBATIGNOLLES.FR

TO FIND OUT MORE AND TO TAKE
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PARIS
BATIGNOLLES
AMÉNAGEMENT

Clichy Batignolles

CLICHY-BATIGNOLLES ECO-DISTRICT

The **Clichy-Batignolles** operation covers over 50 hectares in the northwest of Paris' 17th district across the vast Batignolles railway enclave. The work began in 2002 and reflects the ambition of **Paris City Hall to sustainably develop the capital.**

Designed to connect and add value to the surrounding neighbourhoods, Clichy-Batignolles is structured around a 10-hectare natural public park that crosses the area and attracts a lot of people. 6.5 hectares are already open to the public. Clichy-Batignolles represents the heart of a mixed use district that combines accessible housing, shops and offices. It is environmentally sound and socially responsible. An array of services make Clichy-Batignolles an exemplary eco-district, such as its urban facilities¹, rail connection, automated vacuum waste collection, improved public transport², infrastructure for soft modes of transport, low-energy consumption, the use of renewable energies³ and the development of biodiversity.

The district's remarkable accessibility, urban quality and the future Paris courthouse designed by Renzo Piano also make Clichy-Batignolles a **reference on a metropolitan scale.**

- 1) Recyclable waste sorting centre, concrete plant, rail freight.
- 2) Extension of the metro line 14 and the T3 tramway line
- 3) Use of geothermal sources i.e. the Albién groundwater reservoir (28°C) for heating and hot water, photovoltaic electricity production (objective: 40,000 sq. m of solar panels on roofs).

PROGRAMME

(Includes Saussure sector developed by Espaces Ferroviaires Aménagement)

3400

HOMES

INCLUDING:

- 50% social housing
- 30% owner housing
- 20% capped-rent housing

OFFICES

140 000sq. m

PARIS COURTHOUSE
AND POLICE HQ

120 000sq. m

SHOPS

31 000sq. m

FACILITIES

38 000sq. m

7 500

RESIDENTS

12 700

JOBS



PREVIOUSLY

2001

LAUNCH of the Clichy-Batignolles project

2004

SELECTION of urban project and architect, urban planner and landscaper F.Grether / J.Osty

2007

OPENING of an initial 4.5-hectare section of the Martin-Luther-King Park

2012

DELIVERY of the first apartment block (96 owner housing and 20 social housing apartments)

Containment of the RER C regional train along the boulevard Berthier

2013

DELIVERY of two new buildings:

- 63 social housing apartments, 1 day care facility and shops
- 155 student apartments and 1 school with 12 classes
- over 11,000 sq. m of office space in the Saussure sector.

DELIVERY of the concrete platform along the railway

DELIVERY of the automated vacuum waste collection terminal and implementation of service

LAUNCH of the provisional public space of Porte de Clichy

2014

Public OPENING of a 2nd section of Martin-Luther-King (2/3 of the park i.e. 6.5 hectares)

OPENING of the first shops on rue Cardinet: *Le Coretta* Restaurant and the Project Information Centre

DELIVERY of new buildings

- Over 15,000 sq. m of office space in the Saussure sector
- 40 owner-housing apartments in the Saussure sector
- 25 social housing apartments in the east between the park and avenue de Clichy

INAUGURATION of the concrete plant located in the north of the site

WORKS BEGIN

- On metro line 14 and T3 tramway line
- The new Paris Courthouse and regional judicial police HQ (DRPJ)
- 2 geothermal boreholes in the west and north of the site

2015

DELIVERY of most of the buildings located between the park and avenue de Clichy i.e.:

- 342 social housing apartments
- 184 owner apartments
- 169 capped-rent apartments
- 83 private market rental apartments
- Two establishments for the elderly (1 private and 1 social with 100 beds)
- 1 school with 15 classes
- A 40-bed medical care home
- A mother and baby centre (PMI)
- Over 2500 sq. m of shops (including a CIC bank, a baker, and an Intermarché supermarket)
- A private day care center

WORK BEGINS

- Offices and housing located between the park and the railroad (plots O5, O1/O3, O7, O4a and O4b)
- Railroad bridge and footbridge
- The boulevard Berthier bridge

SITES IN PROGRESS Porte de Clichy

This is a priority for the City. The project includes plans for the construction of over 3400 homes, at least 50 % of which will be social housing, 30% owner housing and 20% capped-rent housing in order to better meet the varied needs of families. Part of the housing is also set aside for the youngest, the oldest and the most vulnerable.



Living together

- Housing for students and young professionals;
- two nursing homes for the elderly;
- homes for people with special needs (medical care homes, social residences).

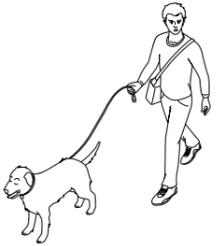
Pursuing a strong mix of social classes and generations

The residential buildings, that will house over 7500 new inhabitants, will be part of mixed use blocks including day care facilities, schools, gymnasiums, a mother and baby centre and a community centre.



New section of the park delivered in April 2014 © Sergio Grazia

Opened to the public in 2007, since 2014 the Martin-Luther-King Park stretches all the way to boulevard Berthier and offers 6.5 hectares of walkways and leisure activities. When complete, it will cover 10 hectares making it the largest park in northwest Paris.



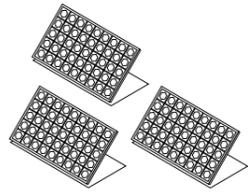
Among the rich vegetation, it offers over 7000 sq. m of lawns and 3300 sq. m of play areas and sports facilities, namely for skate, basketball and football.

Biotope pools, wet ditches, groves, prairies, together with a great variety of species all add to and encourage biodiversity.

The Martin-Luther-King Park is very much open to the city and connected to the surrounding buildings. The vegetation reaches as far as the bordering streets, and the roads that lead to the park will also be rich with plant life.



Architects: Le Penhuel + Saison Menu + Sud Architectes / Blecher + Mad / Brisac Gonzales + Antoine Regnault / Aavp + Aires Mateus / Viguer & Associates + Agence Search © Vectuel-Studiosezz-PBA



Environmentally-friendly and comfortable for inhabitants

Buildings satisfy both architectural and high environmental performance standards while providing comfort (windows front-and-back to allow for light all day long, soundproofing, effective thermal insulation, accessibility etc.).

No matter the end user (owners, private market or social tenants) all of the apartments will benefit from the same standards of quality and comfort.

Numerous architects have been invited to submit projects and collaborate in order to achieve a variety of expression and to offer a diverse urban skyline around the park.

Designing a city with sustainable architecture

The ground floor and first floor of the buildings will be, for the most part, devoted to facilities such as shops and professional activities.



Skyline of the east sector. © Sergio Grazia - BP Architecture + Atelier du Pont - Périphériques - Franklin Azzi

Office and shops buildings will line the railway to protect the park and apartments from noise pollution while benefitting from direct access to Cardinet station and metro line 14.

Meeting the wish of local residents

Bringing nature to the city

The green roofs and landscaped courtyards will extend the park providing external spaces for residents' use (pedagogical gardens, communal terraces).

Green wall, plot e.4 © Sergio Grazia - Philiéas K



Connecting neighbourhoods

The development will make it possible to connect the various neighbourhoods and facilitate direct access to the park and shops as well as to public transport at Porte de Clichy and rue Cardinet.



An enjoyable stroll through the city

To cross the Saint Lazare railroad, a footbridge and bridge will be built in the Saussure sector and Clichy Batignolles West.

During opening hours, the park will offer direct routes connecting the Saussure and Epinettes neighbourhoods. A diagonal pathway will connect Batignolles Square to Porte de Clichy and boulevard Jean Jaurès in Clichy.



For a lively city that generates wealth

Major facilities and economic activities

The future Paris courthouse will be located in the north at Porte de Clichy along with the regional judicial police headquarters. With numerous employees and users, these two major facilities add to the economic appeal of the site.

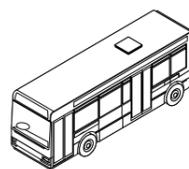
Across the neighbourhood, approximately 140,000 sq. m of offices, 120,000 sq. m for the courthouse and the police HQ and 30,000 sq. m for shops and services including a medium-sized shopping centre and a culture/leisure centre including a 7-screen cinema.

In terms of cultural facilities, the district will also benefit from the Odeon Théâtre de l'Europe on boulevard Berthier.

The design of Paris' future courthouse has been awarded to international architect Renzo Piano and Bouygues Bâtiment Île-de-France is the main contractor.



Architect: Renzo Piano - Courthouse - View from Martin Luther King Park © L'Autre image, Labtop & Lansac



Better sharing of the public space

Improved mobility

The existing public transport will be improved (operation conditions of metro line 13, reorganisation of and increased frequency of bus lines). The extension of metro line 14 has begun, with two stations planned to serve the Pont Cardinet and Porte de Clichy sectors. Other infrastructure projects include: the extension of Les Maréchaux T3 tramway from Porte de la Chapelle to Porte d'Asnières, and the modernisation of Pont Cardinet railway station with the addition of new lines and a link to La Defense.

The residents of neighbouring districts will also benefit from the new public facilities (day care, schools, gymnasiums, community centre and the Cardinet car park), as well as the shops and a future 7-screen cinema.

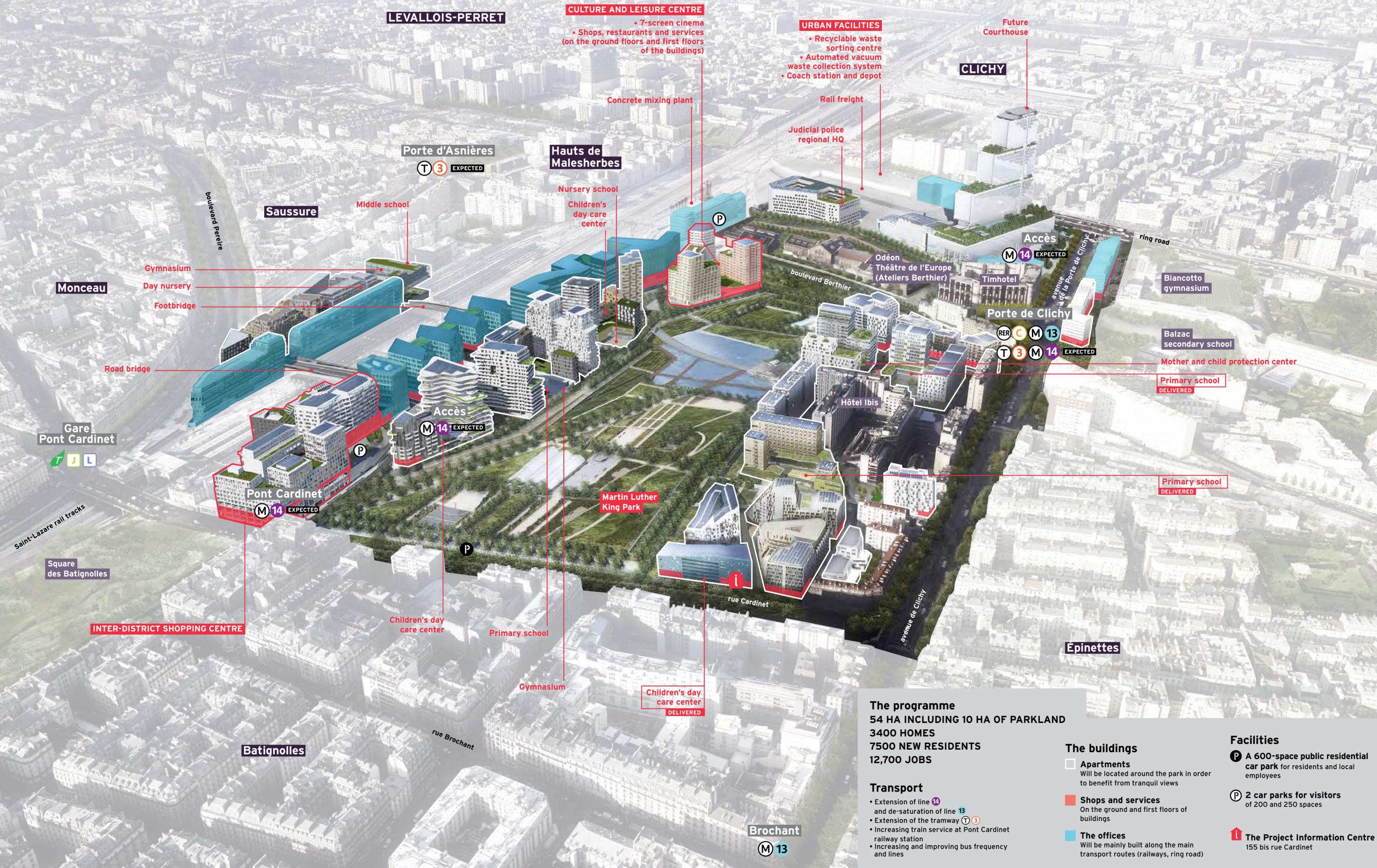


The speed is limited to 20-30km/h in the area to promote a peaceful sharing of the public space as well as the use of innovative services such as Vélib' and Autolib'(bike and car renting), thus improving the comfort and safety for pedestrians and cyclists.

The public space has been designed to facilitate travel for people with reduced mobility.

A 600-space car park opened in December 2011 rue Cardinet for local residents. Two other car parks intended for visitors only will be built near the shopping centre, the leisure and cultural facilities and the courthouse.

An overview



LEVALLOIS-PERRET

CULTURE AND LEISURE CENTRE
 • 7-screen cinema
 • Shops, restaurants and services (on the ground floors and first floors of the buildings)

URBAN FACILITIES
 • Recyclable waste sorting centre
 • Automated vacuum waste collection system
 • Coach station and depot

CLICHY

Porte d'Asnières
 T3 EXPECTED

Hauts de Malesherbes

Saussure

Middle school

Nursery school
 Children's day care center

Judicial police regional HQ

Future Courthouse

Gymnasium
 Day nursery
 Footbridge

Monceau

Odéon Théâtre de l'Europe (Ateliers Berthier)

Accès
 M14 EXPECTED

Biancotto gymnasium

Road bridge

Porte de Clichy
 RER C M13 M14 EXPECTED
 T3

Balzac secondary school

Mother and child protection center

Primary school
 DELIVERED

Gare Pont Cardinet
 J L

Pont Cardinet
 M14 EXPECTED

Martin Luther King Park

Hôtel Ibis

Primary school
 DELIVERED

Square des Batignolles

INTER-DISTRICT SHOPPING CENTRE

Children's day care center

Primary school

Gymnasium

Children's day care center
 DELIVERED

Batignolles

Épinettes

rue Brochant

Brochant
 M13

The programme
 54 HA INCLUDING 10 HA OF PARKLAND
 3400 HOMES
 7500 NEW RESIDENTS
 12,700 JOBS

Transport
 • Extension of line 14 and de-saturation of line 13
 • Extension of the tramway T3
 • Increasing train service at Pont Cardinet railway station
 • Increasing and improving bus frequency and lines

The buildings
 □ Apartments
 Will be located around the park in order to benefit from tranquil views
 ■ Shops and services
 On the ground and first floors of buildings
 ■ The offices
 Will be mainly built along the main transport routes (railways, ring road)

Facilities
 P A 600-space public residential car park for residents and local employees
 P 2 car parks for visitors of 200 and 250 spaces
 I The Project Information Centre
 155 bis rue Cardinet

THE CITY OF PARIS AND THE PROJECT'S KEY ACTORS

The **CITY OF PARIS** launched the Clichy-Batignolles project in 2001. It has built public facilities (schools, day care, gymnasiums etc.), Martin Luther King Park, the automated vacuum waste collection, rue Cardinet's public space and will build the future railroad bridges. Along with the Paris transport authority (RATP), the City is also extending the T3 tramline from Porte de la Chapelle to Porte d'Asnières and is contributing to the financing of the de-saturation of metro line 13 by prolonging line 14.

PARIS BATIGNOLLES AMÉNAGEMENT (public local development company) was created in 2010 to be the planning authority of the Clichy-Batignolles project. It has studies done and coordinates all of the institutions and companies involved on the site. It is also the contracting authority of the building of the boulevard Berthier bridge, of the platforms that cover part of the railways, as well as of the new roads that will serve the district. It buys the land, provides it with services and sells the plots to developers and social landlords.

The **railway companies (SNCF and RFF)** are the former owners of the land.

THE STATE is the contracting authority of the police HQ and the Paris courthouse. It has entrusted the financing, building and facility management of the future courthouse to ARELIA in the context of a public-private partnership.

The **Paris transport authority (RATP)** and the **regional transport authority (STIF)** are co-developing the extension of metro line 14 from Saint-Lazare station to Saint-Ouen town hall.

ESPACES FERROVIAIRES AMÉNAGEMENT is developing the Saussure sector, where the land belongs to the SNCF.

Moreover, the City of Paris and Paris Batignolles Aménagement work in close collaboration with the councils of the 17th district, **CLICHY-LA-GARENNE** and the **ÎLE-DE-FRANCE** region (partner of the transport projects).

SAEMES operates the 600-space car park on rue Cardinet.

SYCTOM is the contracting authority of the recyclable waste sorting centre that will be built on boulevard de Douaumont.

The project's design and follow-up have been entrusted to **urban planner FRANÇOIS GREThER**, **landscaper JACQUELINE OSTY** and **technical engineering bureau OGI**.

As the project progresses, various operators (developers and social landlords) are being chosen to develop the buildings, to date: Paris Habitat OPH, ICF La Sablière, RIVP, Nexity, Vinci, SNI, Cogedim, Sodearif, Emerige, Kaufman & Broad, Bouwfonds Marignan and Financière Duval, Sefri Cime et Ag2r La Mondiale, 13F, SIEMP, OGIC, Demathieu Bard Immobilier, Bouygues Immobilier and Caisse des dépôts et consignations, BNP Paribas Cardif and Icade.